

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: **11-9-2016**

Project Address: **3333 North Lincoln Avenue / 3338 N. Marshfield**
Project Name: **3333 North Lincoln Avenue**

Applicant contact information:

Peak Properties – Mike Zucker
(773) 697-5223
mzucker@peakproperties.biz

Attorney and contact information:

DLA Piper LLP –Paul Shadle / Liz Butler
(312)368-3493 / 4092
paul.shadle@dlapiper.com / elizabeth.butler@dlapiper.com

Architect and contact information:

Bugaj Architects – Artur Kaczmarek
(773) 666-5655
akaczmarek@bugajarchitects.com

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

Current Zoning: **B1-2**

Current use: **Commercial / Residential (partially vacant due to fire damage)**

Lot Dimensions and Area: +/- **6,209.4 sf.**

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.

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

The Applicant intends to seek a Type One Zoning Map Amendment to rezone the site from the B1-2 to the B2-3 District. The Applicant intends to seek a 100% parking reduction and an increase in FAR for transit-served locations via the Type One zoning amendment. It may be necessary to obtain setback relief in order to ensure that the building abuts the right of way on both pedestrian streets that form boundaries to the through-lot on Lincoln Avenue and Marshfield Street.

PART III -- SITE DESCRIPTION

Lot dimensions and area: **6,209.4**

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

Current zoning: **B1-2**

Current use: **Vacant**

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 / 3.5 FAR**

Proposed Use: Ground floor commercial with residential above.

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 Applicant intends to seek a re-zoning of the property from the B1-2 to the B2-3. It may be necessary to obtain setback relief in order to ensure that the building abuts the right of way on both pedestrian streets that form boundaries to the through-lot. If a rear setback is required, the Applicant would request a variation to reduce the requirement to 0'.

New Construction Rehabilitation

Number of buildings: **1** Height(s): **55'** Net Site Area: **6209.4**

For Residential: Condo Rental Single Family

For Office/Retail: Total SF of office: **TBD** Total SF of retail: **TBD**

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

Parking/Loading: # of accessory spaces: **0*** # of non-accessory: **0**

of loading berths: **0**

***Applicant will seek 100% parking reduction available for transit served locations**

Approximate project budget: **TBD**

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

1222-24 W. Argyle St.

1441 W. Berteau Ave.

1511-25 W. Cullom Ave.

1641-45 W. Waveland Ave.

1735-37 W. Waveland Ave.

1743 W. Roscoe St.

1751-59 W. Berteau Ave.

1802 W. Belmont Ave.

1820 W. Byron St.

1901-03 W. Addison St.

2100-10 W. Montrose Ave.

2311-15 W. Giddings St.

2467-77 W. Montrose Ave.

2500-08 W. Pensacola Ave.

3201 N. Ravenswood Ave.

3340-42 N. Marshfield Ave.

PART V -- SUSTAINABLE FEATURES

Green Roof? Y N If so, total SF: **TBD**

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: **TBD**

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? **TBD**

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? **1**

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

What is the proposed schedule of the project?

Construction will commence early 2017.

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

If so, DHED contact: **None**

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 subject property (the “Property”) located at 3333 N. Lincoln Avenue is an irregular shaped through-lot containing approximately 6,209.4 square feet of area. The Property fronts on two designated pedestrian streets: North Marshfield Avenue to the east and North Lincoln Avenue to the west. The Property is situated between West School Street to the south and West Roscoe Street to the north.

The Property contains five structures. Three apartment buildings with ground floor commercial front on Lincoln Avenue. Two multi-unit residential buildings, including a 2-flat and a 6-flat, front on Marshfield Avenue. In May 2016, a fire broke out at the Property. Each of the structures sustained fire damage and are not habitable.

