

RESIDENCES AT 1233 WEST PRATT ROGERS PARK, CHICAGO

OCTOBER 28TH, 2020



CREATIVE DESIGNS- DEVELOPMENT AND MANAGEMENT

Ibrahim Shihadeh is the president and owner of Creative Designs. They operate out of offices in the Ravenswood neighborhood and have a long history of residential development since the early 1980s in all corners of the Chicagoland area.

Creative Designs has developed multi-family projects as both new construction as well as major renovations. With a long list of residential properties from Kenwood and Hyde Park to Rogers Park and Evanston. Additionally, the properties developed as rental units are managed by Creative Designs and preserve long-term relationships to their communities.

Below is a list of the most local, Rogers Park properties they own and continue to manage. Most close to our Pratt project is the Seville Apartments at 1263 West Pratt that Creative Designs continues to manage.

Other nearby Rogers Park Properties in Creative Designs Portfolio include:

1263 West Pratt

1459-1467 E Fargo

1701 W Greenleaf/7020 N Paulina

1711 W Greenleaf

7076-7078 N Ashland

1416-1424 W Lunt

6447 N Seeley

BOOTH HANSEN- ARCHITECT

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As a medium sized firm, we provide project and design leadership with experienced principal architects who are engaged and attentive to the needs of every project no matter the size.

We address the functional needs of our clients while seeking a direct connection with the human spirit through architecture's timeless, poetic language.

With every project, Booth Hansen looks to create beautiful places that people treasure.



Chatham Park, Indianapolis



61 W. Banks, Northside Chicago



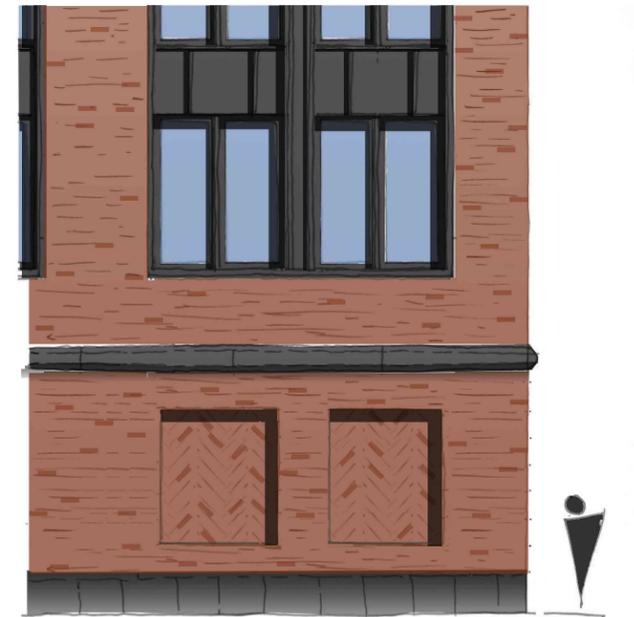
Kelmscott Park Amenity Space, Lake Forest



1717 Ridge Apartments, Evanston



61 W. Banks, Uptown Chicago





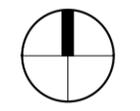
PROPERTY TODAY, LOOKING EAST ALONG PRATT

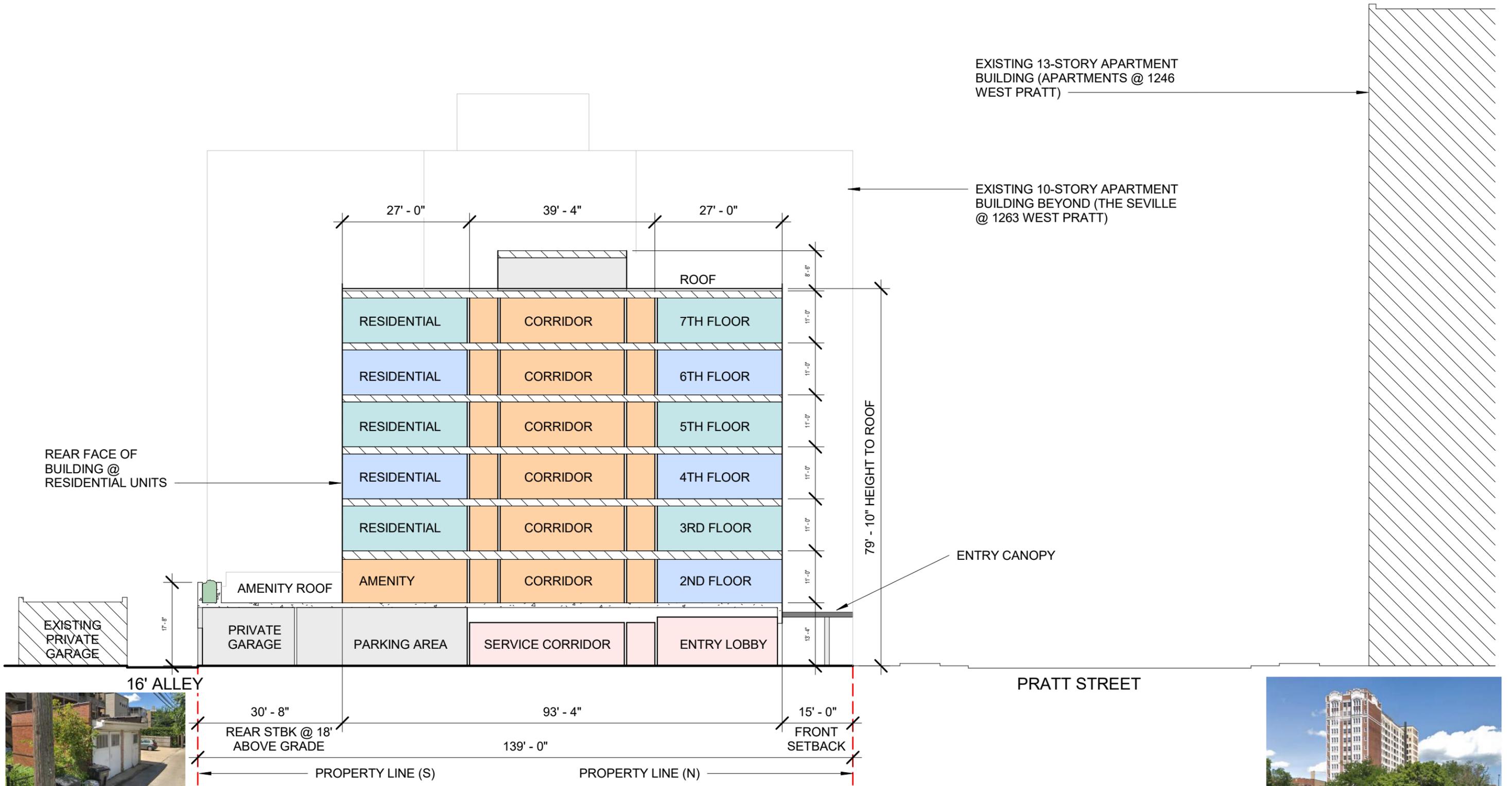


PROPERTY TODAY FROM PRATT, LOOKING SW



1 Site Plan
 1/32" = 1'-0"





1 Bldg Section
1" = 20'-0"



Project Name: **Residences at 1233 West Pratt**
 Project Location: **1233 West Pratt**
 Project Number: **1814**
 Date: **2020.10.28**

Lot area: **20,850**
 Zoning district: **RM-6**
 FAR: **4.4**
 Allowable SF: **91,740**

Unit Mix & Area Analysis for Building at Aprox. 80' in height

Residential Scheme Summary:

Flr.	flr-flr hgt.	Studio			1b			2b			3b		Lobby	Garage	Amenity	Unit Strg	Core & Corr.	subtotal units/flr	Subtotal rentable NSF	Subtotal new GSF	Subtotal FAR GSF					
		Stu.01 500 nsf	Stu.02 580 nsf	Stu.03 604 nsf	1b.01jr 551 nsf	1b.02 580 nsf	1b.03 604 nsf	1b.04 615 nsf	1b.05 670 nsf	1b.06 818 nsf	2b.01 1,000 nsf	2b.02 1,100 nsf										2b.03 0 nsf	3b.01 1,350 nsf	3b.02 0 nsf	gsf	gsf
R	rooftop																			1700	1700					
7	residential	11'-0"	1	0	0	2	1	1	2	2	2	1	0	1		157	1,850	13	9,342	11,265	11,265					
6	residential	11'-0"	1	1	1	2	0	0	2	2	2	1	0	1		157	1,850	13	9,342	11,265	11,265					
5	residential	11'-0"	2	0	1	2	0	0	2	2	1	2	1	0		269	1,850	13	9,194	11,265	11,265					
4	residential	11'-0"	2	0	1	2	0	0	2	2	1	2	1	0		269	1,850	13	9,194	11,265	11,265					
3	residential	11'-0"	2	1	1	2	0	0	2	2	2	2	0	0			1,850	14	9,492	11,265	11,265					
2	residential	11'-0"	2	1	1	1	0	0	2	1	2	2	0	0			1,850	12	8,271	11,265	11,265					
GR	ground	13'-4"												0	880	12,650					15,375	1,560				
Subtotals			10	3	5	11	1	1	12	11	10	10	2	0	2	0	880	12,650	1,212	852	13,480	78	54,835	84,665	70,850	
			units	units	units	units	units	units	units	units	units	units	units	units	units	units										
			13%	4%	6%	14%	1%	1%	15%	14%	13%	13%	3%	0%	3%	0%										

	Studio	1b	2b	3b
Total	18	46	12	2
Percentage	23%	59%	18%	

total units	78
average unit size	703.0 nsf
typical floor efficiency	84.3%
parking ratio	0.56 spaces per unit

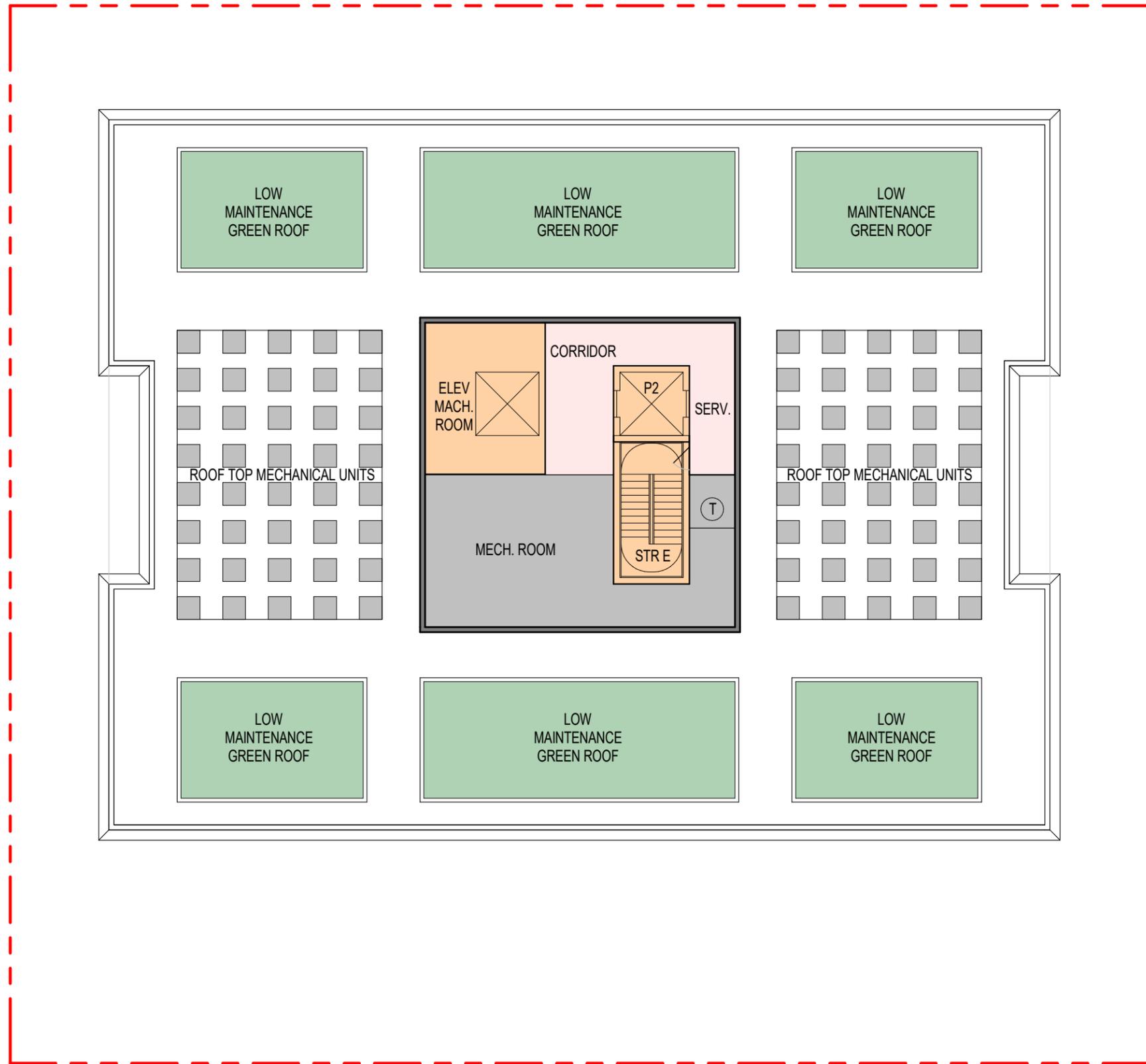
Note:
 Parking total includes ground floor, enclosed spaces = 37 spaces + 7 spaces on a nearby property to the west that is also owned by the client for **44 total cars**

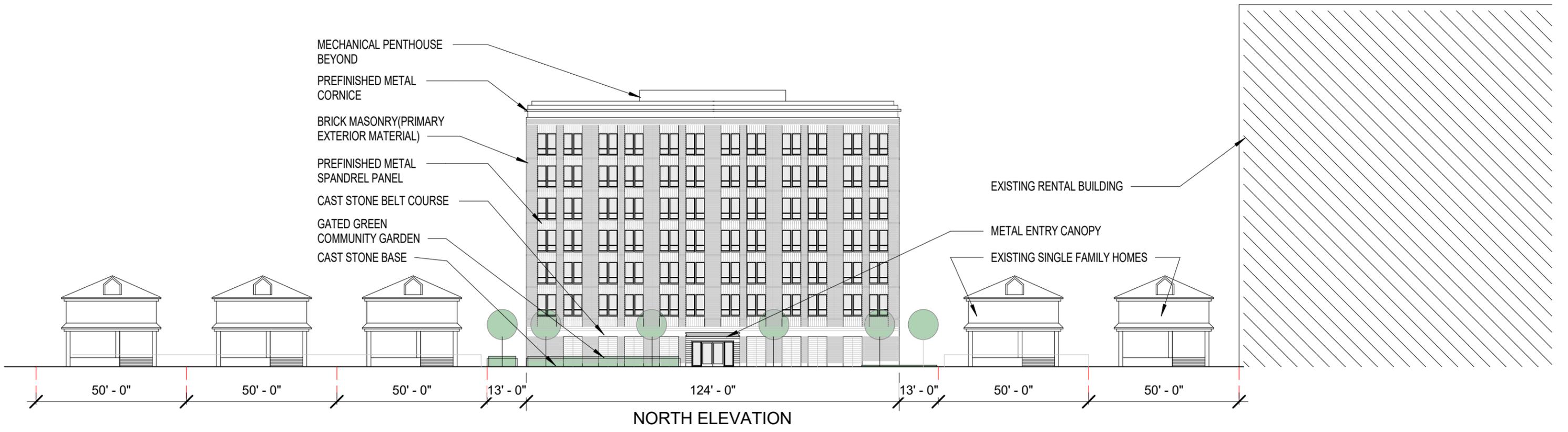












1233 WEST PRATT BLVD. - 20,850SF PARCEL

CURRENT ZONING: RS-2 STANDARDS

3- 50' WIDE PARCELS ARE ZONED RS-2
ALLOWABLE F.A.R. - .65
ALLOWABLE MLA/ UNIT - 5,000SF/ UNIT
ALLOWABLE HEIGHT - 30'
REQUIRED PARKING - 2 SPACES/PARCEL

SETBACK REQUIREMENTS

FRONT - AVE. OF 2 LOTS IN EACH DIRECTION=15' +/-
SIDE -30% OF LOT WIDTH =15' TOTAL
REAR - 28% OF LOT DEPTH = 39'

REQUESTED ZONING: RM-6 STANDARDS

150' WIDE COMBINED PARCEL

ALLOWABLE F.A.R. - 4.4

ALLOWABLE MLA/ UNIT - 300SF/ UNIT - 69 OR

89 UNITS WITH AS MANY AS 30% STUDIOS

ALLOWABLE HEIGHT - 110' (W/OUT TRIGGERING PD)

ON-SITE OPEN SPACE - 36SF / D.U.

REQUIRED PARKING - 1 SPACE/UNIT

SETBACK REQUIREMENTS

FRONT: 12% OF LOT DEPTH OR 15', THE LESSER= 15'

SIDE: 10% OF LOT WIDTH EACH= 15' PER SIDE

REAR: 30% OF LOT DEPTH = 41'-7"



VIEW TO THE SOUTH FROM OUR 2ND FLOOR AMENITY DECK

HIGHLIGHTS FOR THIS PROJECT WE ARE PROPOSING:

- 78 RENTAL UNITS INCLUDING 14 (18%) 2 & 3 BEDROOM, FAMILY SIZED UNITS
- **44 PARKING SPACES- OFF-STREET PARKING RATIO = .56 SPACES/ UNIT**
- 20 BIKE SPACES- OFF-STREET BICYCLE PARKING PER ZONING REQ.
- 1 OFF-STREET LOADING BERTH FOR TRASH, DELIVERIES & MOVE-INS
- GARAGE ACCESSED FROM ALLEY TO REDUCE CONGESTION ALONG PRATT
- 80' TALL BUILDING IS UNDER THE 110' ALLOWABLE WITHOUT A PD.
- PROJECT USES 73,000SF F.A.R. OF A POSSIBLE 91,740SF (RM4.4)
- **REDUCED REAR SETBACK FROM 41'-7" TO 32'-8" (< THAN 50% REDUCTION AT APPROX. 9'-0")**
- **REDUCED SIDE SETBACKS FROM 15' TO 13' (2'-0" REDUCTIONS)**
- FRONT SETBACK @ 15' EACH PER REQUIREMENTS

GREEN ENHANCEMENTS: E-CHARGING STATIONS IN GARAGE, SECURE, WELL LOCATED BICYCLE STORAGE, COMMON AND PRIVATE OUTDOOR SPACE & GREEN ROOFS ARE BEING PLANNED FOR

Questions:

1. What are your primary reasons for constructing this building?
2. How will the neighbors surrounding the building benefit from this construction? How many of them have been contacted and are aware of this meeting?
3. Thank you for allowing your tenants to park in the gravel lot this summer, it helped reduce the parking issues on the nearby blocks. However, if this building is constructed, where will these people park, and will there be adequate parking for the new residents? Your plan calls for 78 units and 42 parking spaces.
4. What impact will the parking area that is currently planned have on the houses behind the building? This includes (1) gas/car fumes; (2) garbage can issues; and (4) and increased use of an already overused alleyway.
5. How long will construction take, and what kind of noises/inconveniences should neighbors anticipate? Can you assure them that the foundations of their buildings will not be affected by this construction?
6. How will adding 78 units of housing affect the rental values of nearby property owners?
7. Will you provide an analysis of the shadows/blocking of the sun to the housing on the north side of Pratt and to the buildings across the alleyway (on Columbia)?

Comments:

- A. After discussion with many neighbors, a development such as the one at 1219 w. Albion (Albion at Loyola Station) is preferred if the zoning must be changed. This type of construction respects the general height of the block, while providing about twice the allowable units as the current R2 designation. It is a fair compromise.
- B. Shadow Studies?
- C. Using Split faced block or "cinder blocks".
- D. Under sized loading berths. The most recent one at 1323 W. Morse appears undersized and too small to use. Please consider a larger, more useful one here.