COMMITTEE ON DESIGN
Department of Planning and Development

1112 W Carroll – 315 N May

27th Ward / Ald. Burnett

Trammell Crow Company

ESG

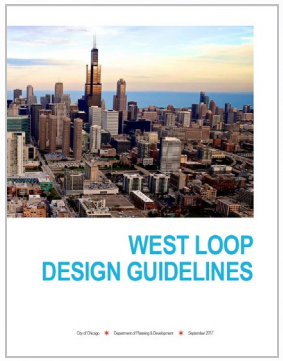
DLA

August 11, 2021

DESIGN NARRATIVE

- *The primary design principles were to maximize the light and air between the building masses and anchor them on a large privately-funded, publicly-accessible park amenity.*
- *The twisting form of 315 N May emerges from the park with elevated terraces cascading down to street level, enhancing the outdoor relationship from the streetscape to the building.*
- *The smaller footprint of the 1112 W Carroll residential tower oriented to the NW corner of the site accommodates a large open space that is public facing and active with a park, cafe, restaurant, and active use retail.*
- *To address the character and scale of the urban context, the project includes setbacks and material selections intended to soften the transition in scale and reinforce the existing urban fabric.*
- *The development will enhance the public realm by widening pedestrian paths, creating safer, brighter spaces, and introducing a large open space park for the public. The park's design is an abstract restoration of nature within the urban context; an environmentally verdant and socially vibrant oasis unearthed from Fulton Market's industrial history.*

PLANNING + DESIGN GUIDELINES



West Loop Design Guidelines

City of Chicago Department of Planning and Development, September 2017

- Assist in development and define standards to preserve character, high quality design, and dynamic nature of the West Loop neighborhood

Fulton Market Innovation District Plan

City of Chicago Department of Planning and Development, 2014 (Updated 2021)

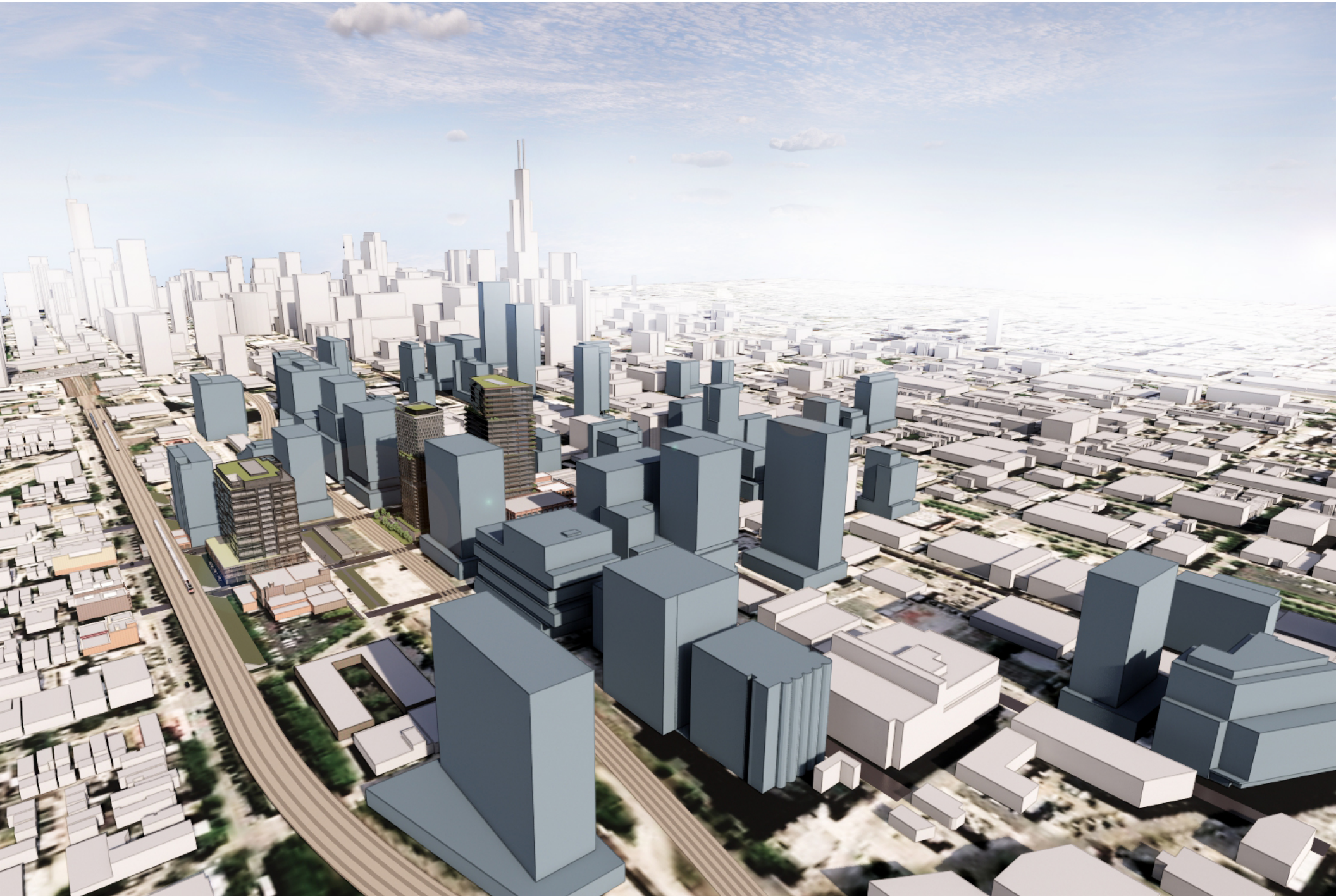
- Promote growth of mixed-use & mixed income while serving new and existing companies
- Accommodating new development while protecting fundamental characteristics of the area including the historic & cultural assets

Neighborhood Design Guidelines

City of Chicago Department of Planning and Development, September 2020

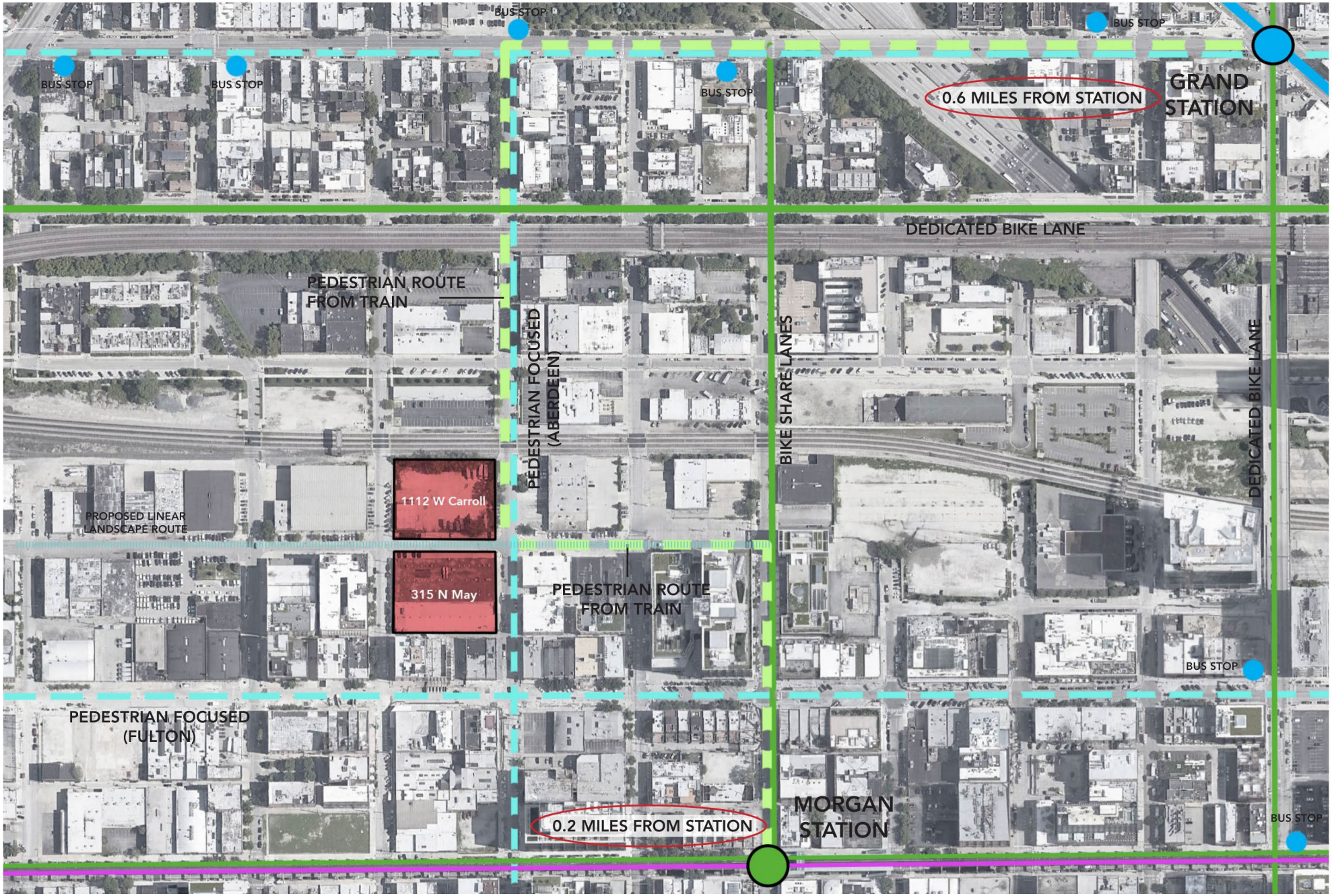
- Considers opportunities for re-purposing existing buildings, rather than building new.
- Provides visual buffers between on-site open spaces and adjacent incompatible land uses and/or views

MACRO SITE CONTEXT



SITE/CONTEXT ANALYSIS

Pedestrian Routes

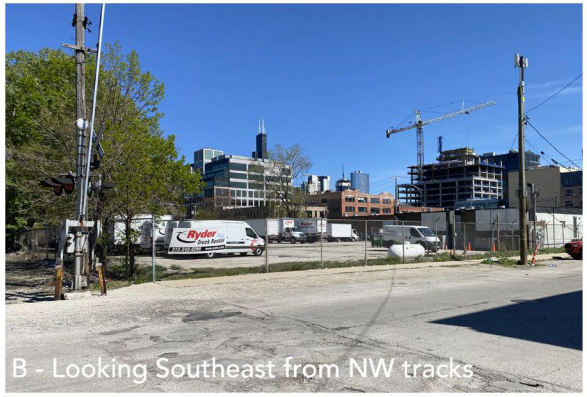


ADJACENT SITE CONTEXT

Site Photos


B - Looking East on North Edge


B - Looking South on West Sidewalk


B - Looking Southeast from NW tracks

ADJACENT SITE CONTEXT

Site Photos

A - Looking Southwest Aberdeen intersection

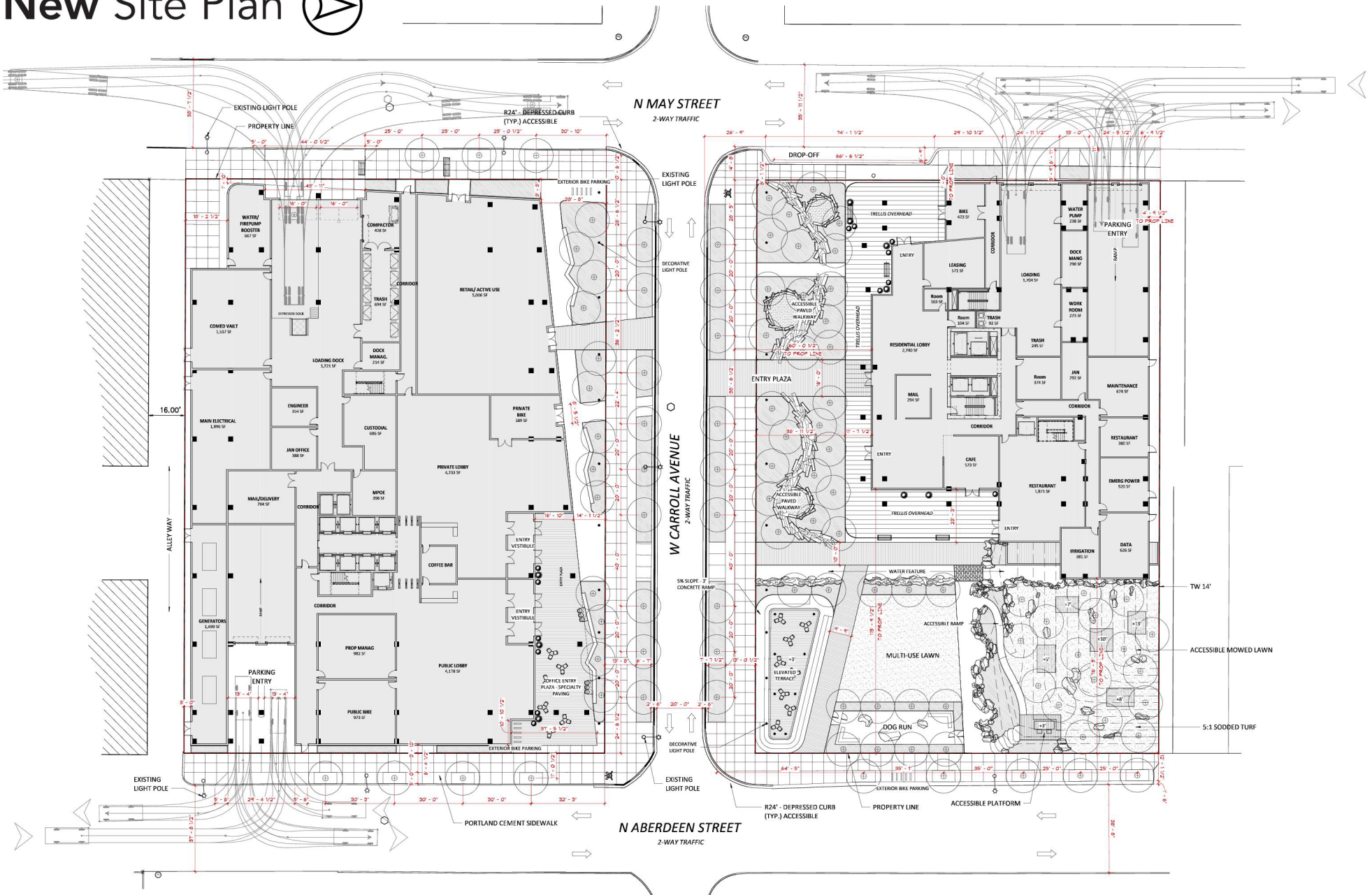
A - Looking South on West Sidewalk

A - Looking Southeast from NW Intersection

Looking East down Carroll

DETAILED SITE PLAN

New Site Plan

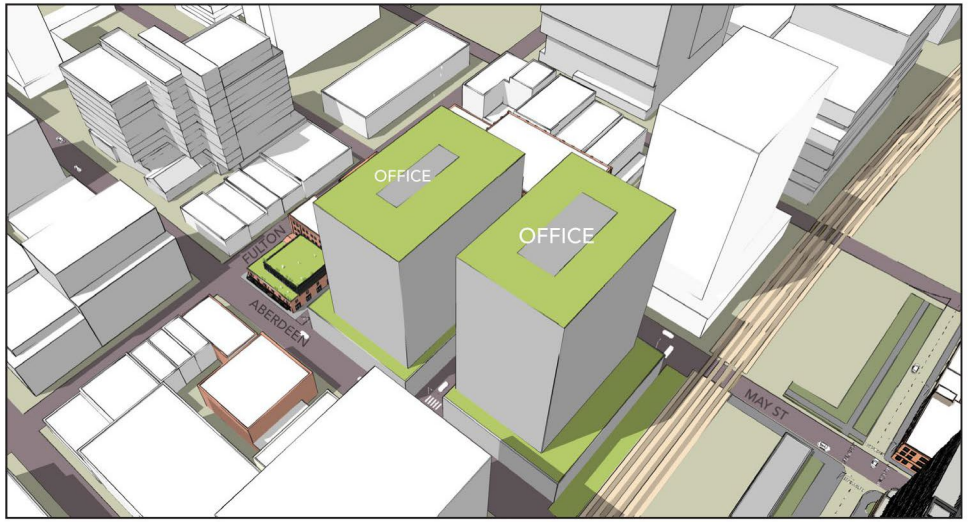


315 N MAY

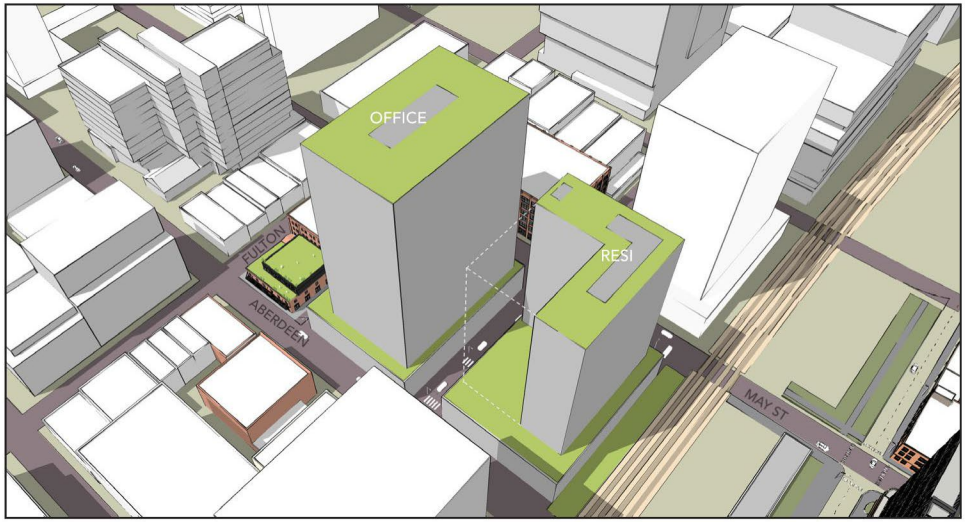
1112 W CARROLL

DESIGN DIAGRAMS

Massing Diagrams Building Siting and Design Impact



Twin office tower masses planned to maximize the development opportunity. Staggered in height and slight variation in size.



Mixed Use typologies introduced, situating the office program on the South site as to capitalize on the better views for potential office tenants and life science users. Residential parking podium with private green space above.

To maximize open space opportunity and to allow for public access to green space, the parking was pushed below grade and a taller, thinner tower took shape by decreasing footprint and increasing height. Tower pushed to NW corner to allow for more light and air between the masses.

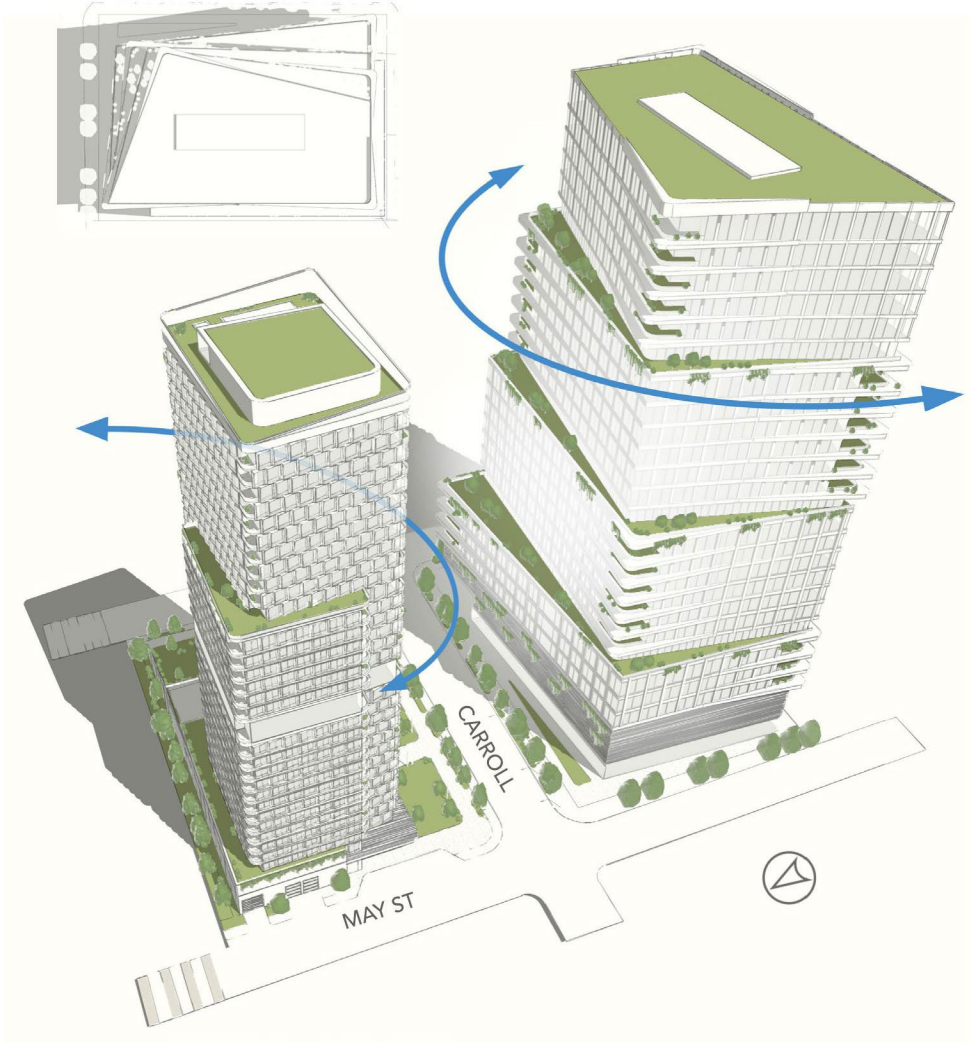
Massing took form from a series of twists and carving elements to enhance the solar access of the park. The angularity of the masses enhances viewing angles and directs attention East towards the skyline. The stepped terraces of the office tower extend the parks presence in the vertical dimension.

DESIGN DIAGRAMS

Design Concept

The twisting form of 315 N May emerges from the park below with elevated terraces cascading down to street level, enhancing the outdoor relationship from the streetscape to the massing. The building 'leans' back from the street to allow afternoon light to penetrate deep into the park's core. The residential tower's mass reciprocates on it's south edge, stepping back from the street to further allow light and air between the two masses.

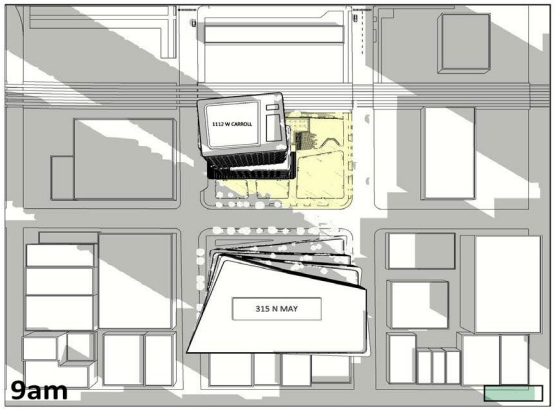
The angularity of the masses enhances viewing angles and directs attention west towards the skyline. This form optimizes access to the afternoon sun in the public spaces below. The form and orientation of the buildings were intentionally arranged to provide maximal light and air. The resulting negative spaces create a visually dynamic aesthetic antithetical to the urban canyons of many city cores.

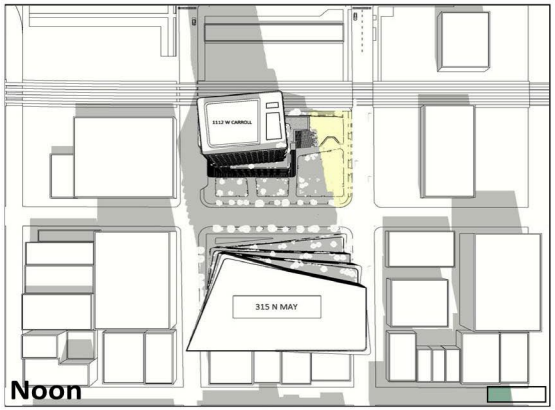


SHADOW STUDIES

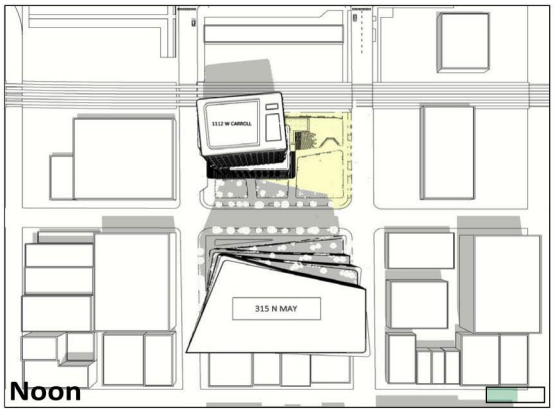
Shadow Study

March →
Spring/Fall

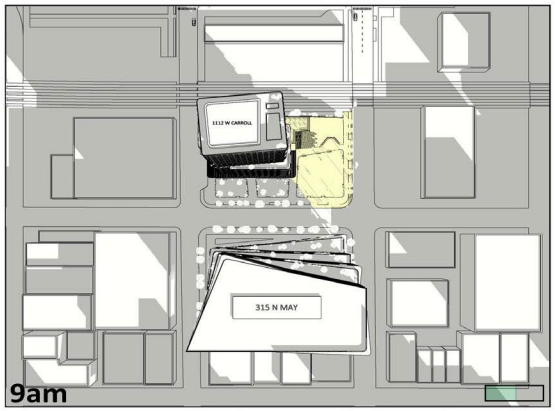


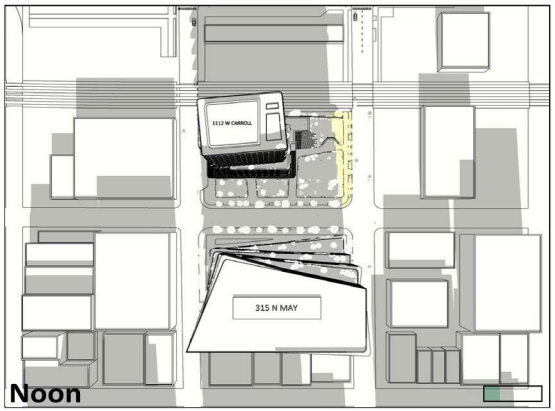


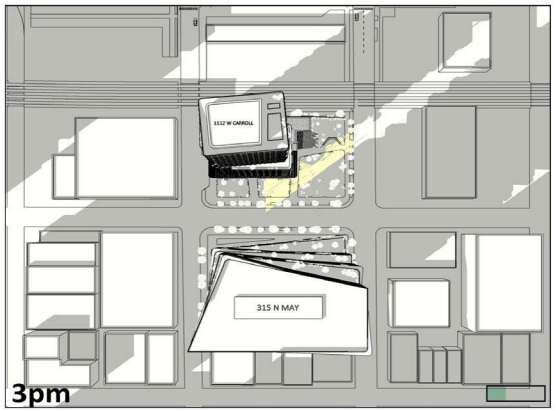
June →
Summer



December →
Winter



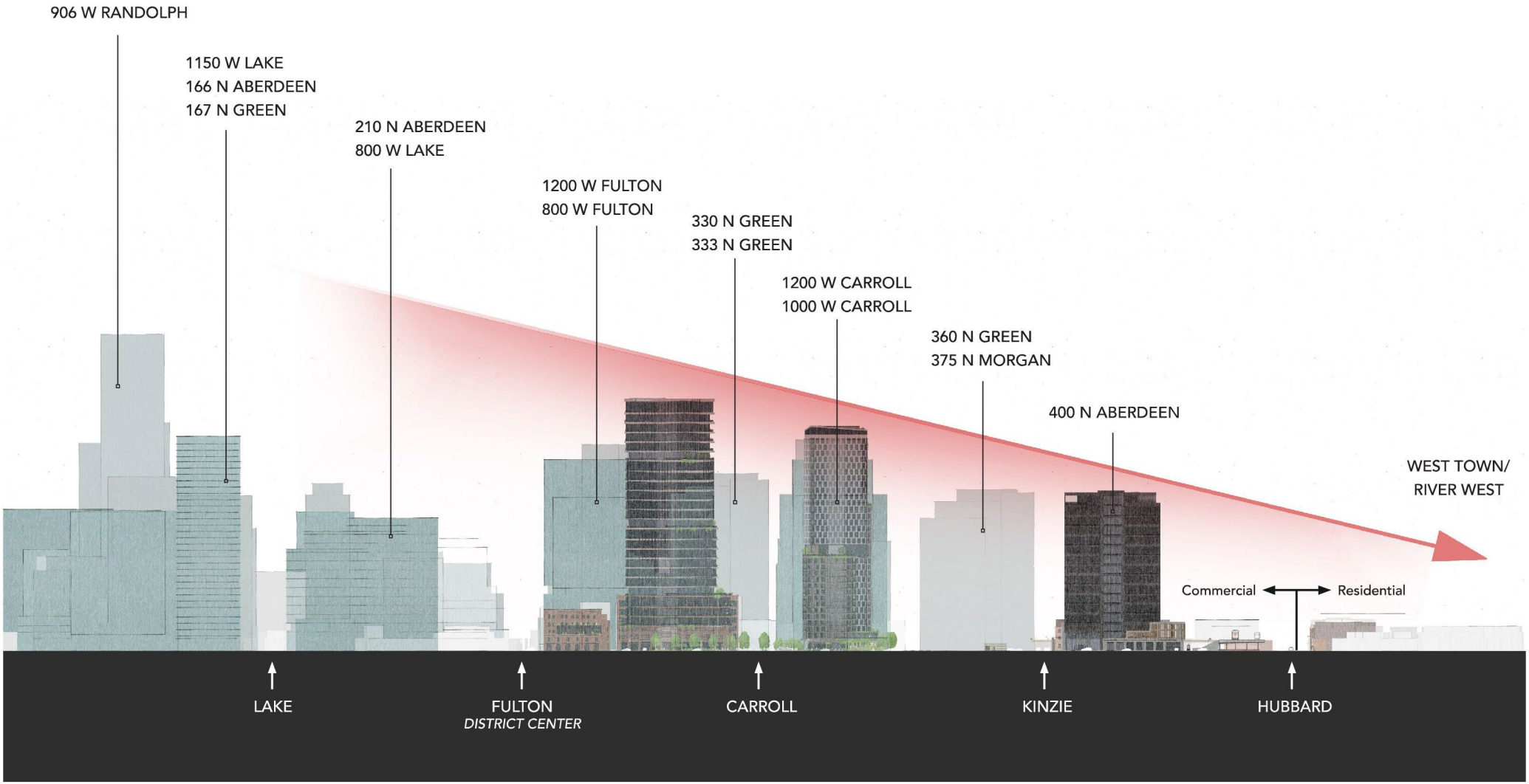




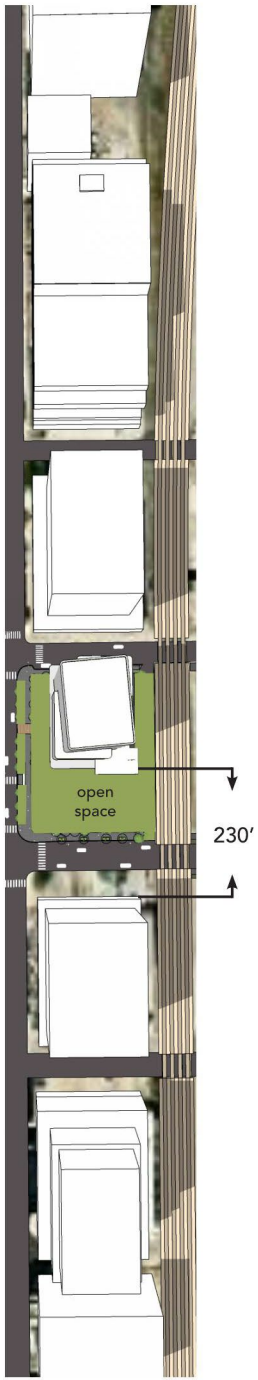
DIAGRAMS

Massing Diagrams Building Siting and Design Impact

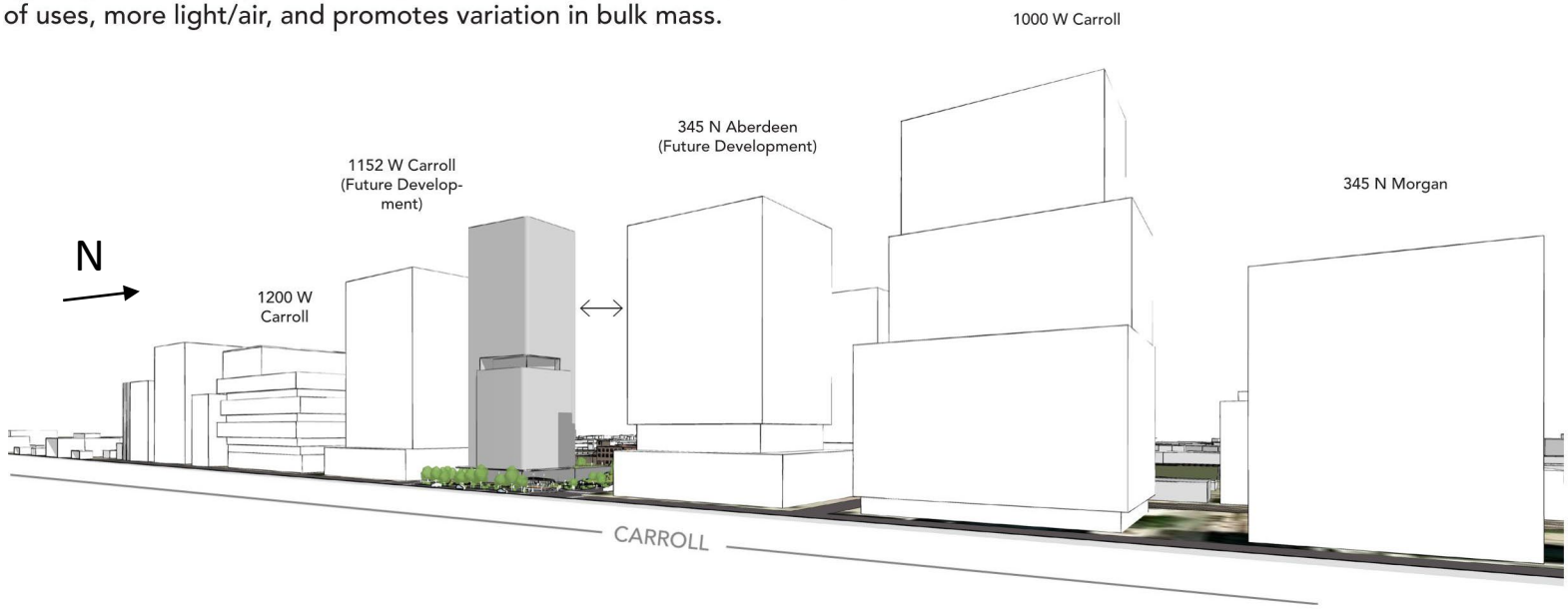
Studying the surrounding neighborhoods, we discovered a natural and functional progression of building height scaling down towards the residential neighborhoods to the North. The reduction in bulk and height with proximity to the residential neighborhood better accommodates access to sunlight and provides a gradual transition in scale. To maintain this transition, the planned development's bulk and height step from larger to smaller moving away from the Fulton Market's commercial core.

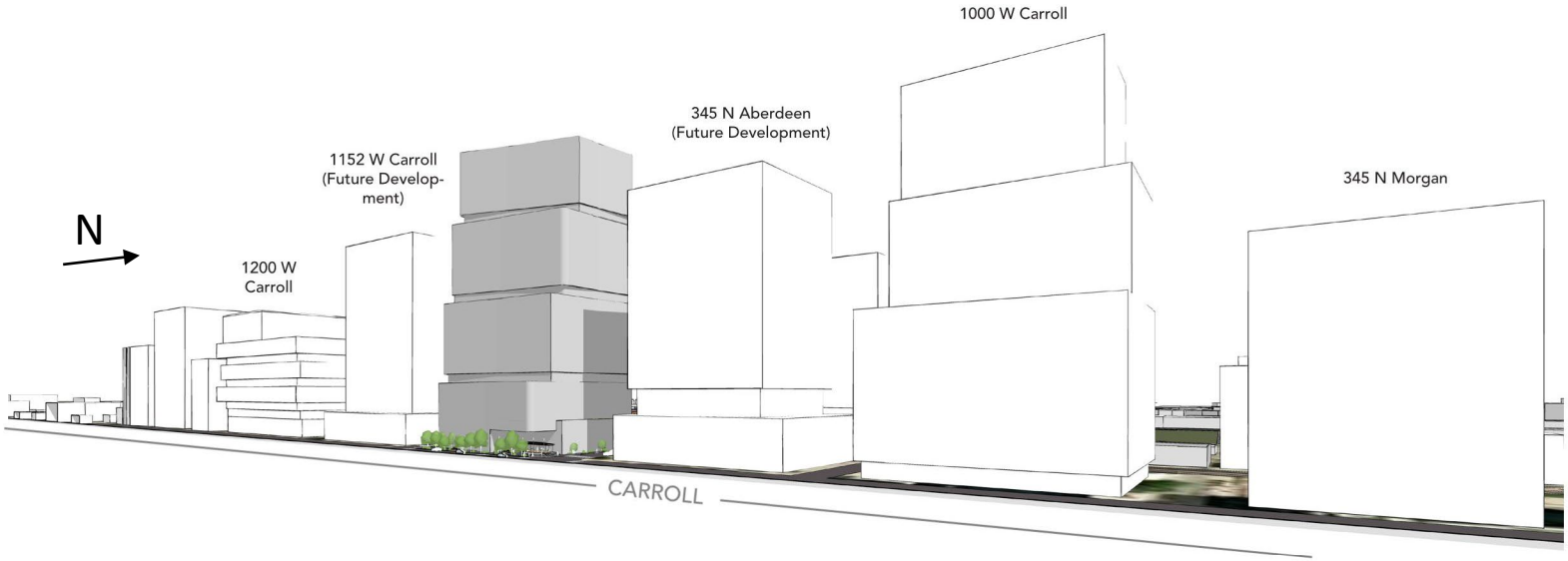


DIAGRAMS



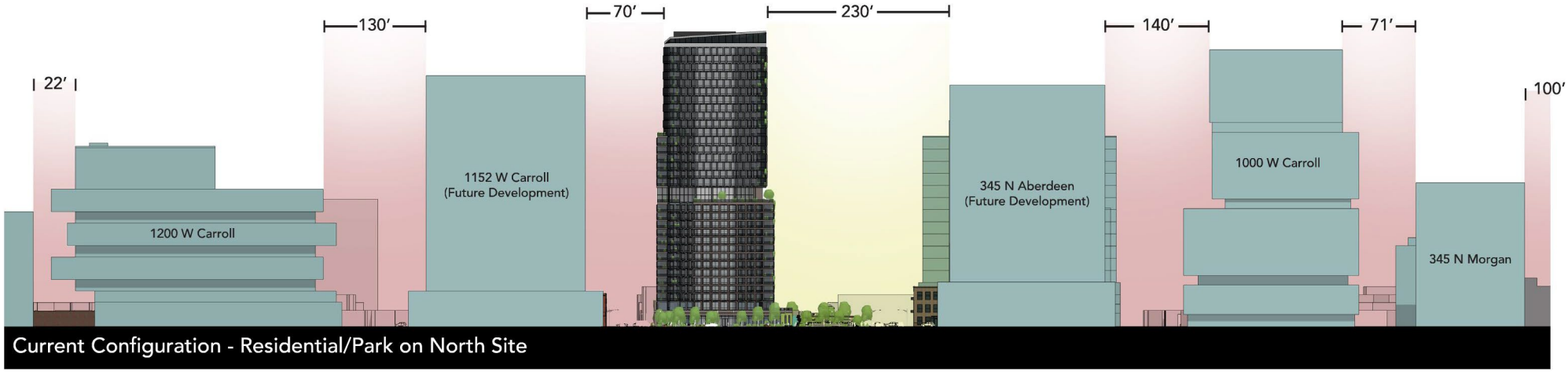
Proposed, under construction, and future developable sites along the North side of the Carroll corridor encourage a design that allows more light and air to penetrate an otherwise dense urban 'wall'. In a study of a larger massing on the North site, the larger tower on the north parcel further illustrates the canyon effect produced by aligning these larger typologies. To disrupt this effect, the residential tower allows for a mix of uses, more light/air, and promotes variation in bulk mass.





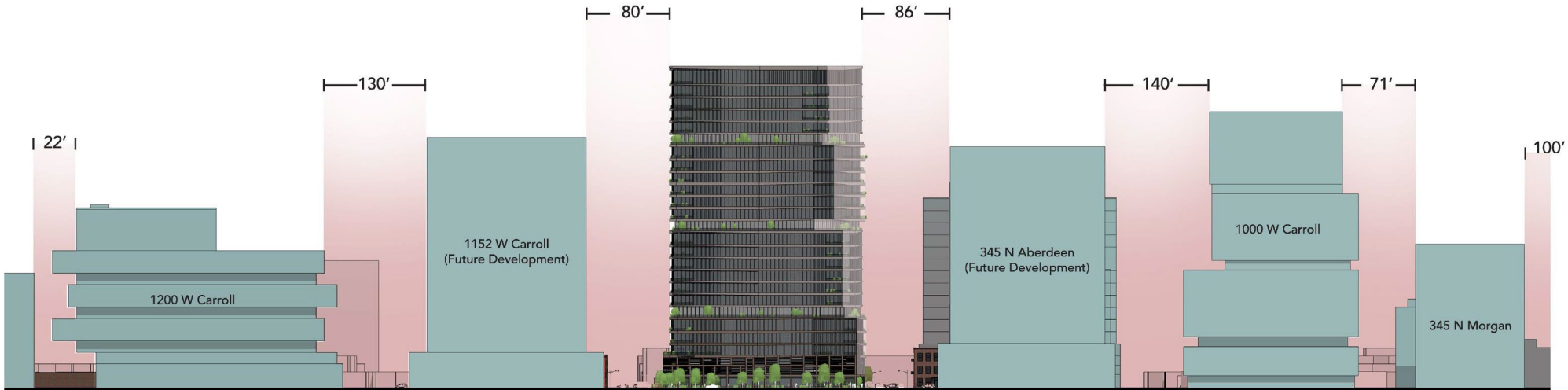
DIAGRAMS

Massing Diagrams Building Siting and Design Impact



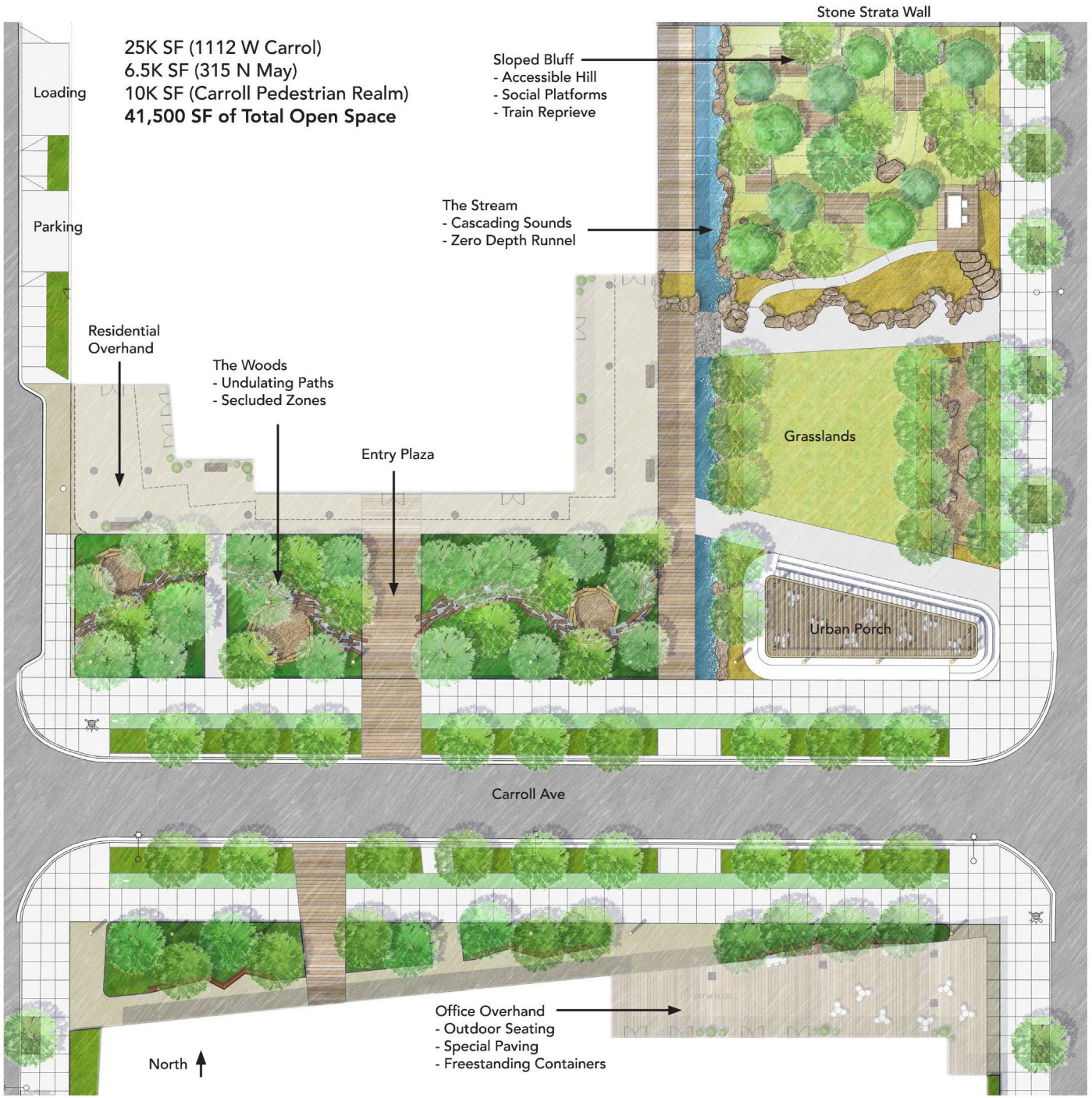
Current Configuration - Residential/Park on North Site

South Facing Elevations



Alt Configuration - Large Mass/ Office on North Site

PARK DESIGN


25K SF (1112 W Carrol)
6.5K SF (315 N May)
10K SF (Carroll Pedestrian Realm)
41,500 SF of Total Open Space
Loading
Parking
Residential Overhand
The Woods
- Undulating Paths
- Secluded Zones
Entry Plaza
Sloped Bluff
- Accessible Hill
- Social Platforms
- Train Reprieve
Stone Strata Wall
The Stream
- Cascading Sounds
- Zero Depth Runnel
Grasslands
Urban Porch
Carroll Ave
Office Overhand
- Outdoor Seating
- Special Paving
- Freestanding Containers
North

PARK RENDERING

N →

25K SF (1112 W Carrol) 6.5K SF (315 N May) 10K SF (Carroll Pedestrian Realm) **41,500 SF of Total Open Space**

EXTERIOR RENDERING

N →

EXTERIOR RENDERING DIAGRAM

N

EXTERIOR RENDERING

N →

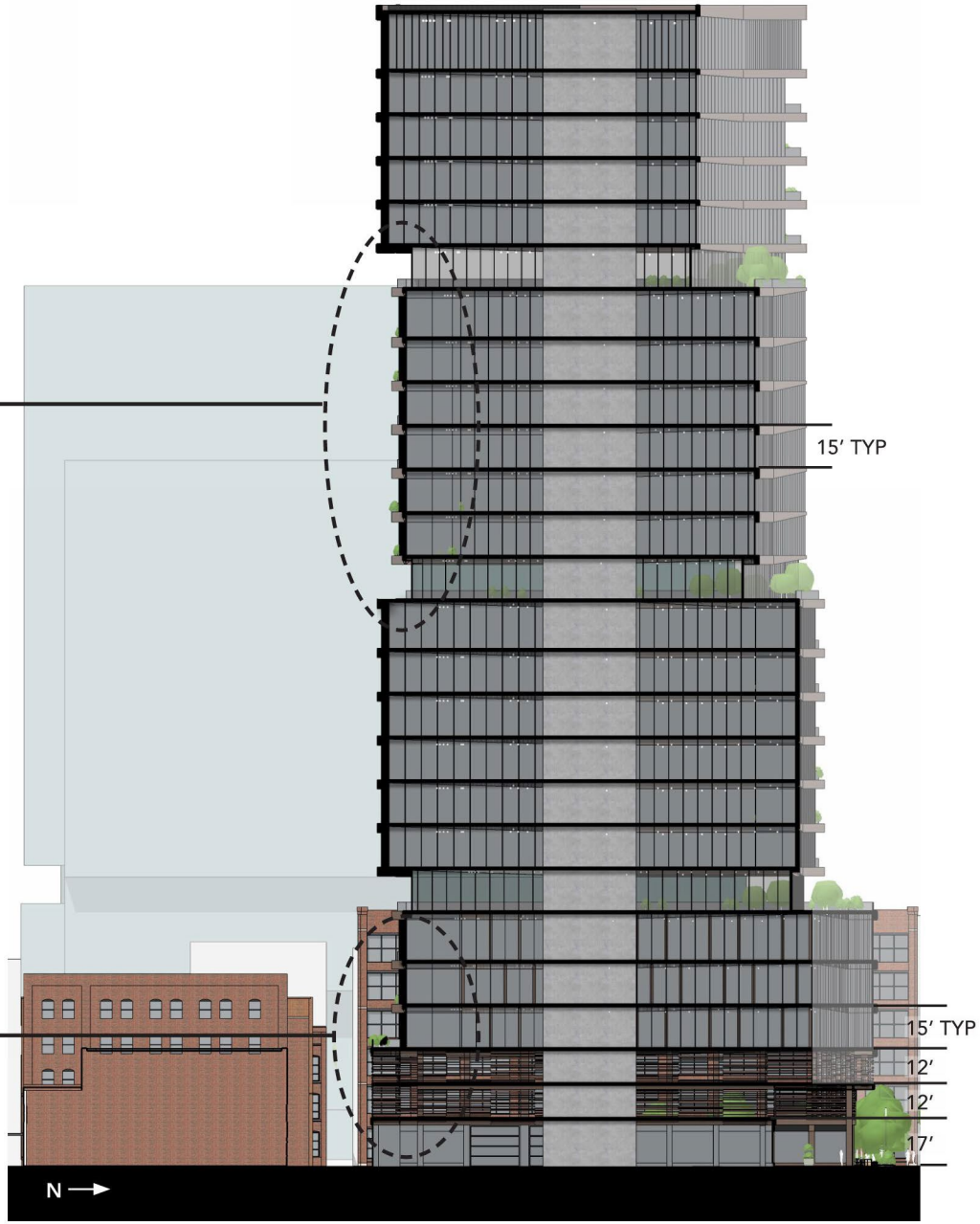
EXTERIOR RENDERING

N

EXTERIOR RENDERING

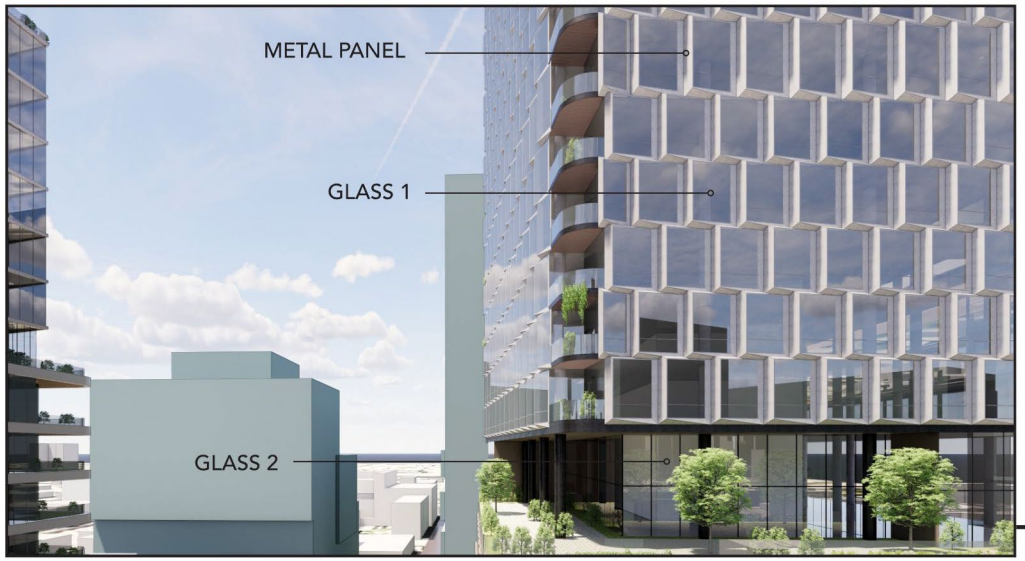
EXTERIOR MATERIAL DETAIL

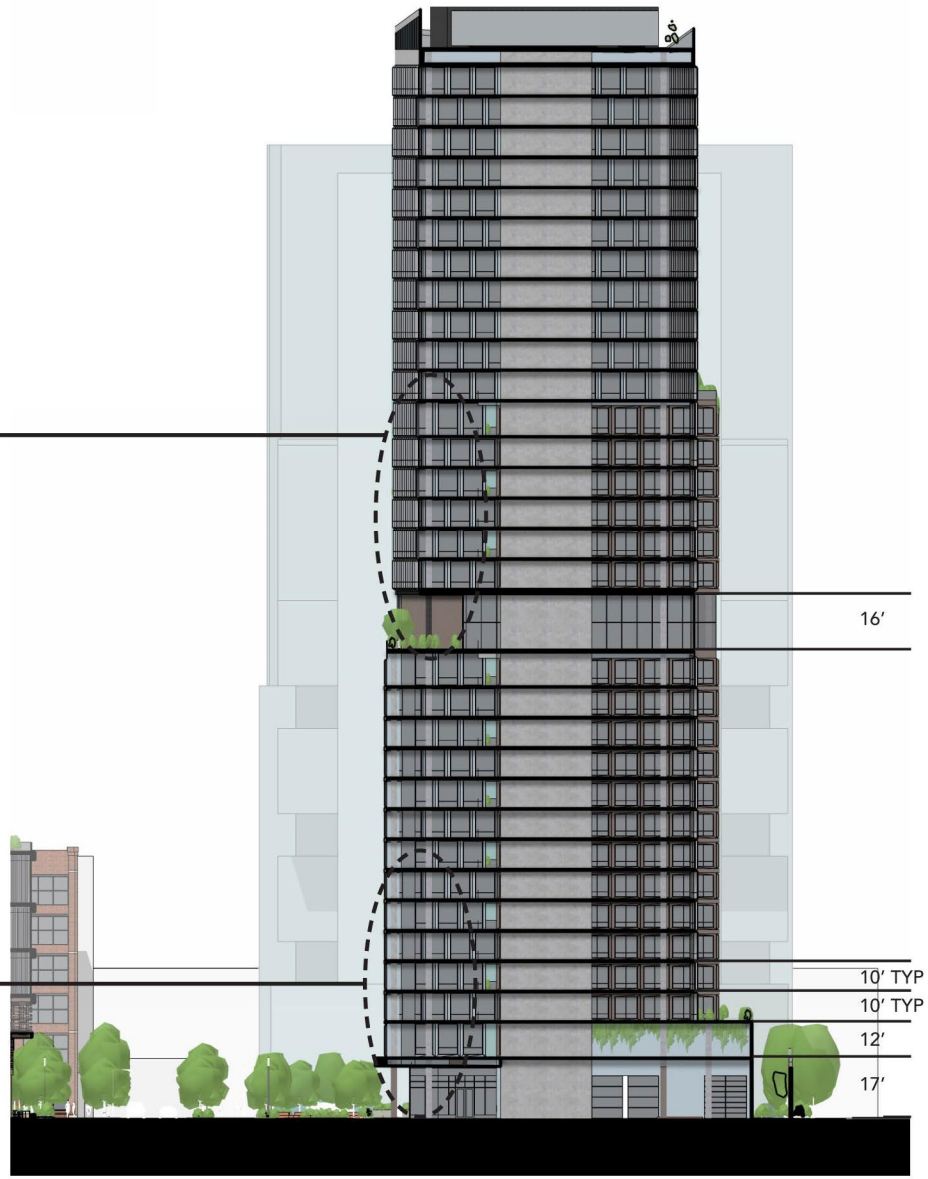
Building Sections and Fenestration / Material



EXTERIOR MATERIAL DETAIL

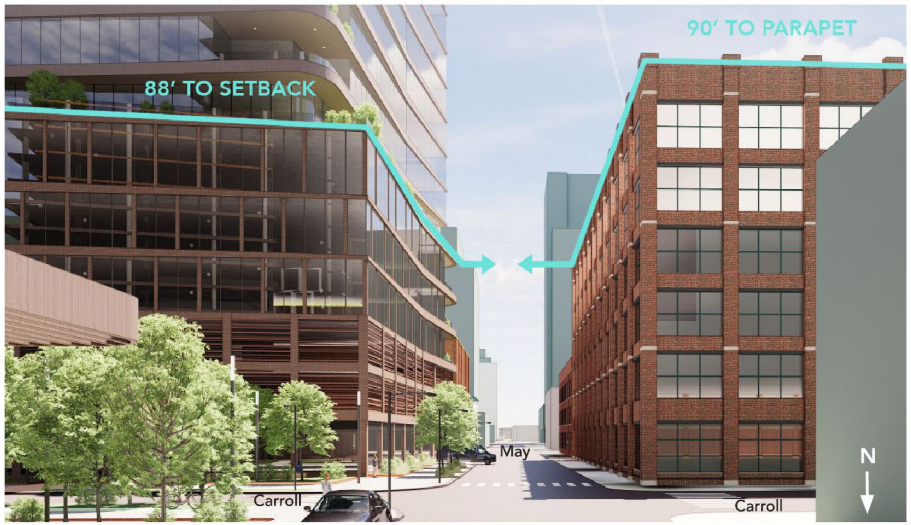
Building Wall Sections and Fenestration / Material





WLDG DIAGRAMS

3.7.2 A transition in the scale of new construction is necessary to appropriately complement the lower scale of existing historic structures. New developments being proposed adjacent to historic districts should provide a transition in scale to help preserve the unique urban character of the district. See next page for compliance description



WLDG DIAGRAMS

To better align with the character and scale of the urban context, setbacks and material selections were made to satisfy the transition and urban character. Aligning with the parapet of the neighboring structures to the South, the tower podium sets back 12' along this southern edge. This assures that neighbors utilizing the roof deck amenity on the Herman Miller site will align exactly with the accessible green roof structure on our property, reciprocating the active use and height. To align with the taller condo building to our West, an additional setback was introduced at 88' to reinforce the cornice line of the historic structure. Materials selected below the 88' datum are to compliment and echo the warmth and tone of the surrounding architecture.

WLDG DIAGRAMS

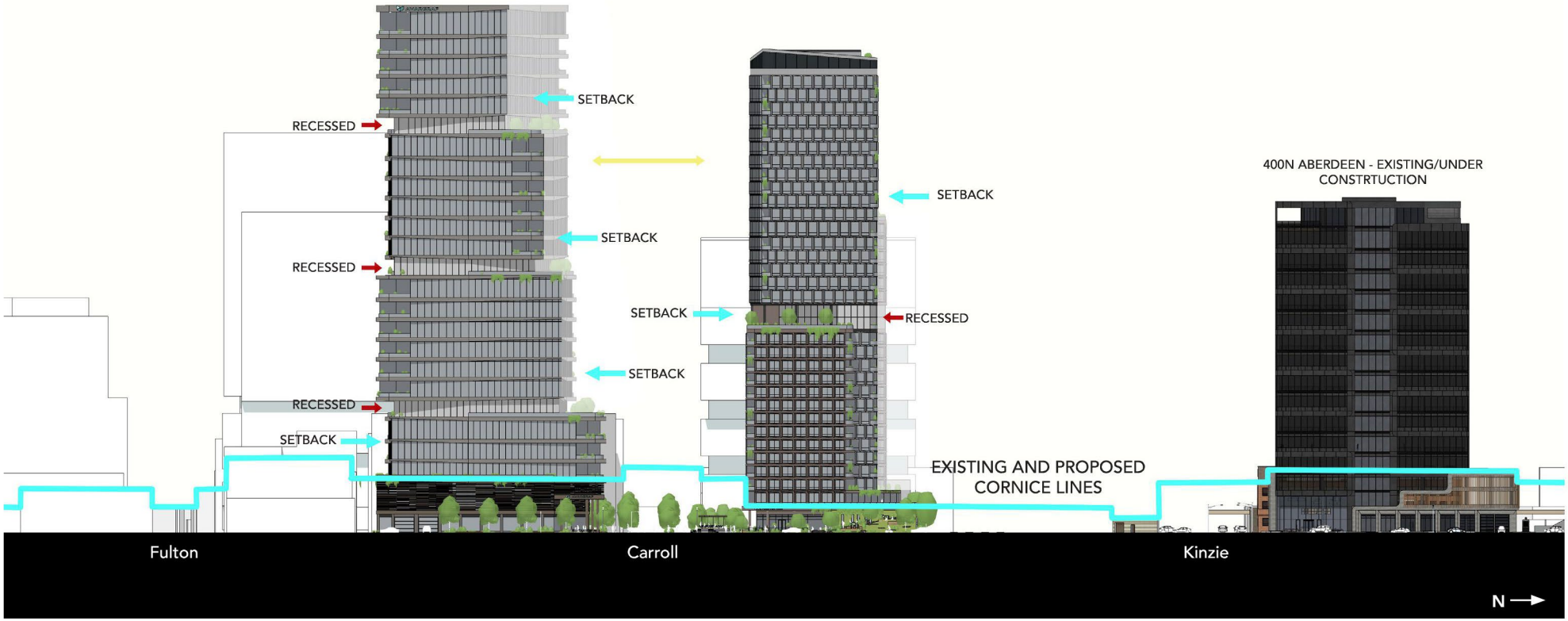
WLDG Design Conformance

1.3.1 With high density buildings, step the base to be compatible in height with adjacent lower scale buildings.

Datum line indicated by the historic buildings is anywhere from 15-40'. Building podiums respect this datum by introducing a material change and setbacks at this important height identifier.

2.2.2 A tall building proposed on a site adjacent to another existing tall building should use setbacks and other location strategies to achieve a maximum distance between the buildings.

The form and orientation of the buildings as well as the multiple setbacks allow the towers to maximize the distance between. The North site pushes the tower to the far NW corner in addition to the steps of the South tower, the total distance between structure is roughly 150 feet.



WLDG DIAGRAMS

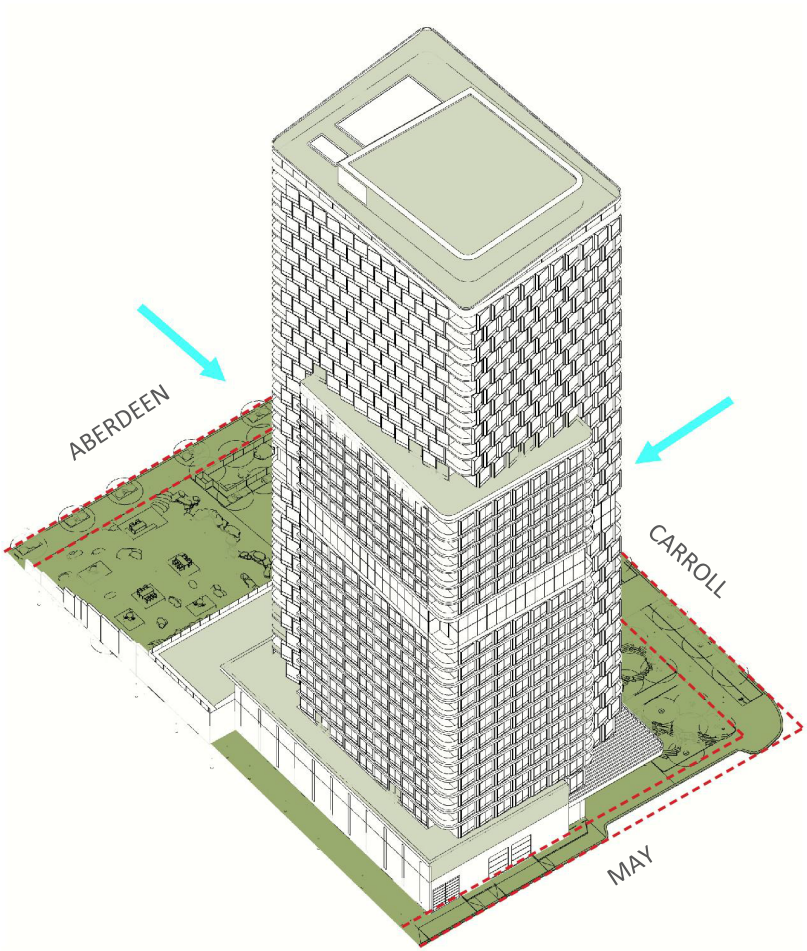
WLDG Design Conformance

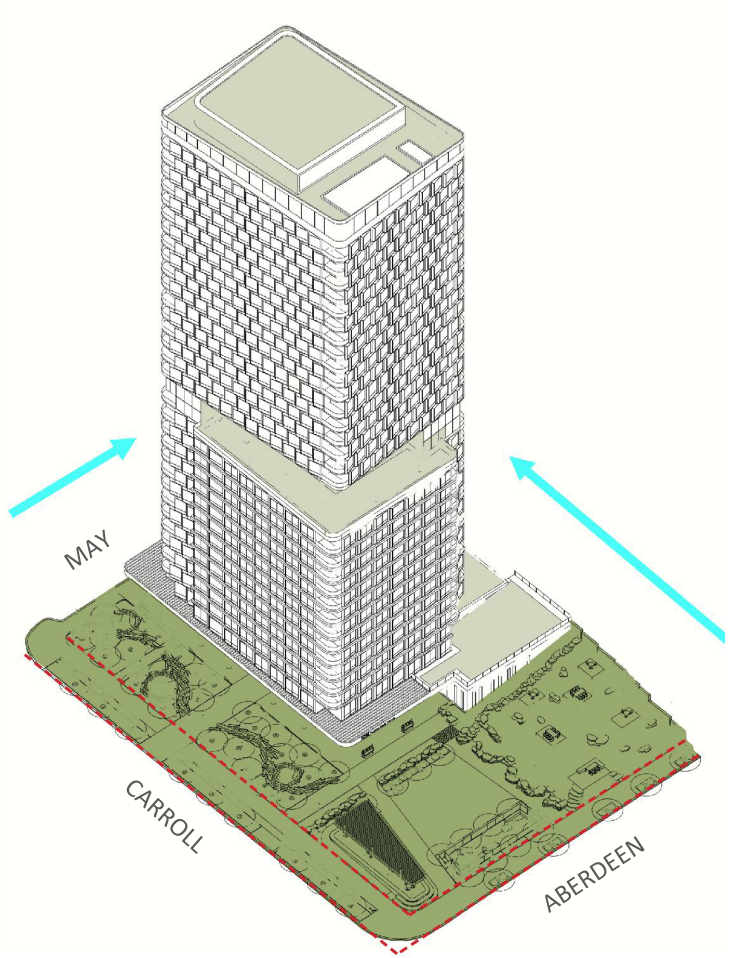
2.3.1 Where appropriate, design residential uses into a thinner and taller tower
form that is set back to allow for more solar access within the public realm.

2.1.3 To improve the streetscape along strategic corridors, consider increasing the sidewalk width when there is an opportunity to modify over 60% of the block.

2.3.2 For larger sites, design building program into thinner structures to allow for publicly accessible open space on site. This space could be used for outdoor cafes, or for leisure space for building occupants.

With the smaller footprint of the residential tower and the massing pushed to the NW corner, it allowed for a large open space that is public facing and active with a park, cafe, restaurant, and active use retail.





COMMITTEE ON DESIGN
Department of Planning and Development

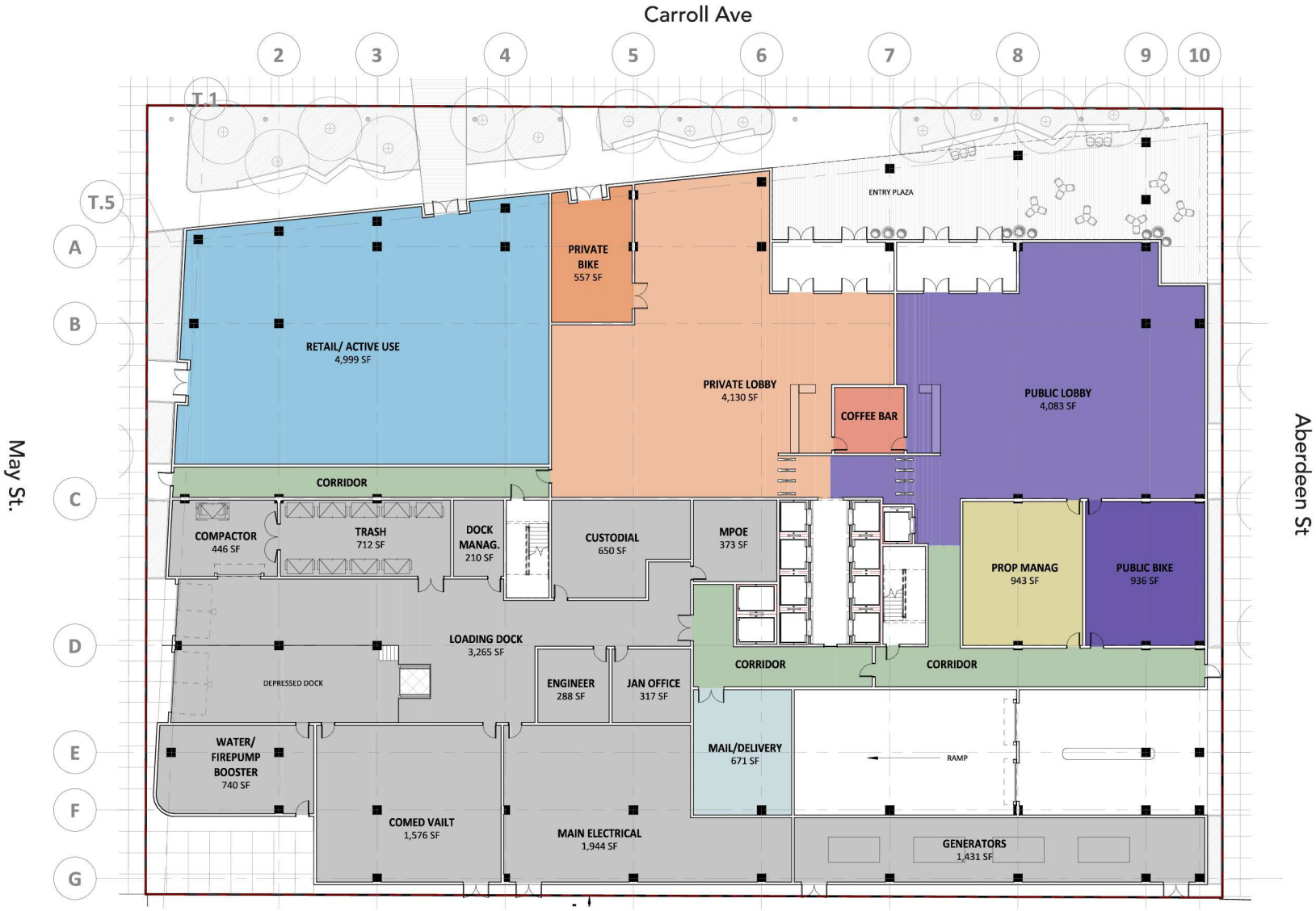
Thank You

August 11, 2021

Additional Info/Supplemental Documentation Below

315 PLANS

315 N May - Level 1 (Office)

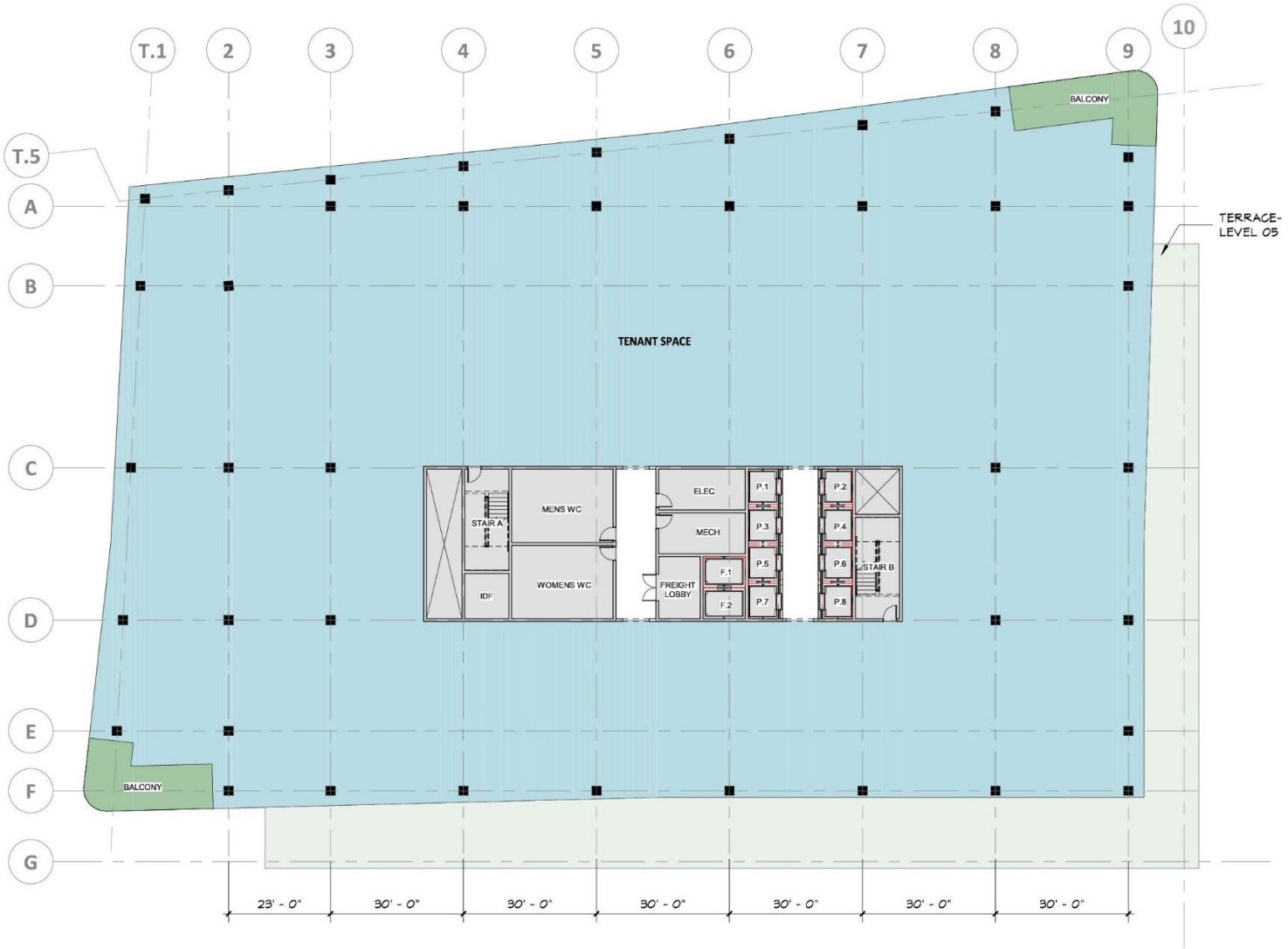


315 PLANS

315 N May - Typ. Parking (Office)

315 PLANS

315 N May - Level 6 Typ. Stack 1 (Office)



315 PLANS

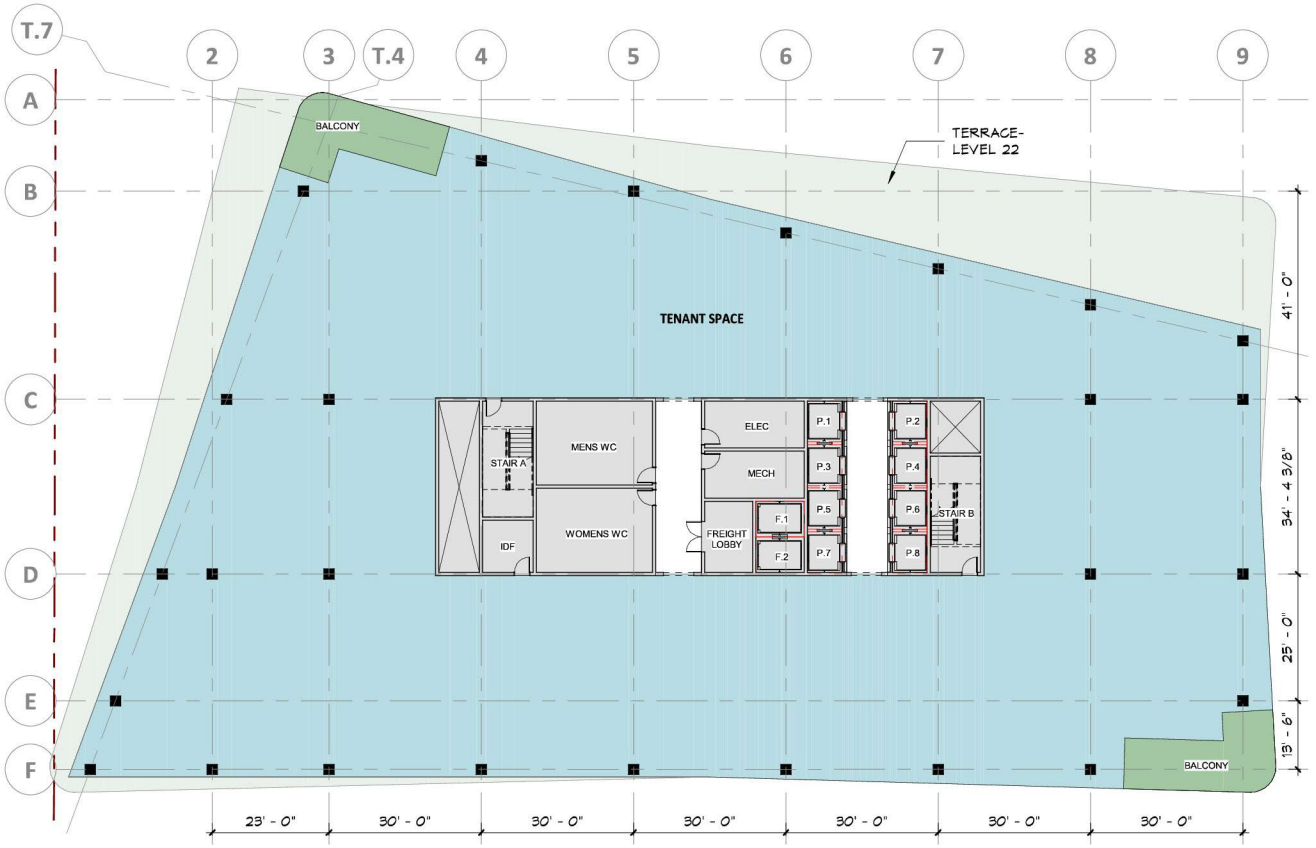
315 N May - Level 9 Typ. Stack 2 (Office)

315 PLANS

315 N May - Level 16 Typ. Stack 3 (Office)

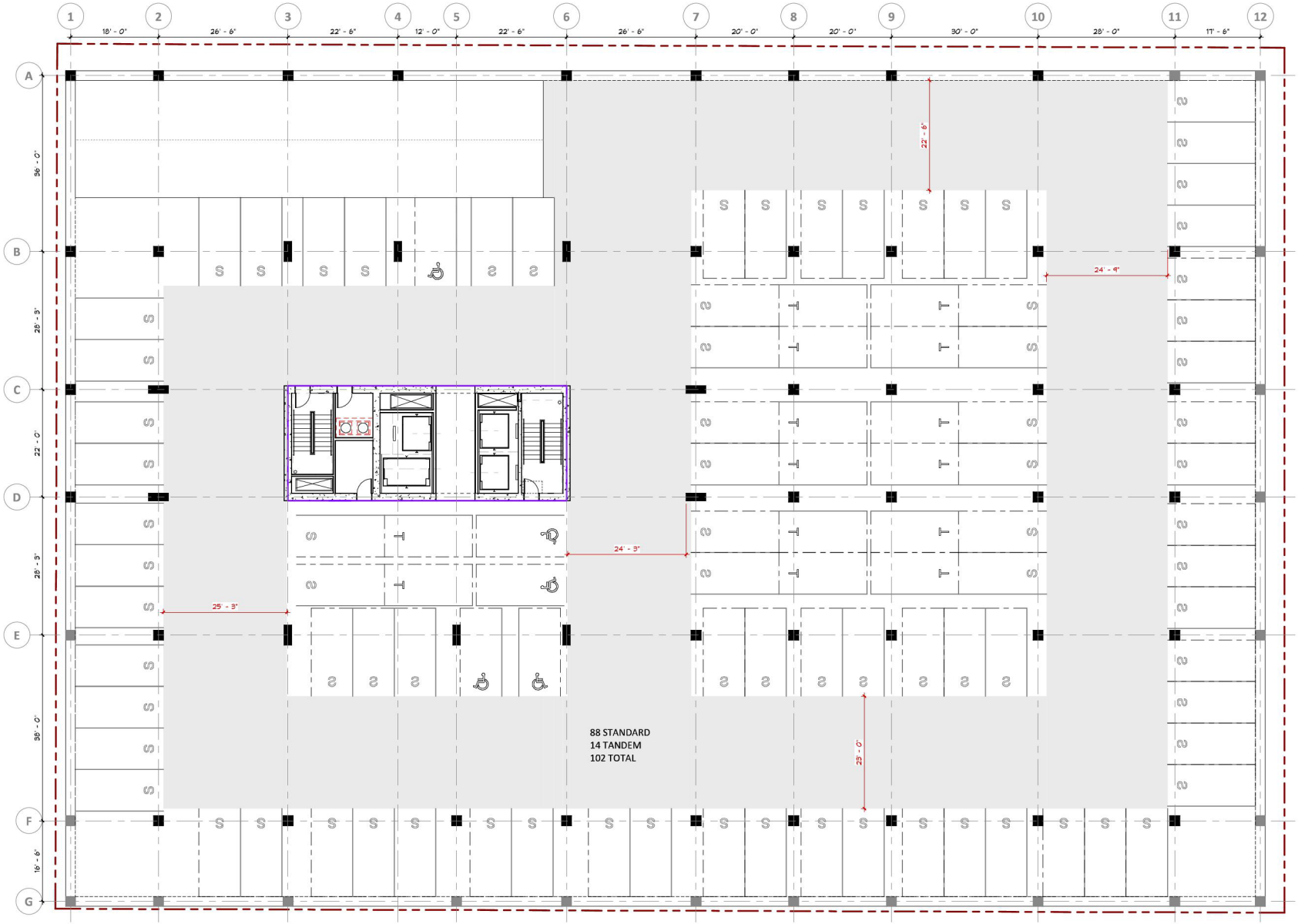
315 PLANS

315 N May - Level 23 Typ. Stack 4 (Office)



1112 PLANS

1112 W Carroll - P1 Level (Residential)

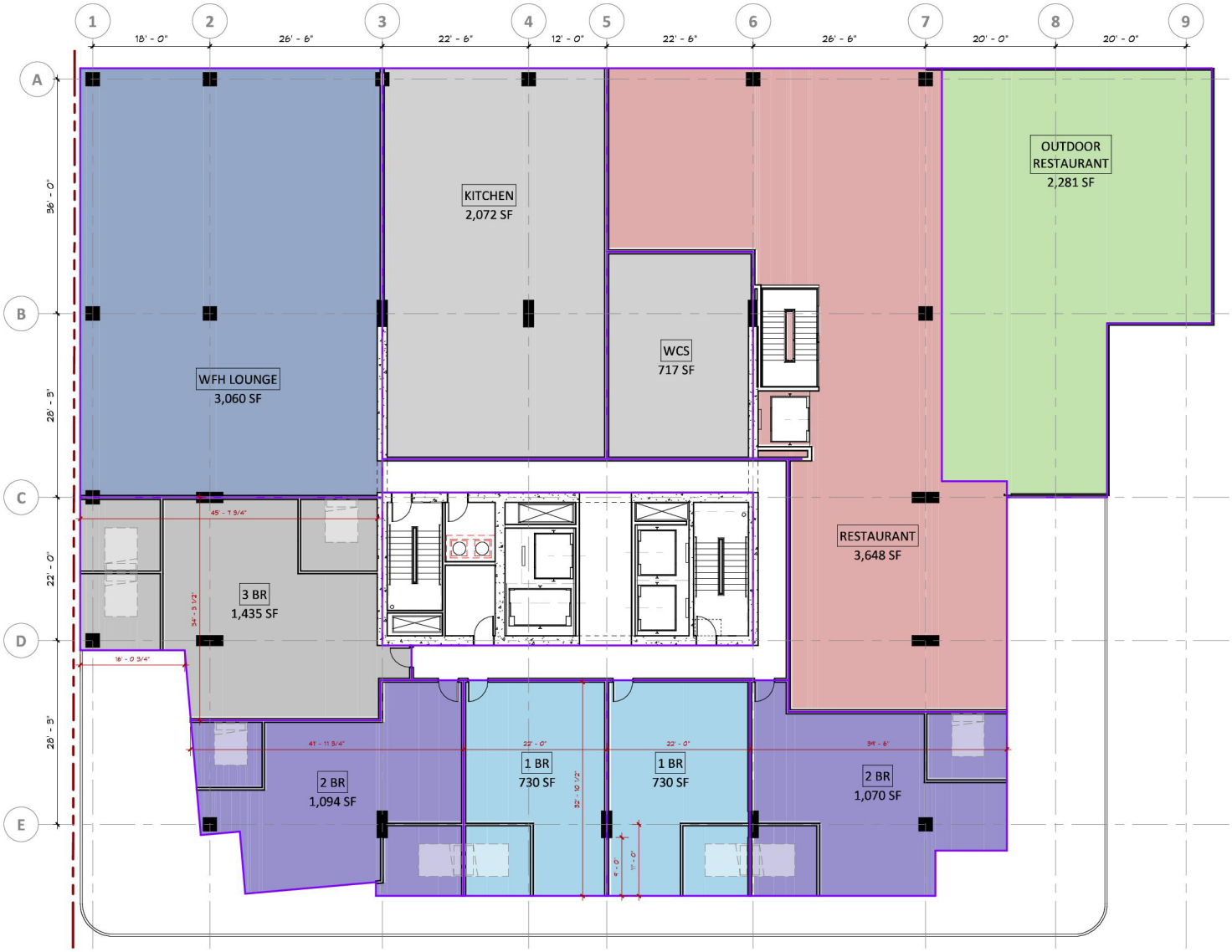


1112 PLANS

1112 W Carroll - Level 1 (Residential)

1112 PLANS

1112 W Carroll - Level 2 (Residential)



1112 PLANS

1112 W Carroll - Low Tier Residential (Residential)

1112 PLANS

1112 W Carroll - Amenity Floor (Residential)

1112 PLANS

1112 W Carroll - Mid Tier Residential (Residential)

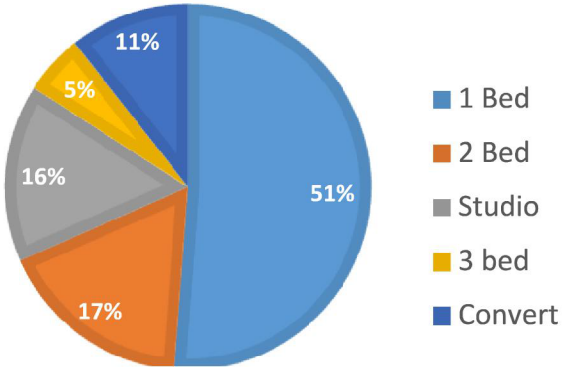
1112 PLANS

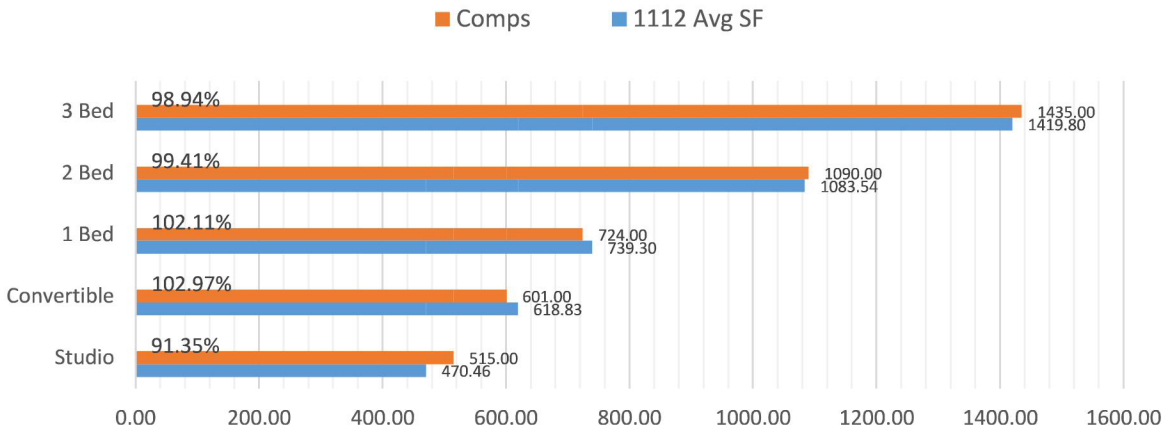
1112 W Carroll - Rooftop Pool Terrace

RESIDENTIAL METRICS

Building Metrics

Grand Totals		
1 Bed	193	51%
2 Bed	65	17%
Studio	59	16%
3 bed	20	5%
Convert	40	11%
Total Units	377	100%

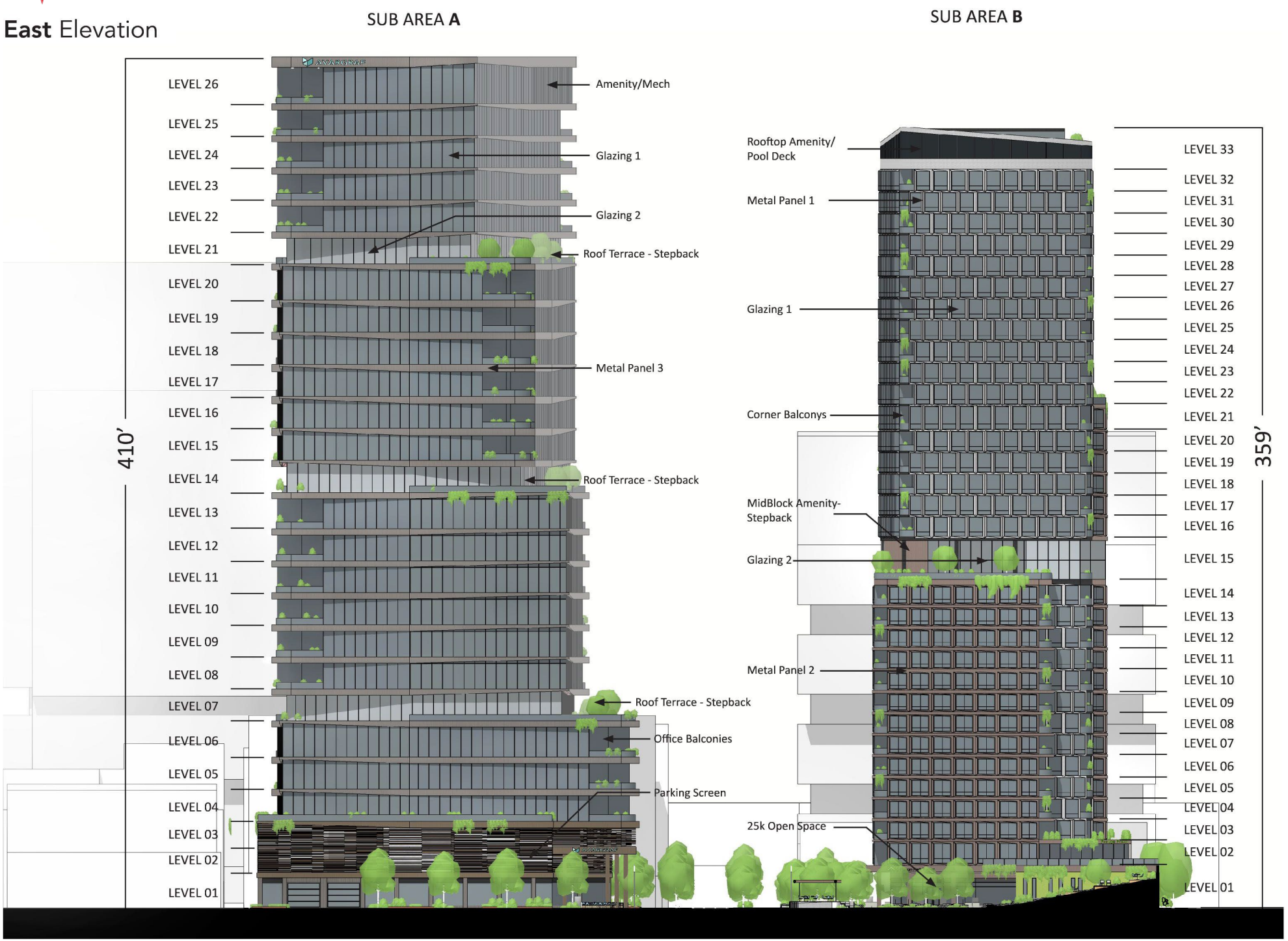




Level	315 N May FAR	1112 W Carroll FAR	
Site Area	46487	44487	90,974
-1	0	1351	
1	28000	13200	
2	2171	16000	
3	2171	12470	
4	34000	12470	
5	34000	12470	
6	34000	12470	
7	29500	12470	
8	30250	12470	
9	30250	12470	
10	30250	12470	
11	30250	12470	
12	30250	12470	
13	30250	12470	
14	25600	12470	
15	26500	10166	
16	26500	11541	
17	26500	11541	
18	26500	11541	
19	26500	11541	
20	26500	11541	
21	22700	11541	
22	23200	10612	
23	23200	10612	
24	23200	10612	
25	23200	10612	
26	8700	10612	
27		10612	
28		10612	
29		10612	
30		10612	
31		10612	
32		10612	
33		10612	Max Allowable
34		5000	1,046,201.00
	654142	***391947***	**1,046,089.00**
	14.072	***8.810***	**11.50**

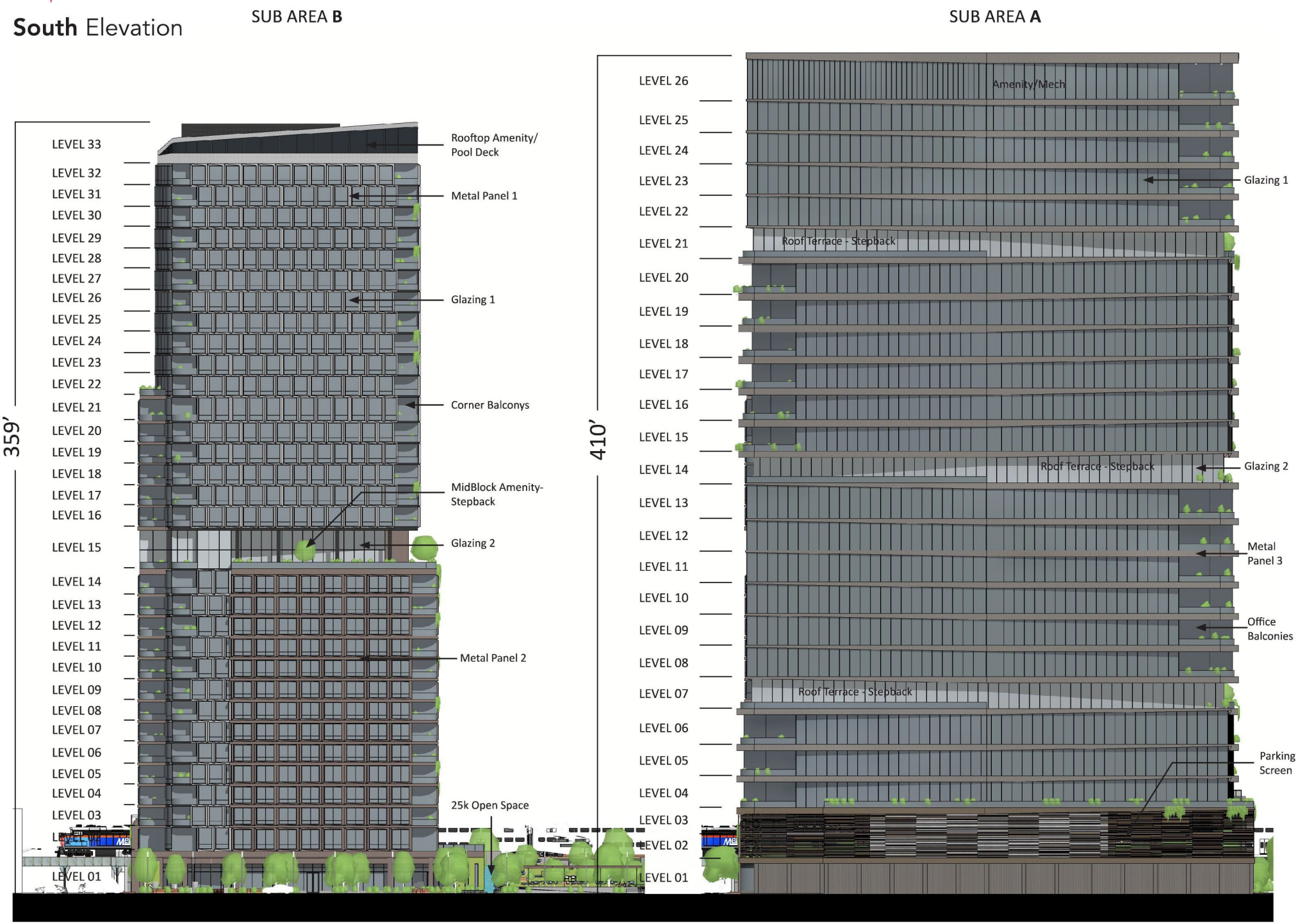
ELEVATIONS

East Elevation



ELEVATIONS

South Elevation

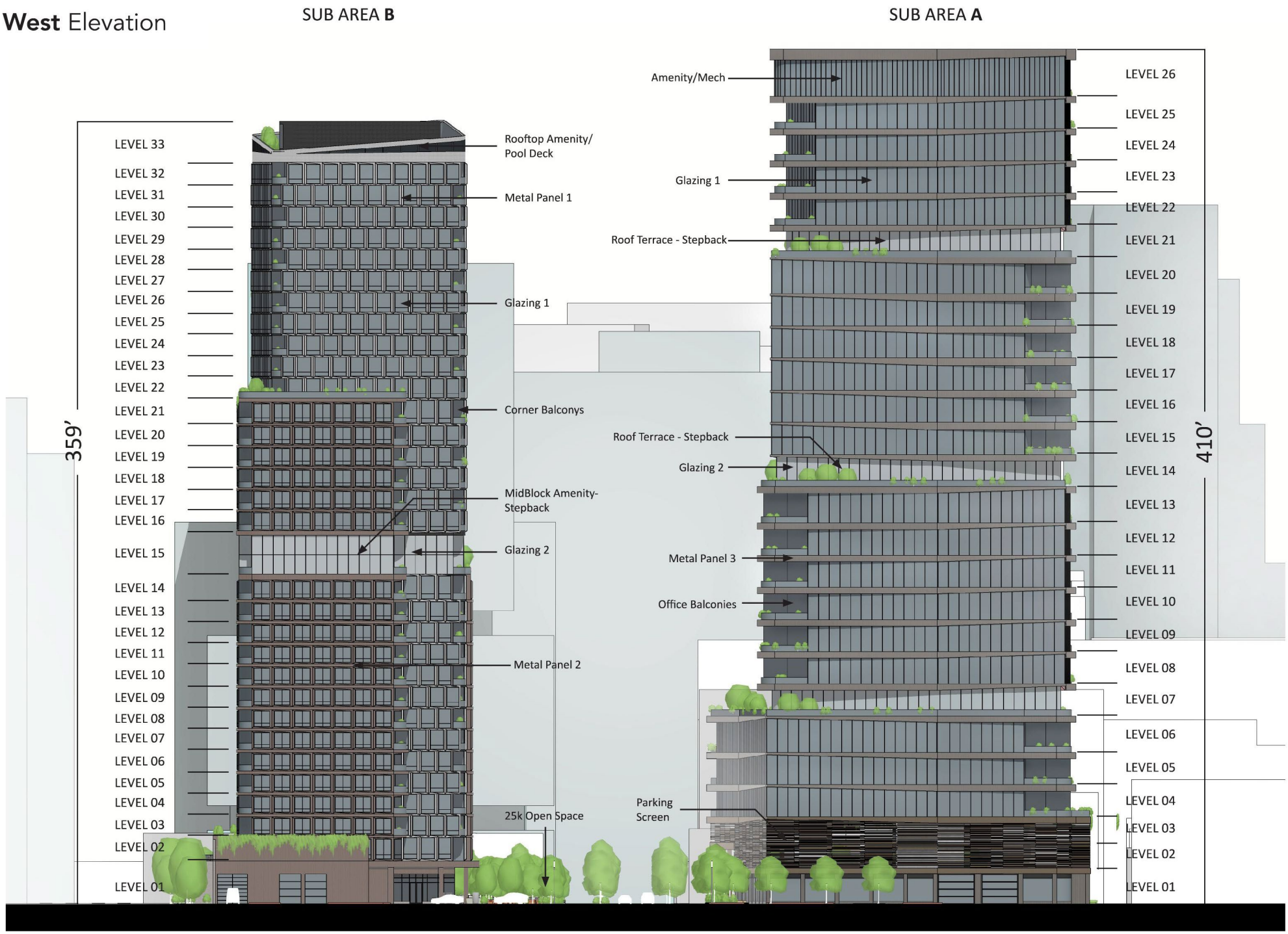


ELEVATIONS

North Elevation

ELEVATIONS

West Elevation



Sustainability Development Matrix

Chicago Sustainable Development Policy 2017.01.12

CHICAGO DEPARTMENT OF PLANNING & DEVELOPMENT

Compliance Options	Points Required		Sustainable Strategies Menu																																	
			Health	Energy								Stormwater						Landscapes				Green Roofs		Water		Transportation							Solid Waste	Work Force	Wildlife	
						Choose one			Choose one			Choose one										Choose one		Choose one												Choose one	
Compliance Paths	Starting Points	Number of Optional Points Required (New Construction / Substantial Rehab / Moderate Rehab)	1.1 Achieve WELL Building Standard	2.1 Designed to earn the Energy Star	2.2 Exceed Energy Code (5%)	2.3 Exeed Energy Code (10%)	2.4 Exeed Energy Code (25%)	2.5 Exeed Energy Code (40%)	2.6 Onsite Renewable Energy (3%)	2.7 Onsite Renewable Energy (5%)	3.1 Exceed Stormwater Ordinance by 25%	3.2 Exceed Stormwater Ordinance by 50%	3.3 100% Stormwater Infiltration	3.4 Sump Pump Capture & Reuse	3.5 100-year detention for lot-to-lot buildings	3.6 100-year Detention for Bypass	4.1 Working Landscapes	4.2 Natural Landscapes	4.3 Tree Planting	4.4 Achieve Sustainable Sites Certification	5.1 Green Roof 50-100%	5.2 Green Roof 100%	6.1 Indoor Water Use Reduction (25%)	6.2 Indoor Water Use Reduction (40%)	7.1 Proximity to Transit Service	7.2 Bikeshare Sponsorship	7.3 Bike Parking Residential	7.4 Bike Parking Commercial & Industrial	7.5 EV Charging Stations	7.6 EV Charger Readiness	7.7 CTA Digital Displays	8.1 80% Waste Diversion	8.2 Workforce Development	9.1 Bird Protection (Basic)	9.2 Bird Protection (Enhanced)
Options Without Certification																																				
All Options Available	0	100 / 50 / 25	40	30	20	30	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10
Options With Certification																																				
LEED Platinum	95	5 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	5	NA	NA	NA	5	5	NA	10	5	10
[illegible]	[illegible]	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	NA	5	20	[illegible]	20	NA	NA	NA	5	NA	NA	[illegible]	5	5	10	10	5	10
LEED Silver	80	20 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	20	NA	5	NA	NA	10	5	5	10	10	5	10
[illegible]	[illegible]	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	NA	5	20	[illegible]	20	NA	NA	NA	5	NA	NA	[illegible]	5	5	10	10	5	10
Green Globes 3-Globes	80	20 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10
Green Globes 2-Globes	70	30 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	20	NA	5	NA	NA	10	5	5	10	10	5	10
Living Building Challenge	100	0 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	NA	NA	NA	NA	NA	NA	NA	NA	10	5	NA	NA	10	5	10
Living Building Challenge Petal	90	10 / 0 / 0	40	NA	20	30	40	50	NA	NA	10	20	40	5	5	5	5	NA	5	20	10	20	10	20	NA	5	NA	NA	10	5	5	10	10	5	10
Enterprise Green Communities*	80	20 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	NA	NA	10	5	5	10	10	5	10
PassiveHouse	70	30 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10

*only available to affordable housing projects funded by DPD's Housing Bureau

Planned Development Projects (PD) - New Construction	**100 points required**
TIF Funded Development Projects (TIF) - New Construction*	**100 points required**
DPD Housing, Multi-family (>5 units) Projects (DPD-H MF) - New Construction	**100 points required**
PD, TIF, DPD-H MF and Class L - Renovation Projects*	
Moderate Renovation Projects	**25 points required**
Substantial Renovation Projects	**50 points required**

*does not apply to TIF assistance of less than $1M (including but not limited to TIF-NIP, TIF Purchase Rehab, Streamlined TIF and SBIF programs)

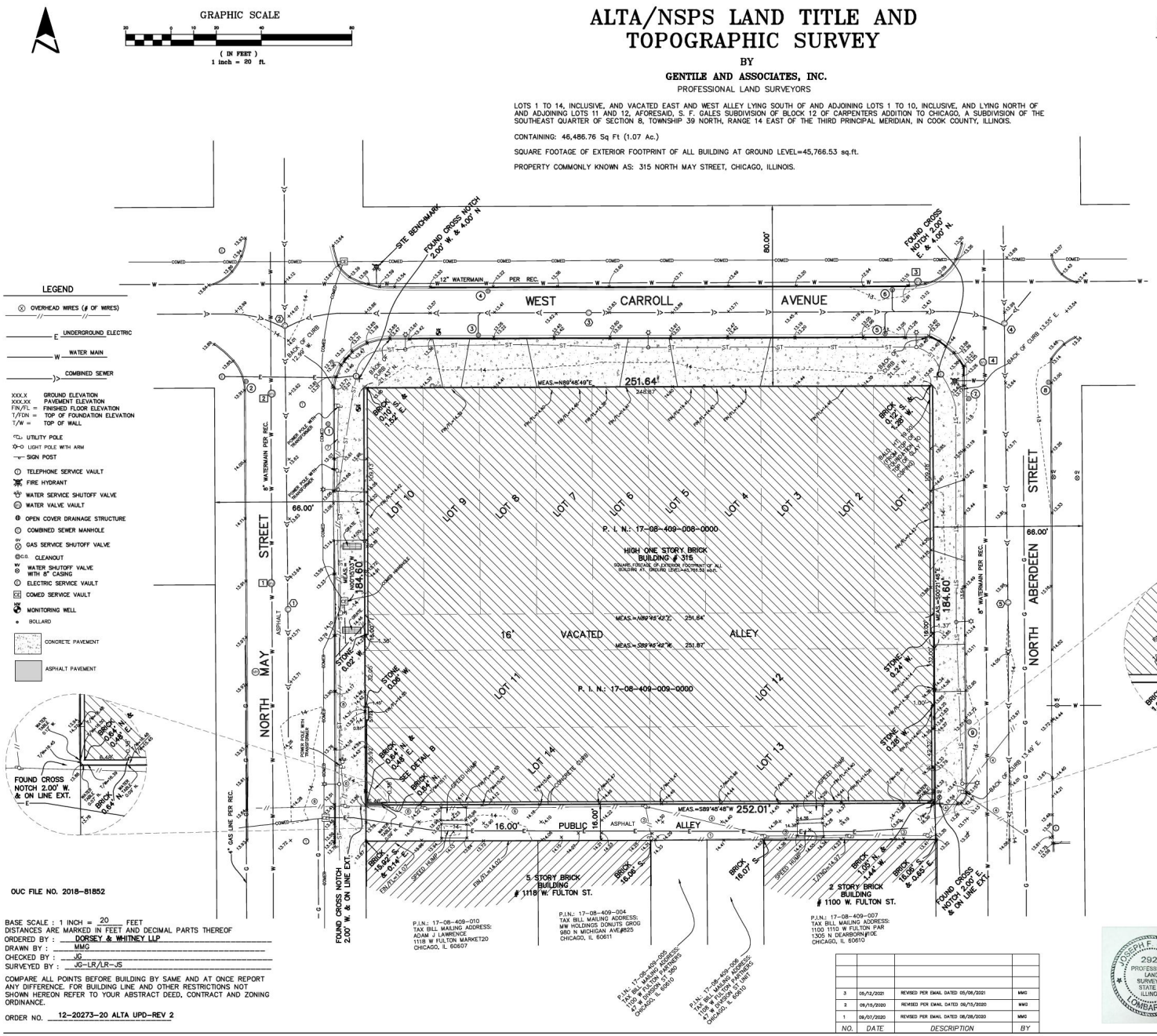
Moderate Renovation Projects = projects including partial or minor upgrades to building sytems and minor repairs to the exterior envelope
Substantial Renovation Projects = projects including new and/or upgraded building systems and extensive repairs to the exterior envelope

LEED SILVER - 80
GREEN ROOF - 50-100% - 10
EV CHARGING STATION - 10

TOTAL - 100 POINTS

Existing Site Survey A

(Office) 46,487 SF



STORM SEWER STRUCTURES

1) CATCH BASIN
RIM = 12.98
FULL OF WATER & DEBRIS

2) CATCH BASIN
RIM = 13.34
FULL OF WATER & DEBRIS

3) CATCH BASIN
RIM = 13.17
N INV.=7.67

4) CATCH BASIN
RIM = 13.14
FULL OF WATER & DEBRIS

5) CATCH BASIN
RIM = 12.87
8" RCP N INV=8.07

6) CATCH BASIN
RIM = 12.83
S INV = 7.72

7) CATCH BASIN
RIM = 12.82
FULL OF WATER & DEBRIS

8) CATCH BASIN
RIM = 12.74
FULL OF WATER & DEBRIS

9) CATCH BASIN
RIM = 12.67
FULL OF WATER & DEBRIS

COMBINED SEWER STRUCTURES

1) COMBINED SEWER MH
RIM = 13.69
24" PER REC. N INV=3.89
24" PER REC. S INV=3.84

2) COMBINED SEWER MH
RIM = 14.10
24" RCP PER REC. N INV=3.75
24" RCP PER REC. S INV=3.90

3) COMBINED SEWER MH
RIM = 13.75
15" RCP E INV=4.65
15" RCP W INV=4.60

4) COMBINED SEWER MH
RIM = 13.90
24" PER REC. N INV±3.55
24" PER REC. S INV±3.50
NE INV±3.40

5) COMBINED SEWER MH
RIM = 13.98
24" RCP N INV=3.64
24" RCP S INV=3.58

WATER VALVE VAULTS

1) WATER VALVE VAULT
RIM = 13.46
FULL OF DEBRIS

2) WATER VALVE VAULT
RIM = 13.51
TOP OF PIPE=9.28

3) WATER VALVE VAULT
RIM = 13.24
FULL OF DEBRIS

4) WATER VALVE VAULT
RIM = 13.60
FULL OF DEBRIS

550 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS 60148
PHONE : (630) 916-6262

P. I. N.: 17-08-409-008-0000
17-08-409-009-0000

NOTES:

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE ANY EXCAVATION BEGINS ALL UTILITY COMPANIES SERVING THE PROPERTY SHOULD BE CONTACTED FOR VERIFICATION OF FIELD LOCATION.

BENCHMARK: CITY OF CHICAGO BM # 34
MONUMENT LOCATED 10FEET WEST OF THE EAST LINE OF PAULINA STREET AND 25 FEET SOUTH OF THE SOUTH LINE OF CHICAGO AVENUE.

ELEVATION = 16.464

SITE BENCHMARK:
NORTHWEST BOLT FIRE HYDRANT LOCATED AT NORTHEAST CORNER MAY AND CARROLL AVENUE.

ELEVATION = 14.72

FLOOD ZONE CLASSIFICATION:
PER F.E.M.A. MAP NO. 17031C0419J, PANEL 419 OF 832, EFFECTIVE DATE AUGUST 19, 2008, PROPERTY IS IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THERE ARE UNDERGROUND AND OVERHEAD FACILITIES FOR COMED, CDOT-DIVISION OF ELECTRICAL OPERATIONS, WIDE OPEN WEST LLC, COMCAST AND AT&T-ILLINOIS/SBC IN THE EAST-WEST ALLEY SOUTH OF AND ADJACENT TO SUBJECT PROPERTY.

BASIS OF BEARINGS: ASSUMED SOUTH LINE OF WEST CARROLL AVENUE BEING NORTH 89 DEGREES 48 MINUTES 49 SECONDS EAST.

PER NOTES IN O.U.C. FILE NO. 2018-81852

CTR-CDWM WATER SECTION CONSULTANT: DIMENSIONS AS SHOWN ON THIS DRAWING ARE APPROXIMATE. ACTUAL LOCATIONS OF WATER MAINS SHOULD BE OBTAINED FROM TEST HOLES. IF TEST HOLES ARE DESIRED, CONTACT BUREAU OF ENGINEERING SERVICES-WATER SECTION FOR AN ESTIMATE OF COST.

CDOT-DIVISION OF ELECTRICAL OPERATIONS: DETAILS SHOWN IN THE ATTACHED DRAWINGS ARE APPROXIMATED AND MAY NOT BE UP-TO-DATE. UTILITIES SHOWN OR NOT SHOWN IN THE DRAWINGS MUST FIELD VERIFIED.

WIDE OPEN WEST LLC: EXISTING FACILITY. PER O.U.C. UTILITY RECORDS WIDE OPEN WEST HAS PROVIDED NO DRAWINGS INDICATING LOCATION OF "EXISTING FACILITY".

COMCAST: COMCAST HAS EXISTING UNDERGROUND IN THE AREA.

BUREAU OF FORESTRY: THE BUREAU OF FORESTRY IS NOT INVOLVED NO, FACILITIES AT THIS TIME. THE APPLICANT SHOULD INCLUDE A DRAWING(S) INDICATING EXISTING TREES AS WELL AS PROPOSED LANDSCAPING FOR THE PROJECT AREA ON THE PROPOSED PROJECT DRAWINGS FOR THE "EXISTING FACILITY PROTECTION" PHASE OF OUC REVIEW. THE DRAWING(S) MUST INDICATE TREE SIZE IN DIAMETER MEASURED AT 4.5' ABOVE GROUND AND TREE SPECIES. ANY EXISTING PARKWAY TREE PROPOSED FOR REMOVAL MUST BE CLEARLY IDENTIFIED ON THE DRAWINGS. FORESTRY WILL FURTHER REVIEW FOR INVOLVEMENT AT THAT TIME.

AT&T-ILLINOIS/SBC: ACCORDING TO AT&T EXISTING FACILITY RECORDS, AT&T DOES HAVE UNDERGROUND FACILITIES IN THE AREA BOUNDED BY AND INCLUDING N. MAY STREET, W. CARROLL AVENUE, N. ABERDEEN STREET, W. FULTON MARKET. ALSO AT&T HAS EXISTING OVERHEAD FACILITIES IN THE GIVEN AREA. NO DIAGRAM PROVIDED. AN EASEMENT OR RELOCATION NEEDED IF MODIFICATION TO THESE FACILITIES ARE REQUIRED FOR FUTURE PLANS. THIS WORK IS 100% BILLABLE TO THE REQUESTOR. PLEASE CONTACT AT&T ENG CONTACT FERMIN MOLINA @ (312)977-7535 FOR ADDITIONAL INFORMATION.

CTA- TRAFFIC: NOT INVOLVED, NO FACILITIES.

MATTERS OF TITLE PERTAIN TO MATTERS OF TITLE PERTAIN TO FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. 3030498, COMMITMENT DATED APRIL 26, 2020.
SURVEY RELATED SCHEDULE B PART II ITEMS LISTED AS FOLLOWS:

1) NOT A SURVEY RELATED MATTER.
2) THE SURVEYOR HAS NO
3) ENCROACHMENTS PLOTTED AND SHOWN HEREON.
4-25) NOT A SURVEY RELATED MATTER
26) ALLEY VACATION DOCUMENT 0115640 DOES NOT AFFECT SUBJECT PROPERTY.
27-29) SEE DOCUMENTS FOR PARTICULARS
31) EXISTING BRICK BUILDING OVER ALLEY WOULD INDICATE NO UTILITIES IN VACATED ALLEY. UNDERGROUND RECORDS DO NOT SHOW ANY UTILITIES IN SAID VACATED ALLEY.
32) THERE ARE NO SPURS, SWITCH TRACKS AND RAILROAD RIGHTS OF WAY ON SUBJECT PROPERTY AT TIME OF SURVEY.

ZONING INFORMATION: PER ORDINANCE NO. 95106 ENTITLED AUTHORIZING ESTABLISHMENT OF ENTERPRISE ZONE 4 RECORDED APRIL 28, 2016 AS DOCUMENT 1611901114 THE PROPERTY IS LOCATED IN ENTERPRISE ZONE 4.

TABLE "A" ITEMS LISTED IN SURVEYOR'S CERTIFICATE NOT OTHERWISE SHOWN HEREON:
6(a) & (b) – NO ZONING REPORT PROVIDED TO THE SURVEYOR AT TIME OF SURVEY.
9 – THERE ARE NO IDENTIFIABLE PARKING SPACES ON SUBJECT PROPERTY AT TIME OF SURVEY.
11 – NO EVIDENCE OF UTILITY SERVICE LINES WERE OBSERVED AT THE TIME OF SURVEY. BUILDING ADDITIONS AT TIME OF SURVEY.
17 – NO INFORMATION REGARDING PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AVAILABLE FROM CONTROLLING JURISDICTION REGARDING PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AND NO RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED AT THE TIME OF FIELD WORK.
19 – NO OFFSITE EASEMENT DOCUMENTS PROVIDED TO THE SURVEYOR AT TIME OF SURVEY.

STATE OF ILLINOIS)
COUNTY OF DUPAGE) S.S.

TO: 1) MAY ASSOCIATES, LLC., AN ILLINOIS LIMITED LIABILITY COMPANY
2) TRAMMELL CROW CHICAGO DEVELOPMENT, INC., A DELAWARE CORPORATION
3) 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, 5, 6(a), 6(b), 7(a), 7(b)1, 7(c), 8, 9, 11, 13, 14, 16, 17 AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON MAY 6, A.D. 2021.

DATE OF PLAT: MAY 12, A.D. 2021.

BY: _____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925
MY LICENSE EXPIRES NOVEMBER 30, 2022
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.002870

JOSEPH F. GENTILE 2925 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS LOMBARD, IL

OUC FILE NO. 2018-81852

BASE SCALE : 1 INCH = 20 FEET
DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF
ORDERED BY : DORSEY & WHITNEY LLP
DRAWN BY : MMG
CHECKED BY : JG
SURVEYED BY : JG-LR/LR-JS

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT DEED, CONTRACT AND ZONING ORDINANCE.

ORDER NO. 12-20273-20 ALTA UPD-REV 2

NO.	DATE	DESCRIPTION	BY
3	05/12/2021	REVISED PER EMAIL DATED 05/08/2021	MMG
2	09/15/2020	REVISED PER EMAIL DATED 09/15/2020	MMG
1	08/07/2020	REVISED PER EMAIL DATED 08/08/2020	MMG

Existing Site Survey B

(Residential) 44,487 SF

ALTA/NSPS LAND TITLE SURVEY

BY

GENTILE AND ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

550 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS 60148
PHONE : (630) 916-6262

P. I. N.: 17-08-401-002-0000
17-08-401-006-0000

THOSE PARTS OF LOTS 13, 14 AND 15 LYING SOUTH OF A LINE 10.00 FEET SOUTHERLY OF AND PARALLEL WITH THE CENTER LINE OF CARROLL STREET LEAD TRACK, AND ALL OF LOTS 16 TO 26, BOTH INCLUSIVE, ALL IN THE SUBDIVISION OF BLOCK 7 OF CARPENTERS ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;
AND:
THOSE PARTS OF THE EAST AND WEST AND NORTH AND SOUTH HERETOFORE VACATED ALLEYS (AS HERETOFORE VACATED BY DOCUMENT NO. 5115640, RECORDED JANUARY 20, 1913) LYING SOUTH OF A LINE 10.00 FEET SOUTHERLY OF AND PARALLEL WITH THE CENTER LINE OF CARROLL STREET LEAD TRACK, IN SAID SUBDIVISION OF BLOCK 7, ALL IN COOK COUNTY, ILLINOIS;
AND:
THAT PART OF THE SOUTH 177.00 FEET (MEASURED PERPENDICULARLY) OF THE SUBDIVISION OF BLOCK 7 (INCLUDING ALLEYS VACATED IN ACCORDANCE WITH DOCUMENT NO. 5115640, RECORDED JANUARY 20, 1913) ALL TAKEN AS A TRACT; EXCEPTING FROM SAID TRACT, THAT PART LYING SOUTH OF A LINE DRAWN 10.00 FEET SOUTHERLY OF AND PARALLEL WITH THE CENTER LINE OF THE CARROLL STREET LEAD TRACK, ALL IN THE SUBDIVISION OF BLOCK 7 OF CARPENTER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

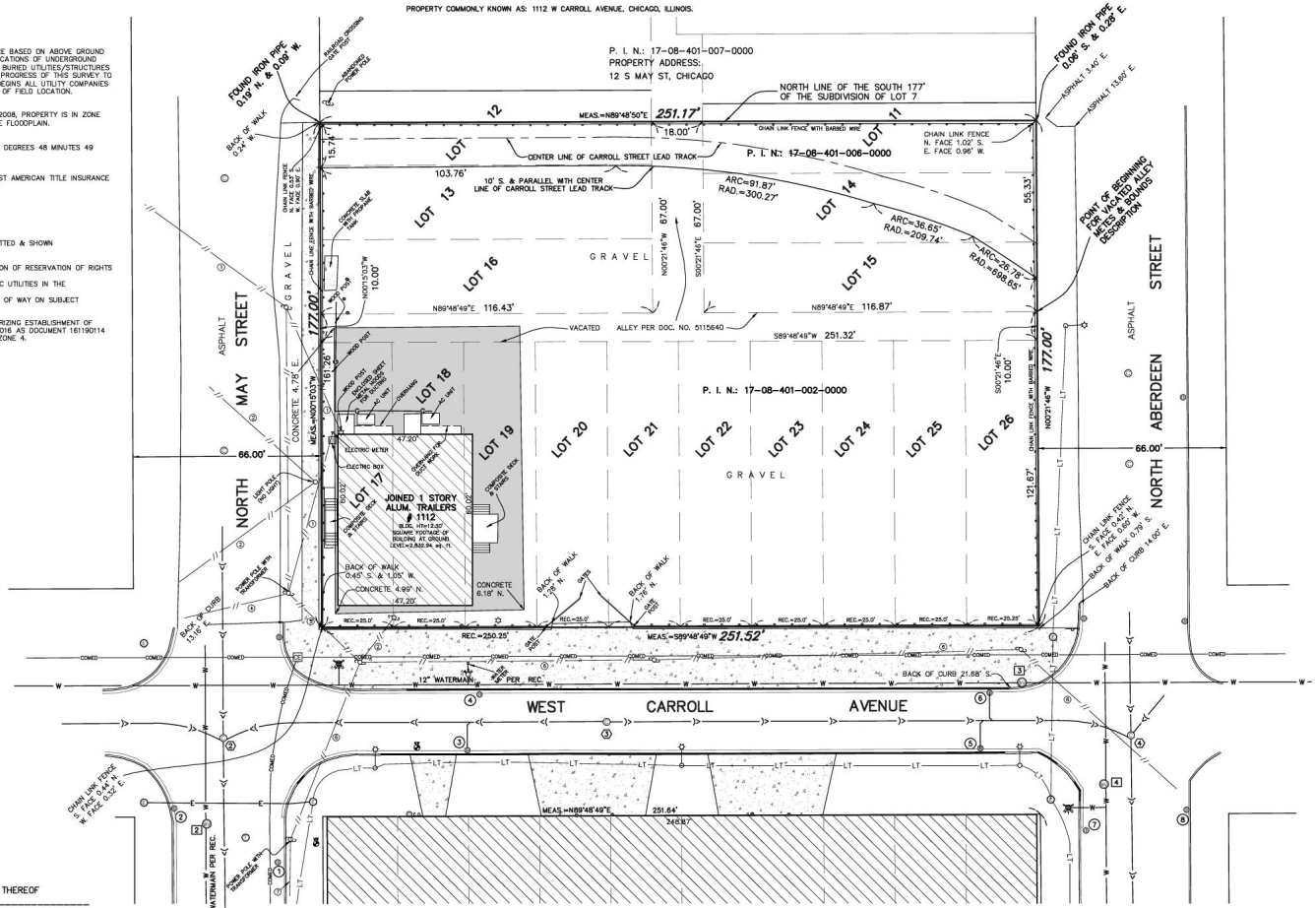
METES AND BOUNDS LEGAL DESCRIPTION OF VACATED ALLEY:
THOSE PARTS OF THE EAST AND WEST AND NORTH AND SOUTH HERETOFORE VACATED ALLEYS (AS HERETOFORE VACATED BY DOCUMENT NO. 5115640, RECORDED JANUARY 20, 1913) DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 15 IN THE SUBDIVISION OF BLOCK 7 OF CARPENTERS ADDITION TO CHICAGO; THENCE SOUTH 00 DEGREES 21 MINUTES 46 SECONDS EAST ALONG THE WEST RIGHT-OF WAY LINE OF NORTH ABERDEEN STREET, A DISTANCE OF 10 FEET TO THE NORTHEAST CORNER OF LOT 26 IN SAID SUBDIVISION; THENCE SOUTH 89 DEGREES 48 MINUTES 49 SECONDS WEST ALONG NORTH LINE OF LOTS 17 THRU 26, A DISTANCE OF 251.32 FEET TO THE EAST RIGHT-OF WAY LINE OF NORTH MAY STREET; THENCE 15 MINUTES 03 SECONDS WEST ALONG SAID EAST RIGHT-OF WAY LINE OF NORTH MAY STREET, A DISTANCE OF 10 FEET TO THE SOUTHWEST CORNER OF LOT 16 IN SAID SUBDIVISION; THENCE NORTH 89 DEGREES 48 MINUTES 49 SECONDS EAST, ALONG SOUTH LINE OF SAID LOT 16, A DISTANCE OF 116.43 FEET TO SOUTHEAST CORNER OF LOT 16; THENCE NORTH 00 DEGREES 21 MINUTES 46 SECONDS WEST, ALONG EAST LINE OF LOTS 12, 13 AND 16 IN SAID SUBDIVISION A DISTANCE OF 67.00 FEET TO THE NORTH LINE OF THE SOUTH 177.00 FEET OF SUBDIVISION OF LOT 7; THENCE NORTH 89 DEGREES 48 MINUTES 50 SECONDS EAST A DISTANCE OF 18.00 FEET TO A POINT ON THE WEST LINE OF LOT 11 IN SAID SUBDIVISION; THENCE SOUTH 00 DEGREES 21 MINUTES 46 SECONDS EAST ALONG THE WEST LINE OF LOTS 11, 14 AND 15, A DISTANCE OF 67.00 FEET TO THE SOUTHWEST CORNER OF LOT 15 IN SAID SUBDIVISION; THENCE NORTH 89 DEGREES 48 MINUTES 49 SECONDS EAST ALONG SOUTH LINE OF SAID LOT 15, A DISTANCE OF 116.87 TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

TOTAL AREA: 44,487.50 sq. ft. (1.02 acres)

PROPERTY COMMONLY KNOWN AS: 1112 W CARROLL AVENUE, CHICAGO, ILLINOIS.

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.



NOTES:

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE ANY EXCAVATION BEGINS ALL UTILITY COMPANIES SERVING THE PROPERTY SHOULD BE CONTACTED FOR VERIFICATION OF FIELD LOCATION.

FLOOD ZONE CLASSIFICATION:
PER F.E.M.A. MAP NO. 17031C0419J, EFFECTIVE DATE AUGUST 19, 2008, PROPERTY IS IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

BASIS OF BEARINGS:
ASSUMED SOUTH LINE OF WEST CARROLL AVENUE BEING SOUTH 89 DEGREES 48 MINUTES 49 SECONDS WEST.

MATTERS OF TITLE PERTAIN TO MATTERS OF TITLE PERTAIN TO FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. 3030469, COMMITMENT DATED APRIL 28, 2020.
SURVEY RELATED SCHEDULE B PART II ITEMS LISTED AS FOLLOWS:

1) NOT A SURVEY RELATED MATTER.
2) THE SURVEYOR HAS NO
3) NO ENCROACHMENTS AT AT TIME OF SURVEY.
4-25) NOT A SURVEY RELATED MATTER
26) VACATED PUBLIC ALLEY PER DOCUMENT NUMBER 5115640 PLOTTED & SHOWN HEREON.
27-29) SEE DOCUMENTS FOR PARTICULARS.
30) ALLEY VACATION DOCUMENT NUMBER 5115640 MAKES NO METION OF RESERVATION OF RIGHTS BY OTHERS.
30) THERE IS NO OBSERVED EVIDENCE OF THE LOCATION OF PUBLIC UTILITIES IN THE VACATED PUBLIC ALLEY AT TIME OF SURVEY.
32) THERE ARE NO SPURS, SWITCH TRACKS AND RAILROAD RIGHTS OF WAY ON SUBJECT PROPERTY AT TIME OF SURVEY.

ZONING INFORMATION: PER ORDINANCE NO. 95106 ENTITLED AUTHORIZING ESTABLISHMENT OF ENTERPRISE ZONE 4 RECORDED APRIL 28, 2016 AS DOCUMENT 1611901114 THE PROPERTY IS LOCATED IN ENTERPRISE ZONE 4.

LEGEND

- OVERHEAD WIRES (# OF WIRES)
- UNDERGROUND STREET LIGHTING LINE
- UNDERGROUND ELECTRIC
- WATER MAIN
- COMBINED SEWER
- COMMON WEALTH COMED EDISON LINE
- GAS MAIN
- UTILITY POLE
- LIGHT POLE WITH ARM
- SIGN POST
- TELEPHONE SERVICE VAULT
- FIRE HYDRANT
- WATER SERVICE SHUTOFF VALVE
- WATER VALVE VAULT
- OPEN COVER DRAINAGE STRUCTURE
- COMBINED SEWER MANHOLE
- GAS SERVICE SHUTOFF VALVE
- CLEANOUT
- WATER SHUTOFF VALVE WITH 8" CASING
- ELECTRIC SERVICE VAULT
- COMED SERVICE VAULT
- MONITORING WELL
- BOLLARD
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT

NO.	DATE	DESCRIPTION	BY
3	05/12/2021	REVISED PER EMAIL DATED 05/06/2021	MMG
2	09/15/2020	REVISED PER EMAIL DATED 09/15/2020	MMG
1	09/07/2020	REVISED PER EMAIL DATED 08/28/2020	MMG

BASE SCALE : 1 INCH = 20 FEET
DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF
ORDERED BY : DORSEY & WHITNEY LLP
DRAWN BY : MMG
CHECKED BY : JFG
SURVEYED BY : LR-JS

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT DEED, CONTRACT AND ZONING ORDINANCE.

ORDER NO. 19-22013-20 ALTA UPD-REV 3

TABLE "A" ITEMS LISTED IN SURVEYOR'S CERTIFICATE NOT OTHERWISE SHOWN HEREON:
6(a) & (b) - NO ZONING REPORT PROVIDED TO THE SURVEYOR AT TIME OF SURVEY.
9 - NO PARKING STRIPING ON SUBJECT PROPERTY AT TIME OF SURVEY.
16 - NO OBSERVED EVIDENCE OF CURRENT EARTHMOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT TIME OF SURVEY.
17 - NO INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION REGARDING PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AND NO RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED AT THE TIME OF FIELD WORK.
19 - NO OFFSITE EASEMENT DOCUMENTS PROVIDED TO THE SURVEYOR AT TIME OF SURVEY.

STATE OF ILLINOIS)
COUNTY OF DUPAGE) S.S.

TO: 1) 1112 CARROLL, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY
2) TRAMMELL CROW CHICAGO DEVELOPMENT, INC., A DELAWARE CORPORATION
3) 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, 11, 13, 14, 16, 17 AND 19 OF TABLE A THEREOF.

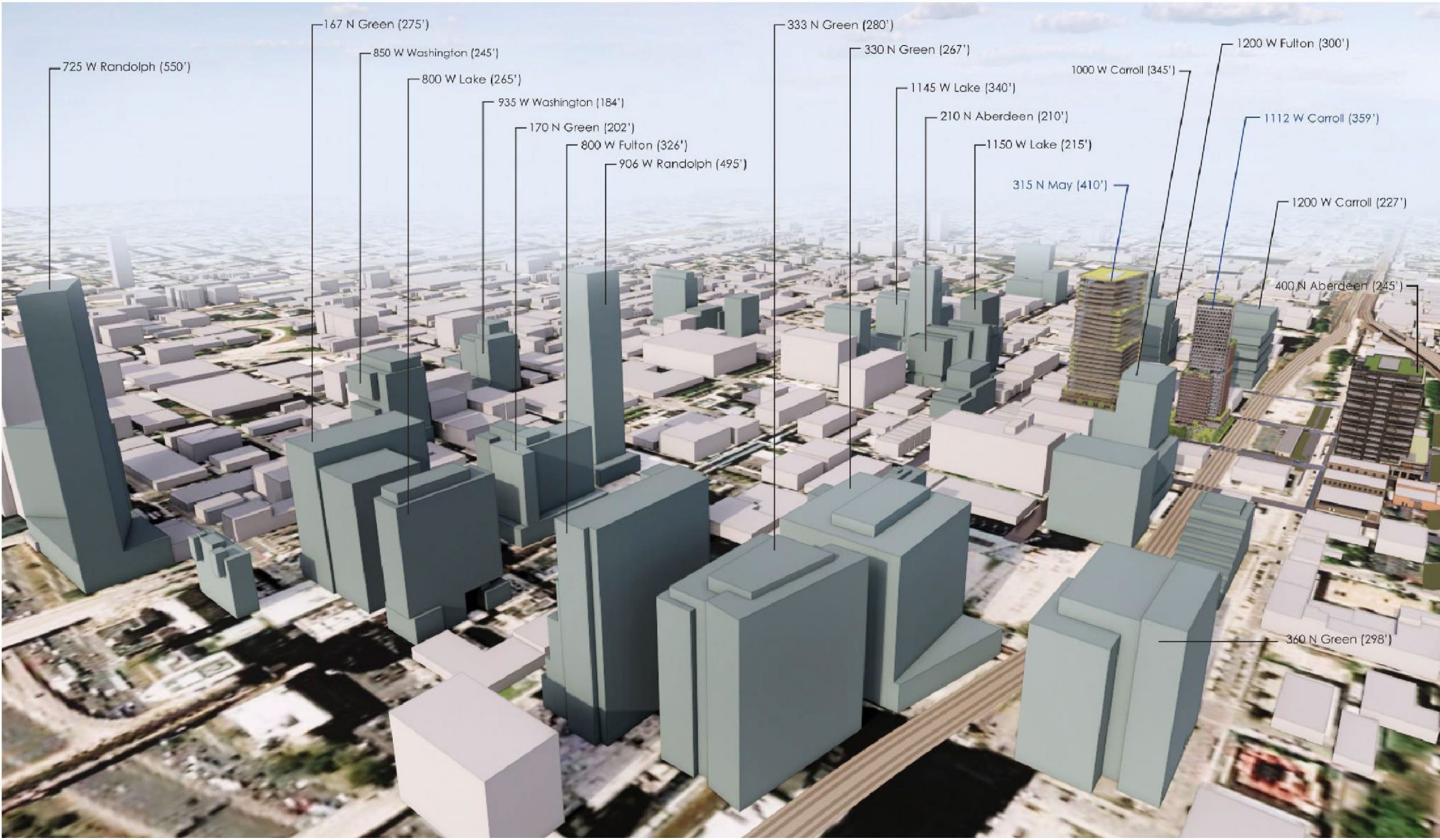
THE FIELD WORK WAS COMPLETED ON MAY 6, A.D. 2021.

DATE OF PLAT: MAY 12, A.D. 2021.

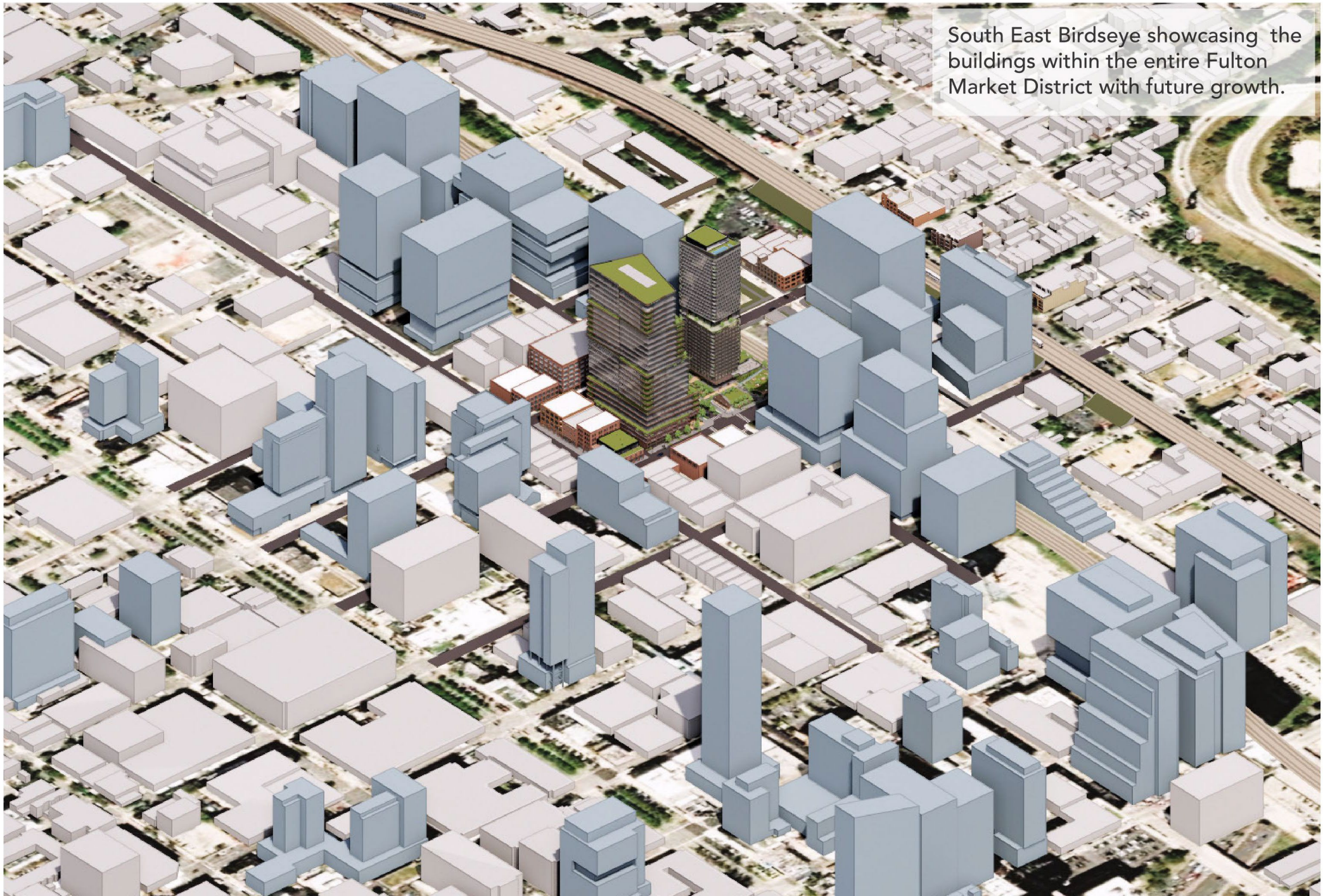
JOSEPH F. GENTILE 2925 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS LOMBARD, IL

BY: _____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925
MY LICENSE EXPIRES NOVEMBER 30, 2022
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.002870

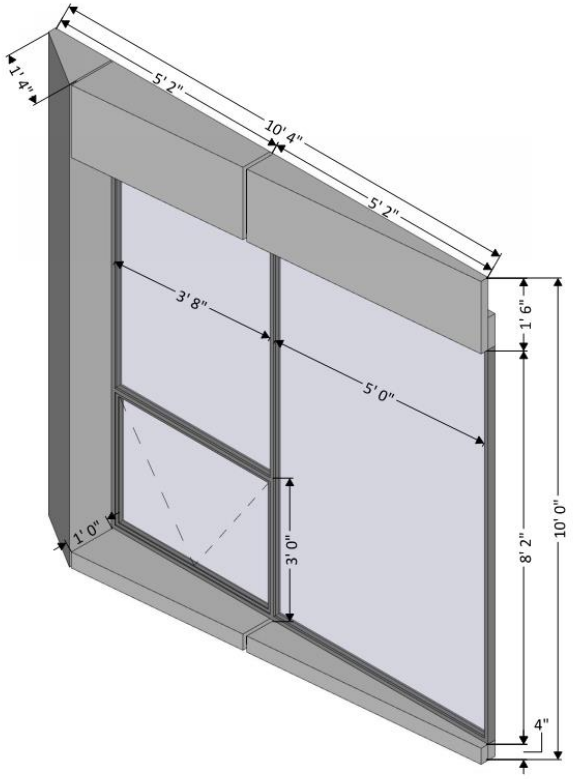
Site Context- Looking SW

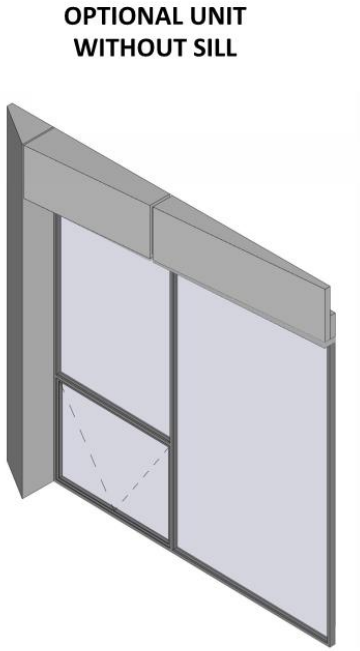


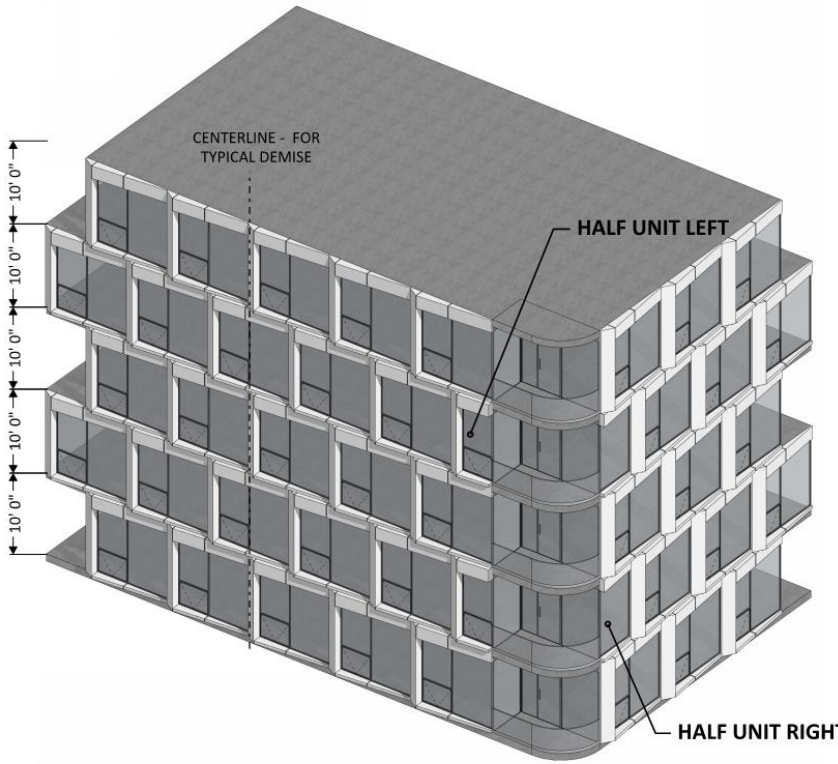
MACRO SITE CONTEXT



RESIDENTIAL WINDOW UNIT







PRECEDENT PROJECTS
ABUTTING LANDMARK DISTRICT