



**PROPOSED
DEVELOPMENT / PROJECT
QUESTIONNAIRE**

Please return completed questionnaire to:	
Matt Letourneau, Development Committee Chairperson Email: Matt@neighborsofwestloop.com	
42nd Ward Representative	Nick Sickler Email: Nick@neighborsofwestloop.com
27th Ward Representative	Lena Elias-Bluett Email: Lena@neighborsofwestloop.com
25th Ward Representative	Matt Letourneau Email: Matt@neighborsofwestloop.com
28th Ward Representative	May Toy Email: May@neighborsofwestloop.com
<i>Completed by:</i>	Katie Jahnke Dale
<i>Date Completed:</i>	December 10, 2018

PROJECT INFORMATION & CONTACTS	
<i>Project Name:</i>	120 North Green
<i>Project Address:</i>	118-134 North Green Street / 833-839 West Randolph Street
<i>Owner/Developer(s):</i>	Main Third Bowl, LLC / 150 N. Michigan, # 3610, Chicago, IL 60601
<i>Architect(s):</i>	Linear Architects
<i>Attorney(s):</i>	DLA Piper LLP (US), Katie Jahnke Dale, (312) 368-2153 / Rich Klawiter, (312) 368-7243 / 444 West Lake Street, Suite 900, Chicago, IL 60606
<i>Contractor(s):</i>	N/A
<i>Consultant(s):</i>	N/A
<i>Main Contact:</i>	Kurt Pairitz / (312) 252-1400 / kpairitz@newcastlelimited.com

<p><i>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:</i></p> <p><i>* Chicago River to the east, Grand Avenue to the north, Ogden & Ashland to the west, 290 Expressway to the south</i></p>
<p>815 W. Randolph / 833 W. Randolph (120 Green) / 855 W. Randolph / 1012 W. Randolph / 112 N. Green / 832 W. Washington / 119 N. Peoria / 210 N. Morgan / 220 N. Morgan / 945 W. Fulton / 24 S. Morgan.</p>

Are you seeking a rezoning, but not under a Planned Development ?	Yes
➤ If Yes, do you plan to submit the development under a Type-1 Application? (Chicago Zoning Code 17-13-0301)	Yes
➤ If the answer to the above bullet point is "No", will you consider submitting the development under a Type-1 Application?	N/A
Do you plan to apply for the Neighborhood Opportunity Bonus ? ➤ If yes, please provide details	No

CURRENT SITE DESCRIPTION			
<u>Current Zoning + Floor Area Ratio (FAR):</u>	DX-3 Downtown Mixed-Use District (6.48)	<u>Site Control of property?</u>	Yes
<u>Tax Increment Financing (TIF) District, if applicable:</u>	No	<u>Within a Planned Manufacturing District (PMD)?</u>	No
<u>Current Owner:</u>	Main Third Bowl LLC		
<u>Current Use:</u>	Existing commercial/residential building		

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?

3.0

Please describe the existing conditions of the site (attach site/area context photos):

Existing building that contains ground floor commercial with dwelling units above, only 12 of which are legally recognized. The proposed technical amendment is necessary to bring 34 additional existing units into compliance with zoning.

DEVELOPMENT PROPOSAL	
<u>Pre-Bonus FAR:</u>	6.48 Existing to remain
<u>Proposed Zoning + FAR:</u>	DX-3 Downtown Mixed-Used District (Type 1) / 6.48 existing to remain
<u>Proposed Use:</u>	Renovation of existing dwelling units
<u>Are you seeking a zoning change?</u>	Yes
<u>Are you seeking a PD/PD Amendment?</u>	No
<u>Elective or Mandatory?</u>	N/A
<u>PD/PD Amendment trigger:</u>	N/A
<u>List all bonuses:</u>	N/A
<u>New construction or rehab?</u>	Rehab
<u>Number of buildings:</u>	One
<u>Land cost or value?</u>	
<u>Approximate project budget?</u>	TBD

Building #1	Answer or N/A		Answer or N/A
Height (to roof/parapet):	103'	# Stories:	
Height (to mech./penthouse):		# Hotel Units:	
Retail (ft ²):		# Condo Units:	
Restaurant (ft ²):		# Rental Units:	46
Banquet/ballroom (ft ²):		# Studio Units:	
Office (ft ²):		Avg. ft ² of Studio Unit:	
Manufacturing (ft ²):		# Convertible/Jr. 1Bd Units:	
Warehouse (ft ²):		Avg. ft ² of Convertible Unit:	
Green space (ft ²):		# 1 Bedroom Units:	
Dedicated dog run/area (ft ²):		Avg. ft ² of 1 Bedroom Unit:	
Parking (total ft ²):		# 2 Bedroom Units:	
# Parking spaces (total):	0	Avg. ft ² of 2 Bedroom Unit:	
# Deeded Parking spaces:		# 3 Bedroom Units:	
# Rental Parking spaces:		Avg. ft ² of 3 Bedroom Unit:	
# Public Parking spaces:		Avg. cost/ft ² – Rental units:	
# Loading Berths:		Avg. cost/ft ² – Condo units:	

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

Building/Site Design	
<i>Structure Type:</i>	Existing to remain.
<i>Exterior Surfaces:</i>	Brick
<i>Garage Height:</i>	N/A
<i>Parking Entrance/Exit:</i>	N/A
<i>Delivery Location:</i>	N/A
<i>Setbacks (ground & upper level):</i>	Existing
<i>LEED Certification type:</i>	N/A
<i>Green/sustainable features:</i>	Reuse of existing building
<i>Project Amenities:</i>	
<i>Streetscaping:</i>	Per CDOT requirements
<i>Public green/open space:</i>	N/A
<i>Signage:</i>	N/A
<i>Exterior Lighting:</i>	N/A

West Loop Design Guidelines	
<i>Please complete and attach the West Loop Design Guidelines Checklist.</i>	No exterior modifications are proposed as part of this project
➤ <i>Please highlight elements of your project that adhere to the Design Guidelines:</i>	
➤ <i>Please identify any Design Guidelines that the project does not observe (and explain why):</i>	

Additional Information	
<p><i>Any encroachments into the public right of way:</i></p> <p>➤ <i>If Yes, please describe:</i></p>	N/A
<p><i>Seeking Financial Assistance from the City?</i></p> <p>➤ <i>If Yes, please select all that apply:</i></p> <p><input type="checkbox"/> <i>TIF assistance</i></p> <p><input type="checkbox"/> <i>Land write down or negotiated sale</i></p> <p><input type="checkbox"/> <i>Class L</i></p> <p><input type="checkbox"/> <i>County Tax Abatement Program (ie., Class 6 - Industrial or 7 - Commercial)</i></p> <p><input type="checkbox"/> <i>Other</i></p>	No
<p><i>Have you met with the Chicago Department of Planning and Development (DPD) regarding the project?</i></p> <p>➤ <i>If Yes, DPD contact person:</i></p> <p>➤ <i>If Yes, date of last meeting:</i></p>	<p>Yes</p> <p>Anna Robles</p> <p>October 2018</p>
<p><i>Have you met with any other Chicago City Department/Agencies regarding the proposal?</i></p> <p>➤ <i>If Yes, please list name(s) & title(s):</i></p>	No
<p><i>Regarding this project, have you meet with any other community organizations?</i></p> <p>➤ <i>If Yes, please list organization(s)</i></p> <p>➤ <i>If Yes, did any organization approve the project?</i></p> <p>➤ <i>Did any organization raise any issues or changes requested? If so, please list issues/changes.</i></p>	<p>Yes</p> <p>WCA</p> <p>Yes</p> <p>No</p>
<p><i>Have you conducted a traffic study?</i></p> <p>➤ <i>If Yes, list date of study and attach</i></p> <p>➤ <i>If No, do you have plans to do so?</i></p>	No
<p><i>Have you conducted an airflow study?</i></p> <p>➤ <i>If Yes, list date of study and attach</i></p> <p>➤ <i>If No, do you have plans to do so?</i></p>	No

<i>Have you conducted a shade study?</i> ➤ <i>If Yes, list date of study and attach</i> ➤ <i>If No, do you have plans to do so?</i>	No
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<i>What is the proposed schedule for the project (i.e. next steps, planning commission, ideal break ground, time from ground breaking to completion, etc.)?</i>
Introduced Type-1 Zoning Application October 2018.

<i>May we post/publish the answers provided here on our website?</i>
Yes

<i>Please advise if there is any reason why the information provided in this questionnaire cannot be distributed to the community.</i>

Please email this completed questionnaire to the NOWL Development Committee Chairperson listed on Page 1.