#22987
INTRO DATE
FEB 18, 2026

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:

1415 N. Dayton, 811 W. Evergreen, 821 W. Eastman, 1415 N. Kingsbury

2. Ward Number that property is located in: 27

3. APPLICANT 1415 N Dayton, LLC, 811 W. Evergreen, LLC, and 821 W Eastman LLC

ADDRESS 1038 N Ashland CITY Chicago

STATE IL ZIP CODE 60622 PHONE

EMAIL mike@honoreholdings.com CONTACT PERSON Mike Shenouda

4. Is the applicant the owner of the property? YES ☐ NO ☐
If the applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the application to proceed.

OWNER See Attached Ownership Information

ADDRESS CITY

STATE ZIP CODE PHONE

EMAIL CONTACT PERSON

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

ATTORNEY Tyler Manic

ADDRESS 70 W. Madison Street, Suite 5400

CITY Chicago STATE IL ZIP CODE 60602

PHONE 312-345-5706 FAX EMAIL tmanic@schainbanks.com

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed in the Economic Disclosure statements: Michael Shenouda, Michael Cordaro, Blaine Reames

7. On what date did the owner acquire legal title to the subject property? 9-26-24

8. Has the present owner previously rezoned this property? If yes, when? No

9. Present Zoning District: C3-5 Proposed Zoning District: C2-5 then to RPD

10. Lot size in square feet (or dimensions): 157,265 square feet

11. Current Use of the Property: Office use at 1415 N. Dayton, Residential use at 811 W. Evergreen, Retail use at 1415 N. Kingsbury, and Animal Service and School uses at 821 W. Eastman

12. Reason for rezoning the property: to construct a 340 dwelling unit residential building at 1415 N. Dayton

13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces, approximate square footage of any commercial space; and height of proposed building. (BE SPECIFIC): The proposed building at 1415 North Dayton will have 340 dwelling units, 163 parking spaces, no commercial space, and be 311 feet in height.

14. If filing a required or an elective Type 1 map amendment pursuant to Section 17-13-0300, applications may include relief available pursuant to Section 17-13-1000 or 17-13-1100; in such instances, City Council approval of a Type-1 application containing said elements shall preclude subsequent review otherwise required pursuant to Sections 17-13-1000 or 17-13-1100, provided that no Type 1 application permits issued may be in violation of Section 17-13-0310.

Please apply the specific code sections the applicant is seeking relief for (BE SPECIFIC) Administrative Adjustment Section(s) 17-13-1000 or Variation Section(s) 17-13-1100. (Note: more detail noted within the Type 1 narrative)

☐ **Administrative Adjustment 17-13-1003:** N/A

☐ **Variation 17-13-1101: When seeking a use involving a Public Place of Amusement (PPA) & Liquor License please provide an acknowledgement document from The Department of Business Affairs and Consumer Protection Office (BACP) indicating the city acknowledges your business license request.** N/A

15. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, increases the number of units (see attached fact sheet or visit www.cityofchicago.org/ARO for more information). Is this project subject to the ARO? YES ☒ NO ☐

COUNTY OF COOK
STATE OF ILLINOIS

MICHAEL CORDARO, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

Signature of Applicant

Subscribed and Sworn to before me this
17 day of Dec, 2025.

Notary Public

TAMI CORR
Official Seal
Notary Public - State of Illinois
My Commission Expires Mar 2, 2026

For Office Use Only

Date of Introduction:_____

File Number:_____

Ward:_____

OWNERSHIP INFORMATION

1415 North Dayton Street
1415 N Dayton, LLC
1038 North Ashland Avenue
Chicago, Illinois 60622
mike@honoreholdings.com
Mike Shenouda

821 West Eastman Avenue
821 W Eastman, LLC
1038 North Ashland Avenue
Chicago, Illinois 60622
mike@honoreholdings.com
Mike Shenouda

811 West Evergreen Avenue
811 W Evergreen, LLC
1038 North Ashland Avenue
Chicago, Illinois 60622
mike@honoreholdings.com
Mike Shenouda

1415 North Kingsbury Street
WF Kingsbury Center LLC
10877 Wilshire Boulevard, Suite 1105
Los Angeles, California 90025
KCBills@westfin.com
KC Bills

SCHAIN BANKS
SCHAIN BANKS KENNY & SCHWARTZ LTD

70 W. Madison Street
Suite 5400
Chicago, IL 60602
Main (312) 345-5700
Fax (312) 345-5701
www.schainbanks.com

February 18, 2026

Dear Sir/Madam:

In accordance with the Amendment to the Zoning Code enacted by the City Council, Section 17-13-0107-A of the Chicago Zoning Ordinance, please be advised that on or about February 18, 2026, the undersigned, will file an application on behalf of the Applicant, 1415 N Dayton, LLC, for a change in zoning for the properties located at 1415-17 N. Dayton Street, 821 N. Eastman, and 1415 N. Kingsbury from a C3-5 Commercial, Manufacturing and Employment District to C2-5 Motor Vehicle Related District then to a Residential Business Planned Development.

The Applicant seeks a zoning map amendment to establish a Residential Business Planned Development and construct a residential building at 1415 N. Dayton Street containing 340 dwelling units with 164 vehicle parking spaces and 340 bike spaces. The Planned Development will also create subareas for 821 W. Eastman, 811 W. Evergreen, and 1415 N. Kingsbury. No changes are being proposed to the existing buildings at 821 W. Eastman, 811 W. Evergreen, and 1415 N. Kingsbury.

The Applicants of the Zoning Amendment are 1415 N Dayton, LLC (owner of 1415 N. Dayton Street), 821 W Eastman, LLC (owner of 821 W. Eastman Avenue), 811 W Evergreen, LLC (owner of 811 W. Evergreen Avenue) whose contact information is as follows: Address: 1038 N. Ashland #100, Chicago, IL 60622 and Phone Number: (630) 207-8542. WF Kingsbury Center, LLC is the owner of 1415 Kingsbury Stret and has consented to the application.

I am the duly authorized attorney for the Applicants. My address is 70 West Madison, Suite 5400, Chicago, Illinois 60602. My telephone number is (312) 345-5706.

PLEASE NOTE THAT THE APPLICANT IS NOT SEEKING TO PURCHASE OR REZONE YOUR PROPERTY. THE APPLICANT IS REQUIRED BY LAW TO SEND YOU THIS NOTICE BECAUSE YOU OWN PROPERTY LOCATED WITHIN 250 FEET OF THE SUBJECT PROPERTY.

Very truly yours,

Tyler Manic
Attorney for Applicant
and Owner

"WRITTEN NOTICE"
FORM OF AFFIDAVIT
(Section 17-13-0107)

February 2, 2026

Chairman, Committee on Zoning
121 North LaSalle Street
Room 304, City Hall
Chicago, Illinois 60602

The undersigned, Tyler Manic, being first duly sworn on oath deposes and states the following:

The undersigned certifies that he has complied with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance, by sending written notice to such property owners who appear to be the owners of the property within the subject area not solely owned by the applicant, and to the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of public roads, streets, alleys and other public ways, or a total distance limited to 400 feet. Said "written notice" was sent by First Class U.S. Mail, no more than 30 days before filing the application.

The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately February 18, 2026.

The undersigned certifies that the applicant has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject site is a complete list containing the names and addresses of the people required to be served.

Signature

Subscribed and Sworn to before me this
2nd day of February 2026

Notary Public

Commission Expires: 8/1/28

OFFICIAL SEAL
MARCIA METZEN
NOTARY PUBLIC, STATE OF ILLINOIS
Commission No. 0994559
My Commission Expires August 01, 2028

CHICAGOLAND SURVEY COMPANY INC.

PROFESSIONAL DESIGN FIRM LICENSE NO: 184-005262 EXPIRES 04/30/2025
6501 W. 65TH STREET CHICAGO, ILLINOIS 60638 (773) 271-9447
CHICAGOLANDSURVEYS@GMAIL.COM

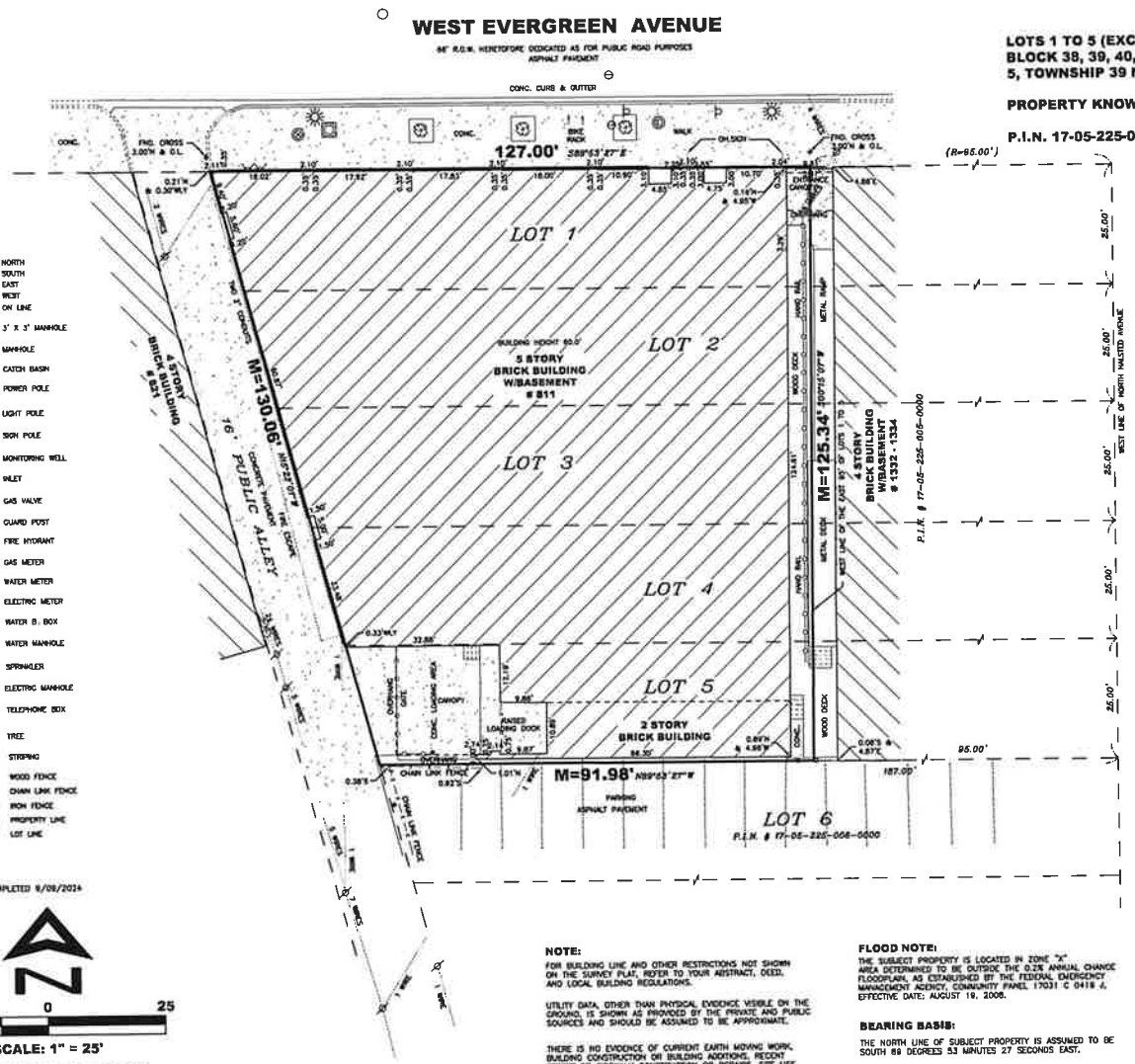
ALTA/NSPS LAND TITLE SURVEY

OF

LOTS 1 TO 5 (EXCEPT THE EAST 95 FEET THEREOF) IN BLOCK 72 IN JOHN YALE'S RESUBDIVISION OF BLOCK 38, 39, 40, 42, 43, 44, 45, 57, 58, 59, 60, 61 AND 72 IN ELSTON'S ADDITION TO CHICAGO IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY KNOWN AS: 811 WEST EVERGREEN AVENUE, CHICAGO, ILLINOIS

P.I.N. 17-05-225-004-0000





ZONING:
C3-5: BUSINESS AND COMMERCIAL DISTRICT
COMMERCIAL, MANUFACTURING AND EMPLOYMENT DISTRICT

FOR BULK RESTRICTION REFER TO:
PLANNING AND ZONING DIVISION
121 N. LASALLE STREET ROOM 107
CHICAGO, ILLINOIS 60602
TEL. (312) 744-5777

VICINITY MAP
NOT TO SCALE



PROPERTY AREA= 13,724 SQ. FT.
BUILDING AREA= 12,187 SQ. FT.
PARKING SPACES= NONE

LEGEND:

N	NORTH
S	SOUTH
E	EAST
W	WEST
O.L.	ON LINE
	3' X 3' MANHOLE
	MANHOLE
	CATCH BASIN
	POWER POLE
	LIGHT POLE
	SIGN POLE
	MONITORING WELL
	VALET
	GAS VALVE
	GUARD POST
	FIRE HYDRANT
	GAS METER
	WATER METER
	ELECTRIC METER
	WATER B. BOX
	WATER MANHOLE
	SPRINKLER
	ELECTRIC MANHOLE
	TELEPHONE BOX
	TREE
	STRIPING
	WOOD FENCE
	CHAIN LINK FENCE
	IRON FENCE
	PROPERTY LINE
	LOT LINE

FIELD WORK COMPLETED 9/09/2024

25 0 25

SCALE: 1" = 25'

ORDERED BY: JULIANN ACKERBERG
FILE NO.: 149-40

NOTE:
FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN ON THE SURVEY PLAT, REFER TO YOUR ABSTRACT, DEED, AND LOCAL BUILDING REGULATIONS.

UTILITY DATA, OTHER THAN PHYSICAL EVIDENCE VISIBLE ON THE GROUND, IS SHOWN AS PROVIDED BY THE PRIVATE AND PUBLIC SOURCES AND SHOULD BE ASSUMED TO BE APPROXIMATE.

THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS, SITE USE AS SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

FLOOD NOTE:
THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL 17031 C 0418 J, EFFECTIVE DATE: AUGUST 19, 2008.

BEARING BASIS:
THE NORTH LINE OF SUBJECT PROPERTY IS ASSUMED TO BE SOUTH 89 DEGREES 53 MINUTES 27 SECONDS EAST.

PROFESSIONAL LAND SURVEYOR
THOMAS R. KROHN
035-003000
CHICAGO
ILLINOIS
STATE OF ILLINOIS

LICENSE EXPIRES
11/30/2024

NOTE:
IN MATTERS OF RECORD, WE HAVE RELIED UPON CHICAGO TITLE INSURANCE COMPANY ALTA OWNERS FORM, COMMITMENT NUMBER: CCH6303289L, EFFECTIVE DATE: JULY 25, 2024.

THE UNDERSIGNED HEREBY CERTIFIES, AS OF SEPTEMBER 12, 2024, TO:

DIP SPV COMPANY 11, LLC, A DELAWARE LIMITED LIABILITY COMPANY
CHICAGO TITLE INSURANCE COMPANY
HONORE PROPERTIES, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 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(a),6(b),7(a),7(b),7(c),8,9,10,11,14,16,17,18,19 OF TABLE A THEREOF.

DATED THIS 12 TH. DAY OF SEPTEMBER 2024.

BY: _____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3000

GREMLEY & BIEDERMANN

A DIVISION OF
PLCS Corporation
LICENSE NO. 184-005522

PROFESSIONAL LAND SURVEYORS

4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
TELEPHONE (773) 685.5102 FAX (773) 286.4184 EMAIL: INFO@PLCS-SURVEY.COM

ALTA / ACSM Land Title Survey

LOTS 14 TO 20 IN J. A. YALE'S RESUBDIVISION OF BLOCK 60 IN ELSTON'S ADDITION TO CHICAGO IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL PROPERTY AREA= 22,002 SQ.FT. ± = 0.51 ACRES ±

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

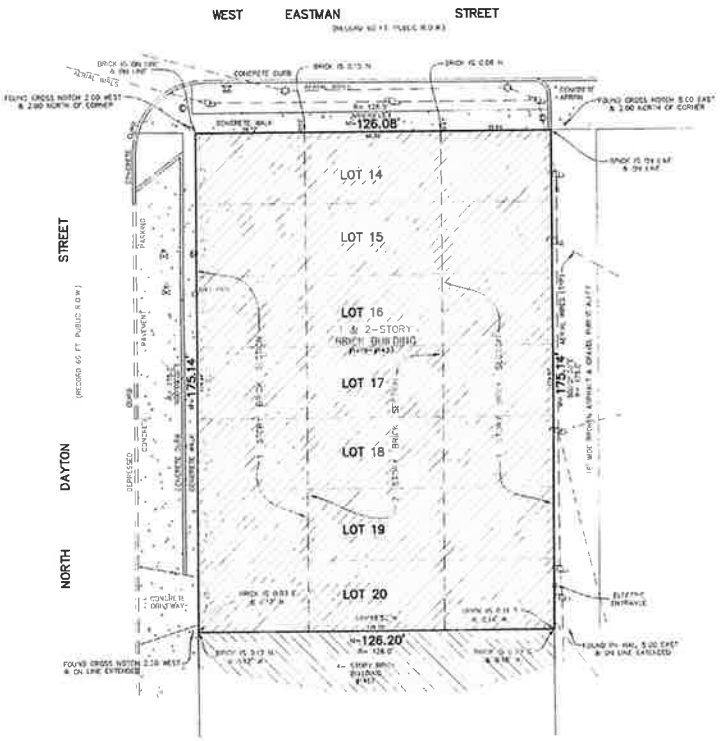
Legend

- Storm MH
- Storm CB
- Storm Inlet
- Storm MH
- Sanitary Cleanout
- Water Valve Vault
- Water MH
- Water Buffalo Box
- Water Hand Hole
- Water Meter
- Water Fire Hydrant
- Telephone MH
- Telephone Vault
- Telephone Pedestal
- Public Telephone
- Combination Pedestal
- Utility Pole
- Electric MH
- Electric Vault
- Electric Meter
- Electric Pad
- Electric Transformer
- Electric Light Pole
- Electric Traffic Signal
- Electric Light Pole with Traffic Signal
- Electric Traffic Control Box
- Electric Traffic Vault
- Electric Ground Light
- Gas Buffalo Box
- Gas Hand Hole
- Gas Meter
- Gas Valve
- Gas MH
- Gas Vault
- Cable TV Pedestal
- Tree – Deciduous
- Tree – Evergreen
- Parking Meter
- Sign Post
- Mail Box
- Bumper Post
- Guy Anchor
- Soil Boring
- Underground Marker
- Auto Sprinkler
- Hose Connection
- Fire Hydrant
- Flag Pole



VICINITY MAP
(NOT TO SCALE)





CERT NAMES ADDED DECEMBER 23, 2009 AS PER ORDER #2009-13542 [RL]

RECERTIFIED TO ALTA DECEMBER 2, 2009 FOR
ARONBERG GOLDGEHN AS PER ORDER #2009-13456 [RL]

RECERTIFIED: 10/25/07 FOR 1433 DAYTON LLC
PER ORDER NO. 2007-09890 (RAS)

RECERTIFIED: 2/23/07 FOR 1433 DAYTON LLC
PER ORDER NO. 2007-07338 (KJA)

RECERTIFIED TO ALTA 10/27/06
FOR 1433 DAYTON LLC NO. 2006-07209 (BB)

ORDERED BY: ADAM WILLIS	DRAWN BY: KJS	DRAWING NO.
ADDRESS: 618-622 NORTH CANTON		
GREMLEY & BIEDERMANN, PLCS CORPORATION, LICENSE NO. 184-005522, PROFESSIONAL LAND SURVEYORS, 4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630, TELEPHONE (773) 685.5102 FAX (773) 286.4184 EMAIL: INFO@PLCS-SURVEY.COM		
ORDER NO. 2006-05640-001	DATE: AUGUST 29, 2006 SCALE: 1 inch = 20 feet	PAGE NO. 1 OF 1

PROPERTY APPEARS IN "OTHER AREAS" ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP COOK COUNTY, ILLINOIS, MAP NO. 17031C 0417J
EFFECTIVE DATE: AUGUST 19, 2008

Note M. & M. denotes Record and Measured distances respectively.

Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.

For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.

NO dimensions shall be assumed by scale measurement upon this plat.

Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.

COPYRIGHT GREMLEY & BIEDERMANN, INC. 2009 "All Rights Reserved"

State of Illinois)
County of Cook)ss

This is to certify to SomerCor 504, Inc., US Small Business Administration, TCF National Bank, Chicago Title Insurance Company and Wintrust Holdings, LLC that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Illinois, the Relative Positional Accuracy of this survey does not exceed that which is specified therein. This Survey was prepared based on Chicago Title Insurance Company Commitment No.: 1401 3A2280755 F1
Effective Date: November 6, 2009 as to matters of record.

Field measurements completed on December 2, 2009

Signed on: Dec. 23, 2009

By: _____

Professional Illinois Land Surveyor # 2302
My license expires November 30, 2010

ROBERT D. BIEDERMANN
2302
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS

PROFESSIONALS ASSOCIATED
PH (W): (847) 675-3060
FAX: (847) 675-2167
E-MAIL: pa@professionalsassociated.com
www.professionalsassociated.com

PROFESSIONALS ASSOCIATED - MM SURVEY CO.
BOUNDARY * ALTA * TOPOGRAPHIC * CONDOMINIUM SURVEYS
7100 NORTH RIDGE AVENUE, LINCOLNWOOD, ILLINOIS 60712
PROFESSIONAL DESIGN FIRM NO. 184-001122

MM SURVEY
PH (W): (773) 282-5900
FAX: (773) 282-0424
E-MAIL: mlee@MMSurveyChicago.com
www.mmsurveychicago.com

ALTA/NSPS LAND TITLE SURVEY

OF

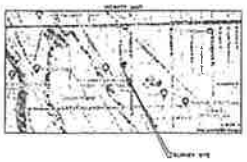
LOTS 21 TO 26, ALL INCLUSIVE, IN J.A. YALE'S RESUBDIVISION OF BLOCK 60 IN ELSTON ADDITION TO CHICAGO IN SECTIONS 4 AND 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 23,006 SQ.FT. ± 0.455 ACRES.

TOTAL EXTERIOR FOOTPRINT OF BUILDINGS: 17,435 SQ.FT.

COMMONLY KNOWN AS: 1415-17 NORTH DAYTON STREET & 816-18 WEST EVERGREEN AVENUE, CHICAGO, ILLINOIS.

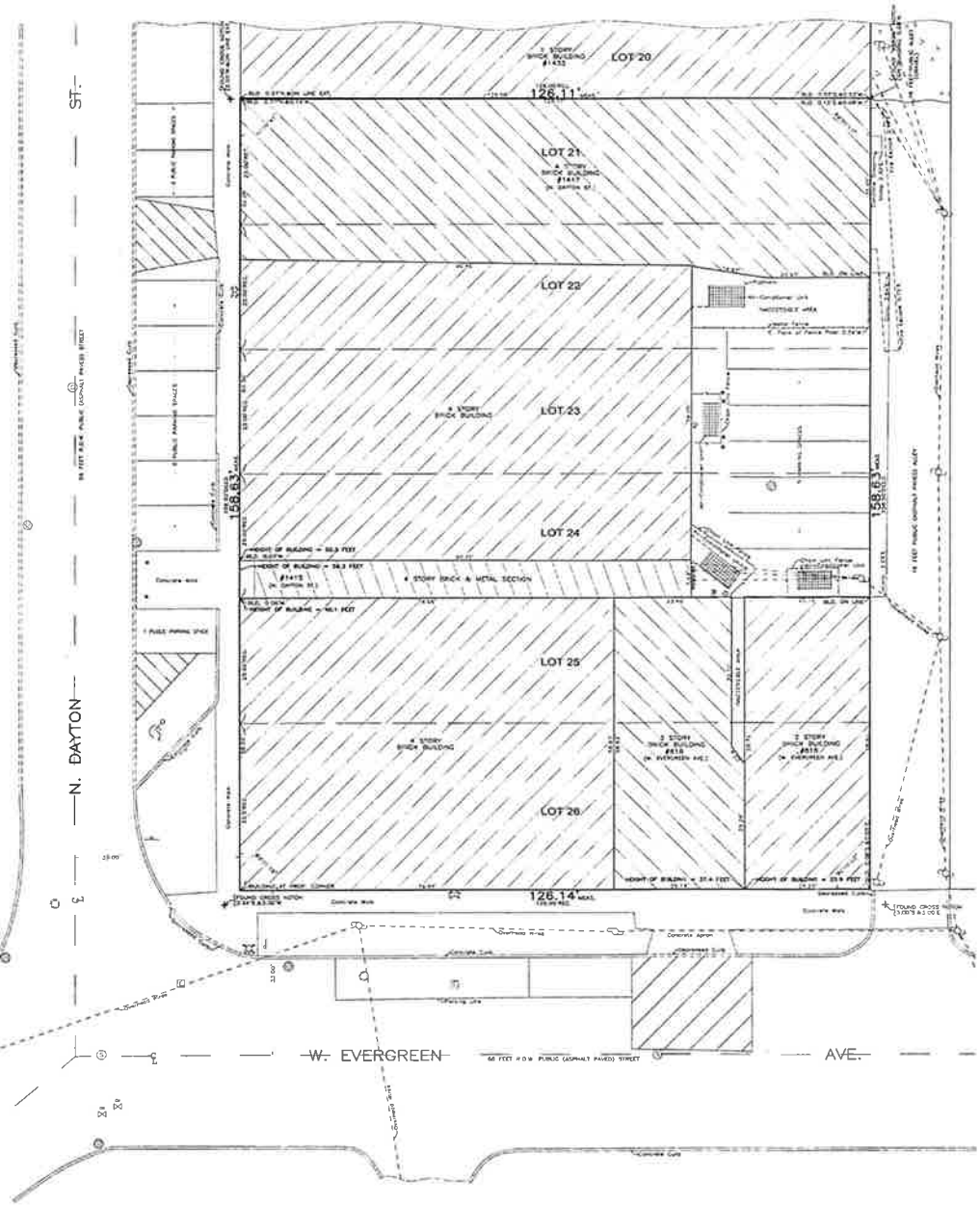
PARCEL IDENTIFICATION NUMBERS: 17-05-222-052-0000 & 17-05-222-053-0000



NORTH

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.



NOTES REFERENCED TO CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 24CA0001511P, SCHEDULE B EXCEPTIONS, PART II WITH COMMITMENT DATE: JULY 18, 2024.

ITEM 1 NO VISIBLE EVIDENCE OBSERVED OF SUBJECT PROPERTY POSSESSED BY OTHER THAN OWNER OF RECORD, NOT PLOTTABLE.

ITEM 2 THE FOLLOWING ENCROACHMENT WERE OBSERVED IN THE COURSE OF THIS SURVEY:

- WEST FACE OF A STORY BRICK BUILDING ON SUBJECT PROPERTY ENCROACHES ONTO PUBLIC RIGHT-OF-WAY FROM 0.06 FEET WEST TO 0.16 FEET WEST.
- NORTH FACE OF A STORY BRICK BUILDING ON SUBJECT PROPERTY ENCROACHES ONTO PROPERTY NORTH FROM 0.13 FEET TO 0.21 FEET.
- SOUTH FACE OF 1 STORY BRICK BUILDING NORTH OF SUBJECT PROPERTY ENCROACHES ONTO SUBJECT PROPERTY BY 0.03 FEET.
- CONCRETE AREA ON SUBJECT PROPERTY ENCROACHES EAST INTO PUBLIC ALLEY FROM 3.26 FEET TO 3.84 FEET.
- CONCRETE STOOP ON EAST SIDE OF SUBJECT PROPERTY ENCROACHES INTO PUBLIC ALLEY BY 2.30 FEET.
- OVERHEAD FIRE ESCAPE ENCROACHES INTO PUBLIC ALLEY FROM 2.46 FEET TO 5.75 FEET EAST.
- 3 STORY BRICK BUILDING ENCROACHES ONTO PUBLIC RIGHT-OF-WAY SOUTH OF SUBJECT PROPERTY UP TO 0.08 FEET SOUTH.

ITEM 3 NO VISIBLE EVIDENCE OF UNRECORDED EASEMENT OBSERVED IN THE COURSE OF THIS SURVEY.

ITEMS 4 THROUGH 17 ARE NOT SURVEY RELATED. NOT PLOTTABLE.

ITEM 18 ENCROACHMENT OF 4 STORY BRICK BUILDINGS LOCATED MAINLY ON THE LAND, AS DISCLOSED BY SURVEY NUMBER 89-14782 DATED AUGUST 18, 1989 MADE BY PROFESSIONALS ASSOCIATES AS FOLLOWS:

(A) ONTO PUBLIC WAY WEST AND ADJOINING BY 0.15 TO 0.19 OF A FOOT.

(B) ONTO PROPERTY NORTH AND ADJOINING BY 0.12 TO 0.23 OF A FOOT.

ITEM 19 ENCROACHMENT OF 2 STORY BRICK BUILDINGS LOCATED MAINLY ON THE LAND ONTO PUBLIC WAY SOUTH OF AND ADJOINING BY 0.10 OF A FOOT, AS DISCLOSED BY SURVEY NO 89-14782 DATED AUGUST 18, 1989 BY PROFESSIONALS ASSOCIATED

ITEM 20 ENCROACHMENT OF 4 STORY BUILDING LOCATED MAINLY ON THE LAND ONTO PUBLIC WAY SOUTH AND ADJOINING BY 0.02 OF A FOOT, AS DISCLOSED BY SURVEY NO 89-14782 DATED AUGUST 18, 1989 BY PROFESSIONALS ASSOCIATED.

ITEM 21 ENCROACHMENT OF THE CONCRETE AREA LOCATED MAINLY ON THE LAND, OVER AND ONTO THE PUBLIC WAY EAST OF AND ADJOINING BY APPROXIMATELY 3 FEET, AS DISCLOSED BY PROFESSIONALS ASSOCIATES PLAT OF SURVEY DATED AUGUST 18, 1989.

ITEMS 22 NOT SURVEY RELATED. (NOT PLOTTABLE)

BASIS:
CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO: 24CA0001511P
COMMITMENT DATE: JULY 18, 2024

THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ONE IN AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

ORDER NO.: 89-14782
SCALE: 1 INCH = 10 FEET
DATE OF FIELD WORK: AUGUST 27, 2024.
ORDERED BY: ROBERT B. KENT, ATTORNEY AT LAW

LEGEND:
- UTILITY POLE
- MANHOLE
- SANITARY MANHOLE
- CATCH BASIN
- FIRE HYDRANT
- AUTO SPRINKLER
- TRAFFIC SIGN
- METAL POST
- ELECTRIC MANHOLE
- GAS VALVE
- DOWNSPOUT
- ELECTRIC METER
- TELEPHONE BOX

ONSITE PARKING SPACES
REGULAR 3
DISABLED 0
TOTAL 3

OFFSITE PARKING SPACES
REGULAR 9
DISABLED 1
TOTAL 10

FLOOD CERTIFICATE:
ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP OF COOK COUNTY, ILLINOIS DATED DECEMBER 19, 2012, COMMUNITY NUMBER 170054, PANEL NUMBER 0533J, THIS PROPERTY IS IN A MINIMUM FLOOD AREA AND IS DESIGNATED AS ZONE "X". ZONE DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN. NO FIELD SURVEYING WAS PERFORMED BY UNDERSIGNED SURVEYOR TO DETERMINE THIS ZONE.

TO:
- 1415 N. DAYTON, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY
- CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 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, 7(a), 7(b)1, 7(c), 8, & AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 27, 2024.

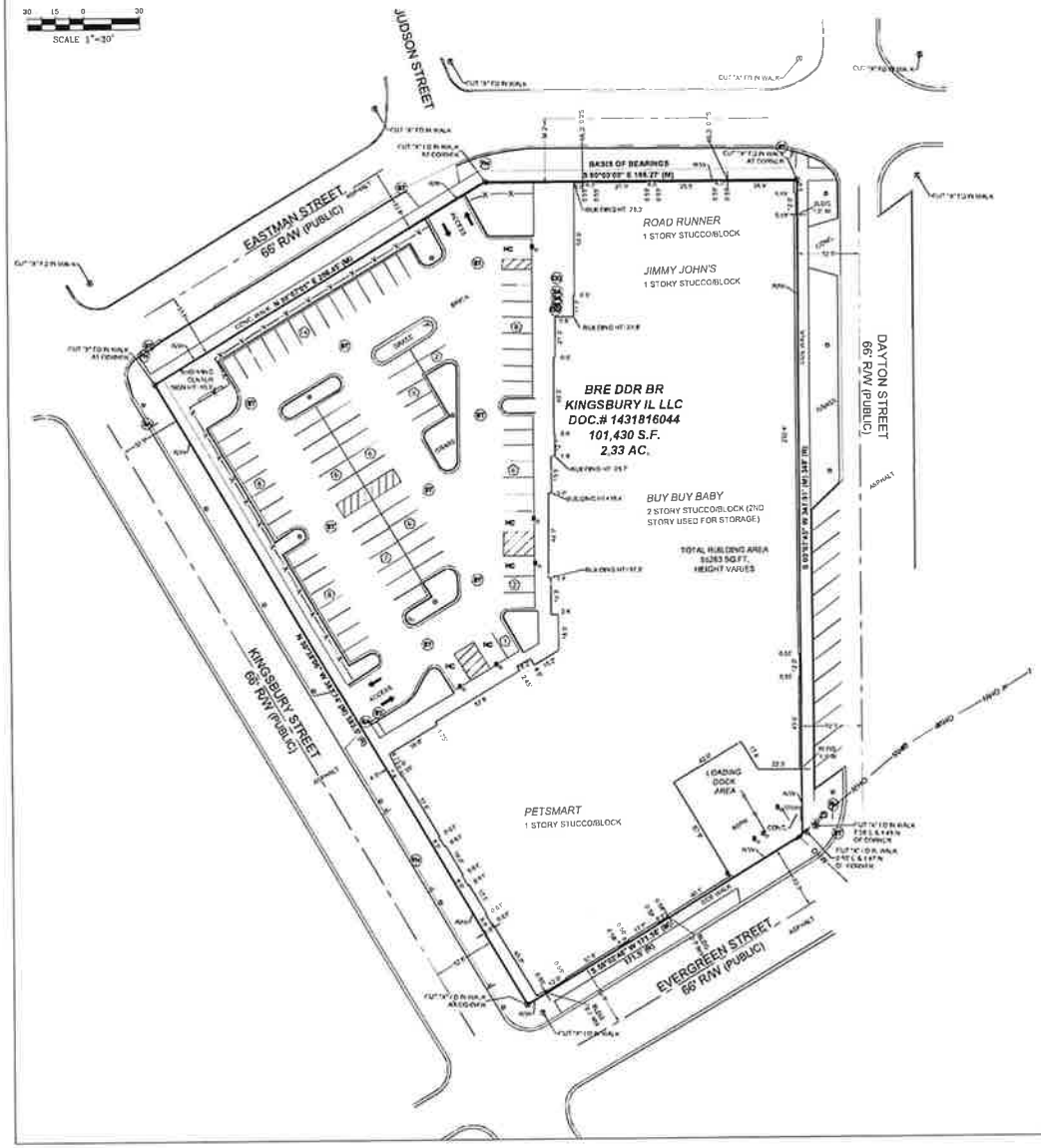
DATE OF PLAT: _____

_____
C. PHILIP LEE, ILLINOIS REGISTERED LAND SURVEYOR NO. 3538
MY LICENSE EXPIRES NOVEMBER 30, 2024.

DRAWN BY: EE

ALTA / NSPS LAND TITLE SURVEY

BLOCK 61 IN ELSTON ADDITION TO CHICAGO, TOGETHER WITH VACATED ALLEY IN SAID BLOCK 61, IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE 3RD P.M. COOK COUNTY, ILLINOIS.



DESCRIPTION

BLOCK 61 IN ELSTON ADDITION TO CHICAGO, TOGETHER WITH VACATED ALLEY IN SAID BLOCK 61, IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CERTIFICATION

To: Westwood Financial LLC, a Delaware limited liability company, its affiliates, subsidiaries, successors and/or assigns, BRE DDR BR Kingsbury IL LLC, a Delaware limited liability company, its affiliates, subsidiaries, successors and/or assigns, Stewart Title Guaranty Company, U.S. Bank National Association, as Trustee for Morgan Stanley Bank of America Merrill Lynch Trust 2013-C12, Commercial Mortgage Pass-Through Certificates, Series 2013-C12, Wells Fargo Commercial Mortgage Servicing and First American Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 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(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 13, 14, 16, 17 and 20 of Table A thereof. The fieldwork was completed on September 8, 2017.

Date of Plat or Map: September 18, 2017

By:
Name: Ben E. Bledsoe
Registered Professional Land Surveyor No. 035003848
Expires 11/30/2018

The property described and shown hereon is the same property described in Stewart Title Guaranty Company Title Commitment No. 1710007131D dated Aug. 28, 2017.

This professional service conforms to the current Illinois standards for a boundary survey.

NOTES:

1. PROPERTY IS LOCATED IN FLOOD ZONE "X" PER MAP NUMBER 17031C0417J, DATED AUGUST 19 2008
2. PROPERTY IS ZONED C3-5 COMMERCIAL, MANUFACTURING AND EMPLOYMENT DISTRICT. CURRENT USE AS A RETAIL STORE IS ALLOWED.
3. SETBACKS PER CITY OF CHICAGO ZONING OFFICE
   FRONT = NONE UNLESS ADJUTTING R DISTRICT
   SIDE = NONE UNLESS ABUTTING R DISTRICT
   REAR = NONE UNLESS ABUTTING R DISTRICT
   MAX BUILDING HEIGHT = 60'
   PARKING: NONE FOR FIRST 30,000 S.F. OR 2K LOT AREA WHICHEVER IS GREATER THEN 1.33 SPACES PER 1000 S.F. 68 TOTAL SPACES ON SITE, 5 OF WHICH ARE HANDICAP, AND 2 OF WHICH ARE IN-LINE LOCK OR CART RETURNS. BICYCLE PARKING MUST BE PROVIDED AT 1 SPACE PER 5 AUTOMOBILE SPACES ON-SITE (SECTION 17-10-0207-A) PARKING GROUP M). NO PHYSICAL EVIDENCE OF BICYLE PARKING WAS OBSERVED.
4. FIELD WORK PERFORMED SEP. 8, 2017.
5. ALL 5/8"REBAR SET ARE FLUSH WITH GROUND UNLESS NOTED OTHERWISE.
6. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
7. THERE IS NO VISIBLE EVIDENCE OF PROPOSED STREET RIGHT OF WAY CHANGES. R.O.W. IS SHOWN PER CURRENT DEED AND TITLE INFORMATION
8. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
9. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
10. ACCESS IS PROVIDED DIRECTLY BY EASTMAN STREET AND KINGSBURY STREET, PUBLIC STREETS. LOADING DOCK ACCESS IS PHOVIDED BY EVERGREEN STREET, A PUBLIC STREET.
11. THIS SURVEY MAP CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY.
12. THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES OF THE PROPERTY AS SHOWN ON THIS SURVEY MAP AND AS DESCRIBED IN THE LEGAL DESCRIPTION PRESENTED IN THE TITLE COMMITMENT.
13. THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE WITHIN +/-0.1 FOOT.
14. THE BOUNDARY LINES OF THE PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, RIGHTS OF WAY AND EASEMENTS. PUBLIC OR PRIVATE, AS DESCRIBED IN THE MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.
15. EXCEPT AS OTHERWISE NOTED BELOW, IF THE PROPERTY CONSISTS OF TWO OR MORE PARCELS, THERE ARE NO GAPS OR GORES BETWEEN SAID PARCELS.
16. NO EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.
17. BASIS OF BEARINGS: THE SOUTH LINE OF EASTMAN STREET AS SHOWN.



LEGEND:

EASEMENT NOTES:

Per Stewart Title Guaranty Company Title Commitment No. 1710007131D dated Aug. 28, 2017.

12. TERMS, PROVISIONS AND CONDITIONS OF THE NO FURTHER REMEDIATION LETTER RECORDED DECEMBER 13, 2012 AS DOCUMENT NUMBER 1234854009, THE SURVEYED PROPERTY IS INCLUDED WITHIN THIS DOCUMENT, BLANKET IN NATURE, NOT SHOWN.

13. TERMS, PROVISIONS AND CONDITIONS OF THE NO FURTHER REMEDIATION LETTER RECORDED MARCH 21, 2013 AS DOCUMENT NUMBER 1308518027, THE SURVEYED PROPERTY IS INCLUDED WITHIN THIS DOCUMENT, BLANKET IN NATURE, NOT SHOWN.

14. THE LAND LIES WITHIN THE BOUNDARIES OF ENTERPRISE ZONE 4 AS DISCLOSED BY ORDINANCE RECORDED APRIL 26, 2018 AS DOCUMENT NUMBER 1611618114, THE SURVEYED PROPERTY IS INCLUDED WITHIN THIS DOCUMENT, BLANKET IN NATURE, NOT SHOWN.

ENCROACHMENT NOTES:

NONE NOTED.

Bledsoe Riggert Cooper James
BRCJ
LAND SURVEYING • CIVIL ENGINEERING • GIS
1150 West Tapp Road Bloomington, Indiana 47403
Phone: 812-336-6277 Email: mjarrell@brcjlnd.com

BRCJ Project No. 7790 (2017 update)

MARK	DATE	REVISION PER COMMENTS	BY	APVD
		REVISION		

Westwood Financial LLC

1415-1435 North Kingsbury Street
Chicago, IL
(Kingsbury Center)

SCALE: 1"=30'	CHKD./APVD.
DATE: SEP. 18, 2017	APPROVED
DWN. BY: V.S.	
CHKD BY: B.E.S.	