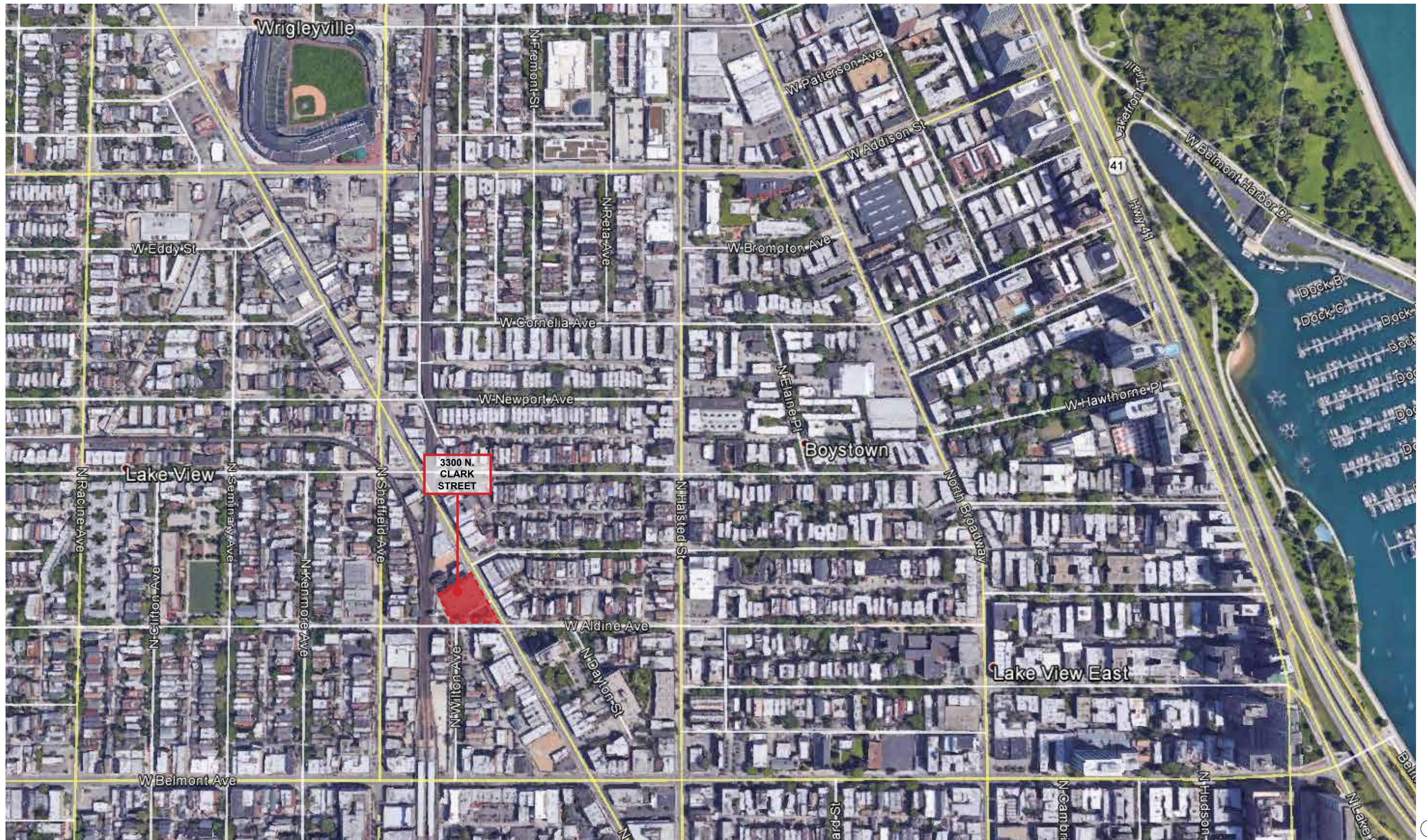
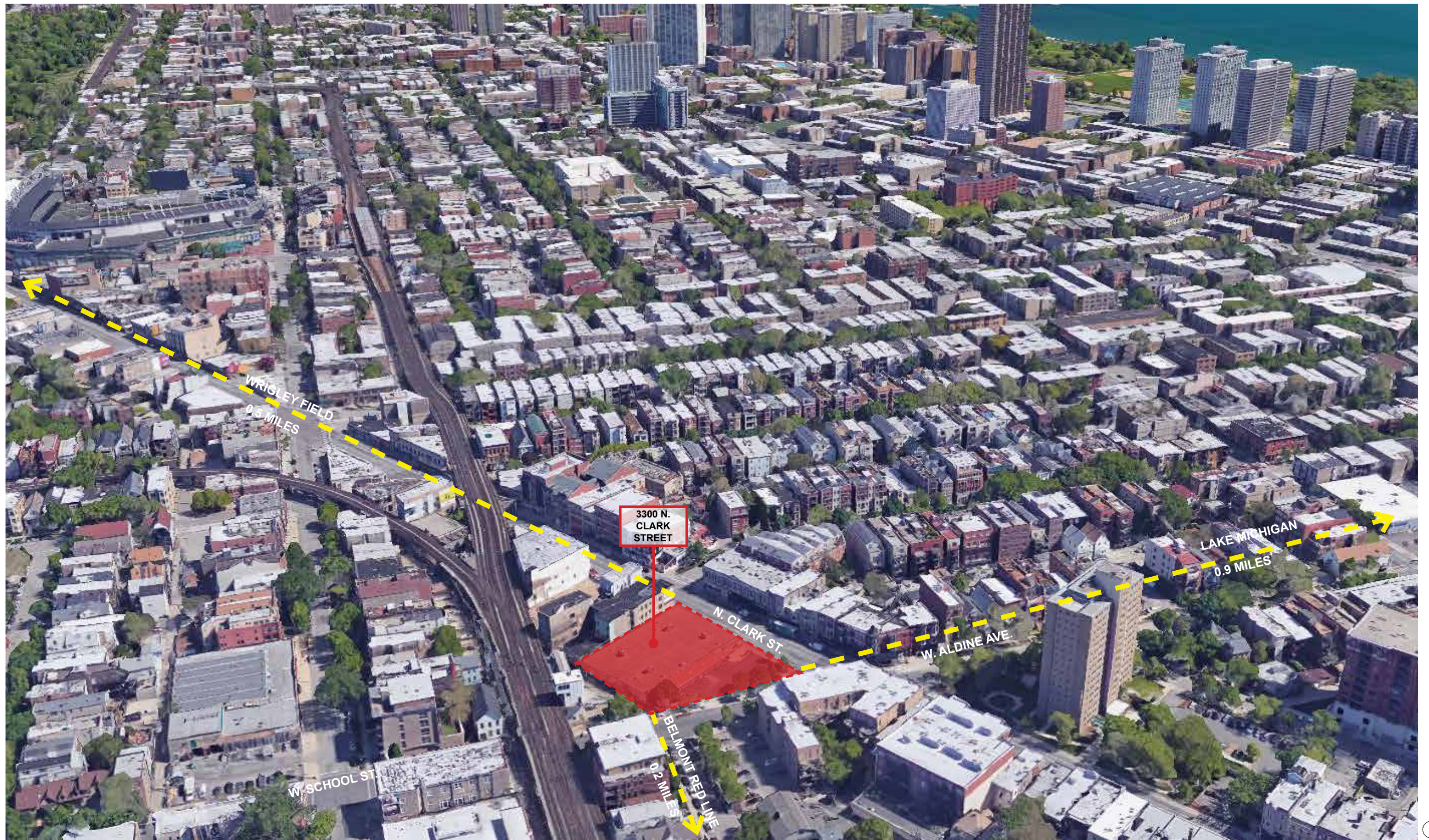


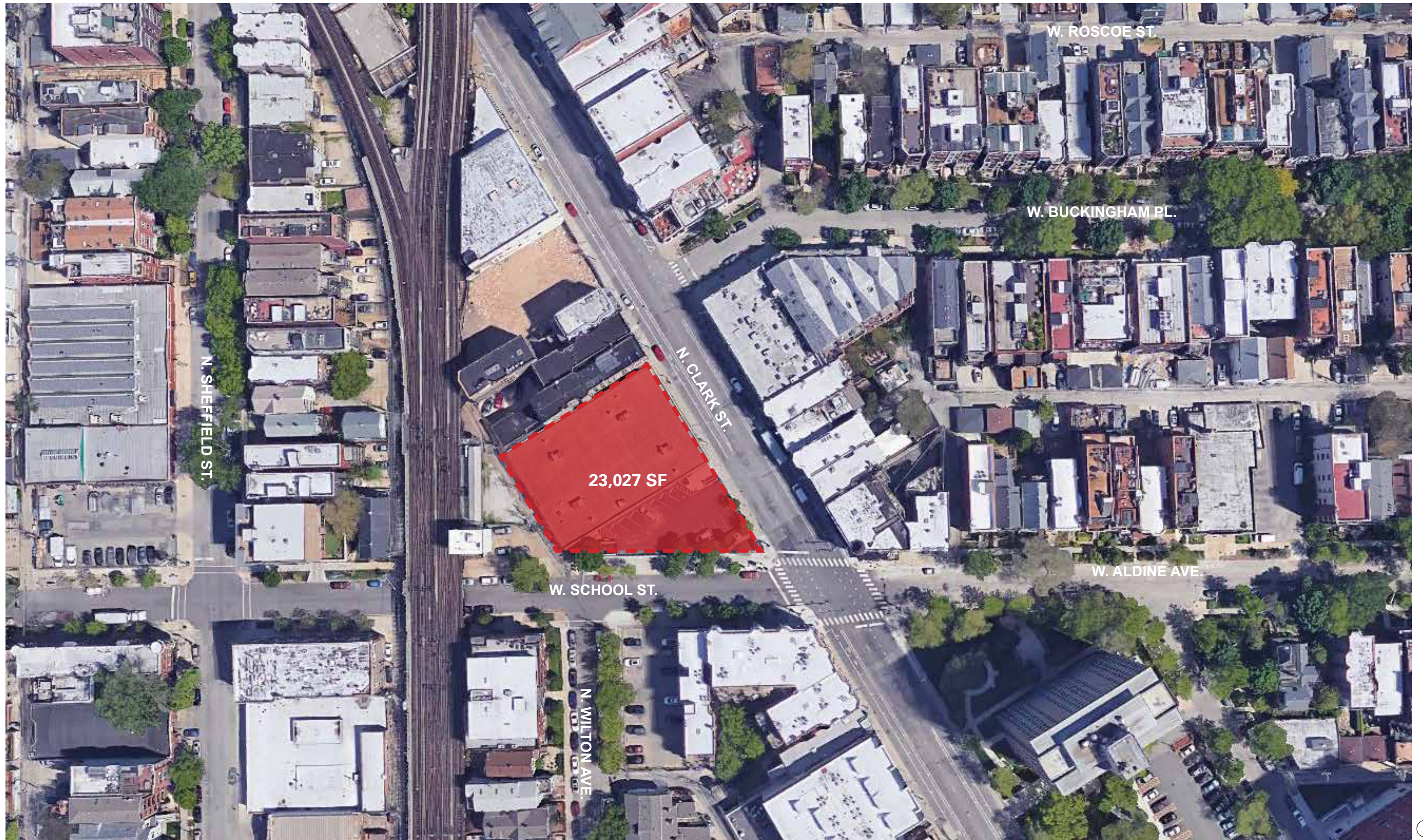
3300 NORTH CLARK STREET

HAWTHORNE NEIGHBORS PRESENTATION

19 SEPTEMBER 2017









1. VIEW LOOKING NORTHWEST



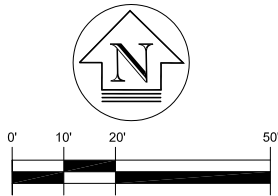
2. VIEW LOOKING SOUTHEAST



3. VIEW LOOKING NORTH



4. VIEW LOOKING NORTHEAST



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 OF

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.: 40031819
EFFECTIVE DATE: APRIL 13, 2017

ITEMS CORRESPONDING TO SCHEDULE B:

ITEMS 1 - 21.
NOT SURVEY RELATED.

NO SURVEY RELATED ITEMS SHOWN ON TITLE COMMITMENT.

STATE OF ILLINOIS)

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:

- 3300 N. Clark LLC

- MB Financial Bank

- 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 MAY 18, 2017.

DATE OF PLAT: JUNE 20, 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



LEGEND	ABBREVIATIONS
	CB CATCH BASIN
	WV WATER VALVE VAULT
	LP LIGHT POLE
	WUP WOOD UTILITY POLE
	EL-MH ELECTRIC MANHOLE
	TEL-MH TELEPHONE MANHOLE
	GV GAS VALVE
	TR TREE
	MH MANHOLE
	SIGN SIGN
	HP HANDICAPPED PARKING SPACE

ORDERED BY: CITY COLLEGES OF CHICAGO		
SCALE : 1" = 15'		
DATE: FEBRUARY 15, 2017		
FILE NO.:	5/18/17	UPDATED
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.

66' R.O.W. HERETOFORE DEDICATED
AS FOR PUBLIC STREET PURPOSES



SURVEY

3300 NORTH CLARK STREET

PROJECT NO. 2017-12

09.19.2017

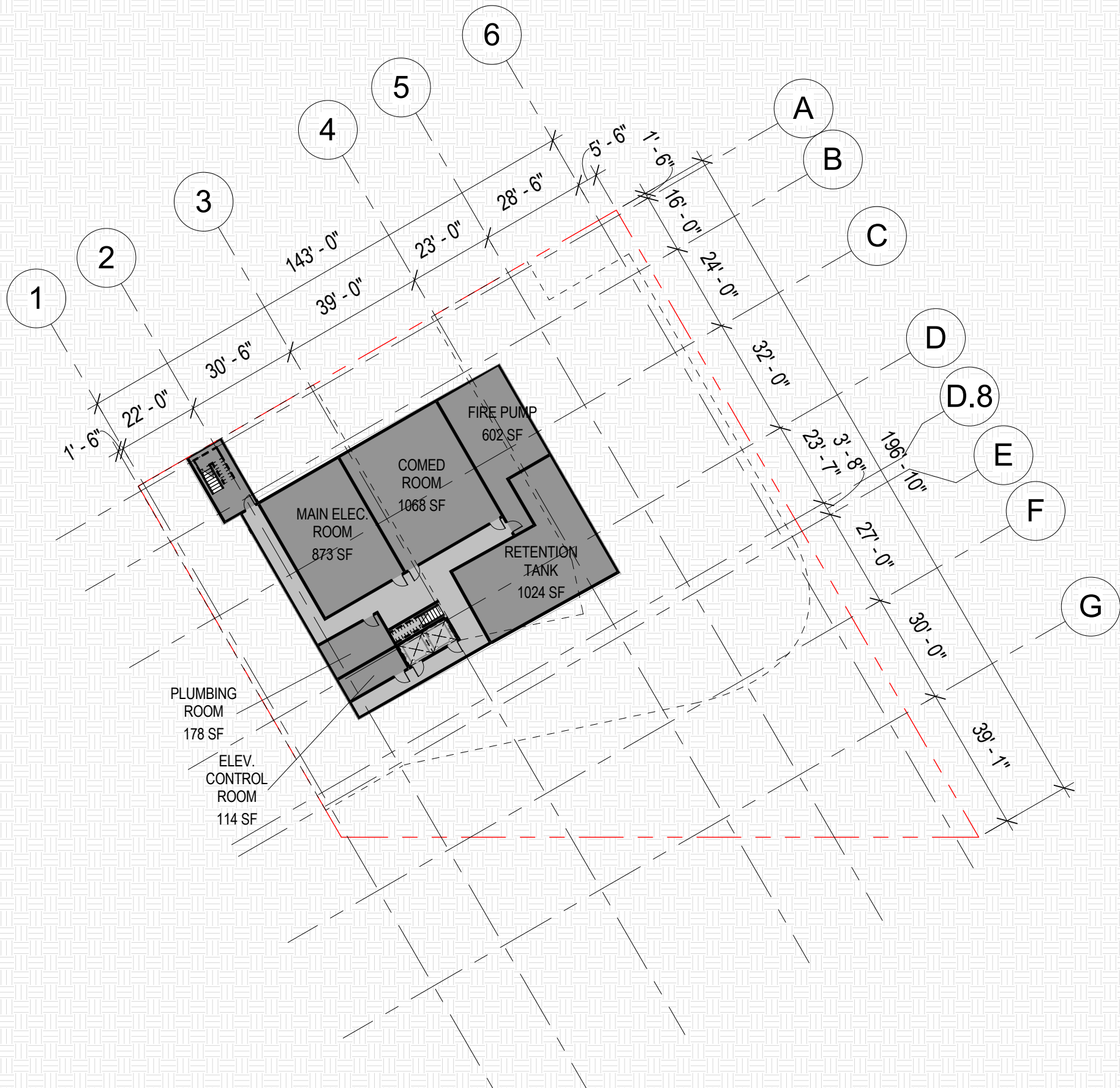
Pg 7 of 26



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PROGRAM LEGEND

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



GROSS ENCLOSED = 5,527 SF
NOTE: Residential unit layouts are preliminary and will change based on mechanical/structural coordination and accessible unit distribution and requirements



GROSS ENCLOSED = 22,413 SF
NOTE: Residential unit layouts are preliminary and will change based on mechanical/structural coordination and accessible unit distribution and requirements

PROGRAM LEGEND

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



GROSS ENCLOSED = 11,748 SF
 NOTE: Residential unit layouts are preliminary and will change based on mechanical/structural coordination and accessible unit distribution and requirements

PROGRAM LEGEND

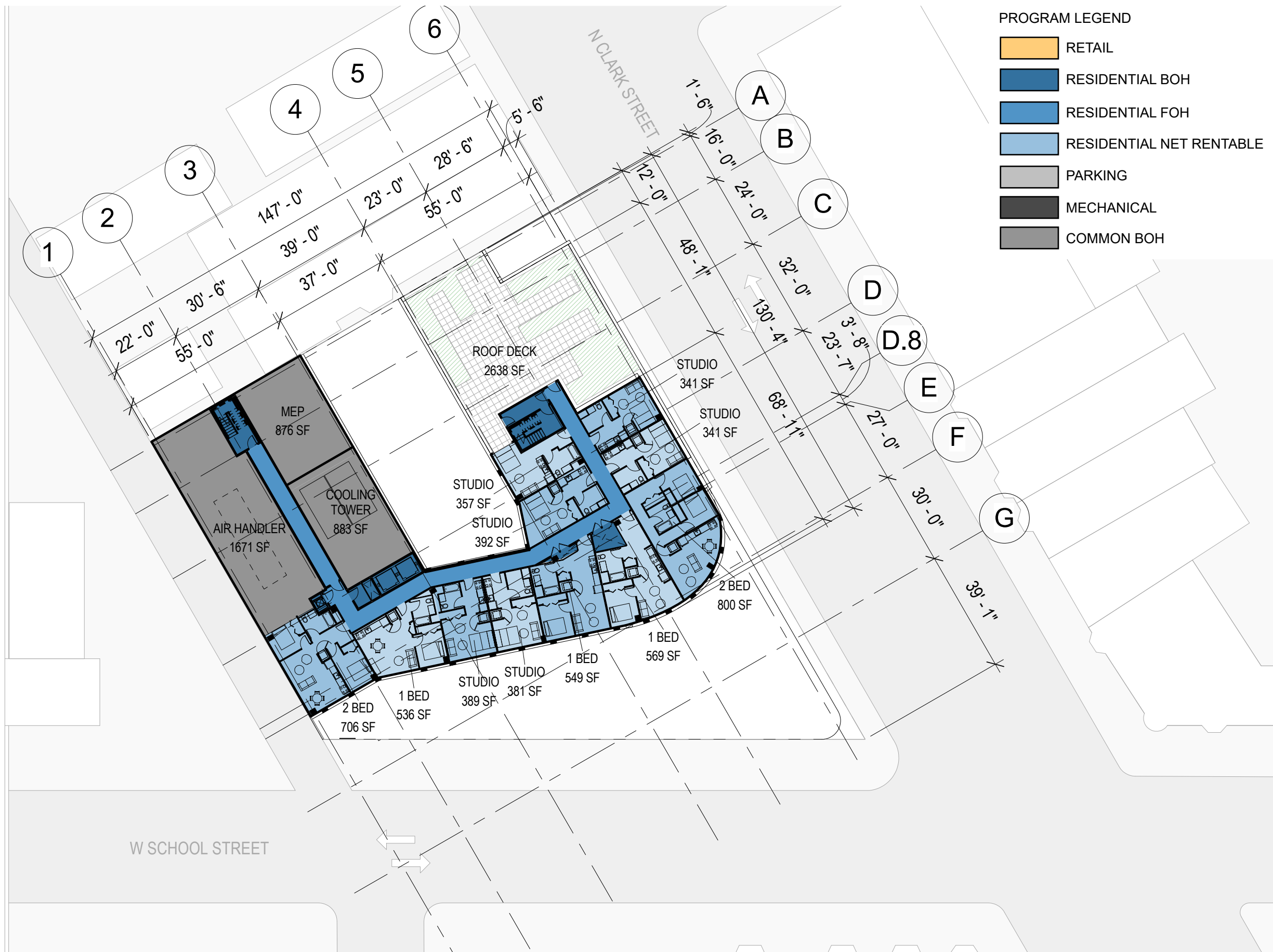
- RETAIL
- RESIDENTIAL BOH
- RESIDENTIAL FOH
- RESIDENTIAL NET RENTABLE
- PARKING
- MECHANICAL
- COMMON BOH



GROSS ENCLOSED = 13,538 SF
 NOTE: Residential unit layouts are preliminary and will change based on mechanical/structural coordination and accessible unit distribution and requirements

PROGRAM LEGEND

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



GROSS ENCLOSED = 7,275 SF
 NOTE: Residential unit layouts are preliminary and will change based on mechanical/structural coordination and accessible unit distribution and requirements

PROGRAM LEGEND

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

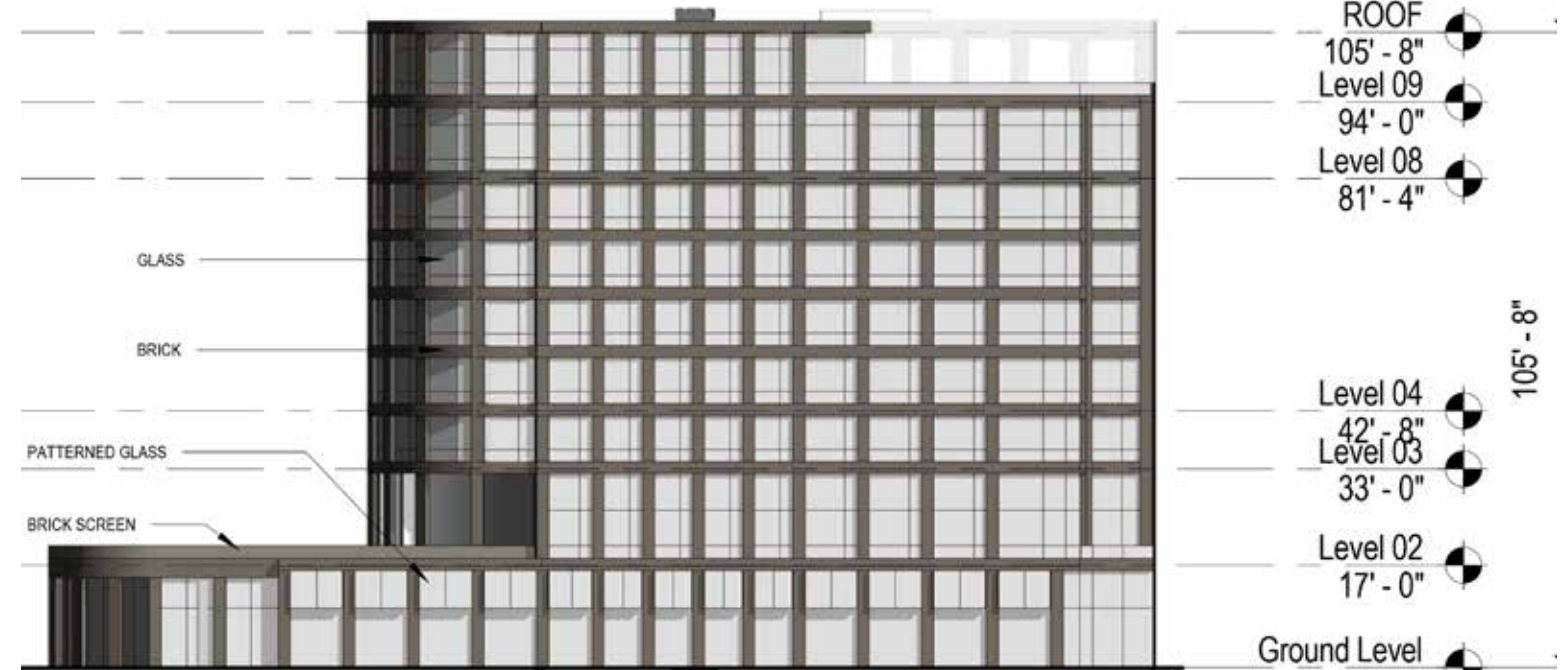


LEVEL	USE			FTF HEIGHT	ELEVATION	ENCLOSED GROSS AREA	GARAGE AREA	RETAIL AREA	AMENITY AREA	FAR AREA	PARKING	UNIT COUNT
ROOF	T/ROOF				105.62							
9	MEP	Residential	DECK	11.66	93.96	7,275				7,275		10
8	Residential			12.66	81.30	13,538				13,538		24
7	Residential			9.66	71.64	13,538				13,538		24
6	Residential			9.66	61.98	13,538				13,538		24
5	Residential			9.66	52.32	13,538				13,538		24
4	Residential			9.66	42.66	13,538				13,538		24
3	Residential			9.66	33.00	13,538				13,538		24
2	Residential	Amenity		16.00	17.00	11,748			2,614	11,748		17
1	Parking	RES. LOBBY	RETAIL	17.00	0.00	22,413	6,920	12,533		15,493	15	
LL1	MEP				10.00	-10.00	5,527			0		
TOTALS						128,191	6,920	12,533	2,614	115,744	15	171

ASSUMED FAR OF 5 = 115,135 SF



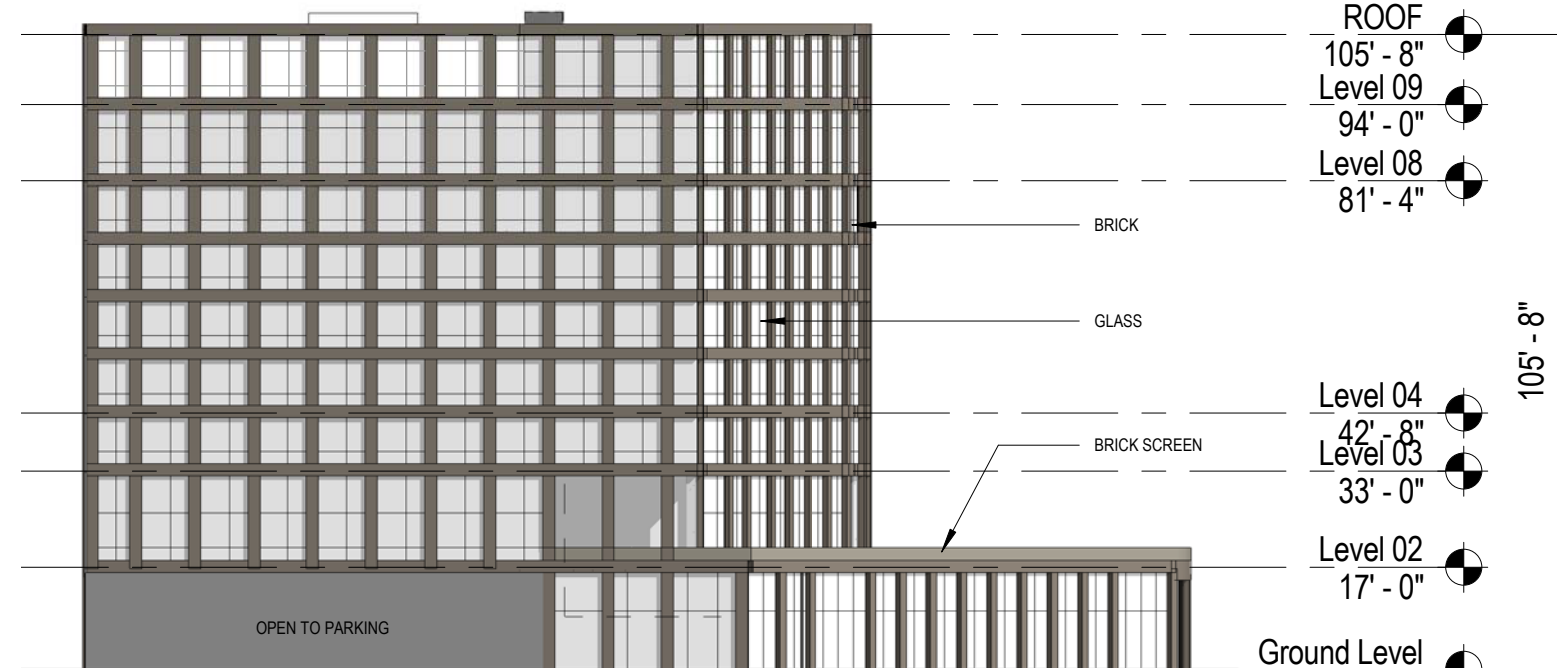
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

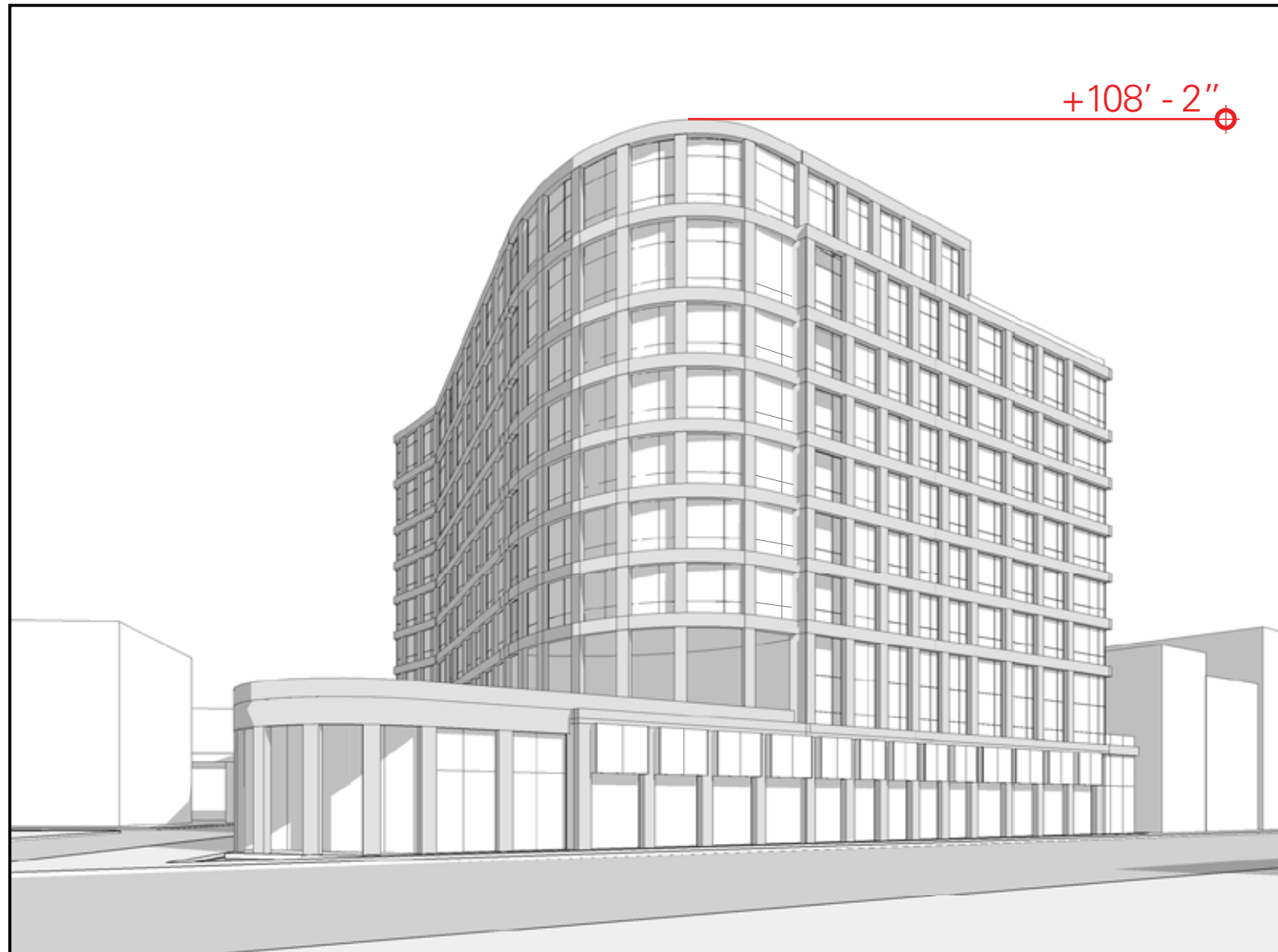


EXISTING CONTEXTUAL LANGUAGE

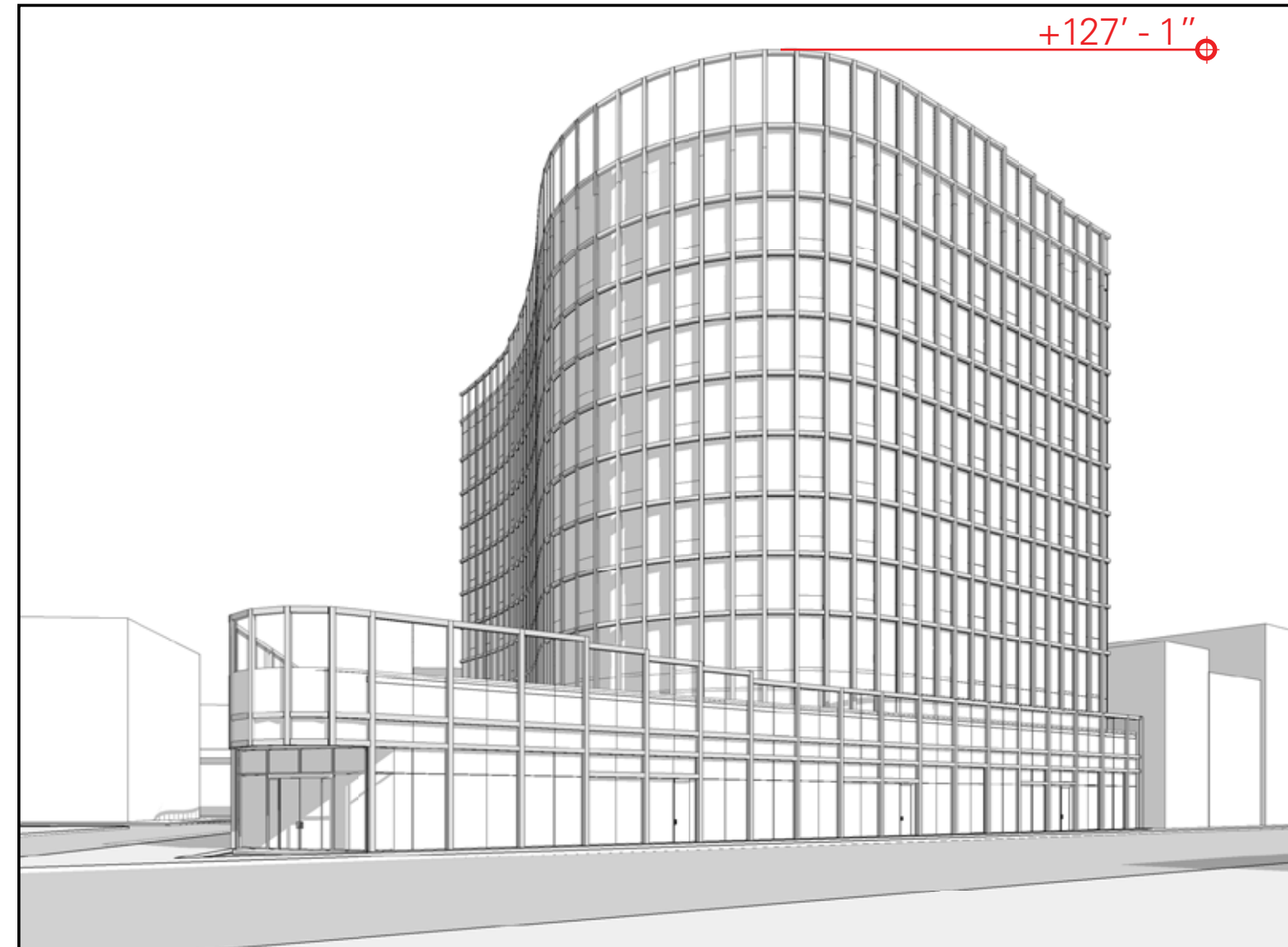


MODERN PRECEDENTS

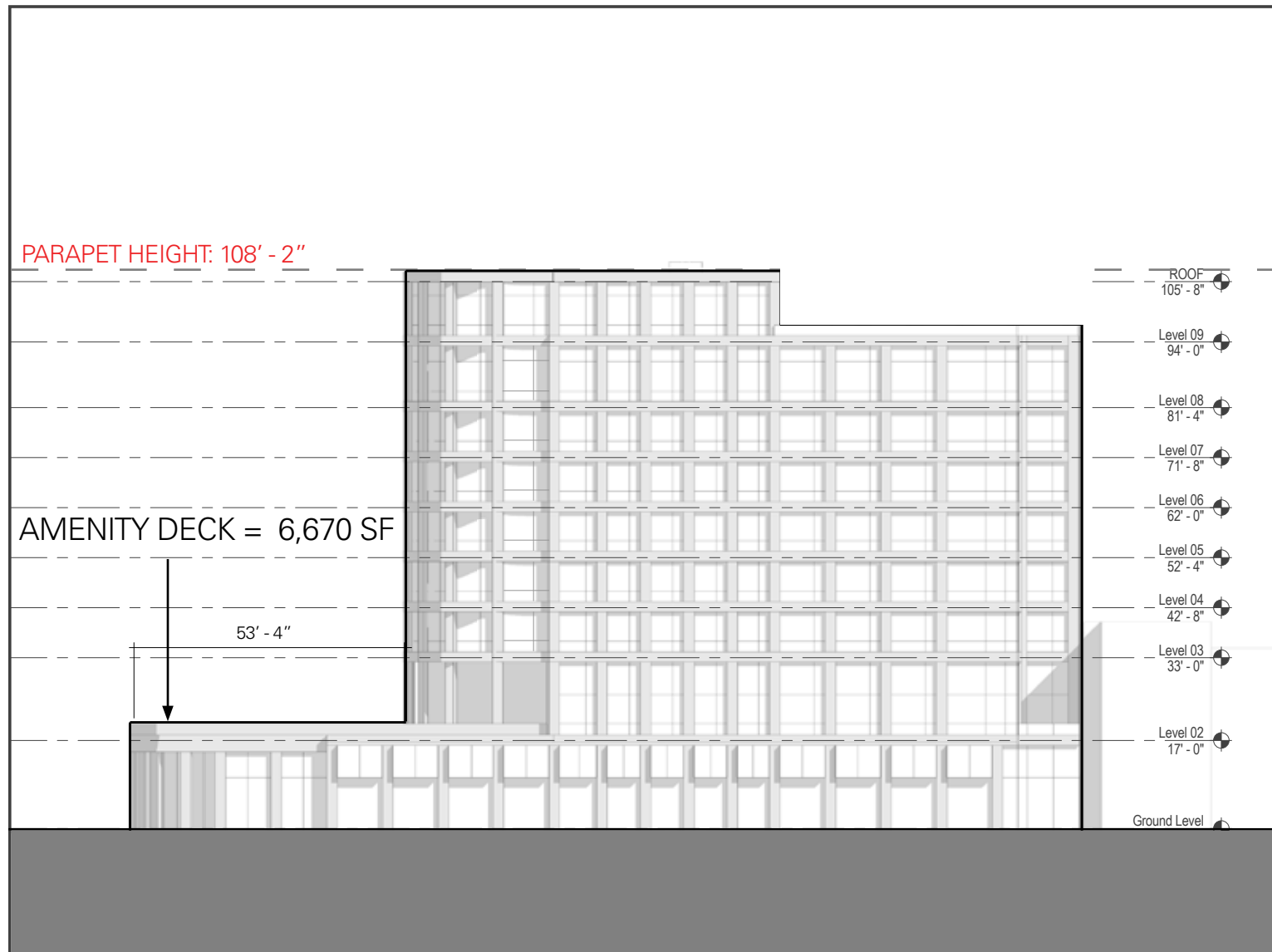




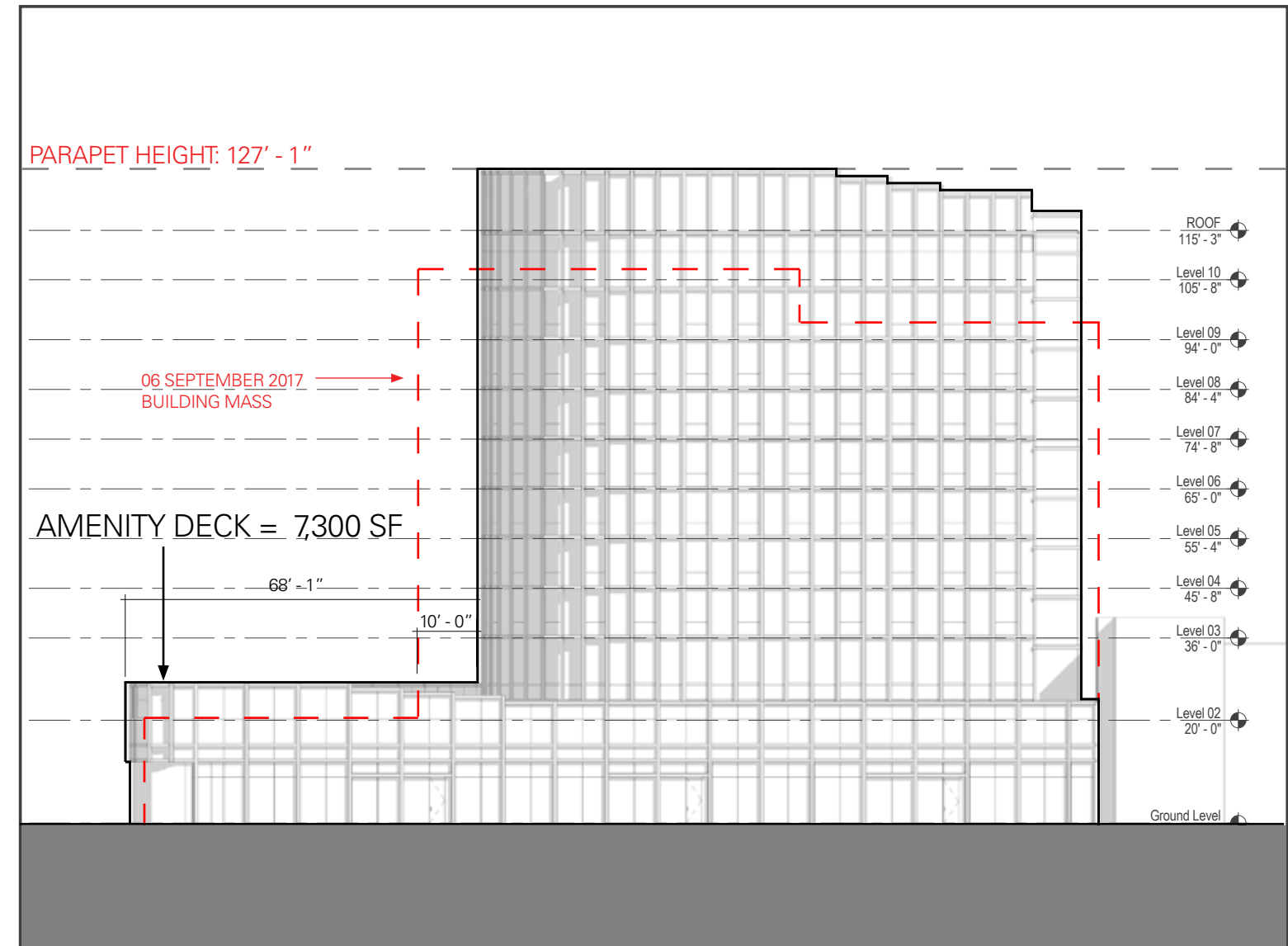
06 SEPTEMBER 2017
TOP OF PARAPET = 108' 2"



26 AUGUST 2017
TOP OF PARAPET = 127' 1"

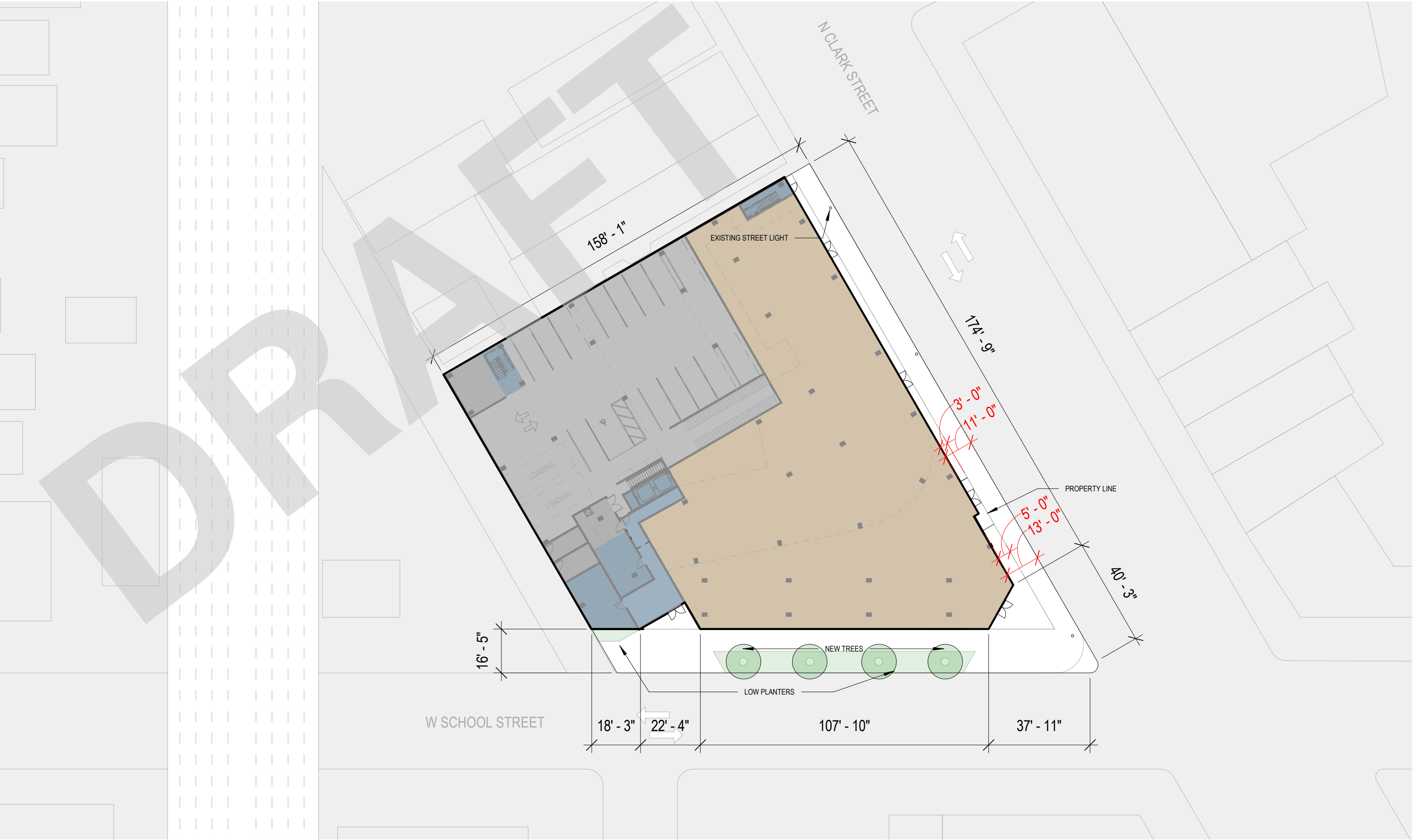


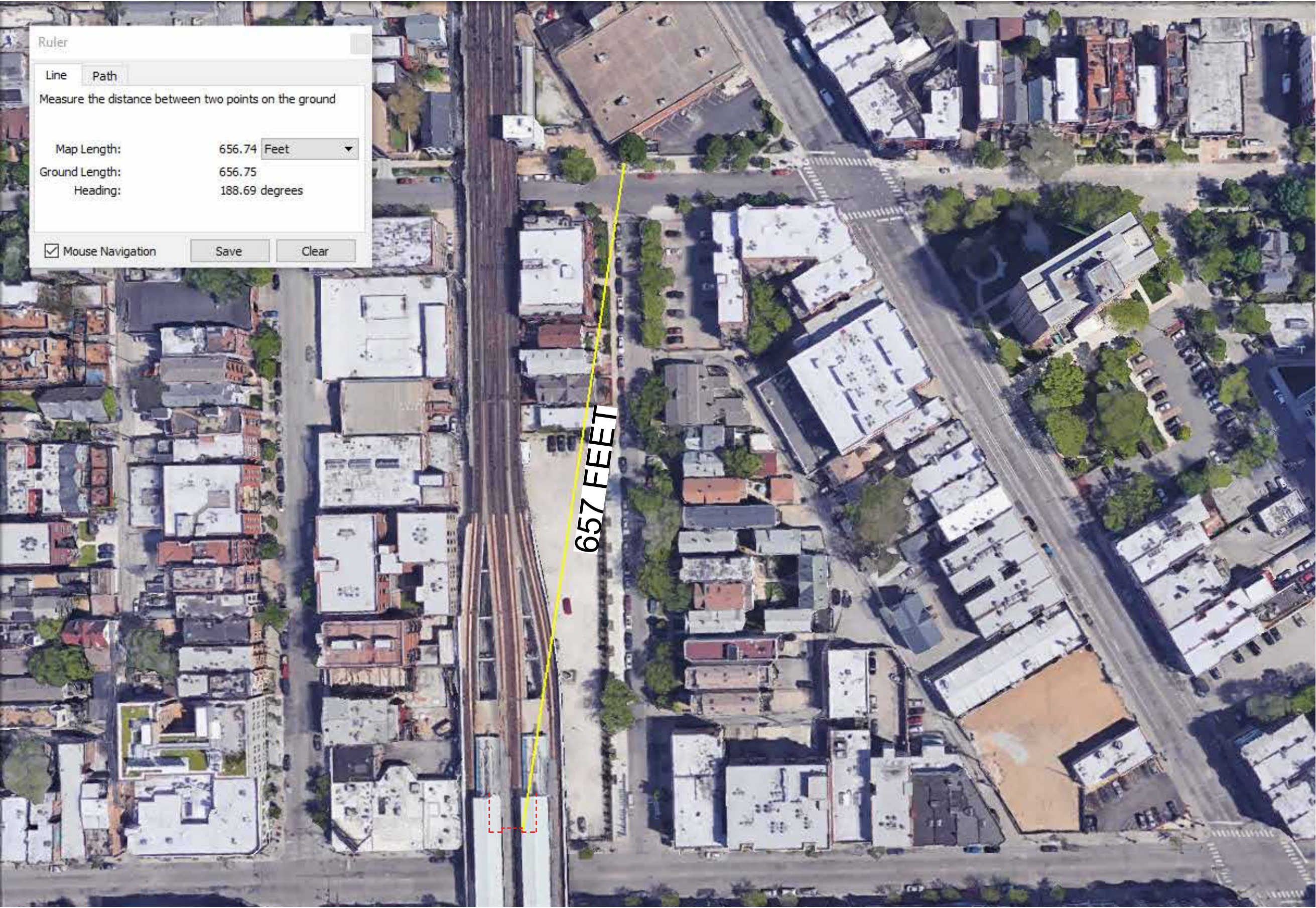
06 SEPTEMBER 2017
TOP OF PARAPET = 108' 2"



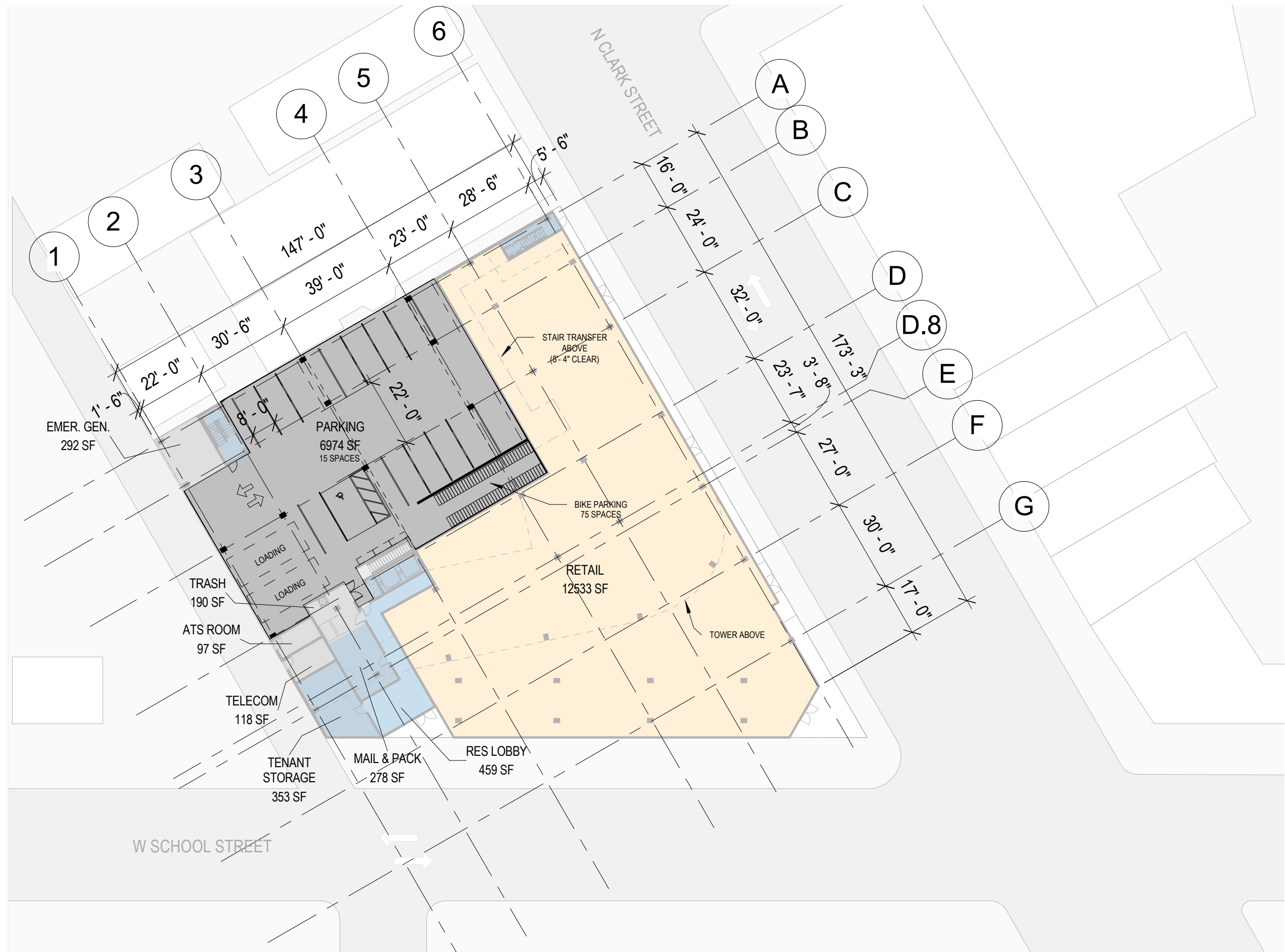
26 AUGUST 2017
TOP OF PARAPET = 127' 1"







DISTANCE APPROXIMATE BASED ON GOOGLE EARTH ⓘ



FLOOR AREA RATIO

B3-3 (3.0): 69,081 sq. ft.
B3-3 TOD (4.0): 92,108 sq. ft.
B3-5 (5.0): 115,135 sq. ft.

MAXIMUM HEIGHT

B3-3: 75 ft.
B3-3 TOD: 79 ft. 11 inches
B3-5: 79 ft. 11 inches (height above 80 ft.
requires Planned Development approval)

DWELLING UNIT COUNT

B3-3 (400): 57 units (eligible for 20% efficiency, which
increases to 60 units)
B3-3 TOD (300): 76 units (eligible for 100% efficiency)
B3-5 (200): 115 (eligible for 30% efficiency, which
increases to 127 units)

Proposed TOD PD: 115,135 sq. ft.

Proposed TOD PD: 105 ft. 8 inches

**Proposed TOD PD (no applicable MLA or Efficiency
Unit standards): 171**

PARKING REQUIREMENTS

B3-3: 1-to-1 parking for the residential units; no parking required for first 10,000 sq. ft. of retail/commercial.
B3-5: 1-to1 parking for the residential units up to 100, then 60% for the balance – 109 parking spaces for 115 units; no parking required for first 35,000 sq.ft. of retail/commercial.
*Within TOD Range, automatic 50% reduction. Parking can be reduced below 50%, up to zero, if approved as a Special Use, Type 1 zoning amendment or approved as a Planned Development.

Proposed Onsite Parking: 15 spaces

**Proposed Commercial/Retail Square Footage: 12,533 sq. ft.
(20% of lot area is required as Commercial/Retail – 4,605.4 sq. ft.)**

COMMUNITY BENEFITS & REQUESTED REVISIONS

- Sidewalk widening along Clark Street by 3' & 5'
- All traffic ingress/egress off of the alley
- Parking wrapped with active use—no parking floors visible from the street
- Residential lobby off of School Street (No Uber or resident loading backing up Clark)
- High design and materiality: keen eye on context; residential set back to better address the corner and neighboring corner properties; a tall ground floor for a better pedestrian experience; stepped massing to better respect neighbors along Clark.
- All affordable units to be delivered on-site for the Lakeview community.

