

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: December 8, 2016

Project Address: 3901 North Lincoln Avenue

Project Name: N/A

Applicant contact information:

3901 Lincoln Flats LLC, c/o Sara K. Barnes – Law Offices of Samuel VP Banks

Attorney and contact information:

Sara Barnes – Law Offices of Samuel VP Banks Tel: 312-782-1983/ Email:sara@sambankslaw.com

Architect and contact information:

Michael Maresso Tel: 312-795-0772/ Email: mare819@yahoo.com

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

Current Zoning: B3-2 Current use: **Three-story commercial/office building**

Lot Dimensions and Area:
6,137 SF (irregularly shaped)

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.):

The property consists of an irregularly shaped lot – situated on the corner of Lincoln and Byron. Today, the site is improved with a three-story commercial/office building.

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

The Applicant is seeking a zoning change from a B3-2 to a B3-3, pursuant to the Transit Oriented Development (TOD) Ordinance, in order to permit the construction of a new four-story mixed-use building, at the site.

(use additional sheets if necessary)

PART III -- SITE DESCRIPTION

Lot dimensions and area:

Please see above. _____

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: _____

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.):

Please see above.

(use additional sheets if necessary)

PART IV -- DEVELOPMENT PROPOSAL

Proposed Zoning and FAR: **B3-3**

Proposed FAR (w TOD bonus): **3.3**

Proposed use: A new four-story mixed-use building.

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)

Please see above.

New Construction Rehabilitation

Number of buildings: 1 Height(s): 44'-4" Net Site Area: 6,137 SF

For Residential: Condo Rental Single Family

For Office/Retail: Total SF of office/retail: 2,800 SF

Total SF of manufacturing:

For Industrial: Total SF of warehouse: N/A

Parking/Loading: # of accessory spaces: 4 # of non-accessory: # of loading berths: 1

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.

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:

On-site water retention system _____

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? 1

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

What is the proposed schedule of the project?

TBD

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

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