

RF

SIGNATURE STYLE
TIMELESS LIVING

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SEDGWICK
DEVELOPMENT

Lwpq"3."423: "

O t0HicpmiO ctvlp"

Ej ckto cp"

F gxgnr o gpv'Tgxkgy "Dqctf "

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Gtle'Rcm ""

\ qplpi 'Cfo kplwtcvqt"

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Xknci g"qh'Tkxgt"Hqtguv"

622"Rctm'Cxgpwg"

Tkxgt"Hqtguv."Kkpqlu"82527"

Re: RF

**Lake Street & Lathrop Avenue Redevelopment Project
Application for Planned Development Approval**

F gct"O guutu0O ctvlp"('Rcm ."

Qp"dgj cni"qh"qwt"r ctvpgtuj kr ." Ncng"Ncvj tqr "Rctvpgtu."NNE."gperqugf " r ngcug"hpf "c"tguwdo kwcn'cr r rlecvtqp" cpf"uwr r qtvlpi "o cvgtkcu"htq"Rrppgf "F gxgnr o gpv"Cr r rlecvtqp"htq"**RF**,c Tgf gxgnr o gpv'Rtqlgev"nqecvgf "cv" yj g"uqwj y guv'eqtpgt"qh"Ncng"Utgguv("Ncvj tqr "Cxgpwg"kp"Tkxgt"Hqtguv."Kkpqlu"Ugf i y keniKpxguo gpv"NNE" cpf "Mg{uqpg"Xgpwtgu"NNE"j cxg"htqo gf "Ncng"Ncvj tqr "Rctvpgtu"NNE."c"rko kgf "rkdktv"eqo r cp{."q"r ctvpgt" y kj "yj g"Xknci g"qh'Tkxgt"Hqtguv"qp"yj g"tgf gxgnr o gpv"qh'yj ku"ko r qtvcpv'r ctegn'lp"yj g"Ncng"Utgguv'Eqttkf qt" kp"Tkxgt"Hqtguv0"

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RF."yj g"r tqr qugf " Ncng"Ncvj tqr "o kzgf/wug" f gxgnr o gpv"j cu" dggp" f guki pgf" vq"dg"eqo r cvkdn"y kj "yj g" f guki p'i wkf grkpgu"guvcdkuj gf "kp"yj g"Xknci g"qh'Tkxgt"Hqtguv"Ncng"Utgguv'Eqttkf qt"Rrpp"cpf "ku"eqo r tkugf "qh" yj g'hqmy lpi "eqo r qpqpw<"

Ukg'Ctgc<"

Rtqr qugf "Wug<"

Rctnkp i <"

58.636"UH"

O kzgf /Wug'Dwkrf lpi "7Uqtkgu"

36.565"Us wctg"Hggv'Ego o gtekn' Ur ceg"

54"TGukf gpvkn'Wpku"

Rctnkp i <: 8"ur cegu"qp"4"ngxgnu""

RF

Lwp g'3.423: "

Rci g'4"

RF. "y g'r tqlgev. "ku'eqo r tklgf "qh'c" ukpi ng. "hkg" uvt { "o lzf / wug" dwkf lpi "eqpcklpi "54" tgukf gpvkn' wpku" cpf " 36.565" us wctg. "hggv'qh' tgvckl' ur ceg0" Vj g' tgvckl' ur ceg' y kn' dg' r quklqpgf "crupi "y g' uqwj "ukf g' qh' Ncng" Utggv. " gzvpf lpi "y guv' lto "Ncy tqr "C xgpw0" Tgvckl' cpf "r wdle" r ctnlpi "eqpcklpi "54" ur cegu' y kn' dg' mjevdf "qp" y g' uksg' uqwj "qh' y g' tgvckl' ctgc. "ceeguikdg" d { "xgj kengu' lto "Ncy tqr "cpf "Cuj rcpf "C xgpw0" Vj ku' f gxgnr o gpv' r tqr qucn' y kn' cnq "dgpghk" lto "y g' gzkvki "Ncng" Utggv' utggvucr g" ko r tqxgo gpw' cpf "qp/ utggv' r ctnlpi 0 "

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Y g' ctg' xgt { "gzekgf "cdqw' y g' RF" r tqlgev' cpf "y g' r quklxg' ko r cev' k' y kn' j cxg' qp" y g' Ncng" Utggv' Eqttkf qt "cpf " y g' Tkgt Hqtgu' eqo o wpk' 0" Y g' hqmihty ctf "q' r tguvpki "y ku' gzekki "f gxgnr o gpv' y g' tgukf gpw. "grgevdf " qh' lekcn' cpf "ucih' qh' y g' Xknci g' qh' Tkgt Hqtgu0"

Tgur gev' hwnf "uwo kxgf. "

LAKE LATHROP PARTNERS LLC

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" " " " " "

MK Manager Corp.

ee< Vko "J ci wg. "Ncng" Ncy tqr "Rctvpgtu. "NNE"

INTRODUCTION & EXECUTIVE SUMMARY"

F gxnqr o gpv' Rtqr qucn'

Vj tqwi j "ku"xlukqp" cpf "eqo o ko gpv' vq"geqpqo le"f gxnqr o gpv'v'j g"Xknci g" qh'Tkxgt" Hqtguv'ku"pqy "lp" c" wpls vq" r quklqp" vq" eqpvpwg" vj g" ghqtv' qh' ko r tqxkpi " vj g" xldtcpv' ej ctcevg" qh' vj g" eqo o wpls' u" o clp" uj qr r lpi "utggv:"Ncng" Utggv0" Dwkf lpi " wr qp" vj g" uweeguugu" cej kxgf " vj tqwi j " vj g" tgf gxnqr o gpv' qh' vj g" Ncng" Utggv' Igy gnlQueq. "Tkxgt" Hqtguv' Vqy p" Egpvg" cpf "Tkxgt" Hqtguv' Vqy p" Egpvg" "K" vj g" Xknci g" ku' y gni' r quklqpgf " vq" dgpghk' hqo " ugxgtcn' tgvkgtu" cej kxkpi " j ki j " ucrgu" vj tguj qrf u0" Vj gug" uweegu' uqtkgu' y kni' r tqxkf g" vj g" Xknci g" o qo gpwo " vq" dwkf " wr qp" cpf "Ncng" Nc vj tqr " Rctvpgtu" ctg' y gni' r tgr ctgf " vq" f grkxgt" c" pgy " f { p'co le" o kzgf /wug" f gxnqr o gpv' vq" Tkxgt" Hqtguv' " Xknci g" Egpvg" Ctgc\$0

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Cu" f gr kvgf " qp" vj g" gpenqugf " r ncpu. " qwt" r tqr qucn' kpenf gu" cr r tqzko cvgnf " 36.565" UH' qh' pgy " eqo o gtekn' urceg. " y j lej " y kni' hgcwtg" tgvkgtcpv' u. " tgvkgt' uj qr u" cpf " r qvvpkcmf " c" dtepej " dcpnkpi " hckkv0" Vj g" eqo o gtekn' uqtkgtqpwu" y kni' dg" cdng" vq" ceeqo o qf cvg" ugxgtcn' ugr ctvg" dwulpguugu0" Vj g" o clp" eqtpgt" qh' Ncng" Utggv' cpf " Nc vj tqr " Cxgpwg" y kni' hgcwtg" cp" qr gp/ct " r ncl c. " Itco gf " d { " vj q" r tqpqwpegf " ctej kgewtcmf dwkf lpi " hgcwtgu" y kj " vj g" uqtkgtqpwu" eqpvpvklpi " y guv' cnqpi " Ncng" Utggv' cpf " uqwj " cnqpi " Nc vj tqr " Cxgpwg" tg/ guvdrkuj lpi " vj g' f guktgf " utggv' gf i g0" Vj g' pgy " uqtkgtqpwu" y kni' dg" ur gekkcmf " o ctngvgf " vqy ctf " tgvkgtcpv' wugu" vj cv' y kni' eqo r ngo gpv' vj g" gzkulpi " dwulpguugu" cpf " utgpi vj gp" vj g" tgvkgt' cvo qur j gtg" y kj lp" vj g" Ncng" Utggv' eqttkf qt0" Vj g" Ncng" Utggv' urceg" cf lcegpv' vq" vj g" eqtpgt" r ncl c" grgo gpv' y kni' r tguv' cp" qr r qt wplk { " hqt" cp" qwf qqt" ukf gy cmi' echg" ugvklpi " ctgc0" Ur gekn' f guki p" cpf " ngculpi " eqpukf gtevkqp" y kni' cnuq" dg' i kxgp" vq" vj g" tgvkgt' urceg" ko o gf kvgnf " cf lcegpv' vq" vj g" r gf gultkp" r ncl c" y cmy c { " dgvy ggp" vj g" gzkulpi " vj q/ uqtk { " qthkge" dwkf lpi " vj g' y guv' cpf " vj g' pgy " r tqr qugf " f gxnqr o gpv' 0" Y g' hgn' vj ku' ctgc" r tguv' vni' kuqni'



SEDGWICK
DEVELOPMENT

TGCN'GUV CVGF GXGNQRO GP V"

MG UQPGXGP VWTGU'

kp" c" r gf gultkp" hkgpf n" o cpggt" j cv'ecp" cnuq" r tqxkf g" qrr qtwpkx{ "hqt" qwf qqt" echg" ugcxkpi . 'y kj "eqpxgplgpv" r tqzko kx{ "v" j g" co r mg" r ctnkpi "cxckcdng'lwuv" vq" j g" uqwj "qh" j ku" r gf gultkp" nkn0" T gucwtcpv'vgpcpelgu'cv" j g" g" nqecvqpu" y kni' y qtni' j cto qpkqwn{ " y kj " j g" f guki p" hgcwtgu'qh" tgeguiki " j g" Ncng" Utggv'eqtpgtu" qh" j g" r tqr qugf " dwkf kpi " v" cmqy " hqt" o qtg" kpvgtguiki " uqthtqpvl. "eqpstkdwkpi " cpf " r tqo qvki " j g" r gf gultkp" pcwtg" qh" j g" utggv0" F gxgnr kpi " cf f kklqpcn' tgvcknlt gucwtcpv'ur ceg" y kj kp" j g" \$Xknci g" Egpvg" Ctgc\$ " dqj " eqo r ngu" y kj " cpf " t gur qp f " u" v" j g" ucvgf " i qcn" cpf " r wtr qug" qh" j g" Xknci g" u" eqttkf qt " uwf { " cpf " j g" eqo r tgj gpukxgf ncp0

Residential

Vj g" uwdlgev'ukg" r tqxkf gu" cp" gzekkpi " qrr qtwpkx{ " v" kpvtqf weg" c" tgukf gpvkn' j qwukpi " r tqf wev" kp" j g" j gctv' qh" j g" \$Xknci g" Egpvg" Ctgc\$ " Y g" ctg" r tqr quki " cr r tqzko cvgn{ " 54" pgv " tgukf gpvkn' woku" nqecvgf " qp" j g" ugeqpf . " j kf . " hqwtj . " cpf " Hhvj " hqqtu" qh" j g" r tqr qugf " pgv " dwkf kpi 0" Vj g" tgukf gpvkn' woku" y qwf " dg" f guki pgf " v" tghgev" j g" wr uecng" pcwtg" qh" j g" eqo o wpx{ 0" Vj g" f tco cve" ej ctcevgtknku" qh" j ki j " egkiki " j gki j vu. " ncti gt" y kpf qy u. " qrr gp" hqqt" r ncpu. " cpf " gzvgtkqt" vgttcegu" cpf " dcreqplgu" u. " y kni' r tqxkf g" c" wpxk wg" j qwukpi " r tqf wev0" Vj g" tgukf gpvkn' wpxkctg" r quklqpgf " cnpi " Ncng" Utggv" cpf " Ncvj tqr " Cxgpwg" v" etgcvg" j g" i tgcvgu' f kucpeg" htqo " j g" cflqkpi " r tqr gtvgu" j cv' hceg' pqtj " cpf " gcuv0 Vj ku' y kni' tgcwn{ " gpj cpeg" xlgv u" hqt" j g" g" gzkuiki " j qo ggy p'gtu0" Cu' f gr levf " qp" j g" cwcej gf " f tcy kpi u. " cm' woku" y kni' dpgghk" htqo " vgttcegu

Vj g" tgukf gpvkn' hqqtu" y kni' dg" ug' v' dcent' htqo " j g" tgvckn' hcecf gu" qh" j g" dwkf kpi " v" eqo o wplecvg" c" o qtg" f ko kpxkxg" uecng" qh" j g" dwkf kpi " i " htqo " j g" uwtqwpf kpi " ukf gy cmu" cpf " cf lqkpi " tqcf y c{ u0" Vj ku' f guki p" ku" o kpf hwn' qh' c" o qtg" kpxko cvg" cvo qrr j gtg" cpf " o ckpxkpu' c" o qtg" eqo hqtcdng" r gf gultkp" uecng0" Vj g" kpenwukqp" qh" tgukf gpvkn' woku" y kj kp" j g" f gxgnr o gpv" y kni' kpetgcug" j g" f c{ lpi j v' cevkkx{ " cpf " gpgti { " cnpi " Ncng" Utggv" cpf " kpvtqf weg" c" utgpi j gpgf " tgukf gpvkn' ej ctcevg" cnpi " j g" Ncng" Utggv' eqttkf qt0" Vj g" u' pgti knke" tgrvqpuj kx " dgy ggp" j g" f gxgnr o gpv" qh" cf f kklqpcn' tgukf gpvkn' woku" cpf " tgvckn' u' qrr ultgucwtcpv" y kni' tglphqteg" j g" eqo o wpx{ u" \$Xknci g" Egpvg" Ctgc\$ " Hqo " c" r nppkpi " r gtur gevkg. " j g" ukxg" cpf " ku" enqg" r tqzko kx{ " v" r wdrie" t'cpur qt'cvkqp" qp" y kni' r tqo qvg" cpf " gpj cpeg" wkkk' cvkqp" qh" j g" ugtxlegu" cngcf { " r tqxkf gf " cpf " dwkf " wr qp" j g" Xknci g" u" r tgxkqu" kpxguvo gpv" cpf " eqo o ko gpv" v" j g" Ncng" Utggv' eqttkf qt0

"



.....MQ' UVQP GXGP VWTGU'

TGCN'GUV'CVGF GXGNQRO GP V"

Applicant Information

Qy pgt"qh'Tgeqtf <"

"

NCMG'NC VJ TQR'RCTVP GTU'NNE. '"

3747"Y "J qo gt"Uv'Uwkg"623"

Ej leci q."KN"82864""

995/49: /6459"

"

NCMG'NC VJ TQR'RCTVP GTU'NNE'ku'o cpci gf "d{ "vj g'hqmgy lpi <"

"

Vko "J ci wg"

Keystone Ventures, LLC "

63: "Enkpvp"Rneg."Tkxgt"

Hqtguv."KN"82527""

92: /588/2772"

"

OM'O cpci gt'Eqtr 0"

3747"Y 0J qo gt""

Ej leci q."KN"82864"

995/49: /6459"

"

"

Parties with Beneficial interests:

Vko "J ci wg"

Keystone Ventures, LLC "

63: "Enkpvp"Rneg."Tkxgt"

Hqtguv."KN"82527""

92: /588/2772"

Sedgwick Investment LLC "

3747"Y "J qo gt"Uv'Uwkg"623"

Ej leci q."KN"82864""

995/49: /6459"

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Applicant:

NCMG'NC VJ TQR'RCTVP GTU'NNE. '"

3747"Y "J qo gt"Uv'Uwkg"623"

Ej leci q."KN"82864""

995/49: /6459"

"



.....MQ' UVQP GXGP VWTGU'

"

NCMG'NC VJ TQR'RCTVP GTU'NNE."j cu'eqptcevgf 'y kj 'Ugf i y len'vq'r tqxkf g'f gxgnr gt"
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"

"

O ctv{ 'Rctku'ó'Rt gukf gpv"

Sedgwick "

3747"Y "J qo gt "UvUwkg"623"

Ej leci q."K"82864""

995/49: /6459"

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Sedgwick "

3747"Y "J qo gt "UvUwkg"623"

Ej leci q."K"82864""

995/49: /6459"

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Sedgwick "

3747"Y "J qo gt "UvUwkg"623"

Ej leci q."K"82864""

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Sedgwick "

3747"Y "J qo gt "UvUwkg"623"

Ej leci q."K"82864""

995/49: /6459"

"

"

Vko "J ci wg""

Keystone Ventures, LLC "

63: "Enpvqp"Rreg."

Tkgt"Hgtguv."K"82527""

92: /588/2772"

"

"



.....MQ' UVQP GXGP VWTGU'

RF

River Forest, IL

Sedgwick Properties Development Corporation

Sedgwick Properties Development Corporation is a unique full service real estate company with an unparalleled reputation for beautiful architecture and fine craftsmanship.

Sedgwick Properties has built a sterling portfolio by focusing on creating value in coveted downtown residential communities that offer space, luxury, and modern technological amenities while still preserving existing architectural contexts.



Sedgwick Properties has managed successful developments in Chicago and Denver by engaging the best people and firms. Sedgwick Properties is committed to being a leader in delivering high quality commercial properties and affordable and luxurious residences to the market. We have an entrepreneurial work environment that focuses on value creation and quality of life issues.

We are devoted to providing outstanding service at every step in the development process, relying on evolving in-house systems and controls which are constantly scrutinized, reviewed and updated.

Sedgwick Properties is uniquely aware of what it takes to function as a great development team, and to create magnificent homes at affordable prices. Our in-house services include development management, real-estate services, architecture & design, construction, construction management, as well as investments and partnerships.

The company, which is solely owned by Marty Paris, was organized in 1996 and incorporated in 1998. Marty Paris has been involved as a principal in real estate investment and development in Chicago and Denver since 1991. His experience includes both residential and retail real estate

RF

River Forest, IL

Sedgwick Properties Design Corporation



Sedgwick Properties Design Corporation (Sedgwick Design) was established to promote effective project planning and creativity in conjunction with Sedgwick Properties Development Corporation's (Sedgwick Development) real estate development process. Sedgwick Architecture is involved with all phases of a project's development—analysis, design, document development, permitting, bidding, construction and closeout. Their involvement and integration with Alpha Construction Service and Sedgwick Development's project management team facilitates a design-build

environment and forms the basis for Sedgwick Development's holistic approach to real estate development. By internalizing industry expertise, Sedgwick is able to minimize its risk and increase its opportunity for success.

Sedgwick Design approaches every project to achieve the optimal solution and create enduring architecture based on fundamental design principles that balance efficiency, program, aesthetics and budget. Sedgwick Design strives to enhance our internal process as well as the urban context through the art and practice of architecture. Sedgwick's process methodology encourages participation and collaboration with not only our internal team, but also our sales & marketing, engineering, and other support consultants, as well as contractors and suppliers to create the highest quality product.



For more information on the projects of Sedgwick Design, please visit the following website, www.sedgwickproperties.com

RF

River Forest, IL

Alpha Construction Services



At the end of the day, the final product is what determines a developer's success. At Sedgwick Properties, the construction process is guided carefully in-house, and from the top. The fine points and details are addressed every step of the way in a hands-on fashion.

Sedgwick Properties' in-house construction capabilities translate into the ability to immediately integrate construction expertise during the design phase without the need to rely on outside services. Because of this, every phase of the design process is subject to simultaneous "constructability" feedback.

This system is more efficient than the more traditional process of designing a whole building, and then going to third party construction sources for feedback. It is also beneficial during construction, as our staff is intimately familiar with the details of the building from inception. These systems maximize the quality of the end result and minimize surprises throughout the development process.

Due to Alpha Construction Services' unique and distinctive construction systems, our construction administration team can be more responsive, more hands-on and more dynamic. In a typical process, the architect designs the building with the developer, and at design completion, the developer hands the design to a general contractor. When the systems used are traditional, a great deal of time and effort are wasted in integrating design and construction processes.

At Sedgwick Properties, design and construction modifications happen in real time instead of in weeks or even months, as our construction team systems foster immediate feedback and an exchange of ideas. The team is a critical factor that distinguishes Sedgwick Properties from other companies. Sedgwick Properties approaches every project as one, with one goal in mind: Produce the best building for the best value.



In these and many other ways, the Sedgwick Properties' construction model is a key component to our successful projects.

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River Forest, IL

Key Personnel: Marty Paris, President and Founder



Marty Paris, President and Founder of Sedgwick Properties Development Corporation, has been actively involved in real estate investment and development in Chicago since 1991.

Mr. Paris successfully founded and formed Sedgwick Properties Development Corporation in 1996 and, in addition to rental properties, began developing for-sale condominiums projects.

Sedgwick Properties has successfully developed multiple residential and retail properties to date and currently owns and manages many rental properties.

In a relatively short time, Mr. Paris has established himself as a leader in the Chicago real estate community and Sedgwick Properties as a leading neighborhood developer, architect and builder of upscale urban residences.

Having in-house development management, architecture and general contracting services has helped Sedgwick maintain a competitive advantage in the market by providing cost and time efficiencies that translate into a value for their buyers.

Today, Sedgwick is continuing to grow and is currently developing more than \$500,000,000.00 worth of real estate.

A graduate of Drake University, Mr. Paris received his Bachelor of Arts Degree in Economics with an emphasis in Finance. Prior to his career in real estate, Mr. Paris worked in banking as an Assistant Vice President overseeing the Risk Management group at Amalgamated Bank of Chicago.

Mr. Paris serves as President of Home Builders Association, Greater Chicago (HBAGC) as well as the board of the HBAGC City Chapter, has served as a board member of the Near South Planning Board, and is a member of REIA and the Lincoln Park Builder's Club.

RF

River Forest, IL



Henry (Jay) Feeley
Director of Business Development

As the Director of Business Development for Sedgwick Properties, Mr. Feeley is responsible overseeing developments from site identification and acquisition through the end of the pre-development process. Mr. Feeley specializes in designing and procuring the capital structures of equity and debt for all Sedgwick projects. He serves as the main contact to Sedgwick's lenders, equity partners and other financial advisors.

Mr. Feeley has over 15 years of Consulting, Project Management and Business Development experience. Prior to joining Sedgwick Properties Mr. Feeley had a successful career in Internet Consulting and Marketing, having served as SVP and COO of Xceed Inc. a leading e-Business consultancy with key clients that included Hilton Hotels and CBS Entertainment.

Mr. Feeley holds a B.A. in Communications from DePaul University, Chicago.

Mark McKinney
Director of Architecture Design Services

As Director of Architecture for Sedgwick Properties Design Corporation and Sedgwick Architecture, Mark McKinney oversees key design and development functions for the company. A licensed architect with extensive experience in project management, Mr. McKinney has utilized his architectural expertise in various roles over the past 15 years, from architecture and design to project management and construction administration. His work has included a variety of building types, including medium and large scale commercial and residential projects on the national and international level.

Mr. McKinney holds a B.A. in Architecture from Clemson University and an M.A. in Architecture from the University of Illinois, Chicago



RF

River Forest, IL

Project Portfolio



Marquee Michigan Avenue

Soaring nearly 300 feet and 25 floors in what is arguably Chicago's hottest neighborhood just blocks south of the bustling Loop, Marquee Michigan Avenue sits on the city's most famous and architecturally-rich street. It's a majestic addition to the Windy City's famous skyline.

From the elegant lobby with a doorman that beckons back to the golden age of art deco to a green rooftop outdoor space that includes a dog run, the amenities of Marquee Michigan Avenue complement its breathtaking views of Lake Michigan and downtown. Inside, red oak hardwood floors are featured throughout units. Also featured are custom wood cabinetry and elegant baths with natural stone flooring.



Terrazio

Modeled after Chicago's famous walk-up courtyard buildings this building is a true gem in the south loop. Top of the line finishes are featured in every unit. The building also boasts the Aria Rooftop Lounge which includes a tranquility pool, BBQ area and large dog run. Every unit has expansive balconies and the development has underground indoor heated parking available.



Park View East

In a city known for its live theatre, acclaimed restaurants, fun nightlife, eclectic neighborhoods and, of course, the legendary Wrigley Field, Park View East is located in the consummate Chicago enclave. Towering a regal 18 stories with great city views, Park View East has it all! The building's striking architecture features red brick, a natural stone and pre-cast façade, and an ornamental lobby. Among the many unit amenities are spacious balconies, custom kitchen cabinetry, granite countertops, red oak hardwood floors, elegant baths and stainless steel appliances.

RF

River Forest, IL



Century Station

Elegance, simplicity, convenient transportation, and a welcoming close-knit community together captures the essence of what living in Century Station is all about.

Central Station's rich architecture...choice of units...and custom construction with an attention to detail combine to provide everyone from young professionals to empty nesters with excellent options for affordable, yet luxurious, comfort.

Nestled in one of Chicago's oldest and most venerable western suburbs, nearby amenities include parks, restaurants, shopping, galleries, and quaint neighborhood treasures just ready to be explored. It's also one of a quilt of nearby communities that is experiencing an exciting renaissance as a vibrant place to both live and play.



Tower on the Park

Loft-style living and a convenient location just begin to capture the many amenities of Tower on the Park. A recent addition to the city's skyline, this high rise features an elegant red brick facade with natural stone and pre-cast detailing. Looking out, this classy edifice offers dramatic views of both downtown and the Mile High City's majestic nearby mountains.



Old Towne Place

When it comes to style, a sense of history and conveniences galore, Old Towne Place in Chicago's legendary Old Town neighborhood projects a vintage feel, yet features modern construction amenities that make it a stylish fit for this classy community.

A graceful six-story, mixed use condominium, Old Towne Place's classic masonry exterior artfully blends a red brick and stone facade into the traditional streetscape.

RF

River Forest, IL



Hermitage 1611

Hermitage Sixteen11 is a coveted downtown residential community that offers space, luxury, and modern technological amenities. This 17 unit condominium building is a bold gem in the Bucktown neighborhood of Chicago, IL, but is artfully designed to respect the existing architectural context of the neighborhood.

Exclusive features of the property include expansive floor plans, 10 foot ceilings, private

elevator entrance to each unit, terrific private outdoor spaces in each unit and one parking space in the attached heated garage included. Additional details include hardwood floors throughout, refined and modern finishes, in-unit laundry and lavish master suites.

Hermitage Sixteen11 is conveniently located in the heart of Bucktown with quick access to public transportation and the Kennedy Expressway.



1545 W. North Avenue

With easy access to the trendy Bucktown entertainment hub and Chicago city center, 1545 W. North Avenue is a premier location for 30 luxury rental apartments. Floor to ceiling window, soaring 10 foot ceilings, and expansive terraces are just some of the features of this uniquely Sedgwick design. At five stories, this development provides the

conveniences of a larger building with curb appeal a neighborhood walk up.

OWNER STATEMENT

This Planned Development Applicant is being presented for the redevelopment site as contemplated within the Redevelopment Agreement made between the Village of River Forest, an Illinois municipal corporation and Lake Lathrop Partners LLC, an Illinois limited liability company, dated March 23, 2016, and intended to include the following properties:

- 7601 -7613 Lake Street, River Forest, Illinois 60305
- 7617-7621 Lake Street, River Forest, Illinois 60305
- 423 Ashland Avenue, River Forest, Illinois 60305



SEDGWICK
DEVELOPMENT

KEYSTONE VENTURES

REAL ESTATE DEVELOPMENT

TITLE REPORT AND ALTA SURVEY

Following please find three surveys for the parcels.



SEDGWICK
DEVELOPMENT

KEYSTONE VENTURES
REAL ESTATE DEVELOPMENT

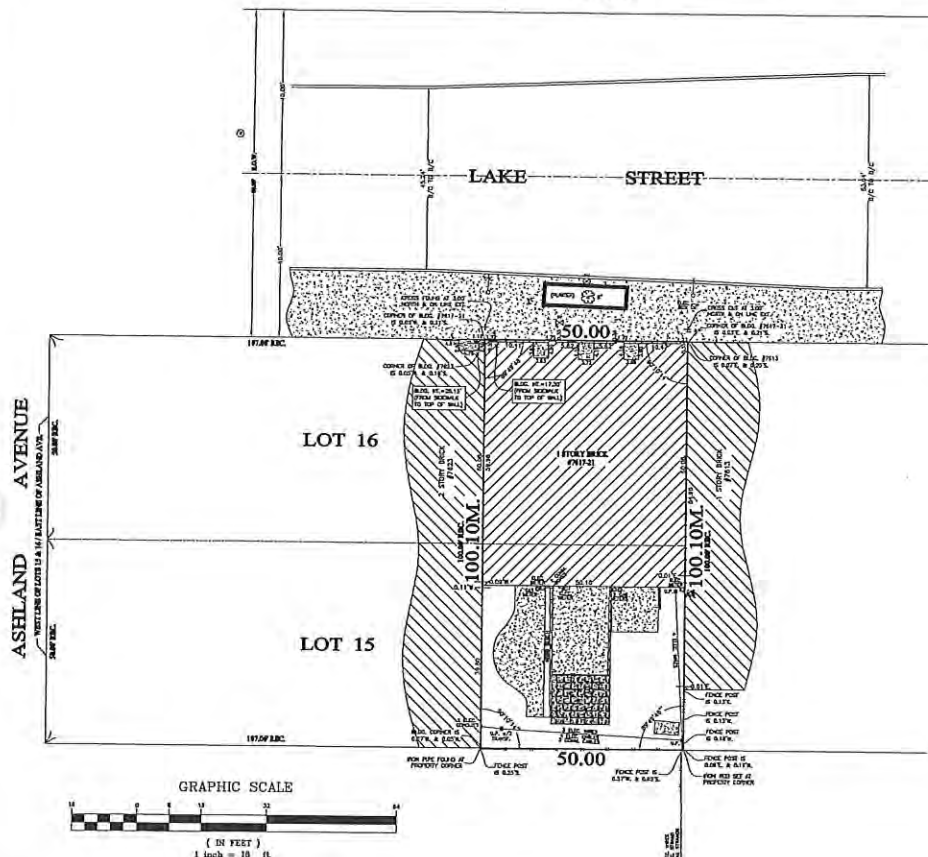
MM SURVEYING CO., INC.
PROFESSIONAL DESIGN FIRM No. 184-003233
ALTA/NSPS Land Title Survey

THE EAST 50 FEET OF LOT 15 AND THE EAST 50 FEET OF LOT 16 IN BLOCK 5 IN PART OF
RIVER FOREST, BEING A SUBDIVISION OF PART OF SECTION 12, TOWNSHIP 20 NORTH,
RANGE 18, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS SURVEYED FOR THE SUBURBAN
HOME MUTUAL LAND ASSOCIATION, ACCORDING TO THE PLAT OF SAID SUBDIVISION,
RECORDED JAN 23, 1898, IN BOOK 43 OF PLATS, PAGE 26, AS DOCUMENT NUMBER 129134.

COMMONLY KNOWN AS: 7417-21 LAKE STREET, RIVER FOREST, ILLINOIS
P.L.N. 15-12-117-002-0000

TOTAL LAND AREA = 5,005 sq. ft. = 0.115 acres, more or less
BUILDING FOOTPRINT = 2,946 sq. ft.

PHONE: (773) 282-3900
FAX: (773) 282-9424
www.1218fund.org



FLOOD CERTIFICATION: (FOR FEMA USE ONLY)
THE PROPERTY DESCRIBED ABOVE IS NOT IN
A SPECIAL FLOOD HAZARD AREA.
FLOODWAY MAPPED: NO
FLOODWAY ON PROPERTY: NO
MAP USED: RATE MAP
COMMUNITY NAME: ELYR FOREST VILLAGE
COMMUNITY NO: 120151
COMMUNITY PANEL: 032
MAP NUMBER: 12B1C24-1
EFFECTIVE DATE: AUGUST 19, 2004
FLOOD ZONE: X
BASE FLOOD ELEVATION FROM FFM
(+0.5FT): 6.5 NAVD 1165.

ALL DIMENSIONS ARE SHOWN IN FEET
AND DECIMAL PARTS THEREOF.

Order No. 89156
Scale: 1 inch = 16 FEET
Field Completion Date: 31 JULY 2017
Ordered by: ALI ELZAFFAR

LEGEND:

- [illegible]

ITEMS FROM TABLE "A"

[illegible]

NOTE

TITLE COMMITMENT PROVIDED BY CERRA CO TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 179121400K
EFFECTIVE DATE: JUL 11, 2017

1) **CHICAGO TITLE AND TRUST COMPANY**, not personally, but solely as Successor Trustee to **First Federal State Bank**, under Trust Agreement dated February 14, 1978 and presently known as Trust No. 2255
 2) **LAKE LATHROP PARTNERS LLC**, an Illinois limited liability company
 3) **CHICAGO TITLE TRUST COMPANY**

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NPSF LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPSF AND INCLUDES ITEMS 1,2,3,4,6,7,67b,1,7e,8,9,11,13,14,16,21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 31, 2017.

DATE _____
SIGNATURE _____
REGISTRATION NO. 15-3758
LIC. EXP. 11/30/2018



VICINITY MAP



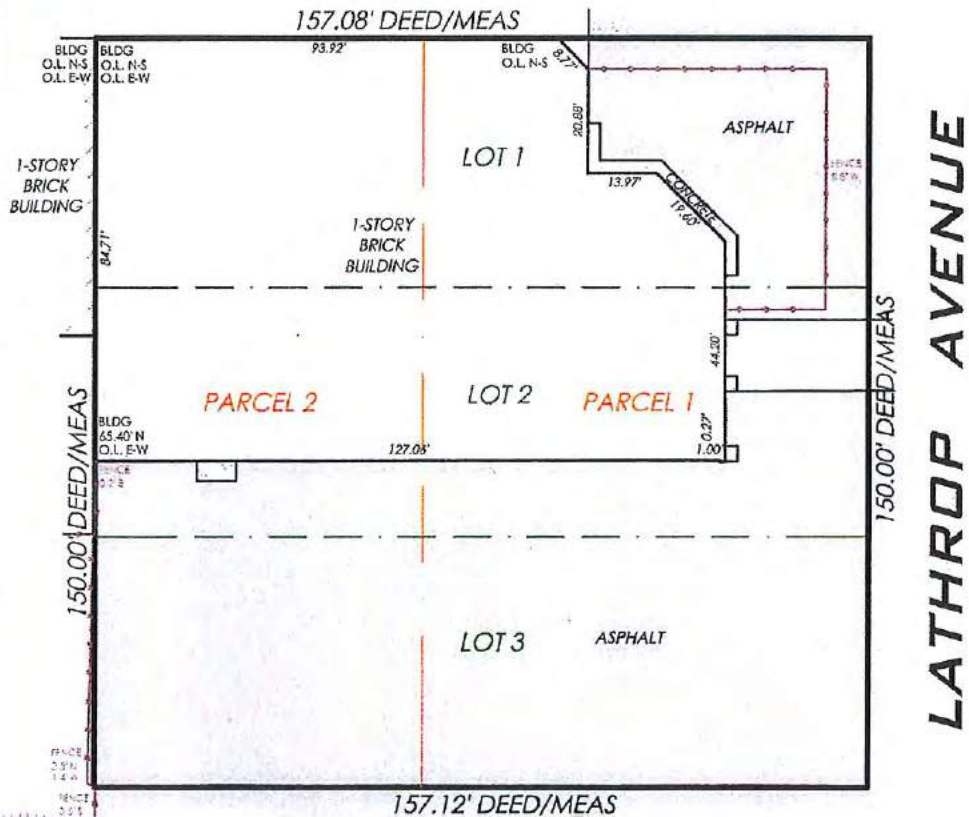
PLAT OF SURVEY

18148 S. MARTIN AVE. HOMewood, IL 60430 708-1-SURVEY (478-7839) 708-478-4076 FAX

PARCEL 1: LOTS 1, 2 AND 3, TAKEN AS A TRACT, (EXCEPT THE WEST 66.50 FEET THEREOF) IN BLOCK 3, IN SUBURBAN HOME MUTUAL LAND ASSOCIATION SUBDIVISION IN RIVER FOREST, BEING A SUBDIVISION IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE WEST 66.50 FEET OF LOTS 1, 2 AND 3, TAKEN AS A TRACT, IN BLOCK 3, IN SUBURBAN HOME MUTUAL LAND ASSOCIATION SUBDIVISION IN RIVER FOREST, BEING A SUBDIVISION IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LAKE STREET



AS PER CLIENT/AGENT, MONUMENTS NOT RECOVERED AT THE TIME OF THIS SURVEY WERE NOT RESET.

STATE OF ILLINOIS: 9.9 STATE OF ILLINOIS REG. # 184-002902
COUNTY OF COOK

ON BEHALF OF STREAMLINE SURVEY, INC., I HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

STREAMLINE SURVEY, INC.

BY: [Signature] DATED: 01-20-17

REGISTERED ILLINOIS LAND SURVEYOR

DATE OF LICENSE EXPIRATION: NOVEMBER 30, 2018 DATE OF FIELD WORK COMPLETION: JANUARY 20, 2017

REVIEW YOUR DESCRIPTION AND PHYSICAL EVIDENCE WITH THIS PLAT AND REPORT ANY DIFFERENCES YOU MAY FIND.

LOT AREA:
23,565.0 SQ. FT.
0.54 ACRES

ALL DISTANCES AS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. NO ANGLES OR DISTANCES ARE TO BE DETERMINED BY SCALING.

SCALE: 1"=30'
JOB NO.: 17-0068
ADDRESS: 7601-7613 W. LAKE ST.
RIVER FOREST, IL
P.I.N.: 15-12-117-017/018/019
TOWNSHIP:
ORDERED BY: KENNELLY & ASSOC.

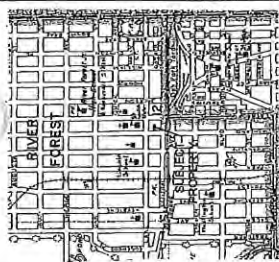
1440 Renaissance Drive, Suite 140, Park Ridge, IL 60068 Phone 847-296-6900 Fax 847-296-6906

Email : surveys@certifiedsurvey.com

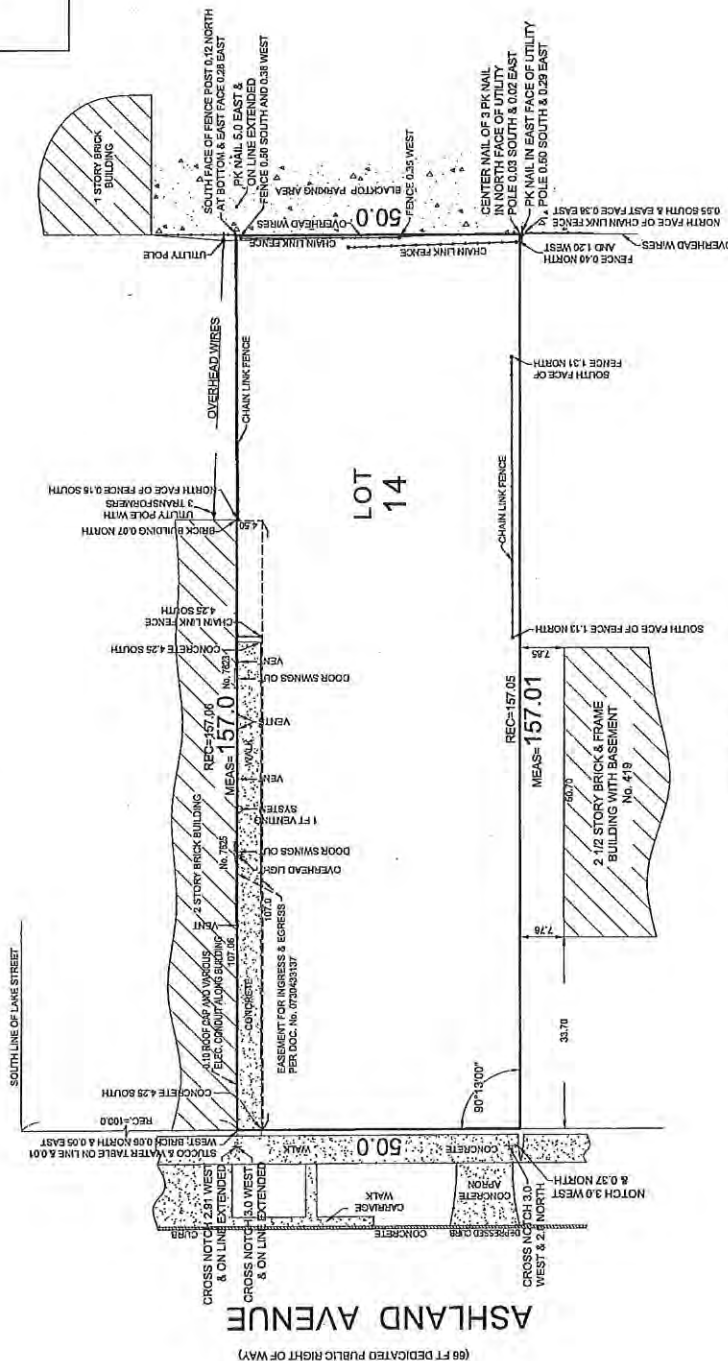
ALTA/NSPS LAND TITLE SURVEY

LOT 14 IN BLOCK 3 IN PART OF RIVER FOREST, BEING A SUBDIVISION OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS : 423 ASHLAND AVENUE, RIVER FOREST, ILLINOIS.



VICINITY MAP



ASHLAND AVENUE

66 FT DEDICATED PUBLIC RIGHT OF WAY)

SURVEY NOTES

THE PROPERTY SHOWN HEREON IS LOCATED IN
UNSHADDED ZONE X (AREAS DETERMINED TO BE
OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER
THE FEDERAL EMERGENCY MANAGEMENT AGENCY
FLOOD INSURANCE RATE MAP PANEL NO. 17031C0389J
EFFECTIVE DATE: AUGUST 19, 2008.

THE LEGAL DESCRIPTION HEREON DESCRIBES THE SAME PROPERTY AS INSURED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT No. 16023544WF DATED JULY 27, 2016.

PROPERTY AREA = 7.850 SQ FT

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

DECIMALS OF FOOT AND THEIR EQUIVALENT IN INCHES AND FRACTIONS THEREOF

ORDER No. 130349 (Y)

ORDERED BY: FOREST PARK

NATIONAL BANK & TRUST

STATE OF ILLINOIS)
COUNTY OF COOK SS

TO: VILLAGE OF RIVER FOREST; LAKE LATHROP PARTNERS, LLC.

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, 7a, 8 AND 14 OF TABLE A THEREOF.

DATE OF PLAT: SEPTEMBER 1, 2016

PROFESSIONAL LAND SURVEYOR NO. 3408
LICENSE EXPIRES NOVEMBER 30, 2016

TOPOGRAPHIC SURVEY



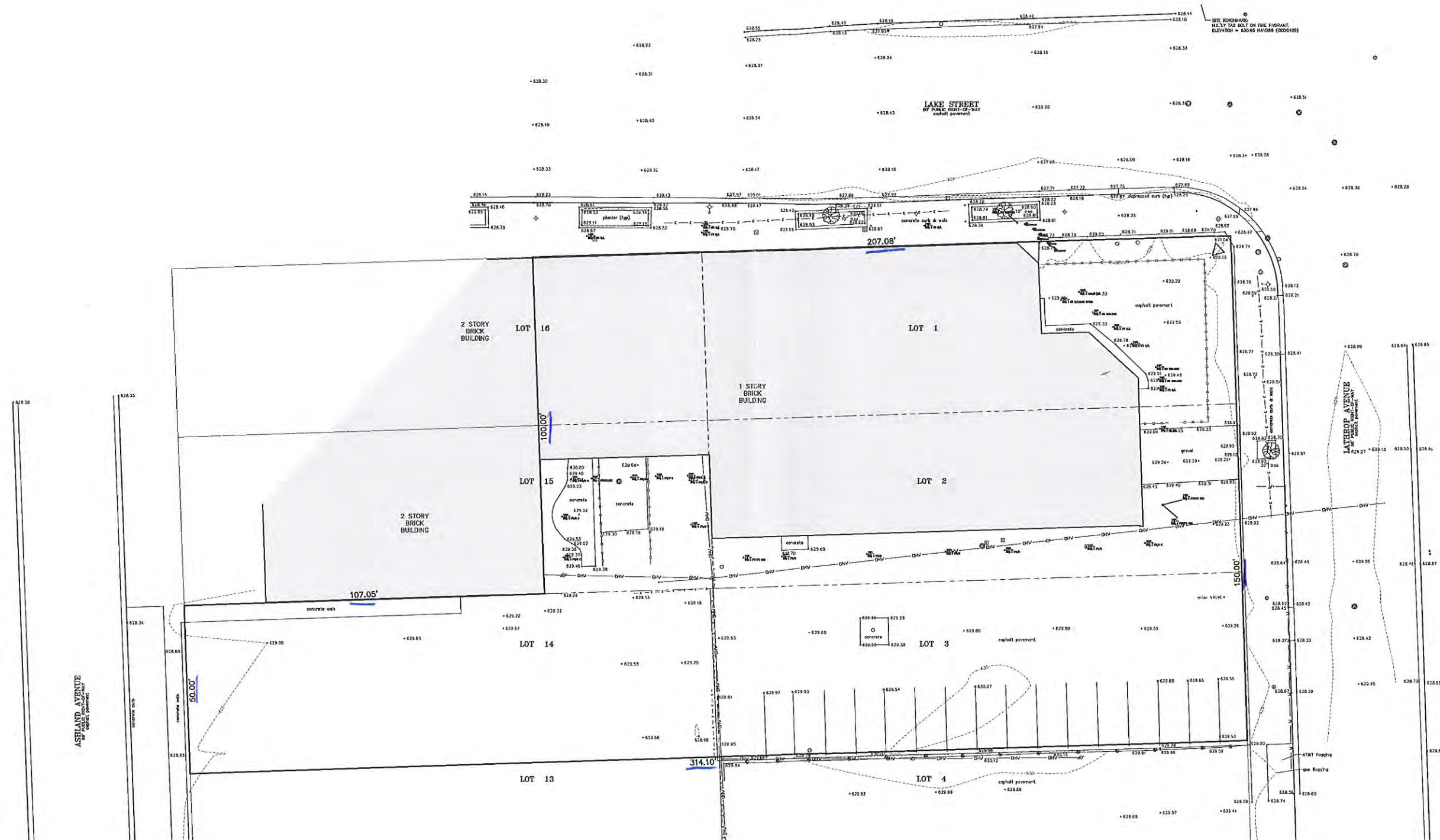
SEDGWICK
DEVELOPMENT

KEYSTONE VENTURES

REAL ESTATE DEVELOPMENT

BOUNDARY & TOPOGRAPHIC SURVEY

OF
LOTS 1, 2, 3, 14, AND THE EASTERLY FEET OF LOTS 15 AND 16, ALL IN BLOCK 3 OF PART OF RIVER FOREST, BEING A SUBDIVISION
OF PART OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



PROJECT NUMBER
18434

BOUNDARY & TOPOGRAPHIC SURVEY
COMMERCIAL PROPERTY
7601-7613;7617-7621 LAKE ST.
RIVER FOREST, ILLINOIS

IG CONSULTING, INC.
INFRACON & GEOCON

CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
300 MARQUARDT DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 | FAX (847) 215-1177

PREPARED FOR: SEDGWICK PROPERTIES
FIELD CREW: P.C. FIELD WORK: 03/16/2018 DRAFTED BY: J.H. CHECKED BY:

FIRM NO. 184-001330

ALL DISTANCES IN FEET AND DECIMAL PARTS THEREOF.
NO DIMENSIONS TO BE ASSUMED FROM SCALING.
COMPARE YOUR DESCRIPTION AND SITE MARKINGS WITH THIS PLAN
AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.
REFER TO TITLE REPORT FOR ANY EASEMENTS, COVENANTS OR
RESTRICTIONS THAT MAY EXIST BUT ARE NOT SHOWN HEREON.