

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: **5-10-2016**

Project Address: **1825 West Lawrence Avenue**

Project Name: **“Ravenswood Chase” and “The Wolcott”**

Applicant contact information:

Rick Filler, Harlem Irving
(773) 625-3036
rfiller@harlemirving.com

Tim Gallagher/Tom Lowe, First Equity Group
(312) 857-7000
tim@1equitygroup.com / tom@1equitygroup.com

Attorney and contact information:

Meg George, Neal and Leroy
312-628-7007
mgeorge@nealandleroy.com

Architect and contact information:

James Plunkard, Hartshorne Plunkard Architecture
312-226-4488
jplunkard@hparchitecture.com

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

Current Zoning: **B3-2 and M1-2**

Current use: **Chase Bank Branch and Teller Building, with a Retail/Apt building located at the corner.**

Lot Dimensions and Area: **325' x 300', approximately 101,307sf**

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.

Please see attached.

(use additional sheets if necessary)

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

Special Use for the corner parcel to allow for a drive through. Rezoning from the M1-2 and the B3-2 to the B2-3 on the east side and the B3-5 on the west side.

(use additional sheets if necessary)

PART III -- SITE DESCRIPTION

Current Zoning: **B3-2, M1-2**

Current Use: **Commercial**

Lot dimensions and area: **325' x 300', approximately 101,307 SF**

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

If the applicant is not the owner of the property, please identify the owner:
Chase Bank and the Applicant

Does the project include an Orange, Red, Landmark or National Register Historic Structure? Y N If so, please list: _____

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

PART IV -- DEVELOPMENT PROPOSAL

Proposed Zoning and FAR: **B2-3 east parcel, FAR3.0; B3-5 west parcel, FAR 5.0**

Proposed Use: **Freestanding Chase Bank Branch (Relo) with drive-thru and mixed use Retail/Residential buildings.**

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)

Special Use for the corner parcel to allow for a drive through. Rezoning from the M1-2 and the B3-2 to the B2-3 on the east side and the B3-5 on the west side.

New Construction Rehabilitation

Number of buildings: **3** Height(s): **1-story building, approximately 18'**
4-story building, approximately 50'-0"
5-story building, approximately 62'-0"

Net Site Area: **Approximately 101,307 SF**

For Residential: Condo Rental Single Family

For Office/Retail: Total SF of office: **0**

Total SF of retail: **31,000 SF approx.**

For Industrial: Total SF of warehouse: **0** Total SF of manufacturing: **0**

Parking/Loading: # of accessory spaces: **152** # of non-accessory: **0**
of loading berths: **3**

Approximate project budget: **\$40M**

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

None

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:

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 Prog 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? **Ten Percent (10%)**

Will the project create/retain jobs? **YES** If yes, how many? **50+**

What is the proposed schedule of the project?

Construction will Commence early 2017 and be completed late 2018

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

If so, DHED contact:

Steve Valenziano

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

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 existing site is currently occupied by an existing, open and operating Chase Bank Branch at the SEC of Lawrence and Wolcott, an existing, open an operating Chase Teller Building on the east side of the parcel at Ravenswood (south of the corner), and a Building with Ground Floor Retail and 2 apartments above. The Chase structures are 2 stories, approximately 23' in height and the Corner Retail/Apt structure is 2 stories, approximately 20' in height. The Chase Bank Branch building is approximately 28,000sf with a basement, the Chase Bank Teller Building is approximately 19,500sf, and the Retail/Apt building is approximately 7,000sf with a basement. The Chase Teller building and the Retail/Apt building each have one loading berth, and Chase provides approximately 86 on-site parking stalls for its customers. The buildings are situated with a zero-lot line configuration with entrances oriented towards Lawrence Avenue. Access is provided via 2 curb cuts on Wolcott, 1 curb cut on Lawrence, and 1 curb cut on Ravenswood. No alley access is provided.