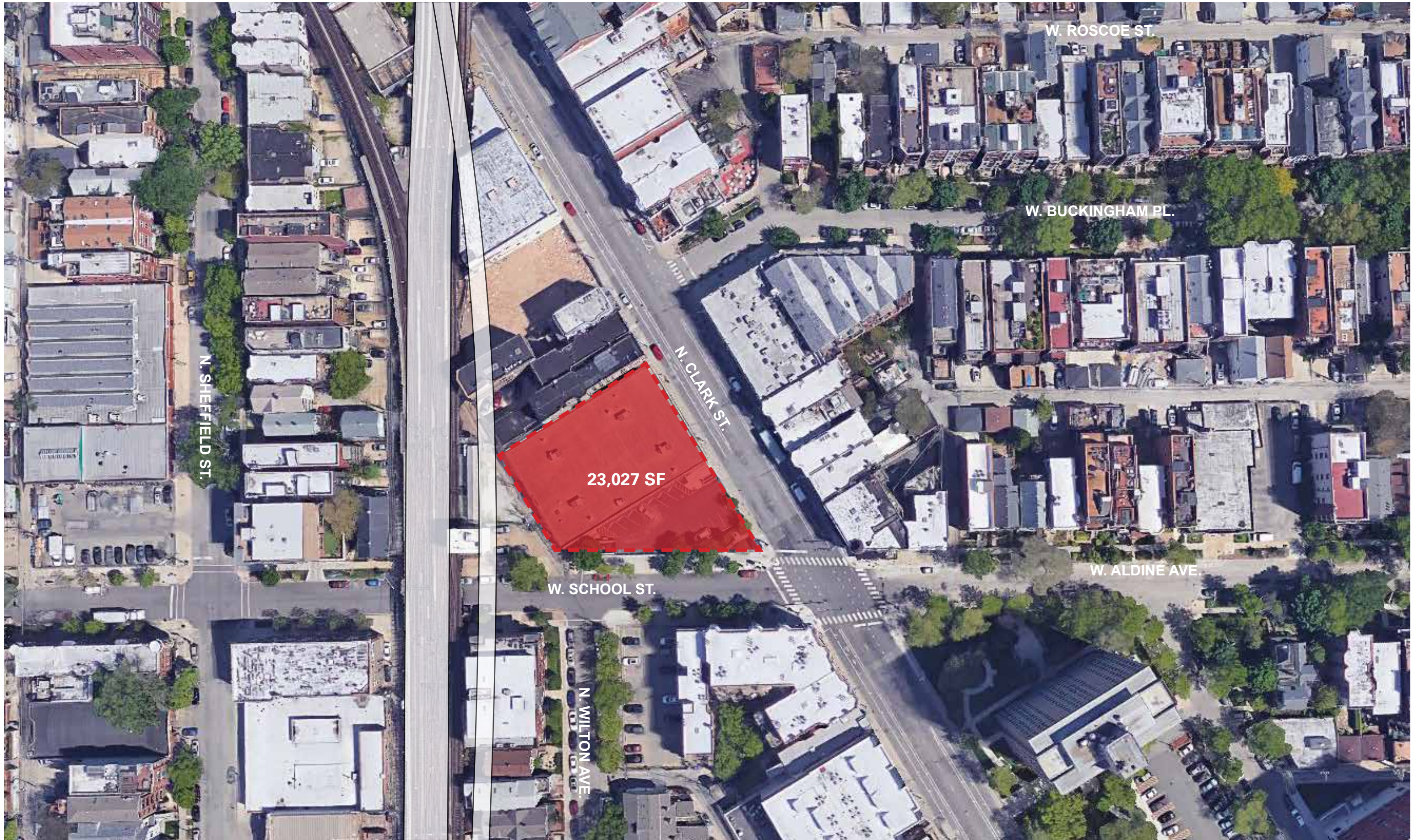


3300 NORTH CLARK STREET

HAWTHORNE NEIGHBORS PRESENTATION

21 NOVEMBER 2017





1. VIEW LOOKING NORTHWEST



2. VIEW LOOKING SOUTHEAST



3. VIEW LOOKING NORTH



4. VIEW LOOKING NORTHEAST



11 FLOORS

TOP OF ROOF= 115' 3"
CDDC MEETING
07.26.2017



9 AND 8 FLOORS

TOP OF ROOF = 105' 0"
HAWTHORNE NEIGHBORS MEETING
09.19.2017



7.5 FLOORS

TOP OF ROOF = 91' 0"
HAWTHORNE NEIGHBORS MEETING
11.20.2017

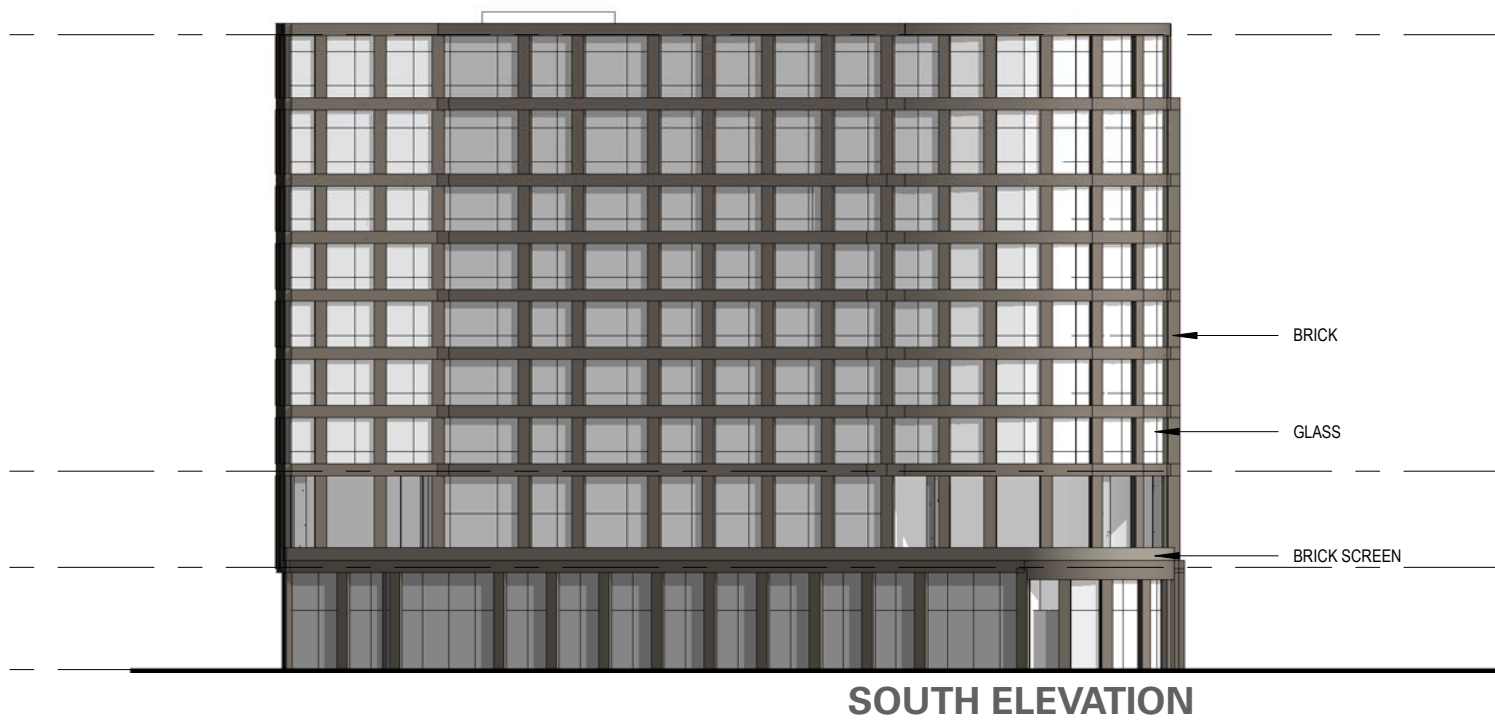
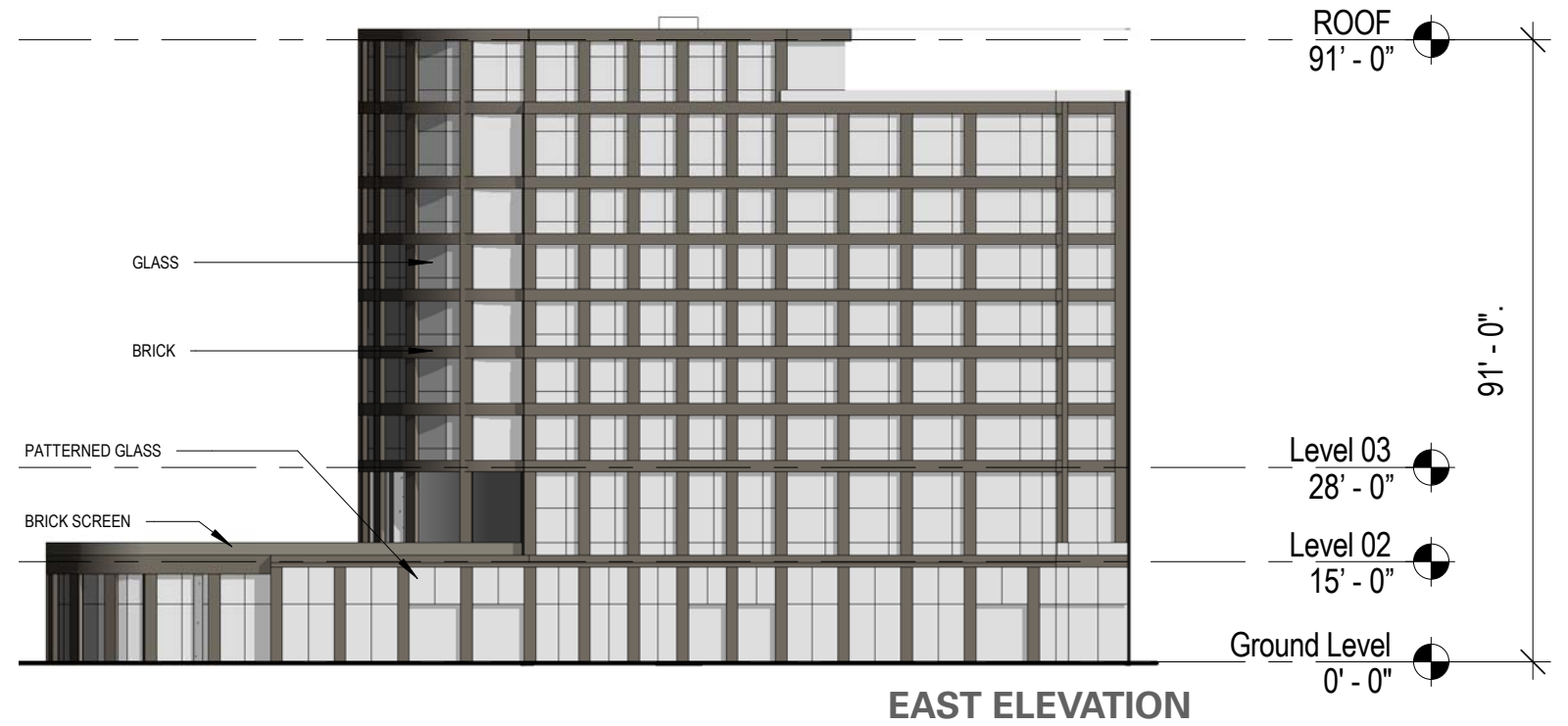
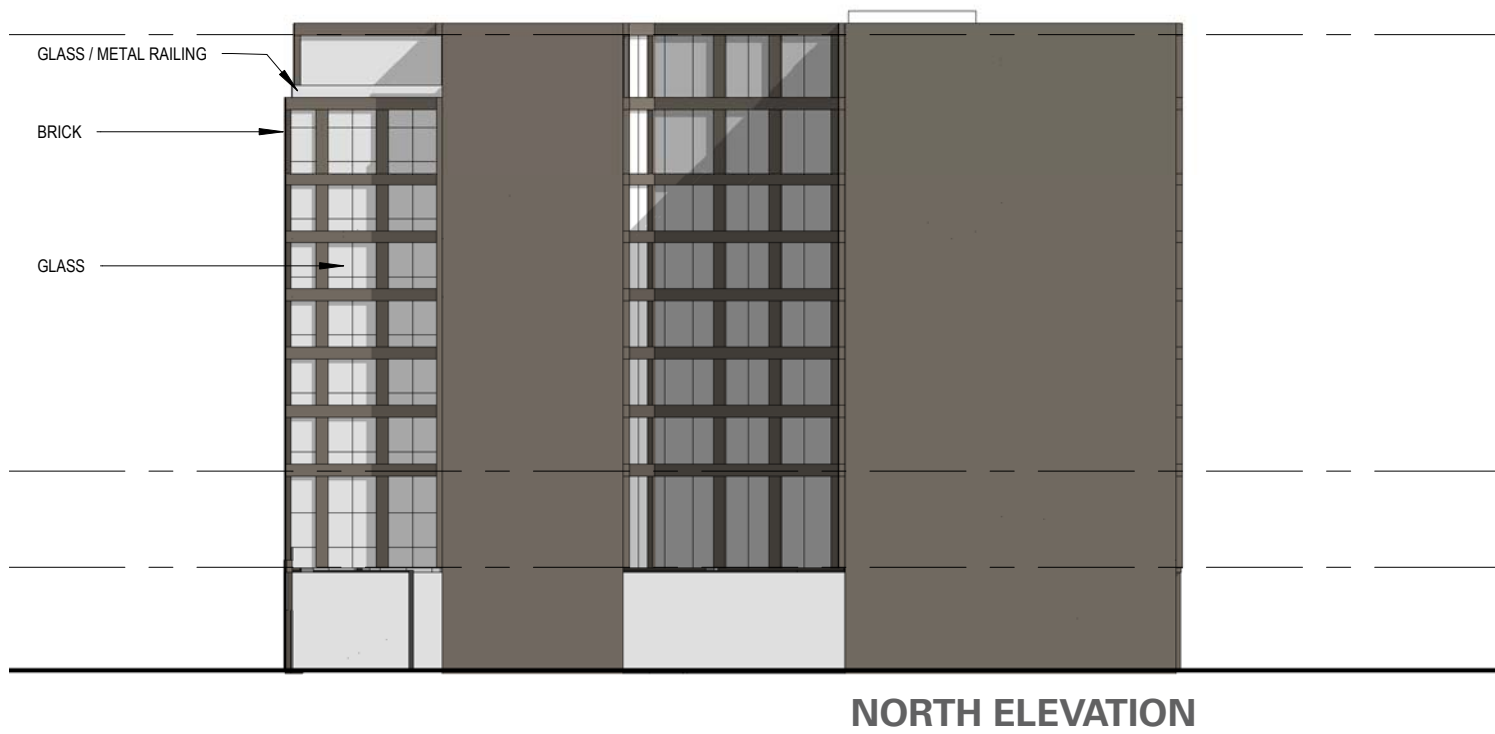


3200 N CLARK
8 FLOORS
 TOP OF ROOF = 92' 0"



3300 N CLARK
7.5 FLOORS
 TOP OF ROOF = 91' 0"







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					91.00							
8	MEP	Residential	DECK		11.00	79.35	10,814				10,814		10
7	Residential				12.67	66.68	15,053				15,053		24
6	Residential				9.67	57.01	15,053				15,053		24
5	Residential				9.67	47.34	15,053				15,053		24
4	Residential				9.67	37.67	15,053				15,053		24
3	Residential				9.67	28.00	15,053				15,053		24
2	Residential	Amenity	DECK		13.00	15.00	15,053			5,919	15,053		10
1	Parking	RES. LOBBY	RETAIL		15.00	0.00	22,413	8,468	11,347		13,945	20	
LL1	MEP				10.00	-10.00	5,527				0		
TOTALS							129,072	8,468	11,347	5,919	115,077	20	140

ASSUMED FAR OF 5 = 115,135 SF

BUILDING HEIGHT

PREV: 121' (11 stories), then 105' (9 stories)

NEW: 91' (7.5 stories)

We are now shorter in height than 3200 N Clark, Addison Park on Clark and 3630 N Clark/ everything the Cubs have built and continue to. Also attributing to our overall height is a very tall ground floor of retail that wraps both the Clark and School elevations and a tall second floor to house amenities—an important feature for presence on the street for pedestrians.

DWELLING UNIT COUNT

PREV: 171 (154 market rate; 17 ARO)

NEW: 140 (135 market rate; 4 ARO on site; 9 paid into the Fund = 15 total)

PARKING (RESIDENTIAL USE ONLY)

PREV: 15

NEW: 20 (Just under 20% on the 135 DU count for market rate)

