

32nd Ward Zoning Change Request Checklist Summary

General Information

Address	3045 N Ashland	Date of Request	6/27/17
Current Zoning	B3-2	Requested Zoning	B2-3
Lot Area SF	2,640	Type of Project	3-Unit Residential
Allowable FAR	5,807	Proposed FAR	7,919
Allowable Height	45'	Proposed Height	50'
Neighborhood Group	South Lakeview Neighbors	Neighborhood Group	

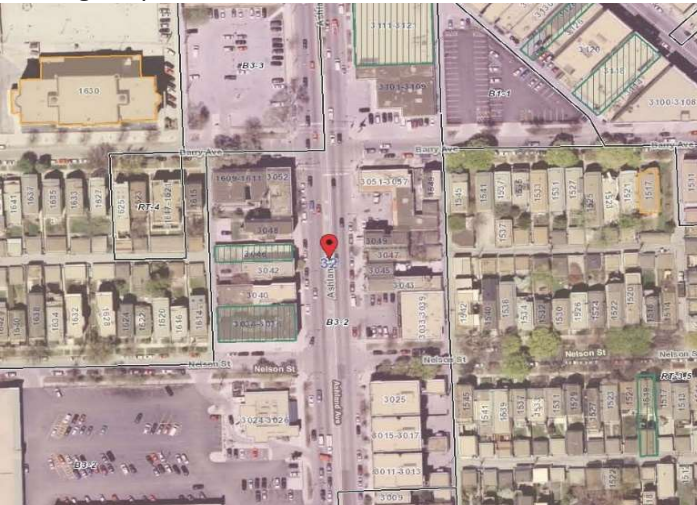
Notes

Applicant Information

Owner	Ever Brite Development	Developer	Branko Zuric
Attorney	Thomas J. Murphy	Architect	Laszlo Simovic Architects

Maps/Photos

Zoning Map



Existing Structure



- 6. Survey attached
- 7. Photo of current building

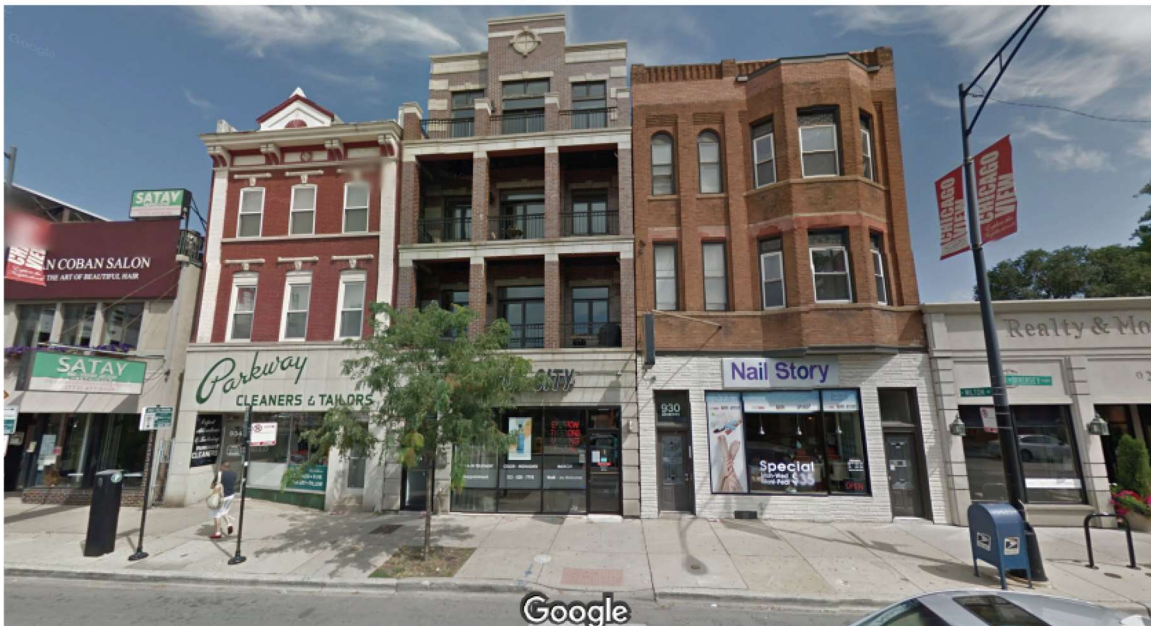
Google Maps N Ashland Ave



Image capture: Aug 2016 © 2017 Google

8. Similar building to proposed project was built at 932 W. Diversey, same height 47', 3 dwelling units, photo below:

Google Maps 932 W Diversey Pkwy



9. Status: under contract, closing date 6/29/17.

10. Detailed description of proposal:

- a. **Tear down 2-story single family to build 3-dwelling unit building (a duplex, simplex, and duplex)**
- b. **Site plan in progress. Set backs (currently no front set back):
proposed: in process**
- c. **Elevations: in process width: in process height: 47'**
- d. **Lot area: 24.6 by 107.3**
- e. **FAR: current – 2.2 Proposed – 3.0**
- f. **Density – currently mixed commercial 2-story, proposed 3-dwelling unit**
- g. **Building height: current 30' proposed: 47'**
- h. **Parking: current – cars parked at rear, no garage. Proposed - 3 spaces at rear, no garage.**
- i. **NO use of public way/air space. No commercial space on first floor.**
- j. **Building materials at each elevation: Brick on all elevations, brick and limestone on front (west) elevation (no cinderblock).**
- k. **Parcel is in NO Overlay or Historic district and not on preservation list.**
- l. **Special Circumstances – Lot is non-conforming 24.6 wide, smaller than normal size, with no current front setback.**