

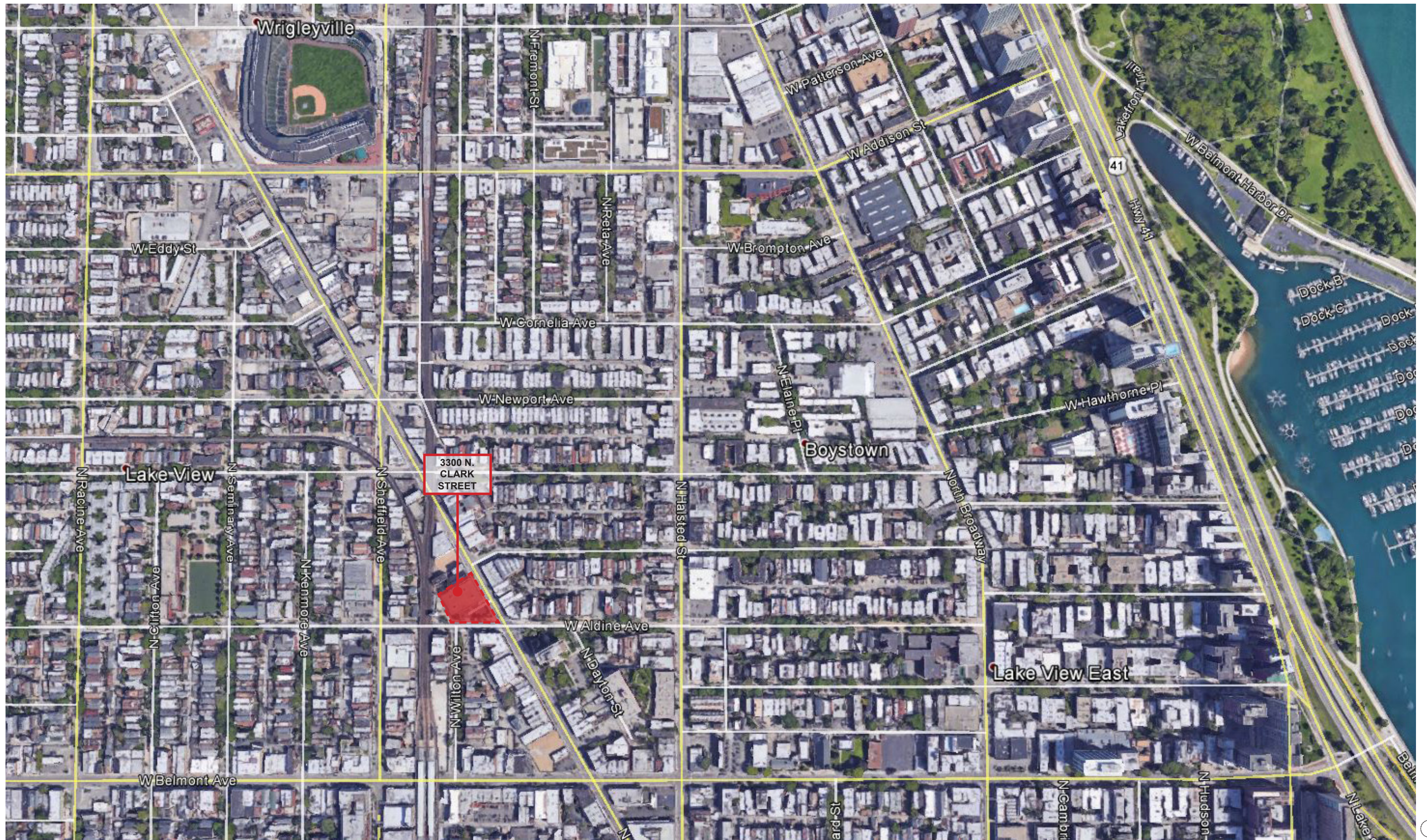
3300 NORTH CLARK STREET

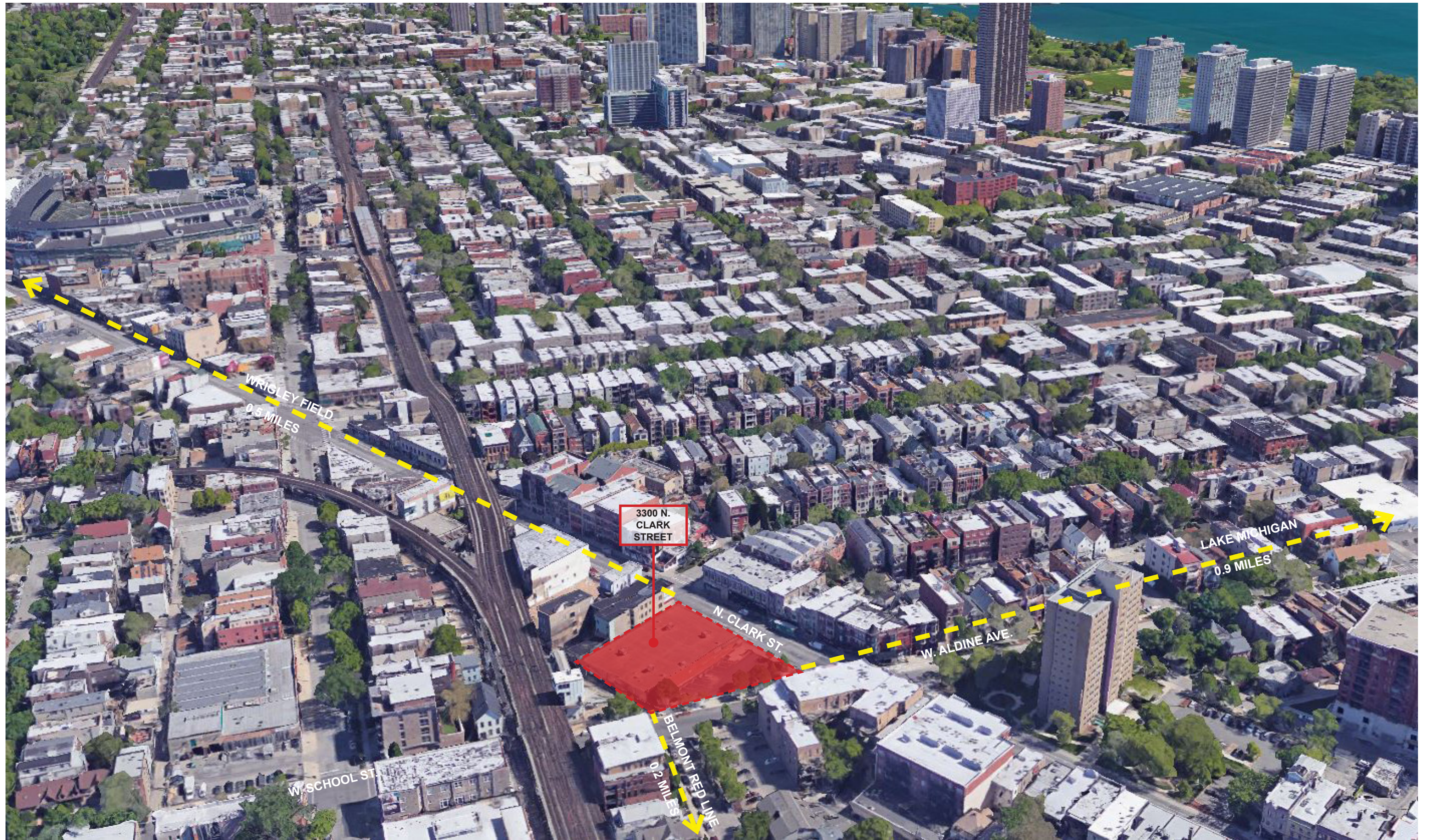
CDDC DESIGN PACKAGE
24 JANUARY 2018

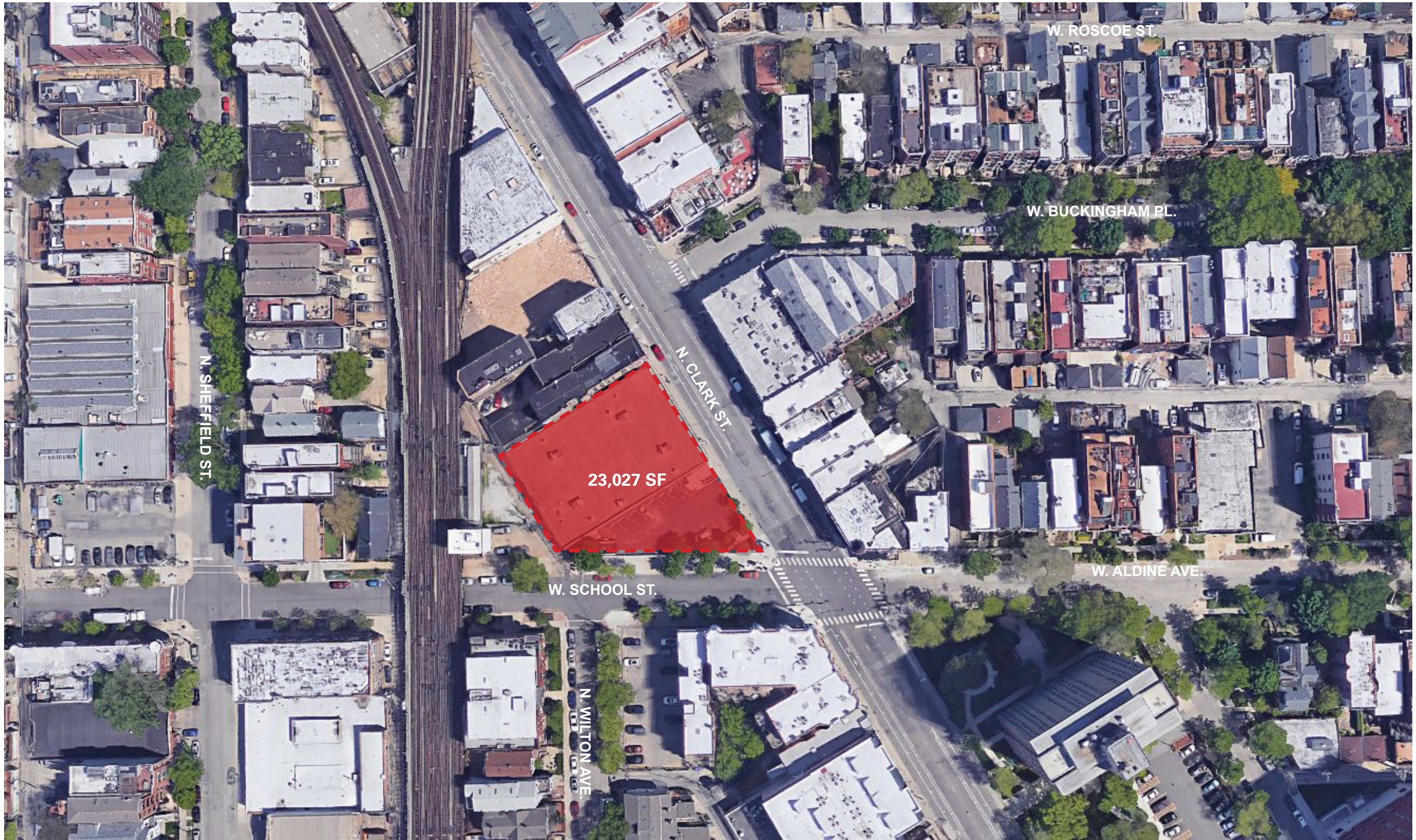
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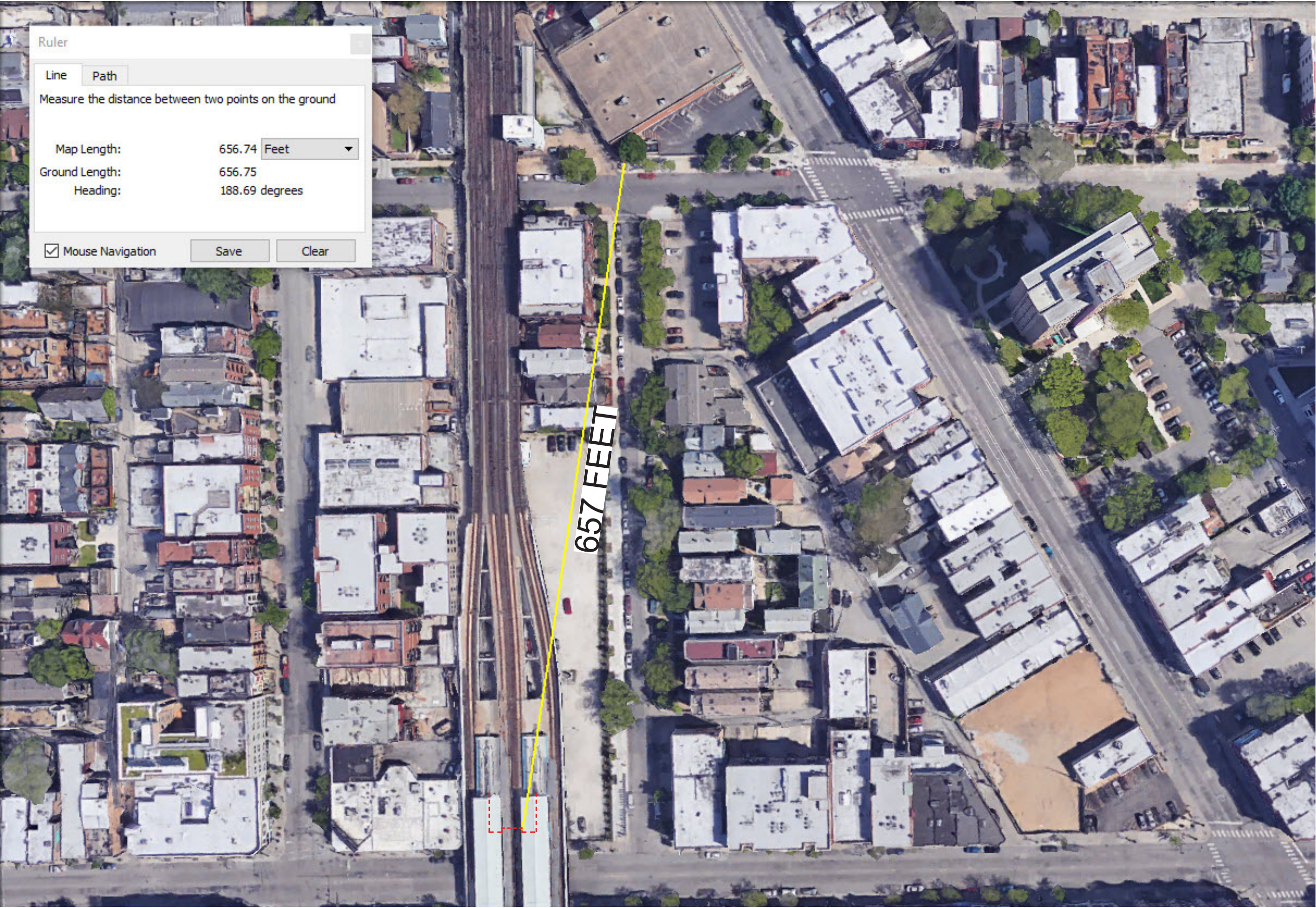
SITE ANALYSIS











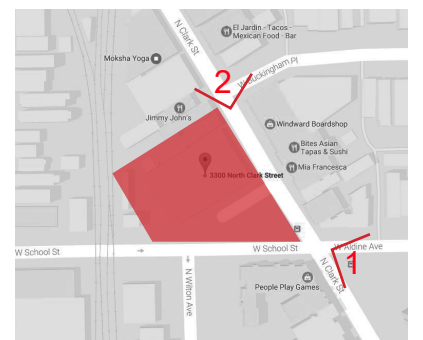
DISTANCE APPROXIMATE BASED ON GOOGLE EARTH ⓘ



1. VIEW LOOKING NORTHWEST



2. VIEW LOOKING SOUTHEAST



BLITZLAKE

STREET VIEWS

3300 NORTH CLARK STREET
PROJECT NO. 2017-12
01.24.2018
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1. VIEW LOOKING NORTHWEST



2. VIEW LOOKING NORTHEAST





1

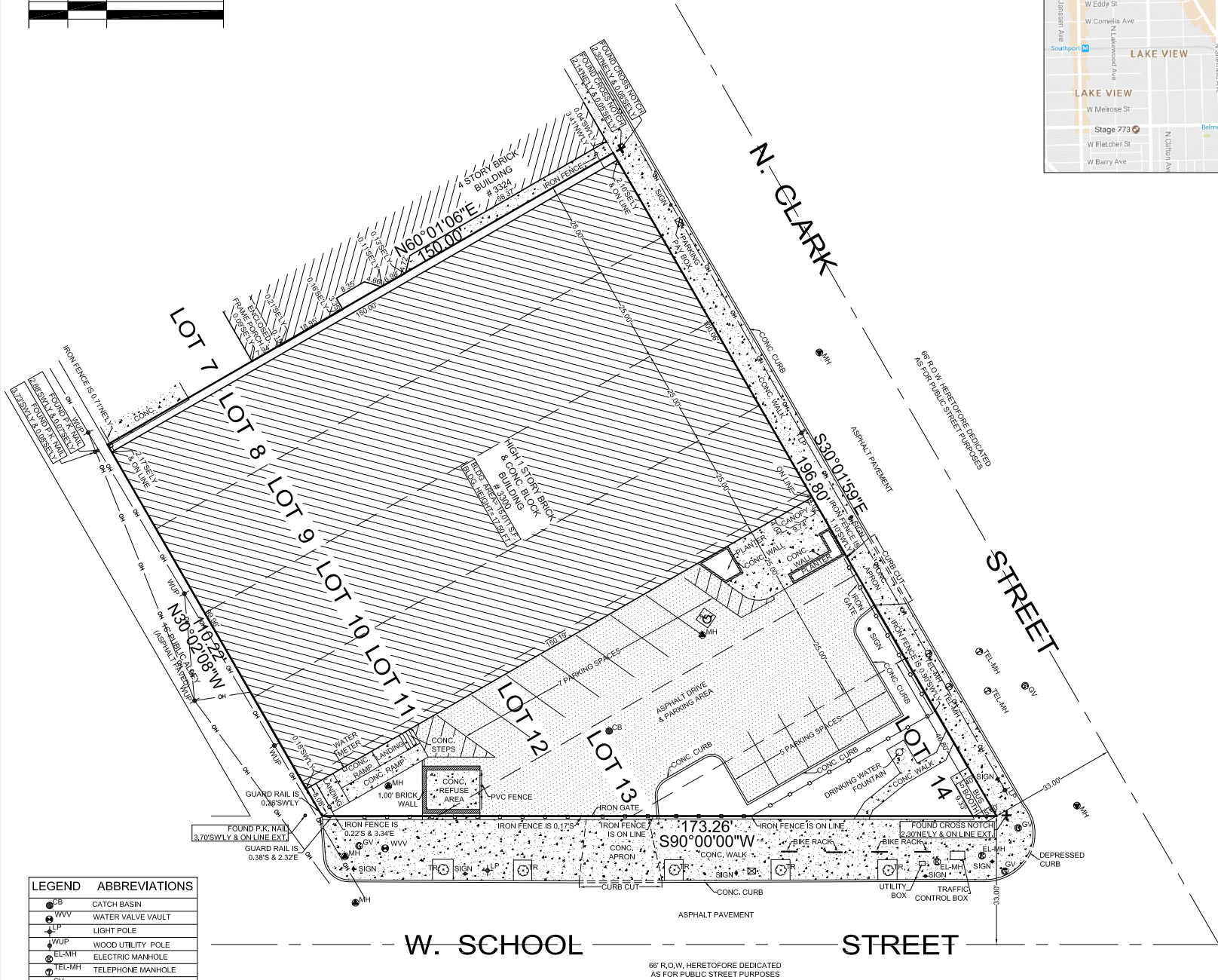
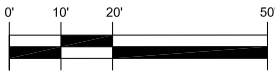


2



3





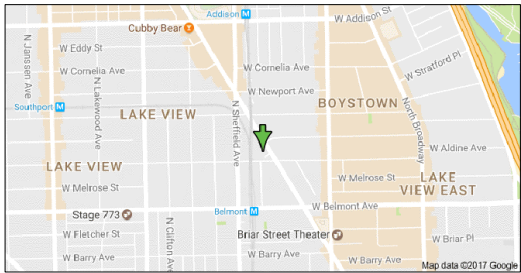
LEGEND	ABBREVIATIONS
	CATCH BASIN
	WATER VALVE VAULT
	LIGHT POLE
	WOOD UTILITY POLE
	ELECTRIC MANHOLE
	TELEPHONE MANHOLE
	GAS VALVE
	TREE
	MANHOLE
	SIGN
	HANDICAPPED PARKING SPACE

ORDERED BY: CITY COLLEGES OF CHICAGO	
SCALE: 1" = 15'	
DATE: FEBRUARY 15, 2017	
FILE NO.:	
2017 - 24814	
DATE	REVISION

FLOOD STATEMENT:

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP 17031 C 0410 J, WITH A DATE OF IDENTIFICATION OF AUGUST 19, 2008, FOR COMMUNITY NUMBER 170074 0410 J, IN COOK COUNTY, STATE OF ILLINOIS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

LOCATION MAP



UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS
2100 N. 15th AVENUE, SUITE C, MELROSE PARK, IL 60160
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

ALTA / NSPS LAND TITLE SURVEY

LOTS 8, 9, 10, 11, 12, 13 AND 14 IN JOSEPH E. LOCKWOOD'S SUBDIVISION OF LOT 5 WITH
SUBLOT 7 IN THE SUBDIVISION OF LOT 6 IN THE PARTITION OF THE NORTH 3/4 OF THE
EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST
OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH LOT 7 IN HUBBARD AND LEMOYNE'S
SUBDIVISION OF LOT 6 IN SAID PARTITION, IN COOK COUNTY, ILLINOIS.

KNOWN AS : 3300 N. CLARK STREET, CHICAGO, ILLINOIS

PERMANENT INDEX NUMBER: 14 - 20 - 418 - 036 - 0000

TOTAL AREA = 23,027 SQ. FT. OR 0.529 ACRE

NOTE:
THE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY
AS INSURED IN THE TITLE COMMITMENT OR ANY EXCEPTIONS
HAVE BEEN NOTED HEREIN.

PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
REGULAR	11
HANDICAP	1
TOTAL	12

ZONING DATA REFLECTS ALL ORDINANCES
PASSED IN THE MOST RECENT CITY COUNCIL
MEETING, CITY OF CHICAGO, ILLINOIS

ZONING REQUIREMENTS:

B3-3 = COMMUNITY SHOPPING DISTRICT

SECTION 17-3-0403-A FLOOR AREA RATIO:

THE MAXIMUM FLOOR AREA RATIO= 3.00

17-3-0404 FRONT SETBACKS.

NO FRONT SETBACK IS REQUIRED.

17-3-0405-B REAR SETBACKS.

15 FEET OR ONE STORY ABOVE GRADE, WHICHEVER IS LOWER.

17-3-0406 SIDE SETBACKS.

NO SIDE SETBACK IS REQUIRED.

17-3-0408-A BUILDING HEIGHT.

MAXIMUM BUILDING HEIGHT = 65 FT.

PARKING REQUIREMENTS

1 PER 3 EMPLOYEES + ADDITIONAL PARKING AND DROP - OFF
SPACES AS DETERMINED BY DEPARTMENT OF ZONING AND LAND USE
PLANNING.

NOTES:

-THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY
DEDICATED AND ACCEPTED PUBLIC STREET S KNOWN AS N. CLARK
STREET, W. SCHOOL STREET AND 16' PUBLIC ALLEY.

-THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES
SHOWN THEREON ARE CORRECT;

-THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME;

-THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING
PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS;

-ELECTRIC, GAS, TELEPHONE AND WATER UTILITY AND STORM AND
SANITARY SEWER SYSTEMS ACCESS THE PROPERTY IN LEGALLY
DEDICATED RIGHTS OF WAY THAT BENEFIT THE PROPERTY.

-THERE ARE NO VISIBLE EVIDENCE OF CEMETERIES, GRAVE SITES OR
BURIAL GROUNDS LOCATED ON THE PROPERTY.

-ITEM # 8 FROM TABLE A

ALL SUBSTANTIAL FEATURES OBSERVED ON THE PROPERTY
HAVE BEEN PLOTTED.

-ITEM # 9 FROM TABLE A

THERE ARE 12 STRIPED PARKING SPACES ON THE PROPERTY.

-ITEM # 10 FROM TABLE A

THERE ARE NO PARTY WALLS (ALL WALLS ARE INDEPENDENT).

-ITEM # 11 FROM TABLE A

ALL VISIBLE UTILITIES ARE PLOTTED.

-ITEM # 16 FROM TABLE A

AT THE TIME OF THIS SURVEY, NO VISIBLE RECENT EARTH MOVING
WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN
RECENT MONTHS WERE NOTED.

-ITEM # 17 FROM TABLE A

AT THE TIME OF THIS SURVEY, THERE IS NO EVIDENCE OF CHANGES IN
RIGHT OF WAY EITHER COMPLETED OR PROPOSED AND RECENT
STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

-ITEM # 18 OF TABLE A

THERE ARE NO WETLANDS LOCATED ON THE PROPERTY.

-ITEM # 20 FROM TABLE A

RELATING TO PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED
BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$ 1,000,000 TO BE IN
EFFECT THROUGHOUT THE CONTRACT TERM, CERTIFICATE OF
INSURANCE TO BE FURNISHED UPON REQUEST.

GREATER ILLINOIS TITLE COMPANY
A POLICY ISSUING AGENT OF
CHICAGO TITLE INSURANCE COMPANY

FILE NO.: 40029426
EFFECTIVE DATE: NOVEMBER 16, 2016

ITEMS CORRESPONDING TO SCHEDULE B:

ITEMS 1 - 17.

NOT SURVEY RELATED.

NO SURVEY RELATED ITEMS SHOWN ON TITLE COMMITMENT.

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, ROY G. LAWNICZAK, A REGISTERED LAND SURVEYOR, LICENSE NO. 35-2290, IN
AND FOR THE STATE OF ILLINOIS AND LEGALLY DOING BUSINESS IN COOK
COUNTY, DO HEREBY CERTIFY TO:

- BOARD OF TRUSTEES OF COMMUNITY COLLEGE DISTRICT NO. 508

- GREATER ILLINOIS TITLE COMPANY

- CHICAGO TITLE INSURANCE COMPANY

AND TO THEIR SUCCESSORS AND ASSIGNS, THAT:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH
IT IS BASED WERE MADE IN ACCORDANCE WITH 2016 MINIMUM STANDARD DETAIL
REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED
AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(a),
7(b)(1), 7(c), 8, 9, 10, 11, 16, 17, 18 AND 20 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON FEBRUARY 15, 2017.

DATE OF PLAT: FEBRUARY 17, 2017.

BY:

ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2018
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2019



BLITZLAKE

SURVEY

3300 NORTH CLARK STREET

PROJECT NO. 2017-12

01.24.2018

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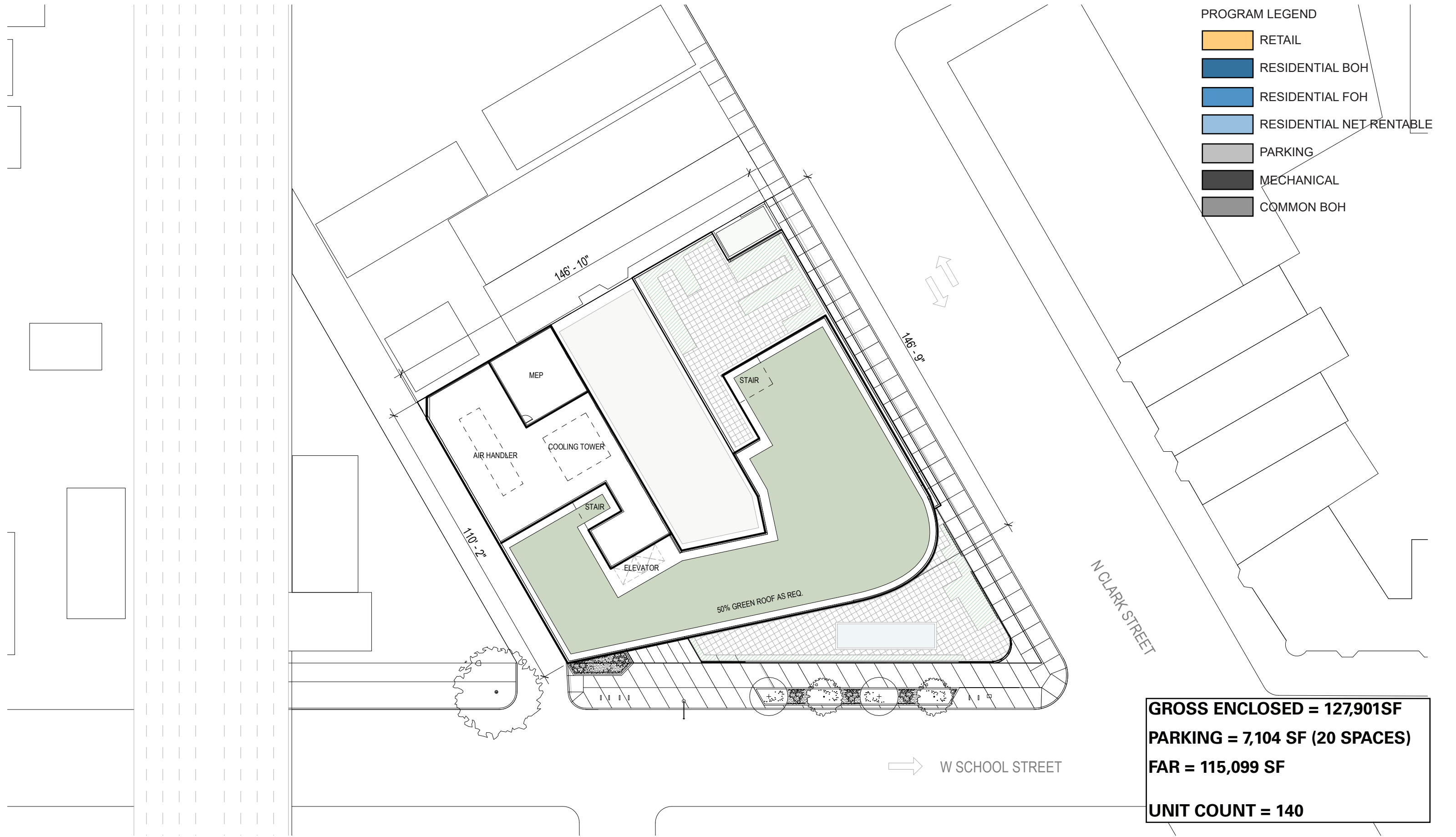
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2

ARCHITECTURAL DESIGN



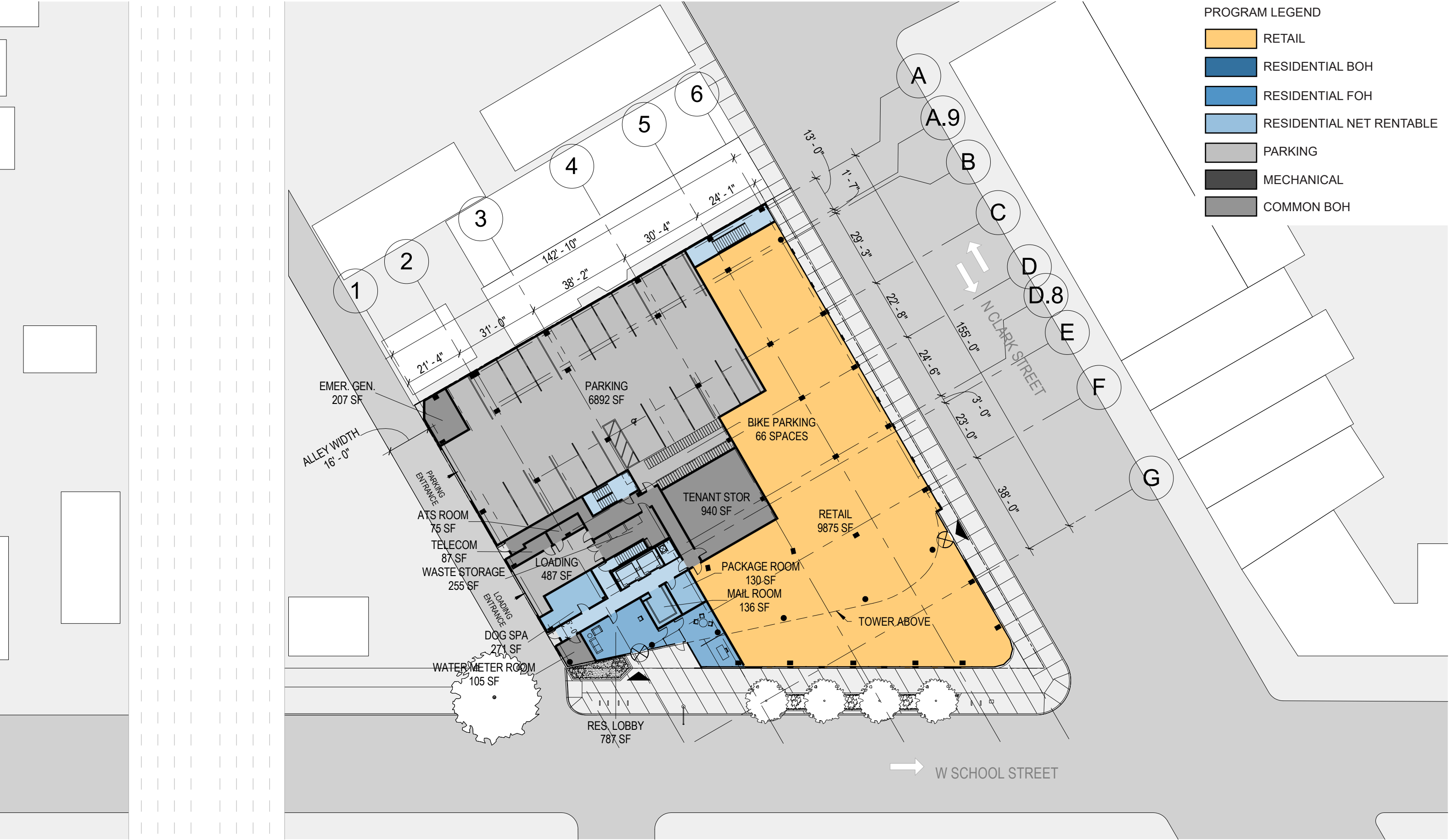
- PROGRAM LEGEND
- RETAIL
 - RESIDENTIAL BOH
 - RESIDENTIAL FOH
 - RESIDENTIAL NET RENTABLE
 - PARKING
 - MECHANICAL
 - COMMON BOH



GROSS ENCLOSED = 127,901SF
PARKING = 7,104 SF (20 SPACES)
FAR = 115,099 SF
UNIT COUNT = 140

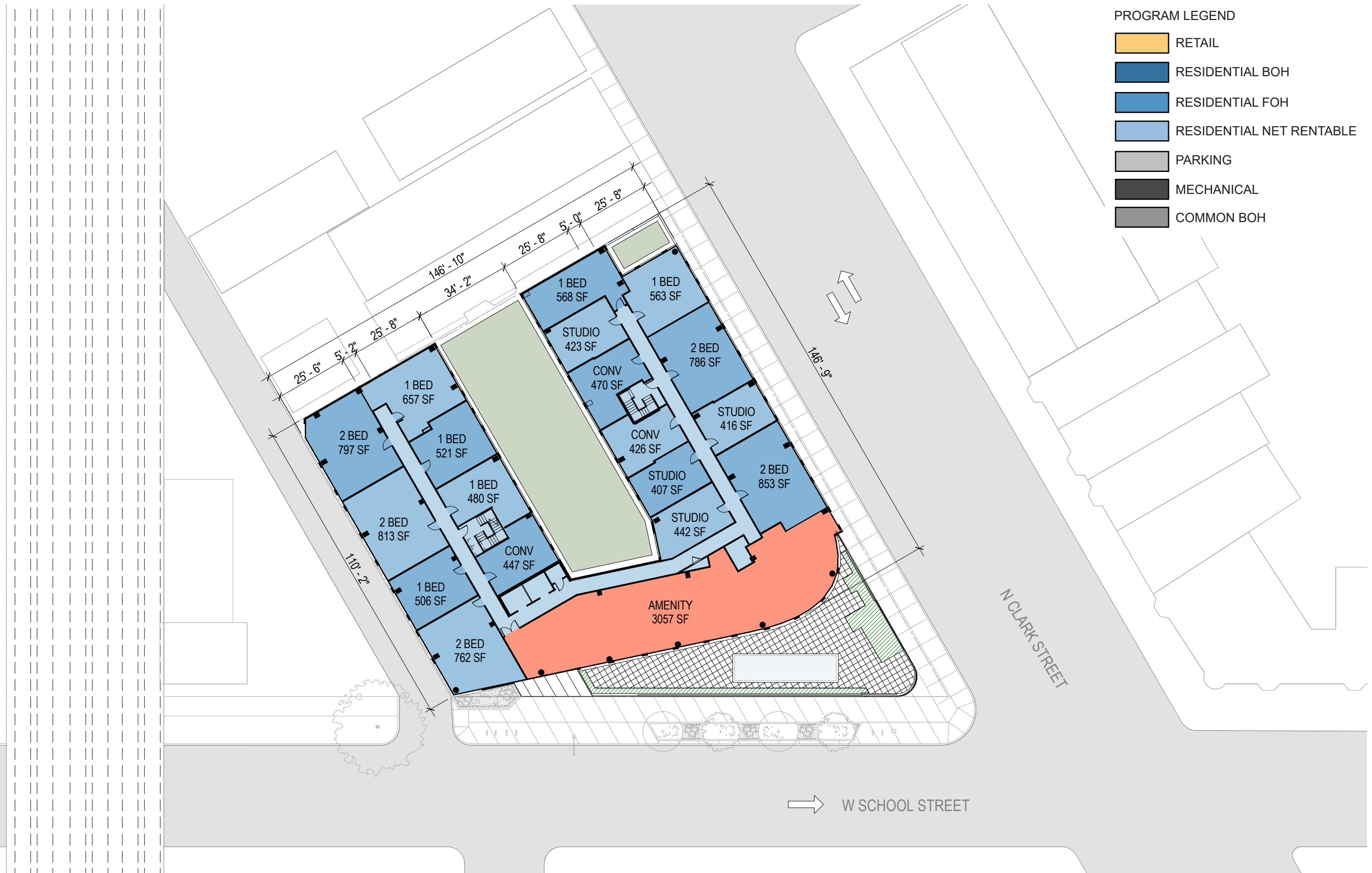
ASSUMED FAR OF 5 = 115,135 SF

1/32"=1'



PROGRAM LEGEND

- RETAIL
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- RESIDENTIAL FOH
- RESIDENTIAL NET RENTABLE
- PARKING
- MECHANICAL
- COMMON BOH



1/32" = 1'

PROGRAM LEGEND

- RETAIL
- RESIDENTIAL BOH
- RESIDENTIAL FOH
- RESIDENTIAL NET RENTABLE
- PARKING
- MECHANICAL
- COMMON BOH



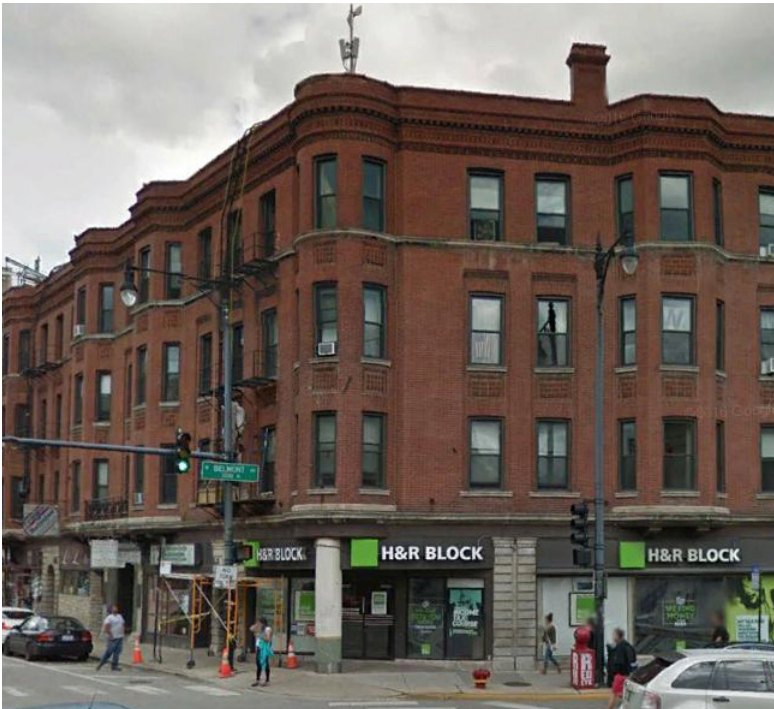
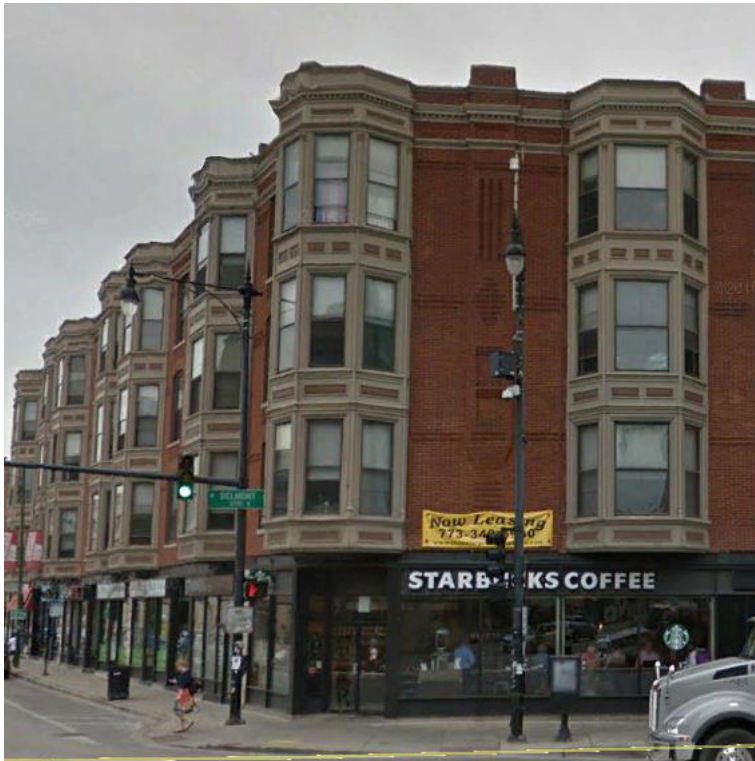
1/32"=1'

PROGRAM LEGEND

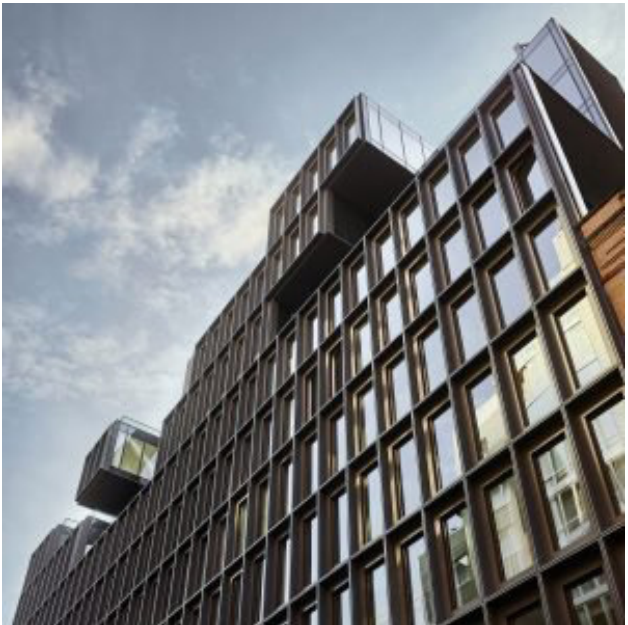
- RETAIL
- RESIDENTIAL BOH
- RESIDENTIAL FOH
- RESIDENTIAL NET RENTABLE
- PARKING
- MECHANICAL
- COMMON BOH



1/32" = 1'



EXISTING CONTEXTUAL LANGUAGE



MODERN PRECEDENTS



