

46th 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 or emailed to the 46th Ward office: 4544 N. Broadway Ave., Chicago IL, 60640 [Email: james@james46.org](mailto:james@james46.org) (Subject: Development Application)

46th Ward Zoning and Development process summary for developers:

1. Fill out Application (below)
2. Meet with Alderman Cappleman
3. Present proposal at open public meeting
4. If necessary, attend meetings with neighborhood groups to address specific concerns
5. For large developments, meet with 46th Ward Zoning & Development committee to present proposal
6. Meet with the Zoning and Development committee for final review (if changes are requested)
7. Decision announced by Alderman Cappleman the next business day
8. This process will conclude prior to any City of Chicago approvals from Alderman Cappleman
9. If a proposal is rejected, the developer may re-present the project with significant changes at the discretion of the Alderman

For more information about the 46th Ward Zoning and Development process, please refer to the [Developer and Committee Procedure Guidelines](#)



Questions? Please call the 46th Ward Service office at 773-878-4646 or email tressa@james46.org

[SECTION A] – PLEASE COMPLETE ALL RELEVANT CONTACT INFORMATION

General Information

Project Name: 1359 – 1367 West Wilson Avenue, Chicago Illinois

Date Submitted: October 28, 2019

Property Owner's Name: Glenlake Acquisitions LLC

Property Owner's Address: 6440 W. Howard Street, Niles, IL 60714

Property Owner's Phone Number: _____

Property Owner's Email: _____

Developer's Name: Moments Notice Services/Jody Libman

Developer's Address: 2007 W. Montrose Avenue, Chicago IL 60618

Developer's Phone Number: 773-770-0500

Developer's Email: jody@mnsillinois.com

Developer's Website: mnsillinois.com

Architect's Name: Hanna Architects Inc.

Contact: John Hanna

Architect's Address: 180 W. Washington Street, Suite 600, Chicago, IL 60602

Architect's Phone Number: 312-750-1800

Architect's Email: hannaarchitects@sbcglobal.net

General Contractor's Name (if known): Moments Notice Services

Contact: Jody Libman

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

Who is the DHED contact?: _____

Contact's Phone Number: _____

Project Information

Type of Construction: Rehab___ New Construction X Both___ None/Existing___

Project Location/Address: 1359 W. Wilson Avenue, Chicago IL 60640

Brief description of project: 40 Unit Residential Apartment building with 32 interior garage parking spaces

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: Hamal Living Trust U/A 5/26/1999

If the applicant is not the owner, please describe agreement with owner: We have a contract to purchase the property from the owner upon approval of the zoning change and new development plan.

If owned by land trust, name of beneficiary: Betty Hamal _____

Does the project include an Orange, Red, Landmark or National Register Historic Structure? No

If so, which?

Current Zoning Designation: B3-3 and RT-4

Do you plan to maintain the current zoning designation? Yes___ No X

If, so please complete **SECTION B**.

Building Use(s): Single Family___ Apartment X Condominium___ Townhouse___ Commercial___ Mixed Use___

Office___ Institutional___ Other _____

Lot dimensions: 103' X 174' X 79' X 166'

Site Square Footage: 15,410 SQ. FT.

Building Footprint: 99' X 171' X 75' X 164' - 13,500 SQ. FT.

Building Height (from grade at curb to highest point of building): 57' 6"

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

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

If yes, what is the total estimated cost of this project? \$13 million

[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. ZONING CHANGE**
- 2. ZONING VARIANCE**
- 3. CURB CUTS**

Do you plan to maintain the current zoning designation? Yes ___ No X

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

B2-3 - Mixed use commercial & residential with the option of 100% residential.

Will there be a request for curb cuts? Yes ___ No X

If Yes, Number: ___ Size: _____ Location: _____

Are you seeking any financial assistance from the City of Chicago? Yes ___ No X

If yes, please select all that apply:

TIF Assistance Requested amount: _____

Land write down or negotiated sale amount: _____

Tax Class L: Yes ___ No X

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

FOR ANY REQUESTS PLEASE INCLUDE ALL RELEVANT DOCUMENTATION

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

Please list addresses of all current and recent development projects (feel free to attach): 3500 N. Lincoln Ave., Chicago IL
4601 N. Ravenswood Avenue, Chicago IL - 1650 W. Adams Street, Chicago IL - 4757 N. Ashland Avenue, Chicago IL

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

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

Has a traffic study been completed: Yes ___ No X

If yes, please attach document.

How many on-site parking spaces will be provided? 32 indoor parking spaces

How will they be accessed? From a garage entrance on the alley

Will the project include bike parking and storage? Yes X No ___

If yes, how will they be accessed? From the garage

Where will the garbage dumpsters/cans for the property be located? In a garbage room located in the 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: No

Will this project create any jobs? Yes X No ___

If yes, please describe: All construction related labor estimated to be approximately 250 jobs throughout the complete process of finishing the building.

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.

- 1. PROJECT IS A PLANNED DEVELOPMENT**
- 2. PROJECT COST IS GREATER THAN \$10 MILLION**
- 3. PROJECT INCLUDES AFFORDABLE HOUSING UNITS**
- 4. TIF FUNDING IS REQUESTED**

Has financing been secured for this project? Yes X No ___

If yes, please briefly describe the nature of the financing, and attach any appropriate additional description and documentation: The acquisition financing is currently available and secured. If the zoning change and building design plans are approved we will use our current banking relationship to set the construction loan.

If TIF assistance is requested, state which TIF district and briefly describe the amount and nature of the request:
No TIF assistance is being requested.

Is the proposed project a planned development? Yes ___ No X

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

Is this project subject to the Affordable Requirements Ordinance (ARO)? Yes X No ___

If yes, how does the developer plan to satisfy the requirements? There will be 4 designated ARO units on the property.

If there is a plan for affordable units beyond the ARO requirement, please describe the affordable housing component and attach any appropriate additional description and documentation.