

Daniel La Spata

ALDERMAN, 1ST WARD
1958 N. MILWAUKEE AVE.
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CITY OF CHICAGO CITY COUNCIL



CITY HALL
2ND FLOOR - OFFICE #13
121 NORTH LASALLE STREET
CHICAGO, ILLINOIS 60602

Committees

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Housing and Real Estate
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Special Events, Cultural Affairs
and Recreation

Thank you for inquiring about a zoning map amendment. In order to discuss this case with Alderman La Spata's office, please send the following information to Nicholas Zettel, AICP Candidate, nicholaszettel@the1stward.com, or deliver to the 1st Ward Office (1958 N Milwaukee, Chicago IL, 60647).

1. Applicant Information: please provide the Names, Addresses, Phone Numbers, Fax Numbers, and E-mail Addresses:
 - a. Developer (if an LLC, please provide Manager, Agent, and names of all owners who will benefit from this project).
 - b. Attorney
 - c. Architect
 - d. General Contractor
 - e. Financing Agent (any Banks, Investors, Businesses, Individuals or other entities providing debt or equity)If necessary, please provide an ownership chart.

2. Subject Lot Addresses and PINs

3. Plat of survey

4. Who is the owner of the lot? If the property is under contract, please describe the terms and subject dates for zoning contingency.

5. Will the current applicant be the owner once the project is completed? Please describe any expected ownership changes once the project is completed, including who expects to hold or manage the property, or whether any new LLCs will be formed once the project is financed.

6. What is the proposed cost of the development?
 - a. Acquisition
 - b. Construction
 - c. Soft Costs (Please itemize, including any developer fee)

7. Who is financing the project? What is the expected rate of return?

8. Please provide a detailed description of proposal, including site plans, and a bulk and density table.

9. Please provide a construction management plan, to be signed by adjacent property owners to ensure quality development.

10. Please provide a Fair Housing marketing plan, including marketing plans to include Housing Choice Voucher applicants, and efforts to Affirmatively Further Fair Housing.

11. Municipal Code 17-13-0308 maintains that a zoning map amendment is made "in the best interests of the public health, safety, and general welfare," and provides five criteria for reviewing zoning map amendments. In addition to the private benefit to the owner, please demonstrate the community benefit that your development will provide according to this section of the Municipal Code.

12. What is the particular hardship of the existing zoning designation and lot that necessitates amending the map?