

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: Clark Street Apartment Homes

Date Submitted: 10/17/2019

Property Owner's Name: 4511 Clark Acquisitions, LLC

Property Owner's Address: 1363 Shermer Road, Suite 100, Northbrook, IL 60062

Property Owner's Phone Number: 312-434-4700

Property Owner's Email: stan@oplcity.com

Developer's Name: MCZ Development

Developer's Address: 806 N. Peoria St, 5th Floor, Chicago, IL 60642

Developer's Phone Number: 312-434-4700

Developer's Email: stan@oplcity.com

Developer's Website: www.mczdevelopment.com

Architect's Name: 2rz

Contact: William Rodon Hornof

Architect's Address: 1629 n Elston Chicago, il 60642

Architect's Phone Number: 773-384-4400

Architect's Email: wrhornof@2rzarchitecture.com

General Contractor's Name (if known): Unknown at this time

Contact: _____

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: 4511-4523 N. Clark Street, Chicago, IL 60640

Brief description of project: New construction of a 5 story - 56 Unit Mixed Use Building with first floor retail

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: _____

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

If owned by land trust, name of beneficiary: _____

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

If so, which? _____

Current Zoning Designation:

Do you plan to maintain the current zoning designation? Yes___ No___

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

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

Office___ Institutional___ Other_____

Lot dimensions: 132' - 2" x 120'-0" x 149'-8" x 121'-2"

Site Square Footage: 16,944 sf

Building Footprint: 16,944 sf @ 1st floor , 10,300 sf @ Residential floors 2-5

Building Height (from grade at curb to highest point of building): 60'-10"

Type of construction material to be used on all sides of the exterior: Mix of Masonry, Metal Panel + Glass

Is the cost of this project above \$10 Million? Yes X No___

If yes, what is the total estimated cost of this project? \$12,500,000

[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:

We are requesting a type 1 zoning change from C1-3 to B3-3 with a TOD Bonus

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): _____

1938 W. Augusta Blvd, Chicago, 5137 N. Broadway, Chicago,

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? 27

How will they be accessed? from the Alley

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

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

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

Will this project create any jobs? Yes X No ___

If yes, please describe: Yes, we will create various construction-related jobs in relation to the construction of the building.

There will also be a property manager assigned to the building once it is completed along with janitor & cleaning crew.

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 No

If yes, please briefly describe the nature of the financing, and attach any appropriate additional description and documentation: The property was purchased in January 2019 by the developer. Equity was provided by the developer and financing from First Eagle Bank. First Eagle Bank plans to finance the construction loan portion of the project.

If TIF assistance is requested, state which TIF district and briefly describe the amount and nature of the request:

Is the proposed project a planned development? Yes No

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

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

If yes, how does the developer plan to satisfy the requirements? we plan to have 6 ARO units, which will all be on-site

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.