

DESIGN PACKAGE

JULY 19, 2019

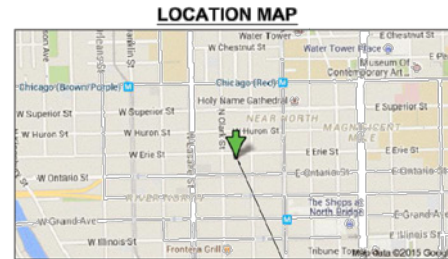


61 W. ERIE

CHICAGO, ILLINOIS

ZONING MAP





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

THE EAST 33 FEET OF LOT 12 AND THE WEST 1/2 OF LOT 13 (EXCEPT THAT PART OF SAID LOTS TAKEN FOR ALLEY) IN BLOCK 23 IN WOLCOTT'S ADDITION TO CHICAGO, A SUBDIVISION OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS : 61 W. ERIE STREET, CHICAGO, ILLINOIS

PERMANENT INDEX NUMBERS:
17 -09 -226 -002 -0000
17 -09 -226 -003 -0000

AREA= 5,268 SQ. FT. OR 0.121 ACRE

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

ZONING:

DX-5 = DOWNTOWN MIXED-USE DISTRICT

PROPER TITLE, LLC
A POLICY ISSUING AGENT OF
CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NUMBER: PT15_02907APT
EFFECTIVE DATE: JUNE 29, 2015

ITEMS CORRESPONDING TO SCHEDULE B - SECTION II:

ITEMS 1 - 7.
NOT SURVEY RELATED.

ITEM 8.
ENCROACHMENT OF A 2 STORY BRICK BUILDING OVER THE EAST AND ADJOINING LOT LINE AND ONTO PROPERTY ADJOINING BY AS MUCH AS 0.32 FEET TO 0.39 FEET, MORE OR LESS AS DISCLOSED BY SURVEY PREPARED BY UNITED SURVEY SERVICE, LLC DATED JULY 28, 2015 FILE NO. 2015-22546.

NOTE: ENCROACHMENT ENDORSEMENT APPROVED FOR OWNERS POLICY.

ITEM 9.
ENCROACHMENTS OF A 2 STORY BRICK BUILDING OVER THE SOUTH AND ADJOINING LOT
LINE AND ONTO THE PUBLIC ALLEY ADJOINING BY AS MUCH AS 0.12 FEET TO 0.20 FEET,
MORE OR LESS AS DISCLOSED BY SURVEY PREPARED BY UNITED SURVEY SERVICE, LLC
DATED JULY 28, 2015 FILE NO. 2015-22546.

NOTE: MUNICIPAL ENCROACHMENT ENDORSEMENT APPROVED FOR OWNERS POLICY.

ITEM 10.
ENCROACHMENTS OF A 2 STORY BRICK BUILDING OVER THE WEST AND ADJOINING LOT LINE
AND ONTO PROPERTY ADJOINING BY AS MUCH AS 0.25 FEET MORE OR LESS AS DISCLOSED
BY SURVEY PREPARED BY UNITED SURVEY SERVICE, LLC DATED JULY 28, 2015 FILE NO.
2015-22546.

NOTE: ENCROACHMENT ENDORSEMENT APPROVED FOR OWNERS POLICY.

ITEM 11 - 20.
NOT SURVEY RELATED.

NOTE: PERMITTED EXCEPTIONS AFFECTS THE SUBJECT PROPERTY.

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, DOES HEREBY CERTIFY TO:

- LG DEVELOPMENT GROUP LLC - 61 WEST ERIE SERIES

• BURKE, WARREN, MACKAY & SERRITELLA, P.C.

- PROPER TITLE, LLC

- 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 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / ACSM LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 6(a), 7(a), 7(b)(1), 8, 9 AND 11(a) OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON JULY 28, 2015.

DATE OF PLAT: AUGUST 21, 2015.

BY: ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2016
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2017



LEGEND	ABBREVIATIONS
	CATCH BASIN
	INLET
	VALVE VALVE VAULT
	LIGHT POLE
	WOOD UTILITY POLE
	ELECTRIC MANHOLE
	TELEPHONE MANHOLE
	GAS VALVE
	MANHOLE
	SIGN
	METAL GUARD POST

ORDERED BY: KENNETH HARTMANN ATTORNEY AT LAW
SCALE : 1" = 15'
DATE :JULY 28, 2015
FILE No.: 2015 - 22546

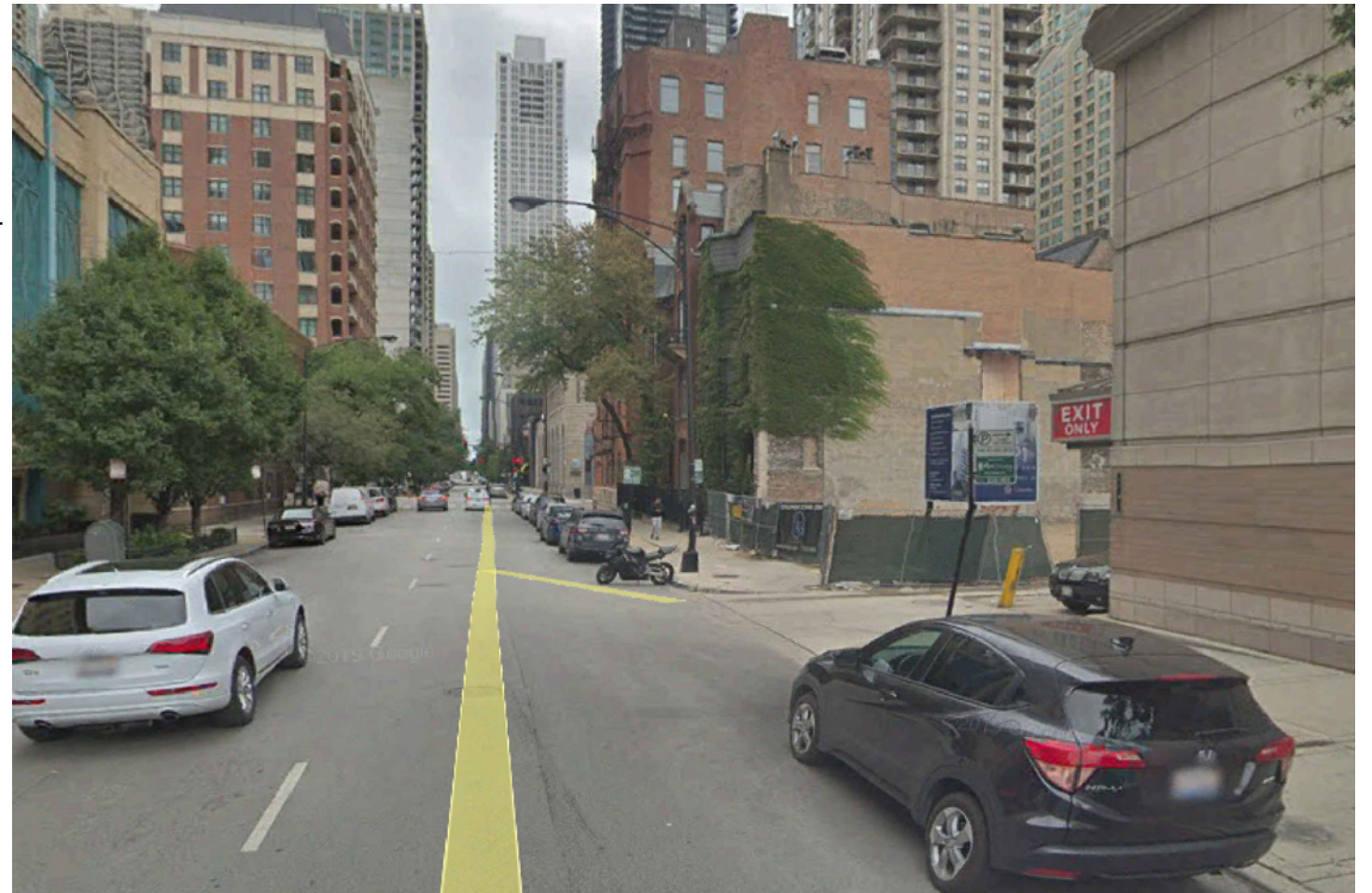
8/21/15	REVISED PER NEW TITLE COMMITMENT
DATE	REVISION

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 # 17051 C 0419 J, WITH A DATE OF IDENTIFICATION OF **AUGUST 19, 2008**, FOR COMMUNITY NUMBER **170074 0419 J**, IN COOK COUNTY, STATE OF ILLINOIS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

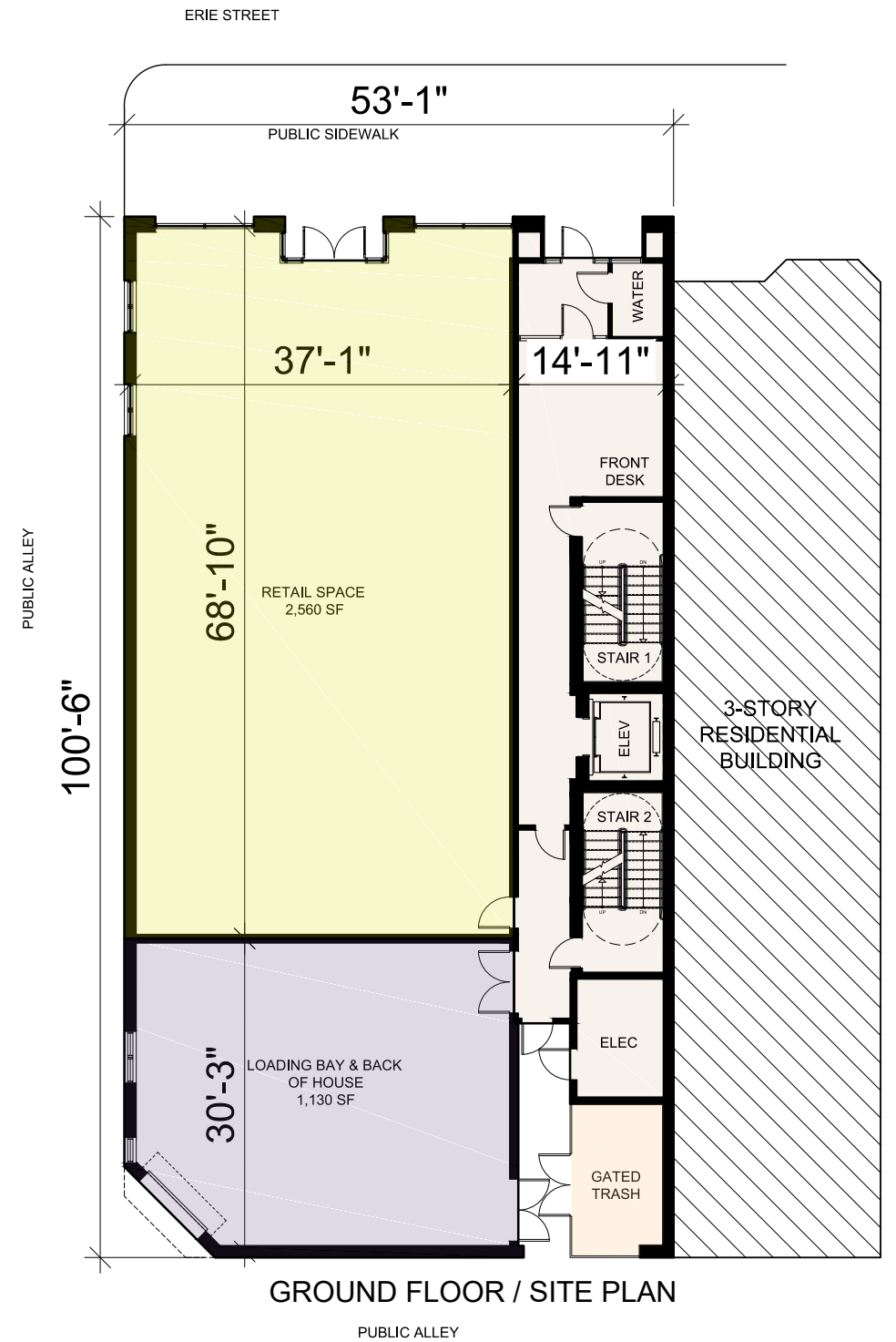
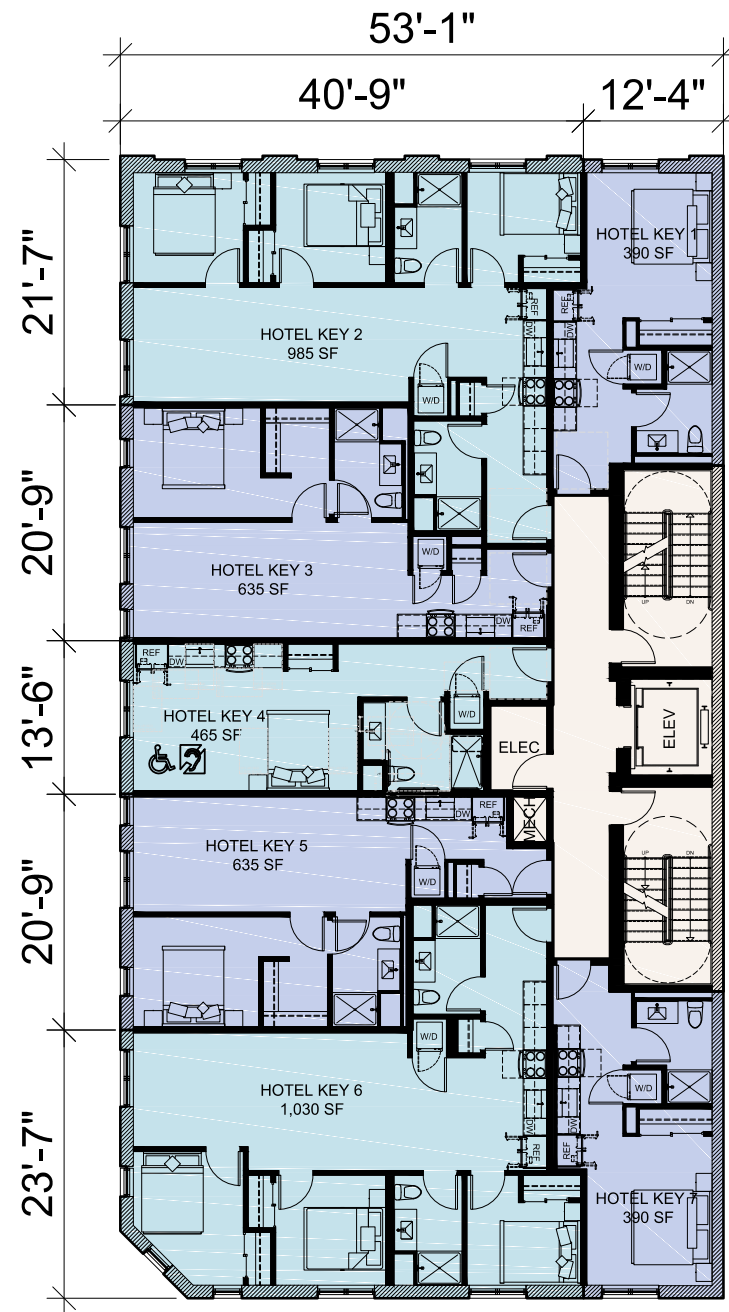
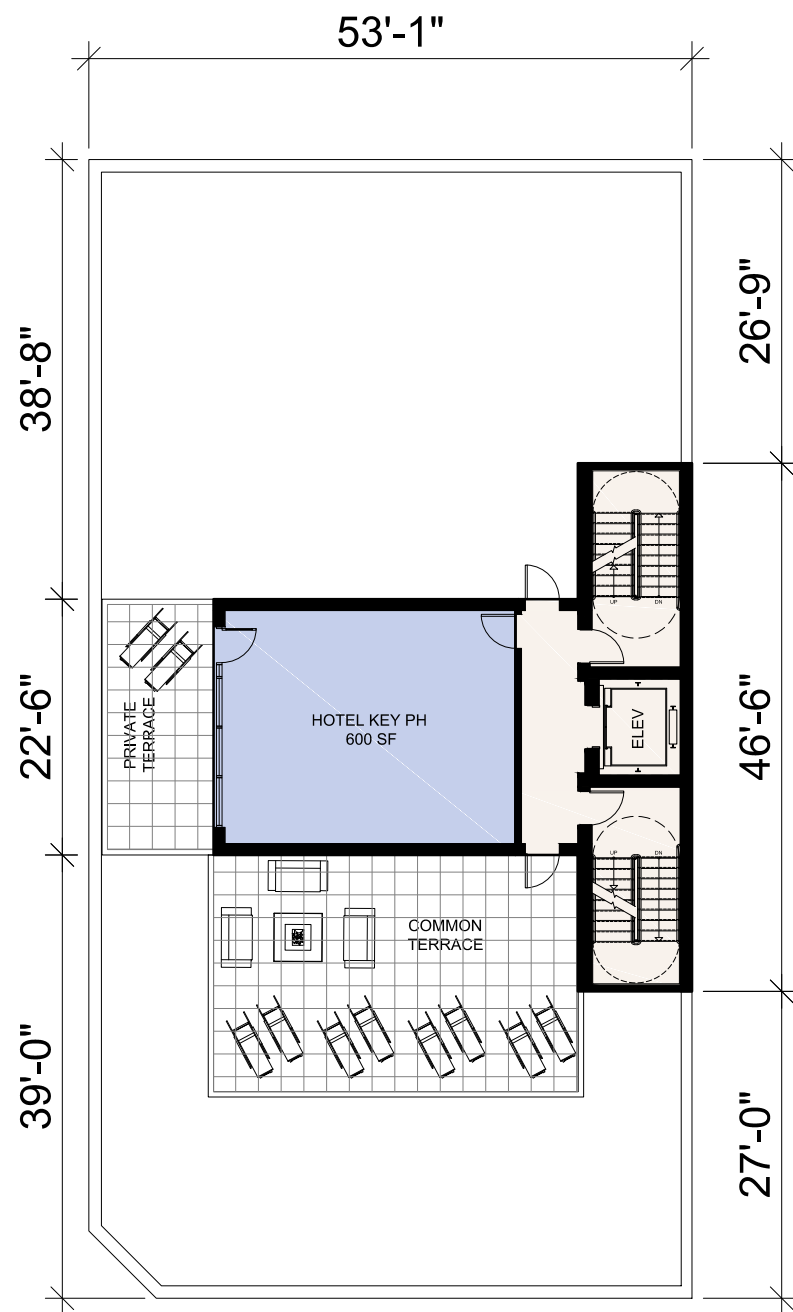


VIEW LOOKING WEST ON WEST ERIE STREET



VIEW LOOKING EAST ON WEST ERIE STREET

STREET VIEWS



FLOOR PLANS

61 W. Erie
 07/19/2019 // 9

61 West Erie Street Area Analysis 07.18.2019 OPTION 1											
FLOOR	HOTEL			RETAIL	PARKING			AREAS		HEIGHTS	
	ROOMS	COMMON	ROOM AREA		PARKING SPACES	BICYCLES	PARKING AREA	TOTAL GROSS AREA	FAR AREA	FLOOR TO FLOOR HEIGHT	OVERALL HEIGHT
PH										4'-0 "	76'-0 "
6	1	590	600					1,190	1,190	12'-0 "	72'-0 "
5	7	725	4,580					5,305	5,305	11'-0 "	60'-0 "
4	7	725	4,580					5,305	5,305	11'-0 "	49'-0 "
3	7	725	4,580					5,305	5,305	11'-0 "	38'-0 "
2	7	725	4,580					5,305	5,305	11'-0 "	27'-0 "
1	0	1,260		2,560			1,030	4,850	3,820	16'-0 "	16'-0 "
TOTAL	29	4,750	18,920	2,560	0	0	1,030	27,260	26,230		
SITE AREA		5,305	gross area includes parking								
NUMBER OF ROOMS		29	Loading is included in parking number								
AVERAGE ROOM SIZE		940									
TYPICAL FLOOR EFFICIENCY		86.33%									
TOTAL USED FAR		4.94									
OPEN SPACE		455									
Floor	STANDARD	1 BED	3 BED	TOTAL							
6	0	1	0	1							
5	3	2	2	7							
4	2	3	2	7							
3	2	3	2	7							
2	3	2	2	7							
TOTAL	10	11	8	29							
Percentage	34%	38%	28%	100%							

AREA ANALYSIS