

Central Lake View Neighbors

DEVELOPER'S CHECKLIST

This checklist is designed for all developers and applicants seeking the endorsement of CLVN for:

- Zoning Map Amendments (Zoning Change)
- Zoning Variances
- Special Use Permits
- Liquor License/Beer Garden License

The purpose of the checklist is to inform the neighbors about your project and to iron out any issues, differences or disputes that may arise as a result of your project and its impact on the surrounding properties and neighborhood. Please complete both sides of the checklist and deliver to the President of CLVN a CLVN meeting.

At the presentation, Developer must provide a survey of the entire property prepared by a licensed surveyor not more than sixty (60) days old, a site plan showing footprint of building on the site, proposed setbacks from property lines, parking layout, number of parking spaces, driveways, sidewalks and landscaping. Developer must provide exterior building elevations from street grade to roofline (all exterior building sides) with details on materials to be used on the exterior. A sample board of all exteriors must be provided at presentation (if applicable). Developer must also provide basic interior floor plans.

GENERAL INFORMATION

Developer's Name Contact: Jennie Berger, Manager Property People LLC

Developer's Address: 6351 W. Montrose Ave #113 Chicago IL 60634

Developer's Phone Number: cell: 865-258-2779

Fax Number: n/A

Architect's Name: Axios Architects + Consultants LTD.

Contact: Bill Kokalias

Architect's Address: 188 N. Wells St. #300 Chicago IL 60606

Architect's Phone Number: 312-750-1333

Fax Number: n/A

Architect of Record's Name: Axios Architects + Consultants LTD

Architect of Record's Address: Same

Architect of Record's Phone Number: Same

Fax Number: _____

General Contractor's Name: Property People LLC

Contact: Jennie Berger, Manager

General Contractor's Address: 6351 W. Montrose Ave #113 Chicago IL 60605

General Contractor's Phone Number: cell: 865-258-2779

Fax Number: _____

Who will be representing the Developer at presentation to CLVN? Jennie Berger, Gregory Kyler, Nick Fiklas (att)

Representative's Phone Number: 865-258-2779

Fax Number: _____

PROJECT INFORMATION

Project location/address: 3035 N. Sheffield Ave Chicago IL 60657

Does Developer own the site or is it under contract? OWN

Name of current owner of property: North South Ventures LLC

If owned by land trust, name of beneficiary: _____

Does the property have landmark status? Yes ☐ No ☒ Is property located in a landmark district? Yes ☐

No ☒

Brief description of project: Tear down existing SFH and build brand new luxury 3-unit condo building with rooftop deck, 3 car garage with rooftop deck. 4 story building. Fence surround.

Project type: Single Family ☐ Apartment ☐ Condominium ☒ Townhouse ☐ Commercial ☐
Mixed Use ☐ Office ☐
Type of construction: Rehab ☐ New Construction ☒ Both ☐ Number of units: Residential **3**
Commercial
Lot dimensions: 25' x 124' 6"
Site square footage: 3115 SF Building
footprint: 22' wide x 81' long
Building height: From grade at curb to bottom of the ceiling joist of highest habitable level: 45'
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:
First floor: 9' Second floor: 9' Third floor: 9' Fourth 9'
floor:
Building design/style: modern

Type of construction material to be used on all sides of the exterior: Modular Brick, Cement fiber board, aluminum cladding

How many on-site parking spaces will be provided?

3 - car garage

How will they be accessed? Via the alley behind the building

Will there be a request for curb cuts? Yes ☐ No ☒ Number _____ Size _____ Location _____

Where will the garbage dumpsters/cans for the property be located? On the property

Will there be: Rooftop deck ☒ Balconies ☒ Exterior stairwells ☐ Separate loading area

☐ Below grade patio ☒

Percentage of lot devoted to green space: _____

Selling price of units (optional): Duplex down: \$1.1MM / simplex \$775K / Duplex up \$1.3MM

ZONING/VARIANCE INFORMATION

	CURRENT ZONING	PROPOSED
Zoning Classification (including special district, if applicable)	B3-2	B3-2
F.A.R. (Floor Area Ratio = Total Floor Area Lot Area)	2.2	2.09
Maximum Number of Units	3	3
Maximum Buildable Floor Area	6853	6499

Maximum Height	45'	45'
Front Yard Setback	0'	7' 2 3/16"
Rear Yard Setback	30'	36'-5"
Side Yard Setback	0'	3'
Parking Spaces		3 (garage)
Loading Berth/Dock		
Total Square Footage of Building (including parking areas and nonhabitable spaces)		

Zoning relief required for project and reason: Seeking special use to provide -
residential dwelling unit on ground level. Seeking
Variance to increase garage accessory building from
480 sq ft to 525 sq ft.

Would you be willing to sign a restrictive covenant as to maximum F.A.R., number of dwelling units and minimum number of parking and loading spaces, exterior decor, landscaping, etc., if proposed by CLVN?
 Yes ☒ No ☐

ADDITIONAL INFORMATION

IMPORTANT: The Chicago Zoning Ordinance Requires that before a variance can be granted, the owner must show: 1) that strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; and (2) that the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance (See Sec. 17-1-0500).

Please State how compliance with the Zoning Ordinance would create practical difficulties or particular hardships for this property. (Note – You must state how you meet the standards for a variance (if you will be applying for a variance) as set forth at 17-13-1107A, B, and C of the Chicago Zoning Ordinance, which are reprinted on the last page of this application). Similarly, if you seek an administrative adjustment, you must state how you meet approval standards in 17-13-1006.

The Applicant is seeking a Special Use to permit residential uses below the second
floor of the proposed building. The proposed all-residential building will replace an
existing all-residential building at the subject property. Given the current
conditions of the retail market, the Applicant is concerned about the financial
viability of a new retail space. At the same time, the Applicant is confident in the
demand for residential units in the neighborhood. The design and configuration of
this new building will closely mirror the style of other nearby buildings on the block,
so as to maintain the character and integrity of the neighborhood.

The information provided above is true and accurate to the best of my knowledge and belief.

DATE: 5/4/22 Jennie Bory, Manager North South Ventures
OWNER OF PROPERTY LLC

DATE: 5/4/22 Jennie Bory, Manager Property People LLC
DEVELOPER

DATE: 5/4/22 Bill Kovalias, Axios Architects
ARCHITECT OF RECORD

The following is reprinted from the Chicago Zoning Ordinance, May 2006.

17-13-1107-A Approval Criteria

The Zoning Board of Appeals may not approve a *variation* unless it makes findings, based upon the evidence presented to it in each specific case, that:

1. strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; and
2. the requested *variation* is consistent with the stated purpose and intent of this Zoning Ordinance (See Sec. 17-1-0500).

17-13-1107-B Evidence of Practical Difficulties or Particular Hardship

In order to determine that practical difficulties or particular hardships exist, the Zoning Board of Appeals must find evidence of each of the following:

1. the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance;
2. the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and
3. The *variation*, if granted, will not alter the essential character of the neighborhood.

17-13-1107-C Other Review Factors

In making its determination of whether practical difficulties or particular hardships exist, the Zoning Board of Appeals must take into consideration the extent to which evidence has been submitted substantiating the following facts:

1. the particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the *property owner* as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
2. the conditions upon which the petition for a *variation* is based would not be applicable, generally, to other property within the same zoning classification;
3. the purpose of the *variation* is not based exclusively upon a desire to make more money out of the property;
4. the alleged practical difficulty or particular hardship has not been created by any person presently having an interest in the property;
5. the granting of the *variation* will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
6. The proposed *variation* will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

CLVN 4/2006

