#22806-T1
INTRO DATE
JULY 16, 2025

CITY OF CHICAGO
APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

   223 West Erie Street, Chicago, Illinois 60654

2. Ward Number that property is located in: 42nd Ward

3. APPLICANT 223 W Erie Conversion LLC

   ADDRESS 357 West Chicago Avenue, Suite 200 CITY Chicago

   STATE IL ZIP CODE 60654 PHONE 312-953-2951

   EMAIL stacy@concordcapitalre.com CONTACT PERSON Stacy Mondrus

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 Cloud 9 Property Ventures, LLC

   ADDRESS 357 West Chicago Avenue, Suite 200 CITY Chicago

   STATE IL ZIP CODE 60654 PHONE 312-953-2951

   EMAIL stacy@concordcapitalre.com CONTACT PERSON Stacy Mondrus

   OWNER Northstar Property Ventures, LLC

   ADDRESS 357 West Chicago Avenue, Suite 200 CITY Chicago

   STATE IL ZIP CODE 60654 PHONE 312-953-2951

   EMAIL stacy@concordcapitalre.com CONTACT PERSON Stacy Mondrus

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

   ATTORNEY Liz Butler / Janet Stengle – Taft Stettinius & Hollister LLP

   ADDRESS 111 East Wacker Drive, Ste. 2600

   CITY Chicago STATE IL ZIP CODE 60601

   PHONE (312) 836-4121/(312) 836-4165 FAX

   EMAIL LButler@taftlaw.com/JStengle@taftlaw.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? May 2025

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

9. Present Zoning District: DX-5 Downtown Mixed-Use District

   Proposed Zoning District: DX-5 Downtown Mixed-Use District (Type 1)

10. Lot size in square feet (or dimensions): 11,200 square feet

11. Current Use of the Property: The property is improved with an existing 7-story commercial building containing ground floor commercial and office space above.

12. Reason for rezoning the property: To comply with the use table and standards of the DX-5 Downtown Mixed-Use District and to allow the adaptive reuse of the existing 7-story building for multi-unit residential use.

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 the proposed building. (BE SPECIFIC): The Applicant requests a rezoning of the property from the DX-5 Downtown Mixed-Use District to the DX-5 Downtown Mixed-Use District to allow the conversion of a 7-story commercial building to include residential units above the ground floor. The building will contain 66 residential units (31 efficiencies and 35 dwelling units), 35 bicycle parking spaces, no vehicular parking spaces, and 10,834.5 square feet of ground floor commercial space. The structure measures 87.92 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:** 17-13-1003-EE – The Applicant requests an administrative adjustment to reduce the number of required off-street vehicular parking spaces required for a transit-served location from 66 parking spaces required to 0 parking spaces provided.
17-13-1003-W – The Applicant seeks an administrative adjustment to reduce the minimum required on-site open space from 1,260 square feet to 0 square feet.

☒ **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.**
17-13-1101-D – The Applicant seeks a variation to reduce the off-street loading requirement from 1 to 0 spaces.
17-13-1101-B – The Applicant seeks a variation to reduce the required rear yard setback for floors with dwelling units from 30 feet to 0 feet.

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 ☒

CITY OF CHICAGO
APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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ADDRESS 357 West Chicago Avenue, Suite 200 CITY Chicago

STATE IL ZIP CODE 60654 PHONE 312-953-2951

EMAIL stacy@concordcapitalre.com CONTACT PERSON Stacy Mondrus

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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 Cloud 9 Property Ventures, LLC

ADDRESS 357 West Chicago Avenue, Suite 200 CITY Chicago

STATE IL ZIP CODE 60654 PHONE 312-953-2951

EMAIL stacy@concordcapitalre.com CONTACT PERSON Stacy Mondrus

OWNER Northstar Property Ventures, LLC

ADDRESS 357 West Chicago Avenue, Suite 200 CITY Chicago

STATE IL ZIP CODE 60654 PHONE 312-953-2951

EMAIL stacy@concordcapitalre.com CONTACT PERSON Stacy Mondrus

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

ATTORNEY Liz Butler / Janet Stengle – Taft Stettinius & Hollister LLP

ADDRESS 111 East Wacker Drive, Ste. 2600

CITY Chicago STATE IL ZIP CODE 60601

PHONE (312) 836-4121/(312) 836-4165 FAX

EMAIL LButler@taftlaw.com/JStengle@taftlaw.com

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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)

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17-13-1101-B – The Applicant seeks a variation to reduce the required rear yard setback for floors with dwelling units from 30 feet to 0 feet.
Seeking all relief necessary, as allowed by the Chicago Zoning Ordinance, for the attached plans.

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

Andrew Millard, authorized signatory of 223 W Erie Conversion 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
30th day of June, 2025.

Notary Public

OFFICIAL SEAL
ANDREW ARTHUR FELIPE SMITH
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION # 971911
My Commission Expires May 19, 2027

For Office Use Only

Date of Introduction:_____

File Number:_____

Ward:_____

PROPERTY OWNER AUTHORIZATION

The undersigned, on behalf of Cloud 9 Property Ventures, LLC, the legal titleholder of the property commonly known as 223 West Erie Street, Chicago, IL (the "**Property**") hereby authorizes 223 W Erie Conversion LLC and any affiliate or designee thereof and its attorneys, Taft Stettinius & Hollister LLP, to file one or more applications for zoning approvals and related permits with the City of Chicago with respect to the development of the Property.

IN WITNESS WHEREOF, the undersigned has executed this Property Owner Authorization as of this 18 day of June, 2025.

Cloud 9 Property Ventures, LLC

By: _____
Name: Ryan Anesberger
Its: Owner

PROPERTY OWNER AUTHORIZATION

The undersigned, on behalf of Northstar Property Ventures, LLC, the legal titleholder of the property commonly known as 223 West Erie Street, Chicago, IL (the "**Property**") hereby authorizes 223 W Erie Conversion LLC and any affiliate or designee thereof and its attorneys, Taft Stettinius & Hollister LLP, to file one or more applications for zoning approvals and related permits with the City of Chicago with respect to the development of the Property.

IN WITNESS WHEREOF, the undersigned has executed this Property Owner Authorization as of this 18 day of June, 2025.

Northstar Property Ventures, LLC

By: _____
Name: Ryan Anetsberger
Its: Owner

Taft/

111 East Wacker Drive, Suite 2600
Chicago, IL 60601-4208
Tel: 312.527.4000 | Fax: 312.527.4011
taftlaw.com

Janet Stengle
312.836.4067
JStengle@taftlaw.com

July 16, 2025

Walter Burnett, Jr., Chairman
City of Chicago Committee on Zoning
121 North LaSalle Street, Room 300
Chicago, Illinois 60602

Re: Application for Amendment to the Chicago Zoning Ordinance
223 W. Erie Street, Chicago, Illinois

The undersigned, Janet Stengle, an attorney with the law firm of Taft Stettinius & Hollister LLP, which firm represents 223 W Erie Conversion LLC, the applicant for a proposal to rezone the subject property located at 223 W. Erie Street from the DX-5 Downtown Mixed-Use District to the DX-5 Downtown Mixed-Use District, being first duly sworn on oath deposes and states the following:

The undersigned certifies that she has complied with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance by sending the 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 names and address of the owner; a statement that the applicant intends to file the application for a change in zoning on approximately July 16, 2025; and a source for additional information on the application.

The undersigned certifies that she has made a bona fide effort to determine the address 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 the surrounding property owners within 250 feet of the subject site is a complete list containing the names and address of the people required to be served.

Sincerely,

Taft Stettinius & Hollister LLP

Janet Stengle

Subscribed and Sworn to before me this
27th day of June, 2025
Andrea Grace Horvath
Notary Public

"OFFICIAL SEAL"
ANDREA GRACE HORVATH
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 987055
MY COMMISSION EXPIRES 2/14/2028

Taft/

Liz Butler
312.836.4121
LButler@taftlaw.com

111 East Wacker Drive, Suite 2600
Chicago, IL 60601-4208
Tel: 312.527.4000 | Fax: 312.527.4011
taftlaw.com

July 16, 2025

FIRST CLASS MAIL

To Whom It May Concern:

In accordance with Section 17-13-0107 of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, please be informed that on or about July 16, 2025, the undersigned, on behalf of 223 W Erie Conversion LLC (the "**Applicant**"), intends to file an application for a zoning change for the property located at 223 West Erie Street, Chicago, Illinois 60654 (the "**Property**") from the DX-5 Downtown Mixed-Use District to the DX-5 Downtown Mixed-Use District. A map indicating the location of the Property is printed on the reverse side of this letter.

The Property is improved with an existing 7-story building measuring approximately 91.2 feet in height and containing retail/commercial uses on the ground floor and office uses above. The Applicant requests a rezoning of the Property to redevelop the existing building and allow a change in use on the 1st through 7th floors from office use to residential use. The Applicant proposes to add [66] residential units ([48] dwelling units and [18] efficiencies). There will be no changes to the building structure. No vehicle parking spaces are located on site.

Pursuant to Section 17-13-0303-D of the Chicago Zoning Ordinance (Optional Administrative Adjustment and Variation), and Sections 17-13-1003-EE, 17-13-1003-W, 17-13-1101-D, and 17-13,1101-B, the Applicant is also seeking (1) an administrative adjustment to reduce the number of required off-street vehicular parking spaces for a transit-served location from [66] spaces to 0 spaces; (2) an administrative adjustment to reduce the minimum required on-site open space from [1,728] square feet to zero square feet (3) a variation to reduce the required number of off-street loading spaces from one to zero spaces; (4) a variation to reduce the required rear setback for floors containing dwelling units from 30 feet to zero feet.

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.

I am an authorized representative of the Applicant and my address is 111 East Wacker Drive, Suite 2600, Chicago, Illinois 60601. The Applicant, Cloud 9 Property Ventures, LLC, and Northstar Property Ventures, LLC are the owners of the Property and their business address is 357 West Chicago Avenue, Chicago, Illinois 60654. Please feel free to contact me at (312) 836-4121 or LButler@taftlaw.com with questions or to obtain additional information.

Sincerely,

Taft Stettinius & Hollister LLP

Liz Butler

Liz Butler
Attorney for the Applicant

Taft/

Liz Butler
312.836.4121
LButler@taftlaw.com

111 East Wacker Drive, Suite 2600
Chicago, IL 60601-4208
Tel: 312.527.4000 | Fax: 312.527.4011
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July 16, 2025

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The Property is improved with an existing 7-story building measuring approximately 87.92 feet in height and containing retail/commercial uses on the ground floor and office uses above. The Applicant requests a rezoning of the Property to redevelop the existing building and allow a change in use on the 1st through 7th floors from office use to residential use. The Applicant proposes to add 66 residential units (35 dwelling units and 31 efficiencies). There will be no changes to the building structure. No vehicle parking spaces are located on site.

Pursuant to Section 17-13-0303-D of the Chicago Zoning Ordinance (Optional Administrative Adjustment and Variation), and Sections 17-13-1003-EE, 17-13-1003-W, 17-13-1101-D, and 17-13,1101-B, the Applicant is also seeking (1) an administrative adjustment to reduce the number of required off-street vehicular parking spaces for a transit-served location from 66 spaces to 0 spaces; (2) an administrative adjustment to reduce the minimum required on-site open space from 1,260 square feet to zero square feet (3) a variation to reduce the required number of off-street loading spaces from one to zero spaces; (4) a variation to reduce the required rear setback for floors containing dwelling units from 30 feet to zero feet. The Applicant is seeking all relief necessary, as allowed by the Chicago Zoning Ordinance, for the attached plans.

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I am an authorized representative of the Applicant and my address is 111 East Wacker Drive, Suite 2600, Chicago, Illinois 60601. The Applicant, Cloud 9 Property Ventures, LLC, and Northstar Property Ventures, LLC are the owners of the Property and their business address is 357 West Chicago Avenue, Chicago, Illinois 60654. Please feel free to contact me at (312) 836-4121 or LButler@taftlaw.com with questions or to obtain additional information.

Sincerely,

Taft Stettinius & Hollister LLP

Liz Butler

Liz Butler
Attorney for the Applicant

Property Location Map



Property Address:
223 West Erie Street, Chicago, Illinois 60654

PIN:
17-09-223-001-0000

Property Location Map



Property Address:
223 West Erie Street, Chicago, Illinois 60654

PIN:
17-09-223-001-0000

UNITED SURVEY SERVICE, LLC
CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
TEL : (847) 299 - 1010 FAX : (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

ALTA / NSPS LAND TITLE SURVEY

OF

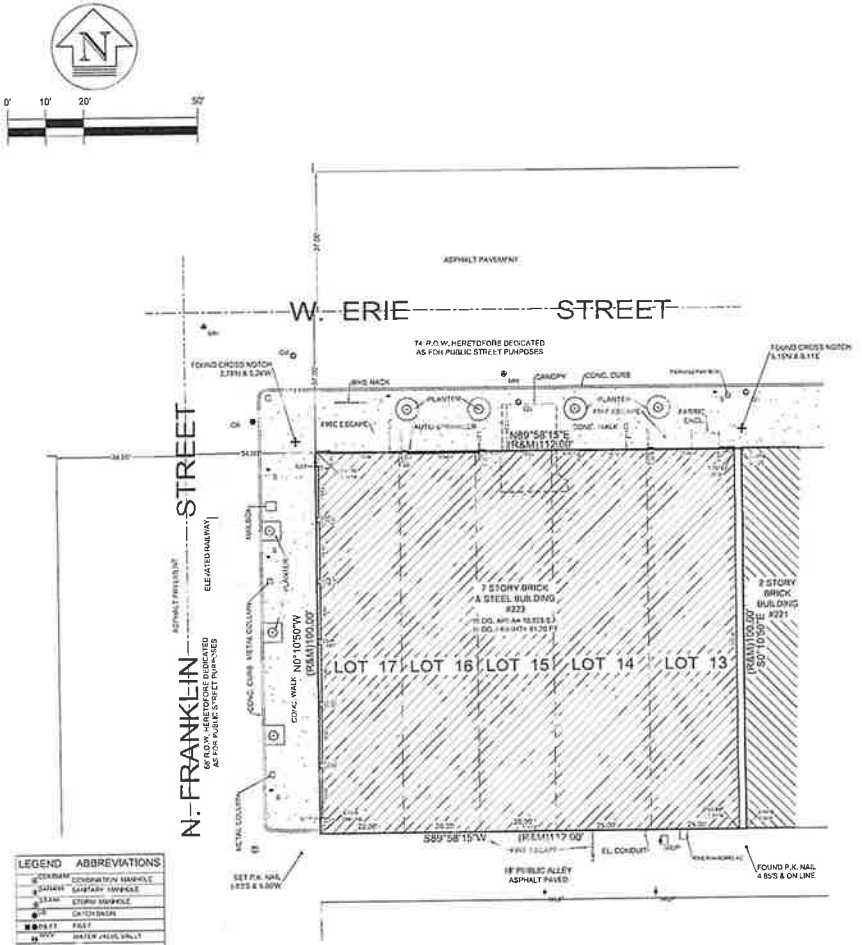
LOTS 13, 14, 15, 16 AND 17 IN BLOCK 15 IN NEWBERRY'S ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 22, 1849 AS DOCUMENT NO. 24134, IN COOK COUNTY, ILLINOIS

KNOWN AS: 223 WEST ERIE STREET, CHICAGO, ILLINOIS

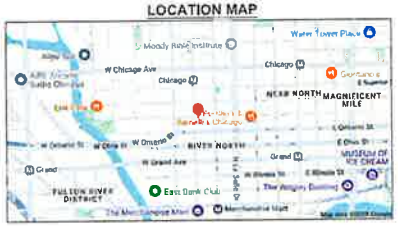
PERMANENT INDEX NUMBER: 17 - 09 - 223 - 001 - 0000

AREA = 11,200 SQ.FT OR 0.257 ACRE

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



LOCATION MAP



NOTES:

-THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREETS KNOWN AS W. ERIE STREET AND N. FRANKLIN STREET AND 18' 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 # 6 FROM TABLE A
ALL SUBSTANTIAL FEATURES OBSERVED ON THE PROPERTY HAVE BEEN PLOTTED.

- ITEM # 9 FROM TABLE A
THERE ARE NO 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
NO OFF SITE BENEFICIAL EASEMENTS ARE REFLECTED IN TITLE

- 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.

ENCROACHMENT LIST:
1. ENCROACHMENT OF THE 7 STORY BRICK & METAL BUILDING LOCATED MAINLY ON THE LAND ONTO THE RIGHT OF WAY WEST AND ADJOINING BY APPROXIMATELY 0.18 TO 0.23 FEET.
2. ENCROACHMENT OF THE 7 STORY BRICK & METAL BUILDING LOCATED MAINLY ON THE LAND ONTO RIGHT OF WAY NORTH AND ADJOINING BY APPROXIMATELY 0.25 TO 0.41 FEET.
3. ENCROACHMENT OF THE METAL CANOPY ONTO RIGHT OF WAY NORTH AND ADJOINING BY APPROXIMATELY 12.05 FEET.
4. ENCROACHMENT OF FIRE ESCAPE STAIRS ONTO RIGHT OF WAY NORTH AND ADJOINING BY APPROXIMATELY 3.21 TO 4.76 FEET.
5. ENCROACHMENT OF FIRE ESCAPE STAIRS ONTO THE PUBLIC ALLEY SOUTH AND ADJOINING BY APPROXIMATELY 4.40 FEET.

ZONING DATA REFLECTS ALL ORDINANCES PASSED IN THE MOST RECENT CITY COUNCIL MEETING, CITY OF CHICAGO, ILLINOIS

ZONING CLASSIFICATION:

DX-16 DOWNTOWN MIXED-USE DISTRICT

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO: CQ19250015LD
EFFECTIVE DATE: JANUARY 7, 2025

ITEMS CORRESPONDING TO SCHEDULE B:

ITEMS 1 - 20.
NOT SURVEY RELATED.

ITEM 21.
WE HAVE EXAMINED THE PLAT OF SURVEY BY JOHN C. BRINK & ASSOCIATES DATED DECEMBER 8, 2006, NUMBER 06-J610 AND NOTE THE FOLLOWING:
1. ENCROACHMENT OF THE BUILDING LOCATED MAINLY ON THE LAND ONTO THE PUBLIC PROPERTY NORTH AND ADJOINING BY 0.16 FEET.
2. ENCROACHMENT OF A MERRIMAC OVERHANG ONTO PUBLIC PROPERTY NORTH AND ADJOINING BY AN UNDISCLOSED AMOUNT.

ITEM 22.
NOT SURVEY RELATED.

LEGEND ABBREVIATIONS

CB/CBMH	CONCRETE MANHOLE
SAN/SMH	SANITARY MANHOLE
ST/SMH	STORM MANHOLE
CB	CATCH BASIN
FF	FACE
WV/WVB	WATER VALVE/VAULT
B-BOX	B-BOX
FH	FIRE HYDRANT
TSL	TRAFFIC LIGHT
LP	LIGHT POLE
WOOD UTILITY POLE	WOOD UTILITY POLE
ELE/EM	ELECTRIC MANHOLE
GV	GAS VALVE
TREE	TREE
TS/SIGN	TRAFFIC SIGNAL MANHOLE
MH	MANHOLE
SIGN	SIGN
POST	METAL GUARD POST
FP/POLE	FENCE POST
	MARK/SPIKE/NAIL/PK NAIL
(M)	MEASURED DATA
(R)	RECORD DATA
(M&R)	MEASURED & RECORD DATA

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 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.

ORDERED BY: WIGODA & WIGODA		
SCALE : 1" = 15'		
DATE: JANUARY 24, 2025		
FILE No.: 2025 - 31953	DATE	REVISION

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, DO HEREBY CERTIFY TO:

- 223 W ERIE CONVERSION LLC;
- NORTHSTAR PROPERTY VENTURES, LLC;
- CLOUD 9 PROPERTY VENTURES, LLC;
- CHICAGO TITLE INSURANCE COMPANY;
- WINTRUST BANK, N.A., ITS SUCCESSORS AND/OR ASSIGNS; AND
- HALL, ESTILL, HARDWICK, GABLE, GOLDEN & NELSON, P.C.

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 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), 7(b)(1), 7(c), 8, 9, 10(a), 11(a), 14, 15, 16, 17, 18 AND 20 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON JANUARY 24, 2025.

DATE OF PLAT: JANUARY 30, 2025.

ROY G. LAWNICZAK REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184.005439
RENEWAL EXPIRES: APRIL 30, 2025

CHICAGO, IL