



**PROPOSED
DEVELOPMENT / PROJECT
QUESTIONNAIRE**

<i>Please return completed questionnaire to:</i>	
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 / Rich Klawiter
<i>Date Completed:</i>	1/14/19

PROJECT INFORMATION & CONTACTS	
<i>Project Name:</i>	19 N. May
<i>Project Address:</i>	1115 West Washington Boulevard and 19-27 North May Street
<i>Owner/Developer(s):</i>	19N. May LLC and 1115 West Washington LLC Dominic Sulo / 708-254-4878 / dominic@sulodevelopment.com
<i>Architect(s):</i>	Lamar Johnson Collaborative 300 N. Elizabeth, Suite 200, Chicago, IL 60607
<i>Attorney(s):</i>	DLA Piper LLP (US), Katie Jahnke Dale, 312-368-2153 444 West Lake St., Ste. 900, Chicago, IL 60606
<i>Contractor(s):</i>	TBD
<i>Consultant(s):</i>	TBD
<i>Main Contact:</i>	Dominic Sulo / 708-254-4878 / dominic@sulodevelopment.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><small>* Chicago River to the east, Grand Avenue to the north, Ogden & Ashland to the west, 290 Expressway to the south</small></p>
<p>Hayden West Loop</p>

Are you seeking a rezoning, but not under a Planned Development ?	N/A
➤ If Yes, do you plan to submit the development under a Type-1 Application? (Chicago Zoning Code 17-13-0301)	N/A
➤ 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	Yes (Approx. \$3,027,328)

CURRENT SITE DESCRIPTION			
Current Zoning + <u>Floor Area Ratio</u> (FAR):	RPD 1357	Site Control of property?	Yes
<u>Tax Increment Financing</u> (TIF) District, if applicable:	N/A	Within a <u>Planned Manufacturing District</u> (PMD)?	No
Current Owner:	19 N May LLC and 1115 West Washington LLC		
Current Use:	Vacant / Residential under construction		

<p><i>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?</i></p>
<p>Over 130' triggers PD in underlying DX-5 District</p>
<p><i>Please describe the existing conditions of the site (attach site/area context photos):</i></p>
<p>Vacant / Residential under construction</p>

DEVELOPMENT PROPOSAL	
Pre-Bonus FAR:	5.0
Proposed Zoning + FAR:	RPD No. 1357, as amended / FAR 8.1
Proposed Use:	Residential
Are you seeking a zoning change?	Yes - PD Amendment
Are you seeking a PD/ PD Amendment? Elective or Mandatory?	Yes Mandatory
PD/ PD Amendment trigger:	Amendment to existing PD
List all bonuses:	Neighborhood Opportunity Bonus (Approx. \$3,027,328)
New construction or rehab?	New construction
Number of buildings:	2
Land cost or value?	
Approximate project budget?	

Building #1	Answer or N/A		Answer or N/A
Height (to roof/parapet):	107'2"	# Stories:	9
Height (to mech./penthouse):		# Hotel Units:	
Retail (ft ²):		# Condo Units:	28
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):	42	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):	240'3"	# Stories:	18
Height (to mech./penthouse):		# Hotel Units:	
Retail (ft ²):		# Condo Units:	73
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):	84	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>	Concrete
<i>Exterior Surfaces:</i>	Masonry, metal panels, glass
<i>Garage Height:</i>	Within podium, fronted by townhomes
<i>Parking Entrance/Exit:</i>	From north and south alleys
<i>Delivery Location:</i>	N/A
<i>Setbacks (ground & upper level):</i>	0' at ground; varies above
<i>LEED Certification type:</i>	N/A
<i>Green/sustainable features:</i>	Per City sustainability matrix
<i>Project Amenities:</i>	Dog run and wash
<i>Streetscaping:</i>	Planters, trees
<i>Public green/open space:</i>	None
<i>Signage:</i>	TBD
<i>Exterior Lighting:</i>	TBD

West Loop Design Guidelines	
<i>Please complete and attach the West Loop Design Guidelines Checklist.</i>	See attached.
➤ <i>Please highlight elements of your project that adhere to the Design Guidelines:</i>	See attached
➤ <i>Please identify any Design Guidelines that the project does not observe (and explain why):</i>	N/A

Additional Information	
<p><i>Any encroachments into the public right of way:</i></p> <p>➤ <i>If Yes, please describe:</i></p>	No
<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>Noah Szafraniec</p> <p>December 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>	<p>Yes</p> <p>CDOT</p>
<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>WLCO, WCA</p> <p>Pending</p> <p>Pending</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>	In progress
<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

<p><i>Have you conducted a shade study?</i></p> <ul style="list-style-type: none">➤ <i>If Yes, list date of study and attach</i>➤ <i>If No, do you have plans to do so?</i>	<p>Pending</p>
--	----------------

<p><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></p>
<p>PD filed December 2018, Project start Fall 2019, Completion by Spring 2021</p>

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

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