Alderman Cappleman’s 46th Ward Zoning and Development Application

ALL APPLICABLE SECTIONS OF THIS FORM SHOULD BE COMPLETED AND SUBMITTED BEFORE A MEETING IS SCHEDULED WITH THE ALDERMAN'S OFFICE. IF INFO IS NOT IMMEDIATELY AVAILABLE BUT IS RELEVANT TO THE PROJECT WRITE, “FUTURE”. ANY INFO NOT RELEVANT CAN BE MARKED, “N/A” OR BLANK.

Completed forms can be mailed, emailed or faxed to the 46th Ward office: 4544 N. Broadway Ave., Chicago IL, 60640 Email: info@james46.org Fax: 773-784-5033 (Subject: Development Application)

46th Ward Zoning and Development process summary for developers:
1. Fill out Application (below)
2. Meet with Alderman Cappleman
3. For large developments, meet with Ward Zoning & Development committee to present proposal
4. Present proposal at open public meeting
5. If necessary, attend meetings with neighborhood groups to address specific concerns
6. Meet with the Zoning and Development committee for final review
7. Decision announced by Alderman Cappleman the next business day
8. This process will conclude prior to any City of Chicago approvals
9. If a proposal is rejected, the developer may re-present the project with significant changes and at the discretion of the Alderman

The 46th Ward Zoning and Development Committee meets the last Monday of each month
For more information about the 46th Ward Zoning and Development process, please refer to the Developer and Committee Procedure Guidelines

Questions? Please call the 46th Ward Service office at 773-878-4646 or email tressa@james46.org
[SECTION A] – PLEASE COMPLETE ALL RELEVANT CONTACT INFORMATION

General Information

Project Name: 3901 North Broadway/730 Sheridan Road
Date Submitted: February 2, 2016
Owner’s Name: FOG BS, LLC
Owner’s Address: 420 East Waterside, Apt. 4410, Chicago, IL 60601
Owner’s Phone Number: 312.505.3900
Owner’s Fax Number:
Developer’s Name: Vermilion Development
Developer’s Address: 401 North Franklin Street, Suite 4 South, Chicago, IL 60654
Developer’s Phone Number: 312.525.8808
Developer’s Fax:
Developer’s Website: VermilionDevelopment.com
Architect’s Name: Hirsch Associates LLC
Contact: Howard Hirsch
Architect’s Address: 225 West Hubbard Street, Fifth Floor, Chicago, IL 60654
Architect’s Phone Number: 312.836.0011
Architect’s Fax Number:
Architect of Record’s Name: N/A
Architect of Record’s Address:
Architect of Record’s Phone Number: 
Architect of Record’s Fax Number: 
Architect of Record’s Website: 
General Contractor’s Name: TBD
Contact: 
General Contractor’s Address: 
General Contractor’s Phone Number: 
General Contractor’s Fax Number: 
General Contractor’s License Number: 

**Project Information**

Type of Construction: Rehab ☒ New Construction X Both None/Existing ☐
Project Location/Address: 3901 North Broadway/730 Sheridan Road
Brief description of project:

Eight-story mixed-use building with 100 apartments, 2,200 square feet of retail and 65 interior parking spaces.

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IF THE PROJECT IS AN EXISTING STRUCTURE WITH NO NEW CONSTRUCTION OR REHAB PLEASE FORGO THE REMAINDER OF SECTION A AND CONTINUE TO SECTION B

Name of current owner of property: FOG BS, LLC
If the applicant is not the owner, please describe agreement with owner:

Contract purchaser

If owned by land trust, name of beneficiary: N/A

Does the project include an Orange, Red, Landmark or National Register Historic Structure? If so, which?

No

Current Zoning Designation: B3-2

Do you plan to maintain the current zoning designation? Yes □ No X

If, so please complete SECTION B.

Building Use(s): Single Family □ Apartment □ Condominium □ Townhouse □ Commercial □ Mixed Use □ Office

□ Institutional  Other

Lot dimensions: _

Site Square Footage: _

Building Footprint: _

Building Height: From grade at curb to bottom of the ceiling joist of the highest habitable level:

_ _

From grade at curb to highest point of building (excluding chimneys, satellite dishes, HVAC units, etc):

_ _

Height of each floor measured from finished floor to the finished ceiling and any below-grade space, including but not limited to basement: _
Type of construction material to be used on all sides of the exterior:

[SECTION B] – COMPLETE SECTION IF PROJECT IS REQUESTING FINANCIAL SUPPORT FROM THE CITY OF CHICAGO AND/OR AN ALDERMANIC APPROVAL REQUEST SUCH AS REQUESTS FOR:

1. CURB CUTS
2. A LOADING ZONE
3. ZONING CHANGE
4. ENCROACHMENT OF THE PUBLIC WAY
5. SIGNAGE PERMIT

Requests

Do you plan to maintain the current zoning designation? Yes ☐ No X

If No, what would the proposed change be? Please list intended zoning designation and a brief description:

Zoning change from B3-2 to B3-5 with a planned development ordinance

Will there be a request for curb cuts? Yes X No ☐ Number: 3 Size 22'-0"

Location: Two on Broadway and one on Sheriday Road
Will there be a request for a loading zone? Yes ☐ No X Size: _
Location: _
Will there be any encroachment of the public right of way?: Yes ☐ No X If so, please describe:

Would any signage require a permit application/Aldermanic ordinance? Yes ☐ No X If yes, what is the total square footage of sign area? Please include pictures (digital preferred) or renderings. _
Are you seeking any financial assistance from the City of Chicago? Yes ☐ No X If yes, please select all that apply:

  TIF Assistance Requested amount: Yes ☐ No ☐
  Land write down or negotiated sale: Yes ☐ No ☐
  Tax Class L: Yes ☐ No ☐
  County Tax Abatement Program (e.g., Class 6- Industrial or 7- Commercial): Yes ☐ No ☐

FOR ANY REQUESTS PLEASE INCLUDE ALL RELEVANT DOCUMENTATION
[SECTION C] – COMPLETE SECTION IF PROJECT INCLUDES NEW CONSTRUCTION

Please list all current and recent development projects:

Harper Court, Hyde Park, Chicago, IL; University Hall, Indianapolis, IN;
GateWay at River City supportive living facility, Peoria, IL; Sohl Avenue residential care facility, Hammond, IN

Has the developer’s property(ies) been subject to legal action? Yes □ No X
If so, please explain the circumstances of the legal action:

Has a traffic study been completed: Yes □ No X
If yes, please attach document.

How many on-site parking spaces will be provided? 65 interior residential parking spaces
How will they be accessed?
Two driveways on Broadway Street

Will the project include bike parking and storage? Yes X No □
How will they be accessed?
Located within the garage

Where will the garbage dumpsters/cans for the property be located?:
Interior trash room, accessed from Broadway Street
Will the proposed project include any sustainable or “green” features such as a green roof, permeable pavement, car sharing, etc.? If so, please describe:

50% green roof and USGBC LEED certification

Will this project create any jobs? Yes X No □

If yes, please describe:

95 to 115 construction jobs and 7 permanent jobs

FOR ANY REQUESTS PLEASE INCLUDE ALL RELEVANT DOCUMENTATION
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[SECTION D] – SECTION MUST BE COMPLETED IF THE PROJECT FITS ANY OF THE FOLLOWING CRITERIA. BUILDINGS FITTING THESE CRITERIA MUST HAVE ALSO COMPLETED ALL PREVIOUS SECTIONS.

6. TIF FUNDING IS REQUESTED
7. PROJECT IS A PLANNED DEVELOPMENT
8. PROJECT COST IS GREATER THAN $10 MILLION
9. PROJECT INCLUDES AFFORDABLE HOUSING UNITS

Has financing been secured for this project? Yes  No X
If yes, please briefly describe the nature of the financing, and attach any appropriate additional description and documentation.

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Is the project within a TIF? If so, which?  No
If TIF assistance is requested, briefly describe the amount and nature of the request and attach any appropriate documentation.

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Is the proposed project a planned development? Yes X No
If the project is a planned development, briefly describe and attach appropriate documentation:

Eight-story mixed-use building with 100 apartments, 2,200 square feet of retail space and 65 interior parking spaces. See zoning analysis.

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Have you met with the Department of Housing and Economic Development regarding the project? Yes X No
Who is the DHED contact?: Noah Szafraniec
Contact’s Phone Number: 312.744.5798

Is the cost of this project above $10 Million? Yes\(\times\) No
If yes, what is the total estimated cost of this project? $20MM

Does the project proposal include affordable housing units? Yes\(\times\) No
If yes, please describe the affordable housing component and and attach any appropriate additional description and documentation.
3 affordable units on site and $875,000 contribution to the Affordable Housing Opportunity Fund