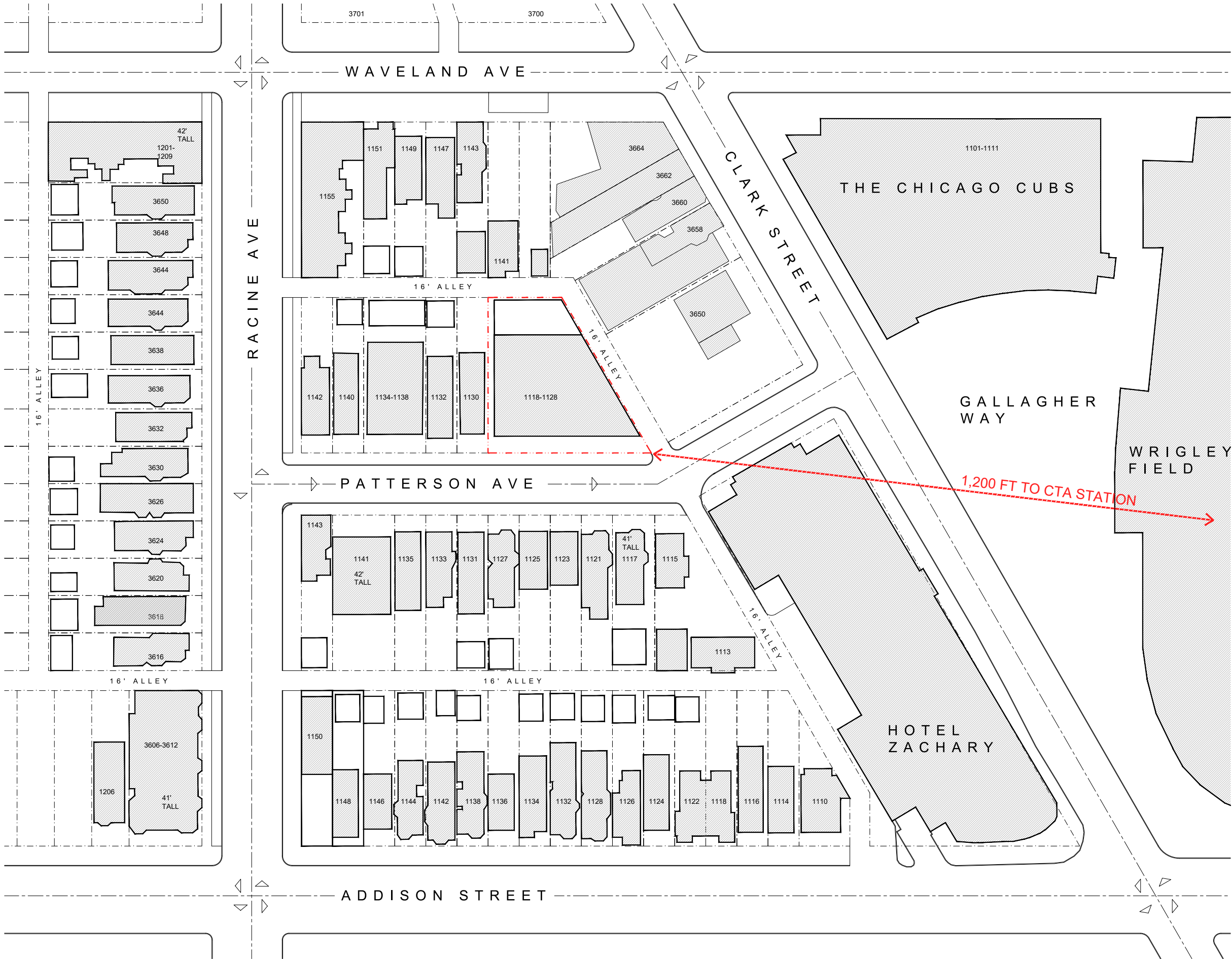






ZONING

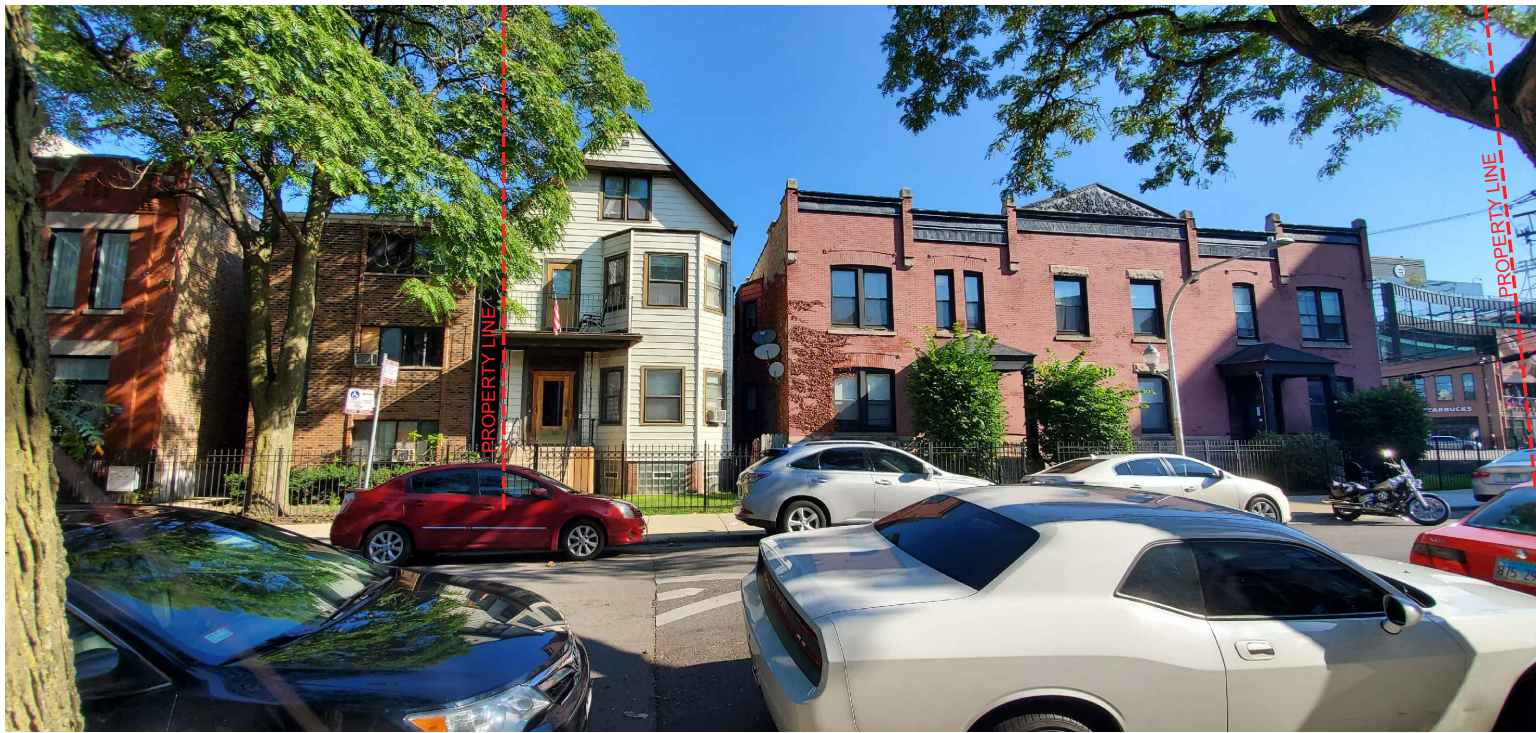
SITE AREA: 11,906 GSF

TYPE 1 re-zoning from an RT3.5 to a RM5.5
2 Affordable units on site

	Existing RT3.5	Previous B2-3	RM5.5	Planned
Minimum Lot Area Per Unit (MLA):	1,250	496	400	661
MAX # Units allowed:	9	24	29	18
FAR	1.05	2.23	2.5	2.14
MAX FAR allowed	12,501	26,544	29,765	25,493
Front Yard Setback (existing is 11'-3")	15'	10'-4"	13'-6"*	13'-6"
Side Yard Setback	5'	5'	5'	5'
Rear Yard Setback	35'	31'	30'	30'
Parking required:	9	12	1 to 1	18
On Site Loading:	none	1-10x25	as req.**	10x25
Building Height:	35'	51'-8"	60'	51'-8"

* In RM5.5, when next to an R lot, the average front yard setback of the 2 adjacent lots is used to determine front yard setback.

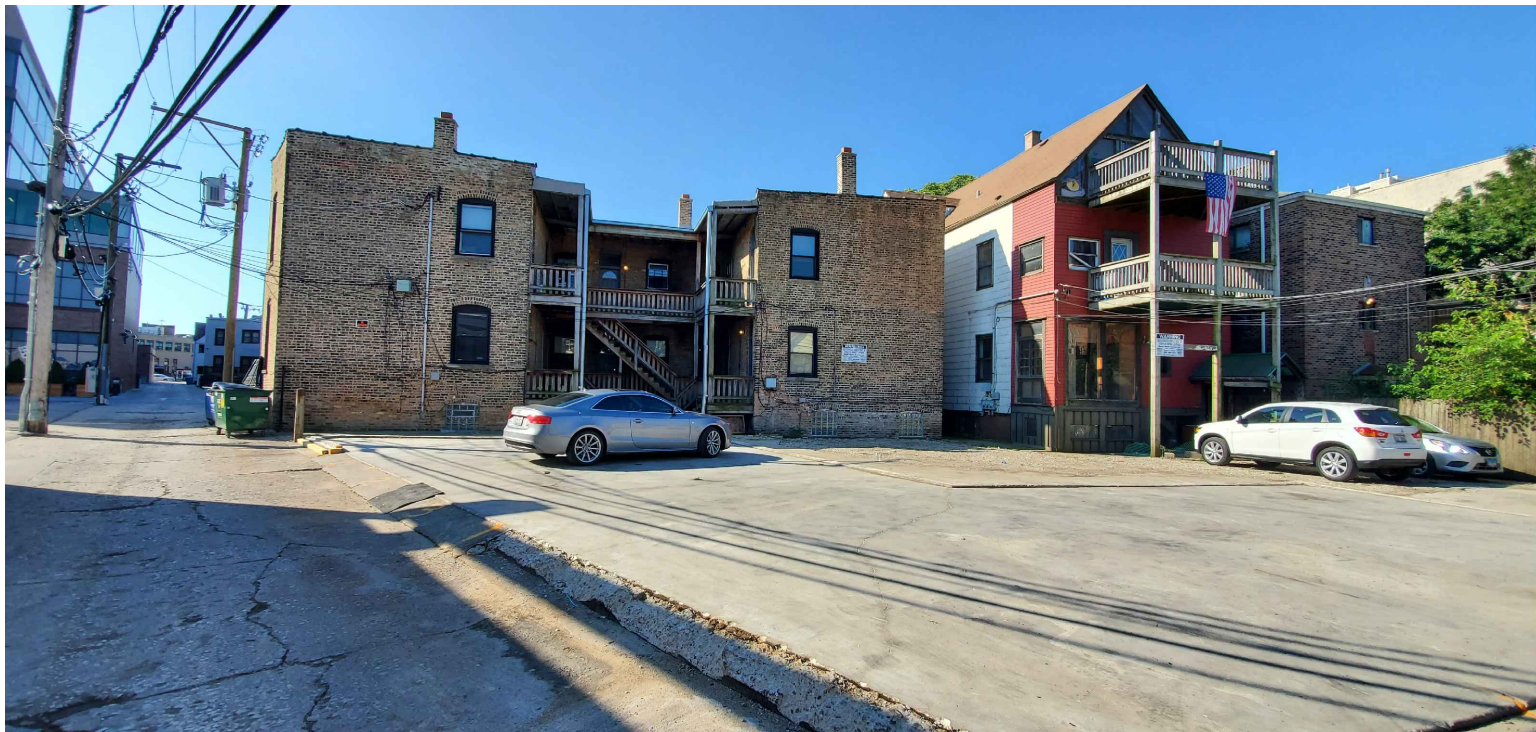
** On site loading of 10'x25' is required if building FAR is 25,000 or greater.



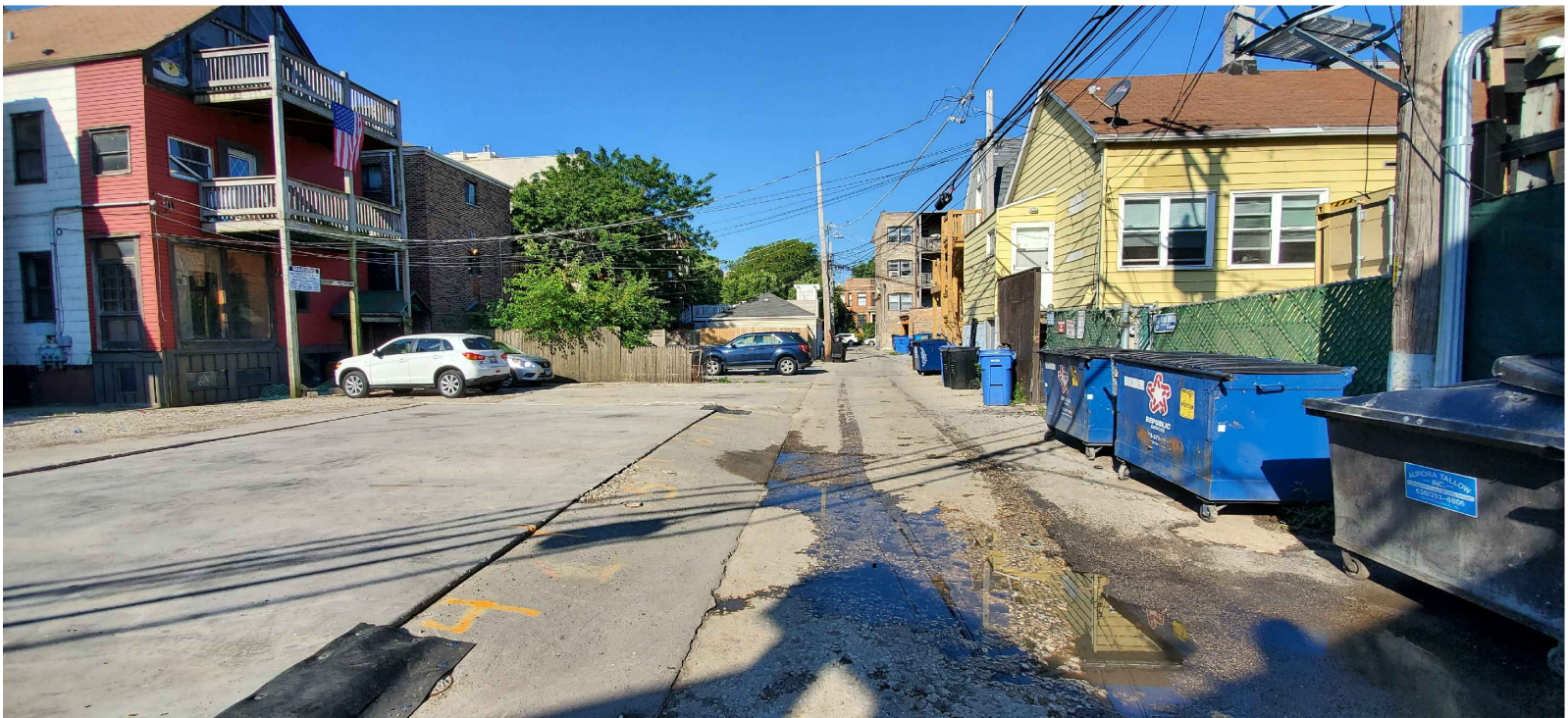
1: STANDING ON SOUTH SIDEWALK OF PATTERSON AVE, LOOKING NORTH



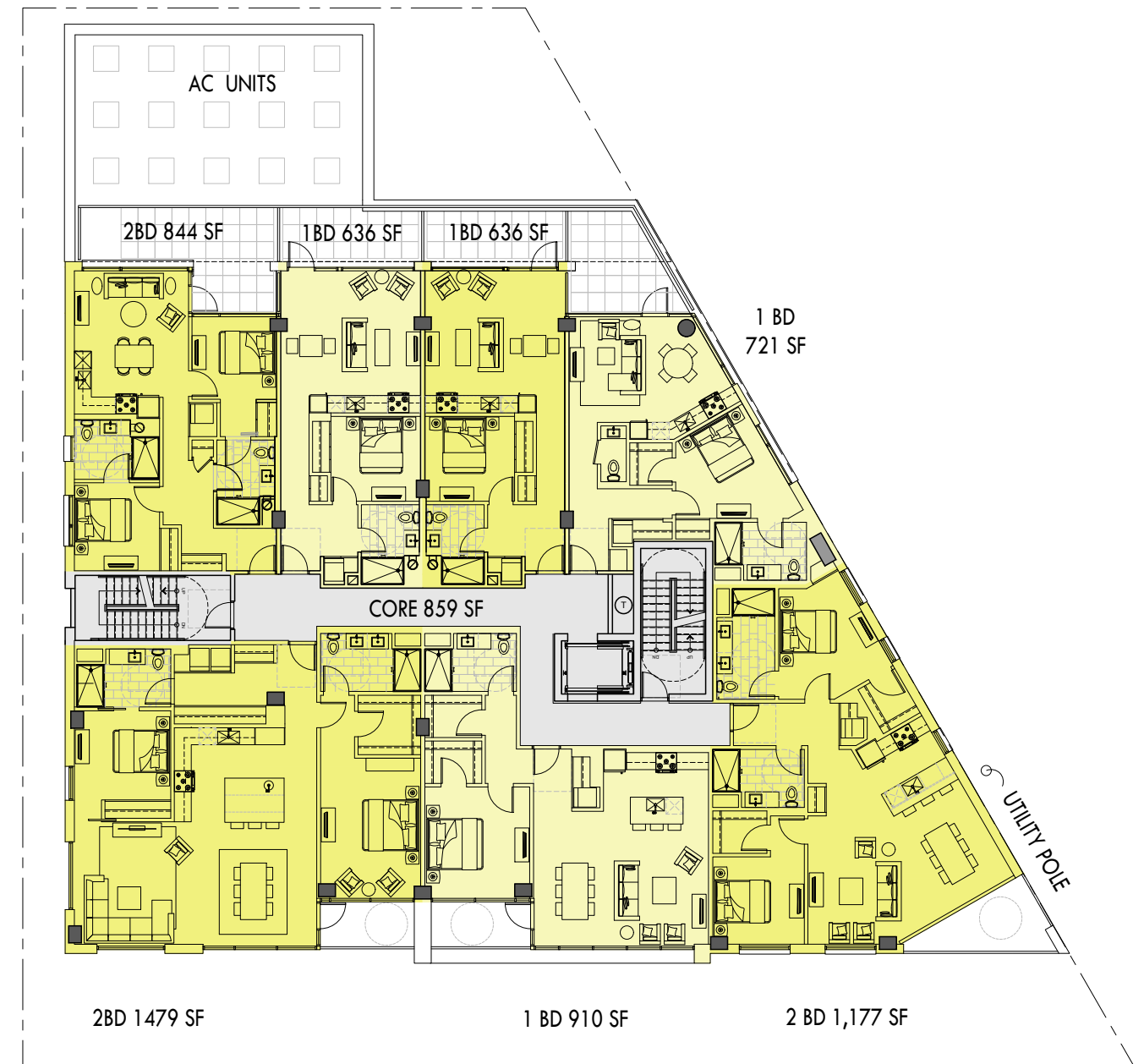
2: STANDING ON PATTERSON AVE, EAST OF ALLEY, LOOKING WEST



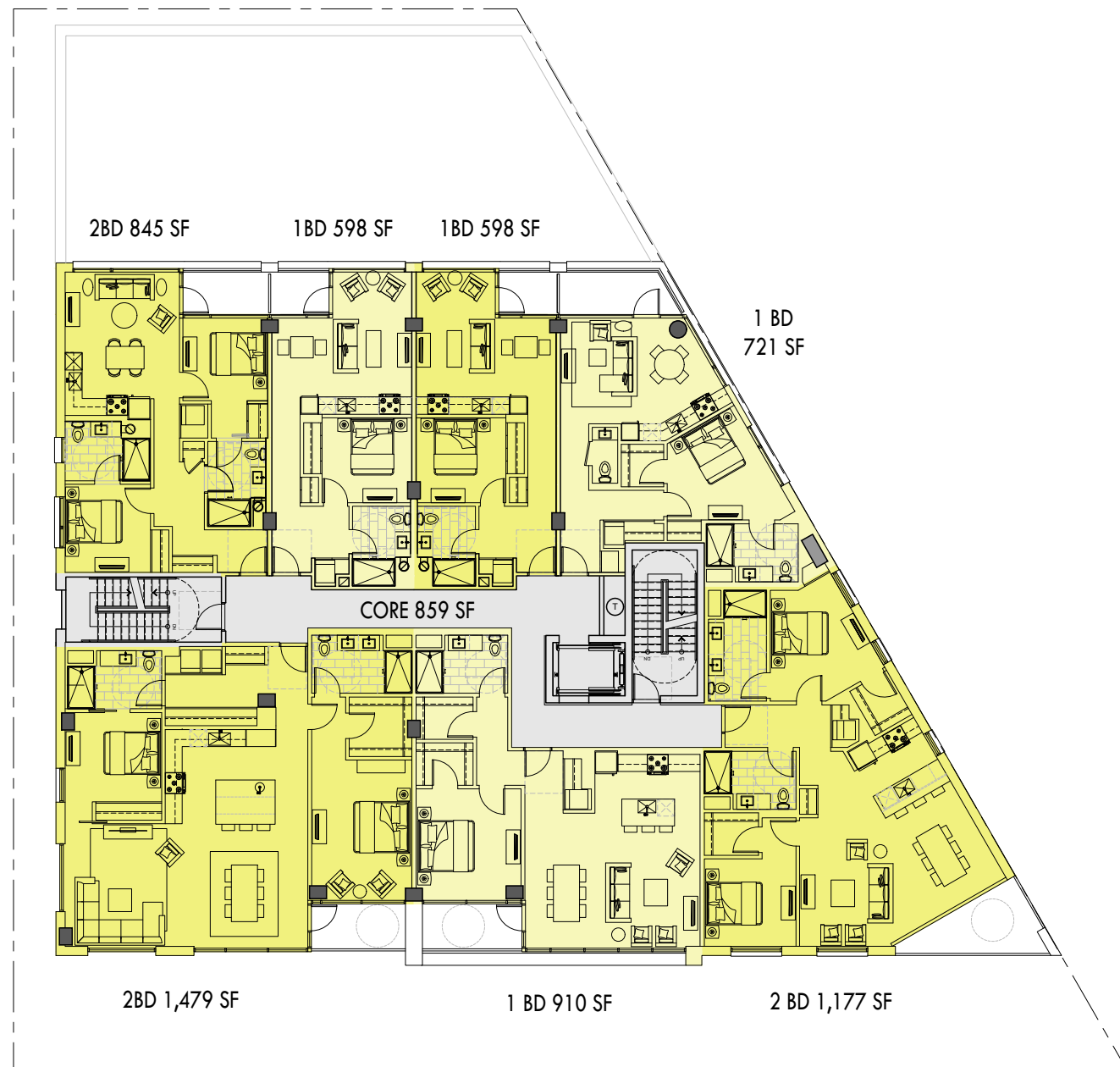
3: STANDING NEAR NORTH EAST CORNER OF PROPERTY IN ALLEY, LOOKING SOUTH



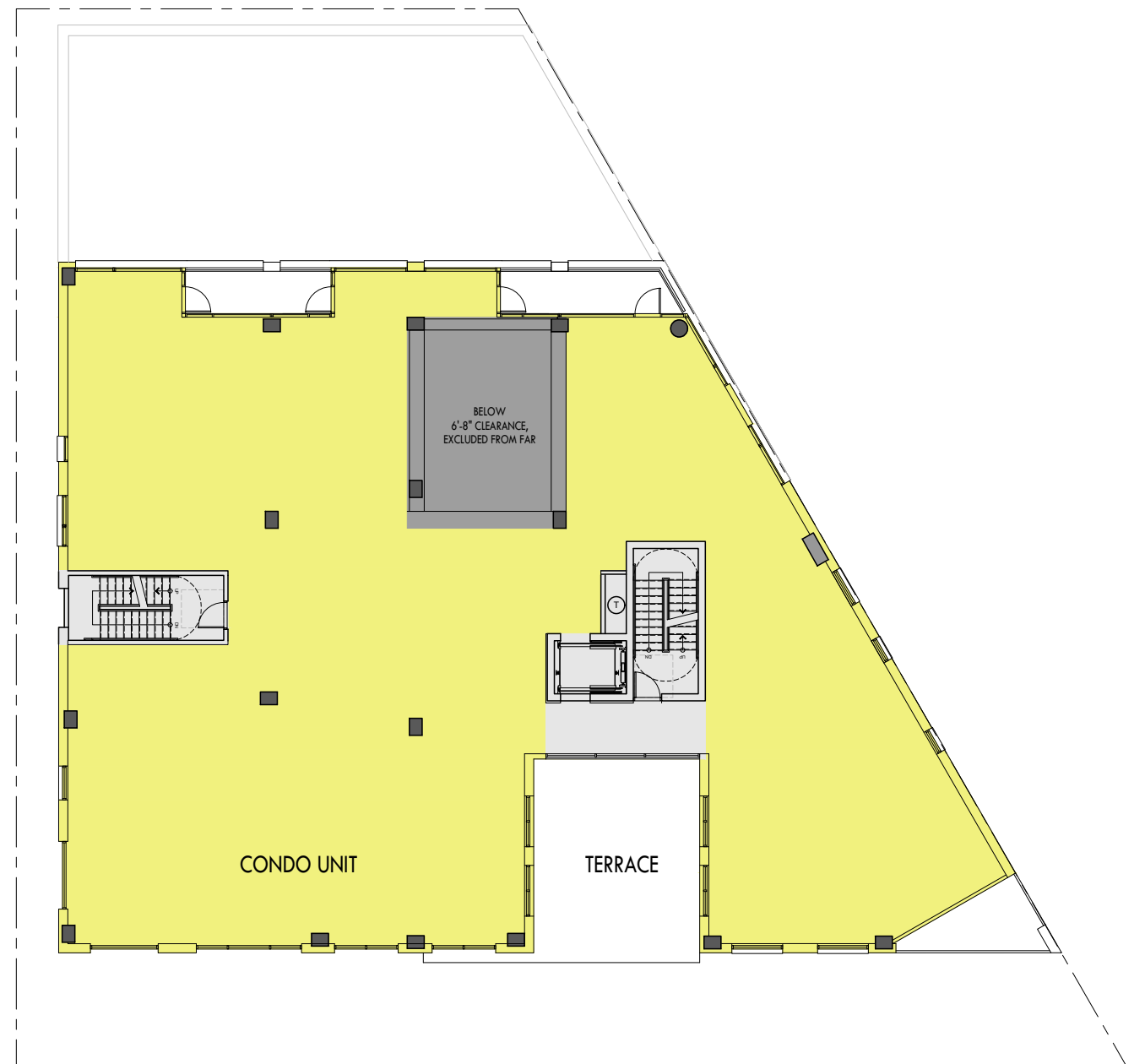
4: STANDING NEAR NORTH EAST CORNER OF PROPERTY IN ALLEY, LOOKING WEST



2nd FLOOR PLAN
7 UNITS/FLOOR
FAR: 7,262 SF
CORE: 859 SF
RENTABLE: 6,403 SF

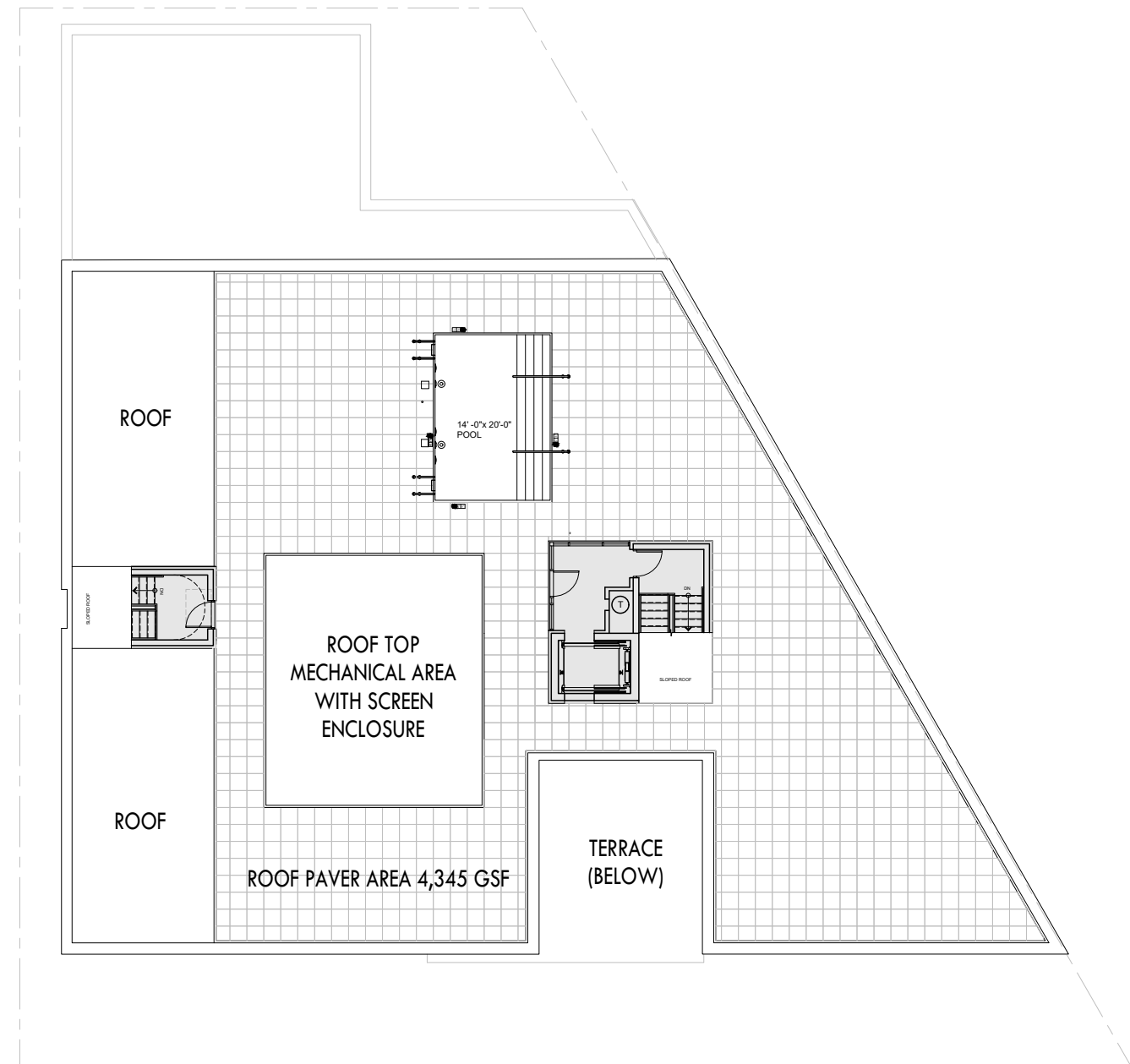


3rd FLOOR PLAN
7 UNIT/FLOOR
FAR: 7,188 SF
CORE: 859 SF
RENTABLE: 6,329 SF



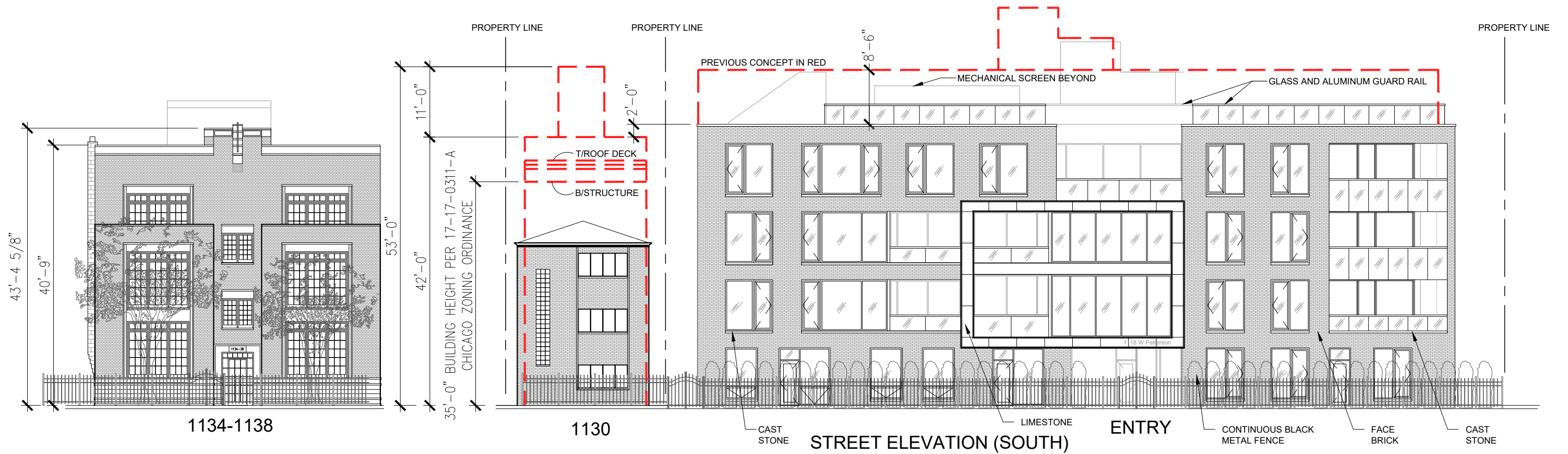
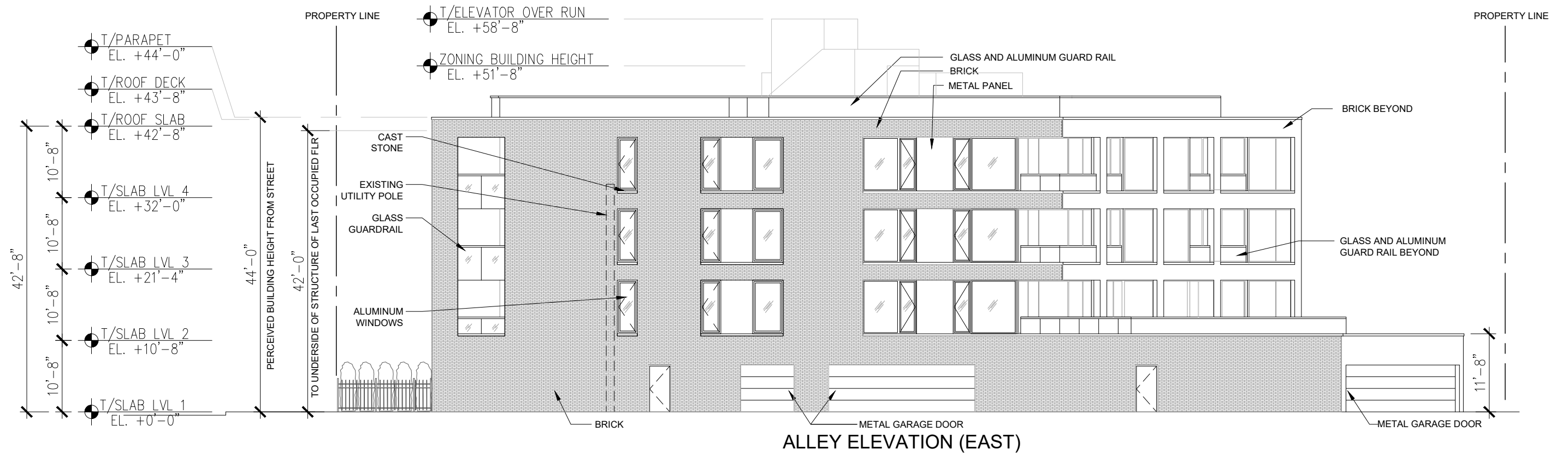
4th FLOOR PLAN
1 UNIT/FLOOR
FAR: 6,826SF
CORE: 574 SF
RENTABLE: 6,252 SF

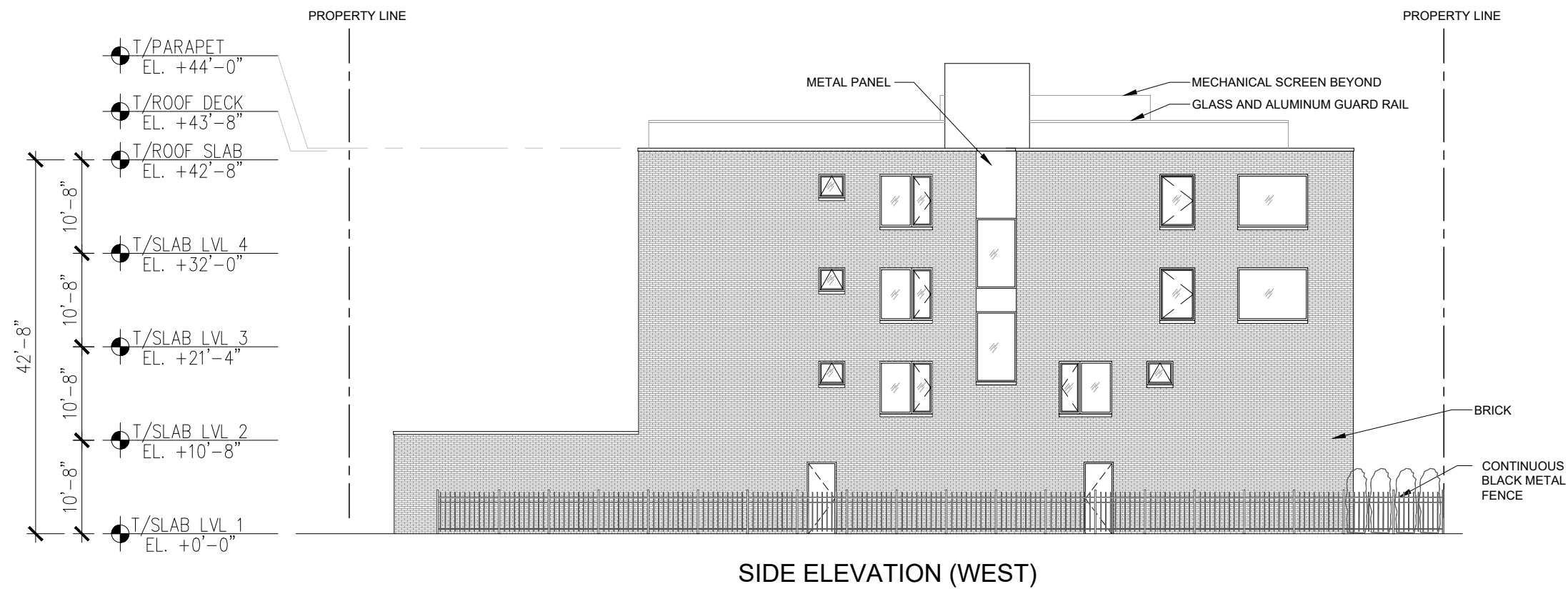
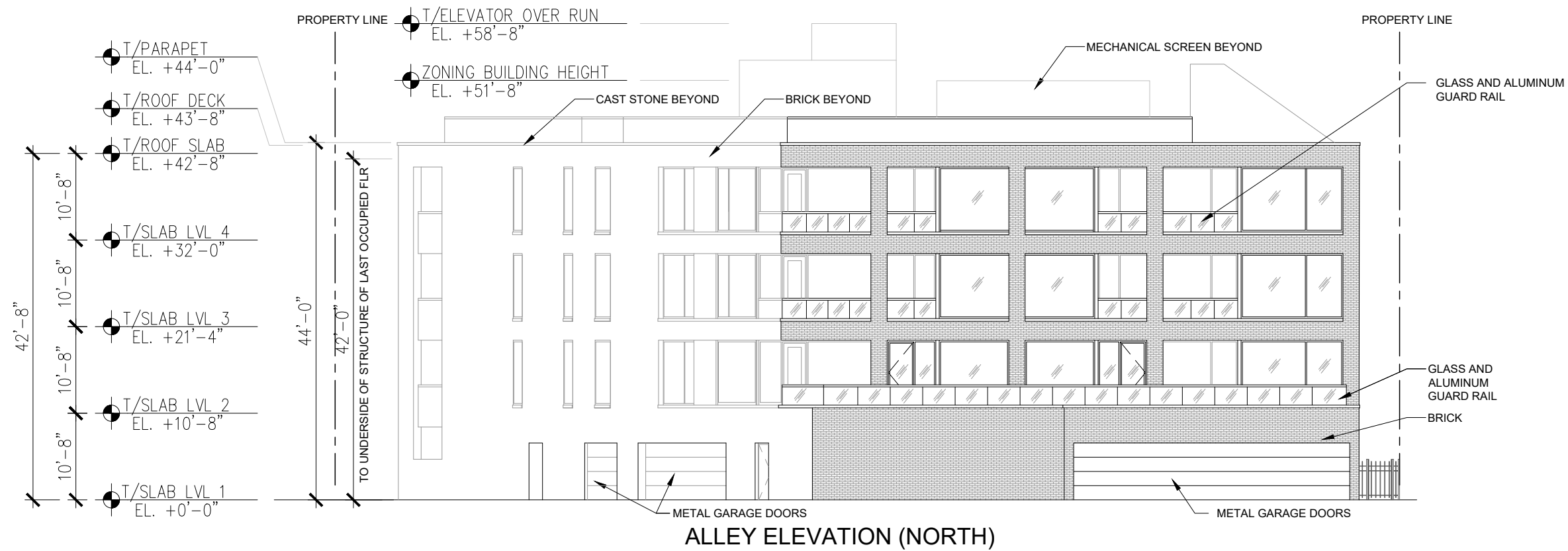






PATTERSON STREET ELEVATION FACING NORTH





APARTMENT BUILDING																			
SITE AREA:		11,906 SF	MAX FAR		3.00	MAX FAR = 35,718 SF		2.14	FAR USED	25,493 SF	Available	10,225.00 SF							
MAX HEIGHT		60'-0"	MAX UNITS		29	=(SITE AREA/400)													
MINIMUM RETAIL		NONE																	
FLR #	USE	ELEVATION ABOVE GRADE		FLOOR HEIGHT	# OF UNITS	GROSS		RENTABLE AREA	RETAIL	AVERAGE UNIT	EFFIC.	CORE/ AMENITY	# OF BIKES	# OF CARS	1 BED + 1 BA	2 BED + 2 BA	3 BED + 2 BA	TOTAL	
						ENCLOSED	FAR GSF												
	Elevator Overrun Roof	EL+	55' -	4 "															
	ROOF	EL.+	52' -	4 "															
5	Roof deck amenity	EL.+	43' -	8 "	8' - 8 "	398 SF	398 SF	0 SF				398 SF							
4	APARTMENTS	EL.+	32' -	0 "	11' - 8 "	1	7,293 SF	6,826 SF	6,252 SF	6,252 SF	91.59%	574 SF			0	0	1	1	
3	APARTMENTS	EL.+	21' -	4 "	10' - 8 "	7	7,188 SF	7,188 SF	6,329 SF	904 SF	88.05%	859 SF			5	2	0	7	
2	APARTMENTS	EL.+	10' -	8 "	10' - 8 "	7	7,262 SF	7,262 SF	6,403 SF	915 SF	88.17%	859 SF			5	2		7	
1	LOBBY/PARKING/MECH.	EL.+	0' -	0 "	10' - 8 "	3	8,834 SF	3,819 SF	2,278 SF	759 SF	59.65%	1,541 SF		18	1	2		3	
B	STORAGE/MECH.					2,873 SF	0 SF						10						
* Zoning Height - 51'-8"					18	33,848 SF	25,493 SF	21,262 SF	0 SF	1,181 SF		4,231 SF	10	18	11	6	1	18	
PER 17-17-0311-A CHICAGO ZONING ORDINANCE									0.00%				55.56%	100.00%	61.11%	33.33%	5.56%	100.00%	















