

<b>SCHEME 1</b>	
FAR AREA:	283,545 SF
<b>SUB AREA A:</b>	
FAR:	94,515
FAR:	3.00
<b>TOTAL SITE AREA:</b>	
FAR:	109,015 SF
FAR:	2.60
<b>RESIDENTIAL:</b>	
	188 UNITS
	815 AVG NSF
<b>RETAIL:</b>	
	129,815 GSF
<b>HEALTH CLUB:</b>	
	45,000 GSF
<b>PARKING:</b>	
	509 SPACES

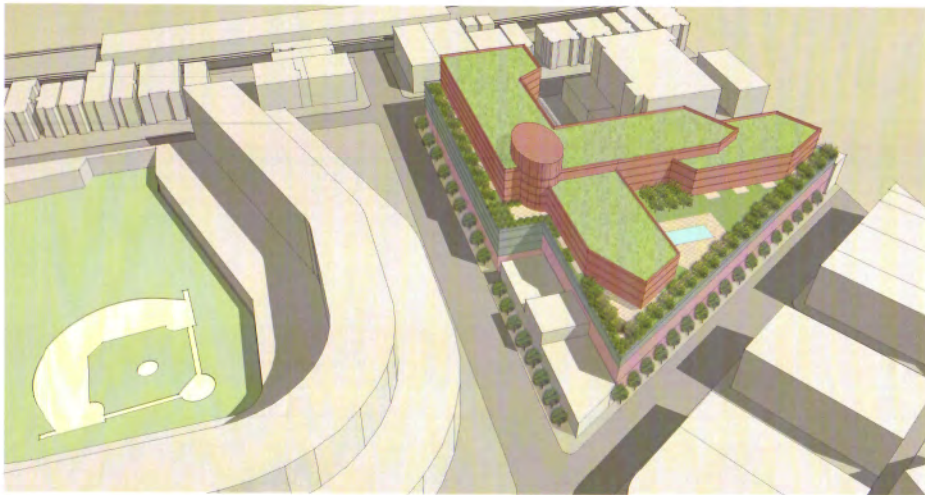


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ZONING STUDY SCHEME 1  
 ADDISON PARK ON CLARK  
 SAS EQUITIES MAR DEVELOPMENT

12.03.2008





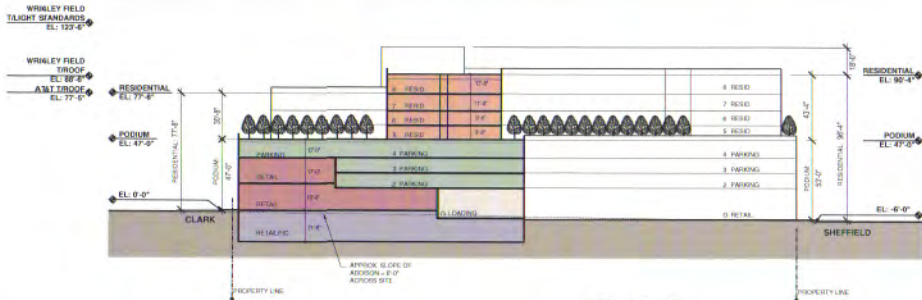
**REQUIRED MINIMUM PARKING FOR R5-1 ZONING DISTRICT**

Residential	Hotel	Health Club	Total	
338	300	NA	108	596

**PROPOSED PARKING \***

Residential	Hotel	Health Club	Total	
141	287	NA	51	500
(25% reduction from 188)	(4% reduction from 300)	(25% reduction from 55)	(25% reduction from 108)	(10% reduction from 596)

\* Per section 17-10-0102-B of the City's Zoning Ordinance, minimum off-street parking requirements can be reduced by up to 25%, based on proof of public transit use.



SECTION LOOKING NORTH

ZONING STUDY, SCHEME 1  
ADDISON PARK ON CLARK  
SAS EQUITIES

12.03.2008

0' 30' 40'







<b>SCHEME 2</b>	
FAR AREA:	341,199 SF
<b>SUB AREA A:</b>	<b>94,515</b>
FAR:	3.61
<b>TOTAL SITE AREA:</b>	<b>109,015 SF</b>
FAR:	3.13
<b>RESIDENTIAL:</b>	160 UNITS 815 AVG NSF
<b>HOTEL:</b>	137 KEYS
<b>RETAIL:</b>	137,256 GSF
<b>HEALTH CLUB:</b>	45,000 GSF
<b>PARKING:</b>	509 SPACES

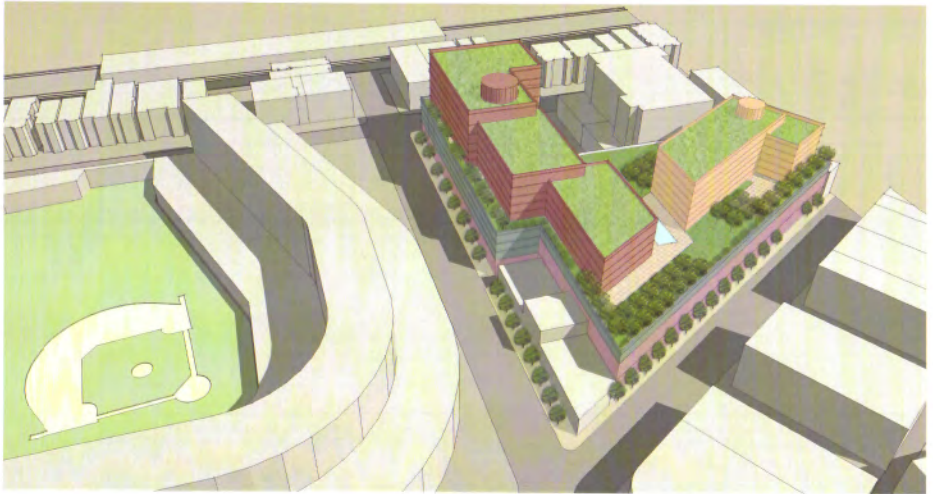


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ZONING STUDY, SCHEME 2  
 ADDISON PARK ON CLARK  
 SAS EQUITES M&R DEVELOPMENT

12.03.2008





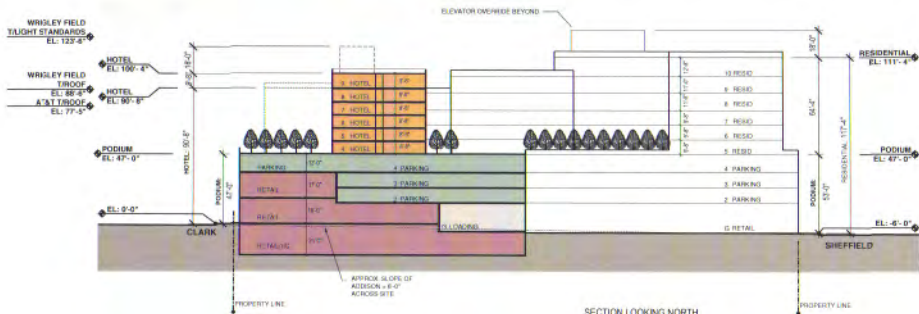
**REQUIRED MINIMUM PARKING FOR BD-3 ZONING DISTRICT**

Residential	Retail	Hotel	Health Club	Total
180	218	40	100	538

**DISCOUNTED PARKING:**

Residential	Retail	Hotel	Health Club	Total
130	273	35	81	529
20% reduction (14% reduction) (25% reduction) (25% reduction) (19% reduction)				
from 180 (from 218) (from 40) (from 100) (from 538)				

\*\* Per section 11-15-0112.6 of the Chicago Zoning Ordinance, minimum off-street parking requirements can be reduced by up to 20%, based on proof of public transit use.



SECTION LOOKING NORTH

ZONING STUDY, SCHEME 2  
ADDISON PARK ON CLARK  
SAS EQUITIES

12-01-2008

0 20 40'





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ZONING STUDY, SCHEME 2, GROUND FLOOR  
 ADDISON PARK ON CLARK  
 SAS EQUITIES M&R DEVELOPMENT

12.05.2008



**Project Comparison**

12/3/2008



12/3/2008 Scheme 1

12/3/2008 Scheme 2

	1/23/2008	9/25/2008	SUBAREA A	TOTAL SITE	SUBAREA A	TOTAL SITE
Site Area	77,875 sf	94,515 sf	94515 sf	109,015 sf	94515 sf	109,015 sf
FAR Actual	4.12 (320,762 sf)	4.18 (395,073 sf)	3.0 (283,545 sf)	2.60 (283,545 sf)	3.61 (341,199 sf)	3.13 (341,199 sf)
Number of Units	150	196	188		160	
Hotel Keys	137	165	0		137	
Retail Area	98,000 sf	138,028 sf	129,815 sf		137,255 sf	
Health Club Area	45,000 sf	45,000 sf	45,000 sf		45,000 sf	
Parking Count	502 spaces	509 spaces	509 spaces		509 spaces	
Building Height	105'-0"	105'-0"	77'-8" at Clark 96'-4" at Sheffield		90'-4" at Clark 117'-4" at Sheffield	

\* 4'-0" 1st floor set back along Clark Street to provide approximately 12' of side walk

\* Height of Wigley Field roof = 88'-6"

\* Height of Wigley Field light standards = 123'-6"

