



Office of the City Clerk



O2012-8201

Office of the City Clerk

City Council Document Tracking Sheet

Meeting Date:	12/12/2012
Sponsor(s):	Mendoza, Susana A. (Clerk)
Type:	Ordinance
Title:	Zoning Reclassification App No. 17637 at 1-19 E Chestnut St, 2-16 E Pearson St and 829-851 N State St
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the DX-12 Downtown Mixed-Use District symbols and indications as shown on Map Number 3-E in the area bounded by:

EAST CHESTNUT STREET; A LINE 203.43 FEET EAST OF
AND PARALLEL TO NORTH STATE STREET; A LINE 90.13
FEET SOUTH OF AND PARALLEL TO EAST CHESTNUT
STREET; A LINE 188.76 FEET EAST OF AND PARALLEL TO
NORTH STATE STREET; A LINE 114.07 FEET SOUTH OF
AND PARALLEL TO EAST CHESTNUT STREET; A LINE
155.03 FEET EAST OF AND PARALLEL TO NORTH STATE
STREET; EAST PEARSON STREET; AND NORTH STATE
STREET,

all in Cook County, Illinois, to the designation of Institutional-Residential-Business Planned Development Number _____, which is hereby established in the areas above-described, subject to such use and bulk regulations as are set forth in the plan of development herewith attached and made part thereof and no others.

SECTION 3. This Ordinance shall be in force and effect from and after its passage.

Applicant: Loyola University of Chicago
Address: 1-19 E. Chestnut Street; 2-16 E. Pearson Street; 829-851 N. State Street
Introduced: TBD
Plan Commission: TBD

17637

CITY OF CHICAGO

INTRO DATE:

APPLICATION FOR AN AMENDMENT TO THE CHICAGO ZONING ORDINANCE

12-12-12

1 ADDRESS of the property Applicant is seeking to rezone

1-19 E. Chestnut Street; 2-16 E. Pearson Street; 829-851 N. State Street

2 Ward Number that property is located in 2nd*

3 APPLICANT Loyola University of Chicago, Attn: Office of the General Counsel

ADDRESS 820 N. Michigan Avenue, Suite 750 CITY Chicago

STATE IL ZIP CODE 60611 PHONE 312-915-6200

EMAIL EMUNRO@luc.edu CONTACT PERSON Ellen Kane Munro, Esq.

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 John J. Lawlor

ADDRESS SNR Denton US LLP, 233 S. Wacker, Suite 7800

CITY Chicago STATE IL ZIP CODE 60606

PHONE 312-876-7459 FAX 312-876-7934 EMAIL John.Lawlor@snrdenton.com

* Per Ward re-map; previously 42nd Ward

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

Not applicable to Applicant because Applicant is an Illinois not-for-profit corporation. The requested Economic Disclosure form is attached.

7. On what date did the owner acquire legal title to the subject property? Various dates between 1977 and 2004

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

No

9. Present Zoning District DX-12 Downtown Mixed-Use Zoning District Proposed Zoning District Institutional-Residential-Business Planned Development

10. Lot size in square feet (or dimensions) 38,402.30 sq. ft.

11. Current Use of the property University, commercial and residential uses and a surface parking lot.

12. Reason for rezoning the property To redevelop as a University School of Business and as a mixed use retail/residential building.

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)

See attached Plan of Development Statements and Bulk Regulations and Data Table.

14. On May 14th, 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 X NO _____

COUNTY OF COOK
STATE OF ILLINOIS

WAYNE MAGDZIAKZ, 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.

Loyola University of Chicago, an
Illinois not-for-profit corporation

By: Wayne Magdzia
Signature of Applicant
Its: Sr. Vice President

Subscribed and Sworn to before me this
5th day of December, 20 12.

April L Whitworth
Notary Public April L Whitworth



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

OFFICE
MAY 19 1968
MAY 19 1968

PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Institutional-Residential-Business Planned Development Number ____ ("Planned Development"), consists of approximately 38,402.30 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by Loyola University of Chicago (the "Applicant").
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 amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development, shall be under single ownership or designated control, or the application shall be permitted under the terms of a zoning rights agreement with ownership provided to the Zoning Administrator. 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.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans (as defined in Statement 4 below).

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Departments of Housing and Economic Development ("DHED") and the Chicago Department of Transportation ("CDOT"). Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of CDOT.

All work proposed in the public way must be designed and constructed in accordance with CDOT 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 CDOT.

4. This Plan of Development consists of 16 Statements: a Bulk Regulations Table; an Existing Land-Use Map; Aerial Map; a PD Boundary and Property Line Map; Right of Way Adjustment Map; Sub-Area Map; Sub-Area A Plan; Sub-Area B Plan; Generalized Land Use Plan; Site Plan; Landscape Plan; Enlarged Landscape Plan; Building Elevations (North, South, East and West), Building Section; Partial Green Roof Plan; and Sub-Area A Bonus Worksheet form and Chicago Builds Green form completed by Solomon Cordwell Buenz and dated **(date of Plan Commission presentation)**, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with DHED. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of

Applicant: Loyola University of Chicago
Address: 1-19 E. Chestnut Street; 2-16 E. Pearson Street; 829-851 N. State Street
Introduced: TBD
Plan Commission: TBD

a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.

5. In each of the following Sub-Areas, the following uses shall be permitted in this Planned Development:

Sub-Area A: all permitted and special uses permitted in the DX-12 Downtown Mixed-Use District and uses accessory thereto.

Sub-Area B: all permitted and special uses permitted in the DX-12 Downtown Mixed-Use District and uses accessory thereto.
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 DHED. 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 site shall be in accordance with the attached Bulk Regulations Table. For the 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 38,402.30 square feet.
9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by DHED. 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 DHED. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet Management and Buildings, under 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, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors as permitted under the terms of a zoning rights agreement with ownership provided to the Zoning Administrator.

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Applicant: Loyola University of Chicago
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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. The Applicant will substantially comply with the City of Chicago Sustainable Development Policy set forth by DHED as of the date of this Planned Development, including a 50% net green roof consisting of approximately 7,183 square feet in the aggregate as shown on the Landscape Plan/Green Roof Plan for Sub-Area A, and a 26% net green roof consisting of approximately 2,368 square feet in the aggregate as shown in the Landscape Green Roof Plan for Sub-Area B.
15. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse because construction of the proposed improvements has not commenced in either Sub-Area A or Sub-Area B, the Commissioner of the Department of Housing and Economic Development shall initiate a Zoning Map Amendment to rezone the property to underlying zoning that formed the basis of this Planned Development, which is the DX-12 Downtown Mixed-Use zoning district classification.
16. Section 2-45-110(b)(4)(iii) of the Affordable Housing Ordinance provides that where a planned development, such as the instant Planned Development, (I) meets the eligibility criteria of subsection 17-4-1004-B of the Zoning Code, (II) does not involve any rezoning described in clauses (b)(1)(i), (ii) or (iii) of the Affordable Housing Ordinance or the sale of any real estate by the city, and (III) involves the development of a residential housing project, the developer shall be required to establish 10% of the housing units as affordable housing or the equivalent as provided in Subsection 2-45-110(d) of the Affordable Housing Ordinance, unless the developer participates in the affordable housing floor area density program by purchasing additional floor area pursuant to Section 17-04-1004. This Application elects to participate in the affordable housing floor area density program by purchasing additional floor area pursuant to Section 17-4-1004.

Pursuant to Section 17-4-1004-B.3 of the zoning Ordinance, the Application requests an increase in the floor area ratio for Sub-Area A, as set forth in the bonus worksheet required under Section 17-4-1003-D ("Bonus Worksheet"). Projects receiving an affordable housing floor area bonus must either provide on-site affordable housing units or make a cash payment to the City's Affordable Housing Opportunity Fund in accordance with formulas set forth in Section 17-4-1004-C. This Application elects to make a cash payment for Sub-Area A at the time building permits for Sub-Area A are issued in lieu of providing on-site affordable housing units for Sub-Area A. In accordance with the formulas set forth in Section 17-4-1004-C and the Bonus Worksheet, at the time the proposed improvements in Sub-Area A are to be constructed, the then owner of Sub-Area A must make a cash payment to the Affordable Housing Opportunity fund in the amount of \$220,607 ("Cash Payment") before the issuance of building permits for the construction of any

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Applicant: Loyola University of Chicago
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building in Sub-Area A, and must comply with all applicable affordable housing standards and requirements applicable to Sub-Area A set forth in Section 17-4-1004, the terms of which are incorporated herein by this reference. The development of Sub-Area B is not subject to the Affordable Housing Ordinance.

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Applicant: Loyola University of Chicago
Address: 1-19 E. Chestnut Street; 2-16 E. Pearson Street; 829-851 N State Street
Introduced: TBD
Plan Commission TBD

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**RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT NO. _____
BULK REGULATIONS AND DATA TABLE**

Gross Site Area: 62,246 SF (1.4290 acres) = Net Site Area: 38,402 SF (0.8816 acres) plus area of adjoining Right-Of-Way: 23,844 SF (0.5474 acres).

Net Site Area Total:	38,402 SF (0.8816 acres)
Sub-Area A:	22,884 SF (0.5253 acres)
Sub-Area B:	15,518 SF (0.3562 acres)
Overall Maximum Floor Area Ratio (Sub-Area A plus Sub-Area B):	12.667
Overall Maximum Buildable Area:	486,241 SF (38,402 net site area by 12.667 FAR)
Sub-Area A: Maximum FAR Building SF assigned to Sub-Area A:	348,752 SF
Maximum Floor Area Ratio:	15.24
Sub-Area B: Maximum FAR Building SF assigned to Sub-Area B:	137,489 SF
Maximum Floor Area Ratio:	8.86
Floor Area Bonuses:	
Affordable Housing:	0.167
Arcade (along N. State Street):	0.500
Maximum Percentage of Land Coverage:	Per Site Plan
Maximum Number of Dwelling Units:	
Sub-Area A	367 Dwelling Units
Sub-Area B	None
Minimum Number of Off-Street Parking Spaces:	
Sub-Area A	Min.152 accessory parking spaces Max.404 accessory parking spaces
Sub-Area B	None
Minimum Number of Bicycle Parking Spaces:	
Sub-Area A	240 Spaces
Sub-Area B	0 Spaces
Minimum Periphery Setbacks:	Per Site Plan
Maximum Building Height:	
Sub-Area A	410' - 0"
Sub-Area B	189' - 6"
Minimum Number of Loading Spaces:	
Sub-Area A	2(10' x 25')
Sub-Area B	None

BULK REGULATIONS AND DATA TABLE

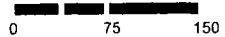
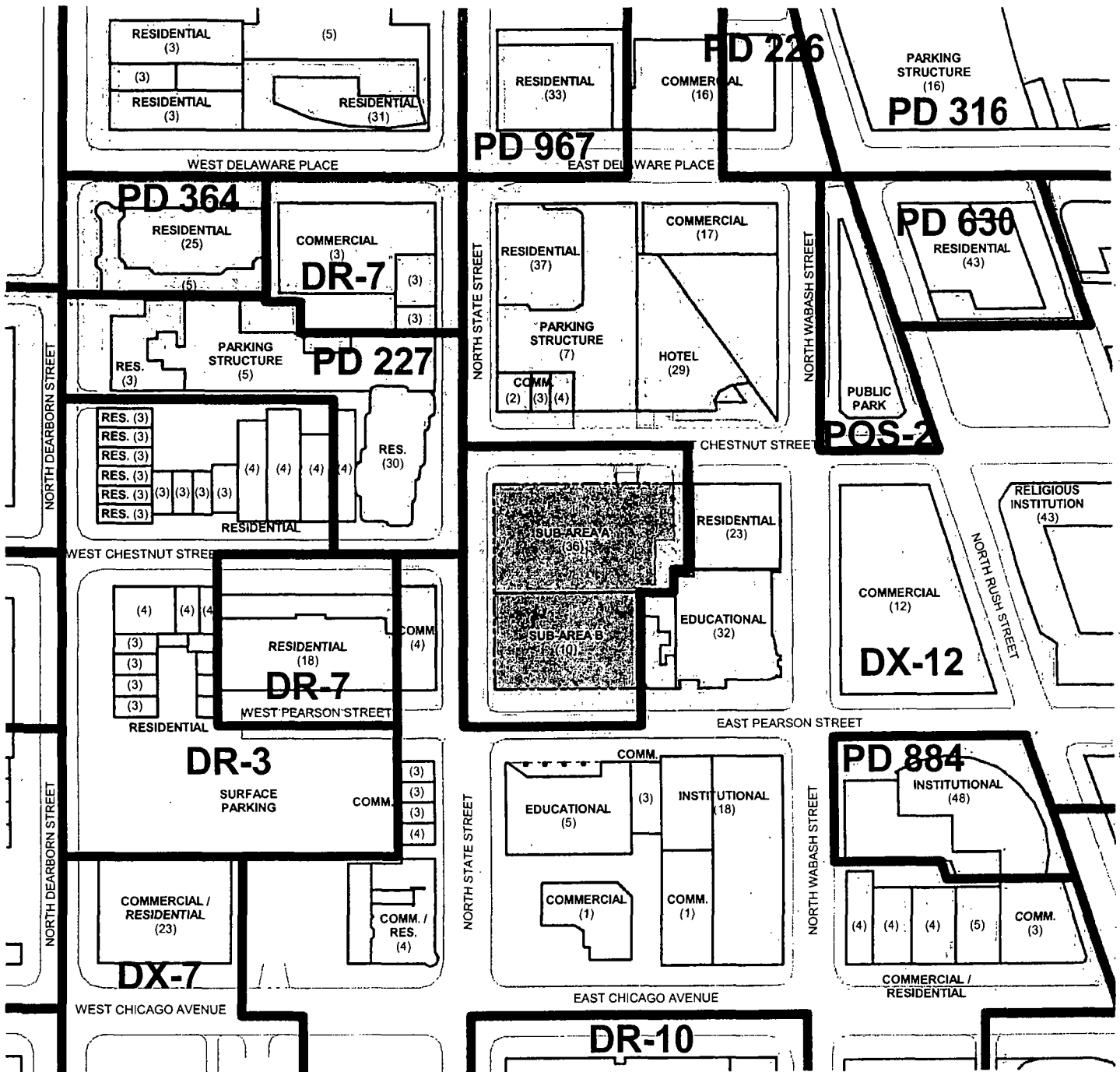
Applicant: Loyola University Chicago

Project: Loyola School of Business Administration
State and Chestnut Residential Building

Date: 12.05.2012

Revised: mm.dd.yyyy





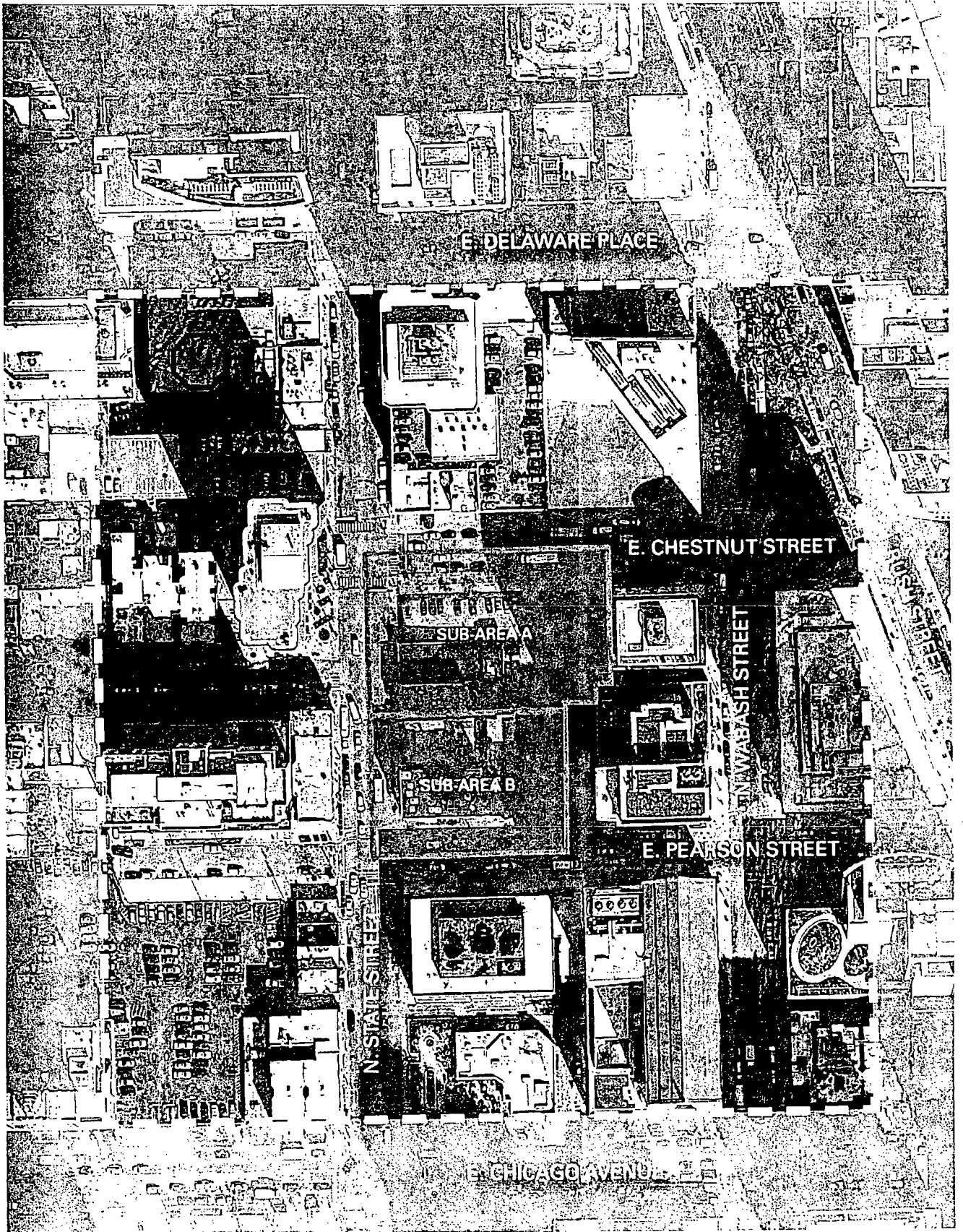
⊕ EXISTING LAND USE MAP

Applicant: Loyola University Chicago (#) Number of Floors

Project: Loyola School of Business Administration
State and Chestnut Residential Building

Date: 12.05.2012 **Revised:** mm dd.yyyy





⊕ AERIAL MAP

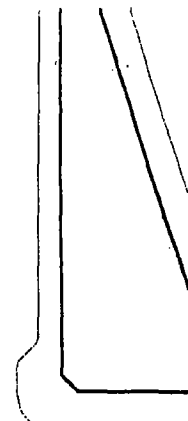
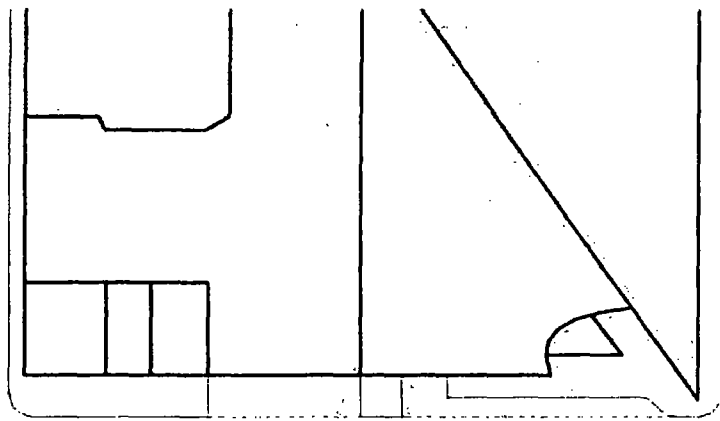
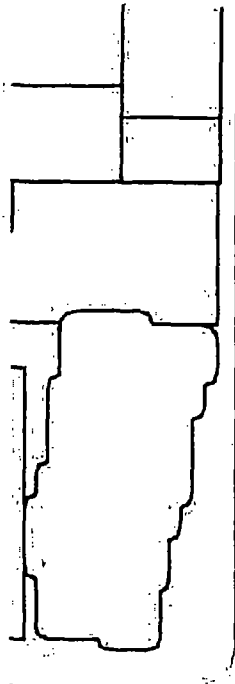
Applicant: Loyola University Chicago

Project: Loyola School of Business Administration
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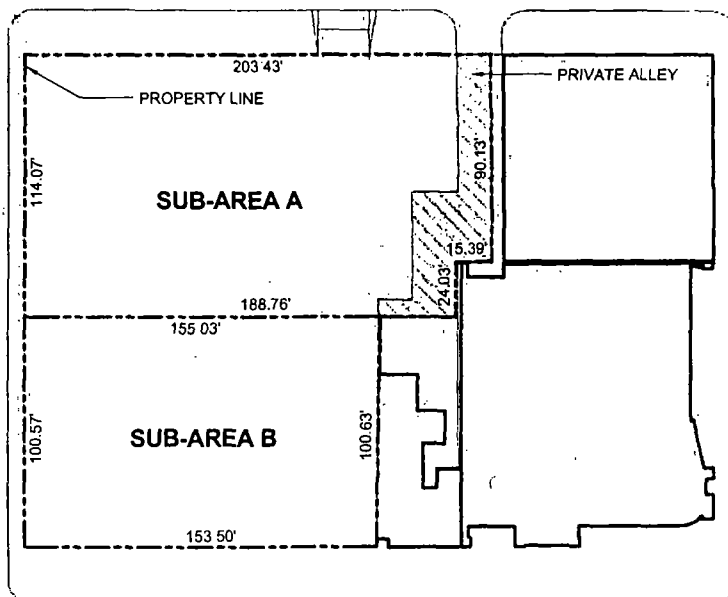
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Revised: mm dd yyyy

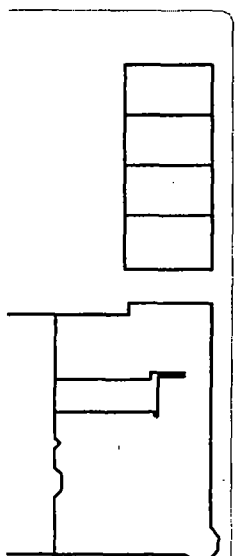
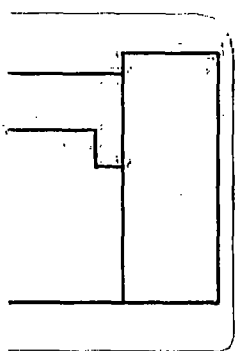




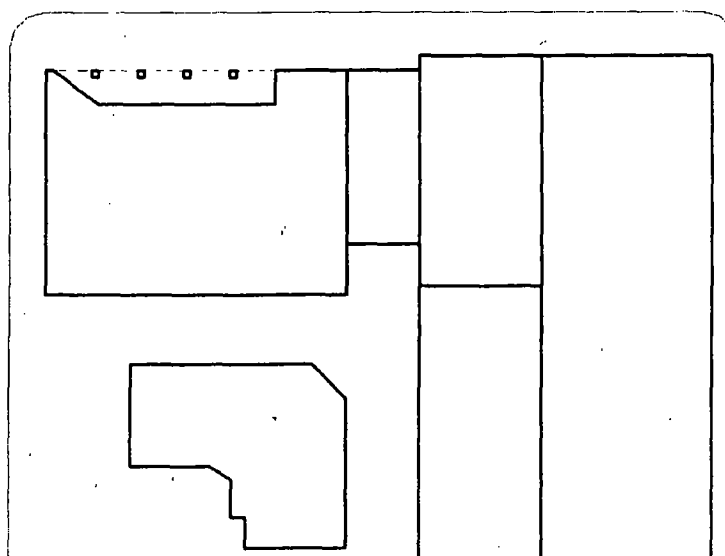
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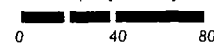
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NORTH STATE STREET



NORTH WABASH STREET



PD BOUNDARY AND PROPERTY LINE MAP

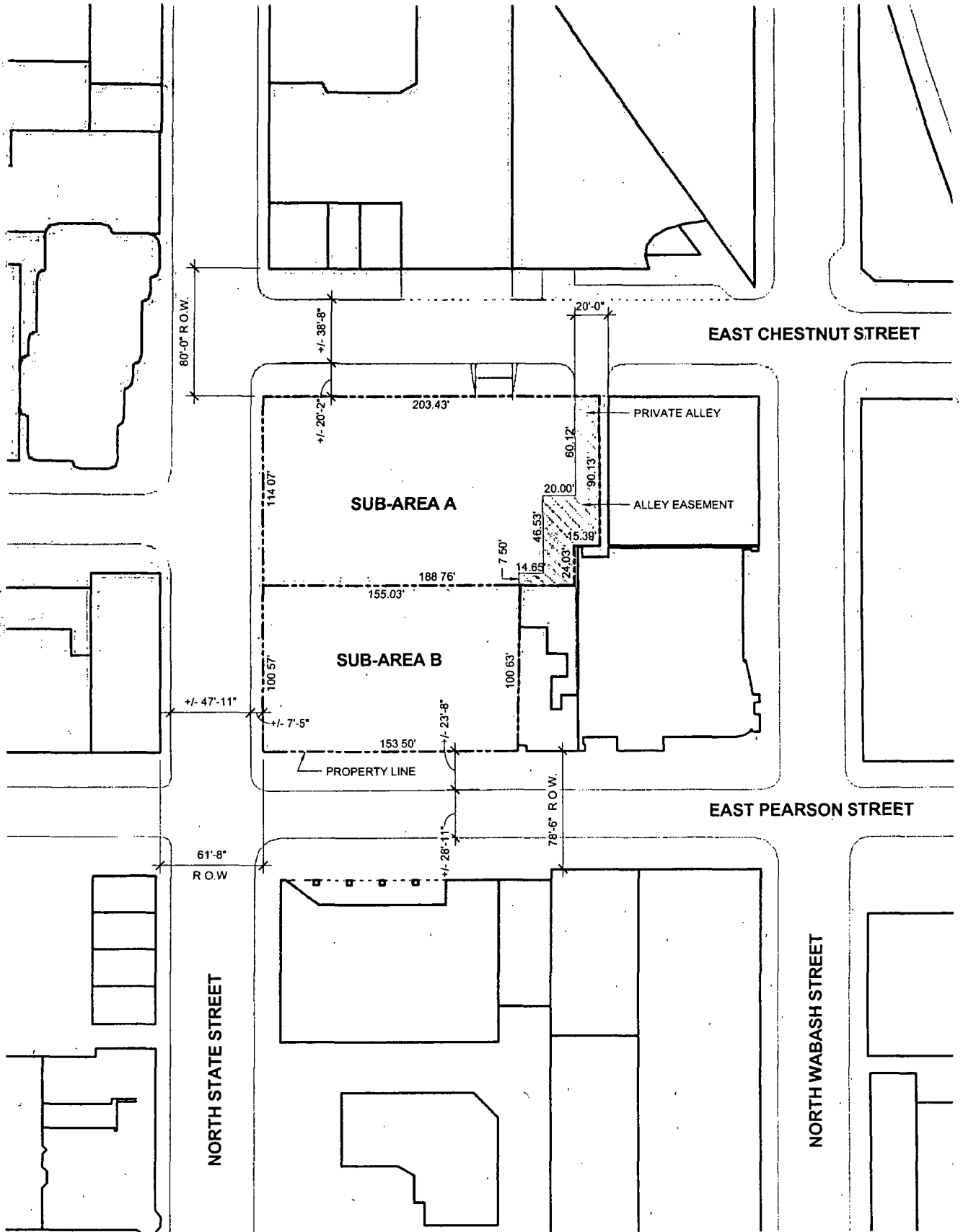
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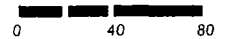
RIGHT-OF-WAY ADJUSTMENT MAP

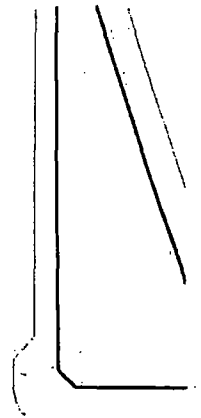
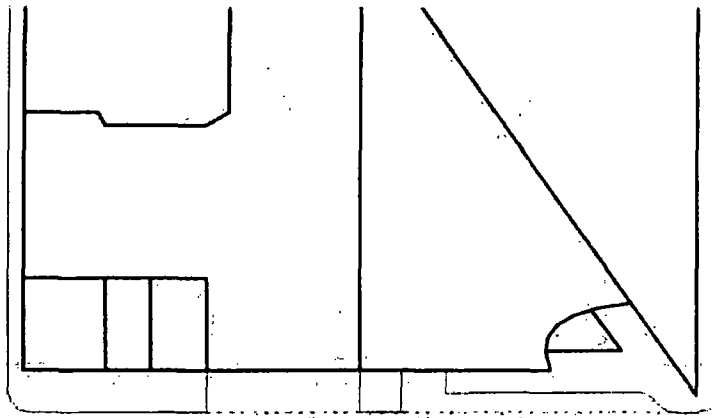
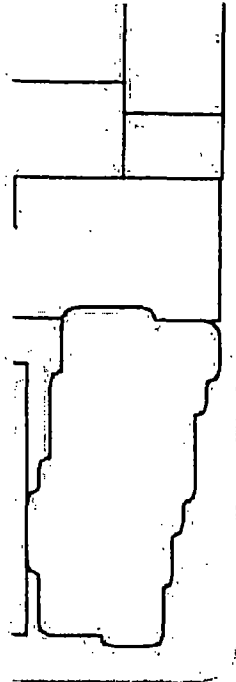
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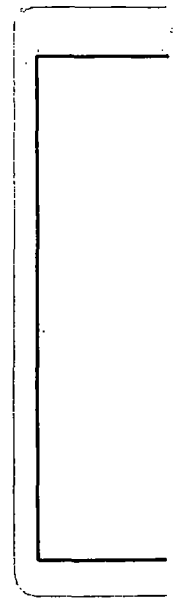
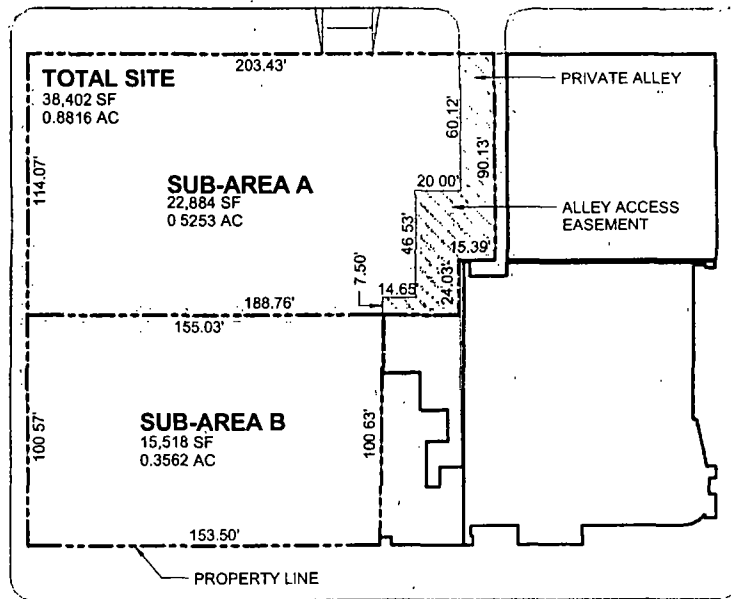
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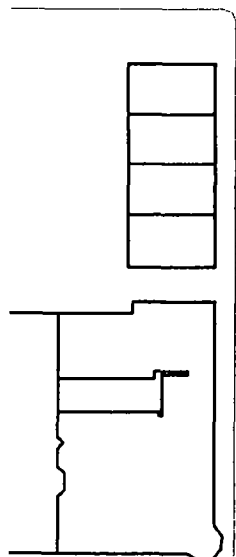




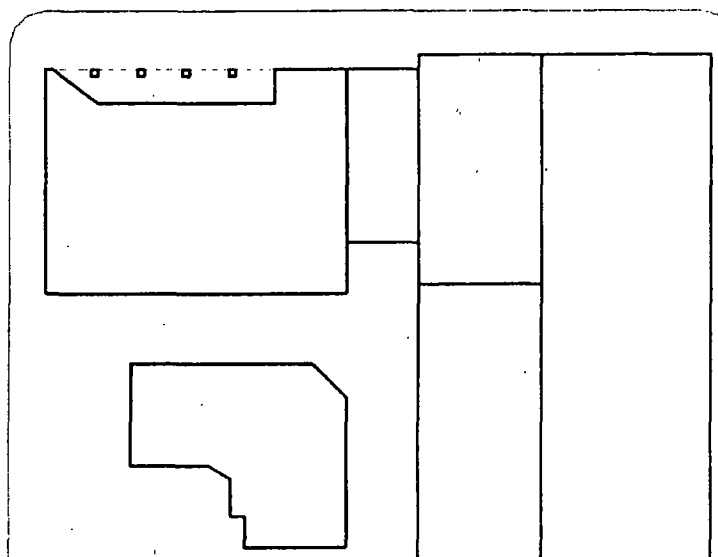
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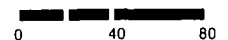
EAST PEARSON STREET



NORTH STATE STREET



NORTH WABASH STREET



⊕ SUB-AREA MAP

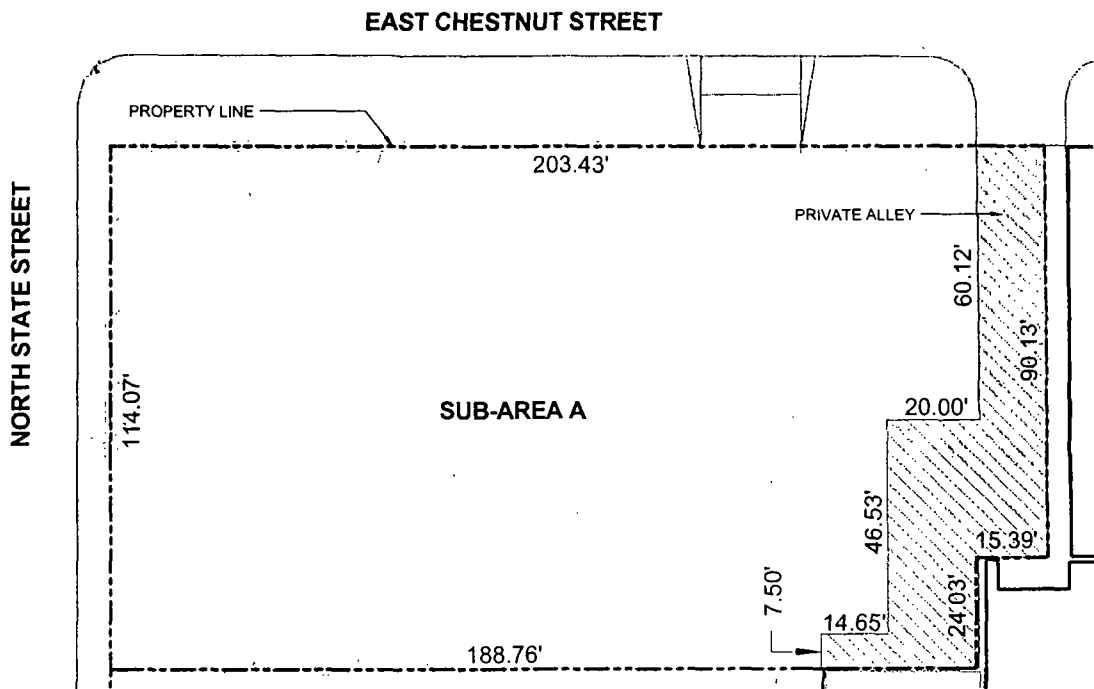
Applicant: Loyola University Chicago

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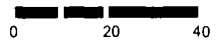
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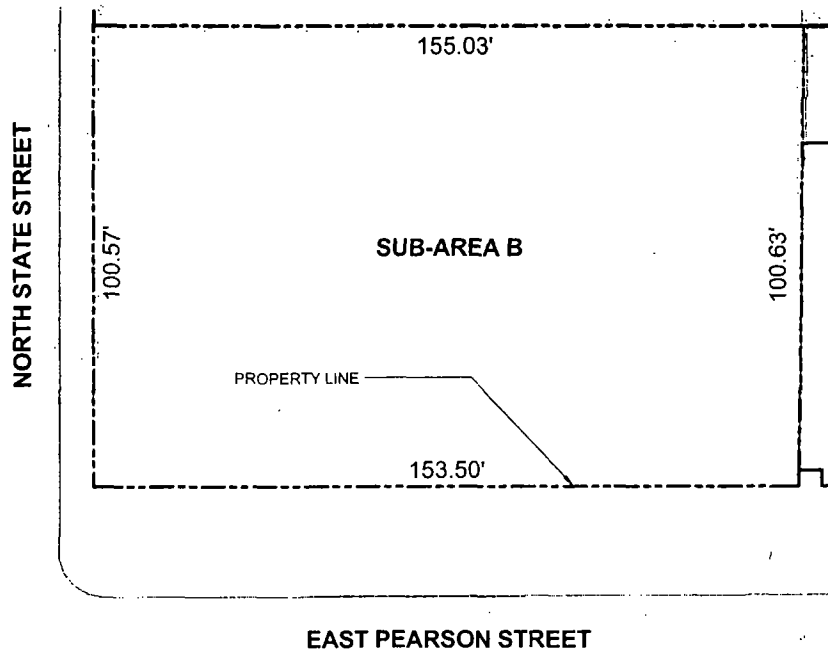


⊕ SUB-AREA A PLAN



Applicant: Loyola University Chicago
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Date: 12.05.2012 **Revised:** mm.dd.yyyy





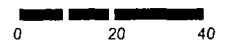
SUB-AREA B PLAN

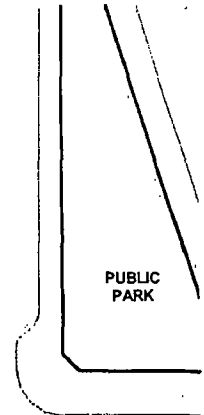
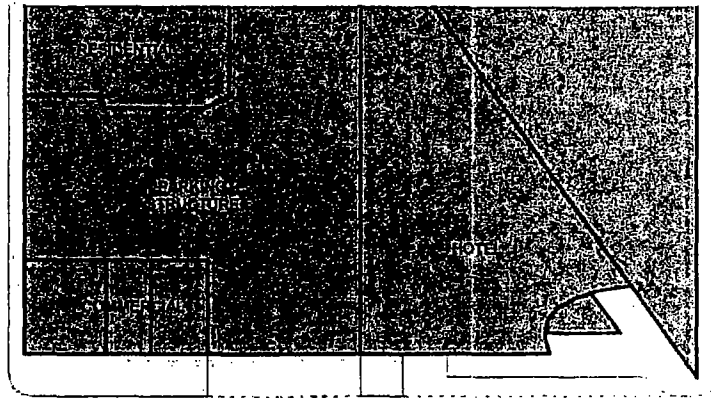
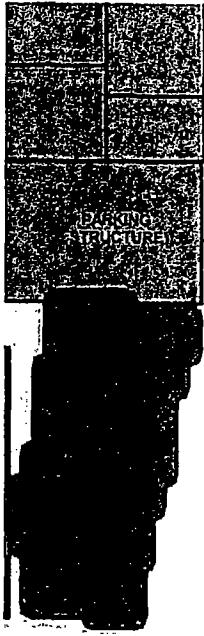
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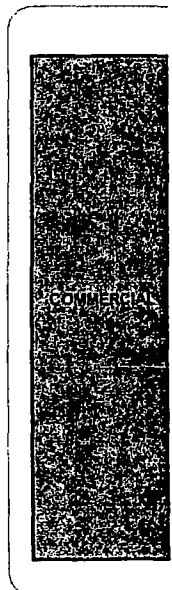
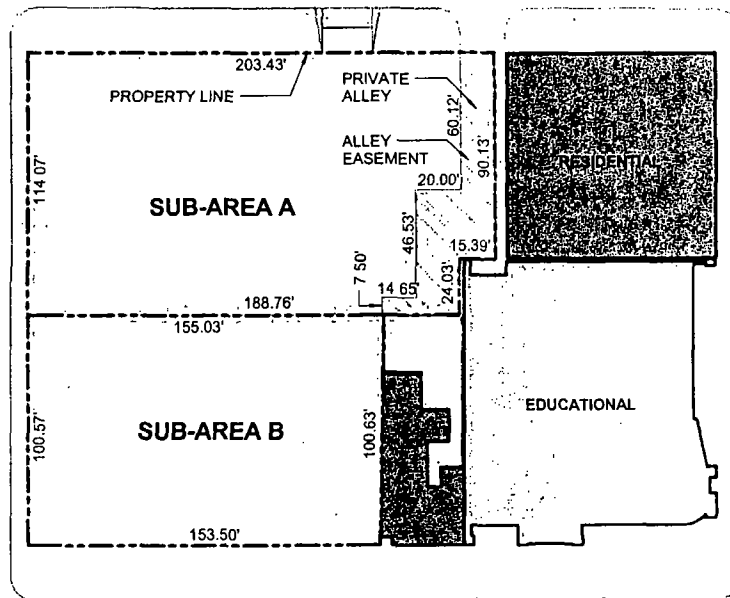
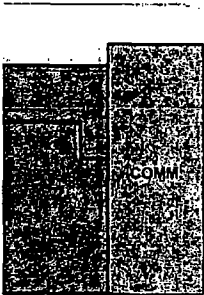
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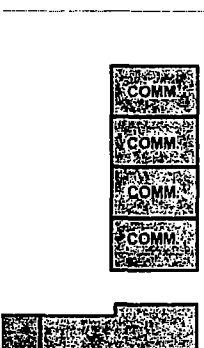




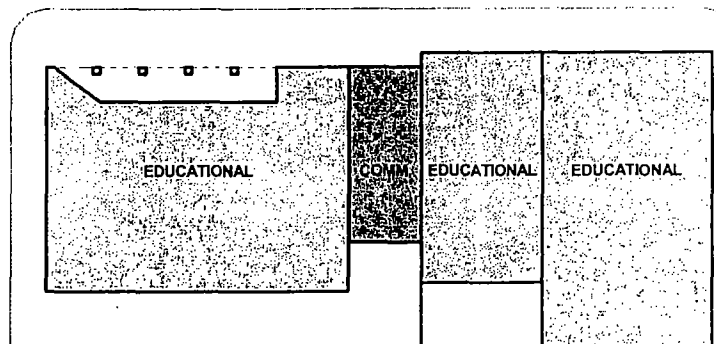
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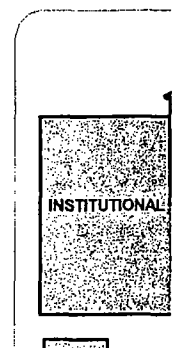
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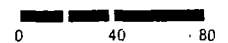
NORTH STATE STREET



NORTH WABASH STREET



- EDUCATIONAL
- INSTITUTIONAL
- COMMERCIAL
- RESIDENTIAL



GENERALIZED LAND USE PLAN

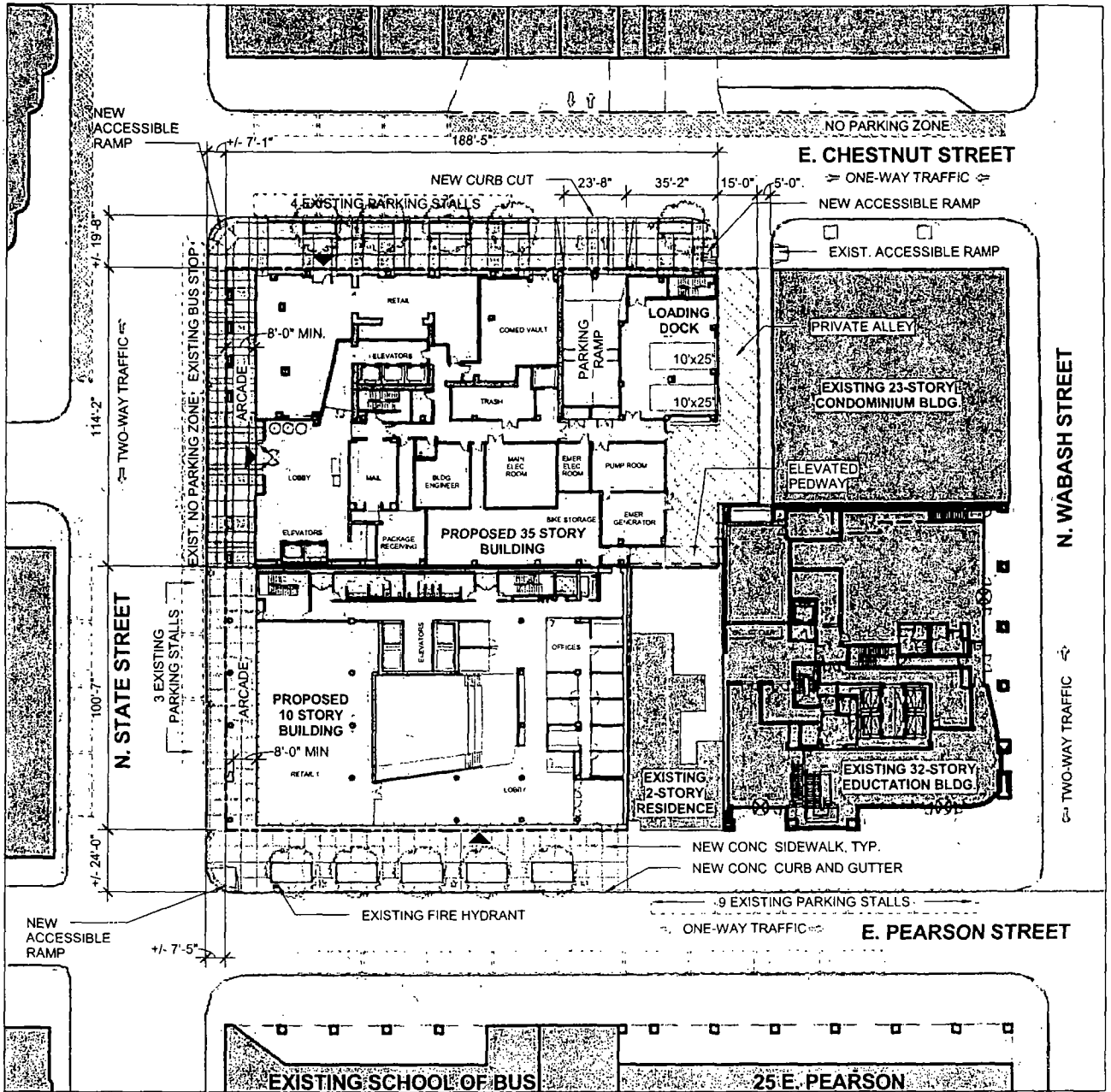
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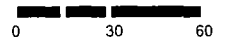
Date: 12.05.2012

Revised: mm dd yyyy





⊕ SITE PLAN



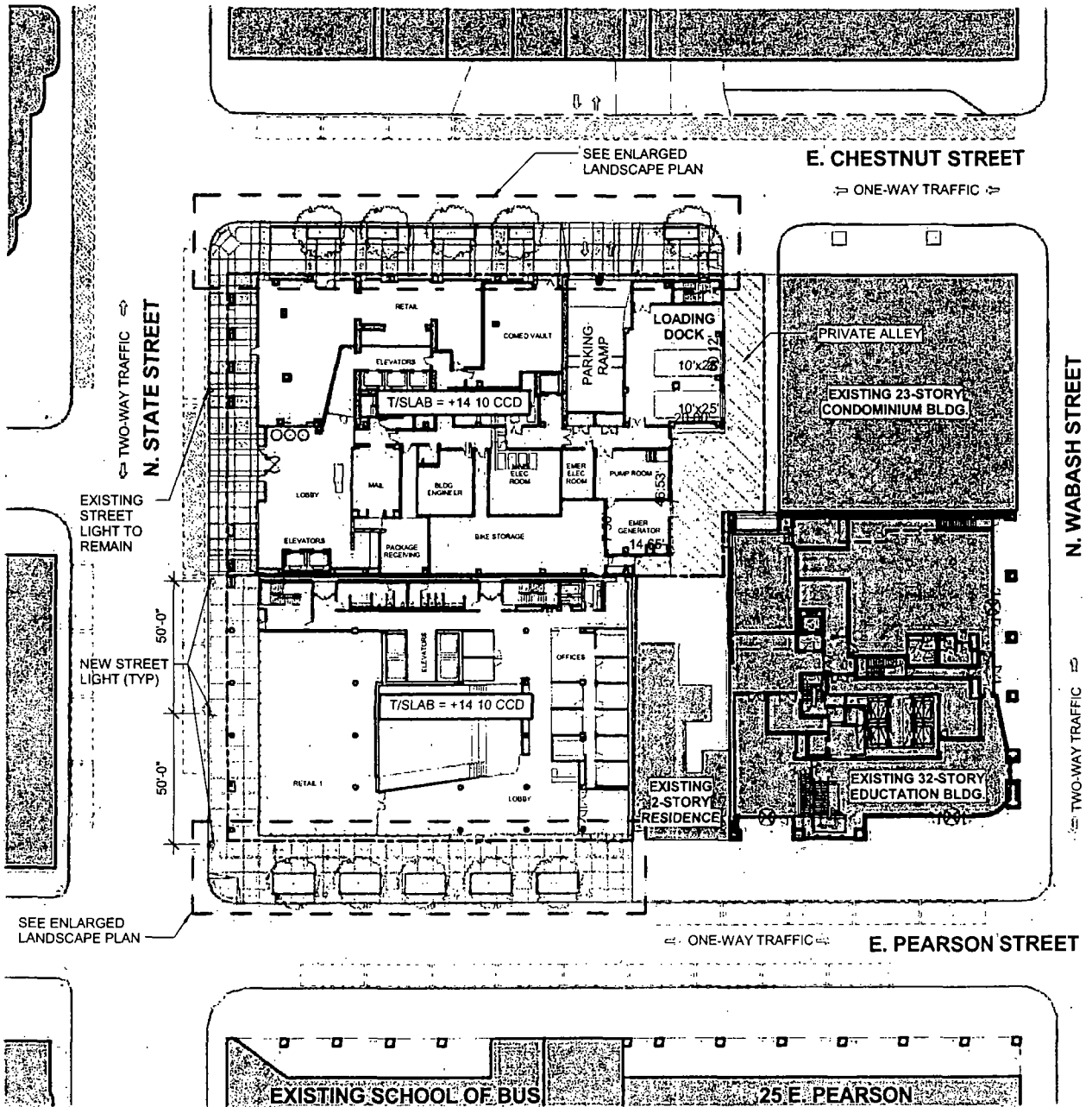
Applicant: Loyola University Chicago

Project: Loyola School of Business Administration
State and Chestnut Residential Building

Date: 12.05.2012

Revised: mm.dd.yyyy





PARKWAY TREE SUMMARY

STREET FRONTAGE	REQUIRED	PROVIDED
CHESTNUT ST	5	5
STATE ST	0*	0
PEARSON ST	5	5

Note: Sidewalk in public R.O.W is less than 9ft wide therefore no street tree requirement.

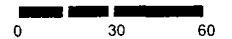
⊕ LANDSCAPE PLAN

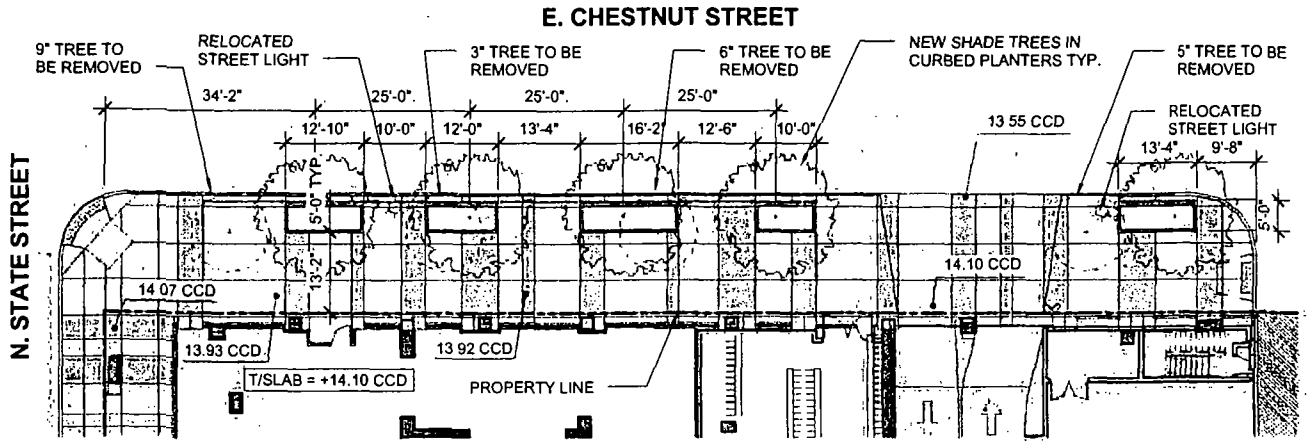
Applicant: Loyola University Chicago

Project: Loyola School of Business Administration
State and Chestnut Residential Building

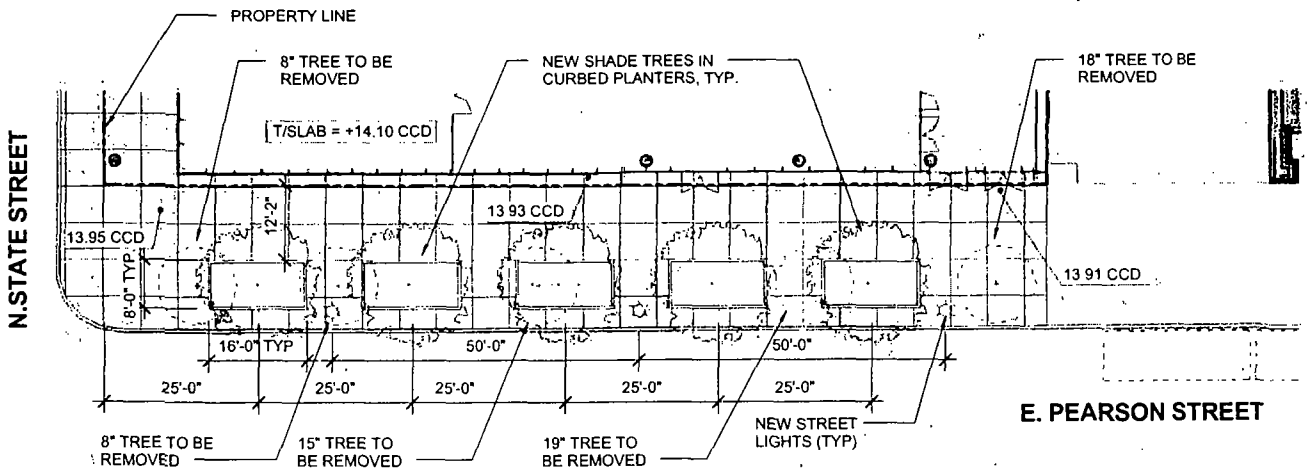
Date: 12.05 2012

Revised: mm.dd.yyyy





2 ENLARGED LANDSCAPE PLAN
SCALE: nts



1 ENLARGED LANDSCAPE PLAN
SCALE: nts

SYMBOL KEY



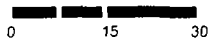
⊕ ENLARGED LANDSCAPE PLAN

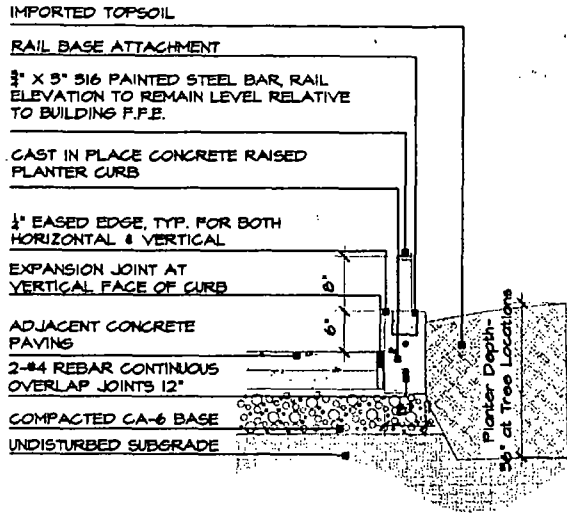
Applicant: Loyola University Chicago

Project: Loyola School of Business Administration
State and Chestnut Residential Building

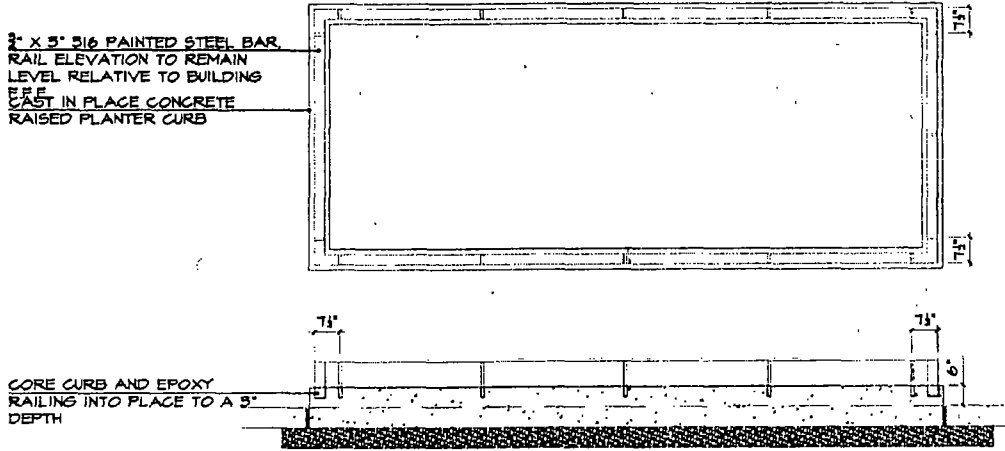
Date: 12.05.2012

Revised: mm.dd.yyyy

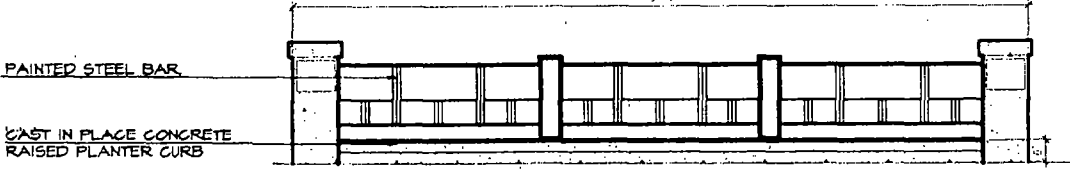




3 CURBED PLANTER & RAILING
SCALE: nts



2 CURBED PLANTER & RAILING E. CHESTNUT STREET SIDE
SCALE: nts

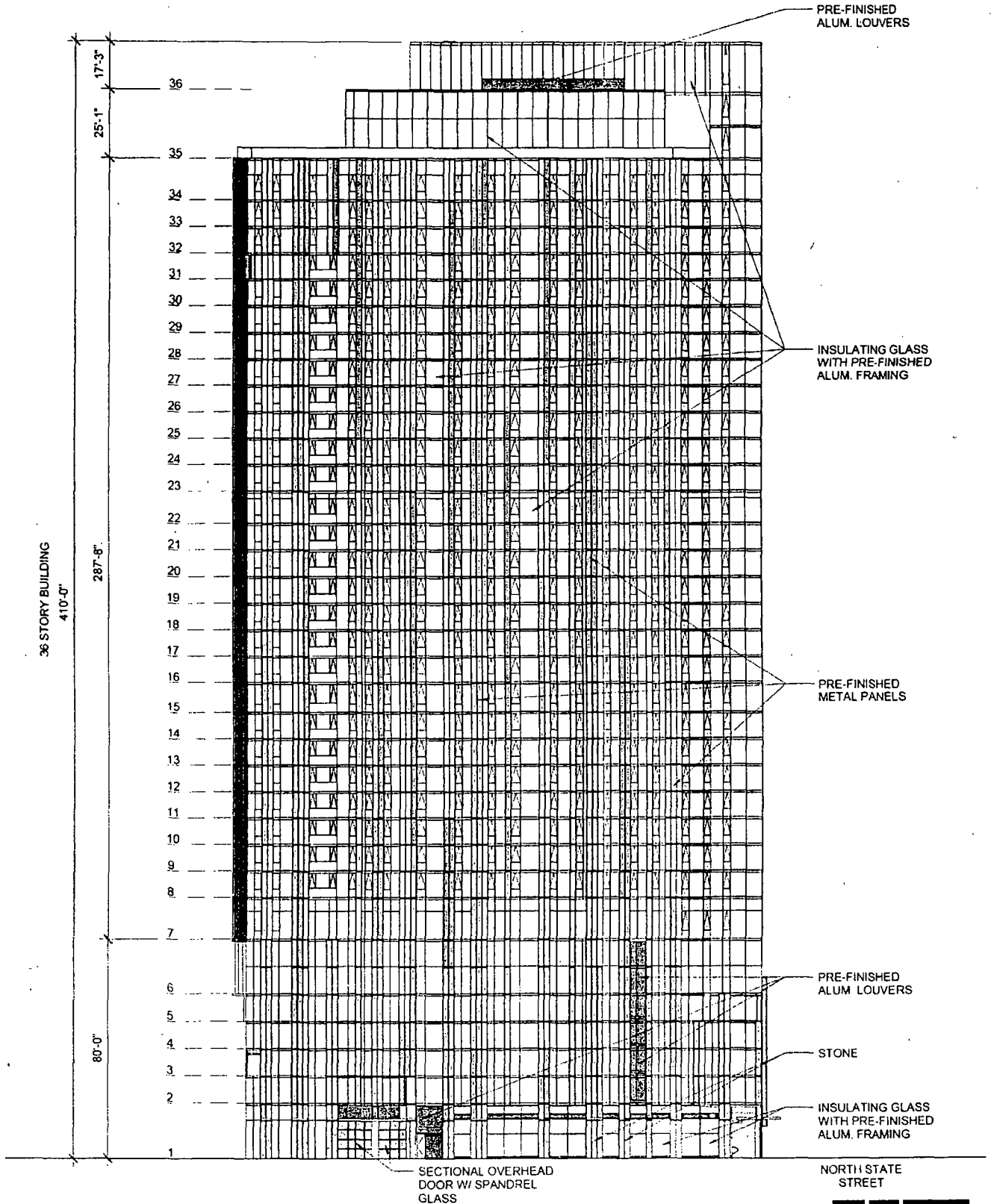


1 CURBED PLANTER & RAILING E. PEARSON STREET SIDE
SCALE: nts

⊕ LANDSCAPE DETAILS

Applicant: Loyola University Chicago
 Project: Loyola School of Business Administration
 State and Chestnut Residential Building
 Date: 12.05.2012 Revised: mm.dd.yyyy



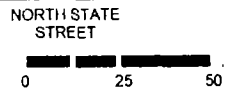


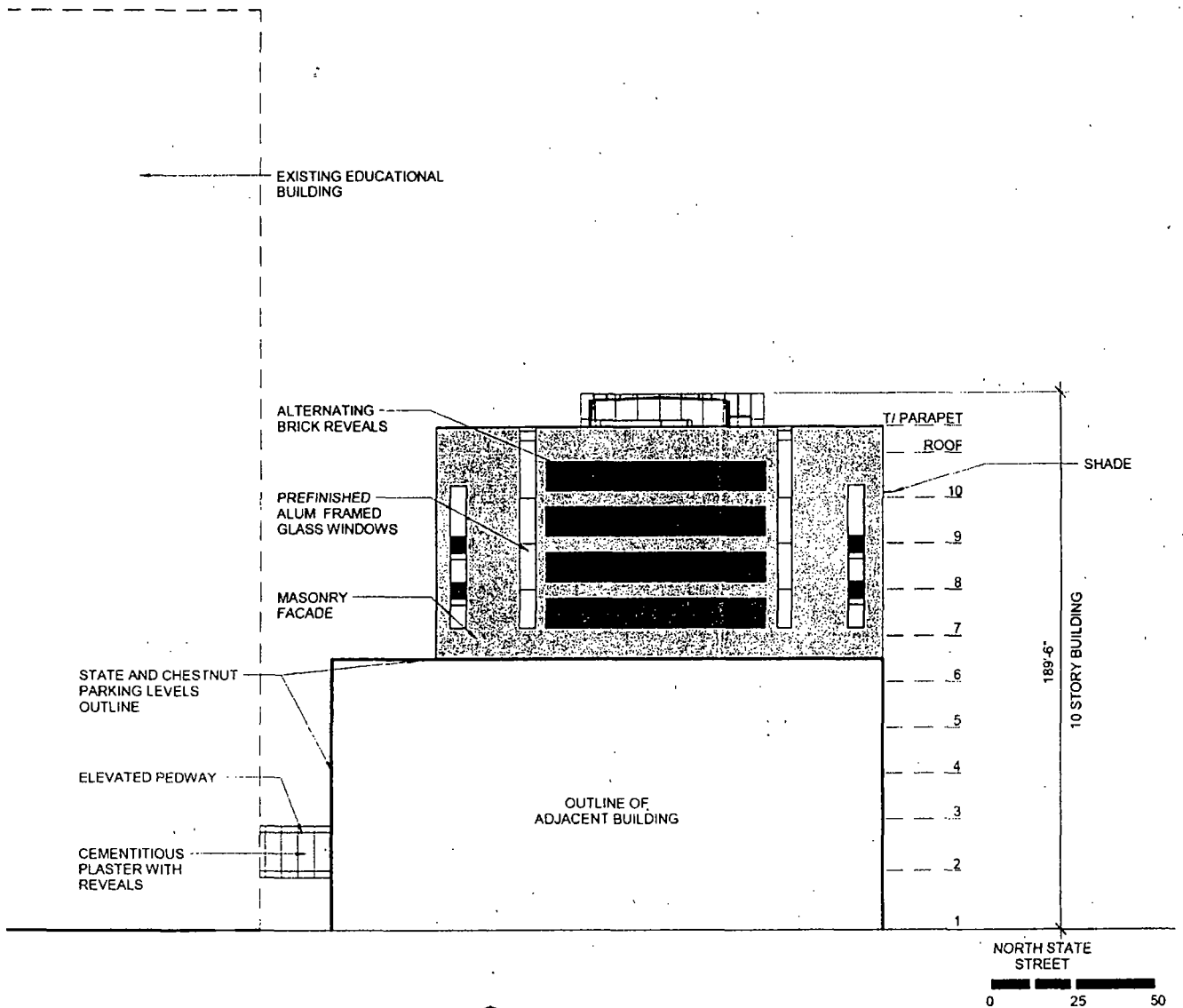
ⓘ NORTH ELEVATION

Applicant: Loyola University Chicago

Project: Loyola School of Business Administration
State and Chestnut Residential Building

Date: 12.05.2012 Revised: mm.dd.yyyy





PARTIAL NORTH ELEVATION

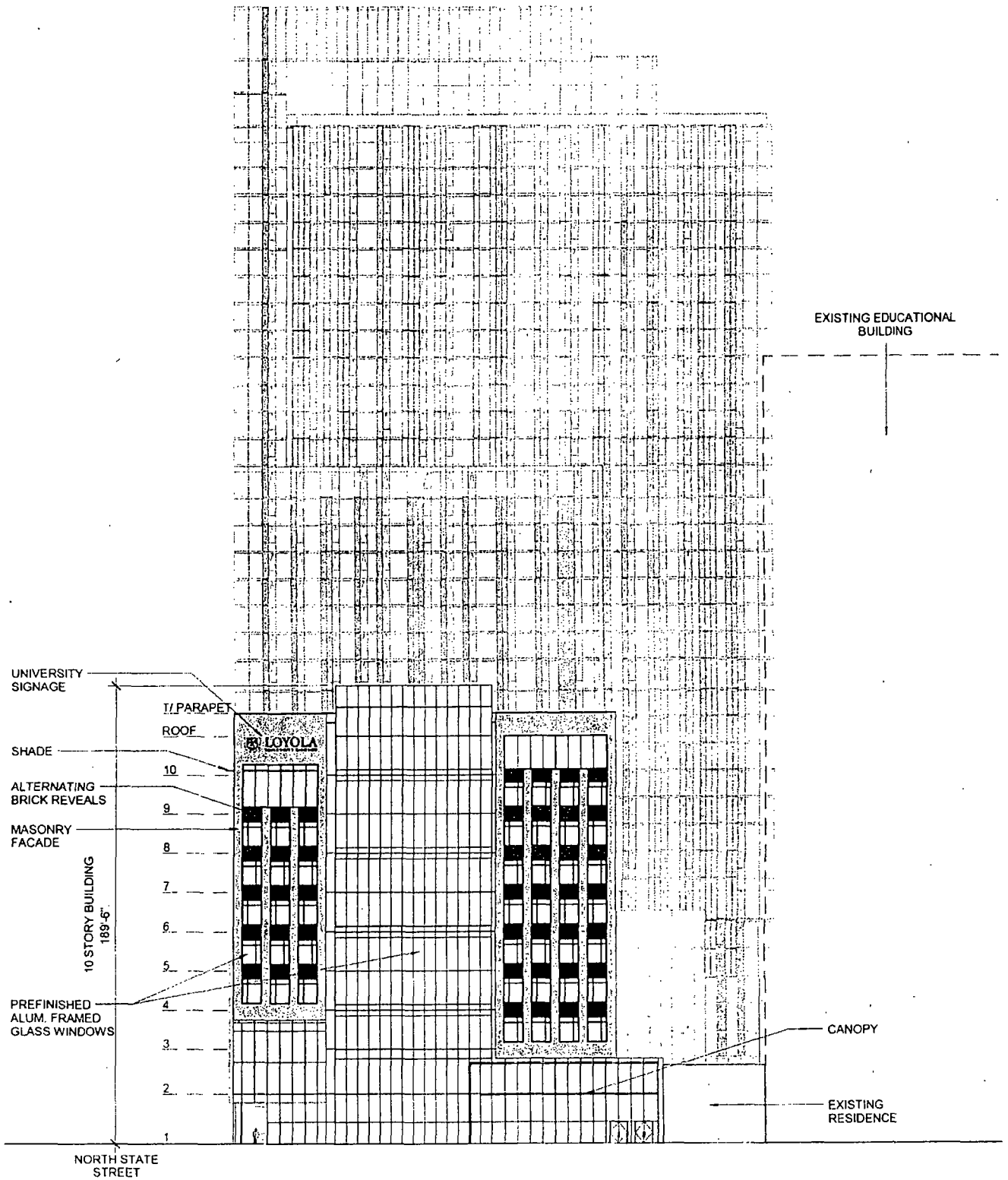
Applicant: Loyola University Chicago

Project: Loyola School of Business Administration
State and Chestnut Residential Building

Date: 12.05 2012

Revised: mm.dd.yyyy





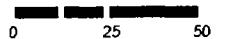
⊕ SOUTH ELEVATION

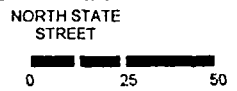
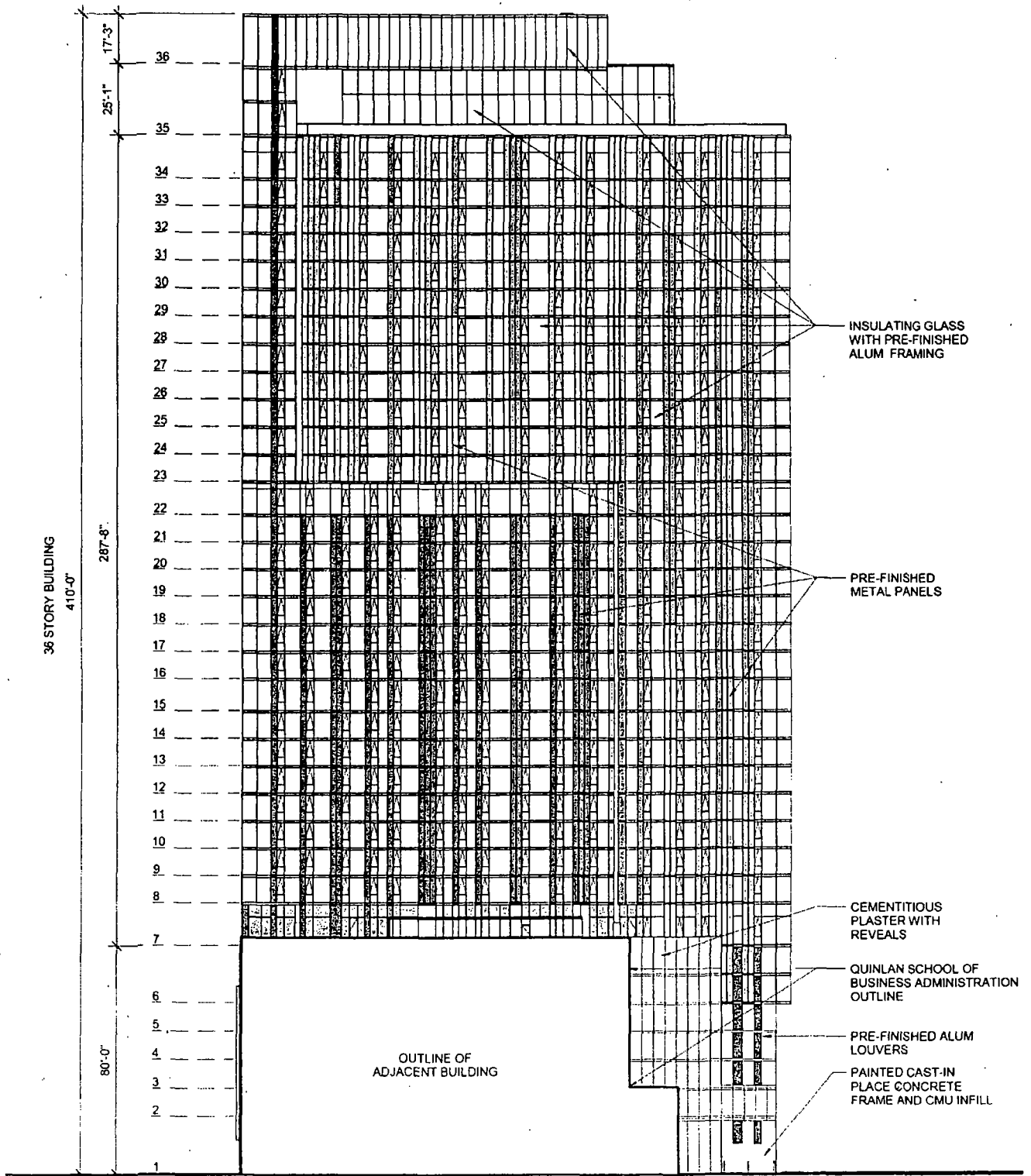
Applicant: Loyola University Chicago

Project: Loyola School of Business Administration
State and Chestnut Residential Building

Date: 12.05.2012

Revised: mm.dd.yyyy





⊕ PARTIAL SOUTH ELEVATION

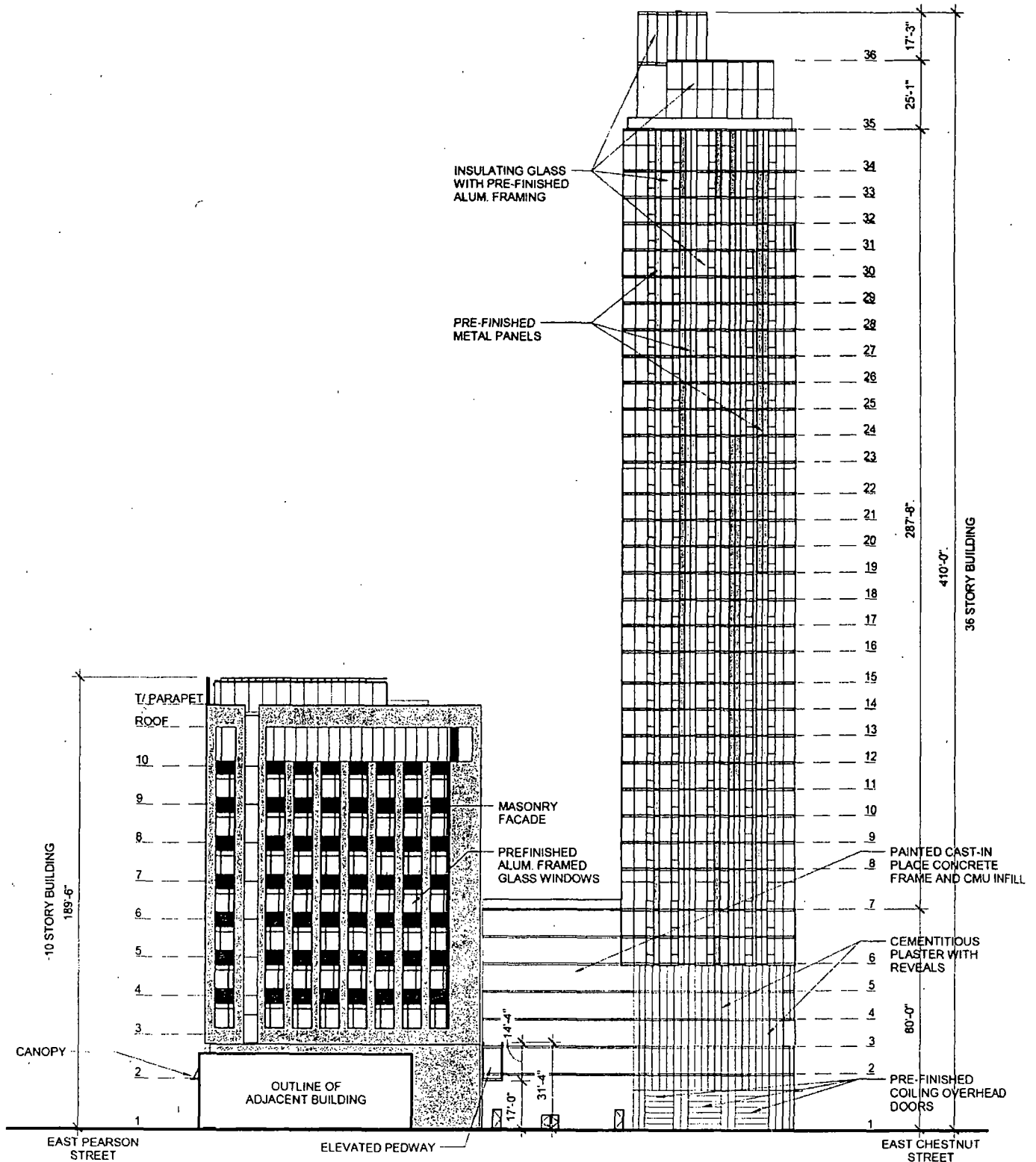
Applicant: Loyola University Chicago

Project: Loyola School of Business Administration
State and Chestnut Residential Building

Date: 12.05.2012

Revised: mm.dd.yyyy





⊕ EAST ELEVATION

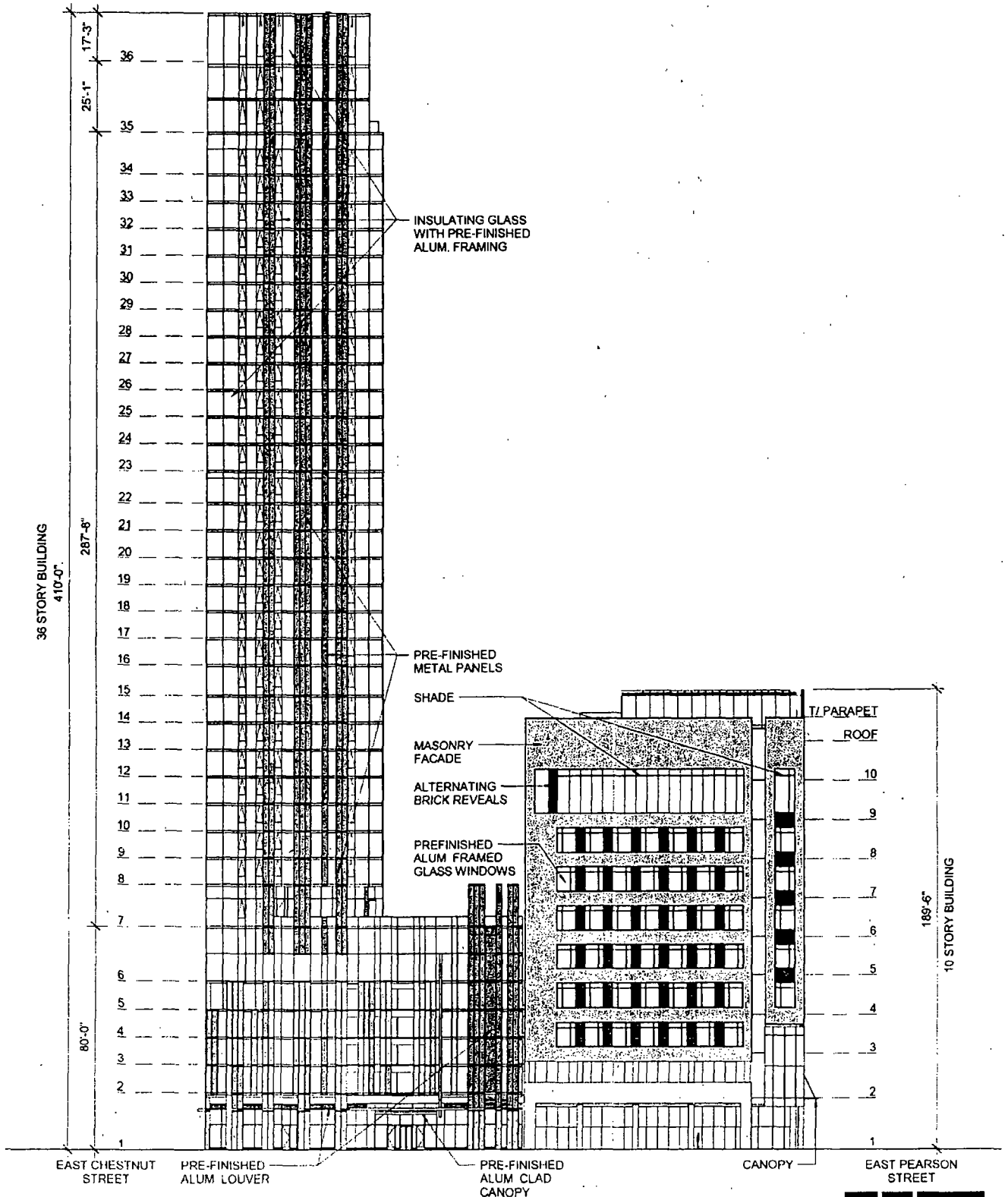
Applicant: Loyola University Chicago

Project: Loyola School of Business Administration
State and Chestnut Residential Building

Date: 12.05.2012

Revised: mm.dd.yyyy





⊕ WEST ELEVATION

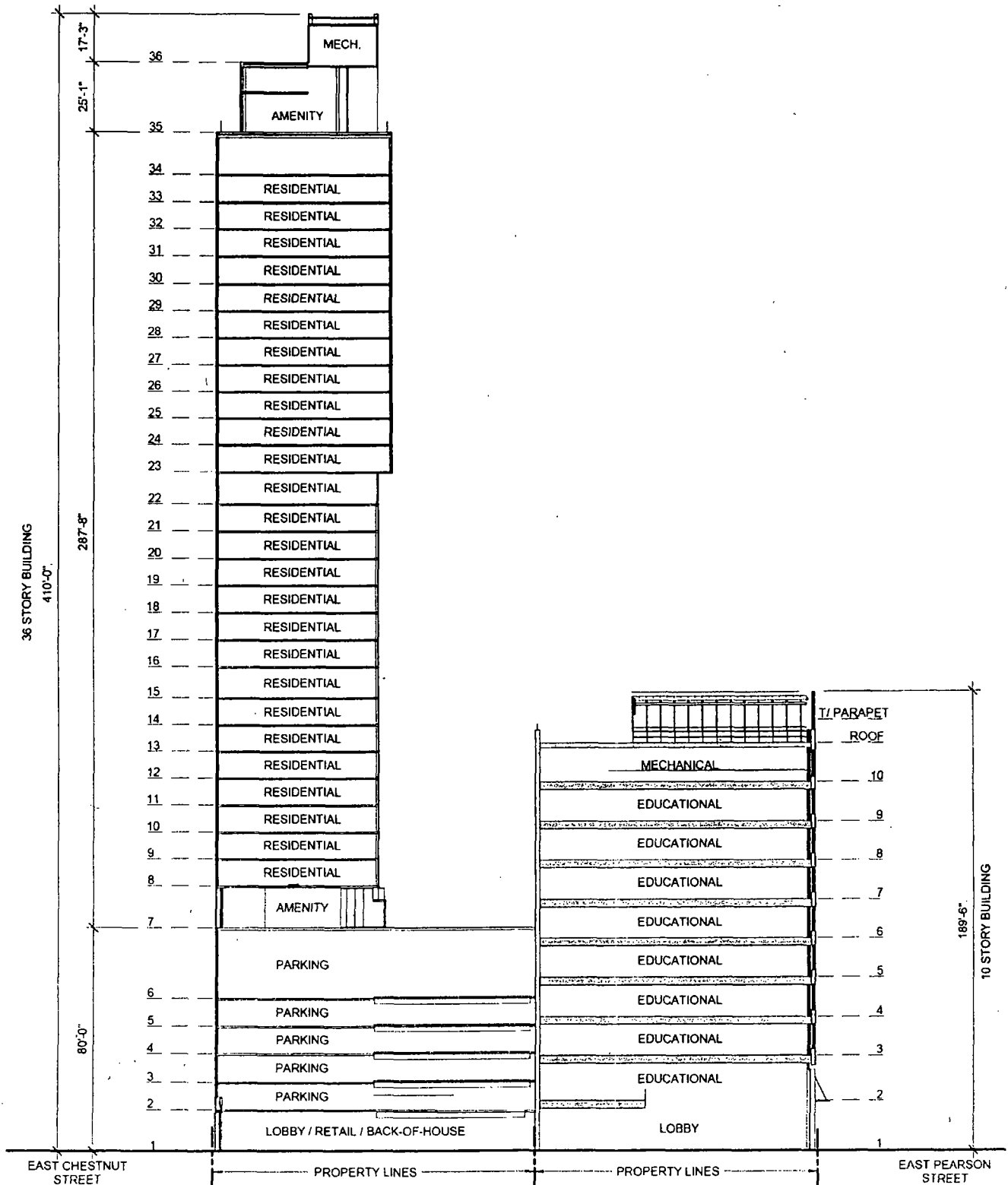
Applicant: Loyola University Chicago

Project: Loyola School of Business Administration
State and Chestnut Residential Building

Date: 12.05.2012

Revised: mm.dd.yyyy





⊕ BUILDING SECTION

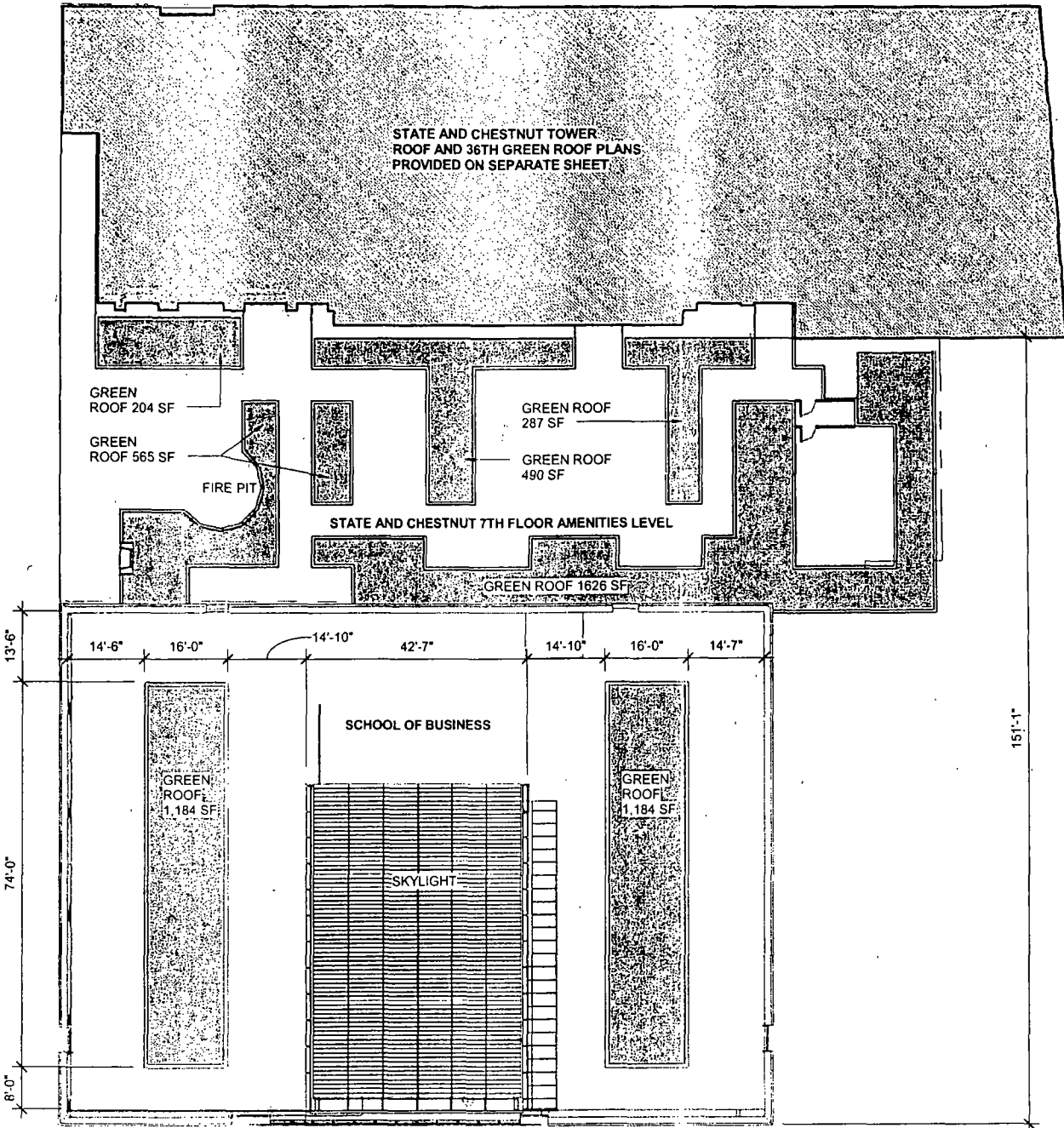
Applicant: Loyola University Chicago

Project: Loyola School of Business Administration
State and Chestnut Residential Building

Date: 12.05.2012

Revised: mm.dd.yyyy





STATE-CHESTNUT TOWER (SUB AREA A)
 TOTAL ROOF AREA (Gross Area) 20,566 SF
 NET ROOF AREA 14,365 SF
 TOTAL REQUIRED GREEN ROOF AREA (50% OF NET ROOF AREA) 7,183 SF
 TOTAL PROVIDED GREEN ROOF AREA 7,183 SF
 ACTUAL GREEN ROOF PERCENTAGE 50%

20,566 SF
 14,365 SF
 7,183 SF
 7,183 SF
 50%

LOYOLA SCHOOL OF BUSINESS (SUB AREA B)
 TOTAL ROOF AREA (Gross Area) 14,847 SF
 NET ROOF AREA 9,060 SF
 TOTAL REQUIRED GREEN ROOF AREA (25% OF NET ROOF AREA) 2,265 SF
 TOTAL PROVIDED GREEN ROOF AREA 2,368 SF
 ACTUAL GREEN ROOF PERCENTAGE 26%

14,847 SF
 9,060 SF
 2,265 SF
 2,368 SF
 26%



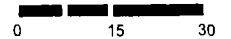
PARTIAL GREEN ROOF PLAN

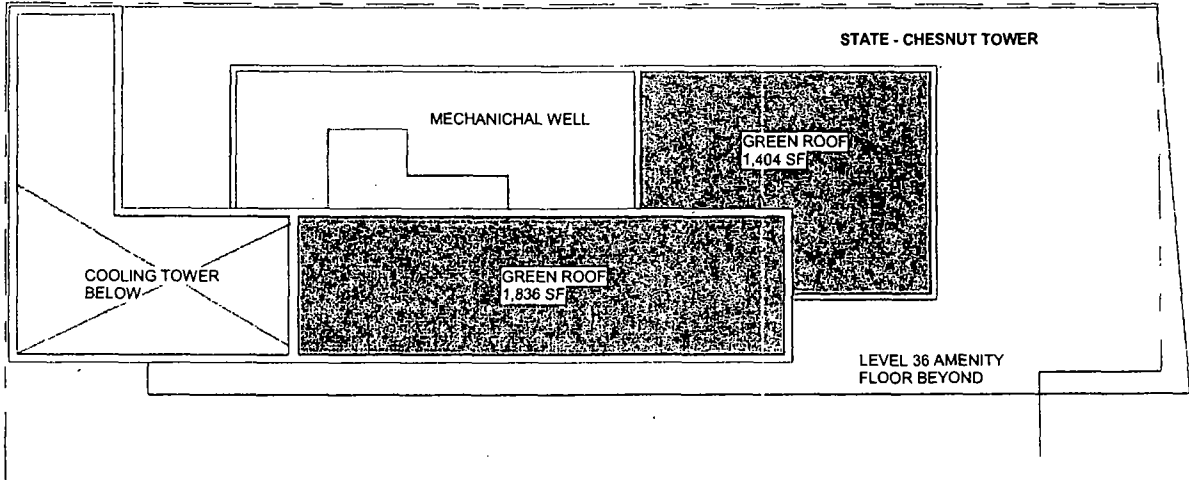
Applicant: Loyola University Chicago

Project: Loyola School of Business Administration
 State and Chestnut Residential Building

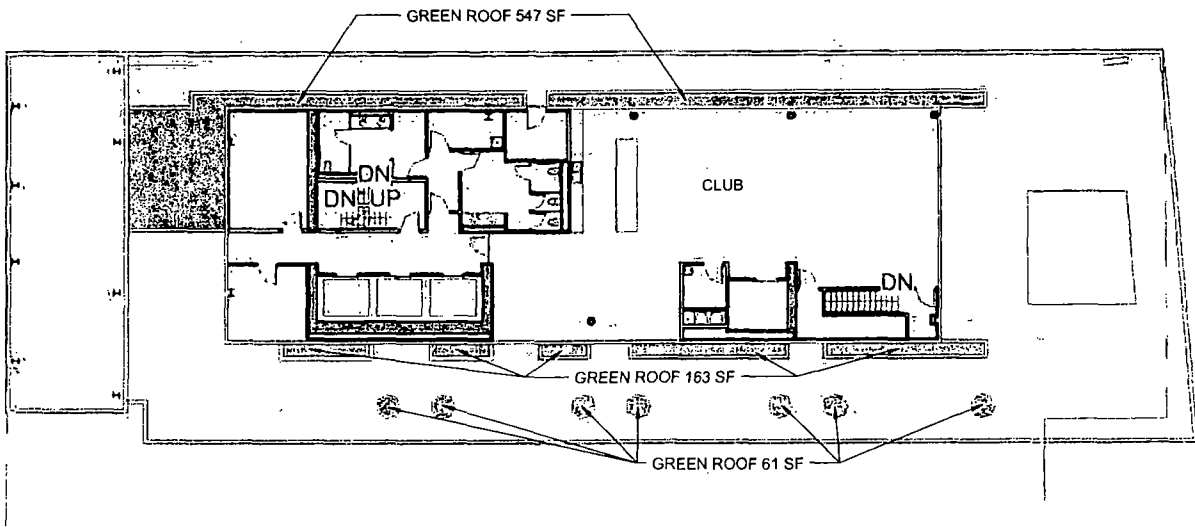
Date: 12.05.2012

Revised: mm.dd.yyyy





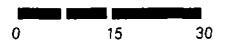
STATE AND CHESTNUT (SUB AREA A) GREEN ROOF PLAN



STATE AND CHESTNUT (SUB AREA A) LEVEL 36 GREEN ROOF PLAN



PARTIAL GREEN ROOF PLAN



Applicant: Loyola University Chicago

Project: Loyola School of Business Administration
State and Chestnut Residential Building

Date: 12.05.2012

Revised: mm.dd.yyyy

CHICAGO BUILDS GREEN

Project Name:

State & Chestnut Tower, Chicago IL

Project Location:

* Street Number (if the address only includes one street number, please fill only the cell "From")

From*	To*	Direction	Street Name	Select Street Type
845		N	State	St

Ward No	Community Area No
2	

Project Type:

Check applicable

Planned Development
 Redevelopment Agreement
 Zoning Change

↪ PD No:
 ↪ RDA No:
 ↪ From: To:

Public project
 Landmark

Project Size:

Total land area in sq.ft.	Total building(s) footprint in sq.ft.	Total vehicular use area in sq.ft.
22,884	18,457	0

DPD Project Manager:

Enter First Name Last Name

Fred Deters

BG/GR Matrix:

Select project category:

Res. 4 or more Market Rate

Financial Incentives:

Check applicable

TIF
 Empowerment Zone Grant
 Class L

GRIF
 Ind. Dev. Revenue Bonds
 Class 6b

SBIF
 Bank Participation Loan
 DOH

Land Sale Write Down

Density Bonus:

Check applicable

<input type="checkbox"/> Public plaza & pocket park	<input type="checkbox"/> Water features in a plaza or pocket park
<input type="checkbox"/> Chicago Riverwalk improvements	<input type="checkbox"/> Setbacks above the ground floor
<input type="checkbox"/> Winter gardens	<input type="checkbox"/> Lower level planting terrace
<input type="checkbox"/> Indoor through-block connection	<input type="checkbox"/> Green roof
<input type="checkbox"/> Sidewalk widening	<input type="checkbox"/> Underground parking and loading
<input checked="" type="checkbox"/> Arcades	<input type="checkbox"/> Concealed above-ground parking



Required per Zoning Code or Green Roof/Building Green Matrix to be Provided by the development

Please fill, if applicable

Landscaping:

7' Landscape Setback
 Interior Landscape Area
 No. of Interior Trees
 No. of Parkway Trees

Square footage:	0	0
Square footage:	0	0
	0	0
	5	5

Open Space:

River Setback
 Private Open Space
 Privately developed Public Open Space

Square footage:	0	0
Square footage:	13,212	15,091
Square footage:	0	0

Stormwater Management (At-grade volume control):

Permeable paving
 Raingarden
 Filter strip
 Bioswale
 Detention pond
 Native landscaping
 Rain-water collection cistern/barrel
 Total impervious area reduction

Square footage:	0
Check applicable:	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
Square footage:	0
Gallons:	0
Square footage:	0

Other sustainable surface treatments:

Green roof
 Energy Star roof
 High-albedo pavement

Square footage:	7,183	7,183
Square footage:	0	0
Square footage:	0	0

Transportation:

No. of accessory parking spaces
 Total no. of parking spaces (Accessory + Non- Acc.)
 No. of parking spaces dedicated to car sharing services (E.g. I-Go, Zip-Car)
 No. of bicycle parking
 Within 600 ft of CTA or Metra station entrance

	152	185
		185
	0	3
	50	240
Check if applicable:		<input checked="" type="checkbox"/>

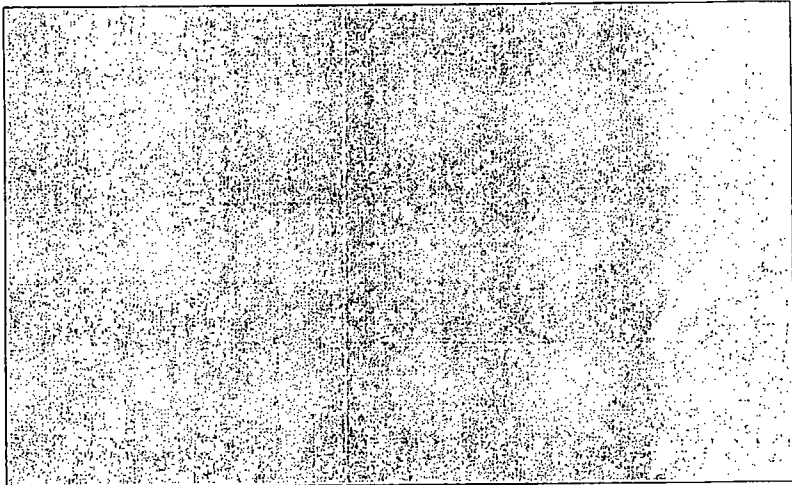


Building Certification:

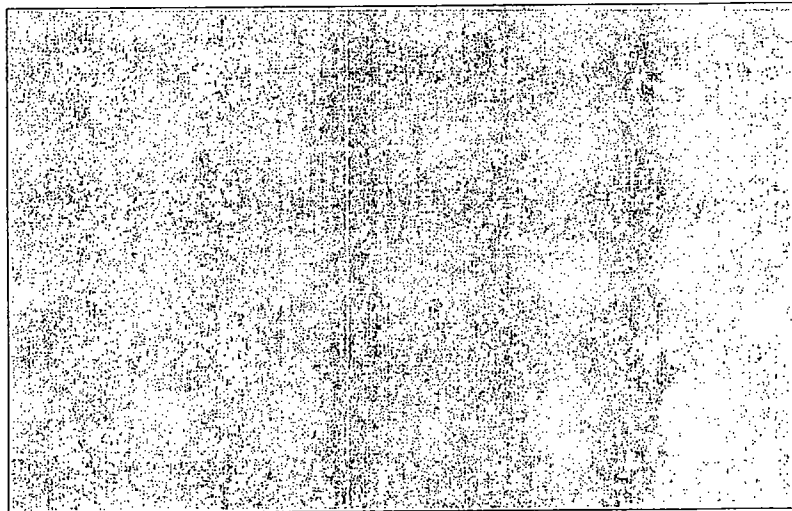
Energy Star building	<input type="checkbox"/>	<input type="checkbox"/>
LEED certification	<input checked="" type="checkbox"/>	
LEED Certified		<input checked="" type="checkbox"/>
LEED Silver		<input type="checkbox"/>
LEED Gold		<input type="checkbox"/>
LEED Platinum		<input type="checkbox"/>
Chicago Green Homes	<input type="checkbox"/>	
Chicago Green Homes [one-star]		<input type="checkbox"/>
Chicago Green Homes [two-star]		<input type="checkbox"/>
Chicago Green Homes [three-star]		<input type="checkbox"/>

Energy efficiency strategies not captured above:

-IE. Other than Energy Star Roof – or Energy Star Building Certification-



Other sustainable strategies and/or Project Notes:



Required per Zoning Code or Green Roof/Building Green Matrix To be Provided by the development:

Please fill, if applicable

Landscaping:

7' Landscape Setback
Interior Landscape Area
No. of Interior Trees
No. of Parkway Trees

Square footage:	0	0
Square footage:	0	0
	0	0
	5	5

Open Space:

River Setback
Private Open Space
Privately developed Public Open Space

Square footage:	0	0
Square footage:	0	0
Square footage:	0	0

Stormwater Management (At-grade volume control):

Permeable paving
Raingarden
Filter strip
Bioswale
Detention pond
Native landscaping
Rain-water collection cistern/barrel
Total impervious area reduction

Square footage:	0
Check applicable:	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
Square footage:	0
Gallons:	0
Square footage:	0

Other sustainable surface treatments:

Green roof
Energy Star roof
High-albedo pavement

Square footage:	2,265	2,368
Square footage:	0	0
Square footage:		0

Transportation:

No. of accessory parking spaces
Total no. of parking spaces (Accessory + Non- Acc.)
No. of parking spaces dedicated to car sharing services (E.g.: I-Go, Zip-Car)
No. of bicycle parking
Within 600 ft of CTA or Metra station entrance

	0	0
		0
	0	0
	0	0
Check if applicable:	<input checked="" type="checkbox"/>	

Building Certification:

Energy-Star building	<input type="checkbox"/>	<input type="checkbox"/>
LEED certification	<input checked="" type="checkbox"/>	<input type="checkbox"/>
LEED Certified		<input checked="" type="checkbox"/>
LEED Silver		<input type="checkbox"/>
LEED Gold		<input type="checkbox"/>
LEED Platinum		<input type="checkbox"/>
Chicago Green Homes	<input type="checkbox"/>	<input type="checkbox"/>
Chicago Green Homes [one-star]		<input type="checkbox"/>
Chicago Green Homes [two-star]		<input type="checkbox"/>
Chicago Green Homes [three-star]		<input type="checkbox"/>

Energy efficiency strategies not captured above:

-IE: Other than Energy Star Roof – or Energy Star Building Certification-

- Demand control ventilation
- Occupancy and CO2 sensor controls
- Variable flow air handling
- Highly insulated, air-tight envelope
- High-efficiency lighting

Other sustainable strategies and/or Project Notes:

- Green roof
- Reduced flow plumbing fixtures



CITY OF CHICAGO
APPLICATION FOR ZONING BONUS REVIEW

WORKSHEET: FAR BONUS CALCULATION

Property Address: CHESTNUT / STATE / PEARSON

Zoning District: DX-12

Amenity	Amenity area (in sq.ft.)	Lot area (in sq.ft.)	Premium Factor	Base FAR	FAR Bonus calculated	FAR Bonus Cap compare with
Formula	A	B	C	D	(A/B) * C * D	
Public Plaza and Pocket Park			1			6
Chicago Riverwalk			1			-
Winter Garden			1			3
Through-Block Connection (Indoor)			0.66			-
Through-Block Connection (Outdoor)			1			-
Sidewalk Widening			2			-
Arcade	1,280	38,402	1.25	12.00	0.5	2
Water Feature			0.3			1
Setbacks above the ground floor: B6-6 B7-6 C3-6 dist.			0.3			25% of D
Setbacks above the ground floor: B6-7, B7-7 C3-7 dist.			0.4			25% of D
Lower-Level Planting Terrace			1			-
Green Roofs			0.3			2
Underground Parking and Loading: levels 1 & 2			0.15			30% of D
Underground Parking and Loading: level 3 or lower			0.2			30% of D
Parking Concealed by Habitable Space			0.4			30% of D

Total FAR Bonus On-Site - improvements		0.5
--	--	-----

Summary

Base FAR	12.00
FAR Bonus for On-Site improvements	0.5
Total FAR	12.50

Maximum Floor Area with Base FAR	460,824
Floor Area with FAR Bonus On-Site improvements	19,201 + 6,113*
Total Maximum Floor Area	486,438

* AFFORDABLE HOUSING BONUS = 6,113 SF

Signature of Applicant _____ Date _____ Checked by (Bureau of Zoning) _____ Date _____

Affordable Housing Agreement (Rental)

Submit this form to the Department of Housing and Economic Development for each project that triggers an affordability requirement (including CPAN, ARO, and the Density Bonus).

This completed form should be returned (via e-mail, fax, postal service or interoffice mail), to: Kara Breems, Department of Housing and Economic Development, 121 N. LaSalle Street, Chicago, IL 60602. E-mail: Kara.Breems@cityofchicago.org; Telephone: (312) 744-6746.

For information on these programs/requirements, visit www.cityofchicago.org/HED.

Date: 12-5-2012

SECTION 1: DEVELOPMENT INFORMATION

Development Name:

Development Address:

Ward: 2 Alderman: BOB FIORETTI

ZONING Contact Name/Phone Number:

- Type of City involvement: (check all that apply)
- Land write-down
 - Financial Assistance
 - Zoning increase or City Land purchase
 - Planned Development
 - Downtown Affordable Housing Zoning (Density) Bonus

SECTION 2: DEVELOPER INFORMATION

Developer Name: NEWCASTLE DEVELOPMENT LTD

Developer Contact (Project Coordinator): KURT PAIRITZ

Developer Address: 150 N. MICHIGAN AV, SUITE 3610

Email address: May we use email to contact you? (Yes) No

Telephone Number: 312 252 1417 / KPAIRITZ@NEWCASTLELIMITED.COM

SECTION 3: DEVELOPMENT INFORMATION

a) Affordable units required

For ARO projects:	<u> </u> x 10%* = <u> </u> (always round up)
	Total units total affordable units required
*20% if TIF assistance is provided	

For Density Bonus projects:	<u>25,652</u> x 25% = <u>6,413</u>
	Bonus Square Footage* Affordable sq. footage required
*Note that the maximum allowed bonus is 20% of base FAR in dash-5; 25% in dash-7 or -10; and 30% of base FAR in dash-12 or -16 (www.cityofchicago.org/zoning for zoning info).	

b) building details

In addition to water, which of the following utilities will be included in the rent (circle applicable):

- Cooking gas electric gas heat electric heat other (describe on back)

Is parking included in the rent for the: affordable units? yes (no) market-rate units? yes (no)
If parking is not included, what is the monthly cost per space? \$ 250 - \$ 275

DRAFT

Estimated date for the commencement of marketing: SEPTEMBER, 2015

Estimated date for completion of construction of the affordable units: MARCH, 2015

For each unit configuration, fill out a separate row, as applicable (see example).

	Unit Type*	Number of Units	Number of Bedrooms/Unit	Total Square Footage/Unit	Expected Market Rent	Proposed Affordable Rent*	Proposed Level of Affordability (60% or less of AMI)
<i>Example:</i>	1 bed/1 bath	4	1	800	\$1000	759	60%
Affordable Units							
Market Rate Units						N/A	N/A
						N/A	N/A
						N/A	N/A

*Rent amounts determined by the "City of Chicago's Maximum Affordable Monthly Rent Chart"

SECTION 4: PAYMENT IN LIEU OF UNITS

When do you expect to make the payment -in-lieu? _____
 (typically corresponds with payment/issuance of building permits) Month/Year

For ARO projects, use the following formula to calculate payment owed:

$$\frac{\text{Number of total units in development}}{\text{Number of total units in development}} \times 10\% = \frac{\text{Amount owed}}{\text{Amount owed}} \times \$100,000 = \$ \text{Amount owed}$$

(round up to nearest whole number)

For Density Bonus projects, use the following formula to calculate payment owed:

$$\frac{6,413}{\text{Bonus Floor Area (sq ft)}} \times 80\% \times \$ \frac{43}{\text{median price per base FAR foot (from table below)}} = \$ \frac{220,607}{\text{Amount owed}}$$

Submarket (Table for use with the Density Bonus fees-in-lieu calculations)	Median Land Price per Base FAR Foot
Loop: Chicago River on north/west; Congress on south; Lake Shore Dr on east	\$31
North: Division on north; Chicago River on south/west; Lake Shore Dr. on east	\$43
South: Congress on north; Stevenson on south; Chicago River on west; Lake Shore Dr. on east	\$22
West: Lake on north; Congress on south; Chicago River on east; Racine on west	\$29

Authorization to Proceed (to be completed by Department of Housing and Economic Development)

 Kara Breems, date
 Department of Housing and Economic Development

December 5, 2012

VIA U.S. MAIL

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

Re: Loyola University of Chicago Application to Rezone Property Commonly Known as 1-19 E. Chestnut Street; 2-16 E. Pearson Street; 829-851 N. State Street from DX-12 Downtown Mixed-Use Zoning District to Institutional-Residential-Business Planned Development

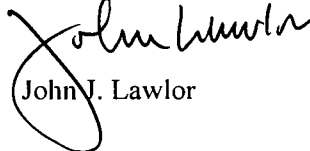
The undersigned, John J. Lawlor, being first duly sworn on oath deposes and states the following:

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. Said "written notice" was sent by United States Postal Service, First Class Mail, no more than 30 days before filing the application.

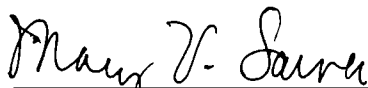
The undersigned certifies that the notice contained the common address and the boundaries of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the party who owns or controls the property; a statement that the applicant intends to file the application for a change in zoning on approximately December 5, 2012; and a source for additional information on the application.

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 based on ownership information from the most recent authentic records of Cook County, 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 require to be served.

SNR DENTON US LLP

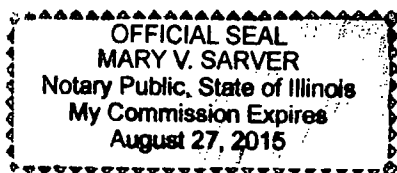

John J. Lawlor

Subscribed and sworn to before me this
5th day of December, 2012



Notary Public

15019049\V-2



December 5, 2012

Re: Loyola University of Chicago Application to Rezone Property Commonly Known as 1-19 E. Chestnut Street; 2-16 E. Pearson Street; 829-851 N. State Street from Its Existing DX-12 Downtown Mixed-Use Zoning District Classification to Institutional-Residential-Business Planned Development

Dear Property Owner or Resident:

We are attorneys for Loyola University of Chicago, an Illinois not-for-profit corporation.

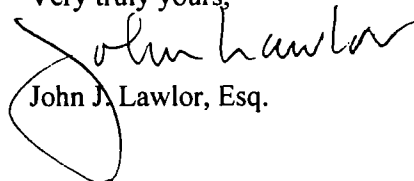
In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about December 5, 2012, the undersigned will file an application to rezone the above-referenced property from its existing DX-12 Downtown Mixed-Use Zoning District classification to that of Institutional-Residential-Business Planned Development on behalf of Loyola University of Chicago, the applicant and the owner of the aforesaid property. The applicant intends to redevelop the southern portion of the site along Pearson Street with a new building for the Loyola University of Chicago business school containing approximately 10 stories and approximately 137,489 square feet of floor area, including a ground floor retail component. The northern portion of the site will be redeveloped to contain a 35 story, 367 unit residential building that contains approximately 348,752 square feet, including a ground floor retail component. The northern portion of the site will contain at a minimum approximately 152 on-site parking spaces; the business school will not provide on-site parking.

The existing improvements consist of university, commercial and residential uses and a surface parking lot.

Loyola University of Chicago is located at 820 N. Michigan Avenue, Suite 750, Chicago, Illinois 60611. The contact person for this application is Jennifer Clark, Loyola University, 820 N. Michigan Avenue, Room 1408, Chicago, Illinois 60611-2196, (312) 915-7819.

Please note that the applicant 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,



John J. Lawlor, Esq.

**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:

Loyola University of Chicago

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: 820 N. Michigan Avenue, Suite 1500
Chicago, IL 60611

C. Telephone: 312-915-6403 Fax: 312-915-6414 Email: wmagdzi@luc.edu

D. Name of contact person: Wayne Magdziarz

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):

Application for Planned Development approval under the Chicago Zoning Ordinance for property including 1-19 E. Chestnut; 8-16 E. Pearson; 829-851 N. State Street

G. Which City agency or department is requesting this EDS? Dept. of Housing and Economic Development; Chicago Plan Commission

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

Specification # N/A 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 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 checked="" 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 checked="" 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 not-for-profit corporation

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
<u>See Exhibit A, attached hereto and made part hereof.</u>	

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
Not Applicable		

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 "l.b.d." is not an acceptable response
--	------------------	--	--

See Exhibit B, attached hereto and made part hereof.

(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 Entry 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

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:

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):

Philip D. Hale, Vice President for Government Affairs; Wayne Magdziarz, Sr. Vice President; Kana Wibbenmeyer, Associate Vice President; Jennifer Clark, Associate Vice President

(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 National Center for Education Statistics 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 online 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.

Loyola University of Chicago

(Print or type name of Disclosing Party)

By: Wayne Magdziarz
(Sign here)

WAYNE MAGDZIARZ
(Print or type name of person signing)

SK. VICE PRESIDENT
(Print or type title of person signing)

Signed and sworn to before me on (date) December 5th, 2012,
at COOK County, ILLINOIS (state).

April L. Whitworth Notary Public.

Commission expires: 12/21/15.



OFFICIAL STATE
APR 1 1964
NOTARY PUBLIC
MAY 1 1964

EXHIBIT A
OFFICERS AND TRUSTEES

UNIVERSITY OFFICERS

Michael R. Quinlan
Chairman of the Board

Robert L. Parkinson, Jr.
Vice Chairman of the Board

Michael J. Garanzini, S.J.
President and CEO

Richard L. Gamelli, MD
Senior Vice President and Provost of Health Sciences

John P. Pelissero
Provost

Philip D. Hale
Vice President for Government Affairs

Jonathan R. Heintzelman
Senior Vice President for Advancement

Emilio Iodice
Vice President, Director John Felice Rome Center

Thomas M. Kelly
Senior Vice President for Administrative Services and Chief Human Resources Officer

Robert D. Kelly, Ph.D.
Vice President for Student Development

William G. Laird
Senior Vice President for Finance and CFO

Wayne Magdziarz
Senior Vice President for Capital Planning and Campus Management

Susan Malisch
Vice President & Chief Information Officer

Ellen Kane Munro
Senior Vice President & General Counsel and Secretary

Kelly Shannon
Vice President for University Marketing and Communication

Pamela G. Costas
Assistant Secretary

Eric C. Jones
Treasurer

Last Updated September 2012

Governance

- [Board of Trustees](#)
- [Council of Regents](#)
- [President's Cabinet](#)
- [Shared Governance](#)
- [University Officers](#)



Related Links

- [Academic Calendar](#)
- [Inside Loyola](#)
- [University Events Calendar](#)
- [University News](#)

LOYOLA UNIVERSITY CHICAGO
1032 W. Shendan Rd., Chicago, IL 60660 773-274-3000

Notice of Non-discriminatory Policy

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Director
Shatkin & Arbor, Inc

Mr. James P. Bouchard
Chairman & CEO
Esmark, Inc.

Mr. William A. Brandt, Jr.
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Development Specialist, Inc - DSI

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CEO
Chirch Global Manufacturing, LLC

Mrs. Rosemary Croghan
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Mr. John F. Cuneo, Jr.
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Milwaukee Golf Management Corporation

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Océ

Mr. Charles W. Danny
Retired Chairman & CEO
Schneider North America Group

Rev. Christopher J. Devron, SJ
President
Christ the King Jesuit College Prep

Mrs. Mary Judith Duchossols

Rev. Paul J. Fitzgerald, S.J.
Sr. V.P. for Academic Affairs
Fairfield University

Rev. Michael J. Garanzini, S.J.
President and CEO
Loyola University Chicago

Rev. Michael J. Graham, S.J.
President
Xavier University

Rev. Thomas Greene, S.J.

Mr. William J. Hank
(Vice Chair)
Chairman and CEO
Farnham Investment Group

Mr. John J. Hartman
President
Rise Group, LLC

Mr. Marvin Herman
Architect
Marvin Herman & Associates

Mrs. Christina M. Johnson-Wolff
President
Christina Johnson & Associates

Mr. Patrick J. Kelly
CEO
Resource One

Mr. Richard J. Klarchek
President and CEO
Capital First Realty, Inc

Mr. William C. Kunkler, III
Executive Vice President
CC Industries Inc.

Mr. Patrick C. Lynch
President
Chicago Equity Partners, LLC

Mrs. Shirley R. Madigan
Chairman
Illinois Arts Council

Mr. Barry C. McCabe
President Emeritus
Hometown America

Rev. Patrick McGrath, S.J.
President
Loyola Academy

Mr. Carlos Montoya
President & CEO
AztecAmerica Bank

Mrs. Ruthellyn Musil
Board Director
McCormick Foundation

Mr. Terry E. Newman
Partner
Katten Muchin Roseman, LLP

Mr. Allan J. Norville
President
Financial Associates Inc

Mr. Robert L. Parkinson, Jr.
Chairman & CEO
Baxter International

Mr. Joseph A. Power, Jr.
Partner
Power Rogers Smith, P.C.

Mr. Michael R. Quinlan
(Chairman)
Chairman Emeritus
McDonald's Corporation

Dr. Judith A. Scully
Professor Emeritus
Loyola University Chicago

Mr. Michael D. Searle
Private Investor

Ms. Smita N. Shah
President
SPAAN Technologies, Inc.

Ms. Susan S. Sher
Exec. VP for Corp. Strategy and Public Affairs
Sr. Advisor to the President of the University
University of Chicago Medical Center

Mr. Raymond F. Simon
Chairman
Helen Brach Foundation

Mr. George Andrews Smith
CEO
L&B Realty Advisors, LLP

Ms. Joan E. Steel
Founder and President
Alpha Wealth Advisors, LLC

Mr. Joseph Swedish
President and CEO
Trinity Health

Ms. Jackie Taylor Holsten
Senior Vice President, General Counsel
Holsten Real Estate Dev. Corp.

Mrs. Mary Tolán
CEO
Accretive Health

Mr. Edward Wanandi
CEO
International Merchants, LLC

Rev. Kevin W. Wildes, S.J.
President
Loyola University New Orleans

Sr. Mary Ann Zollmann, B.V.M.
President
Sisters of Charity of the Blessed
Virgin Mary

Governance

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Last update : 9/11/2012

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.

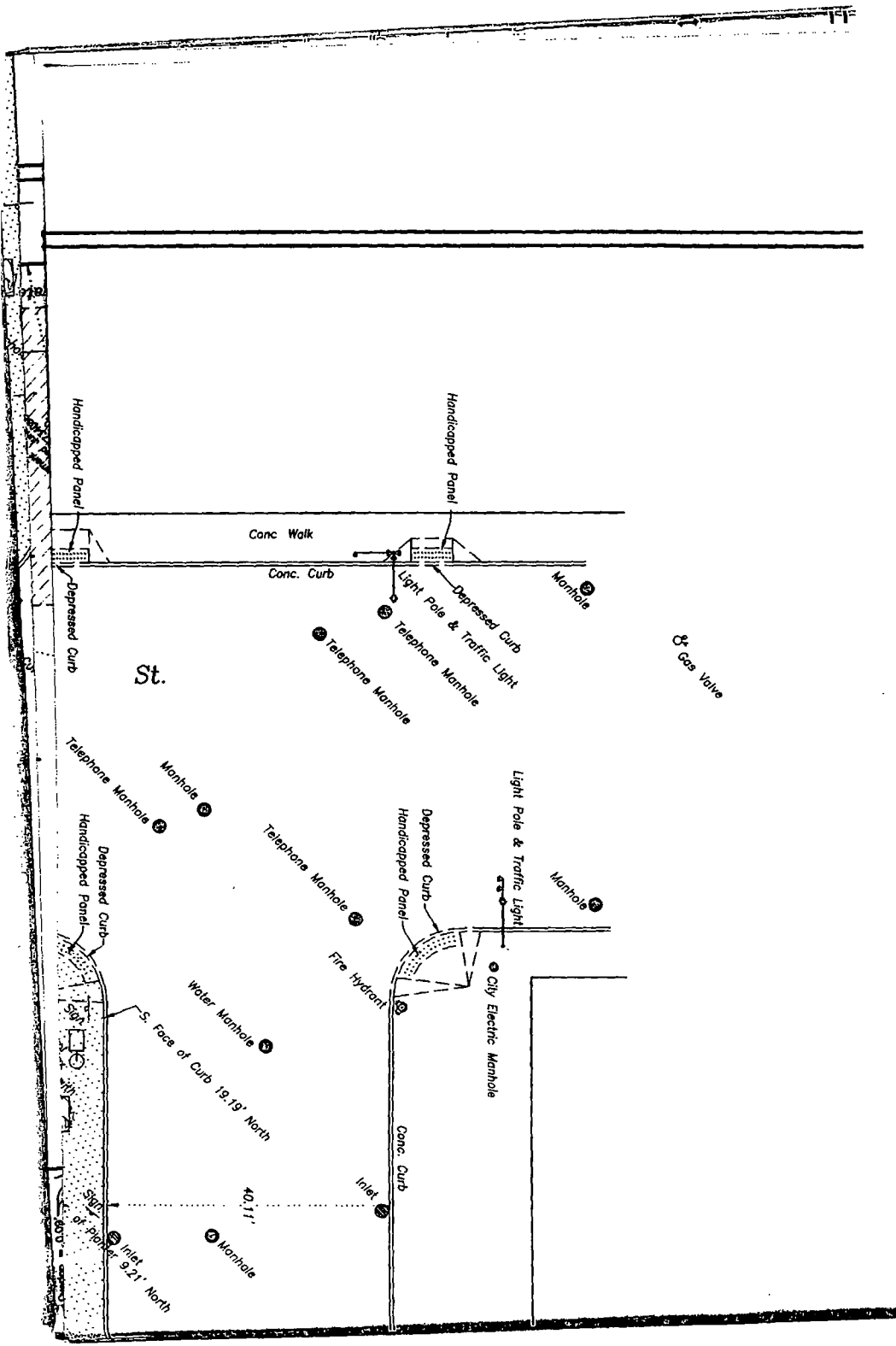
**NARRATIVE STATEMENT FOR THE PLANNED DEVELOPMENT APPLICATION FOR
1-19 E. CHESTNUT STREET; 2-16 E. PEARSON STREET; AND 829-851 N.STATE STREET**

The Application proposes to develop a 38,402 square foot site as two Sub-Areas; a northern Sub-Area A consisting of 22,884 square feet on Chestnut Street and a southern Sub-Area B consisting of 15,518 square feet on Pearson Street. The site is currently located in a DX-12 zoning district and is surrounded by other property zoned DX-12 to the north, east, south, and southwest, with a DR-7 district and PD 227 to the west and northwest. Existing improvements consist of university, commercial and residential uses and a surface parking lot.

The Application further proposes that Sub-area A will be developed as a maximum 35 story, 367 unit residential building with a ground floor retail component containing a maximum of 348,752 square feet. Sub-Area B will be developed as a university academic building (the relocated Loyola University School of Business), containing approximately 10 stories and a maximum of 137,489 square feet. Ground level arcades along the State Street frontage of each building, together with ground level retail components in each building, will enhance the pedestrian experience along State Street. The overall project FAR is 12,667, with the modest increase in FAR above the DX-12 base FAR of 12 to be accomplished by means of the arcade bonus and payment of Affordable Housing Program contributions at the time building permits are sought for Sub-Area A.

Sub-Area A will contain a minimum of 152 on-site parking spaces; Sub-Area B will contain no on-site parking. Loading will be means of an existing private driveway extending off Chestnut along the east boundary of the site.

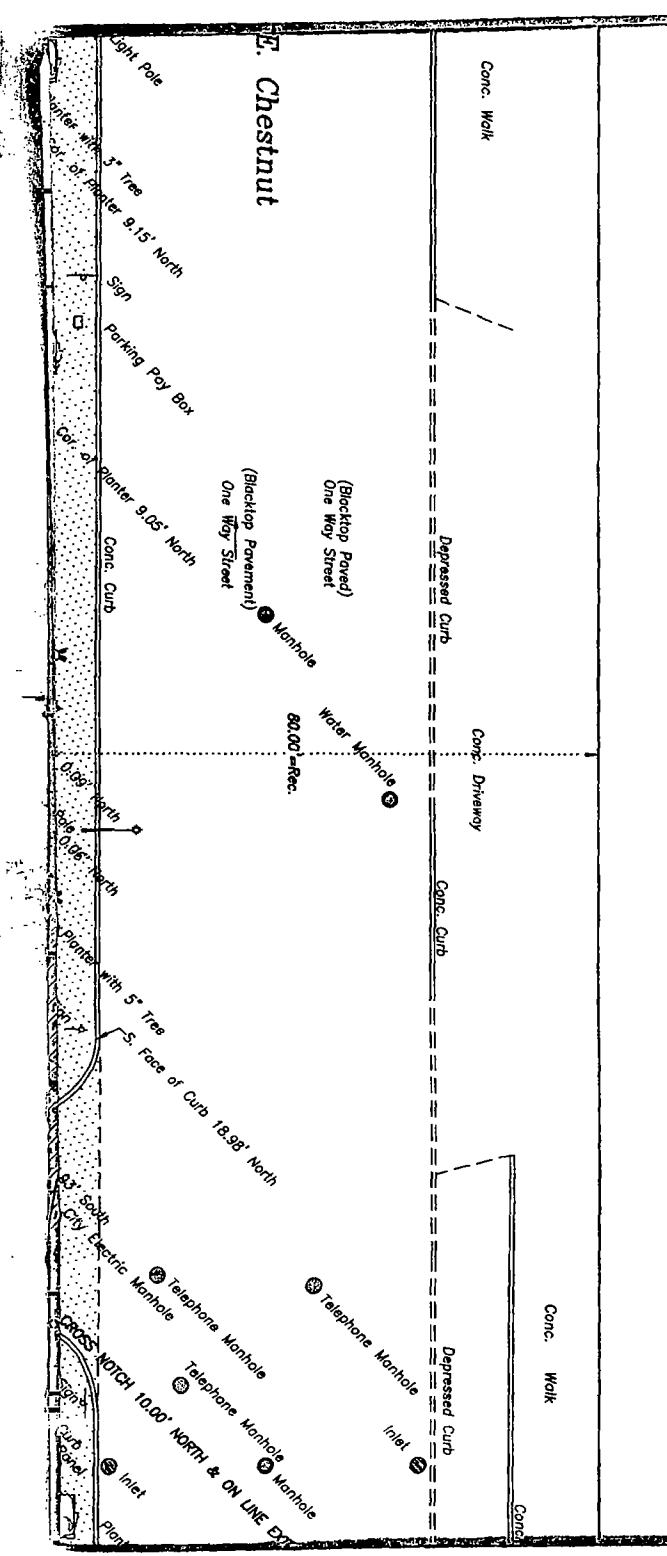
The improvements shall comply with the "Chicago Builds Green" green roof program and will be energy efficient.



NATIONAL SURVEY SERVICE, Plat of Survey Showing Planned Development

KNOWN AS: 1-19 E. CHESTNUT STREET, CHICAGO, ILL.
 829-851 N. STATE STREET, CHICAGO, ILL.
 8-16 E. PEARSON STREET, CHICAGO, ILL.
 SURVEY FOR: LOYOLA UNIVERSITY OF CHICAGO

FOR LEGAL DESCRIPTIONS OF THE PARCELS SHOWN HEREON SEE PAGE 2



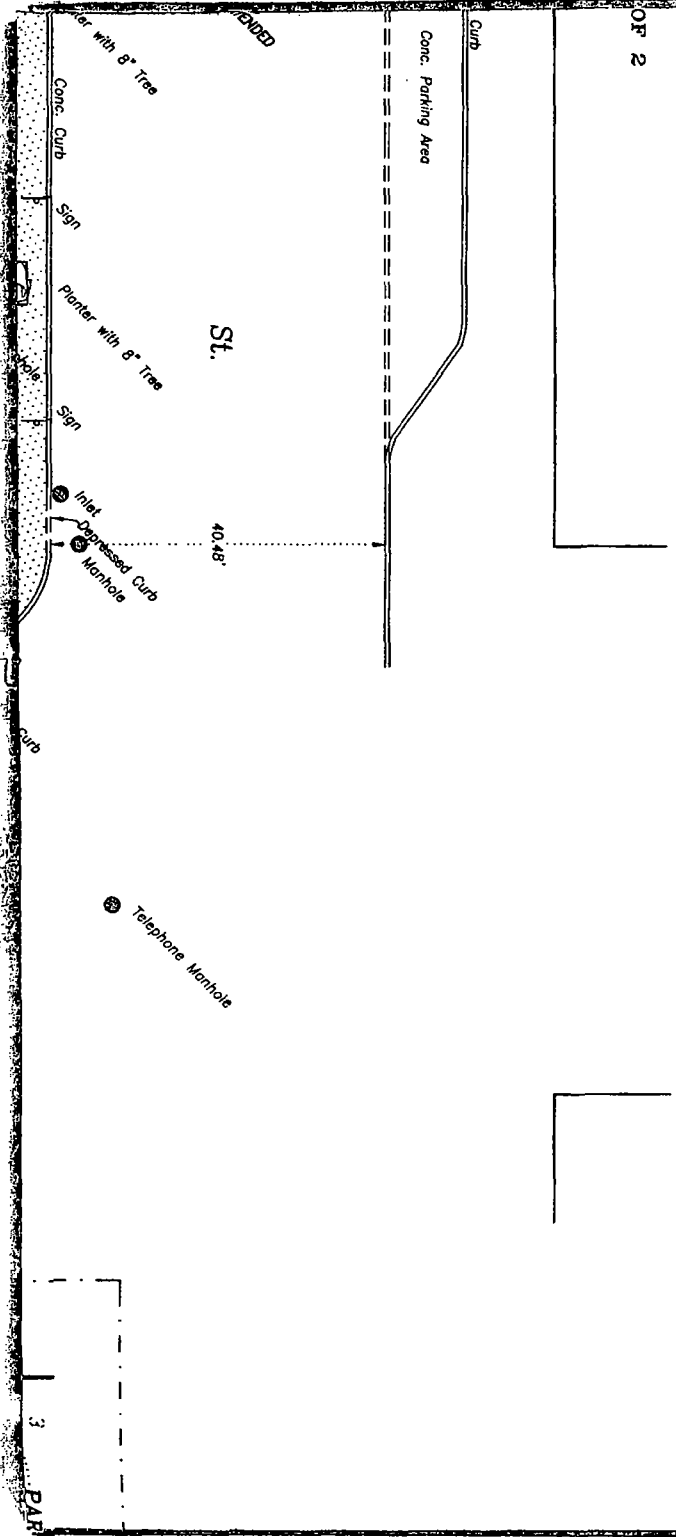
ment Area

INC.

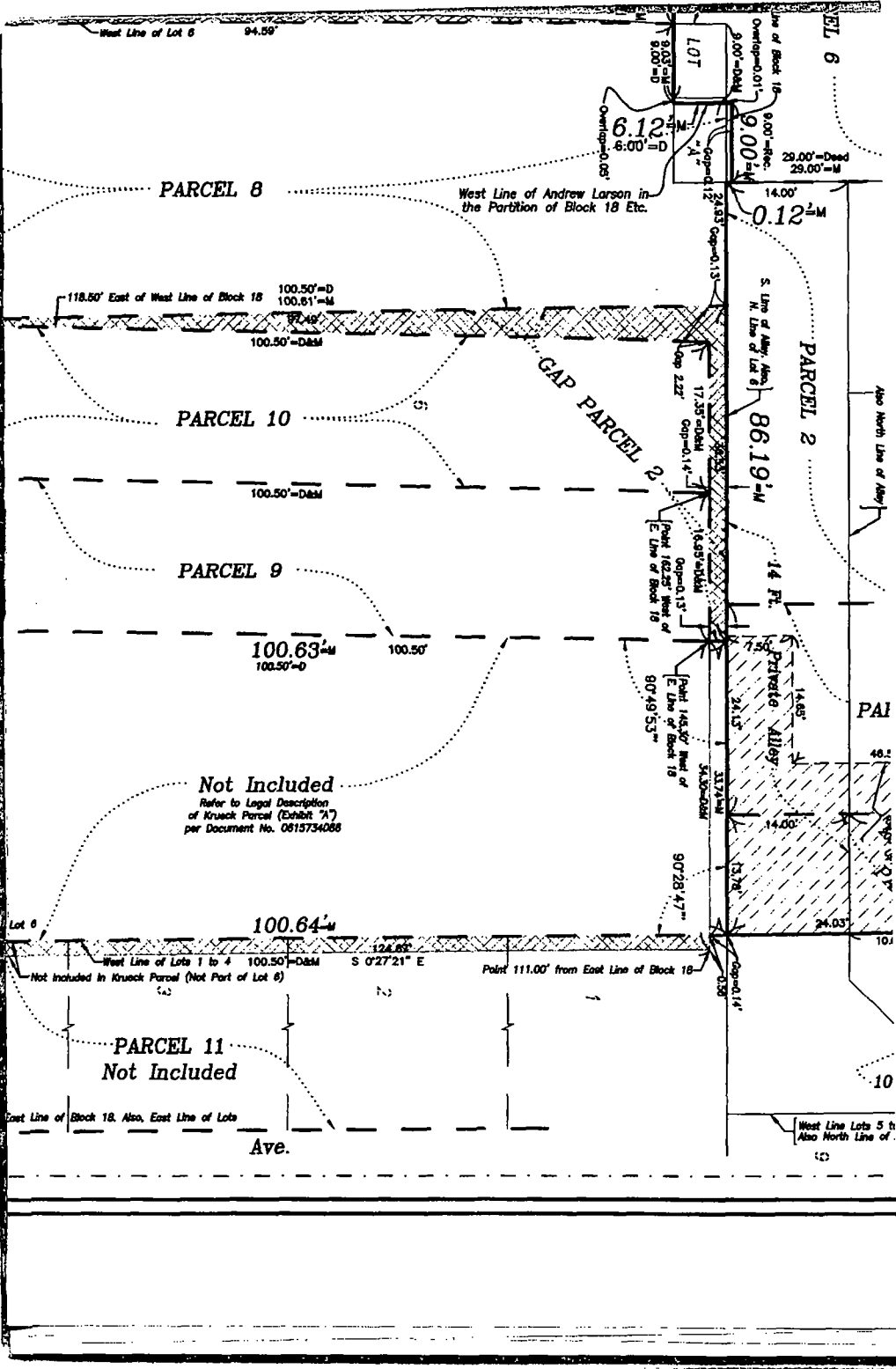
SURVEY NO. N-128945 SURVEY
REVISED

DATE: SEP. 25, 2012
NOV. 27, 2012

OF 2







Not Included
 Refer to Legal Description
 of Krueck Parcel (Exhibit "A")
 per Document No. 0815734088

PARCEL 11
 Not Included

Ave.

West Line Lots 5 to
 Also North Line of

10

PAI

Private Alley

PARCEL 2

EL 6

PARCEL 8

PARCEL 10

PARCEL 9

100.64' = M

100.63' = M
 100.50' = D

100.50' = D&M

100.50' = D
 100.61' = M
 100.50' = D&M

GAP PARCEL 2

86.19' = M

0.12' = M

6.12' = M
 6.00' = D

Point 102.28 West of
 E Line of Block 18
 90°49'53"

Point 145.37 West of
 E Line of Block 18
 90°28'47"

Point 111.00' from East Line of Block 18

West Line of Andrew Larson in
 the Partition of Block 18 Etc.

Lot 6

14.00' = D&M

118.50' East of West Line of Block 18

17.35' = D&M

16.85' = D&M

14.65' = M

14.00' = M

24.03' = M

10.00' = M

10.00' = M

10.00' = M

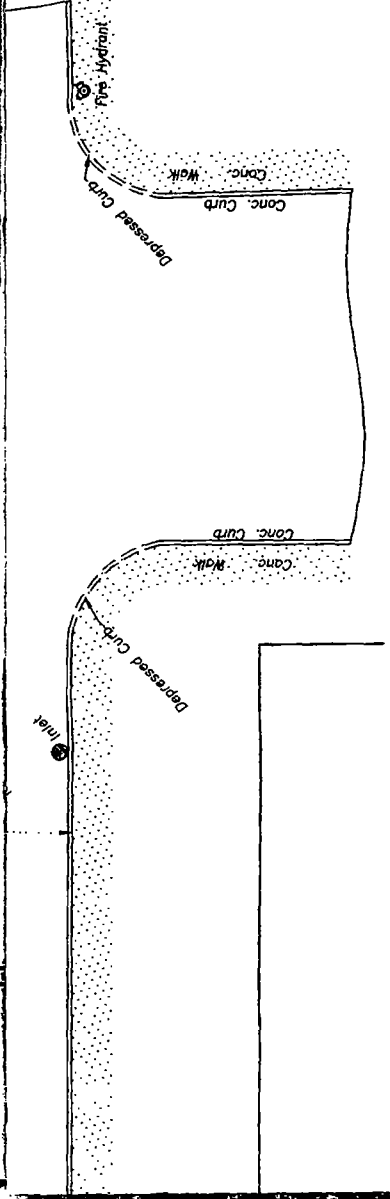
10.00' = M

10.00' = M

10.00' = M

10.00' = M

118.
 P.O.C. of Exc.
 Point 118.43' East of the SW
 Also P.O.B.

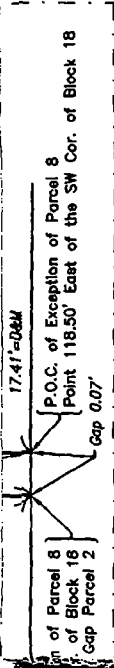


SQUARE FEET OR 0.5254 ACRES
 SQUARE FEET OR 0.3562 ACRES

SCALE



- ⑬ DENOTES NUMBER OF REGULAR PARKING SPACES
 - ⑭ DENOTES NUMBER OF HANDICAPPED PARKING SPACES
- TOTAL NUMBER OF REGULAR PARKING SPACES = 27
 TOTAL NUMBER OF HANDICAPPED PARKING SPACES = 2
 TOTAL NUMBER OF PARKING SPACES = 29



DETAIL
(Not to Scale)

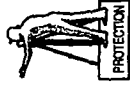
SURVEY NO. N-128945 SURVEY REVISED NOV. 27, 2012
DATE: SEP. 25, 2012

State of Illinois,) ss.
County of Cook,)

Survey *Verify* **Verify** that we have surveyed the above described property in accordance with official records and that the above plat is a true representation of said survey. Dimensions are corrected to a temperature of 62° Fahrenheit. This professional service conforms to the current Illinois minimum standards for a boundary survey.

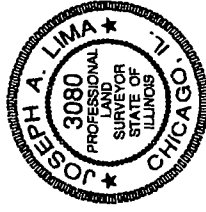
NATIONAL SURVEY SERVICE, INC.
PROFESSIONAL LAND SURVEYORS

30 S. MICHIGAN AVENUE, SUITE 200
CHICAGO, ILLINOIS 60603
WWW.NATIONALSURVEYSERVICE.COM
TEL: 312-630-9480 FAX: 312-630-9484

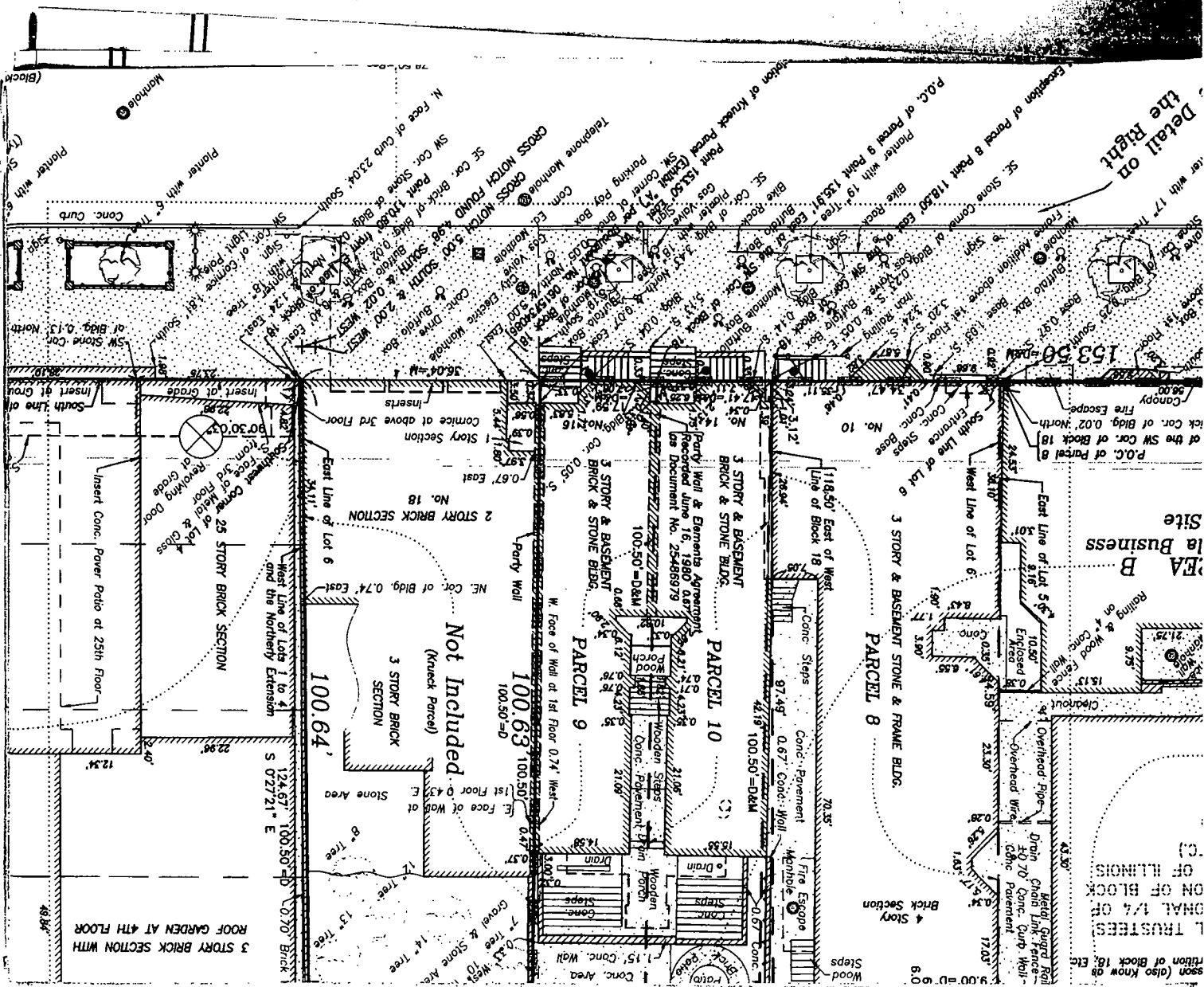


BY *Joseph A. Lima*
JIM LIMA PROFESSIONAL LAND SURVEYOR NO. 3080
JLIMA@NATIONALSURVEYSERVICE.COM DRAWN BY J.M./J.N.

SURVEY
PAGE 1 OF 2



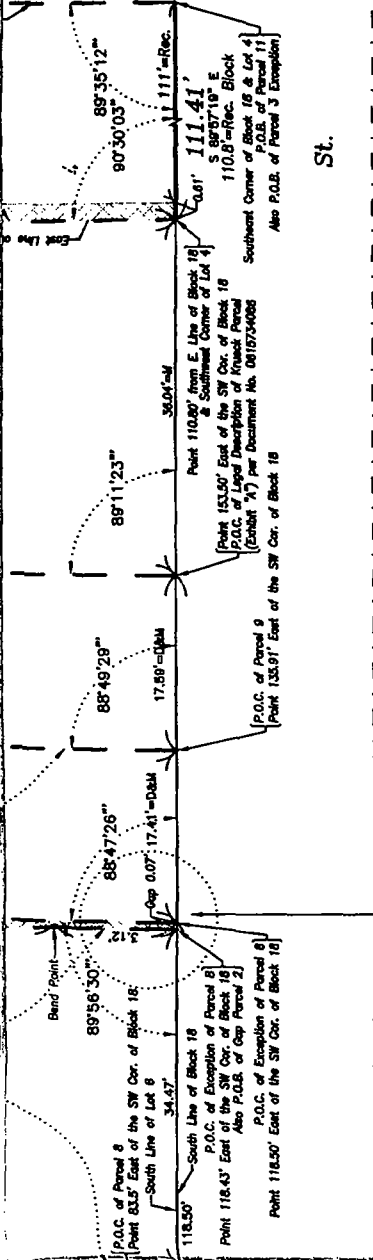
Detail on the right



Site la Business

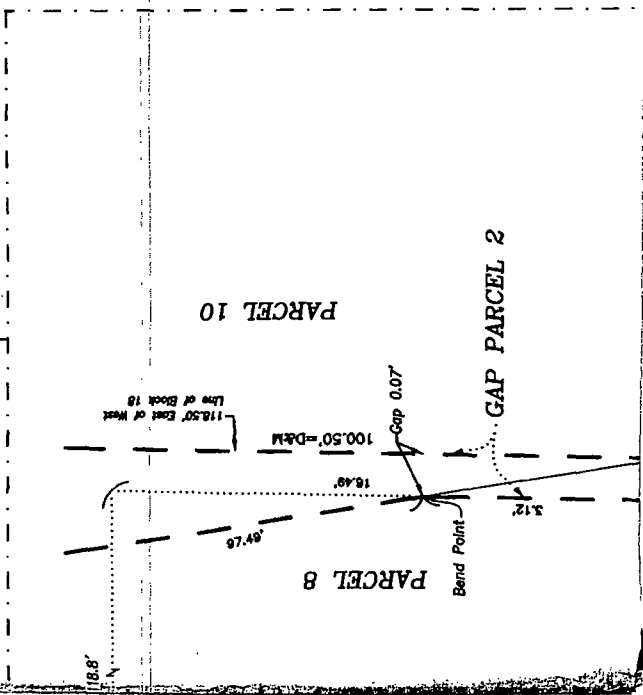
OF ILLINOIS
ON OF BLOCK
DUAL 1/4 OF
L TRUSTEES
section (also know as
portion of block 18, etc.

N. Wabash



St.

DETAIL
(Not to Scale)



NATIONAL SURVEY SERVICE, INC.

plat of Survey

SURVEY NO. N-128945 SURVEY REVISED

DATE: SEP. 25, 2012
NOV. 27, 2012

KNOWN AS: 1-19 E. CHESTNUT STREET, CHICAGO, IL.
829-851 N. STATE STREET, CHICAGO, IL.
8-16 E. PEARSON STREET, CHICAGO, IL.

SURVEY FOR: LOYOLA UNIVERSITY OF CHICAGO

LEGAL DESCRIPTIONS

PARCEL 1:
THE NORTH 43 FEET OF LOT 2 IN THE SUBDIVISION OF BLOCK 18 IN CANAL TRUSTEES' SUBDIVISION IN THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
AREA = 4,389.5 SQUARE FEET OR 0.1008 ACRES

PARCEL 2:
LOTS 1 AND 2 (AND BEING SPECIFICALLY INCLUSIVE OF THE 14 FOOT WIDE PRIVATE ALLEY OVER THE SOUTH 14 FEET THEREOF) IN LARSON'S SUBDIVISION OF LOT 1 IN THE SUBDIVISION OF BLOCK 18 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
AREA = 5,506.7 SQUARE FEET OR 0.1264 ACRES

PARCEL 3:
LOT 4 (AND BEING SPECIFICALLY INCLUSIVE OF (A) THE 14 FOOT WIDE PRIVATE ALLEY OVER THE SOUTH 14 FEET THEREOF AND (B) THE WEST 1/2 OF THE 10 FOOT WIDE PRIVATE ALLEY WHICH IS OVER THE EAST 5 FEET THEREOF (C) THAT PART OF SAID PRIVATE ALLEY LYING NORTHWESTERLY OF THE INTERSECTION OF SAID (A) AND (B)) IN LARSEN'S SUBDIVISION OF LOT 1 IN THE SUBDIVISION OF BLOCK 18 IN THE CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

BUT EXCEPTING THEREFROM THAT PART OF PARCEL 3 FALLING IN A TRACT OF LAND DESCRIBED AS FOLLOWS: LOTS 1, 2, 3 AND 4 IN THE SUBDIVISION OF LOT 7 IN THE SUBDIVISION OF BLOCK 18 IN THE CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF LOT 4, ALL OF LOT 9, AND THAT PART OF THE NORTH-SOUTH AND EAST-WEST PRIVATE ALLEY IN LARSON'S SUBDIVISION OF LOT 1 IN THE SUBDIVISION OF BLOCK 18 IN CANAL TRUSTEES' SUBDIVISION AFORESAID, ALL TAKEN AS ONE TRACT, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 4 IN THE SUBDIVISION OF LOT 7 AFORESAID; THENCE NORTH 0 DEGREES 22 MINUTES 07 SECONDS WEST, ALONG THE EAST LINE OF LOTS 1 TO 4 IN THE SUBDIVISION OF LOT 7 AFORESAID AND LOT 9 IN LARSON'S SUBDIVISION AFORESAID, 124.72 FEET TO THE NORTHEAST CORNER OF LOT 9 IN LARSON'S SUBDIVISION AFORESAID; THENCE NORTH 89 DEGREES 58 MINUTES 52 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 9 AND ITS WESTERLY EXTENSION, 111.60 FEET TO A POINT, SAID POINT BEING 10.39 FEET WEST (AS MEASURED ALONG SAID WESTERLY EXTENSION) OF THE EAST LINE OF LOT 4 IN LARSON'S SUBDIVISION AFORESAID AND 10.03 FEET NORTH (AS MEASURED ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF LOTS 1 TO 4 IN THE SUBDIVISION OF LOT 7 AFORESAID) OF THE SOUTH LINE THEREOF; THENCE SOUTH 0 DEGREES 27 MINUTES 21 SECONDS EAST, ALONG THE WEST LINE OF SAID LOTS 1 TO 4 AND THEIR NORTHERLY EXTENSION THEREOF, 124.87 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4 IN THE SUBDIVISION OF LOT 7 AFORESAID; THENCE SOUTH 89 DEGREES 57 MINUTES 19 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 111.41 FEET TO THE POINT OF BEGINNING.
AREA = 2,955.3 SQUARE FEET OR 0.0678 ACRES

PARCEL 8:
THAT PART OF LOT 4 AND OF LOT 6 IN BLOCK 18 IN THE ORIGINAL SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID BLOCK 18, 83.5 FEET EAST FROM THE SOUTHWEST CORNER OF SAID BLOCK; THENCE EAST ALONG THE SOUTH LINE OF SAID BLOCK, 35 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID BLOCK, 100.5 FEET TO THE NORTH LINE OF SAID LOT 6; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 6 CONTINUED TO A POINT 9 FEET EAST OF THE WEST LINE OF LOT 4 IN SAID BLOCK 18; THENCE SOUTH 6 FEET; THENCE WEST 9 FEET TO THE WEST LINE OF SAID LOT 6; THENCE SOUTH TO A PLACE OF BEGINNING (EXCEPT THEREFROM THAT PART THEREOF WHICH LIES EAST OF STRAIGHT LINE COMMENCING AT A POINT ON THE SOUTH LINE OF SAID BLOCK 18, 118.43 FEET FROM THE SOUTHWEST CORNER OF SAID BLOCK; THENCE NORTHEASTERLY 16.49 FEET TO A POINT AT ITS INTERSECTION WITH THE EAST LINE OF THE WEST 118.8 FEET OF SAID BLOCK 18), IN COOK COUNTY, ILLINOIS.

AREA = 3,390.1 SQUARE FEET OR 0.0778 ACRES

PARCEL 9:
THAT PART OF BLOCK 18 IN THE CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT ON THE SOUTH LINE OF BLOCK 18, 135.91 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE EAST ALONG THE SOUTH LINE OF SAID BLOCK, 17.59 FEET; THENCE NORTH 100.5 FEET TO A POINT WHICH IS 145.3 FEET WEST OF THE EAST LINE OF THE SAID BLOCK; THENCE WEST 16.95 FEET; THENCE SOUTH 100.5 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

AREA = 1,735.4 SQUARE FEET OR 0.0398 ACRES

PARCEL 10:
THAT PART OF BLOCK 18 IN THE CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID BLOCK 18, 118.50 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE EAST, ALONG THE SOUTH LINE OF THE SAID BLOCK, 17.41 FEET; THENCE NORTH 100.5 FEET TO A POINT 182.25 FEET WEST OF THE EAST LINE OF THE SAID BLOCK; THENCE WEST 17.35 FEET; THENCE SOUTH 100.5 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

AREA = 1,746.3 SQUARE FEET OR 0.0401 ACRES

GAP PARCEL 1 (BETWEEN PARCEL 1 AND PARCEL 5);
LOT 2, EXCEPT THE NORTH 43.00 FEET THEREOF, AND EXCEPT THE SOUTH 17.00 FEET THEREOF, IN THE SUBDIVISION OF BLOCK 18 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

GAP PARCEL 2 (BETWEEN PARCEL 8 AND PARCEL 10, PARCEL 9 AND PARCEL 2, PARCEL 9 AND PARCEL 10 AND PARCEL 10 AND PARCEL 9 AND PARCEL 2, PARCEL 10 AND PARCEL 9 AND PARCEL 2).

FEET THEREOF) IN LARSEN'S SUBDIVISION OF LOT 1 IN BLOCK 18 IN THE CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA = 2,753.7 SQUARE FEET OR 0.0632 ACRES

PARCEL 5:

THE SOUTH 17 FEET OF LOT 2 AND ALL OF LOT 3 IN THE PARTITION OF BLOCK 18 IN THE SUBDIVISION BY COMMISSIONERS OF ILLINOIS AND MICHIGAN CANAL OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA = 4,299.1 SQUARE FEET OR 0.0987 ACRES

PARCEL 6:

THAT PART OF BLOCK 18 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/2 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS, BEGINNING AT A POINT ON THE WEST LINE OF SAID BLOCK 18, A DISTANCE OF 85 FEET SOUTH OF THE NORTHWEST CORNER OF SAID BLOCK 18, THENCE EAST ON A LINE PARALLEL WITH THE NORTH LINE OF SAID BLOCK 18 A DISTANCE OF 101.90 FEET TO THE WEST LINE OF THAT PORTION OF SAID BLOCK 18 SET OFF TO ANDREW LARSEN IN THE PARTITION OF SAID BLOCK 18 IN THE YEAR 1854 BY THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS IN THE CASE OF ANDREW LARSEN VERSUS JOHN PALM, ET AL, WHICH CASE BEARS NO. 4093; THENCE SOUTH ALONG THE WEST LINE OF THAT PORTION OF SAID BLOCK 18 SET OFF TO THE SAID ANDREW LARSEN, AS AFORESAID, A DISTANCE OF 28 FEET; THENCE SOUTH ON A LINE PARALLEL WITH THE NORTH LINE OF SAID BLOCK 18 A DISTANCE OF 9 FEET; THENCE WEST ON A LINE PARALLEL WITH THE WEST LINE OF THAT PORTION OF SAID BLOCK 18 SET OFF TO THE SAID ANDREW LARSEN, AS AFORESAID, EXTENDED SOUTH, A DISTANCE OF 6 FEET TO THE NORTH LINE OF THAT PORTION OF SAID BLOCK 18 SET OFF TO NICHOLAS KLASSON IN THE AFOREMENTIONED PORTION OF SAID BLOCK 18; THENCE WEST ALONG THE NORTH LINE OF THAT PORTION OF SAID BLOCK 18 SET OFF TO NICHOLAS KLASSON, AS AFORESAID, A DISTANCE OF 93.10 FEET TO THE WEST LINE OF SAID BLOCK 18; THENCE NORTH ALONG THE WEST LINE OF SAID BLOCK 18 A DISTANCE OF 35 FEET TO THE POINT OF BEGINNING.

AREA = 3,544.2 SQUARE FEET OR 0.0814 ACRES

RECOMMENDED LEGAL DESCRIPTION FOR PARCEL 6:
LOT 4 AND THE WEST 8.00 FEET OF LOT 1 IN THE SUBDIVISION OF BLOCK 18 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

(NOTE: PARCELS 6A AND 6B AS DEPICTED HEREON COMPRISE THE SAME PROPERTY DESCRIBED ABOVE AND KNOWN AS PARCEL 6)

PARCEL 7:

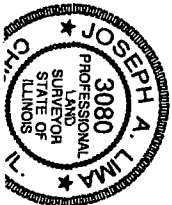
LOT 5 IN PARTITION OF BLOCK 18 IN THE SUBDIVISION BY COMMISSIONERS OF ILLINOIS AND MICHIGAN CANAL OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA = 7,967.6 SQUARE FEET OR 0.1829 ACRES

THAT PART OF LOT 6 IN THE SUBDIVISION OF BLOCK 18 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEGINNING AT A POINT ON THE SOUTH LINE OF SAID BLOCK 18, SAID POINT BEING 118.43 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE NORTHEASTERLY, ALONG A LINE DRAWN FROM THE AFORESAID POINT OF BEGINNING TO A POINT 16.49 FEET NORTHERLY AND 118.8 FEET EAST OF THE WEST LINE OF SAID BLOCK 18; THENCE NORTH, ALONG SAID EAST LINE, 97.49 FEET TO THE NORTH LINE OF LOT 6 AFORESAID; THENCE EAST, ALONG SAID NORTH LINE, 36.53 FEET TO A POINT; THENCE SOUTHERLY 0.13 FEET ALONG THE NORTHERLY EXTENSION OF A LINE DRAWN FROM A POINT ON THE SOUTH LINE OF SAID BLOCK 18 DISTANT 153.50 FEET EAST OF THE SOUTHWEST CORNER THEREOF TO A POINT 100.50 FEET NORTH OF THE SOUTH LINE OF SAID BLOCK 18 AND 145.30 FEET WEST OF THE EAST LINE OF SAID BLOCK 18; THENCE WEST 16.95 FEET TO A POINT 100.50 FEET NORTH OF THE SOUTH LINE OF SAID BLOCK 18; THENCE WEST 17.25 FEET TO A POINT 100.50 FEET NORTH OF THE SOUTH LINE OF SAID BLOCK 18; THENCE SOUTH 100.50 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 18 DISTANT 118.50 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE WEST ALONG SAID SOUTH LINE, 0.07 FEET TO THE HEREINAFORE DESCRIBED POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

LEGAL DESCRIPTIONS

PAGE 2 OF 2



State of Illinois,) ss.
County of Cook,)

we hereby Certify that we have surveyed the above described property in accordance with official records and that the above plat is a true representation of said survey. Dimensions are corrected to a temperature of 62° Fahrenheit. This professional service conforms to the current Illinois minimum standards for a boundary survey.

NATIONAL SURVEY SERVICE, INC.
PROFESSIONAL LAND SURVEYORS

30 S. MICHIGAN AVENUE, SUITE 200
CHICAGO, ILLINOIS 60603
WWW.NATIONALSURVEYSERVICE.COM
TEL: 312-630-9480 FAX: 312-630-9484

SURVEY NO. N-128945 REVISED SURVEY

NOV. 27, 201
DATE: SEP. 25, 201

