

Project Data Sheet

Proposed projects that are to be reviewed by the GGNA Zoning & Planning Committee must provide the following information:

Project Name: 2438 N Western Date: 5-18-17
Project Address: 2438 N Western, Chicago, IL 60647 Proposed Zoning: B2-3
Developer/Owner: Ambrosia Homes Current Zoning: C1-2
Architect: Dennis Kulak (KLLM) Zoning of Adjacent Area: C1-2
Contact Phone Number 312-437-8292 Email tim.pomaville@gmail.com

Proposed Variences

Dwelling Units: 3 Type: III-B
Lot Dimensions: 25 ft. x 108.99 ft. Lot Area: 2,724.75 s.f.
Proposed Floor Area: 4,724 s.f. (new) 0 s.f. (existing) 0 s.f. (addition)
FAR: 2.2 (existing) 1.73 (proposed) Building area excluded from FAR: 1,232 s.f.
Green space (unpaved): 364 s.f. 13.4 % of lot area
Proposed MLA: 907 sf/ unit Allowed MLA: 400 sf/unit
Proposed Parking: 3 spaces Zoning Required Parking: 3 spaces
Building Height Proposed: 37'4" ft. Allowed: 47 ft. At highest point: 47' 7.5" ft.
Proposed front yard setback: 0 ft. Required front yard setback: 0 ft.
Proposed side yard setback: 3' on south, 0' on north ft. Required side yard setback: 0 ft.
Proposed rear yard setback: 30 ft. Required rear yard setback: 30 ft.
Are there any existing buildings on site? Yes describe: 2.5 story frame plus 2 car garage
Will any (or all) be demolished? Yes (all)

Other Remarks: New construction, 3 unit residential building with parking garage for 3 cars. Roof deck on main building and also on the garage. Units include duplex down (1st floor), Simplex (middle floor) and Simplex (top floor). Top floor simplex includes stairs to a dog house and roof deck. Additional exterior stairs from the roof down to the ground along the rear of the building.

A PDF file of the Project Data Sheet & requested architectural materials (listed below) for each project should be e-mailed to Sally at sallyhamann@aol.com at least one week before the meeting date.

Nine (9) copies of the Project Data Sheet & requested architectural materials (listed below) should be brought to the meeting for the ZAPC members.

a.) Small scale context footprint. This should show how the project will fit in with the surrounding properties 100 ft. on each side. Pictures of the site and adjacent properties are helpful.

b.) A Site plan with setbacks (especially showing setbacks to adjacent neighboring properties), landscaping, fences, garages, parking, curb cuts and sidewalks

c.) Zoning Data as shown on the Project Data Sheet

d.) Measured site plan with the following:

New building(s) to be shaded gray

Landscaped areas to be shaded light green. Show proposed and existing trees and shrubbery on property and parkway.

Streets and alleys to be labeled.

Building(s) and setbacks to be clearly dimensioned.

Show outline of existing building(s) to remain on property and building(s) on properties adjacent to project. If not practical, a partial outline is acceptable for adjacent properties.

Clearly show dimensioned parking spaces, bike storage, trash containers/enclosures and fences.

e.) Floor plans with the following:

Provide floor plans of each floor with overall dimensions.

Label and dimension all rooms.

For floors with identical layouts, just provide one plan and note the floors in drawing label.

Label square footage of each unit and each floor.

f.) Exterior elevations with the following:

Provide exterior elevations showing doors, windows, railings and other architectural elements.

Dimension all elevations with overall heights, floor to floor heights and floor to ceiling heights.

Include elevation benchmarks at each floor, roof, top of parapets or ridge and the top of any stair/elevator tower.

Label major finish materials on elevations.

g.) Relevant isometric renderings showing adjacent properties for context.

f. Outline of development team

h.) Ultimate property use and type of ownership

i.) Any relevant information about the historic use and nature of any existing buildings on the property.

j.) Provide product info and if possible sample of exterior finish materials with proposed color and texture for meetings.