

**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



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

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

**General Information**

Project Name: 835 Wilson

Date Submitted: 6/2/20

Owner's Name: 835 West Wilson Holding, LLC

Owner's Address: 666 Dundee Rd. Ste #1102, Northbrook, IL 60062

Owner's Phone Number: 301-980-7007

Owner's Fax Number: 847-562-9401

Developer's Name: Brinshore Development, LLC

Developer's Address: (see Owner's address above)

Developer's Phone Number: (see Owner's phone above)

Developer's Fax: (see Owner's fax above)

Developer's Website: Brinshore.com

Architect's Name: Landon Bone Baker Architects

Contact: Tyler Brown

Architect's Address: 1625 W Carroll Ave, Chicago, IL 60612

Architect's Phone Number: 312-212-0779

Architect's Fax Number: n/a

Architect of Record's Name: (see above)

Architect of Record's Address: (see above)

Architect of Record's Phone Number: (see above)  
Architect of Record's Fax Number: (see above)  
Architect of Record's Website: www.landonbonebaker.com  
General Contractor's Name: Linn-Mathes  
Contact: Jeff Nosich  
General Contractor's Address: 309 S Green St, Chicago, IL 60607  
General Contractor's Phone Number: 312-656-3718  
General Contractor's Fax Number: n/a  
General Contractor's License Number: TGC04135

#### Project Information

Type of Construction: Rehab  New Construction  Both  None/Existing

Project Location/Address: 827-837 W Wilson Ave

Brief description of project: 835 Wilson is a 73-unit six-story, new construction residential building with 100% of units designated as affordable rental apartments for persons 62 and older

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

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Name of current owner of property:

835 West Wilson LLC

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

Applicant will purchase the land from the current owner in June 2020 per an executed option agreement

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If owned by land trust, name of beneficiary: n/a

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

No

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Current Zoning Designation: B3-5

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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: 137.506' x 194.079' (per existing survey)

Site Square Footage: 27,448 sf (per existing survey)

Building Footprint: 17,270 sf

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

66'-0"

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

70'-6"

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Height of each floor measured from finished floor to the finished ceiling and any below-grade space, including but not limited to

basement: 9'-0"

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

**IB - Precast, painted at exposed exterior conditions**

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**[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
2. A LOADING ZONE
3. **ZONING CHANGE**
4. ENCROACHMENT OF THE PUBLIC WAY
5. SIGNAGE PERMIT

The project is requesting a zoning change.  
It is not receiving financial support from the City.

**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:

The proposed change is from B3-5 to B2-5. It will allow our team to develop a new 6-story, 73-unit residential building with 44 parking spaces. There will be no commercial space.

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Will there be a request for curb cuts? Yes  No  Number: 1 Size 20' +/-

Location: W Wilson Ave

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Will there be a request for a loading zone? Yes  No  Size: 10' x 25'

Location: W Wilson Ave

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

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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:

Developments can be found here: <https://brinshore.com/our-developments/>

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

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

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Has a traffic study been completed: Yes  No

If yes, please attach document.

How many on-site parking spaces will be provided? 44

How will they be accessed?

From parking garage entrance on W Wilson Ave

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Will the project include bike parking and storage? Yes  No

How will they be accessed?

Exterior mounted bike racks to comply with zoning requirements

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

Interior trash room

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

Yes, the team plans to pursue Enterprise Green Communities Certification and is reviewing items.

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Will this project create any jobs? Yes  No

If yes, please describe:

The project will employ about twenty full time persons during construction

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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
- 7. PROJECT IS A PLANNED DEVELOPMENT
- 8. PROJECT COST IS GREATER THAN \$10 MILLION
- 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.

The project expects to receive Board approval from IHDA in June and July for LIHTCs, IAHTCS, HTF, and other sources to finance the construction of this project.

Is the project within a TIF? If so, which? Wilson Yard

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

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? \$26,000,000

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.

The project is 100% affordable, with 20 units at 30% AMI, 34 units at 60% AMI, and 19 units at 80% AMI