

## 47<sup>th</sup> 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: January 26, 2017

Project Address: 1900 W. Lawrence Ave.

Project Name: MCM West

#### Applicant contact information:

SB 1900 West Lawrence, LLC  
730 West Randolph Street  
Suite 500  
Chicago, IL 60661  
(312) 286-0395  
[dtrandel@springbankREG.com](mailto:dtrandel@springbankREG.com)

Bernard P. Edelman  
**Edelman & Partners**  
77 W. Washington St., Suite 1501  
Chicago, IL 60602-3220  
(312) 519-9900  
[edelman@edelmanandpartners.com](mailto:edelman@edelmanandpartners.com)

#### Attorney and contact information:

Mara Georges / Richard A. Toth  
**Daley and Georges, Ltd.**  
20 S. Clark St., Suite 400  
Chicago, IL 60603-1835  
(312) 726-8797  
[mgeorges@daleygeorges.com](mailto:mgeorges@daleygeorges.com); [rtoth@daleygeorges.com](mailto:rtoth@daleygeorges.com)

Architect and contact information:

David Gillespie  
Gillespie Design Group  
5307 Business Parkway, Suite 101  
Ringwood, IL 60072  
(815) 653-7100  
dgillespie@gillespiedesigngroup.com

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

Current Zoning:  B1-2

Current use:  Retail – Sears store

Lot Dimensions and Area:  Approximately 124' x 325' (40,300 s.f.)

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.):

One building, approximately 104,400 sf. No existing parking. No setbacks.

The existing height is approximately 97' (lawful nonconforming).

A survey is being provided.



(use additional sheets if necessary)

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

The developer seeks a zoning change from B1-2 to C1-3, to allow a Binny's Binny's Beverage Depot as a permitted use and to facilitate 59 dwelling units.

The developer will also rehabilitate the existing building and renovate it to accommodate first floor retail uses (approximately 34,000 sf); installation of a new, internal floor inserted within the existing building – dividing the existing 22' high second floor; internal parking spaces (96 spaces on the 2<sup>nd</sup> and 3<sup>rd</sup> floors); and residential uses on the upper floors (59 dwelling units).

Additional floor space will be balanced by non-FAR internal parking areas.



W. LAWRENCE AVE. ELEVATION

RAVENSWOOD  
CHICAGO, ILLINOIS

Springbank  
CAPITAL ADVISORS

GILLESPIE  
DESIGN  
GROUP

(use additional sheets if necessary)



**PART III -- SITE DESCRIPTION**

Current Zoning:  B1-2

Current use:  Retail – Sears store

Lot Dimensions and Area:  Approximately 124' x 325' (40,300 s.f.)

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:

The Developer is the owner of the property.

Does the project include an Orange, Red, Landmark or National Register Historic Structure? Y  N  If so, please list:  Not applicable.

Is the project located within a TIF District? Y  N

If so, which one:  Western Avenue North.

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.):

One building, approximately 104,400 sf. No existing parking. No setbacks.

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#### **PART IV -- DEVELOPMENT PROPOSAL**

Proposed Zoning and FAR: C1-3 (from B1-2)

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)

The developer seeks a zoning change from B1-2 to C1-3, to allow a Binny's Binny's Beverage Depot as a permitted use and to facilitate 59 dwelling units.

The developer will also rehabilitate the existing building and renovate it to accommodate first floor retail uses (approximately 34,000 sf); installation of a new, internal floor inserted within the existing building – dividing the existing 22' high second floor; internal parking spaces (96 spaces on the 2<sup>nd</sup> and 3<sup>rd</sup> floors); and residential uses on the upper floors (59 dwelling units).

Additional floor space will be balanced by non-FAR internal parking areas.

New Construction  Rehabilitation

Number of buildings: 1

Height(s) : 97' Net Site Area: Approximately 40,300 s.f. (unchanged)

**For Residential:** Condo  Rental  Single Family

**For Office/Retail:** Total SF of office: N/A Total SF of retail: 34,000

**For Industrial:** Total SF of warehouse: N/A Total SF of manufacturing: N/A

**Parking/Loading:** # of accessory spaces: 96 # of non-accessory: 0  
loading berths: 2

Approximate project budget: To be determined.

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

Not applicable.

#### **PART V -- SUSTAINABLE FEATURES**

Green Roof? Y  N  If so, total SF: Not applicable.

LEED Standards? Y  N  If so, what level: Not applicable.

Permeable pavement or other storm water management feature? Y  N   
please describe: Not applicable; the existing building is built to the lot lines.

Please list other sustainable features:

Not applicable.

#### **PART VI -- ADDITIONAL INFORMATION**

Any encroachments into the public right of way: Y  N

If so, please describe: Not applicable.

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

Y  N  ( Subject to further review.)

If so, total SF of sign area: Not applicable.

Seeking City Financial Assistance? Y  N

If yes, please select all that apply:

- TIF assistance Requested amount: Not applicable – not requested.
- 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? Not applicable – not required.

Will the project create/retain jobs? Y  N

If yes, how many? The project will create temporary construction jobs and will retain many existing retail jobs.

What is the proposed schedule of the project?

Estimated 10 months from issuance of permits.

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

If so, DHED contact:

Not applicable.

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

Not applicable.

If so, contact info:

Not applicable.

**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](mailto:info@chicago47.org)  
Fax: (773) 549-4757*

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