ZONING INFORMATION FORM
33rd Ward
Alderman Deb Mell

CONTACT INFORMATION:
FULL ADDRESS of the property Applicant is seeking to rezone:
3324 North Elston Avenue and 2854-58 West Belmont Avenue, Chicago, Illinois

PROJECT NAME: N/A
APPLICANT: Dorel Ardelean, c/o Law Offices of Samuel V.P. Banks
ADDRESS: 221 North LaSalle Street, 38th Floor
CITY: Chicago STATE: Illinois ZIP CODE: 60657
PHONE: 312-782-1983 CONTACT PERSON: Sara Barnes EMAIL: sara@sambankslaw.com

Is the Applicant the owner of the property? Yes
If the Applicant is not the owner of the property, please provide the following information regarding the owner, and attach written authorization from the owner allowing the application to proceed.
OWNER: Same As Above
ADDRESS: _____________________________________
CITY: __________ STATE: ________ ZIP CODE: ________
PHONE: ___/___/____ CONTACT PERSON: __________________ EMAIL: _________________________

If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:
ATTORNEY: Sara Barnes, Law Offices of Samuel V.P. Banks
PHONE: 312-782-1983
PROJECT INFORMATION:
1. Present Zoning: C1-1
3. Current Use of the Property: The property is situated on an irregularly shaped parcel, which is currently improved with a one-story concrete block building (Elston) and one-story brick building (Belmont)
4. New Construction
5. Describe in detail the relief you are seeking (e.g., re-zoning, special use, planned development, variation, administrative adjustment)
The Applicant is seeking a Zoning Change (Map Amendment), with possible Special Use, in order to re-develop the property with three (3) new all residential (condominium) buildings = two three-story, six-unit, buildings and one, three-story, nine-unit building.
6. Who currently maintains the property? (e.g., owner, contract purchaser or lessee)? Owner

PROJECT DESIGN:
1. For Residential: Condo
2. For Office/Retail:
   Total SF of office: ___________ Total SF of retail: _________________
3. For Industrial:
   Total SF of warehouse: _______ Total SF of manufacturing: _______________
4. Parking/Loading:
   # of accessory spaces: 20 # of non-accessory: N/A # of loading berths: N/A
   Approximate project budget: ______________

RENDERINGS:
Please provide site renderings that include the following; check off to indicate information is provided.

1. Size (in square footage)
   Land: _____ Building Footprint(s): _____ Parking: _____
   PLEASE SEE ATTACHED
2. Parking & Traffic Flow
   Spaces required: _____ Spaces provided: _____ Curb Cuts/Driveways: _____
   PLEASE SEE ATTACHED
3. Building Design
   Type of construction/materials: _____
   Exterior appearance: _____ Interior layout: _____
   PLEASE SEE ATTACHED

ADDITIONAL INFORMATION:
1. Please describe any sustainable features of the proposed project (e.g., Green Roof, LEED Certified, recycled material, permeable pavement, storm water management features):
   An underground water retention system will be provided for each building. Energy Star appliances will be used for each unit.
2. Does the project include an Orange, Red, Landmark or National Register Historic Structure? No If so, please list: _______________________________
3. Any encroachments into the public right of way: No

4. Any signage which would require a permit application/Aldermanic Ordinance? No (Please attach application or rendering for public way use.)

5. Are you seeking the City’s Financial Assistance? No
If yes, please describe:

6. Is this project within 1,200ft of a train station? (Transit Orientated Development eligible) No

7. If a residential project, are any affordable units required? No

8. If yes, how many are required? N/A

9. If a residential project, are any affordable units being proposed? No

10. If yes, how many affordable units are proposed? N/A

11. Have you met with any city department with regarding the project? No

12. If so, contact info:

DEVELOPMENT TEAM:

1. Experience in similar projects:
Names and addresses of projects

Role in project development

2. Architect for this project: Laszlo Simovic Architects, LLC Laszlo@laszloarch.com

PLEASE DESCRIBE YOUR TIME LINE:
(Planning, Financing, Acquisition, Plans & Specifications, Construction, Completion, Lease-up)

The project will be developed in three (3) phases – one per building. The 1st Phase will be for construction of the building fronting on Elston – anticipated to begin late-July 2015 and be completed within nine-months thereof (April 2016). The 2nd Phase (Building No. 2) will begin construction within 30 days thereafter and, similarly, take approximately nine-months to complete. The 3rd Phase (Building No. 3) will follow, accordingly.

The overall construction budget is 6.4 million dollars, approximately.