

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 September 6, 2016

Project Address: 4740 N Clark Street

Project Name: _____

Applicant contact information:

SNS Realty Group
2042 West Belmont Avenue
Chicago, Illinois 60618
C.O.: Scott Y. Schiller
773.665.1900 ext. 2
Schiller@snsrealtygroup.com

Attorney and contact information:

Thomas Moore
Anderson & Moore
P.C. 111 W Washington, Suite 1720
Chicago, IL 60602
PH: 312-251-1500
email@andersonmoorelaw.com

Architect and contact information:

Axios Architects Ltd ,
Bill Kokalias,
bkokalias@aol.com
, 188 N Wells, Suite 300
Chicago, IL 60606,
312-750-1333

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

Current zoning: C2-2 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

Lot dimensions and area:

116.93' x 254.25' = 31,459.64 sq.ft.

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: _____

The Property is currently owned by: Community Counseling Centers of Chicago (C4)
4740 N. Clark Street
Chicago, IL 60640
SNS REALTY GROUP, LLC is the contract purchaser

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 property is currently improved with three interconnecting buildings that are one, two and, three story in size, totally approximately 44,000 sf. Except for a loading dock and three parking spaces on the northeast side of the property and an 18-space surface parking lot that is located on the northeast corner of the lot, the buildings run close to lot line to lot line.

(use additional sheets if necessary)

PART IV -- DEVELOPMENT PROPOSAL

Proposed Zoning and FAR: Existing C2-2, Proposed 1.81 FAR

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)

Proposed 24 - three story townhomes with roof access. Seeking:

1. special use for ground floor residential;
2. Pedestrian Street Designation to be removed;
3. Seeking Variation (Zoning Board of Appeals) for Front yard reduction from 12'-0" to 10'-6".

New Construction Rehabilitation

Number of buildings: 4 Height(s): 44'-0" Net Site Area: 18,845.4 sq.ft.

For Residential: Condo Rental Single Family Townhomes x

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

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

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

Approximate project budget: \$10,000,000

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

SNS has not yet had the opportunity to build in the 47th Ward, however, we have been in business for over twenty years, and have done many other multi-family projects on

the North Side that have required rezoning. For a few examples of properties like this site, please see our:

- **24-unit mixed use building at 2040 W. Belmont which we upzoned from a lower-level commercial zoning;**
- **36-unit mixed-use building at Foster and Lincoln which was a gas station which we upzoned from manufacturing;**
- **16-unit Lakewood Court Townhomes (Belmont and Lakewood) which was a recycling center which we also upzoned from manufacturing;and**
- **18-unit mixed use building at School and Ashland which we also upzoned from a lower-level commercial zoning.**
- **18-unit mixed use project at 2505 N Milwaukee**
- **8-unit residential building at 2133 N Campbell which we also upzoned from a lower-level residential zoning.**

Additional information about these projects and our company can be found at sshomes.com.

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: T.B.D.

Please list other sustainable features:

T.B.D.

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? NA

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

What is the proposed schedule of the project?

ASAP

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:

NA

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