

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 10/21/16

Project Address: 4540 N Ravenswood

Project Name: 4540 N Ravenswood

Applicant contact information:

Michael Wilkinson 4540 N Ravenswood LLC 1807 W Sunnyside Suite 300 Chicago, 60640

michael@wilkinsondc.net

312.848.4569

Attorney and contact information:

Warren Silver; Silver Law Office 1700 W Irving Park Rd. Suite 102 Chicago, IL 60613 warren@silverlawoffice.com

773.832.9550

Architect and contact information:

Michael Wilkinson Wilkinson Design Corporation 1807 West Sunnyside Suite 300 Chicago, IL 60640

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:
B3-2 currently vacant

Lot dimensions and area:

50'x112.5'

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: _____

4540 N. Ravenswood LLC purchased the property in May, 2016

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.):

The site is currently empty. The site is approximately 5625 s.f. with alley access via a CTA easement. The applicant seeks to construct a 4 story, 9 unit rental apartment building with ground floor commercial space and 5 enclosed parking spaces accessible from the alley.

(use additional sheets if necessary)

PART IV -- DEVELOPMENT PROPOSAL

Proposed Zoning and FAR: B3.3 FAR: 3.0 allowed (FAR requested: 2.375)

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)

The applicant seeks to change the current B3-2 zoning to B3-3 to allow for more units (MLA), slightly more area (FAR) than allowed under the B3-2, and to reduce the on-site parking requirement to 5 enclosed parking spaces.

New Construction Rehabilitation

Number of buildings: 1 Height(s): 54' Net Site Area: 5625 s.f.

For Residential: Condo Rental Single Family

For Office/Retail: Total SF of office: 2216 Total SF of retail:

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

Parking/Loading: # of accessory spaces: _____ # of non-accessory: 5 # of loading berths: 0

Approximate project budget: \$2.9 mil

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

2041 west roscoe, 1819 west Montrose, **PART V -- SUSTAINABLE FEATURES**

Green Roof? Y N If so, total SF: 2000 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: improved building insulation, improved window performance, ductless split system heat pump hvac

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? **N**

Y If yes, how many affordable units are proposed? 0

Will the project create/retain jobs? **Y** **N** If yes, how many? 50 construction jobs

What is the proposed schedule of the project?

Break ground Spring, 2017 May, 2018 delivery

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