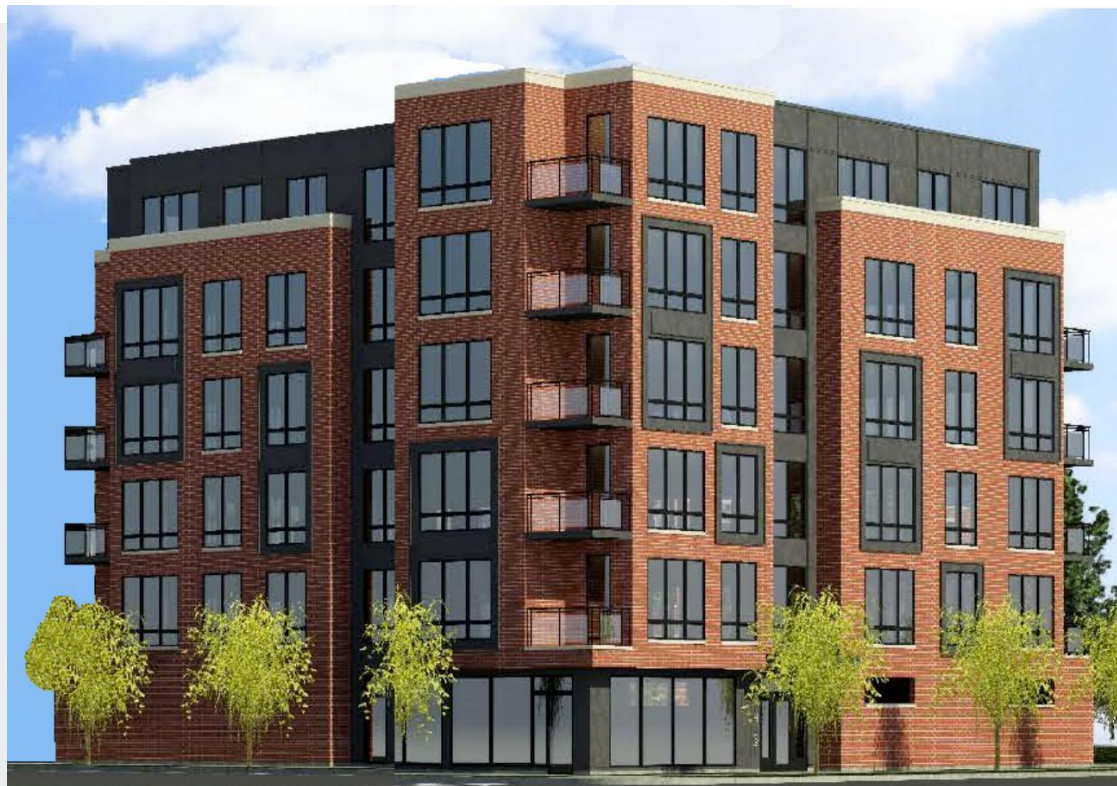




The Haven

On Sheridan



New 52-Unit Multi-Family Building | Transforming Vacant Land Into A Vibrant Community Space

January 15, 2024



Developer & Project Team

Developer/Applicant: 5035 Land Owner, LLC

Attorney: Sara Barnes (to be retained)

Architect: Michael Cox and Associates (retained)

Beneficial Owners: Chicago F10 Equity Partners, LLC

Contractor: TBD





Vision and Goals

1

Summary | We seek to redevelop the vacant site with a new six-story multi family building, that would contain 52 units, on site parking, and green space.

2

Unit Mix |

| | |
|----|---------|
| 5 | Studios |
| 26 | 1-Beds |
| 19 | 2-Beds |
| 2 | 3-Beds |

3

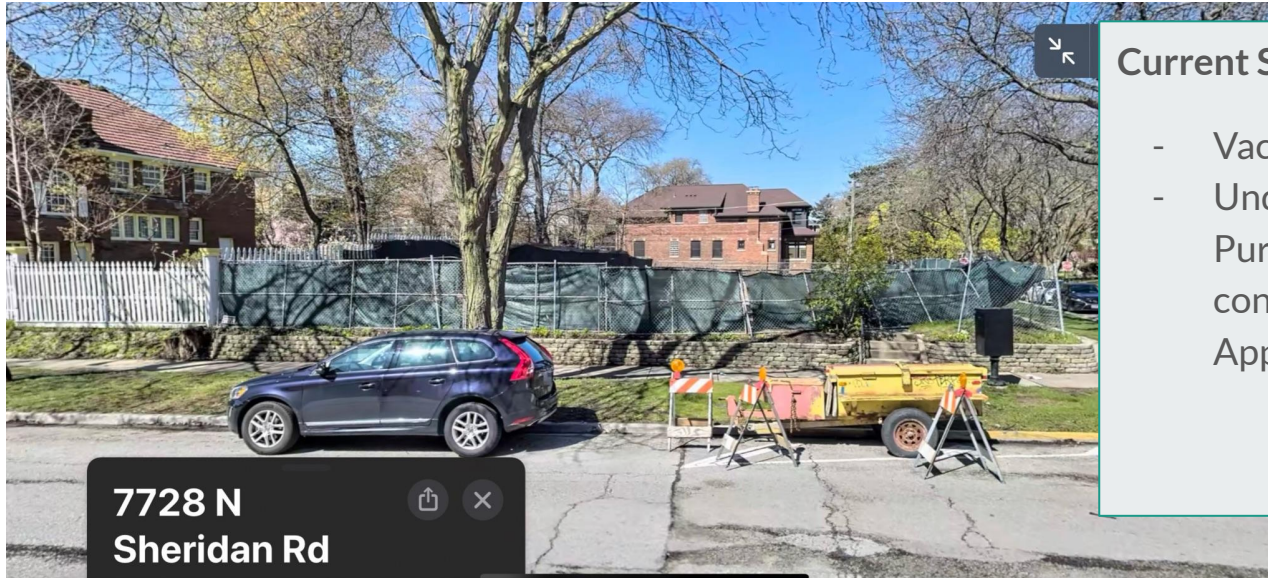
Affordability | This project will help increase access and affordability by increasing the housing stock in the area. This project will offer quality housing at rates comparable with the pricing of the current rental housing stock.

4

Community Benefits | In addition to increasing housing access and stock, this project:

- ★ Will develop an underutilized site and enhance the urban landscape of a significant intersection.
- ★ Is transit-oriented and will encourage the use of public transit.
- ★ Contains a rooftop green space.
- ★ Will use permeable pavers.
- ★ Will contain indoor bike parking to encourage bike uses.
- ★ Will contain electric vehicle charging stations.
- ★ Will create job opportunities for local small businesses and minority enterprises.

Site Currently

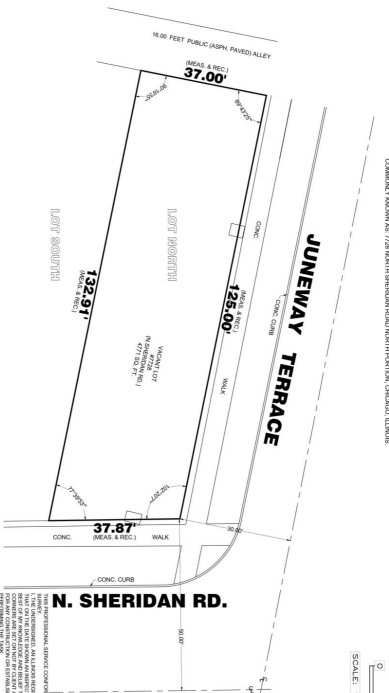


Current Status:

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

PROFESSIONAL DESIGN FIRM LICENSE REGISTRATION NO. 184-002111
PLAT OF SURVEY

THE NORTH 1/2 OF 36 FEET (MEASURED ON THE WEST LINE OF SHERIDAN ROAD) OF LOT 1 IN BLOCK 2 IN RESUBDIVISION BISHOPSCO ADDITION IN NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN CROWD COUNTY, ILLINOIS. LAND TOTAL AREA 4771.50 FT². COMMONLY KNOWN AS 7799 NORTH BISHOPSCO ROAD NORTH PORTION, CROWD COUNTY, ILLINOIS.



SCALE: 1 INCH = 16 FEET



NO DIMENSIONS SHOULD BE MEASURED BY LOCAL MEASUREMENTS FROM THE LOT. DIMENSIONS SHOWN ARE BASED ON THE REAL PROPERTY RECORD OF RECORDING INVOICE.

MONITOR THE ENGINEERING
 CONSTRUCTION ENGINEERS
 301 N. STATE ST., SUITE 1000
 SPRINGFIELD, ILL. 62761
 TEL: (217) 791-9988, FAX: (217) 791-9989

DATE PLOTTED: 12/18/2023 10:34 AM
 DRAWN BY: J. W. WILSON
 CHECKED BY: J. W. WILSON
 PLOTTED BY: J. W. WILSON

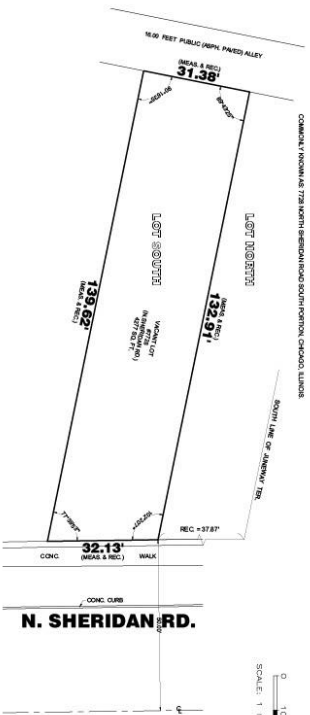
THE ENGINEER HAS CONDUCTED THE FIELD SURVEY AND HAS DETERMINED THAT THE DIMENSIONS SHOWN ON THIS PLAT ARE CORRECT AND ACCURATE TO THE BEST OF HIS KNOWLEDGE AND BELIEF. HE HAS ALSO DETERMINED THAT THE DIMENSIONS SHOWN ON THIS PLAT ARE CORRECT AND ACCURATE TO THE BEST OF HIS KNOWLEDGE AND BELIEF. HE HAS ALSO DETERMINED THAT THE DIMENSIONS SHOWN ON THIS PLAT ARE CORRECT AND ACCURATE TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

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North Lot

PROFESSIONAL DESIGN FIRM LICENSE REGISTRATION NO. 184-002111
PLAT OF SURVEY

THE SOUTH 1/2 OF 36 FEET OF 11 ACRES OR THE WEST 1/4 OF 40 ACRES OR MORE AND LOT 1 IN BLOCK 2 IN RESUBDIVISION BISHOPSCO ADDITION IN NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN CROWD COUNTY, ILLINOIS. LAND TOTAL AREA 4277.80 FT². COMMONLY KNOWN AS 7799 NORTH BISHOPSCO ROAD SOUTH PORTION, CROWD COUNTY, ILLINOIS.



SCALE: 1 INCH = 16 FEET



South Lot

NO DIMENSIONS SHOULD BE MEASURED BY LOCAL MEASUREMENTS FROM THE LOT. DIMENSIONS SHOWN ARE BASED ON THE REAL PROPERTY RECORD OF RECORDING INVOICE.

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THE ENGINEER HAS CONDUCTED THE FIELD SURVEY AND HAS DETERMINED THAT THE DIMENSIONS SHOWN ON THIS PLAT ARE CORRECT AND ACCURATE TO THE BEST OF HIS KNOWLEDGE AND BELIEF. HE HAS ALSO DETERMINED THAT THE DIMENSIONS SHOWN ON THIS PLAT ARE CORRECT AND ACCURATE TO THE BEST OF HIS KNOWLEDGE AND BELIEF. HE HAS ALSO DETERMINED THAT THE DIMENSIONS SHOWN ON THIS PLAT ARE CORRECT AND ACCURATE TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

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Survey

Zoning



Locate & Search

Identify Results

TSL Station

More Info

TSL Bus Route

More Info

Zoning Districts

RT-4

Planning Region

NORTH

Lakefront Zoning

Private

Affordable Requirements (ARO)

ARO Community Preservation Area

Zoning Map Index

Grid Index: 19-G

Zoning Map Page Number : 12B

Building Address

7728 N SHERIDAN RD (86)

Parcels

PIN #: 1129102039

Parcel Address : 7728-7728 N SHERIDAN RD

80 Acre Page

Open 80 Acre Page ([wnw294114r](#))

Current Zoning: RT-4
Proposed Zoning: B2-5 or RM6

Proposed New Building

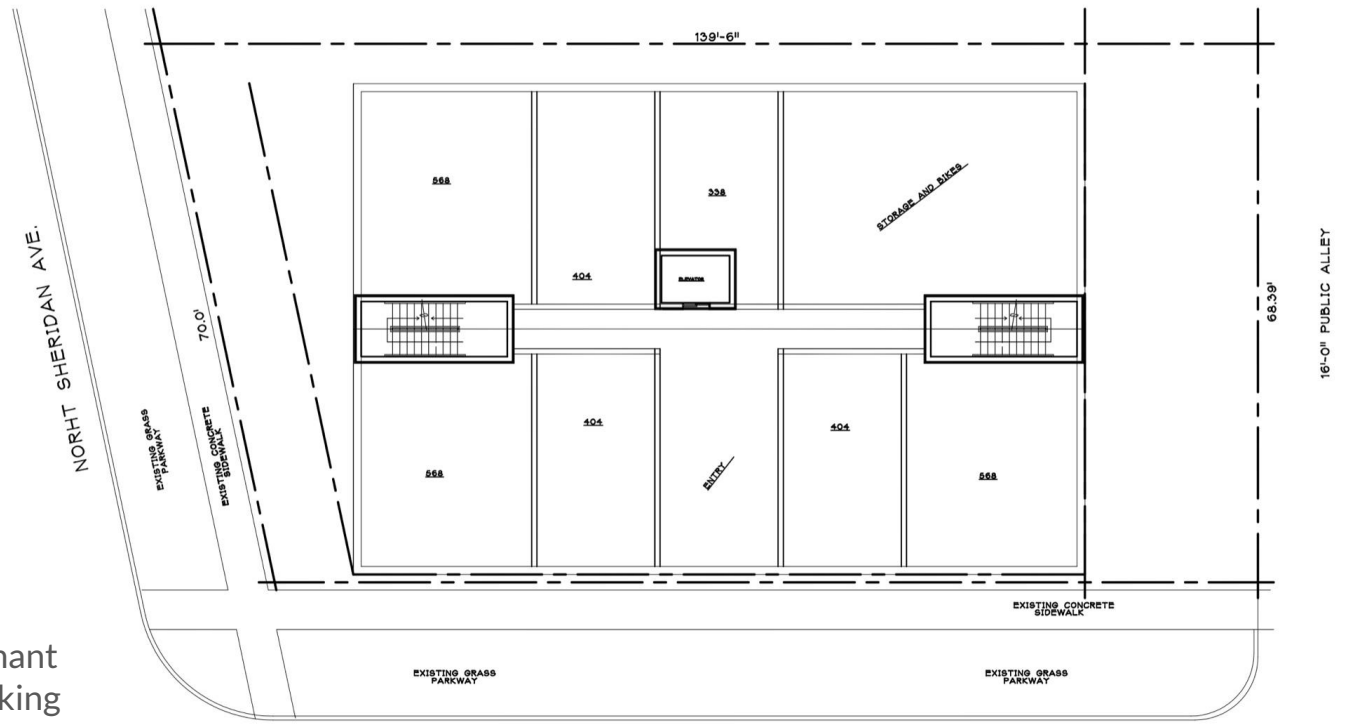
| | |
|------------------------------------|----------------------|
| Lot Area: | 9,178 sf |
| Floor area ratio (current): | 1.2 |
| Floor area ratio (proposed): | 3.5 |
| Density No. of Units (by Right): | 9 |
| Density No. of Units (proposed): | 52 |
| Building Height Proposed: | 68' |
| Off-street Car Parking: | 9 |
| Indoor Bike Parking: | 40 |
| Proposed use of public air spaces: | None |
| Building materials to be used: | Brick, see elevation |
| Overlay District: | Lakefront |



Floor

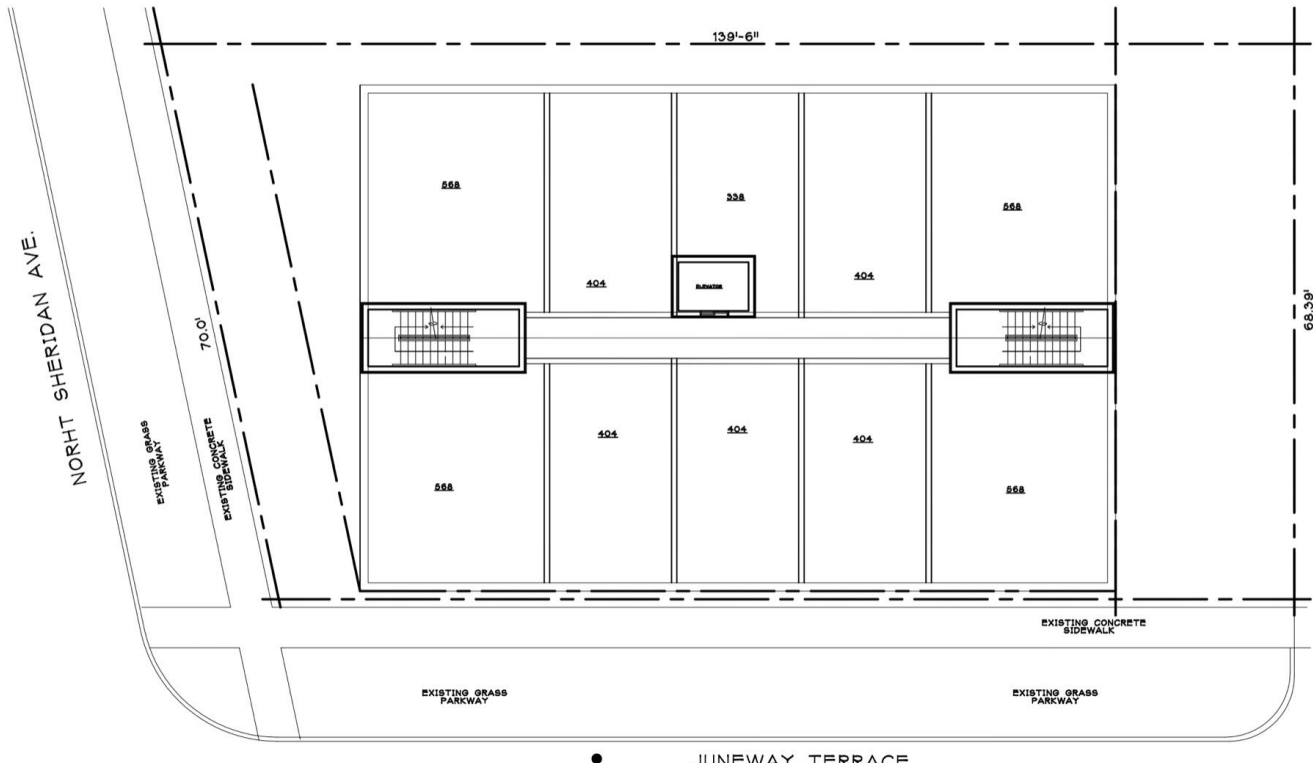
1

Studios: 1
1bds: 3
2bds: 3
Other: Lobby, Tenant
Storage, Bike Parking



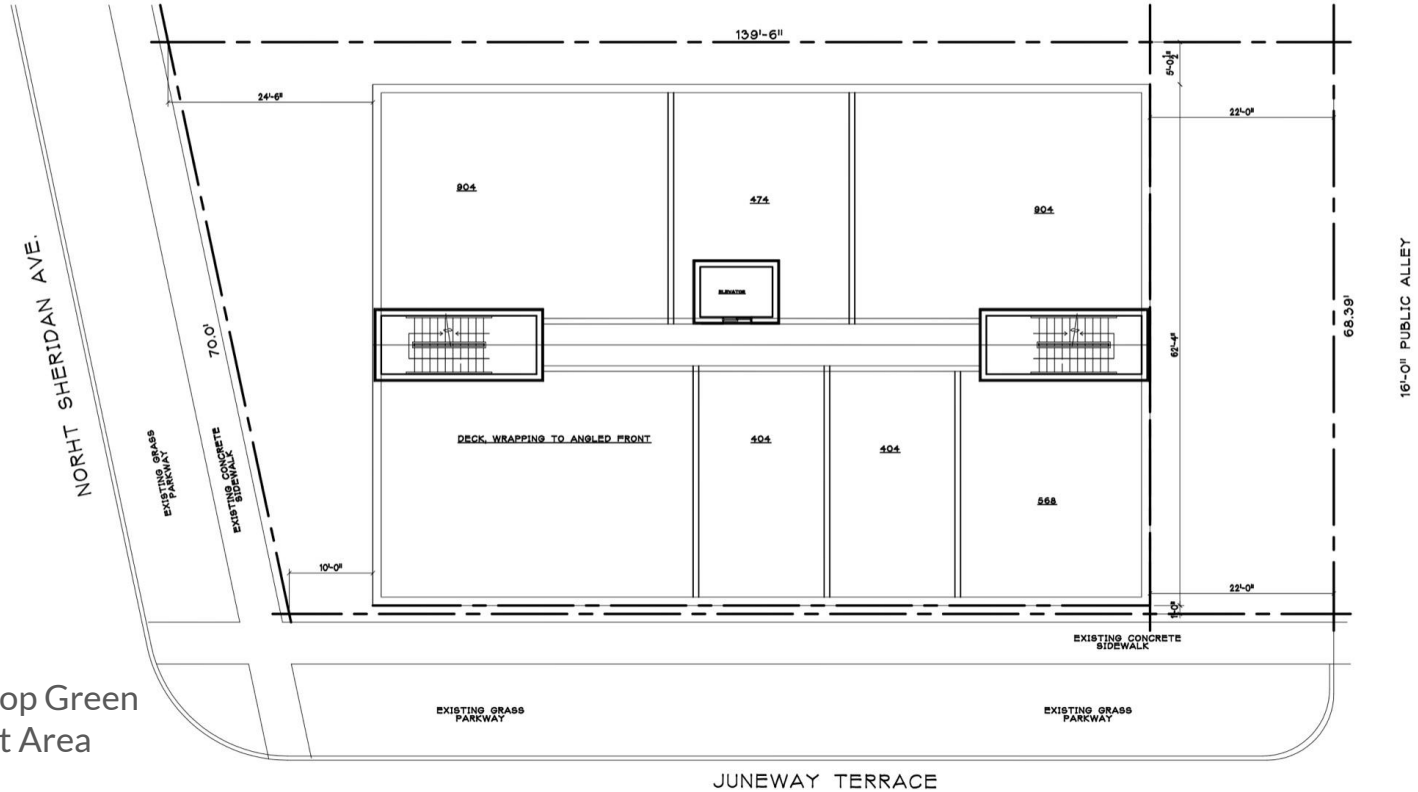

Floors
2-5

Studios: 1
1bds: 5
2bds: 4



Floor 6

1bds: 3
3bds: 2
Other: Rooftop Green
Space, Tenant Area





Thank you!

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Contact: Deborah 1.773.900.4500

