



REY COLÓN
ALDERMAN
35TH WARD

SERVICE OFFICE

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CITY OF CHICAGO
CITY COUNCIL

CITY HALL, ROOM 204
121 N. LASALLE STREET
CHICAGO, IL 60602

Dear Applicant:

Please complete the enclosed application to inform the Zoning Advisory Committee (ZAC) of your intent and requirements. Feel free to ask about any items on the form.

The purpose of the form is to give our committee a clear picture of the proposal and why a zoning change or other consideration is required. On page two, please provide a narrative that describes the situation and explains the need.

The ZAC meets on the third Wednesday of each month. Zoning applications must be faxed to the 35th Ward office by the first Friday of the month by 1 p.m. in order to be reviewed at that month's meeting.

When presenting to the ZAC, please be prepared to show a site plan and a sketch rendering of the project along with a view of the proposed project in the block as it now looks with photos of adjoining buildings.

If a public meeting is scheduled, the applicant/developer is responsible for all associated costs which includes; (1) production and distribution of promotional flyer (2) rental fee of meeting location if applicable and (3) refreshments (optional). The average costs for open public meetings on zoning generally range from \$75 to \$150 depending on the scope of the project and radius of flyer distribution.

Thank you for taking the time to complete this form. I look forward to learning more about your project.

Sincerely,

Rey Colón
Alderman, 35th Ward

35th Ward Application for Zoning Change or Variation



Property Address		Date	
Name of Applicant		Phone	
Applicant Address			
Attorney/Architect		Phone	
Contact Person		Fax	
Contact E-mail		Mobile	
Does applicant own property? YES <input type="checkbox"/> NO <input type="checkbox"/>		If under contract, is the contract contingent on requested zoning change? YES <input type="checkbox"/> NO <input type="checkbox"/>	
Request:	<input type="checkbox"/> Zoning Change <input type="checkbox"/> Variation <input type="checkbox"/> Curb-cut <input type="checkbox"/> Special Use <input type="checkbox"/> Other		
Site Dimensions		Area of Site	
Is there a building on the property now? YES <input type="checkbox"/> NO <input type="checkbox"/>			
If yes, please describe.			

Current Zoning		Proposed Zoning		Height		FAR	
Number of Residential Units		Number of Commercial Units		Number of Parking Spaces			

Explain why the proposed structure or alterations are appropriate for the site. Include a site plan and a sketch rendering of the project along with a view of the proposed project in the block as it now looks, with photos of adjoining buildings. Please use a separate sheet of paper, if necessary.



35th Ward General Zoning Principles	
DENSITY	
	Density should suit the immediate neighborhood. Higher density may be suitable within half-mile of an “EI” stop.
DEMOLITION	
	Proposals that anticipate tearing down an existing residential structure will generally be denied, unless the parcel under consideration lies within a non-residential tract or a tract that has been more broadly identified by the ZAC as a tract where re-zoning of the entire tract would appear to benefit the community.
	If a demolition permit is obtained prior to the approval of an application, the zoning on the subject property will be frozen at the level assigned to the property prior to the demolition permit being obtained. Properties that have been the victim of a fire or explosion shall also have their zoning frozen at the pre-catastrophe level.
	Where there is agreement that an existing building is a non-conforming use or glaringly out of context with its surroundings, demolition and replacement of the building may be considered. A building’s condition, in and of itself, is not a compelling argument for its replacement, and applicants are advised that the Committee will give greater weight to the impact of the proposed new development on the surrounding environment.
BUILDING STYLE AND MATERIALS	
	Compatibility with the existing context is a very important standard in the 35 th Ward. Therefore the use of traditional detail (such as limestone sills and lintels, peaked parapets and pitched roof) is encouraged. All new buildings must be entirely clad in face-brick. Building height should be harmonious with other buildings in the block.
CONDOMINIUMS	
	All approved zoning changes for structures anticipated to include condominiums must include a no-rental provision in the Declaration of Condominium and Condominium Association By-Laws recorded with the Cook County Recorder.
AFFORDABLE HOUSING	
	All projects of ten or more dwelling units must include (a) fifteen percent affordable units on-site; or (b) twenty-two-and-a-half percent affordable units off-site. These percentages are based on the total number of dwelling units in a project.

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ADDITIONAL RECOMMENDATIONS	
In addition to complying with all aspects of the City of Chicago Municipal Ordinance, all projects are encouraged to implement the following:	
	High-efficiency appliances
	Traffic-calming and pedestrian-friendly design elements (wider sidewalks; underground parking; crosswalks; or pedestrian bridges);
	State-of-the-art bicycle rooms, including security features, air hose, and water supply); Use of recycled materials
	Family-friendly elements, such as on-site recreation facility or units of adequate size for a family of four
	Senior-friendly elements
	Suitable landscaping
	Commitment to using high-quality building materials; no split face block
	Commitment to fair labor practices and affirmative hiring practices
	Additional parking
	Additional green space
	Additional affordable units
	LEED Certification of the structure
	No sunken patios in front of the building
	No demolition of existing dwelling units
	A contribution to benefit the general public. For example: street improvement; pedestrian bridge, public art, mural site, bicycle trail, “park” space, public bench. This public benefit may be bestowed at a location other than the site of the subject proposal.