ZONING

SITE AREA: 11,906 GSF

TYPE 1 re-zoning from an RT3.5 to a B2-3 TRANSIT SERVED (less than 1,320 ft from CTA) (ELIGIBLE FOR 50% PARKING REDUCTION)
2 Affordable units on site

<table>
<thead>
<tr>
<th>Existing</th>
<th>Previous</th>
<th>RT3.5</th>
<th>B2-3</th>
<th>Planned</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Area Per Unit (MLA):</td>
<td>1,250</td>
<td>400</td>
<td>400</td>
<td>496</td>
</tr>
<tr>
<td>FAR</td>
<td>1.05</td>
<td>2</td>
<td>3</td>
<td>2.23</td>
</tr>
<tr>
<td>MAX FAR allowed</td>
<td>12,501</td>
<td>23,812</td>
<td>35,718</td>
<td>26,544</td>
</tr>
<tr>
<td>Front Yard Setback (existing is 11'-3&quot;)</td>
<td>15&quot;</td>
<td>15&quot;</td>
<td>7-7&quot;</td>
<td>10'-4&quot;</td>
</tr>
<tr>
<td>Side Yard Setback</td>
<td>5'</td>
<td>5'</td>
<td>5'</td>
<td>5'</td>
</tr>
<tr>
<td>Rear Yard Setback</td>
<td>35'</td>
<td>30'</td>
<td>30'</td>
<td>31'</td>
</tr>
<tr>
<td>Parking required:</td>
<td>9</td>
<td>29</td>
<td>29</td>
<td>24</td>
</tr>
<tr>
<td>On Site Loading:</td>
<td>none</td>
<td>none</td>
<td>1-10x25</td>
<td>1-10x25</td>
</tr>
<tr>
<td>Building Height***</td>
<td>none</td>
<td>none</td>
<td>1-10x25</td>
<td>1-10x25</td>
</tr>
</tbody>
</table>

* In B2-3, when next to an R lot, 50% of front yard of adjacent lot to be used. Adjacent front yard setback is 11'-3", making required setback 7'-7".

** In a B2-3 district that is transit served, a 50% parking reduction can be taken (from required providing 1 parking space for each unit) and with additional approvals parking count can be brought down to zero.

*** Height in R districts is measured differently than in B or C districts. In R districts, height is measured to underside of joist of last occupied floor, which excludes parapets and roof access structures and over runs. In B and C districts, height is measured to underside of structure of highest accessible space, including rooftop access vestibules.
1: STANDING ON SOUTH SIDEWALK OF PATTERSON AVE, LOOKING NORTH

2: STANDING ON PATTERSON AVE, EAST OF ALLEY, LOOKING WEST

3: STANDING NEAR NORTH EAST CORNER OF PROPERTY IN ALLEY, LOOKING SOUTH

4: STANDING NEAR NORTH EAST CORNER OF PROPERTY IN ALLEY, LOOKING WEST
4TH FLOOR PLAN

OWNER’S SUITE SOUTH WEST
1,542 GSF

OWNER’S SUITE SOUTH EAST
2,078 GSF

AMENITY
1,556 GSF

AMENITY
700 GSF

PANTRY
DESK
OR
KITCHEN
LINEN
ENTRY CLOSET

20'-6" x 11'-8"

26'-6" x 12'-1"

10'-8" x 12'-1"

10'-8" x 12'-1"

LIVING/DINING/KITCHEN
31'-0" x 17'-7"

MASTER BEDROOM
BEDROOM 2

TERRACE
8'-4" x 6'-9"

FOYER
STORAGE

ROOF PLAN

ROOF DECK (INCLUDES POOL FOOTPRINT) 4,150 GSF

ROOF TOP
MECHANICAL AREA
WITH SCREEN ENCLOSURE

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PATTERSON GREEN, LLC
1118 W PATTERSON AVE
CHICAGO, IL

4TH FLOOR PLAN and ROOF PLAN
SCALE: NTS
26 SEPTEMBER 2019
19039
DDG
PATTERSON STREET ELEVATION FACING NORTH

PREVIOUS SCHEME
CURRENTLY ALLOWED UNDER RT3.5

ENTRY
1118-1128

ENTRY
1118-1128

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## APARTMENT BUILDING

<table>
<thead>
<tr>
<th>FLR #</th>
<th>USE</th>
<th>ELEVATION ABOVE GRADE</th>
<th>FLOOR HEIGHT</th>
<th># OF UNITS</th>
<th>GROSS ENCLOSED</th>
<th>GROSS FAR GSF</th>
<th>RENTABLE AREA</th>
<th>RETAIL</th>
<th>AVERAGE UNIT</th>
<th>EFFIC.</th>
<th>CORE/AMENITY</th>
<th># OF BIKES</th>
<th># OF CARS</th>
<th>1 BED + 1 BA</th>
<th>2 BED + 2 BA</th>
<th>3 BED + 2 BA</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elevator Overrun Roof</td>
<td>EL+ 55'-4&quot;</td>
<td>EL+ 52'-4&quot;</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>Roof deck amenity</td>
<td>EL+ 43'-8&quot;</td>
<td>8'-8&quot;</td>
<td>400 SF</td>
<td>400 SF</td>
<td>0 SF</td>
<td>400 SF</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>APARTMENTS</td>
<td>EL+ 32'-0&quot;</td>
<td>11'-8&quot;</td>
<td>2</td>
<td>7,278 SF</td>
<td>6,851 SF</td>
<td>3,620 SF</td>
<td>1,810 SF</td>
<td>52.84%</td>
<td>3,231 SF</td>
<td></td>
<td></td>
<td></td>
<td>0</td>
<td>2</td>
<td></td>
<td>2</td>
</tr>
<tr>
<td>3</td>
<td>APARTMENTS</td>
<td>EL+ 21'-4&quot;</td>
<td>10'-8&quot;</td>
<td>9</td>
<td>7,290 SF</td>
<td>7,290 SF</td>
<td>6,431 SF</td>
<td>715 SF</td>
<td>88.22%</td>
<td>859 SF</td>
<td></td>
<td></td>
<td></td>
<td>6</td>
<td>3</td>
<td></td>
<td>9</td>
</tr>
<tr>
<td>2</td>
<td>APARTMENTS</td>
<td>EL+ 10'-8&quot;</td>
<td>10'-8&quot;</td>
<td>9</td>
<td>7,290 SF</td>
<td>7,290 SF</td>
<td>6,431 SF</td>
<td>715 SF</td>
<td>88.22%</td>
<td>859 SF</td>
<td></td>
<td></td>
<td></td>
<td>6</td>
<td>3</td>
<td></td>
<td>9</td>
</tr>
<tr>
<td>1</td>
<td>LOBBY/PARKING/MECH.</td>
<td>EL+ 0'-0&quot;</td>
<td>10'-8&quot;</td>
<td>4</td>
<td>8,792 SF</td>
<td>4,714 SF</td>
<td>3,070 SF</td>
<td>768 SF</td>
<td>65.13%</td>
<td>1,644 SF</td>
<td></td>
<td></td>
<td></td>
<td>12</td>
<td>2</td>
<td></td>
<td>4</td>
</tr>
</tbody>
</table>

| B     | STORAGE/MECH.            | EL+ 0'-0"              |              |            |                |               |               |         |              |        |              |           |           |              |              |              |       |

| 25    |                          | 2,873 SF               | 0 SF         |            | 33,921 SF      | 26,544 SF      | 19,552 SF      | 815 SF   | 6,992 SF      | 25     | 12           | 14         | 10         | 0            | 24           |              |       |

* Zoning Height - 51'-8"

**PER 17-17-0311-A CHICAGO ZONING ORDINANCE**

- 0.00% 104.17%
- 50.00% 50.00%
- 58.33% 58.33%
- 41.67% 41.67%
- 0.00% 100.00%