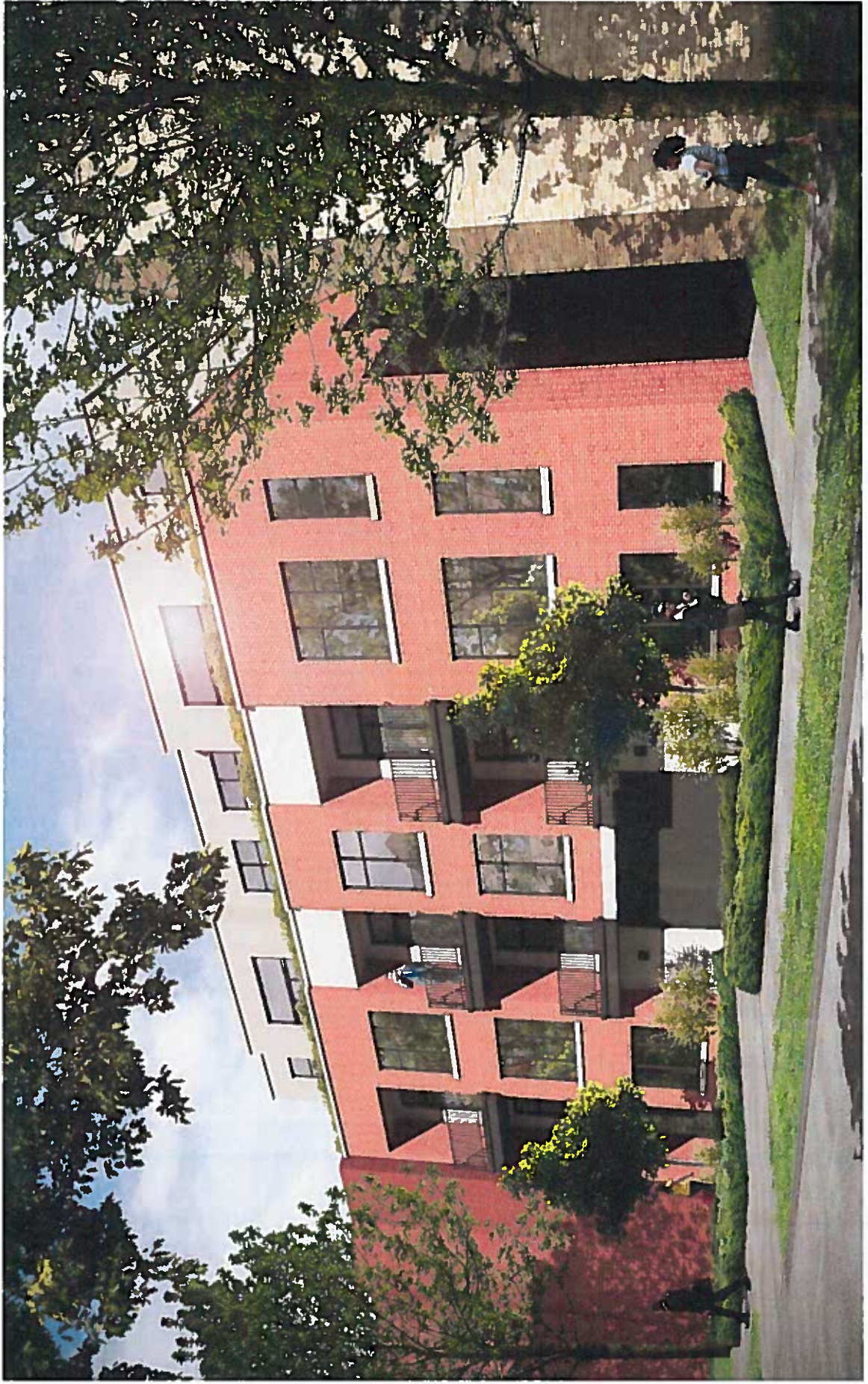




931-33 W. Belle Plaine

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





STREETSCAPE

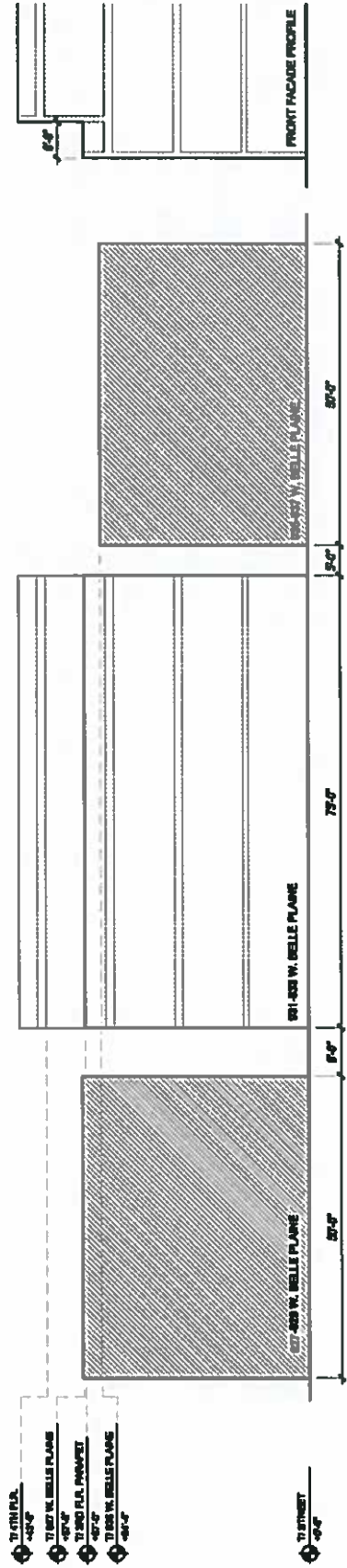


835-857 W. BELLE PLANE

891-903 W. BELLE PLANE

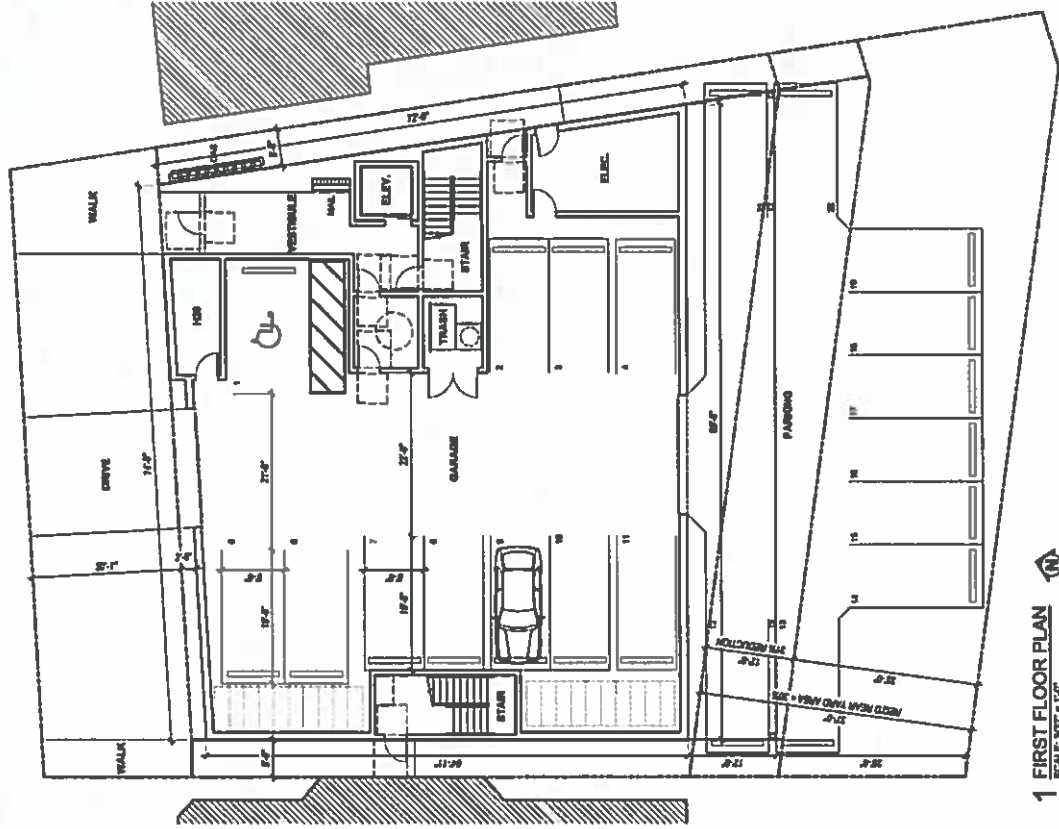
917-929 W. BELLE PLANE

1 STREETSCAPE SCALE: N.T.S.



2 STREET ELEVATION SCALE: 1/8" = 1'-0"

+ GROUND FLOOR



Parking and Utilities

21 Parking Spaces

11 Interior spaces

10 Exterior spaces

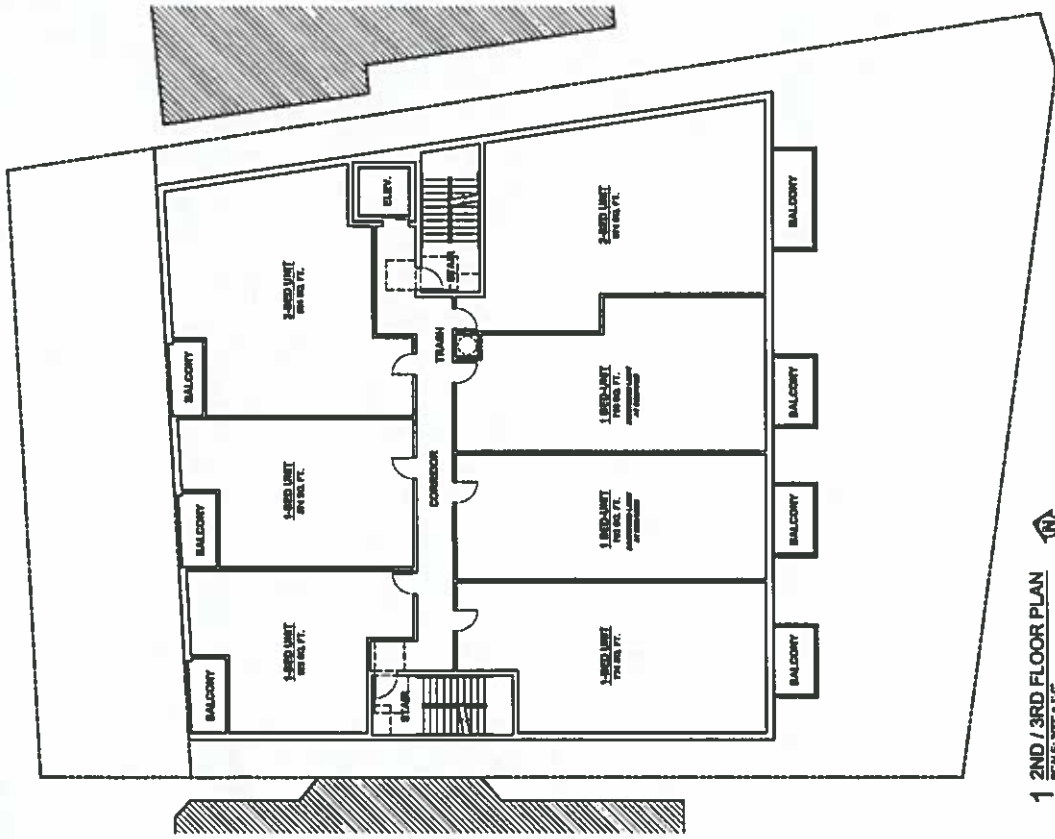
20 Interior Bike Parking spaces

Trash Room inside garage

Residential Entry on Belle Plaine



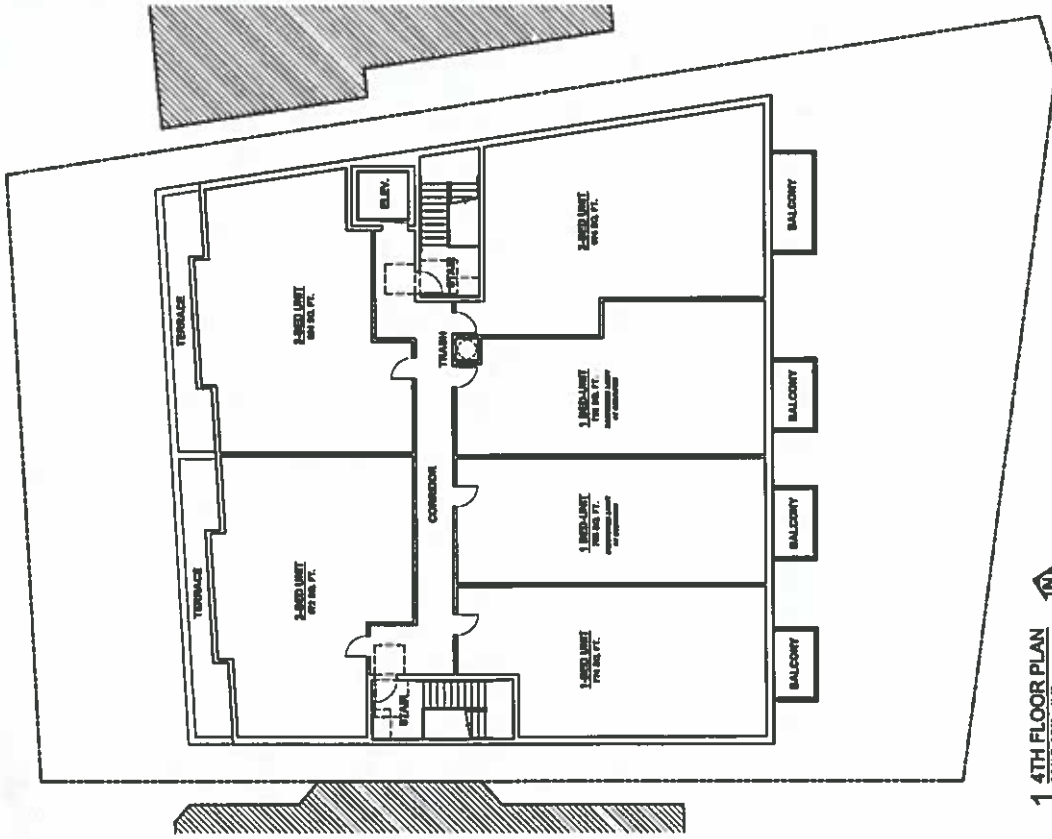
TYPICAL RESIDENTIAL FLOOR



- 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



4TH FLOOR



1 4TH FLOOR PLAN
 SCALE 3/8" = 1'-0"

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



ZONING ANALYSIS

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

+ SPACE A+P Portfolio



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

+ SPACE A+P Portfolio



3401 N. Southport
Residential Apartments
30 Residential Units
TOD



THANK YOU