



# City of Chicago



O2020-4490

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	9/9/2020
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 1-G at 171 N Aberdeen St - App No. 20482
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

#20482  
INTRO DATE  
SEPT 9, 2020

**ORDINANCE**

*Be It Ordained by the City Council of the City of Chicago:*

**Section 1.** Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing Residential Business Planned Development No. 1283, as Amended, symbols and indications as shown on Map Number 1-G in the area bound by:

West lake Street; a line 125.85 feet east of and parallel to North Aberdeen Street; a line 228.55 feet south of and parallel to West Lake Street; North Aberdeen Street; the alley next north of and parallel to West Randolph Street; North May Street; a line 53.37 feet north of and parallel to the alley next north of and parallel to West Randolph Street; a line 118.59 feet west of and parallel to North Aberdeen Street; the alley next south of and parallel to West Lake Street; and North Aberdeen Street.

to those of Residential Business Planned Development No, 1283, as Amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in this Plan of Development herewith attached and made a part and to no others.

**Section 2.** This Ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property in Sub-Area A: 171 North Aberdeen Street

## STANDARD PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development No. 1283, as Amended (Planned Development), consists of approximately 54,881 square feet or approximately 1.26 acres of land which is depicted on the attached Planned Development Boundary and Property Line Map (Property) and is owned or controlled by the Applicant, Aberdeen Acquisitions II, LLC and Lake Acquisitions, LLC, respectively.
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 are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.
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 Planned Development.

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

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway & landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This Plan of Development consists of seventeen (17) Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Sub-Area Map; Landscape Plan; and, Building Elevations (North, South, East and West) prepared by Solomon Cordwell Buenz Architects and dated April 19, 2018, submitted herein. 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 Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses are permitted in the area delineated herein as a Residential Business Planned Development No. 1283, as Amended:
  - Sub-Area A: Offices, retail sales, general; eating and drinking establishments (including taverns); personal services; residential dwelling units located above the ground floor; **group living and shared housing units, and residential uses not otherwise defined**, accessory uses and accessory off-street parking and loading; and
  - Sub-Area B: Offices, retail sales, general; eating and drinking establishments (including taverns); personal services; sports and recreation participant; residential dwelling units located above the ground floor; accessory uses and accessory off-street parking and loading.
6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.

8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 54,881 square feet and a base FAR of 5.0. The improvements to be constructed on the Property will be subject to the following Neighborhood Opportunity Fund floor area bonus criteria; otherwise more specifically described in Sections 16-14-010, 17-4-1000 and other referenced portions of the Municipal Code of Chicago:

<u>Description</u>	<u>FAR</u>
Base FAR:	5.0
Neighborhood Opportunity:	1.47
Total FAR:	6.47

Neighborhood Opportunity Bonus Calculation:

$$1.47 \times 54,881 = 80,675.07 \text{ square feet}$$

$$80,675.07 \text{ square feet} \times \$29.00 \text{ per square foot} \times 0.80 = \$1,871,661.62 \text{ contribution}$$

The Applicant acknowledges that the project has received a bonus FAR of 1.47, pursuant to Sec. 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 6.47. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17-4-1003-B & C, prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3. The bonus payment will be split between three separate funds, as follows: 80% to the Neighborhoods Opportunity Fund, 10% to the Citywide Adopt-a-Landmark Fund and 10% to the Local Impact Fund. In lieu of paying the City directly, the Department may: (a) direct developers to deposit a portion of the funds with a sister agency to finance specific local improvement projects; (b) direct developers to deposit a portion of the funds with a landmark property owner to finance specific landmark restoration projects; or, (c) approve proposals for in-kind improvements to satisfy the Local Impact portion of the payment.

*In this case, the Applicant will contribute the Local Impact portion of the bonus payment for construction of \_\_\_\_\_ (the "Project"). The Project is located within one mile of the Planned Development site, as required by Section 17-4-1005-C. The Applicant must make such payment, or the applicable portion thereof in the case of a phased planned development, prior to the issuance of the first building permit for the Planned*

*Development or applicable phase thereof. The City must enter into an in governmental agreement regarding the manner in which the funds will be used.*

9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review Fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. 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 and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, 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.
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 shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.
15. The Applicant acknowledges and agrees that the rezoning of the Property from C1-2 Neighborhood Commercial District to DX-5 Downtown Mixed-Use District, and then to Residential Business Planned Development No. 1283, as Amended (PD), for construction of the Project triggers the requirements of Section 2-45-115 of the Municipal Code (the "Affordable Requirements Ordinance" or the "ARO"). The Applicant further acknowledges and agrees that the Property is located in the Near North/Near West Pilot Area, pursuant to Section 2-45-117 of the Municipal Code (the "Near North/Near West ARO Pilot Area

Ordinance” or the “Pilot”). The Near North/Near West Pilot Area is divided into two (2) zones: the Near North Zone and the Near West Zone; the Property is located in the Near North Zone. In the Near North Zone, pursuant to ARO, the percentage of units in a residential housing project required to be affordable for a period of 30 years, whether rental or for-sale, is increased from 10% to 20%. Any developer of a residential housing project in the Near North Zone must provide the first 10% of units required to be affordable (the “First Units”) either: (i) in the residential housing project, or (ii) with the approval of the Commissioner of the Department of Planning and Development (the “Commissioner”), in an off-site location within 2 miles of the Property and in the same or a different higher income area or downtown district, or (iii) any combination of (i) and (ii). In addition, the developer must provide the (second) 10% of units required to be affordable (the “Additional Units”) either: (i) in the residential housing project, or (ii) with the Commissioner’s approval, in an off-site location anywhere within the Near North/Near West Pilot Area, regardless of distance from the project or income area, or (iii) any combination of (i) and (ii). The project has a total of two-hundred and thirty-six (236) housing units. As a result, the Applicant’s affordable housing obligation is forty-seven (47) affordable units (20% of 236), consisting of twenty-four (24) First Units and twenty-three (23) Additional Units. Applicant has agreed to satisfy its affordable housing obligation by providing the First Units in the rental building to be constructed in the Planned Development, and the Additional Units in a location or locations within the Near North Pilot Area to be approved by the Department of Planning and Development (“DPD”), as set forth in the Affordable Housing Profile Form attached hereto. In accordance with the ARO Pilot, the Applicant is required to lease the First Units to households earning up to 60% of the Chicago Primary Metropolitan Statistical Area median income (“AMI”) at prices affordable to households at such income level, as determined by rule and approved by the Commissioner, at prices affordable to households at such income level, and the Additional Units to households earning up to 80% or 100% of AMI at prices affordable to households at such income level, as determined by rule and approved by the Commissioner. If the Applicant subsequently reduces (or increases) the number of housing units in the project, or elects to build a for-sale project instead of a rental project, or with the Commissioner’s approval elects to construct or otherwise locate off-site units instead of on-site units, the Applicant shall update and resubmit the Affordable Housing Profile Form to DPD for review and approval. DPD may adjust the requirements to reflect any such change without amending the Planned Development. Prior to the issuance of any building permits for any residential building in the Planned Development, including, without limitation, excavation or foundation permits, the Applicant must execute and record an affordable housing agreement in accordance with Section 2-45-115(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the Planned Development, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner may enforce remedies for any breach of this Statement No. 15, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

16. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises (“M/WBEs”) and city residents to

compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

17. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the property to DX-5 Downtown Mixed-Use District.



**RESIDENTIAL BUSINESS PLANNED DEVELOPMENT NO. 1283, AS AMENDED  
BULK REGULATIONS AND DATA TABLE**

Gross Site Area:	78,670 square feet (1.81 acres)
Area in Public R.O.W.:	23,789 square feet (0.55 acres)
Net Site Area:	54,881 square feet (1.26 acres)
Maximum Floor Area Ratio:	6.47
Sub-Area A:	5.0
Sub-Area B:	8.1
Maximum Number of Residential Dwelling Units and Efficiency Units:	311 units
Sub-Area A:	75 units
Sub-Area B:	236 units
Minimum Number of Off-Street Parking Spaces to be provided*:	214 accessory parking spaces
Sub-Area A:	140 accessory parking spaces
Sub-Area B:	74 accessory parking spaces
*Parking may be shared between Sub-Areas	
Number of Bicycle Parking Spaces to be provided:	100 bicycle parking spaces
Sub-Area A:	50 bicycle parking spaces
Sub-Area B:	50 bicycle parking spaces
Number of Off-Street Loading Spaces:	2 loading spaces, each measuring 10 feet X 25 feet
Sub-Area A:	1 loading space
Sub-Area B:	1 loading space
Setbacks from Property Lines:	In substantial compliance with the Site Plan
Maximum Building Heights:	136 feet (existing) within Sub-Area A; 220 feet within Sub-Area B, as measured by the Chicago Zoning Ordinance (241 feet to top of screen wall including rooftop access and the top of the elevator overrun)

**PROJECT TEAM**  
 OWNER  
**MCZ DEVELOPMENT**  
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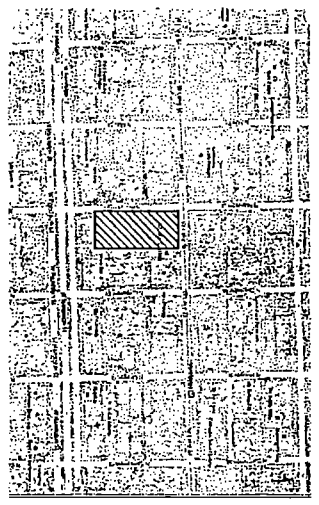
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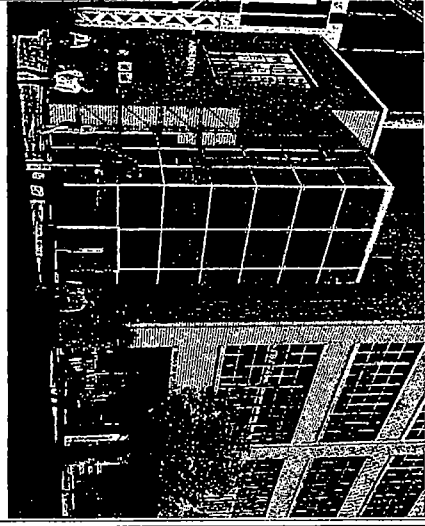
# LAKE & ABERDEEN

CHICAGO, ILLINOIS



LOCATION MAP

SCALE: N.T.S.



PERSPECTIVE (PH) LOCATION PLAN

SCALE: N.T.S.

**LEGEND**

△	CHURCH	○	SCULPTURE	□	LANDSCAPE ARCHITECT
▽	REAR	○	LANDSCAPE ARCHITECT	□	LANDSCAPE ARCHITECT
◇	LANDSCAPE ARCHITECT	○	LANDSCAPE ARCHITECT	□	LANDSCAPE ARCHITECT
◇	LANDSCAPE ARCHITECT	○	LANDSCAPE ARCHITECT	□	LANDSCAPE ARCHITECT
◇	LANDSCAPE ARCHITECT	○	LANDSCAPE ARCHITECT	□	LANDSCAPE ARCHITECT

**SCOPE OF WORK**  
 DESIGN OF ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND LANDSCAPE ARCHITECTURE FOR THE PROJECT. THIS DRAWING IS TO BE USED FOR PERMITS AND CONSTRUCTION. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER OR OTHER SOURCES.

**CODE MATRIX**  
 2011 CHICAGO BUILDING CODE  
 2011 CHICAGO ELECTRICAL CODE  
 2011 CHICAGO PLUMBING CODE  
 2011 CHICAGO MECHANICAL CODE  
 2011 CHICAGO LANDSCAPE ARCHITECTURE CODE

**DRAWING LIST**

NO.	DESCRIPTION	DATE	BY	CHKD.
1	ARCHITECTURAL (PH) LANDSCAPE	10/15/11	JK	JK
2	MECHANICAL	10/15/11	JK	JK
3	ELECTRICAL	10/15/11	JK	JK
4	PLUMBING	10/15/11	JK	JK
5	LANDSCAPE ARCHITECTURE	10/15/11	JK	JK

**MECHANICAL**

MECHANICAL SYSTEMS TO BE PROVIDED BY OTHERS:

- MECHANICAL SYSTEMS TO BE PROVIDED BY OTHERS
- MECHANICAL SYSTEMS TO BE PROVIDED BY OTHERS
- MECHANICAL SYSTEMS TO BE PROVIDED BY OTHERS

**ELECTRICAL**

ELECTRICAL SYSTEMS TO BE PROVIDED BY OTHERS:

- ELECTRICAL SYSTEMS TO BE PROVIDED BY OTHERS
- ELECTRICAL SYSTEMS TO BE PROVIDED BY OTHERS
- ELECTRICAL SYSTEMS TO BE PROVIDED BY OTHERS

**PLUMBING**

PLUMBING SYSTEMS TO BE PROVIDED BY OTHERS:

- PLUMBING SYSTEMS TO BE PROVIDED BY OTHERS
- PLUMBING SYSTEMS TO BE PROVIDED BY OTHERS
- PLUMBING SYSTEMS TO BE PROVIDED BY OTHERS

**ABBREVIATIONS**

AC	AIR CONDITIONING	ME	METAL
AD	ADJUSTABLE	MI	MASONRY
AE	AIR EXHAUST	ML	METAL LATH
AF	AIR FILTER	MM	METAL MESH
AG	AIR GATE	MO	METAL OILING
AH	AIR HANDLING	MP	METAL PANEL
AI	AIR INLET	MS	METAL SHEET
AJ	AIR JACKET	MT	METAL TIE
AK	AIR KICK	MU	METAL UNIFORM
AL	AIR LIFT	MV	METAL VALVE
AM	AIR MOUNT	MW	METAL WOOD
AN	AIR NOISE	MX	METAL MIX
AO	AIR OUTLET	MY	METAL YIELD
AP	AIR PUMP	MZ	METAL ZINC
AQ	AIR QUANTITY		
AR	AIR RETURN		
AS	AIR SUPPLY		
AT	AIR TIGHT		
AU	AIR UNIT		
AV	AIR VOLUME		
AW	AIR WEIGHT		
AX	AIR X-RAY		
AY	AIR YIELD		
AZ	AIR ZINC		

**ENERGY CODE STATEMENT**  
 I, the undersigned, being a duly licensed Professional Engineer in the State of Illinois, do hereby certify that the above described project complies with the provisions of the Energy Code of the City of Chicago, Illinois, as amended, and that the project meets the minimum energy efficiency requirements of the Energy Code of the City of Chicago, Illinois, as amended.

DATE: 10/15/11  
 SIGNATURE: [Signature]  
 TITLE: PROFESSIONAL ENGINEER

**HPA**  
 HITCHCOCK DESIGN GROUP  
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**DATE ASSAULTED**  
 00/00/00

**TITLE SHEET**

**A0.0**



**FIRE PREVENTION NOTES**

1. ALL FIRE ALARMS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITIONS OF NFPA 72, NATIONAL FIRE ALARM CODE, AND NFPA 101, LIFE SAFETY CODE.

2. ALL FIRE ALARMS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITIONS OF NFPA 72, NATIONAL FIRE ALARM CODE, AND NFPA 101, LIFE SAFETY CODE.

3. ALL FIRE ALARMS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITIONS OF NFPA 72, NATIONAL FIRE ALARM CODE, AND NFPA 101, LIFE SAFETY CODE.

4. ALL FIRE ALARMS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITIONS OF NFPA 72, NATIONAL FIRE ALARM CODE, AND NFPA 101, LIFE SAFETY CODE.

5. ALL FIRE ALARMS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITIONS OF NFPA 72, NATIONAL FIRE ALARM CODE, AND NFPA 101, LIFE SAFETY CODE.

**OCCUPANCY USE 3013.563.10 & 320**

NO.	DESCRIPTION	AREA	AREA (SQ. FT.)	SEATING CAPACITY	STANDING CAPACITY
1	LOBBY	101	100	100	100
2	OFFICE	201	200	200	200
3	CONFERENCE ROOM	301	100	100	100
4	RESTROOM	401	50	50	50
5	STORAGE	501	50	50	50
6	MECHANICAL	601	50	50	50
7	ENTRANCE	701	100	100	100
8	EXIT	801	50	50	50
9	STAIR	901	50	50	50
10	ELEVATOR	1001	50	50	50
11	MECHANICAL	1101	50	50	50
12	MECHANICAL	1201	50	50	50
13	MECHANICAL	1301	50	50	50
14	MECHANICAL	1401	50	50	50
15	MECHANICAL	1501	50	50	50
16	MECHANICAL	1601	50	50	50
17	MECHANICAL	1701	50	50	50
18	MECHANICAL	1801	50	50	50
19	MECHANICAL	1901	50	50	50
20	MECHANICAL	2001	50	50	50
21	MECHANICAL	2101	50	50	50
22	MECHANICAL	2201	50	50	50
23	MECHANICAL	2301	50	50	50
24	MECHANICAL	2401	50	50	50
25	MECHANICAL	2501	50	50	50
26	MECHANICAL	2601	50	50	50
27	MECHANICAL	2701	50	50	50
28	MECHANICAL	2801	50	50	50
29	MECHANICAL	2901	50	50	50
30	MECHANICAL	3001	50	50	50
31	MECHANICAL	3101	50	50	50
32	MECHANICAL	3201	50	50	50
33	MECHANICAL	3301	50	50	50
34	MECHANICAL	3401	50	50	50
35	MECHANICAL	3501	50	50	50
36	MECHANICAL	3601	50	50	50
37	MECHANICAL	3701	50	50	50
38	MECHANICAL	3801	50	50	50
39	MECHANICAL	3901	50	50	50
40	MECHANICAL	4001	50	50	50
41	MECHANICAL	4101	50	50	50
42	MECHANICAL	4201	50	50	50
43	MECHANICAL	4301	50	50	50
44	MECHANICAL	4401	50	50	50
45	MECHANICAL	4501	50	50	50
46	MECHANICAL	4601	50	50	50
47	MECHANICAL	4701	50	50	50
48	MECHANICAL	4801	50	50	50
49	MECHANICAL	4901	50	50	50
50	MECHANICAL	5001	50	50	50

**OCCUPANCY EXTINGUISHING 1013.1.60-210**

1. ALL EXTINGUISHERS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITIONS OF NFPA 10, PORTABLE FIRE EXTINGUISHERS.

2. ALL EXTINGUISHERS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITIONS OF NFPA 10, PORTABLE FIRE EXTINGUISHERS.

3. ALL EXTINGUISHERS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITIONS OF NFPA 10, PORTABLE FIRE EXTINGUISHERS.

**MAXIMUM CAPACITY PER FLOOR EXTINGUISHING**

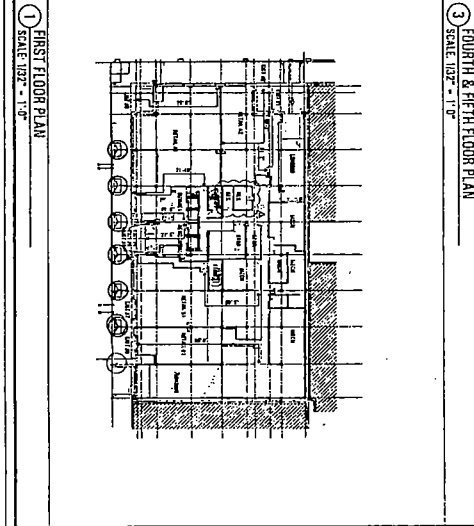
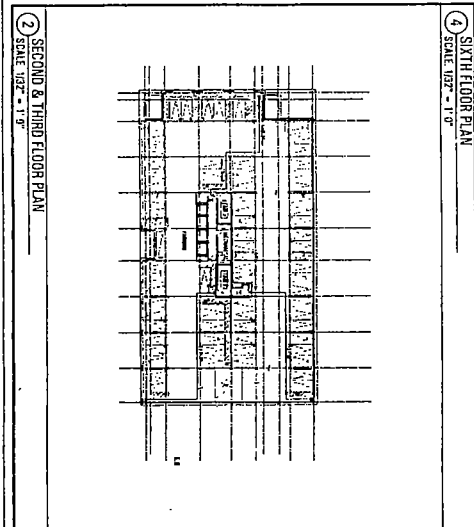
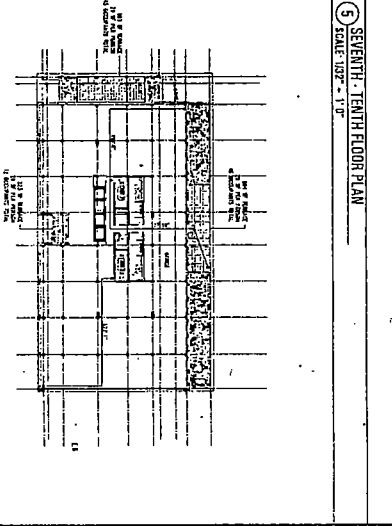
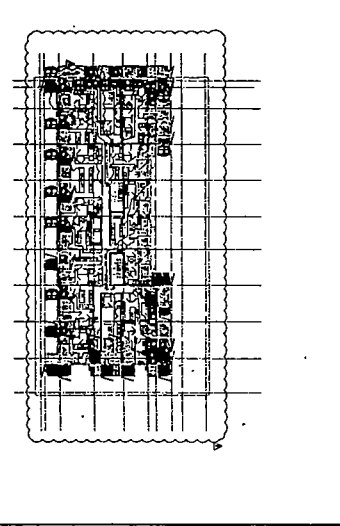
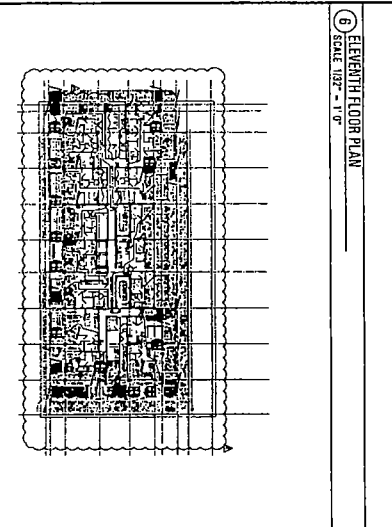
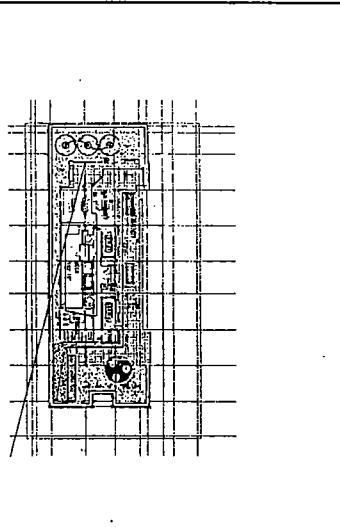
1. ALL EXTINGUISHERS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITIONS OF NFPA 10, PORTABLE FIRE EXTINGUISHERS.

2. ALL EXTINGUISHERS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITIONS OF NFPA 10, PORTABLE FIRE EXTINGUISHERS.

3. ALL EXTINGUISHERS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITIONS OF NFPA 10, PORTABLE FIRE EXTINGUISHERS.

4. ALL EXTINGUISHERS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITIONS OF NFPA 10, PORTABLE FIRE EXTINGUISHERS.

5. ALL EXTINGUISHERS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITIONS OF NFPA 10, PORTABLE FIRE EXTINGUISHERS.



**GENERAL NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS.

2. ALL MATERIALS SHALL BE APPROVED BY THE LOCAL BUILDING DEPARTMENT.

3. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.

4. ALL FINISHES SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.

5. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).

6. ALL MECHANICAL WORK SHALL BE IN ACCORDANCE WITH THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME) STANDARDS.

7. ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE (IPC).

8. ALL FIRE PROTECTION WORK SHALL BE IN ACCORDANCE WITH THE NFPA STANDARDS.

9. ALL OCCUPANCY EXTINGUISHING WORK SHALL BE IN ACCORDANCE WITH THE NFPA STANDARDS.

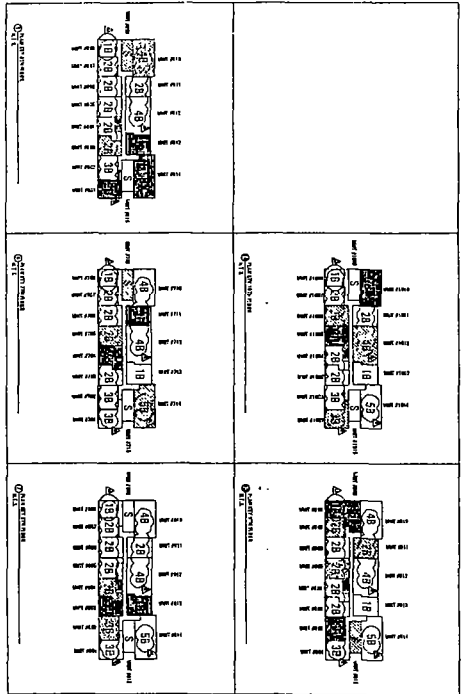
10. ALL OCCUPANCY USE WORK SHALL BE IN ACCORDANCE WITH THE NFPA STANDARDS.

**LAKE & ARBOREEN**

317 S. Main Street  
CHICAGO, IL 60604  
TEL: (312) 555-1234  
WWW.LAKE-ARBOREEN.COM

**DATE** 10/15/2023  
**PROJECT** 1013.1.60-210  
**CLIENT** ABC COMPANY  
**ARCHITECT** LAKE & ARBOREEN  
**SCALE** 1/32" = 1'-0"  
**DATE** 10/15/2023  
**PROJECT** 1013.1.60-210  
**CLIENT** ABC COMPANY  
**ARCHITECT** LAKE & ARBOREEN  
**SCALE** 1/32" = 1'-0"

**TRAVEL DISTANCE, OCCUPANCY & FIRE PROTECTION A0.3**



**ACCESSIBLE UNIT MATRIX TABLES**

TABLE 1 - TYPE 1 UNITS - 15 UNITS

TABLE 2 - TYPE 2 UNITS - 15 UNITS

TABLE 3 - TYPE 3 UNITS - 15 UNITS

TABLE 4 - TYPE 4 UNITS - 15 UNITS

TABLE 5 - TYPE 5 UNITS - 15 UNITS

TABLE 6 - TYPE 6 UNITS - 15 UNITS

TABLE 7 - TYPE 7 UNITS - 15 UNITS

TABLE 8 - TYPE 8 UNITS - 15 UNITS

TABLE 9 - TYPE 9 UNITS - 15 UNITS

TABLE 10 - TYPE 10 UNITS - 15 UNITS

TABLE 11 - TYPE 11 UNITS - 15 UNITS

TABLE 12 - TYPE 12 UNITS - 15 UNITS

TABLE 13 - TYPE 13 UNITS - 15 UNITS

TABLE 14 - TYPE 14 UNITS - 15 UNITS

TABLE 15 - TYPE 15 UNITS - 15 UNITS

**171 N. ABERDEEN STREET UNIT MATRIX**

**ROOM NUMBER**

**FLOOR LEVEL**

UNIT NO.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
X-01	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	
X-02	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	
X-03	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	
X-04	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	
X-05	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	
X-06	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	
X-07	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	
X-08	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	
X-09	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	
X-10	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	
X-11	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	
X-12	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	
X-13	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	
X-14	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	
X-15	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	
											<b>TOTAL UNIT COUNT = 75</b>					

**NOTES**

**NOTE**  
 REFER TO E3.00 AND E3.01 FOR  
 LOCATIONS OF ACCESSIBILITY  
 AIDED DEVICES

**LANE & ABERDEEN**

171 N. ABERDEEN STREET

DATE: 03/18/2014

PROJECT: 171 N. ABERDEEN STREET

SCALE: 1/8" = 1'-0"

UNITS: ACCESSIBILITY MATRIX

**A0.5**

HPM

171 N. ABERDEEN STREET

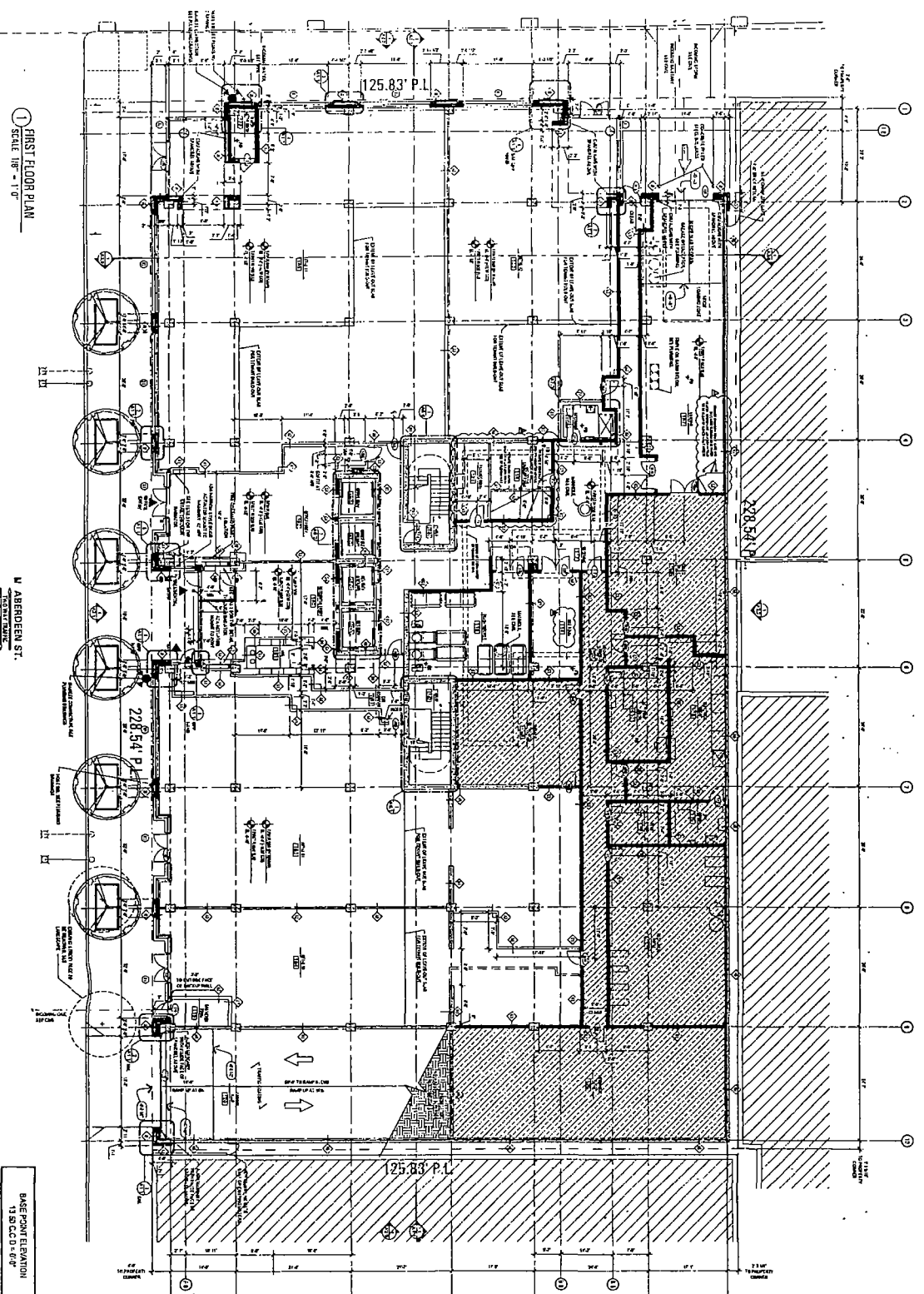
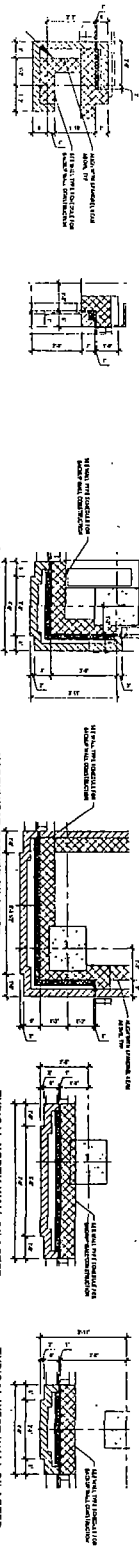
DATE: 03/18/2014

PROJECT: 171 N. ABERDEEN STREET

SCALE: 1/8" = 1'-0"

UNITS: ACCESSIBILITY MATRIX

**A0.5**



1 FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

W ABERDEEN ST.  
108 WEST WALK

BASE POINT ELEVATION  
13.0 (C.D. @ 0' 0")

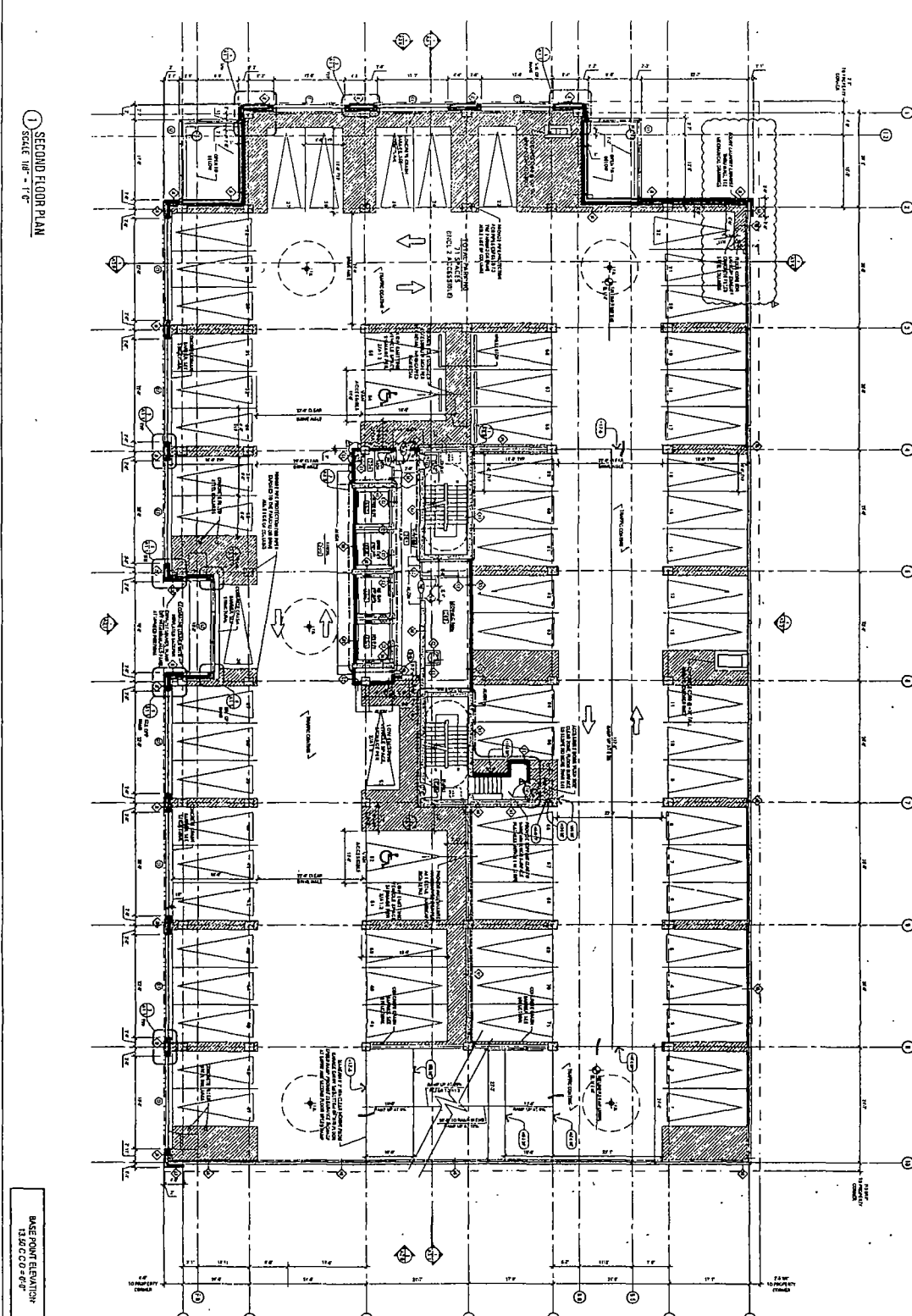
	<b>LAKE &amp; ABERDEEN</b> ARCHITECTS 1117 1/2 UNIVERSITY AVENUE CHICAGO, ILL. 60607 TEL: (312) 467-1111 FAX: (312) 467-1112	<b>PROJECT:</b> PLASTER WORK <b>DATE:</b> 10/15/01	<b>CLIENT:</b> HPA 1117 1/2 UNIVERSITY AVENUE CHICAGO, ILL. 60607 TEL: (312) 467-1111 FAX: (312) 467-1112
	<b>DESIGNER:</b> ARCHITECT <b>DATE:</b> 10/15/01	<b>CONTRACTOR:</b> HPA 1117 1/2 UNIVERSITY AVENUE CHICAGO, ILL. 60607 TEL: (312) 467-1111 FAX: (312) 467-1112	<b>PROJECT NO.:</b> 01-001

**PLAN NOTES:**

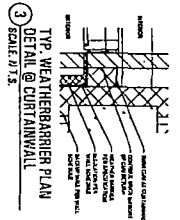
- ALL WALLS AND PARTITIONS TO BE PLASTERED AS SHOWN ON THIS PLAN.
- PLASTER TO BE APPLIED TO BOTH SIDES OF ALL WALLS AND PARTITIONS UNLESS OTHERWISE NOTED.
- PLASTER TO BE 5/8" THICK TYPE S-1 PLASTER.
- PLASTER TO BE APPLIED OVER 1/2" GYPSUM BOARD OR 1/2" CONCRETE BLOCK.
- PLASTER TO BE APPLIED OVER 1/2" CONCRETE BLOCK.
- PLASTER TO BE APPLIED OVER 1/2" CONCRETE BLOCK.
- PLASTER TO BE APPLIED OVER 1/2" CONCRETE BLOCK.
- PLASTER TO BE APPLIED OVER 1/2" CONCRETE BLOCK.
- PLASTER TO BE APPLIED OVER 1/2" CONCRETE BLOCK.
- PLASTER TO BE APPLIED OVER 1/2" CONCRETE BLOCK.

**KEY PLAN:**

1 FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



1 SECOND FLOOR PLAN  
SCALE 1/8" = 1'-0"



2 LOW EMITTING & BLUE EFFICIENT VEHICLE SIGNAGE  
SCALE 1/16" = 1'-0"

1117 1/2" Mechanical Floor

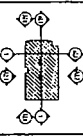
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BY	HPA
CHECKED	HPA
REVISIONS	
NO.	DESCRIPTION
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2	REVISIONS
3	REVISIONS
4	REVISIONS
5	REVISIONS
6	REVISIONS
7	REVISIONS
8	REVISIONS
9	REVISIONS
10	REVISIONS

BASE POINT ELEVATION  
1330.00 ±

**HPA**  
HARRIS PROJECT ARCHITECTS  
1117 1/2" MECHANICAL FLOOR  
1330.00 ±

DATE	12-18-13
BY	HPA
CHECKED	HPA
REVISIONS	
NO.	DESCRIPTION
1	ISSUE FOR PERMIT
2	REVISIONS
3	REVISIONS
4	REVISIONS
5	REVISIONS
6	REVISIONS
7	REVISIONS
8	REVISIONS
9	REVISIONS
10	REVISIONS

**LAKE & ABERDEEN**  
ARCHITECTS  
1117 1/2" MECHANICAL FLOOR  
1330.00 ±



**KEY PLAN**

1	MECHANICAL FLOOR
2	MECHANICAL FLOOR
3	MECHANICAL FLOOR
4	MECHANICAL FLOOR
5	MECHANICAL FLOOR
6	MECHANICAL FLOOR
7	MECHANICAL FLOOR
8	MECHANICAL FLOOR
9	MECHANICAL FLOOR
10	MECHANICAL FLOOR

**PLAN NOTES**

- SEE 1117 1/2" MECHANICAL FLOOR FOR ALL MECHANICAL EQUIPMENT.
- SEE 1117 1/2" MECHANICAL FLOOR FOR ALL MECHANICAL EQUIPMENT.
- SEE 1117 1/2" MECHANICAL FLOOR FOR ALL MECHANICAL EQUIPMENT.
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- SEE 1117 1/2" MECHANICAL FLOOR FOR ALL MECHANICAL EQUIPMENT.

**PLAN MATERIAL KEY**

1	MECHANICAL FLOOR
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3	MECHANICAL FLOOR
4	MECHANICAL FLOOR
5	MECHANICAL FLOOR
6	MECHANICAL FLOOR
7	MECHANICAL FLOOR
8	MECHANICAL FLOOR
9	MECHANICAL FLOOR
10	MECHANICAL FLOOR

1117 1/2" MECHANICAL FLOOR  
1330.00 ±

**HPA**  
HARRIS PROJECT ARCHITECTS  
1117 1/2" MECHANICAL FLOOR  
1330.00 ±

DATE	12-18-13
BY	HPA
CHECKED	HPA
REVISIONS	
NO.	DESCRIPTION
1	ISSUE FOR PERMIT
2	REVISIONS
3	REVISIONS
4	REVISIONS
5	REVISIONS
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7	REVISIONS
8	REVISIONS
9	REVISIONS
10	REVISIONS

**LAKE & ABERDEEN**  
ARCHITECTS  
1117 1/2" MECHANICAL FLOOR  
1330.00 ±



**KEY PLAN**

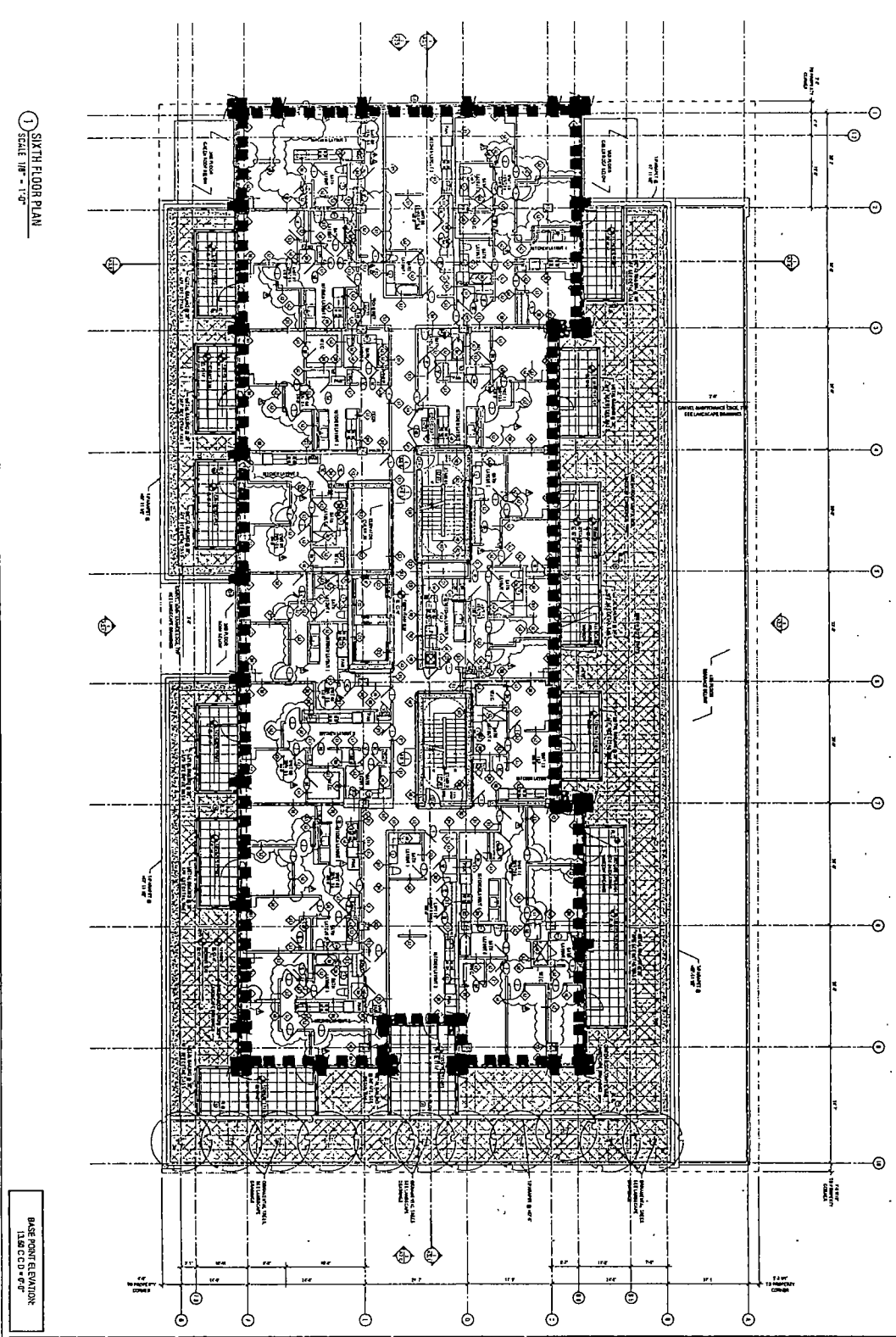
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3	MECHANICAL FLOOR
4	MECHANICAL FLOOR
5	MECHANICAL FLOOR
6	MECHANICAL FLOOR
7	MECHANICAL FLOOR
8	MECHANICAL FLOOR
9	MECHANICAL FLOOR
10	MECHANICAL FLOOR

**PLAN NOTES**

- SEE 1117 1/2" MECHANICAL FLOOR FOR ALL MECHANICAL EQUIPMENT.
- SEE 1117 1/2" MECHANICAL FLOOR FOR ALL MECHANICAL EQUIPMENT.
- SEE 1117 1/2" MECHANICAL FLOOR FOR ALL MECHANICAL EQUIPMENT.
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- SEE 1117 1/2" MECHANICAL FLOOR FOR ALL MECHANICAL EQUIPMENT.
- SEE 1117 1/2" MECHANICAL FLOOR FOR ALL MECHANICAL EQUIPMENT.

**PLAN MATERIAL KEY**

1	MECHANICAL FLOOR
2	MECHANICAL FLOOR
3	MECHANICAL FLOOR
4	MECHANICAL FLOOR
5	MECHANICAL FLOOR
6	MECHANICAL FLOOR
7	MECHANICAL FLOOR
8	MECHANICAL FLOOR
9	MECHANICAL FLOOR
10	MECHANICAL FLOOR



① SIXTH FLOOR PLAN  
SCALE 1/8" = 1'-0"

BASE POINT ELEVATION  
1158.000 ±

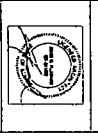
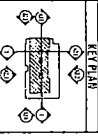
A1.6  
SIXTH  
FLOOR PLAN

**HPDA**  
Hudson Park Development Authority  
1175 Broadway, New York, NY 10019  
Tel: (212) 312-2000  
Fax: (212) 312-2001  
www.hpdanyc.org

NO.	DATE	DESCRIPTION
1	01/15/08	ISSUED FOR PERMIT
2	02/15/08	REVISIONS
3	03/15/08	REVISIONS
4	04/15/08	REVISIONS
5	05/15/08	REVISIONS
6	06/15/08	REVISIONS
7	07/15/08	REVISIONS
8	08/15/08	REVISIONS
9	09/15/08	REVISIONS
10	10/15/08	REVISIONS
11	11/15/08	REVISIONS
12	12/15/08	REVISIONS

**LANE & ABERDEEN**  
ARCHITECTS  
1175 Broadway, New York, NY 10019  
Tel: (212) 312-2000  
Fax: (212) 312-2001  
www.laneandaberdeennyc.com

**KEY PLAN**  
This key plan shows the location of the Sixth Floor Plan within the overall building footprint. The Sixth Floor Plan is highlighted in the key plan.



**PLAN NOTES**  
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYC DEPARTMENT OF BUILDINGS (DOB) REGULATIONS AND THE NYC DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC) REGULATIONS.  
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYC DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC) REGULATIONS.  
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYC DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC) REGULATIONS.

**REVISIONS**  
NO. DATE DESCRIPTION  
1 01/15/08 ISSUED FOR PERMIT  
2 02/15/08 REVISIONS  
3 03/15/08 REVISIONS  
4 04/15/08 REVISIONS  
5 05/15/08 REVISIONS  
6 06/15/08 REVISIONS  
7 07/15/08 REVISIONS  
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10 10/15/08 REVISIONS  
11 11/15/08 REVISIONS  
12 12/15/08 REVISIONS

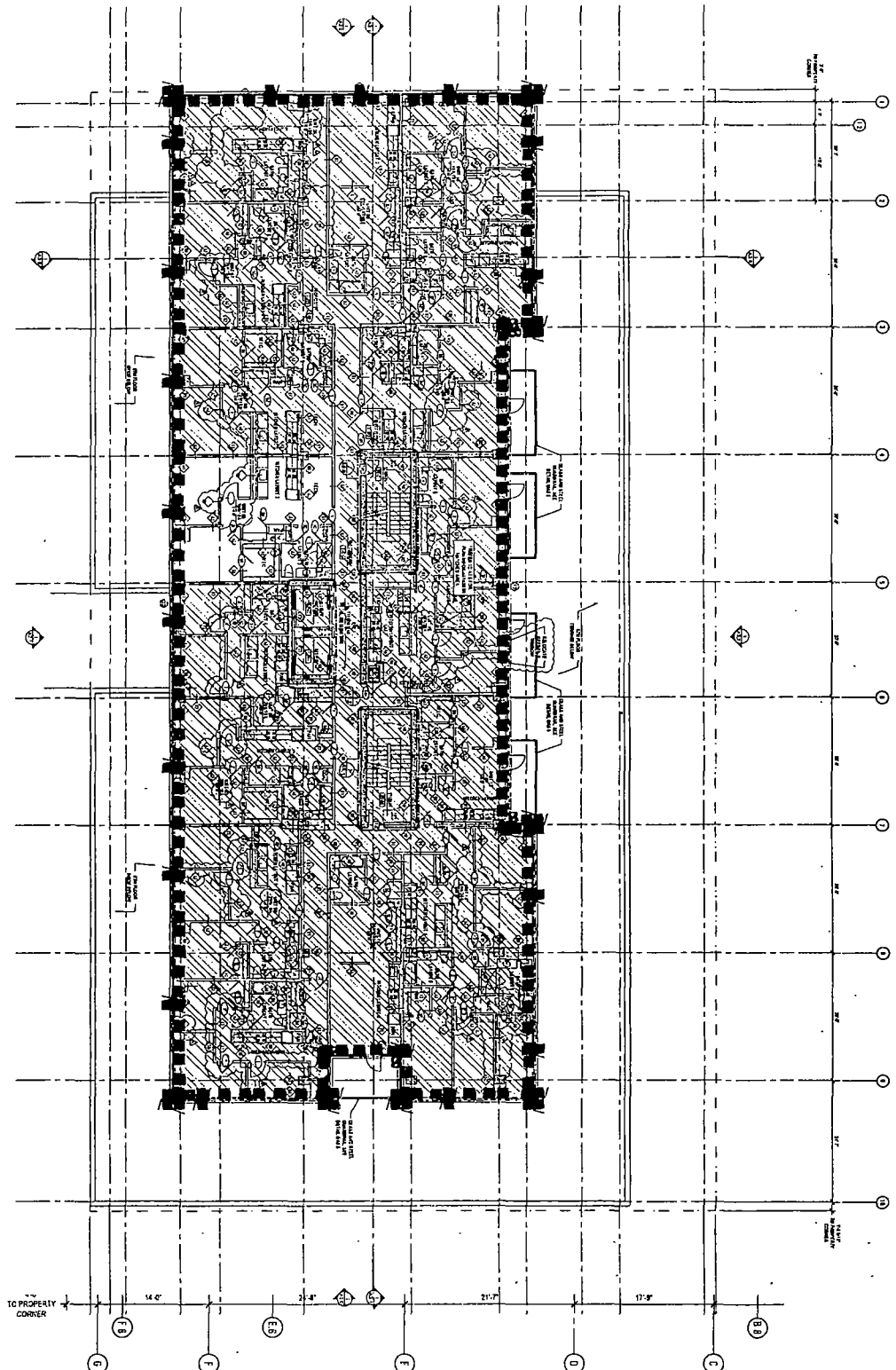
**PROJECT INFORMATION**  
PROJECT: HUDSON PARK DEVELOPMENT  
SITE: 1175 BROADWAY, NEW YORK, NY 10019  
OWNER: HUDSON PARK DEVELOPMENT AUTHORITY  
ARCHITECT: LANE & ABERDEEN  
DATE: 01/15/08

**SCALE**  
1/8" = 1'-0"

**DATE**  
01/15/08



SEVENTH & NINTH FLOOR PLAN  
SCALE: 1/8" = 1'-0"



BASE FOUR ELEVATOR  
13 90 CDD - 104

A1.7a

<p>1118 Broadway Street New York, N.Y. 10036 ARCHITECT</p>		<p>1118 Broadway Street New York, N.Y. 10036 ENGINEER</p>	
<p>1118 Broadway Street New York, N.Y. 10036 GENERAL CONTRACTOR</p>		<p>1118 Broadway Street New York, N.Y. 10036 MECHANICAL CONTRACTOR</p>	
<p>1118 Broadway Street New York, N.Y. 10036 ELECTRICAL CONTRACTOR</p>		<p>1118 Broadway Street New York, N.Y. 10036 PLUMBING CONTRACTOR</p>	
<p>1118 Broadway Street New York, N.Y. 10036 PAINT CONTRACTOR</p>		<p>1118 Broadway Street New York, N.Y. 10036 GLASS CONTRACTOR</p>	
<p>1118 Broadway Street New York, N.Y. 10036 IRON WORK CONTRACTOR</p>		<p>1118 Broadway Street New York, N.Y. 10036 ROOFING CONTRACTOR</p>	
<p>1118 Broadway Street New York, N.Y. 10036 SHEET METAL CONTRACTOR</p>		<p>1118 Broadway Street New York, N.Y. 10036 TERRAZZO CONTRACTOR</p>	
<p>1118 Broadway Street New York, N.Y. 10036 WALL COVERING CONTRACTOR</p>		<p>1118 Broadway Street New York, N.Y. 10036 WOODWORK CONTRACTOR</p>	

DATE: 11/18/11  
BY: [Signature]  
CHECKED: [Signature]  
APPROVED: [Signature]

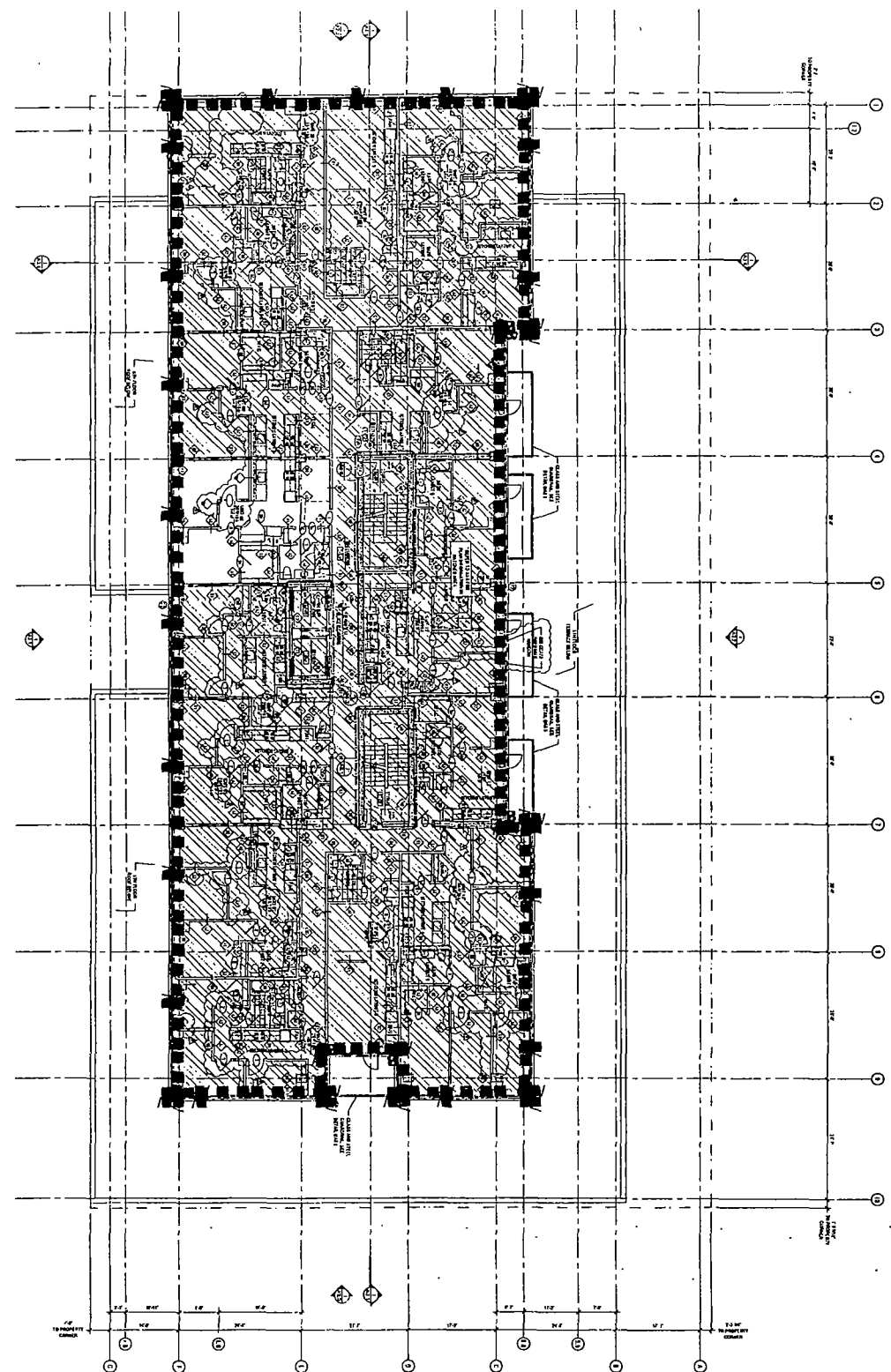
**KEEP CLEAR**

**PLUMBING**

**PLUMBING NOTES:**

1. THIS FLOOR IS BEING REMODELED TO ACCOMMODATE THE BASE FOUR ELEVATOR.
2. SEE GENERAL NOTES FOR MORE INFORMATION.
3. SEE GENERAL NOTES FOR MORE INFORMATION.
4. SEE GENERAL NOTES FOR MORE INFORMATION.
5. SEE GENERAL NOTES FOR MORE INFORMATION.

1 EIGHTH & TENTH FLOOR PLAN  
SCALE 1/8" = 1'-0"



BASE POINT ELEVATION:  
1150.00 ± FT.

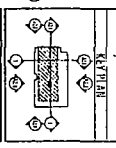
A1.7b

**HPA**  
HARRIS PROJECT ARCHITECTS  
1111 BROADWAY, SUITE 1100  
NEW YORK, NY 10018  
TEL: 212 512 2000  
WWW.HPA-ARCHITECTS.COM

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/15/11
2	REVISION	11/01/11
3	REVISION	11/01/11
4	REVISION	11/01/11
5	REVISION	11/01/11
6	REVISION	11/01/11
7	REVISION	11/01/11
8	REVISION	11/01/11
9	REVISION	11/01/11
10	REVISION	11/01/11

111 BROADWAY, SUITE 1100  
NEW YORK, NY 10018  
TEL: 212 512 2000  
WWW.HPA-ARCHITECTS.COM

**LAKE & ABDELREHMAN**  
ARCHITECTS  
1111 BROADWAY, SUITE 1100  
NEW YORK, NY 10018  
TEL: 212 512 2000  
WWW.LAKE-ABDELREHMAN.COM



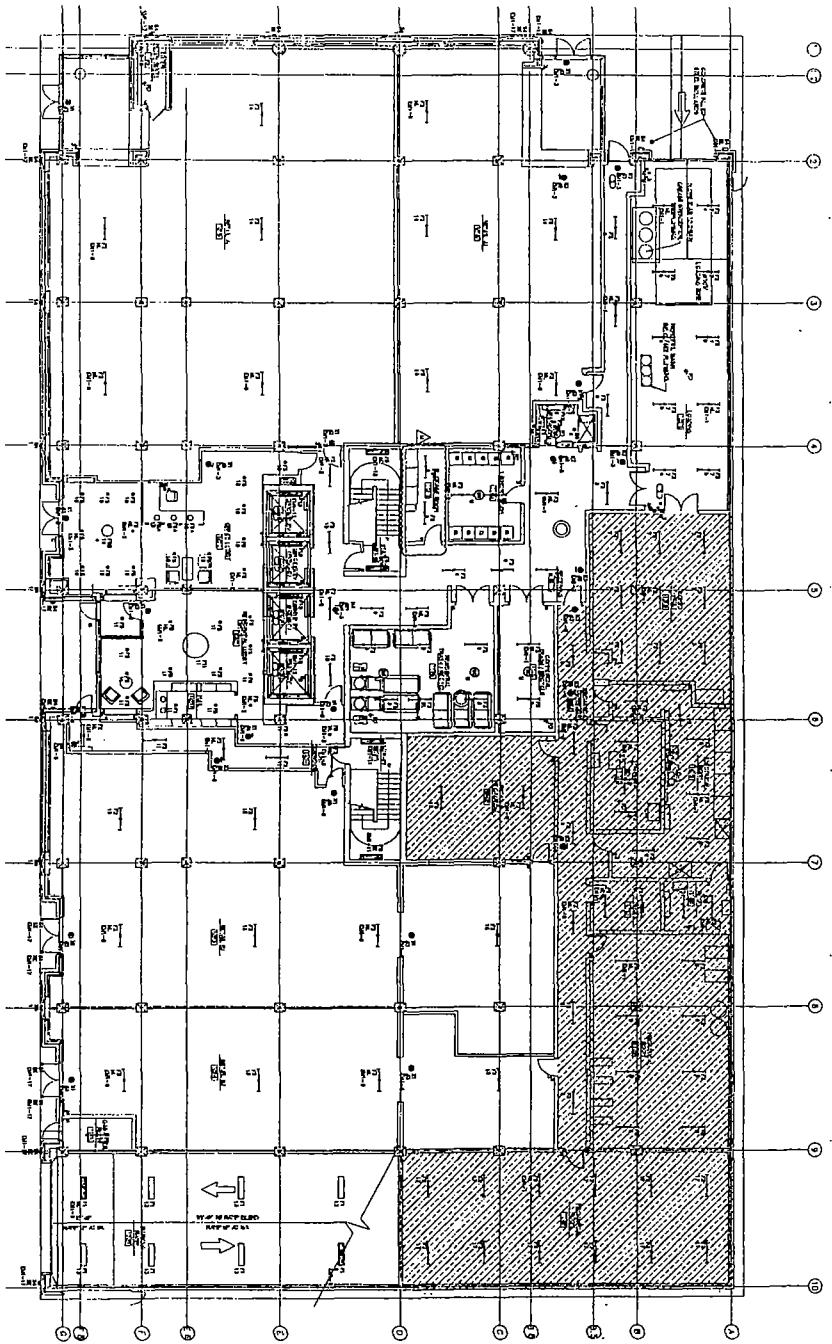
**PERMIT NOTES**  
1. THIS PLAN IS SUBJECT TO THE CITY OF NEW YORK DEPARTMENT OF BUILDINGS (DOB) REQUIREMENTS AND REGULATIONS.  
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF NEW YORK DEPARTMENT OF BUILDINGS (DOB) REQUIREMENTS AND REGULATIONS.  
3. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NEW YORK DEPARTMENT OF BUILDINGS (DOB) AND OTHER AGENCIES.  
4. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NEW YORK DEPARTMENT OF BUILDINGS (DOB) AND OTHER AGENCIES.

**PERMIT NOTES**  
1. THIS PLAN IS SUBJECT TO THE CITY OF NEW YORK DEPARTMENT OF BUILDINGS (DOB) REQUIREMENTS AND REGULATIONS.  
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF NEW YORK DEPARTMENT OF BUILDINGS (DOB) REQUIREMENTS AND REGULATIONS.  
3. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NEW YORK DEPARTMENT OF BUILDINGS (DOB) AND OTHER AGENCIES.  
4. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NEW YORK DEPARTMENT OF BUILDINGS (DOB) AND OTHER AGENCIES.

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1. THIS PLAN IS SUBJECT TO THE CITY OF NEW YORK DEPARTMENT OF BUILDINGS (DOB) REQUIREMENTS AND REGULATIONS.  
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF NEW YORK DEPARTMENT OF BUILDINGS (DOB) REQUIREMENTS AND REGULATIONS.  
3. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NEW YORK DEPARTMENT OF BUILDINGS (DOB) AND OTHER AGENCIES.  
4. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NEW YORK DEPARTMENT OF BUILDINGS (DOB) AND OTHER AGENCIES.







**1 FIRST FLOOR PLAN - LIGHTING**

**GENERAL NOTES:**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MINNEAPOLIS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MINNEAPOLIS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MINNEAPOLIS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MINNEAPOLIS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MINNEAPOLIS.

**DATE:** 11/11/11  
**BY:** [Signature]  
**SCALE:** AS SHOWN

**E1.00**

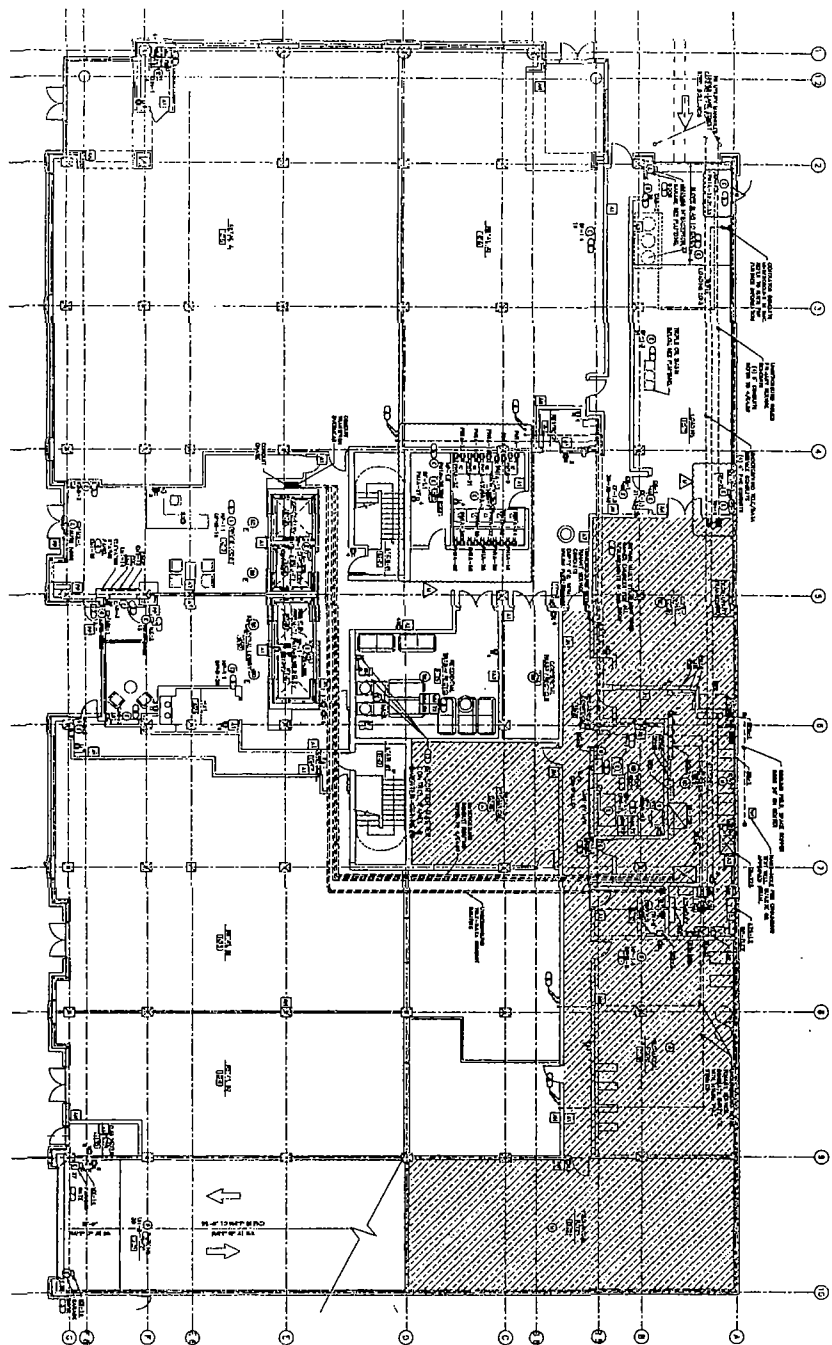
**171 N. ASSESSOR STREET  
 MINNEAPOLIS, MN 55401**

**Lake & Aderdeen**

**KEY PLAN**

**AREA FOR CITY APPROVAL**

**171 N. ASSESSOR STREET  
 MINNEAPOLIS, MN 55401**



**1** FIRST FLOOR PLAN - POWER & SYSTEMS

**GENERAL ELECTRICAL NOTES**

1. REFER TO SHEET E2.01 FOR GENERAL NOTES.
2. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72).
3. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
4. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LOCAL CODES AND REGULATIONS.
5. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
6. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE PROJECT DRAWINGS.
7. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE PROJECT CONTRACT.
8. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE PROJECT AGREEMENT.
9. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE PROJECT SCHEDULE.
10. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE PROJECT BUDGET.

**REVISIONS**

NO.	DATE	DESCRIPTION
1	10/15/11	ISSUED FOR PERMIT
2	11/15/11	ISSUED FOR CONSTRUCTION
3	12/15/11	ISSUED FOR OCCUPANCY

**PROJECT INFORMATION**

171 N. ALBERTSON STREET  
 CHICAGO, IL  
 DATE: 10/15/11  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO.: [Number]  
 SHEET NO.: E2.00

**AREA FOR CITY APPROVAL**

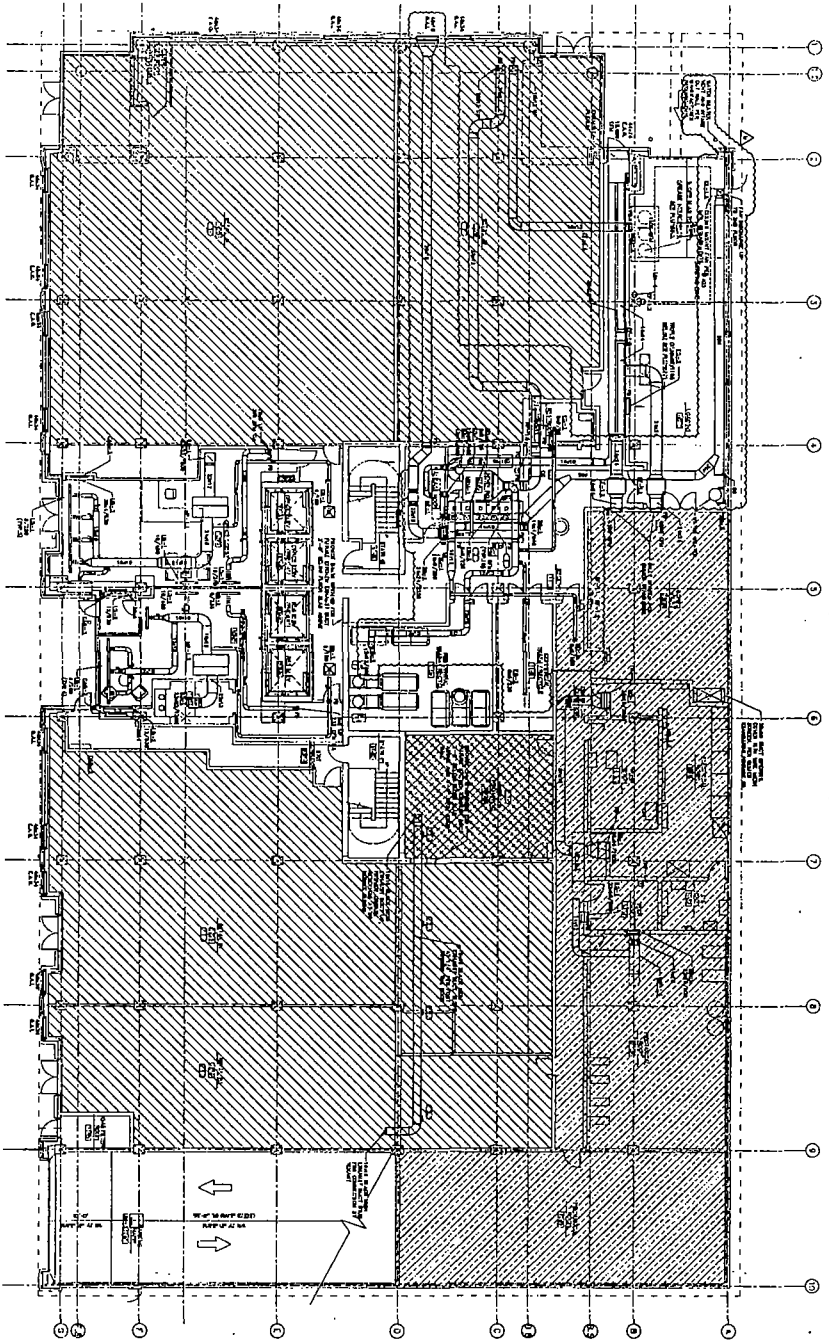
**KEY PLAN**


**171 N. ALBERTSON STREET**

**1** CHICAGO & ABERDEEN

**E2.00**






**FIRST FLOOR PLAN - MECHANICAL VENTILATION**

**GENERAL NOTES**  
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MECHANICAL CODES AND STANDARDS.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.  
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.  
 4. ALL MATERIALS AND EQUIPMENT SHALL BE OF THE HIGHEST QUALITY AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.  
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL EXISTING SERVICES AND STRUCTURES.  
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND PROTECTING ALL ADJACENT AREAS.  
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL AUTHORITIES.  
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL EXISTING SERVICES AND STRUCTURES.  
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND PROTECTING ALL ADJACENT AREAS.  
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL AUTHORITIES.

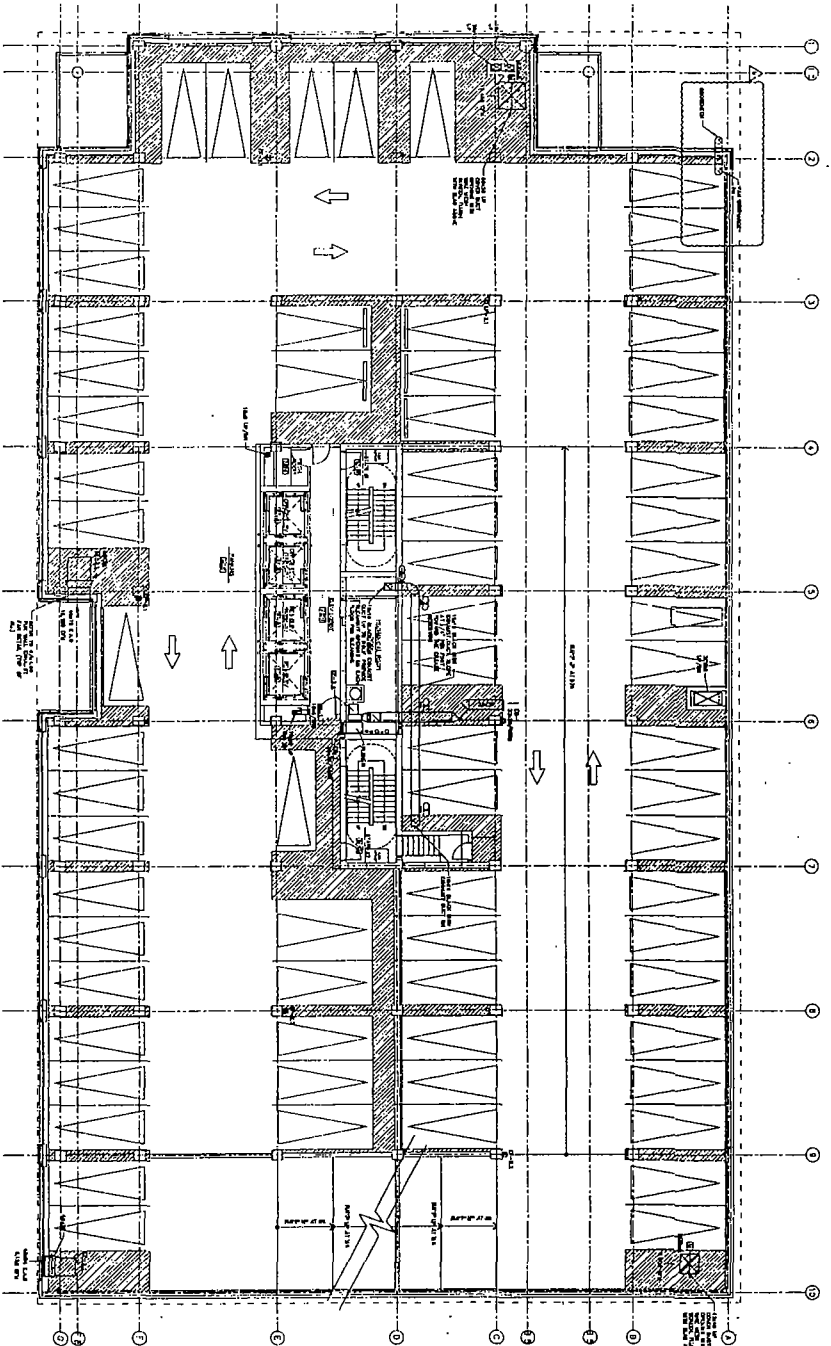
**REVISIONS**  
 NO. DATE BY DESCRIPTION  
 1 12/15/11 J.S. [REDACTED] [REDACTED]  
 2 01/10/12 J.S. [REDACTED] [REDACTED]  
 3 02/01/12 J.S. [REDACTED] [REDACTED]  
 4 03/01/12 J.S. [REDACTED] [REDACTED]  
 5 04/01/12 J.S. [REDACTED] [REDACTED]  
 6 05/01/12 J.S. [REDACTED] [REDACTED]  
 7 06/01/12 J.S. [REDACTED] [REDACTED]  
 8 07/01/12 J.S. [REDACTED] [REDACTED]  
 9 08/01/12 J.S. [REDACTED] [REDACTED]  
 10 09/01/12 J.S. [REDACTED] [REDACTED]

**PROJECT INFORMATION**  
 PROJECT: 131 N. ABERDEEN STREET  
 CITY: CHICAGO, IL  
 CLIENT: [REDACTED]  
 ARCHITECT: [REDACTED]  
 MECHANICAL VENTILATION  
 SCALE: AS SHOWN  
 DATE: 12/15/11  
 DRAWN BY: J.S. [REDACTED]  
 CHECKED BY: [REDACTED]

**KEY PLAN**  


**AREA FOR CITY APPROVAL**  
 AREA FOR CITY APPROVAL  
 AREA FOR CITY APPROVAL

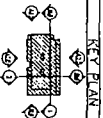




**1 SECOND FLOOR PLAN - MECHANICAL VENTILATION**

**PERMITTED COPY**  
 THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.  
 ARCHITECT: JAMES W. HARRIS & ASSOCIATES, INC.  
 1000 BROADWAY, SUITE 1000, NEW YORK, NY 10018  
 TEL: (212) 850-1234 FAX: (212) 850-1235  
 WWW: WWW.JWHARRIS.COM

AREA FOR CITY APPROVAL  
 STAMP



*James W. Harris*  
 ARCHITECT

Latta & Aberdeen

171 N. ARDEN STREET  
 CHARLOTTE, NC 28204

NO.	DATE	DESCRIPTION
1	02/15/01	ISSUED FOR PERMITS
2	03/20/01	REVISED PER COMMENTS
3	04/10/01	REVISED PER COMMENTS
4	05/01/01	REVISED PER COMMENTS
5	06/01/01	REVISED PER COMMENTS
6	07/01/01	REVISED PER COMMENTS
7	08/01/01	REVISED PER COMMENTS
8	09/01/01	REVISED PER COMMENTS
9	10/01/01	REVISED PER COMMENTS
10	11/01/01	REVISED PER COMMENTS
11	12/01/01	REVISED PER COMMENTS

**1** SECOND FLOOR PLAN - MECHANICAL VENTILATION  
 M1.01

171 N. ABERDEEN STREET  
OSWEGO, N.Y.

DATE: 11/17/71  
BY: [Signature]

SCALE: AS SHOWN

PLANNING MATERIAL LIST

P3.05

171 N. ABERDEEN STREET  
OSWEGO, N.Y.

DATE: 11/17/71  
BY: [Signature]

SCALE: AS SHOWN

PLANNING MATERIAL LIST

P3.05

171 N. ABERDEEN STREET  
OSWEGO, N.Y.

DATE: 11/17/71  
BY: [Signature]

SCALE: AS SHOWN

PLANNING MATERIAL LIST

P3.05

171 N. ABERDEEN STREET  
OSWEGO, N.Y.

DATE: 11/17/71  
BY: [Signature]

SCALE: AS SHOWN

PLANNING MATERIAL LIST

P3.05

171 N. ABERDEEN STREET  
OSWEGO, N.Y.

DATE: 11/17/71  
BY: [Signature]

SCALE: AS SHOWN

PLANNING MATERIAL LIST

P3.05

171 N. ABERDEEN STREET  
OSWEGO, N.Y.

DATE: 11/17/71  
BY: [Signature]

SCALE: AS SHOWN

PLANNING MATERIAL LIST

P3.05

171 N. ABERDEEN STREET  
OSWEGO, N.Y.

DATE: 11/17/71  
BY: [Signature]

SCALE: AS SHOWN

PLANNING MATERIAL LIST

P3.05



CITY OF CHICAGO  
APPLICATION FOR AN AMENDMENT TO  
THE CHICAGO ZONING ORDINANCE

#20482  
INTRO DATE  
SEPT 9, 2020

1. ADDRESS of the property Applicant is seeking to rezone:  
171 N. Aberdeen, Chicago, Illinois

2. Ward Number that property is located in: 27

3. APPLICANT: Aberdeen Developers, LLC

ADDRESS: 806 N. Peoria St. CITY: Chicago

STATE: Illinois ZIP CODE: 60642 PHONE: 312-782-1983

EMAIL: nick@sambankslaw.com CONTACT PERSON: Nicholas J. Ftikas

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: N/A

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: Law Offices of Samuel V.P. Banks, Nicholas Ftikas

ADDRESS: 221 North LaSalle Street, 38<sup>th</sup> Floor

CITY: Chicago STATE: Illinois ZIP CODE: 60601

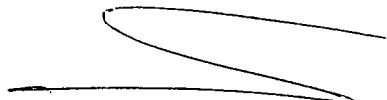
PHONE: (312) 782-1983 FAX: 312-782-2433 EMAIL: nick@sambankslaw.com

6. If the Applicant is a legal entity (Corporation, LLC, Partnership, etc.), please provide the names of all owners as disclosed on the Economic Disclosure Statements.  
See attached EDS.
7. On what date did the owner acquire legal title to the subject property? 2018
8. Has the present owner previously rezoned this property? If Yes, when? Yes – 5/25/2018
9. Present Zoning District: PD 1283 Proposed Zoning District(s): PD 1283, as Amended
10. Lot size in square feet (or dimensions): 78,670 sq. ft. (gross lot area of PD 1283)
11. Current Use of the Property: The subject property is located within Subarea A of Planned Development No. 1283. The subject property is improved with a mixed-use building containing retail space at grade, offices uses above, and a total of seventy-five (75) residential units.
12. Reason for rezoning the property: The Applicant is proposing to technical amendment to allow group living and shared housing units, and residential uses not otherwise defined, as additional allowed uses within Sub-Area A of Planned Development No. 1283.
13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling unit number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC): The Applicant is proposing to technical amendment to allow group living and shared housing units, and residential uses not otherwise defined, as additional allowed uses within Sub-Area A of Planned Development No. 1283. No other changes are proposed to Planned Development No. 1283.
14. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, increases the number of units (see attached fact sheet or visit [www.cityofchicago.org/ARO](http://www.cityofchicago.org/ARO) for more information). Is this project subject to the ARO?  
YES \_\_\_\_\_ NO X

=====

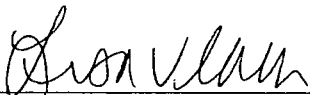
COUNTY OF COOK  
STATE OF ILLINOIS

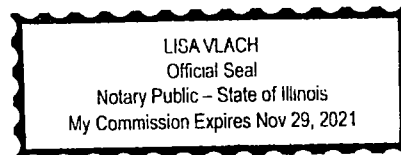
I, Michael Golden, as Manager and on behalf of Aberdeen Developers, LLC, an Illinois limited liability company, being first duly sworn on oath, state that all of the above statements and the statements contained in the documents submitted herewith are, to the best of my knowledge, true and correct.

  
\_\_\_\_\_  
Signature of Applicant

Subscribed and Sworn to before me this

1<sup>st</sup> day of July, 2020.

  
\_\_\_\_\_  
Notary Public



=====

For Office Use Only

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

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

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

**Written Notice, Form of Affidavit: Section 17-13-0107**

August 27, 2020

Honorable Thomas Tunney  
Acting Chairman, Committee on Zoning  
121 North LaSalle Street  
Room 304 - City Hall  
Chicago, Illinois 60602

To Whom It May Concern:

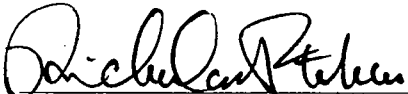
The undersigned, **Nicholas Ftikas**, being first duly sworn on oath, deposes and says the following:

That the undersigned certifies that he has complied with the requirements of Section 17-13-0107 of the Zoning Code of the City of Chicago, 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 on the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of the public roads, streets, alleys and other public ways, or a total distance limited to 400 feet. That said written notice was sent by USPS First Class Mail no more than 30 days before filing the application.


That the undersigned certifies that the notice contained the address of the property sought to be rezoned as **171 N. Aberdeen, Chicago, Illinois**; a statement of intended use of said property; the name and address of the Applicant and of the Property Owner; and a statement that the Applicant intends to file an application for a change in zoning on approximately **August 27, 2020**.

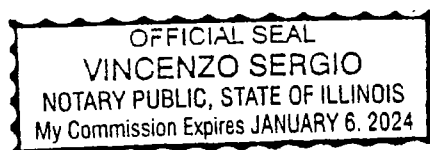
That the Applicant has made a bonafide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Zoning Code of the City of Chicago and that the Applicant certifies that the accompanying list of names and addresses of surrounding property owners within 250 feet is a complete list containing the names and last known addresses of the owners of the property required to be served.

**Law Offices of Samuel V.P. Banks**

By:   
Nicholas J. Ftikas  
*Attorney for Applicant*

Subscribed and Sworn to before me  
this 27th day of AUGUST, 2020.

  
Notary Public



*Via USPS First Class Mail*  
August 27, 2020

**PUBLIC NOTICE**

Dear Sir or Madam:

In accordance with the Amendment to the Chicago Zoning Code enacted by the City Council, Section 17-13-0107-A, please be informed that on or about **August 27, 2020**, I, the undersigned, intend to file an application for a proposed amended to Planned Development No. 1283, on behalf of the Applicant and Property Owner, Aberdeen Developers, LLC, concerning the property located at **171 N. Aberdeen, Chicago, Illinois**.

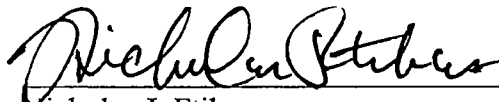
The Applicant is proposing to technical amendment to allow group living and shared housing units, and residential uses not otherwise defined, as additional allowed uses within Sub-Area A of Planned Development No. 1283. No other changes are proposed to Planned Development No. 1283.

The Applicant and Property Owner, Aberdeen Developers, LLC, is located at 806 N. Peoria, Chicago, Illinois 60642.

I am the attorney for the Applicant. I will serve as the contact person for this zoning application. My address is 221 N. LaSalle St., 38<sup>th</sup> Floor, Chicago, Illinois 60601. My telephone number is (312)-782-1983.

Very truly yours,

**Law Offices of Samuel V.P. Banks**



Nicholas J. Ftikas  
*Attorney for the Applicant*

**\*\*\*Please note that the Applicant is NOT seeking to purchase or rezone your property.**

**\*\*\*The Applicant is required by law to send this notice because you own property located within 250 feet of the property subject to the proposed Zoning Amendment.**




**FORM OF AFFIDAVIT**

Chairman, Committee on Zoning  
Room 304 - City Hall  
Chicago, IL 60602

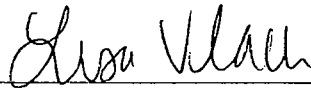
To Whom It May Concern:

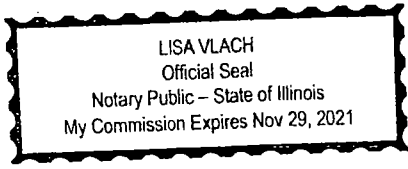
I, Michael Golden, as Manager and on behalf of Aberdeen Developers, LLC, an Illinois limited liability company, understand that the Law Offices of Samuel V.P. Banks has filed a sworn affidavit identifying Aberdeen Developers, LLC, as the Owner holding interest in land subject to the proposed zoning amendment for the property identified as 171 N. Aberdeen, Chicago, IL.

I, Michael Golden, as Manager and on behalf of Aberdeen Developers, LLC, an Illinois limited liability company, being first duly sworn under oath, depose and say that Aberdeen Developers, LLC, holds that interest for itself and no other person, association, or shareholder.

*Michael*   
**Michael Golden** 7/1/2020  
*mb* Aberdeen Developers, LLC Date

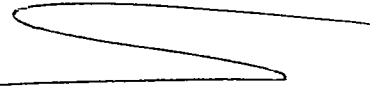
Subscribed and Sworn to before me  
this 1<sup>st</sup> day of July, 2020.

  
\_\_\_\_\_  
Notary Public



To whom it may concern:

I, Michael Golden, as Manager and on behalf of Aberdeen Developers, LLC, an Illinois limited liability company and Owner of property located at 171 N. Aberdeen, Chicago, IL, authorize the Law Offices of Samuel V.P. Banks to file a Zoning Amendment Application with the City of Chicago for that property.



---

Michael Golden  
Aberdeen Developers, LLC

**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:

ABERDEEN DEVELOPERS, LLC

Check ONE of the following three boxes:

Indicate whether the Disclosing Party submitting this EDS is:

1.  the Applicant

OR

2.  a legal entity currently holding, or anticipated to hold within six months after City action on the contract, transaction or other undertaking to which this EDS pertains (referred to below as the "Matter"), a direct or indirect interest in excess of 7.5% in the Applicant. State the Applicant's legal name: \_\_\_\_\_

OR

3.  a legal entity with a direct or indirect right of control of the Applicant (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:

806 N. Peoria St.  
Chicago IL 60642

C. Telephone: 312-782-1983 Fax: 312-782-2433 Email: nick@sambankslaw.com

D. Name of contact person: NICHOLAS FEFKAS - ATTORNEY

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

F. Brief description of the Matter to which this EDS pertains. (Include project number and location of property, if applicable):

TECHNICAL AMENDMENT TO PLANNED DEVELOPMENT NO. 1283.

G. Which City agency or department is requesting this EDS? DPD/CO2

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

Specification # \_\_\_\_\_ and Contract # \_\_\_\_\_

**SECTION II -- DISCLOSURE OF OWNERSHIP INTERESTS**

**A. NATURE OF THE DISCLOSING PARTY**

1. Indicate the nature of the Disclosing Party:

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

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

DELEWARE

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       Organized in Illinois

**B. IF THE DISCLOSING PARTY IS A LEGAL ENTITY:**

1. List below the full names and titles, if applicable, of: (i) all executive officers and all directors of the entity; (ii) for not-for-profit corporations, all members, if any, which are legal entities (if there are no such members, write "no members which are legal entities"); (iii) for trusts, estates or other similar entities, the trustee, executor, administrator, or similarly situated party; (iv) for general or limited partnerships, limited liability companies, limited liability partnerships or joint ventures, each general partner, managing member, manager or any other person or legal entity that directly or indirectly controls the day-to-day management of the Applicant.

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

Name	Title
<u>Michael Golden</u>	<u>Manager</u>

2. Please provide the following information concerning each person or legal entity having a direct or indirect, current or prospective (i.e. within 6 months after City action) beneficial interest (including ownership) in excess of 7.5% of the Applicant. 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:** Each legal entity listed below may be required to submit an EDS on its own behalf.

Name	Business Address	Percentage Interest in the Applicant
Michael Golden	806 N. Peoria	51%
tho wong	Chicago IL 60642	49%

**SECTION III -- INCOME OR COMPENSATION TO, OR OWNERSHIP BY, CITY ELECTED OFFICIALS**

Has the Disclosing Party provided any income or compensation to any City elected official during the 12-month period preceding the date of this EDS? [ ] Yes [X] No

Does the Disclosing Party reasonably expect to provide any income or compensation to any City elected official during the 12-month period following the date of this EDS? [ ] Yes [X] No

If "yes" to either of the above, please identify below the name(s) of such City elected official(s) and describe such income or compensation:

\_\_\_\_\_  
n/a

Does any City elected official or, to the best of the Disclosing Party's knowledge after reasonable inquiry, any City elected official's spouse or domestic partner, have a financial interest (as defined in Chapter 2-156 of the Municipal Code of Chicago ("MCC")) in the Disclosing Party?

[ ] Yes [X] No

If "yes," please identify below the name(s) of such City elected official(s) and/or spouse(s)/domestic partner(s) and describe the financial interest(s).

\_\_\_\_\_  
n/a

**SECTION IV -- DISCLOSURE OF SUBCONTRACTORS AND OTHER RETAINED PARTIES**

The Disclosing Party must disclose the name and business address of each subcontractor, attorney, lobbyist (as defined in MCC Chapter 2-156), 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. If the Disclosing Party is uncertain whether a disclosure is required under this Section, the Disclosing Party must either ask the City whether disclosure is required or make the disclosure.

Name (indicate whether retained or anticipated to be retained)	Business Address	Relationship to Disclosing Party (subcontractor, attorney, lobbyist, etc.)	Fees (indicate whether paid or estimated.) NOTE: "hourly rate" or "t.b.d." is not an acceptable response.
--	------------------	--	---

LAW OFFICES of SAM BANKS  
221 N. LaSalle 38<sup>th</sup> FL      ATTORNEY      EST. \$12,500.  
Chicago IL 60601

(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 MCC 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. [This paragraph 1 applies only if the Matter is a contract being handled by the City's Department of Procurement Services.] In the 5-year period preceding the date of this EDS, neither the Disclosing Party nor any Affiliated Entity [see definition in (5) below] has engaged, in connection with the performance of any public contract, the services of an integrity monitor, independent private sector inspector general, or integrity compliance consultant (i.e., an individual or entity with legal, auditing, investigative, or other similar skills, designated by a public agency to help the agency monitor the activity of specified agency vendors as well as help the vendors reform their business practices so they can be considered for agency contracts in the future, or continue with a contract in progress).

2. The Disclosing Party and its Affiliated Entities are not delinquent in the payment of any fine, fee, tax or other source of indebtedness owed to the City of Chicago, including, but not limited to, water and sewer charges, license fees, parking tickets, property taxes and sales taxes, nor is the Disclosing Party delinquent in the payment of any tax administered by the Illinois Department of Revenue.

3. 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, during the 5 years before 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 subparagraph (b) above;
- d. have not, during the 5 years before the date of this EDS, had one or more public transactions (federal, state or local) terminated for cause or default; and
- e. have not, during the 5 years before 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.

4. The Disclosing Party understands and shall comply with the applicable requirements of MCC Chapters 2-56 (Inspector General) and 2-156 (Governmental Ethics).

5. Certifications (5), (6) and (7) 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 5 years before the date of this EDS, or, with respect to a Contractor, an Affiliated Entity, or an Affiliated Entity of a Contractor during the 5 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 subparagraph (a) or (b) above that is a matter of record, but have not been prosecuted for such conduct; or
- d. violated the provisions referenced in MCC Subsection 2-92-320(a)(4)(Contracts Requiring a Base Wage); (a)(5)(Debarment Regulations); or (a)(6)(Minimum Wage Ordinance).

6. Neither the Disclosing Party, nor any 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.

7. Neither the Disclosing Party nor any Affiliated Entity is listed on a Sanctions List maintained by the United States Department of Commerce, State, or Treasury, or any successor federal agency.

8. [FOR APPLICANT ONLY] (i) Neither the Applicant nor any "controlling person" [see MCC Chapter 1-23, Article I for applicability and defined terms] of the Applicant 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 MCC Chapter 1-23, Article I applies to the Applicant, that Article's permanent compliance timeframe supersedes 5-year compliance timeframes in this Section V.

9. [FOR APPLICANT ONLY] The Applicant and its Affiliated Entities will not use, nor permit their subcontractors to use, any facility listed as having an active exclusion by the U.S. EPA on the federal System for Award Management ("SAM").

10. [FOR APPLICANT ONLY] The Applicant 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 Certifications (2) and (9) 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 Applicant has reason to believe has not provided or cannot provide truthful certifications.

11. 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:

N/A

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.

12. 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 date of this EDS, an employee, or elected or appointed official, of the City of Chicago (if none, indicate with "N/A" or "none").

N/A

13. 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 \$25 per recipient, or (iii) a political contribution otherwise duly reported as required by law (if none, indicate with "N/A" or "none"). As to any gift listed below, please also list the name of the City recipient.

N/A

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 MCC Section 2-32-455(b).

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 MCC Chapter 2-32. We further pledge that none of our affiliates is, and none of them will become, a predatory lender as defined in MCC Chapter 2-32. 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 MCC Section 2-32-455(b)) is a predatory lender within the meaning of MCC Chapter 2-32, explain here (attach additional pages if necessary):

N/A

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 FINANCIAL INTEREST IN CITY BUSINESS

Any words or terms defined in MCC Chapter 2-156 have the same meanings if used in this Part D.

1. In accordance with MCC Section 2-156-110: To the best of the Disclosing Party's knowledge after reasonable inquiry, 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

[X] 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), skip Items D(2) and D(3) and 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

[X] No

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

Name	Business Address	Nature of Financial Interest
N/A		

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 (2). Failure to comply with these disclosure requirements may make any contract entered into with the City in connection with the Matter voidable by the City.

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ N/A

**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, as amended, who have made lobbying contacts on behalf of the Disclosing Party with respect to the Matter: (Add sheets if necessary):

\_\_\_\_\_  
\_\_\_\_\_ N/A

(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, as amended, 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," as that term is defined in the Lobbying Disclosure Act of 1995, as amended.

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. *N/A*

Is the Disclosing Party the Applicant?  
 Yes                       No

If "Yes," answer the three questions below:

- 1. Have you developed and do you have on file affirmative action programs pursuant to applicable federal regulations? (See 41 CFR Part 60-2.)  
 Yes                       No
- 2. Have you filed with the Joint Reporting Committee, the Director of the Office of Federal Contract Compliance Programs, or the Equal Employment Opportunity Commission all reports due under the applicable filing requirements?  
 Yes                       No               Reports not required
- 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:  
\_\_\_\_\_  
\_\_\_\_\_ *N/A*

## SECTION VII -- FURTHER ACKNOWLEDGMENTS AND CERTIFICATION

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 Ordinance, MCC Chapter 2-156, imposes certain duties and obligations on persons or entities seeking City contracts, work, business, or transactions. The full text of this ordinance and a training program is available on line at [www.cityofchicago.org/Ethics](http://www.cityofchicago.org/Ethics), and may also be obtained from the City's Board of Ethics, 740 N. Sedgwick St., Suite 500, Chicago, IL 60610, (312) 744-9660. The Disclosing Party must comply fully with this ordinance.

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 City transactions. 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 in, and appended to, this EDS may be made publicly available 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 MCC Chapter 1-23, Article I (imposing **PERMANENT INELIGIBILITY** for certain specified offenses), the information provided herein regarding eligibility must be kept current for a longer period, as required by MCC Chapter 1-23 and Section 2-154-020.

**CERTIFICATION**

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

Michael Golden For ABERDEEN DEVELOPERS, LLC  
(Print or type exact legal name of Disclosing Party)

By: \_\_\_\_\_  
(Sign here)

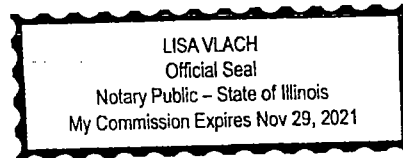
Michael Golden  
(Print or type name of person signing)

MANAGER  
(Print or type title of person signing)

Signed and sworn to before me on (date) July 1, 2020,

at COOK County, Illinois (state).

Lisa Vlach  
Notary Public



Commission expires: NOV. 29, 2021

**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%. It is not to be completed by any legal entity which has only an indirect ownership interest in the Applicant.**

Under MCC 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% ownership interest in the Disclosing Party. "Principal officers" means the president, chief operating officer, executive director, chief financial officer, treasurer or secretary of a legal entity or any person exercising similar authority.

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

Yes

No

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

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N/A

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

**BUILDING CODE SCOFFLAW/PROBLEM LANDLORD CERTIFICATION**

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

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

Yes

No

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

Yes

No

The Applicant is not publicly traded on any exchange.

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

N/A

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

**PROHIBITION ON WAGE & SALARY HISTORY SCREENING - CERTIFICATION**

This Appendix is to be completed only by an Applicant that is completing this EDS as a “contractor” as defined in MCC Section 2-92-385. That section, which should be consulted ([www.amlegal.com](http://www.amlegal.com)), generally covers a party to any agreement pursuant to which they: (i) receive City of Chicago funds in consideration for services, work or goods provided (including for legal or other professional services), or (ii) pay the City money for a license, grant or concession allowing them to conduct a business on City premises.

On behalf of an Applicant that is a contractor pursuant to MCC Section 2-92-385, I hereby certify that the Applicant is in compliance with MCC Section 2-92-385(b)(1) and (2), which prohibit: (i) screening job applicants based on their wage or salary history, or (ii) seeking job applicants’ wage or salary history from current or former employers. I also certify that the Applicant has adopted a policy that includes those prohibitions.

Yes

No

N/A – I am not an Applicant that is a “contractor” as defined in MCC Section 2-92-385.

This certification shall serve as the affidavit required by MCC Section 2-92-385(c)(1).

If you checked “no” to the above, please explain.

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N/A

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