



# Application for Zoning Change

Applicant Name: Heartland Housing, Inc.

Address: 208 South LaSalle Street City: Chicago

State: IL Zip: 60604

Telephone: 312-660-1300 Ce Il Phone: \_\_\_\_\_

Email: bandrews@heartlandalliance.org

Agent Name: N/A

Address: \_\_\_\_\_ City: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Property Address (Es): 1760 State Street

Current Zoning: I-1 Restricted Industrial

Proposed Zoning: I-1 with a FD-Flex Development Overlay

Current/Most Recent Property Use: Industrial

Proposed Use: Multifamily



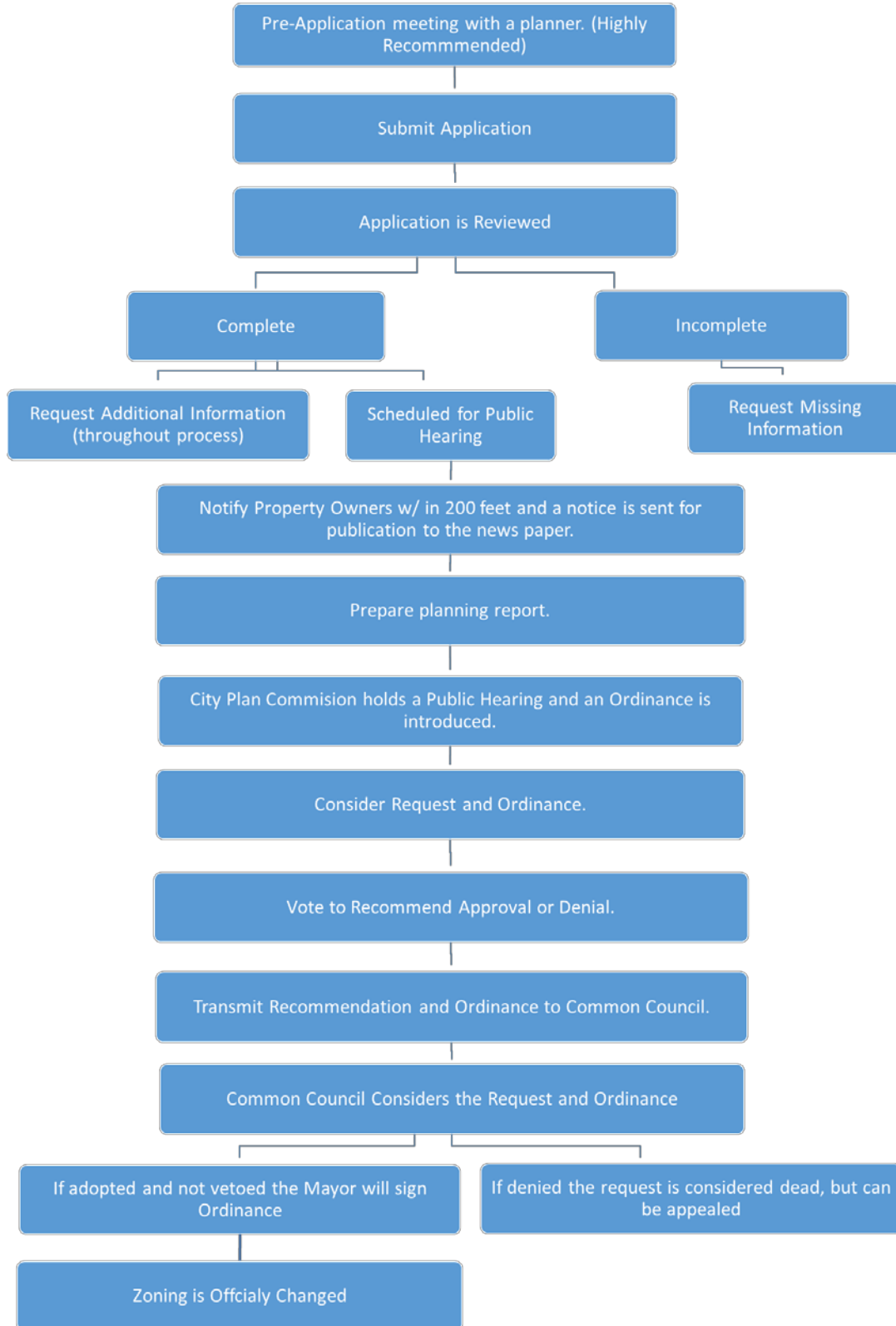


The application will be evaluated using the standards of Sec. 114-154 of the Municipal Code, (below). Please use the space to justify and explain how your proposal addresses these conditions; use an additional sheet if necessary.

- (a) The plan commission shall submit recommendations to the common council within 60 days of receipt of the application for amendment. Extension of this time period may be allowed by mutual consent of applicant and plan commission. Where the purpose and effect of the proposed amendment is to change the zoning classification of a particular property, the plan commission shall make findings based upon the evidence presented to it in each specific case with respect to, but not limited to, the following matters:
- 1) Existing uses of property within the general area of the property in question;  
The existing properties that surround the site in question are mostly commercial and residential in nature. There are mixture of for sale businesses and residential structures.
  - 2) The zoning classification of property within the general area of the property in question;  
The majority zoning classifications include business and residential distinctions, most notably B-2 to the south and R-3 to the north and east.
  - 3) The suitability of the property in question to the uses permitted under the existing zoning classification;  
The City currently zones 1760 State Street as I-1. For the current use, the current operator is in accordance with the zoning code. For the purposed use, it would need a rezoning designation.
  - 4) The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classification; and  
Current redevelopment efforts are occurring northwest of the site that are similar to the rezoning here. This would be in a similar capacity asking to change industrial use into multifamily.
  - 5) The objectives of the current land use plan for the city.  
This rezoning would mostly encompass the goals of providing a range of housing choices and redevelopment for low income households.
- (b) The plan commission shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such amendment is not detrimental to the public interest. The plan commission may recommend the adoption of an amendment changing the zoning classification of the property in question to any higher classification than that requested by the applicant. For the purpose of this subsection, the R1 district shall be considered the lowest classification.



## Application Review Process





If the required supplemental materials, which constitute a completed application, are not submitted, the application will not be processed.

**Required Submittal Format**

1. An electronic submission via email/USB drive/CD/Download link; and
2. One (1) paper copy, no larger than 11” x 17” size.

Required Submittal Item	Applicant Submitted	City Received
1. Zoning Change Application		
2. Written description of project, including: <ol style="list-style-type: none"> <li>a. Hours of operation</li> <li>b. Anticipated delivery schedule</li> <li>c. Maintenance plan</li> <li>d. General use of the building and lot</li> </ol>	<input checked="" type="checkbox"/>	
3. Zoning Analysis Table <ol style="list-style-type: none"> <li>a. Land area (in acres and square feet)</li> <li>b. Building area (in square feet)</li> <li>c. Setbacks (required yards in feet)</li> <li>d. Floor Area Ratio (building area divided by lot area)</li> <li>e. Lot Coverage (building footprint divided by lot area)</li> <li>f. Height of all buildings and structures</li> <li>g. Percentage of greenspace (landscaped areas divided by lot area)</li> <li>h. Parking spaces</li> </ol>	<input checked="" type="checkbox"/>	
4. Review Fee	<input checked="" type="checkbox"/>	

**Acknowledgement and authorization signatures**

The signature(s) hereby certify that the statements made by myself and constituting part of this application are true and correct. I am fully aware that any misrepresentation of any information on this application may be grounds for denial of this application.

Owner Signature (acknowledgement and authorization): \_\_\_\_\_ Date: \_\_\_\_\_

Applicant Signature (acknowledgement): Benjamin Andrews Date: 10/30/2020





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Owner Signature (acknowledgement and authorization): \_\_\_\_\_ Date: 10/29/2020

Applicant Signature (acknowledgement): \_\_\_\_\_ Date: \_\_\_\_\_









OCTOBER 30, 2020  
1760 STATE STREET

HEARTLAND  
ALLIANCE  
HOUSING

KA



### **Hours of Operation**

This building will operate similar to that of a multifamily apartment building. The building will have Heartland staff on site from general business hours (8am-5pm). However, residents and workers will be able to come and go through secured access points throughout a 24-hour period. This similar schedule of open access will happen as well during the weekend.

### **Anticipated Delivery Schedule**

The Heartland Housing, Inc. team is currently pursuing tax credits from the Wisconsin Housing & Economic Development Authority. WHEDA has their 9% general tax credit round submission in December with awards happening in late spring. If awarded all debt and equity requirements, our development team would plan to start construction in summer of 2022. We project a year in construction and six months in qualified occupancy. The project would be fully operational by the end of Fall 2023.

### **Maintenance Plan**

Heartland staffs every building with adequate provisions for maintenance and operations. As required by our equity providers and lenders, we will be required to fund adequate reserves in order to comply with tax credit provisions. Likewise, our operations budgets will be scrutinized to ensure the viability of the project. This will give a base line level of assurance that the building will up kept for the length of our tax credit period. Moreover, Heartland likes to take a much longer view as a lifelong manager as we plan to operate this building for the long term. This always includes a staffing plan that would include the following: area manager, property manager, and as well as maintenance staff to be available. Additionally, we provide 24-hour service coverage for emergency needs. Together, our project at 1760 State Street will provide adequate service and maintenance for the long term viability of the property.

### **General Use of the Building and Lot**

The new use of this building will be to convert the industrial building here into a multifamily residential building. The original structure will encompass 40 units of 1BRs and 2BRs as well as programmatic space for the residents. This will include a community room, quiet space, as well as a fitness room. Additionally, we plan to build 8 additional 3br townhomes along Prospect Street and Blake Avenue. These will be additional family orientated units that will frame the more residential aspects of the block. This will help provide a transition from the larger scale development back into currently existing residential fabric. For parking, we plan construct 51 surface parking stalls for the development as a whole. Lastly, we will provide some general landscape to buffer between the adjacent uses and high traffic State Street. Collectively, this redevelopment will provide a dynamic shift to activate this part of the City's north side.



**Zoning Analysis Table**

Land Area	1.273 Acres/55,452 SF
Building Area	70,282 SF (existing building) 4,704 SF (North Townhomes) 10,080 (East Townhomes)
Setbacks	Per Sec. 114-570, the I-1 zoning district had no yard requirements. Transition yards may be required due to the adjacent property's zoning of B-2.
Floor Area Ratio	1.53
Lot Coverage	.52 23,584 SF (Existing Building) 2,016 SF (North Townhomes) 3,3360 SF (East Townhomes)
Height of all buildings & structures	40' (Existing Building to top of elevator shaft) 30' (Existing Building to main roof) 34' (North and East Town Homes)
Percentage of greenspace	13%
Parking Space	41 surface parking spaces and 10 garage spaces