



COMMUNITY PRESENTATION

1415 WEST MORSE AVENUE

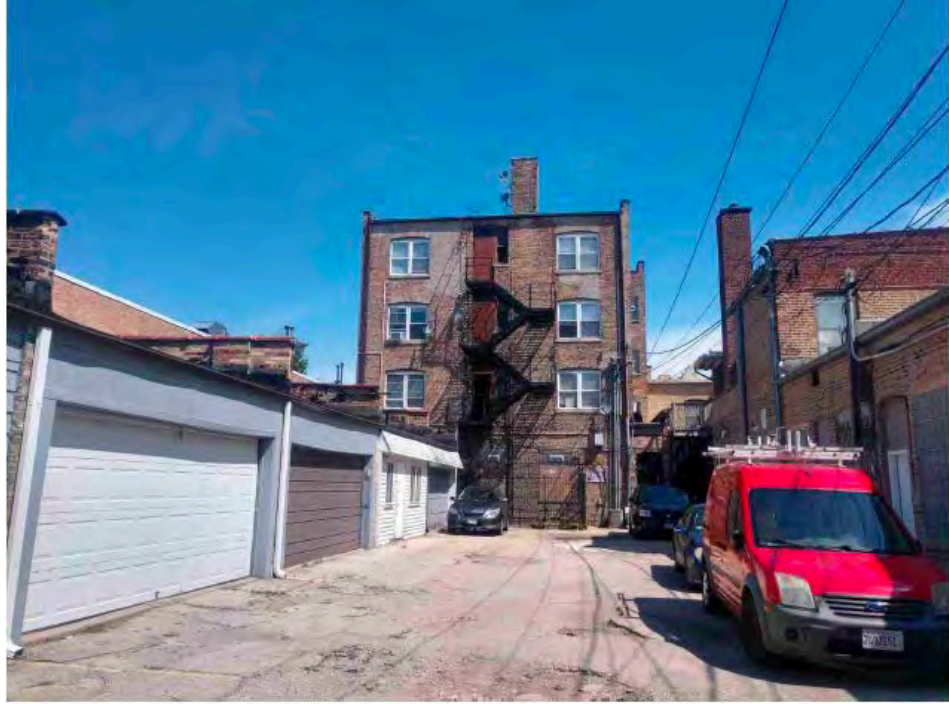
Developer Background

- Mark Falanga, CEO and Founder of Venture Mark, Inc.
- Owner of 1415 W. Morse
- Hands-on Owner/Manager
- Undertaken numerous residential and commercial development
- Focused on retaining and improving architecturally significant properties
- Attracts community members to occupy his buildings
- Created and managed Andersonville Galleria, LLC containing 110 artisan-vendors in a single storefront
- Prior to establishing Venture Mark, Inc. spent 20 years with Vornado Realty Trust, including as President of its Merchandise Mart Division
- Northwestern University, Kellogg Graduate School of Management, Adjunct Professor
- Ph. D. in Urban Planning from University of Michigan





Front View of Existing Building



Alley View of Existing Conditions



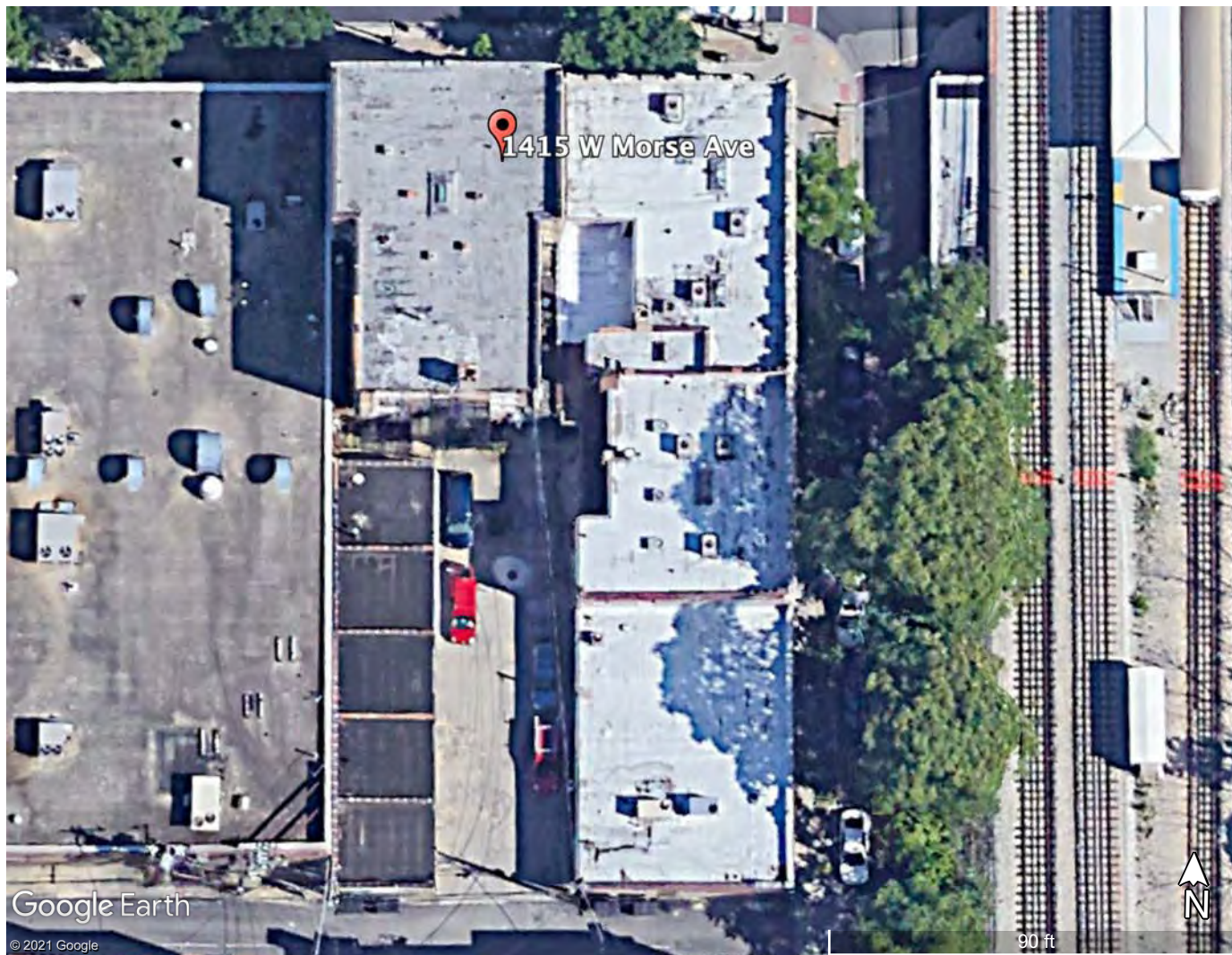
Rear of 1415 and 1407 W. Morse



Looking West along Alley from Site



Looking east along alley



Close-up of Aerial



Looking South along CTA Line



Looking North at Site and Surround Area



Looking East along Morse Avenue



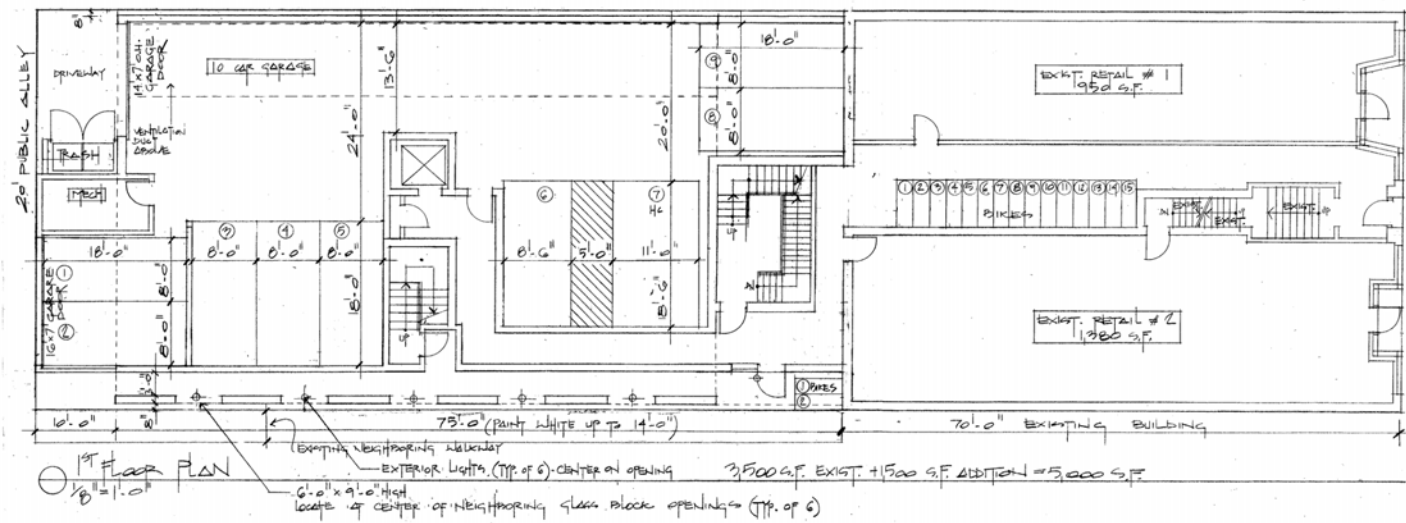
Looking West along Morse Avenue

1415 West Morse Ave.

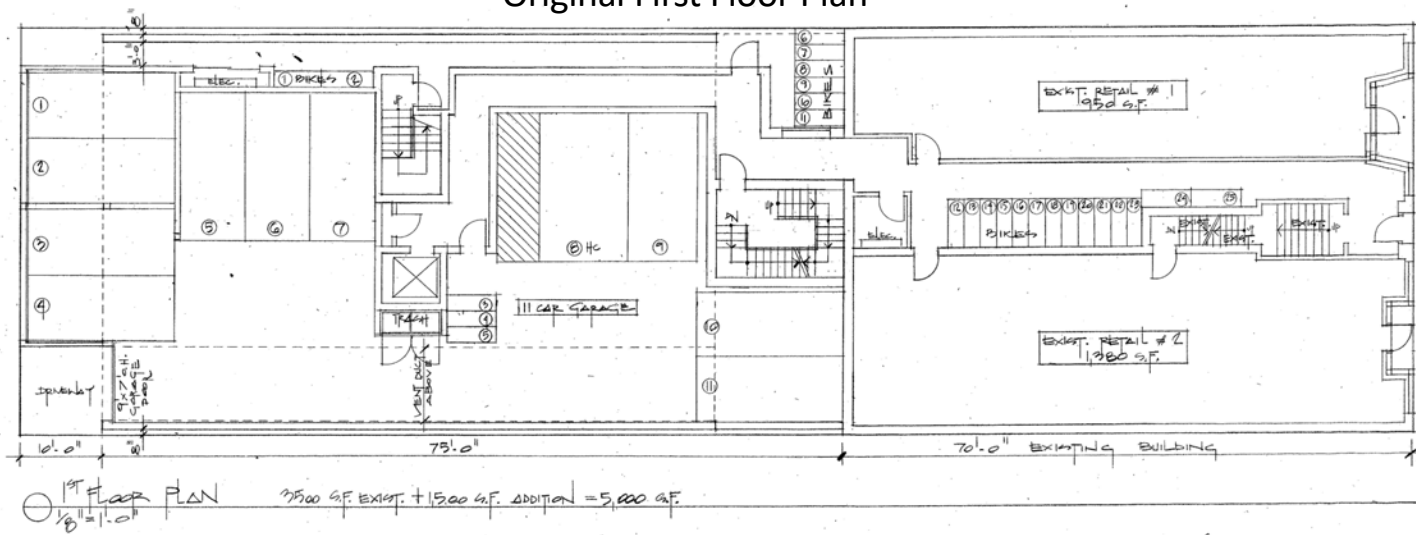
copyright 2020 @ hanna architects



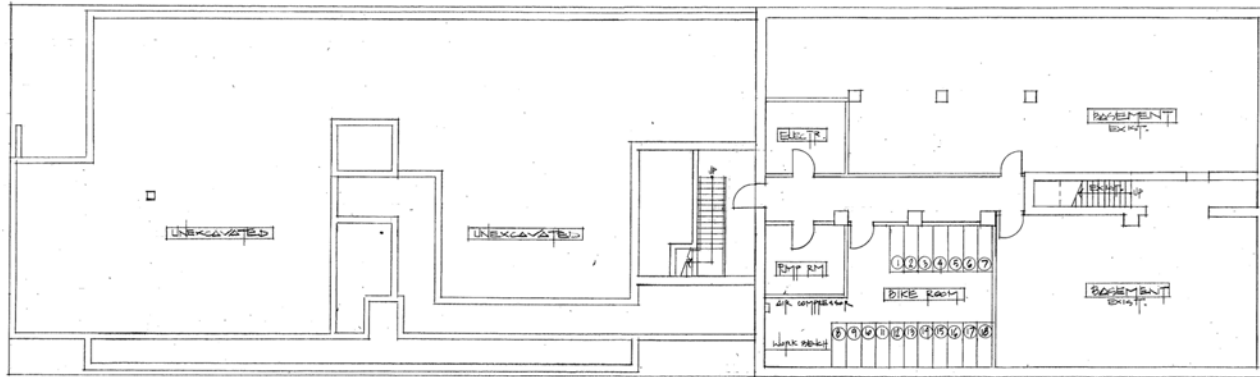
Revised First Floor Plan



Original First Floor Plan

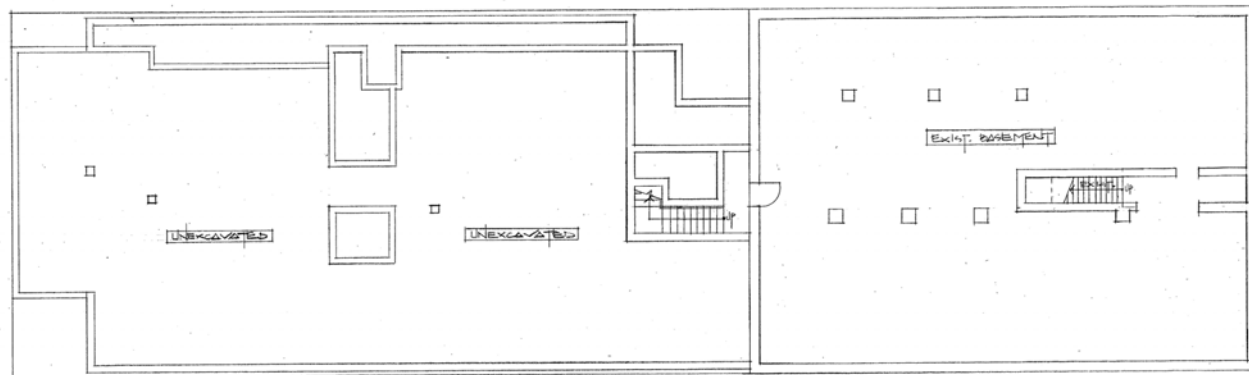


Revised Basement Plan



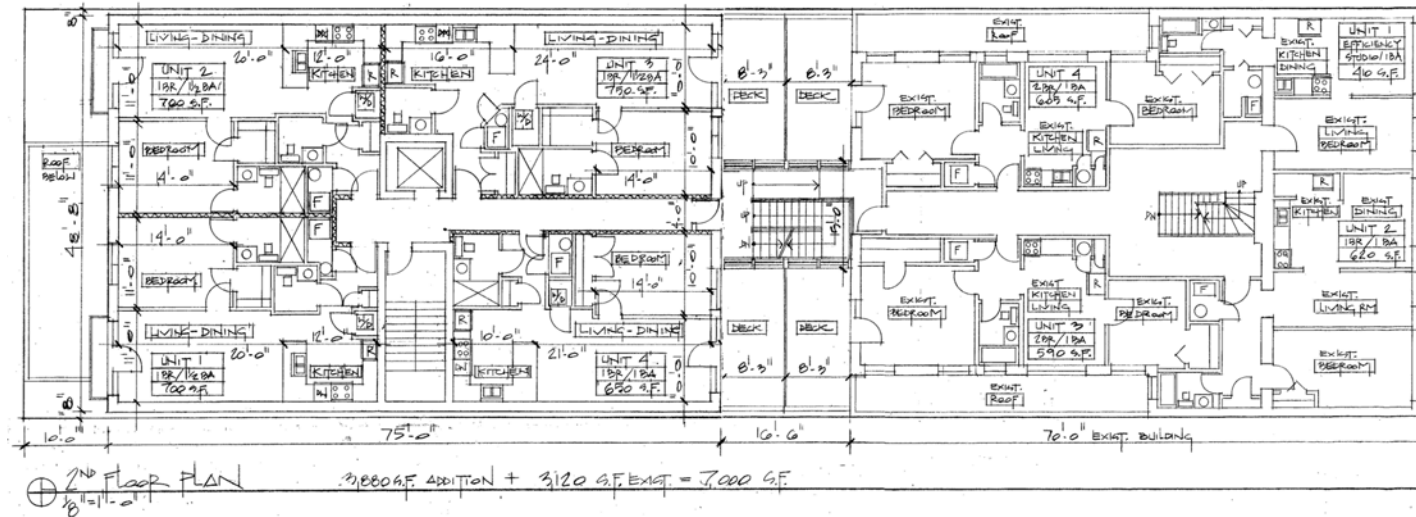
Basement Floor Plan
1/8" = 1'-0"

Original Basement Plan

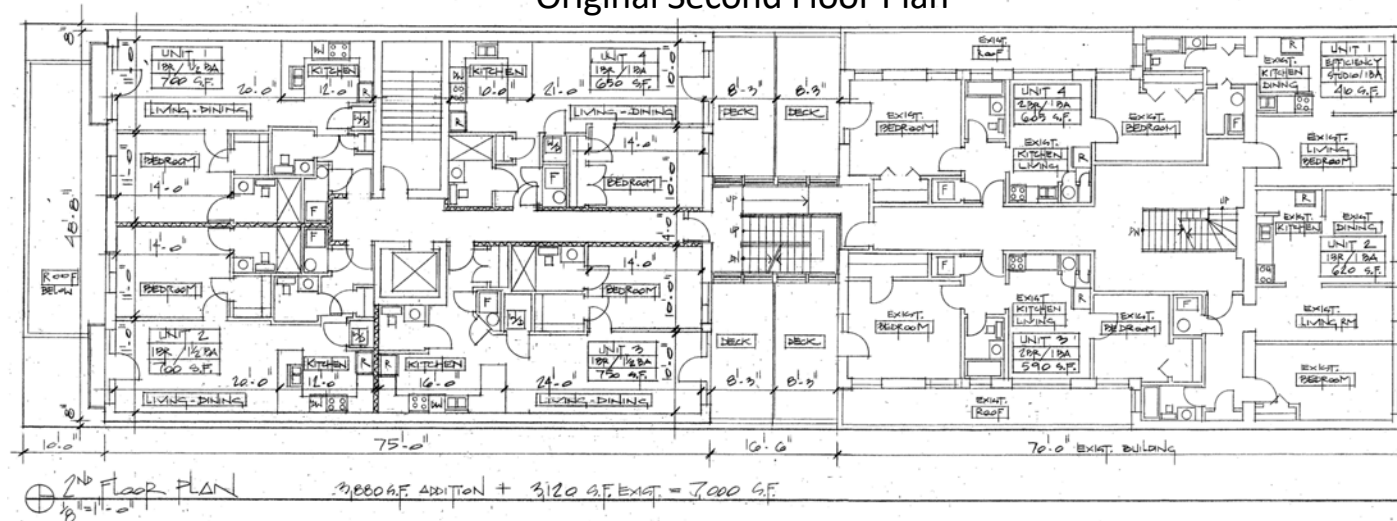


Basement Floor Plan
1/8" = 1'-0"

Revised Second Floor Plan



Original Second Floor Plan



3RD FLOOR PLAN

1/8" = 1'-0"

3,880 S.F. ADDITION + 3,120 S.F. EXIST. = 7,000 S.F.

The floor plan is divided into two main sections: a proposed addition on the left and an existing building on the right. The addition is 75'-0" wide and 45'-6" deep, containing six units (Unit 2, Unit 3, Unit 4, Unit 5, Unit 6, Unit 7) and two existing bedrooms. The existing building is 70'-0" wide and 16'-6" deep, containing four units (Unit 1, Unit 2, Unit 3, Unit 4) and two existing bedrooms. The plan includes detailed room layouts, dimensions, and a title block.

Hand-drawn architectural floor plan of the 3rd floor, showing a 3,880 S.F. addition and a 3,120 S.F. existing building. The plan includes units with living, dining, kitchen, and bedroom areas, along with stairs and elevators. Dimensions are provided for various rooms and overall sections.

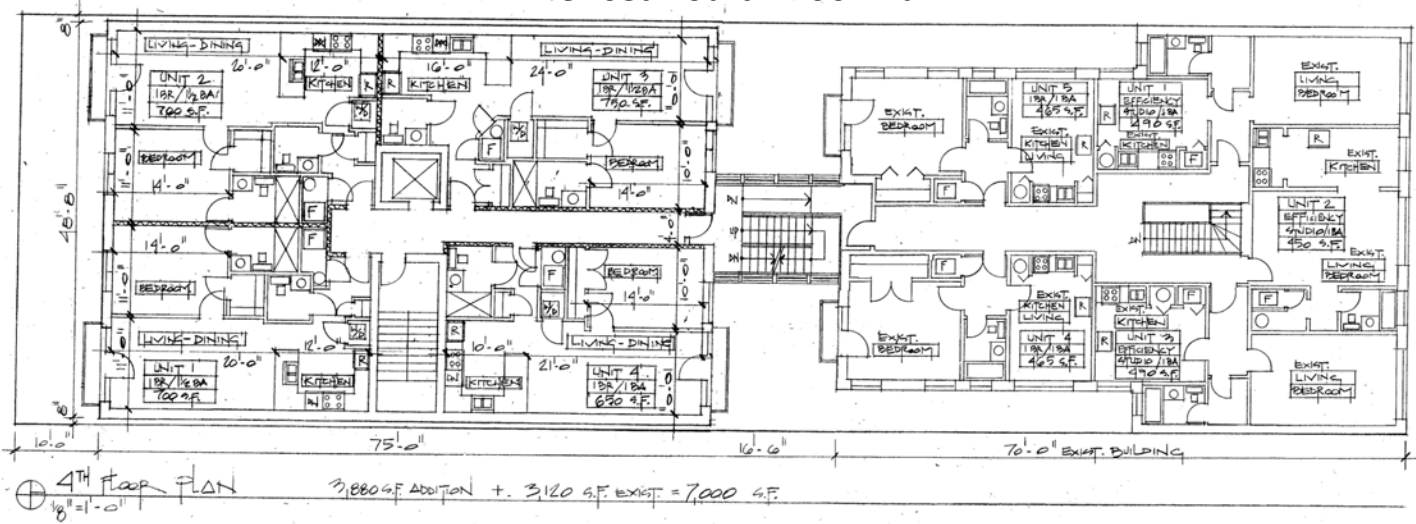
3RD Floor PLAN

3,880 S.F. ADDITION + 3,120 S.F. EXIST. = 7,000 S.F.

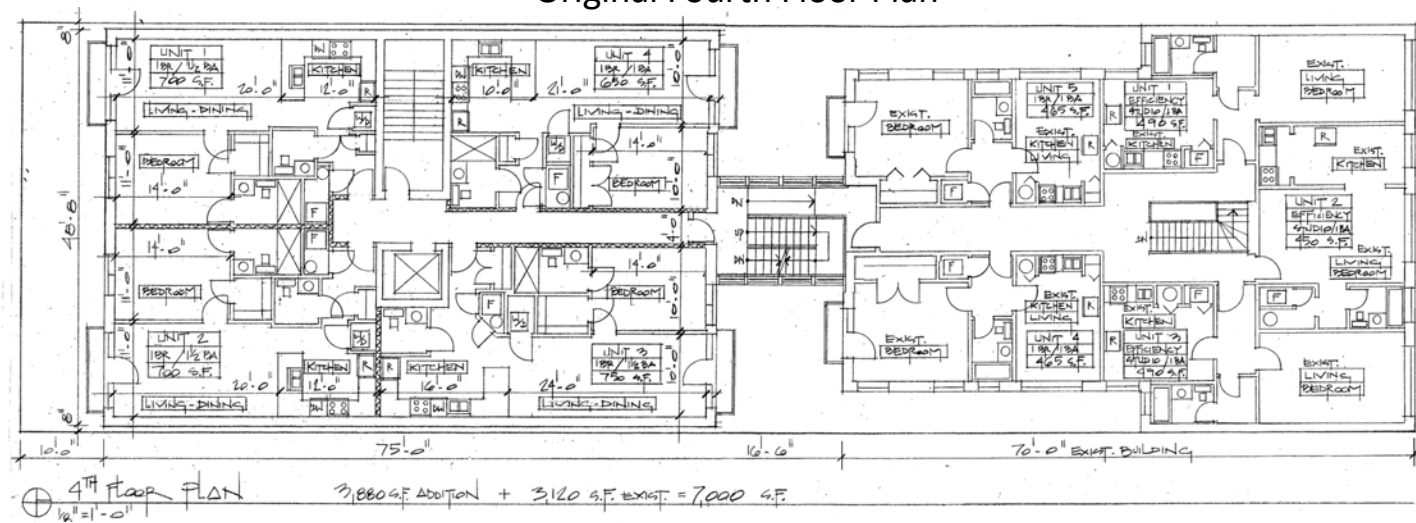
Key features and dimensions:

- Overall Dimensions:** 16'-0" (left section), 75'-0" (middle section), 16'-6" (right section), 70'-0" EXIST. BUILDING (far right).
- Units and Rooms:**
 - UNIT 1 (10A/10B):** 760 S.F. (Living-Dining, Kitchen, Bedroom).
 - UNIT 2 (10A/10B):** 760 S.F. (Living-Dining, Kitchen, Bedroom).
 - UNIT 3 (10A/10B):** 750 S.F. (Living-Dining, Kitchen, Bedroom).
 - UNIT 4 (10A/10B):** 650 S.F. (Living-Dining, Kitchen, Bedroom).
 - UNIT 5 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 6 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 7 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 8 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 9 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 10 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 11 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 12 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 13 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 14 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 15 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 16 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 17 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 18 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 19 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 20 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 21 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 22 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 23 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 24 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 25 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 26 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 27 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 28 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 29 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 30 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 31 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 32 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 33 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 34 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 35 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 36 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 37 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 38 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 39 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 40 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 41 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 42 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 43 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 44 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 45 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 46 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 47 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 48 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 49 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 50 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 51 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 52 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 53 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 54 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 55 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 56 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 57 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 58 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 59 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 60 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 61 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 62 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 63 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 64 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 65 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 66 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 67 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 68 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 69 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 70 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 71 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 72 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 73 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 74 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 75 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 76 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 77 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 78 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 79 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 80 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 81 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 82 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 83 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 84 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 85 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 86 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 87 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 88 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 89 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 90 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 91 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 92 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 93 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 94 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 95 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 96 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 97 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 98 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 99 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
 - UNIT 100 (10A/10B):** 455 S.F. (Living, Kitchen, Bedroom).
- Other Features:** EXIST. LIVING, EXIST. BEDROOM, EXIST. KITCHEN, EXIST. BATH, EXIST. STAIRS, EXIST. ELEVATOR.

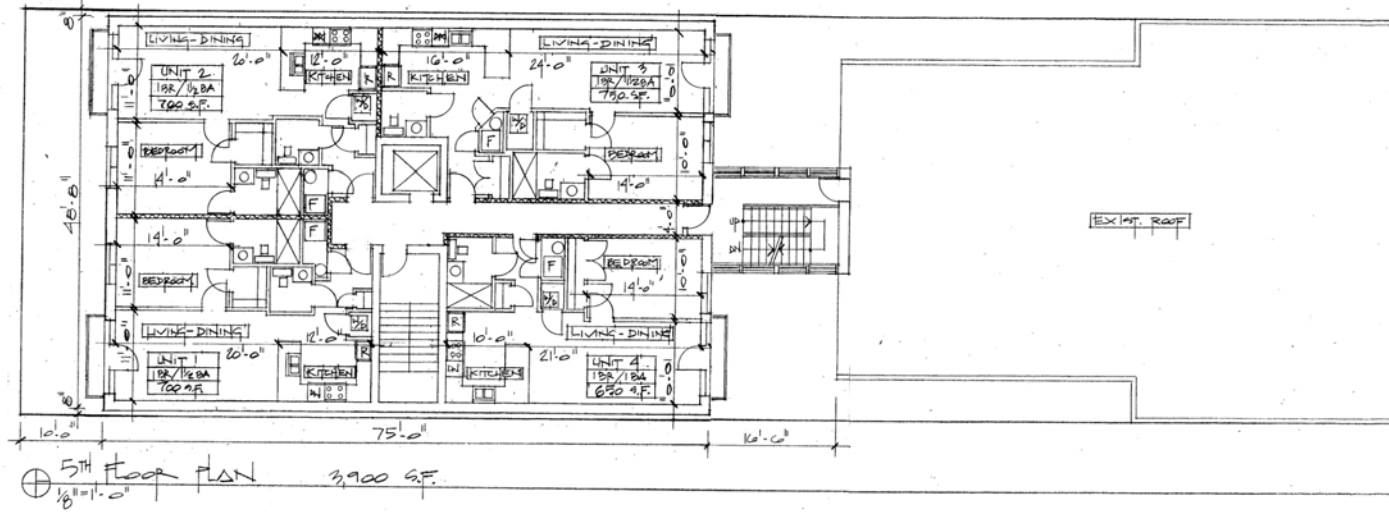
Revised Fourth Floor Plan



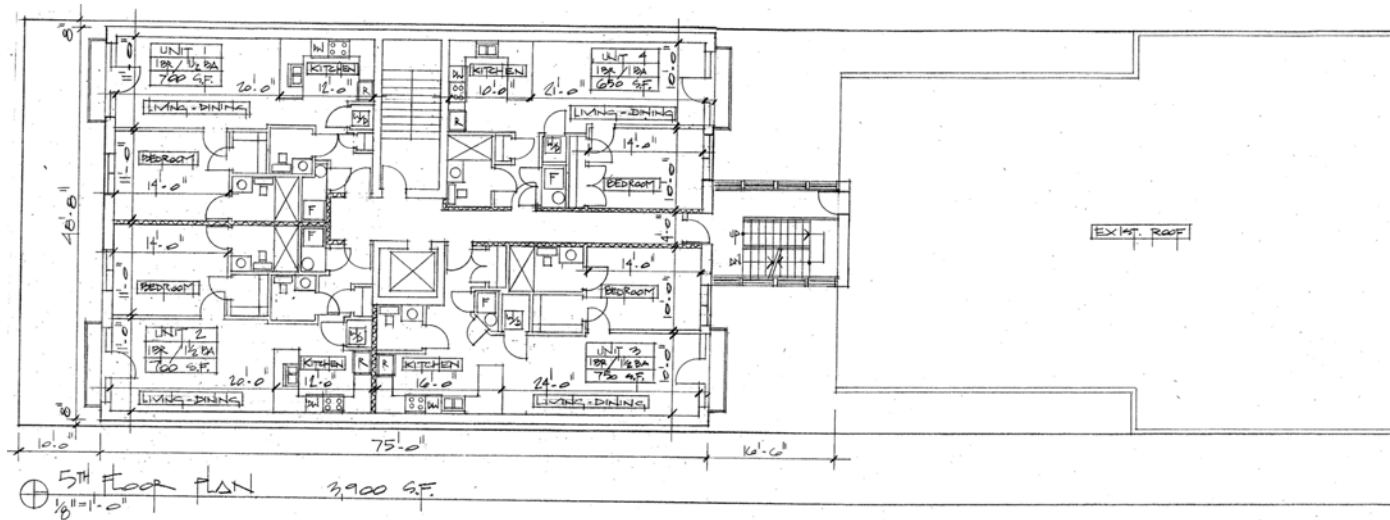
Original Fourth Floor Plan



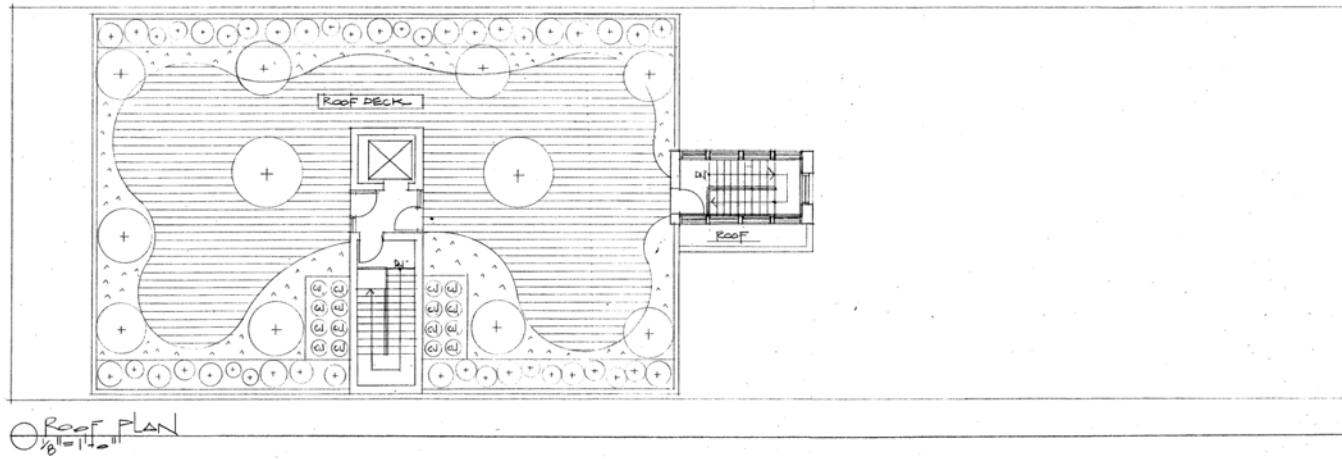
Revised Fifth Floor Plan



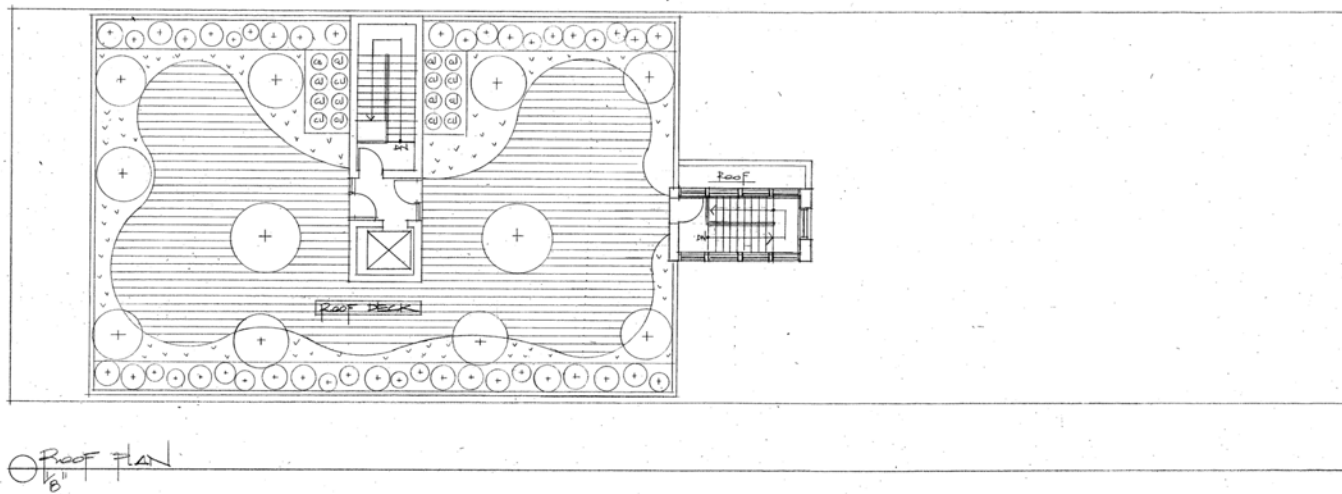
Original Fifth Floor Plan



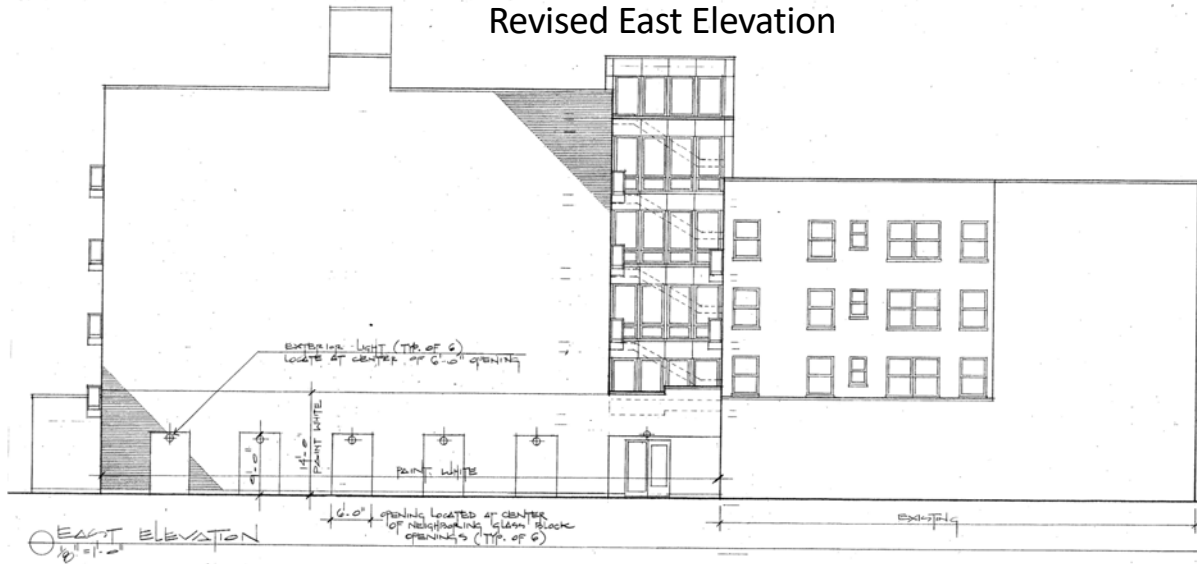
Revised Roof Plan



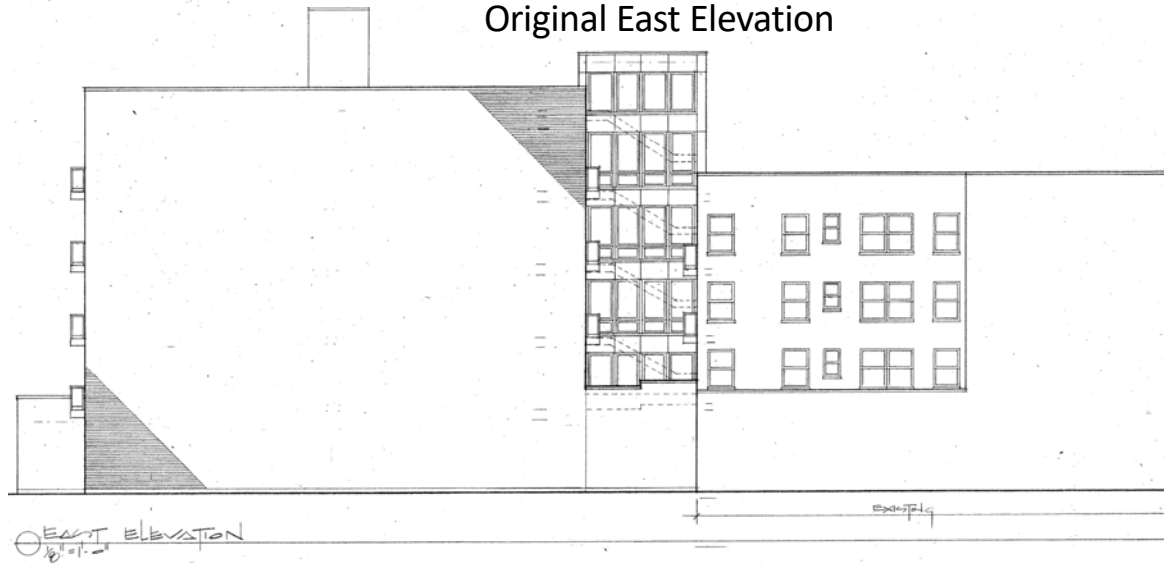
Original Roof Plan



Revised East Elevation

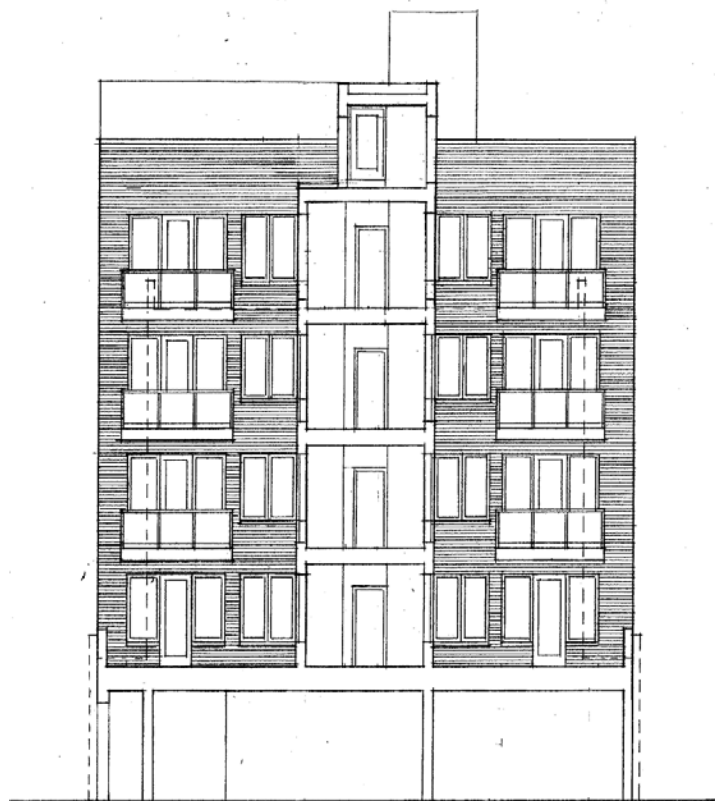


Original East Elevation



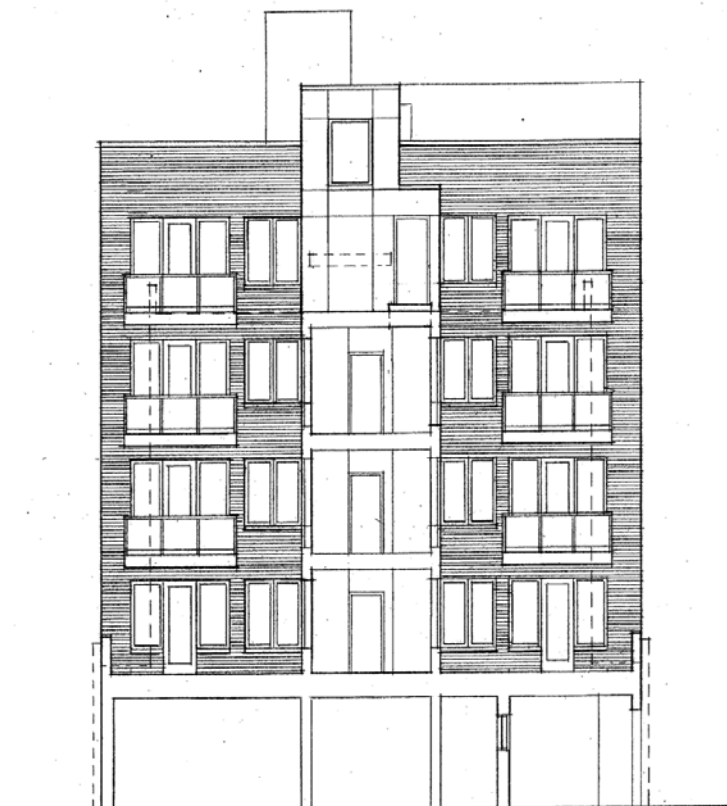
Architectural drawing of the South Elevation of a building. The drawing shows a four-story structure with a grid of windows. The ground floor features a large, white, rectangular structure, possibly a entrance or a large window. To the left of the building, vertical dimension lines indicate heights: 10'-0" for the ground floor, 10'-6" for the first floor, 10'-6" for the second floor, 10'-6" for the third floor, and 5'-2" for the roof height. The total height is 53'-2". The drawing is labeled "SOUTH ELEVATION" with a circular arrow indicating the view direction.

Revised North Elevation



○ NORTH ELEVATION AT ADDITION

Original North Elevation



○ NORTH ELEVATION AT ADDITION



Front View of Existing Building

Benefits/Community Scorecard

- Two on-site Affordable Units
- Existing building rents currently about \$700/month
- Proposed building rents targeted at \$1,000 – \$1,100/month
- Commitment to hire locally and MBE/WBE firms
- Commitment to retain/seek local business for retail
- TOD development with new bicycle storage
- Additional Units will help bring additional support for area businesses
- ADA accessibility improved with elevator in addition
- Environmentally friendly by retaining existing building
- Roof deck with plantings that provides open space for tenants and reduces stormwater runoff and the urban heat island

1415 West Morse Street

RENT COMPARISON
AMI Limits as of April 1, 2020

	Current/Proposed Rent	50%AMI Rent	60% AMI Rent (ARO Standard)	80% AMI Rent	100% AMI Rent
Studio (existing building)	\$700	\$740	\$900	\$1,219	\$1,537
1BR (existing building)	\$770 - \$830	\$779	\$950	\$1,292	\$1,632
1BR (new building)	\$1,000 - \$1,100	\$779	\$950	\$1,292	\$1,632

AREA MEDIAN INCOME ("AMI") AMOUNTS
As of April 1, 2020

HOUSEHOLD SIZE	50% AMI	60% AMI	80% AMI	100% AMI
1 person	\$31,850	\$38,220	\$51,000	\$63,700
2 persons	\$36,400	\$43,680	\$58,250	\$72,800
3 persons	\$40,950	\$49,140	\$65,550	\$81,900
4 persons	\$45,500	\$54,600	\$72,800	\$91,000