



City of Chicago



O2016-4781

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	6/22/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 11-G at 4525 N Kenmore Ave - App No. 18862
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

18862
INTRO. DATE
JUNE 22, 2016

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RT-4, Residential Two-Flat, Townhouse and Multi-Unit District symbols shown on Map 11-G in the area generally bounded by:

A line 60 feet south of and parallel to West Wilson Avenue; the alley next east of and parallel to North Kenmore Avenue; a line 84.14 feet north of West Sunnyside Avenue extended west for a distance of 143.01 feet to a point 84.12 feet north of West Sunnyside Avenue; North Kenmore Avenue

to those of a Residential Planned Development, subject to the use and bulk regulations set forth in the Plan of Development attached hereto and made a part hereof.

SECTION 2. This ordinance takes effect after its passage and due publication.

RESIDENTIAL PLANNED DEVELOPMENT No. _____

Plan of Development Statements

1. The area delineated herein as Residential Planned Development No. _____ (“Planned Development”), consists of approximately 64,206 square feet (1.47 acres) of property located at 4525 North Kenmore Avenue (the “Property”), as more fully depicted on the attached Planned Development Boundary and Property Line Map. The Property is under the single designated control of the Applicant, Morningside Stewart, LLC.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant’s successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for an amendment, modification or change (administrative, legislative or otherwise) to this Planned Development is made, shall be under single ownership or single designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees and approval by the City Council.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans.

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Departments of Planning and Development (“DPD”) and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.

4. This Plan of Development consists of Fifteen Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land Use Map; a Planned Development

Applicant: Morningside Stewart, LLC
Address: 4525 North Kenmore Avenue
Date Introduced: June 22, 2016
Plan Commission: TBD

Property Line & Boundary Map; Site Plan; Landscape Plan; Green Roof Plan; Building Elevations prepared by Pappageorge Haymes Partners dated June 13, 2016.

5. The following uses are permitted in the area delineated herein as a Residential Planned Development: Residential dwelling units (including located on the ground floor); accessory parking; and accessory uses.
6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the Property shall be 1.2 in accordance with the attached Bulk Regulations Table. For purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 64,206 square feet.
9. Upon review and determination ("Part II Review"), and pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim review associated with the site plan review or Part II reviews are conditional until final Part II approval.
11. The Applicant shall comply with the Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation and Fleet and Facility Management and Buildings, pursuant to Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development Ordinance may be modified administratively by the Zoning Administrator, pursuant to Section 17-13-0611-A of the Zoning Ordinance, upon written application by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.

Applicant: Morningside Stewart, LLC
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13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. Applicant shall achieve basic L.E.E.D. Certification under the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System and provide a minimum 50% green roof over the net roof area of approximately 4,750 square feet.
15. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development Ordinance lapse, the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the property to RT-4, Residential Two-Flat, Townhouse and Multi-Unit District.

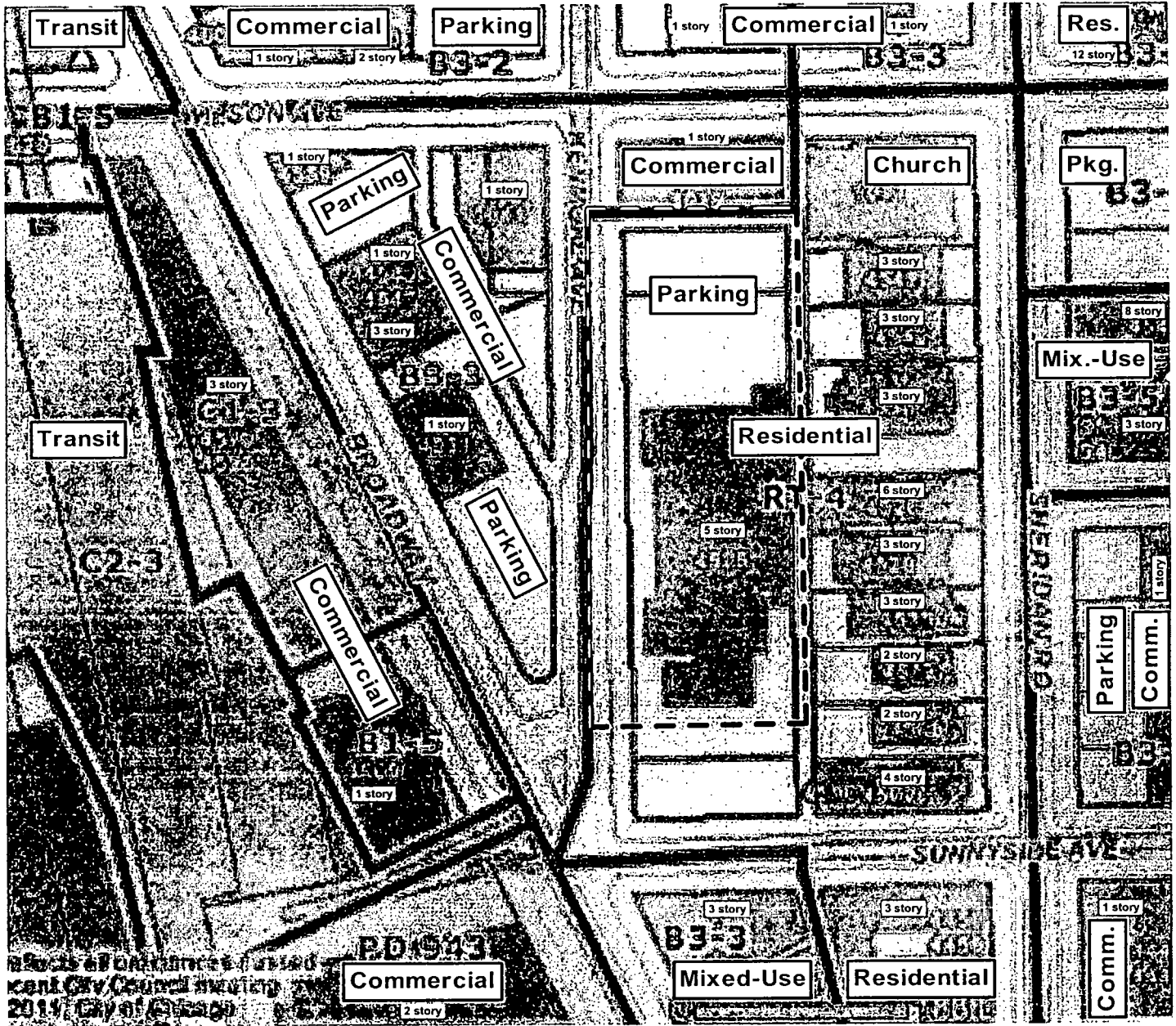
Applicant: Morningside Stewart, LLC
Address: 4525 North Kenmore Avenue
Date Introduced: June 22, 2016
Plan Commission: TBD

PLANNED DEVELOPMENT NO. _____

BULK REGULATIONS TABLE

Gross Site Area:	82,620 Square Feet
Area in Public Right-of-Way:	18,414 Square Feet
Net Site Area:	64,206 Square Feet
Maximum Floor Area Ratio:	1.2
Maximum Building Height:	69'-4" (Existing)
Minimum Number of Parking Spaces:	28
Minimum Number of Bicycle Parking Spaces:	25
Minimum Number of Loading Berths:	0
Maximum Number of Dwelling Units:	64
Minimum Setbacks:	In accordance with the Site Plan

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2014 City of Chicago
 2014 City of Chicago
 2014 City of Chicago
 2014 City of Chicago

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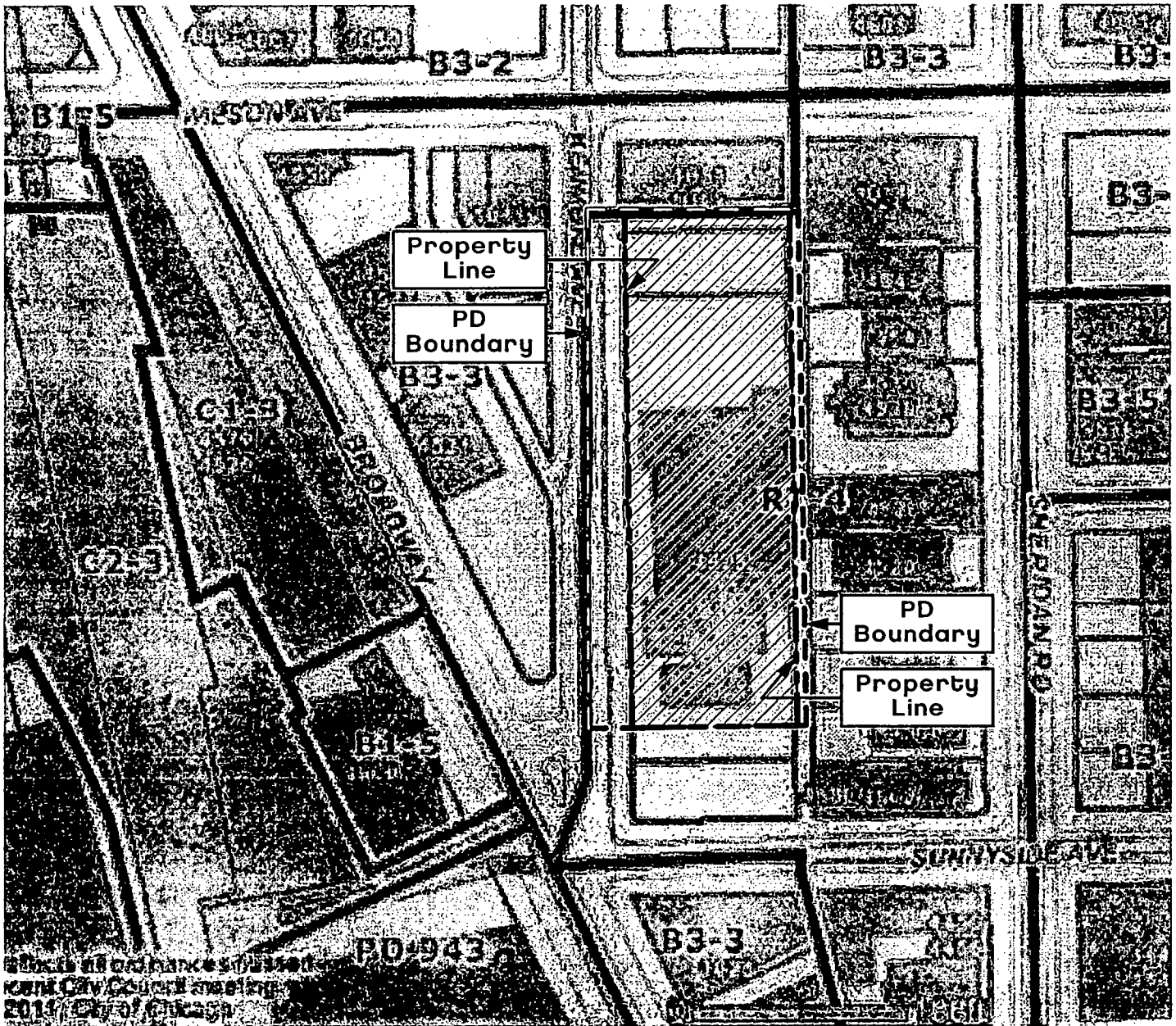
Existing Land Use Map



pappageorgehaymes partners



These plans are schematic and are subject to further refinement for compliance with code required during the safety improvements and coordination with existing systems.



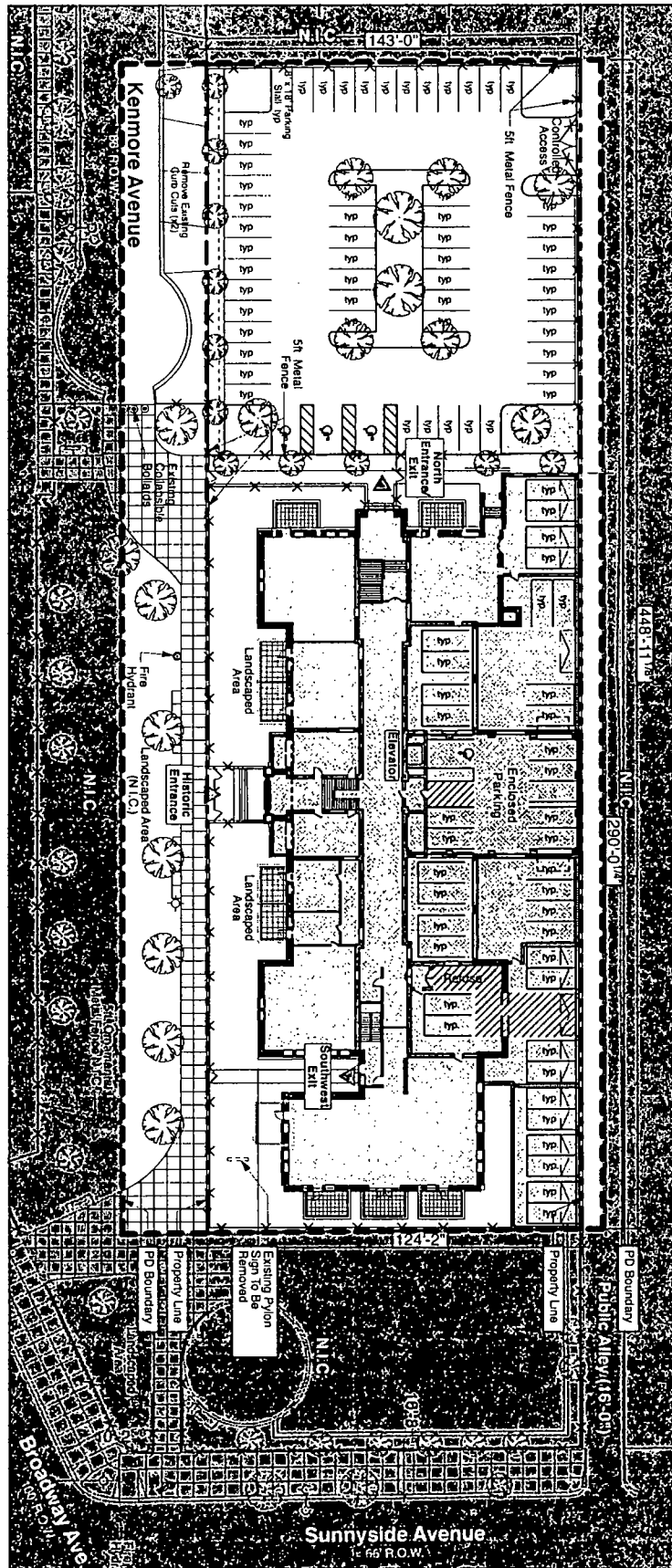
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**Planned Development
 Boundary, Prop. Line Map**



pappageorgehaymes partners
**PAPPAGEORGE
 HAYMES**

These plans are schematic and are subject to further refinement for compliance with code required during life safety improvements and coordination with existing systems.



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Site Plan



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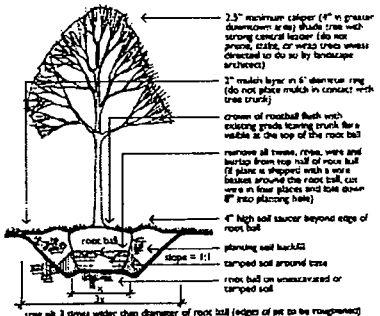
PAPPAGEORGE
HAYMES

These plans are schematic and are subject to further refinement for compliance with code required existing life safety improvements and coordination with existing systems

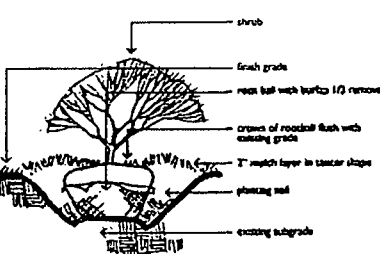
THESE PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

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Certified Statement



Chicago Tree Detail



Chicago Shrub Detail

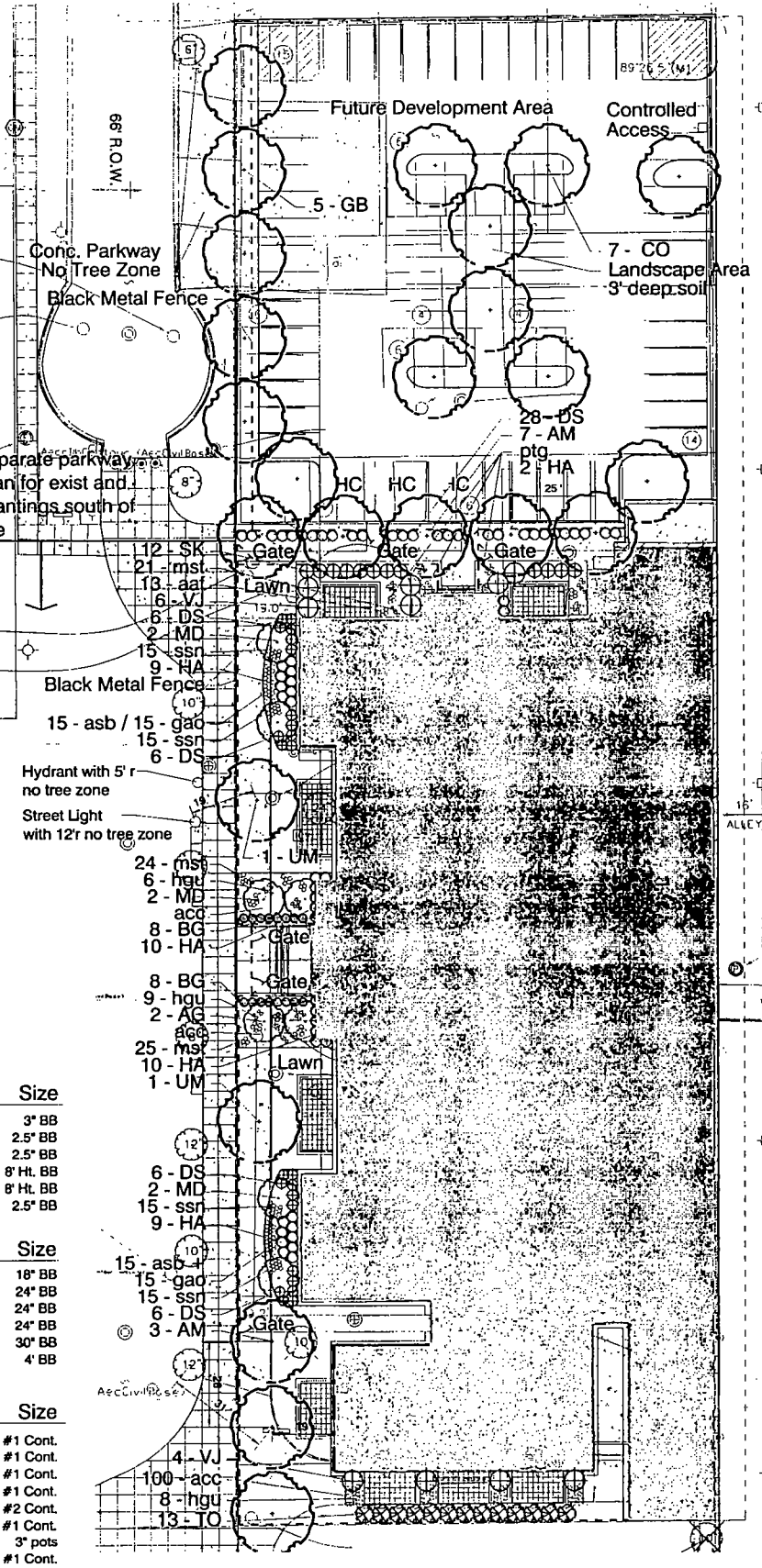
Trees		
sym	Botanic Name	Size
AM	Acer x Freemanii 'Marmo'	3" BB
CO	Celtis occidentalis 'Chicagoland'	2.5" BB
GB	Ginkgo biloba	2.5" BB
MD	Malus 'David'	8" Ht. BB
TO	Thuja occidentalis 'Techny'	8" Ht. BB
UM	Ulmus davidiana 'Morton'	2.5" BB

Shrubs		
sym	Botanic Name	Size
BG	Buxus x 'Glencoe'	18" BB
DS	Diervilla sessilifolia 'Butterfly'	24" BB
HT	Hydrangea arborescens 'Annabelle'	24" BB
SK	Syringa 'Miss Kim'	24" BB
TT	Taxus x media 'Tauntonii'	30" BB
VJ	Viburnum x 'Juddii'	4" BB

Perennials		
sym	Botanic Name	Size
acc	Ajuga 'Chocolate Chip'	#1 Cont.
aaf	Astilbe x arendsii 'Fanal'	#1 Cont.
asb	Allium 'Summer Beauty'	#1 Cont.
gao	Galium odoratum	#1 Cont.
hgu	Hosta 'Guacamole'	#2 Cont.
mst	Matteuccia struthiopteris	#1 Cont.
ptg	Pachysandra 'Green Carpet'	3" pots
ssn	Sedum spectabile 'Neon'	#1 Cont.

Project Plant List

Applicant: Morningside Stewart, LLC
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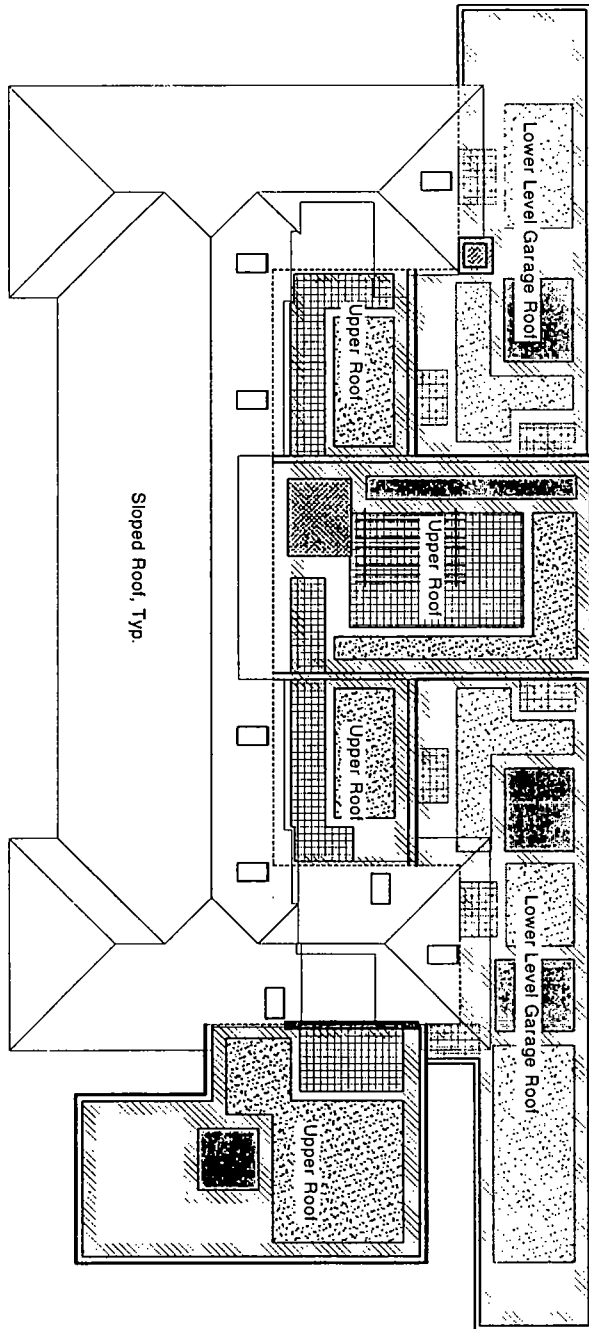
Landscape Plan



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





Summary:

15,750 sq ft Gross Open Roof Area
 Net Plantable Roof Area: 9,454 sq ft

Minimum Green Roof Area:
 4,727 sq ft (50% of Net Plantable Roof Area)
 4,750 sq ft Provided

(Note: Roof terrace is common amenity area open for use by all building residents)

Key:

-  Accessory Roof/Chimneys [139 sq ft]
-  Pavers [2,634 sq ft]
-  Extensive Green Roof (Upper Deck) [2,387 sq ft]
-  Extensive Green Roof (Garage Roof) [2,363 sq ft]
-  Non-Plantable Mech. Access [6,157 sq ft]
-  Mech. Equipment (Upper Deck)
-  Mech. Equipment (Garage Roof)

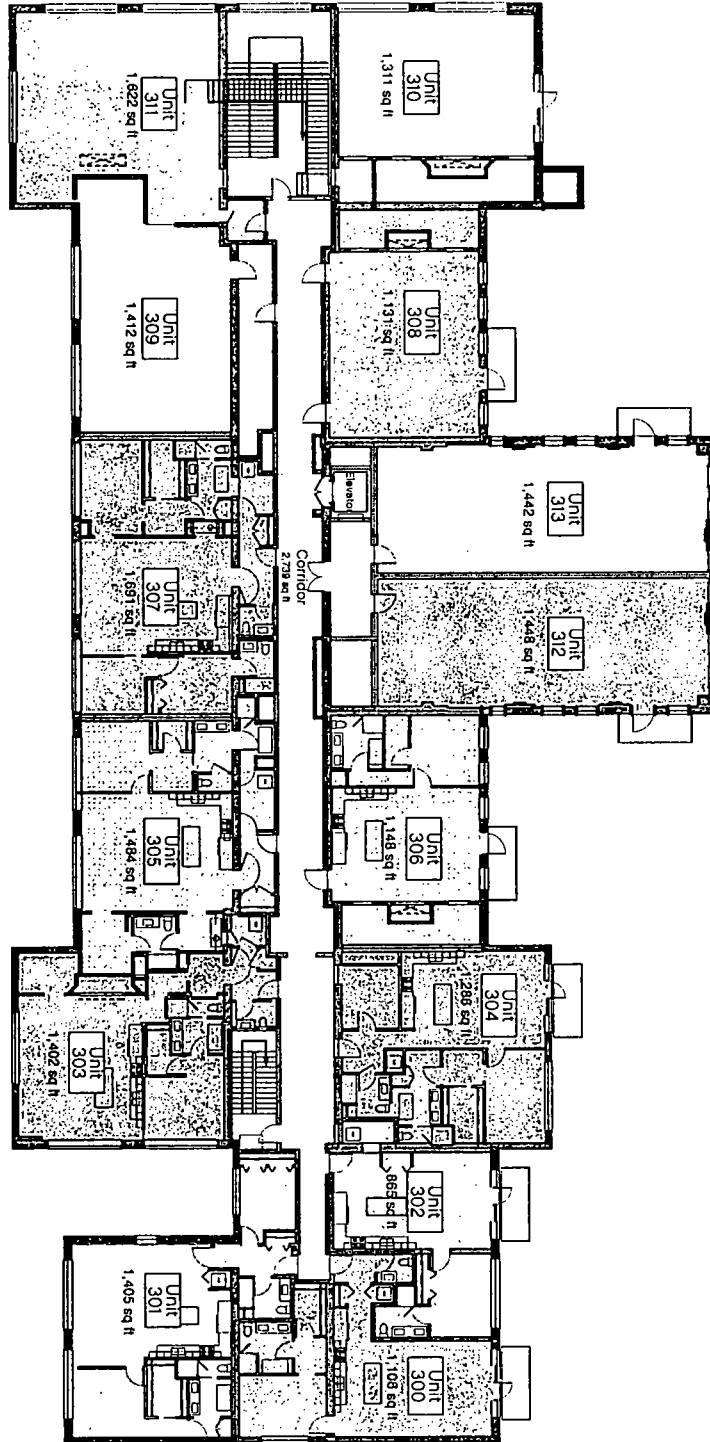
Applicant: Morningside Stewart, LLC
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Green Roof Plan



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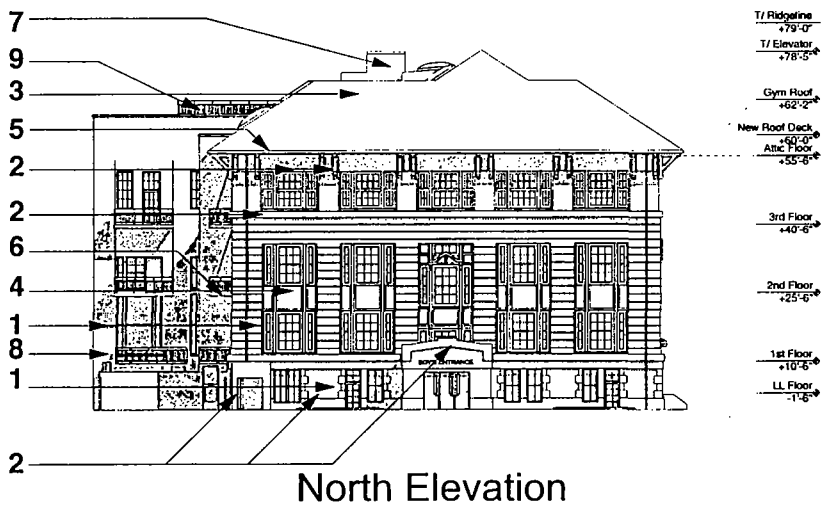
Floorplans (Typical Floor)



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These plans are schematic and are subject to further refinement for compliance with code required during life safety improvements and coordination with existing systems.



Key

- 1 Face Brick
- 2 Limestone
- 3 Asphalt Shingle
- 4 Metal Panels
- 5 Copper Cornice
- 6 Metal Balcony
- 7 Cement Board Siding
- 8 Wood Fence
- 9 Wood Trellis

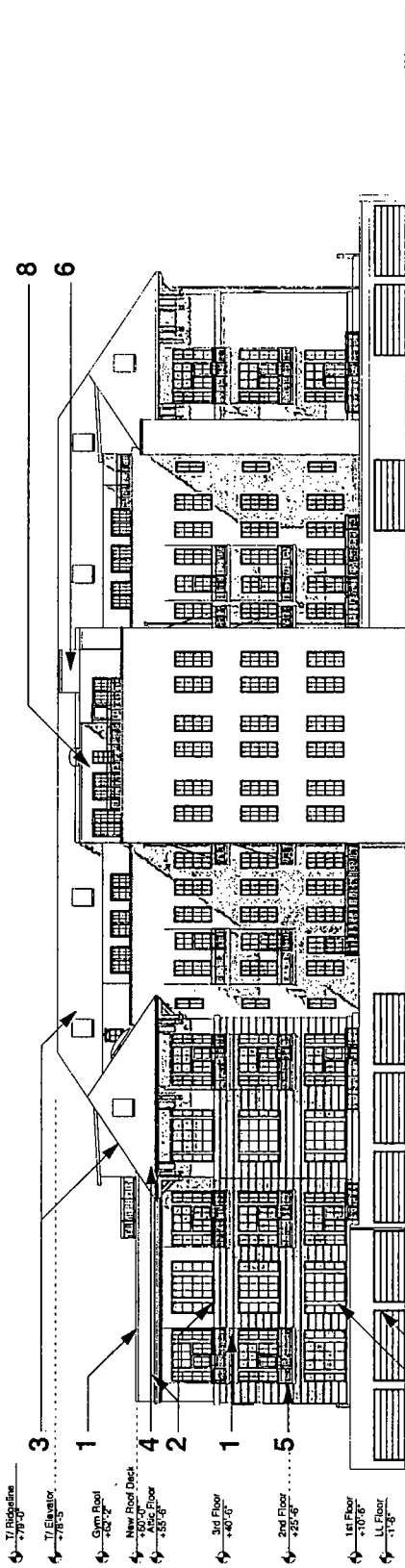
Applicant:	Morningside Stewart, LLC
Address:	4525 N Kenmore Avenue
Introduction Date:	June 22, 2016
Plan Commission Date:	TBD

North Building Elevation

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These plans are schematic and are subject to further refinement for compliance with code required existing life safety improvements and coordination with existing systems.



East Elevation

Key

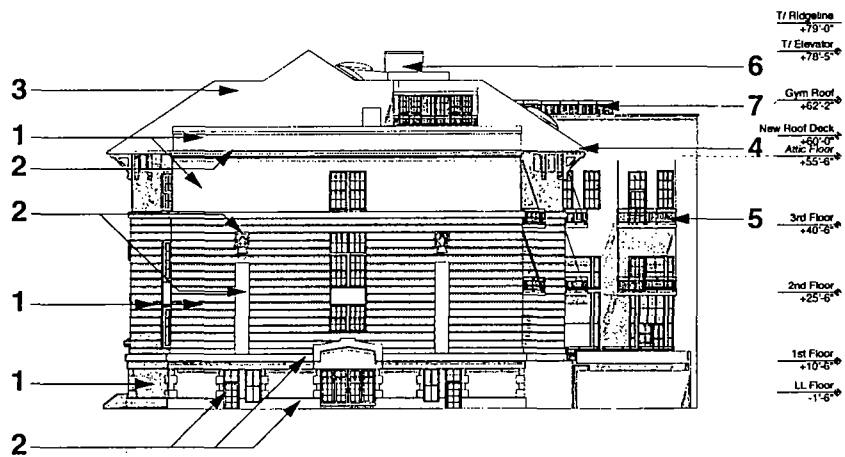
- 1 Face Brick
- 2 Limestone
- 3 Asphalt Shingle
- 4 Copper Cornice
- 5 Metal Balcony
- 6 Cement Board Siding
- 7 Wood Fence
- 8 Wood Trellis
- 9 Painted Masonry

Applicant: Morningside Stewart, LLC
 Address: 4525 N Kenmore Avenue
 Introduction Date: June 22, 2016
 Plan Commission Date: TBD

East Building Elevation

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PAPPAGEORGE
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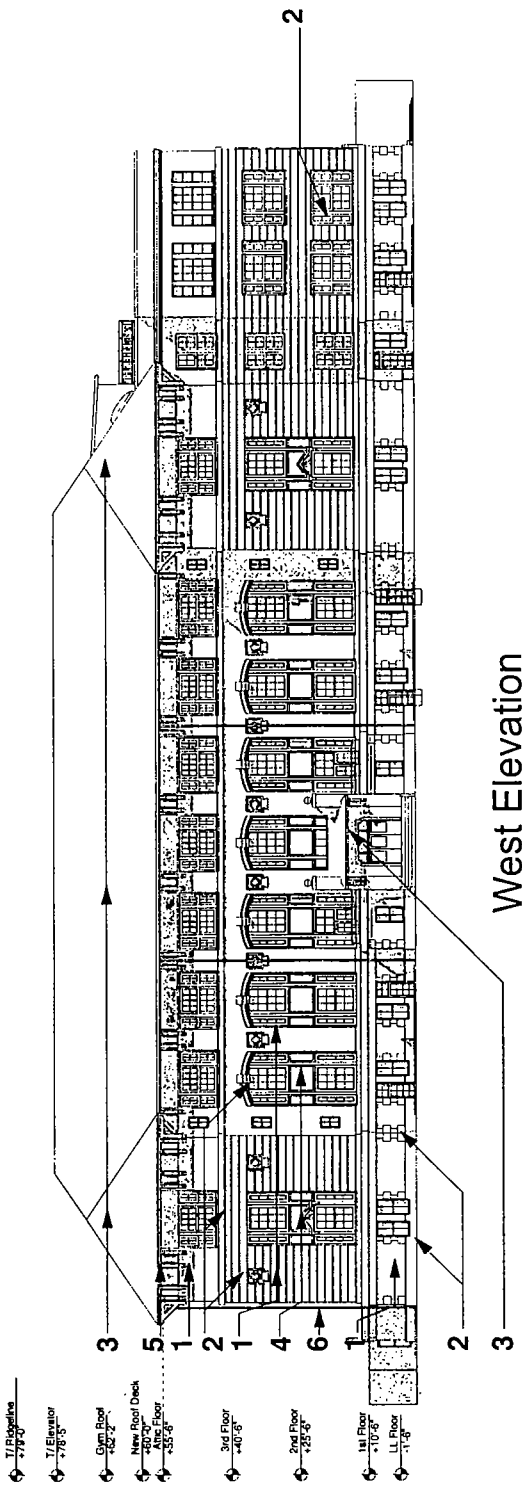
South Elevation

Key

- 1 Face Brick
- 2 Limestone
- 3 Asphalt Shingle
- 4 Copper Cornice
- 5 Metal Balcony
- 6 Cement Board Siding
- 7 Wood Trellis

Applicant: Morningside Stewart, LLC Address: 4525 N Kenmore Avenue Introduction Date: June 22, 2016 Plan Commission Date: TBD	South Building Elevation	pappageorgehaymes partners PAPPAGEORGE HAYMES
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These plans are schematic and are subject to further refinement for compliance with code required existing life safety improvements and coordination with existing systems.



- ↕ T1/Roofline
+77'-0"
- ↕ T1/Elevator
+71'-5"
- ↕ Gym Roof
+62'-2"
- ↕ New Roof Deck
+40'-0"
- ↕ Atrium Floor
+35'-0"
- ↕ 3rd Floor
+40'-5"
- ↕ 2nd Floor
+25'-0"
- ↕ 1st Floor
+10'-0"
- ↕ LL Floor
-11'-0"

Applicant: Morningside Stewart, LLC
 Address: 4525 N Kenmore Avenue
 Introduction Date: June 22, 2016
 Plan Commission Date: TBD

West Building Elevation

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These plans are schematic and are subject to further refinement for compliance with code required egress life safety improvements and coordination with existing systems.

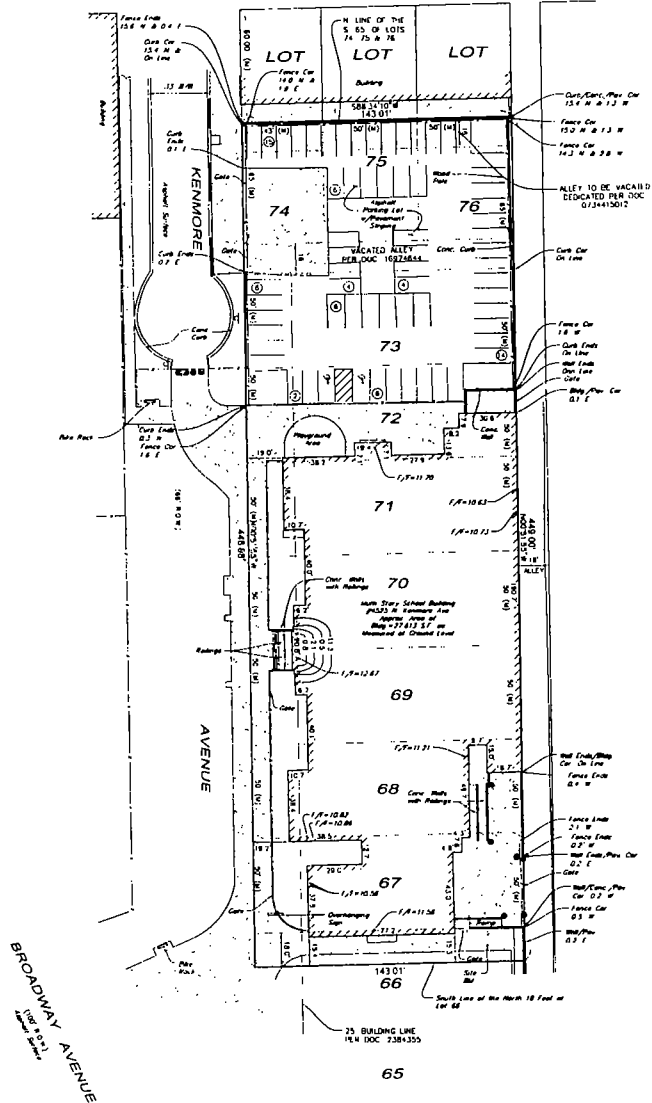
PLAT OF SURVEY

PROFESSIONAL LAND SURVEYING, INC

3020 SOUTH AVENUE, SUITE 307
 LITTLE ROCK, ARKANSAS 72201
 PHONE 501-778-1757
 FAX 501-778-1758
 WWW.PLS-INC.COM



WILSON AVENUE
 (80' R.O.W.)



SYMBOL LEGEND

- - MANHOLE
- - CATCHBASIN
- - CLEAN OUT
- - BUFFALO BOX
- - HYDRANT
- - VALVE & VAULT
- - GAS VALVE
- - POWER POLE
- - SIGN-FORM
- - STREET LIGHT
- - MANHOLE
- - BOLLARD
- - IRRIGATION CONTROL VALVE
- - TRAFFIC SIGNAL POLE/WASHER
- - RECORD DATA
- - MEASURED DATA
- - EXIST' CONTIGURS
- - FENCE LINE
- - SANITARY SEWER
- - STORM SEWER
- - WATER MAIN
- - OVERHEAD WIRES
- - EXISTING UTILITIES
- - DEPRESSED CURB
- - TELEPHONE MANHOLE
- - ELECTRIC MANHOLE
- - DOWNSPOUT
- - GAS PIPE
- - ELECTRIC BOX
- - ELECTRIC CONTROL BOX
- - CONCRETE SURFACE
- - DEPRESSION: 1/8" DEEPER THAN 6" DIA UNLESS OTHERWISE NOTED
- - ELEVATION: 1/8" DEEPER THAN 6" DIA UNLESS OTHERWISE NOTED

LEGAL DESCRIPTION

THE NORTH 18 FEET OF LOT 66, LOTS 67 TO 73 BOTH INCLUDING THE SOUTH 65 FEET OF LOTS 74, 75 AND 76 AND THE 18 FEET VACATED ALLEY NORTH OF LOTS 74, 75 AND 76 IN WILLIAM DIFFORD SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, ALSO ALL OF THE EAST AND WEST 18 FEET PUBLIC ALLEY LING NORTH OF AND ADJOINING THE NORTH LINE OF LOT 75 AND LING SOUTH OF ADJOINING THE SOUTH LINE OF LOTS 74 TO 76 BOTH INCLUDING AND LYING WEST OF AND ADJOINING THE EAST LINE OF SAID LOT 76 PROCEEDED SOUTH 18 FEET IN THE WILLIAM DEHNING SUBDIVISION ALONG SAID VACATED BY ORDINANCE RECORDED AUGUST 2, 1904 AS DOCUMENT 1807884 EXCEPTING THE MARGIN THAT PART OF LOTS 74 AND 76 DESIGNATED FOR A PUBLIC ALLEY PER PLAT OF DEDICATION RECORDED DECEMBER 10, 2007 AS DOCUMENT 0234415012

PREPARED BY: WINDINGWOOD SURVEY, LLC
 ADDRESS: 4220 N. ALMOND AVENUE, CHICAGO, ILLINOIS
 BOOK & PAGE: 152/123 STATE 02/25/16 JOB NO: 1511812
 DRAWN BY: SHELLEY CHECK BY: _____
 REVISION: _____

SURVEY AREA 842082 50.71

REFER TO YOUR DEED ABSTRACT TITLE POLICY AND USE IN BUILDING AND FINANCIAL ORDINANCE OR ISSUE OF RECORD NOT SURE NO MEASUREMENTS ARE TO BE ASSUMED BY SCALING

STATE OF ARKANSAS) COUNTY OF SURBER) PROFESSIONAL LAND SURVEYING, INC HEREBY CERTIFIES THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED AND THAT THE HEREIN DEPENDENT PLAT IS A CORRECT REPRESENTATION THEREOF

FIELD WORK COMPLETED AND DATED THIS 1ST DAY OF DECEMBER 2015

PLS No. 3483
 WY LICENSE EXPIRES 11/30/18

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ARKANSAS MEASUREMENT STANDARDS FOR A BOUNDARY SURVEY

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Honorable Daniel Solis
Chairman
Committee on Zoning, Landmarks and
Building Standards
121 North LaSalle Street
Room 304, City Hall
Chicago, Illinois 60602

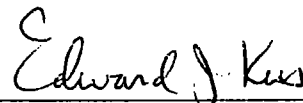
RE: 4525 North Kenmore Avenue

The undersigned, being first duly sworn on oath, deposes and states the following:

The undersigned certifies that the notice requirements of Section 17-13-0107 of the Chicago Zoning Ordinance were complied with by causing written notice to be sent by first class mail, to such property owners who appear to be the owners of all property within the lot lines of the subject property and within 250 feet in each direction of the lot lines of the subject property, exclusive of public roads, streets, alleys and other public ways.

The undersigned certifies that the notice contained the address of the property which is the subject of the application; a statement of the intended use of the property; the name and address of the applicant; and a statement that the applicant intends to file an application for a Zoning Amendment on or about June 22, 2016.

The undersigned certifies that the applicant has made a *bona fide* effort to determine the addresses of the parties to be notified under Section 17-13-0107-A of the Chicago Zoning Ordinance and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject site is a complete list containing the names and addresses of the people who were notified.



Attorney for Applicant

Subscribed and sworn to
before me this 15th day of
June 2016.



Notary Public



June 15, 2016

Dear Sir or Madam:

In compliance with the notice requirements for an Amendment to the Chicago Zoning Ordinance, please be informed that on or about June 22, 2016 an application for an Amendment to the Chicago Zoning Ordinance will be filed on behalf of the Applicant, Morningside Stewart, LLC, for the property commonly known as 4525 North Kenmore, the former Stewart Elementary School.

The application seeks a change in zoning from RT-4, Residential Two-Flat, Townhouse and Multi-Unit District to the designation of a Residential Planned Development. The Applicant proposes to reuse and renovate the existing Stewart School building and will develop 64 dwelling units within the building. There will be a minimum of 28 parking spaces on-site. The height of the existing building is approximately 69 feet-4inches.

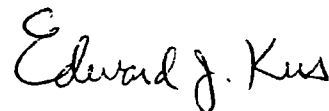
The contact information for the Applicant is as follows: Morningside Stewart, LLC, 233 West Erie Street, 3rd Floor, Chicago, Illinois 60654. The Applicant is also the owner of the property.

Please note that your property is not being rezoned. The Applicant is required by law to send this notice to you because you own property within 250 feet of the subject site.

Questions about this notice may be directed to the Applicant's attorney, Edward J. Kus, at 312.836.4080, at Taft Stettinius & Hollister, LLP, 111 East Wacker Drive, Suite 2800, Chicago, Illinois 60601.

Very truly yours,

Taft Stettinius & Hollister, LLP



Edward J. Kus

#18962
INTRO. DATE
JUNE 22, 2016

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

4525 North Kenmore Avenue

2. Ward Number that property is located in: 46

3. APPLICANT Morningside Stewart, LLC

ADDRESS 233 West Erie Street -- 3rd Floor CITY Chicago

STATE Illinois ZIP CODE 60654 PHONE 312.280.7770

EMAIL memartin@morningsideusa.com CONTACT PERSON Mary Ellen Martin

4. Is the applicant the owner of the Property? YES X NO
If the applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the application to proceed.

OWNER _____

ADDRESS _____ CITY _____

STATE _____ ZIP CODE _____ PHONE _____

EMAIL _____ CONTACT PERSON _____

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

ATTORNEY Edward J. Kus / Taft Stettinius & Hollister LLP

ADDRESS 111 East Wacker Drive -- Suite 2800

CITY Chicago STATE Illinois ZIP CODE 60601

PHONE 312.836.4080 FAX 312.966.8488 EMAIL ekus@taftlaw.com

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed on the Economic Disclosure Statements.

David M. Strosberg

Mary Ellen Martin

7. On what date did the owner acquire legal title to the subject property? January 2016

8. Has the present owner previously rezoned this property? If Yes, when?

NO

9. Present Zoning District RT-4 Proposed Zoning District Residential PD

10. Lot size in square feet (or dimensions) 64,206 square feet

11. Current Use of the property Vacant CPS School Building

12. Reason for rezoning the property The number of dwelling units exceeds the PD threshold
In the RT-4 district.

13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)

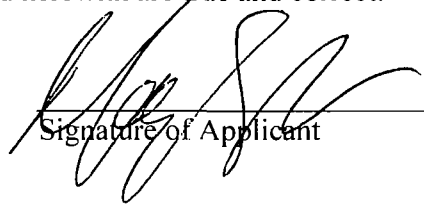
Building will contain 64 dwelling units with a minimum of 28 on-site parking spaces. There is no commercial space. The height of the existing building is approximately 69 feet.

14. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, increases the number of units (see attached fact sheet or visit www.cityofchicago.org/ARO for more information). Is this project subject to the ARO?

YES _____ NO X

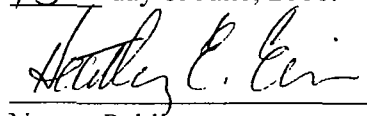
COUNTY OF COOK
STATE OF ILLINOIS

Mary Ellen Martin, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

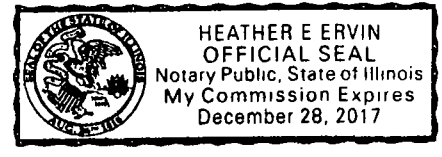


Signature of Applicant

Subscribed and Sworn to before me this
13th day of June, 2016.



Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

**CITY OF CHICAGO
ECONOMIC DISCLOSURE STATEMENT
AND AFFIDAVIT**

SECTION I -- GENERAL INFORMATION

A. Legal name of the Disclosing Party submitting this EDS. Include d/b/a/ if applicable:

Morningside Stewart, LLC

Check ONE of the following three boxes:

Indicate whether the Disclosing Party submitting this EDS is:

1. the Applicant

OR

2. a legal entity holding a direct or indirect interest in the Applicant. State the legal name of the Applicant in which the Disclosing Party holds an interest: _____

OR

3. a legal entity with a right of control (see Section II.B.1.) State the legal name of the entity in which the Disclosing Party holds a right of control: _____

B. Business address of the Disclosing Party: 223 W. Erie St., 3rd Fl, Chicago IL 60654

C. Telephone: 312.280.7770 Fax: 312.280.5353 Email: MEMartin@MorningsideUSA.com

D. Name of contact person: Mary Ellen Martin

E. Federal Employer Identification No. (if you have one): _____

F. Brief description of contract, transaction or other undertaking (referred to below as the "Matter") to which this EDS pertains. (Include project number and location of property, if applicable):

4525 N. Kenmore Ave., Chicago IL ZONING AMENDMENT

G. Which City agency or department is requesting this EDS? Department of Planning and Development

If the Matter is a contract being handled by the City's Department of Procurement Services, please complete the following:

Specification # _____ and Contract # _____

SECTION II -- DISCLOSURE OF OWNERSHIP INTERESTS

A. NATURE OF THE DISCLOSING PARTY

1. Indicate the nature of the Disclosing Party:

- | | |
|---|---|
| <input type="checkbox"/> Person | <input checked="" type="checkbox"/> Limited liability company |
| <input type="checkbox"/> Publicly registered business corporation | <input type="checkbox"/> Limited liability partnership |
| <input type="checkbox"/> Privately held business corporation | <input type="checkbox"/> Joint venture |
| <input type="checkbox"/> Sole proprietorship | <input type="checkbox"/> Not-for-profit corporation |
| <input type="checkbox"/> General partnership | (Is the not-for-profit corporation also a 501(c)(3))? |
| <input type="checkbox"/> Limited partnership | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/> Trust | <input type="checkbox"/> Other (please specify) |

2. For legal entities, the state (or foreign country) of incorporation or organization, if applicable:

Illinois

3. For legal entities not organized in the State of Illinois: Has the organization registered to do business in the State of Illinois as a foreign entity?

- Yes No N/A

B. IF THE DISCLOSING PARTY IS A LEGAL ENTITY:

1. List below the full names and titles of all executive officers and all directors of the entity.

NOTE: For not-for-profit corporations, also list below all members, if any, which are legal entities. If there are no such members, write "no members." For trusts, estates or other similar entities, list below the legal titleholder(s).

If the entity is a general partnership, limited partnership, limited liability company, limited liability partnership or joint venture, list below the name and title of each general partner, managing member, manager or any other person or entity that controls the day-to-day management of the Disclosing Party.

NOTE: Each legal entity listed below must submit an EDS on its own behalf.

Name	Title
David M. Ströberg, Managing Member	
Mary Ellen Martin, Member	

2. Please provide the following information concerning each person or entity having a direct or indirect beneficial interest (including ownership) in excess of 7.5% of the Disclosing Party. Examples of such an interest include shares in a corporation, partnership interest in a partnership or joint venture,

interest of a member or manager in a limited liability company, or interest of a beneficiary of a trust, estate or other similar entity. If none, state "None." NOTE: Pursuant to Section 2-154-030 of the Municipal Code of Chicago ("Municipal Code"), the City may require any such additional information from any applicant which is reasonably intended to achieve full disclosure.

Name	Business Address	Percentage Interest in the Disclosing Party
David M. Strosberg	223 w erie st., 3rd Fl Chicago IL	90%
Mary Ellen Martin	223 W. Erie St., 3rd Fl, Chicago IL	10%
223 w erie st., 3rd Fl Chicago IL		

SECTION III -- BUSINESS RELATIONSHIPS WITH CITY ELECTED OFFICIALS

Has the Disclosing Party had a "business relationship," as defined in Chapter 2-156 of the Municipal Code, with any City elected official in the 12 months before the date this EDS is signed?

Yes No

If yes, please identify below the name(s) of such City elected official(s) and describe such relationship(s):

SECTION IV -- DISCLOSURE OF SUBCONTRACTORS AND OTHER RETAINED PARTIES

The Disclosing Party must disclose the name and business address of each subcontractor, attorney, lobbyist, accountant, consultant and any other person or entity whom the Disclosing Party has retained or expects to retain in connection with the Matter, as well as the nature of the relationship, and the total amount of the fees paid or estimated to be paid. The Disclosing Party is not required to disclose employees who are paid solely through the Disclosing Party's regular payroll.

"Lobbyist" means any person or entity who undertakes to influence any legislative or administrative action on behalf of any person or entity other than: (1) a not-for-profit entity, on an unpaid basis, or (2) himself. "Lobbyist" also means any person or entity any part of whose duties as an employee of another includes undertaking to influence any legislative or administrative action.

If the Disclosing Party is uncertain whether a disclosure is required under this Section, the Disclosing Party must either ask the City whether disclosure is required or make the disclosure.

Name (indicate whether retained or anticipated to be retained)	Business Address	Relationship to Disclosing Party (subcontractor, attorney, lobbyist, etc.)	Fees (indicate whether paid or estimated.) NOTE: "hourly rate" or "t.b.d." is not an acceptable response.
Ed Kus - retained	111 E Wacker Drive Ste 2800	Attorney	\$10,000 estimated
Pappageorge Haynes Partners - retained	640 N LaSalle Ste 400	Architect	\$400,000 estimated

(Add sheets if necessary)

Check here if the Disclosing Party has not retained, nor expects to retain, any such persons or entities.

SECTION V -- CERTIFICATIONS

A. COURT-ORDERED CHILD SUPPORT COMPLIANCE

Under Municipal Code Section 2-92-415, substantial owners of business entities that contract with the City must remain in compliance with their child support obligations throughout the contract's term.

Has any person who directly or indirectly owns 10% or more of the Disclosing Party been declared in arrearage on any child support obligations by any Illinois court of competent jurisdiction?

- Yes No No person directly or indirectly owns 10% or more of the Disclosing Party.

If "Yes," has the person entered into a court-approved agreement for payment of all support owed and is the person in compliance with that agreement?

- Yes No

B. FURTHER CERTIFICATIONS

1. Pursuant to Municipal Code Chapter 1-23, Article I ("Article I")(which the Applicant should consult for defined terms (e.g., "doing business") and legal requirements), if the Disclosing Party submitting this EDS is the Applicant and is doing business with the City, then the Disclosing Party certifies as follows: (i) neither the Applicant nor any controlling person is currently indicted or charged with, or has admitted guilt of, or has ever been convicted of, or placed under supervision for, any criminal offense involving actual, attempted, or conspiracy to commit bribery, theft, fraud, forgery, perjury, dishonesty or deceit against an officer or employee of the City or any sister agency; and (ii) the Applicant understands and acknowledges that compliance with Article I is a continuing requirement for doing business with the City. **NOTE:** If Article I applies to the Applicant, the permanent compliance timeframe in Article I supersedes some five-year compliance timeframes in certifications 2 and 3 below.

2. The Disclosing Party and, if the Disclosing Party is a legal entity, all of those persons or entities identified in Section II.B.1. of this EDS:

- a. are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from any transactions by any federal, state or local unit of government;
- b. have not, within a five-year period preceding the date of this EDS, been convicted of a criminal offense, adjudged guilty, or had a civil judgment rendered against them in connection with: obtaining, attempting to obtain, or performing a public (federal, state or local) transaction or contract under a public transaction; a violation of federal or state antitrust statutes; fraud; embezzlement; theft; forgery; bribery; falsification or destruction of records; making false statements; or receiving stolen property;
- c. are not presently indicted for, or criminally or civilly charged by, a governmental entity (federal, state or local) with committing any of the offenses set forth in clause B.2.b. of this Section V;
- d. have not, within a five-year period preceding the date of this EDS, had one or more public transactions (federal, state or local) terminated for cause or default; and
- e. have not, within a five-year period preceding the date of this EDS, been convicted, adjudged guilty, or found liable in a civil proceeding, or in any criminal or civil action, including actions concerning environmental violations, instituted by the City or by the federal government, any state, or any other unit of local government.

3. The certifications in subparts 3, 4 and 5 concern:

- the Disclosing Party;
- any "Contractor" (meaning any contractor or subcontractor used by the Disclosing Party in connection with the Matter, including but not limited to all persons or legal entities disclosed under Section IV, "Disclosure of Subcontractors and Other Retained Parties");
- any "Affiliated Entity" (meaning a person or entity that, directly or indirectly: controls the Disclosing Party, is controlled by the Disclosing Party, or is, with the Disclosing Party, under common control of another person or entity. Indicia of control include, without limitation: interlocking management or ownership; identity of interests among family members, shared facilities and equipment; common use of employees; or organization of a business entity following the ineligibility of a business entity to do business with federal or state or local government, including the City, using substantially the same management, ownership, or principals as the ineligible entity); with respect to Contractors, the term Affiliated Entity means a person or entity that directly or indirectly controls the Contractor, is controlled by it, or, with the Contractor, is under common control of another person or entity;
- any responsible official of the Disclosing Party, any Contractor or any Affiliated Entity or any other official, agent or employee of the Disclosing Party, any Contractor or any Affiliated Entity, acting pursuant to the direction or authorization of a responsible official of the Disclosing Party, any Contractor or any Affiliated Entity (collectively "Agents").

Neither the Disclosing Party, nor any Contractor, nor any Affiliated Entity of either the Disclosing Party or any Contractor nor any Agents have, during the five years before the date this EDS is signed, or, with respect to a Contractor, an Affiliated Entity, or an Affiliated Entity of a Contractor during the five years before the date of such Contractor's or Affiliated Entity's contract or engagement in connection with the Matter:

- a. bribed or attempted to bribe, or been convicted or adjudged guilty of bribery or attempting to bribe, a public officer or employee of the City, the State of Illinois, or any agency of the federal government or of any state or local government in the United States of America, in that officer's or employee's official capacity;
- b. agreed or colluded with other bidders or prospective bidders, or been a party to any such agreement, or been convicted or adjudged guilty of agreement or collusion among bidders or prospective bidders, in restraint of freedom of competition by agreement to bid a fixed price or otherwise; or
- c. made an admission of such conduct described in a. or b. above that is a matter of record, but have not been prosecuted for such conduct; or
- d. violated the provisions of Municipal Code Section 2-92-610 (Living Wage Ordinance).

4. Neither the Disclosing Party, Affiliated Entity or Contractor, or any of their employees, officials, agents or partners, is barred from contracting with any unit of state or local government as a result of engaging in or being convicted of (1) bid-rigging in violation of 720 ILCS 5/33E-3; (2) bid-rotating in violation of 720 ILCS 5/33E-4; or (3) any similar offense of any state or of the United States of America that contains the same elements as the offense of bid-rigging or bid-rotating.

5. Neither the Disclosing Party nor any Affiliated Entity is listed on any of the following lists maintained by the Office of Foreign Assets Control of the U.S. Department of the Treasury or the Bureau of Industry and Security of the U.S. Department of Commerce or their successors: the Specially Designated Nationals List, the Denied Persons List, the Unverified List, the Entity List and the Debarred List.

6. The Disclosing Party understands and shall comply with the applicable requirements of Chapters 2-55 (Legislative Inspector General), 2-56 (Inspector General) and 2-156 (Governmental Ethics) of the Municipal Code.

7. If the Disclosing Party is unable to certify to any of the above statements in this Part B (Further Certifications), the Disclosing Party must explain below:

If the letters "NA," the word "None," or no response appears on the lines above, it will be conclusively presumed that the Disclosing Party certified to the above statements.

8. To the best of the Disclosing Party's knowledge after reasonable inquiry, the following is a complete list of all current employees of the Disclosing Party who were, at any time during the 12-month period preceding the execution date of this EDS, an employee, or elected or appointed official, of the City of Chicago (if none, indicate with "N/A" or "none").

None

9. To the best of the Disclosing Party's knowledge after reasonable inquiry, the following is a complete list of all gifts that the Disclosing Party has given or caused to be given, at any time during the 12-month period preceding the execution date of this EDS, to an employee, or elected or appointed official, of the City of Chicago. For purposes of this statement, a "gift" does not include: (i) anything made generally available to City employees or to the general public, or (ii) food or drink provided in the course of official City business and having a retail value of less than \$20 per recipient (if none, indicate with "N/A" or "none"). As to any gift listed below, please also list the name of the City recipient.

None

C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

1. The Disclosing Party certifies that the Disclosing Party (check one)

is is not

a "financial institution" as defined in Section 2-32-455(b) of the Municipal Code.

2. If the Disclosing Party IS a financial institution, then the Disclosing Party pledges:

"We are not and will not become a predatory lender as defined in Chapter 2-32 of the Municipal Code. We further pledge that none of our affiliates is, and none of them will become, a predatory lender as defined in Chapter 2-32 of the Municipal Code. We understand that becoming a predatory lender or becoming an affiliate of a predatory lender may result in the loss of the privilege of doing business with the City."

If the Disclosing Party is unable to make this pledge because it or any of its affiliates (as defined in Section 2-32-455(b) of the Municipal Code) is a predatory lender within the meaning of Chapter 2-32 of the Municipal Code, explain here (attach additional pages if necessary):

If the letters "NA," the word "None," or no response appears on the lines above, it will be conclusively presumed that the Disclosing Party certified to the above statements.

D. CERTIFICATION REGARDING INTEREST IN CITY BUSINESS

Any words or terms that are defined in Chapter 2-156 of the Municipal Code have the same meanings when used in this Part D.

1. In accordance with Section 2-156-110 of the Municipal Code: Does any official or employee of the City have a financial interest in his or her own name or in the name of any other person or entity in the Matter?

Yes No

NOTE: If you checked "Yes" to Item D.1., proceed to Items D.2. and D.3. If you checked "No" to Item D.1., proceed to Part E.

2. Unless sold pursuant to a process of competitive bidding, or otherwise permitted, no City elected official or employee shall have a financial interest in his or her own name or in the name of any other person or entity in the purchase of any property that (i) belongs to the City, or (ii) is sold for taxes or assessments, or (iii) is sold by virtue of legal process at the suit of the City (collectively, "City Property Sale"). Compensation for property taken pursuant to the City's eminent domain power does not constitute a financial interest within the meaning of this Part D.

Does the Matter involve a City Property Sale?

Yes No

3. If you checked "Yes" to Item D.1., provide the names and business addresses of the City officials or employees having such interest and identify the nature of such interest:

Name	Business Address	Nature of Interest

4. The Disclosing Party further certifies that no prohibited financial interest in the Matter will be acquired by any City official or employee.

E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

Please check either 1. or 2. below. If the Disclosing Party checks 2., the Disclosing Party must disclose below or in an attachment to this EDS all information required by paragraph 2. Failure to

comply with these disclosure requirements may make any contract entered into with the City in connection with the Matter voidable by the City.

1. The Disclosing Party verifies that the Disclosing Party has searched any and all records of the Disclosing Party and any and all predecessor entities regarding records of investments or profits from slavery or slaveholder insurance policies during the slavery era (including insurance policies issued to slaveholders that provided coverage for damage to or injury or death of their slaves), and the Disclosing Party has found no such records.

2. The Disclosing Party verifies that, as a result of conducting the search in step 1 above, the Disclosing Party has found records of investments or profits from slavery or slaveholder insurance policies. The Disclosing Party verifies that the following constitutes full disclosure of all such records, including the names of any and all slaves or slaveholders described in those records:

SECTION VI--CERTIFICATIONS FOR FEDERALLY FUNDED MATTERS

NOTE: If the Matter is federally funded, complete this Section VI. If the Matter is not federally funded, proceed to Section VII. For purposes of this Section VI, tax credits allocated by the City and proceeds of debt obligations of the City are not federal funding.

A. CERTIFICATION REGARDING LOBBYING

1. List below the names of all persons or entities registered under the federal Lobbying Disclosure Act of 1995 who have made lobbying contacts on behalf of the Disclosing Party with respect to the Matter: (Add sheets if necessary):

None

(If no explanation appears or begins on the lines above, or if the letters "NA" or if the word "None" appear, it will be conclusively presumed that the Disclosing Party means that NO persons or entities registered under the Lobbying Disclosure Act of 1995 have made lobbying contacts on behalf of the Disclosing Party with respect to the Matter.)

2. The Disclosing Party has not spent and will not expend any federally appropriated funds to pay any person or entity listed in Paragraph A.1. above for his or her lobbying activities or to pay any person or entity to influence or attempt to influence an officer or employee of any agency, as defined by applicable federal law, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress, in connection with the award of any federally funded contract, making any federally funded grant or loan, entering into any cooperative agreement, or to extend, continue, renew, amend, or modify any federally funded contract, grant, loan, or cooperative agreement.

3. The Disclosing Party will submit an updated certification at the end of each calendar quarter in which there occurs any event that materially affects the accuracy of the statements and information set forth in paragraphs A.1. and A.2. above.

4. The Disclosing Party certifies that either: (i) it is not an organization described in section 501(c)(4) of the Internal Revenue Code of 1986; or (ii) it is an organization described in section 501(c)(4) of the Internal Revenue Code of 1986 but has not engaged and will not engage in "Lobbying Activities".

5. If the Disclosing Party is the Applicant, the Disclosing Party must obtain certifications equal in form and substance to paragraphs A.1. through A.4. above from all subcontractors before it awards any subcontract and the Disclosing Party must maintain all such subcontractors' certifications for the duration of the Matter and must make such certifications promptly available to the City upon request.

B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY

If the Matter is federally funded, federal regulations require the Applicant and all proposed subcontractors to submit the following information with their bids or in writing at the outset of negotiations.

Is the Disclosing Party the Applicant?

Yes No

If "Yes," answer the three questions below:

1. Have you developed and do you have on file affirmative action programs pursuant to applicable federal regulations? (See 41 CFR Part 60-2.)

Yes No

2. Have you filed with the Joint Reporting Committee, the Director of the Office of Federal Contract-Compliance Programs, or the Equal Employment Opportunity Commission all reports due under the applicable filing requirements?

Yes No

3. Have you participated in any previous contracts or subcontracts subject to the equal opportunity clause?

Yes No

If you checked "No" to question 1. or 2. above, please provide an explanation:

SECTION VII -- ACKNOWLEDGMENTS, CONTRACT INCORPORATION, COMPLIANCE, PENALTIES, DISCLOSURE

The Disclosing Party understands and agrees that:

A. The certifications, disclosures, and acknowledgments contained in this EDS will become part of any contract or other agreement between the Applicant and the City in connection with the Matter, whether procurement, City assistance, or other City action, and are material inducements to the City's execution of any contract or taking other action with respect to the Matter. The Disclosing Party understands that it must comply with all statutes, ordinances, and regulations on which this EDS is based.

B. The City's Governmental Ethics and Campaign Financing Ordinances, Chapters 2-156 and 2-164 of the Municipal Code, impose certain duties and obligations on persons or entities seeking City contracts, work, business, or transactions. The full text of these ordinances and a training program is available on line at www.cityofchicago.org/Ethics, and may also be obtained from the City's Board of Ethics, 740 N.

Sedgwick St., Suite 500, Chicago, IL 60610, (312) 744-9660. The Disclosing Party must comply fully with the applicable ordinances.

C. If the City determines that any information provided in this EDS is false, incomplete or inaccurate, any contract or other agreement in connection with which it is submitted may be rescinded or be void or voidable, and the City may pursue any remedies under the contract or agreement (if not rescinded or void), at law, or in equity, including terminating the Disclosing Party's participation in the Matter and/or declining to allow the Disclosing Party to participate in other transactions with the City. Remedies at law for a false statement of material fact may include incarceration and an award to the City of treble damages.

D. It is the City's policy to make this document available to the public on its Internet site and/or upon request. Some or all of the information provided on this EDS and any attachments to this EDS may be made available to the public on the Internet, in response to a Freedom of Information Act request, or otherwise. By completing and signing this EDS, the Disclosing Party waives and releases any possible rights or claims which it may have against the City in connection with the public release of information contained in this EDS and also authorizes the City to verify the accuracy of any information submitted in this EDS.

E. The information provided in this EDS must be kept current. In the event of changes, the Disclosing Party must supplement this EDS up to the time the City takes action on the Matter. If the Matter is a contract being handled by the City's Department of Procurement Services, the Disclosing Party must update this EDS as the contract requires. **NOTE:** With respect to Matters subject to Article I of Chapter 1-23 of the Municipal Code (imposing **PERMANENT INELIGIBILITY** for certain specified offenses), the information provided herein regarding eligibility must be kept current for a longer period, as required by Chapter 1-23 and Section 2-154-020 of the Municipal Code.

The Disclosing Party represents and warrants that:

F.1. The Disclosing Party is not delinquent in the payment of any tax administered by the Illinois Department of Revenue, nor are the Disclosing Party or its Affiliated Entities delinquent in paying any fine, fee, tax or other charge owed to the City. This includes, but is not limited to, all water charges, sewer charges, license fees, parking tickets, property taxes or sales taxes.

F.2 If the Disclosing Party is the Applicant, the Disclosing Party and its Affiliated Entities will not use, nor permit their subcontractors to use, any facility listed by the U.S. E.P.A. on the federal Excluded Parties List System ("EPLS") maintained by the U. S. General Services Administration.

F.3 If the Disclosing Party is the Applicant, the Disclosing Party will obtain from any contractors/subcontractors hired or to be hired in connection with the Matter certifications equal in form and substance to those in F.1. and F.2. above and will not, without the prior written consent of the City, use any such contractor/subcontractor that does not provide such certifications or that the Disclosing Party has reason to believe has not provided or cannot provide truthful certifications.

NOTE: If the Disclosing Party cannot certify as to any of the items in F.1., F.2. or F.3. above, an explanatory statement must be attached to this EDS.

CERTIFICATION

Under penalty of perjury, the person signing below: (1) warrants that he/she is authorized to execute this EDS and Appendix A (if applicable) on behalf of the Disclosing Party, and (2) warrants that all certifications and statements contained in this EDS and Appendix A (if applicable) are true, accurate and complete as of the date furnished to the City.

Morningside Stewart, LLC

(Print or type name of Disclosing Party)

By: David M. Strosberg, MANAGER
(Sign here)

David M. Strosberg

(Print or type name of person signing)

Managing Member

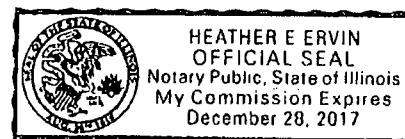
(Print or type title of person signing)

Signed and sworn to before me on (date) June 10, 2016,
at Cook County, Illinois (state).

Heather E. Ervin

Notary Public.

Commission expires: 12/28/17



**CITY OF CHICAGO
ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT
APPENDIX A**

FAMILIAL RELATIONSHIPS WITH ELECTED CITY OFFICIALS AND DEPARTMENT HEADS

This Appendix is to be completed only by (a) the Applicant, and (b) any legal entity which has a direct ownership interest in the Applicant exceeding 7.5 percent. It is not to be completed by any legal entity which has only an indirect ownership interest in the Applicant.

Under Municipal Code Section 2-154-015, the Disclosing Party must disclose whether such Disclosing Party or any "Applicable Party" or any Spouse or Domestic Partner thereof currently has a "familial relationship" with any elected city official or department head. A "familial relationship" exists if, as of the date this EDS is signed, the Disclosing Party or any "Applicable Party" or any Spouse or Domestic Partner thereof is related to the mayor, any alderman, the city clerk, the city treasurer or any city department head as spouse or domestic partner or as any of the following, whether by blood or adoption: parent, child, brother or sister, aunt or uncle, niece or nephew, grandparent, grandchild, father-in-law, mother-in-law, son-in-law, daughter-in-law, stepfather or stepmother, stepson or stepdaughter, stepbrother or stepsister or half-brother or half-sister.

"Applicable Party" means (1) all executive officers of the Disclosing Party listed in Section II.B.1.a., if the Disclosing Party is a corporation; all partners of the Disclosing Party, if the Disclosing Party is a general partnership; all general partners and limited partners of the Disclosing Party, if the Disclosing Party is a limited partnership; all managers, managing members and members of the Disclosing Party, if the Disclosing Party is a limited liability company; (2) all principal officers of the Disclosing Party; and (3) any person having more than a 7.5 percent ownership interest in the Disclosing Party. "Principal officers" means the president, chief operating officer, executive director, chief financial officer, treasurer or secretary of a legal entity or any person exercising similar authority.

Does the Disclosing Party or any "Applicable Party" or any Spouse or Domestic Partner thereof currently have a "familial relationship" with an elected city official or department head?

Yes

No

If yes, please identify below (1) the name and title of such person, (2) the name of the legal entity to which such person is connected; (3) the name and title of the elected city official or department head to whom such person has a familial relationship, and (4) the precise nature of such familial relationship.

None

**CITY OF CHICAGO
ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT
APPENDIX B**

BUILDING CODE SCOFFLAW/PROBLEM LANDLORD CERTIFICATION

This Appendix is to be completed only by (a) the Applicant, and (b) any legal entity which has a direct ownership interest in the Applicant exceeding 7.5 percent (an "Owner"). It is not to be completed by any legal entity which has only an indirect ownership interest in the Applicant.

1. Pursuant to Municipal Code Section 2-154-010, is the Applicant or any Owner identified as a building code scofflaw or problem landlord pursuant to Section 2-92-416 of the Municipal Code?

Yes

No

2. If the Applicant is a legal entity publicly traded on any exchange, is any officer or director of the Applicant identified as a building code scofflaw or problem landlord pursuant to Section 2-92-416 of the Municipal Code?

Yes

No

Not Applicable

3. If yes to (1) or (2) above, please identify below the name of the person or legal entity identified as a building code scofflaw or problem landlord and the address of the building or buildings to which the pertinent code violations apply.

FILLING OUT THIS APPENDIX B CONSTITUTES ACKNOWLEDGMENT AND AGREEMENT THAT THIS APPENDIX B IS INCORPORATED BY REFERENCE INTO, AND MADE A PART OF, THE ASSOCIATED EDS, AND THAT THE REPRESENTATIONS MADE IN THIS APPENDIX B ARE SUBJECT TO THE CERTIFICATION MADE UNDER PENALTY OF PERJURY ON PAGE 12 OF THE ASSOCIATED EDS.