

Alderman James Cappleman's 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, emailed or faxed to the 46th Ward office: 4544 N. Broadway Ave., Chicago IL, 60640
Email: 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

[SECTION A] – PLEASE COMPLETE ALL RELEVANT CONTACT INFORMATION

General Information

Project Name: 4600 Marine Drive

Date Submitted: 11/9/2020

Owner's Name: Weiss Property Holdings, LLC

Owner's Address: 3429 S. Oak Park Ave. Berwyn, IL 60402

Owner's Phone Number: 703-401-2429 (Pat Shooltz - Owner's Rep)

Owner's Fax Number: _____

Developer's Name: Lincoln Property Company

Developer's Address: 1110 Jorie Blvd. Suite 300 Oak Brook, IL 60523

Developer's Phone Number: 630-572-6661

Developer's Fax: 630-954-7279

Developer's Website: lincolnapts.com

Architect's Name: Valerio Dewalt Train Associates

Contact: Joe Valerio

Architect's Address: 500 N. Dearborn St. 9th Floor, Chicago, IL 60654

Architect's Phone Number: 312-260-7300

Architect's Fax Number: _____

Architect of Record's Name: Valerio Dewalt Train Associates

Architect of Record's Address: 500 N. Dearborn St. 9th Floor, Chicago, IL 60654

Architect of Record's Phone Number: 312-260-7300
Architect of Record's Fax Number: _____
Architect of Record's Website: www.buildordie.com
General Contractor's Name: TBD
Contact: TBD
General Contractor's Address: TBD
General Contractor's Phone Number: TBD
General Contractor's Fax Number: TBD
General Contractor's License Number: TBD

Project Information

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

Project Location/Address: 4600 N. Marine Drive, Chicago, IL 60640

Brief description of project:

314-unit multifamily development located on the northwest corner of Marine Dr. and Wilson Ave.

**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:

Weiss Property Holdings, LLC

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

Lincoln Property Company is under contract with owner to purchase a subset of sub-area A-1 to construct apartment units

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?

N/A

Current Zoning Designation: PD 37 (B1-5 / B3-5)

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: (s) 298.85' x (e) 151.59' x (n) 276.22' x (w) 149.85'

Site Square Footage: 43,087 sf

Building Footprint: 37,930 sf

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

139'-0"

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

159'-0"

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

basement: Floor 1: 15'-4" floor to ceiling

Floor 2: 10'-0" floor to ceiling

Floors 3-12: 9'-0" floor to ceiling

Type of construction material to be used on all sides of the exterior:
Combination of glass, metal and masonry

[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

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:

Permit residential within new sub-area of PD37

Will there be a request for curb cuts? Yes ☐ No ☐ Number: 1 Size 20'-0"

Location: Off of Clarendon Ave.

Will there be a request for a loading zone? **Yes** ☒ No ☐ Size: 1,156 sf to serve (2) 10'x25' loading spaces. Curb cut to serve loading is 48"

Location: Access drive off of Clarendon and Marine Dr.

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. TBD

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:

Lincoln at CityGate - Naperville, IL (Pre-Construction)

Eleven33 - Oak Park, IL (2019)

Aurelien - Chicago, IL (2017)

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? 136 spaces

How will they be accessed?

Clarendon Ave.

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

How will they be accessed?

Off of Marine Dr.

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

Within the loading dock off of the service drive

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

We intend to have a green roof. Other features are still in analysis

Will this project create any jobs? Yes ☒ No ☐

If yes, please describe:

Several hundred construction jobs and seven permanent on-site staff

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.

Is the project within a TIF? If so, which? N/A

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:

Amendment to PD37

Have you met with the Department of Housing and Economic Development regarding the project? **Yes** xNo ☐

Who is the DHED contact?: Michael Berkshire

Contact's Phone Number: 312-744-0363

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

If yes, what is the total estimated cost of this project? \$80MM-\$90MM

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.

<p>2.5% of the total units in the building (8 units) will be affordable and the developer also will make an in lieu fee payment equivalent to 7.5% of units that will be directed toward an affordable housing project being developed by Sarah's Circle in the 46th Ward.</p>
