

Daniel La Spata

ALDERMAN, 1ST WARD
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CITY OF CHICAGO CITY COUNCIL



CITY HALL
3RD FLOOR - ROOM 300
121 NORTH LASALLE STREET
CHICAGO, ILLINOIS 60602

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In order to discuss your zoning proposal with Alderman La Spata, please send the following information to Nicholas Zettel, AICP, nicholaszettel@the1stward.com

- (1) Applicant information: please provide names, addresses, phone numbers, and email addresses for the (a) developer; (b) attorney; (c) architect; (d) general contractor; (e) financing agent (any banks, investors, businesses, or other entities providing debt or equity).
- (2) Please provide a letter evidencing financing for your project, which may include a statement from individuals providing equity, to demonstrate the feasibility of building your project.
- (3) Who owns the lot? If the property is under contract, what is the zoning contingency?
- (4) Will the current applicant own the project once it is completed? Please provide 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.
- (5) What is the proposed pro forma? Including: acquisition, construction, and soft costs; equity and debt structure; expected sale and holding assumptions; and expected rate of return.
- (6) Please provide a detailed description of the proposal, including site plans and a bulk & density table.
- (7) Please provide a fair housing marketing plan, including marketing plans to including Housing Choice Voucher applicants for your housing options. Please indicate your willingness to participate in a voluntary affordable housing finance program, including by the CHA; the City; or Cook County.
- (8) Please demonstrate how your proposal meets the Municipal Code criteria of 17-13-0308.
- (9) Please provide a detailed design review summary, demonstrating any building(s) you are using for reference points and providing details on the types of materials you will be using. Please list any design alternatives you will be willing to consider during community review to ensure quality design.
- (10) What is your hardship that necessitates a zoning change? What is (are) your "by-right" alternative(s) for the property under the current zoning?