

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.fehler@cityofchicago.org

[SECTION A] – PLEASE COMPLETE ALL RELEVANT CONTACT INFORMATION

General Information

Project Name: TBD

Date Submitted: Original Submission, to initiate Community Review, February 2022

Owner's Name: Gerard (Alan) Coyle

Owner's Address: 1456 West Fullerton Avenue, Chicago, Illinois

Owner's Phone Number: 773-661-1287

Owner's Fax Number: _____

Developer's Name: Same as Owner

Developer's Address: _____

Developer's Phone Number: _____

Developer's Fax: _____

Developer's Website: PlatinumHomes.com

Architect's Name: 360 Design Studio

Contact: _____

Architect's Address: 2453 South Archer Avenue, Suite 1C, Chicago, Illinois

Architect's Phone Number: 312-842-2225

Architect's Fax Number: _____

Architect of Record's Name: Christopher Boehm and Robert Link -

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: **TBD**

Contact: _____

General Contractor's Address: _____

General Contractor's Phone Number: _____

General Contractor's Fax Number: _____

General Contractor's License Number: _____

Project Information

Type of Construction: Rehab New Construction Both None/Existing

Project Location/Address: 4701 North Clark Street

Brief description of project:

The Applicant is seeking a *Zoning Map Amendment* in order to permit the construction of a new *residential* (rental-apartment) building, at the subject site, which such building will feature a total of 38 dwelling units and off-street parking for 21 vehicles (+62 bicycles).

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?

No

Current Zoning Designation: **B3-2**

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: ***Irregular Parcel - 150 feet of frontage on Clark Street + 65 feet of frontage on Leland Avenue***

Site Square Footage: **12,735 square feet**

Building Footprint: **6,364 square feet (building) + 4,496 square feet (garage) = 10,860 square feet**

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

56 feet-8 inches

From grade at curb to highest point of building (excluding chimneys, satellite dishes, HVAC units, etc):
+/- 64 feet-0 inches

Height of each floor measured from finished floor to the finished ceiling and any below-grade space, including but not limited to
basement: **Just over 9 feet**

Type of construction material to be used on all sides of the exterior:
Face brick + stone, with aluminum paneling and glass accents

[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:
Change the underlying zoning classification from B3-2 to B2-3, pursuant to the *Transit Served Location (TSL)* provisions of the current Zoning Ordinance, which will allow for a reduction in the required ~~MLA~~ from 400 to 300 square feet per unit (more units-density) and an increase in FAR from 3.0 to 3.5 (larger units). The B2 classification will allow for *residential* units on the 1st Floor.

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:

2745, 2751, 2755, 2759 and 2763 West Lawrence Avenue - series of three-story six-unit residential (condominium) buildings;

2761 North Kemmore Avenue - three-plus-story three-unit residential (condominium) building;

4304 North Western Avenue - three-plus-story nine-unit residential (condominium) building

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? **21** vehicular spaces + **62** bicycle spaces

How will they be accessed?

Paved driveway along the east side of the building, via an existing curb-cut off of Leland Avenue (19 spaces), with 2 additional spaces accessible via the Public Alley..

Will the project include bike parking and storage? Yes No

How will they be accessed?

Paved driveway along the east side of the building, via an existing curb-cut off of Leland Avenue (19 spaces), with 2 additional spaces accessible via the Public Alley.

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

Masonry trash enclosure at the northwest corner of the property, accessible via the Public Alley.

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

New planters and landscape elements; electric vehicular charging stations; energy-efficient appliances; private balconies

Will this project create any jobs? Yes No

If yes, please describe:

Construction jobs for at least 40 individuals will be offered for open bidding, as well as additional permanent full-time job opportunities for security, leasing and maintenance staff.

FOR ANY REQUESTS PLEASE INCLUDE ALL RELEVANT DOCUMENTATION

[SECTION D1] – 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.

Confidential Proprietary Information.

Is the project within a TIF? If so, which? Yes - *Clark-Montrose TIF District 70*

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

No assistance requested

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 **X**

If yes, what is the total estimated cost of this project? **\$7.5 million**

Does the project proposal include affordable housing units? Yes **X** No

If yes, please describe the affordable housing component and attach any appropriate additional description and documentation.

20% of the total number of dwelling units will be designated as affordable. Pursuant to the Affordable Requirements Ordinance (2021), the Owner intends to provide at least half of the affordable units ONSITE (within the new proposed building) and to pay an in-lieu fee for the balance of the affordable units, which such monies will go to the City's Affordable Trust Fund, to promote affordable housing throughout underrepresented areas within the City, which may not have meaningful access to new affordable housing.