

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 30, 2016

Project Address: 4885-87 North Ravenswood Avenue

Project Name: Gardier Zero Energy Residences

Applicant contact information:

Chris and Mary Gardier, 4835 N. Damen Ave.

chris.gardier@gmail.com ; 847-346-9618 / marygardier@gmail.com; 630-301-9138

Attorney and contact information:

ACOSTA EZGUR, LLC
Michael Ezgur and Rolando Acosta; michael@acostaezgur.com; 312-327-3350

Architect and contact information:

Brandon Weiss, Evolutionary Home Builders, 200 S. Third St., Geneva, IL 60134
brandon@evolutionaryhb.com; 630-206-5450

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

Current Zoning: RS-3 Current use: Single Family Home

Lot Dimensions and Area:

163.34 x 40 ft = 6,533.60 square feet

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.):

See attached Exhibit A

(use additional sheets if necessary)

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

See attached Exhibit B

(use additional sheets if necessary)

PART III -- SITE DESCRIPTION

Current zoning: _____ Current use:

Lot dimensions and area:

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.):

(use additional sheets if necessary)

PART IV -- DEVELOPMENT PROPOSAL

Proposed Zoning and FAR: _____

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)

New Construction Rehabilitation

Number of buildings: _____ Height(s): _____ Net Site Area: _____

For Residential: Condo Rental Single Family

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

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

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

Approximate project budget: _____

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:

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? _____

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

What is the proposed schedule of the project?

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

Exhibit A

4885-87 North Ravenswood Avenue

Existing Conditions Description

The subject property currently consists of a vacant single-family home and a 2 car detached garage on an oversized lot totaling 6,533.60 square feet. The current building has a front setback of 36.35 feet, a 1.78 foot alley setback, a 10.50 foot side yard setback and is approximately 30.50 feet tall. The current building is two full stories above grade with attic living space as a third finished floor.

The property is located on a corner lot bounded by a 13 foot public alley to the south and a 20 foot public alley to the east sides of the property. The property is a transit oriented development site pursuant to the City of Chicago TOD ordinance as it is approximately 900 feet to the Metra station at the corner of Lawrence and Ravenswood Avenues. As illustrated on the attached zoning map, the portion of Ravenswood Avenue that includes this property, between Lawrence Avenue and Winnemac Avenue includes a broad range of zoning designations and land uses, including, manufacturing/industrial, commercial office and retail, multi-family and single family residential.

Attached are a variety of site and area context photos.

Exhibit B: 4885-87 North Ravenswood Avenue Description of Project and Zoning Change Request

Chris and Mary Gardier are requesting a zoning change from the current RS-3 to RT-4 in order to construct a multi-family, owner occupied building containing four residential dwelling units, configured as a garden residence with three floors above.

The Gardiers are proposing to construct a PHIUS + Certified Passive House, which is the most rigorous, voluntary standard for energy efficiency in a building, reducing its ecological and carbon footprint. Passive House Institute United States, headquartered in Chicago, IL, has released a climate specific energy standard that allows not only for the least amount of energy consumption based on building a quality building envelope. It is a conservation first approach that results in ultra-low energy buildings that require little energy for space heating or cooling. The advanced modeling tools also model a building hygrothermally to ensure durability and proper moisture management through the assemblies. In essence, building to this standard, designs around the number one contributor to building failure, moisture, assuring that this building will be in great condition with little maintenance for several centuries, inline with Chicago's commitment to the 100 Resilient Cities initiative.

Passive design is not an attachment or supplement to architectural design, but a design process that is integrated with architectural design. In passive solar building design, windows, walls, and floors are made to collect, store, and distribute solar energy in the form of heat in the winter and reject solar heat in the summer. The key to design a passive solar building is to best take advantage of the local climate performing an accurate site analysis. Elements to be considered include window placement and size, and glazing type, thermal insulation, thermal mass, air leakage, and shading. Passive solar technologies use sunlight to reduce heating demands on the very low load active mechanical systems. Such technologies convert sunlight into usable heat (in water, air, and thermal mass), cause air-movement for ventilating, or future use, with little use of other energy sources. The solar PV power system is a power system designed to supply usable solar power by means of photovoltaics. It consists of an arrangement of several components, including solar panels to absorb and convert sunlight into electricity, a solar inverter to change the electric current from DC to AC, as well as mounting, cabling and other electrical accessories to set up a working system. The addition of the Solar PV will allow some of the units in the building to achieve net positive energy, meaning it will produce more energy that it consumes over the course of the year.

Chris and Mary are very committed to living, and making this substantial investment, in the area. In order to achieve their dream of constructing this environmentally friendly building, they plan to live in one of the units and rent the other three. The zoning change will allow them to achieve these economics, as well as the physical issues of achieving a taller structure necessary at this site for the property's solar access. The additional unit will also help to achieve certification because there will be more occupants in the same sized building thus decreasing the energy required by each individual occupant, as the number of bedrooms and occupants of the building is a key driver of the Primary Energy. Primary Energy is the amount of energy a building uses while factoring in the distribution losses of the grid. Chris, Mary and their architects are also aware of the neighbor to the north, who also makes use of solar PV, and have made sure that at no point during the year does the proposed building shade the neighbors' solar array across the side yard alley. It actually is a perfect companion for that existing property, as both properties will be helping to generate energy for their own use and putting excess clean energy into the grid for the neighborhood to use.

The Gardier's proposed home fits into the square footage, height, setbacks and other zoning requirements of the RT-4 district that they are requesting. Attached are architectural drawings of the proposed project including a site plan, elevations, floor and roof plans.