*A set of plans, including a site plan showing the TSL distance of 145.00 feet to the CTA Morse Station.

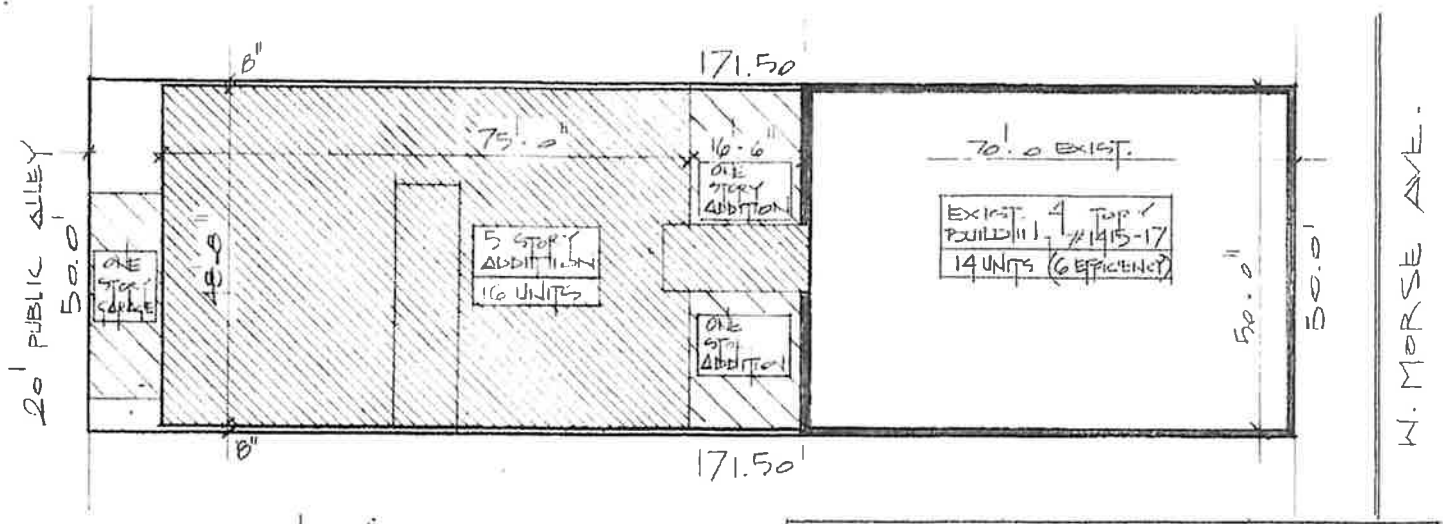
** The proposed development qualified for decreased MLA, increased FAR and increased height under the provisions of the Chicago Zoning Ordinance applicable prior to the adoption of Section 2-44-085 of the Municipal Code. By providing 100% of the affordable units required under Section 4-22-070 of the Municipal Code on-site, the project would be consistent with the intent of Section 17-3-0402-B decreasing MLA, Section 17-3-0403-B increasing FAR, and Section 17-3-0408-B increasing height. In addition, the proposed development will comply with the provisions of Section 17-3-0308 related to Transit-Served Locations, specifically as follows:

(1) Compliance with Section 17-10-0102-B because of the property is 145 feet from the CTA Morse Station does not include more than 50% of the otherwise required parking;
(2) Compliance with Section 17-3-0504-B because
    a. Building Location: The front façade faces Morse Avenue and is not setback more than 5 feet from the sidewalk;
    b. Transparency: At least 60 percent of the Morse Avenue façade between 4 feet and 10 feet is and will be comprised of clear, non-reflective windows, the bottom of windows will not be more than 4.5 feet above grade of the adjacent sidewalk and the windows will have a minimum height of 4 feet
    c. Doors and Entrances: The building doors will face Morse Avenue;
    d. Off-street Parking Requirements for non-residential uses: No parking is required or to be provided for non-residential uses;
    e. Parking Location: All on-site parking will be at the rear of the building; and
    f. Driveways and Vehicle Access: All access to the parking will be provided from the rear alley.
(3) Compliance with Transit Friendly Development Guide: Station Area Typology because the property is located in what is designated as a Local Activity Center wherein a various housing type of greater unit density with increased FAR, increased density and decreased parking all as proposed are encouraged;
(4) Compliance with limit on residential parking because the project will not include more than 50% of the otherwise required parking; and
(5) The project will comply with any applicable Travel Demand Study and Management Plan rules promulgated by the Chicago Department of Transportation.

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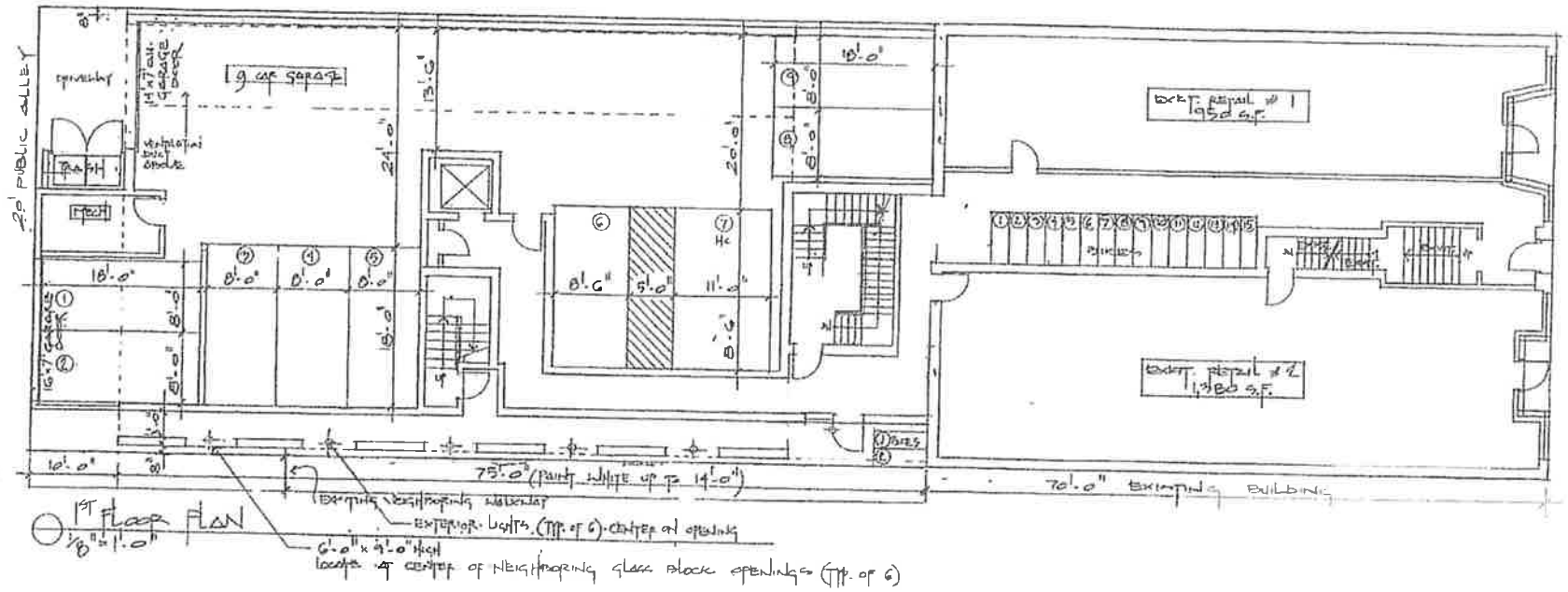
SITE PLAN
1/16"=1'-0"

ZONING INFORMATION	
LOT AREA	50 x 171.50 = 8575 S.F.
F.A.R.	B2.3 T.O.D. 4.0
MAX. BUILDABLE	34,300 S.F.
PROPOSED	0
1ST FLOOR	3,500 EXIST. + 2,560 ADDITION = 6,060
2ND FLOOR	3,120 EXIST + 4,120 ADDITION = 7,240
3RD FLOOR	3,120 EXIST + 4,120 ADDITION = 7,240
4TH FLOOR	3,120 EXIST + 4,120 ADDITION = 7,240
5TH FLOOR	0 EXIST. + 4,210 ADDITION = 4,210
TOTAL	31,990 S.F.

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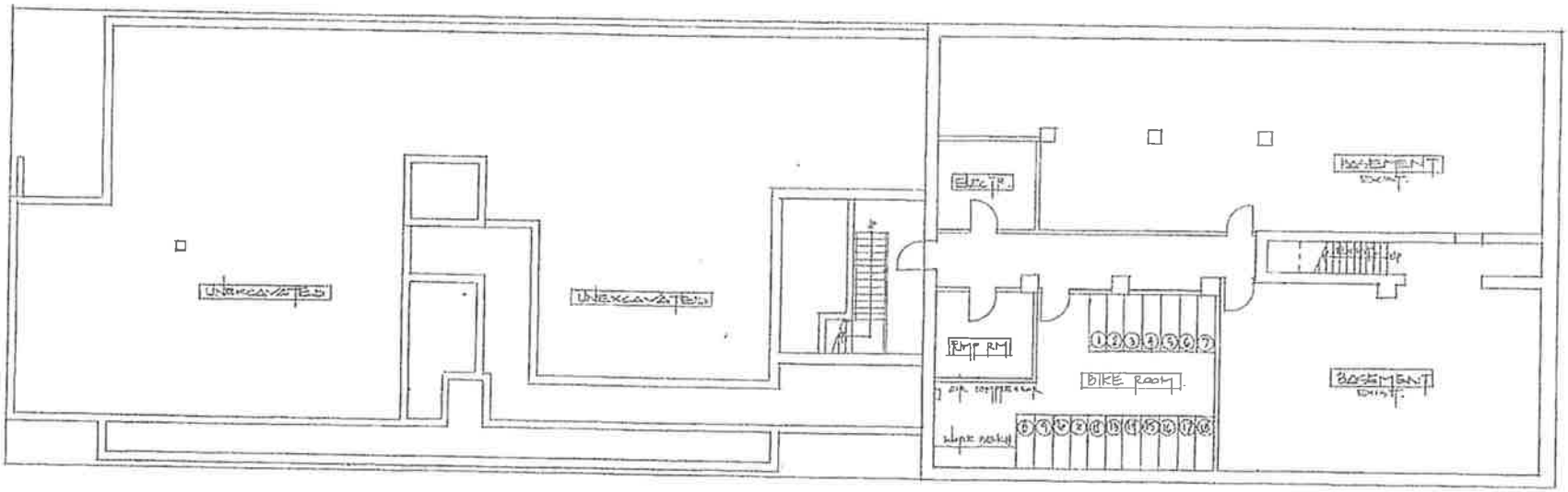
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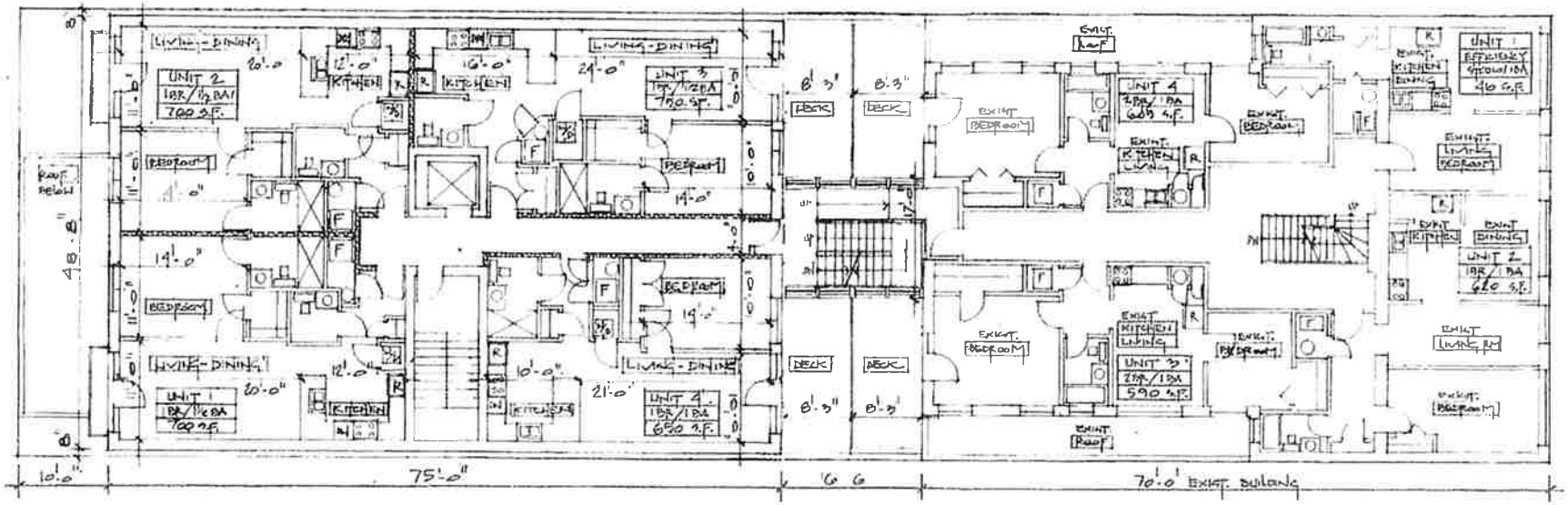


BASEMENT Floor Plan
1/8"=1'-0"

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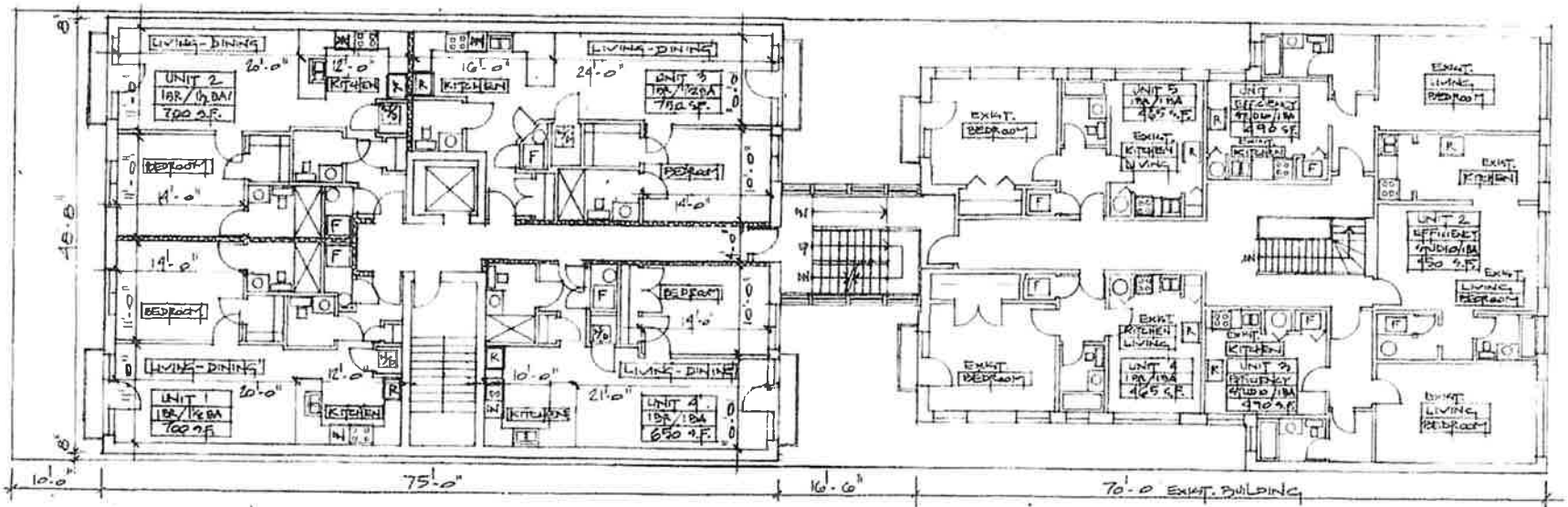


2ND Floor PLAN
1/8" = 1'-0"

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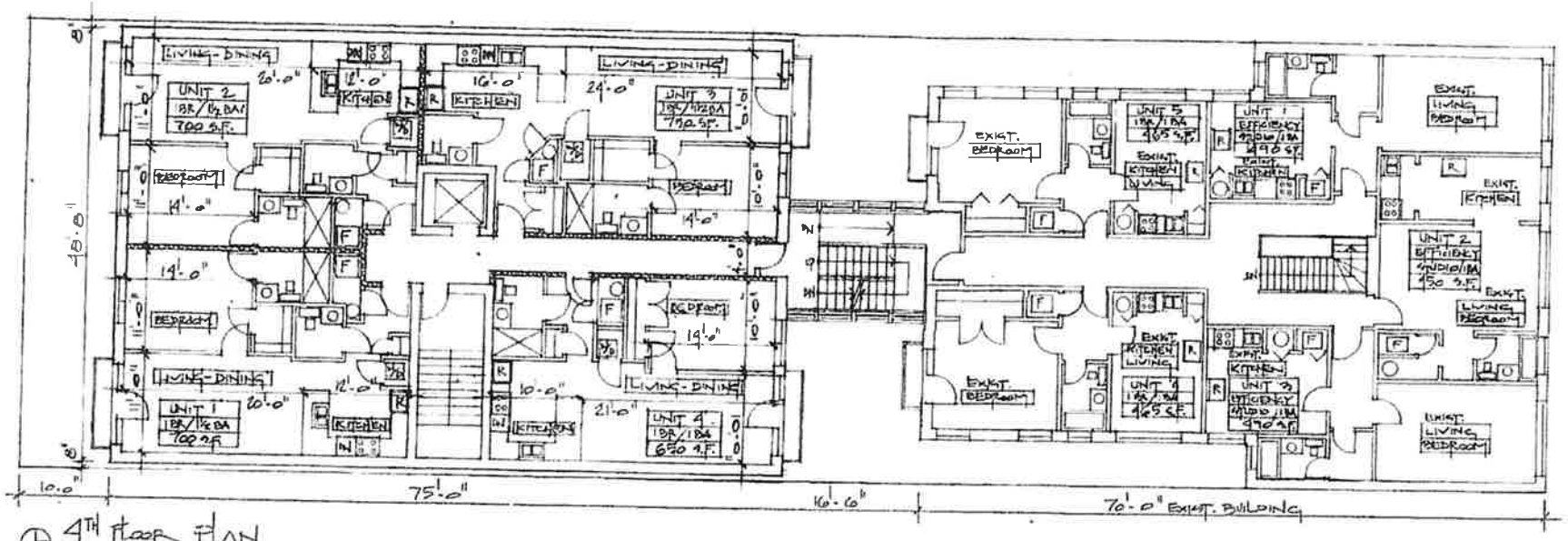


3RD Floor PLAN
1/8"=1'-0"

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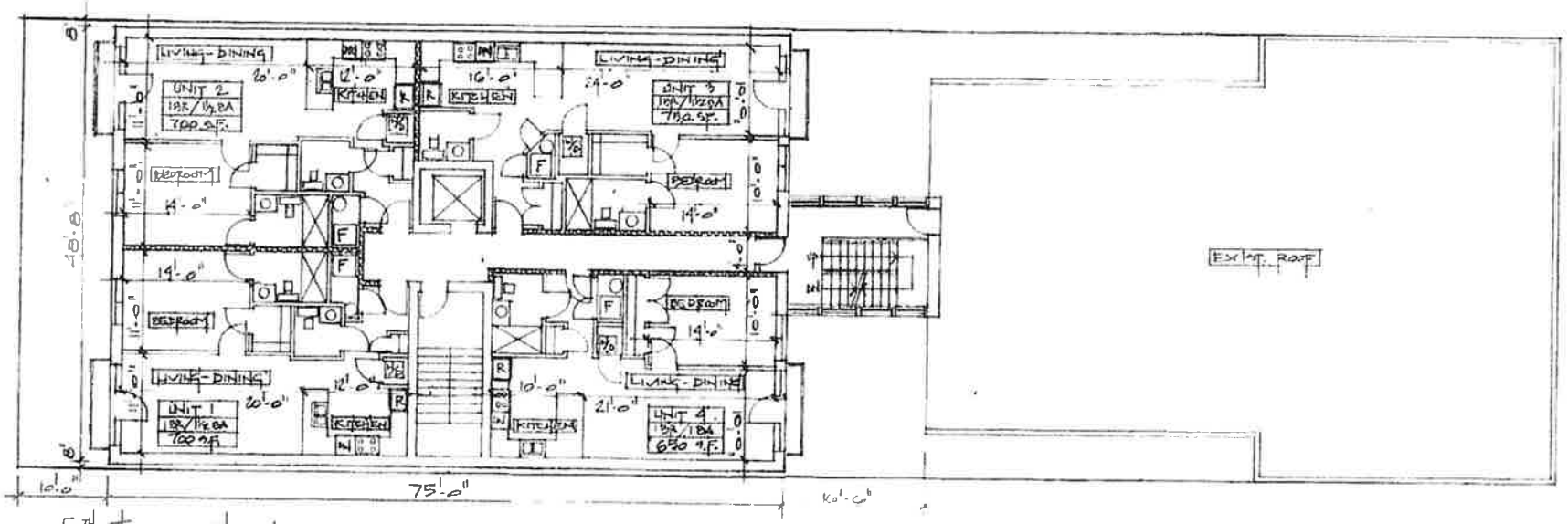


4TH Floor PLAN
1/8" = 1'-0"

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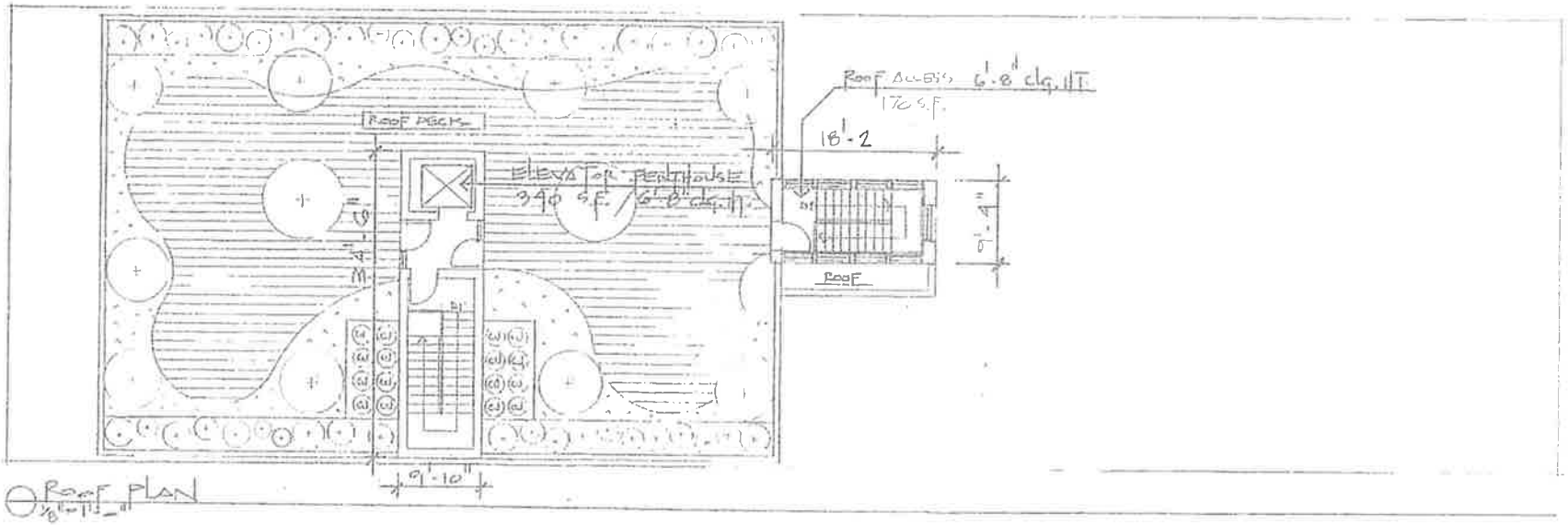


5TH FLOOR PLAN
1/8" = 1'-0"

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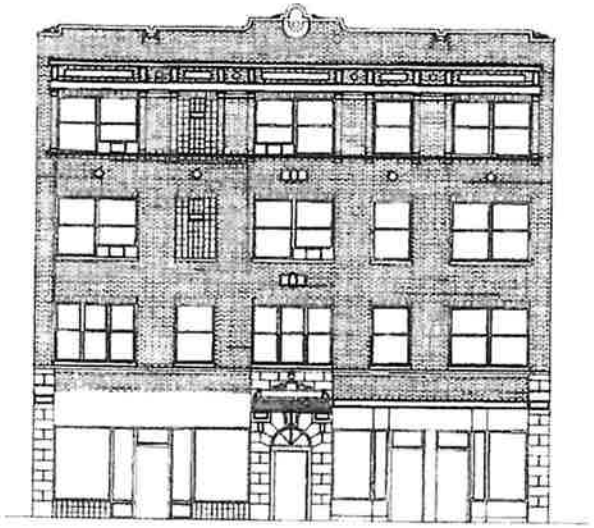


Roof Plan
1/8"=1'-0"

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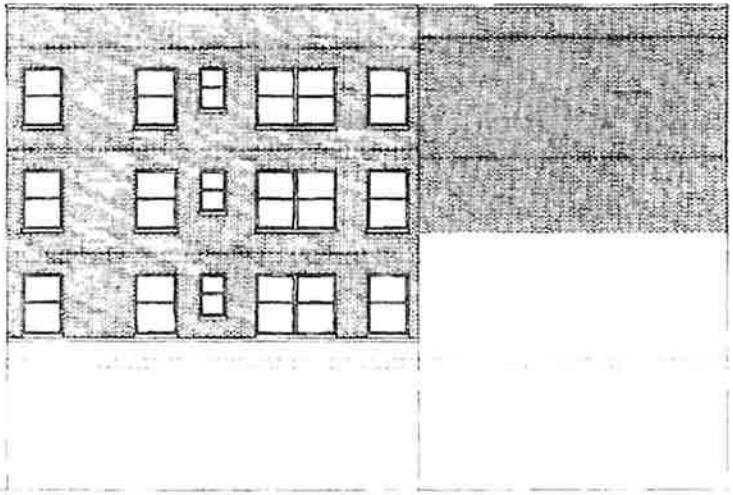


EXIST. NORTH ELEVATION

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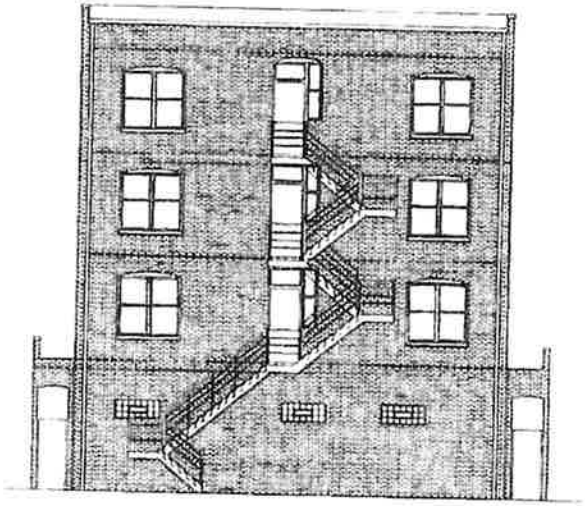


EXIST. EAST ELEVATION

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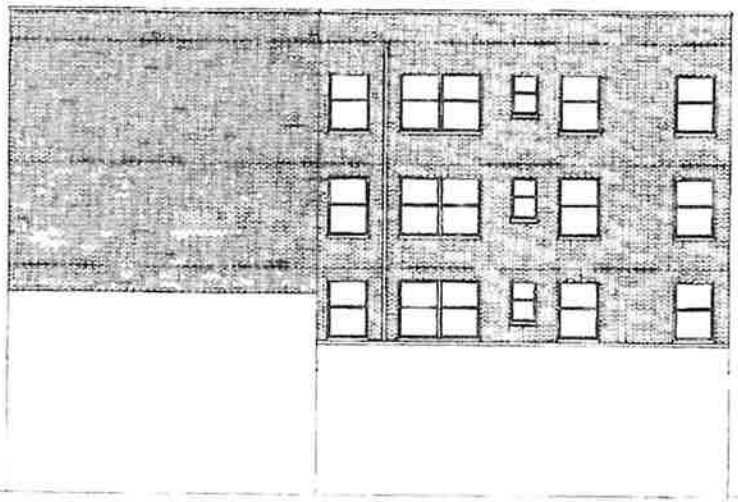


EXIST. SOUTH ELEVATION

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EXIST. WEST ELEVATION

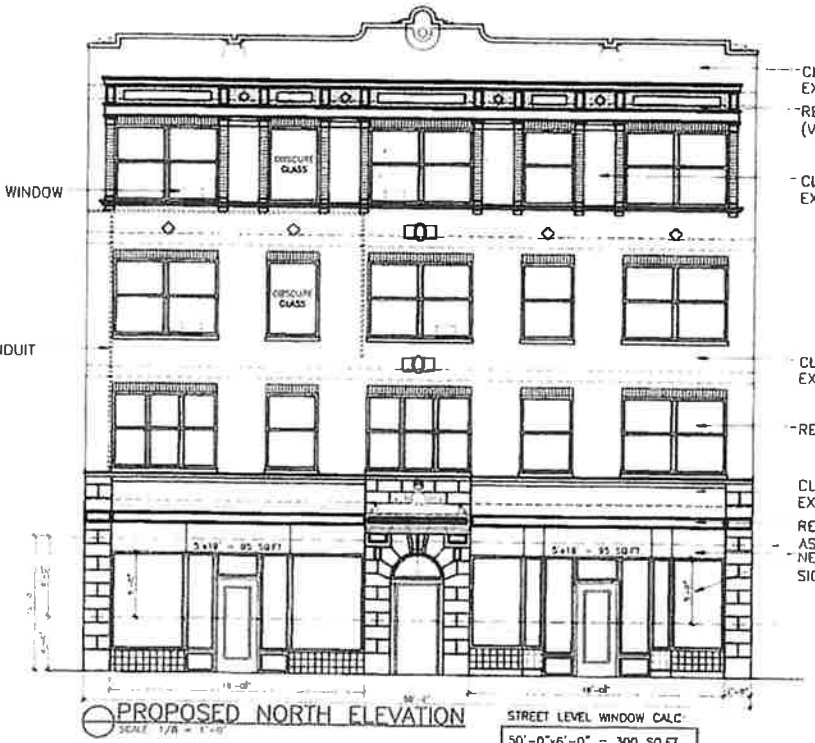
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HANNA
001-010137
LICENSED ARCHITECT

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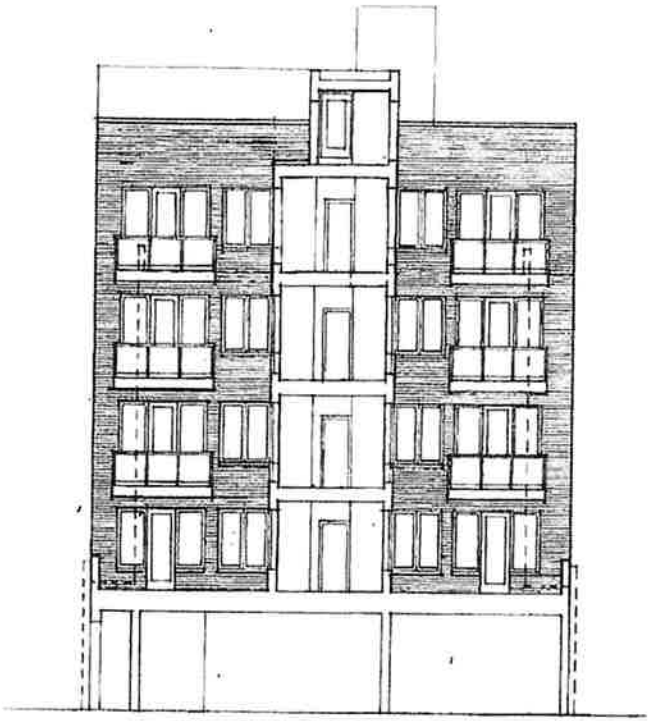
PROPOSED NORTH ELEVATION
SCALE 1/8" = 1'-0"

STREET LEVEL WINDOW CALC.
50'-0"x6'-0" = 300 SQ FT
60% = 180 SQ FT REQUIRED
190 SQ FT PROVIDED "O K"
95+95 = 190 SQ FT

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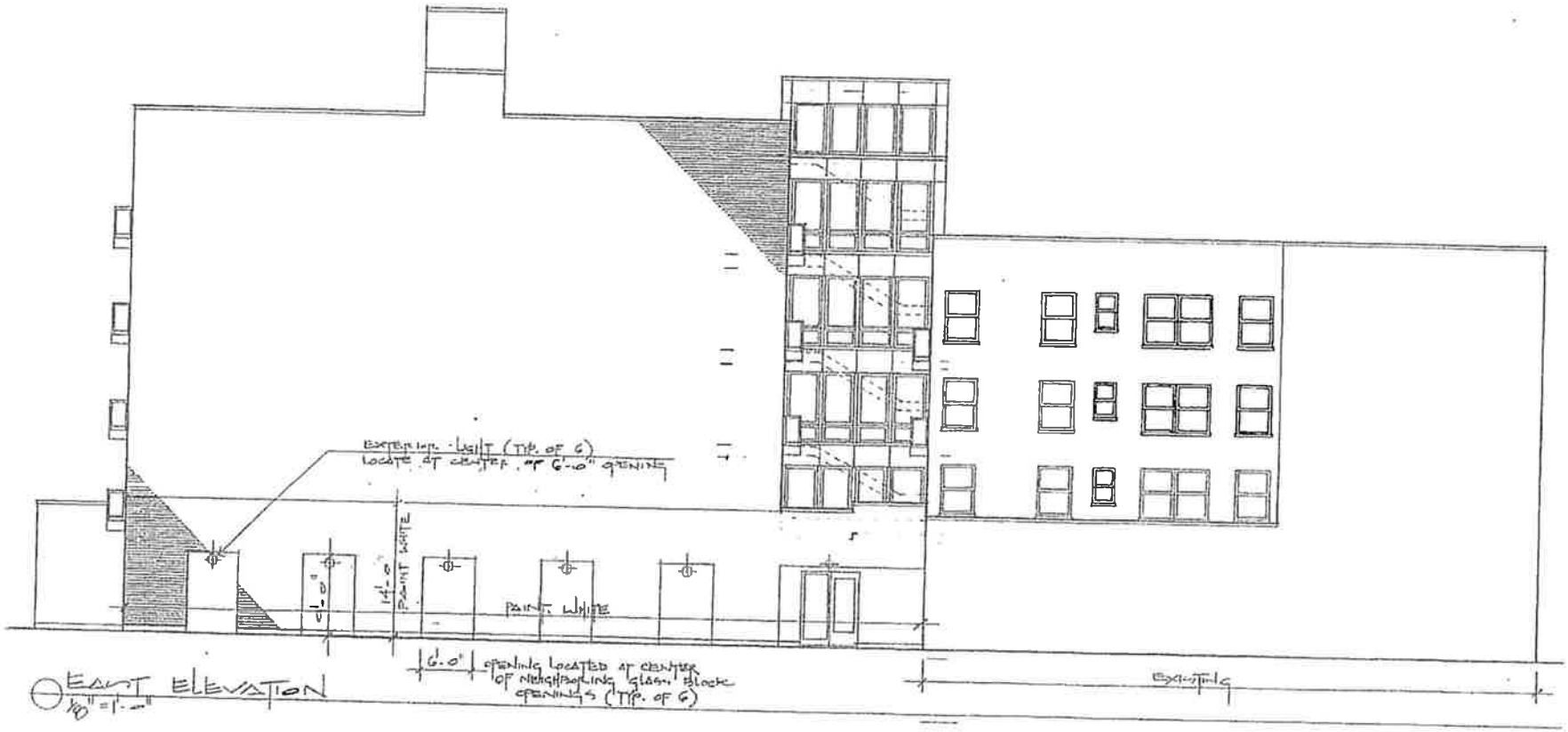


NORTH ELEVATION AT ADDITION

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EAST ELEVATION
1/8" = 1'-0"

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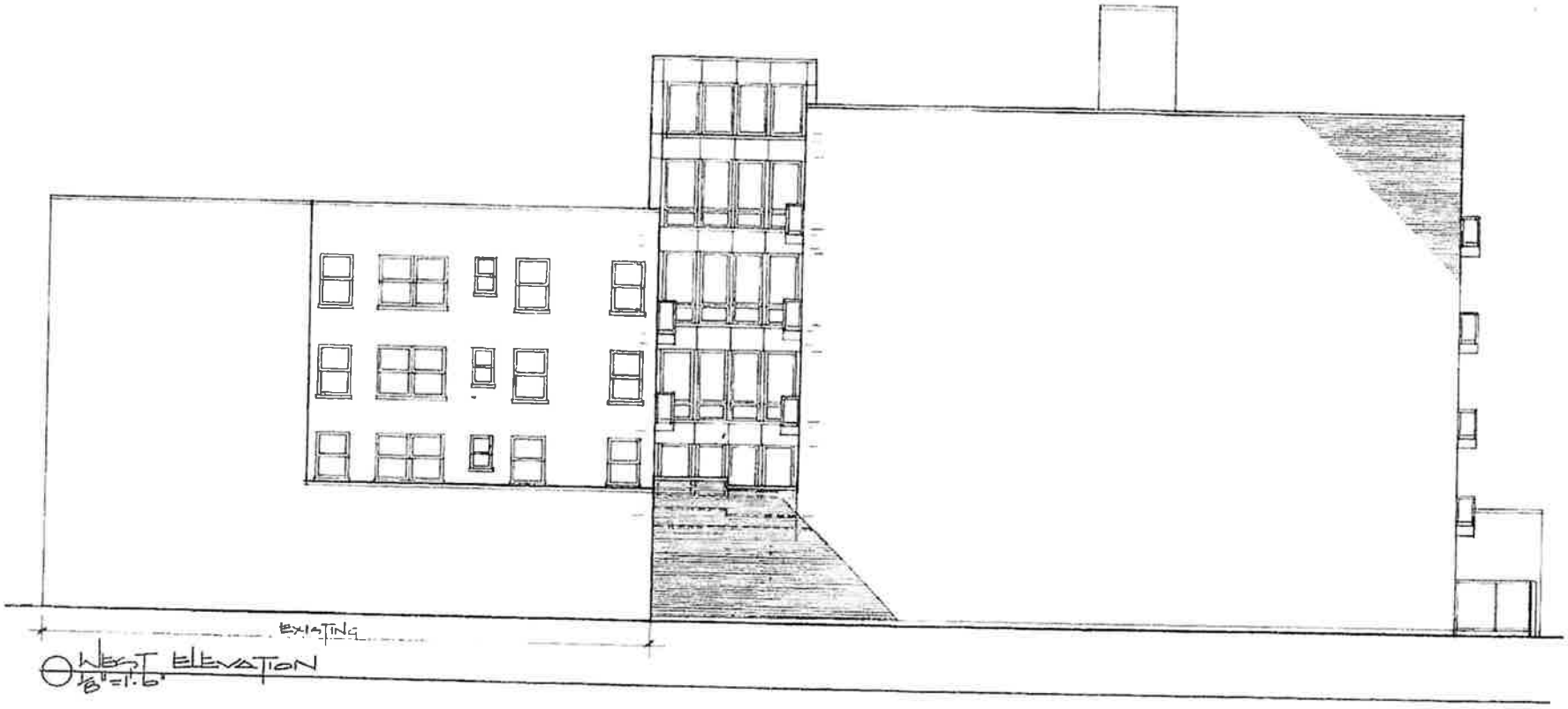


SOUTH ELEVATION
1/8" = 1'-0"

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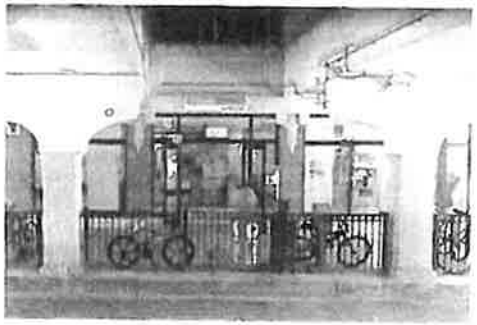
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WEST ELEVATION
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CTA RED LINE ENTRANCE
AT W. MORSE AVE.

ARCHITECT SWORN STATEMENT FOR PARKING REDUCTION

I, JOHN HANNA OF HANNA ARCHITECTS, INC. HEREIN CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE DISTANCE FROM THE CTA RED LINE STATION ENTRANCE (NEAREST STOP) TO THE NEAREST PUBLIC POINT OF THE PROPOSED SITE AT 6400-18 N. NORTH AVE. BY A STRAIGHT LINE IS 145 FEET, WHICH IS LESS THAN ONE HALF MILE (2,640 FT).

SIGNED _____ DATE 11.13.2020

(ARCH.) ILLINOIS LICENSE NUMBER 001-010137





145 FEET FROM PROPERTY
TO CTA RED LINE ENTRY

½ MILE = 1,320 FOOT RADIUS

N

PARKING REDUCTION MAP