

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 June 30, 2016

Project Address: 1911-1919 W Irving Park Rd, Chicago, IL 60613

Project Name: 1911-1919 W Irving Park Redevelopment

Applicant contact information:

Gabe Horstick / Campbell Street Asset Management – 262-337-0246 – 1406 W Fulton St, Ste 2A, Chicago, IL 60607
Gabe@csamchicago.com

Josh Krueger / Campbell Street Asset Management – 312-285-3749 – 1406 W Fulton St, Ste 2A, Chicago, IL 60607
Josh@csamchicago.com

Attorney and contact information:

Katriina McGuire / Thompson Coburn LLP / 312-580-2326 / 55 E Monroe St, 37th Floor, Chicago, IL 60603 –
kmcguire@thompsoncoburn.com

Architect and contact information:

Jay Keller / Space Architects & Planners / 312-829-6666x100 / 2149 N Talman Ave, Chicago, IL 60647
jay@spacearchplan.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: B1-2 / Retail and 6 apartments Current use: _____

Lot dimensions and area:

120.9x100

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 property is currently under contract to be purchased from Michael & Mira Pavlovich of M&S Management.

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: _____

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.):

Site is currently improved with a 3 story masonry construction building consisting of retail spaces on the ground Floor With 100 ft of frontage on W Irving Park Rd. Existing building is approximately 35 ft high and 55 ft deep at ground floor and 29.25 ft deep on residential floors 2 and 3. Existing building is approximately 11,350 SF. Building is surrounded by other commercial buildings ranging in size from 2 to 5 floors. Photos attached showing other adjacent buildings.

(use additional sheets if necessary)

PART IV -- DEVELOPMENT PROPOSAL

Proposed Zoning and FAR: B1-3 (vs current B1-2) with FAR of 2.2

Proposed use: Retail and 24 apartments

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)

Current zoning allows for 12 units (1 per 1,000 SF) and maximum FAR of approximately 26,598 SF (2.2 x lot size) and requires 2:1 parking due to proximity to "L" and Metra Station. Seeking up-zoning to B1-3 to allow for 24 residential units at or below current allowable maximum buildings SF allowed within B1-2 zoning. Seeking

relief from 2:1 parking requirement. Proposed structure will have 24 units and 9 parking spaces for 2.7:1 parking. Proposed building will be the same as what is allowed within current zoning in terms of SF, height, size, etc, however, instead of featuring larger higher priced units allowable within current zoning, the building will feature smaller, more affordable units ideal for a transit oriented location on major thoroughfare.

New Construction Rehabilitation

Number of buildings: 1 Height(s): 50 ft Net Site Area: 12,090

For Residential: Condo Rental Single Family

For Office/Retail: Total SF of office: _____ Total SF of retail:
7,560 SF

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

Parking/Loading: # of accessory spaces: 9 # of non-accessory: _____ # of
loading berths: _____

Approximate project budget: \$3.0 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

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 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? 2 _____

Will the project create/retain jobs? Y N If yes, how many? 30 temporary construction jobs and approximately 15-20 full time medical office / service jobs

What is the proposed schedule of the project?

Start construction fall / early winter 2016 and complete summer 2017

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