#23181
INTRO DATE
OCT 14, 2026

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

1401-1459 North Magnolia, Chicago, IL

2. Ward Number that property is located in: 27th Ward

3. APPLICANT The Land That Time Forgot LLC

ADDRESS 600 W Van Buren, Suite 1000

CITY Chicago STATE IL ZIP CODE 60607

PHONE 312-855-2200 EMAIL tyler@bluestarproperties.net CONTACT PERSON Tyler Quast

4. Is the applicant the owner of the property? YES_____ NO X
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 applicant to proceed.

OWNER See Attachment A

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 DLA Piper LLP (US) - Katie Jahnke Dale and Hannah Saed Warren

ADDRESS 444 West Lake Street, Suite 900

CITY Chicago STATE IL ZIP CODE 60606

PHONE (312) 368-2153/-2196 FAX (312) 251-2856

EMAIL katie.dale@dlapiper.com

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed on the Economic Disclosure Statements: See attached Economic Disclosure Statements

7. On what date did the owner acquire legal title to the subject property? 2018

8. Has the present owner previously rezoned this property? If yes, when? Yes; 2021

9. Present Zoning District M3-3 Heavy Industry District and Waterway-Business Planned Development 1493

10. Proposed Zoning District C3-3 Commercial, Manufacturing and Employment District then Waterway-Business Planned Development 1493, as amended

11. Lot size in square feet (or dimensions) +/- 456,955 (10.4902 acres)

12. Current Use of the Property Vacant

13. Reason for rezoning the property Amendment to existing PD 1493

14. 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 the proposed building. (BE SPECIFIC)

The Applicant requests a rezoning of the subject property from the M3-3 Heavy Industry District and Waterway-Business Planned Development 1493 to a unified underlying C3-3 Commercial, Manufacturing and Employment District then to Waterway-Business Planned Development 1493, as amended, to allow for a commercial development containing office, eating and drinking establishments, venue space and other commercial uses, parking, and accessory and incidental uses.

15. 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:** _____

☐ **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.** _____

16. The Affordable Requirements Ordinance (ARO) that 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 X

COUNTY OF COOK
STATE OF ILLINOIS

Craig Golden, authorized signatory of **THE LAND THAT TIME FORGOT LLC**, 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 2nd day of Sept., 2026.

OFFICIAL SEAL
DANIELLE LAVORINI
Notary Public, State of Illinois
Commission No. 963256
My Commission Expires
November 30, 2026

Notary Public

For Office Use Only

Date of Introduction:_____

File Number:_____

Ward:_____

EAST\168979283.71635540609.31635540609.31635540609.31635540609.31635540609.31635540609.31635540609.31635540609.31635540609.31635540609.31635540609.31635540609.31635540609.31635540609.31635540609.31635540609.31635540609.31635540609.31635540609.3

Attachment A

The property located at 1357 N Elston (Subarea A) is owned by the following entity:

NAME 1357 Property Owner, LLC

ADDRESS 600 W Van Buren, Suite 1000

CITY Chicago STATE IL ZIP CODE 60607

PHONE 312-855-2200 EMAIL tyler@bluestarproperties.net CONTACT PERSON Tyler Quast

The property located at 1401-1459 North Magnolia (Subareas B and C) is owned by the following entity:

NAME GI Magnolia Property LLC

ADDRESS 1321 W. Roscoe

CITY Chicago STATE IL ZIP CODE 60657

PHONE 773-405-0047 EMAIL adamlabkon@southside-recycling.com CONTACT PERSON Adam Labkon

AUTHORIZATION

The undersigned, **1357 Property Owner, LLC,** ("**Owner**"), being the owner of the property commonly known as 1357 N. Elston Avenue, Chicago, IL (the "**Subject Property**"), hereby authorizes **The Land That Time Forgot LLC**, an Illinois limited liability company, and any affiliate or designee thereof and its attorneys, DLA Piper LLP (US), to file one or more applications for zoning approvals and related permits and approvals with the City of Chicago relating to the Subject Property.

IN WITNESS WHEREOF, the undersigned has executed this Authorization as of this 8th day of September, 2026

By: _____
Name: Craig Golden
Its: Manager

AUTHORIZATION

The undersigned, **GI Magnolia Property LLC,** ("**Owner**"), being the owner of the property commonly known as 1401-1459 North Magnolia, Chicago, IL (the "**Subject Property**"), hereby authorizes **The Land That Time Forgot LLC**, an Illinois limited liability company, and any affiliate or designee thereof and its attorneys, DLA Piper LLP (US), to file one or more applications for zoning approvals and related permits and approvals with the City of Chicago relating to the Subject Property.

IN WITNESS WHEREOF, the undersigned has executed this Authorization as of this 4th day of September, 2026

By: _____

Name: Adam Laddon

Its: authorized signatory

DLA PIPER

DLA Piper LLP (US)
444 West Lake Street, Suite 900
Chicago, Illinois 60606
www.dlapiper.com

Katie Jahnke Dale
katie.dale@us.dlapiper.com
T 312.368.2153

September 29, 2026

The Honorable Gilbert Villegas, Chairman
City of Chicago Committee on Zoning
Room 304, City Hall
121 North LaSalle Street
Chicago, Illinois 60602

Laura Flores, Chair
Chicago Plan Commission
Room 1000, City Hall
121 North LaSalle Street
Chicago, Illinois 60602

Re: Application for Planned Development / Affidavit of Notice of Filing
1401-1459 North Magnolia, Chicago, Illinois

Dear Chairman Villegas and Chairwoman Flores:

The undersigned, Katie Jahnke Dale, an attorney with the law firm of DLA Piper LLP (US), which firm represents The Land That Time Forgot LLC, the applicant for a proposal to rezone the present zoning district from a M3-3 Heavy Industry District to a C3-3 Commercial, Manufacturing and Employment District then Waterway-Business Planned Development, states that they intend to comply with the requirements for 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. Said written notice will be sent by First Class U.S. Mail, no more than 30 days before filing the application.

The undersigned certifies that the notice contains 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; a statement that the applicant intends to file the application for change in zoning on approximately October 14, 2026; and a source for additional information on the application.

The undersigned certifies that they have 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.

Very truly yours,

DLA PIPER LLP (US)

Katie Jahnke Dale

Subscribed and sworn to before me
This 29th day of September, 2026

Notary Public

Official Seal
BETH ANNE HARRINGTON
Notary Public, State of Illinois
Commission No. 1019918
My Commission Expires October 28, 2029

DLA Piper LLP (US)
444 W. Lake Street Suite 900
Chicago, Illinois 60606
www.dlapiper.com

Katie Jahnke Dale
katie.dale@us.dlapiper.com
T 312.368.2153

October 14, 2026

FIRST CLASS MAIL

Dear Sir or Madam:

In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107 of the Municipal Code of the City of Chicago, please be informed that on or about October 14, 2026 the undersigned, on behalf of The Land That Time Forgot LLC (the "Applicant"), intends to file an application for a rezoning from M3-3 Heavy Industry District to C3-3 Commercial, Manufacturing and Employment District then Waterway-Business Planned Development, relating to the property generally located at 1401-1459 North Magnolia Ave, Chicago, Illinois 60642 (the "Property"). A map of the Property is printed on the reverse side of this letter.

The Applicant requests a rezoning of the subject property from the M3-3 Heavy Industry District to the C3-3 Commercial, Manufacturing and Employment District then to a Waterway-Business Planned Development to allow for a commercial development containing office, eating and drinking establishments, venue space and other commercial uses, 17 parking spaces and accessory and incidental uses.

Please note that the Applicant is not seeking to rezone or purchase your property. You are receiving this notice as required by the Chicago Municipal Code because the assessor's tax records indicate that you own property within 250 feet of the Property.

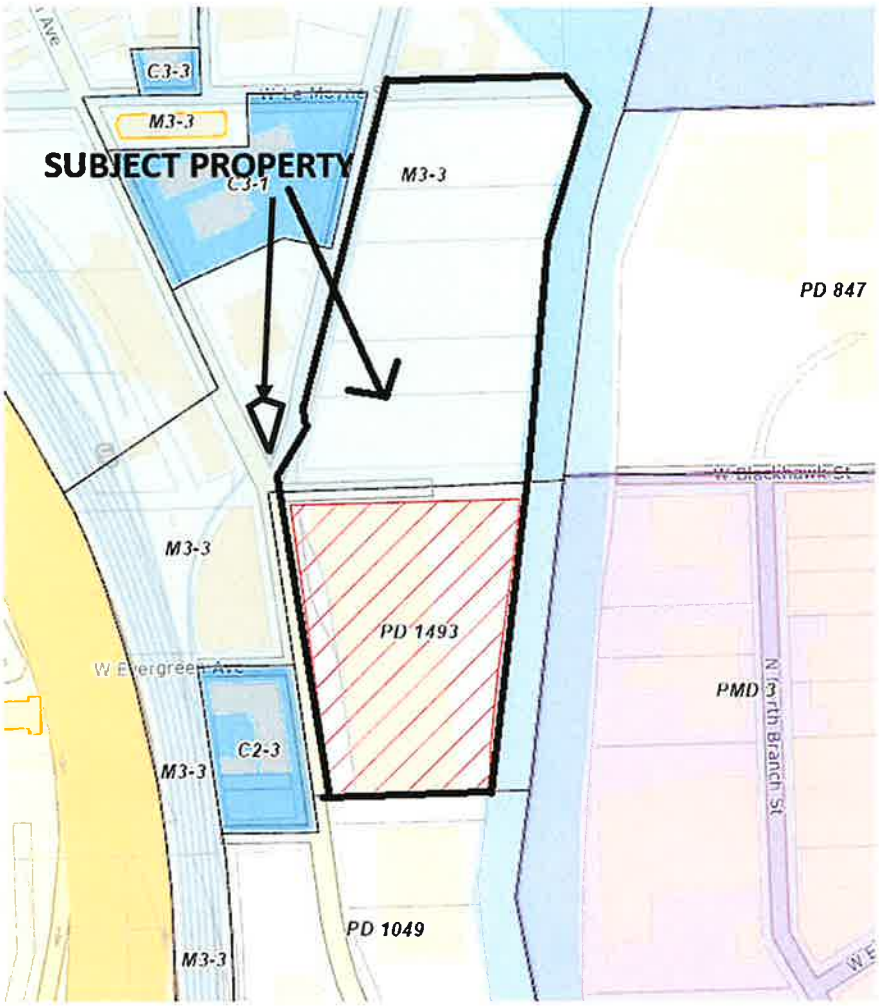
I am an authorized representative of the Applicant, and my address is 444 W. Lake Street, Suite 900, Chicago, IL 60606. The Applicant and Owner is The Land That Time Forgot LLC, and its address is 600 W. Van Buren, Suite 1000, Chicago, Illinois 60607. Please contact me at 312-368-2153 with questions or to obtain additional information.

Very truly yours,

DLA Piper LLP (US)

Katie Jahnke Dale

MAP:



PINs: 17-05-114-001 thru -005 and 17-05-121-009 and -010

ALTA/NSPS LAND TITLE SURVEY
OF
THE SALT SHED
CHICAGO, IL



VICINITY MAP
NOT TO SCALE

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (GRID) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT
LATITUDE: 41°54'24.40370"
LONGITUDE: 87°39'34.20191" W
ELLIPSOID HEIGHT: 415.1
GROUND SCALE FACTOR: 1.0000609
ALL MEASUREMENTS ARE ON THE GROUND

GRAPHIC SCALE

1" = 30'

PARCEL 1
THAT PART OF LOT 17 LYING SOUTH OF THE BOUNDARY LINES SO DESCRIBED IN THE AGREEMENT RECORDED MAY 13, 1965 AS DOCUMENT NO. 19659648 DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTH-WEST SIDE OF LOT 17 AT A POINT 38.4 FEET SOUTHEAST OF THE NORTH-WEST CORNER OF SAID LOT 17; THENCE NORTHEAST AS RIGHT ANGLES TO SAID SOUTH-WEST SIDE OF SAID LOT, A DISTANCE OF 31.66 FEET; RUNNING THENCE SOUTHEAST 31.66 FEET TO A POINT ON THE SOUTHEAST SIDE OF SAID LOT, 38.4 FEET FROM THE NORTH-EAST CORNER OF SAID LOT IN BLOCK 28 IN ELSTON'S ADDITION TO CHICAGO, IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2
THE SOUTH 30 FEET OF LOT 11 AND ALL OF LOTS 12 AND 13 IN BLOCK 28 IN ELSTON ADDITION TO CHICAGO IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3
LOT 3 AND THE ACCRETIONS THERETO LYING SOUTH OF THE BOUNDARY LINES SO DESCRIBED IN THE AGREEMENT RECORDED MAY 13, 1965 AS DOCUMENT NO. 19659648 DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTH-WEST SIDE OF LOT 17 AT A POINT 38.4 FEET SOUTHEAST OF THE NORTH-WEST CORNER OF SAID LOT 17; THENCE NORTHEAST AS RIGHT ANGLES TO SAID SOUTH-WEST SIDE OF SAID LOT, A DISTANCE OF 31.66 FEET; RUNNING THENCE SOUTHEAST 31.66 FEET TO A POINT ON THE SOUTHEAST SIDE OF SAID LOT, 38.4 FEET FROM THE NORTH-EAST CORNER OF SAID LOT IN BLOCK 28 IN ELSTON'S ADDITION TO CHICAGO, IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4
LOT 1 AND THE ACCRETION THERETO UP TO DOCK LINE AS ESTABLISHED JUNE 12, 1961 IN GALLOWAY AND POPULORUM'S SUBDIVISION OF THE SOUTH 5 FEET OF LOT 5 AND ALL OF LOTS 6 TO 10 INCLUSIVE AND THE NORTH 30 FEET OF LOT 11 IN BLOCK 28 IN ELSTON'S ADDITION TO CHICAGO IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 5
LOTS 1 AND 2 AND THE ACCRETIONS THERETO UP TO DOCK LINE AS ESTABLISHED JUNE 12, 1961 IN THE SUBDIVISION OF ALL THAT PART OF BLOCK 28 LYING NORTH OF THE NORTH LINE OF THE SOUTH 5 FEET OF LOT 5 IN BLOCK 28 IN ELSTON ADDITION TO CHICAGO IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 6
LOTS 3 AND 5 IN THE RESUBDIVISION OF THAT PART OF BLOCK 28 IN ELSTON'S ADDITION TO CHICAGO LYING NORTH OF THE NORTH LINE OF THE SOUTH 5 FEET OF LOT 5 IN SAID BLOCK 28 IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESSES

PARCEL 1: 1035 N. ELSTON AVENUE
PARCEL 2: 1401 N. MAGNOLIA AVENUE
PARCEL 3: 1415 N. MAGNOLIA AVENUE
PARCEL 4: 1425 N. MAGNOLIA AVENUE
PARCEL 5: 1441 N. MAGNOLIA AVENUE
PARCEL 6: 1450 N. MAGNOLIA AVENUE

AREA

220,611 SQ. FT
5.3696 ACRES

FLOOD HAZARD NOTE

THIS PROPERTY IS IN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X, UNSHADED) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF COOK COUNTY, ILLINOIS & INCORPORATED AREAS (COMMUNITY PANEL NO. 17031C0415J) EFFECTIVE DATE 08/19/2008

NOTES FROM SCHEDULE B PART II

	EXCEPTIONS	NOTE
20	RIGHTS OF THE U.S.A. AND ILLINOIS IN CHICAGO RIVER	(a)
21	RIGHTS OF PUBLIC IN CHICAGO RIVER	(a)
22	EASEMENT TO METRO SANITARY DISTRICT OF CHICAGO	(b)(1)
23	TEMPORARY EASE TO METRO SANITARY DISTRICT OF CHICAGO	(b)(1)

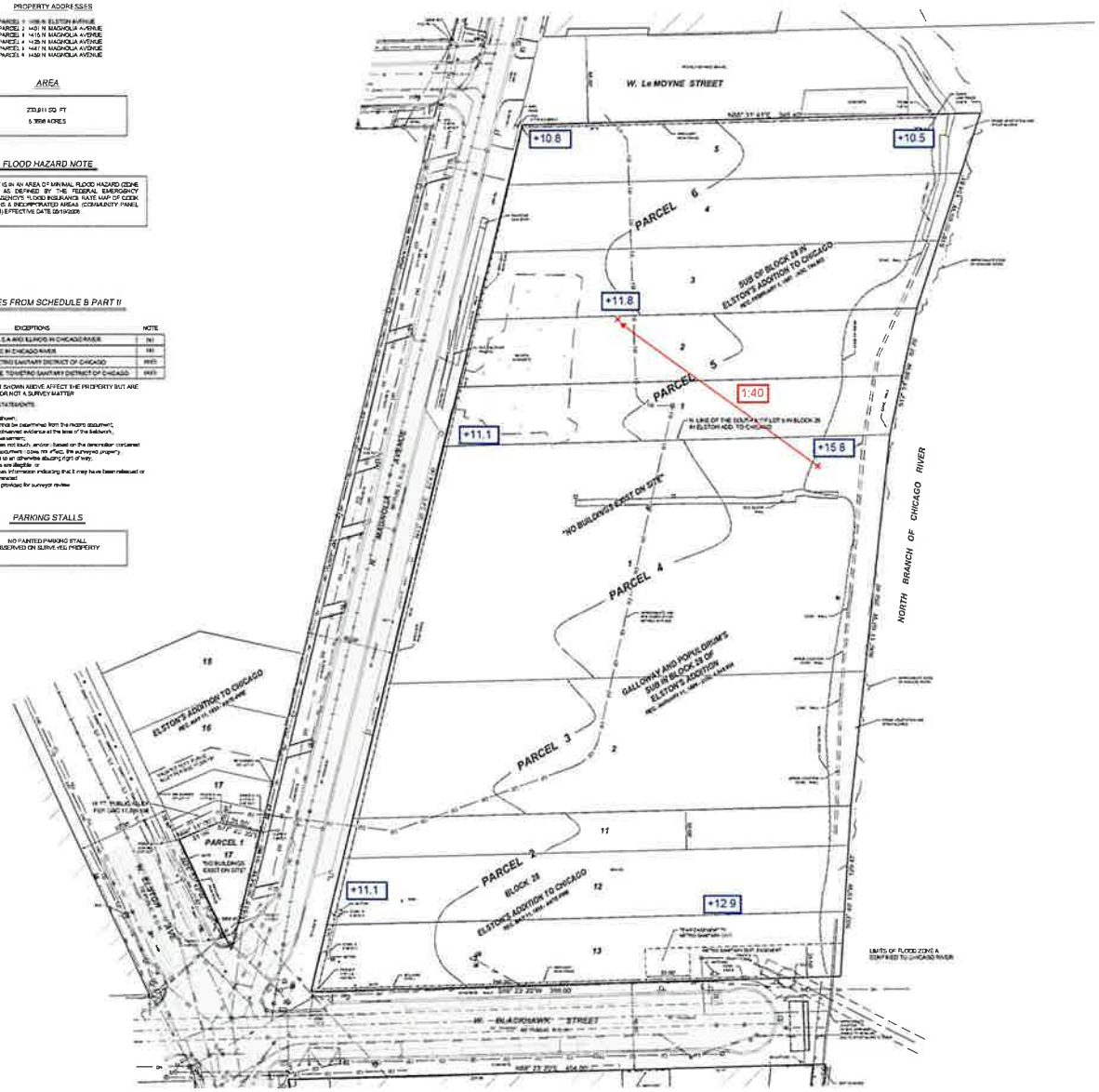
EXCEPTIONS NOT SHOWN ABOVE AFFECT THE PROPERTY BUT ARE NOT PLOTTABLE OR NOT A SURVEY MATTER

CLARIFICATION STATEMENTS:

a. (a) location is shown;
b. (b) easement cannot be determined from the recorded document;
c. there was no observed evidence at the time of the fieldwork;
d. it is a blanket easement;
e. it lies on, does not touch, and/or (based on the description contained in the recorded document) does not affect, the surveyed property;
f. it is limited to an otherwise adjoining right of way;
g. the document is ineligible; or
h. the surveyor has no information indicating that it may have been released or otherwise terminated.
i. document not provided for surveyor review

PARKING STALLS

NO PAINTED PARKING STALL OBSERVED ON SURVEYED PROPERTY



GENERAL NOTES

1. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO SURVEYOR.
2. DO NOT SCALE DIMENSIONS FROM THIS PLAT.
3. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT, TOGETHER WITH THE TITLE COMMITMENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.
4. MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. THE LABELING OF THESE MANHOLES (SANITARY, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS OF THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF UNDERGROUND UTILITIES. UNKNOWN/UNDERGROUND UTILITY LINES SHOWN HEREON, IF ANY, ARE BASED ON FIELD LOCATED STRUCTURES IN COORDINATION WITH ATLAS INFORMATION PROVIDED BY UTILITY COMPANIES THROUGH D.I.G.G.E.R.'S DESIGN STAGE PROCESS. SEE "UTILITY ATLAS NOTES" HEREON FOR SPECIFICS.
5. NO UNDERGROUND UTILITIES, OR DRAIN TILES, IF ANY EXIST, SHOWN HEREON.
6. THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT PILINGS OR SNOW AT THE TIME OF THIS SURVEY. SNOW DID NOT COVER THE SITE. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
7. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE.
8. CALL D.I.G.G.E.R. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION.
9. PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVER-HEAD WIRES AND POLES (IF ANY EXIST) ARE SHOWN HEREON, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
10. RESTRICTIONS THAT MAY BE FOUND IN LOCAL BUILDING AND/OR ZONING CODES HAVE NOT BEEN SHOWN. HEIGHTS AND BUILDING RESTRICTIONS (IF ANY) HAVE NOT BEEN SHOWN. ONLY THOSE SETBACK RESTRICTIONS SHOWN ON THE RECORDED SUBDIVISION PLAT OR IN THE TITLE COMMITMENT HAS BEEN SHOWN. THIS PROPERTY IS SUBJECT TO SETBACKS AS ESTABLISHED PURSUANT TO CITY OF CHICAGO ZONING ORDINANCES AS AMENDED. IN REFERENCE TO TABLE A ITEM 6 THERE MAY BE A NEED FOR AN INTERPRETATION OF A RESTRICTION THE SURVEYOR CANNOT MAKE A CERTIFICATION ON THE BASIS OF AN INTERPRETATION.
11. THIS PROPERTY IS ZONED M3-3 (HEAVY INDUSTRY DISTRICT) PER CITY OF CHICAGO ONLINE ZONING MAP. SEE CITY OF CHICAGO ZONING ORDINANCE FOR SPECIFICS. (https://gisapps.chicago.gov/ZoningMapWeb?center=%,%&zoom=)
12. THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
13. THE SURVEYOR IS NOT AWARE OF ANY NEW OR PROPOSED RIGHT OF WAY CHANGES UNLESS SHOWN OR NOTED HEREON. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
14. A CURRENT CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER: CCHI2013240, WAS PROVIDED FOR SURVEYOR'S USE AT THE TIME OF PREPARATION OF THIS SURVEY. SEE NOTES FROM SCHEDULE B SHOWN HEREON.



UTILITY ATLAS NOTES:

OFFICE OF UNDERGROUND COORDINATION
DESIGN STAGE REQUEST
OUC FILE #/R-137799 RECEIVED 06/05/2026
CONTACTS PROVIDED BY OUC'S LISTED BELOW WERE CONTACTED BY OUC REQUESTING UTILITY ATLAS INFORMATION BETWEEN 06/05/26 AND 07/09/26

CONTACTS	RESPONSE
ABEWEST/ZAYO COMMUNICATIONS	RESPONDED "NOT INVOLVED"
ASTOUND	RESPONDED WITH ATLAS
AT&T-LANDSCAPE	RESPONDED WITH ATLAS
AT&T-LOCAL NETWORK SERVICES	RESPONDED "NOT INVOLVED"
BUREAU OF FORESTRY	RESPONDED WITH NARRATIVE
CDOT - ELECTRICAL OPERATIONS	RESPONDED WITH ATLAS
CDOT - ENGINEERING	RESPONDED WITH ATLAS
CDOT - PROJECT DEVELOPMENT	RESPONDED WITH ATLAS
CDOT - LANDSCAPE MANAGEMENT	RESPONDED "NOT INVOLVED"
CDOT - RED LIGHT CAMERAS	NO RESPONSE
CENTRIO ENERGY	RESPONDED "NOT INVOLVED"
COMM SEWER SECTION	RESPONDED WITH ATLAS
COMM WATER SECTION	RESPONDED WITH ATLAS
CHICAGO PARK DISTRICT	RESPONDED "NOT INVOLVED"
COMCAST	RESPONDED "NOT INVOLVED"
COMED - DISTRIBUTION	RESPONDED WITH ATLAS
COMED - TRANSMISSION	RESPONDED "NOT INVOLVED"
CROSSTOWN DEPARTMENT	RESPONDED "NOT INVOLVED"
CROWN CASTLE DEPARTMENT	NO RESPONSE
CTA - ENGINEERING	RESPONDED "NOT INVOLVED"
CTA - TRAFFIC	RESPONDED WITH ATLAS
DIGITAL REALTY TRUST	RESPONDED "NOT INVOLVED"
JC DECAUX	RESPONDED "NOT INVOLVED"
LEVEL 3 COMMUNICATIONS	RESPONDED "NOT INVOLVED"
MCI	RESPONDED "NOT INVOLVED"
MOBILITIE, LLC	RESPONDED "NOT INVOLVED"
M WORLD	RESPONDED WITH ATLAS
PEOPLES GAS	RESPONDED WITH ATLAS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

TO: LAND THAT TIME FORGOT LLC, AN ILLINOIS LIMITED LIABILITY COMPANY
BY MAGNOLIA PROPERTY 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, 6(a), 7(a), 11(a), AND 13 OF TABLE A THEREOF.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY.

THE FIELD WORK WAS COMPLETED ON JULY 6, 2026.

DATED THIS 19TH DAY OF AUGUST, A.D., 2026

EDWARD J. MURRAY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3637
MY LICENSE EXPIRES ON NOVEMBER 30, 2026
VISION PARKER, LTD. PROFESSIONAL DESIGN FIRM NO. 184.005792
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2027

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
(630) 724-9000
v3co.com

Go beyond limits

ALTA/NSPS LAND TITLE SURVEY
THE SALT SHED - CHICAGO, IL

PROJECT # 16208.04
GROUP # VP01.1
WORK ORDER # 53471
SHEET # 1 OF 1

SURVEY MANAGER: EW | DRAWN: DAW/DK | FIELD CREW: DAS

NO.	DATE	DESCRIPTION
1	08/19/26	ADD ADDITIONAL CHICAGO RIVER FLOOD ZONE LINE

PREPARED FOR:
Blue Star Properties
1441 N. MAGNOLIA AVENUE
CHICAGO, IL 60642
888-842-1978

TOPOGRAPHIC SURVEY
FOR
THE SALT SHED
CHICAGO, IL



VICINITY MAP
NOT TO SCALE

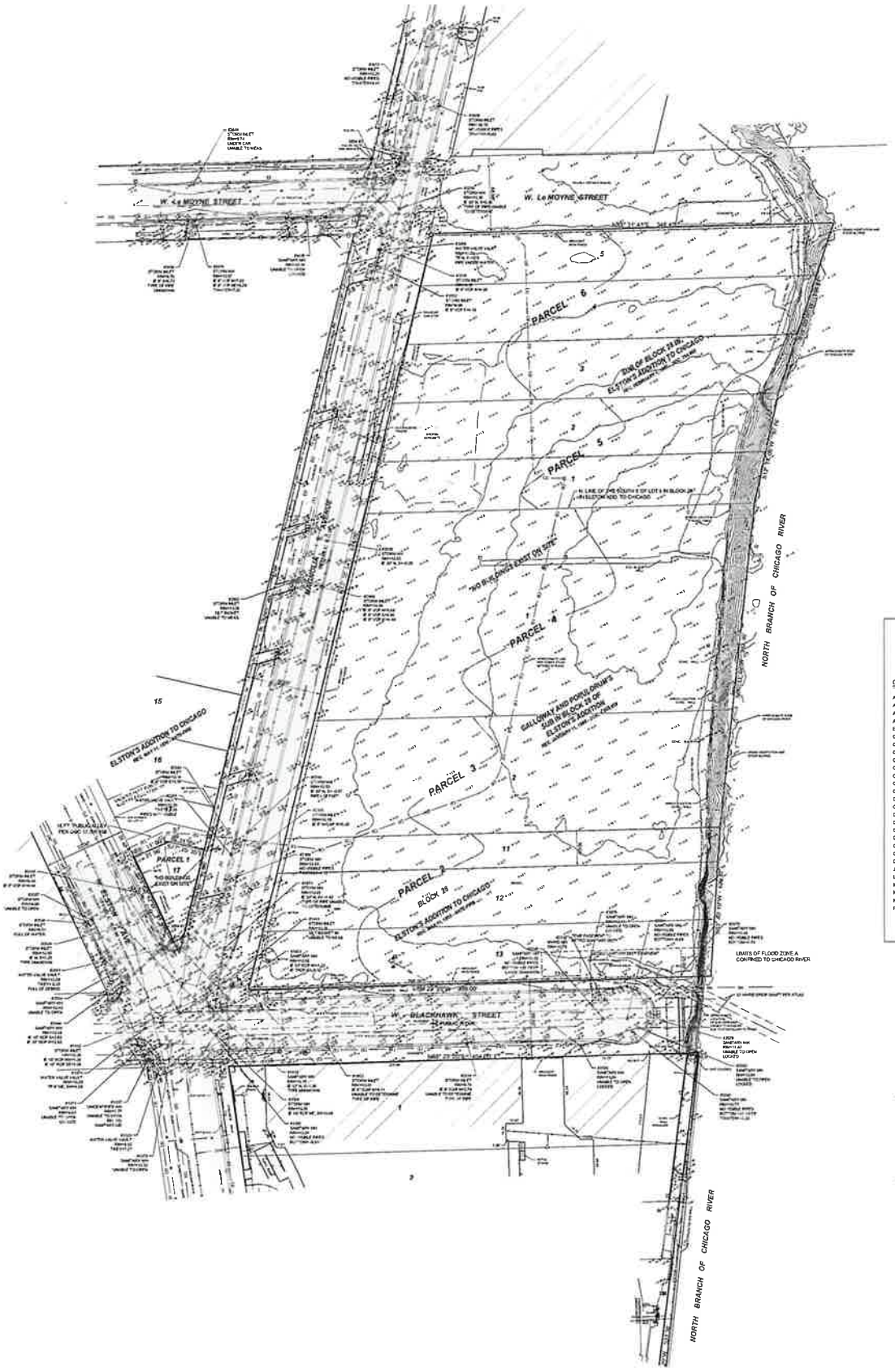
BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (1983) NAD 83 (2011) ZONE 1201 ILLINOIS EAST (U.S. SURVEY FEET) DATUM AS:
LATITUDE: 41°54'29.44023"
LONGITUDE: 87°39'04.25035" W
ELLIPSOID HEIGHT: -9.74 (U)
GROUND SCALE FACTOR: 1.0000559
ALL MEASUREMENTS ARE ON THE GROUND

STATE PLANE (GRIDNORTH)

GRAPHIC SCALE

1" = 30'



BENCHMARK

BASIS: CITY OF CHICAGO BENCHMARK

STATION DESIGNATION 384
ESTABLISHED BY: CITY OF CHICAGO
DATE: N/A

ELEVATION: 612.84 (NVD) (BASED ON NAD 88) (U.S. SURVEY FEET)
DATUM: CCD
DESCRIPTION: BENCHMARK LOCATED 8.05 FEET SOUTH OF THE NORTH LINE OF DIVISION STREET AND 24.0 FEET WEST OF THE NORTHWEST CORNER OF LA SALLE AVENUE.

SOE

STATION DESIGNATION: EB4491
ESTABLISHED BY: VS CORPORATE
DATE: 07-09-18

ELEVATION: 611.36 (NAVD88)
DATUM: CCD
DESCRIPTION: BOLT ON FIRE HYDRANT AT NORTH CORNER OF W. ELSTON AVENUE AND N. MACKAY AVENUE

STATION DESIGNATION: EB4491
ESTABLISHED BY: VS CORPORATE
DATE: 07-09-18

ELEVATION: 611.73 (NAVD88)
DATUM: CCD
DESCRIPTION: BOLT ON FIRE HYDRANT AT NORTHWEST CORNER OF W. MACKAY AVENUE AND W. LE MOYNE STREET

THE TELEPHONE ABOVE WERE FOUND TO BE ACCURATE AT THE TIME THEY WERE ESTABLISHED. VS CAN NOT CERTIFY TO THE ACCURACY THEREAFTER, NOR WILL WE HAVE RESPONSIBILITY FOR THE VALUE OF ANY INTERPRETATION OF THE INFORMATION SHOWN HEREON.

IT IS ADVISED THAT ALL OF THE ABOVE ELEVATIONS BE CHECKED BETWEEN EACH OTHERS AND VERIFY A MINIMUM OF 2 BENCHMARKS UTILITY AND ELEVATIONS ARE USED FOR ANY ASSUMED BUILDING FINISHED FLOOR ELEVATIONS. VS CAN NOT BE RESPONSIBLE FOR ANY ERROR TO USE OR CONSTRUCTION OF ANY CONSTRUCTION DRAWINGS HEREON.

PERSONS USING THIS INFORMATION ARE TO CONTACT VS IMMEDIATELY WITH ANY DISCREPANCIES FOUND PRIOR TO THE START OF ANY WORK

UTILITY ATLAS NOTES:

OFFICE OF UNDERGROUND COORDINATION
DESIGN STAGE REQUEST
OUC FILE ##R-1377## RECEIVED 06/03/2026

CONTACTS PROVIDED BY OUC & LISTED BELOW WERE CONTACTED BY OUC REQUESTING UTILITY ATLAS INFORMATION BETWEEN 06/05/26 AND 07/09/26

CONTACTS	RESPONSE
ABOVENET/ZAYO COMMUNICATIONS	RESPONDED "NOT INVOLVED"
ASTOUND	RESPONDED WITH ATLAS
AT&T-ILLINOIS-SBC	RESPONDED WITH ATLAS
AT&T-LOCAL NETWORK SERVICES	RESPONDED "NOT INVOLVED"
BUREAU OF FORESTRY	RESPONDED WITH NARRATIVE
CDOT - ELECTRICAL OPERATIONS	RESPONDED WITH ATLAS
CDOT - ENGINEERING	RESPONDED WITH ATLAS
CDOT - PROJECT DEVELOPMENT	RESPONDED WITH ATLAS
CDOT - LANDSCAPE MANAGEMENT	RESPONDED "NOT INVOLVED"
CDOT - 1020 LIGHT CAMERAS	NO RESPONSE
CENTRIO ENERGY	RESPONDED "NOT INVOLVED"
COMM SEWER SECTION	RESPONDED WITH ATLAS
COMM WATER SECTION	RESPONDED WITH ATLAS
CHICAGO PARK DISTRICT	RESPONDED "NOT INVOLVED"
COMCAST	RESPONDED "NOT INVOLVED"
COMED - DISTRIBUTION	RESPONDED WITH ATLAS
COMED - TRANSMISSION	RESPONDED "NOT INVOLVED"
CROSSTOWN DEPARTMENT	RESPONDED "NOT INVOLVED"
CROWNCASTLE DEPARTMENT	NO RESPONSE
CTA - ENGINEERING	RESPONDED "NOT INVOLVED"
CTA - TRAFFIC	RESPONDED WITH ATLAS
DIGITAL REALTY TRUST	RESPONDED "NOT INVOLVED"
JC DECAUX	RESPONDED "NOT INVOLVED"
LEVEL 3 COMMUNICATIONS	RESPONDED "NOT INVOLVED"
MCI	RESPONDED "NOT INVOLVED"
MOBILITIE, LLC	RESPONDED "NOT INVOLVED"
M W R D	RESPONDED WITH ATLAS
PEOPLES GAS	RESPONDED WITH ATLAS

LEGEND

ABBREVIATIONS

PREPARED FOR:
Blue Star Properties
1441 W. LAKE STREET
CHICAGO, IL 60642
(864-543-1378

TOPOGRAPHIC SURVEY
THE SALT SHED - CHICAGO, IL

PROJECT # 182208.04
GROUP # VP01.1
WORK ORDER # 53471
SHEET # 1 OF 1

SURVEY MANAGER: E.M.
FIELD CREW: M.S.
FIELD CHIEF: G.A.
DRAWN: E.M.P.N.

NO.	DATE	REVISION
1	06/26/26	ADD UTILITIES, ADD TOPOGRAPHIC, ADD PROPERTY LINE

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
v3co.com
Go beyond limits