



Adam Burck, Executive Director
Edgewater Development Corporation
6044 N Broadway
Chicago, IL 60660

Re: Proposed project at 5900 Ridge Avenue. (Corner of Clark & Ridge).

Dear Mr. Burck,

My name is James Krygel from Hartshorne Plunkard Architecture (HPA) and in preparation for the Edgewater Committee meeting on May 3rd; I am submitting the following material (concept plans, 3-D concept sketch) for your review regarding the property located on the corner of Clark & Ridge.

HPA has been hired by the owner, Joe Mirro to develop a concept for the existing site (25,909 sq.ft.) which is currently a three story building. The building currently contains: 48 residential rental units on two floors, zero parking, basement storage and one retail space “Chicago Furniture Liquidation” that occupies the entire first floor with retail and storage space.

The proposed project will include:

- The addition of two floors and 18 units to the existing structure for a total of 64 residential units on four floors. During our design process Mr. Mirro hired a structural engineer to inspect the existing structure. Based on the findings, the existing concrete structure can support two additional floors
- 31 new residential parking spaces located in the basement with two accessible spaces.
- 10 new residential parking spaces at the first floor with one accessible space.
- Mr. Mirro will add a green roof and landscaped terrace on the second floor rear roof.
- First floor: 12,000 sq.ft. of ground floor retail space and an indoor drive-thru facility.
- The larger corner retail is designed to have a drive-thru that can support a number of different tenants. This drive through would enter off Ridge (the drive will be designed for east traveling Ridge traffic only) and then provide a right hand exit out onto Clark.

With the proposed design, we are seeking a Planned Development with zoning change from the current C district to a Residential/ Business Planned Development. Our concept plans shows an overall FAR of 3.4. and total building square footage of 88,000 sq.ft.

Please let me know if you have any questions.

Sincerely,

James Krygel
Project Manager

cc:
Joe Mirro - Owner
Ray Hartshorne - Hartshorne Plunkard Architecture
Caroline Nash - Schain Burney Ross & Citron, Ltd.