

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 6.20.16

Project Address: 3220 N. Lincoln Ave. Chicago, IL 60657

Project Name: Lincoln Lofts

Applicant contact information:

3220 Lincoln, LLC Brad Gold - Manager bjgold@prodigy.net 312.763.2189

1212 N. State Parkway Chicago, IL 60657

Attorney and contact information:

Paul Shadle – DLA Piper LLP 203 North LaSalle Street, Suite 1900 Chicago, Illinois 60601 paul.shadle@dlapiper.com 312.368.3493

Architect and contact information:

Jay Keller – SPACE Architects + Planners – 2149 N. Talman Ave. Chicago, IL 60647 jay@spacearchplan.com 312.829.6666

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: _____ Current use:
C1-3 – Current use is Restaurant and Bar

Lot dimensions and area:

Varies – 49'-0" wide and 117' to 120' deep Area – 6,153 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: N/A

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.):

Applicant / Owner is proposing to erect a 5 story, +/- 24,200 sf building with 19 dwelling units and 4 parking spaces.

Building is proposed to be +/- 59'-0" tall with 0'-0" front and side yards and 15'-0" rear yard setback.

(use additional sheets if necessary)

PART IV -- DEVELOPMENT PROPOSAL

Proposed Zoning and FAR: C1-3 – 4.0 with Type I Bonus

Proposed use: _____

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)

Seeking type I zoning change to allow for FAR increase and MLA per dwelling unit reduction and 25% parking

reduction in exchange for 100% on site affordable units.

Seeking Administrative Adjustment to reduce rear yard to 15'-0" from 30'-0".

New Construction Rehabilitation

Number of buildings: 1 Height(s): 59'-0" Net Site Area: 6,153 sf

For Residential: Condo Rental Single Family

For Office/Retail: Total SF of office: N/A Total SF of retail: 2,595 sf

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

Parking/Loading: # of accessory spaces: 4 # of non-accessory: 0 # of loading berths: 0

Approximate project budget: \$4.5 Million

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

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:

Project will be constructed to exceed current City of Chicago Energy Conservation standards

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? 80 - 100

What is the proposed schedule of the project?

11.01.2016 – 8.01.2017

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:

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