931-33 W. Belle Plaine
931-33 W. Belle Plaine Ave. Chicago, IL 60613
Parking and Utilities

21 Parking Spaces
  11 Interior spaces
  10 Exterior spaces

20 Interior Bike Parking spaces

Trash Room inside garage

Residential Entry on Belle Plaine
7 Units per Floor
Floors 2 and 3

5 (10) One Bedroom / 1 Bath
2 (4) Two Bedrooms / 2 Baths

Two internal stairs
One elevator

1 Floor of Parking and Utilities
3 Floors of Residential units
6 Units per Floor
Floor 4

- 3 One Bedroom / 1 Bath
- 3 Two Bedrooms / 2 Baths

Two internal stairs
One elevator

- 1 Floor of Parking and Utilities
- 3 Floors of Residential units
A. Description:

Project Name: 931-33 W. Belle Plaine Avenue
Location: 931-33 W. Belle Plaine Avenue Chicago IL 60613

Current Building/Property Use(s): Parking area
Allowed Building/Property Use(s): Multi-unit residential
Site Area: 12,285.00 sq. ft.
Lot Depth: Varies – refer to survey
Lot Width: 81.74' at street

B. Zoning Requirements:

District: RM-5
Floor area ratio: 2.0
Maximum buildable area: 24,570.00 sq. ft.
Min. commercial space area: Not required
Lot Area per unit: 400.00 sq. ft.
Maximum number of units: 30
Maximum Building Height: 47'-0"
Front Yard Setback: 20'-0"
Side Yard Setback: 20% total / 5'-0" max
Rear Yard Setback: 30% - 6'-0" above grade
Rear Yard Open Space: 36 sq. ft. / unit or 5.25% 720.00 sq. ft. (20 units)
Building Separation: Not applicable
Blank Wall Requirements: Not applicable
Off Street Loading: Not required
Off Street Parking: 1 space per unit
Bicycle Parking: Not required

C. Building Envelope Limits and Possibilities

Total Building Area:
Excluding Parking: 20,474.00 SQ. FT. – Use for FAR calculations
Ground Floor Area: 1,440.00 SQ. FT. – Excluding Parking
2nd + 3rd Floor Typical Floor area: 6,414.00 SQ. FT.
Efficiency: 87%
4th Floor Floor Area: 6,194.00 SQ. FT.
Efficiency: 87%

Number of units proposed: 20

Proposed Building Height: 43'-6"
Proposed Floor Ceiling Height: 10'-0"
Proposed Front yard setback: 20'-0"
Proposed Rear Yard setback: Requesting 50% Rear Yard setback reduction
Number of parking spaces: 21
Number of bike parking spaces: 20
Number of floors: 4
Division Lofts
Mixed Use
5 Residential Units
SPACE A+P Portfolio

Warren Ashland Place
Residential Apartments
52 Residential Units
SPACE A+P Portfolio

Uptown Broadway Building
Commercial Building
Offices + Event space
3401 N. Southport
Residential Apartments
30 Residential Units
TOD