

**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: \_\_\_\_\_

Date Submitted: 12-9-20 \_\_\_\_\_

Owner's Name: Longford Construction (Padraic Connolly) \_\_\_\_\_

Owner's Address: 4529 N Ravenswood, Chicago, IL 60640 \_\_\_\_\_

Owner's Phone Number: 773-968-8255 \_\_\_\_\_

Owner's Fax Number: \_\_\_\_\_

Developer's Name: Longford Construction \_\_\_\_\_

Developer's Address: see above \_\_\_\_\_

Developer's Phone Number: \_\_\_\_\_

Developer's Fax: \_\_\_\_\_

Developer's Website: www.longfordconstruction.com \_\_\_\_\_

Architect's Name: Jean Dufresne - SPACE Architects & Planners \_\_\_\_\_

Contact: Jean Dufresne \_\_\_\_\_

Architect's Address: 2149 N Talman Ave., Chicago, IL 60647 \_\_\_\_\_

Architect's Phone Number: (312)829-6666 \_\_\_\_\_

Architect's Fax Number: \_\_\_\_\_

Architect of Record's Name: Jean Dufresne - see above \_\_\_\_\_

Architect of Record's Address: \_\_\_\_\_

Architect of Record's Phone Number: \_\_\_\_\_  
Architect of Record's Fax Number: \_\_\_\_\_  
Architect of Record's Website: \_\_\_\_\_  
General Contractor's Name: Longford Construction Inc.  
Contact: Padraic Connolly  
General Contractor's Address: 4529 N. Ravenswood, Chicago, IL 60640  
General Contractor's Phone Number: (773) 968-8255  
General Contractor's Fax Number: (773) 360-1096  
General Contractor's License Number: TGC024360

**Project Information**

Type of Construction: Rehab  New Construction  Both  None/Existing

Project Location/Address: 4447-4455 N Hazel

Brief description of project:

The developer seeks to develop the site with a 32-unit, 5-story building with 16 parking spaces.

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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:

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

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If owned by land trust, name of beneficiary: \_\_\_\_\_

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

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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  Condominium  Townhouse  Commercial  Mixed Use  Office  
 Institutional Other

Lot dimensions: \_\_\_\_\_

Site Square Footage: \_\_\_\_\_

Building Footprint: \_\_\_\_\_

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

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

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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: \_\_\_\_\_

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

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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

**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 developer is seeking to rezone the property from RM-5 to B2-3.

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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:

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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:

2245 North Rockwell, Chicago

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4430-4438 North Western, Chicago

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1156 West Ohio Street, Chicago

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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:

Only at 4447 N. Hazel. Inherited violations upon purchase of building. 4447 N. Hazel has City violations; This is due to eroding masonry work. Court case continued until April 2021. Existing building is expected to be demolished by then.

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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? 16

How will they be accessed?

Parking will be accessed from the alley.

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Will the project include bike parking and storage? Yes  No

How will they be accessed?

Bike parking and storage will be accessed from the alley.

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

The dumpsters are located in the building.

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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:

To be determined.

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Will this project create any jobs? Yes  No

If yes, please describe: Approximately 150 construction jobs. Thereafter, one maintenance person and building manager will be employed.

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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.

Wintrust Bank has given the project their backing.

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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

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Is the proposed project a planned development? Yes  No  X (The project does require Plan Commission review since it is within the Lakefront Protection Ordinance)

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

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

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? \$10,000,000

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.

Three ARO units will be provided on-site.

