



City of Chicago



O2017-3198

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 4/19/2017

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 6-E and 6-F at 1-23 W Cermak Rd, 2210-2458 S State St, 2401-2459 S Dearborn St, 2301-2359 S Federal St, 2301-2309 S State St, 1-9 E 23rd St, 1-53 W 23rd St, 2-24 W 23rd St and 34-54 W 24th St - App No. 19186

Committee(s) Assignment: Committee on Zoning, Landmarks and Building Standards

19186
INTRO DATE:
APRIL 19, 2017

ORDINANCE

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the C2-3 Motor Vehicle-Related Commercial District, RM5 Residential Multi-Unit District, DX-3 Downtown Mixed-Use District, and M1-3 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 6-E and 6-F in the area bounded by

West Cermak Road; South State Street; East 23rd Street; the alley next east of and parallel to South State Street; a line 100 feet south of and parallel to East 23rd Street; South State Street; West 25th Street; South Dearborn Street; West 24th Street; South Federal Street; West 23rd Street; and the center line of vacated South Dearborn Street,

to those of a DX-3 Downtown Mixed-Use District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the DX-3 Downtown Mixed-Use District symbols and indications as shown on Map No. 6-E and 6-F in the area bounded by

West Cermak Road; South State Street; East 23rd Street; the alley next east of and parallel to South State Street; a line 100 feet south of and parallel to East 23rd Street; South State Street; West 25th Street; South Dearborn Street; West 24th Street; South Federal Street; West 23rd Street; and the center line of vacated South Dearborn Street,

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

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

Common Address of Property: 1-23 West Cermak Road; 2210-2458 South State Street; 2401-2459 South Dearborn Street; 2301-2359 South Federal Street; 2301-2309 South State Street; 1-9 East 23rd Street; 1-53 West 23rd Street; 2-24 West 23rd Street; 34-54 West 24th Street

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NUMBER ____

**PLAN OF DEVELOPMENT
STATEMENTS**

1. The area delineated herein as Residential-Business Planned Development Number ____, (the "Planned Development") consists of approximately 573,641 square feet of net site area (after right-of-way adjustments contemplated herein) which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). Ickes Master Developer JV LLC is the "Applicant" for this Planned Development pursuant to authorization from the owners of the Property, the Chicago Housing Authority, the City of Chicago and the Board of Education of Chicago. This Planned Development is divided into subareas (each a "Subarea" and, collectively, the "Subareas") and subparcels as indicated on the attached Sub Area Map.
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 lessees. 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 lessees. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance (the "Zoning Ordinance"), the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance. The Subareas and subparcels designated under this PD shall be deemed specifically delineated subareas and subparcels for purposes of Section 17-8-0400 of the Zoning Ordinance, provided, however, that for so long as the Applicant, or any affiliate thereof, owns or controls any part of the Property, any application to the City for any such changes or modifications (administrative, legislative or otherwise) must in all cases be authorized by the Applicant (or Applicant's successor, assignee or grantee to such master developer ownership interest) or such affiliate. The developer making application shall have the burden of establishing to the reasonable satisfaction of the Department of Planning and Development (the "Department") that the Applicant's consent has been obtained or irrevocably waived.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assigns, 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 ("CDOT") on behalf of the

Applicant: Ickes Master Developer JV LLC
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Introduction: April 19, 2017

Plan Commission: TBD

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Applicant or its successors, assigns or grantees. Proposed right of way adjustments are shown in the attached Right of Way Adjustment Map, including the proposed dedication of approximately 72,944 square feet of new right of way, and the proposed vacation of approximately 1,155 square feet of existing right of way. To the extent the Applicant proposes to vacate existing right of way and CDOT determines that compensation is payable to the City by the Applicant for existing right of way, the Applicant shall receive credit on a square footage basis for all right of way to be dedicated in determining such compensation.

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

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

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

4. This plan of development consists of these seventeen (17) Statements; a Bulk Regulations and Data Table; and the following exhibits and plans attached hereto prepared by Gensler, Antunovich Architects, Brook Architecture, Nia Architects, Terry Guen Design Associates and Worn Jerabek Wiltse Architects and dated April 19, 2017 (the "Plans"):

- (a) Existing Zoning Map
- (b) Proposed Zoning Map
- (c) Existing Land-Use Map
- (d) Planned Development Boundary and Property Line Map
- (e) Subarea Map
- (f) Generalized Land Use Plan
- (g) Right-of-Way Adjustment Plan
- (h) Open Space Plan
- (i) Illustrative Site Plan
- (j) Overall Landscape Plan
- (k) Master Site Plan / Phasing
- (l) Sub Area B & D – Phase 1 Site Plan
- (m) Sub Area B & D – Phase 1 Generalized Land Use Plan
- (n) Sub Area B & D – Phase 1 Open Space Plan
- (o) Sub Area B& D – Phase 1 Dimensioned Development Blocks

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Introduction: April 19, 2017

Plan Commission: TBD

EAST\137162279.8

- (p) Sub Area B & D – Phase 1 Landscape Plan
- (q) Sub Area B & D – Phase 1 Green Roof Plan
- (r) Sub Area B – Phase 1 Subparcel B3 Elevations (East and North)
- (s) Sub Area B – Phase 1 Subparcel B3 Elevations (West and South)
- (t) Sub Area B – Phase 1 Subparcel B4 Elevations (North and East)
- (u) Sub Area B – Phase 1 Subparcel B4 Elevations (West and South)
- (v) Sub Area B – Phase 1 Subparcel B1 6-Flat Elevations (West and North)
- (w) Sub Area B – Phase 1 Subparcel B1 6-Flat Elevations (East and South)
- (x) Sub Area B – Phase 1 Subparcel B2 6-Flat Elevations (West and South)
- (y) Sub Area B – Phase 1 Subparcel B2 6-Flat Elevations (East and North)
- (z) Sub Area B – Phase 1 Subparcels B1 and B2 Duplex Elevations (East and West)
- (aa) Sub Area B – Phase 1 Subparcels B1 and B2 4-Bedroom Elevations (West and East)
- (bb) Sub Area B – Phase 1 Subparcels B2 and B3 Elevations (West and North)
- (cc) Sub Area B – Phase 1 Subparcels B2 and B3 Elevations (East)
- (dd) Sub Area D – Phase 1 Block D1 West Elevation
- (ee) Sub Area D – Phase 1 Block D1 North Elevation
- (ff) Sub Area D – Phase 1 Block D1 South Elevation
- (gg) Sub Area D – Phase 1 Block D1 East Elevation

Where applicable, full-sized copies of the Plans are on file with the Department. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.

5. The following uses shall be permitted within the area delineated herein as a Residential-Business Planned Development:

Sub-Area A (all subparcels):

Residential: Detached house; Multi-Unit (on and above ground floor); Townhouse; Two-Flat; Elderly Housing.

Public and Civic: Colleges and Universities; Parks and Recreation; Community Centers, Recreation Buildings and Similar Assembly Use; Cultural Exhibits and Libraries; School; Day Care.

Commercial: Animal Services; Artist Work or Sales Space; Business Support Services; Urban Farm, outdoor operation; Eating and Drinking Establishments; Entertainment and

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Introduction: April 19, 2017

Plan Commission: TBD

Spectator Sports (including Indoor Special Event including incidental liquor sales, but excluding Inter-Track Wagering Facility); Food and Beverage Retail Sales (including, without limitation, accessory liquor sales and wine stores but excluding liquor stores); Medical Service; Office; Personal Service; Retail Sales, General; Consumer Repair or Laundry Service (laundry/dry-cleaning drop-off station only, no on-site dry-cleaning); Participant Sports and Recreation, indoor (including, without limitation, Children's Play Center); Artisan Manufacturing Production and Industrial Services, including without limitation distilleries, breweries and roasteries; Co-located Wireless Communication Facilities.

Accessory uses; accessory and non-accessory parking.

Sub-Area B-1:

Residential: Detached house; Multi-Unit (on and above ground floor); Townhouse; Two-Flat; Elderly Housing.

Public and Civic: Parks and Recreation; passive and active outdoor open space and/or plazas, including programmed activities and events such as yoga sessions, farmer's markets, food truck corral, and cultural and artistic demonstrations, performances and exhibits.

Accessory uses; accessory and non-accessory parking.

Sub-Area B-2:

Residential: Detached house; Multi-Unit (on and above ground floor); Townhouse; Two-Flat; Elderly Housing.

Public and Civic: Parks and Recreation; passive and active outdoor open space and/or plazas, including programmed activities and events such as yoga sessions, farmer's markets, food truck corral, and cultural and artistic demonstrations, performances and exhibits.

Accessory uses; accessory and non-accessory parking.

Sub-Area B-3:

Residential: Multi-Unit (on and above ground floor); Elderly Housing.

Public and Civic: Parks and Recreation; passive and active outdoor open space and/or plazas, including programmed activities and events such as yoga sessions, farmer's markets, food truck corral, and cultural and artistic demonstrations, performances and

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Introduction: April 19, 2017

Plan Commission: TBD

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exhibits; Colleges and Universities; Community Centers, Recreation Buildings and Similar Assembly Use; Cultural Exhibits and Libraries; School; Day Care.

Commercial: Animal Services; Artist Work or Sales Space; Business Support Services; Urban Farm, outdoor operation; Eating and Drinking Establishments; Entertainment and Spectator Sports (including Indoor Special Event including incidental liquor sales, but excluding Inter-Track Wagering Facility); Food and Beverage Retail Sales (including, without limitation, accessory liquor sales and wine stores but excluding liquor stores); Medical Service; Office; Personal Service; Retail Sales, General; Consumer Repair or Laundry Service (laundry/dry-cleaning drop-off station only, no on-site dry-cleaning); Participant Sports and Recreation, indoor (including, without limitation, Children's Play Center); Artisan Manufacturing Production and Industrial Services, including without limitation distilleries, breweries and roasteries; Co-located Wireless Communication Facilities.

Accessory uses; accessory and non-accessory parking.

Sub-Area B-4:

Residential: Multi-Unit (on and above ground floor); Elderly Housing.

Public and Civic: Parks and Recreation; passive and active outdoor open space and/or plazas, including programmed activities and events such as yoga sessions, farmer's markets, food truck corral, and cultural and artistic demonstrations, performances and exhibits; Colleges and Universities; Community Centers, Recreation Buildings and Similar Assembly Use; Cultural Exhibits and Libraries; School; Day Care.

Commercial: Animal Services; Artist Work or Sales Space; Business Support Services; Urban Farm, outdoor operation; Eating and Drinking Establishments; Entertainment and Spectator Sports (including Indoor Special Event including incidental liquor sales, but excluding Inter-Track Wagering Facility); Food and Beverage Retail Sales (including, without limitation, accessory liquor sales and wine stores but excluding liquor stores); Medical Service; Office; Personal Service; Retail Sales, General; Consumer Repair or Laundry Service (laundry/dry-cleaning drop-off station only, no on-site dry-cleaning); Participant Sports and Recreation, indoor (including, without limitation, Children's Play Center); Artisan Manufacturing Production and Industrial Services, including without limitation distilleries, breweries and roasteries; Co-located Wireless Communication Facilities.

Accessory uses; accessory and non-accessory parking.

Sub-Area B-5:

Applicant: Ickes Master Developer JV LLC
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Introduction: April 19, 2017

Plan Commission: TBD

EAST137162279.8

Residential: Detached house; Multi-Unit (on and above ground floor); Townhouse; Two-Flat; Elderly Housing.

Public and Civic: Parks and Recreation; passive and active outdoor open space and/or plazas, including programmed activities and events such as yoga sessions, farmer's markets, food truck corral, and cultural and artistic demonstrations, performances and exhibits.

Accessory uses; accessory parking.

Sub-Area B-6:

Residential: Detached house; Multi-Unit (on and above ground floor); Townhouse; Two-Flat; Elderly Housing.

Public and Civic: Parks and Recreation; passive and active outdoor open space and/or plazas, including programmed activities and events such as yoga sessions, farmer's markets, food truck corral, and cultural and artistic demonstrations, performances and exhibits.

Accessory uses; accessory and non-accessory parking.

Sub-Area C (all subparcels):

Residential: Detached house; Multi-Unit (on and above ground floor); Townhouse; Two-Flat; Elderly Housing.

Public and Civic: Parks and Recreation, including private open space; Colleges and Universities; Community Centers, Recreation Buildings and Similar Assembly Use; Cultural Exhibits and Libraries; School; Day Care.

Commercial: Animal Services; Artist Work or Sales Space; Business Support Services; Urban Farm, outdoor operation; Eating and Drinking Establishments; Entertainment and Spectator Sports (including Indoor Special Event including incidental liquor sales, but excluding Inter-Track Wagering Facility); Food and Beverage Retail Sales (including, without limitation, accessory liquor sales and wine stores but excluding liquor stores); Medical Service; Office; Personal Service; Retail Sales, General; Consumer Repair or Laundry Service (laundry/dry-cleaning drop-off station only, no on-site dry-cleaning); Participant Sports and Recreation, indoor (including, without limitation, Children's Play Center); Artisan Manufacturing Production and Industrial Services, including without limitation distilleries, breweries and roasteries; Co-located Wireless Communication Facilities.

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Introduction: April 19, 2017

Plan Commission: TBD

EAST\137162279.8

Accessory uses; accessory and non-accessory parking.

Sub-Area D:

Residential: Multi-Unit (on and above ground floor); Elderly Housing.

Public and Civic: Parks and Recreation; Colleges and Universities; Community Centers, Recreation Buildings and Similar Assembly Use; Cultural Exhibits and Libraries; School; Day Care.

Commercial: Animal Services; Artist Work or Sales Space; Business Support Services; Urban Farm, outdoor operation; Eating and Drinking Establishments; Entertainment and Spectator Sports (including Indoor Special Event including incidental liquor sales, but excluding Inter-Track Wagering Facility); Food and Beverage Retail Sales (including, without limitation, accessory liquor sales and wine stores but excluding liquor stores); Medical Service; Office; Personal Service; Retail Sales, General; Consumer Repair or Laundry Service (laundry/dry-cleaning drop-off station only, no on-site dry-cleaning); Participant Sports and Recreation, indoor (including, without limitation, Children's Play Center); Artisan Manufacturing Production and Industrial Services, including without limitation distilleries, breweries and roasteries; Co-located Wireless Communication Facilities.

Accessory uses; accessory and non-accessory parking.

Sub-Area E:

All permitted and accessory uses in the POS-2 Parks and Open Space District, including without limitation Parks and Recreation.

6. On-premises 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. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted Floor Area Ratio identified in the Bulk Regulations Table has been determined using a Net Site Area of 573,641 square feet and a base FAR of 3.0.

Applicant: Ickes Master Developer JV LLC

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Introduction: April 19, 2017

Plan Commission: TBD

9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. Prior to the Part II Approval (per Section 17-13-0610 of the Zoning Ordinance) for construction of new buildings, site plan approval by the Department and site plan review by the Chicago Plan Commission shall be required in accordance with this Statement 11, excluding the projects depicted in Subarea B-1, Subarea B-2, Subarea B-3, Subarea B-4, Subarea B-5, and Subarea B-6 which are being approved as part of this Planned Development.

The Applicant shall submit a site plan, landscape plan, building elevations and a site data table for the building(s) and sub-area(s) in question for review by the Department (collectively, "Site Plans"). The site data table shall contain the following data for the proposed building(s) as compared to the parameters for the applicable sub-area(s) as set forth in the Bulk Regulations and Data Table: -

- (a) Gross Site Area;
- (b) Net Site Area;
- (c) FAR floor area of each proposed building;
- (d) Maximum building height;
- (e) Number of dwelling units;
- (f) Number of parking spaces; and
- (g) Other data as may be required by the Department to demonstrate compliance with this Planned Development.

If, after review, the Commissioner determines that the Site Plans are not in substantial compliance with the Planned Development, then the Commissioner shall advise the Applicant in writing of the ways in which the Site Plans do not so comply, and the Applicant shall be given the opportunity to submit revised site Plans. If, after review, the Commissioner determines that the Site Plans are in substantial compliance with the Planned Development, such Site Plans may, at the discretion of the Commissioner, be presented to the Chicago Plan Commission at a public meeting (for which placement on a Chicago Plan Commission Agenda shall be required, but for which publication, posting, and written notice pursuant to Sections 17-13-0107-A, -B, and -C of the Chicago Zoning Ordinance shall not be required) but shall not require review or approval by the City

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Introduction: April 19, 2017

Plan Commission: TBD

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Council. Following the Chicago Plan Commission review, if applicable, the Zoning Administrator shall issue written approval of the applicable Site Plans. Following such approval, the approved Site Plans shall be made part of the main file and shall be deemed to be an integral part of this Planned Development.

Review and approval of Site Plans is intended to assure that specific development components substantially conform with the Planned Development and to assist the City in monitoring ongoing development. Site plan approval submittals need only include that portion of the Property for which approval is being sought by the Applicant. After approval of a site plan, changes or modifications may be made pursuant to the provisions of Statement 13. In the event of any inconsistency between approved plans and the terms of the Planned Development, the terms of the Planned Development shall govern.

12. 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 13-32-125 of the Municipal Code, or any other provision of that Code.
13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors, subject to the Applicant's consent requirement as master developer set forth in Statement 2 above. Modifications to the boundaries of subareas and subparcels designated under this PD and the reallocation of development rights among subareas and subparcels would constitute a minor change pursuant to Section 17-13-0611-A, provided the minor change criteria are not exceeded on an aggregate basis over all subareas.
14. 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.
15. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all new buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The improvements depicted in Subarea B and Subarea D will provide the following sustainable features: (i) the Applicant will use commercially reasonable efforts to achieve Energy Star or Green Globes certification for the residential buildings to be located in subparcels B1, B2, B5

Applicant: Ickes Master Developer JV LLC
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Introduction: April 19, 2017

Plan Commission: TBD

EAST\137162279.8

and B6; and (ii) the mixed-use buildings to be located in subparcels B3, B4 and D will achieve LEED certification. In addition, the Applicant intends to provide a green roof equating to 50% of the net roof area of the buildings located in Subarea B, consisting of approximately 16,935 square feet of green roof, to be located in subparcels B3 and B4, and a green roof covering 50% of the net roof area of the building located in Subarea D, estimated to consist of approximately 1,500 square feet. The buildings in Subarea A and Subarea C will provide sustainable features consistent with the features provided for the various building types in Subarea B. For example, the high-rise mixed-use building in Subarea A will achieve Energy Star or LEED certification.

16. The Applicant acknowledges and agrees that the rezoning of the Property from the C2-3 Motor Vehicle-Related District, the RM-5 Residential Multi-Unit District, and the M1-3 Limited Manufacturing/Business Park District to the DX-3 Downtown Mixed-Use District, and then to this Planned Development, triggers the requirements of Section 2-45-115 of the Municipal Code (the “Affordable Requirements Ordinance” or “ARO”). Any developer of a “residential housing project” within the meaning of the ARO must: (i) set aside 10% of the housing units in the residential housing project (the “Required Units”) as affordable units, or provide the Required Units in an approved off-site location; (ii) pay a fee in lieu of the development of the Required Units; or (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25% of the Required Units on-site or, with the Commissioner’s approval, off-site. The Property is located in a “downtown district” within the meaning of the ARO, and the project is expected to include up to 972 units. If developed to include 972 units, the Applicant’s affordable housing obligation is 97 affordable units (10% of 972). The Applicant intends to develop the Property in phases as a mixed-income development, including a mix of rental and for-sale product, at a variety of affordability levels, including market-rate, units affordable to households earning no more than 100% Area Median Income (“AMI”), 80% AMI, and 60% AMI, and public housing units pursuant to an agreement with the Chicago Housing Authority, The Applicant will satisfy the affordable housing obligation under this Planned Development by providing at least 97 affordable units (or such lesser amount as may be required depending on the number of dwelling units constructed) in the rental or for-sale buildings to be constructed in the Planned Development and/or entering into an agreement with the Chicago Housing Authority (CHA) to provide affordable units in the Planned Development. The Applicant agrees that affordable rental units designated to satisfy the affordable housing obligation under this Planned Development must be affordable to households earning no more than 60% of AMI, and any affordable for-sale units designated to satisfy this obligation must be affordable to households earning no more than 100% of AMI. If the Applicant subsequently reduces (or increases) the number of housing units in the Planned Development, the Applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development (“DPD”) for review and approval,

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Introduction: April 19, 2017

Plan Commission: TBD

EAST\137162279.8

and DPD may adjust the number of required Affordable Units 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(s) will be recorded against the Planned Development, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DPD may enforce remedies for any breach of this Statement 16, 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.

Notwithstanding the foregoing, if the Applicant receives Low-Income Housing Tax Credits, tax increment financing or other financial assistance whose affordability requirements exceed those of the Affordable Housing Ordinance from the City to develop affordable housing in any portion of the Planned Development, the regulatory, redevelopment, loan or other agreement(s) to be executed by the City and the Applicant in connection with such tax credits or other financial assistance shall govern and control the Applicant's obligation to provide affordable housing for such subsidized portion of the Planned Development.

17. Construction of the improvements contemplated by this Planned Development may be completed in phases over a period of years. In accordance Section 17-13-0612 of the Chicago Zoning Ordinance, it is acknowledged that commencement and completion of certain phases may exceed the periods set forth in Section 17-13-0612 of the Chicago Zoning Ordinance. Unless construction of the project depicted in Subarea B has commenced within six years following adoption of this Planned Development (subject to extension for one additional year as set forth in Section 17-13-0612 of the Chicago Zoning Ordinance), then this Planned Development shall expire, and the zoning of the Property shall automatically revert to the DX-3 Downtown Mixed-Use District.

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Introduction: April 19, 2017

Plan Commission: TBD

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**CHICAGO HOUSING
AUTHORITY**

December 2, 2016

To Whom It May Concern:

ZONING LETTER OF AUTHORIZATION FOR HAROLD ICKES HOMES

John T. Hooker
Chairperson

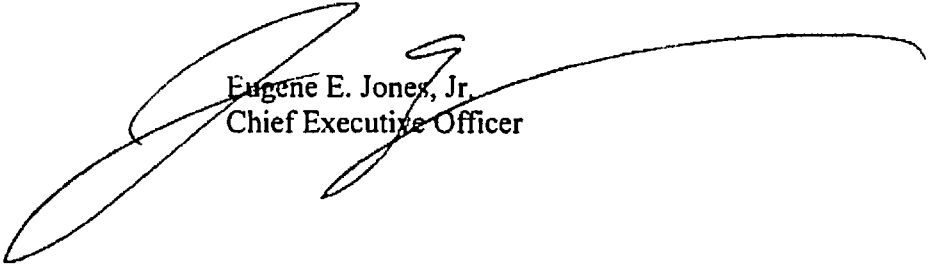
Matthew Brewer
Craig Chico
Mark Cozzi
Dr. Mildred Harris
Meghan Harte
John G. Markowski
Francine Washington
Board of Commissioners

Eugene Jones, Jr.
Chief Executive Officer

The Chicago Housing Authority ("CHA") is the owner of certain real property consisting of approximately 11.30 acres bounded by 22nd Street on the north, State Street on the east, 25th Street on the south and Dearborn Street on the west, in Chicago, Illinois, known as Harold Ickes Homes ("Ickes"). CHA intends to redevelopment Ickes into a mixed use residential and commercial project. CHA has procured Ickes Master Developer JV LLC, a Delaware limited liability company ("IMD"), to be the Developer.

CHA hereby authorizes IMD and its attorneys, DLA Piper LLP (US) to file such applications and take such other actions as may be necessary to cause Ickes to be rezoned under the Chicago Zoning Ordinance from its present zoning district to a zoning designation, including without limitation, a planned development for the purposes of developing Ickes into a mixed-use development, including residential units, retail and commercial space, parking, accessory and other uses.

Sincerely,


Eugene E. Jones, Jr.
Chief Executive Officer

Chicago Housing Authority
60 E. Van Buren
12th Floor
Chicago, IL 60605

o 312-742-8500

www.thecha.org

LETTER OF AUTHORIZATION

The undersigned, being the owner of certain real property generally bounded by West 23rd Street on the north, South Dearborn Street on the east, West 24th Street on the south, and South Federal Street on the west, located in Chicago, Illinois (the "Property"), hereby authorizes Ickes Master Developer JV LLC, a Delaware limited liability company, and its attorneys, DLA Piper LLP (US), to file such applications and take such other actions as may be necessary, convenient or desirable to cause the Property to be rezoned under the Chicago Zoning Ordinance from its present zoning district to a zoning designation, including without limitation a planned development, as may be necessary or desirable for purposes of including the Property with other nearby property in a mixed-use development include residential units and retail and commercial space, parking, accessory and other uses.

IN WITNESS WHEREOF, the undersigned has executed this Letter of Authorization as of this 30th day of November, 2016.

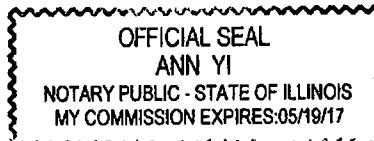
OWNER:

BOARD OF EDUCATION OF THE CITY OF CHICAGO, a body politic and corporate

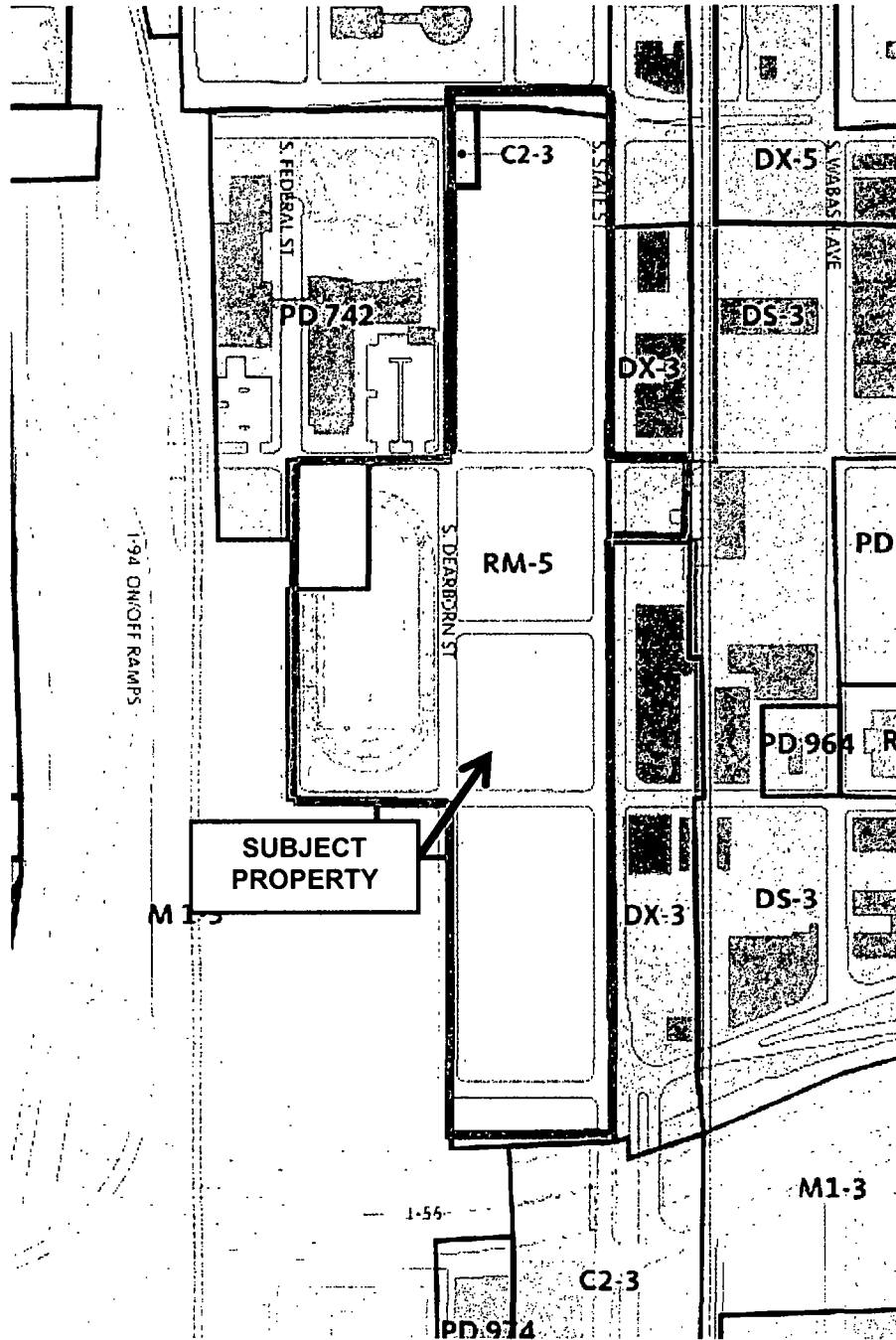
By: Mary Fitzsimmons DeRuntz
Name: Mary Fitzsimmons DeRuntz
Title: Chief of Capital Improvement

Subscribed to and Sworn
before me this 30th day
of November, 2016

[Signature]
NOTARY PUBLIC



MAP



PINS

17-27-108-001 through -003, 17-28-207-012, -33 through -35, 17-28-217-033 through -036, 17-28-218-028 through -030, 17-28-227-001 through -005, -008, -009, 17-28-237-001, -003 through -010.

TOTAL SITE

| RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT NO. Xx (AS AMENDED) BULK REGULATIONS AND DATA TABLE - | | | | | | |
|--|---|---|--|------------|---------------------------|--------------|
| | Sub Area A | Sub Area B | Sub Area C | Sub Area D | Sub Area E | Sum of Parts |
| Net Site Area | 134,189 | 133,772 | 146,797 | 8,631 | 150,251 | 573,639 |
| Gross Site Area (Net Site Area + Area Remaining in Public Right of Way) | 220,881 | 206,624 | 221,886 | 18,834 | 200,641 | 868,865 |
| Area of Public R.O.W. (Right of Way) | 86,692 | 72,852 | 75,090 | 10,203 | 50,389 | 295,226 |
| Allowable Floor Area Ratio: Overall | 4.78 | 2.71 | 2.48 | 9.85 | 0.00 | 2.53 |
| Total to be used to calculate FAR | 640,928 | 363,000 | 364,278 | 85,000 | 0 | 1,453,206 |
| Allowable Number of Residential Units | 436 | 282 | 176 | 78 | 0 | 972 |
| Maximum Allowable | 74.6% | 52.3% | 56.6% | 62.7% | 0.0% | 45.1% |
| Site Coverage | 100,142 | 69,994 | 83,150 | 5,414 | 0 | 258,700 |
| Minimum Required Number of Accessory Off Street Parking Spaces | 136 | 81 | 53 | 0 | 0 | 270 |
| Minimum Required Number of Accessory Off Street Loading Spaces | - | - | - | - | - | - |
| Minimum Building Setbacks (Periphery) | 0' retail/mixed use bldgs 5' - residential | 0' retail/mixed use bldgs 5' - residential | On State: 0' residential/retail/mixed use bldgs On Dearborn: 5' - residential | | 0' retail/mixed use bldgs | - |
| Maximum Building Height | 310'-0" | 105'-0" | 90'-0" | | 155'-0" | 0 |
| Proposed Number of Bicycle Racks | TBD | TBD | TBD | | TBD | TBD |

PHASE 1 - SUB AREA B & D

| RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT NO. Xx (AS AMENDED) BULK REGULATIONS AND DATA TABLE - | | | | | | | | |
|--|---------------------------|------------------|---------------------------|---------------------------|------------------|------------------|---------------------------|--------------|
| | PHASE 1 - SUB AREAS B & D | | | | | | | Sum of Parts |
| | Sub Area B-1 | Sub Area B-2 | Sub Area B-3 | Sub Area B-4 | Sub Area B-5 | Sub Area B-6 | Sub Area D | |
| Net Site Area | 16,073 | 15,548 | 35,265 | 35,104 | 15,351 | 16,431 | 8,631 | 142,402 |
| Gross Site Area (Net Site Area + Area Remaining in Public Right of Way) | 24,478 | 21,814 | 57,874 | 56,860 | 21,558 | 24,040 | 18,834 | 225,458 |
| Area of Public Right of Way | 8,405 | 6,266 | 22,609 | 21,756 | 6,207 | 7,609 | 10,203 | 83,055 |
| Allowable Floor Area Ratio: Overall | 1.65 | 1.70 | 3.40 | 3.42 | 2.28 | 2.13 | 9.85 | 3.15 |
| Total to be used to calculate FAR | 26,500 | 26,500 | 120,000 | 120,000 | 35,000 | 35,000 | 85,000 | 448,000 |
| Allowable Number of Residential Units | 17 | 17 | 114 | 114 | 10 | 10 | 78 | 360 |
| Maximum Allowable | 50.0% | 51.6% | 66.7% | 67.0% | 48.6% | 45.4% | 62.7% | 53.0% |
| Site Coverage | 8,029 | 8,022 | 23,521 | 23,521 | 7,465 | 7,465 | 5,414 | 75,408 |
| Minimum Required Number of Accessory Off Street Parking Spaces | 5 | 5 | 30 | 31 | 5 | 5 | 0 | 81 |
| Minimum Required Number of Accessory Off Street Loading Spaces | - | - | - | - | - | - | - | - |
| Minimum Building Setbacks (Periphery) | 5' - residential | 5' - residential | 0' retail/mixed use bldgs | 0' retail/mixed use bldgs | 5' - residential | 5' - residential | 0' retail/mixed use bldgs | |
| Maximum Building Height | 55'-0" | 55'-0" | 105'-0" | 105'-0" | 55'-0" | 55'-0" | 155'-0" | |
| Proposed Number of Bicycle Racks | TBD | TBD | TBD | TBD | TBD | TBD | TBD | TBD |

Applicant:
Ickes Master Developer JV LLC

Address:
1-23 West Cermak Road;
2210-2458 South State Street;
2401-2459 South Dearborn Street;
2301-2359 South Federal Street;
2301-2309 South State Street;
1-9 East 23rd Street; 1-53 West 23rd Street;
2-24 West 23rd Street; 34-54 West 24th Street

Bulk Regulations and Data Table

HAROLD ICKES REDEVELOPMENT PLAN

Introduction: April 19, 2017

Plan Commission: TBD

Planning & Design Team:
Gensler, Antunovich Architects,
Brook Architecture, Nia Architects,
Terry Guen Design Associates,
Worn Jerabek Wiltse Architects

PHASE 2 - SUB AREA A

| RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT NO. Xx (AS AMENDED) BULK REGULATIONS AND DATA TABLE - | | | | | | |
|---|---------------------------|------------------|------------------|---------------------------|---------------------------|--------------|
| | PHASE 2 - SUB AREA A | | | | | Sum of Parts |
| | Sub Area A-1 | Sub Area A-2 | Sub Area A-3 | Sub Area A-4 | Sub Area A-5 | |
| Net Site Area | 46,476 | 32,753 | 14,868 | 18,511 | 21,581 | 134,189 |
| Gross Site Area (Net Site Area + Area Remaining in Public Right of Way) | 85,646 | 44,970 | 26,124 | 32,387 | 31,753 | 220,881 |
| Areas of Public Right of Way | 39,170 | 12,217 | 11,256 | 13,876 | 10,172 | 86,692 |
| Allowable Floor Area Ratio: Overall | 8.85 | 1.49 | 2.49 | 3.88 | 3.33 | 4.78 |
| Total to be used to calculate FAR | 411,432 | 48,779 | 37,000 | 71,858 | 71,858 | 640,928 |
| Allowable Number of Residential Units | 346 | 32 | 14 | 22 | 22 | 436 |
| Maximum Allowable Site Coverage | 93.1% | 45.1% | 63.3% | 88.2% | 75.7% | 74.6% |
| Minimum Required Number of Accessory Off Street Parking Spaces | 106 | 10 | 4 | 8 | 8 | 136 |
| Minimum Required Number of Accessory Off Street Loading Spaces | - | - | - | - | - | - |
| Minimum Building Setbacks (Periphery) | 0' retail/mixed use bldgs | 5' - residential | 5' - residential | 0' retail/mixed use bldgs | 0' retail/mixed use bldgs | |
| Maximum Building Height | 310'-0" | 55'-0" | 55'-0" | 70'-0" | 70'-0" | |
| Proposed Number of Bicycle Racks | TBD | TBD | TBD | TBD | TBD | TBD |

PHASE 3 - SUB AREA C

| RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT NO. Xx (AS AMENDED) BULK REGULATIONS AND DATA TABLE - | | | | | | |
|---|----------------------|------------------|------------------|---|---|---|
| | PHASE 3 - SUB AREA C | | | | | Sum of Parts |
| | Sub Area C-1 | Sub Area C-2 | Sub Area C-3 | Sub Area C-4 | Sub Area C-5 | |
| Net Site Area | 18,157 | 22,997 | 30,769 | 36,885 | 19,026 | 146,800 |
| Gross Site Area (Net Site Area + Area Remaining in Public Right of Way) | 27,207 | 28,538 | 47,095 | 59,259 | 27,747 | 221,886 |
| Areas of Public Right of Way | 9,049 | 5,541 | 16,326 | 22,374 | 8,722 | 75,086 |
| Allowable Floor Area Ratio: Overall | 1.43 | 1.60 | 1.19 | 3.25 | 3.81 | 2.48 |
| Total to be used to calculate FAR | 26,039 | 36,694 | 36,600 | 120,000 | 72,518 | 364,278 |
| Allowable Number of Residential Units | 16 | 12 | 22 | 98 | 14 | 176 |
| Maximum Allowable Site Coverage | 43.5% | 48.4% | 36.0% | 54.5% | 86.6% | 56.6% |
| Minimum Required Number of Accessory Off Street Parking Spaces | 5 | 4 | 7 | 29 | 4 | 53 |
| Minimum Required Number of Accessory Off Street Loading Spaces | - | - | - | - | - | - |
| Minimum Building Setbacks (Periphery) | 5' - residential | 5' - residential | 5' - residential | 0' residential, retail or mixed use bldgs | 0' residential, retail or mixed use bldgs | 0' residential, retail or mixed use bldgs |
| Maximum Building Height | 55'-0" | 55'-0" | 55'-0" | 105'-0" | 70'-0" | 70'-0" |
| Proposed Number of Bicycle Racks | TBD | TBD | TBD | TBD | TBD | TBD |

Applicant:
Ickes Master Developer JV LLC

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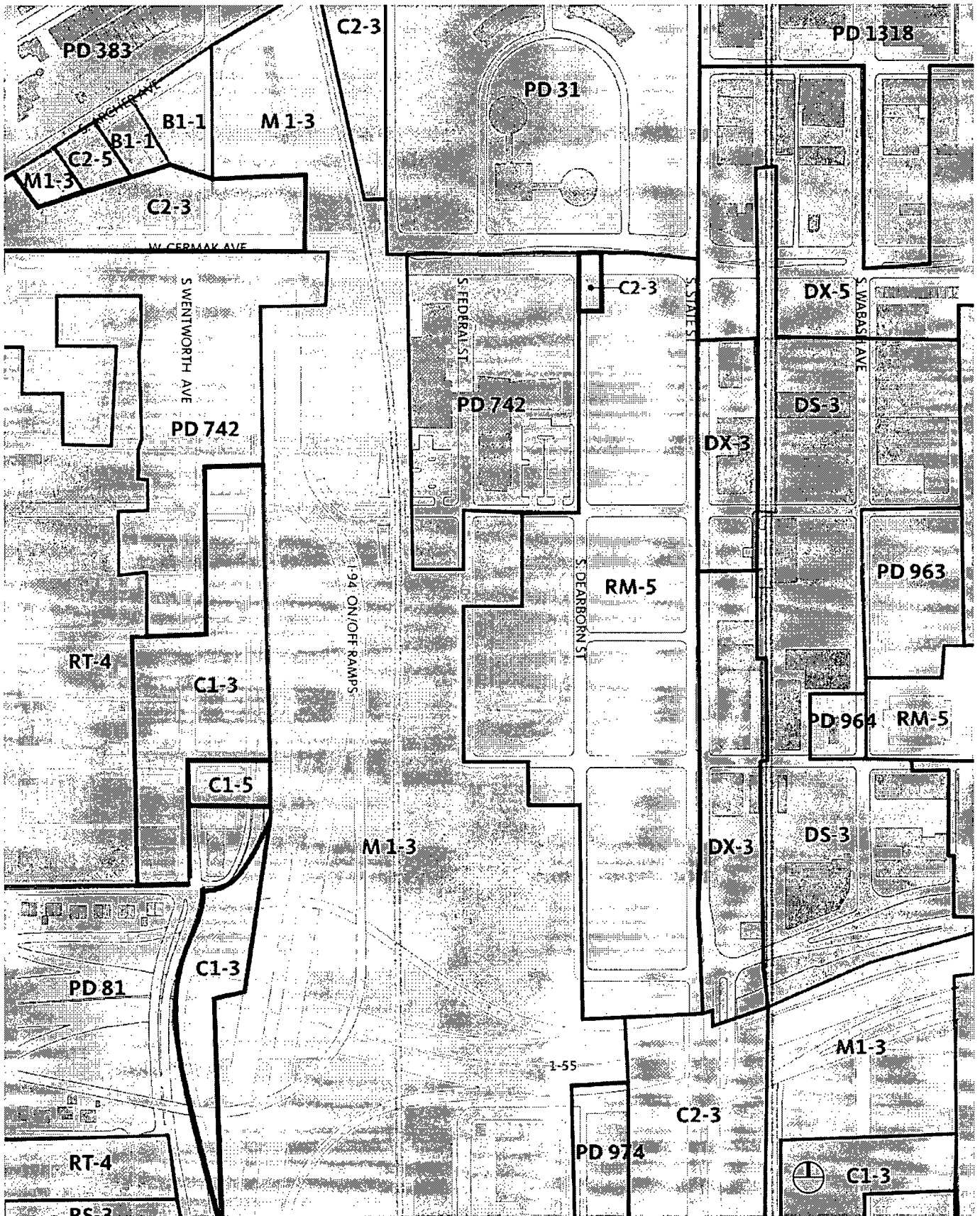
Bulk Regulations and Data Table

HAROLD ICKES REDEVELOPMENT PLAN

Introduction: April 19, 2017

Plan Commission: TBD

Planning & Design Team:
Gensler, Antunovich Architects,
Brook Architecture, Nia Architects,
Terry Guen Design Associates,
Worn Jerabek Wiltse Architects



Applicant:
Ickes Master Developer JV LLC

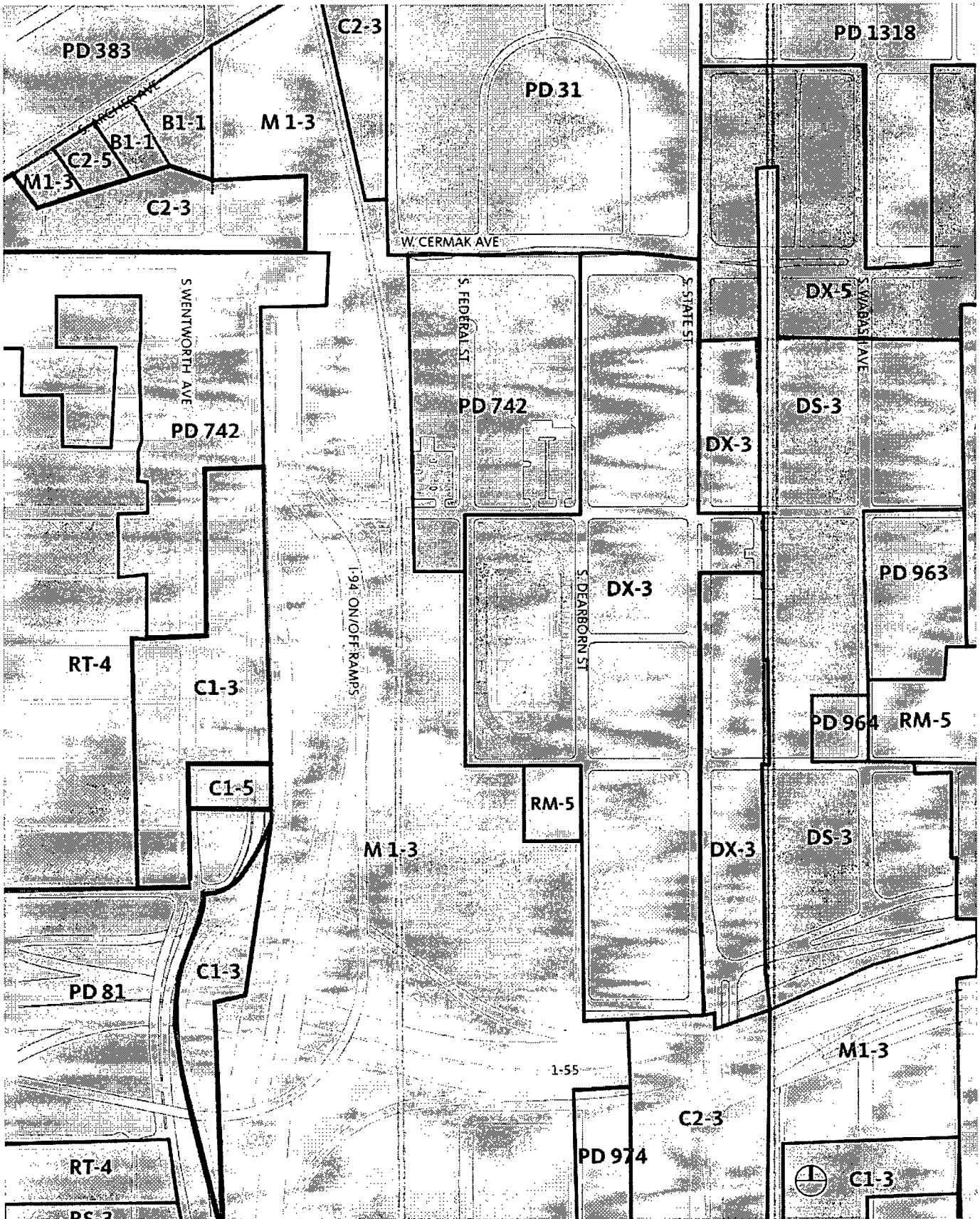
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Existing Zoning Map

HAROLD ICKES REDEVELOPMENT PLAN

Introduction: April 19, 2017
Plan Commission: TBD

Planning & Design Team:
Gensler, Antonovich Architects,
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Worn Jerabek Wiltse Architects



Applicant:
Ickes Master Developer JV LLC

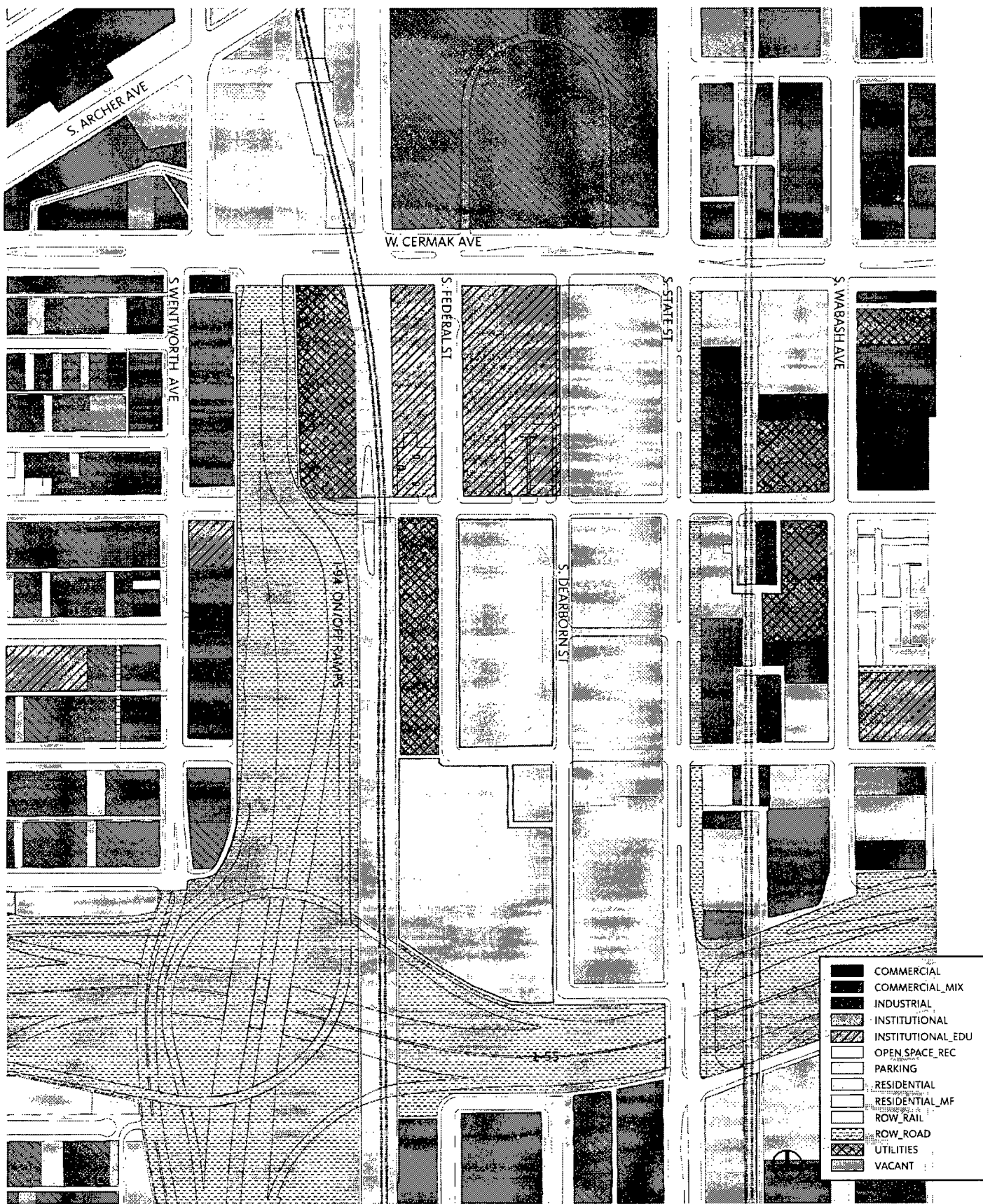
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Proposed Zoning Map

HAROLD ICKES REDEVELOPMENT PLAN

Introduction: April 19, 2017
Plan Commission: TBD

Planning & Design Team:
Gensler, Antonovich Architects,
Brook Architecture, Nia Architects,
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Worn Jerabek Wiltse Architects



Applicant:
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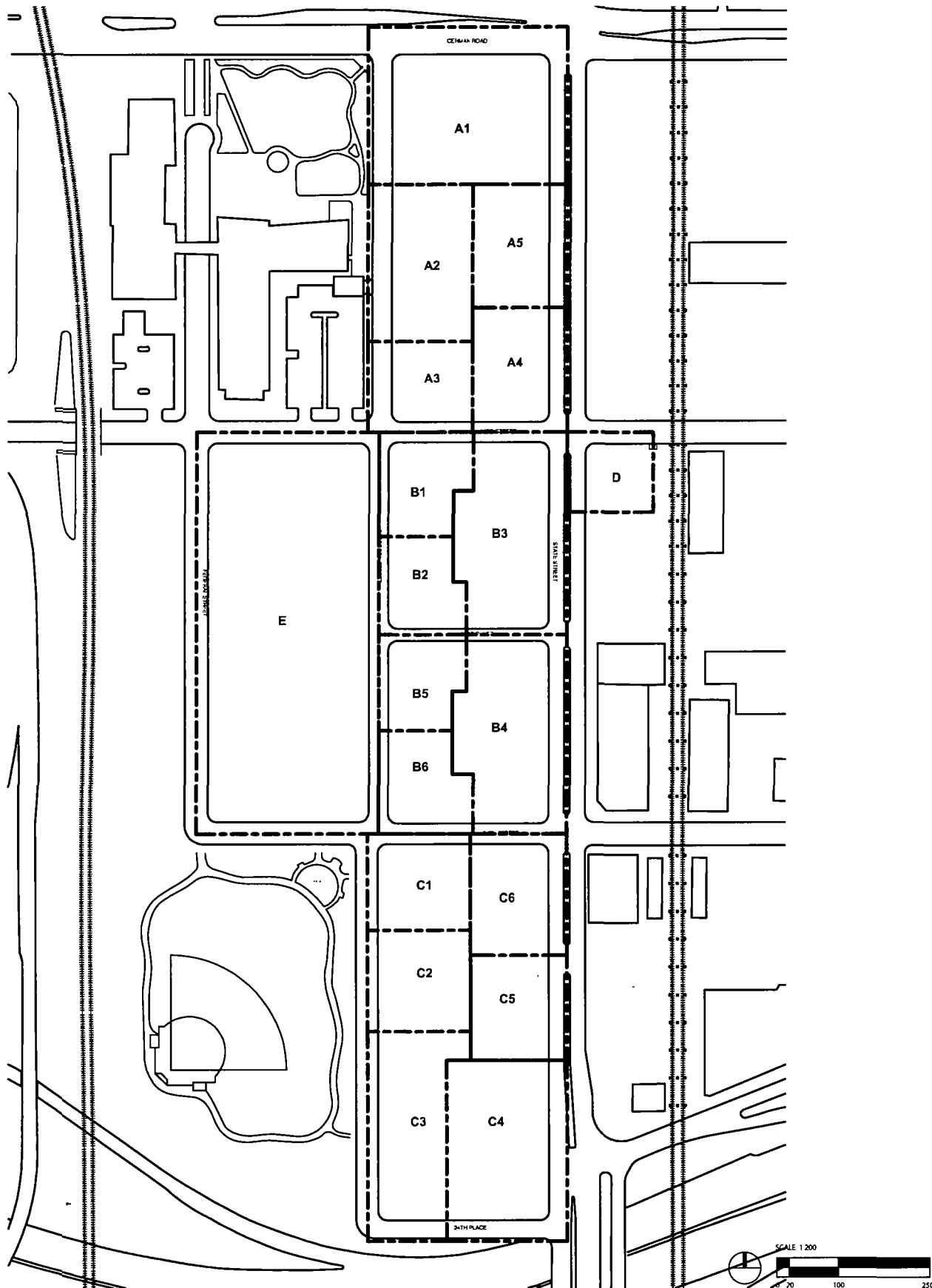
Existing Land Use Plan

HAROLD ICKES REDEVELOPMENT PLAN

Introduction: April 19, 2017

Plan Commission: TBD

Planning & Design Team:
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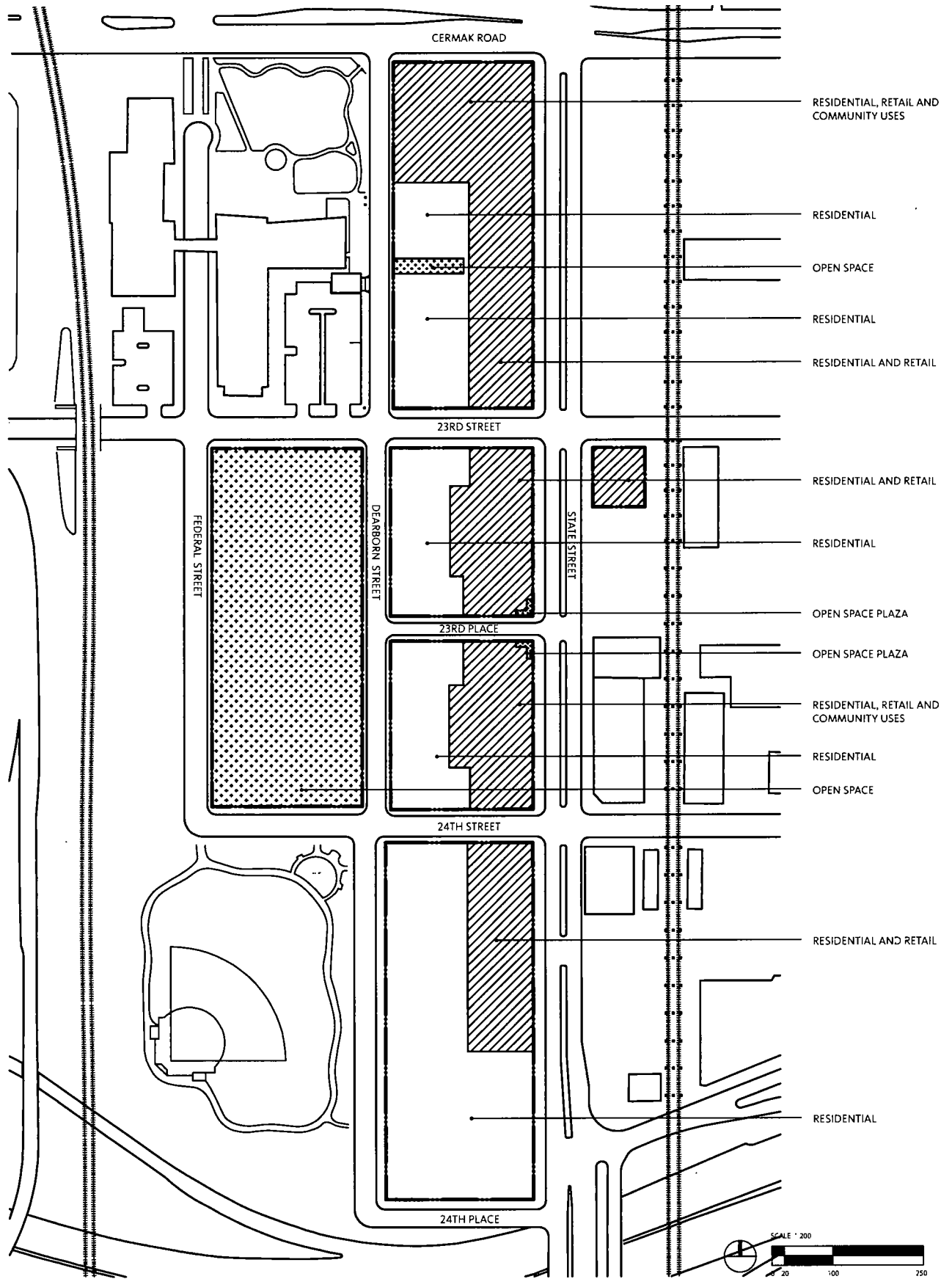
Sub Area Map

HAROLD ICKES REDEVELOPMENT PLAN

Introduction: April 19, 2017

Plan Commission: TBD

Planning & Design Team:
Gensler, Antunovich Architects,
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Worn Jerabek Wiltse Architects



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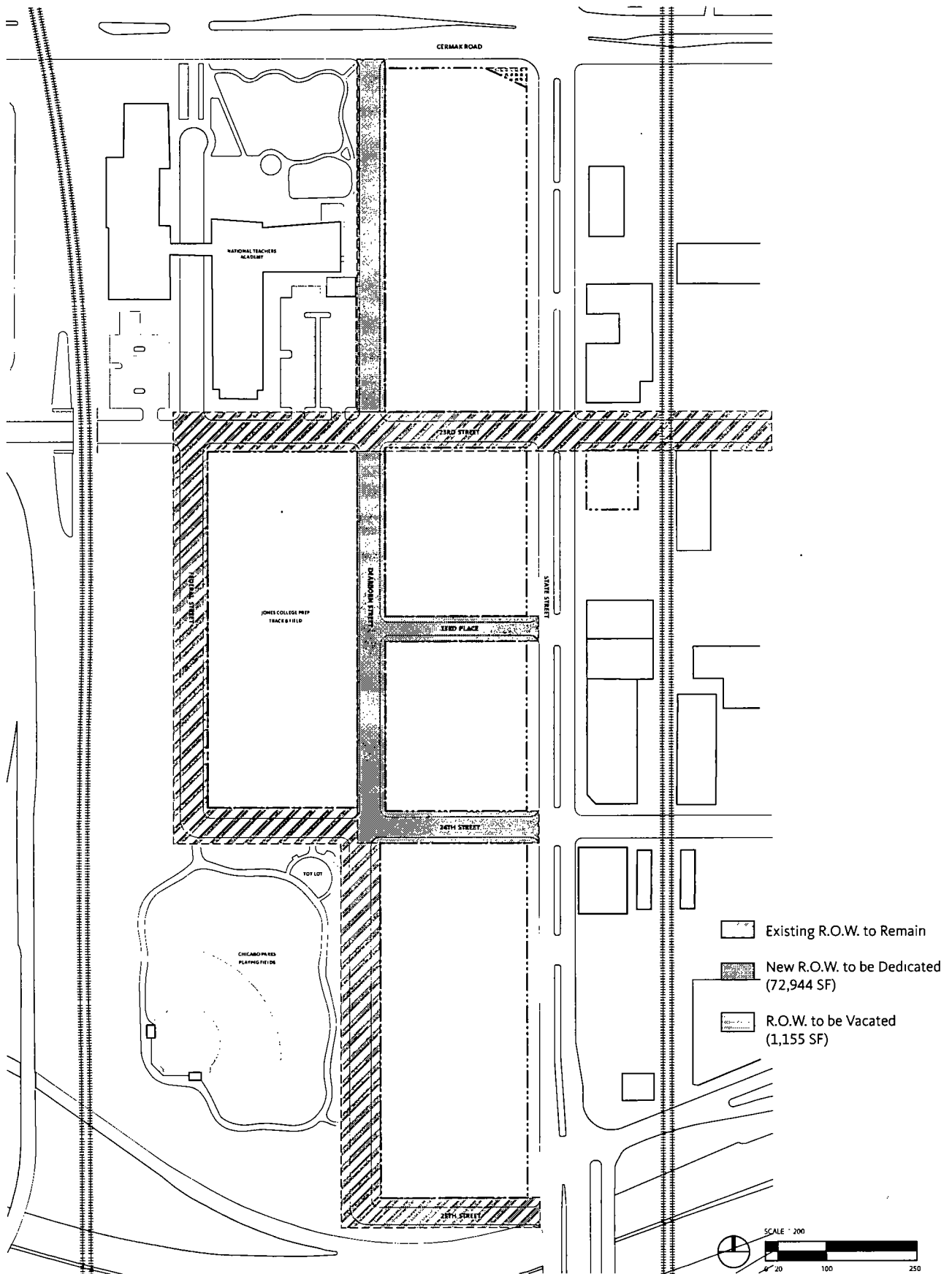
Generalized Land Use Plan

HAROLD ICKES REDEVELOPMENT PLAN

Introduction: April 19, 2017

Plan Commission: TBD

Planning & Design Team:
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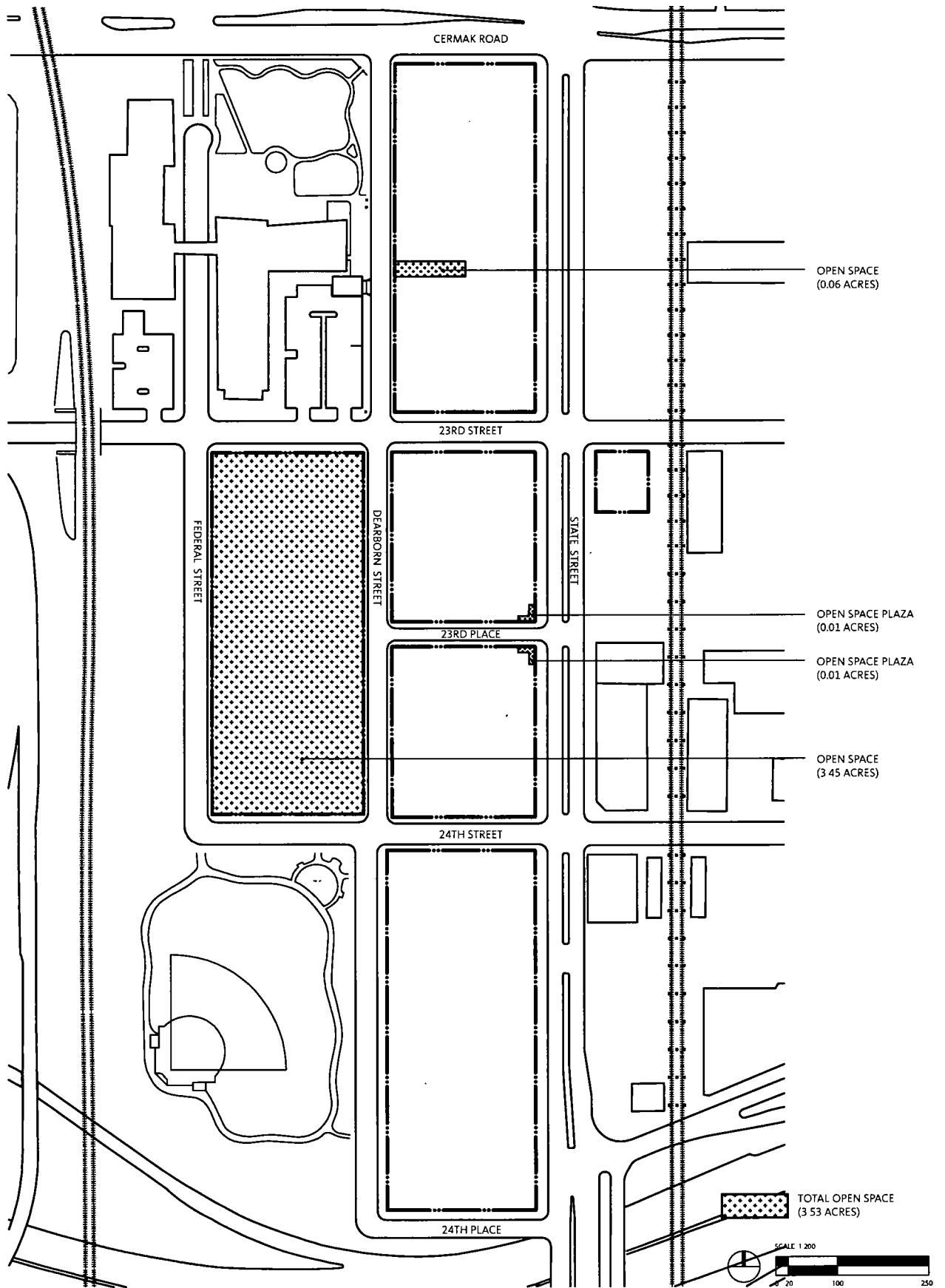
Right-of-Way Adjustment Plan

HAROLD ICKES REDEVELOPMENT PLAN

Introduction: April 19, 2017

Plan Commission: TBD

Planning & Design Team:
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Worn Jerabek Wiltse Architects



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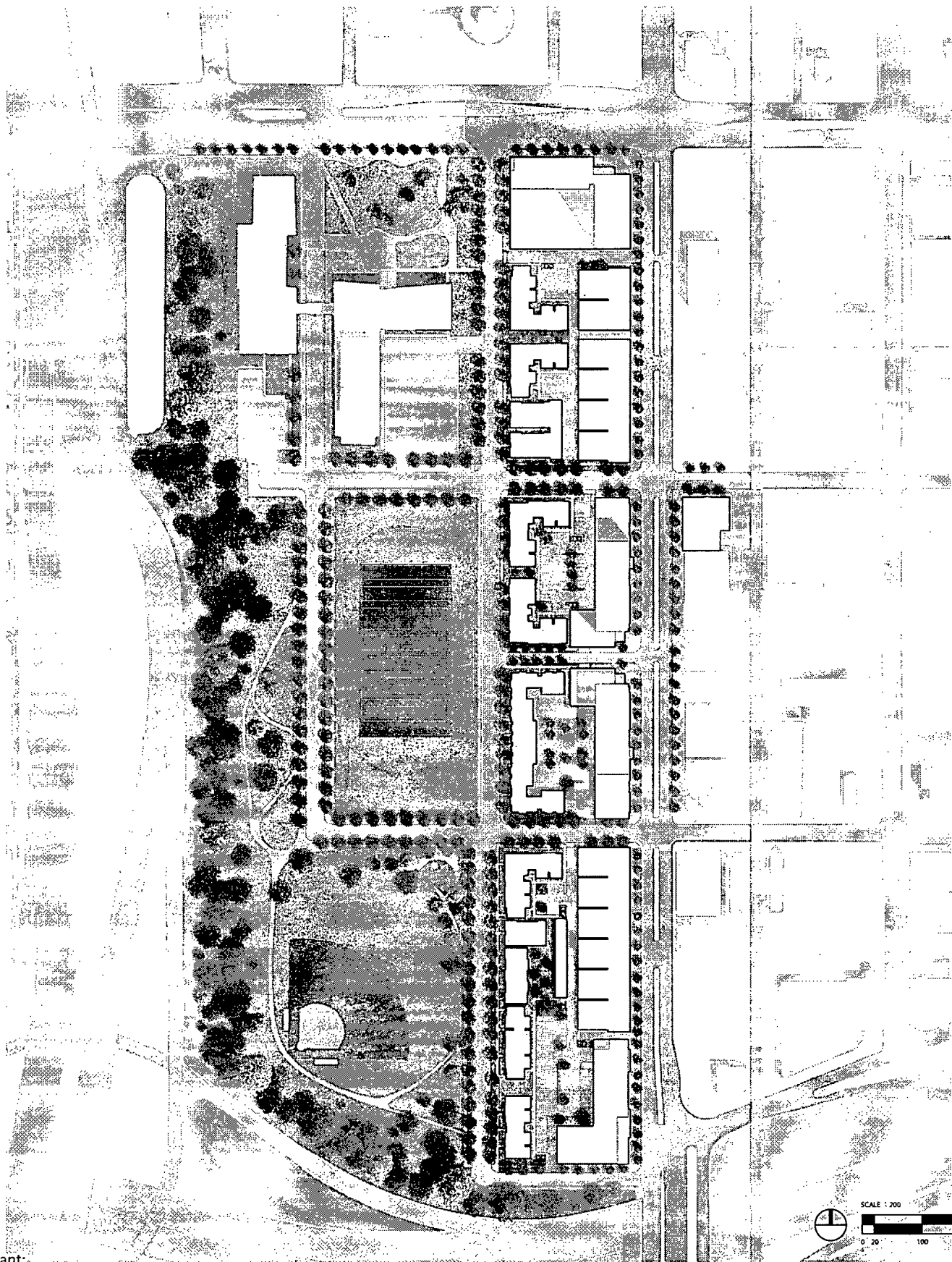
Open Space Plan

HAROLD ICKES REDEVELOPMENT PLAN

Introduction: April 19, 2017

Plan Commission: TBD

Planning & Design Team:
Gensler, Antonovich Architects,
Brook Architecture, Nia Architects,
Terry Guen Design Associates,
Worn Jerabek Wiltse Architects



Applicant:
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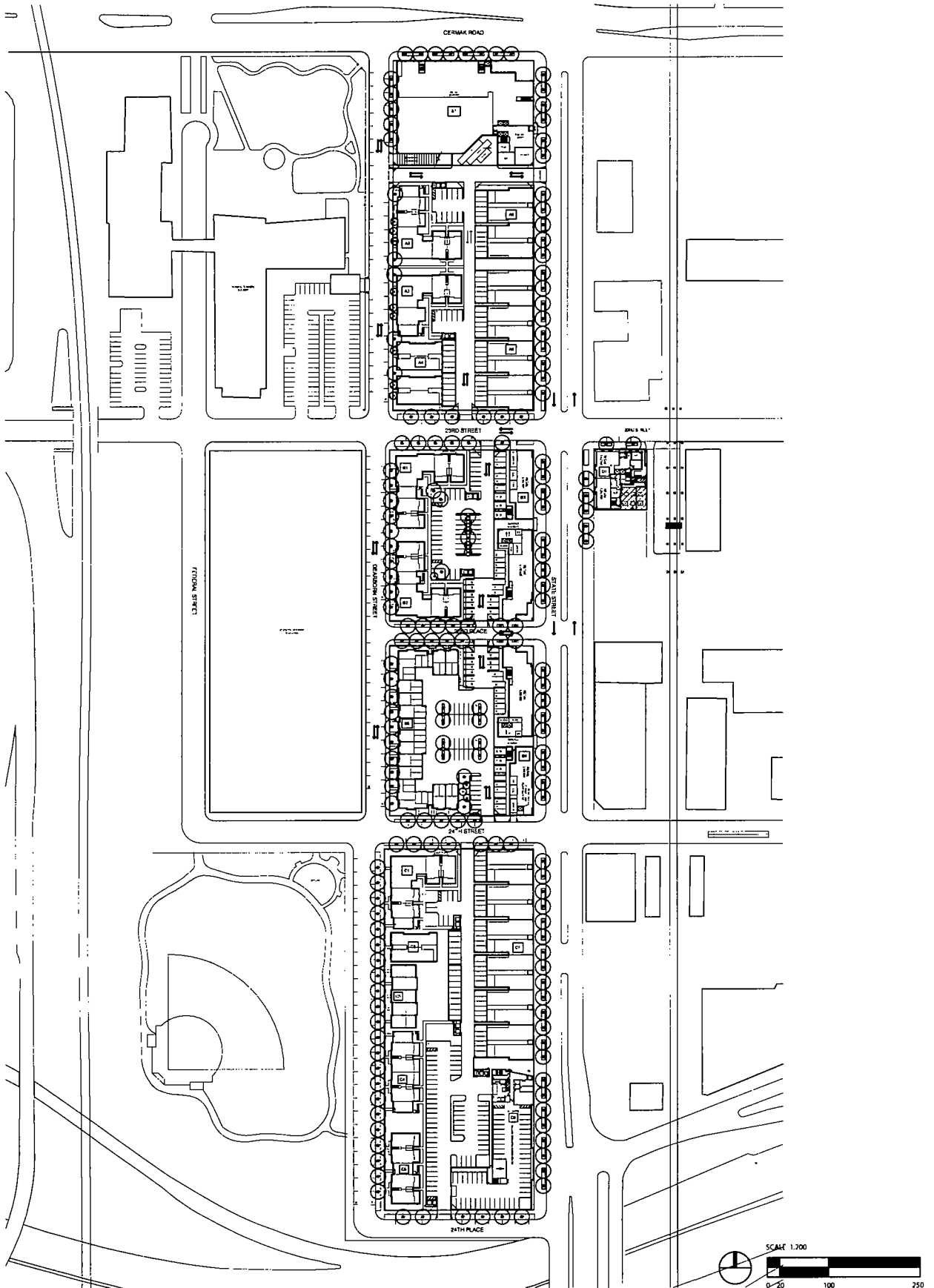
Illustrative Site Plan

HAROLD ICKES REDEVELOPMENT PLAN

Introduction: April 19, 2017

Plan Commission: TBD

Planning & Design Team:
Gensler, Antunovich Architects,
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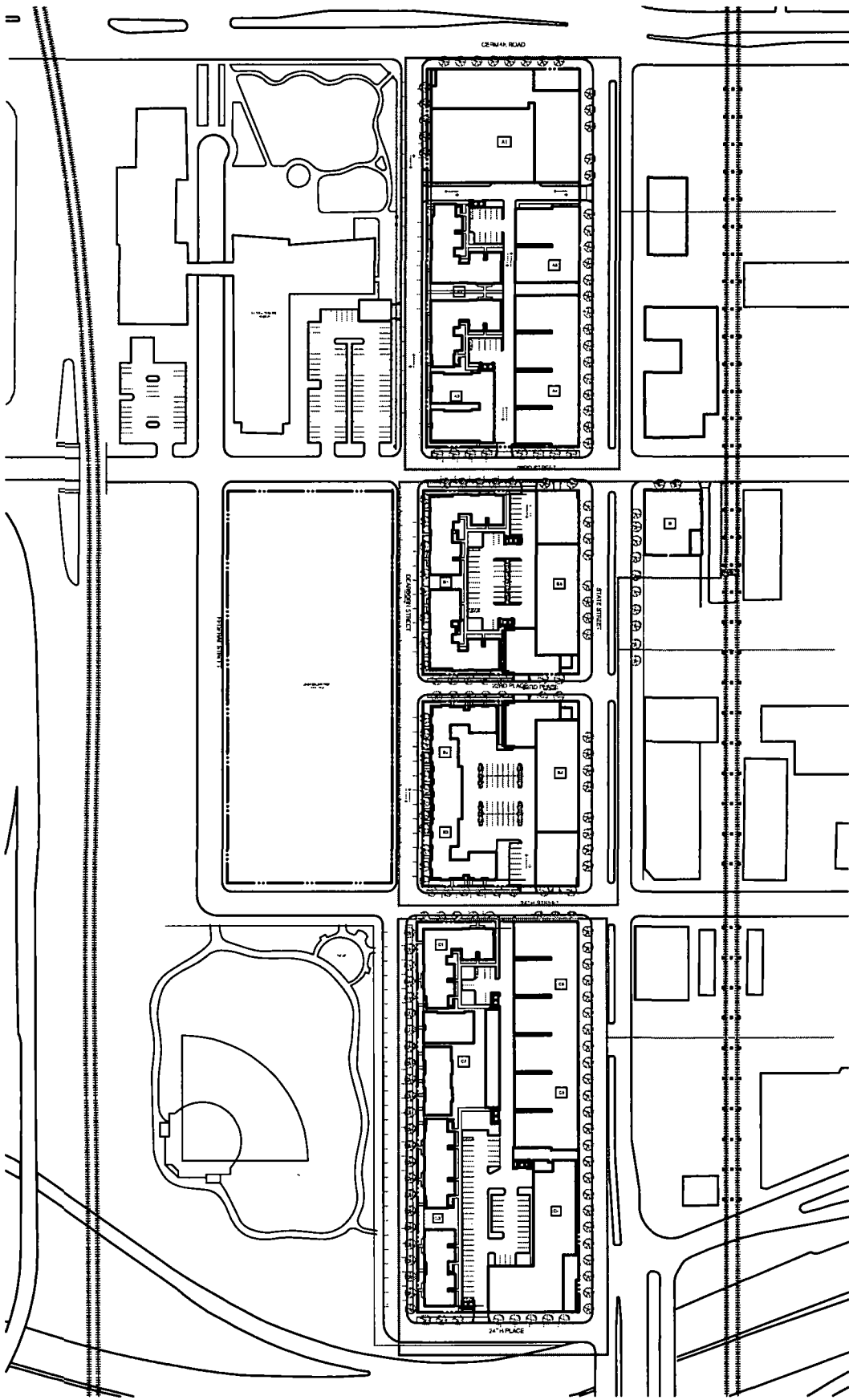
Overall Landscape Plan

HAROLD ICKES REDEVELOPMENT PLAN

Introduction: April 19, 2017

Plan Commission: TBD

Planning & Design Team:
Gensler, Antonovich Architects,
Brook Architecture, Nia Architects,
Terry Guen Design Associates,
Worn Jerabek Wiltse Architects



BLOCK A
Phase 2

BLOCKS B & D
Phase 1

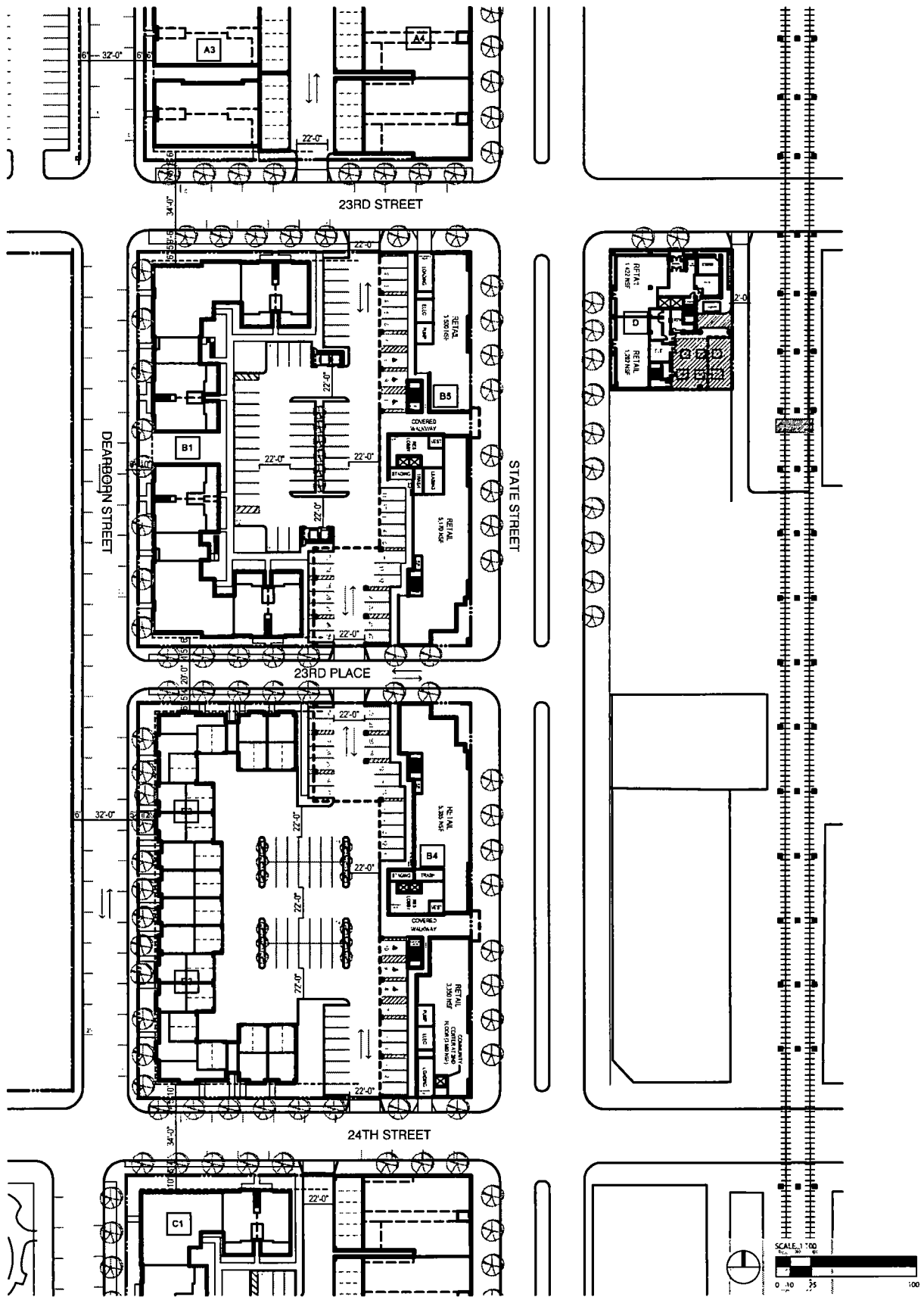
BLOCK C
Phase 3

Applicant:
Ickes Master Developer JV LLC

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Master Site Plan | Phasing
HAROLD ICKES REDEVELOPMENT PLAN

Introduction: April 19, 2017
Plan Commission: TBD
Planning & Design Team:
Gensler, Antonovich Architects,
Brook Architecture, Nia Architects,
Terry Guen Design Associates,
Worn Jerabek Wiltse Architects



Applicant:
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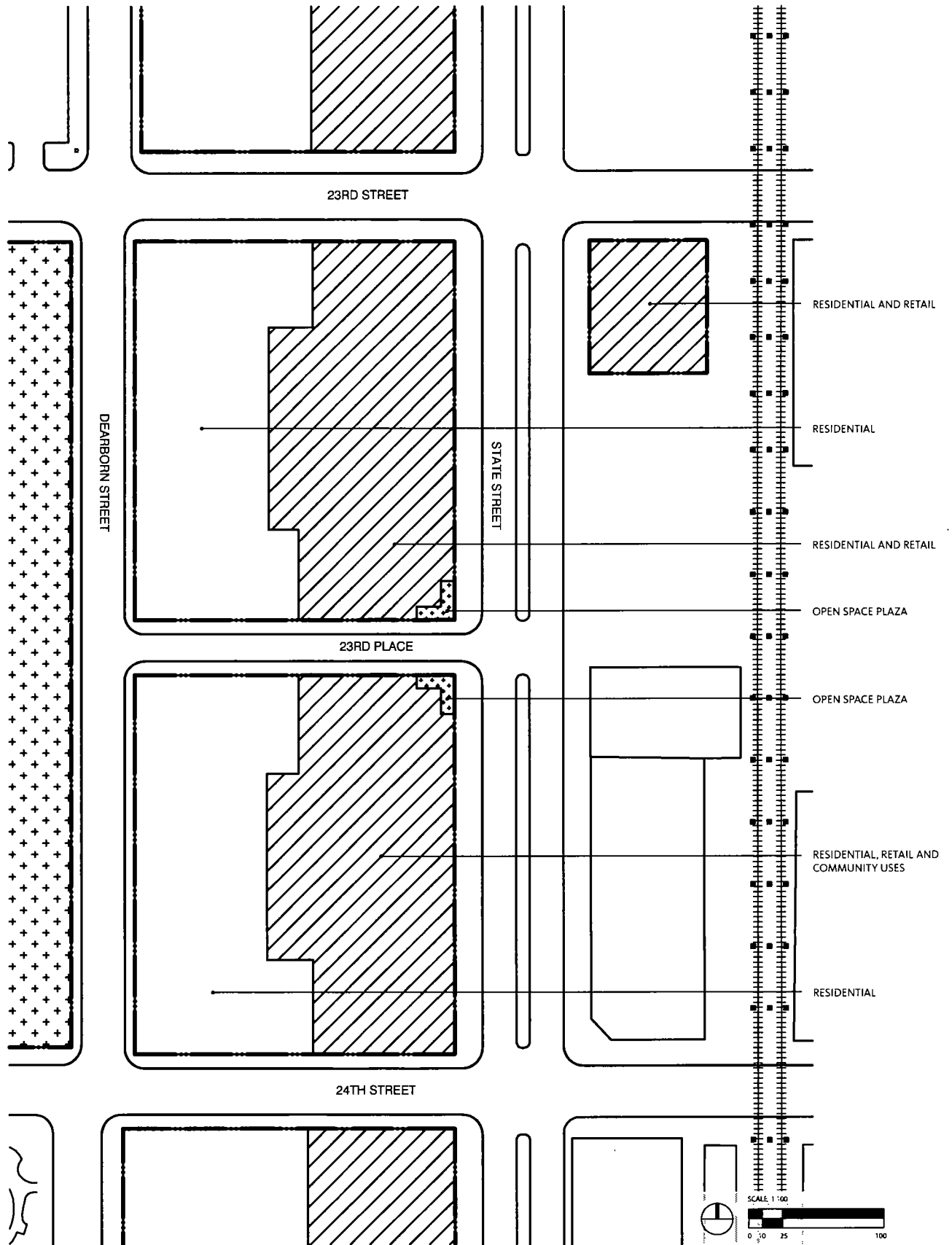
Sub Area B & D - Phase 1 Site Plan

HAROLD ICKES REDEVELOPMENT PLAN

Introduction: April 19, 2017

Plan Commission: TBD

Planning & Design Team:
Gensler, Antonovich Architects,
Brook Architecture, Nia Architects,
Terry Guen Design Associates,
Worn Jerabek Wiltse Architects



Applicant:
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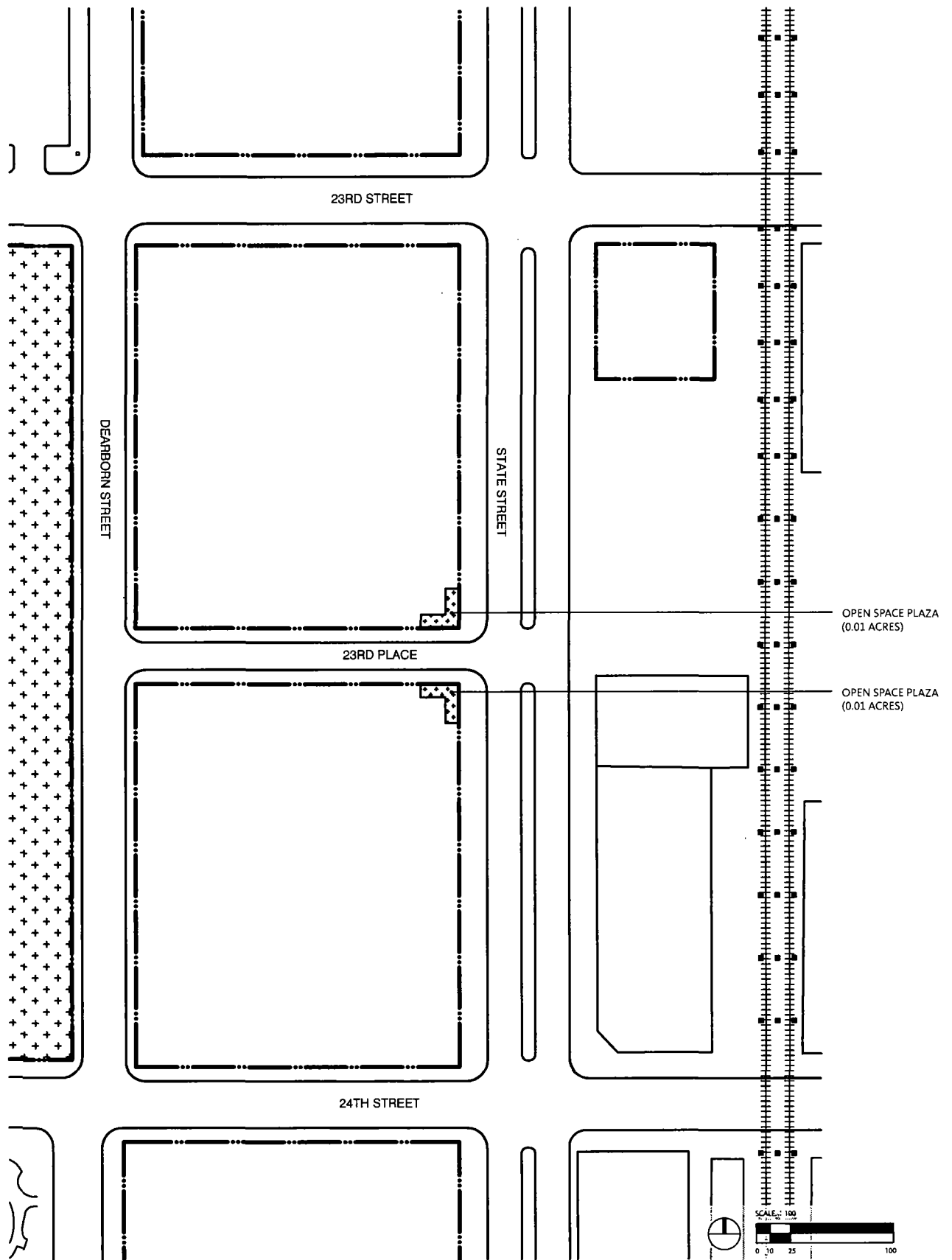
Sub Area B & D - Phase 1 Generalized Land Use Plan

HAROLD ICKES REDEVELOPMENT PLAN

Introduction: April 19, 2017

Plan Commission: TBD

Planning & Design Team:
Gensler, Antonovich Architects,
Brook Architecture, Nia Architects,
Terry Guen Design Associates,
Worn Jerabek Wiltse Architects



Applicant:
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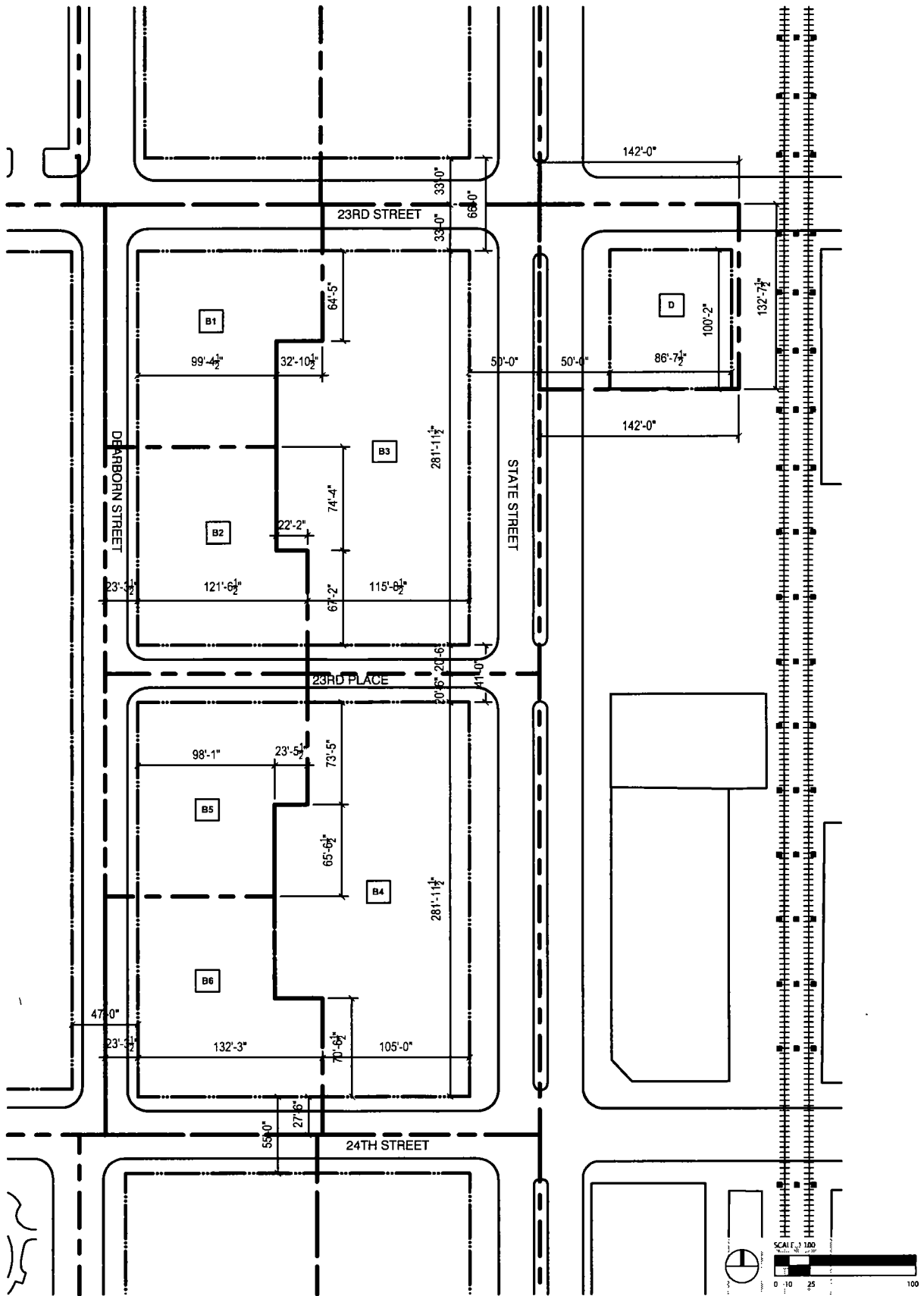
Sub Area B & D - Phase 1 Open Space Plan

HAROLD ICKES REDEVELOPMENT PLAN

Introduction: April 19, 2017

Plan Commission: TBD

Planning & Design Team:
Gensler, Antunovich Architects,
Brook Architecture, Nia Architects,
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Worn Jerabek Wiltse Architects



Applicant:
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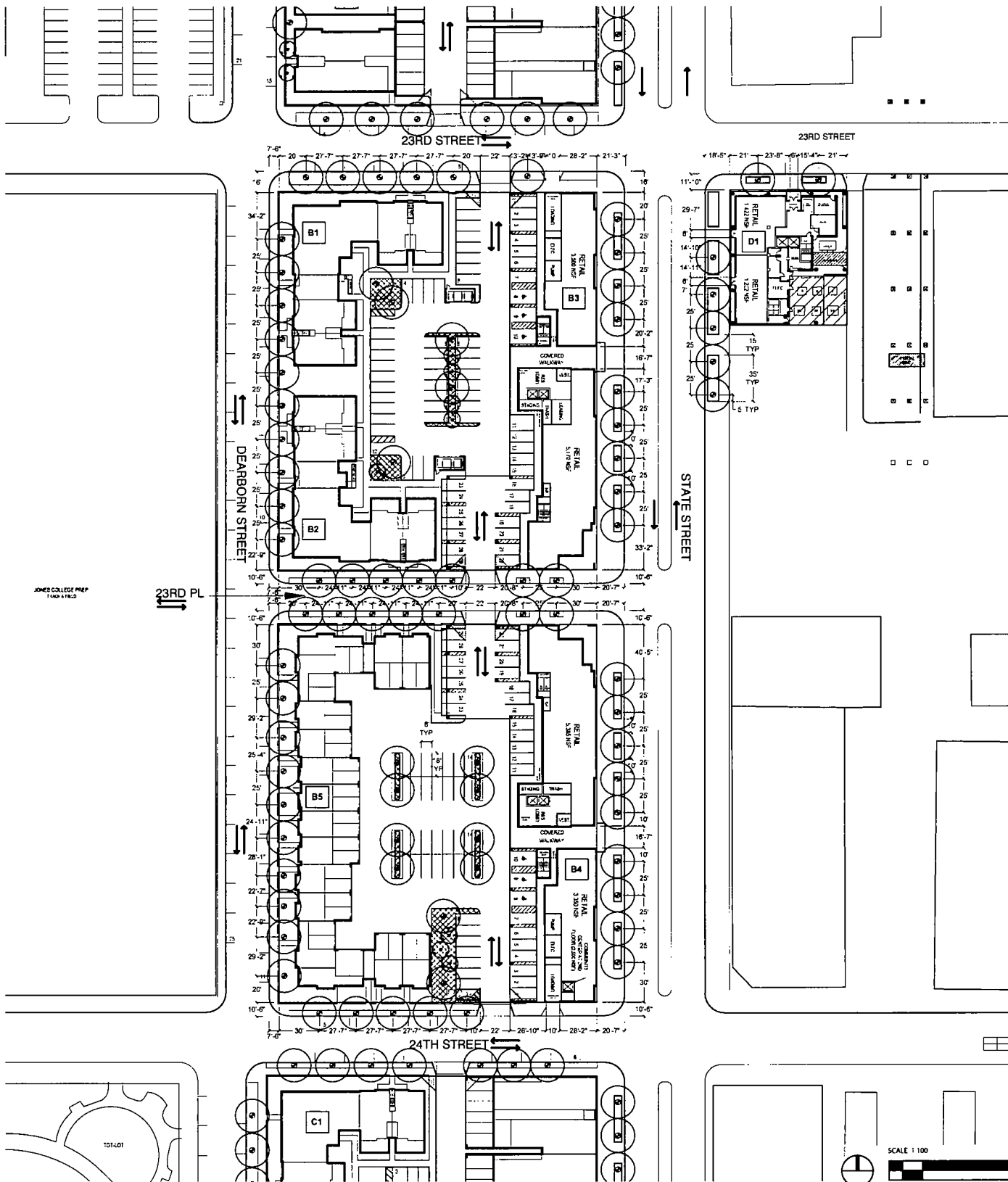
Sub Area B & D - Phase 1 Dimensioned Development Blocks

HAROLD ICKES REDEVELOPMENT PLAN

Introduction: April 19, 2017

Plan Commission: TBD

Planning & Design Team:
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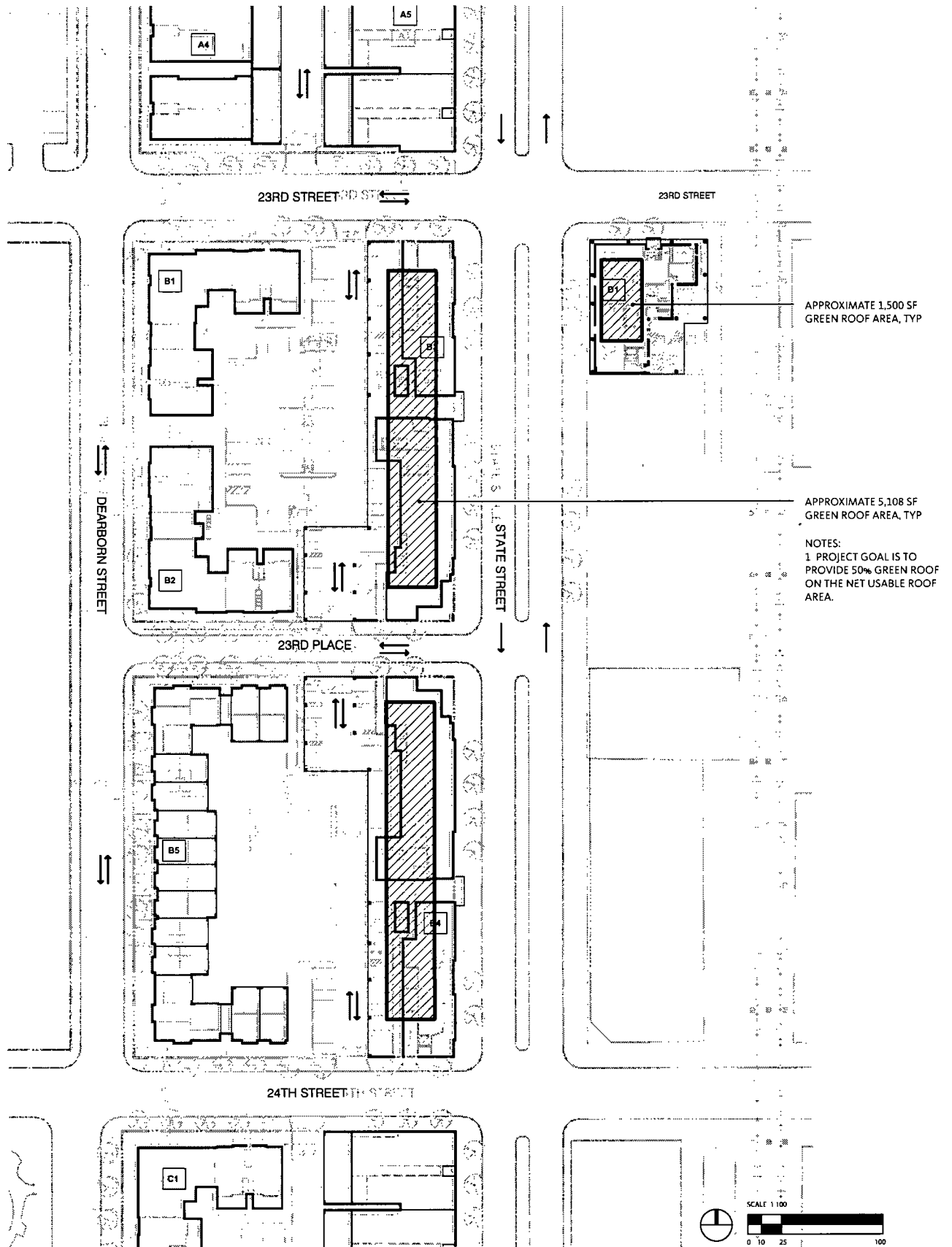
Sub Area B & D - Phase 1 Landscape Plan

HAROLD ICKES REDEVELOPMENT PLAN

Introduction: April 19, 2017

Plan Commission: TBD

Planning & Design Team:
 Gensler, Antonovich Architects,
 Brook Architecture, Nia Architects,
 Terry Guen Design Associates,
 Worn Jerabek Wiltse Architects



Applicant:
Ickes Master Developer JV LLC

Address:
1-23 West Cermak Road;
2210-2458 South State Street;
2401-2459 South Dearborn Street;
2301-2359 South Federal Street;
2301-2309 South State Street;
1-9 East 23rd Street; 1-53 West 23rd Street;
2-24 West 23rd Street; 34-54 West 24th Street

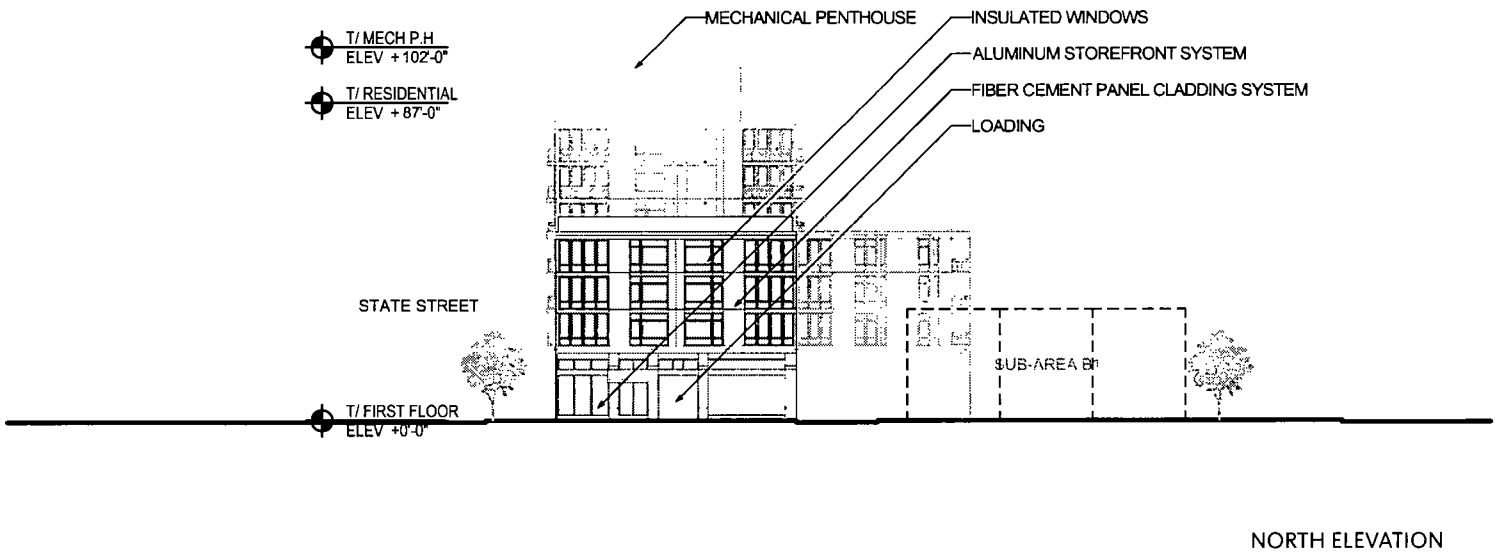
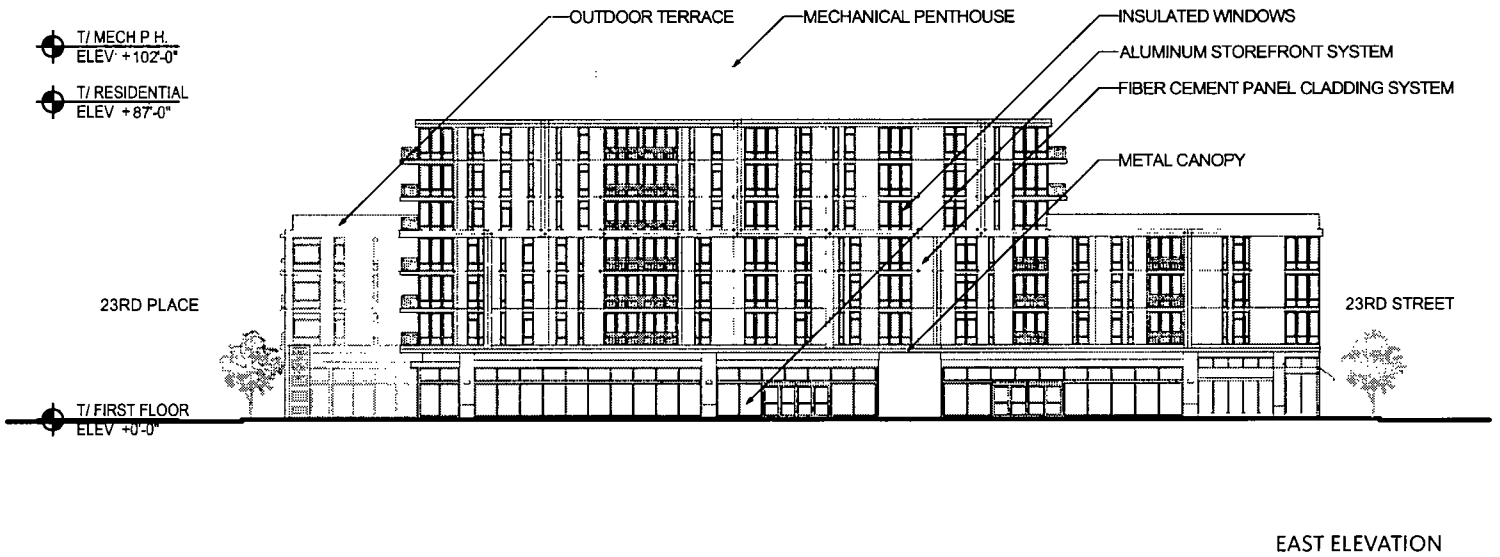
Sub Area B & D - Phase 1 Green Roof Plan

HAROLD ICKES REDEVELOPMENT PLAN

Introduction: April 19, 2017

Plan Commission: TBD

Planning & Design Team:
Gensler, Antonovich Architects,
Brook Architecture, Nia Architects,
Terry Guen Design Associates,
Worn Jerabek Wiltse Architects



Applicant:
Ickes Master Developer JV LLC

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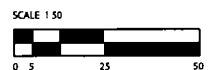
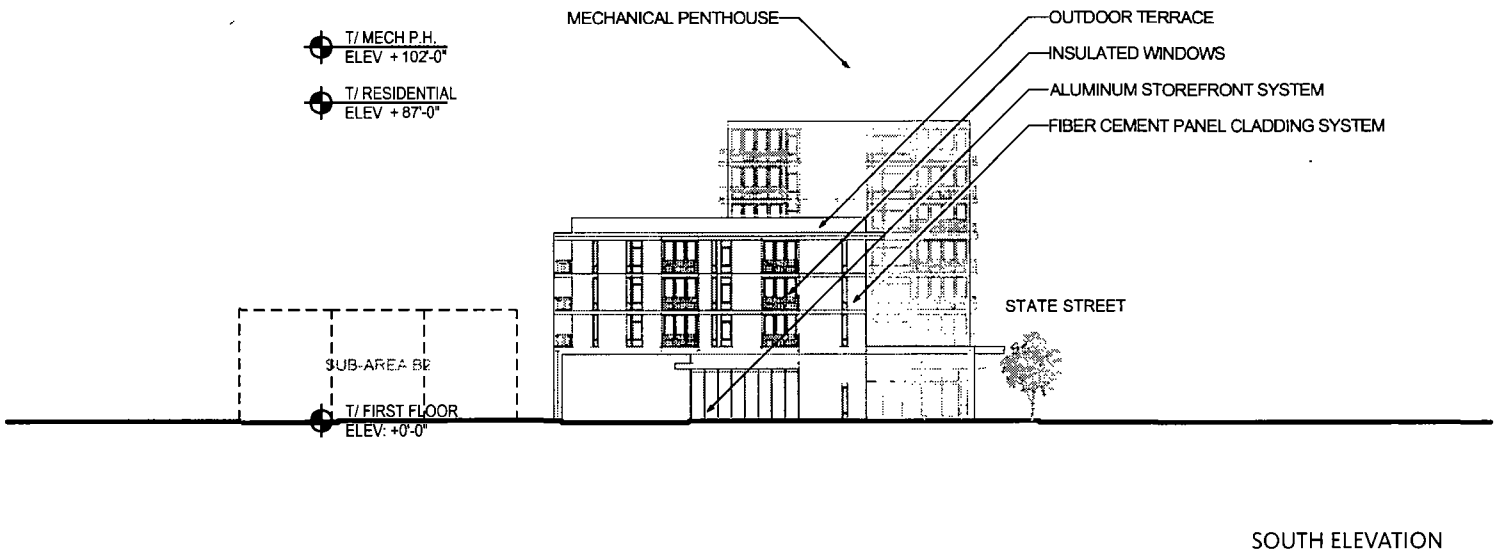
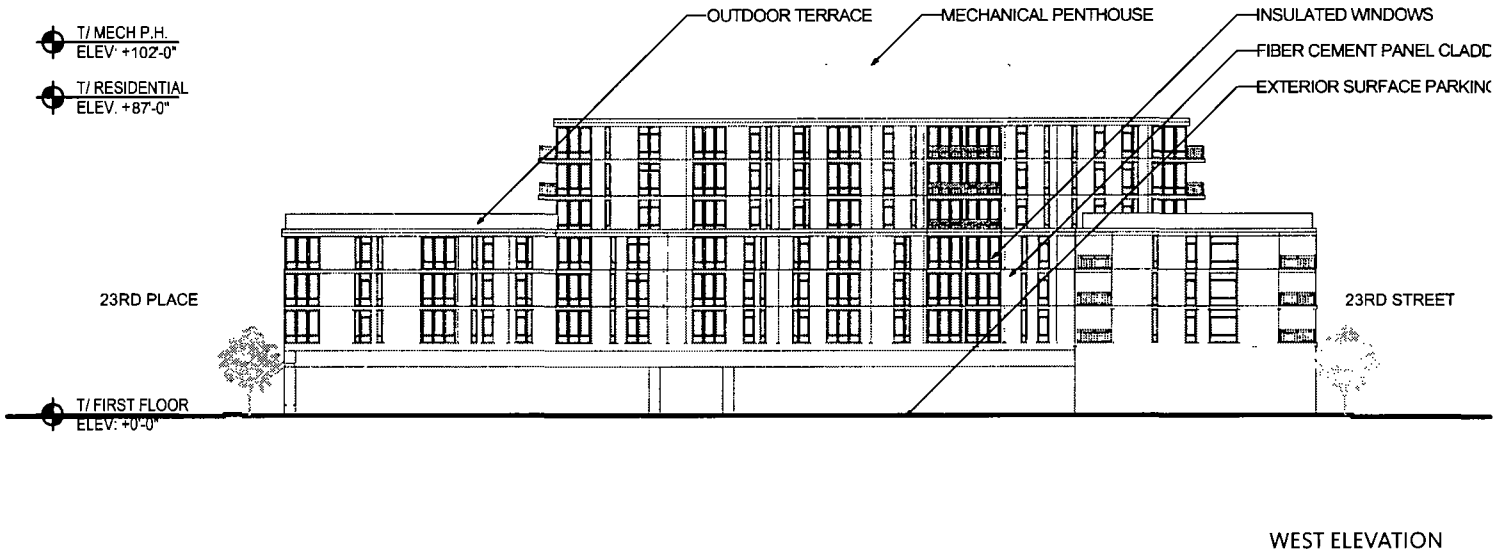
Sub Area B - Phase 1 B3 Elevations

HAROLD ICKES REDEVELOPMENT PLAN

Introduction: April 19, 2017

Plan Commission: TBD

Planning & Design Team:
Gensler, Antunovich Architects,
Brook Architecture, Nia Architects,
Terry Guen Design Associates,
Worn Jerabek Wiltse Architects



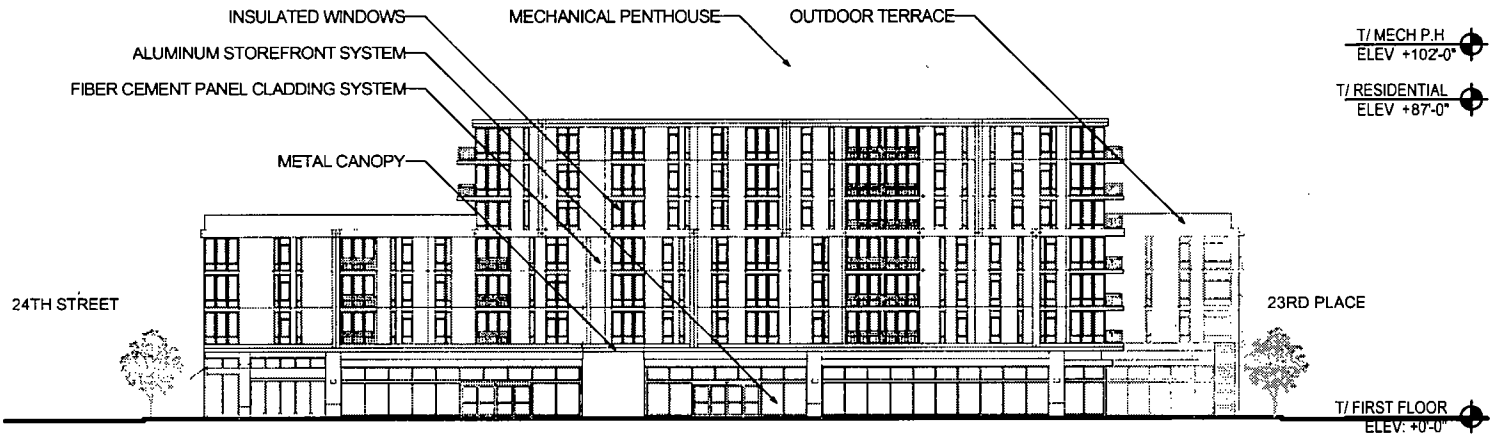
Applicant:
Ickes Master Developer JV LLC

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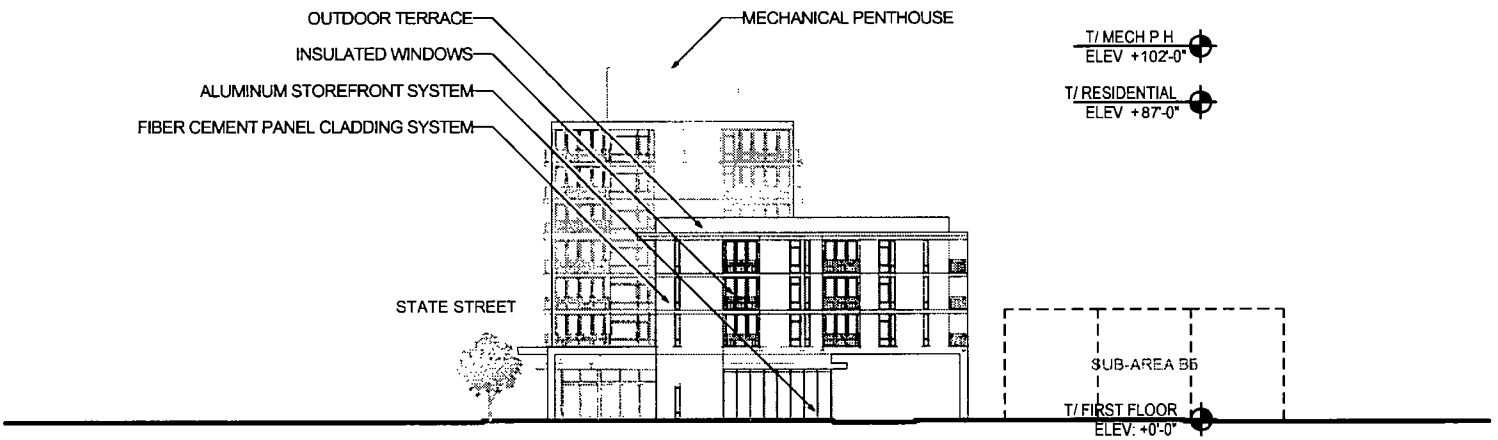
Sub Area B - Phase 1 B3 Elevations

HAROLD ICKES REDEVELOPMENT PLAN

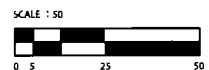
Introduction: April 19, 2017
Plan Commission: TBD
Planning & Design Team:
Gensler, Antonovich Architects,
Brook Architecture, Nia Architects,
Terry Guen Design Associates,
Worn Jerabek Wiltse Architects



EAST ELEVATION



NORTH ELEVATION

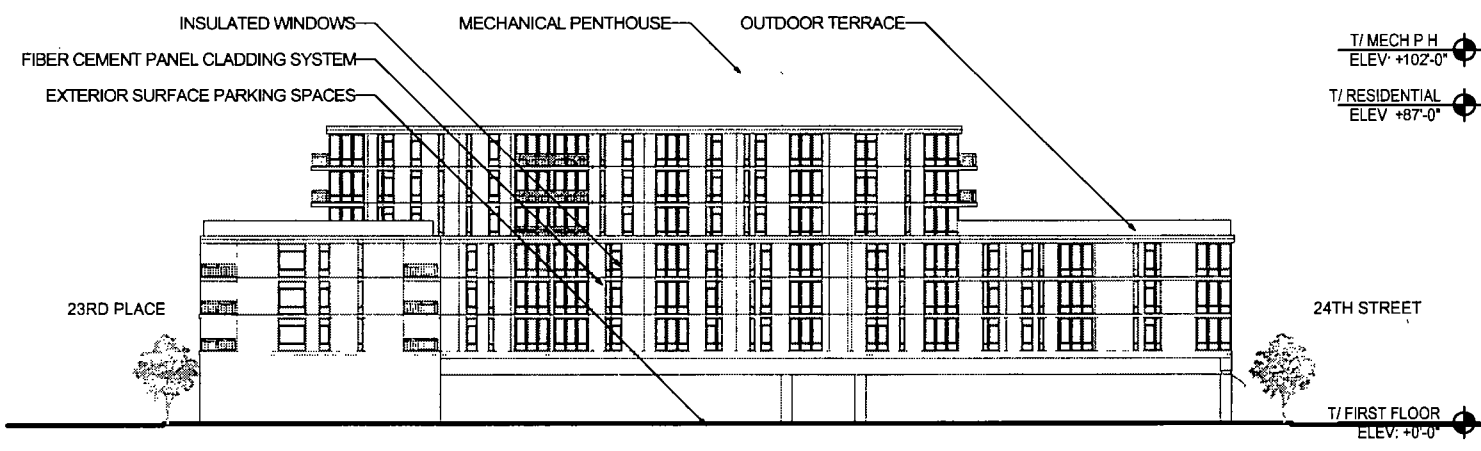


Applicant:
Ickes Master Developer JV LLC

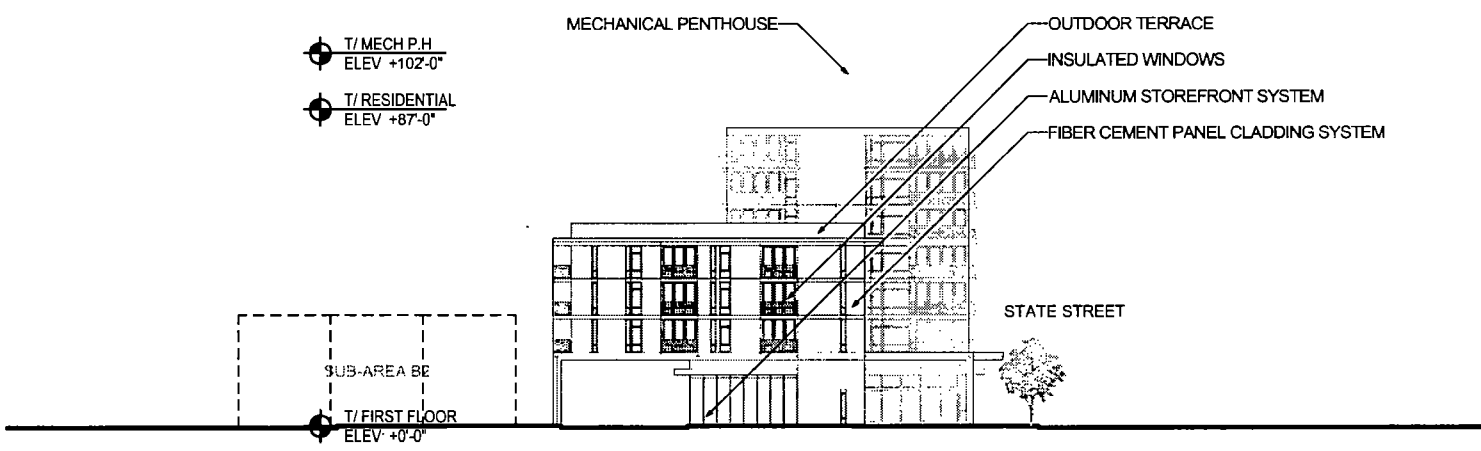
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2-24 West 23rd Street; 34-54 West 24th Street

Sub Area B - Phase 1
B4 Elevations
HAROLD ICKES REDEVELOPMENT PLAN

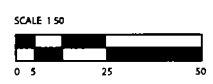
Introduction: April 19, 2017
Plan Commission: TBD
Planning & Design Team:
Gensler, Antunovich Architects,
Brook Architecture, Nia Architects,
Terry Guen Design Associates,
Worn Jerabek Wiltse Architects



WEST ELEVATION



SOUTH ELEVATION

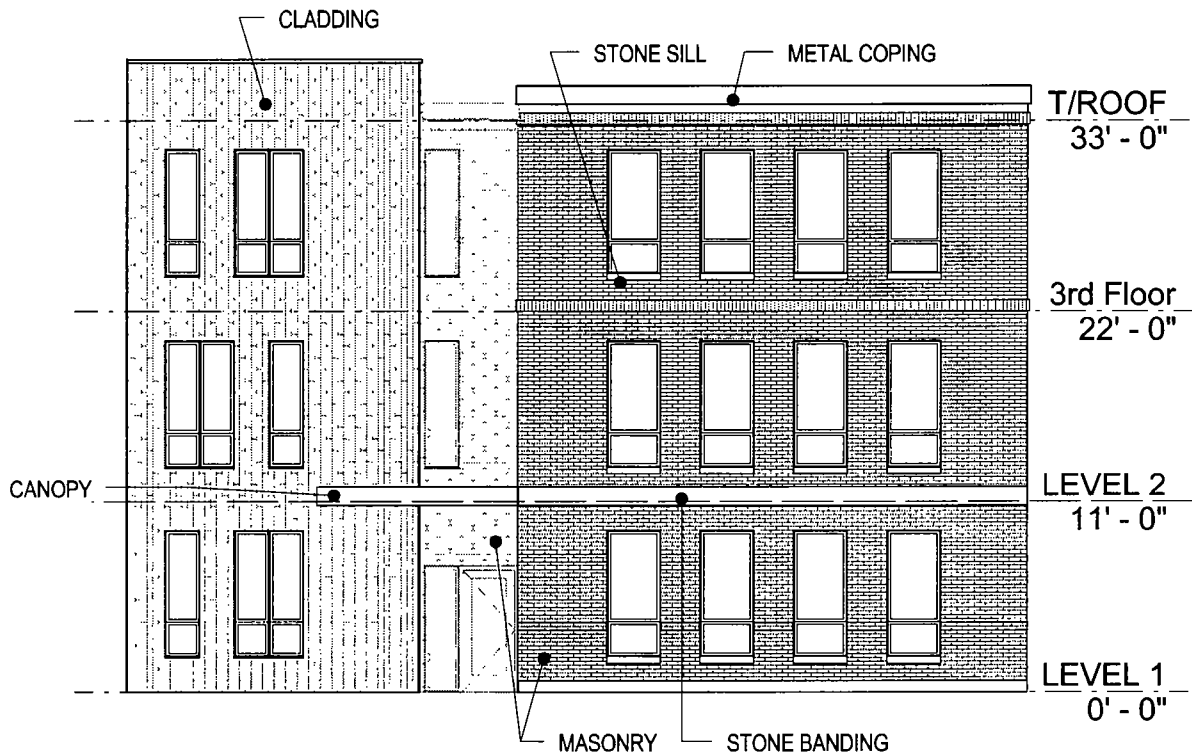


Applicant:
Ickes Master Developer JV LLC

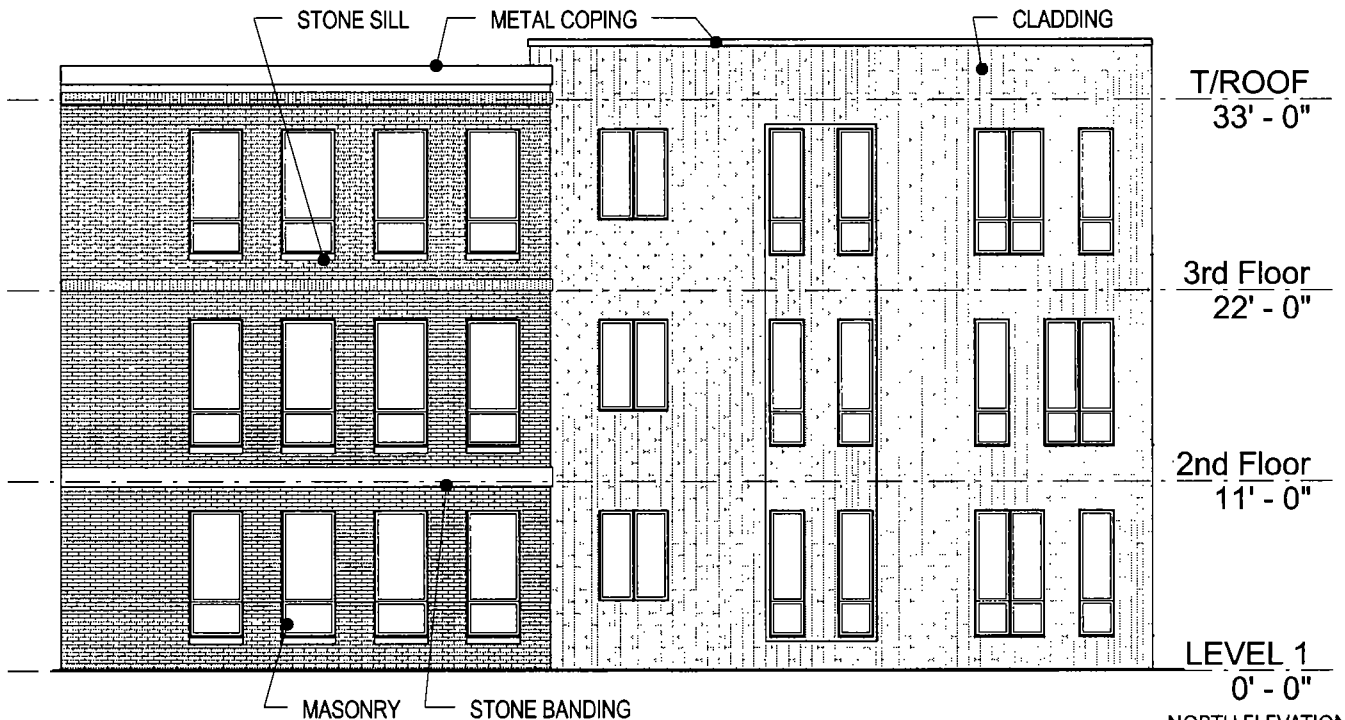
Address:
1-23 West Cermak Road;
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Sub Area B - Phase 1
B4 Elevations
HAROLD ICKES REDEVELOPMENT PLAN

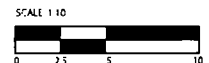
Introduction: April 19, 2017
Plan Commission: TBD
Planning & Design Team:
Gensler, Antonovich Architects,
Brook Architecture, Nia Architects,
Terry Guen Design Associates,
Worn Jerabek Wiltse Architects



WEST ELEVATION



NORTH ELEVATION



Applicant:
Ickes Master Developer JV LLC

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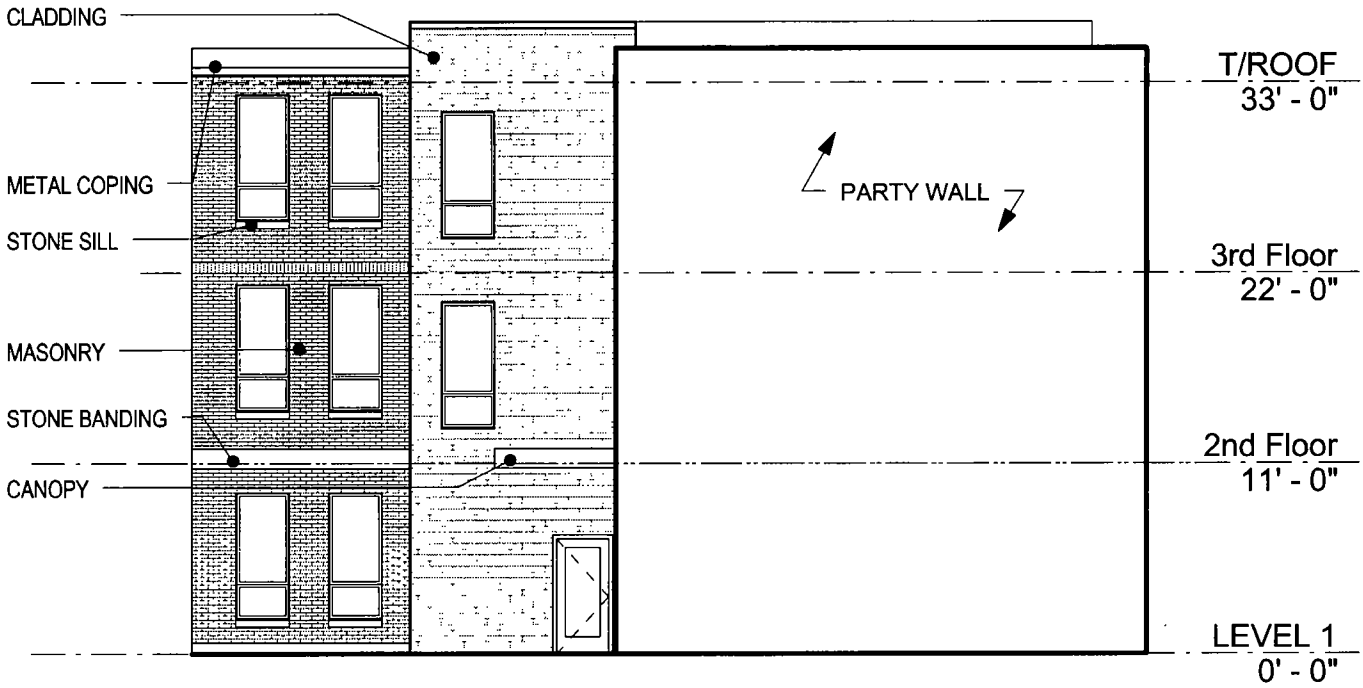
B1 6-Flat Elevations

HAROLD ICKES REDEVELOPMENT PLAN

Introduction: April 19, 2017

Plan Commission: TBD

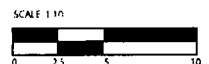
Planning & Design Team:
Gensler, Antunovich Architects,
Brook Architecture, Nia Architects,
Terry Guen Design Associates,
Worn Jerabek Wiltse Architects



EAST ELEVATION



SOUTH ELEVATION



Applicant:
Ickes Master Developer JV LLC

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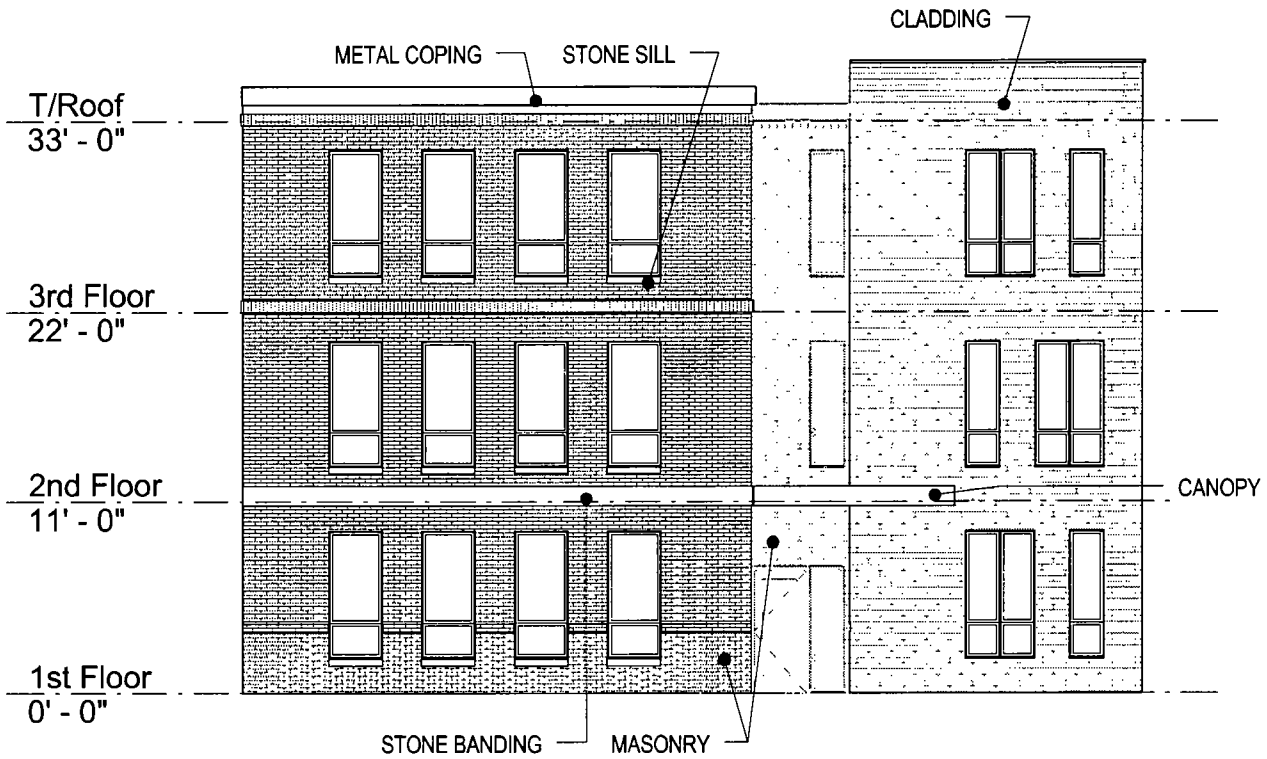
B1 6-Flat Elevations

HAROLD ICKES REDEVELOPMENT PLAN

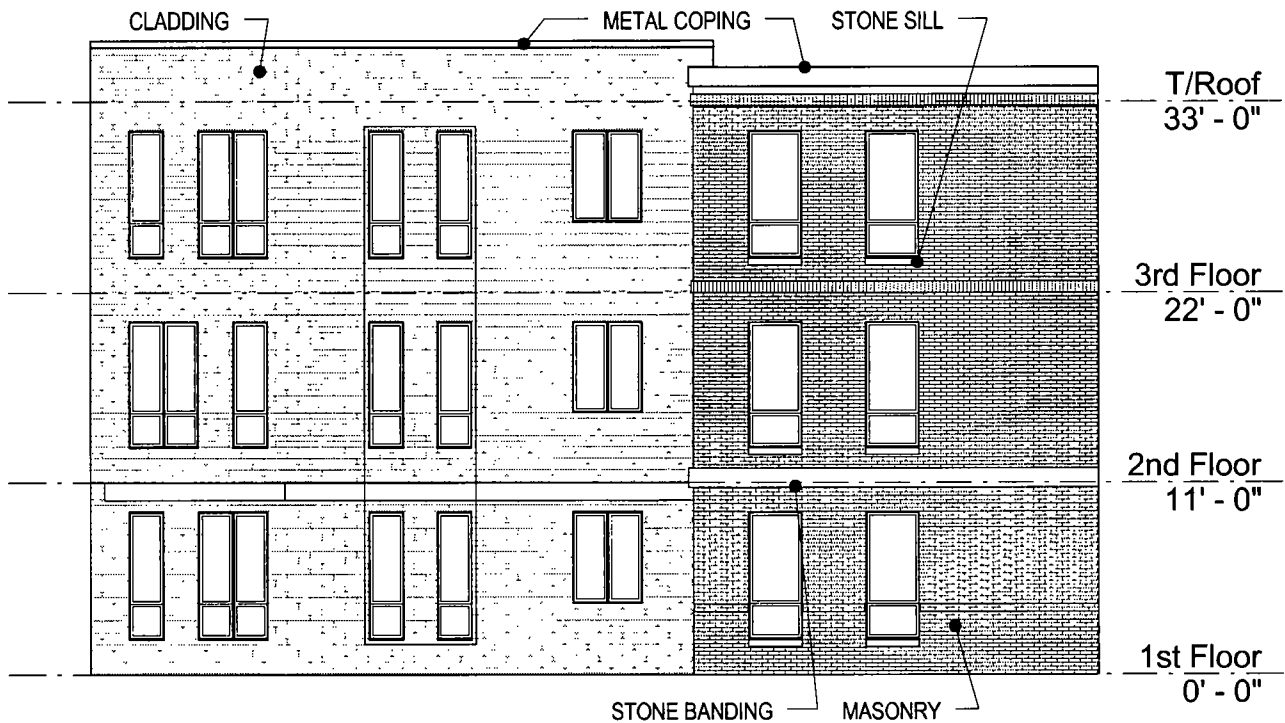
Introduction: April 19, 2017

Plan Commission: TBD

Planning & Design Team:
Gensler, Antunovich Architects,
Brook Architecture, Nia Architects,
Terry Guen Design Associates,
Worn Jerabek Wiltse Architects



WEST ELEVATION



SOUTH ELEVATION



Applicant:
Ickes Master Developer JV LLC

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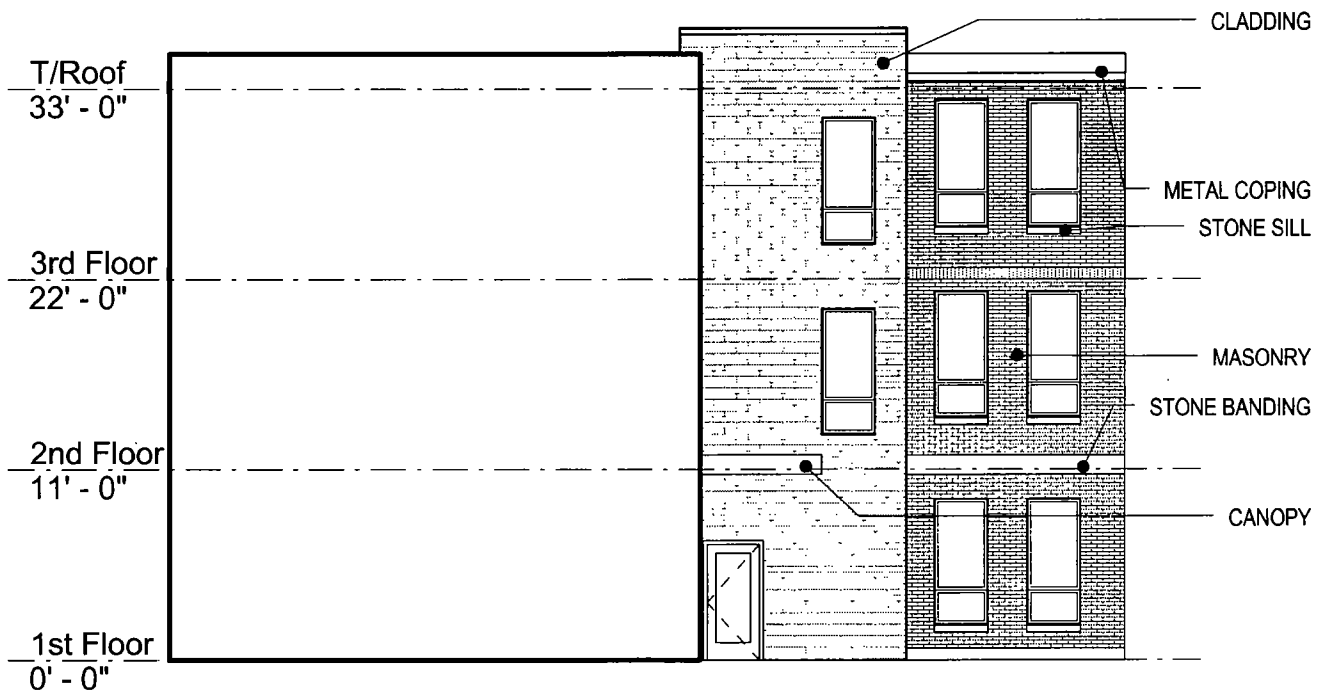
B2 6-Flat Elevations

HAROLD ICKES REDEVELOPMENT PLAN

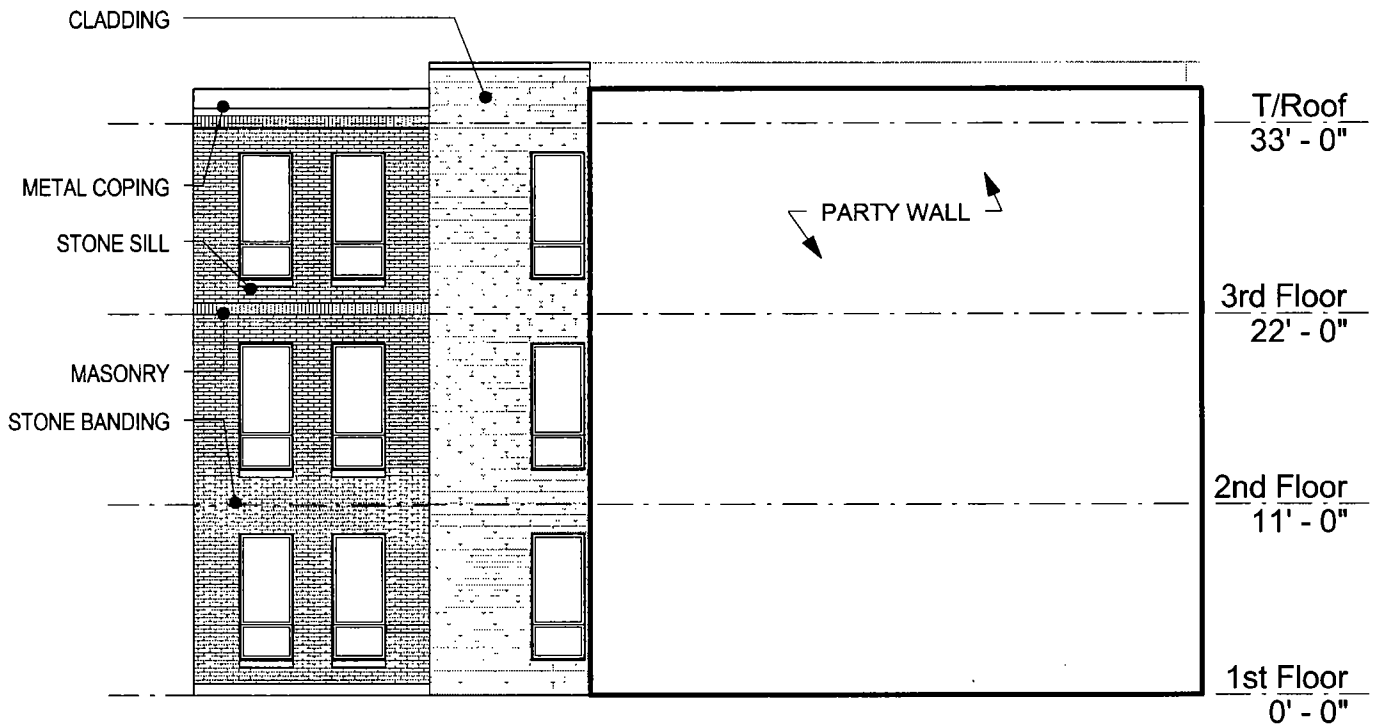
Introduction: April 19, 2017

Plan Commission: TBD

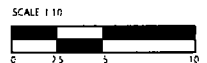
Planning & Design Team:
Gensler, Antunovich Architects,
Brook Architecture, Nia Architects,
Terry Guen Design Associates,
Worn Jerabek Wiltse Architects



EAST ELEVATION



NORTH ELEVATION



Applicant:
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B2 6-Flat Elevations

HAROLD ICKES REDEVELOPMENT PLAN

Introduction: April 19, 2017

Plan Commission: TBD

Planning & Design Team:
Gensler, Antonovich Architects,
Brook Architecture, Nia Architects,
Terry Guen Design Associates,
Worn Jerabek Wiltse Architects



WEST ELEVATION



EAST ELEVATION



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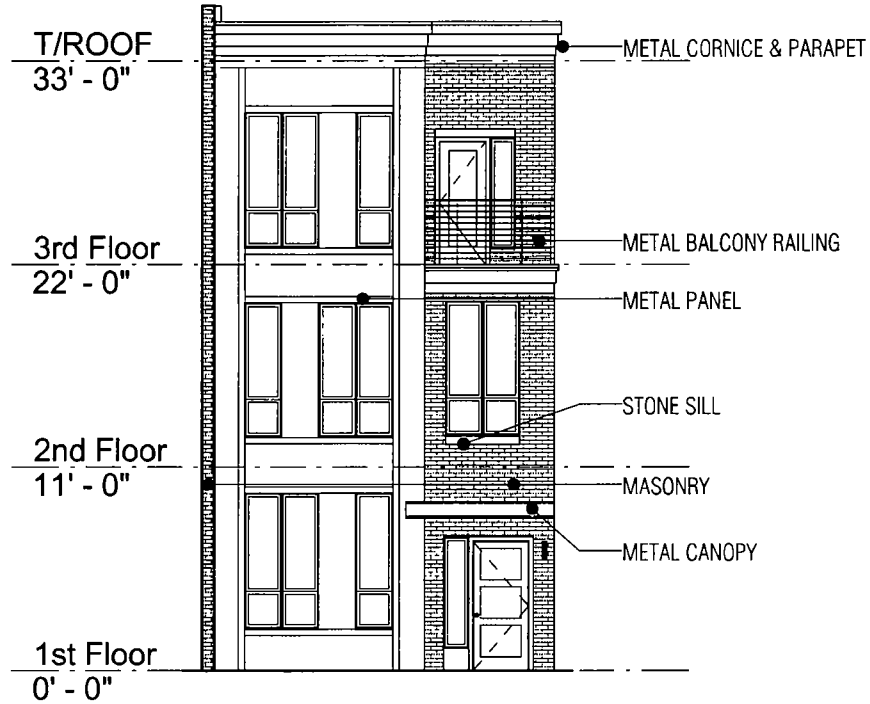
B1/B2 Duplex Elevations

HAROLD ICKES REDEVELOPMENT PLAN

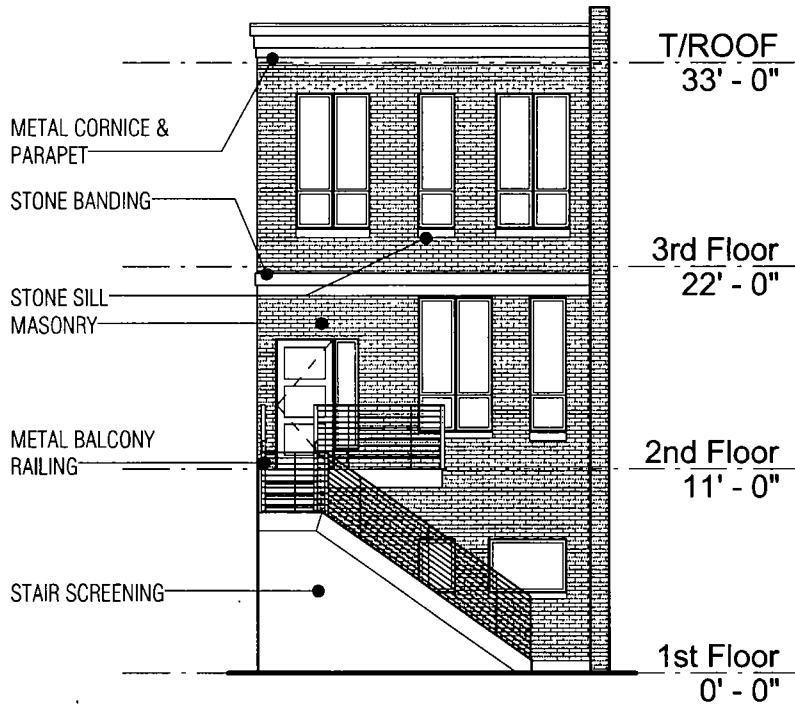
Introduction: April 19, 2017

Plan Commission: TBD

Planning & Design Team:
Gensler, Antunovich Architects,
Brook Architecture, Nia Architects,
Terry Guen Design Associates,
Worn Jerabek Wiltse Architects



WEST ELEVATION



EAST ELEVATION



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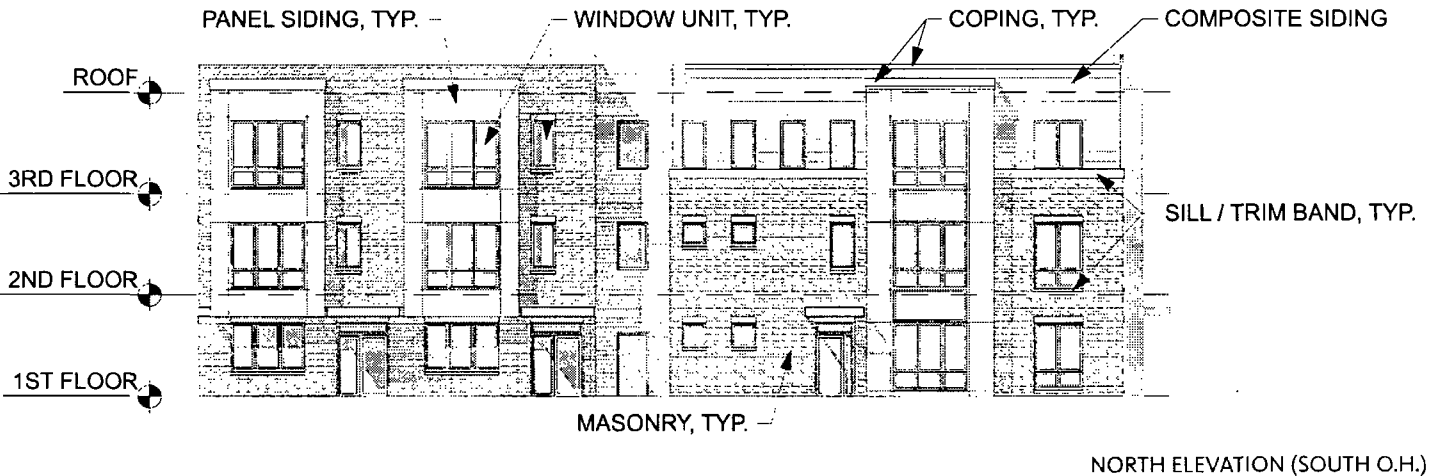
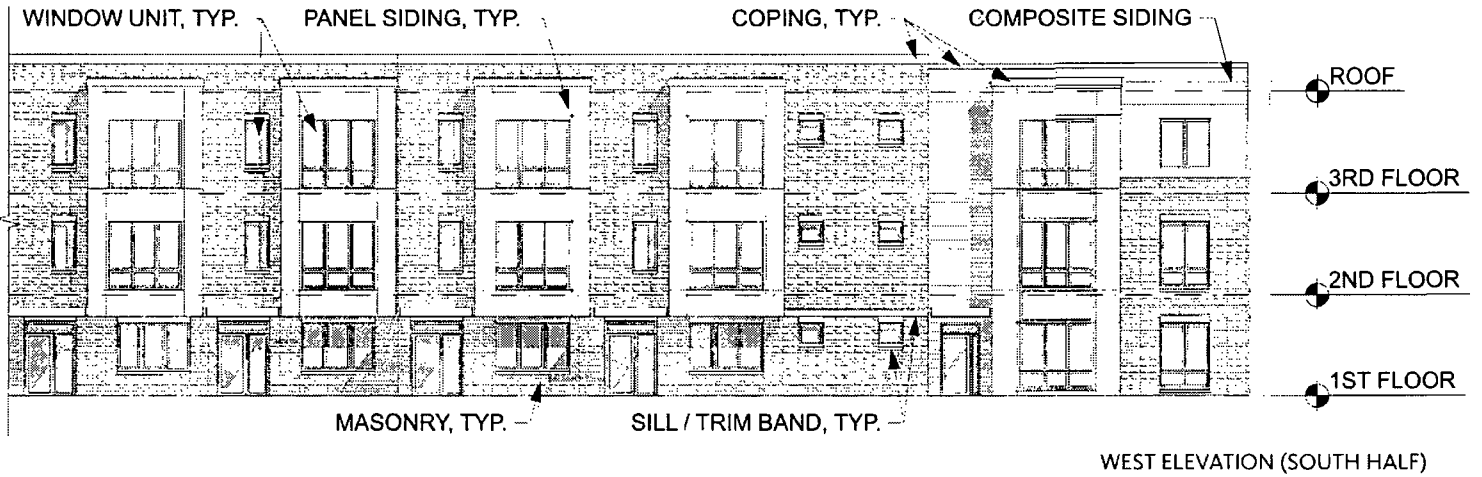
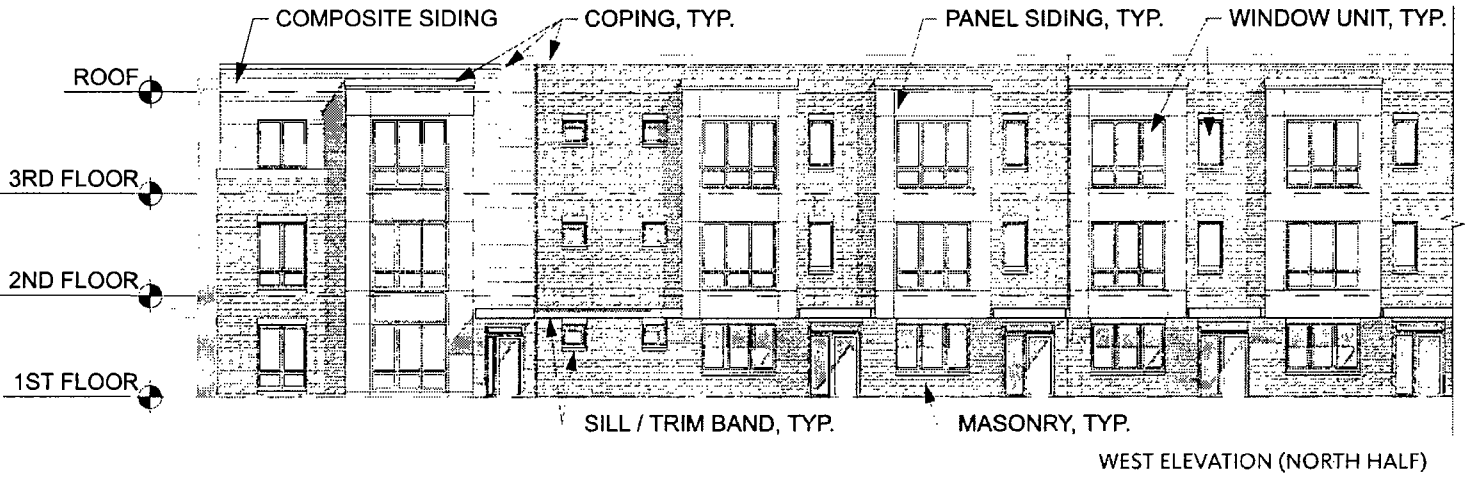
B1/B2 4 Bedroom Elevations

HAROLD ICKES REDEVELOPMENT PLAN

Introduction: April 19, 2017

Plan Commission: TBD

Planning & Design Team:
Gensler, Antunovich Architects,
Brook Architecture, Nia Architects,
Terry Guen Design Associates,
Worn Jerabek Wiltse Architects



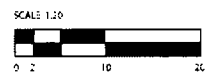
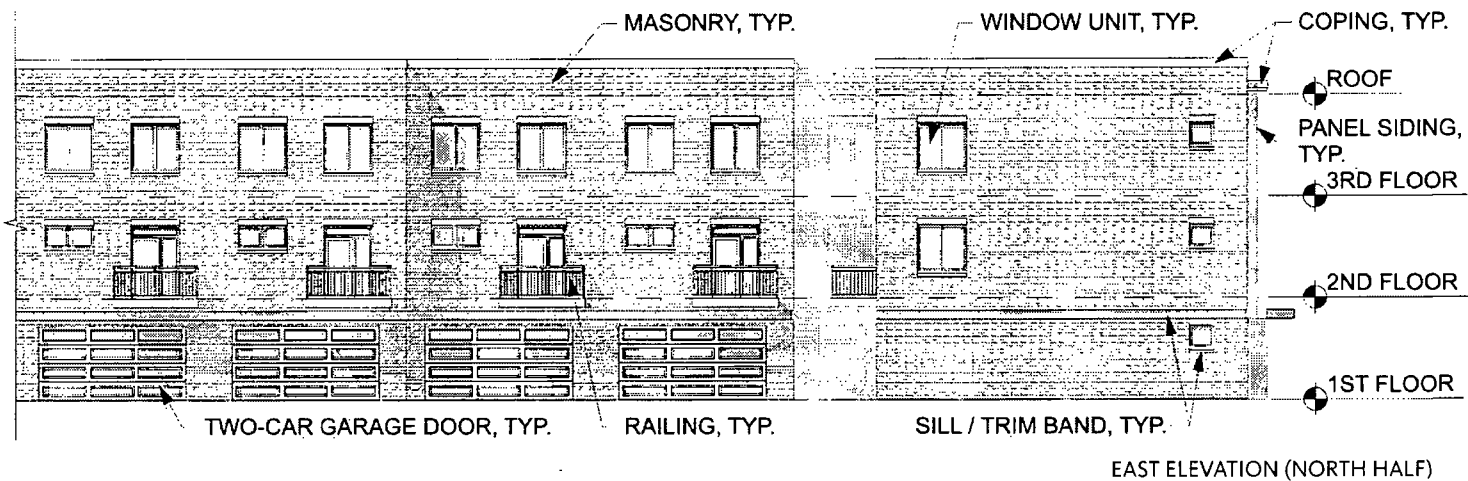
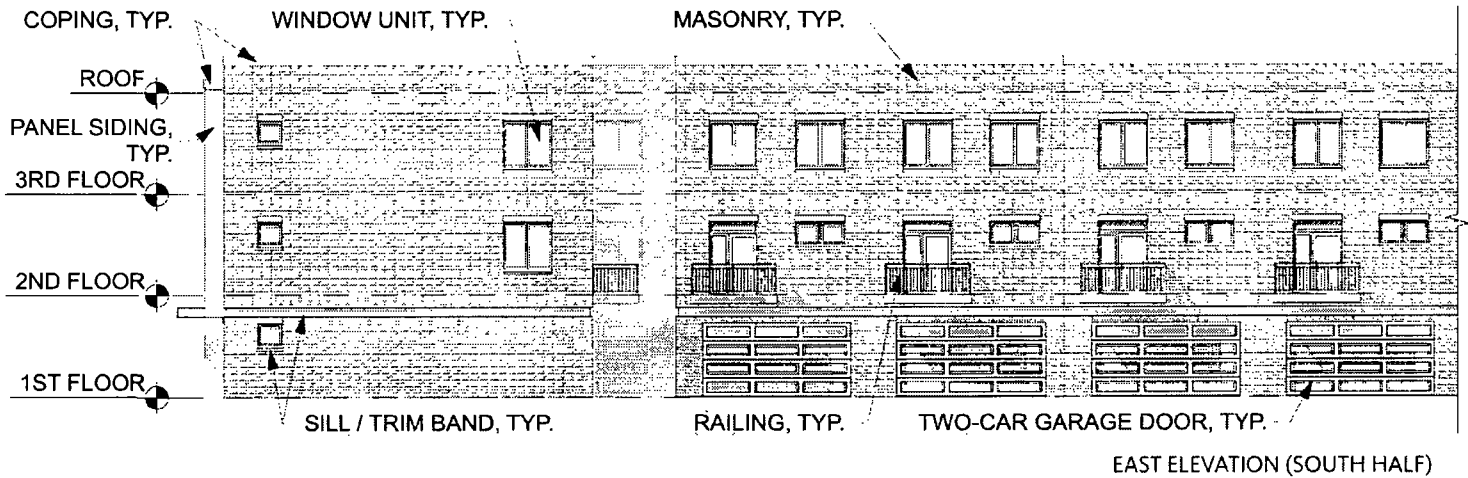
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Sub Area B - Phase 1 B2-B3 Elevations

HAROLD ICKES REDEVELOPMENT PLAN

Introduction: April 19, 2017
Plan Commission: TBD
Planning & Design Team:
Gensler, Antonovich Architects,
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Worn Jerabek Wiltse Architects



Applicant:
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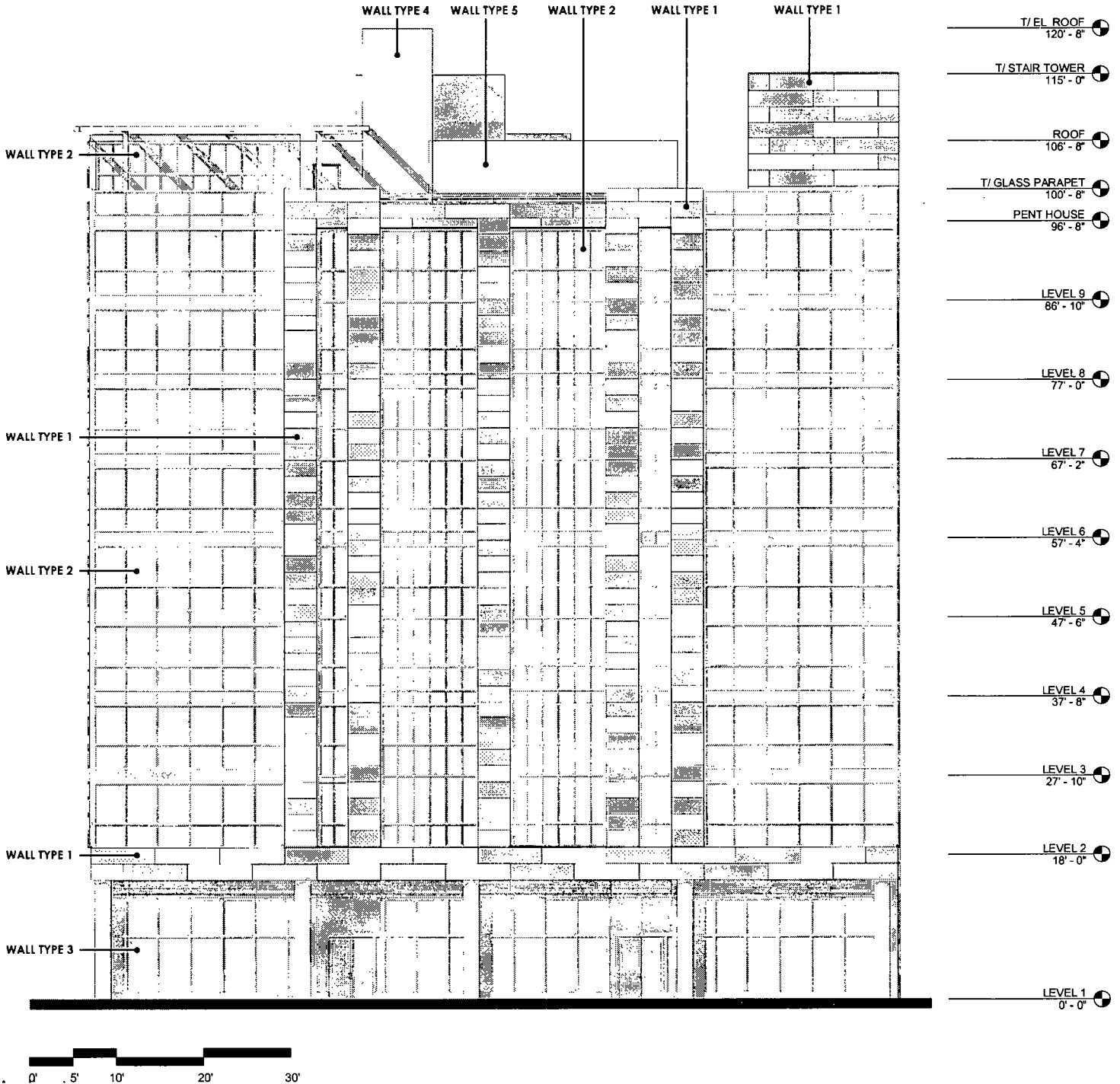
Sub Area B - Phase 1 B2-B3 Elevations

HAROLD ICKES REDEVELOPMENT PLAN

Introduction: April 19, 2017
Plan Commission: TBD
Planning & Design Team:
Gensler, Antunovich Architects,
Brook Architecture, Nia Architects,
Terry Guen Design Associates,
Worn Jerabek Wiltse Architects

MATERIAL LEGEND

- WALL TYPE 1 - METAL PANEL RAIN SCREEN WALL SYSTEM
- WALL TYPE 2 - ALUMINUM CURTAIN WALL SYSTEM
- WALL TYPE 3 - ALUMINUM CURTAIN WALL STOREFRONT SYSTEM
- WALL TYPE 4 - PAINTED CONCRETE WALL
- WALL TYPE 5 - EXPANDED METAL PANEL SCREEN WALL SYSTEM



Applicant:
Ickes Master Developer JV LLC

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**Block D1
West Elevation**

HAROLD ICKES REDEVELOPMENT PLAN

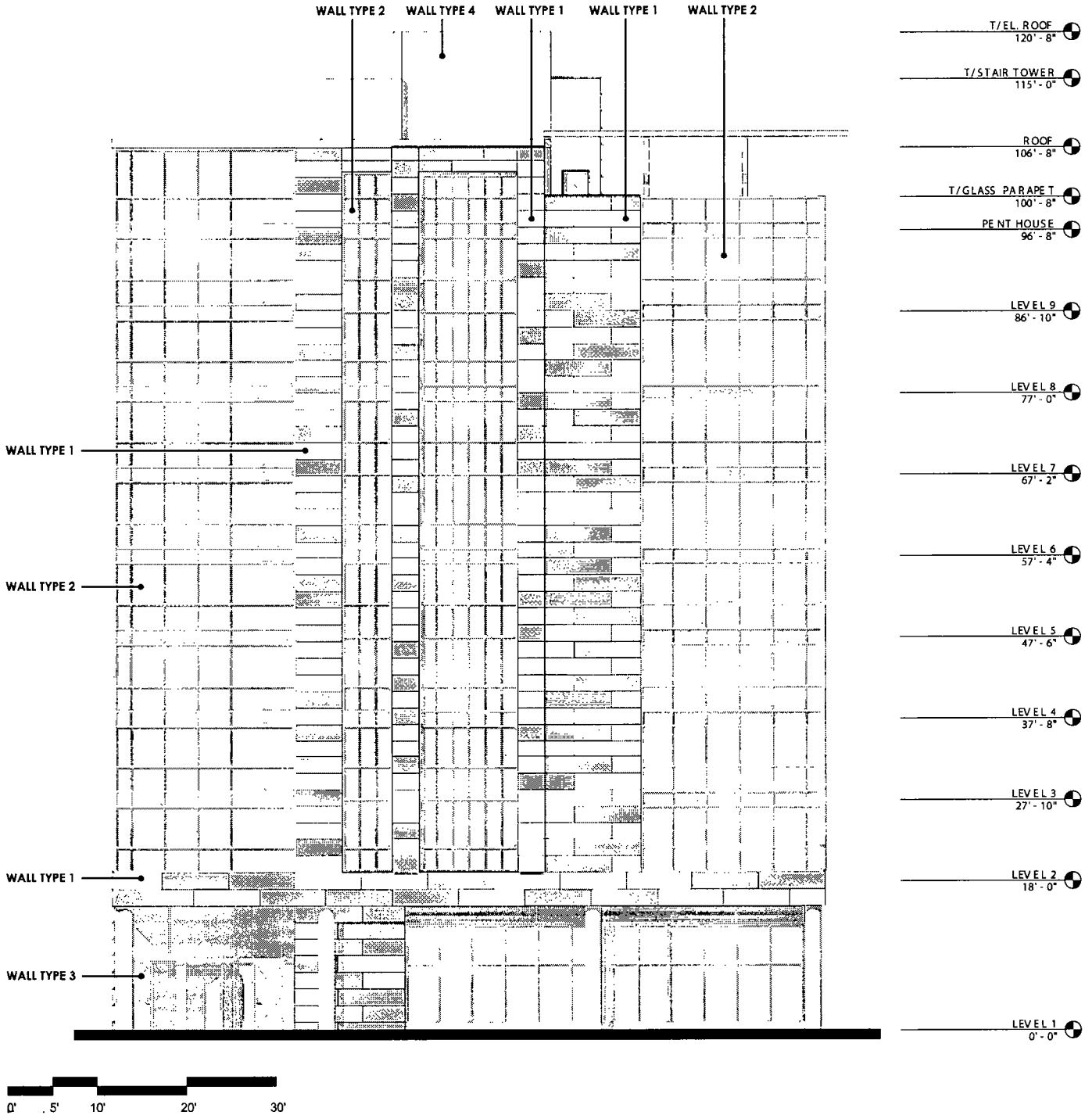
Introduction: April 19, 2017

Plan Commission: TBD

Planning & Design Team:
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Brook Architecture, Nia Architects,
Terry Guen Design Associates,
Worn Jerabek Wiltse Architects

MATERIAL LEGEND

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- WALL TYPE 2 - ALUMINUM CURTAIN WALL SYSTEM
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Applicant:
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**Block D1
North Elevation**

HAROLD ICKES REDEVELOPMENT PLAN

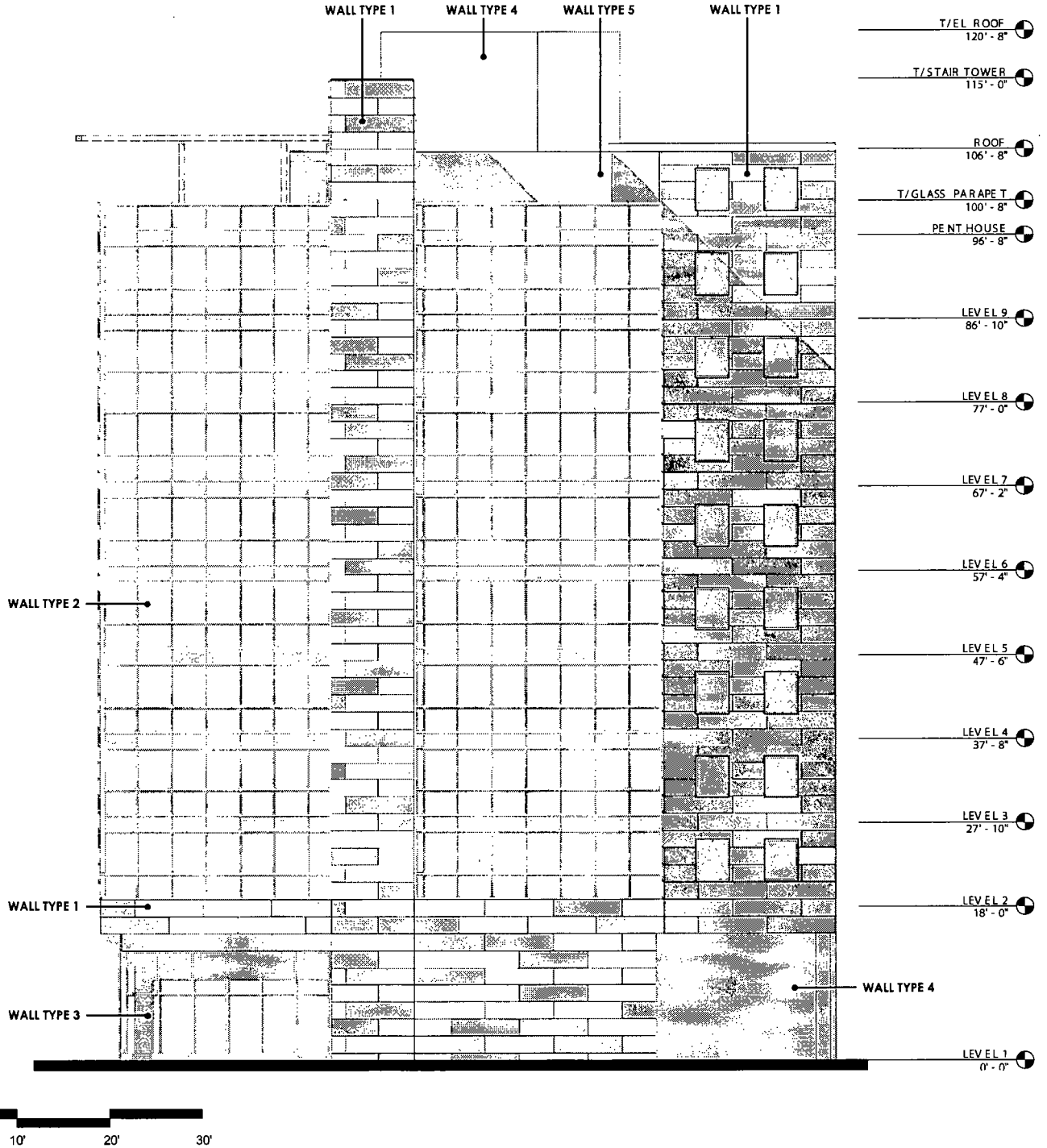
Introduction: April 19, 2017

Plan Commission: TBD

Planning & Design Team:
Gensler, Antonovich Architects,
Brook Architecture, Nia Architects,
Terry Guen Design Associates,
Worn Jerabek Wiltse Architects

MATERIAL LEGEND

- WALL TYPE 1 - METAL PANEL RAIN SCREEN WALL SYSTEM
- WALL TYPE 2 - ALUMINUM CURTAIN WALL SYSTEM
- WALL TYPE 3 - ALUMINUM CURTAIN WALL STOREFRONT SYSTEM
- WALL TYPE 4 - PAINTED CONCRETE WALL
- WALL TYPE 5 - EXPANDED METAL PANEL SCREEN WALL SYSTEM



Applicant:
Ickes Master Developer JV LLC

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**Block D1
South Elevation**

HAROLD ICKES REDEVELOPMENT PLAN

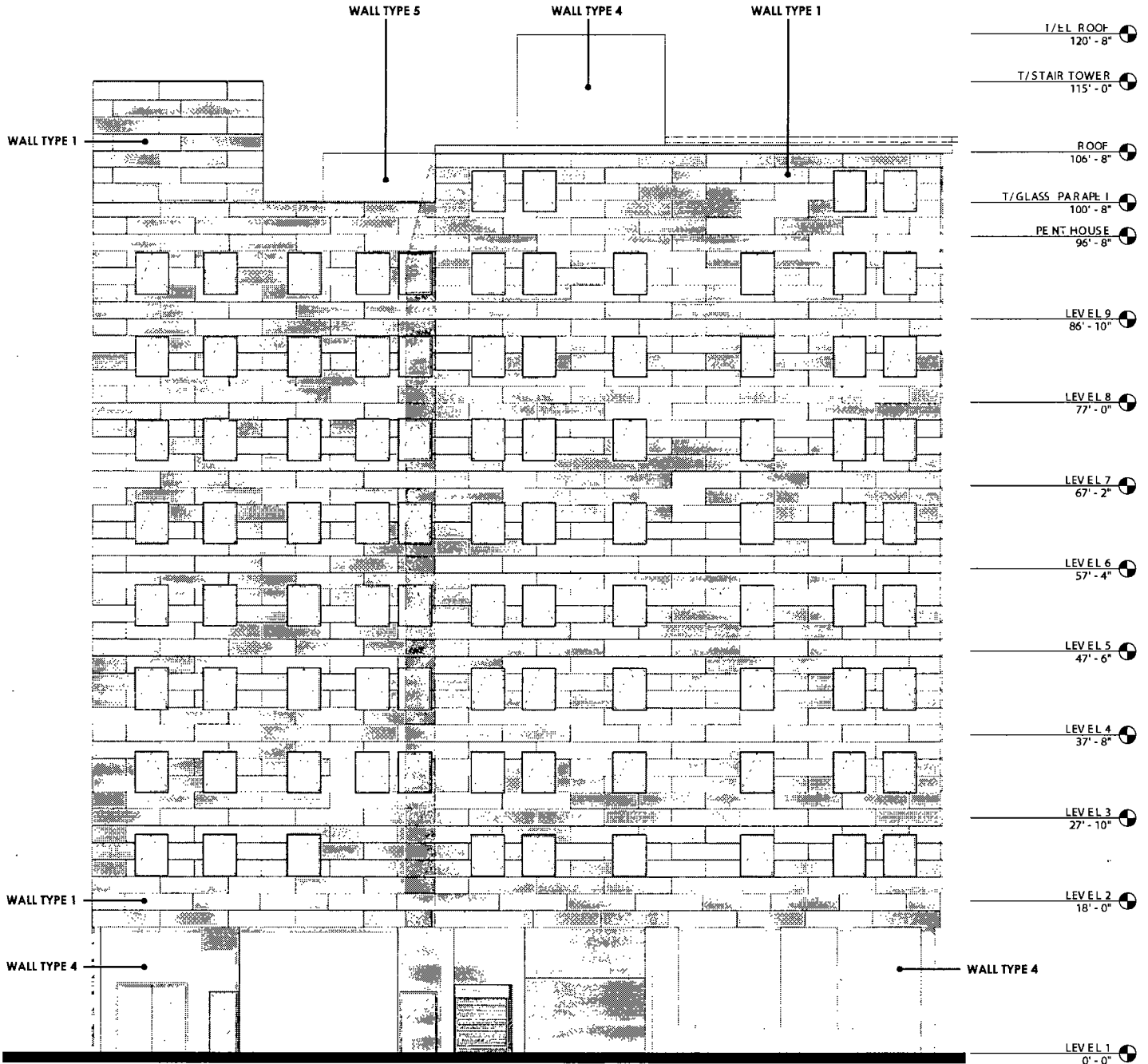
Introduction: April 19, 2017

Plan Commission: TBD

Planning & Design Team:
Gensler, Antonovich Architects,
Brook Architecture, Nia Architects,
Terry Guen Design Associates,
Worn Jerabek Wiltse Architects

MATERIAL LEGEND

- WALL TYPE 1 - METAL PANEL RAIN SCREEN WALL SYSTEM
- WALL TYPE 2 - ALUMINUM CURTAIN WALL SYSTEM
- WALL TYPE 3 - ALUMINUM CURTAIN WALL STOREFRONT SYSTEM
- WALL TYPE 4 - PAINTED CONCRETE WALL
- WALL TYPE 5 - EXPANDED METAL PANEL SCREEN WALL SYSTEM



Applicant:
Ickes Master Developer JV LLC

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**Block D1
East Elevation**

HAROLD ICKES REDEVELOPMENT PLAN

Introduction: April 19, 2017
Plan Commission: TBD
Planning & Design Team:
Gensler, Antunovich Architects,
Brook Architecture, Nia Architects,
Terry Guen Design Associates,
Worn Jerabek Wiltse Architects

PLAT OF BOUNDARY SURVEY

PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 28,
TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN

BLOCK 2
Lynch and Markey's Addition to Chicago
Recorded December 15, 1887

DEDICATION FOR URBAN AND VILLAGE'S EXTENSION ANTE-FIRE
W 23RD ST. 11' WACED PER DOC. 13009677 REC. JANUARY 8, 1934
RECALCULATED PER DOC. 80100817, REC. JANUARY 8, 2003

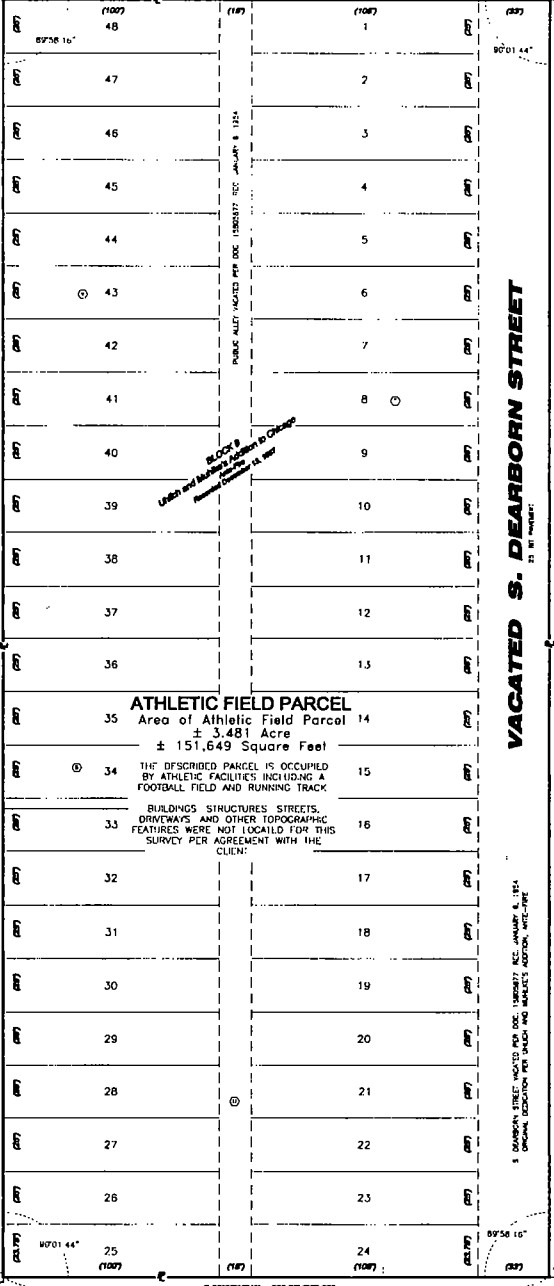
W. 23RD STREET

N 88°30'16" E 303.00' (283.00')

| PARCEL | BOOK | PROPERTY DESCRIPTION | RECORD NUMBER |
|----------------|------|----------------------|---------------|
| ATHLETIC FIELD | 1 | 17-28-217-031-000 | |
| | 2 | 17-28-217-031-001 | |
| | 3 | 17-28-217-031-002 | |
| | 4 | 17-28-217-031-003 | |

S. FEDERAL STREET

VACATED S. DEARBORN STREET



ATHLETIC FIELD PARCEL
Area of Athletic Field Parcel
± 3.481 Acre
± 151,649 Square Feet

THE DESCRIBED PARCEL IS OCCUPIED BY ATHLETIC FACILITIES INCLUDING A FOOTBALL FIELD AND RUNNING TRACK. BUILDINGS, STRUCTURES, STREETS, DRIVEWAYS AND OTHER TOPOGRAPHIC FEATURES WERE NOT LOCATED FOR THIS SURVEY PER AGREEMENT WITH THE CLIENT.

ATHLETIC FIELD PARCEL LEGAL DESCRIPTION
LOTS 1 THRU 8 IN BLOCK 2 LYNCH AND MARKEY'S ADDITION TO CHICAGO, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
ALSO
THE WEST 1/2 OF VACATED SOUTH DEARBORN STREET LYING EAST OF AND ADJOINING LOTS 1 TO 24 IN BLOCK 9
ALSO
THE EAST 1/2 OF THE NORTH-SOUTH 15 FOOT WIDE HIGHWAY ALLEY LYING WEST OF AND ADJOINING LOTS 1 TO 24 IN BLOCK 9
ALSO
THE WEST 1/2 OF THE NORTH-SOUTH 15 FOOT WIDE HIGHWAY ALLEY LYING EAST OF AND ADJOINING LOTS 25 TO 48
ALSO
LOTS 1 THRU 8 (EXCEPT) IN BLOCK 2 OF LYNCH AND MARKEY'S ADDITION TO CHICAGO, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 (EXCEPT) THE NORTH 1/2 OF THE NORTH 1/2 (EXCEPT) OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ILLINOIS, TOGETHER WITH THE 15 FOOT WIDE PUBLIC ALLEY IN BLOCK 2 AND THE WEST HALF OF SOUTH DEARBORN STREET LYING EAST OF THE 15 FOOT WIDE HIGHWAY ALLEY (EXCEPT) RECORDED JANUARY 8, 1934 IN DOCUMENT NO. 13009677 INCLUSIVE IN BLOCK 2 IN COOK COUNTY, ILLINOIS.
SAID PARCEL CONTAINS 2.481 ACRES OR 107,841 SQUARE FEET MORE OR LESS.

STATE OF ILLINOIS } 23
COUNTY OF COOK }
I, RONALD S. DEARBORN, SURVEYOR, LICENSE NO. 35-3178, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS AND THAT I HAVE PERSONALLY AND INDEPENDENTLY CONDUCTED A RECONSTRUCTION SURVEY OF THE ABOVE DESCRIBED PARCEL AND THAT THE BOUNDARY LINES, DISTANCES, BEARINGS AND AREA THEREON SHOWN HEREON CORRECTLY REPRESENTS THE SURVEY THAT I HAVE MADE THEREON. MY FIELD WORK WAS COMPLETED APRIL 11, 2017.
DATE OF THE 11TH DAY OF APRIL, 2017 A.D. AT CHICAGO, ILLINOIS
Ronald Dearborn
RONALD S. DEARBORN, ILLINOIS PROFESSIONAL SURVEYOR, LICENSE NO. 35-3178
LICENSE EXPIRES DATE: 11/30/2018
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
I HAVE MADE AN INDEPENDENT SEARCH OF THE RECORDS FOR EASEMENTS, ENCUMBRANCES, OR OTHER RIGHTS FACTORS KNOWN OR REASONABLY KNOWN TO BE AFFECTED BY THIS SURVEY AND HAVE LOCATED THE SAME AS PART OF THIS SURVEY. THE RESULTS OF THIS SEARCH ARE SHOWN ON THIS SURVEY. I HAVE ALSO SEARCHED THE RECORDS OF THE COUNTY CLERK FOR ANY EASEMENTS, ENCUMBRANCES, OR OTHER RIGHTS FACTORS KNOWN OR REASONABLY KNOWN TO BE AFFECTED BY THIS SURVEY AND HAVE LOCATED THE SAME AS PART OF THIS SURVEY. THE RESULTS OF THIS SEARCH ARE SHOWN ON THIS SURVEY.



ARDMORE ASSOCIATES
33 N. DEARBORN, SUITE 1120
CHICAGO, IL 60602-3109
312-785-1400
ardmore@ardmoreassociates.com

LEGEND

| | |
|----------|-----------------------------|
| (123.45) | SECTION BOUNDARY |
| (123.45) | NEIGHBOR BOUNDARY |
| --- | BOUNDARY OF BOUNDARY PARCEL |
| --- | BOUNDARY OF 180' LANE |
| --- | BOUNDARY OF 15' LANE |
| --- | BOUNDARY OF 10' LANE |
| --- | BOUNDARY OF 5' LANE |
| --- | BOUNDARY OF 3' LANE |
| --- | BOUNDARY OF 1.5' LANE |
| --- | BOUNDARY OF 0.75' LANE |
| --- | BOUNDARY OF 0.375' LANE |

DESIGN FOR REDEVELOPMENT
ATHLETIC FIELD PARCEL
CHICAGO, ILLINOIS
DATE: 04/11/17 SCALE: 1" = 20'
DRAWN BY: R. DEARBORN
CHECKED BY: R. DEARBORN
P.A. PROJECT NO. 2433

W. 24TH STREET

S. DEARBORN STREET

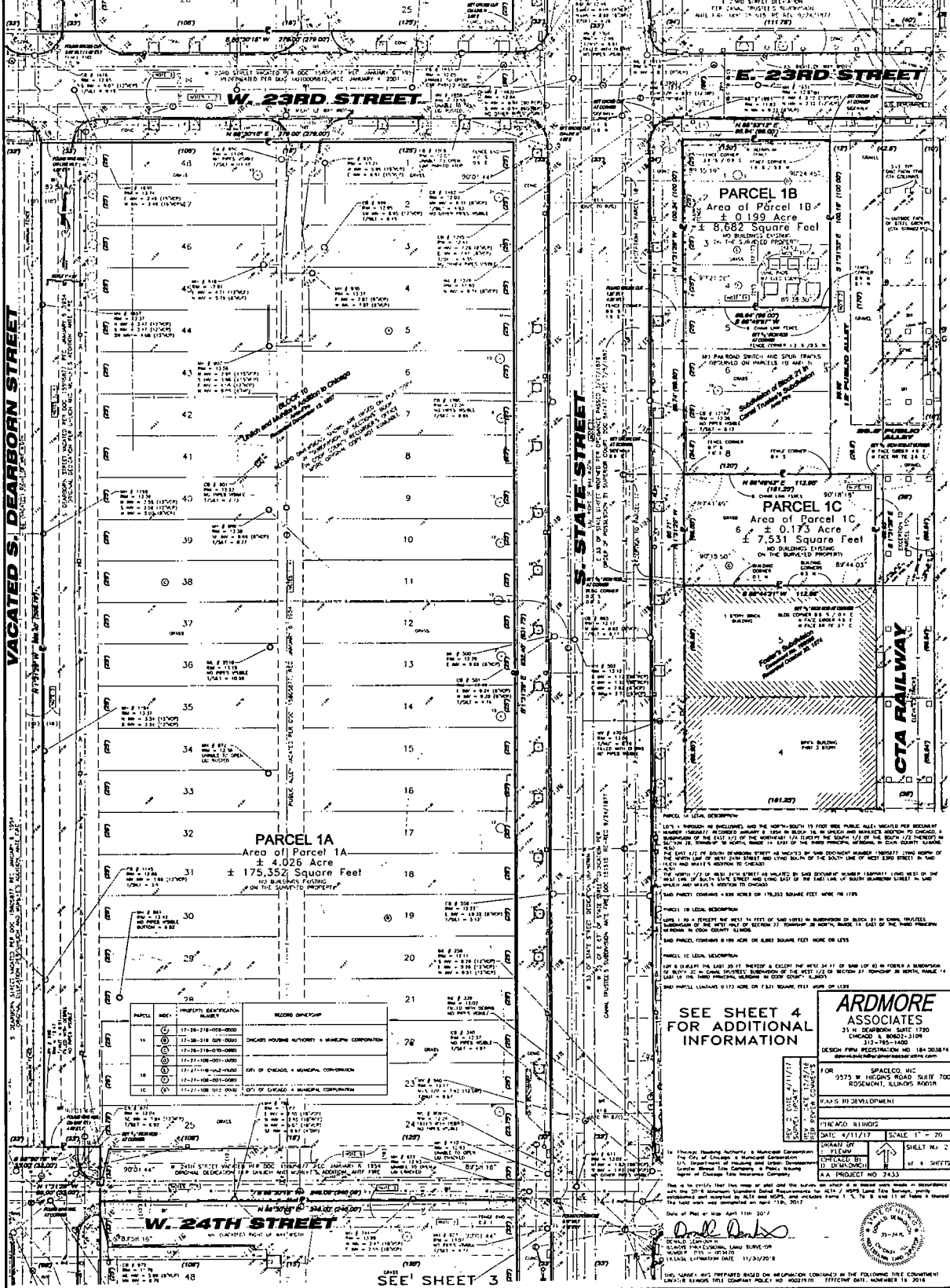
VACATED W. 24TH STREET

W 24TH STREET VACATED PER DOC. 13009677 REC. JANUARY 8, 1934

ALTA / NSPS LAND TITLE SURVEY

PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 28, AND PART OF THE WEST HALF OF SECTION 27,
TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN

SEE SHEET 1



| PARCEL | NO. | PROPERTY DESCRIPTION | RECORD DIMENSION |
|--------|--------------------|---|--------------------|
| 1A | 17-28-218-008-0000 | CHICAGO HOUSING AUTHORITY & MUNICIPAL CORPORATION | 17-28-218-008-0000 |
| 1B | 17-28-218-009-0000 | CHICAGO HOUSING AUTHORITY & MUNICIPAL CORPORATION | 17-28-218-009-0000 |
| 1C | 17-27-108-001-0000 | CITY OF CHICAGO & MUNICIPAL CORPORATION | 17-27-108-001-0000 |
| 1D | 17-27-108-002-0000 | CITY OF CHICAGO & MUNICIPAL CORPORATION | 17-27-108-002-0000 |
| 1E | 17-27-108-003-0000 | CITY OF CHICAGO & MUNICIPAL CORPORATION | 17-27-108-003-0000 |
| 1F | 17-27-108-004-0000 | CITY OF CHICAGO & MUNICIPAL CORPORATION | 17-27-108-004-0000 |
| 1G | 17-27-108-005-0000 | CITY OF CHICAGO & MUNICIPAL CORPORATION | 17-27-108-005-0000 |
| 1H | 17-27-108-006-0000 | CITY OF CHICAGO & MUNICIPAL CORPORATION | 17-27-108-006-0000 |
| 1I | 17-27-108-007-0000 | CITY OF CHICAGO & MUNICIPAL CORPORATION | 17-27-108-007-0000 |
| 1J | 17-27-108-008-0000 | CITY OF CHICAGO & MUNICIPAL CORPORATION | 17-27-108-008-0000 |
| 1K | 17-27-108-009-0000 | CITY OF CHICAGO & MUNICIPAL CORPORATION | 17-27-108-009-0000 |
| 1L | 17-27-108-010-0000 | CITY OF CHICAGO & MUNICIPAL CORPORATION | 17-27-108-010-0000 |
| 1M | 17-27-108-011-0000 | CITY OF CHICAGO & MUNICIPAL CORPORATION | 17-27-108-011-0000 |
| 1N | 17-27-108-012-0000 | CITY OF CHICAGO & MUNICIPAL CORPORATION | 17-27-108-012-0000 |
| 1O | 17-27-108-013-0000 | CITY OF CHICAGO & MUNICIPAL CORPORATION | 17-27-108-013-0000 |
| 1P | 17-27-108-014-0000 | CITY OF CHICAGO & MUNICIPAL CORPORATION | 17-27-108-014-0000 |
| 1Q | 17-27-108-015-0000 | CITY OF CHICAGO & MUNICIPAL CORPORATION | 17-27-108-015-0000 |
| 1R | 17-27-108-016-0000 | CITY OF CHICAGO & MUNICIPAL CORPORATION | 17-27-108-016-0000 |
| 1S | 17-27-108-017-0000 | CITY OF CHICAGO & MUNICIPAL CORPORATION | 17-27-108-017-0000 |
| 1T | 17-27-108-018-0000 | CITY OF CHICAGO & MUNICIPAL CORPORATION | 17-27-108-018-0000 |
| 1U | 17-27-108-019-0000 | CITY OF CHICAGO & MUNICIPAL CORPORATION | 17-27-108-019-0000 |
| 1V | 17-27-108-020-0000 | CITY OF CHICAGO & MUNICIPAL CORPORATION | 17-27-108-020-0000 |
| 1W | 17-27-108-021-0000 | CITY OF CHICAGO & MUNICIPAL CORPORATION | 17-27-108-021-0000 |
| 1X | 17-27-108-022-0000 | CITY OF CHICAGO & MUNICIPAL CORPORATION | 17-27-108-022-0000 |
| 1Y | 17-27-108-023-0000 | CITY OF CHICAGO & MUNICIPAL CORPORATION | 17-27-108-023-0000 |
| 1Z | 17-27-108-024-0000 | CITY OF CHICAGO & MUNICIPAL CORPORATION | 17-27-108-024-0000 |

SEE SHEET 4 FOR ADDITIONAL INFORMATION

ARDMORE ASSOCIATES
31 N. DEARBORN SUITE 1700
CHICAGO, IL 60607-3100
312-795-1100
DESIGN PERM REGISTRATION NO. 184-003874
www.ardmoreassociates.com

FOR: SPACED, INC.
2575 W. HEDGECOCK ROAD SUITE 700
ROSEMONT, ILLINOIS 60068

PHASE III DEVELOPMENT

PROJECT NO. 7433

DATE: 4/11/17 SCALE: 1" = 20'

DATE: 4/11/17 SHEET NO. 2 OF 4 SHEETS

CONV. BY: PLEM
CHECKED BY: D. H. (D. H. S. S.)

DATE OF PLOT: 10th April 2017

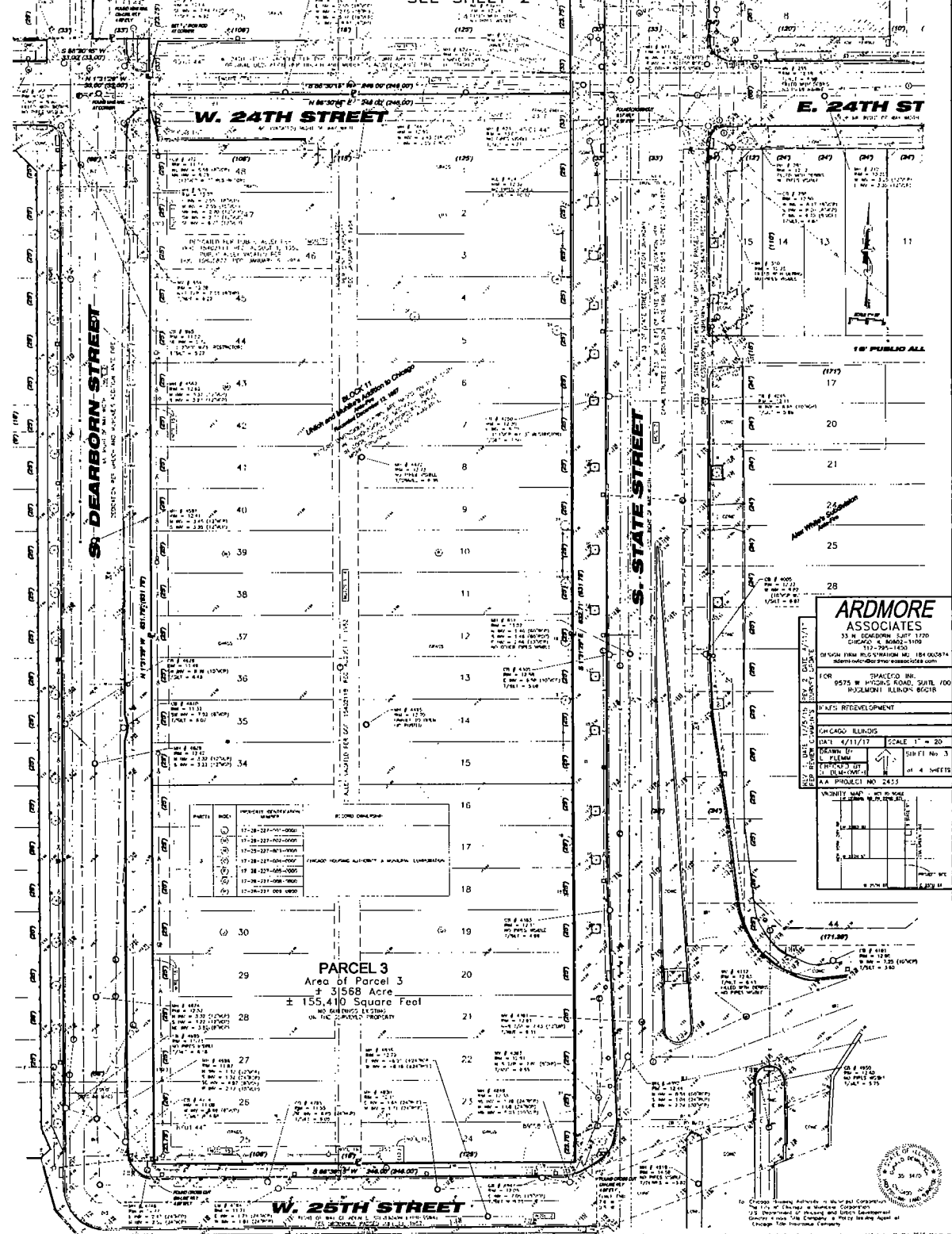


SEE SHEET 3

ALTA / NSPS LAND TITLE SURVEY

PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN

SEE SHEET 2



| PARCEL | MO | APPLICABLE IDENTIFICATION | RECORD LOCATION |
|--------------------|----|---------------------------|-----------------|
| 17-28-227-001-0000 | | | |
| 17-28-227-002-0000 | | | |
| 17-28-227-003-0000 | | | |
| 17-28-227-004-0000 | | | |
| 17-28-227-005-0000 | | | |
| 17-28-227-006-0000 | | | |
| 17-28-227-007-0000 | | | |
| 17-28-227-008-0000 | | | |
| 17-28-227-009-0000 | | | |
| 17-28-227-010-0000 | | | |

PARCEL 3
Area of Parcel 3
± 31568 Acre
± 155,410 Square Feet
NO SUBDIVISION RIGHTS
ON THE SUBDIVISION TRACT

ARDMORE ASSOCIATES
33 N. DEARBORN, SUITE 1720
CHICAGO, IL 60610-1100
312-799-1400
ardmore@ardmoreassociates.com

FOR THE SPACECO INC.
9575 W. HYDRO ROAD, SUITE 100
MILLINGTON, ILLINOIS 61801

IN PART REDEVELOPMENT

CHICAGO, ILLINOIS
DATE: 6/11/17 SCALE: 1" = 20'
DRAWN BY: PLEMM
CHECKED BY: [Signature]
PROJECT NO: 2455
SHEET NO: 3
OF 4 SHEETS

SEE SHEET 4 FOR ADDITIONAL INFORMATION

DATE OF THIS SURVEY: APRIL 11, 2017

BY: [Signature]

SCALE: 1" = 20'

ALTA / NSPS LAND TITLE SURVEY

PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 28, AND PART OF THE WEST HALF OF SECTION 27,
TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN

GENERAL SURVEY NOTES

EXHIBIT, BENCHMARK, AND COLLIMATION DATA:
 THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING AND MAPPING ACT AND THE SURVEYING AND MAPPING REGULATIONS. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING AND MAPPING ACT AND THE SURVEYING AND MAPPING REGULATIONS. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING AND MAPPING ACT AND THE SURVEYING AND MAPPING REGULATIONS.

LEGAL DESCRIPTION:
 THE LEGAL DESCRIPTION OF THE PROPERTY IS AS SHOWN ON THIS SURVEY. THE LEGAL DESCRIPTION OF THE PROPERTY IS AS SHOWN ON THIS SURVEY. THE LEGAL DESCRIPTION OF THE PROPERTY IS AS SHOWN ON THIS SURVEY.

ADJACENT PROPERTY:
 THE ADJACENT PROPERTY IS AS SHOWN ON THIS SURVEY. THE ADJACENT PROPERTY IS AS SHOWN ON THIS SURVEY. THE ADJACENT PROPERTY IS AS SHOWN ON THIS SURVEY.

SURVEY CONTROL AND BENCHMARK INFORMATION

| SURVEY CONTROL POINT INFORMATION | |
|----------------------------------|-------------|
| POINT NUMBER | DESCRIPTION |
| 1 | ... |
| 2 | ... |
| 3 | ... |
| 4 | ... |
| 5 | ... |
| 6 | ... |
| 7 | ... |
| 8 | ... |
| 9 | ... |
| 10 | ... |

INFORMATION FROM TITLE COMMITMENTS

THE NOTES BELOW REFER TO RECORDS & COLLIMATION LETTERS...
 THE NOTES BELOW REFER TO RECORDS & COLLIMATION LETTERS...
 THE NOTES BELOW REFER TO RECORDS & COLLIMATION LETTERS...

THE FOLLOWING NOTES ARE BASED ON INFORMATION CONTAINED IN TITLE COMMITMENT FROM...
 [1] [2] [3] [4] [5] [6] [7] [8] [9] [10] [11] [12] [13] [14] [15] [16] [17] [18] [19] [20] [21] [22] [23] [24] [25] [26] [27] [28] [29] [30] [31] [32] [33] [34] [35] [36] [37] [38] [39] [40] [41] [42] [43] [44] [45] [46] [47] [48] [49] [50] [51] [52] [53] [54] [55] [56] [57] [58] [59] [60] [61] [62] [63] [64] [65] [66] [67] [68] [69] [70] [71] [72] [73] [74] [75] [76] [77] [78] [79] [80] [81] [82] [83] [84] [85] [86] [87] [88] [89] [90] [91] [92] [93] [94] [95] [96] [97] [98] [99] [100]

[101] [102] [103] [104] [105] [106] [107] [108] [109] [110] [111] [112] [113] [114] [115] [116] [117] [118] [119] [120] [121] [122] [123] [124] [125] [126] [127] [128] [129] [130] [131] [132] [133] [134] [135] [136] [137] [138] [139] [140] [141] [142] [143] [144] [145] [146] [147] [148] [149] [150] [151] [152] [153] [154] [155] [156] [157] [158] [159] [160] [161] [162] [163] [164] [165] [166] [167] [168] [169] [170] [171] [172] [173] [174] [175] [176] [177] [178] [179] [180] [181] [182] [183] [184] [185] [186] [187] [188] [189] [190] [191] [192] [193] [194] [195] [196] [197] [198] [199] [200]

[201] [202] [203] [204] [205] [206] [207] [208] [209] [210] [211] [212] [213] [214] [215] [216] [217] [218] [219] [220] [221] [222] [223] [224] [225] [226] [227] [228] [229] [230] [231] [232] [233] [234] [235] [236] [237] [238] [239] [240] [241] [242] [243] [244] [245] [246] [247] [248] [249] [250] [251] [252] [253] [254] [255] [256] [257] [258] [259] [260] [261] [262] [263] [264] [265] [266] [267] [268] [269] [270] [271] [272] [273] [274] [275] [276] [277] [278] [279] [280] [281] [282] [283] [284] [285] [286] [287] [288] [289] [290] [291] [292] [293] [294] [295] [296] [297] [298] [299] [300]

ARDMORE ASSOCIATES
 311 N. DEARBORN, SUITE 1700
 CHICAGO, IL 60610-3109
 312-762-1400
 688-mch@ardmoreassociates.com

FOR: SHACECO, INC.
 9575 N. WISCONSIN ROAD, SUITE 700
 ROSELAND, ILLINOIS 60018

CHSLS PROJECT NO. 2433

DATE: 4/11/17 SCALE: 1" = 20'

DESIGNED BY: [Signature] SHEET NO. 4

CHECKED BY: [Signature] OF 4 SHEETS

DATE: 4/11/17

The Chicago Hearing Authority, a Municipal Corporation of the City of Chicago, a Municipal Corporation of Cook County, Illinois, has approved the Survey of the Property described herein and has authorized the Surveyor to execute the same. The Survey was conducted on April 11th, 2017.

Date of Map: April 11th, 2017

Daniel Rinko
 Daniel Rinko
 LICENSED PROFESSIONAL LAND SURVEYOR
 NUMBER: 035 - 003410
 LICENSE EXPIRES DATE: 11/30/2018



DLA Piper LLP (US)
444 West Lake Street
Suite 900
Chicago, Illinois 60606-0089
www.dlapiper.com

Mariah F. DiGrino
mariah.digrino@dlapiper.com
T 312.368.7261
F 312.251.5833

April 14, 2017

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

Martin Cabrera, Jr., Chairman
City of Chicago Plan Commission
Room 1000, City Hall
121 North LaSalle Street
Chicago, Illinois 60602

Re: **Application for Planned Development for Former Harold Ickes Site (1-23 W. Cermak Road; 2210-2458 S. State Street; 2401-2459 S. Dearborn Street; 2301-2359 S. Federal Street; 2301-2309 S. State Street; 1-9 E. 23rd Street; 1-53 W. 23rd Street; 2-24 W. 23rd Street; and 34-54 W. 24th Street)**
Ickes Master Developer JV LLC

Dear Chairman Solis and Chairman Cabrera:

The undersigned, Mariah F. DiGrino, an attorney with the law firm of DLA Piper LLP (US), which firm represents Ickes Master Developer JV LLC, the applicant for an amendment to the Chicago Zoning Ordinance and proposed planned development, certifies that she has complied with the requirements for Section 17-13-0107 of the Chicago Zoning Ordinance by sending written notice to such property owners who appear to be the owners of the property within the subject area not solely owned by the applicant, and to the owners of all property within 250 feet of each direction of the lot line of the subject property, exclusive of public roads, streets, alleys and other public ways. Said written notice was sent by First Class U.S. Mail, no more than 30 days before filing the application.

The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; a statement that the applicant intends to file the application for change in zoning on approximately April 14, 2017, and a source for additional information on the application.

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

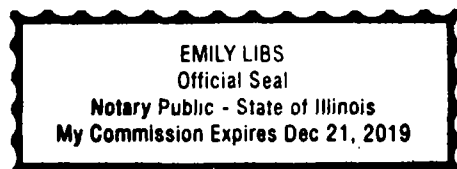
Very truly yours,

DLA Piper LLP (US)

Mariah F. DiGrino

Subscribed and sworn to before me
This 14 day of April, 2017.

Notary Public





DLA Piper LLP (US)
444 West Lake Street
Suite 900
Chicago, Illinois 60606-0089
www.dlapiper.com

Mariah F. DiGrino
mariah.digrino@dlapiper.com
T 312.368.7261
F 312.251.5833

April 14, 2017

Dear Sir or Madam:

As required by Section 17-13-0107 of the Municipal Code of the City of Chicago, please be informed that on or about April 14, 2017, the undersigned, on behalf of Ickes Master Developer JV LLC (the "Applicant"), intends to file an application to rezone the property located at 1-23 W. Cermak Road, 2210-2458 S. State Street, 2401-2459 S. Dearborn Street, 2301-2359 S. Federal Street, 2301-2309 S. State Street, 1-9 E. 23rd Street; 1-53 W. 23rd Street; 2-24 W. 23rd Street, and 34-54 W. 24th Street, Chicago, IL, from the RM-5 Residential Multi-Unit District, C2-3 Motor Vehicle-Related Commercial District, DX-3 Downtown Mixed Use District, and M1-3 Limited Manufacturing/Business Park District, to the DX-3 Downtown Mixed Use District and, then, to a Residential-Business Planned Development. A map of the development site is printed on the reverse side of this letter.

The development site is currently vacant and unimproved. The application requests a rezoning of the portions of the subject property that are currently zoned in the RM-5 Residential Multi-Unit District, C2-3 Motor Vehicle-Related Commercial District, and M1-3 Limited Manufacturing/Business Park District to the DX-3 Downtown Mixed Use District, and then the entirety of the subject property to a Residential-Business Planned Development in order to allow for construction of approximately 972 residential dwelling units and approximately 75,000 square feet of commercial and retail space containing an overall FAR of 2.58, accessory parking, and accessory and incidental uses.

The proposed change of zoning does *not* apply to your property. You are receiving this notice as required by the Chicago Municipal Code because the assessor's tax records indicate that you own property within 250 feet of the proposed Planned Development.

I am an authorized representative of the Applicant and my address is 444 West Lake Street, 9th Floor, Chicago, IL 60606. Ickes Master Developer JV LLC is the Applicant and its address is 135 South LaSalle Street, Suite 3350, Chicago, IL 60603. The Chicago Housing Authority is the owner of 1-23 W. Cermak Road, 2210-2458 S. State Street, and 2401-2459 S. Dearborn Street, 1-25 West 23rd Street and 2-24 West 23rd Street, and its address is 60 East Van Buren Street, 12th Floor Chicago, IL 60605. The City of Chicago is the owner of 1-9 E. 23rd Street and 2301-2309 S. State Street, and its address is 121 North LaSalle Street, Chicago, IL 60602. Chicago Public Schools is the owner of 2301-2359 S. Federal Street 27-53 West 23rd Street, and 34-54 West 24th Street, and its address is 42 W. Madison Street, Chicago, IL 60602.

Please contact me at 312-368-7261 with questions or to obtain additional information.

Very truly yours,

DLA Piper LLP (US)

A handwritten signature in black ink, appearing to read 'Mariah F. DiGrino', with a long horizontal line extending to the right.

Mariah F. DiGrino

19186
INTRO. DATE
APRIL 19, 2017

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

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

1-23 W. Cermak Road; 2210-2458 S. State Street; 2401-2459 S. Dearborn Street; 2301-2359 S. Federal Street; 2301-2309 S. State Street; 1-9 E. 23rd Street; 1-53 W. 23rd Street; 2-24 W. 23rd Street; 34-54 W. 24th Street

2. Ward Number that property is located in: 3rd Ward

3. APPLICANT Ickes Master Developer JV LLC

ADDRESS c/o The Community Builders, Inc., 135 S. LaSalle St., Suite 3350

CITY Chicago STATE IL ZIP CODE 60603

PHONE (312) 577-5555 EMAIL wwoodley@TCBINC.ORG

CONTACT PERSON Will Woodley

4. Is the applicant the owner of the property? YES _____ NO X

If the applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the applicant to proceed.

OWNER Please see attached Exhibit 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 Mariah DiGrino -- DLA Piper LLP (US)

ADDRESS 444 West Lake Street, 9th Floor

CITY Chicago STATE IL ZIP CODE 60606

PHONE (312) 368-7261 FAX (312) 251-5833

EMAIL mariah.digrino@dlapiper.com

EXHIBIT A

PROPERTY OWNER INFORMATION

Owner of Subareas A, B and C (1-23 West Cermak Road; 2210-2458 South State Street; 2401-2459 South Dearborn Street; 1-25 West 23rd Street; 2-24 West 23rd Street)

OWNER Chicago Housing Authority

ADDRESS 60 East Van Buren Street, 12th Floor

CITY Chicago STATE IL ZIP CODE 60605

PHONE 312-913-7574 CONTACT PERSON Anthony Alvarez

Owner of Subarea D (2301-2309 South State Street; 1-9 East 23rd Street)

OWNER The City of Chicago (Department of Planning and Development)

ADDRESS 121 North LaSalle Street, Suite 1000

CITY Chicago STATE IL ZIP CODE 60602

PHONE (312) 744-6596 EMAIL Sylvia.ruffin@cityofchicago.org

CONTACT PERSON Sylvia Ruffin

Owner of Subarea E (2301-2359 South Federal Street; 27-53 West 23rd Street; 34-54 West 24th Street)

OWNER Chicago Public Schools

ADDRESS 42 West Madison Street

CITY Chicago STATE IL ZIP CODE 60602

PHONE (773) 553-1000 EMAIL

CONTACT PERSON Mary Fitzsimmons De Runtz

COUNTY OF COOK
STATE OF ILLINOIS

William Woodley, authorized signatory of Ickes Master Developer JV LLC, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

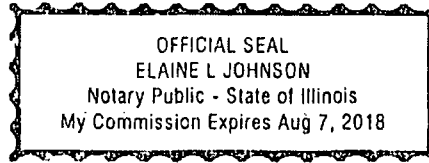
By: The Community Builders, Inc., doing business in Illinois as TCB NFP Illinois, Inc., its Managing Member

W. J. Woodley
Signature of Applicant

William Woodley, Authorized Agent

Subscribed and Sworn to before me this
10th day of April, 2017.

Elaine L. Johnson
Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

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

SECTION I -- GENERAL INFORMATION

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

Ickes Master Developer JV LLC

Check ONE of the following three boxes:

Indicate whether the Disclosing Party submitting this EDS is:

1. the Applicant

OR

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

OR

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

B. Business address of the Disclosing Party: The Community Builders, Inc.
135 S. LaSalle Street, Suite 3350
Chicago, IL 60603

C. Telephone: 312-577-5555 Fax: _____ Email: lbrace@tcbinc.org

D. Name of contact person: Linda Brace

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

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

Zoning amendment for property located at Cermak Road and State Street (former Ickes Homes site)

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

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

Specification # _____ and Contract # _____

SECTION II -- DISCLOSURE OF OWNERSHIP INTERESTS

A. NATURE OF THE DISCLOSING PARTY

1. Indicate the nature of the Disclosing Party:

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

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

State of Delaware

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

- Yes No N/A

B. IF THE DISCLOSING PARTY IS A LEGAL ENTITY:

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

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

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

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

| Name | Title |
|--|-----------------|
| The Community Builders, Inc., doing business in Illinois as TCB Illinois NFP, Inc. | Managing Member |
| MI Ickes LLC | Member |

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

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

| Name | Business Address | Percentage Interest in the Disclosing Party |
|--|---|---|
| The Community Builders, Inc., doing business in Illinois as TCB Illinois NFP, Inc. | 135 S. LaSalle Street, Suite 3350 Chicago, IL 60603 | 99.00% |
| MI Ickes LLC | 875 N. Michigan Avenue, Suite 1800 Chicago, IL 60611 | 1.00% |

SECTION III -- BUSINESS RELATIONSHIPS WITH CITY ELECTED OFFICIALS

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

Yes No

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

SECTION IV -- DISCLOSURE OF SUBCONTRACTORS AND OTHER RETAINED PARTIES

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

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

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

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

See Attachment A.

(Add sheets if necessary)

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

SECTION V -- CERTIFICATIONS

A. COURT-ORDERED CHILD SUPPORT COMPLIANCE

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

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

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

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

Yes No

B. FURTHER CERTIFICATIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

None

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

None

C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

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

is is not

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

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

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

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

None

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

D. CERTIFICATION REGARDING INTEREST IN CITY BUSINESS

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

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

Yes No

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

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

Does the Matter involve a City Property Sale?

Yes No

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

| Name | Business Address | Nature of Interest |
|------|------------------|--------------------|
| | | |
| | | |
| | | |

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

E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

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

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

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

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

SECTION VI -- CERTIFICATIONS FOR FEDERALLY FUNDED MATTERS

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

A. CERTIFICATION REGARDING LOBBYING

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

None

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

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

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

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

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

B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY

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

Is the Disclosing Party the Applicant?

Yes No

If "Yes," answer the three questions below:

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

Yes No

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

Yes No

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

Yes No

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

The Applicant has no employees.

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

The Disclosing Party understands and agrees that:

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

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

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

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

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

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

The Disclosing Party represents and warrants that:

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

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

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

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

CERTIFICATION

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

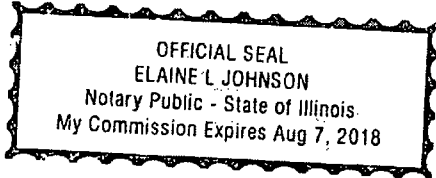
Ickes Master Developer JV LLC
(Print or type name of Disclosing Party)

By: Wil Woodley
(Sign here)

William Woodley
(Print or type name of person signing)
Authorized Agent, The Community Builders, Inc.,
doing business in Illinois as TCB NFP Illinois, Inc.,
its Managing Member
(Print or type title of person signing)

Signed and sworn to before me on (date) April 10, 2017
at Cook County, Illinois (state).

Elaine L. Johnson Notary Public.
Commission expires: 8/7/18



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

FAMILIAL RELATIONSHIPS WITH ELECTED CITY OFFICIALS AND DEPARTMENT HEADS

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

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

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

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

Yes

No

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



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

BUILDING CODE SCOFFLAW/PROBLEM LANDLORD CERTIFICATION

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

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

Yes

No

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

Yes

No

Not Applicable

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

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

Attachment A

**Economic Disclosure Statement: Ickes Master Developer JV LLC
Sec IV - Disclosure of Subcontractors and Other Retained Parties**

| Retained Parties | Business Address | Relationship | Estimated Contract Amount |
|--------------------------------|--|---------------------------|----------------------------------|
| Antunovich Associates | 224 W. Huron St., Chicago, IL 60654 | Design architect | \$1,315,000 |
| Brook Architecture Inc. | 2325 S. Michigan Ave., Chicago, IL 60616 | Design architect | \$509,837 |
| C and L Printing | 228 S. Wabash Ave., Chicago, IL 60604 | Print service | \$15,000 |
| DLA Piper LLP | 203 N. LaSalle St., Chicago, IL 60601 | Zoning attorney | \$25,000 |
| Gensler | 11 E. Madison St., Chicago, IL 60602 | Master planning | \$250,000 |
| Goodman Williams Group | 116 W. Illinois St., Chicago, IL 60654 | Market study provider | \$25,000 |
| KLOA, Inc. | 9575 W. Higgins Rd., Rosemont, IL 60018 | Traffic study provider | \$11,500 |
| Nia Architects Inc | 850 W. Jackson Blvd., Chicago, IL 60607 | Design architect | \$888,720 |
| Spaceco, Inc. | 9575 W. Higgins Rd., Rosemont, IL 60018 | Civil engineer / surveyor | \$69,200 |
| Terry Guen Design Associates | 714 S. Dearborn St., Chicago, IL 60605 | Landscape architect | \$193,000 |
| Worn Jerabek Wiltse Architects | 212 W. Superior St., Chicago, IL 60654 | Design architect | \$42,000 |
| Total | | | \$3,344,257 |

**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:

The Community Builders, Inc., d/b/a/ TCB Illinois NFP Inc.

Check ONE of the following three boxes:

Indicate whether the Disclosing Party submitting this EDS is:

1. the Applicant

OR

2. a legal entity holding a direct or indirect interest in the Applicant. State the legal name of the Applicant in which the Disclosing Party holds an interest: Ickes Master Developer JV LLC

OR

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

B. Business address of the Disclosing Party: The Community Builders, Inc.
135 S. LaSalle Street, Suite 3350
Chicago, IL 60603

C. Telephone: 312-577-5555 Fax: _____ Email: lbrace@tcbinc.org

D. Name of contact person: Linda Brace

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

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

Zoning amendment for property located at Cermak Road and State Street (former Ickes Homes site)

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

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

Specification # _____ and Contract # _____

SECTION II -- DISCLOSURE OF OWNERSHIP INTERESTS

A. NATURE OF THE DISCLOSING PARTY

1. Indicate the nature of the Disclosing Party:

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

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

Commonwealth of Massachusetts

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

- Yes No N/A

B. IF THE DISCLOSING PARTY IS A LEGAL ENTITY:

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

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

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

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

| Name | Title |
|--------------------------|-------|
| <u>See Attachment A.</u> | |
| | |
| | |
| | |

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

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

| Name | Business Address | Percentage Interest in the Disclosing Party |
|------|------------------|---|
| None | | |
| | | |
| | | |
| | | |

SECTION III -- BUSINESS RELATIONSHIPS WITH CITY ELECTED OFFICIALS

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

Yes No

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

SECTION IV -- DISCLOSURE OF SUBCONTRACTORS AND OTHER RETAINED PARTIES

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

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

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

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

See Attachment B.

(Add sheets if necessary)

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

SECTION V -- CERTIFICATIONS

A. COURT-ORDERED CHILD SUPPORT COMPLIANCE

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

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

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

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

Yes No

B. FURTHER CERTIFICATIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

None

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

None

C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

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

is is not

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

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

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

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

None

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

D. CERTIFICATION REGARDING INTEREST IN CITY BUSINESS

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

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

Yes No

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

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

Does the Matter involve a City Property Sale?

Yes No

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

| Name | Business Address | Nature of Interest |
|------|------------------|--------------------|
| | | |
| | | |
| | | |

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

E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

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

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

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

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

SECTION VI -- CERTIFICATIONS FOR FEDERALLY FUNDED MATTERS

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

A. CERTIFICATION REGARDING LOBBYING

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

None

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

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

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

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

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

B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY

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

Is the Disclosing Party the Applicant?

Yes No

If "Yes," answer the three questions below:

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

Yes No

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

Yes No

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

Yes No

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

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

The Disclosing Party understands and agrees that:

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

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

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

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

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

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

The Disclosing Party represents and warrants that:

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

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

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

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

CERTIFICATION

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

The Community Builders, Inc. d/b/a TCB NFP Illinois, Inc.

(Print or type name of Disclosing Party)

By: *Wil Woodley*
(Sign here)

William Woodley

(Print or type name of person signing)

Authorized Agent

(Print or type title of person signing)

Signed and sworn to before me on (date) April 10, 2017
at Cook County, Illinois (state).

Elaine L Johnson Notary Public.

Commission expires: 8/7/18.



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

FAMILIAL RELATIONSHIPS WITH ELECTED CITY OFFICIALS AND DEPARTMENT HEADS

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

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

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

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

Yes

No

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

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

BUILDING CODE SCOFFLAW/PROBLEM LANDLORD CERTIFICATION

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

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

Yes

No

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

Yes

No

Not Applicable

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

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

Attachment A

**Economic Disclosure Statement, Section II.B.1
The Community Builders, Inc., d/b/a/ TCB Illinois NFP Inc.**

Attachment B

**Economic Disclosure Statement: The Community Builders d/b/a TCB Illinois NFP Inc.
Sec IV - Disclosure of Subcontractors and Other Retained Parties**

| Retained Parties | Business Address | Relationship | Estimated Contract Amount |
|--------------------------------|--|---------------------------|----------------------------------|
| Antunovich Associates | 224 W. Huron St., Chicago, IL 60654 | Design architect | \$1,315,000 |
| Brook Architecture Inc. | 2325 S. Michigan Ave., Chicago, IL 60616 | Design architect | \$509,837 |
| C and L Printing | 228 S. Wabash Ave., Chicago, IL 60604 | Print service | \$15,000 |
| DLA Piper LLP | 203 N. LaSalle St., Chicago, IL 60601 | Zonining attorney | \$25,000 |
| Gensler | 11 E. Madison St., Chicago, IL 60602 | Master planning | \$250,000 |
| Goodman Williams Group | 116 W. Illinois St., Chicago, IL 60654 | Market study provider | \$25,000 |
| KLOA, Inc. | 9575 W. Higgins Rd., Rosemont, IL 60018 | Traffic study provider | \$11,500 |
| Nla Architects Inc | 850 W. Jackson Blvd., Chicago, IL 60607 | Design architect | \$888,720 |
| Spaceco, Inc. | 9575 W. Higgins Rd., Rosemont, IL 60018 | Civil engineer / surveyor | \$69,200 |
| Terry Guen Design Associates. | 714 S. Dearborn St., Chicago, IL 60605 | Landscape architect | \$193,000 |
| Worn Jerabek Wiltse Architects | 212 W. Superior St., Chicago, IL 60654 | Design architect | \$42,000 |
| Total | | | \$3,344,257 |

**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:

McCaffery Interests, Inc.

Check ONE of the following three boxes:

Indicate whether the Disclosing Party submitting this EDS is:

1. the Applicant

OR

2. a legal entity holding a direct or indirect interest in the Applicant. State the legal name of the Applicant in which the Disclosing Party holds an interest: Ickes Master Developer JV LLC

OR

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

B. Business address of the Disclosing Party: 875 N. Michigan Avenue, Suite 1800, Chicago, IL 60611

C. Telephone: 312 944 3777 Fax: 312 944 7107 Email: Ewoodbury@mccafferyinterests.com

D. Name of contact person: Ed Woodbury

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

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

Zoning amendment for property generally located at Cermak Road and State Street (former Ickes Homes site)

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

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

Specification # N/A and Contract # N/A

SECTION II -- DISCLOSURE OF OWNERSHIP INTERESTS

A. NATURE OF THE DISCLOSING PARTY

1. Indicate the nature of the Disclosing Party:

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

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

Illinois

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

- Yes No N/A

B. IF THE DISCLOSING PARTY IS A LEGAL ENTITY:

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

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

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

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

| Name | Title |
|------------------|-----------|
| Daniel McCaffery | Chairman |
| Edmund Woodbury | President |
| Angela Woolfolk | CFO |

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

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

| Name | Business Address | Percentage Interest in the Disclosing Party |
|---------------------|---|---|
| Daniel T. McCaffery | 875 N. Michigan Avenue Suite 1800 Chicago, IL 60611 | 100% |
| | | |
| | | |

SECTION III -- BUSINESS RELATIONSHIPS WITH CITY ELECTED OFFICIALS

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

Yes No

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

SECTION IV -- DISCLOSURE OF SUBCONTRACTORS AND OTHER RETAINED PARTIES

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

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

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

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

(Add sheets if necessary)

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

SECTION V -- CERTIFICATIONS

A. COURT-ORDERED CHILD SUPPORT COMPLIANCE

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

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

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

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

Yes No N/A

B. FURTHER CERTIFICATIONS

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

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

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

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

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

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

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

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

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

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

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

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.

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

N/A

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

N/A

C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

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

is is not

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

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

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

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

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

D. CERTIFICATION REGARDING INTEREST IN CITY BUSINESS

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

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

Yes No

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

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

Does the Matter involve a City Property Sale?

Yes No

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

| Name | Business Address | Nature of Interest |
|------|------------------|--------------------|
| | | |
| | | |
| | | |

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

E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

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

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

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

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

SECTION VI -- CERTIFICATIONS FOR FEDERALLY FUNDED MATTERS

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

A. CERTIFICATION REGARDING LOBBYING

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

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

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

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

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

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

B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY

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

Is the Disclosing Party the Applicant?

Yes No

If "Yes," answer the three questions below:

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

Yes No

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

Yes No

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

Yes No

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

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

The Disclosing Party understands and agrees that:

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

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

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

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

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

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

The Disclosing Party represents and warrants that:

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

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

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

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

CERTIFICATION

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

McCaffery Interests, Inc.

(Print or type name of Disclosing Party)

By: _____

(Handwritten signature)
(Sign here)

Ed Woodbury

(Print or type name of person signing)

President

(Print or type title of person signing)

Signed and sworn to before me on (date) 4/11/2017,
at COOK County, IL (state).

K. M. Lewis Notary Public.

Commission expires: 3/14/2018.



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

FAMILIAL RELATIONSHIPS WITH ELECTED CITY OFFICIALS AND DEPARTMENT HEADS

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

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

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

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

Yes

No

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

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

BUILDING CODE SCOFFLAW/PROBLEM LANDLORD CERTIFICATION

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

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

Yes No

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

Yes No Not Applicable

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

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

**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:

MI Ickes LLC

Check ONE of the following three boxes:

Indicate whether the Disclosing Party submitting this EDS is:

1. the Applicant
OR

2. a legal entity holding a direct or indirect interest in the Applicant. State the legal name of the Applicant in which the Disclosing Party holds an interest: Ickes Master Developer JV LLC
OR

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

B. Business address of the Disclosing Party: 875 N. Michigan Avenue, Suite 1800,
Chicago, IL 60611

C. Telephone: 312 944 3777 Fax: 312 944 7107 Email: Ewoodbury@mccafferyinterests.com

D. Name of contact person: Ed Woodbury

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

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

Zoning amendment for property generally located at Cermak Road and State Street (former Ickes Homes site)

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

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

Specification # N/A and Contract # N/A

SECTION II -- DISCLOSURE OF OWNERSHIP INTERESTS

A. NATURE OF THE DISCLOSING PARTY

1. Indicate the nature of the Disclosing Party:

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

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

Delaware

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

- Yes No N/A

B. IF THE DISCLOSING PARTY IS A LEGAL ENTITY:

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

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

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

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

| Name | Title |
|------------------|-----------|
| Daniel McCaffery | Chairman |
| Edmund Woodbury | President |
| Angela Woolfolk | CFO |

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

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

| Name | Business Address | Percentage Interest in the Disclosing Party |
|---------------------------|---|---|
| McCaffery Interests, Inc. | 875 N. Michigan Avenue Suite 1800 Chicago, IL 60611 | 100% |
| | | |
| | | |

SECTION III -- BUSINESS RELATIONSHIPS WITH CITY ELECTED OFFICIALS

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

Yes No

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

SECTION IV -- DISCLOSURE OF SUBCONTRACTORS AND OTHER RETAINED PARTIES

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

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

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

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

(Add sheets if necessary)

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

SECTION V -- CERTIFICATIONS

A. COURT-ORDERED CHILD SUPPORT COMPLIANCE

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

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

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

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

Yes No N/A

B. FURTHER CERTIFICATIONS

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

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

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

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

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

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

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

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

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

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

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

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.

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

N/A

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

N/A

C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

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

is is not

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

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

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

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

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

D. CERTIFICATION REGARDING INTEREST IN CITY BUSINESS

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

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

Yes No

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

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

Does the Matter involve a City Property Sale?

Yes No

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

| Name | Business Address | Nature of Interest |
|------|------------------|--------------------|
| | | |
| | | |
| | | |

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

E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

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

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

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

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

SECTION VI -- CERTIFICATIONS FOR FEDERALLY FUNDED MATTERS

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

A. CERTIFICATION REGARDING LOBBYING

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

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 have made lobbying contacts on behalf of the Disclosing Party with respect to the Matter.)

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

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

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

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

B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY

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

Is the Disclosing Party the Applicant?

Yes

No

If "Yes," answer the three questions below:

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

Yes

No

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

Yes

No

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

Yes

No

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

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

The Disclosing Party understands and agrees that:

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

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

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

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

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

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

The Disclosing Party represents and warrants that:

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

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

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

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

CERTIFICATION

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

MI Ickes LLC

(Print or type name of Disclosing Party)

By:

[Handwritten Signature]
(Sign here)

Ed Woodbury

(Print or type name of person signing)

President

(Print or type title of person signing)

Signed and sworn to before me on (date) 4/12/2017,
at COOK County, IL (state).

[Handwritten Signature]

Notary Public.

Commission expires: 3/14/2018



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

FAMILIAL RELATIONSHIPS WITH ELECTED CITY OFFICIALS AND DEPARTMENT HEADS

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

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

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

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

Yes

No

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

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

BUILDING CODE SCOFFLAW/PROBLEM LANDLORD CERTIFICATION

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

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

Yes

No

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

Yes

No

Not Applicable

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

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