



# City of Chicago



O2015-6378

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	9/24/2015
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 4-I at 1341-1345 S Fairfield Ave - App No. 18487
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

# 18487  
INTRO DATE  
Sept 24, 2015

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 RT4 Residential Two-Flat, Townhouse and Multi-Use District symbols and indications as shown on Map No. 4-~~I~~ in the area bounded by

South Fairfield Avenue, a line approximately 211 feet north of West 14<sup>th</sup> Street, the alley next east of South Fairfield Avenue; and a line approximately 186 feet north of West 14<sup>th</sup> Street;

to those of a RM5.5 Multi-Use Residential District

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RM5.5 Multi-Use Residential District symbols and indications as shown on Map No. 4-1 in the area bounded by

South Fairfield Avenue, a line approximately 211 feet north of West 14<sup>th</sup> Street, the alley next east of South Fairfield Avenue; and a line approximately 186 feet north of West 14<sup>th</sup> Street;

to the designation of Institutional Planned Development Number 49, as amended, which is hereby established in the area described above, subject to such use and bulk regulations as are set forth on the plan of development herewith attached and made a part of and to no others.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Institutional Planned Development Number 49, As Amended

Plan Of Development Statements

1. The area delineated herein as Institutional Planned Development Number 49, as amended (the "Planned Development"), consists of approximately 610,923 square feet (14.03 acres) of property that is depicted on the attached Proposed Property Line and Planned Development Boundary Map (the "Property"). Except as described in the following sentence, the Property is owned by the applicant, Sinai Health System, an Illinois not-for-profit corporation, or by other not-for-profit corporations that are controlled by Sinai Health System. Certain parcels located within the Property are owned by the City of Chicago, who has consented to the inclusion of such parcels in the Planned Development, and Sinai Health System shall be deemed to be the designated controlling party for Section 17-8-0400 of the Chicago Zoning Ordinance.
2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Institutional Planned Development as to said Property; and the requirements, obligations and conditions applicable as to the same shall be binding upon the applicant, its successors and assigns, and, if different than the applicant, the owners as to their respective property within the Institutional Planned Development. All rights granted hereunder to the applicant shall inure to the benefit of the applicant, successors and assigns and, if different than the applicant, the legal titleholder and any ground lessors. Notwithstanding the foregoing, nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property of any rights, interest or obligation therein.
3. The plan of development consists of twenty (20) statements and the following exhibits: (1) Bulk Regulations and Data Table; (2) Existing Zoning Map; (3) Existing Land-Use Map; (4) Proposed Property Line and Planned Development Boundary Map; (5) Property Line and Planned Development Boundary -- Subarea A; (6) Property Line and Planned Development Boundary -- Subarea B; (7) Site Plan; (8) Site Plan Subarea A; (9) Site Plan Subarea B; (10) Building Area; (11) Existing Kurtzon and Kling Buildings; (12) Proposed Landscape Plan Overall Campus; (13) Proposed Landscape Plan South Campus; (14) Proposed Landscape Plan North Campus; (15) Right-of-Way Adjustment Map; (16) Proposed Ogden Avenue Bridge Plan; (17) Ogden Avenue Bridge Section; (18) Fairfield Avenue Bridge and Tunnel Easement; (19) Green Roof Plan for Inpatient Pavilion; (20) Green Roof Plan for Ambulatory Care Center; (21) Elevations for Inpatient Pavilion; (22) Elevations for Ambulatory Care Center; (23) Campus Current Parking Map; and (24) Campus Proposed Parking Map.
4. These and no other controls shall apply to the area delineated herein. In any instance where a provision of the Planned Development conflicts with the City's Building Code, the Building Code shall apply. This plan of development is in conformity with the intent and purpose of the Chicago Zoning Ordinance and all requirements thereof, and satisfies the established criteria for approval as a planned development.
5. The following uses shall be permitted within Institutional Planned Development Number 49, as amended:

Subarea A: Hospital: Assisted Living (Elderly Custodial Care); Nursing Home (Skilled Nursing Care); Day Care; Government-operated Health Center; Wireless Communication Facilities; Accessory Uses serving principal uses located throughout the Planned Development, as amended; and Two-Flat, Townhouse, Multi-Unit Residential.

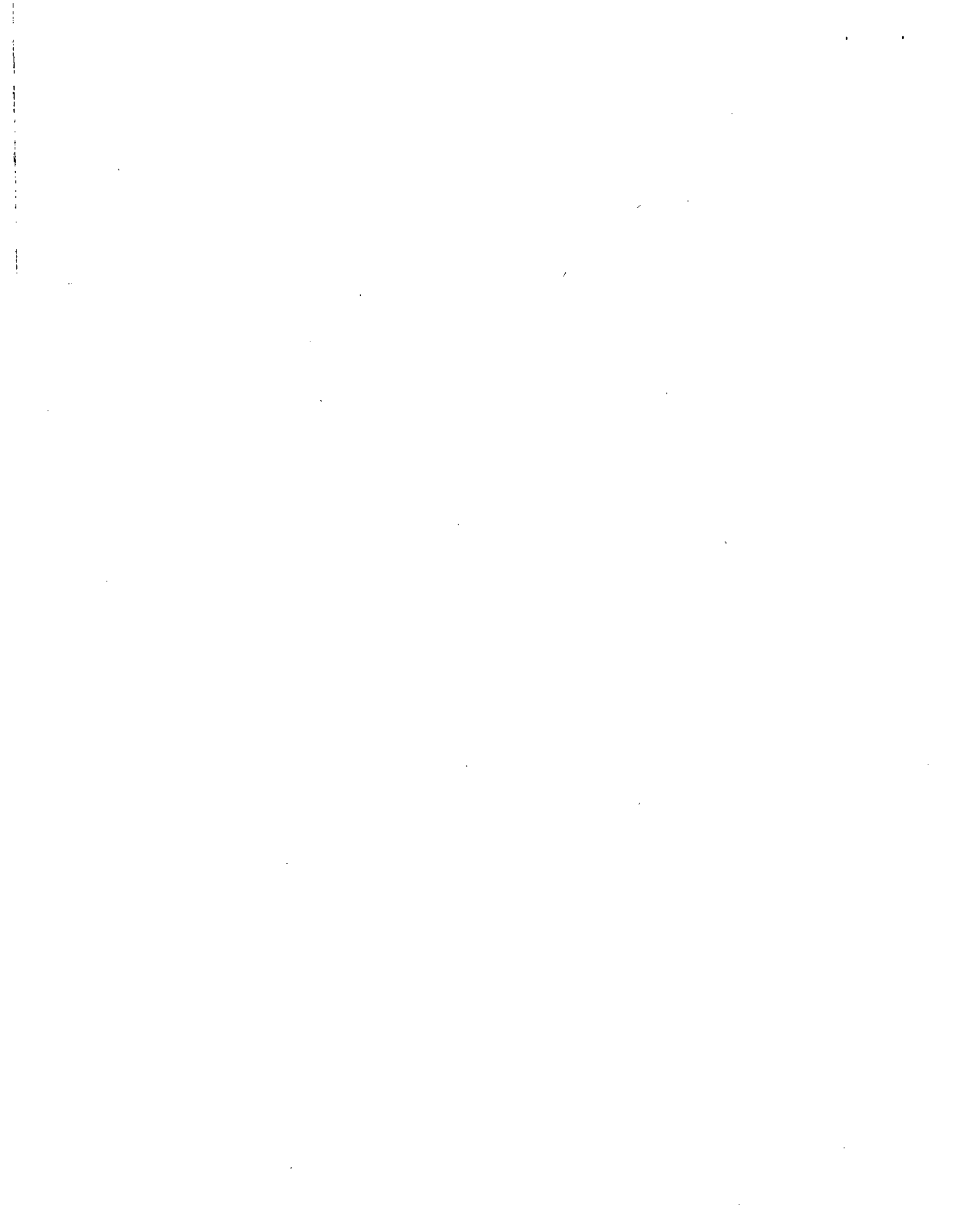
Subarea B: Hospital: Day Care; Government-operated Health Center; Wireless Communication Facilities; Accessory Uses serving principal uses located throughout the Planned Development, as amended; and Retail Sales-General, provided that (i) such use shall be permitted only within the Ambulatory Care Center and (ii) the total square footage devoted to such uses shall not exceed 12,000 square feet in the aggregate.

6. Any dedication, vacation or closure of streets and alleys or easements or grants of privilege or any adjustment of rights-of-way shall require a separate submittal and approval by all required parties, including the City Council.
7. Any service drive or other ingress or egress, including emergency vehicles, shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction. Ingress and egress shall also be subject to the review and approval of the Department of Transportation and the Commissioner of Housing and Economic Development. All work in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in accordance with the Municipal Code of the City of Chicago.
8. In addition to the maximum height of any building permitted under the Planned Development Bulk Regulations and Data Table, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
9. On-premise identification signs are permitted within this Institutional Planned Development subject to the review and approval of the Department of Housing and Economic Development. Temporary signs such as construction and marketing signs may be permitted subject to such review and approval. No off-premise signs shall be permitted.
10. Plans for buildings and improvements, other than the new In-Patient Pavilion in Subarea A and the new Ambulatory Care Center in Subarea B have not been fully designed as of the date of this Institutional Planned Development amendment. Accordingly, prior to issuance by the Department of Housing and Economic Development of a determination pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance ("Part II Approval") for any future development within this Institutional Planned Development, the Applicant shall submit to the Commissioner of the Department of Housing and Economic Development a request for Site Plan Approval pursuant to Section 17-13-0800. Issuance of a Site Plan Approval shall be deemed to be an integral part of this Institutional Planned Development and the approved plans and elevations may be changed or modified administratively by the Commissioner of the Department of Housing and Economic Development pursuant to

Section 17-13-0611 of the Chicago Zoning Ordinance. In the event of any inconsistency between an approved Site Plan and the terms of the Bulk Regulations and Data Table in effect at the time of approval of such Site Plan or the modifications thereto, the terms of the Bulk Regulations and Data Table shall govern.

In addition to the other requirements set forth in this Statement 10, prior to the issuance of a Part II Approval for the proposed pedestrian bridge over Ogden Avenue, the Site Plan and elevations must be reviewed and approved by the Chicago Department of Transportation and the Illinois Department of Transportation. The applicant must provide a signed letter of approval from both agencies to the Commissioner of Housing and Economic Development.

11. Plans for residential buildings and improvements have not been developed as of the date of this Institutional Planned Development amendment. Accordingly, prior to issuance of any permits for development of residential uses within this Institutional Planned Development, an applicant must apply for an amendment of this Institutional Planned Development pursuant to Sections 17-13-0602 through 17-13-0610 of the Chicago Zoning Ordinance.
12. The applicant shall provide parking in accordance with the minimum requirements included in the Bulk Regulations and Data Table, provided that at least 886 spaces shall be accommodated within the boundaries of the Planned Development and the remaining minimum required spaces may be provided either within the boundaries of the Planned Development or on land adjacent to the boundaries of the Planned Development and used for such purposes pursuant to one or more existing special use permits. Any future additional parking located outside of the boundaries of the Planned Development that serves uses within the Planned Development shall also be provided pursuant to one or more special use permits.
13. Pursuant to Section 2-45-110 of the Municipal Code (the "Affordable Requirements Ordinance"), an amendment to a Planned Development which grants additional floor area for the development of 10 or more housing units subjects the development of the additional housing units authorized or permitted by such amendment to the affordability requirements specified under the Affordable Requirements Ordinance. The Affordable Requirements Ordinance is not applicable to the new In-Patient Pavilion in Subarea A and the new Ambulatory Care Center in Subarea B. However, as a part of the application to amend this Institutional Planned Development for construction of residential dwelling units, the applicant shall also provide for the review and approval of the Department of Housing and Economic Development such information, documents and agreements as may be required to ensure compliance with the Affordable Requirements Ordinance.
14. The maximum permitted floor area ratio ("FAR") shall be in accordance with the attached Bulk Regulations and Data Table. The floor area set forth on said table includes the developments, described in Statement Number 3 above, for the new In-Patient Pavilion and the new Ambulatory Care Center and also reflects the proposed demolition of two buildings in Subarea A: the Kling Building and the Kurtzon Pavilion. For the purpose of FAR calculations and floor area measurements, the definition in the Chicago Zoning Ordinance shall apply.



15. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The applicant shall design, construct and maintain all new buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigeration and Air-Conditioning Engineers ("ASHRAE") and the Illuminating Engineering Society ("IES"). Copies of these standards may be obtained from the Department of Housing and Economic Development. The Applicant will achieve LEED certification for the In-Patient Pavilion and Ambulatory Care Center. The applicant will construct the In-Patient Pavilion and Ambulatory Care Center with green roofs on at least 75 percent of the net usable roof area; high efficiency heating and cooling; high insulation values in windows, walls and roof; permeable pavement in certain locations; and responsible storm water management systems.
16. The terms, conditions and exhibits of this Planned Development ordinance may be modified administratively by the Zoning Administrator upon the request of the applicant and after a determination by the Commissioner that such modification is minor, appropriate and consistent with the nature of the development of the Property contemplated in this Planned Development ordinance. Any such modification shall be deemed to be a minor change in the Planned Development ordinance as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.
17. The City of Chicago has established a Part II Review Fee in the amount of Zero and 25/100 Dollars (\$0.25) per square foot for the total buildable square feet (floor area ratio). The Part II Fee will be assessed by the Department of Housing and Economic Development during the actual Part II review. The fee as determined by the Department of Housing and Economic Development staff at the time is final and binding on the applicant and must be paid to the Department of Housing and Economic Development prior to the issuance of any Part II approval.
18. The applicant acknowledges that it is in the public interest to design, construct and maintain the applicant's new projects in a manner that provides accessibility throughout the new project. Therefore, at the time when building permits are sought, the plans for the building and improvements for any new project shall be reviewed and approved by the Mayor's Office for People with Disabilities ("MOPD") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities.
19. The improvements on the Property, including the on-site exterior landscaping and the landscaping along the adjacent rights-of-way, and all entrances and exits to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the plans described in Statement Number 3 above for the Ambulatory Care Center and the In-Patient Pavilion and with the Bulk Regulations and Data Table. In addition, parkway trees shall be installed and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.

20. The lapse of approval provisions applicable to this plan of development per Section 17-13-0612 of the Chicago Zoning Ordinance shall be solely as follows: unless construction within Subarea B has commenced, as authorized by a building permit, within six (6) years of the date of passage of this Planned Development ordinance, and thereafter diligently pursued to completion, the zoning district classifications for the real property in this plan of development by means of the adoption of this amendment to Institutional Planned Development Ordinance Number 49, as amended, shall revert to the RM5.5 Residential Multi-Unit District.



Institutional Planned Development No. 49, As Amended.

Bulk Regulations And Data Table.

Net Site Area (610,923 square feet, 14.03 acres) = Gross Site Area (808,415 square feet, 18.49 acres) - Area in Public Right-of-Way (194,492 square feet, 4.46 acres).

Subarea A:

Net Site Area (398,670 square feet, 9.15 acres) = Gross Site Area (506,226 square feet, 11.62 acres) - Area in Public Right-of-Way (107,556 square feet, 2.47 acres)

Subarea B:

Net Site Area (215,253 square feet, 4.88 acres) = Gross Site Area (302,194 square feet, 6.88 acres) - Area in Public Right-of-Way (86,936 square feet, 2.00 acres)

Overall Net Site Area  
(Area A + Area B):

610,923 square feet (14.03 acres)

Maximum Permitted Floor Area Ratio -- Overall:	2.5
Maximum FAR -- Subarea A:	2.5
Maximum FAR -- Subarea B:	2.5
Setbacks From Property Line:	
Ogden:	0 feet
California:	8 feet
15 <sup>th</sup> Place:	8 feet
Washtenaw:	0 feet
Maximum Percentage of Site Coverage:	60%
Minimum Number of Off-Street Parking Spaces:	1,309 spaces
Minimum Number of Off-Street Loading Berths:	Minimum number of off-street loading spaces shall be provided in accordance with the RM5.5 General Residence Districts Classification of the Chicago Zoning Ordinance subject to the review by the Department of Transportation and approval by the Department of Zoning and Land Use Planning
Subarea A:	3
Subarea B:	3
Maximum Building Height:	
Subarea A:	146 feet
Subarea B:	110 feet
Maximum Number of Hospital Beds:	630



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

July 21, 2015

Alderman Daniel Solis  
Chairman, Zoning Committee  
121 North LaSalle Street, Room 304  
Chicago, IL 60602

Chairman Solis,

The Department of Planning and Development understands that Sinai Health Systems proposed to amend Planned Development 49 to include the City-owned property at 1341 and 1345 S Fairfield Avenue (PINS 16-24-207-031 and 16-24-207-032). Sinai has submitted a negotiated sale application for the purchase of these parcels. The Department consents to the filing of the Amendment to the Planned Development 49 as the owner of the property that is the subject of the Amendment.

Regards,

Andrew J. Mooney  
Commissioner  
Department of Planning and Development

September 24, 2015

Dear Property Owner:

In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about September 24, 2015, the undersigned will file an application for a change in zoning from RT4 Residential Two-Flat, Townhouse and Multi-Use District to RM5.5 Multi-Use Residential District and then from RM5.5 Multi-Use Residential District to Institutional Planned Development Number 49, as amended, on behalf of the Applicant, Sinai Health System, for the property located at 1341-1345 South Fairfield Avenue.

The property to be rezoned consists of only one lot that is 25 feet wide and 125 deep and that is immediately adjacent to the property currently owned by Sinai Health System and currently zoned as Institutional Planned Development Number 49, as amended. The property that is the subject of this rezoning is currently owned by the City of Chicago and will be conveyed by the City to Sinai Health System.

The applicant intends to use the subject property for the following health care related uses that were previously approved for Institutional Planned Development Number 49, as amended: Hospital; Day Care; Government-operated Health Center; Wireless Communications Facilities; Accessory Uses serving principal uses located throughout the Planned Development, as amended; and Retail-Sales-General, provided that (i) such use shall be permitted only within the Ambulatory Care Center and (ii) the total square footage devoted to such uses shall not exceed 12,000 square feet in the aggregate.

Applicant Sinai Health System is located at 1500 South California Avenue Chicago, Illinois 60608. The contact person for this application is Jesse Green of Sinai Health System. Mr. Green's contact information is 1500 South California Avenue, Chicago, Illinois 60608, 773-257-6508. Please note that Sinai Health System is not seeking to rezone or purchase your property. The Applicant is required by law to send this notice because you own property within 250 feet of the property to be rezoned.

Very truly yours,

A handwritten signature in black ink, appearing to read "David Narefsky". The signature is written in a cursive, flowing style.

David Narefsky, Mayer Brown LLP

WRITTEN NOTICE AFFIDAVIT

September 24, 2015

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

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

The undersigned certifies that he has complied with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance, by sending written notice to such property owners who appear to be the owners of the property within the subject area not solely owned by the applicant, and to the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of public roads, streets, alleys and other public ways, or a total distance limited to 400 feet. Said "written notice" was sent by First Class U.S. Mail, no more than 30 days before filing the application.

The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately September 24, 2015.

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 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 required to be served.

Signature:

David Narefsky

Subscribed and Sworn to before me this

16<sup>th</sup> day of September, 20 15.

Monika Castiglioni



AFFIDAVIT OF POSTING

I hereby certify that I, David Narefsky, posted a Public Notice sign on the property commonly known as 1341- 1345 South Fairfield Avenue. This sign was furnished by the City of Chicago pursuant to Section 17-13-0107-C(2) of the Chicago Zoning Ordinance, in connection with a Zoning Amendment application filed on September 24, 2015. The sign was installed with five (5) days of filing the application, in such a way as to be plainly visible from each roadway or right-of-way abutting the property. Section 17-13-0107-C(1-3). Attached hereto is a picture of said sign, posted on the subject property. Section 17-13-0107-C(6). I understand that pursuant to Section 17-13-0107-C(6)(b), no hearing will be scheduled or conducted until I comply with the above regulations.

Signature: David Narefsky

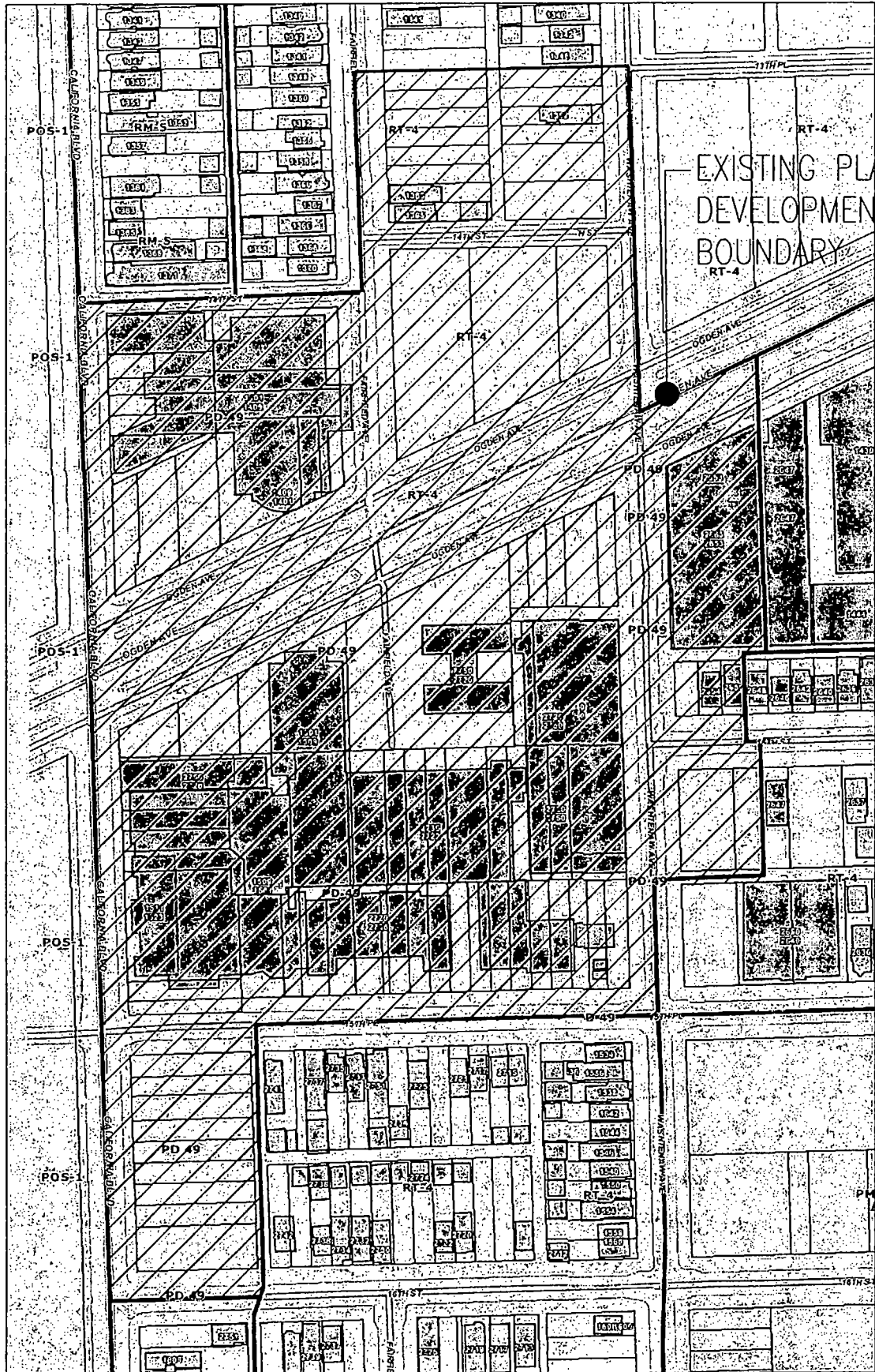
Print Name: David Narefsky

Subscribed and sworn to before me this 16<sup>th</sup> day of September, 2015 at Cook County, Illinois.

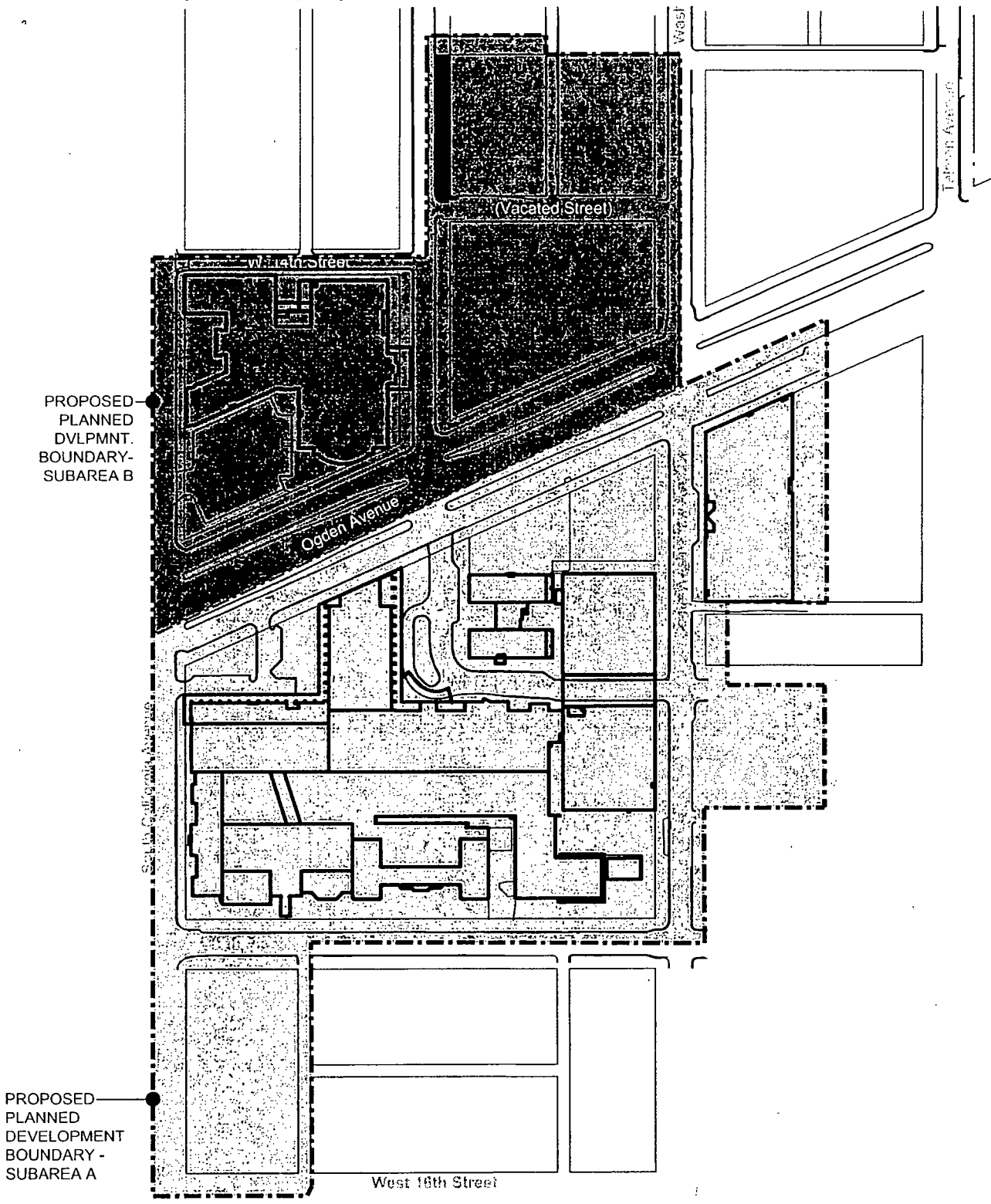
Monika Castiglioni



# Existing Zoning Map



# Proposed Property Line and Planned Development Boundary Map

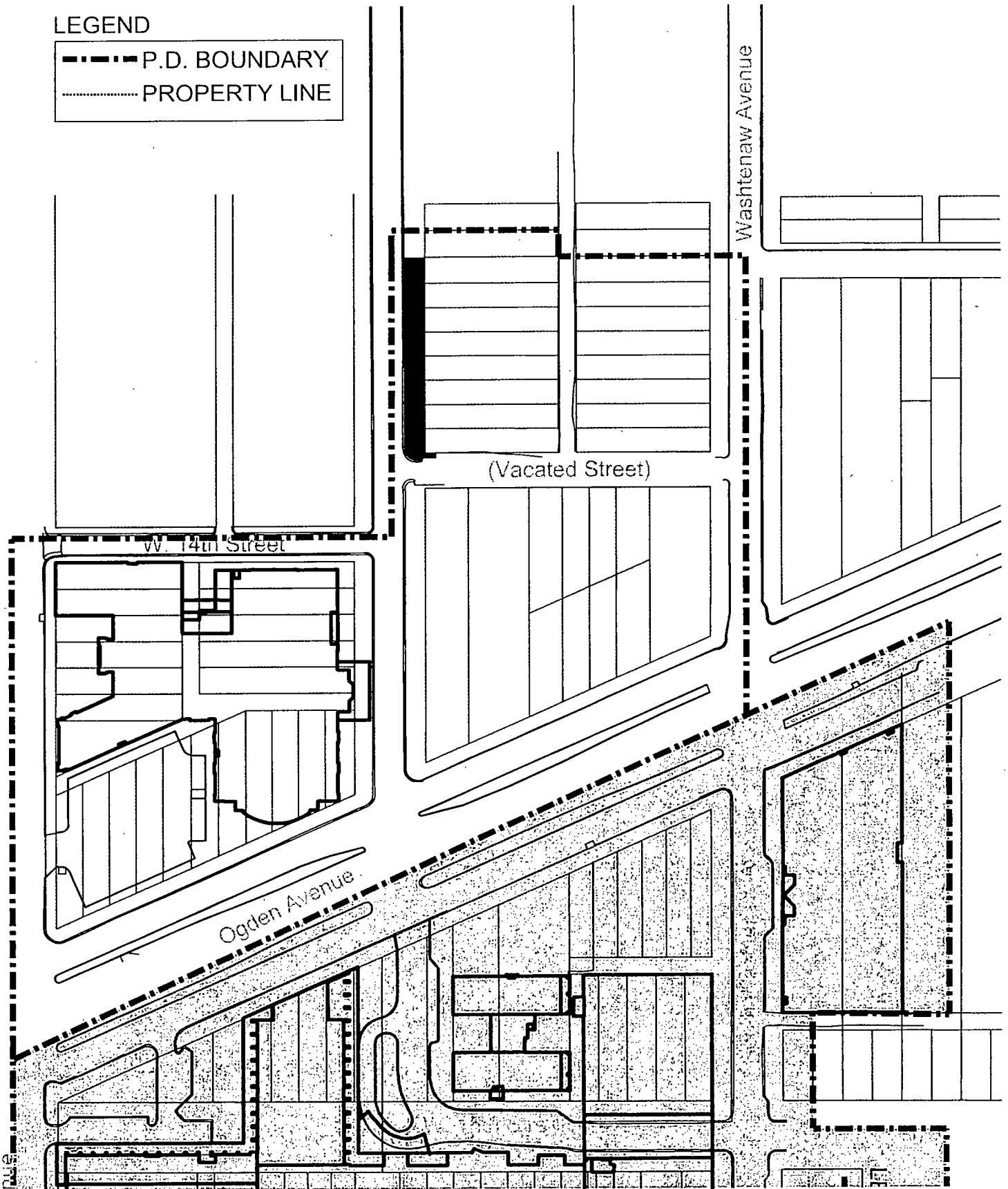




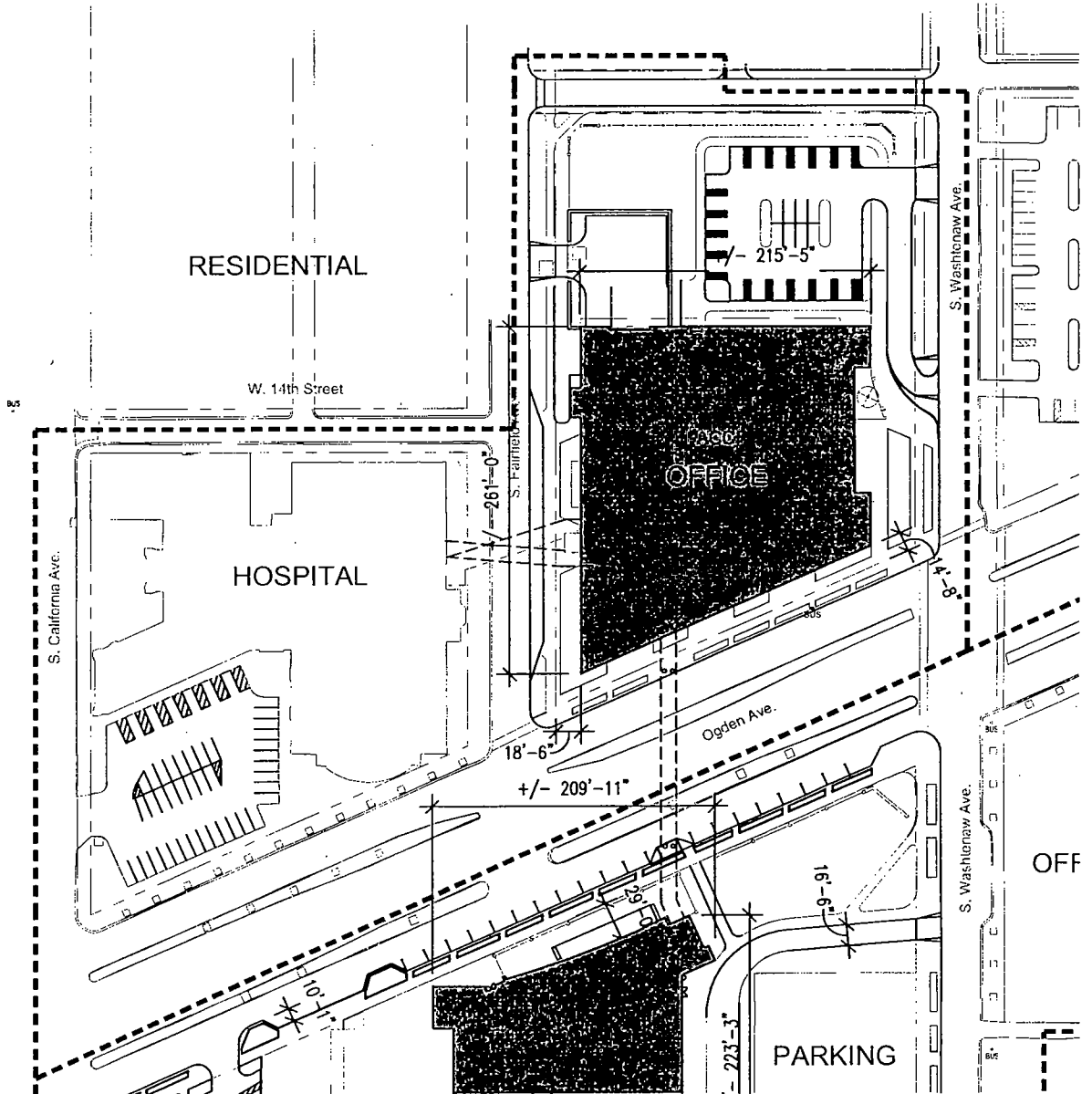
# Proposed Property Line and Planned Development Boundary Map: Subarea B

## LEGEND

- P.D. BOUNDARY
- ..... PROPERTY LINE

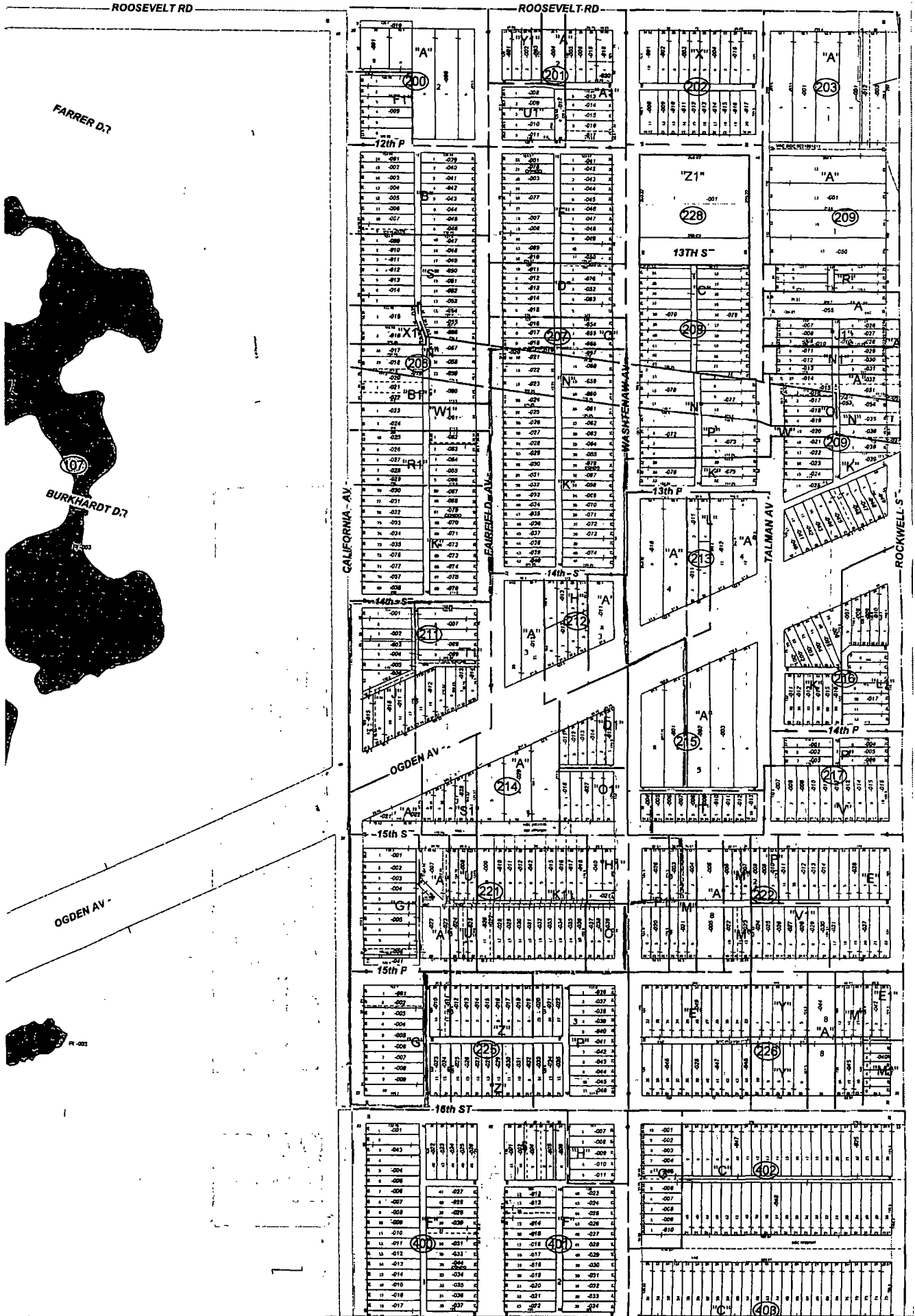


# Site Plan - Subarea B



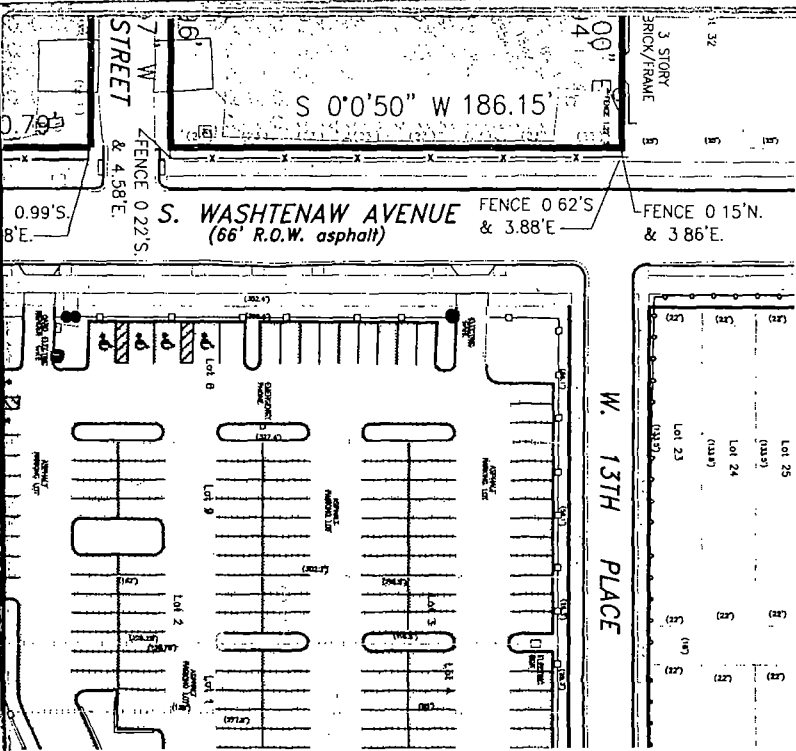
1/2 NW 1/4 SEC 24-39-13  
WEST

W 1/2 NE 1/4 SEC 24-39-13  
WEST



# and Title Survey

hip 39 North, Range 13 East  
 dian, in Cook County, Illinois.



~ LEGAL DESCRIPTION PARCEL 1 ~

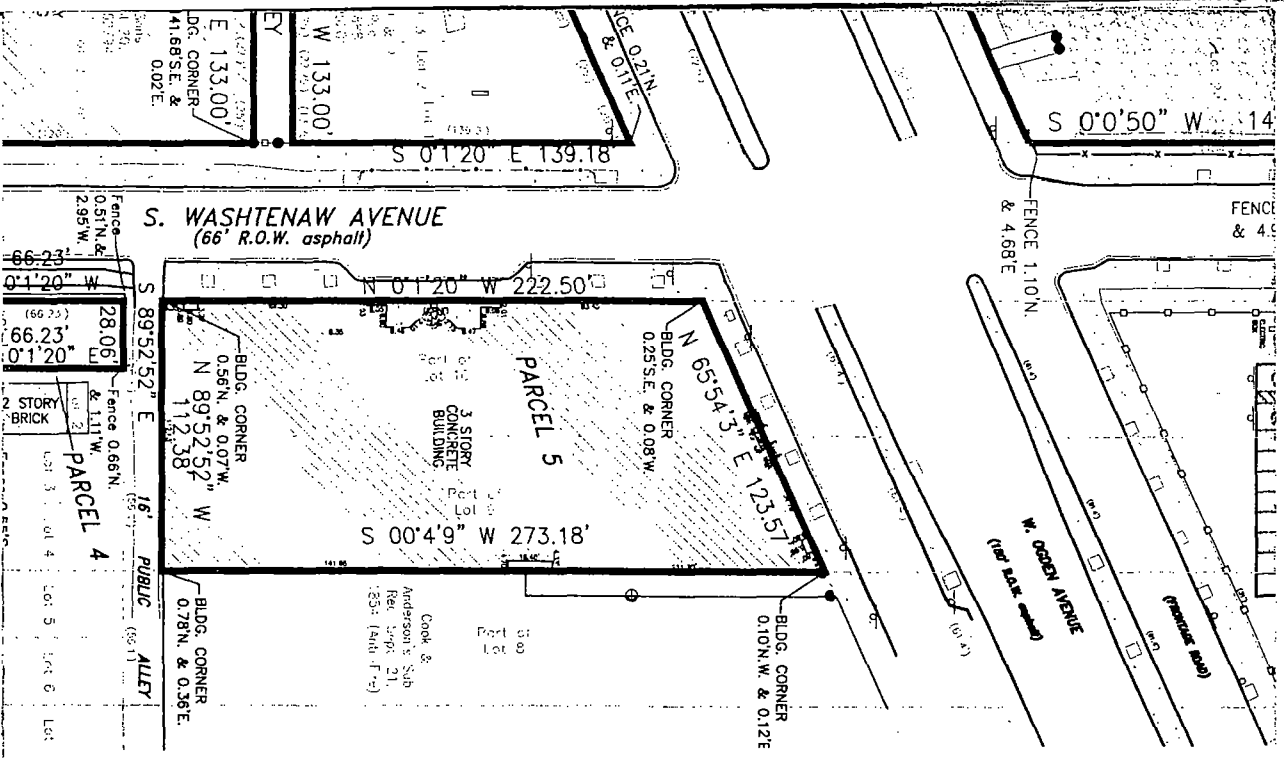
Lots 1 to 10, both inclusive, in Baldwin and Wolker's Subdivision of Lots 10, 11 and 12 in Block 7 in Cook and Anderson's Subdivision of the West Half of the Northeast Quarter of Section 24, Township 39 North, Range 13 East of the Third Principal Meridian, according to the plat thereof recorded December 16, 1878 as Document number 204806, in Cook County, Illinois.

Said parcel containing 0.893 acres (38,901 square feet), more or less.

~ LEGAL DESCRIPTION PARCEL 2 ~

That part of Blocks 6 and 7 of Cook and Anderson's Subdivision of the West Half of the Northeast Quarter of Section 24, Township 39 North, Range 13 East of the Third Principal Meridian, according to the plat thereof recorded September 21, 1854, except that part Dedicated to the City of Chicago by Deed recorded February 27, 1889 as Document number 1066458, and also Lots 1 through 5, both included, in the Subdivision of Lot 6, Block 6, according to the plat thereof recorded June 28, 1904 as Document number 3558417, and also Lots 1 through 6, both included, in the Subdivision of Lots 1 and 2 in Block 6, according to the plat thereof recorded August 6, 1888 as Document number 989520, and also Lots 1 through 5, both included, in J. Waska & Sons Subdivision, according to the plat thereof recorded April 20, 1893 as Document number 1852794, and also vacated West 15th Street, South Fairfield Avenue, and various alleys per Ordinances recorded July 12, 1978, as document number 24531126, and recorded June 16, 1967 as Document number 20169151, and recorded December 4, 1924 as Document number 8694645, and recorded June 14, 1950 as Document number 14826015, and recorded June 16, 1967 as Document number 20169151, and also Lots 1 through 11, both included, (except that part taken for Street), in the Subdivision of Lots 8 and 9 in Block 7, according to the plat thereof recorded December 5, 1888 as Document number 1036180, and also Lots 1 through 6, both included, in the Subdivision of Lot 6 in Block 7, according to the plat thereof recorded October 9, 1885 as Document number 660123, and also part of Lot 2 and all of Lots 1, and 3 through 20, both included, in the Subdivision of Lots 2, 3 and 5, and the Resubdivision of Lot 4, in Block 7, according to the plat thereof recorded February 11, 1890, as Document number 1220844, and also Lots 1, 2 and 3 in W. Lusk's Resubdivision, according to the plat thereof recorded February 15, 1889, as Document number 1062455, and also Lots 4, 5 and 6 in the Subdivision of Lot 1 in Block 7, according to the plat thereof recorded August 6, 1888 as Document number 989521, more particularly described as follows:

Beginning at the Southeast corner of Lot 4 in said Subdivision of Lot 1, Block 7, thence North 89 degrees 55 minutes 50 seconds West, along the North line of West 15th place, 611.39 feet to the East line of South California Boulevard;



Sold parcel containing 0.286 acres (12,472 square feet), more or less.

~ LEGAL DESCRIPTION PARCEL 3 ~

Lots 1, 2, and 3 in the Subdivision of Lot 9 in Block 8 in Cook and Anderson's Subdivision of the West Half of the Northeast Quarter of Section 24, Township 39 North, Range 13 East of the Third Principal Meridian, recorded May 9, 1894 as Document Number 2038835, and Lot 1 and the West Half of Lot 2 in the Subdivision of Lots 6, 8 and 17 in Block 8 in Cook and Anderson's Subdivision of the West Half of the Northeast Quarter of Section 24, Township 39 North, Range 13 East of the Third Principal Meridian, according to the plat thereof recorded September 6, 1882 as Document Number 417898, in Cook County, Illinois.

Sold parcel containing 6.537 acres (284,733 square feet), more or less.

~ LEGAL DESCRIPTION PARCEL 3 ~

Sold South California Boulevard, 351.88 feet to the South line of West Ogden Avenue; thence North 65 degrees 54 minutes 03 seconds East, along the South line of West Ogden Avenue, 670.01 feet to the West line of South Washlenaw Avenue; thence South 0 degrees 01 minutes 20 seconds East, along said West line, 139.18 feet to the Southeast corner of Lot 1 of said Subdivision of Lots 1 and 2 in Block 6; thence North 89 degrees 56 minutes 19 seconds West, along the South line of Lots 1 through 6, a distance of 133.00 feet to the Southwest corner of Lot 6 in said Subdivision of Lots 1 and 2 in Block 6; thence South 0 degrees 01 minutes 20 seconds East, 16.00 feet to the Northwest corner of Lot 5 in said J. Wasiko and Sons Subdivision; thence South 89 degrees 56 minutes 19 seconds East along the North line of Lots 1 through 5 in said J. Wasiko and Sons Subdivision, 133.00 feet to the Northeast corner of Lot 1 in said J. Wasiko and Sons Subdivision; thence South 0 degrees 01 minutes 20 seconds East, along the West line of said South Washlenaw Avenue, 451.01 feet to the Point of Beginning, all in Cook County, Illinois.

Sold parcel containing 0.286 acres (12,472 square feet), more or less.

~ LEGAL DESCRIPTION PARCEL 4 ~

Lot 1 in the Subdivision of Lot 11 in Block 5 in Cook and Anderson's Subdivision of the West Half of the Northeast Quarter of Section 24, Township 39 North, Range 13 East of the Third Principal Meridian, recorded September 11, 1885 as Document Number 652909, in Cook County, Illinois.

Sold parcel containing 0.043 acres (1,859 square feet), more or less.

~ LEGAL DESCRIPTION PARCEL 5 ~

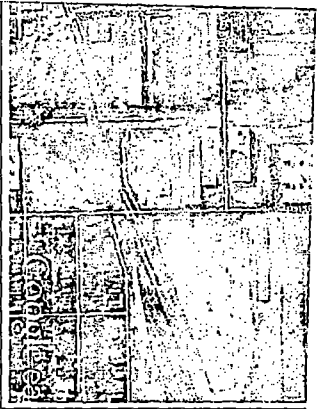
Lots 9, and 10, in Block 5 of Cook and Anderson's Subdivision of the West Half of the Northeast Quarter of Section 24, Township 39 North, Range 13 East of the Third Principal Meridian, according to the plat thereof recorded September 21, 1854, Excepting therefrom the Northwesterly 40,00 feet, as measured at right angles, dedicated to the City of Chicago by deed Recorded February 27, 1889 as Document number 1066458, and also except that part taken for Public Alley, and all of said Lots 9 and 10 lying South of said Public Alley, in Cook County, Illinois.

Sold parcel containing 0.641 acres (27,901 square feet), more or less.

~ LEGAL DESCRIPTION PARCEL 6 ~

Lots 1 through 12, both included, in John Barry Jr. Guardians Subdivision of Lots 15 and 16 in Block 3 of Cook and Anderson's Subdivision of the West Half of the Northeast Quarter of Section 24, Township 39 North, Range 13 East of the Third Principal Meridian, according to the plat thereof recorded November 22, 1881, as Document number 360337, and also Lots 1, through 11, both included, in Michael C. McDonald's Subdivision of Lots 17, 18 and 19, (except parts heretofore dedicated for streets), of Block 3, in Cook, and Anderson's Subdivision





zones (100-year flood plain). The above described property is within a "non printed-panel", identified for Cook County, Illinois, by the U.S. Department of Housing and Urban Development, which contains no flood zone areas. Federal Emergency Management Agency Map Number 17031C0509J.

I FURTHER STATE that I have made no independent search of the records for easements, encumbrances, ownership, or any other facts which an accurate and current title search may disclose as a part of this survey, but have relied upon the information supplied to me by the owner's representative. I also state that a current Title Commitment was not furnished as a part of this survey.



**TERRA**  
**ENGINEERING LTD.**

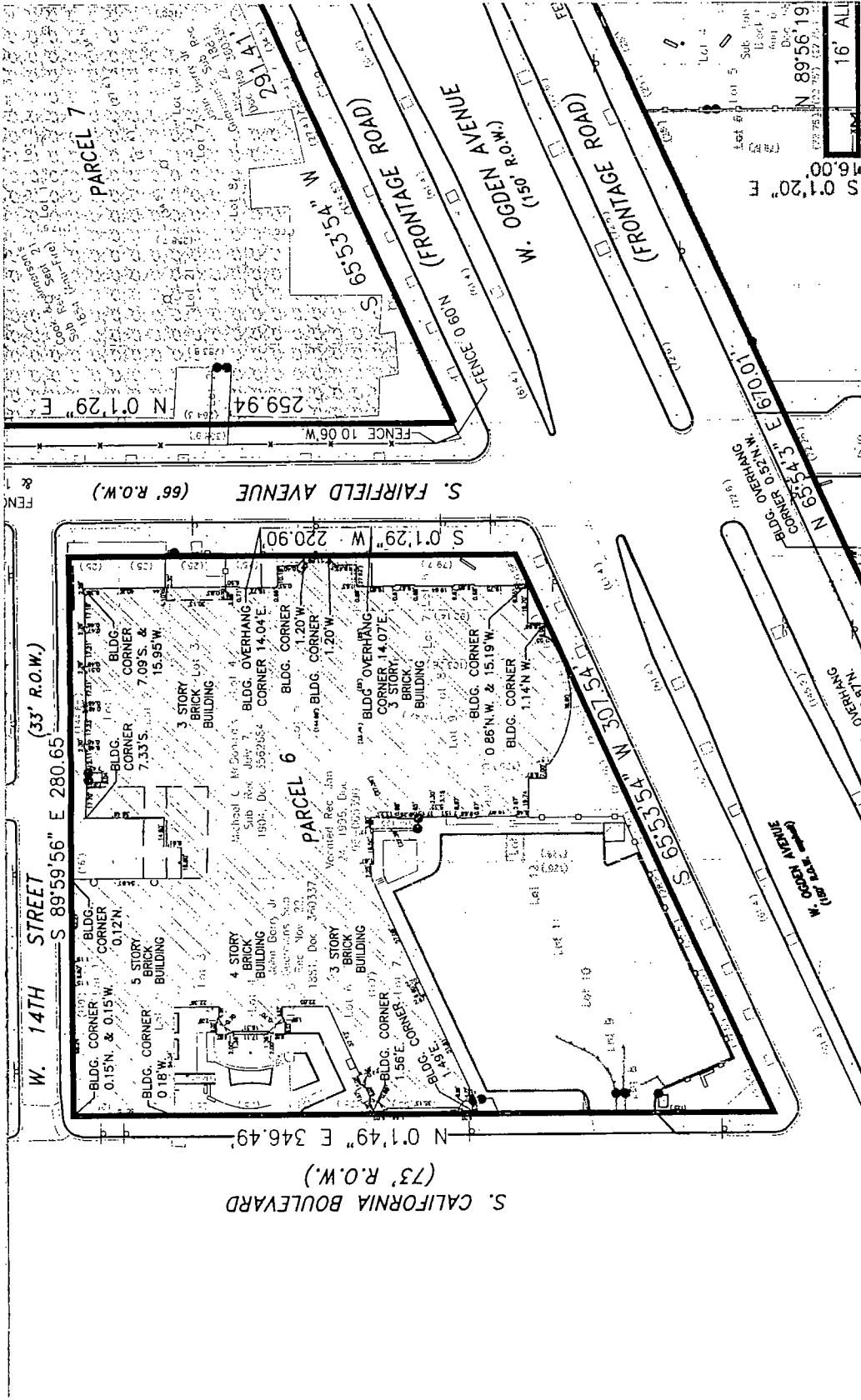
Ohio Street TEL: (312) 467-0123  
or FAX: (312) 467-0220  
Chicago, IL 60610 www.terraengineering.com

Project Information

PROJECTNO 10-142  
DRAWN KR  
DESIGN TB  
CHECKED TB

MT. SINAI  
PLAT OF SURVEY

1 OF 1



S. CALIFORNIA BOULEVARD  
(73' R.O.W.)

W. 14TH STREET  
(33' R.O.W.)

S. FAIRFIELD AVENUE  
(66' R.O.W.)

W. OGEN AVENUE  
(150' R.O.W.)

S 0°1'20" E 16.00'  
N 89°56'19"  
16' ALL

S. 0°1'29" W. 220.90'

S. 0°1'29" E 16.00'

N 0°1'49" E 346.49'

S 89°59'56" E 280.65'

S. 69°53'54" W. 301.554'

S. 65°33'54" W

FRONTAGE ROAD

FRONTAGE ROAD

BLDG. CORNER 0.57' N.W.

W. OGEN AVENUE

BLDG. CORNER 0.15' N. & 0.15' W.

BLDG. CORNER 0.12' N.

5 STORY BRICK BUILDING

BLDG. CORNER 7.33' S.

BLDG. CORNER 7.09' S. & 15.95' W.

3 STORY BRICK BUILDING

BLDG. CORNER 1.20' W.

BLDG. CORNER 1.20' W.

BLDG. CORNER 1.20' W.

BLDG. CORNER 14.04' E.

BLDG. OVERHANG CORNER 14.07' E.

3 STORY BRICK BUILDING

BLDG. CORNER 0.86' N.W. & 15.19' W.

BLDG. CORNER 1.14' N.W.

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BLDG. CORNER 1.14' N.W.

BLDG. CORNER 0.15' N. & 0.15' W.

BLDG. CORNER 0.12' N.

5 STORY BRICK BUILDING

BLDG. CORNER 7.33' S.

BLDG. CORNER 7.09' S. & 15.95' W.

3 STORY BRICK BUILDING

BLDG. CORNER 1.20' W.

BLDG. CORNER 1.20' W.

BLDG. CORNER 1.20' W.

BLDG. CORNER 14.04' E.

BLDG. OVERHANG CORNER 14.07' E.

3 STORY BRICK BUILDING

BLDG. CORNER 0.86' N.W. & 15.19' W.

BLDG. CORNER 1.14' N.W.

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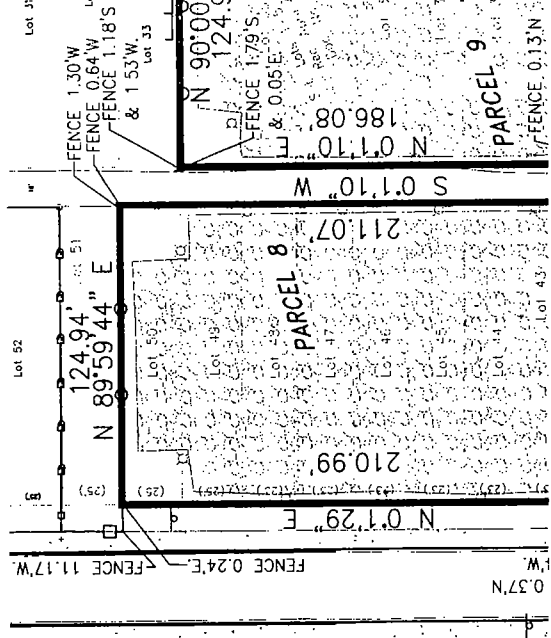
BLDG. CORNER 1.14' N.W.

BLDG. CORNER 1.14' N.W.



# ALTA/ACSM Plat

Part of Section 24, Towns  
of the Third Principal Meri

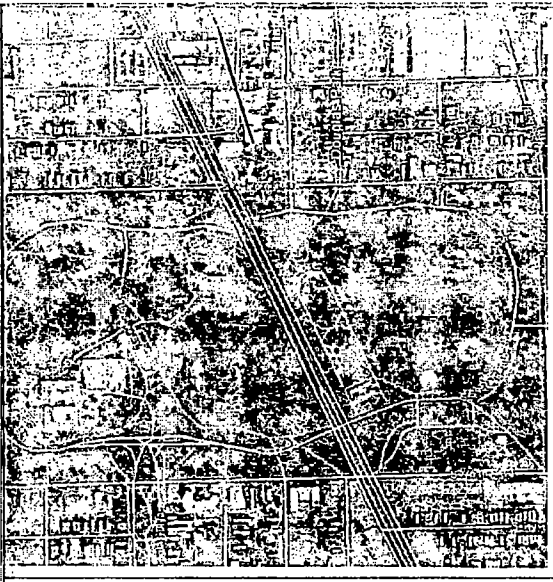
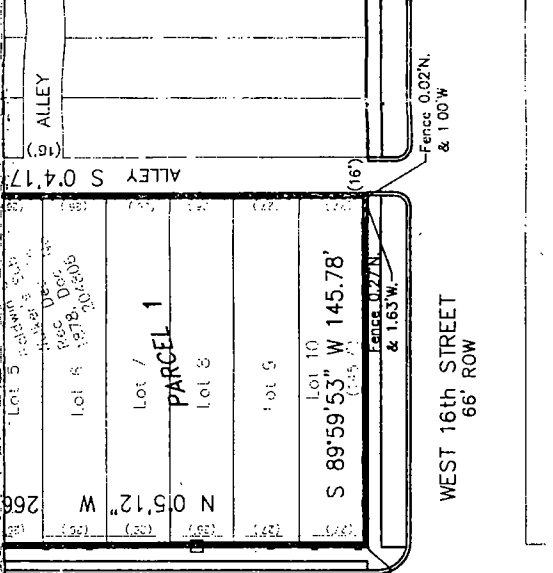


**LEGEND AND ABBREVIATIONS:**

- PROPERTY LINE
- BUILDING
- CONCRETE
- ASPHALT



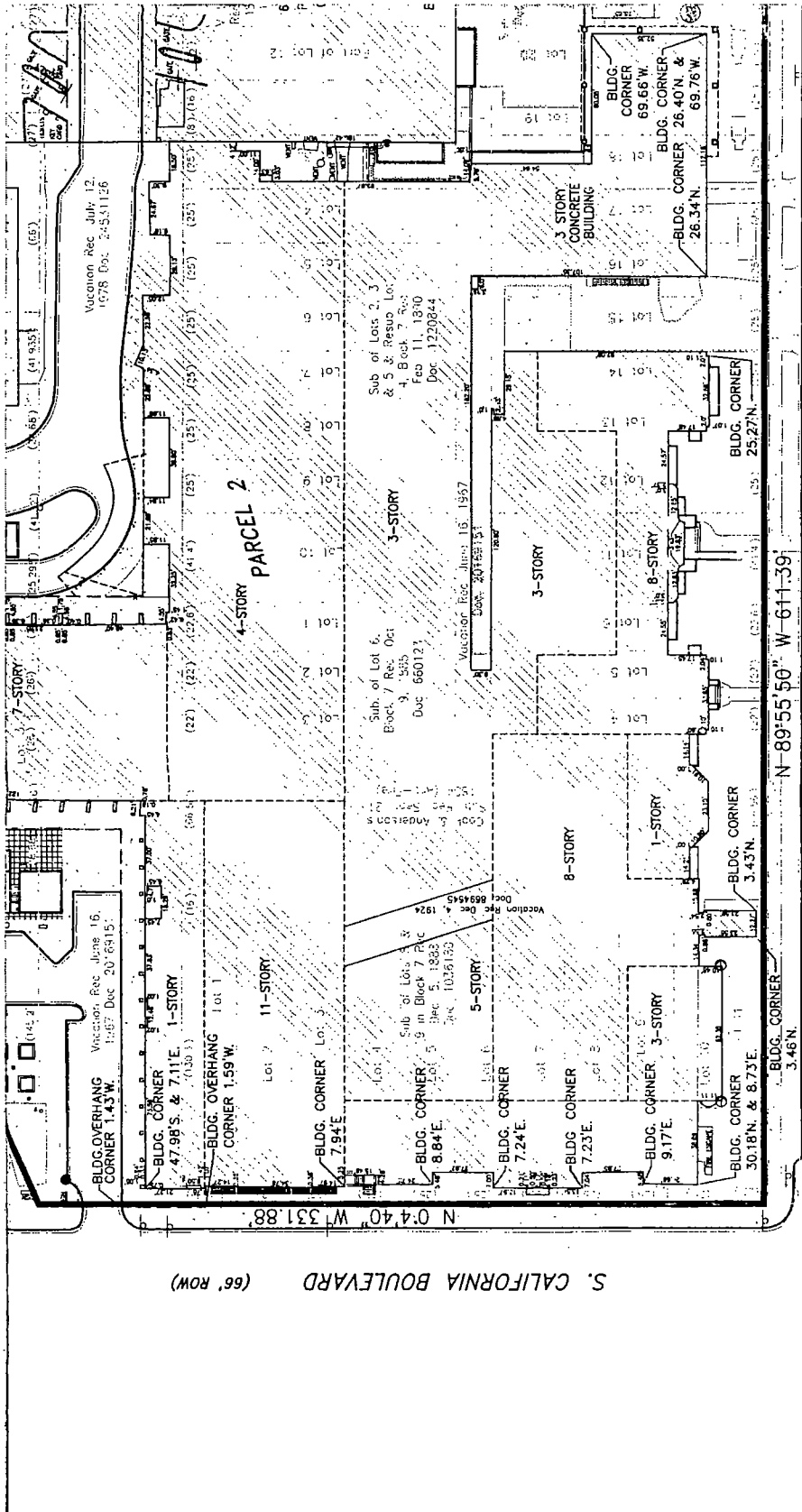
GRAPHIC SCALE



Revisions

DATE	ISSUE
1 9/16/16	UPDATE ALTA

225 W  
4th Flr  
Chicago



S. CALIFORNIA BOULEVARD (66' ROW)

W. 15th Place 66' ROW

N-89°55'50" W-611-39'

Fence 0.11'N. & 1.17'W.



Fence 0.07'W.

Vacation Rec June 16, 1957  
1978 Doc. 2-45-1126

Sub of Lots 2, 3  
& 5 & Resub Lot  
4, Block 7 Rec  
Feb 11, 1940  
Doc 1220024

Sub of Lot 6,  
Block 7 Rec Oct  
9, 1955  
Doc 660121

Vacation Rec June 16, 1957  
Doc 20168151

Vacation Rec Dec 4, 1924  
Doc 6854545

Sub of Lots 3 &  
5 in Block 7 Rec  
Dec 5, 1883  
Doc 1035153

BLDG. OVERHANG  
CORNER 1.43'W.  
BLDG. CORNER  
47.99'S. & 7.11'E. 1-STORY

BLDG. OVERHANG  
CORNER 1.59'W.  
BLDG. CORNER  
7.94'E. 11-STORY

BLDG. CORNER  
7.94'E.

BLDG. CORNER  
8.84'E.

BLDG. CORNER  
7.24'E.

BLDG. CORNER  
7.23'E.

BLDG. CORNER  
9.17'E.

BLDG. CORNER  
30.18'N. & 8.73'E.

BLDG. CORNER  
3.43'N.

BLDG. CORNER  
3.48'N.

3-STORY

3-STORY

8-STORY

1-STORY

BLDG. CORNER  
26.34'N.

BLDG. CORNER  
26.40'N. &  
69.76'W.

BLDG. CORNER  
25.27'N.

BLDG. CORNER  
69.68'W.

3-STORY  
CONCRETE  
BUILDING

7-STORY

4-STORY

PARCEL 2

Lot 1

Lot 2

Lot 3

Lot 4

Lot 5

Lot 6

Lot 7

Lot 8

Lot 9

Lot 10

Lot 11

Lot 12

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Lot 95

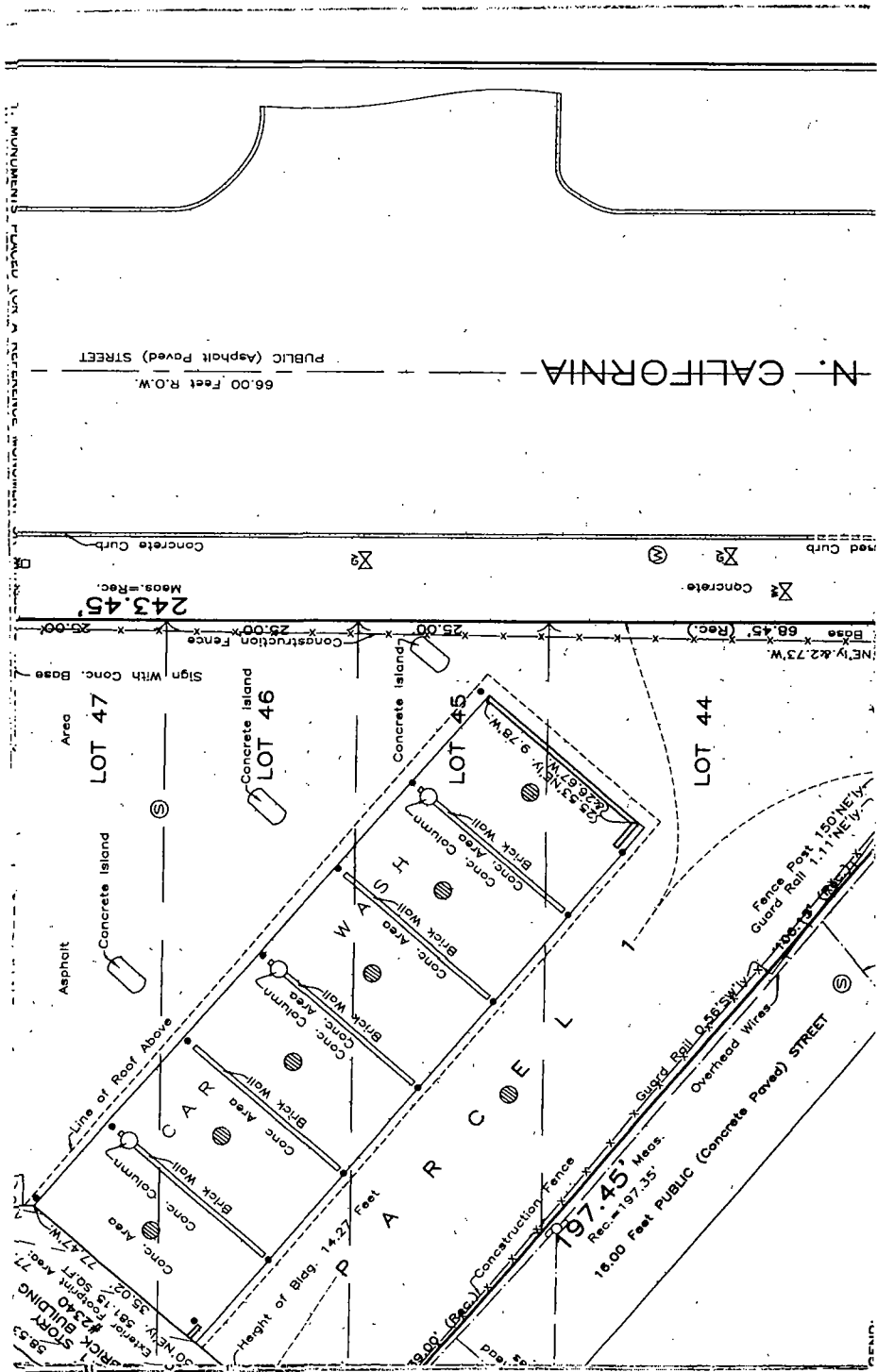
Lot 96

Lot 97

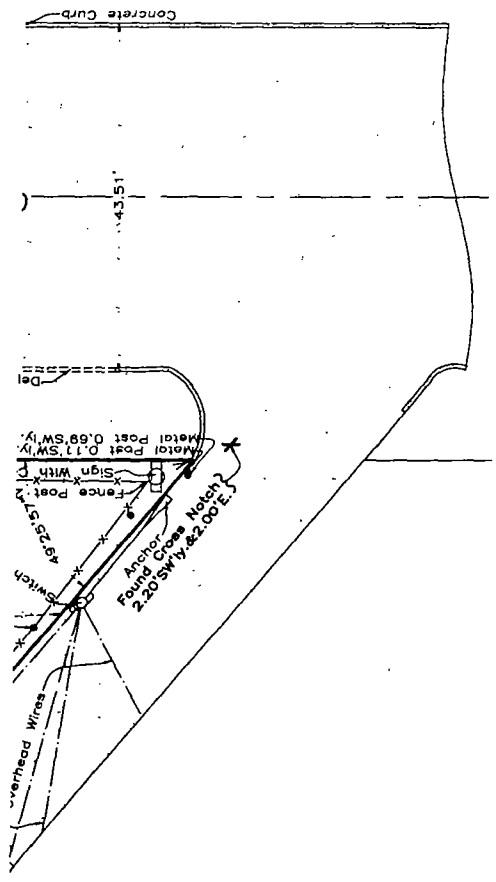
Lot 98

Lot 99

Lot 100



- MANKHOLE
- TELEPHONE MANKHOLE
- SEWER MANKHOLE
- WATER MANKHOLE
- ELECTRIC MANKHOLE
- CATCH BASIN
- TRAFFIC SIGN
- GAS VALVE
- WATER VALVE
- UTILITY POLE
- METAL POST
- CABLE BOX
- UTILITY BOX
- WATER METER
- ELECTRIC METER



TO: --NOCA 2340, LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA AND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 7(c), 7(b), 7(c), 8, 9, 11(g), AND 14 OF TABLE A. THEREOF. THE FIELD WORK WAS COMPLETED ON August 26, 2015.

DATE OF PLAT September 1, 2015



*Wayne D. Donofrio*  
 IL PROF. LAND SURVEYOR NUMBER 35-2281  
 MY LICENSE EXPIRES NOVEMBER 30, 2016.

Drawn By: N.M.

ILLINOIS

PLAN.)

UNLESS ALREADY MARKED OR

OBSERVED WHILE CONDUCTING

BASED ON FEDERAL FLOOD  
NT) DEPICTED BY SCALED MAP

THE CLIENT).

ID LEVEL.

GROUND LEVEL  
MADE AT A LOCATION SPECIFIED  
OF MEASUREMENT SHALL BE

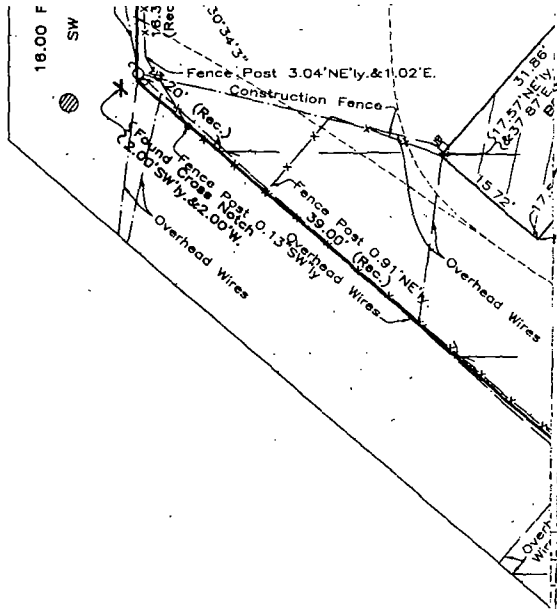
CONDUCTING THE SURVEY (IN  
UNDER SECTION 5 ABOVE)  
TOOLS, LANDSCAPED AREAS, ETC.

OR CYCLE, REGULAR, ETC.] OF  
IES.

ON SUBJECT PROPERTY.

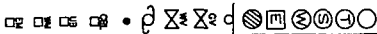
WHICH ARE LISTED BELOW)  
ETERMINED BY:

SPECIFIED BY THE CLIENT.



BASIS: AMERICAN TITLE INSURANCE COMPANY  
POLICY NUMBER: NUS-745596-12  
EFFECTIVE DATE: JULY 17, 2015  
DIMENSIONS ARE NOT TO BE ASSUMED FROM  
SCALING.  
ORDER NO.: 15-89346  
SCALE: 1 INCH = 15 FEET.  
DATE OF FIELD WORK: August 26, 2015  
ORDERED BY: SAVOY DEVELOPMENT, LLC.

FLOOD CERTIFICATE:  
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)  
FLOOD INSURANCE RATE MAP OF CITY OF CHICAGO  
DATED AUGUST 19, 2008  
THIS PROPERTY IS IN A MINIMUM FLOODING AREA AND IS DESIGNATED  
AS ZONE "X", COMMUNITY PANEL NUMBER 17007A 0415 J  
(AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD)  
NO FIELD SURVEYING WAS PERFORMED BY UNDERSIGNED SURVEYOR  
TO DETERMINE THIS ZONE.



**OCIATED SURVEY, INC.**

FIRM NO. 184-003023  
OLNWOOD, ILLINOIS 60712  
FAX (847) 675-2167  
ondleassociated.com  
associated.com

**TITLE SURVEY**

IN SNOWHOOK'S SUBDIVISION IN THE NORTH  
RANGE 13, EAST OF THE THIRD PRINCIPAL  
AUGUST 22, 1884 IN BOOK 19 OF PLATS,

THAT PART OF VACATED ALLEY WEST AND  
ADJOINING LOT 52, ALSO DESCRIBED AS  
CORNER OF LOT 52, THENCE SOUTHEASTERLY  
ENCE NORTH ON WEST LINE OF LOTS 49, 50  
51, THENCE WEST TO THE NORTHEAST  
POINT OF BEGINNING IN BLOCK 4 IN  
OF SECTION 36, TOWNSHIP 40 NORTH, RANGE  
IN COOK COUNTY, ILLINOIS.

PRES

ANIA AVENUE, CHICAGO, ILLINOIS.



GRAPHIC SCALE

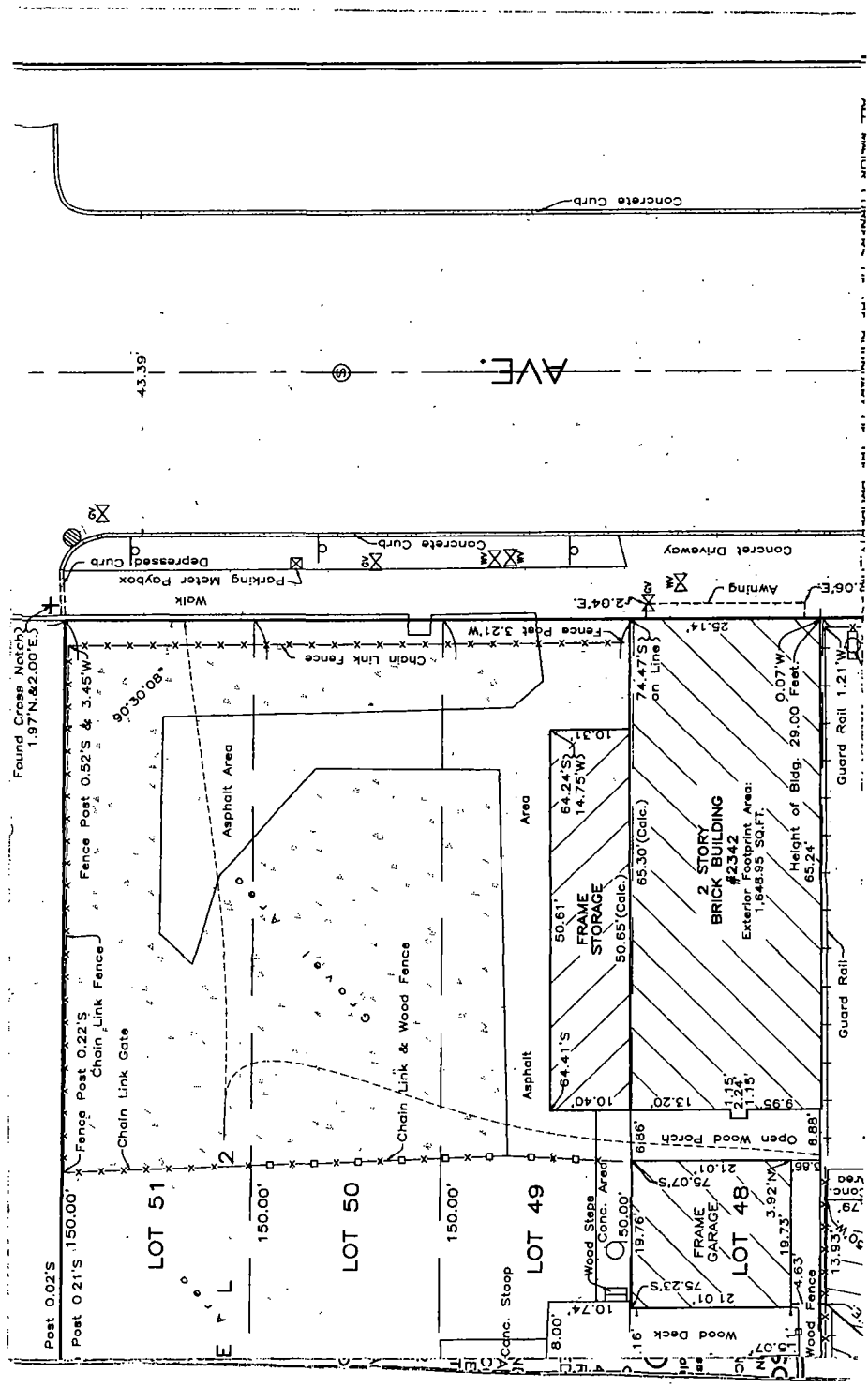


S. Line of Fullerton Ave.

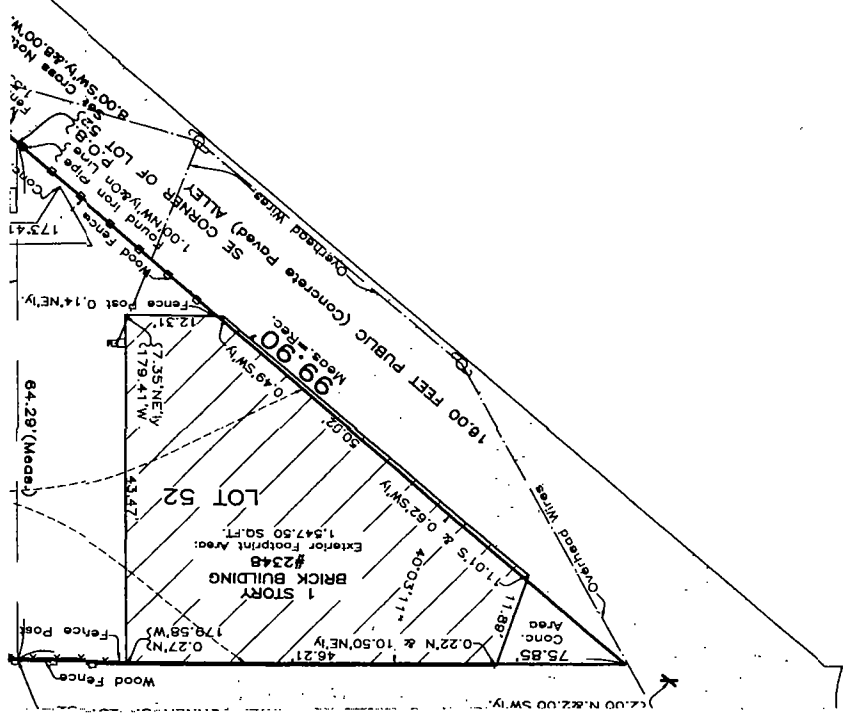
Rec. = 141.00'

E  
33.00'





NOTES REFERENCED TO TABLE A, OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS.  
 1. MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT



11

**PROFESSIONALS ASSOC**

PROFESSIONAL DESIGN F  
7100 N. TRIPP AVE, LINCOLN  
TEL. (847) 675-3000 F.  
e-mail: pa@professiona  
www.professionalsc

**ALTA/ACSM LAND**

OF  
PARCEL 1: LOTS 44, 45, 46, 47 IN BLOCK 4  
1/2 OF SECTION 36, TOWNSHIP 40 NORTH, RA  
MERIDIAN, ACCORDING TO THE MAP RECORDED  
PAGE 42, IN COOK COUNTY, ILLINOIS.

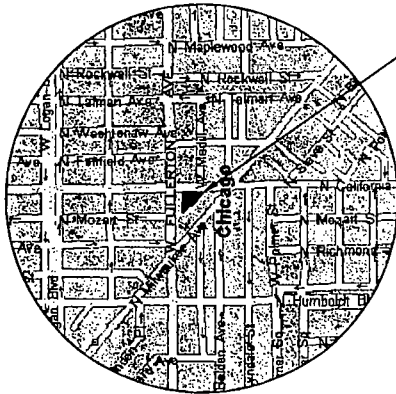
PARCEL 2: LOTS 48, 49, 50, 51 AND 52 AND  
ADJOINING LOTS 49, 50 AND 51 AND EAST AN  
FOLLOWS: COMMENCING AT THE SOUTHEAST CO  
TO THE SOUTHWEST CORNER OF LOT 49, THEN  
AND 51 TO THE NORTHWEST CORNER OF LOT  
CORNER OF LOT 52, THENCE SOUTH TO THE  
SNOWHOOKS SUBDIVISION IN THE NORTH 1/2  
13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN

LAND TOTAL AREA: 30,534.32 SQ.FT.=0.701 AC

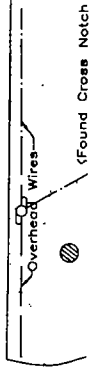
COMMONLY KNOWN AS: 2332-2348 NORTH CALIFOR

PERMANENT INDEX NUMBERS: 13-36-103-036-0000  
13-36-103-037-0000  
13-36-103-038-0000  
13-36-103-039-0000  
13-36-103-040-0000  
13-36-103-041-0000  
13-36-103-042-0000  
13-36-103-043-0000  
13-36-103-044-0000

VICINITY MAP



SURVEY SITE



16.00 FEET PUBLIC (Concrete Paved) ALLEY

N.F. CORNER OF LOT 49

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO  
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone: 1341—1345 South Fairfield Avenue

2. Ward Number that property is located in: 28<sup>th</sup> Ward

3. APPLICANT: Sinai Health System

4. ADDRESS: 1500 South California Avenue CITY: Chicago

5. STATE: Illinois ZIP CODE: 60608 PHONE: 773-257-6508

EMAIL: jesse.green@sinai.org CONTACT PERSON: Jesse Green

6. Is the applicant the owner of the property? YES \_\_\_\_\_ NO X  
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. (Authorization letter attached.)

OWNER: City of Chicago

ADDRESS: 121 North LaSalle Street CITY: Chicago

STATE: Illinois ZIP CODE: 60602 PHONE : 312-744-0866

EMAIL sarah.wilson@cityofchicago.org CONTACT PERSON Sarah Wilson

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

ATTORNEY: David Narefsky

ADDRESS Mayer Brown, 71 South Wacker Drive

CITY: Chicago STATE Illinois ZIP CODE: 60606

PHONE 312-701-7303 FAX: 312-701-9136

EMAIL dnarefsky@mayerbrown.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. Applicant is an Illinois not-for-profit corporation that has no owners. Please see Economic Disclosure Statement

On what date did the owner acquire legal title to the subject property? Property to be acquired from the City of Chicago—see attached authorization letter

7. Has the present owner previously rezoned this property? No

8. Present Zoning District RT-4

Proposed Zoning District: Institutional Planned Development 49, as amended

9. Lot size in square feet (or dimensions); 3,125 square feet

10. Current Use of the property : Vacant

11. Reason for rezoning the property. To include property that is to be acquired from the City as part of Institutional Planned Development 49, as amended for the same uses as currently authorized.

12. 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:

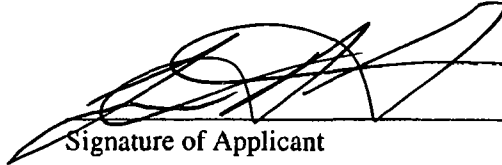
Proposed Uses: Hospital; Day Care; Government-operated Health Center; Wireless Communications Facilities; Accessory Uses serving principal uses located throughout the Planned Development, as amended; and Retail-Sales-General, provided that (i) such use shall be permitted only within the Ambulatory Care Center and (ii) the total square footage devoted to such uses shall not exceed 12,000 square feet in the aggregate.

13. On May 14<sup>th</sup>, 2007, the Chicago City Council passed the Affordable Requirements Ordinance (ARO) that requires on-site affordable housing units or a financial contribution if residential housing projects receive a zoning change under certain circumstances. Based on the lot size of the project in question and the proposed zoning classification, is this project subject to the Affordable Requirements Ordinance? (See Fact Sheet for more information)

YES \_\_\_\_\_ **NO Not Applicable**

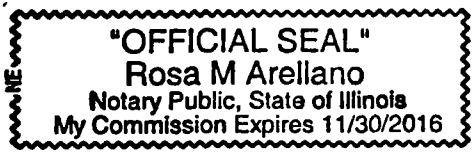
COUNTY OF COOK  
STATE OF ILLINOIS

Jesse Green, 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  
15 day of September, 2015.

  
Notary Public



**For Office Use Only**

Date of Introduction: \_\_\_\_\_

File Number: \_\_\_\_\_

Ward: \_\_\_\_\_

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**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:

Sinai Health System

**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: 1500 S. California Avenue, Chicago, IL 60608

C. Telephone: 773-257-5011 Fax: 773-257-2735 Email: jesse.green@sinai.org

D. Name of contact person: Jesse Green

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):  
A request to the change of the institutional Planned Development No. 49 ("PD 49") amendment pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 16 of PD 49.

G. Which City agency or department is requesting this EDS? Department of Planning & 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:

- Person
- Publicly registered business corporation
- Privately held business corporation
- Sole proprietorship
- General partnership
- Limited partnership
- Trust
- Limited liability company
- Limited liability partnership
- Joint venture
- Not-for-profit corporation  
(Is the not-for-profit corporation also a 501(c)(3))?  
 Yes  No
- 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 titlcholder(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
See attachment A	
No members	

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
N/A		

**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.) <b>NOTE:</b> "hourly rate" or "t.b.d." is not an acceptable response.
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Terra Engineering LTD., 225 W. Ohio St 4th Fl, Chicago, IL 60654; Engineering; Est. \$10,000

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(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:

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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").

N/A

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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.

N/A

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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):

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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.

X 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:

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**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):

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(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:

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**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](http://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**

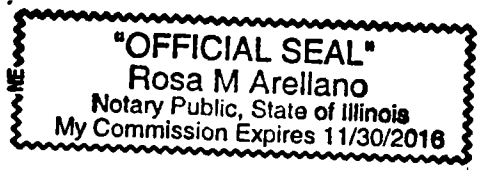
Under penalty of perjury, the person signing below: (1) warrants that he/she is authorized to execute this EDS and Appendix A (if applicable) on behalf of the Disclosing Party, and (2) warrants that all certifications and statements contained in this EDS and Appendix A (if applicable) are true, accurate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

Sinai Health System  
(Print or type name of Disclosing Party)

By: [Signature]  
(Sign here)

Jesse Green  
(Print or type name of person signing)

Director  
(Print or type title of person signing)



Signed and sworn to before me on (date) 9/15/15,  
at COOK County, ILLINOIS (state).

[Signature] Notary Public.

Commission expires: 11/30/2016.

THE UNIVERSITY OF CHICAGO  
LIBRARY  
540 EAST 58TH STREET  
CHICAGO, ILL. 60637  
TEL: 773-936-3200

**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.

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**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.

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**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.**



**Attachment A**  
**SECTION II -- DISCLOSURE OF OWNERSHIP INTERESTS**  
**Part B - Supplement**

<b><u>Name</u></b>	<b><u>Title</u></b>
Karen Teitelbaum	President & Chief Executive Officer
Loren Chandler	Executive Vice President/Chief Operating Officer
Lori Pacura	President, Holy Cross Hospital
Karl Sandin	President/Chief Medical Officer, Schwab Rehabilitation Hospital
Rachel Dvorken	Executive Vice President, General Counsel
Debra Wesley	President & EVP Community Outreach
Chuck Weiss	Executive Vice President/ Chief Financial Officer
Gary J. Niederpruem	Executive Board Officer, Chairman
Sharon Rossmark	Executive Board Officer, Vice Chair
Kenneth A. Luccioni	Executive Board Officer, Treasurer
Robert Markin	Executive Board Officer, Secretary