

**Alderman James Cappleman's 46<sup>th</sup> Ward Zoning and Development Application**

**ALL APPLICABLE SECTIONS OF THIS FORM SHOULD BE COMPLETED AND SUBMITTED BEFORE A MEETING IS SCHEDULED WITH THE ALDERMAN'S OFFICE. IF INFO IS NOT IMMEDIATELY AVAILABLE BUT IS RELEVANT TO THE PROJECT WRITE, "FUTURE". ANY INFO NOT RELEVANT CAN BE MARKED, "N/A" OR BLANK.**

Completed forms can be mailed, emailed or faxed to the 46<sup>th</sup> Ward office: 4544 N. Broadway Ave., Chicago IL, 60640  
Email: [info@james46.org](mailto:info@james46.org) Fax: 773-784-5033 (Subject: Development Application)

46th Ward Zoning and Development process summary for developers:

1. Fill out Application (below)
2. Meet with Alderman Cappleman
3. For large developments, meet with Ward Zoning & Development committee to present proposal
4. Present proposal at open public meeting
5. If necessary, attend meetings with neighborhood groups to address specific concerns
6. Meet with the Zoning and Development committee for final review
7. Decision announced by Alderman Cappleman the next business day
8. This process will conclude prior to any City of Chicago approvals
9. If a proposal is rejected, the developer may re-present the project with significant changes and at the discretion of the Alderman

The 46th Ward Zoning and Development Committee meets the last Monday of each month  
For more information about the 46th Ward Zoning and Development process, please refer to the Developer and Committee Procedure Guidelines

CHICAGO'S 46TH WARD ALDERMAN  
**JAMES CAPPLEMAN**  
\* \* \* \*

Questions? Please call the 46th Ward Service office at 773-878-4646 or email [tressa@james46.org](mailto:tressa@james46.org)

**[SECTION A] – PLEASE COMPLETE ALL RELEVANT CONTACT INFORMATION**

**General Information**

Project Name: 4720 N. SHERIDAN  
Date Submitted: PERMIT READ APPROXIMATELY 7/20/18  
Owner's Name: UPTOWN 4720, LLC  
Owner's Address: 15 S. RACINE #1N, CHICAGO IL 60607  
Owner's Phone Number: 312.342.9655  
Owner's Fax Number: 312.850.2621  
Developer's Name: JASON VONORACHEK  
Developer's Address: " SAME "  
Developer's Phone Number: " SAME "  
Developer's Fax: " SAME "  
Developer's Website: questchicago.com  
Architect's Name: HANNA ARCHITECTS  
Contact: JOHN HANNA  
Architect's Address: 180 W. WASHINGTON #6TH Floor  
Architect's Phone Number: 312.750.1800  
Architect's Fax Number: 312.750.1801  
Architect of Record's Name: " SAME "  
Architect of Record's Address: " SAME "

Architect of Record's Phone Number: " SAME "  
Architect of Record's Fax Number: " SAME "  
Architect of Record's Website: hannaarchitects.com  
General Contractor's Name: S SEASONS DEVELOPMENT  
Contact: GEORGE CAPRA  
General Contractor's Address: 1721 LAKE, WILMETTE IL 60091  
General Contractor's Phone Number: 312.342.9653  
General Contractor's Fax Number: 312.850.2621  
General Contractor's License Number: TGC063383

#### Project Information

Type of Construction: Rehab ☐ New Construction ☒ Both ☐ None/Existing ☐

Project Location/Address: 4720 N. SHERIDAN

Brief description of project:

DEVELOPER WILL HAVE PERMITS FOR 5-STORY, 20 UNIT BUILDING 7/20/18.  
REQUESTING A ZONING CHANGE FOR TOD, 6-STORY, 30 UNIT BUILDING.

IF THE PROJECT IS AN EXISTING STRUCTURE WITH NO NEW CONSTRUCTION OR REHAB PLEASE FORGO THE  
REMAINDER OF SECTION A AND CONTINUE TO SECTION B

Name of current owner of property:



UPTOWN 4720, LLC

If the applicant is not the owner, please describe agreement with owner?:

N/A

If owned by land trust, name of beneficiary: N/A

Does the project include an Orange, Red, Landmark or National Register Historic Structure? If so, which?

No

Current Zoning Designation: B3-3

Do you plan to maintain the current zoning designation? Yes ☐ No ☒

If, so please complete SECTION B.

Building Use(s): Single Family ☐ Apartment ☐ Condominium ☐ Townhouse ☐ Commercial ☐ Mixed Use ☐ Office  
☐ Institutional Other

Lot dimensions: 50 x 150

Site Square Footage: 7500

Building Footprint: 6,200 ON MAIN FLOOR ; 5,100 ABOVE

Building Height: From grade at curb to bottom of the ceiling joist of the highest habitable level:

65'

From grade at curb to highest point of building (excluding chimneys, satellite dishes, HVAC units, etc):

70'

Height of each floor measured from finished floor to the finished ceiling and any below-grade space, including but not limited to basement: 10'6"

Type of construction material to be used on all sides of the exterior:

ALL MASONRY. NO BLOCK OR SPLIT-FACE

**[SECTION B]** – COMPLETE SECTION IF PROJECT IS REQUESTING FINANCIAL SUPPORT FROM THE CITY OF CHICAGO AND/OR AN ALDERMANIC APPROVAL REQUEST SUCH AS REQUESTS FOR:

1. CURB CUTS NO
2. A LOADING ZONE NO
3. ZONING CHANGE YES
4. ENCROACHMENT OF THE PUBLIC WAY NO
5. SIGNAGE PERMIT NO

#### Requests

Do you plan to maintain the current zoning designation? Yes ☐ No ☒

If No, what would the proposed change be? Please list intended zoning designation and a brief description:

B3-S

Will there be a request for curb cuts? Yes ☐ No ☒ Number: \_\_\_\_\_ Size \_\_\_\_\_

Location: \_\_\_\_\_

Will there be a request for a loading zone? Yes ☐ No ☒ Size: \_\_\_\_\_

Location: \_\_\_\_\_

Will there be any encroachment of the public right of way?: Yes ☐ No ☒ If so, please describe: \_\_\_\_\_

Would any signage require a permit application/Aldermanic ordinance? Yes ☒ No ☐ If yes, what is the total square footage of sign area? Please include pictures (digital preferred) or renderings. \_\_\_\_\_

Are you seeking any financial assistance from the City of Chicago? Yes ☐ No ☒ If yes, please select all that apply:

TIF Assistance Requested amount: Yes ☐ No ☐

Land write down or negotiated sale: Yes ☐ No ☐

Tax Class L: Yes ☐ No ☐

County Tax Abatement Program (e.g., Class 6- Industrial or 7- Commercial): Yes ☐ No ☐

FOR ANY REQUESTS PLEASE INCLUDE ALL RELEVANT DOCUMENTATION

**[SECTION C] – COMPLETE SECTION IF PROJECT INCLUDES NEW CONSTRUCTION**

Please list all current and recent development projects:

5139 N. BROADWAY, 4420 N. SHENIDAN, 5015-5019 N. CLARK, 1400 E. HOOE PARK  
5950 N. SHENIDAN, 1625 N. CUYBORN, 7070 N. CLARK, 1713 N. CUYBORN  
1020 W. MADISON, 37 S. SANGAMON, 1024 W. WOLFHAM, 2423 N. SEMINARY

Has the developer's property(ies) been subject to legal action? Yes ☐ No ☒

If so, please explain the circumstances of the legal action:

Has a traffic study been completed: Yes ☐ No ☒

If yes, please attach document.

How many on-site parking spaces will be provided? 12

How will they be accessed?

FIRST SIGNED LEASES WILL HAVE CHOICE.

Will the project include bike parking and storage? Yes ☒ No ☐

How will they be accessed?

MAIN FLOOR GARAGE

Where will the garbage dumpsters/cans for the property be located?:

REAR OF GARAGE

Will the proposed project include any sustainable or "green" features such as a green roof, permeable pavement, car sharing, etc.? If so, please describe:

TOD

Will this project create any jobs? Yes ☒ No ☐

If yes, please describe:

APPROXIMATELY 25 DIRECT CONSTRUCTION JOBS, MANY MORE  
INDIRECT

FOR ANY REQUESTS PLEASE INCLUDE ALL RELEVANT DOCUMENTATION



**[SECTION D]** – SECTION MUST BE COMPLETED IF THE PROJECT FITS ANY OF THE FOLLOWING CRITERIA. BUILDINGS FITTING THESE CRITERIA MUST HAVE ALSO COMPLETED ALL PREVIOUS SECTIONS.

- 6. TIF FUNDING IS REQUESTED N/A
- 7. PROJECT IS A PLANNED DEVELOPMENT N/A
- 8. PROJECT COST IS GREATER THAN \$10 MILLION N/A
- 9. PROJECT INCLUDES AFFORDABLE HOUSING UNITS

Has financing been secured for this project? Yes No

If yes, please briefly describe the nature of the financing, and attach any appropriate additional description and documentation.

DEVELOPER HAS 3-4 LENDERS TO CHOOSE FROM ON EVERY PROJECT

Is the project within a TIF? If so, which? No

If TIF assistance is requested, briefly describe the amount and nature of the request and attach any appropriate documentation.

N/A

Is the proposed project a planned development? Yes No

If the project is a planned development, briefly describe and attach appropriate documentation:

N/A

Have you met with the Department of Housing and Economic Development regarding the project? Yes No X

Who is the DHED contact?: N/A

Contact's Phone Number: N/A

Is the cost of this project above \$10 Million? Yes ☒ No

If yes, what is the total estimated cost of this project? N/A

Does the project proposal include affordable housing units? ☒ Yes ☐ No

If yes, please describe the affordable housing component and attach any appropriate additional description and documentation.

1 AFD UNIT TO BE PROVIDED ON SITE