

47th Ward ZONING INFORMATION FORM

- If you are seeking one or more zoning approvals for an owner-occupied single family home or owner-occupied multi-unit building with four units or fewer, **please complete only Parts I and II** of this Project Data Worksheet, to the extent applicable. If a request for information is not applicable, please write "N/A" in the field.
- If you are seeking one or more zoning approvals or incentives (e.g., tax increment financing or 6(b) property tax classification) for property that is not an owner-occupied single family home, two flat or three flat, **please complete Part I and Parts III to VI**. If a request for information is not applicable, please write "N/A" in the field.

PART I – APPLICANT INFORMATION

Date 9/14/16

Project Address: 1630 W. Wilson / 4601 N. Paulina

Project Name: Saxony Wilson

Applicant contact information:

Saxony Wilson, LLC, c/o Joshua A. Mintzer, 420 E. Waterside Unit 4410, Chicago, IL 60601
jmintzer@saxonycap.com, (312) 505-3900

Attorney and contact information:

Andrew Scott, Dykema, 10 S. Wacker Dr., Suite 2300, Chicago, IL 60606
apscott@dykema.com, (312) 627-8325

Architect and contact information:

Bugaj Architect, Artur Kaczmarek, 1223 N. Milwaukee Avenue, Suite 200, Chicago, IL 60642
akaczmarek@bugajarchitects.com

PART II -- SITE DESCRIPTION AND REQUESTED RELIEF (OWNER OCCUPIED, SMALL RESIDENTIAL BUILDINGS ONLY)

Current Zoning: _____ Current use:

Lot Dimensions and Area:

New Construction Rehabilitation

Please (1) describe the existing conditions on the property (e.g., number of buildings, square footage of buildings, parking spaces, loading berths, setbacks (front, rear and side), and building height(s) and (2) attach site/area context photos.):

(use additional sheets if necessary)

Describe in detail the relief you are seeking (e.g., re-zoning, special use, planned development, variation, administrative adjustment)

(use additional sheets if necessary)

PART III -- SITE DESCRIPTION

Current zoning: RS-3 Current use: American Indian Center

Lot dimensions and area:
92x165, totaling 15,180 SF

Site Control of the property (e.g., owner, contract purchaser or lessee)? Y N

If the applicant is not the owner of the property, please identify the owner: _____
Saxony Wilson, LLC is currently contract on the property and will close on September 30, 2016. The seller is a land trust d/b/a the American Indian Center

Does the project include an Orange, Red, Landmark or National Register Historic Structure? Y N If so, please list: This is a contributing building in the East Ravenswood Historic District

Is the project located within a TIF District? Y N If so, which one: _____

Please (1) describe the existing conditions on the property (e.g., number of buildings, square footage of buildings, parking spaces, loading berths, setbacks (front, rear and side), and building height(s) and (2) attach site/area context photos.):

The building is a 32,000 sf, 4-story brick structure, currently being used as a cultural center with no parking. There are two gymnasium spaces within the building, each with ceiling heights of approximately 24 feet. The 4th floor is currently vacant and inhabitable. There is no HVAC, plumbing and significant damage to walls, flooring, etc. ~~The entire building lacks the proper mechanicals and contains an abundance of asbestos. The roof requires a full replacement and several areas of the façade require extensive tuck-pointing.~~ The basement has standing water from improper drainage.

(use additional sheets if necessary)

PART IV -- DEVELOPMENT PROPOSAL

Proposed Zoning and FAR: _____

Proposed use: RM-6

Are you seeking zoning relief? Y N

If yes, please describe the relief you are seeking (e.g., re-zoning, special use, planned development, variation, administrative adjustment)

Looking to up-zone from the current RS-3 to RM-6 in order to add residential units. The current zoning only allows for 4 residential units. Given the size of the building, Saxony would require the RM-6 in order to increase the number of dwelling units. Saxony will also add underground parking in order to meet code requirements.

Given that this is a national landmark building, parking code under an RM-6 would require 1 parking space for every 2 units

New Construction Rehabilitation

Number of buildings: 1 Height(s): 50' Net Site Area: 15,180 SF
(92' x 165')

For Residential: Condo Rental Single Family

For Office/Retail: Total SF of office: _____ Total SF of retail:

For Industrial: Total SF of warehouse: _____ Total SF of manufacturing:

Parking/Loading: # of accessory spaces: 15 # of non-accessory: _____ # of
loading berths: _____

Approximate project budget: \$4 million

Other 47nd Ward projects/properties that Owner/Developer, or an affiliate of
Owner/Developer, has developed or owned within the past five years.

None in this Ward

PART V -- SUSTAINABLE FEATURES

Green Roof? Y N If so, total SF: _____

LEED Standards? Y N If so, what level: _____

Permeable pavement or other storm water management feature? Y N
please describe:

As part of Development, all new MEP's. Plumbing will be all new drain & sewer lines and increased domestic water main.
Please list other sustainable features:

PART VI -- ADDITIONAL INFORMATION

Any encroachments into the public right of way: Y N

If so, please describe:

Any signage which would require a permit application/Aldermanic Ordinance? Y N

If so, total SF of sign area: _____

Seeking City Financial Assistance? Y N If yes, please select all that apply:

- TIF assistance Requested amount: _____
- Land write down or negotiated sale
- Tax Class L
- County Tax Abatement Program (e.g., Class 6 - Industrial or 7 - Commercial)

If a residential project, are any affordable units being proposed? Y N

If yes, how many affordable units are proposed? 1 + 2 opt out (contribute to fund)

Will the project create/retain jobs? Y N If yes, how many? At least 10-15 during construction

What is the proposed schedule of the project?

Up-zoning approval 90-120 days, run concurrently with architectural plans (completion by 1/1/17). Submit plans to city approval 90 days (receive permit by 4/1). Begin renovation, 6 months to complete assuming average turn around time by Task Force for rough and final inspections (C of O by 10/1/17)

Have you met with the Department of Housing and Economic Development regarding the project? Y N

If so, DHED contact:

Other City Department/Agencies you've met with regarding the proposal:

None

If so, contact info:

ALL APPLICABLE SECTIONS OF THIS FORM MUST BE COMPLETED AND SUBMITTED BEFORE A MEETING IS SCHEDULED WITH THE ALDERMAN'S OFFICE.

Completed forms can be mailed, emailed or faxed to the 47th Ward Office:

*4243 North Lincoln Avenue
Chicago, IL 60618*

Email: info@chicago47.org

Fax: (773) 549-4757

Questions? Please call the Constituent Service Office at (773) 868-4747