



# City of Chicago



O2022-2057

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	7/20/2022
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 146-B at 747-757 E 48th St and 4800-4848 S Cottage Grove Ave - App No. 21084
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

#21084  
INTRO DATE  
JULY 20, 2022

**ORDINANCE**

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

**SECTION 1.** That the Chicago Zoning Ordinance be amended by changing all the C2-3, Motor Vehicle-Related Commercial District symbols and indications as shown on Map Number 146-B in the area bounded by:

EAST 48TH STREET; SOUTH COTTAGE GROVE AVENUE; A LINE 497.04 FEET SOUTH OF EAST 48TH STREET; AND A LINE 116 FEET WEST OF SOUTH COTTAGE GROVE AVENUE

to those of C2-5, Motor Vehicle-Related Commercial District.

**SECTION 2:** That the Chicago Zoning Ordinance be amended by changing all of the C2-5, Motor Vehicle-Related Commercial District symbols and indications as shown on Map Number 146-B in the area bounded by:

EAST 48TH STREET; SOUTH COTTAGE GROVE AVENUE; A LINE 497.04 FEET SOUTH OF EAST 48TH STREET; AND A LINE 116 FEET WEST OF SOUTH COTTAGE GROVE AVENUE

to those of Business Planned Development [ ], which is hereby established in the area above described, subject to such use and bulk regulation as set forth in the Plan of Development herewith attached and made a part hereof and to no others.

**SECTION 3:** This Ordinance shall be in full force and effect from and after its passage and due publication.

APPLICANT: Northwestern Memorial HealthCare  
ADDRESS: 747 – 757 East 48<sup>th</sup> Street and 4800 – 4848 South Cottage Grove Avenue  
DATE INTRODUCED: July 20, 2022

## BUSINESS PLANNED DEVELOPMENT

### PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Business Planned Development Number (the “Planned Development” or “PD”) consists of a net site area of approximately 57,660 square feet of property, as depicted on the attached Property and Planned Development Boundary Map (the “Property”). The Applicant is Northwestern Memorial HealthCare, an Illinois nonprofit corporation (the “Applicant” or “Northwestern”). The Property is owned in part by the City of Chicago and in part by Northwestern.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant’s successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance (the “Zoning Ordinance”), the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

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

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

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

**APPLICANT:** Northwestern Memorial HealthCare  
**ADDRESS:** 747 – 757 East 48<sup>th</sup> Street and 4800 – 4848 South Cottage Grove Avenue  
**DATE INTRODUCED:** July 20, 2022

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

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

4. This Plan of Development consists of these seventeen (16) Statements and the following exhibits prepared by Lamar Johnson Collaborative collectively, the “Plans”):

- (a) Bulk Regulations Table
- (b) Existing Zoning Map
- (c) Existing Land-Use Map
- (d) Property and Planned Development Boundary Map
- (e) Site and Landscape Plan
- (f) Building Elevations

Full-sized copies of the Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control.

This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.

**APPLICANT:** Northwestern Memorial HealthCare  
**ADDRESS:** 747 – 757 East 48<sup>th</sup> Street and 4800 – 4848 South Cottage Grove Avenue  
**DATE INTRODUCED:** July 20, 2022

5. The following uses shall be allowed in this Planned Development: Office, Medical Service, Ambulatory, Educational, Research, Accessory Parking and non-accessory parking, Financial Services, Personal Services, Retail Sales (General); Eating and Drinking Establishments, Medium Venues, Indoor Special Events, and accessory and incidental uses. Excluding hair salons , payday/title secured loan stores and pawn stores.
6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 57,660 square feet and a base FAR of 5.0.
9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review Fee shall be assessed by DPD. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by DPD. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms, conditions and exhibits of the Planned Development may be modified, administratively, by the Commissioner of the DPD upon the application for such a modification by Applicant or legal titleholder of the Property and after a determination by the Commissioner of the DPD that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development. Any such modification of the requirements of the Planned Development by the Commissioner of the

**APPLICANT:** Northwestern Memorial HealthCare

**ADDRESS:** 747 – 757 East 48<sup>th</sup> Street and 4800 – 4848 South Cottage Grove Avenue

**DATE INTRODUCED:** July 20, 2022

DPD shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.

13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.
15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned

**APPLICANT:** Northwestern Memorial HealthCare

**ADDRESS:** 747 – 757 East 48<sup>th</sup> Street and 4800 – 4848 South Cottage Grove Avenue

**DATE INTRODUCED:** July 20, 2022

development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

16. Any and all of the Applicant's development rights as contained in this Planned Development shall fully vest, and shall be enforceable upon the Applicant's commencement of any portion of the proposed improvements that are contemplated herein. Should this Planned Development ordinance lapse pursuant to the terms of Section 17-13-0612, the Commissioner of DPD shall initiate a Zoning Map Amendment to rezone the property to C2-5, Motor Vehicle-Related Commercial District.

**APPLICANT:** Northwestern Memorial HealthCare  
**ADDRESS:** 747 – 757 East 48<sup>th</sup> Street and 4800 – 4848 South Cottage Grove Avenue  
**DATE INTRODUCED:** July 20, 2022

**BUSINESS PLANNED DEVELOPMENT  
BULK REGULATIONS AND DATA TABLE**

Site Area

Gross Site Area	87,898 sq. ft
Public Right-of-Way:	30,238 sq. ft.
Net Site Area:	57,660 sq. ft.

Floor Area Ratio & Buildable Area

Floor Area Ratio:	5.0
-------------------	-----

<u>Maximum Off-Street Parking Spaces:</u>	260
---	-----

<u>Minimum Off-Street Loading Spaces:</u>	1
---	---

<u>Maximum Building Height:</u>	102'
---------------------------------	------

Minimum Setbacks:

North (E. 48 <sup>th</sup> Street):	0'-0"
South:	0'-0"
East (S. Cottage Grove Ave):	0'-0"
West:	0'-0"

APPLICANT: Northwestern Memorial HealthCare  
ADDRESS: 747 – 757 East 48<sup>th</sup> Street and 4800 – 4848 South Cottage Grove Avenue  
DATE INTRODUCED: July 20, 2022



## **PROJECT NARRATIVE**

The Bronzeville Advanced Outpatient Care Center project supports Northwestern Medicine's key strategic goal to expand healthcare access and bring ambulatory services to the Bronzeville community. The building will be an approximately 120,000 square foot multi-story Medical Office Building that will include a board clinical services offering, ground level retail, community space and on-site naturally-ventilated open-air parking structure, along with a goal to obtain LEED certification. The project will require a Certificate of Need. Further, to date the project process has included a significant amount of community engagement which has helped to inform the current building composition, and will continue to influence the design of the building. The overall goal of the design is to respond to the history and future of the Bronzeville community, and to be anchored in the foundation of exceptional healthcare at Northwestern Medicine.

**HEIGHT 102'-0" (AS DEFINED BY THE CHICAGO ZONING ORDINANCE)**

**USES MEDICAL SERVICES, RETAIL SALES (GENERAL), PARKING**

**RETAIL 4,285gsf FUTURE RETAIL SPACE (MERCANTILE, FOOD AND BEVERAGE)**

**PARKING SPACES 260 VEHICULAR PARKING SPACES (maximum)**

**BICYCLE PARKING 1 PER 10 VEHICLE PARKING SPACES**

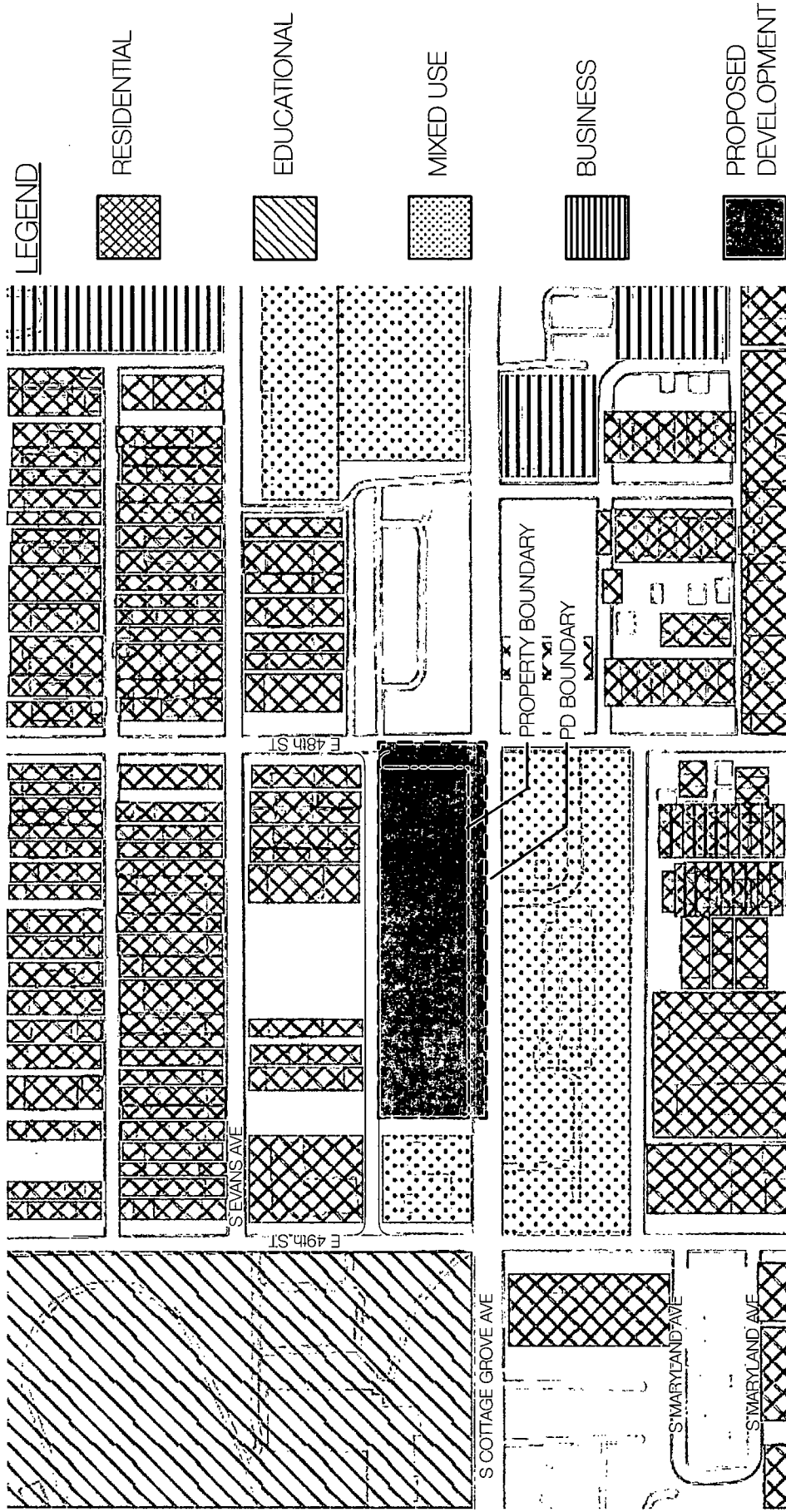
**LEED CERTIFICATION SILVER**

**LOADING 1 LOADING SPACE PROVIDED**

Applicant: Northwestern Memorial Healthcare

Address: 747 – 757 East 48th Street and 4800 – 4848 South Cottage Grove Avenue

Introduction: July 20, 2022



## Existing Land Use Map

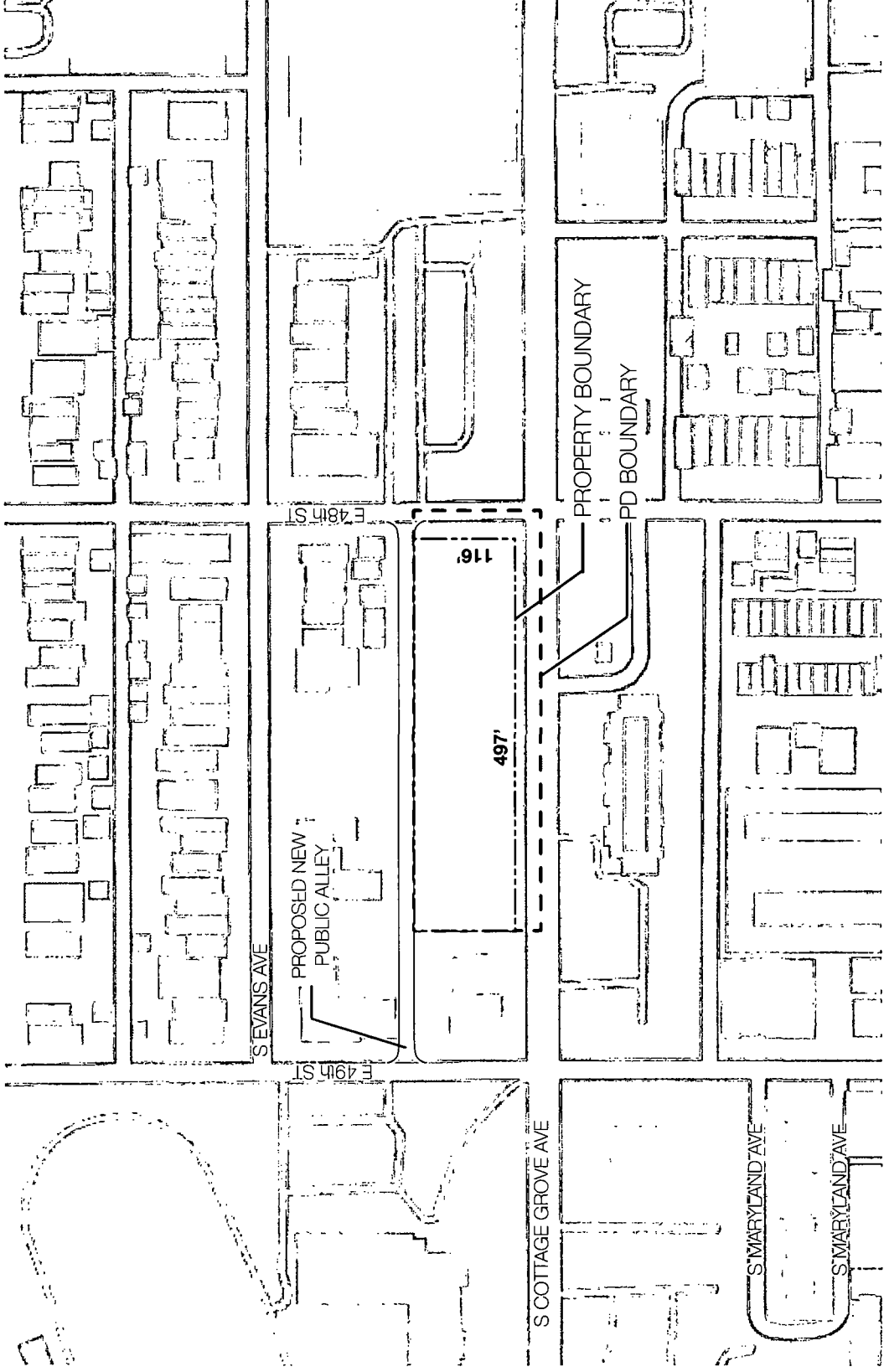


Applicant: Northwestern Memorial Healthcare  
 Address: 747 - 757 E 48th Street and 4800 - 4848 S Cottage Grove Avenue  
 Introduced: July 20, 2022



**BROOK**

**LJC**



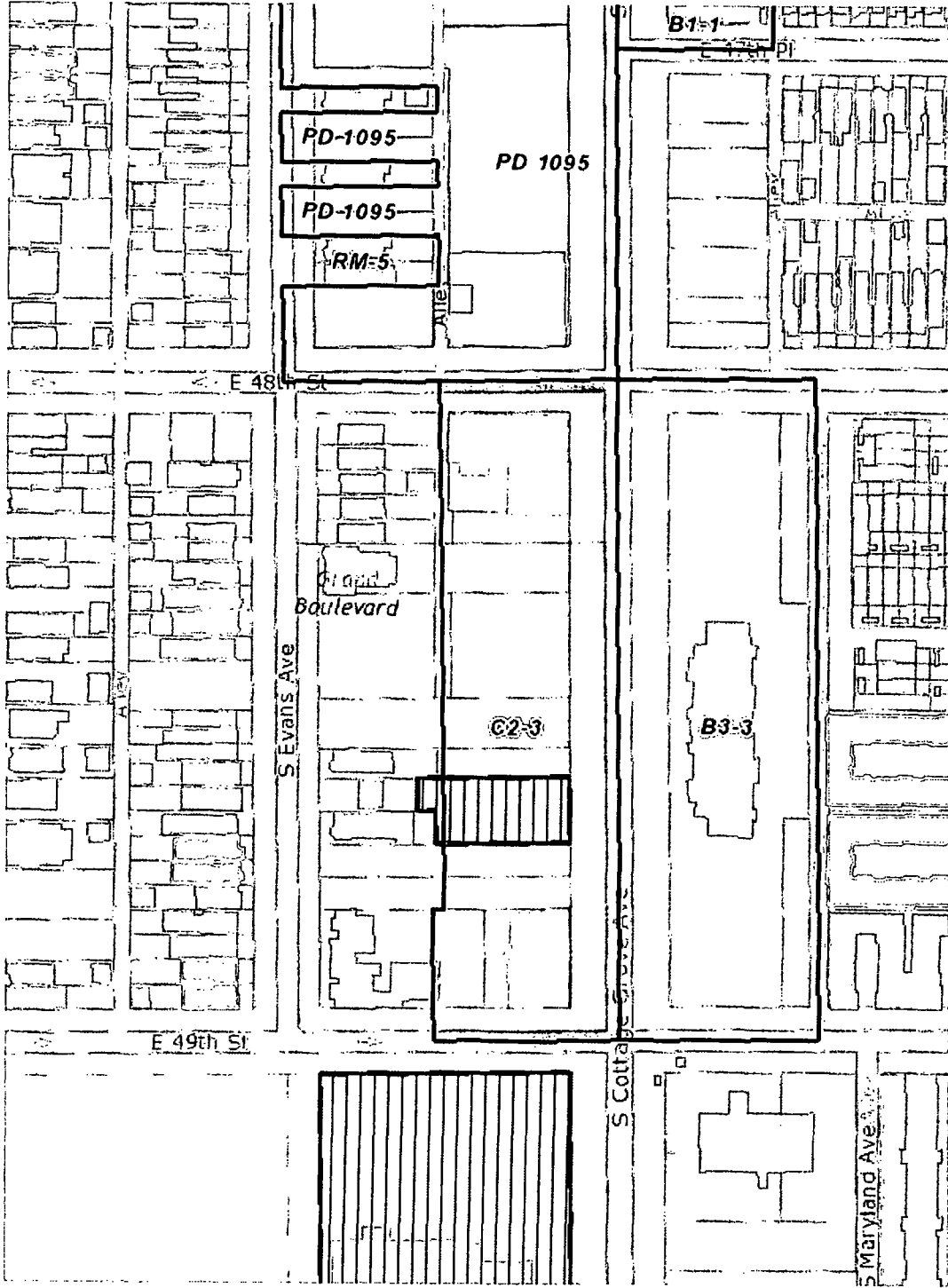
# Proposed Property Boundary / PD Boundary Map



Applicant: Northwestern Memorial Healthcare  
 Address: 747 - 757 E 48th Street and 4800 - 4848 S Cottage Grove Avenue  
 Introduced: July 20, 2022



**BROOK** | **LJC**



# Existing Zoning Map



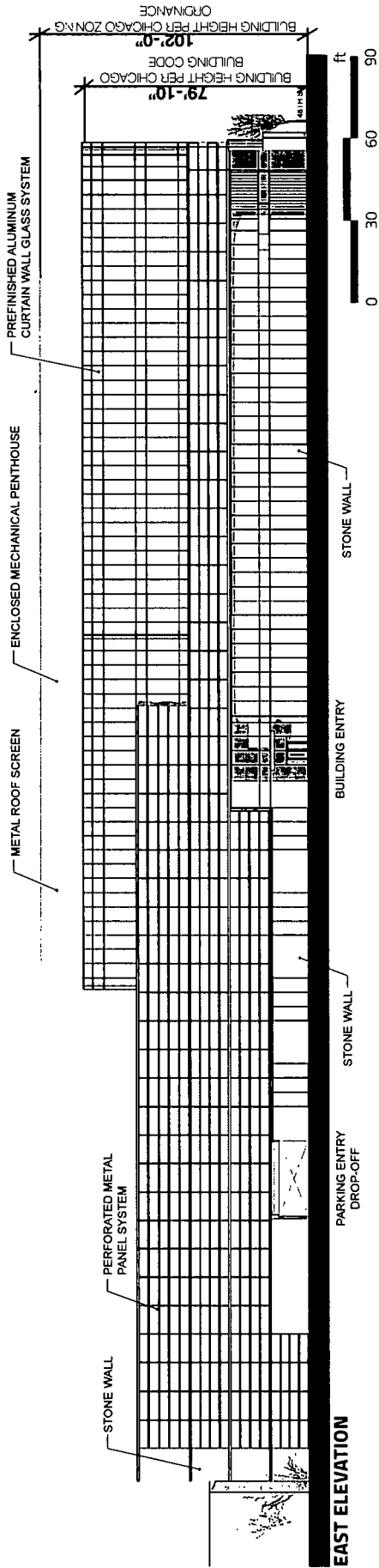
Applicant: Northwestern Memorial Healthcare  
 Address: 747 - 757 E 48th Street and 4800 - 4848 S Cottage Grove Avenue  
 Introduced: July 20, 2022



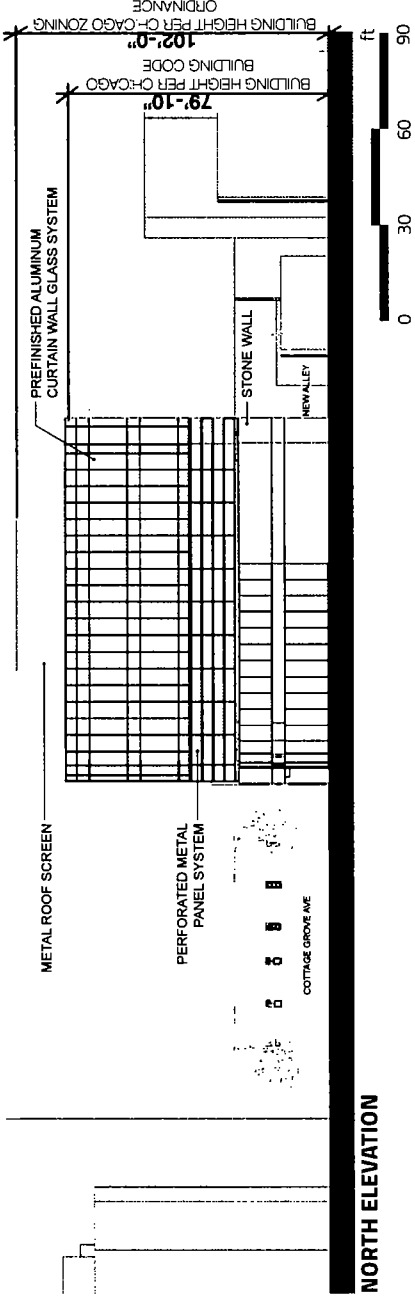
BROOK

LJC7





**EAST ELEVATION**



**NORTH ELEVATION**

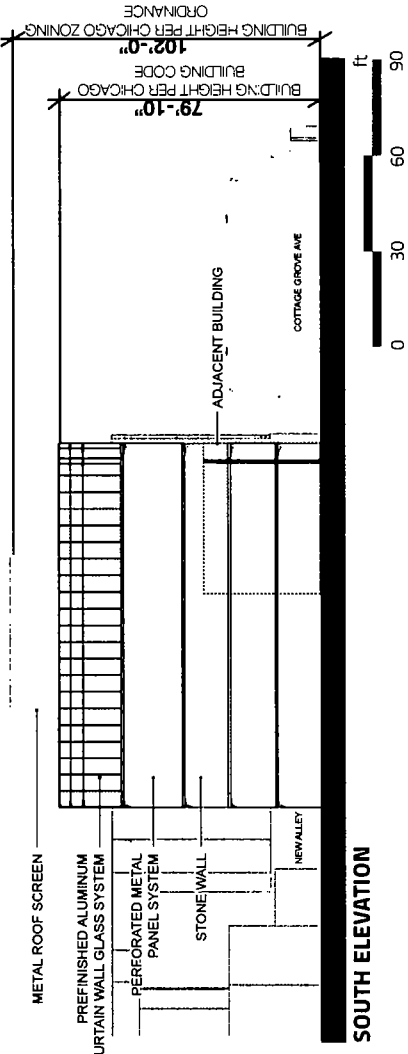
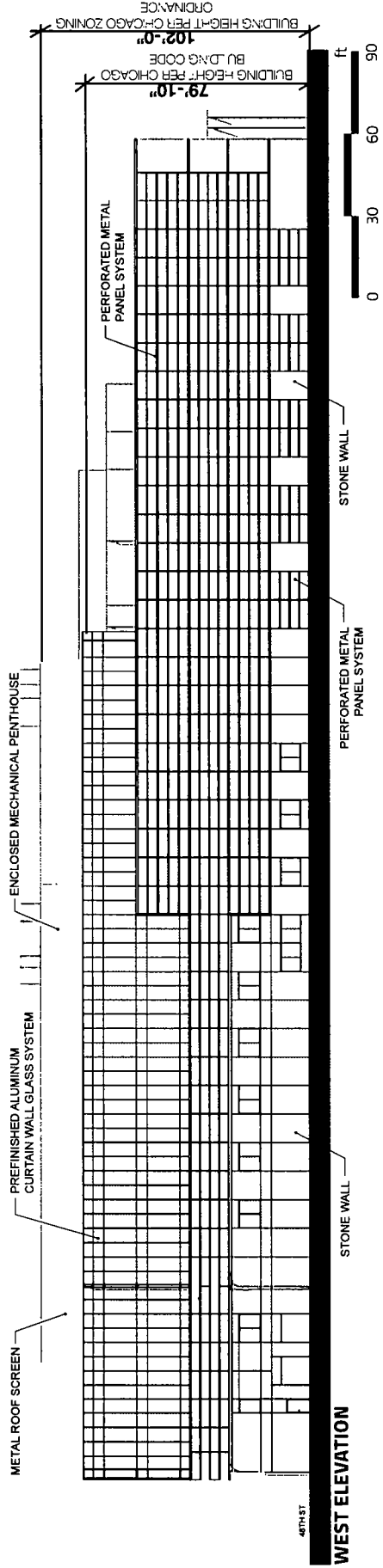
# Proposed Building Elevations

Applicant: Northwestern Memorial Healthcare  
 Address: 747 - 757 E 48th Street and 4800 - 4848 S Cottage Grove Avenue  
 Introduced: July 20, 2022



**BROOK**





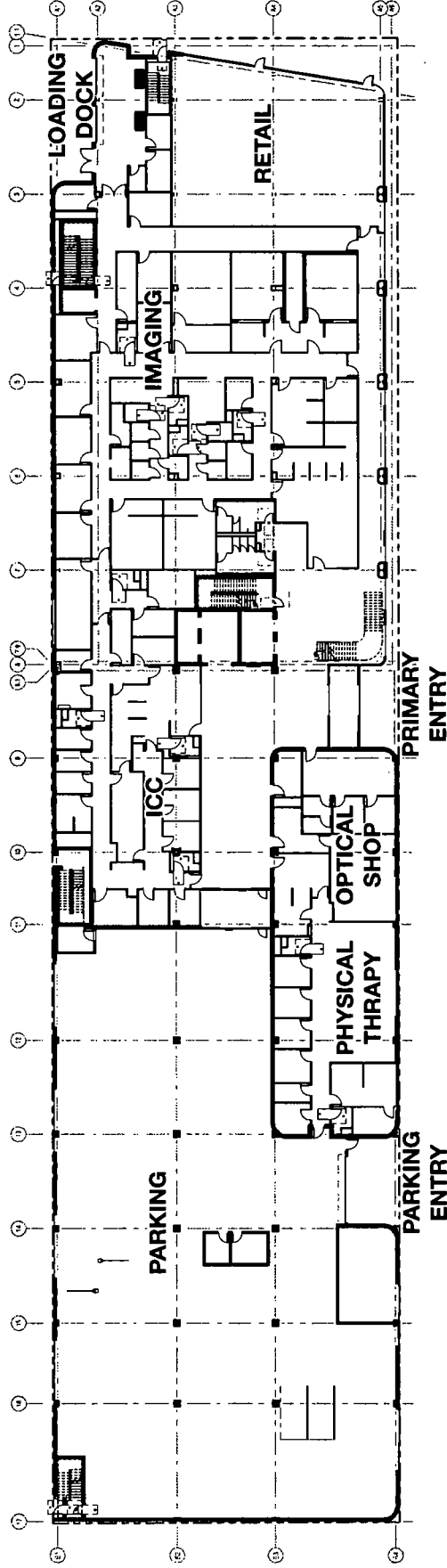
# Proposed Building Elevations

Applicant: Northwestern Memorial Healthcare  
 Address: 747 - 757 E 48th Street and 4800 - 4848 S Cottage Grove Avenue  
 Introduced: July 20, 2022



BROOK

LJC7



# Proposed Floor Plan - Level 1



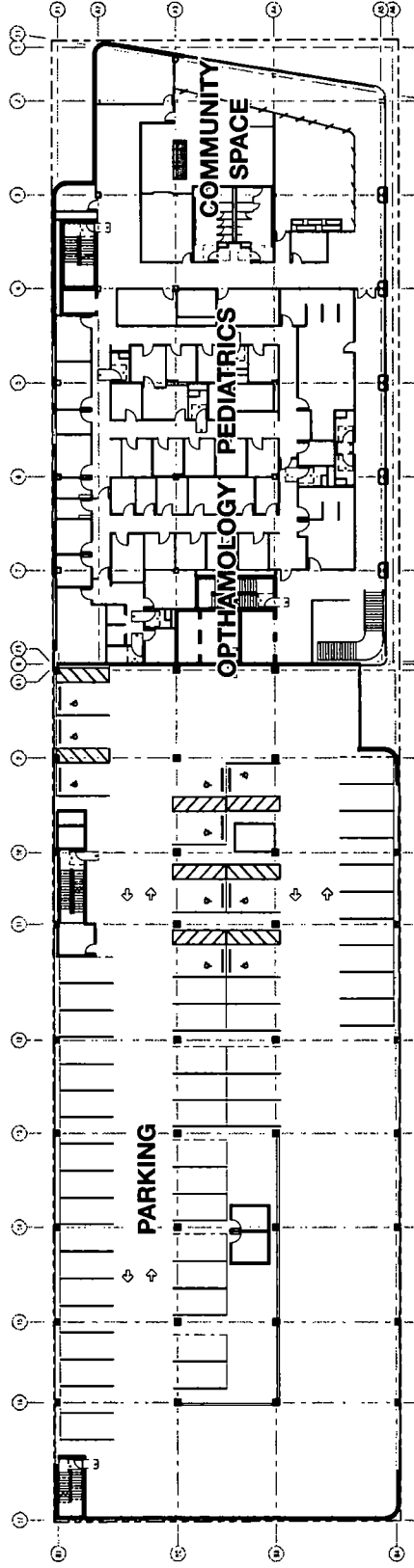
Applicant: Northwestern Memorial Healthcare  
 Address: 747 - 757 E 48th Street and 4800 - 4848 S Cottage Grove Avenue  
 Introduced: July 20, 2022



**BROOK**

**LJC**





# Proposed Floor Plan - Level 2

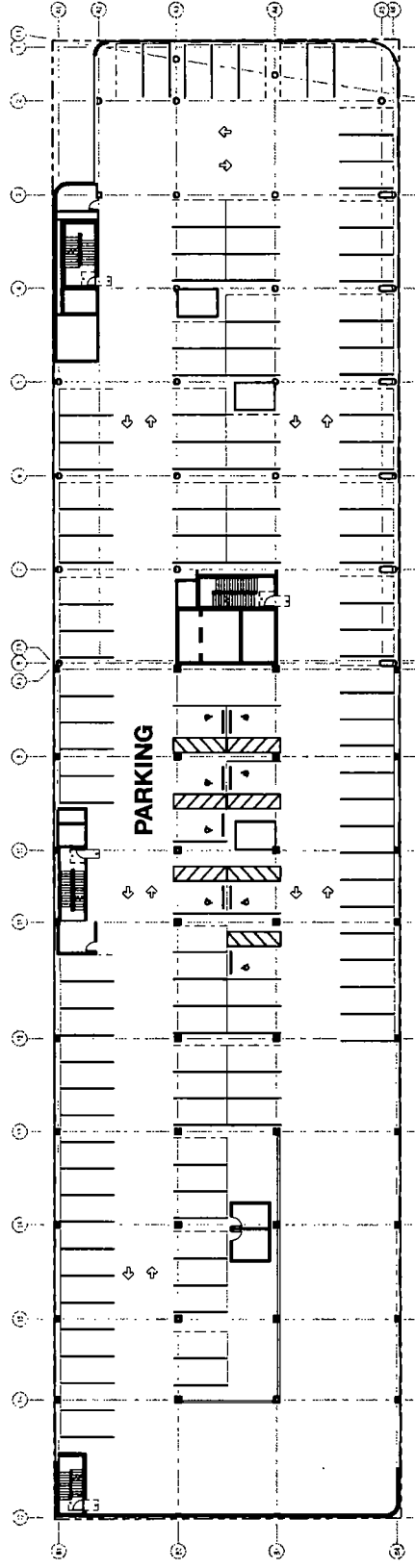


Applicant: Northwestern Memorial Healthcare  
 Address: 747 - 757 E 48th Street and 4800 - 4848 S Cottage Grove Avenue  
 Introduced: July 20, 2022



**BROOK**

**LJC**



# Proposed Floor Plan - Level 3

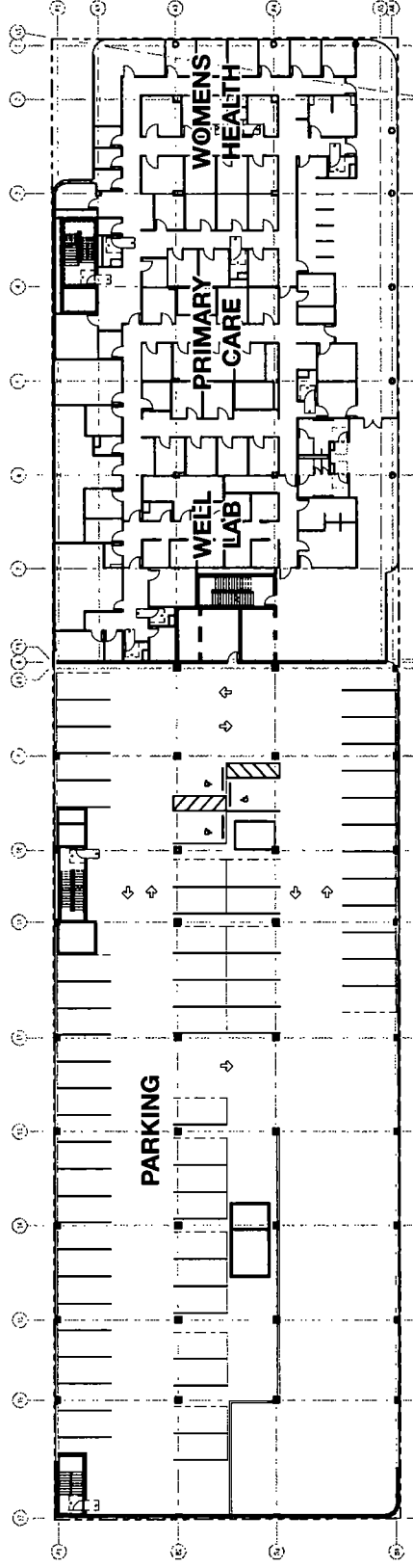


Applicant: Northwestern Memorial Healthcare  
 Address: 747 - 757 E 48th Street and 4800 - 4848 S Cottage Grove Avenue  
 Introduced: July 20, 2022



**BROOK**

**LJC1**



# Proposed Floor Plan - Level 4

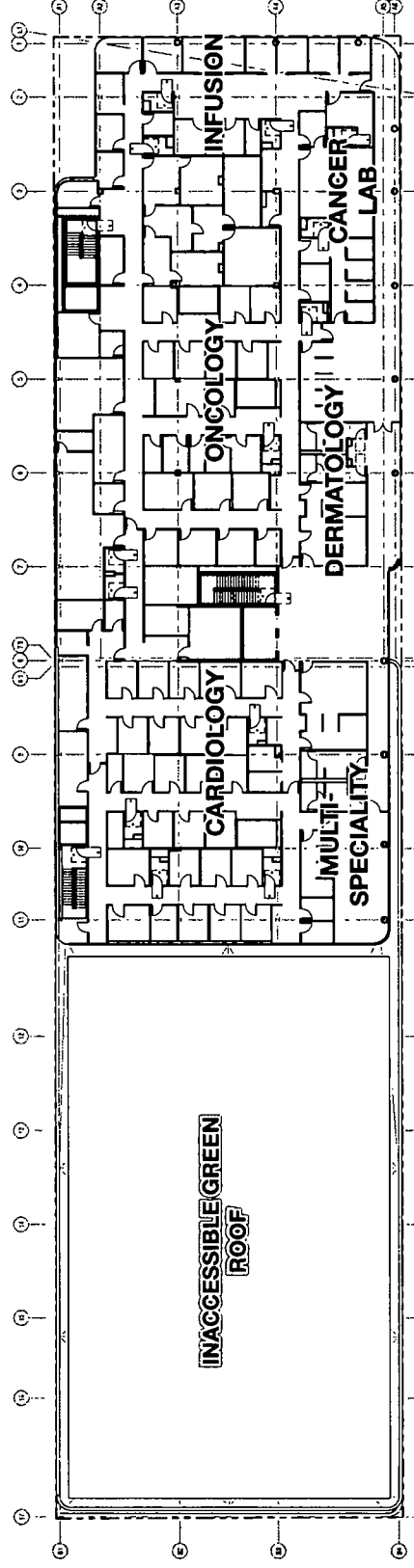


Applicant: Northwestern Memorial Healthcare  
 Address: 747 - 757 E 48th Street and 4800 - 4848 S Cottage Grove Avenue  
 Introduced: July 20, 2022



**BROOK**

**LJC**



# Proposed Floor Plan - Level 5

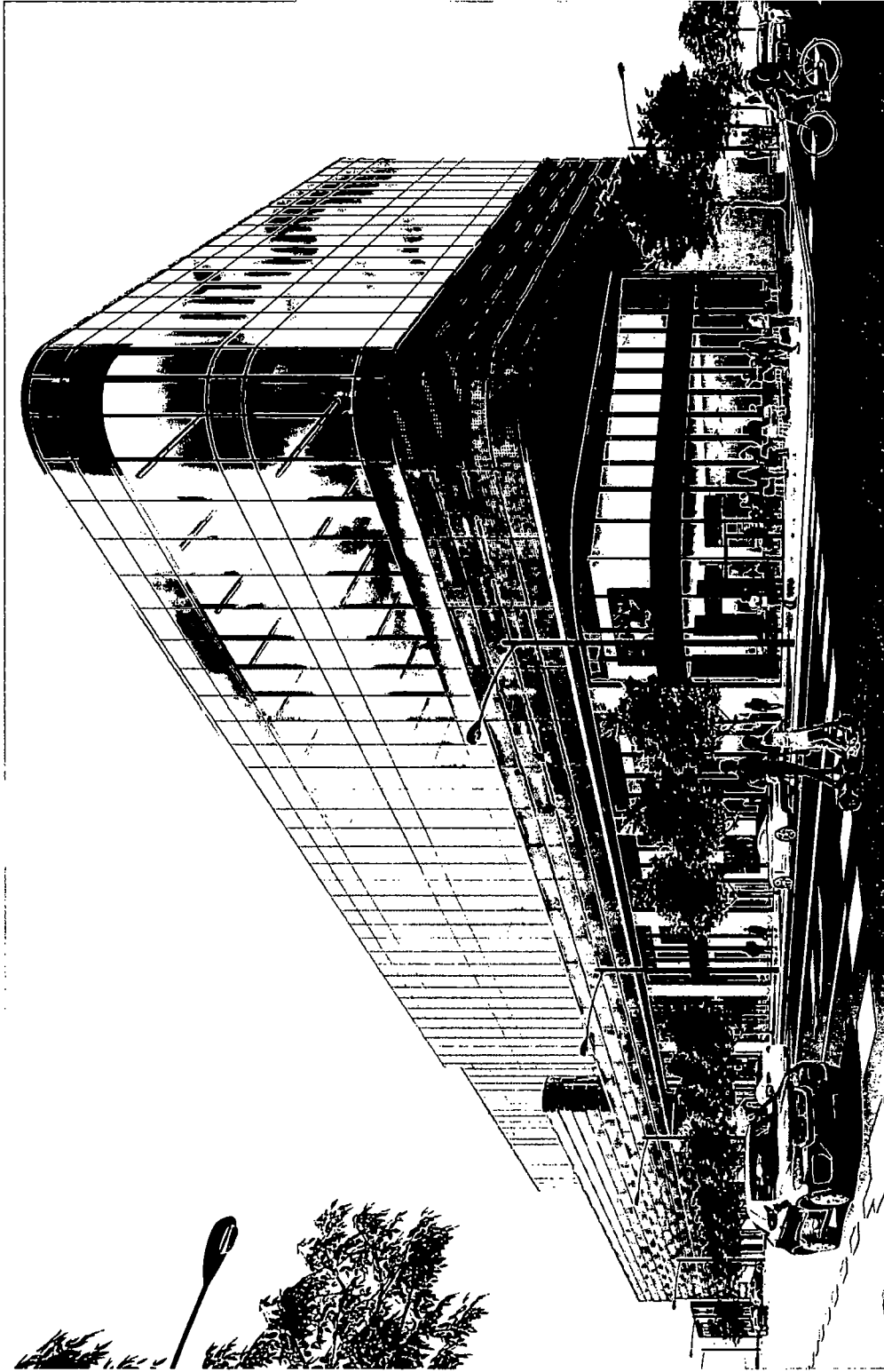


Applicant: Northwestern Memorial Healthcare  
 Address: 747 - 757 E 48th Street and 4800 - 4848 S Cottage Grove Avenue  
 Introduced: July 20, 2022



**BROOK**

**LJC7**



## Proposed Rendering - Looking Southwest

Applicant: Northwestern Memorial Healthcare

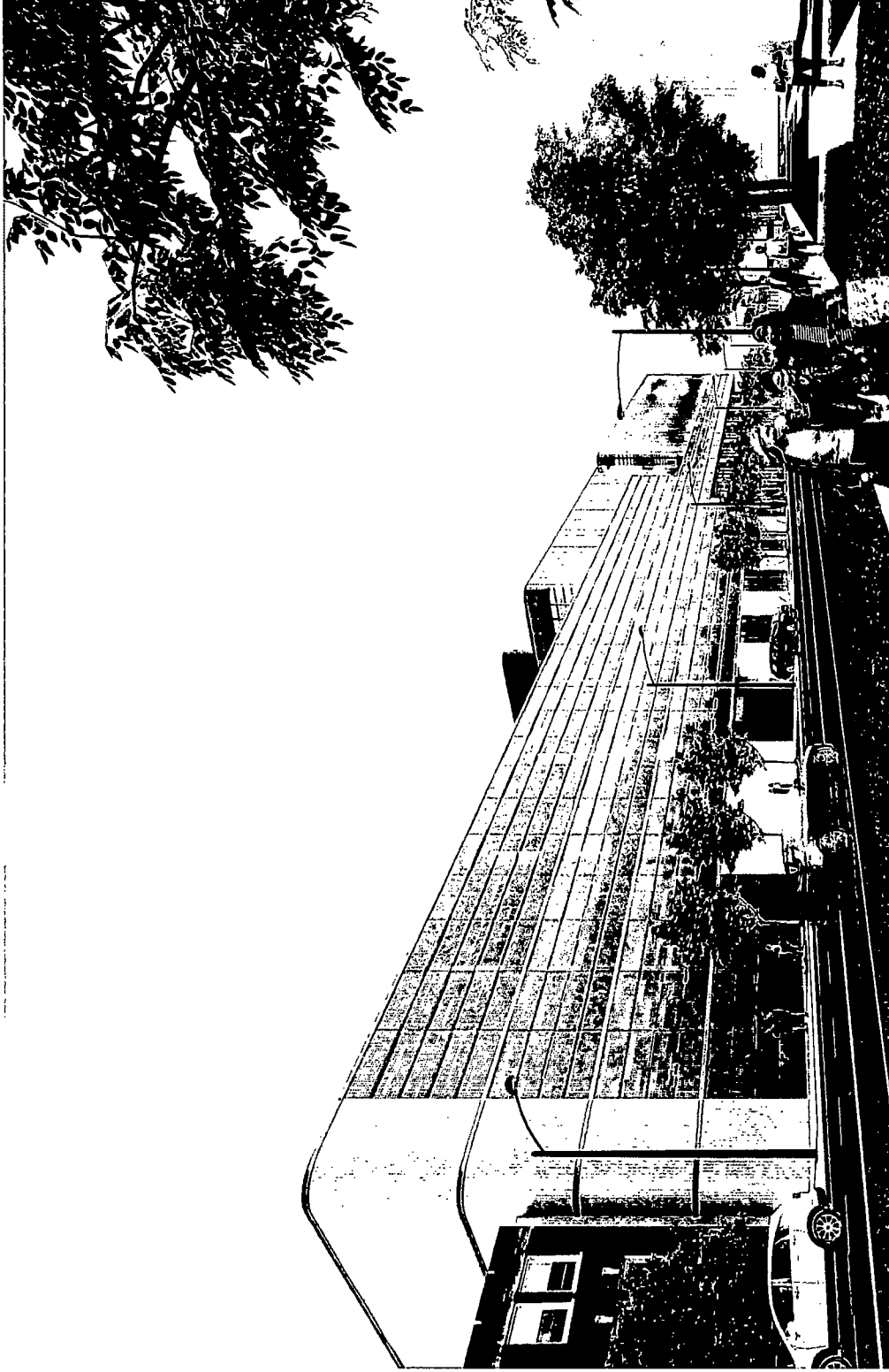
Address: 747 - 757 E 48th Street and 4800 - 4848 S Cottage Grove Avenue

Introduced: July 20, 2022



BROOK

LJC7



## Proposed Rendering - Looking Northwest

Applicant: Northwestern Memorial Healthcare  
Address: 747 - 757 E 48th Street and 4800 - 4848 S Cottage Grove Avenue  
Introduced: July 20, 2022



BROOK

LJC7



## Existing Site Photo - Looking South

Applicant: Northwestern Memorial Healthcare  
Address: 747 - 757 E 48th Street and 4800 - 4848 S Cottage Grove Avenue  
Introduced: July 20, 2022



BROOK

LJC7



## Existing Site Photo - Looking Southwest

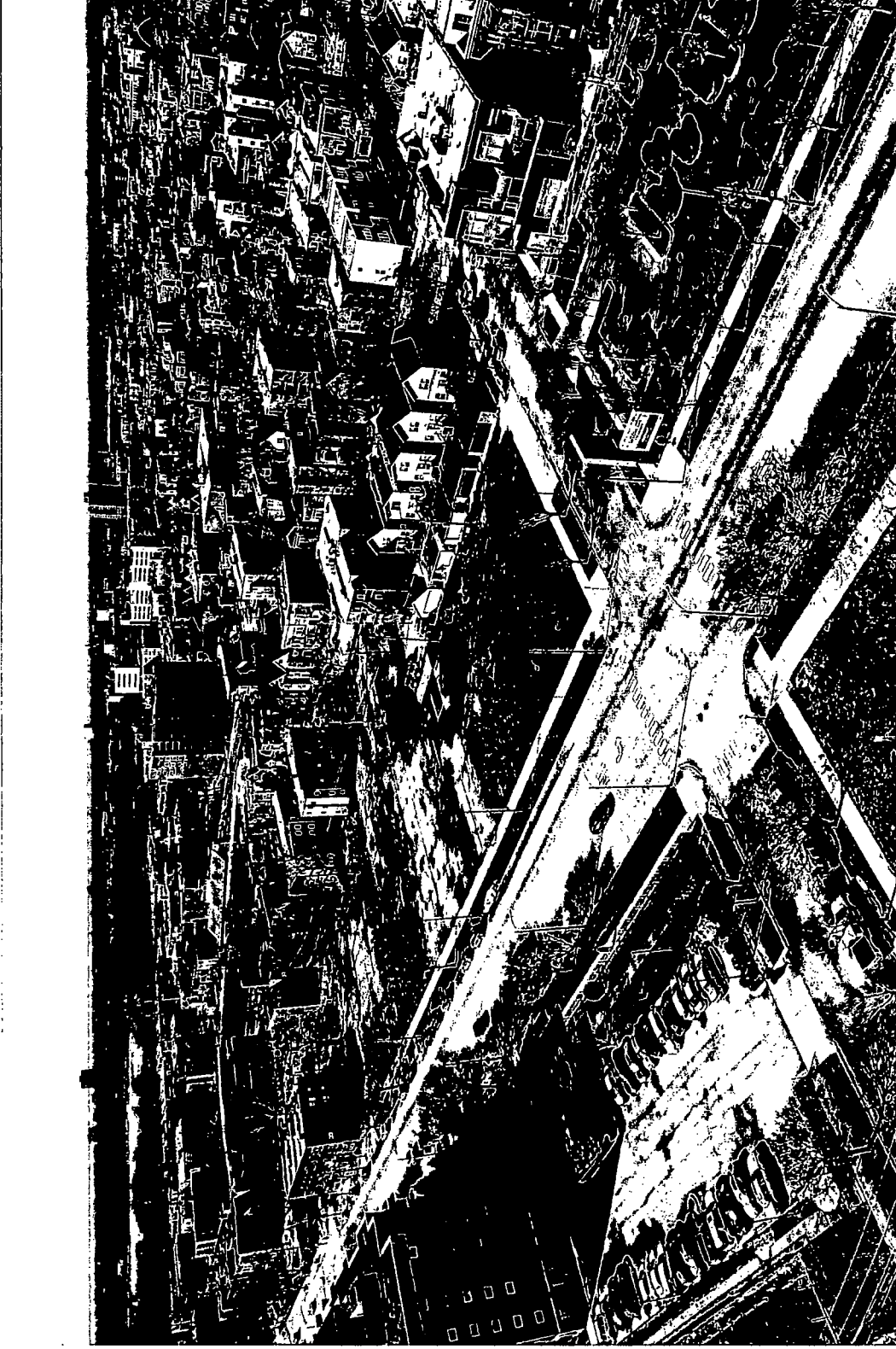
Applicant: Northwestern Memorial Healthcare  
Address: 747 - 757 E 48th Street and 4800 - 4848 S Cottage Grove Avenue  
Introduced: July 20, 2022



BROOK

LJC7





## Existing Site Photo - Aerial Looking Southwest

Applicant: Northwestern Memorial Healthcare  
Address: 747 - 757 E 48th Street and 4800 - 4848 S Cottage Grove Avenue  
Introduced: July 20, 2022



BROOK

LJC



Existing Site Photo - Aerial



Applicant: Northwestern Memorial Healthcare  
Address: 747 - 757 E 48th Street and 4800 - 4848 S Cottage Grove Avenue  
Introduced: July 20, 2022



BROOK

LJC7



#21084  
INTRO DATE  
JULY 20, 2022

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

1. ADDRESS of the property Applicant is seeking to rezone:  
747 – 757 East 48th Street and 4800 – 4848 South Cottage Grove Avenue

2. Ward Number that property is located in: 4th

3. APPLICANT Northwestern Memorial Healthcare

ADDRESS 211 East Ontario Street Ste 1800 CITY Chicago

STATE IL ZIP CODE 60611 PHONE (312) 942-6886

EMAIL thomas.hefty@nm.org CONTACT PERSON Thomas L. Hefty,

4. Is the applicant the owner of the property? YES x NO x

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

OWNER City of Chicago (Portion of Property - See Exhibit A attached.)

ADDRESS 121 N. LaSalle St., Rm. 1000 CITY Chicago

STATE IL ZIP CODE 60602 PHONE (312)744-7885

EMAIL cjang@cityofchicago.org CONTACT PERSON Christopher Jang

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

ATTORNEY Carol D. Stubblefield, Neal & Leroy, LLC

ADDRESS 20 S. Clark Street, Suite 2050

CITY Chicago STATE IL ZIP CODE 60603

PHONE 312-641-7144 FAX 312-628-7072 EMAIL cstubblefield@nealandleroy.com

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. On what date did the owner acquire legal title to the subject property? 8/25/2021

8. Has the present owner previously rezoned this property? If yes, when?  
No

9. Present Zoning District C2-3 Proposed Zoning District C2-5 then to a BPD

10. Lot size in square feet (or dimensions) 57,660 sf.

11. Current Use of the property Vacant

12. Reason for rezoning the property Mandatory Planned Development for height .

13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)  
Applicant proposes to construct Bronzeville Advanced Outpatient Care Center The building will be an approximately 120,000 square foot multi-story Medical Office Building that will include a board clinical services offering, ground level retail that will be approximately 4,285 square feet, community space and on-site naturally-ventilated open-air parking structure that will hold 260 parking spaces, and 1 loading space along with a goal to obtain LEED silver certification Building height is planned not to exceed 100'-4" feet in height.

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

YES \_\_\_\_\_ NO x \_\_\_\_\_

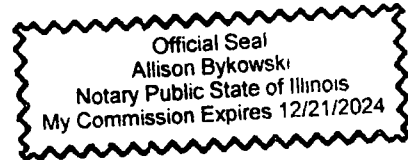
COUNTY OF COOK  
STATE OF ILLINOIS

Colleen M. Schmieg, 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.

Colleen M. Schmieg  
Signature of Applicant

Subscribed and Sworn to before me this  
5<sup>th</sup> day of July, 2022.

Allison Bykowski  
Notary Public



**For Office Use Only**

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

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

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

July 7, 2022

Thomas M. Tunney, Chairman  
Committee on Zoning  
Room 304, City Hall  
121 North LaSalle Street  
Chicago, Illinois 60602

Laura Flores, Chairwoman  
Chicago Plan Commission  
City Hall  
121 North LaSalle Street  
Chicago, Illinois 60602

**Re: Application for Rezoning  
Affidavit of Notice**

Dear Chairman Tunney and Chairwoman Flores:

The undersigned, Carol D. Stubblefield, an attorney with the law firm of Neal & Leroy, LLC, which firm represents the Northwestern Memorial Healthcare, the applicant for an amendment to the Chicago Zoning Ordinance with respect to property commonly known 747 – 757 East 48th Street and 4800 – 4848 South Cottage Grove Avenue certifies that she has complied with the requirements of Section 17-13-0107 of the Municipal Code of the City of Chicago by sending the attached letter by United States Postal Service First Class Mail to the owners of all property within 250 feet in each direction of the subject property, as determined by the most recent Cook County tax records of Cook County, exclusive of public roads, streets, alleys and other public ways, or a total distance limited to 400 feet.

The undersigned certifies that the notice contains the common street address of the subject property, a description of the nature, scope and purpose of the application; the name and address of the Applicant; the name and address of the owner; the date the Applicant intends to file the applications on or about July 20, 2022.

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 Municipal Code of the City of Chicago and that the Applicant certifies that the accompanying list of names and addresses of surrounding properties located within 250 feet of the subject property, is a complete list containing the names and last known addresses of the owners of the property required to be served.

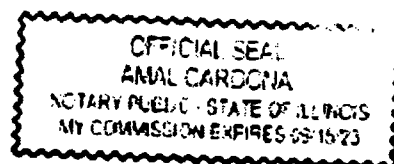
Very truly yours,



Carol D. Stubblefield

Subscribed and sworn to before me  
this 7th day of July, 2022

*[Faint handwritten text]*



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

## NOTICE OF FILING OF REZONING APPLICATION

July 20, 2022

Dear Sir or Madam:

In accordance with the requirements of Section 17-13-0107 of the Municipal Code of the City of Chicago, please be informed that on or about July 20, 2022, Northwestern Memorial Healthcare, (the "Applicant") will file an application for rezoning (the "Application"). The Applicant proposes to construct an Advanced Outpatient Care Center on the property commonly known as 747 – 757 East 48th Street and 4800 – 4848 South Cottage Grove Avenue (the "Property").

The proposed rezoning application will request City of Chicago approval to rezone the Property from C2-3, Motor Vehicle-Related Commercial District to C2-5, Motor Vehicle-Related Commercial District and then to a Business Planned Development for the purpose of constructing the Bronzeville Advanced Outpatient Care Center. The building will be an approximately 120,000 square foot multi-story Medical Office Building that will include a board clinical services offering, ground level retail that will be approximately 4,285 square feet, community space and on-site naturally-ventilated open-air parking structure that will hold 260 parking spaces, and 1 loading space along with a goal to obtain LEED silver certification. Building height is planned not to exceed 102' feet in height.

Northwestern Memorial Healthcare and the City of Chicago, LLC are the Owners. Northwestern Memorial Healthcare is located at 211 East Ontario Street Ste 1800, Chicago, IL 60611. City of Chicago is located at 121 N. LaSalle St., Room 1000, Chicago, IL 60602. Questions regarding the proposed Project or the Application may be addressed to Carol D. Stubblefield, Neal and Leroy, LLC, 20 S. Clark St., Ste. 2050, Chicago, IL 60603, (312) 641-7144.

**PLEASE NOTE: THE APPLICANT IS NOT SEEKING TO REZONE OR PURCHASE YOUR PROPERTY. YOU ARE RECEIVING THIS NOTICE AS REQUIRED BY THE CHICAGO MUNICIPAL CODE BECAUSE COOK COUNTY TAX RECORDS INDICATE YOU OWN PROPERTY WITHIN 250 FEET OF THE BOUNDARIES OF THE SUBJECT PROPERTY.**

Very truly yours,



Carol D. Stubblefield  
Neal & Leroy, LLC



**Exhibit A**

**City Owned Parcels**

20-10-214-004-0000	4810 S. Cottage Grove Ave.
20-10-214-006-0000	4812 S. Cottage Grove Ave.
20-10-214-031-0000	4834 S. Cottage Grove Ave.



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

July 6, 2022

Ms. Laura Flores  
Chairwoman  
Chicago Plan Commission  
City of Chicago  
121 N. LaSalle, Room 905  
Chicago, Illinois 60602

Honorable Tom Tunney  
Chairman, Zoning Committee  
City of Chicago  
121 N. LaSalle St.  
Room 203, Office 14  
Chicago, Illinois 60602

***Matter: Consent to File PD Application by Applicant for Northwestern Memorial HealthCare***


***Property: 20-10-214-004-0000 4810 S. Cottage Grove Ave.***  
***20-10-214-031-0000 4834 S. Cottage Grove Ave.***  
***20-10-214-006-0000 4812 S. Cottage Grove Ave.***

Dear Chairwoman Flores and Chairman Tunney:

This letter serves to inform you that the City of Chicago owns the above referenced properties, and consents to the Northwestern Memorial HealthCare to file an application for a new planned development to allow for the redevelopment of city property. Northwestern Memorial HealthCare intends to develop the site as an Advanced Outpatient Care Center. Northwestern Memorial HealthCare plans to offer to purchase for the property with the Department of Planning and Development.

This consent letter does not constitute the City's endorsement or approval of the exhibits or statements in the planned development application. The PD exhibits and statements will be revised as needed prior to a future Chicago Plan Commission meeting.

Sincerely,

  
Maurice D. Cox  
Commissioner



cc: P. Murphey, Zoning Administrator

**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:

Northwestern Memorial HealthCare

**Check ONE of the following three boxes:**

Indicate whether the Disclosing Party submitting this EDS is:

1.  the Applicant

OR

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

OR

3.  a legal entity with a direct or indirect right of control of the Applicant (see Section II(B)(1)) State the legal name of the entity in which the Disclosing Party holds a right of control: \_\_\_\_\_

B. Business address of the Disclosing Party: 211 East Ontario Street, Suite 1800

Chicago, Illinois 60611

C. Telephone: 312-926-5771 Fax: \_\_\_\_\_ Email: thomas.hefty@nm.org

D. Name of contact person: Thomas L. Hefty, Sr. Associate General Counsel

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

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

Planned Development application for 747 - 757 East 48th Street and 4800 - 4848 South Cottage Grove Avenue

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

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

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

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

**A. NATURE OF THE DISCLOSING PARTY**

1. Indicate the nature of the Disclosing Party:

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

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

Illinois

---

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

- Yes                       No                       Organized in Illinois

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

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

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

Name	SEE SCHEDULE 1	Title
------	----------------	-------

---

---

2. Please provide the following information concerning each person or legal entity having a direct or indirect, current or prospective (i.e. within 6 months after City action) beneficial interest (including ownership) in excess of 7.5% of the Applicant. Examples of such an interest include shares in a corporation, partnership interest in a partnership or joint venture, interest of a member or manager in a

limited liability company, or interest of a beneficiary of a trust, estate or other similar entity. If none, state "None."

**NOTE:** Each legal entity listed below may be required to submit an EDS on its own behalf.

Name	Business Address	Percentage Interest in the Applicant
------	------------------	--------------------------------------

---

---

---

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

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

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

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

---

---

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

Yes  No

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

---

---

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

The Disclosing Party must disclose the name and business address of each subcontractor, attorney, lobbyist (as defined in MCC Chapter 2-156), accountant, consultant and any other person or entity whom the Disclosing Party has retained or expects to retain in connection with the Matter, as well as the nature of the relationship, and the total amount of the fees paid or estimated to be paid. The Disclosing Party is not required to disclose employees who are paid solely through the Disclosing Party's regular payroll. If the Disclosing Party is uncertain whether a disclosure is required under this Section, the Disclosing Party must either ask the City whether disclosure is required or make the disclosure.

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

Carol D. Stubblefield, Attorney, Neal and Leroy, LLC, 20 S. Clark St., Ste. 2050. Chicago, IL 60603 Est. \$20,000

---

Paul Bryant, Architect, Lamar Johnson Collaborative, 35 E Wacker Dr Suite 1300, Chicago, IL 60601, Est. \$20,000

---

V3 Associates, Surveyor, 7325 Janes Avenue, Suite 100, Woodridge, IL 60517 Est. \$20,000

---

(Add sheets if necessary)

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

**SECTION V -- CERTIFICATIONS**

**A. COURT-ORDERED CHILD SUPPORT COMPLIANCE**

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

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

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

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

Yes     No

**B. FURTHER CERTIFICATIONS**

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

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

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

- a. are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from any transactions by any federal, state or local unit of government;
- b. have not, during the 5 years before the date of this EDS, been convicted of a criminal offense, adjudged guilty, or had a civil judgment rendered against them in connection with: obtaining, attempting to obtain, or performing a public (federal, state or local) transaction or contract under a public transaction; a violation of federal or state antitrust statutes; fraud; embezzlement; theft; forgery; bribery; falsification or destruction of records; making false statements; or receiving stolen property;
- c. are not presently indicted for, or criminally or civilly charged by, a governmental entity (federal, state or local) with committing any of the offenses set forth in subparagraph (b) above;
- d. have not, during the 5 years before the date of this EDS, had one or more public transactions (federal, state or local) terminated for cause or default; and
- e. have not, during the 5 years before the date of this EDS, been convicted, adjudged guilty, or found liable in a civil proceeding, or in any criminal or civil action, including actions concerning environmental violations, instituted by the City or by the federal government, any state, or any other unit of local government.

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

5. Certifications (5), (6) and (7) concern:

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

Neither the Disclosing Party, nor any Contractor, nor any Affiliated Entity of either the Disclosing Party or any Contractor, nor any Agents have, during the 5 years before the date of this EDS, or, with respect to a Contractor, an Affiliated Entity, or an Affiliated Entity of a Contractor during the 5 years before the date of such Contractor's or Affiliated Entity's contract or engagement in connection with the Matter:

- a. bribed or attempted to bribe, or been convicted or adjudged guilty of bribery or attempting to bribe, a public officer or employee of the City, the State of Illinois, or any agency of the federal government or of any state or local government in the United States of America, in that officer's or employee's official capacity;
- b. agreed or colluded with other bidders or prospective bidders, or been a party to any such agreement, or been convicted or adjudged guilty of agreement or collusion among bidders or prospective bidders, in restraint of freedom of competition by agreement to bid a fixed price or otherwise; or
- c. made an admission of such conduct described in subparagraph (a) or (b) above that is a matter of record, but have not been prosecuted for such conduct; or
- d. violated the provisions referenced in MCC Subsection 2-92-320(a)(4)(Contracts Requiring a Base Wage); (a)(5)(Debarment Regulations); or (a)(6)(Minimum Wage Ordinance).

6. Neither the Disclosing Party, nor any Affiliated Entity or Contractor, or any of their employees, officials, agents or partners, is barred from contracting with any unit of state or local government as a result of engaging in or being convicted of (1) bid-rigging in violation of 720 ILCS 5/33E-3; (2) bid-rotating in violation of 720 ILCS 5/33E-4; or (3) any similar offense of any state or of the United States of America that contains the same elements as the offense of bid-rigging or bid-rotating.

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

8. [FOR APPLICANT ONLY] (i) Neither the Applicant nor any "controlling person" [see MCC Chapter 1-23, Article I for applicability and defined terms] of the Applicant is currently indicted or charged with, or has admitted guilt of, or has ever been convicted of, or placed under supervision for, any criminal offense involving actual, attempted, or conspiracy to commit bribery, theft, fraud, forgery, perjury, dishonesty or deceit against an officer or employee of the City or any "sister agency"; and (ii) the Applicant understands and acknowledges that compliance with Article I is a continuing requirement for doing business with the City. NOTE: If MCC Chapter 1-23, Article I applies to the Applicant, that Article's permanent compliance timeframe supersedes 5-year compliance timeframes in this Section V.

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

10. [FOR APPLICANT ONLY] The Applicant will obtain from any contractors/subcontractors hired or to be hired in connection with the Matter certifications equal in form and substance to those in Certifications (2) and (9) above and will not, without the prior written consent of the City, use any such



contractor/subcontractor that does not provide such certifications or that the Applicant has reason to believe has not provided or cannot provide truthful certifications.

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

NA

---

---

---

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

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

NA

---

---

---

13. To the best of the Disclosing Party's knowledge after reasonable inquiry, the following is a complete list of all gifts that the Disclosing Party has given or caused to be given, at any time during the 12-month period preceding the execution date of this EDS, to an employee, or elected or appointed official, of the City of Chicago. For purposes of this statement, a "gift" does not include: (i) anything made generally available to City employees or to the general public, or (ii) food or drink provided in the course of official City business and having a retail value of less than \$25 per recipient, or (iii) a political contribution otherwise duly reported as required by law (if none, indicate with "N/A" or "none"). As to any gift listed below, please also list the name of the City recipient.

NA

---

---

---

### C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

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

is

is not

a "financial institution" as defined in MCC Section 2-32-455(b).

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

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

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

---

---

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

**D. CERTIFICATION REGARDING FINANCIAL INTEREST IN CITY BUSINESS**

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

1. In accordance with MCC Section 2-156-110: To the best of the Disclosing Party's knowledge after reasonable inquiry, does any official or employee of the City have a financial interest in his or her own name or in the name of any other person or entity in the Matter?

Yes

No

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

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

Does the Matter involve a City Property Sale?

Yes

No

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

Name

Business Address

Nature of Financial Interest

---

---

---

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

**E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS**

Please check either (1) or (2) below. If the Disclosing Party checks (2), the Disclosing Party must disclose below or in an attachment to this EDS all information required by (2). Failure to comply with these disclosure requirements may make any contract entered into with the City in connection with the Matter voidable by the City.

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

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

---

---

---

**SECTION VI -- CERTIFICATIONS FOR FEDERALLY FUNDED MATTERS**

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

**A. CERTIFICATION REGARDING LOBBYING**

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

---

---

---

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

2. The Disclosing Party has not spent and will not expend any federally appropriated funds to pay any person or entity listed in paragraph A(1) above for his or her lobbying activities or to pay any person or entity to influence or attempt to influence an officer or employee of any agency, as defined by applicable federal law, a member of Congress, an officer or employee of Congress, or an employee

of a member of Congress, in connection with the award of any federally funded contract, making any federally funded grant or loan, entering into any cooperative agreement, or to extend, continue, renew, amend, or modify any federally funded contract, grant, loan, or cooperative agreement.

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

4. The Disclosing Party certifies that either: (i) it is not an organization described in section 501(c)(4) of the Internal Revenue Code of 1986; or (ii) it is an organization described in section 501(c)(4) of the Internal Revenue Code of 1986 but has not engaged and will not engage in "Lobbying Activities," as that term is defined in the Lobbying Disclosure Act of 1995, as amended.

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

#### B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY

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

Is the Disclosing Party the Applicant?

Yes

No

If "Yes," answer the three questions below:

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

Yes

No

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

Yes

No

Reports not required

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

Yes

No

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

---

---

## SECTION VII -- FURTHER ACKNOWLEDGMENTS AND CERTIFICATION

The Disclosing Party understands and agrees that:

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

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

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

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

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

**CERTIFICATION**

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

Northwestern Memorial HealthCare

(Print or type exact legal name of Disclosing Party)

By: Colleen M. Schmiede  
(Sign here)

Colleen M. Schmiede

(Print or type name of person signing)

Vice President, Operations

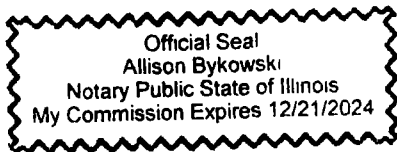
(Print or type title of person signing)

Signed and sworn to before me on (date) July 5, 2022

at Cook County, IL (state).

Allison Bykowski  
Notary Public

Commission expires: 12/21/24



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

**FAMILIAL RELATIONSHIPS WITH ELECTED CITY OFFICIALS  
AND DEPARTMENT HEADS**

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

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

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

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

Yes

No

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

---

---

---

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

**BUILDING CODE SCOFFLAW/PROBLEM LANDLORD CERTIFICATION**

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

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

Yes                       No

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

Yes                       No                       The Applicant is not publicly traded on any exchange.

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

---

---

---



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

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

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

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

Yes

No

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

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

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

---

---

---

Schedule 1

<b>NORTHWESTERN MEMORIAL HEALTHCARE</b>	
<b><u>Directors</u></b> Carol L. Bernick John A. Canning, Chair Nicholas D. Chabraja Kent P. Dauten Manny Favela William P. Flesch, Vice Chair Dean M. Harrison, NMHC President & CEO Lawrence K. Hunt Michael J. Kachmer Joseph D. Mansueto Timothy P. Moen Eric G. Neilson, MD, FSM Dean William A. Osborn, Vice Chair J. Christopher Reyes, Vice Chair Timothy P. Sullivan Morton O. Schapiro, NU President Donald L. Thompson Douglas E. Vaughan, MD Patricia A. Woertz Charie A. Zanck	<b><u>Officers</u></b> John A. Canning, Chair William P. Flesch, Vice Chair William A. Osborn, Vice Chair J. Christopher Reyes, Vice Chair Dean M. Harrison, President and CEO John A. Orsini, Treasurer Susan A. Ratzner, Assistant Treasurer Danae K. Prousis, Secretary Emily J. Kozak, Assistant Secretary

THERE ARE NO MEMBERS WHO ARE LEGAL ENTITIES