

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 10/24/2016

Project Address: 2335 W Montrose

Project Name: _____

Applicant contact information:

Mike Barrett -708-724-3735. Mike@barrettbilt.com

Attorney and contact information:

Nick Ftikas – Nick@sambankslaw.com

Architect and contact information:

Frank Levato, 360 Design, frank.levato@360-ds.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: B3-2, tavern Current use: _____

Lot dimensions and area:

25 by 125

Site Control of the property (e.g., owner, contract purchaser or lessee)? Y No

If the applicant is not the owner of the property, please identify the owner: _____

Of record, not sure. We are in the process of purchasing the property.

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.):

There is currently a tavern with apartments above and a detached garage with a curb cut off of Claremont.

(use additional sheets if necessary)

PART IV -- DEVELOPMENT PROPOSAL

Proposed Zoning and FAR: b2-3, 3

Proposed use: _____

Condos

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)

I am seeking a zoning change from b3-2 to b2-3 to allow for ground floor residential as well as a 4 fourth dwelling unit. Project will only be 3 stories and will be 38'6" in height.

There would be 2 duplex units and 2 simplex units. Duplexes would be splitting the basement and first level of the building. Current zoning is b3-2 which allows 47 foot height. We also would not be exceeding the FAR of the current zoning.

New Construction Rehabilitation

Number of buildings: 1 Height(s): 38'6 Net Site Area: 3125

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: _____ # of non-accessory: _____ # of loading berths: _____

Approximate project budget: 1.5m

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

1916 W Cuyler, 4539 N Seeley

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 No X
please describe:

Please list other sustainable features:

PART VI -- ADDITIONAL INFORMATION

Any encroachments into the public right of way: Y No X

If so, please describe:

Any signage which would require a permit application/Aldermanic Ordinance? Y No X

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 No X

If yes, how many affordable units are proposed? _____

Will the project create/retain jobs? Y N If yes, how many? _____

What is the proposed schedule of the project?

Begin Spring 2017

Have you met with the Department of Housing and Economic Development regarding the project? Y No X

If so, DHED contact:

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

N/a

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