



City of Chicago



O2013-5506

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/24/2013
Sponsor(s):	Mendoza, Susana A. (Clerk)
Type:	Ordinance
Title:	Zoning Reclassification App No. 17776 at 5700 N Ashland Ave
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

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

SECTION 1. That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing the current RS-3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 13-I in the area bounded by:

West Edgewater Avenue; North Ashland Avenue; West Hollywood Avenue, and a line 306.03 feet west of and parallel to North Ashland Avenue

to those of a B2-3 Neighborhood Mixed-Use District.

SECTION 2. That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B2-3 Neighborhood Mixed Use District symbols and indications as shown on Map No. 13-I in the area bounded by:

West Edgewater Avenue; North Ashland Avenue; West Hollywood Avenue, and a line 306.03 feet west of and parallel to North Ashland Avenue

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

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

#17776
INTRO DATE:
JULY 24, 2013

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

5700 North Ashland Avenue, Chicago, IL

2. Ward Number that property is located in: 40th

3. APPLICANT Edgewater Medical Center, c/o Eugene Crane, Custodian

ADDRESS 135 South LaSalle, Suite 3705 CITY Chicago

STATE IL ZIP CODE 60603 PHONE (312) 641-6777

EMAIL nwilder@wvlp.com CONTACT PERSON Nicholas Wilder

4. Is the applicant the owner of the property? YES NO
If the applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the application to proceed.

OWNER _____

ADDRESS _____ CITY _____

STATE _____ ZIP CODE _____ PHONE _____

EMAIL _____ CONTACT PERSON _____

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

ATTORNEY Gregory H. Furda, Senior Counsel, Sidley Austin LLP

ADDRESS One South Dearborn Street, Suite 2400, Chicago, IL 60603

PHONE (312) 853-7382 FAX (312) 853-7036

EMAIL gfurda@sidley.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.

Edgewater Medical Center is an Illinois not-for-profit corporation and debtor in the United States District Court for the Northern District of Illinois as Case No. 02B7378.

7. On what date did the owner acquire legal title to the subject property? Various dates since 1920.

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

9. Present Zoning District RS-3 Proposed Zoning District B2-3 and then to Residential-Business Planned Development.

10. Lot size in square feet (or dimensions) 71,348 square feet net site area (including vacated ROW)

11. Current Use of the property Vacant hospital uses and storage of patient records.

12. Reason for rezoning the property Higher and better use.

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)

The proposed conceptual project is a new 12-story, approximately 120 foot high residential building containing 214 dwelling units, 234 indoor parking spaces and approximately 14,000 square feet of 1st floor neighborhood retail space. An area of +/- 40,000 square feet immediately west of the building will be donated for a community park.

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

YES X

NO _____

COUNTY OF COOK
STATE OF ILLINOIS

Eugene Crane, Custodian, 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.

Eugene Crane as Custodian
Signature of Applicant

Subscribed and Sworn to before me this
16th day of July, 2013.

Joellyn Munoz
Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

STANDARD PLANNED DEVELOPMENT STATEMENTS

The Planned Development Statements describe the legal regulations and conditions that will control the development of the proposed conceptual project. The following statements shall be included in the ordinance; any proposed changes to these statements must be discussed and reviewed with the Chicago Department of Housing and Economic Development. Based on the scope of the project, additional statements may be required. The following statements must be included in the ordinance:

1. The area delineated herein as Residential-Business Planned Development Number ____, (“Planned Development”) consists of approximately 71,348 net square feet of property (including alley right-of-way to be vacated per separate submittal) which is depicted on the attached Planned Development Boundary and Property Line Map (“Property”) and is owned by the Applicant, Edgewater Medical Center.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant’s successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assign or grantees.

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 Departments of Housing and Economic 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.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation 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 the Department of Transportation.*

Applicant:	Edgewater Medical Center
Date:	July 24, 2013
Address:	5700 N. Ashland Avenue

4. This Plan of Development consists of 15 Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Conceptual Sub-Area Plan and Right-of-Way Adjustment Map; a Conceptual Site Plan; a Conceptual Landscape Plan; a Conceptual Ground Floor Plan; Conceptual Basement Levels; Conceptual Parking Levels 2, 3; Conceptual Residential Levels; a Conceptual Roof Plan; a Conceptual East-West Section; a Conceptual East Elevation; a Conceptual West Elevation; Conceptual N-S Elevations submitted herein. Full-sized copies of the Conceptual Site Plan, Conceptual Landscape Plan and Conceptual Building Elevations are on file with the Department of Housing and Economic 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 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 are permitted in the area delineated herein as a Residential-Business Planned Development: multi-family residential, recreational, retail uses, parking and accessory uses including management offices and common space.
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 Housing and Economic Development. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 71,348 square feet.
9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Housing and Economic Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Conceptual Site Plan and the Conceptual Landscape Plan 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 of Housing and Economic Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.

Applicant: Edgewater Medical Center
Date: July 24, 2013
Address: 5700 N. Ashland Avenue

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, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.
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
15. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Housing and Economic Development shall initiate a Zoning Map Amendment to rezone the property to the RS-3 District.

Applicant: Edgewater Medical Center
Date: July 24, 2013
Address: 5700 N. Ashland Avenue

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. _____

PLAN OF DEVELOPMENT

BULK REGULATIONS AND DATA TABLE

	<u>Square Feet</u>	<u>Acres</u>
Net Site Area (Owned)	64,817	1.48
Alley Vacations	6,531	0.15
Total Net Site Area	71,348	1.63
Public Rights-of-Way	<u>35,151</u>	<u>0.80</u>
Gross Site Area	106,499	2.43
Maximum Permitted Floor Area Ratio:	3.0	
Maximum % of Land Coverage:	In substantial conformity to Site Plan	
Minimum Number of Parking Spaces:	234	
Minimum Number of Off-Street Loading Spaces:	2	
Minimum Building Setbacks:	In substantial conformity to Site Plan	
Maximum Building Height:	120 ft (excluding rooftop elevator overrun)	
% of Net Roof Area Holding Vegetative Roof System:	50%	
Maximum Number Of Residential Units:	214	
Maximum Retail Space:	14,000 square feet	
Community Park Space To Be Donated:	+/- 40,000 square feet	

Applicant: Edgewater Medical Center
Date: July 24, 2013
Address: 5700 N. Ashland Avenue

EDGEWATER MEDICAL CENTER

July 17, 2013

Dear Property Owner:

In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about July 17, 2013, the undersigned will file an application for a change in zoning from the RS-3 Residential Single-Unit (Detached House) District to the B2-3 Neighborhood Mixed-Use District and then to a Residential-Business Planned Development on behalf of Edgewater Medical Center for the property located generally at 5700 North Ashland Avenue, Chicago, IL. The boundaries of the area to be rezoned are: West Edgewater Avenue; North Ashland Avenue; West Hollywood Avenue, and a line 306.03 feet west of and parallel to North Ashland Avenue.

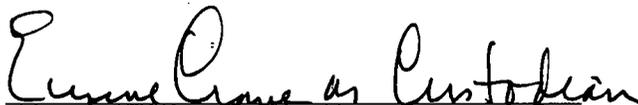
After demolition of the existing improvements, the applicant and/or its successors intend to use the subject property for a new 12-story, approximately 120 foot high residential building containing 214 dwelling units, 234 indoor parking spaces and approximately 14,000 square feet of 1st floor neighborhood retail space. An area of +/- 40,000 square feet immediately west of the building and within the proposed planned development will be donated for a community park.

Edgewater Medical Center, an Illinois not-for-profit corporation and debtor in the U.S. District Court for the Northern District of Illinois, is located at the office of the Custodian, Eugene Crane, 135 South LaSalle Street, Chicago, IL 60603.

Please note that the applicant is not seeking to rezone or purchase your property. The applicant is required by law to send this notice because you own property within 250 feet of the property to be rezoned.

Should you have any questions about this application, please feel free to call Mr. Gregory Furda, Sidley Austin LLP, at (312) 853-7382 or email at gfurda@sidley.com.

Very truly yours,


Eugene Crane, Custodian

"WRITTEN NOTICE"
FORM OF AFFIDAVIT
(Section 17-13-0107)

July 17, 2013

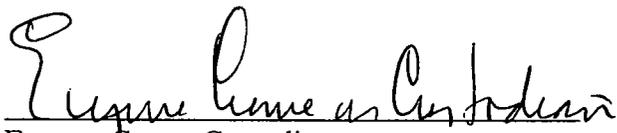
Honorable Daniel S. Solis
Chairman, Committee on Zoning
121 North LaSalle Street
Room 304, City Hall
Chicago, Illinois 60602

The undersigned, Eugene Crane, Custodian, being first duly sworn on oath deposes and states the following:

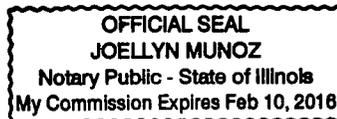
The undersigned certifies that he has complied with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance, by sending written notice to such property owners who appear to be the owners of the property within the subject area not solely owned by the applicant, and to the owners of all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

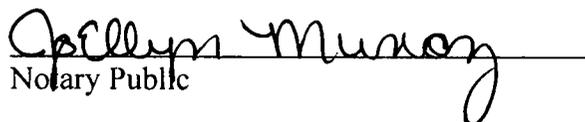
The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately July 17, 2013.

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


Eugene Crane, Custodian

Subscribed and Sworn to before me this
17th day of July, 2013.




Notary Public

**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:
Edgewater Medical Center, Debtor in the United States District Court for the Northern District of Illinois as Case No. 02B7378, an Illinois not-for-profit corporation

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: c/o Eugene Crane, Esq. Custodian
135 S. LaSalle - #3705
Chicago, IL 60603

C. Telephone: 312-641-6777 Fax: 312-641-7114 Email: ecrane@craneheyman.com

D. Name of contact person: Nicholas Wilder (312) 634-6310

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):

Planned Development Application - 5700 N. Ashland

G. Which City agency or department is requesting this EDS? DHED

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

Specification # _____ and Contract # _____

SECTION II -- DISCLOSURE OF OWNERSHIP INTERESTS

A. NATURE OF THE DISCLOSING PARTY

1. Indicate the nature of the Disclosing Party:

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

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

Illinois

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

- Yes No N/A

B. IF THE DISCLOSING PARTY IS A LEGAL ENTITY:

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

NOTE: For not-for-profit corporations, also list below all members, if any, which are legal entities. If there are no such members, write "no members." For trusts, estates or other similar entities, list below the legal 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>No members, officers or directors, since this not-for-profit corporation has filed a Chapter 11 voluntary reorganization in U.S. Bankruptcy Court. The not-for-profit corporation is operated through the Bankruptcy Court under the auspices of the Custodian.</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
<u>None</u>		

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.
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See attached sheet

(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.

Retained Consultants

<u>Consultant Name</u>	<u>Address</u>	<u>Consultant role</u>	<u>Fees¹</u>
Gregory Furda	1 S. Dearborn	Attorney	Est. \$40,000
Waveland Partners	70 E. Lake St.	Real Estate Consultant	Est. \$240,000
OKW Architects	600 N. Jackson Blvd.	Architect	Est. \$40,000
S.B. Friedman & Company	221 N. LaSalle St.	TIF Consultant	Est. \$30,000
Goodman Williams Associates	325 W. Huron St.	Marketing Consultant	Est. \$10,000
Fish Transportation Consultants	801 South Blvd., Oak Park, IL	Traffic Consultant	Est. \$6,000
GHA Engineering	55 W. Jackson Blvd.	Traffic Consultant	Est. \$8,000

¹Cost expenditures to date and estimated future costs determined to be TIF-eligible

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").

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):

N/A

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

D. CERTIFICATION REGARDING 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. This Section is not applicable.

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. This matter is not federally funded.

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. See attached statement.

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.

EUGENE CRANE AS CUSTODIAN OF EDGEWATER HOSPITAL
(Print or type name of Disclosing Party)

By: Eugene Crane
(Sign here)

EUGENE CRANE
(Print or type name of person signing)

Custodian
(Print or type title of person signing)

Signed and sworn to before me on (date) July 16, 2013,
at COOK County, Illinois (state).

Joellyn Munoz Notary Public.

Commission expires: Feb. 10, 2016.



**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.

Edgewater Medical Center
Economic Disclosure Statement
Explanatory Statement for F.1 Certification

Edgewater Medical Center (“Edgewater”) is a not-for-profit corporation. It operated a health care facility at 5700 N. Ashland Avenue until December 2001. Edgewater was forced to terminate its hospital operations due to a long-running Medicaid and Medicare fraud scheme which took place while its former CEO, Peter Rogan, operated the hospital. *See United States v. Rogan*, 459 F. Supp. 2d 692 (N.D. Ill. 2006), *aff’d*, 517 F.3d 449 (7th Cir. 2006). Edgewater commenced a Chapter 11 proceeding on or about February 25, 2002 in the U.S. Bankruptcy Court for the Northern District of Illinois, and is a Debtor-in-Possession.

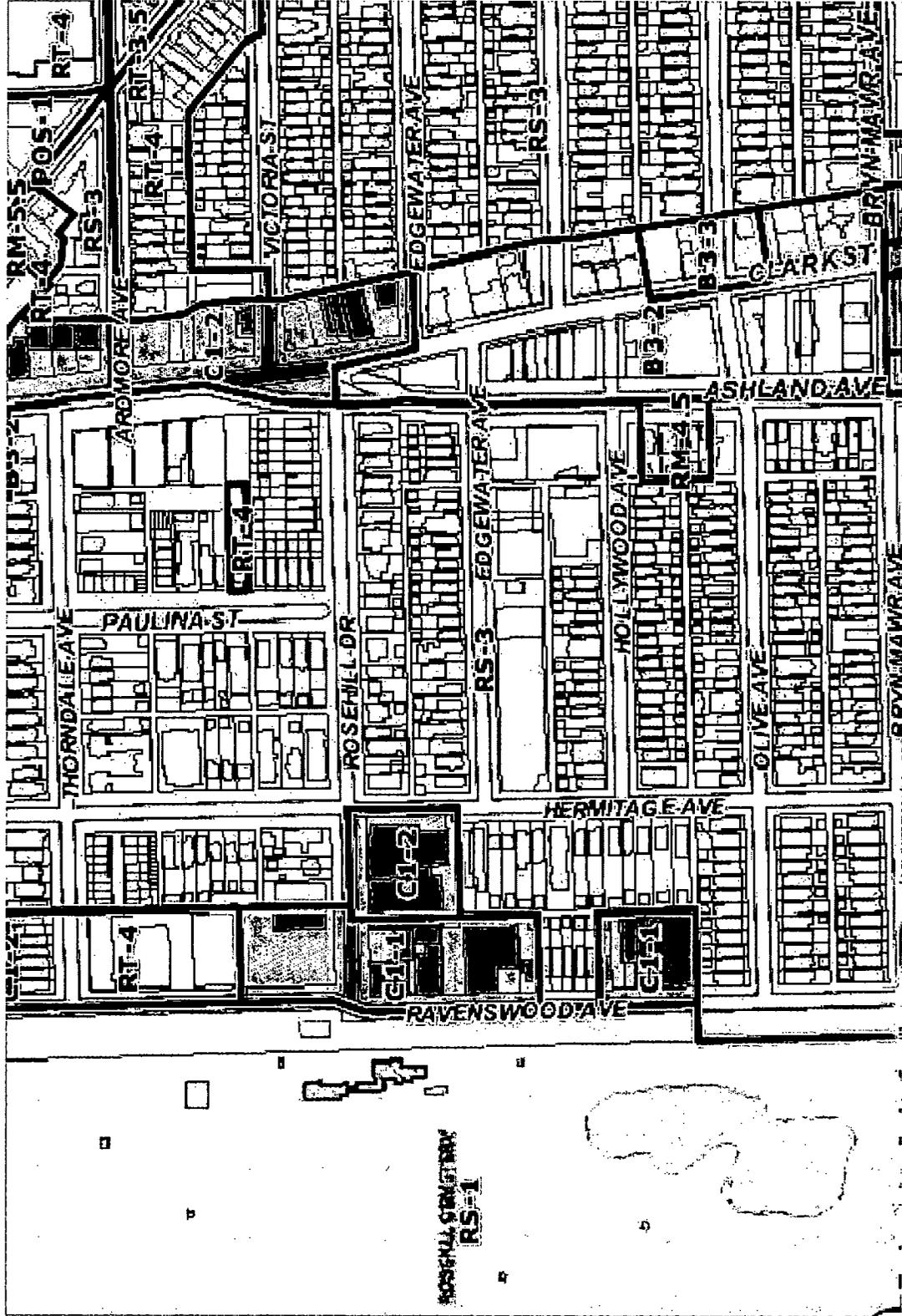
As a direct result of that fraud and the continuing bankruptcy proceeding, there are open issues related to water/sewer charges and real property taxes. Edgewater cannot certify as to item F.1, at this time, for the reasons that follow:

Water/Sewer charges. The City of Chicago (“City”) seeks approximately \$320,000 for alleged pre- and post-petition water/sewer usage. Edgewater disputes the amounts of the alleged debt. In particular, Edgewater contends that the post-petition charges for water/sewer usage are invalid and/or should be drastically reduced, *inter alia*, because: (a) the Hospital was completely shut down in December 2001; (b) after it filed its bankruptcy petition, Edgewater informed the City that it had shut down and, later, specifically authorized the City to shut off Edgewater’s water; (c) Edgewater did not have legal title to and lacked control over a portion of the Hospital campus at the time that some of the water/sewer charges were incurred; and (d) Edgewater does not believe the City possesses adequate proof to support its claim.

Property taxes. The County of Cook alleges that Edgewater is delinquent in paying property taxes (and accrued interest). [The property tax system is, in part, administered by the Illinois Department of Revenue.] In specific, the County claims that Edgewater owes approximately \$13,699,000 in property taxes for the time period 2002-2011. Edgewater has appealed the assessed valuations underlying these taxes, and has appealed the re-assessments before the Board of Review. In addition, Edgewater contends that these taxes are invalid and/or should be drastically reduced, *inter alia*, because: (a) its real property is exempt under the Illinois charitable use exemption, 35 ILCS 200/15-65, as the property was and is being used solely for charitable, non-commercial purposes; (b) Edgewater did not have legal title to and lacked control over a portion of the Hospital campus at the time that some of the taxes allegedly were incurred; and (c) the County’s valuations are grossly overstated. Edgewater will challenge these issues in court in the near future.

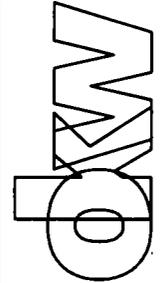
Edgewater is working diligently to ensure resolution of these disputed payments prior to closing on a TIF agreement with the City of Chicago.

###



EXISTING ZONING MAP

NTS



ARCHITECT:
OKW Architects
 600 West Jackson Boulevard
 Chicago, Illinois 60661
 T 312.798.7700
 F 312.798.7777
 www.okwarchitects.com

APPLICANT:
Edgewater Medical Center
 5700 North Ashland Avenue
 Chicago, Illinois 60660

EXISTING ZONING MAP

SHEET NO.: 1
DATE: 07.24.2013



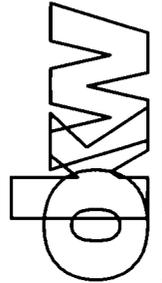
EXISTING LAND USE
NTS

SHEET NO.: **2**
DATE: 07.24.2013

EXISTING LAND USE PLAN
Edgewater Medical Center – Mixed Use Development
5700 North Ashland, Chicago, Illinois 60660

ARCHITECT: **OKW Architects**
600 West Jackson Boulevard
Chicago, Illinois 60661
T 312.798.7700
F 312.798.7777
www.okwarchitects.com

APPLICANT: **Edgewater Medical Center**
5700 North Ashland Avenue
Chicago, IL 60660



WEST EDGEWATER AVENUE

PLANNED DEVELOPMENT BOUNDARY

PROPERTY LINE

306.03'

PARCEL 1

SUB AREA 2
(PARK DONATION)
39,867 SF

PROPERTY LINE

306.03'

SUB AREA 1
(MIXED USE BLDG)
31,481 SF

PLANNED DEVELOPMENT BOUNDARY

WEST HOLLYWOOD AVENUE

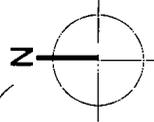
50.0'

NORTH ASHLAND AVENUE

233.20'

33.0'

50.0'



0 15' 30' 60'
SCALE: 1" = 60'

ARCHITECT: OKW Architects

600 West Jackson Boulevard
Chicago, Illinois 60661
T 312.798.7700
F 312.798.7777
www.okwarchitects.com

APPLICANT: Edgewater Medical Center

Edgewater Medical Center - Mixed Use Development
5700 North Ashland, Chicago, Illinois 60660

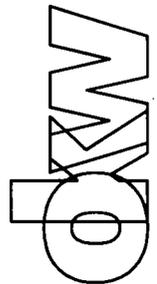
Conceptual Planned Development Boundary
and Property Line Map

SHEET NO.:

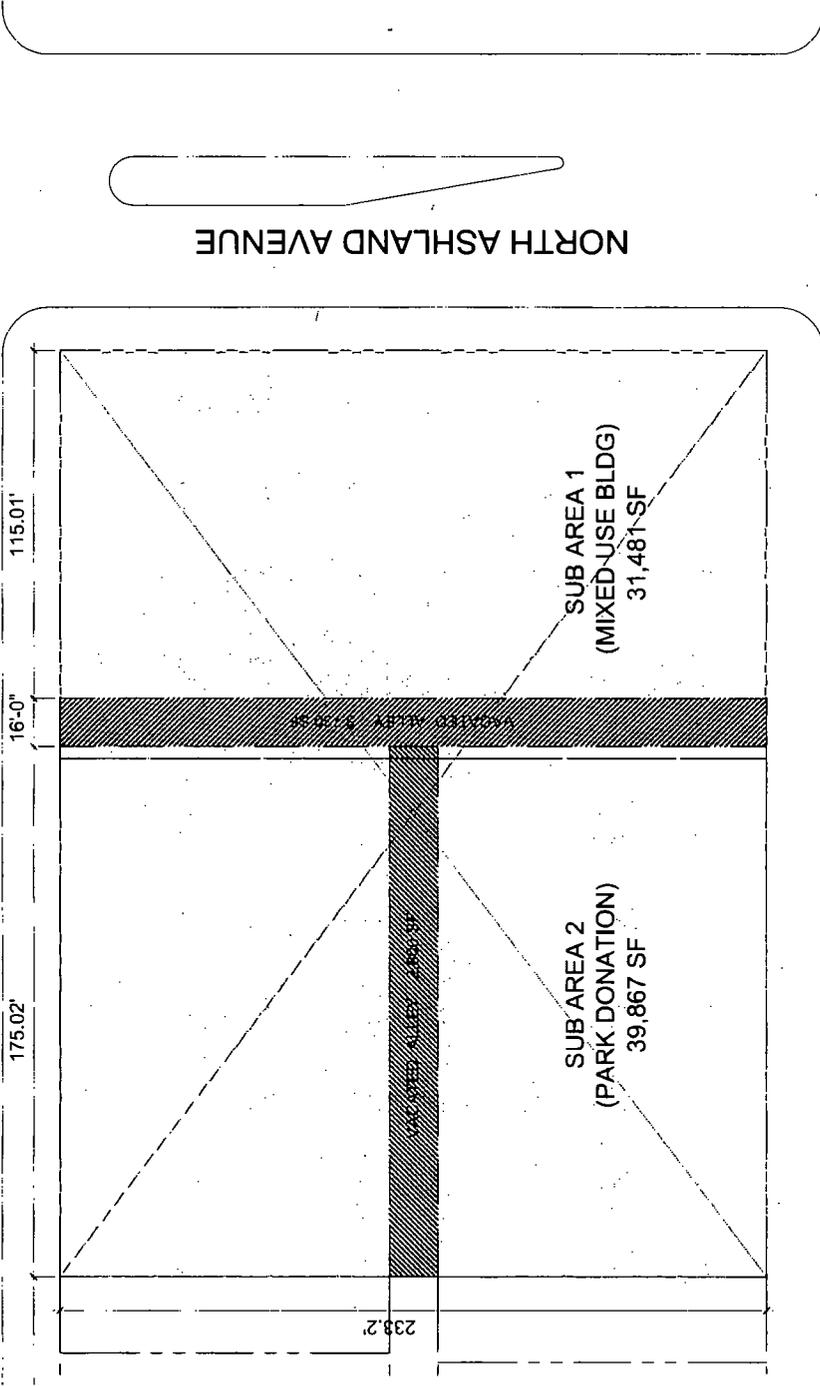
3

DATE:

07.24.2013

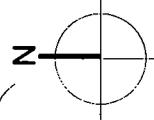


WEST EDGEWATER AVENUE



NORTH ASHLAND AVENUE

WEST HOLLYWOOD AVENUE



ARCHITECT:
OKW Architects
 600 West Jackson Boulevard
 Chicago, Illinois 60661
 T 312.798.7700
 F 312.798.7777
 www.okwarchitects.com

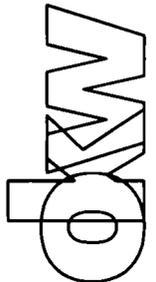
APPLICANT:
Edgewater Medical Center
 5700 North Ashland Avenue
 Chicago, IL 60660

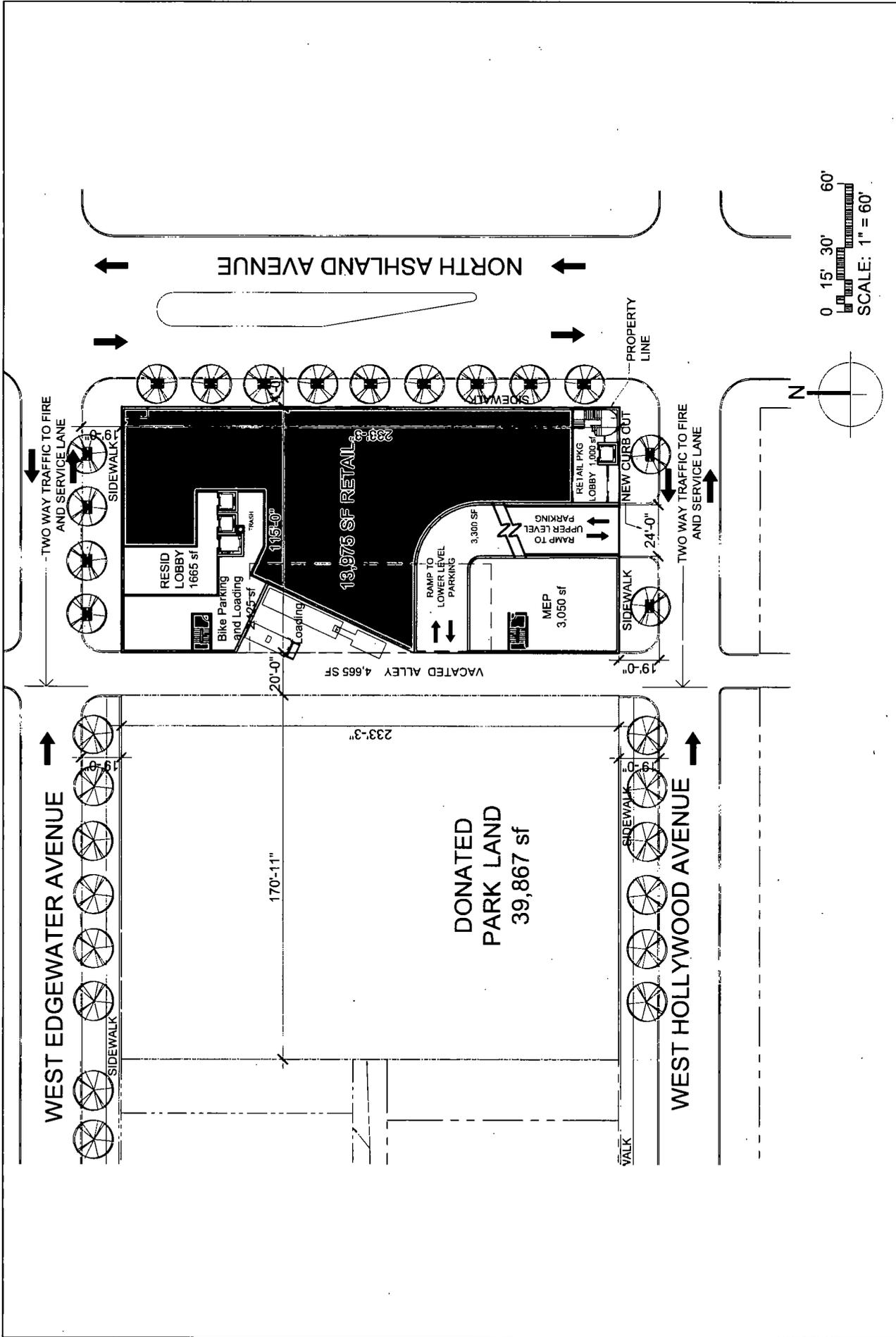
Conceptual Sub-area Plan and Right-of-Way Adjustment

SHEET NO.:

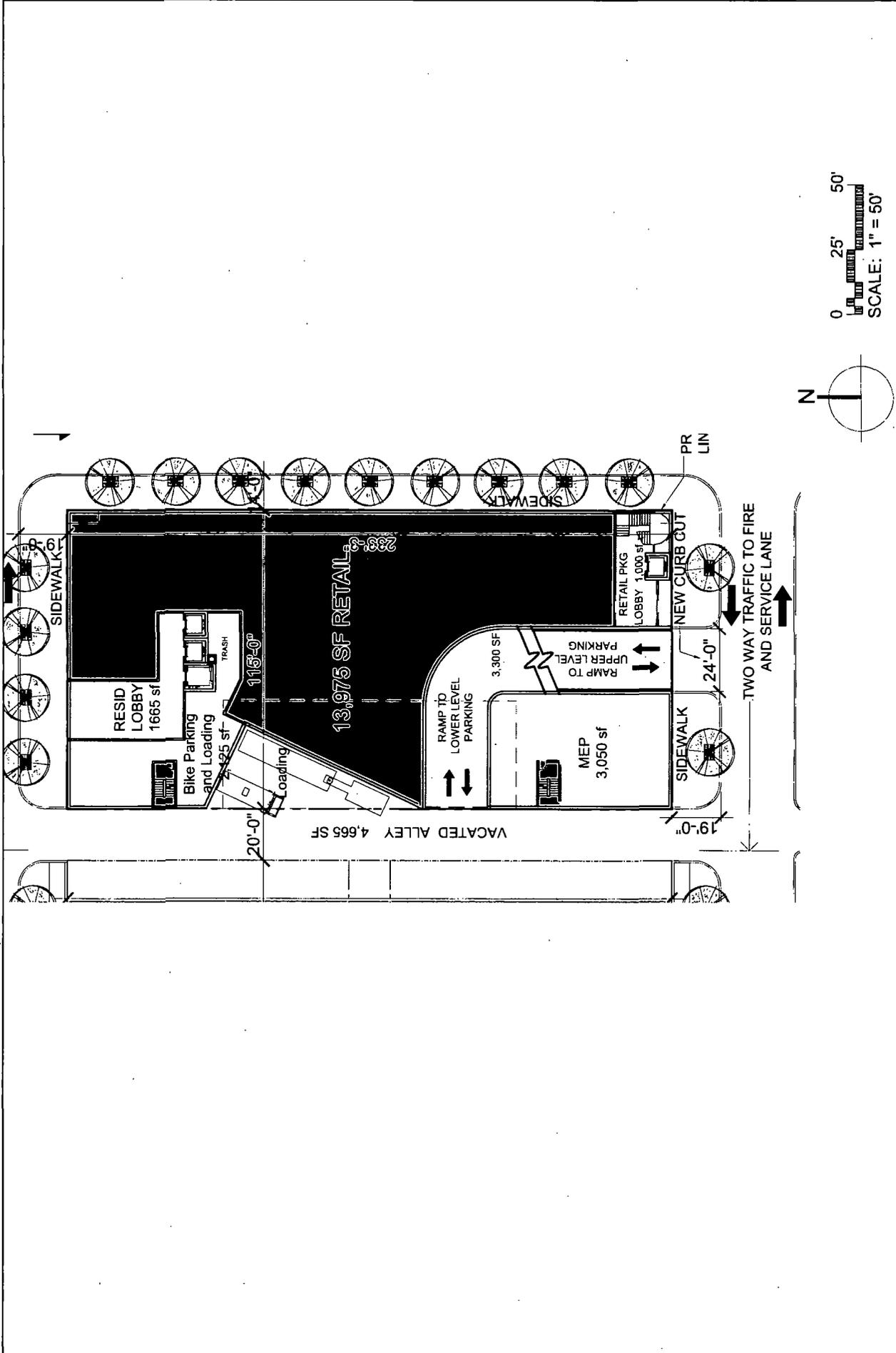
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DATE: 07.24.2013





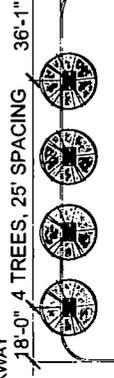
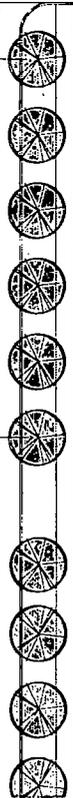
<p>ARCHITECT: OKW Architects 600 West Jackson Boulevard Chicago, Illinois 60661 T 312.798.7700 F 312.798.7777 www.okwarchitects.com</p>	<p>APPLICANT: Edgewater Medical Center 600 West Jackson Boulevard Chicago, IL 60660</p>	<p>CONCEPTUAL SITE PLAN</p> <p>Edgewater Medical Center – Mixed Use Development 5700 North Ashland, Chicago, Illinois 60660</p>	<p>SHEET NO.: 5</p>
	<p>DATE: 07.24.2013</p>		



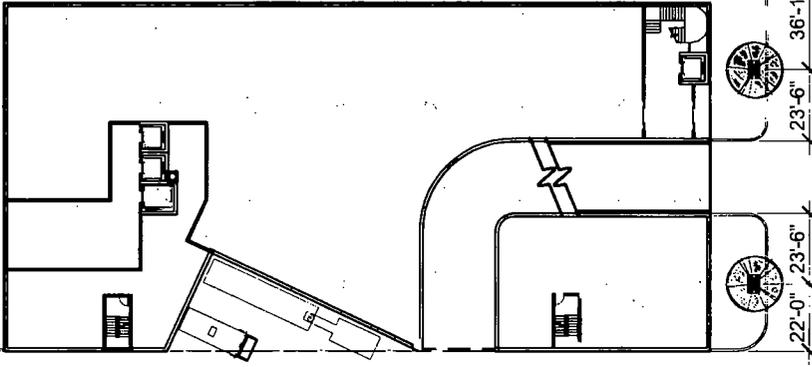
<p>ARCHITECT: OKW Architects</p>	<p>APPLICANT: Edgewater Medical Center</p>	<p>600 West Jackson Boulevard Chicago, Illinois 60661 T 312.798.7700 F 312.798.7777 www.okwarchitects.com</p>	<p>5700 North Ashland Avenue Chicago, IL 60660</p>	<p>Edgewater Medical Center – Mixed Use Development 5700 North Ashland, Chicago, Illinois 60660</p>	<p>CONCEPTUAL GROUND FLOOR PLAN</p>	<p>SHEET NO.: 6</p>	<p>DATE: 07.24.2013</p>
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WEST EDGEWATER AVENUE
6 TREES, 25' SPACING

6' WALK
14' PARKWAY
18'-7"



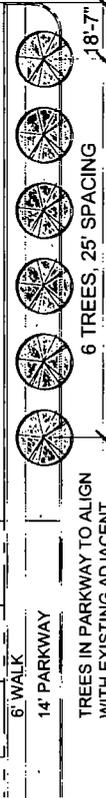
18'-0" 4 TREES, 25' SPACING
36'-1"



NORTH ASHLAND AVENUE

TREES IN
RECESSED
TREE
GRATES

35'-7" 9 TREES, 25' SPACING 35'-7"

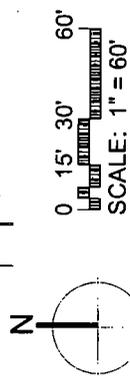


6 TREES, 25' SPACING
18'-7"

6' WALK
14' PARKWAY
TREES IN PARKWAY TO ALIGN
WITH EXISTING ADJACENT
PARKWAYS

WEST HOLLYWOOD AVENUE

DONATED
PARK LAND
39,867 sf



0 15' 30' 60'
SCALE: 1" = 60'

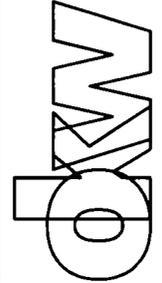
ARCHITECT: OKW Architects
600 West Jackson Boulevard
Chicago, Illinois 60661
T 312.798.7700
F 312.798.7777
www.okwarchitects.com

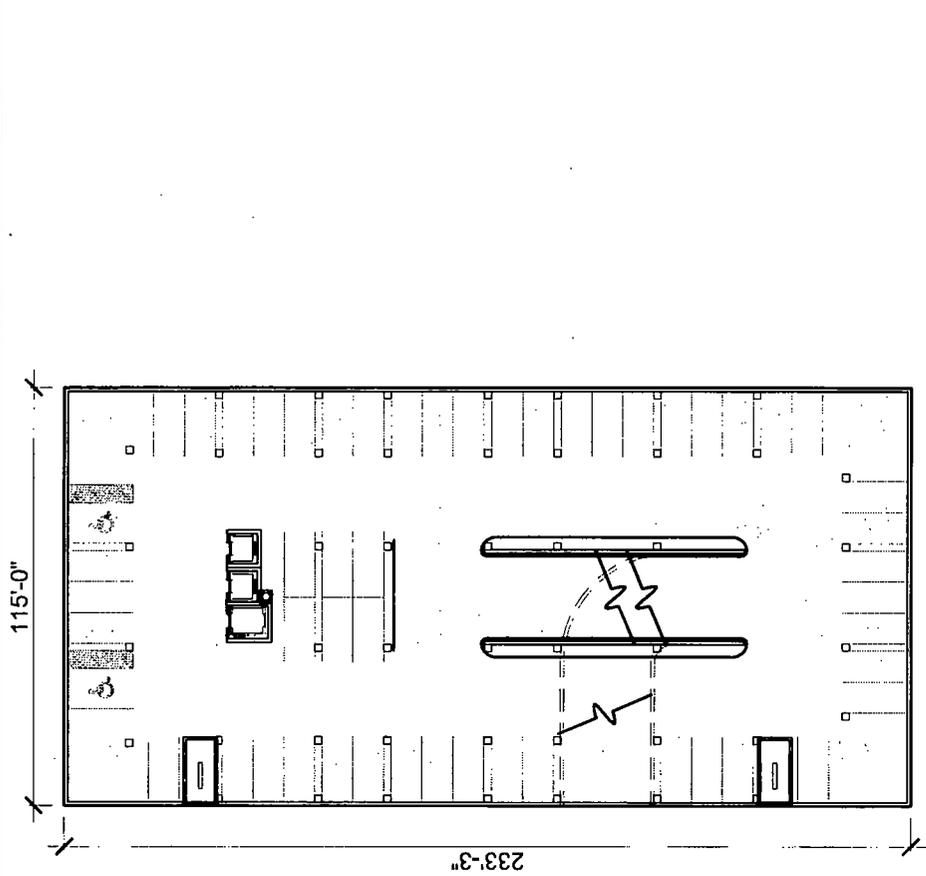
APPLICANT: Edgewater Medical Center
600 West Jackson Boulevard
Chicago, IL 60660

CONCEPTUAL LANDSCAPE PLAN
Edgewater Medical Center - Mixed Use Development
5700 North Ashland, Chicago, Illinois 60660

SHEET NO.: 7

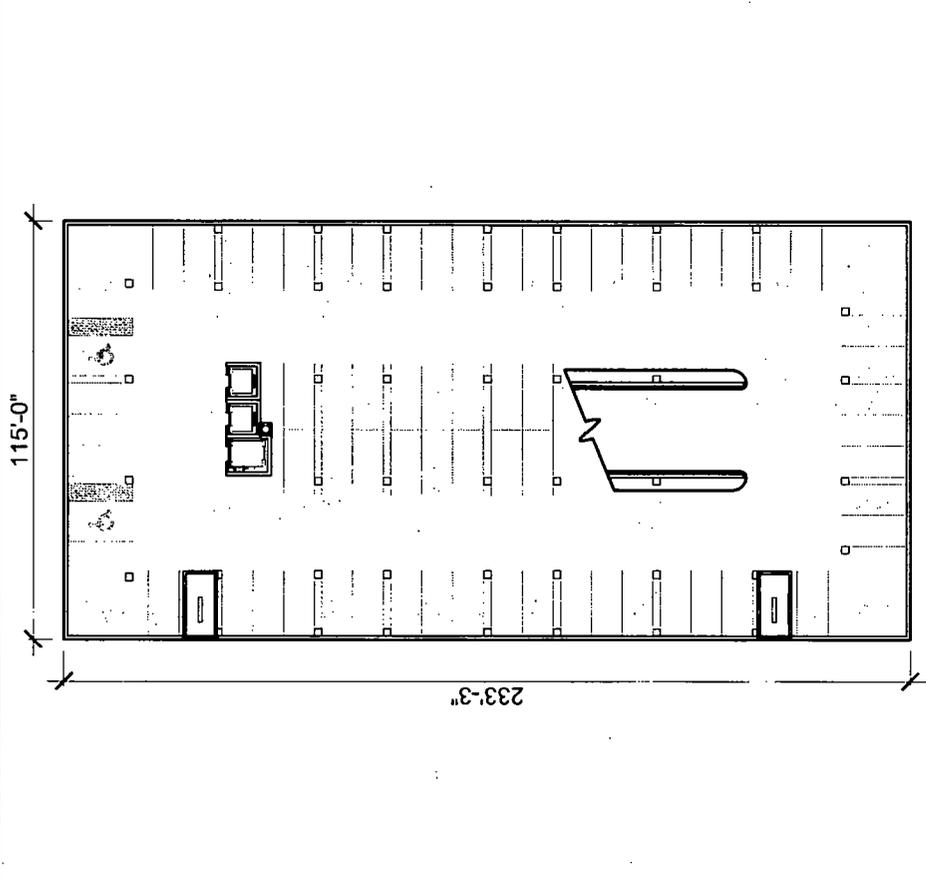
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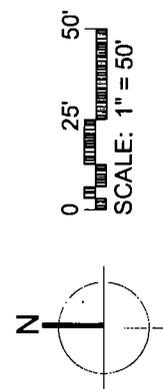
BASEMENT LEVEL 1

53 spaces residential

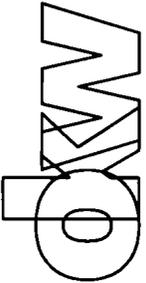


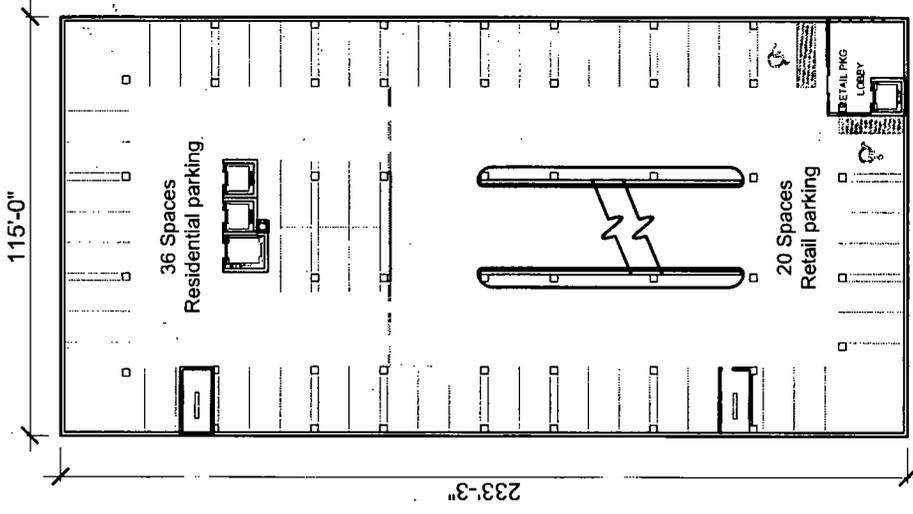
BASEMENT LEVEL 2

67 spaces residential

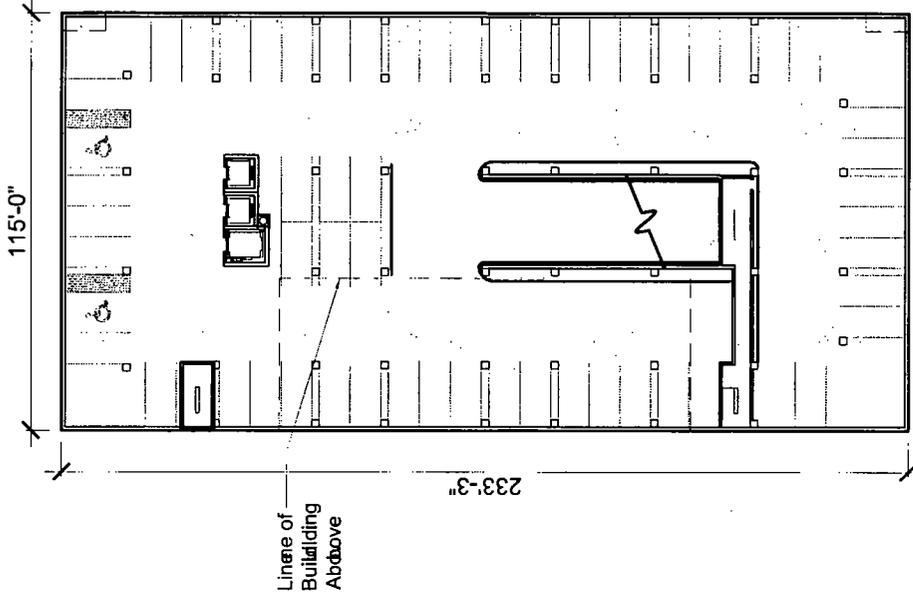


BASEMENT LEVELS
SCALE: 1" = 50'-0"

	ARCHITECT: OKW Architects 600 West Jackson Boulevard Chicago, Illinois 60661 T 312.798.7700 F 312.798.7777 www.okwarchitects.com	APPLICANT: Edgewater Medical Center 600 West Jackson Boulevard Chicago, IL 60660	CONCEPTUAL BASEMENT LEVELS Edgewater Medical Center – Mixed Use Development 5700 North Ashland, Chicago, Illinois 60660	SHEET NO.: 8
			DATE: 07.24.2013	

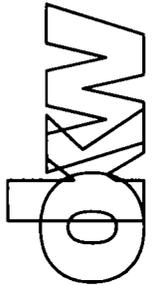
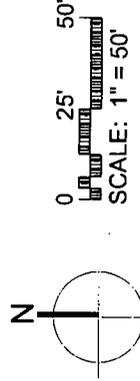


LEVEL 2
 20 spaces retail
 36 spaces residential



LEVEL 3
 58 spaces residential

LEVEL 2, 3 PARKING LEVELS
 SCALE: 1" = 50'-0"



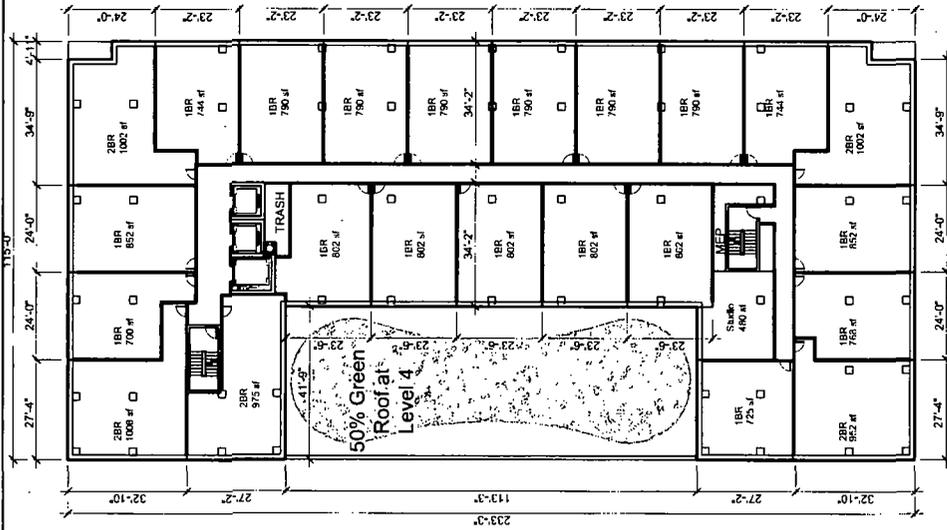
ARCHITECT:
 OKW Architects
 600 West Jackson Boulevard-5700 North Ashland Avenue
 Chicago, Illinois 60661
 T 312.798.7700
 F 312.798.7777
 www.okwarchitects.com

CONCEPTUAL PARKING LEVELS 2, 3

Edgewater Medical Center – Mixed Use Development
 5700 North Ashland, Chicago, Illinois 60660

SHEET NO.:
 9

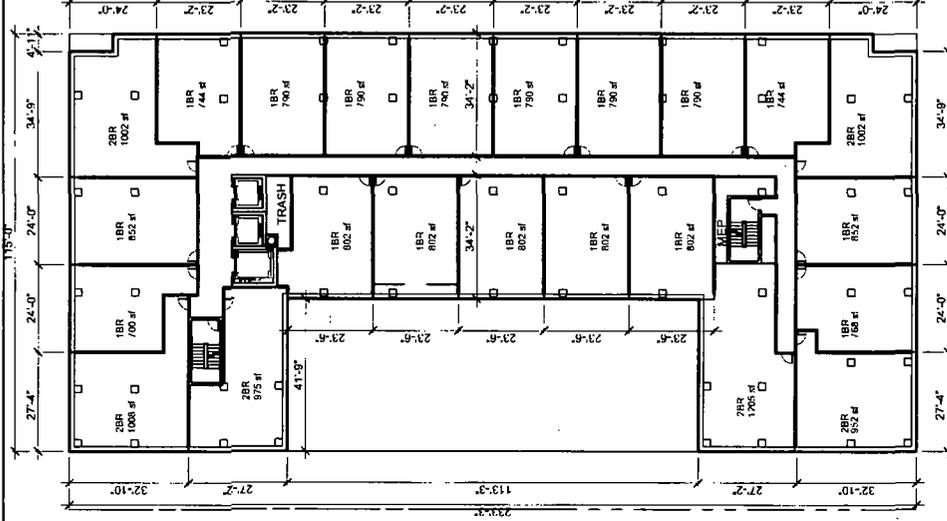
DATE:
 07.24.2013



LEVELS 4 - 10
24 units per floor

RESIDENTIAL LEVELS

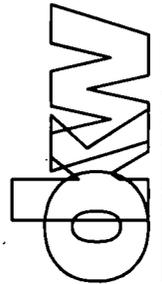
SCALE: 1" = 50'-0"



LEVELS 11, 12
23 units per floor

0 7.5' 15' 30'
SCALE: 1" = 30'

ARCHITECT:
OKW Architects
600 West Jackson Boulevard
Chicago, Illinois 60661
T 312.798.7700
F 312.798.7777
www.okwarchitects.com



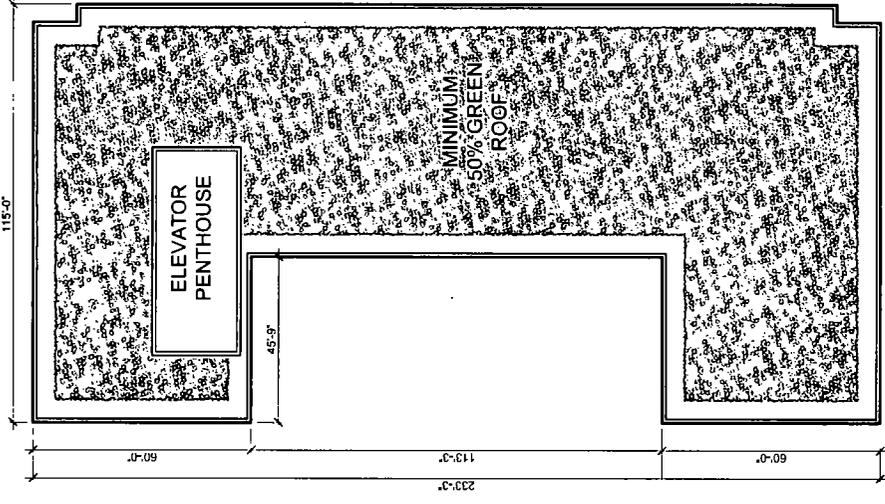
CONCEPTUAL RESIDENTIAL LEVEL PLANS

Edgewater Medical Center - Mixed Use Development
5700 North Ashland, Chicago, Illinois 60660

SHEET NO.:

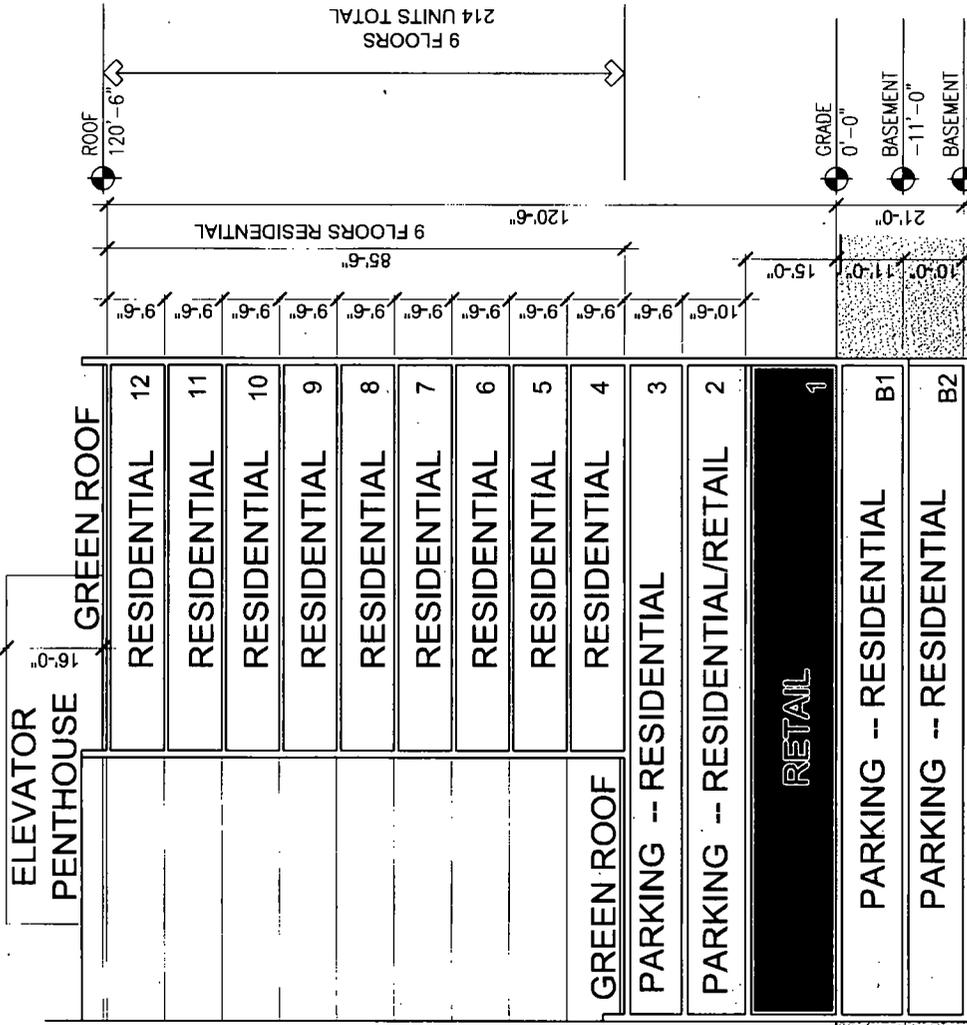
10

DATE: 07.24.2013



ROOF PLAN

ARCHITECT: OKW Architects 600 West Jackson Boulevard Chicago, Illinois 60661 T 312.798.7700 F 312.798.7777 www.okwarchitects.com	APPLICANT: Edgewater Medical Center 600 West Jackson Boulevard 5700 North Ashland Avenue Chicago, IL 60660	Edgewater Medical Center – Mixed Use Development 5700 North Ashland, Chicago, Illinois 60660
SHEET NO.: 11		DATE: 07.24.2013

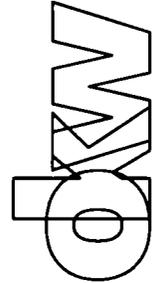


CONCEPTUAL EAST-WEST SECTION
SCALE: 1" = 30'-0"

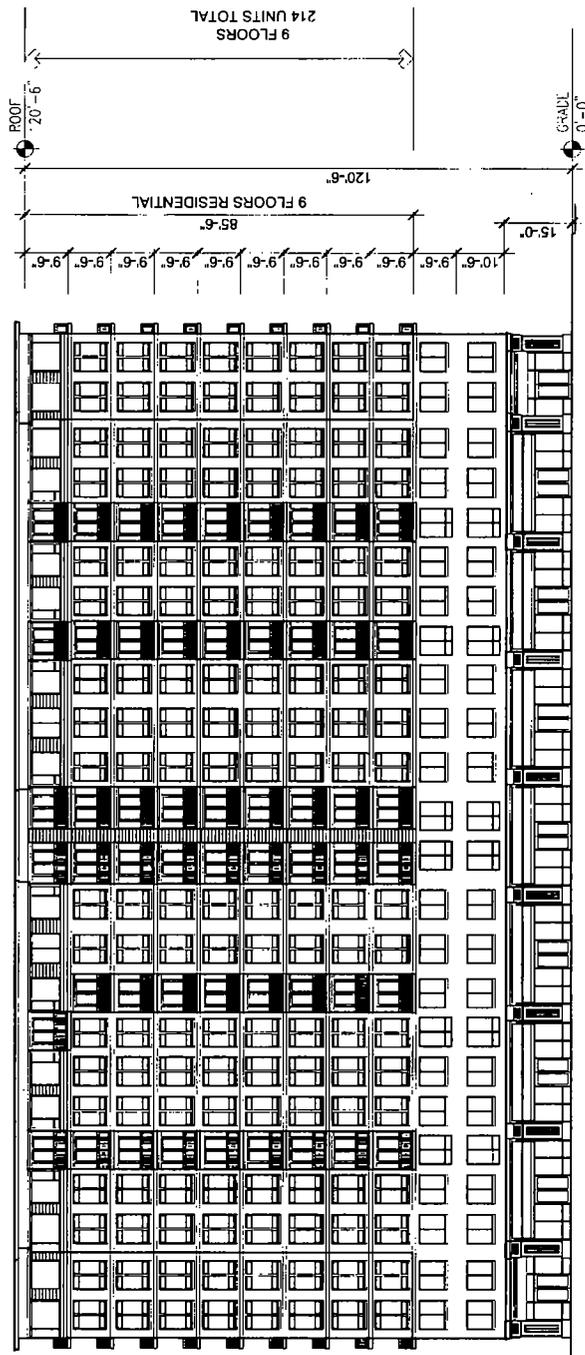
SHEET NO.: **12**
 DATE: 07.24.2013

CONCEPTUAL EAST-WEST SECTION

ARCHITECT: **OKW Architects**
 Edgewater Medical Center
 600 West Jackson Boulevard
 Chicago, Illinois 60661
 T 312.798.7700
 F 312.798.7777
 www.okwarchitects.com



Edgewater Medical Center – Mixed Use Development
 5700 North Ashland, Chicago, Illinois 60660



ASHLAND (EAST) ELEVATION

SHEET NO.: **13**
 DATE: 07.24.2013

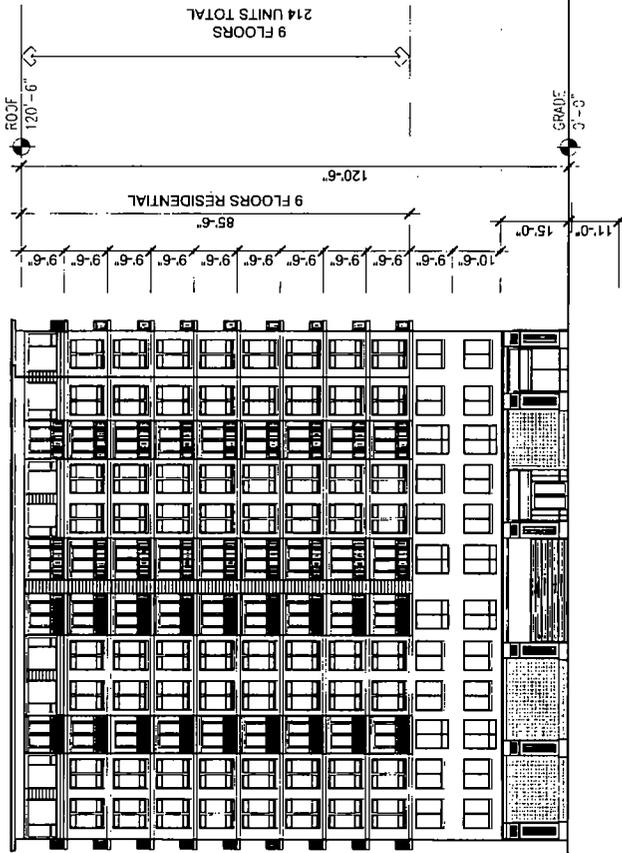
CONCEPTUAL EAST ELEVATION

ARCHITECT: **OKW Architects**
 600 West Jackson Boulevard
 Chicago, Illinois 60661
 T 312.798.7700
 F 312.798.7777
 www.okwarchitects.com

APPLICANT:
Edgewater Medical Center
 5700 North Ashland Avenue
 Chicago, IL 60660

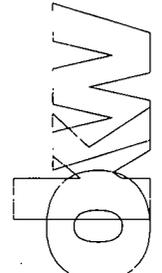


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 5700 North Ashland, Chicago, Illinois 60660



WEST EDgewater (NORTH) ELEVATION

WEST HOLLYWOOD (SOUTH) ELEVATION



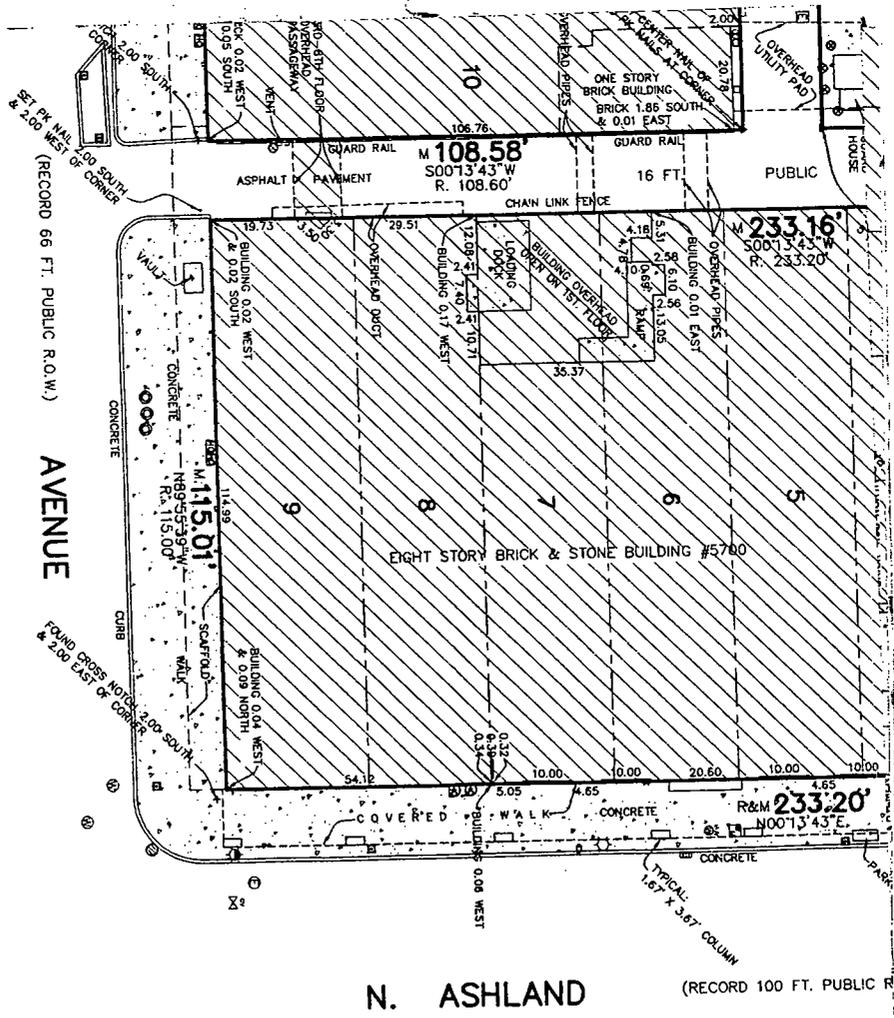
ARCHITECT:
OKW Architects
 600 West Jackson Boulevard
 Chicago, Illinois 60661
 T 312.798.7700
 F 312.798.7777
 www.okwarchitects.com

APPLICANT:
Edgewater Medical Center
 600 West Jackson Boulevard
 Chicago, IL 60601

Edgewater Medical Center – Mixed Use Development
 5700 North Ashland, Chicago, Illinois 60660

SHEET NO.:
15

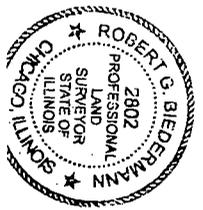
DATE:
 07.24.2013



State of Illinois)
 County of Cook/SS
 We, GREMLEY & BIEDERMANN, INC. hereby certify that we have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey corrected to a temperature of 62° Fahrenheit.
 Field measurements completed on July 11, 2013.

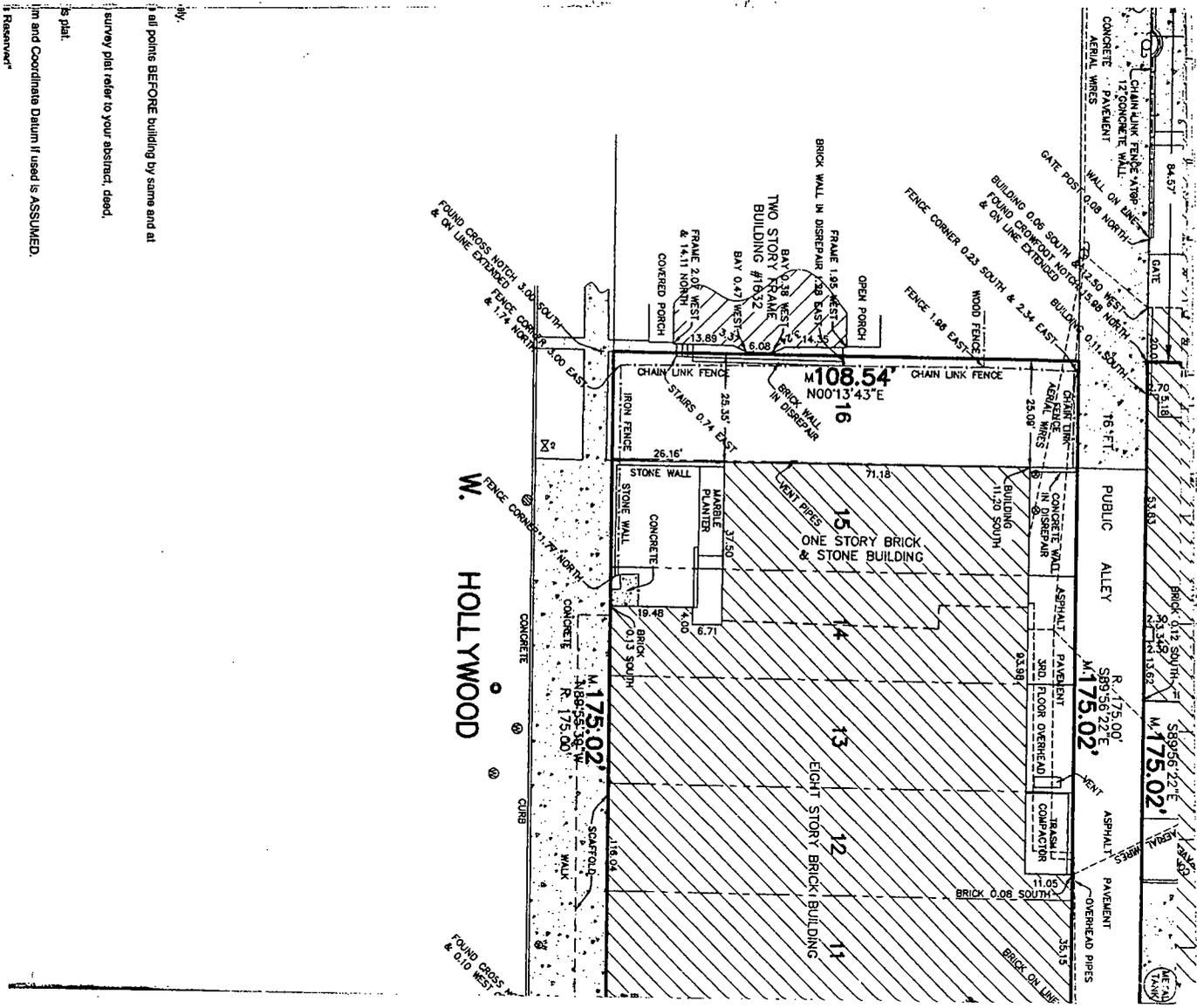
Signed on July 12, 2013.

By: *Robert G. Biedermann*

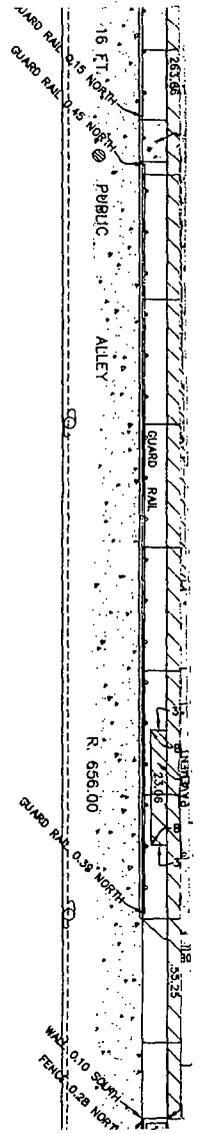


N. ASHLAND

(RECORD 100 FT. PUBLIC R.O.W.)



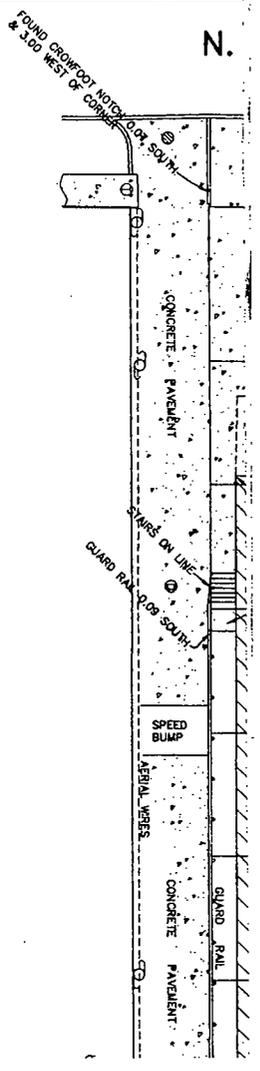
all points BEFORE building by same and at
 survey plat refer to your abstract, deed,
 plat,
 and Coordinate Datum if used is ASSUMED.
 Reserved



Legend:

- Electric Traffic Signal
- ★ Electric Light Pole with Traffic Signal
- ⊠ Electric Traffic Control Box
- ⊞ Electric Traffic Vault
- ✦ Electric Ground Light
- ⊞ Gas Buffalo Box
- ⊞ Gas Hand Hole
- ⊞ Gas Meter
- ⊞ Gas Valve
- ⊞ Gas MH
- ⊞ Parking Meter
- ⊞ Sign Post
- ⊞ Mail Box
- ⊞ Bumper Post
- ⊞ Guy Anchor
- ⊞ Unclassified Manhole
- ⊞ Auto Sprinkler
- ⊞ Hose Connection
- ⊞ Fire Alarm
- ⊞ Flag Pole

Note R. & M. denotes Record and Measured distances respectively. Distances are marked in feet and decimal parts thereof. Computations are based on the bearing and distance of the lines shown. For easements, building lines and other restrictions not shown on this plan, the policy and local building line regulations shall apply. NO dimensions shall be assumed by scale measurement upon this plan. Unless otherwise noted herein the Bearing Book, Elevation Data and other data are the property of GREALEY & BIERMANN, INC. 2013. All Rights Reserved.



REGENERATED JULY 11, 2013 PER ORDER #2013-18055 [RL]

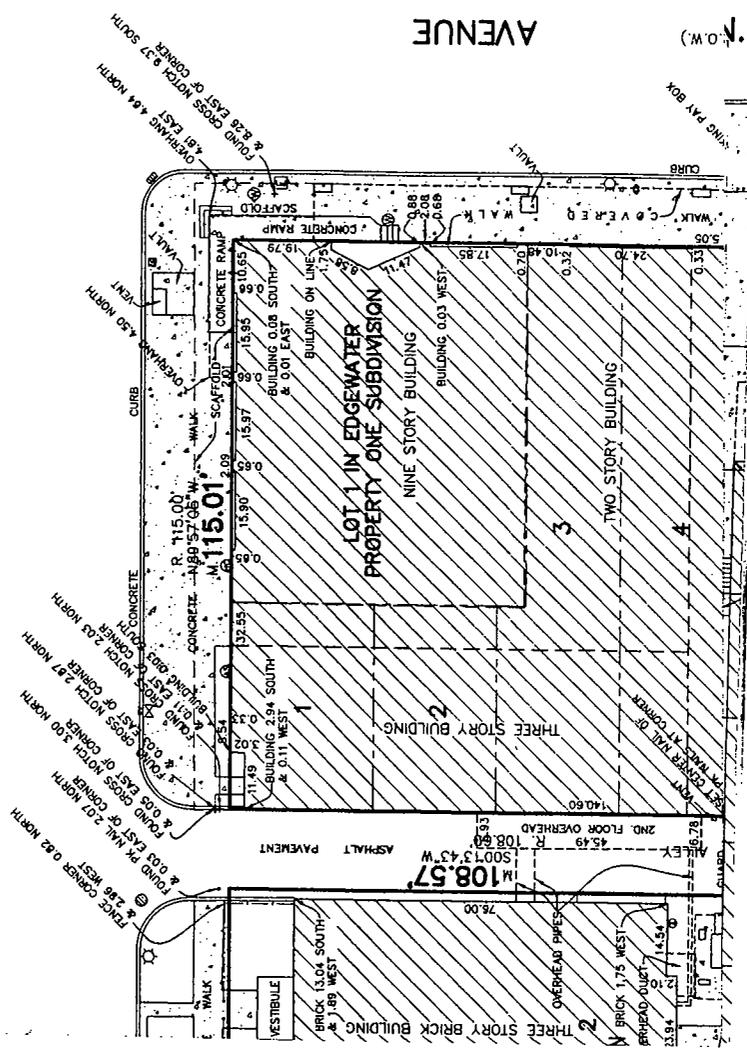
ORDERED BY: SIOLEY AUSTIN LLP	CHECKED: DRAWN: RL
ADDRESS: 5700 N. ASHLAND AVENUE	
ORDER NO. 2013-17762-001	DATE: MAY 7, 2013
	SCALE: 1 INCH = 25 FEET
	PAGE NO. 1 OF 1

- ① Storm MH
- ② Storm CB
- ③ Storm Inlet
- ④ Storm Inlet
- ⑤ Son MH
- ⑥ Son Clean OI
- ⑦ Water Valve
- ⑧ Water MH
- ⑨ Water Burfalc
- ⑩ Water Hand I
- ⑪ Water Meter
- ⑫ Water Fire H
- ⑬ Telephone MH
- ⑭ Telephone Vc
- ⑮ Utility Pole
- ⑯ Electric Manh
- ⑰ Electric MH
- ⑱ Electric Vault
- ⑲ Electric Meter
- ⓪ Electric Pod
- Ⓛ Electric Pedd
- Ⓧ Electric Light



AVENUE

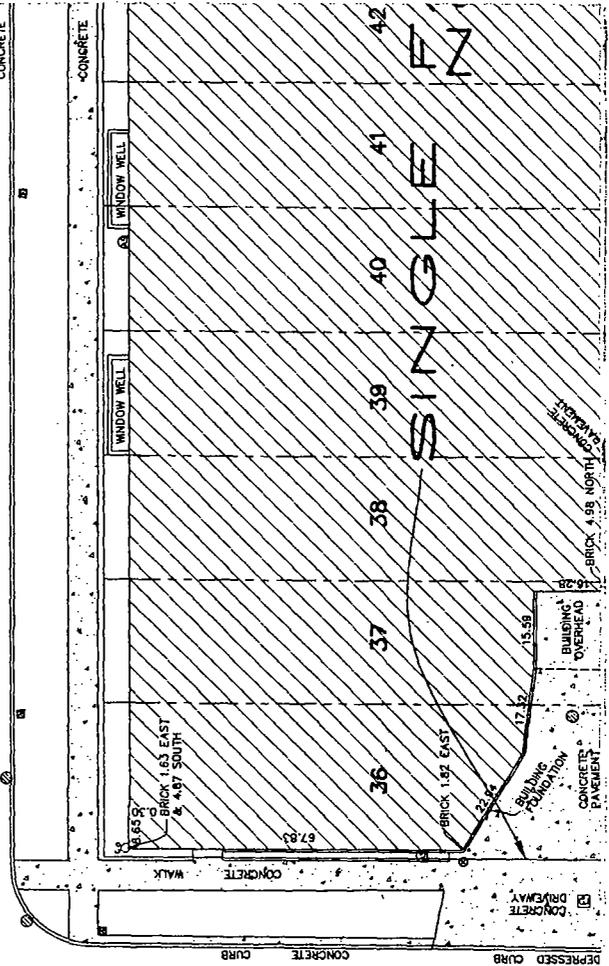
(N.O.W.)





HERMITAGE AVENUE

(RECORD 66 FT. PUBLIC R.O.W.)



W

