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| *NOWL - logo.jpg****Proposed***  ***Development / Project***  ***Questionnaire*** | *Please return completed questionnaire to:* | |
| ***42nd Ward***  ***Committee*** | Larry Gage, Chairperson & NOWL President  Email: ***Larry@neighborsofwestloop.com*** |
| ***27th Ward***  ***Committee*** | Bob Aiken, Chairperson & NOWL Vice President  Email: ***Bob@neighborsofwestloop.com*** |
| ***25th Ward***  ***Committee*** | Matt LeTourneau, Chairperson & NOWL Secretary  Email: Matt***@neighborsofwestloop.com*** |
| ***28th Ward***  ***Committee*** | May Toy, Chairperson & Parks Co-Chair  Email: ***May@neighborsofwestloop.com*** |
| *Completed by:* | Gabriel Leahu |
| *Date Completed:* | 10/28/2017 |
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| ***PROJECT INFORMATION & CONTACTS*** | | |
| *Project Name:* | Jackson Apartments | |
| *Project Address:* | 1220 W. Jackson | |
| *Owner/Developer(s):* | LG Development Group  2234 W. North Ave.  Chicago, IL 60647  (224)489-6393 | |
| *Architect(s):* | NORR  325 N. LaSalle  Chicago, IL  (312)424-2400 | |
| *Attorney(s):* | Acosta Ezgur  1030 W. Chicago  Chicago, IL  (312)327-3350 | |
| *Contractor(s):* | TBD | |
| *Consultant(s):* | TBD | |
| *Main Contact:* | Gabriel Leahu  (773)227-2850 | |
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| *Are there any other projects/properties within the Neighbors of the West Loop boundaries\* that the Owner/Developer(s) has a financial interest? If so, please list names & addresses:*  *\* Chicago River to the east, Grand Avenue to the north, Ogden & Ashland to the west, 290 Expressway to the south* | | |
| 111 S. Peoria | | |

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| *Are you seeking a rezoning, but not under a PD?* | No |
| * *If Yes, do you plan to submit the development under a T-1 Application? (Chicago Zoning Code 17-13-0301)* | Planned Development |
| * *If the answer to the above bullet point is “No”, will you consider submitting the development under a T-1 Application?* | Planned Development |

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| ***CURRENT SITE DESCRIPTION*** | | | |
| *Current Zoning + FAR:* | M1-3 | *Site Control of property?* | Yes |
| *TIF District, if applicable:* | N/A | *Planned Manufacturing?* | No |
| *Current Owner:* | Frederick Baker, Inc. | | |
| *Current Use:* | Surface parking lot and 3 story business location for Frederick Baker Inc. | | |
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| *Under the Current Zoning + FAR listed above, what is the tallest (measured ground to roof in feet) and highest (measured by either FAR or # of floors) structure you could build on the site?* | | | |
| There are no height restrictions in M zoned lots.  3.0 FAR is currently allowed. | | | |
| *Please describe the existing conditions of the site (attach site/area context photos):* | | | |
| Existing 3 story masonry building and surface parking lot. | | | |
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| ***DEVELOPMENT PROPOSAL*** | | | |
| *Pre-Bonus FAR:* | | 5.0 | |
| *Proposed Zoning + FAR:* | | DX-5 with 5.95 FAR | |
| *Proposed Use:* | | Rental Apartments | |
| *Are you seeking a zoning change?* | | Yes | |
| *Are you seeking a PD/PD Amendment?* | | Yes | |
| *Elective or Mandatory?* | | Mandatory | |
| *PD/PD Amendment trigger:* | | Unit Count | |
| *List all bonuses:* | | Neighborhood Opportunity Fund | |
| *New construction or rehab?* | | New Construction | |
| *Number of buildings:* | | 1 | |
| *Land cost or value?* | | $5MM-$7MM | |
| *Approximate project budget?* | | $30MM | |

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| **Building #1** | Answer or N/A |  | Answer or N/A |
| *Height (to roof/parapet):* | 115’-0” | *# Stories:* | 9 + Penthouse |
| *Height (to mech./penthouse):* | 127’-0” | *# Hotel Units:* | 0 |
| *Retail (ft2):* | 0 | *# Condo Units:* | 0 |
| *Restaurant (ft2):* | 0 | *# Rental Units:* | 166 |
| *Banquet/ballroom (ft2):* | 0 | *# Studio Units:* | 66 |
| *Office (ft2):* | 0 | *Avg. ft2 of Studio Unit:* | 416sf |
| *Manufacturing (ft2):* | 0 | *# Convertible/Jr.1Bd Units:* | 0 |
| *Warehouse (ft2):* | 0 | *Avg. ft2 of Convertible Unit:* | 0 |
| *Green space (ft2):* | 10,000sf | *# 1 Bedroom Units:* | 94 |
| *Dedicated dog run/area (ft2):* | N/A | *Avg. ft2 of 1 Bedroom Unit:* | 670sf |
| *Parking (total ft2):* | 10,000sf | *# 2 Bedroom Units:* | 6 |
| *# Parking spaces (total):* | 30 | *Avg. ft2 of 2 Bedroom Unit:* | 1,145sf |
| *# Deeded Parking spaces:* | 0 | *# 3 Bedroom Units:* | 0 |
| *# Rental Parking spaces:* | 30 | *Avg. ft2 of 3 Bedroom Unit:* | 0 |
| *# Public Parking spaces:* | 0 | *Avg. cost/ft2 – Rental units:* | $3.00 |
| *# Loading Berths:* | 1 | *Avg. cost/ft2 – Condo units:* | N/A |

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| **Building #2** | Answer or N/A |  | Answer or N/A |
| *Height (to roof/parapet):* |  | *# Stories:* |  |
| *Height (to mech./penthouse):* |  | *# Hotel Units:* |  |
| *Retail (ft2):* |  | *# Condo Units:* |  |
| *Restaurant (ft2):* |  | *# Rental Units:* |  |
| *Banquet/ballroom (ft2):* |  | *# Studio Units:* |  |
| *Office (ft2):* |  | *Avg. ft2 of Studio Unit:* |  |
| *Manufacturing (ft2):* |  | *# Convertible/Jr.1Bd Units:* |  |
| *Warehouse (ft2):* |  | *Avg. ft2 of Convertible Unit:* |  |
| *Green space (ft2):* |  | *# 1 Bedroom Units:* |  |
| *Dedicated dog run/area (ft2):* |  | *Avg. ft2 of 1 Bedroom Unit:* |  |
| *Parking (total ft2):* |  | *# 2 Bedroom Units:* |  |
| *# Parking spaces (total):* |  | *Avg. ft2 of 2 Bedroom Unit:* |  |
| *# Deeded Parking spaces:* |  | *# 3 Bedroom Units:* |  |
| *# Rental Parking spaces:* |  | *Avg. ft2 of 3 Bedroom Unit:* |  |
| *# Public Parking spaces:* |  | *Avg. cost/ft2 – Rental units:* |  |
| *# Loading Berths:* |  | *Avg. cost/ft2 – Condo units:* |  |

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| **BUILDING/SITE DESIGN** | |
| *Structure Type:* | Steel |
| *Exterior Surfaces:* | Glass and Masonry |
| *Garage Height:* | N/A |
| *Parking Entrance/Exit:* | 1 exit/entrance via Public Alley |
| *Delivery Location:* | 1 exit/entrance via Public Alley |
| *Setbacks (ground & upper level):* | Varies, see Plans |
| *LEED Certification type:* | Leed Certified |
| *Green/sustainable features:* | Varies, see Plans |
| *Project Amenities:* | Rooftop Amenity space |
| *Streetscaping:* | New sidewalks plantings |
| *Public green/open space:* | N/A |
| *Signage:* | N/A |
| *Exterior Lighting:* | TBD |

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| **Additional Information** | |
| *Any encroachments into the public right of way:* | No |
| * *If Yes, please describe:* |  |
| *Seeking Financial Assistance from the City?* | No |
| * *If Yes, please select all that apply:* |  |
| * *TIF assistance* |  |
| * *Land write down or negotiated sale* |  |
| * *Class L* |  |
| * *County Tax Abatement Program (ie., Class 6 - Industrial or 7 - Commercial)* |  |
| * *Other* |  |
| *Have you met with the Chicago Department of Planning and Development regarding the project?* | No |
| * *If Yes, DPD contact person:* |  |
| * *If Yes, date of last meeting:* |  |
| *Have you met with any other Chicago City Department/Agencies regarding the proposal?* | No |
| * *If Yes, please list name(s) & title(s):* |  |
| *Regarding this project, have you meet with any other community organizations?* | No |
| * *If Yes, please list organization(s)* |  |
| * *If Yes, did any organization approve the project?* |  |
| * *Did any organization raise any issues or changes requested? If so, please list issues/changes.* |  |
| *Have you conducted a traffic study?* | Currently in process |
| * *If Yes, list date of study and attach* |  |
| * *If No, do you have plans to do so?* |  |
| *Have you conducted an airflow study?* | No |
| * *If Yes, list date of study and attach* |  |
| * *If No, do you have plans to do so?* |  |
| *Have you conducted a shade study?* | Currently in process |
| * *If Yes, list date of study and attach* |  |
| * *If No, do you have plans to do so?* |  |
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| *What is the proposed schedule for the project (i.e. next steps, planning commission, ideal break ground, time from ground breaking to completion, etc.)?* | |
| Next Steps:   1. Meet community groups 2. Host community meetings 3. File for DPD review 4. Finish Zoning entitlements and Permits 5. Commence construction (roughly 9-12 months from step #1) 6. 15 month Construction duration | |

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| *May we post/publish the answers provided here on our website?* |
| Yes |

***Please email this completed questionnaire to the***

***NOWL Chairperson for the applicable Ward listed on Page 1.***