



**ZONING, PLANNING & DEVELOPMENT COMMITTEE  
PROJECT DATA FORM**

For any Proposal being presented to the Committee, the Developer is responsible for providing all materials listed on the Zoning Change Checklist, including this Project Data Form. Incomplete packages will not be considered. If any of the required information cannot be provided, please include an explanation.

After completing this Project Data Form, please submit it and the remaining materials in electronic format (PDF) to the Committee as described on the Zoning Change Checklist. To encourage community involvement in the review process, the first two pages of this Form will be posted on the Committee's website.

<b>General Information:</b>	
Project Name: <u>1815-19 N. California</u>	Date of Proposal Submission: <u>2/17/09</u>
Project Address: <u>1815-19 N. California</u>	Developer: _____
Developer: _____	Architect: <u>Jonathan Spitt</u>
Date expected for start of construction: _____	
Date expected for presentation to City Council Zoning Committee: <u>March/April 2009</u>	
<b>Information About Property Currently:</b>	
Current Zoning: <u>B2-1</u>	Adjacent Properties' Zoning: <u>B2-3 ; RT4</u>
Lot Dimensions: <u>28</u> ft X <u>126</u> ft X <u>110</u> ft	Lot Area: <u>3,150</u> sq. ft.
Are there any existing buildings on site? <u>Yes (Lot 31)</u>	Will any (or all) be demolished? <u>Facade of front bldg on Lot 31 to remain responsibility to be razed.</u>
Existing FAR: <u>N/A</u>	Existing Floor Area: <u>N/A</u> sq. ft.
Describe any buildings currently on site: <u>Lots 30+32 = vacant + Lot 31 improved w/ front 2-unit bldg near 2-unit bldg.</u>	
Do you currently own the property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If not, when do you expect to take ownership of it? _____	



**Information About Proposal**

Description of Proposal:

Improve the vacant lots (Lots 30 + 32) w/ a 3-flat on each lot.  
 Lot 31 - keep facade of front bldg + demo rear under + rear bldg +  
 improve w/ 2 b-flat

Proposed Zoning: 3-1

Number of Proposed Units: 2M4.5

Ownership After Development: (e.g., Condos, Rental, etc.):

Proposed FAR: 6.6 / bldg

Proposed Floor Area:

Total: 5,158 sq. ft. / bldg

New Construction: 5,158 sq. ft. / bldg

Existing Structure: N/A sq. ft.

Addition to Existing Structure: N/A sq. ft.

Building Height (at highest point): Proposed: 47.10 ft. Allowed:      ft.

Unpaved Green Space:      sq. ft. Green Space as % of lot area:     

Proposed MLA: 3 Dup/lot

Allowed MLA: 4 Dup/lot

Proposed Parking: 3 spaces / bldg. Required Parking: 3 spaces / bldg

Proposed front yard setback: 1 ft. Required front yard setback: 15 ft.

Proposed side yard setback: 4.6 ft. Required side yard setback: 5 ft.

Proposed rear yard setback: 47.10 ft. Required rear yard setback: 37.10 ft.

Proposed Variances/Exceptions: 3y + possible FY.

**Miscellaneous:**

By completing this form, you acknowledge that, as noted above, the Committee will post the first two pages of the Form on its website for review by the community. SW (Please initial)

Can the Committee post any renderings included in the Proposal?  YES  NO



Have any Committee members been consulted regarding this Proposal?  YES  NO

If yes, please identify the Committee member(s) and describe the contact.

Rodney Gansho

Other Remarks:



## CONTACT INFORMATION

**PLEASE NOTE:** Any contact information provided here will be used only by the Committee or the WBNA; it will not be posted on the Committee's website.

### General:

Project Address: 1815-19 N. California      Date of Proposal Submission: 2/17/09

Primary Contact Person: Sylvia Michay

Developer: Owner

Name: Anthony Demas

Address: 5045 N. Harrison Ave      Phone: 773-631-4666  
Chicago, IL 60630

E-mail Address: scott-demas@w.com/cost-bud      Alt. Phone:

### Builder/Contractor:

Name: \_\_\_\_\_

Address: \_\_\_\_\_      Phone: \_\_\_\_\_

E-mail Address: \_\_\_\_\_      Alt. Phone: \_\_\_\_\_

### Architect:

Name: Jonathan Splitt

Address: 4401 N. Ravenswood      Phone: 773-883-3081  
Chicago, IL 60613



E-mail Address:

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If there are any other members of the Development Team, please list their contact information on a separate sheet.