Plan Commission Meeting – May 12, 2020
Agenda Item 3

705 McKinley Road
Plat of Condominium

East Side of McKinley Road, between Westminster and Deerpath

Staff Report and Recommendation
Vicinity Map

Material Submitted by the Petitioner

Application
Plat of Condominium
Slides – Petitioner's Presentation

THE CITY OF
LAKE FOREST
CHARTERED 1861

STAFF REPORT AND RECOMMENDATION
705 McKinley Road

TO:	Chairman Kehr and Members of the Plan Commission
DATE:	May 12, 2020
FROM:	Catherine Czerniak, Director of Community Development
SUBJECT:	**Request for Approval of a Plat of Condominium**

OWNER
705 McKinley Development LLC
1000 N. Western Avenue
Lake Forest, IL 60045

PROPERTY LOCATION
705 McKinley Road
East side of McKinley Road,
Between Deerpath and Westminster

ZONING
O – 1 Office District

REPRESENTATIVE
Peter Witmer, architect/owner

Summary of the Request
This is a request for tentative and final approval of a Plat of Condominium. The plat is necessary, and required by law, to define the ownership limits of each condominium, the common areas and the limited common areas of the new condominium building, which is now under construction, and addressed as 705 McKinley Road. The development was previously approved, no modifications to the site, use, density or building design are proposed as part of this request.

Approval of a plat of condominium is required prior to the sale of condominium units. Approval of the plat of condominium is a procedural matter since the approval for the development has already been granted. The six condominium units in the building are all under contract and the closings are pending the recording of the plat.

Background
In March, 2019, based on recommendations from the Plan Commission and the Building Review Board, the City Council approved the second phase of a redevelopment that will ultimately encompass several properties on the east side of McKinley Road, adjacent to the Central Business District. Construction of the second building is well underway.

The third phase of the development is pending before the Plan Commission. No meetings on the third phase are currently scheduled.

Staff Analysis
The City Code requires that any development that creates distinct parcels or units must be approved through a public hearing process which provides for review of a plat. The proposed plat, as noted above, establishes each of the residential condominium units in the new building as a separate ownership entity. The plat delineates the following: 1) the units which will be owned individually, 2)

common elements which are defined in the Declaration of Covenants as all portions of the property except the units, and 3) portions of the common elements, outside of the individual units, that are designated on the plat as limited common element which are restricted for use by the occupants of specific units. For example, the below grade garage is a common element however, the individual spaces are assigned to certain units so the spaces themselves are limited common elements. In addition, balconies and terraces are outside the walls of individual units, including some roof top space, and are limited common elements and reserved for use by specified units. Shared hallways and stairways are common elements.

The plat includes a page detailing each of the three floors of the condominium building and delineates each of the six units. The plat also delineates the garage level and the roof level.

The first page reflects the previously approved and recorded subdivision of the overall site for reference.

No improvements or alterations to the property are proposed or authorized in conjunction with the approval of the plat now presented to the Commission for consideration. As noted above, the overall site plan, landscaping and the architectural design and materials were all previously approved by the City Council for this first phase of the project based on recommendations from the Plan Commission and Building Review Board.

The Declaration of Covenants has been reviewed and approved by the City Attorney.

Public Notice

Public notice of this hearing was published in a newspaper of local circulation and was mailed by the City to residents and property owners in the surrounding area. The agenda for this meeting was posted at public locations and on the City's website. No response to the public notice was received by staff as of the date of this writing.

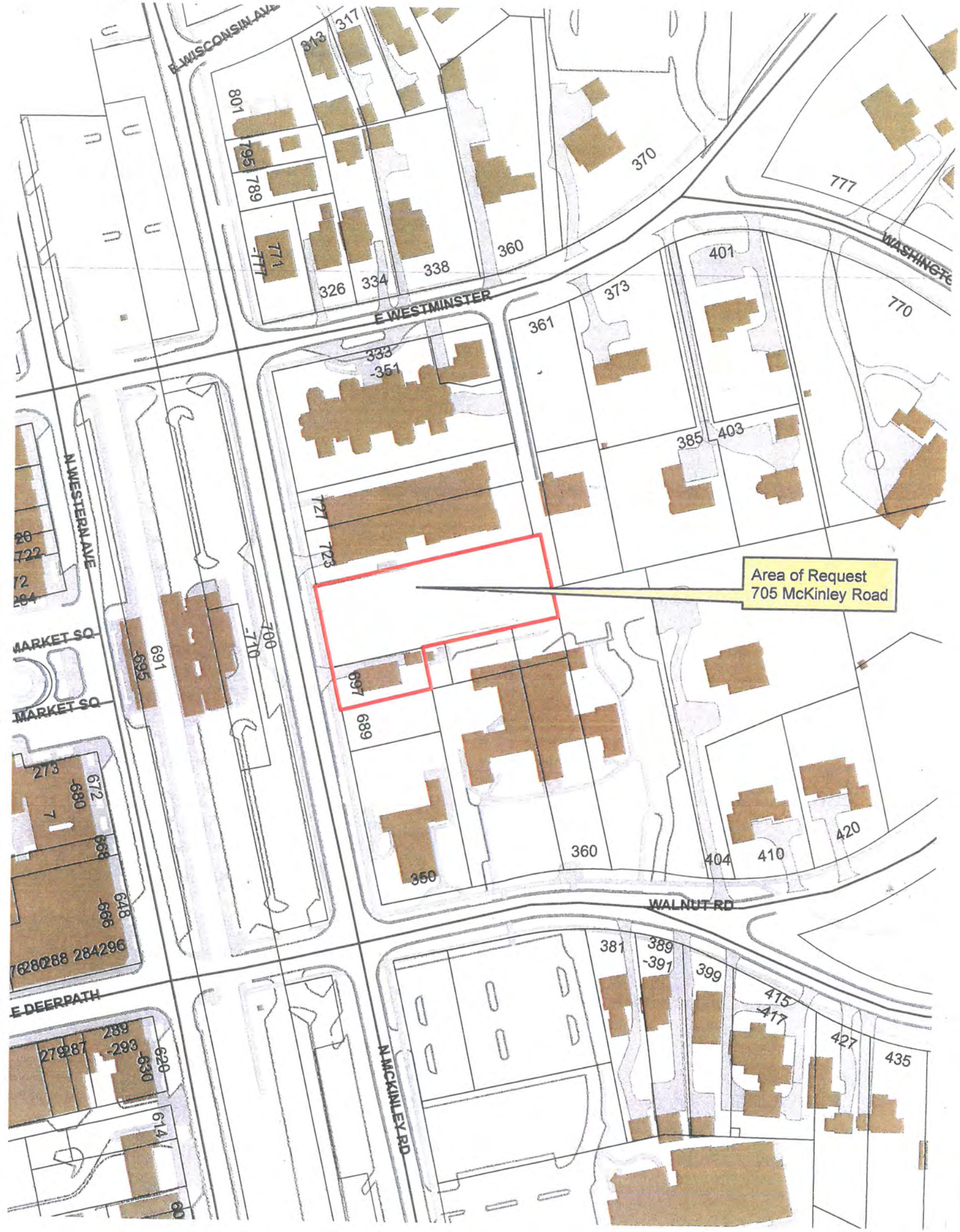
Staff Recommendation

Recommend approval of the Plat of Condominium for property located at 705 McKinley Road subject to the following conditions of approval.

Prior to recording the Plat of Condominium with Lake County, the following conditions shall be satisfied:

1. The plat shall be subject to final review and approval by the Director of Community Development, City Engineer and City Attorney.

2. All applicable fees must be paid in full.



Area of Request
705 McKinley Road
E WISCONSIN AVE
E WESTMINSTER
WASHINGTO
N WESTERN AVE
MARKET SQ
MARKET SQ
WALNUT RD
E DEERPATH
N MCKINLEY RD
317
313
801
795
789
771
-777
326
334
338
360
370
777
401
373
361
770
333
-351
385
403
727
723
697
689
691
-695
700
-710
273
672
-680
668
648
-666
280
288
284
296
279
287
289
-293
620
-630
614
350
360
404
410
420
381
389
-391
399
415
-417
427
435

THE CITY OF LAKE FOREST

THE CITY OF LAKE FOREST
APPLICATION FOR SUBDIVISION
TENTATIVE PLAT AND FINAL PLAT -- CONDOMINIUM

LOCATION OF PROPERTY 705 McKinley **ZONING DISTRICT** O1

ACREAGE OF PROPERTY _____

 # OF STRUCTURES 1

 # OF UNITS PROPOSED 6

 # COMMON AREAS PROPOSED _____

APPLICANT
Name PETER WITMER 705 N. McKINLEY DEV. LLC
Address 1000 N. WESTERN AVE
Phone 847 208-5240
E-mail PWITMER@WITMERANDASSOC.COM
Relationship to Property ARCHITECT
(Owner/Attorney/Representative/Contract Purchaser)

PROPERTY OWNER (if different from applicant)
Name 705 N. McKINLEY DEV. LLC
Address 1000 N. WESTERN AVE
LAKE FOREST, IL 60045
Phone 847 208-5246
E-mail _____

BENEFICIAL INTERESTS

Corporation	X (see exhibit A)
Partnership	____ (see exhibit B)
Trust, land or other	____ (see exhibit C)

I have read the complete application packet and understand the Subdivision process and criteria. I understand that this matter will be scheduled for a public hearing when a determination has been made that this application packet is complete and accurate.

SIGNATURES

Owner — Date 5/7/20

Owner — Date 5/8/2020

Applicant — Date

APPLICANT'S REPRESENTATIVES

ENGINEER BLECK ENGINEERING

FIRM

ADDRESS

PHONE

WETLAND CONSULTANT

FIRM

ADDRESS

PHONE

LAND PLANNER

FIRM

ADDRESS

PHONE

TRAFFIC CONSULTANT

FIRM

ADDRESS

PHONE

ATTORNEY ALAN WOLF

FIRM

ADDRESS

PHONE (312) 782-9000

LANDSCAPE ARCH. MAHIAVI LANDSCAPE

FIRM

ADDRESS

PHONE

ARBORIST

FIRM

ADDRESS

PHONE

PRESERVATION CONSULTANT

FIRM

ADDRESS

PHONE

EXHIBIT "A"

CORPORATE OWNERSHIP

Please list the names and addresses of all officers and directors of the Corporation and all shareholders who own individually or beneficially 5% or more of the outstanding stock of the corporation. In addition, this application must be accompanied by a resolution of the Corporation authorizing the execution and submittal of this application.

NAME PETER WITNER
ADDRESS 727 McKINLEY AVE
LAKE FOREST, IL 60045
OWNERSHIP PERCENTAGE 50 %

NAME TODD ALTONMAN
ADDRESS 13110 W. HIGHWAY 176
LAKE BLUFF, IL 60044
OWNERSHIP PERCENTAGE 50 %

NAME _____
ADDRESS _____
OWNERSHIP PERCENTAGE _____ %

NAME _____
ADDRESS _____
OWNERSHIP PERCENTAGE _____ %

NAME _____
ADDRESS _____
OWNERSHIP PERCENTAGE _____ %

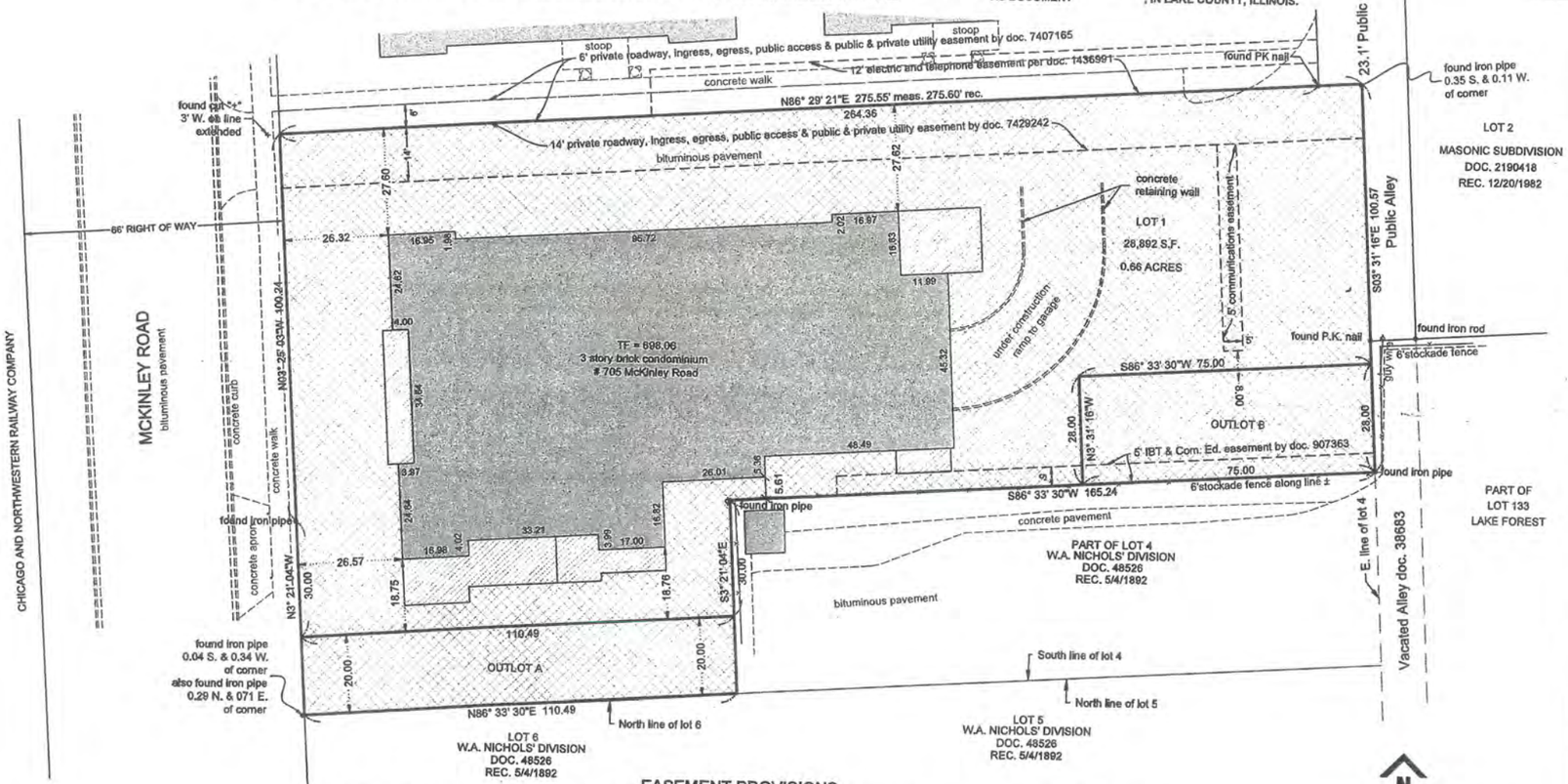
NAME _____
ADDRESS _____
OWNERSHIP PERCENTAGE _____ %

NAME _____
ADDRESS _____
OWNERSHIP PERCENTAGE _____ %

NAME _____
ADDRESS _____
OWNERSHIP PERCENTAGE _____ %

705 McKINLEY CONDOMINIUM

LOT 1 IN 705 McKINLEY CONDO PLAT OF SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT , IN LAKE COUNTY, ILLINOIS.



EASEMENT PROVISIONS

An easement is hereby reserved for and granted to North Shore Gas Company, its successors and assigns, in all platted "utility easement" areas, street, alleys, and other public ways and places shown on this plat. Said easement to be for the installation, maintenance, relocation, renewal and removal of gas mains and appurtenances for the purpose of serving all areas shown on this plat as well as other property, whether or not contiguous thereto. No buildings or other structures shall be constructed or erected in any such "utility easement" areas, streets, alleys, or other public ways or places nor shall any other use be made thereof which will interfere with the easements reserved and granted hereby.

A permanent, non exclusive easement for serving the subdivision and other property with electric and communications service is hereby reserved for and granted to

Commonwealth Edison Company
and AT&T
and Cable TV

their respective successors and assigns, jointly and severally, to install, operator, maintain and remove, from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and sounds and signals in, over, under, across, along and upon the surface of the property shown within the dotted lines on the plat and marked "utility easement". Relocation of facilities will be done by Grantees at cost of Grantor/ Lot Owner, upon written request.

A permanent, non-exclusive easement is hereby reserved for and granted to the City of Lake Forest, Lake County, Illinois, (hereinafter referred to as the "City") and to its successors, assigns, employees, agents, contractors, and franchisees, in, upon, across, over, under, and through the areas shown as an easement within dashed lines on the attached plat of subdivision and/or by the terms "utility easement", "city easement", "drainage easement", and/or "public utility easement", for the purpose of installing, constructing, inspecting, operating, replacing, renewing, altering, enlarging, removing, repairing, cleaning, and maintaining any and all water mains, sanitary sewers, and without limitation, such other installations as may be required as to furnish connections, public water and sanitary sewer service to the attached area, and such appurtenances and additions thereto as said city may deem necessary, together with the right of access across the easements included in the attached plat for the necessary personnel and equipment to do any or all of the above work. The right, but not the obligation, is also hereby granted the city to do any or all of the above work. The right is also hereby granted to the city to cut down, trim, or remove any trees, shrubs, or other plants that interfere with the operation of or access to such facilities, in, across, under, or through said easements. No permanent buildings or trees shall be placed on said easements, but some may be used for gardens, shrubs, landscaping, and other purposes that do not then or later interfere with the aforesaid uses and rights, provided, however, that such use of said easements shall not conflict or interfere with public improvements and any conflicts in use shall be subject to the approval of the city.

PLAT IS VOID IF IMPRESSED
SEAL DOES NOT APPEAR

STATE OF ILLINOIS }
COUNTY OF LAKE } S.S.

NOTE: ONLY THOSE BUILDING LINES OR EASEMENTS SHOWN ON THE RECORDED SUBDIVISION PLAT ARE SHOWN HEREON; CHECK LOCAL ORDINANCES BEFORE BUILDING. COMPARE YOUR DESCRIPTION AND SITE MARKINGS WITH THIS PLAT AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.

ON BEHALF OF BLECK ENGINEERING COMPANY, INC., I, JACK R. BLECK, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED IN THE ABOVE CAPTION WAS SURVEYED AND STAKED BY ME, OR UNDER MY DIRECTION, AND THE PLAT DRAWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY. MEASUREMENTS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED AT LAKE FOREST, ILLINOIS, THIS 20TH DAY OF MARCH A.D., 2020.

BY_____
REGISTERED ILLINOIS LAND SURVEYOR NO. 3591

MAP KEY

LIMITED COMMON ELEMENT

COMMON ELEMENT

ABBREVIATIONS:
m. or meas. = measured
r. or rec. = record
R = radius
CB = chord bearing
CH = chord length
R = radius
L = arc length
N = North
S = South
E = East
W = West
S.F. = square feet
TF = top of foundation
doc. = document

SHEET 1 OF 6

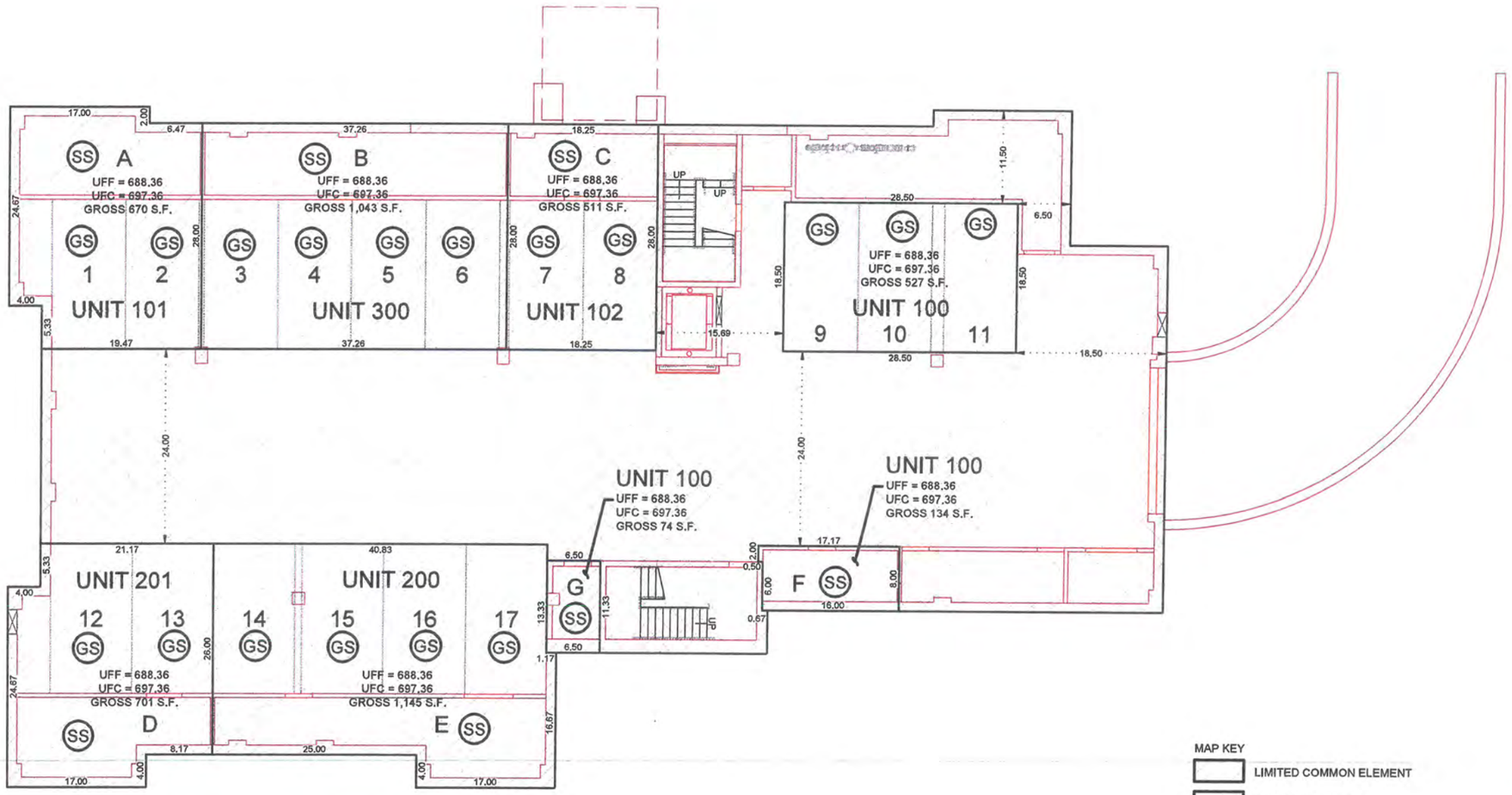
PROJECT NO. 70-948-2

BLECK
engineers | surveyors

Bleck Engineering Company, Inc.
1375 North Western Avenue
Lake Forest, Illinois 60045

T 847.295.5200 F 847.295.7081
www.bleckeng.com

705 McKINLEY CONDOMINIUM
GARAGE FLOOR



MAP KEY

- LIMITED COMMON ELEMENT
- COMMON ELEMENT
- (SS) STORAGE SPACE
- (GS) GARAGE SPACE

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doc. = document
TF = top of foundation
UFF = unfinished floor elevation
UFC = unfinished ceiling elevation

N

0' 5' 10' 20'
Scale 1" = 10'

SHEET 2 OF 6

SURVEYOR'S NOTE:
BUILDING OWNERS AND MANAGERS ASSOCIATION (BOMA) STANDARD METHODS OF MEASUREMENT - METHOD "A" GROSS.
UNITS UNDER CONSTRUCTION 1-12-2018.

Project No. 70-948-2

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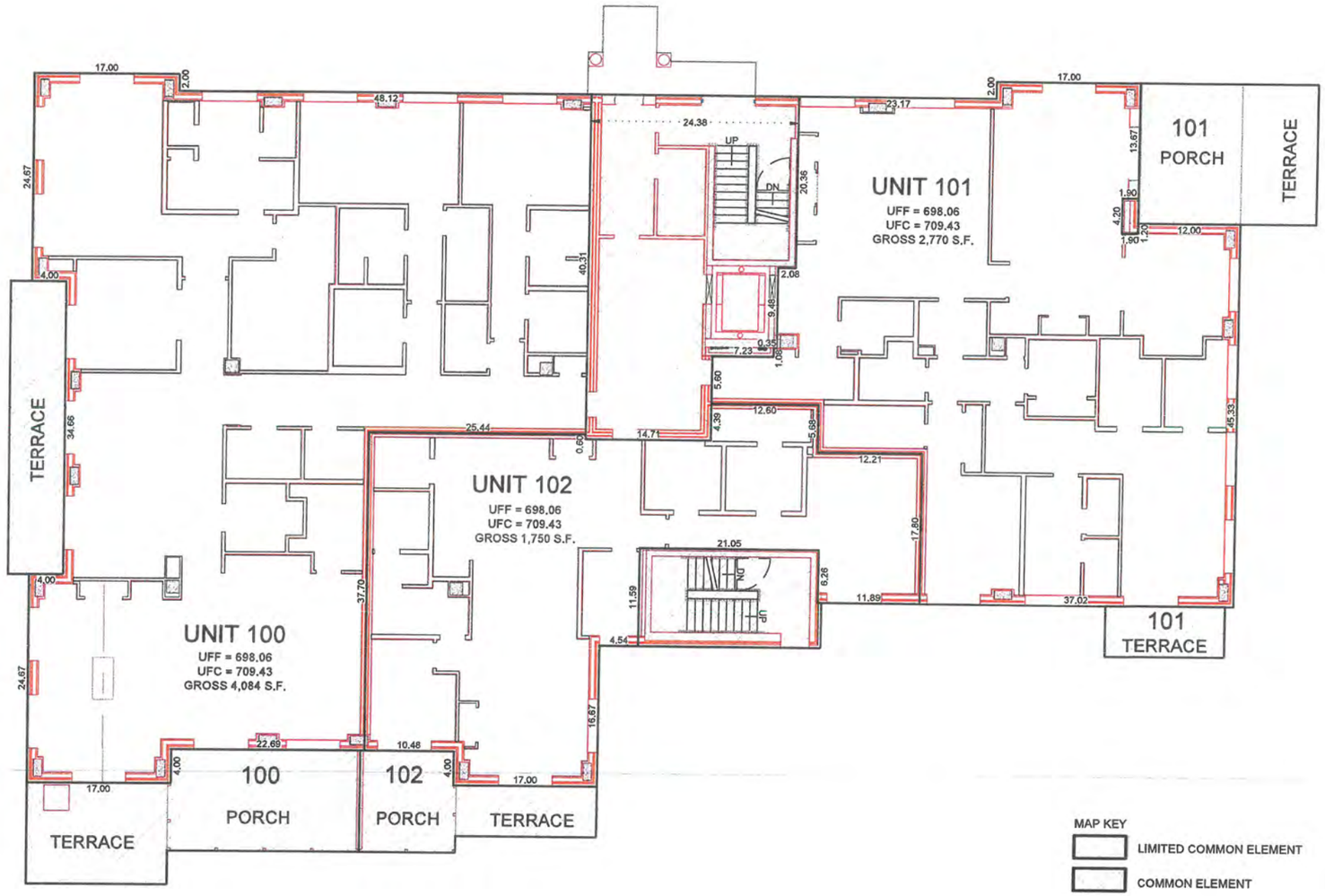
FIRST FLOOR



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N

0' 5' 10' 20'
Scale 1" = 10'

SHEET 3 OF 6

SURVEYOR'S NOTE:
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705 McKINLEY CONDOMINIUM
SECOND FLOOR

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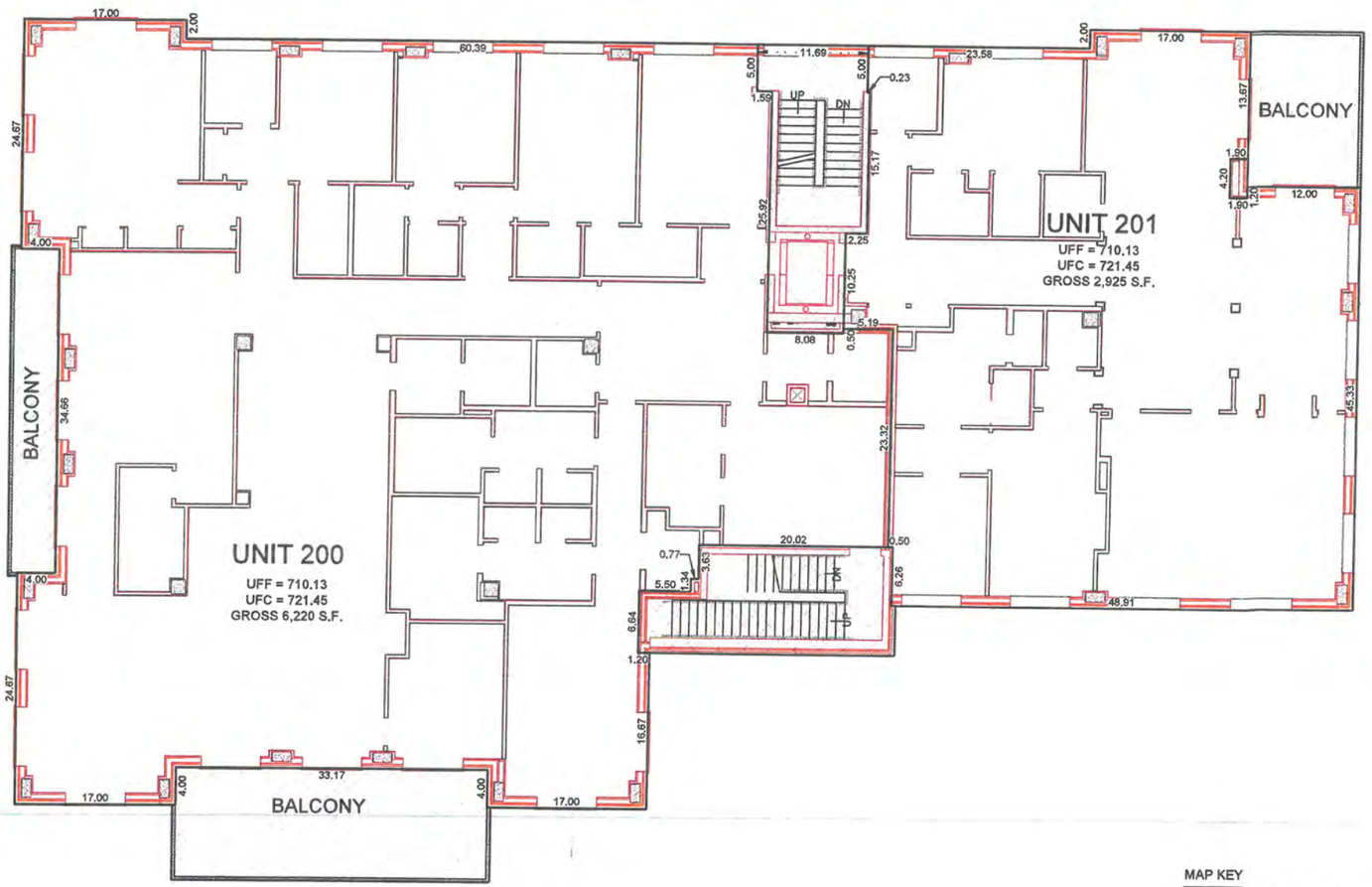

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0' 5' 10' 20'
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SHEET 4 OF 6

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BUILDING OWNERS AND MANAGERS ASSOCIATION (BOMA) STANDARD METHODS OF MEASUREMENT - METHOD "A" GROSS.
UNITS UNDER CONSTRUCTION 1-12-2018.

Project No. 70-948-2

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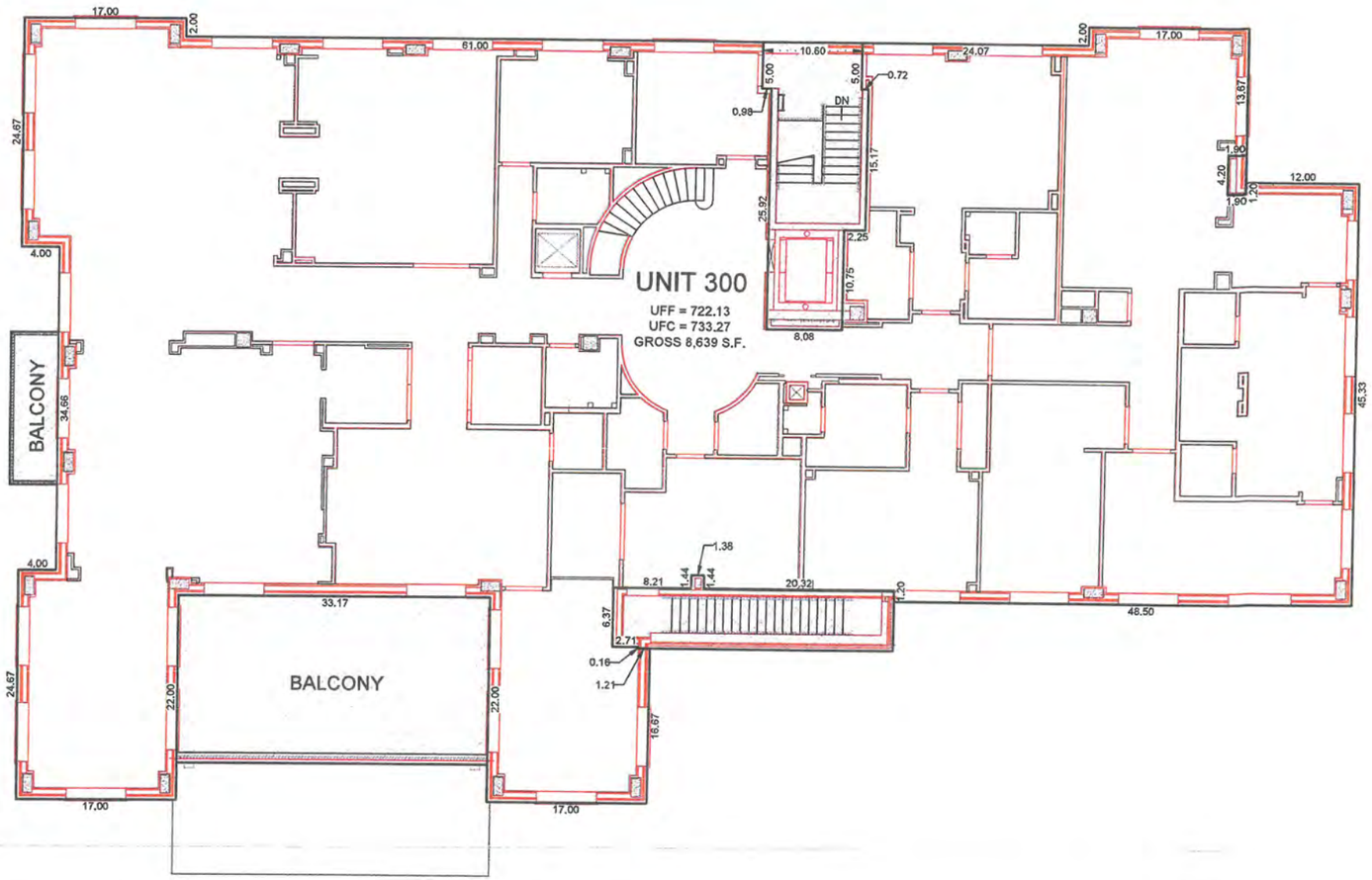
705 McKINLEY CONDOMINIUM
THIRD FLOOR



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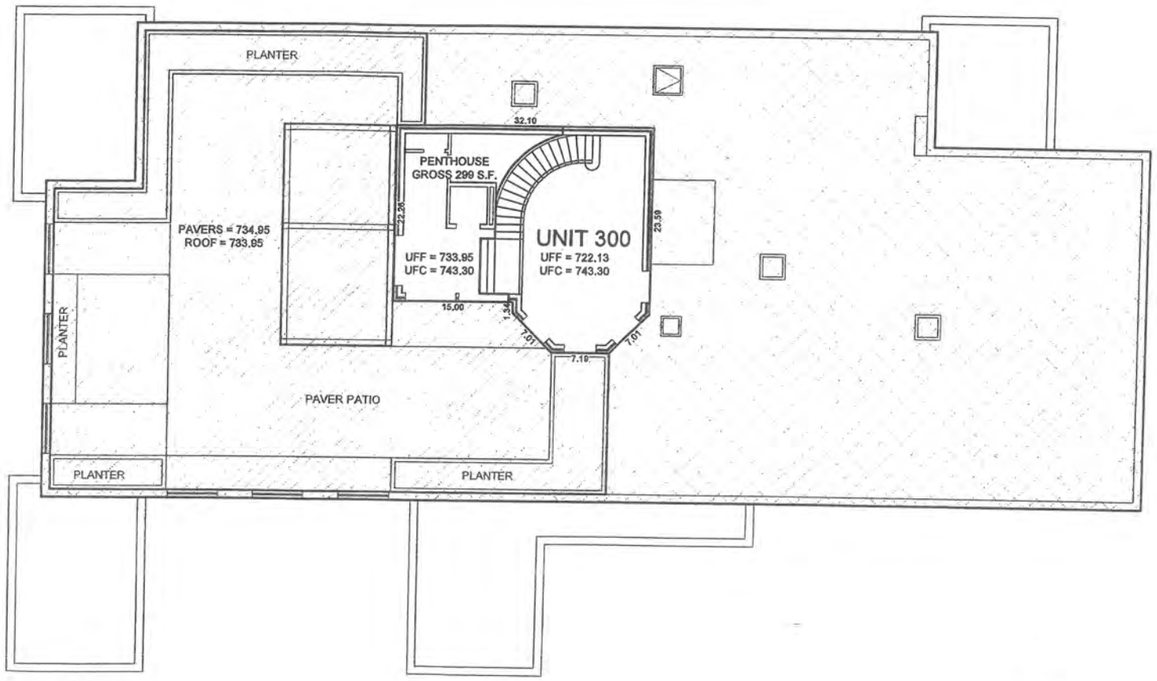
N

0' 5' 10' 20'
Scale 1" = 10'

SHEET 5 OF 6

SURVEYOR'S NOTE:
BUILDING OWNERS AND MANAGERS ASSOCIATION (BOMA) STANDARD METHODS OF MEASUREMENT - METHOD "A" GROSS.
UNITS UNDER CONSTRUCTION 1-12-2018.

705 McKINLEY CONDOMINIUM
ROOF PLAN



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SHEET 6 OF 6

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BUILDING OWNERS AND MANAGERS ASSOCIATION (BOMA) STANDARD
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Project No. 70-948-2

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Powerpoint Slides to be Presented by Petitioner

McKinley Road Redevelopment
Phase 2

705 McKinley Condominium

Phase II McKinley Development
711 McKinley LLC
Witmer and Associates
Planning Commission 5/12/2020

Approval Process for Phase 2
705 McKinley Condominuim

- Approval from the BRB at the February 2019 Meeting
- Final Approval from the Planning Commission March 2019 Meeting
- Started construction Fall 2019
- Completion of the units End of 2020 and 2021
- All the units are sold and will close pending approval of the plat of condominium.

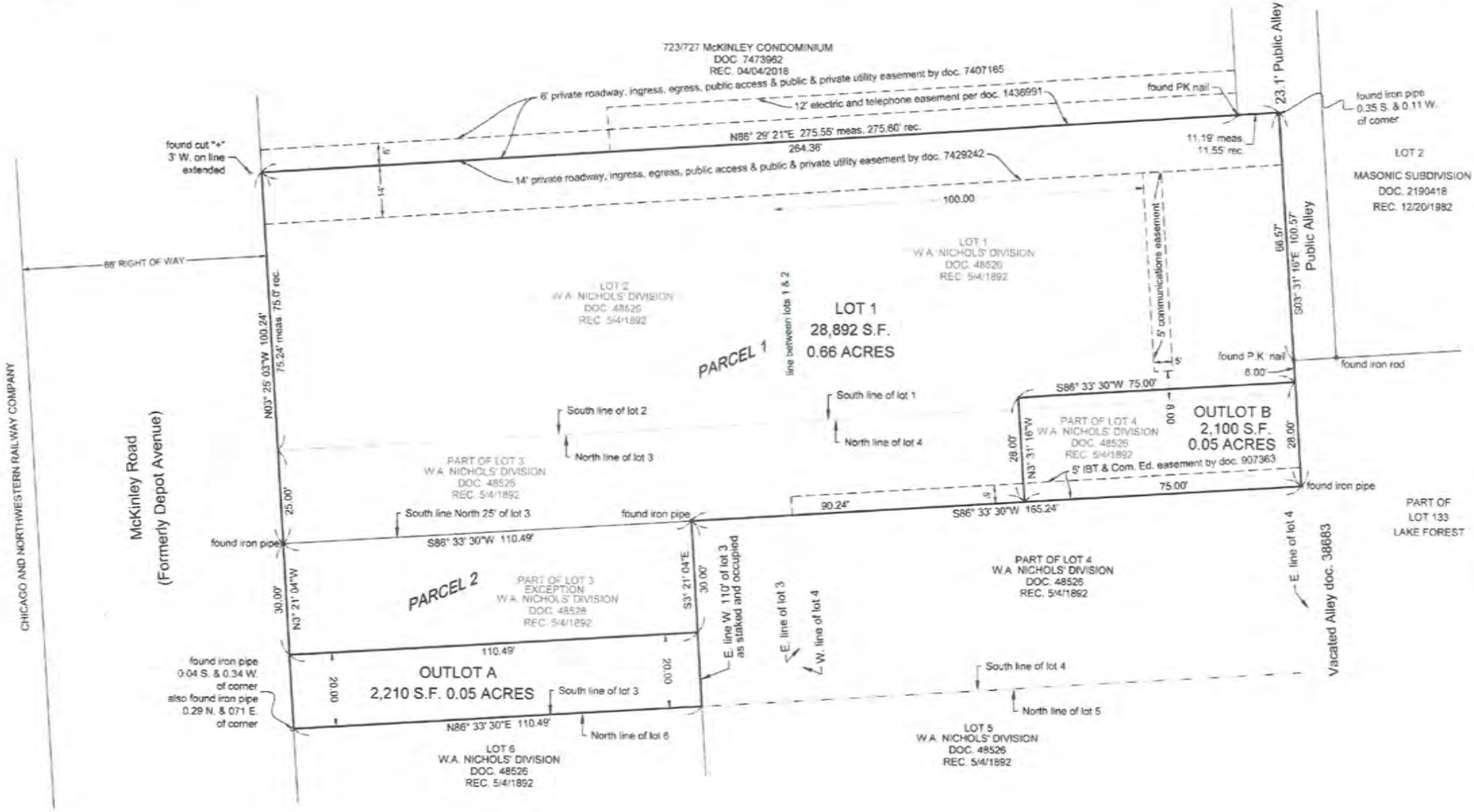
Approved site plan
Planning Commission March 2019

7580973
8/1/2019

705 McKinley Condo Plat of Subdivision

BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

Image# 058637560003 Type: PSB
Recorded: 08/01/2019 at 11:41:21 AM
Receipt#: 2019-00038353
Page 1 of 3
Fees: $82.00
IL Rental Housing Fund: $0.00
Lake County IL Recorder
Mary Ellen Vanderventer Recorder
File 7580973



	sq. feet	acres
LOT 1	28,892	0.66
OUTLOT A	2,210	0.05
OUTLOT B	2,100	0.05
TOTAL	33,202	0.76

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Outlot A Provisions:

Outlot A is created by this plat solely to facilitate its conveyance as a discrete parcel to the owner of the adjoining property to the South. No matter appearing on this plat and/or approvals and encumbrances for development of the remainder of the land shown hereon, shall affect or impede full development of Outlot A in conjunction with contiguous property to the South. Specifically, without limitation, no declaration of covenants and/or homeowners/condominium association applicable to Lot 1 of this subdivision shall encumber Outlot A, and all setbacks and other area requirements under the city Code shall be measured and calculated from the North, East and West lines of Outlot A when developed with adjoining land.

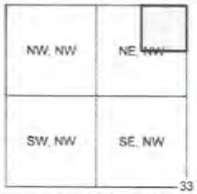
NOTES:

1. BASIS OF BEARINGS: WEST BOUNDARY LINE ASSUMED N 03° - 25' - 03" W.
2. MEASUREMENTS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

Existing 10 Digit Parcel Numbers
1233109010
1233109011

N

0 10 20 40
Scale 1" = 20'



NE 1/4, NW 1/4 SECTION 33, TOWNSHIP 44
NORTH, RANGE 12 EAST

PROJECT NO. 70-948-2
NOVEMBER 15, 2018
REV. MARCH 22, 2019

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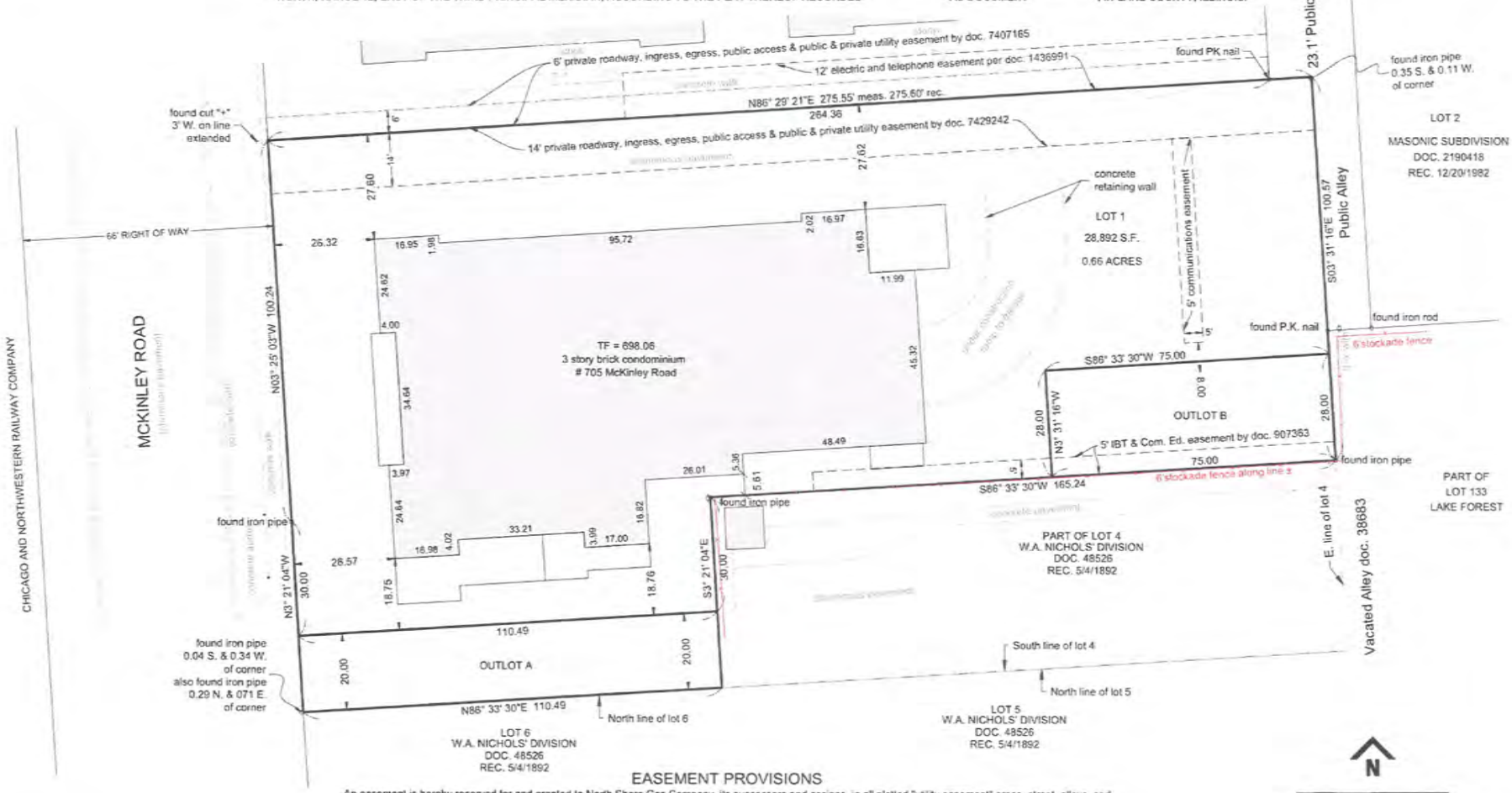
SHEET 1 OF 2

705 McKINLEY CONDOMINIUM

LOT 1 IN 705 McKINLEY CONDO PLAT OF SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT , IN LAKE COUNTY, ILLINOIS.



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PLAT IS VOID IF IMPRESSED SEAL DOES NOT APPEAR.

STATE OF ILLINOIS }
COUNTY OF LAKE } S.S.

NOTE: ONLY THOSE BUILDING LINES OR EASEMENTS SHOWN ON THE RECORDED SUBDIVISION PLAT ARE SHOWN HEREON; CHECK LOCAL ORDINANCES BEFORE BUILDING. COMPARE YOUR DESCRIPTION AND SITE MARKINGS WITH THIS PLAT AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.

ON BEHALF OF BLECK ENGINEERING COMPANY, INC., I, JACK R. BLECK, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED IN THE ABOVE CAPTION WAS SURVEYED AND STAKED BY ME, OR UNDER MY DIRECTION, AND THE PLAT DRAWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY. MEASUREMENTS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED AT LAKE FOREST, ILLINOIS, THIS 20TH DAY OF MARCH A.D., 2020.

BY _____
REGISTERED ILLINOIS LAND SURVEYOR NO. 3591

MAP KEY

LIMITED COMMON ELEMENT

COMMON ELEMENT

ABBREVIATIONS:
m. or meas. = measured
r. or rec. = record
R = radius
CB = chord bearing
CH = chord length
R = radius
L = arc length
N = North
S = South
E = East
W = West
S.F. = square feet
TF = top of foundation
doc. = document

SHEET 1 OF 6

PROJECT NO. 70-948-2

BLECK
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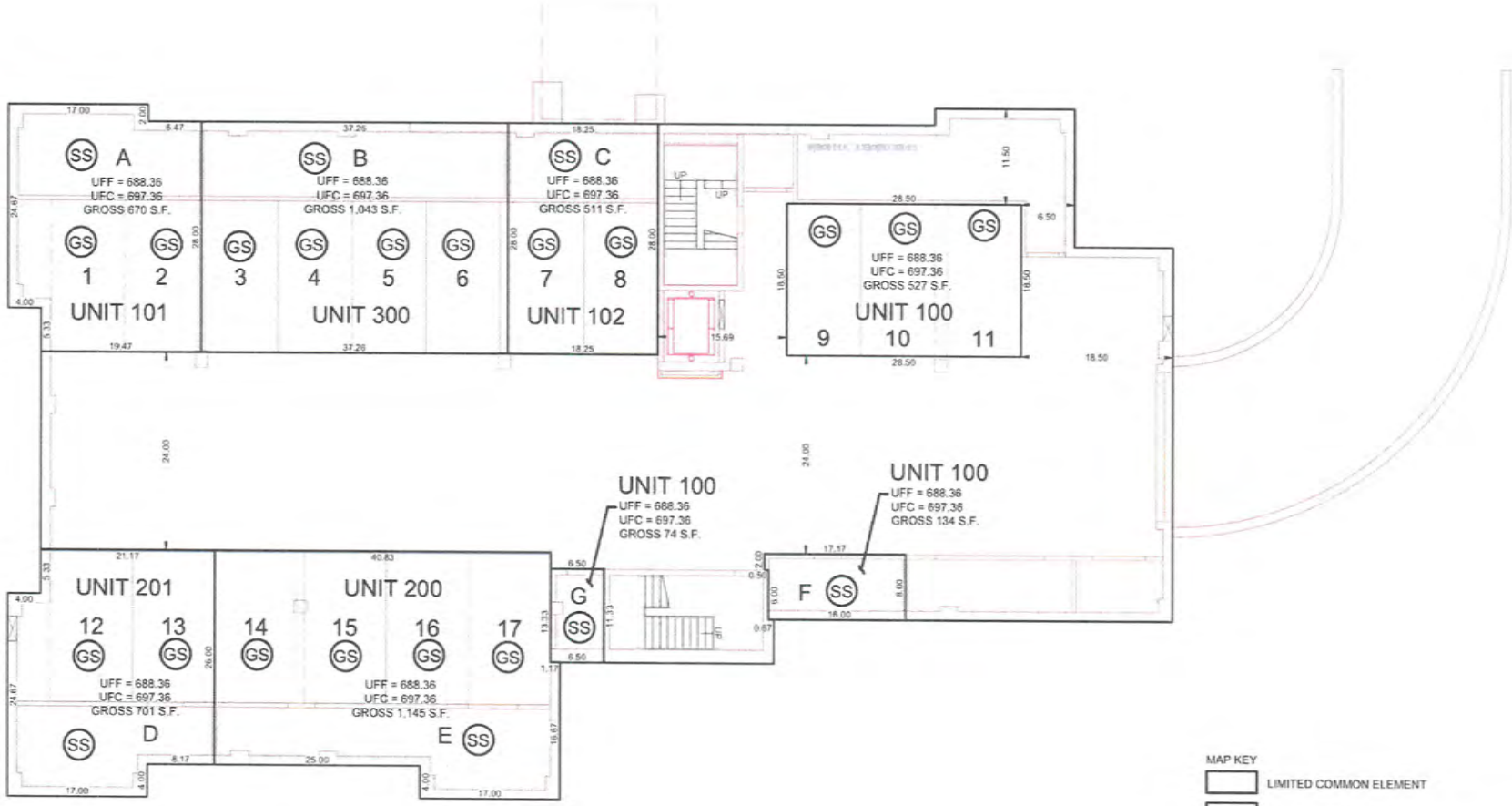
1375 North Western Avenue
Lake Forest, Illinois 60045
T 847.295.5200 F 847.295.7081
www.bleckeng.com

705 McKINLEY CONDOMINIUM
GARAGE FLOOR



MAP KEY

- LIMITED COMMON ELEMENT
- COMMON ELEMENT
- (SS) STORAGE SPACE
- (GS) GARAGE SPACE

ABBREVIATIONS:
m. or meas. = measured
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L = arc length
N = North
S = South
E = East
W = West
S.F. = square feet
doc. = document
TF = top of foundation
UFF = unfinished floor elevation
UFC = unfinished ceiling elevation

N

0' 5' 10' 20'
Scale 1" = 10'

SHEET 2 OF 6

SURVEYOR'S NOTE:
BUILDING OWNERS AND MANAGERS ASSOCIATION (BOMA) STANDARD
METHODS OF MEASUREMENT - METHOD "A" GROSS.
UNITS UNDER CONSTRUCTION 1-12-2018.

Project No. 70-948-2

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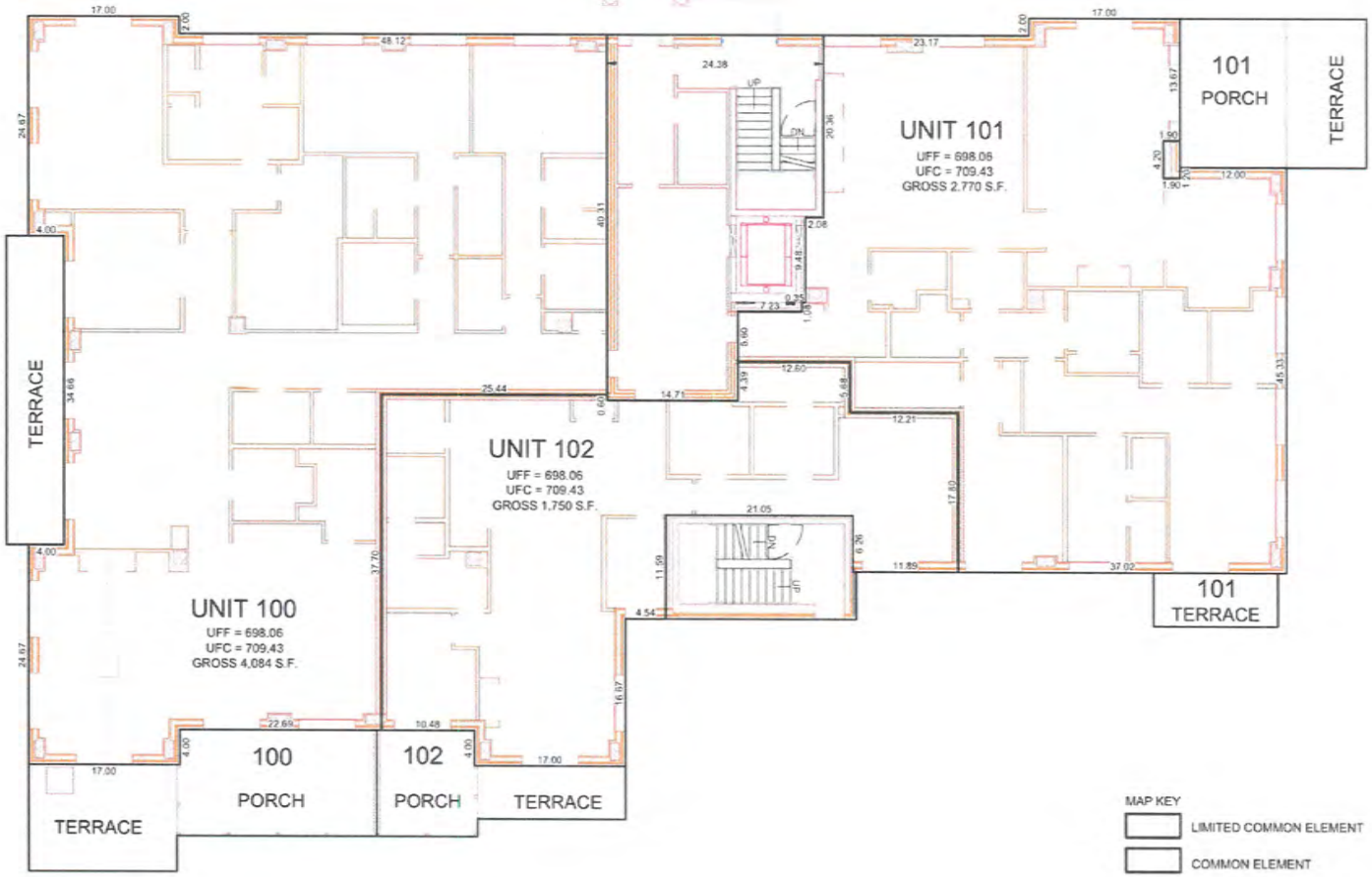
705 McKINLEY CONDOMINIUM
FIRST FLOOR



MAP KEY

LIMITED COMMON ELEMENT

COMMON ELEMENT

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doc. = document
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UFC = unfinished ceiling elevation

N

0' 5' 10' 20'
Scale 1" = 10'

SHEET 3 OF 6

SURVEYOR'S NOTE:
BUILDING OWNERS AND MANAGERS ASSOCIATION (BOMA) STANDARD METHODS OF MEASUREMENT - METHOD "A" GROSS.
UNITS UNDER CONSTRUCTION 1-12-2018.

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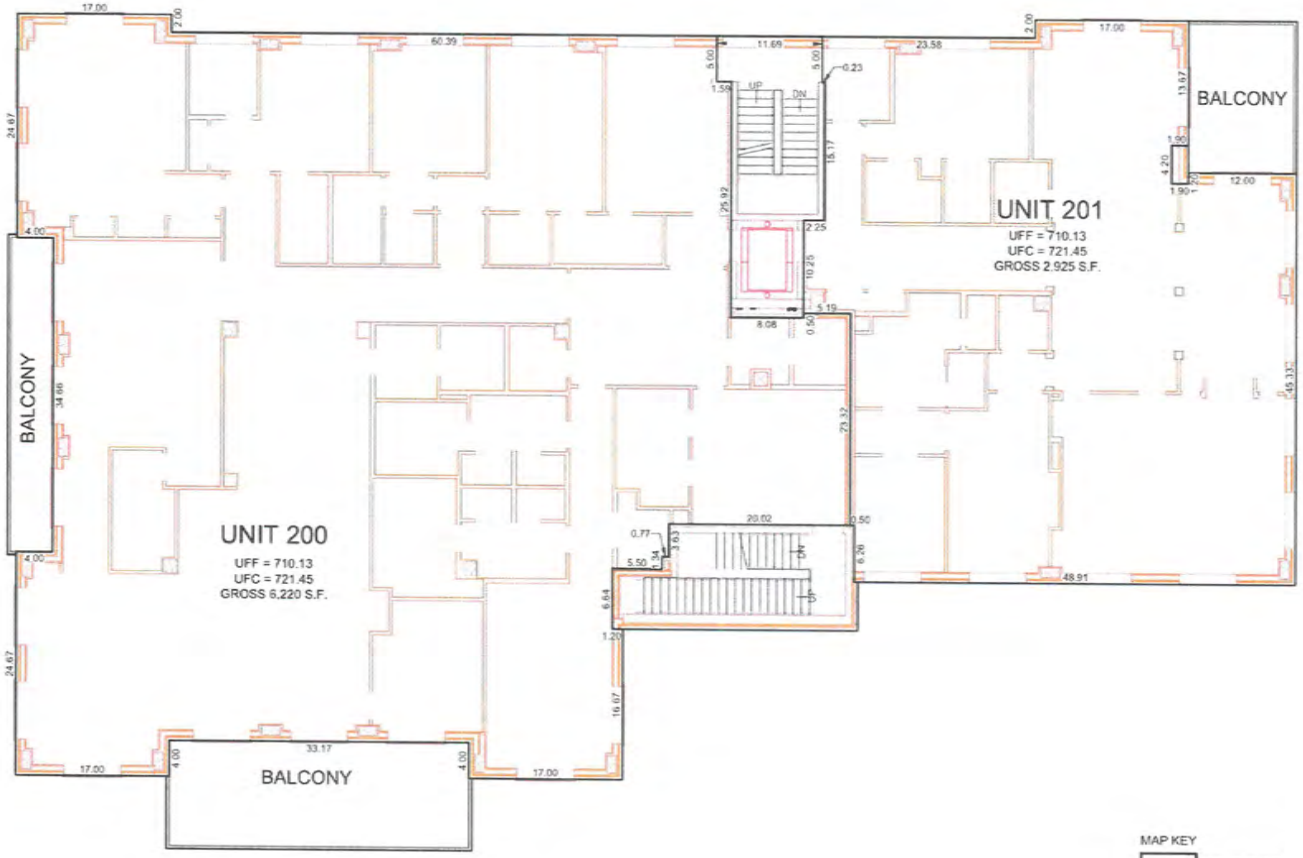
705 McKINLEY CONDOMINIUM
SECOND FLOOR

SECOND FLOOR



MAP KEY

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COMMON ELEMENT

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UFC = unfinished ceiling elevation

N

0' 5' 10' 20'
Scale 1" = 10'

SHEET 4 OF 6

SURVEYOR'S NOTE:
BUILDING OWNERS AND MANAGERS ASSOCIATION (BOMA) STANDARD METHODS OF MEASUREMENT - METHOD "A" GROSS.
UNITS UNDER CONSTRUCTION 1-12-2018.

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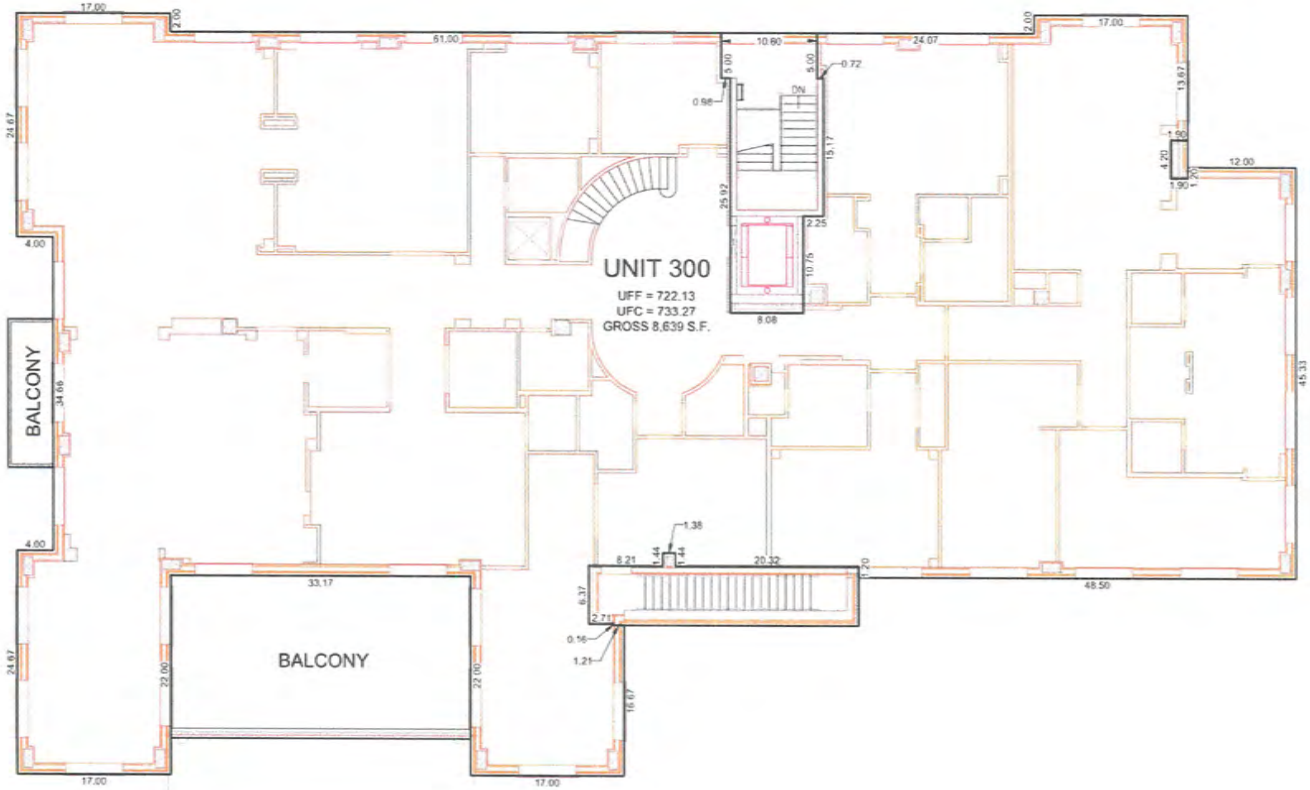
THIRD FLOOR



MAP KEY

LIMITED COMMON ELEMENT

COMMON ELEMENT

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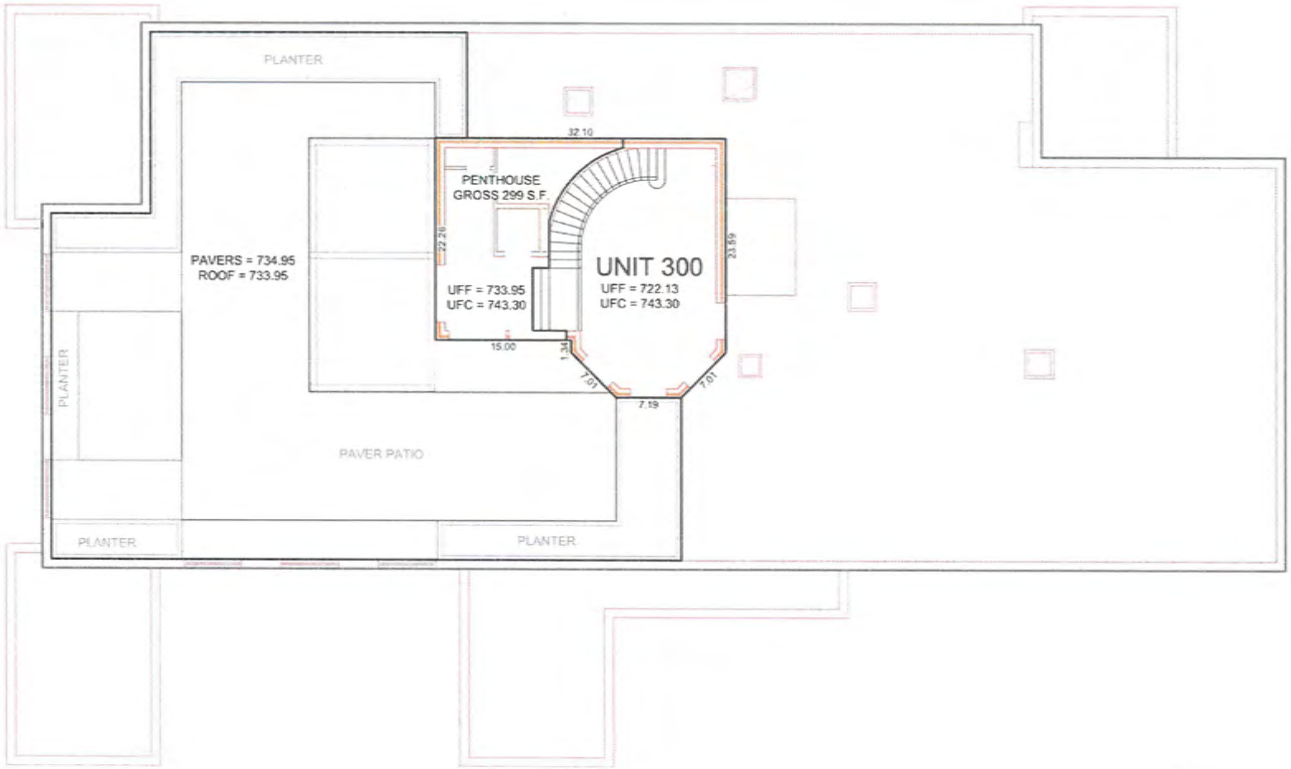
N

0' 5' 10' 20'
Scale 1" = 10'

SHEET 5 OF 6

SURVEYOR'S NOTE:
BUILDING OWNERS AND MANAGERS ASSOCIATION (BOMA) STANDARD METHODS OF MEASUREMENT - METHOD "A" GROSS.
UNITS UNDER CONSTRUCTION 1-12-2018.

705 McKINLEY CONDOMINIUM
ROOF PLAN



MAP KEY

LIMITED COMMON ELEMENT

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N

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SHEET 6 OF 6

SURVEYOR'S NOTE:
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UNITS UNDER CONSTRUCTION 1-12-2018.