

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: 4642 N Magnolia
Date Submitted: _____
Owner's Name: Lakeview Property Rentals, LLC
Owner's Address: 1763 W Wilson Ave 1st Floor Chicago IL 60640
Owner's Phone Number: 773 944-9833 (office)
Owner's Fax Number: none
Developer's Name: Finan Development, Corp
Developer's Address: PO Box 57269 Chicago IL 60657
Developer's Phone Number: 773 908-4559 (Michael cell)
Developer's Fax: none
Developer's Website: none
Architect's Name: Laszlo Simovic, Architects, LLC
Contact: Laszlo Simovic
Architect's Address: 6512 N Artesian Ave Chicago IL 60645
Architect's Phone Number: 773 338-2225
Architect's Fax Number: 773 338-2226
Architect of Record's Name: _____
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: Finan Development, Corp

Contact: Mike Finan

General Contractor's Address: PO Box 57269 Chicago IL 60657

General Contractor's Phone Number: 773 908-4559

General Contractor's Fax Number: none

General Contractor's License Number: T6C 052508

Project Information

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

Project Location/Address: 4642 N Magnolia Ave 60640

Brief description of project:

Build a 6 Flat on vacant double lot

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?:

LRR LLC is owned by Michael & Elizabeth Finan who also own Finan Development Corp

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?

No

Current Zoning Designation: R3

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: 50 x 162.23

Site Square Footage: 8,111 sq ft

Building Footprint: 40 ft x 70 long

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

36 feet

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

42 feet → 43 feet

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

basement: 9 ft

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

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:

R-3 to R4

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:

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:

4069 N Kenmore 43 unit gut Rehab
3416 N Halsted - new construction 3 flat w a commercial store
1020 W Oakdale - new construction Single family

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? 8

How will they be accessed?

from the alley

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

How will they be accessed?

Basement in Rear

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

trash enclosure

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

green Roof

Will this project create any jobs? ☒ Yes ☐ No

If yes, please describe:

Construction, Bldg management, landscape, cleaning services

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? _____

If TIF assistance is requested, briefly describe the amount and nature of the request and attach any appropriate documentation.

Is the proposed project a planned development? Yes No

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

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

Who is the DHED contact?: _____

Contact's Phone Number: _____

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

If yes, what is the total estimated cost of this project? _____

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.
