

SECTION I Development Company

1 Name of Development Company(ies) *If multiple, separate with comma*

Cloud Property Management LLC

2 Name(s) of Principals *If multiple, separate with comma*

Teo Scorte

3 Street Address

Street Location

5901 North Cicero Avenue

Suite

303

City

Chicago

State

Illinois

Zip Code

60646

4 Contact Information

Phone Number

Email Address(es)

teo@cloudpropertymanagement.net

5 List of Applicant's Most Recent / Similar Developments in the Area

2018 W 21st Pl (rehab), 2244 W 23rd Pl (rehab), 2315 W 24th Pl (rehab)
All projects approved by ZAB

SECTION II Proposed Project Use & Ownership

1 What is the use of the proposed development? Check all that apply.

Condo Rental Apt. Town Homes Single Family Hotel
Row Houses Industrial Office Retail Food/Entertainment
Other | *If other, please specify.*

2 New Construction? YES NO Rehabilitation? YES NO

Would any existing structures need to be demolished? YES NO

3 Name of Project

4 Project Address | PIN

Street Location *PIN*

City *State* *Zip Code*

5 Property Owner Name & Address

Full Name

Street Location *Suite*

City *State* *Zip Code*

6 Is the property under contract? YES NO Until?

SECTION II Proposed Project Use & Ownership

continued

7 Is purchase contingent upon the proposed zoning change approval? YES NO

8 If the property is owned, or under contract by, members of an LLC? YES NO
If so, please provide members names and percentage ownership.

Full Member Name Teofil Scorte *Percentage Ownership* 100%

Full Member Name *Percentage Ownership*

Full Member Name *Percentage Ownership*

Full Member Name *Percentage Ownership*

Full Member Name *Percentage Ownership*

9 What is the intended long-term ownership of the project? long term ownership

10 Primary LLC Contact Information

Full Name Teo Scorte

Street Location 5901 North Cicero Avenue *Suite* 303

City Chicago *State* Illinois *Zip Code* 60646

Phone Number *Email Address(es)* teo@cloudpropertymanagement.net

SECTION III Zoning, Variations & Adjustments

1 In which ward(s) is the property located? Who is (are) the Alderman(men)?

25, Ald. Sigcho Lopez

2 Has the proposed development been presented to the Alderman(men)?

YES

NO

If so, when did you meet and what was the feedback given to you?

3 Who will provide these professional services?

Zoning Attorney

Ximena Castro

Architect

Cris Gansari

Property Management

Cloud Property Management LLC

General Contractor

TBD

MBE

WBE

NONE

4 What is currently on the site?

2 story residential building with 4 DU and 1 illegal DU, zero parking

5 If an improved site, then please explain:

Type of Building

residential

Number of Stories & Total Height

3 (attic would be 3rd floor)

Current Occupancy

Vacant

SECTION III Zoning, Variations & Adjustments

continued

6 Current Zoning Current FAR

Maximum allowable structure height under current zoning

7 What is the zoning immediately adjacent to the site?

North South East West

8 Are the neighboring contiguous sites improved parcels or vacant land?

If improved, please explain type of building, number of stories, and approximate height of each building.

North *Type of Building* *Stories* *Height*

South *Type of Building* *Stories* *Height*

East *Type of Building* *Stories* *Height*

West *Type of Building* *Stories* *Height*

9 Have there been meetings with neighboring tenants/building owners to discuss the proposed development? *If so, who, when, and what was their feedback? If not, when do you plan to?*

10 Is the proposed development located within the landmark district?
If yes, is this a Contributing Property?

YES
YES

NO
 NO

SECTION III Zoning, Variations & Adjustments

continued

11 Would the development require a zoning change, a variance, PD, Type 1 or amendment?
If you are requesting any other than a zoning change, please explain. Any Planned Manufacturing District (PMD) zoning change west of Ogden will not be approved by the Industrial Council of Nearwest Chicago.

Zoning Change Variance Planned Development Type 1 Amendment

12 Proposed Zoning Proposed FAR

13 What will the proposed zoning allow for?

Legalize 1 illegal DU and add 2 additional DUs for a total of 7 DU in building

14 Allowed buildable square-footage in proposed new zoning:

15 Lot dimensions Is it a corner lot? YES NO

16 Total floors above grade: Below grade:

17 Any Zoning Bonuses? YES NO

18 Will any zoning change require participation in the Neighborhood Opportunity Bonus (NOB)? *If yes, how much FAR is being purchased, and what is the expected payment amount into the NOB program?* YES NO

SECTION III Zoning, Variations & Adjustments

continued

19 Will FAR be purchased from adjacent buildings? YES NO
If so, from which buildings and how much FAR is being purchased?

20 What is the community benefit outside of the required Neighborhood Opportunity Bonus contribution? Will there be improvements to infrastructure (including street lights, crosswalk safety improvements, public green space, job creation)?

Building will be rehabilitated. The owner bought the building in a dilapidated state. The building only had 1 tenant when purchased and previous owner arranged for the tenant to move-out of property. The tenant lived in a unit with poor living conditions. The rezoning will allow for the rehabilitation of living conditions.

21 Is there a current (within 6 months) Phase 1 Environmental Report? YES NO
If yes, please attach a summary. If no, why not and when is it anticipated?

22 Fill-in timeline with approximate dates of application or other dates as requested:

<i>Zoning, variation or adjustment change</i>	November 2022	<i>Building Permit</i>	January 2023
<i>Project Start</i>	March 2023	<i>Completion</i>	June 2023
		<i>Absorption by</i>	

23 Has a PD application been submitted? YES NO
If yes, when? Who is the assigned case manager at the Department of Planning and Development (DPD)?

24 What has been DPD's feedback?

SECTION IV Project Design & Construction

1 Please briefly explain the architectural style of the proposed design.

In selection of materials, wide spans of painted, poured in-place and/or precast concrete is discouraged. Please limit concrete to structural horizontal and vertical columns. Synthetic renaissance stone should be 8x12 or smaller. These recommendations are based on 1) adverse Chicago climate, 2) inherent defective and uneven surfaces, 3) high-cost repair and repaint costs are passed onto the buyers.

Current: brick exterior.

Proposed: Interior remodel, facade rehabilitation

2 Height of building up to top of perimeter of parapet:

3 Height up to highest structure on roof:

4 Current Zoning allowable height: **With New Zoning?**

5 Number of stories:

SECTION IV Project Design & Construction

continued

8 What are the building materials? Check all that apply.

Brick and Block Renaissance Stone Limestone Brick Veneer Other:

Poured In-Place Concrete Painted Other:

Prefab Concrete Steel & Glass Cinder Block or Split-Face Block Other:

9 Window Style:

Color:

10 Describe the anticipated type of foundation installation method, e.g., caissons, driving piles.

11 What traffic and parking impacts are expected to occur during construction, e.g., closure of sidewalks/parking/roadway lanes, bus stops/Divvy bike station relocations?

12 Will off-street parking be provided for construction workers? If so, where?

yes at rear

SECTION IV Project Design & Construction

continued

13 How many construction jobs is this development expected to bring?

6

14 Will local contractors be hired (from either the boundaries of the neighborhood and/or the 25th Ward)?

YES

NO

15 Please describe the Green Space requirement fulfillment for the proposed development. Will the green space be used for the public, private, and/or as a tenant amenity? What is the location and square footage?

green space provided at rear and in compliance with RM-5 zoning guidelines of 252 SF

16 Will the building request a Public Way permit for any signage for the proposed building?

If yes, please explain details of signage.

SECTION V Parking

- 1** Based on the proposed zoning, what is the required number of parking spaces per City ordinance?

Proposed: *Required:*

- 2** Number of parking floors above grade: Below grade:

- 3** Number of interior parking spaces:

- 4** Number of parking spaces outdoor: Nearby:

- 5** What is the ratio of residential parking to residential units?

- 6** Number of public parking spaces:

- 7** Location and number of garage ingress/egress points:

- 8** Location and number of new curb cuts:

- 9** Are existing curb cuts being re-used? YES NO

SECTION VI Residential | Unit Size & Square Footage

1 How many residential floors? Residential floors start at which floor?

2 How many residential units? Square footage range:

3 Are all units ADA compliant? *If not, why and how many?* YES NO

4 Please specify number of units, unit size, and by percentage of total number of units:

<input type="text" value="5"/>	Units at	<input type="text" value="2 bedroom"/>	Square Feet	<input type="text"/>	%
<input type="text" value="1"/>	Units at	<input type="text" value="1 bedroom"/>	Square Feet	<input type="text"/>	%
<input type="text" value="1"/>	Units at	<input type="text" value="3 bedroom"/>	Square Feet	<input type="text"/>	%
<input type="text"/>	Units at	<input type="text"/>	Square Feet	<input type="text"/>	%
<input type="text"/>	Units at	<input type="text"/>	Square Feet	<input type="text"/>	%

5 Are there balconies? YES NO Are there roof-top decks? YES NO
 Type: Covered Open Type: Covered Open

6 Are there Affordable Units on site? *If so, how many?* YES NO
What is the total square footage of each unit? If not, why?

1 bedroom unit - \$995.00
 2 bedroom units - \$1,450.00
 3 bedroom unit: \$1,800.00

7 Is the project located within an ARO pilot area? YES NO
If yes, how will the development comply?

SECTION X FINANCIAL INFORMATION

continued

- 6** Please explain why the community groups should view this proposed development, including the proposed change in zoning (if applicable) as a benefit to the broader community:

The existing building includes 3 2-bedroom units and 1 1-bedroom unit and no parking.

The developer is planning to rehabilitate the building to include 5 2-bedroom units, 1 1-bedroom unit, and 1 3-bedroom unit. The three bedroom unit will be in the attic and will include family sized layouts.

The ground floor will include 1 ADA unit.

The building also will include 2-3 parking spaces.

This change in zoning will allow for the rehabilitation of the subject site to include better layouts and allow for more family sized housing in Pilsen. The addition of parking and a large family sized three bedroom unit and an ADA unit will be a welcome addition to the block.