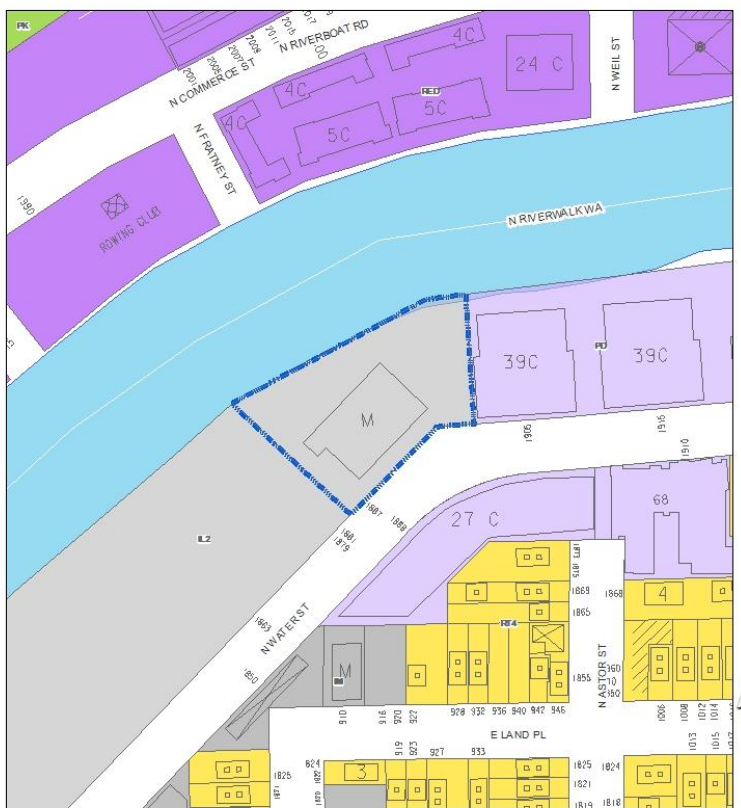
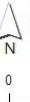


File No. 120999. An ordinance relating to the change in zoning from Industrial Light to Detailed Planned Development, for housing, on land located on the north side of North Water Street, west of North Humboldt Avenue, in the 3rd Aldermanic District. This zoning change was requested by HSI Properties, LLC, and would permit multi-family residential development at 1887 North Water Street.



FN 120999
IL2 to DPD
January 2013

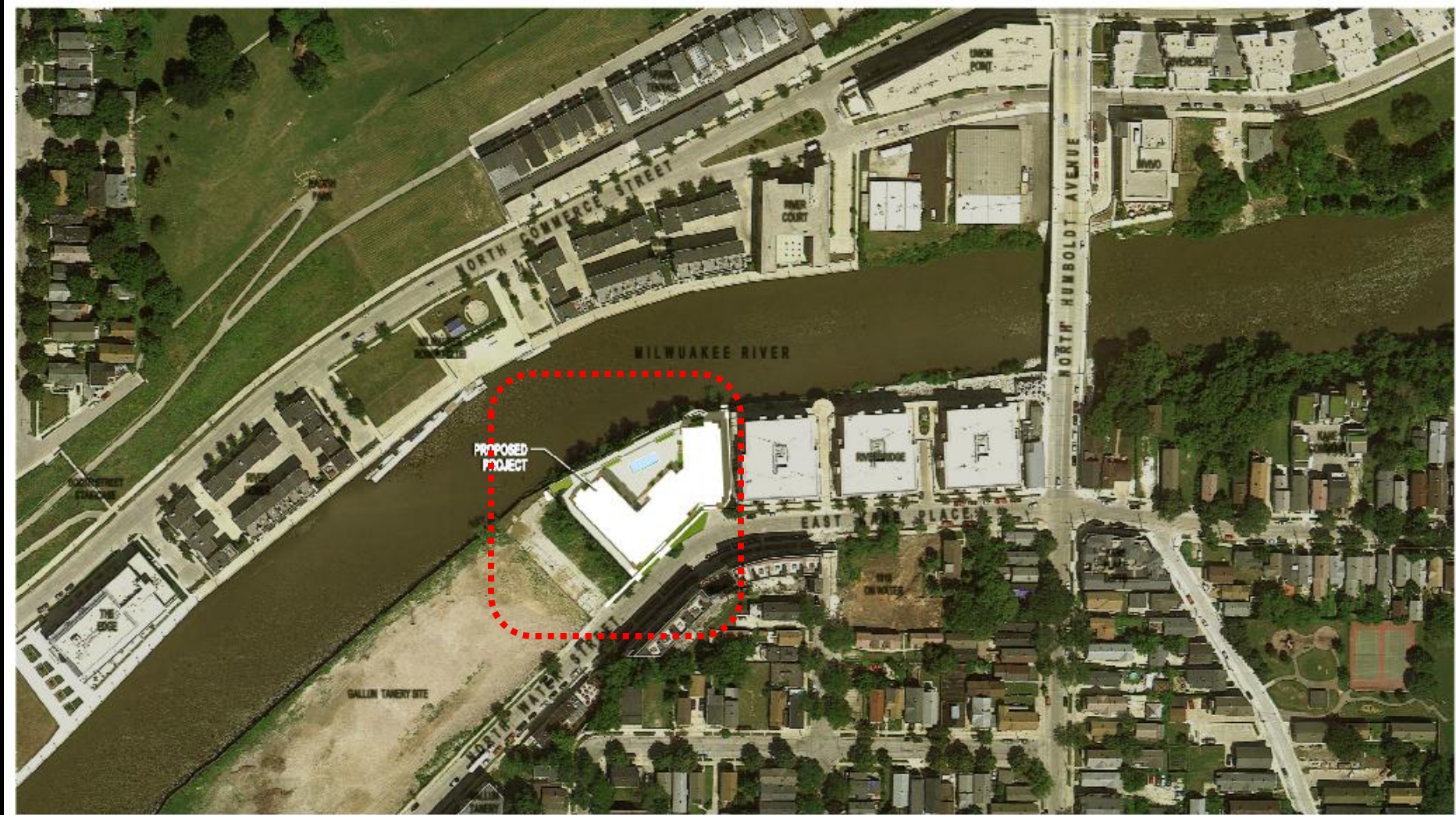
- Proposed Zoning
- Residential Districts**
 - Single Family (R)
 - Two-Family (RT)
 - Multi-Family (RM)
 - Residential and
- Commercial Districts**
 - Neighborhood S
 - Local Business
 - Commercial Se
 - Regional Busin
 - Central Busin
- Industrial Districts**
 - Industrial - Office
 - Industrial - Light
 - Industrial - Mixe
 - Industrial - Heav
- Special Districts**
 - Parks (PK)
 - Institutional (TL)
 - Planned Develo
 - Redevelopment



Data source: Department of City Development 2012



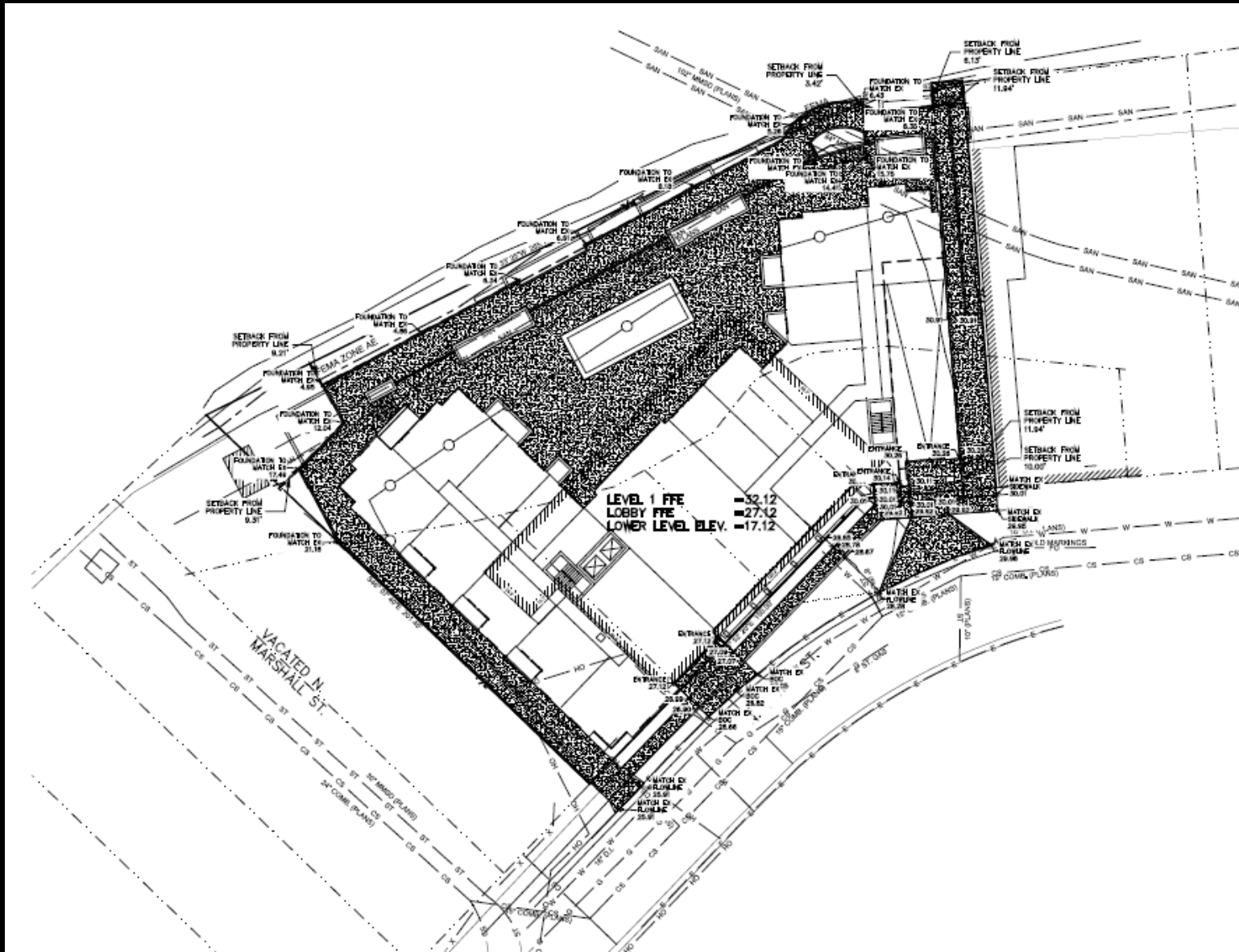
DPD, 1887 N. Water Street, Site Context



DPD, 1887 N. Water Street, Site Context Photos



DPD, 1887 N. Water Street, Proposed Site Plan



DPD, 1887 N. Water Street, Proposed Building Massing



CONCEPT											
Unit Type	FLOORS							Apartment Data			
size SF	G	2	3	4	5	6	7	total	net sf	ave. size	unit mix
500	1	1	1	1				4	2,000		
548	0	3	3	3				9	4,932		
616	2	2	2	2				8	4,928		
STUDIO subtotal								21	11,860	565	24.1%
717	3	5	5	5				18	12,906		
746	2	4	4	4				14	10,444		
788	0	1	1	1				3	2,364		
819	0	1	1	1				3	2,457		
1BR subtotal								38	28,171	741	43.7%
855	1	0	0	0				1	855		
909	2	2	2	2				8	7,272		
971	1	0	0	0				1	971		
1BR/D subtotal								10	9,098	910	11.5%
997	2	4	4	4				14	13,958		
1072	1	1	1	1				4	4,288		
2BR subtotal								18	18,246	1014	20.7%
	0	0	0	0				0	0		
2 BR/D subtotal								0	0	0	0.0%
TOTALS	15	24	24	24				87	67,375	774	100%



DPD, 1887 N. Water Street, Proposed Floor Plans, Parking Level



PARKING LEVEL

DPD, 1887 N. Water Street, Proposed Floor Plans, Parking Level

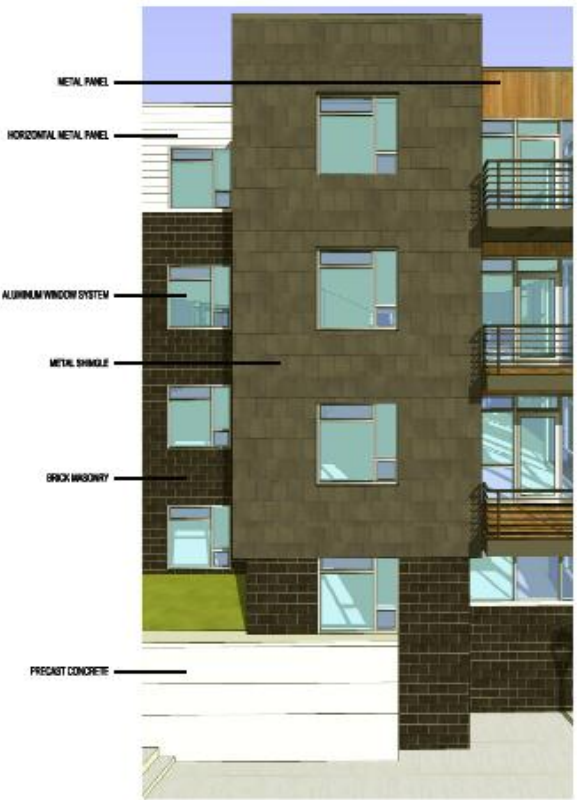


floor	height	Apartments				Retail		Parking (etc.)		TOTALS	
		apartment GSF	apartment NSF	commons & circulation	efficiency	ave. unit	# of units	retail GSF	parking GSF	parking	Total GSF
parking level (lower)											-
parking level (upper)									35,759	97	35,759
ground floor parking											-
ground floor (water street)		19,423	12,094	7,329			15		1,876		21,299
floor 2		21,265	18,434	2,831			24				21,265
floor 3		21,265	18,434	2,831			24				21,265
floor 4		21,265	18,434	2,831			24				21,265
floor 5											-
floor 6											-
floor 7											-
totals	-	83,218	67,396	15,822	81.0%	775	87	-	37,635	97	120,853
ave GSF per unit											1,389
PARKING											
total parking											97
standard parking											88
tandem parking											9
parking ratio per unit											1.01
parking ratio per bedroom											0.92
ave GSF per parking space											388
		* Includes mech. storage & circulation									

DPD, 1887 N. Water Street, Proposed Building Elevations



DPD, 1887 N. Water Street, Conceptual Renderings



DPD, 1887 N. Water Street, Conceptual Renderings

