

METRA STATION

EMERSON STREET

NORTHWEST HIGHWAY  
(Illinois Route 14)  
11,500 VPD

SITE

MAPLE STREET

Image Landsat / Copernicus

Mount Pleasant  
ILLINOIS

**DEVELOPMENT STUDY**

**RESIDENTIAL**

87 UNITS  
 PARKING - 63 SPACE AT GRADE  
 55 SPACES LOWER LEVEL  
 118 SPACES TOTAL = 1.36 PER UNIT

**RETAIL**

BANK - 6710 SF  
 ATM DRIVE THRU - 2  
 PARKING - 27 SPACES = 4 / 1000

**AREA SUMMARY**

FIRST FLOOR

LOBBY / AMENITY / UTILITIES = 7,532 SF  
 RESIDENTIAL = 5,900SF  
 PARKING = 49,431 SF  
 BANK = 6710 SF

LOWER LEVEL

PARKING = +/-25,650 SF  
 EXISTING INTERIOR SPACE = +/- 7,480 SF

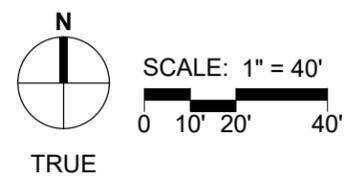
2ND - 4TH FLOOR

RESIDENTIAL = 17,196 SF/FLR X 3 = 51,588 SF



**EXHIBIT B**

**1 GROUND LEVEL**  
 SCALE: 1" = 40'-0"



**FIRST EQUITY GROUP, LLC**  
 FIRST EQUITY PROPERTY HOLDINGS, LLC  
**HARLEM IRVING COMPANIES**

**MOUNT PROSPECT MIXED-USE**  
 100 - 112 E NORTHWEST HWY  
 October 22, 2019 Project #: 19106

**01**

**DEVELOPMENT STUDY**

**RESIDENTIAL**

87 UNITS  
PARKING - 63 SPACE AT GRADE  
55 SPACES LOWER LEVEL  
118 SPACES TOTAL = 1.36 PER UNIT

**RETAIL**

BANK - 6710 SF  
ATM DRIVE THRU - 2  
PARKING - 27 SPACES = 4 / 1000

**AREA SUMMARY**

FIRST FLOOR

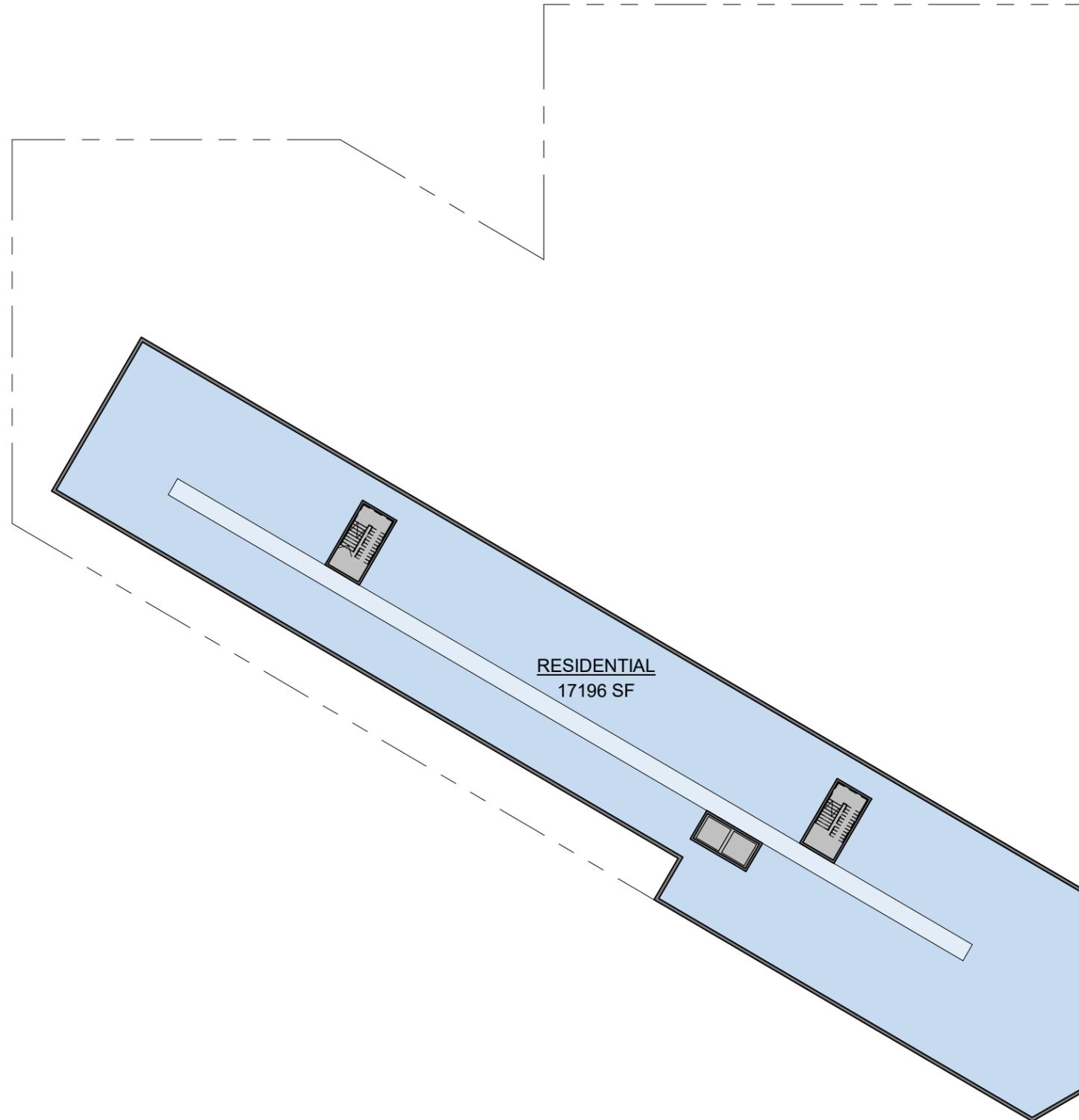
LOBBY / AMENITY / UTILITIES = 7,532 SF  
RESIDENTIAL = 5,900SF  
PARKING = 49,431 SF  
BANK = 6710 SF

LOWER LEVEL

PARKING = +/-25,650 SF  
EXISTING INTERIOR SPACE = +/- 7,480 SF

2ND - 4TH FLOOR

RESIDENTIAL = 17,196 SF/FLR X 3 = 51,588 SF



**EXHIBIT B**

**1** TYPICAL RESIDENTIAL LEVEL  
SCALE: 1" = 40'-0"



**OKW ARCHITECTS**  
600 W. Jackson, Suite 250  
Chicago, IL 60661



SCALE: 1" = 40'  
0 10' 20' 40'



**HARLEM IRVING COMPANIES**

**MOUNT PROSPECT MIXED-USE**

100 - 112 E NORTHWEST HWY  
October 22, 2019 Project #: 19106



**OKW ARCHITECTS**  
600 W. Jackson, Suite 250  
Chicago, IL 60661



**HARLEM IRVING COMPANIES**

**MOUNT PROSPECT MIXED-USE**

100 - 112 E NORTHWEST HWY  
October 22, 2019 Project #: 19106