



# The Bell

At Loyola



New 81-Unit Multi-Family Building | Transforming Vacant Space Into A Vibrant Community Space

April 2025



# Developer & Project Team

**Attorney:** Sara Barnes (to be retained)

**Architect:** Michael Cox and Associates (retained)

**Beneficial Owners:** Chicago F10 Equity Partners, LLC

**Contractor:** TBD



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# Feedback Vision

## Summary

We seek to redevelop the vacant Leona's site with a new six-story multi family building that would contain 81 units and 42 on-site parking spaces.





# Vision and Goals

1

**Summary** | We seek to redevelop the vacant site with a new multi family building, that would contain 81 units, on site parking, and green space.

2

**Unit Mix** | Unit mix with mostly 1 and 2 bedroom units.

3

**Affordability** | This project will help increase access and affordability by increasing the housing stock in the area. This project will offer quality housing at rates competitive with the current rental housing stock.

4

**Community Benefits** | In addition to increasing housing access and stock, this project will benefit the community in other ways.



SPRINGDALE ST

NO  
PARKING

Worcester

# Site Currently



## Current Status:

- Vacant Building
- Under Contract for Purchase from Owner contingent to Zoning Approval



# Zoning



Locate & Search ✕

### Identify Results

**TSL Station**

[More Info](#)

**TSL Bus Route**

[More Info](#)

**Zoning Districts**

**B3-1**

**Planning Region**

**NORTH**

**Lakefront Zoning**

**Private**

**Affordable Requirements (ARO)**

**ARO Community Preservation Area**

**Zoning Map Index**

**Grid Index: 17-G**

**Zoning Map Page Number : 19B**

**80 Acre Page**

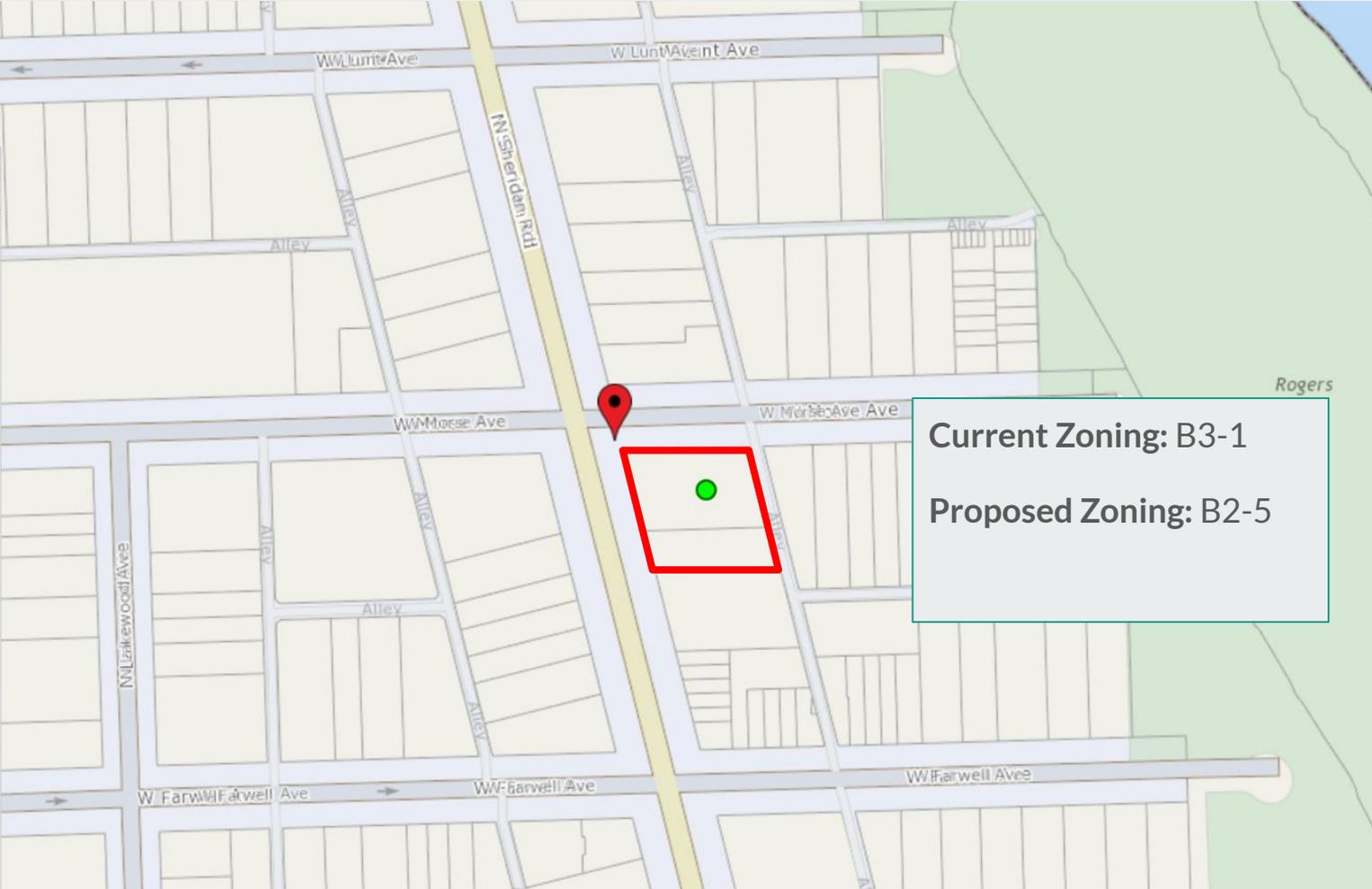
[Open 80 Acre Page \( enw324114r \)](#)

**Building Address**

**6929 N SHERIDAN RD (11894 )**

**Parcels**

**PIN #: 1132201001**



**Current Zoning: B3-1**  
**Proposed Zoning: B2-5**

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# Proposed New Building

Lot Area:	22,500 sf
Floor area ratio (current):	1.2
Floor area ratio (proposed):	3.5
Density No. of Units (by Right):	9
Density No. of Units (proposed):	81
Building Height Proposed:	68'
Off-street Car Parking:	42
Indoor Bike Parking:	40
Proposed use of public air spaces:	None
Building materials to be used:	Brick
Overlay District:	Lakefront

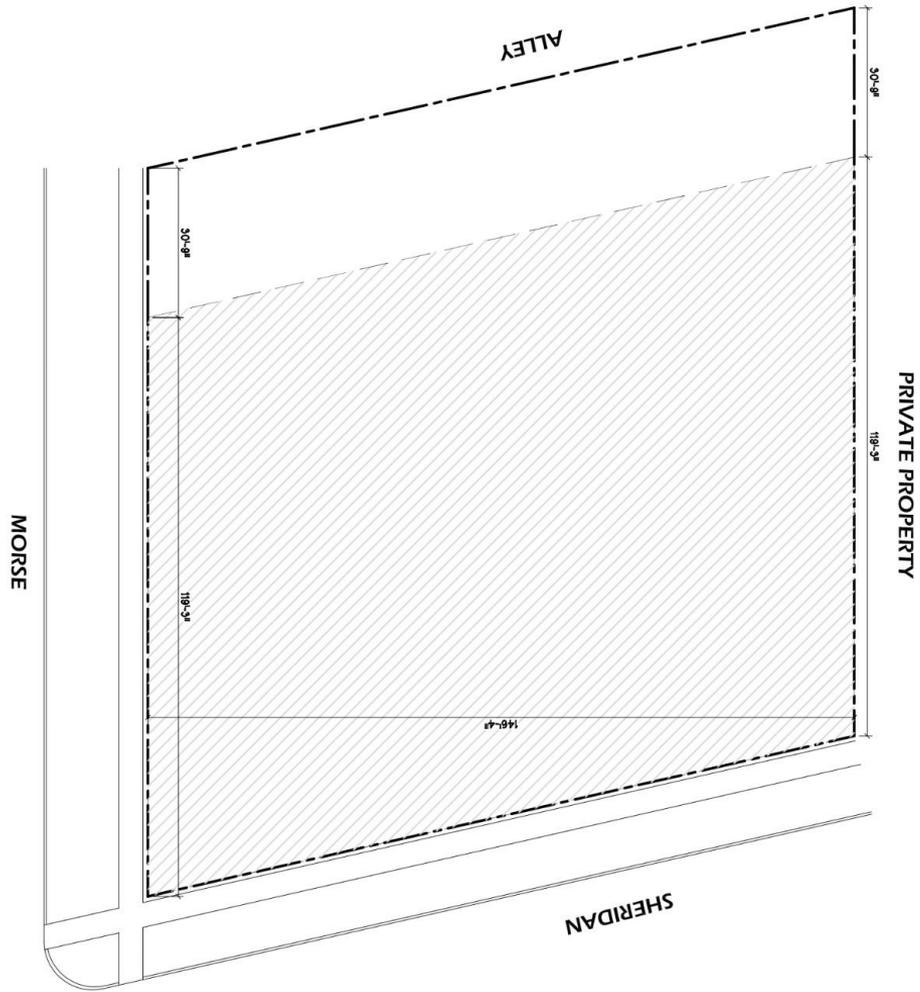




# Site Plan

## 1st Floor

Other: Lobby, Tenant Storage, Bike Parking, indoor parking garage





# Floor 2-5

1bds: 2  
2bds: 16





# Floor 6

1bds: 1  
2bds: 8  
Other: Tenant lounge  
(indoor), Rooftop lounge  
(outdoor)



# Environmentally Sustainable Elements





# Parking Supply Use Data

**Buildings somewhat near CTA rail stations have an average parking supply of:**

0.51 spaces per unit

Actual utilization: 0.29 spaces per unit

**In TOD areas served by high-frequency transit (rail or bus):**

0.51 spaces per unit

Actual utilization: 0.29 spaces per unit

**For all buildings studied (near transit or not):**

0.61 spaces per unit

Actual utilization: 0.34 spaces per unit

**Summary: Chicago TOD buildings often provide about half a parking spot per unit (0.5:1 ratio)**

*Source: Center for Neighborhood Technology*

# Nearby Newly Built Multi-Family Parking

1



7000 N. Glenwood | Glenwood Point

Units: 30

Parking Spaces: 15

Parking Ratio (Spaces per Unit): 0.5:1

*0.5 Miles from Property*

2



7070 N. Clark | Clark Estes Apartments

Units: 54

Parking Spaces: 20

Parking Ratio (Spaces per Unit): 0.37:1

*0.9 Miles from Property*

*Source: CoStar*



# Surrounding Parking Ratios

**1** 1250 W. Morse | Morningside Court  
Units: 172  
Parking Spaces: 49  
Parking Ratio (Spaces per Unit): 0.28:1  
*2 blocks from Property*

**2** 6919 N. Sheridan  
Units: 56  
Parking Spaces: 39  
Parking Ratio (Spaces per Unit): 0.69:1  
*0.5 block from Property*

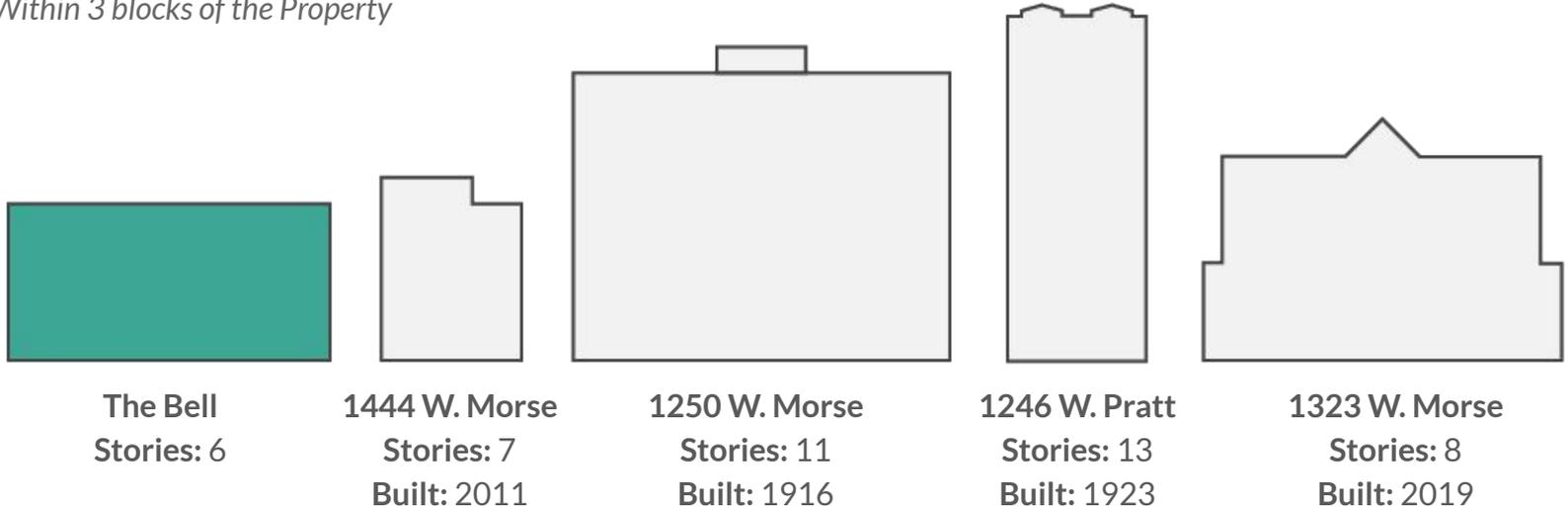
**3** 6825 N. Sheridan  
Units: 80  
Parking Spaces: 40  
Parking Ratio (Spaces per Unit): 0.5:1  
*1 block from Property*

**4** 6972 N. Sheridan  
Units: 60  
Parking Spaces: 40  
Parking Ratio (Spaces per Unit): 0.66:1  
*1 block from Property*



# Comparable Heights

*Within 3 blocks of the Property*



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# Ground Floor Use Feedback

## Questions for the Community

- What types of businesses or services would you like to see on the ground floor?
- Should the ground floor be open to the public or kept private for residents only?
- What would make this development feel like a positive addition to the neighborhood?
- Are there any small businesses or local services you feel are missing in the area?
- Should the space feel inclusive and help attract young professionals and Loyola students?

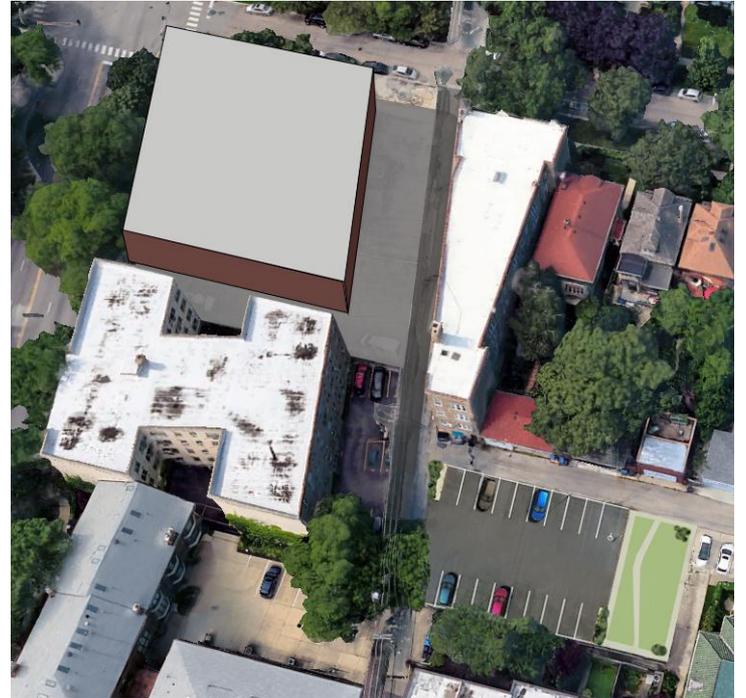


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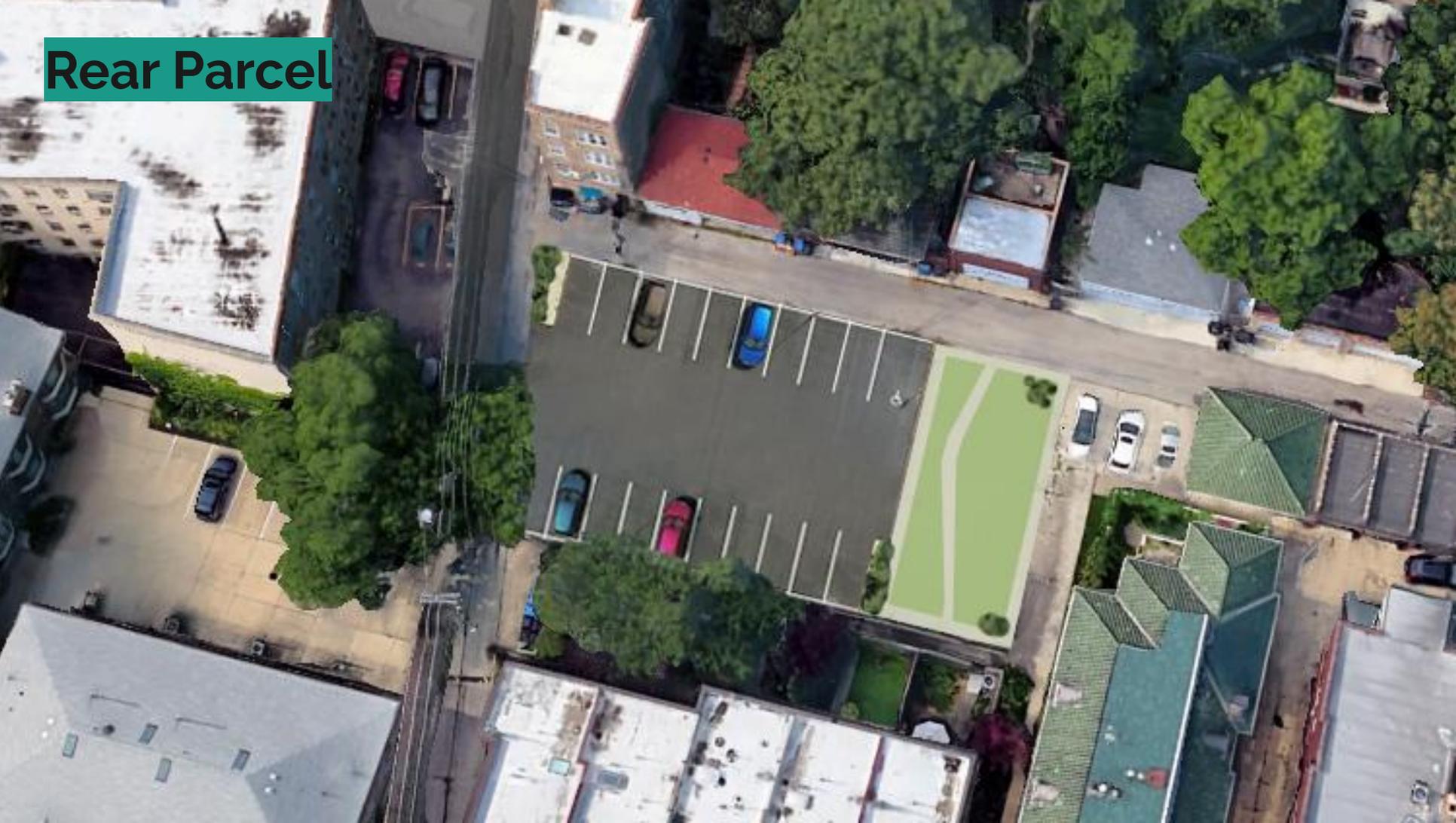
# Rear Parcel Use Feedback

## Questions for the Community

- Dog Park / pet-friendly space?
- Public green space with fenced garden?
- Would a landscaped public seating area be valuable?
- Art / murals / cultural elements representing the community?
- Exclusively residential parking and bicycle parking?
- Parking for cafe or ground floor retail space?



Rear Parcel



# The Name



The bells at Loyola University Chicago, especially those from Madonna della Strada Chapel, carry symbolic, spiritual, and practical meaning. Pells of two to eight bells traditionally mark time, call to worship, or celebrate special occasions. Their changing patterns create a joyful, melodic sound that unites the Loyola and Rogers Park community through a shared auditory experience.

## Significance of the Name

**First Impression and Branding** | The name shapes how potential residents, businesses, and neighbors perceive the project (community-driven, historical, etc.)

**Neighborhood Integration** | Names that reflect local history or culture can build a sense of belonging.

**Marketing and Tenant Identity** | A memorable, meaningful name creates effective marketing and helps the development stand out in a competitive market.

**Let's hear your ideas.**



*Thank you!*

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