



City of Chicago



O2016-5571

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 7/20/2016

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 5-I at 2117-2163 N Milwaukee Ave, 2117-2125 N Rockwell St and 2120-2132 N Rockwell St - App No. 18896

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

#18896
INTRO DATE:
JULY 20, 2016

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 B3-1 Community Shopping District and C1-1 Neighborhood Commercial District symbols and indications as shown on Map No. 5-I in the area bounded by:

the public alley next northeast of North Milwaukee Avenue; North Rockwell Street; the public alley next north of North Milwaukee Avenue; the public alley next east of North Rockwell Street; North Milwaukee Avenue; and a line 187.77 feet northwest of North Rockwell Street as measured along the northeasterly line of North Milwaukee Avenue

to those of a B3-3 Community Shopping District which is hereby established in the area described above.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the B3-3 Community Shopping District symbols and indications as shown on Map No. 5-I in the area bounded by:

the public alley next northeast of North Milwaukee Avenue; North Rockwell Street; the public alley next north of North Milwaukee Avenue; the public alley next east of North Rockwell Street; North Milwaukee Avenue; and a line 187.77 feet northwest of North Rockwell Street as measured along the northeasterly line of North Milwaukee Avenue

to those of a Residential Business Planned Development which is hereby established in the area described above.

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

Property Address: 2117 - 63 North Milwaukee Avenue/2117 - 25 North Rockwell Street/2120 - 32 North Rockwell Street

RESIDENTIAL – BUSINESS PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number _____, (“Planned Development”) consists of approximately 73,919 square feet of property which is depicted on the attached Planned Development Boundary, Property Line and Sub-Area Map (“Property”) and is owned or controlled by the Applicant, New Congress, LLC.
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 titleholder 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 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.

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

4. This Plan of Development consists of sixteen (16) Statements: a Bulk Regulations Table; an Existing Zoning Map; a Planned Development Boundary, Property Line and Sub-Area Map; a Site/Landscape Plan; a Green Roof Plan and Building Elevations submitted herein. Full-sized copies of the Site Plan/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 Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned

APPLICANT: New Congress, LLC

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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:

Sub-Area A: Large Venue, Residential Units, Hotel, Day Care, Artist Work or Sales Space, Business Equipment Sale and Service, Eating and Drinking Establishments (including the incidental sale of alcohol, live entertainment and outdoor patios at-grade and roof-top), Financial Services (except payday/title secured loan stores and pawn shops), Food and Beverage Retail Sales (including accessory liquor sales), Medical Service, Office, Personal Service (including Hair Salons, Nail Salons, Barbershops and Massage Establishments), Consumer Repair and Laundry Services (including dry cleaning drop-off/pick-up), Retail, Entertainment Cabaret, Wireless Communications Facilities, and accessory uses.

Sub-Area B: Residential Units, Day Care, Artist Work or Sales Space, Business Equipment Sale and Service, Eating and Drinking Establishments (including the incidental sale of alcohol and outdoor patios at-grade), Financial Services (except payday/title secured loan stores and pawn shops), Food and Beverage Retail Sales (including accessory liquor sales), Medical Service, Office, Personal Service (including Hair Salons, Nail Salons, Barbershops and Massage Establishments), Consumer Repair and Laundry Services (including dry cleaning drop-off/pick-up), Retail, Wireless Communications Facilities, and accessory uses.

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 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 Floor Area Ratio identified in the Bulk Regulations Table has been determined using a Net Site Area of 73,919 square feet and a base FAR of 3, increased pursuant to Section 17-3-0403-B to 3.5 FAR.

9. The Applicant acknowledges and agrees that the rezoning of the Property from B3-1 and C1-2 to B3-3 and then to this Planned Development, triggers the requirements of Section 2-45-115 of the Municipal Code (the "Affordable Requirements Ordinance" or "ARO"). Any

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developer of a “residential housing project” within the meaning of the ARO must: (i) set aside 10% of the housing units in the residential housing project as affordable units (the “Affordable Units”), or provide the Affordable Units in an approved off-site location; (ii) pay a fee in lieu of the development of the Affordable Units; or (iii) any combination of (i) and (ii); provided, however, in higher income areas, residential housing projects with 20 or more units must provide a minimum of 25% of the Affordable Units on-site or off-site (the “Required Units”). If the developer elects to provide Affordable Units off-site, the off-site Affordable Units must be located within a two-mile radius from the residential housing project and in the same or a different higher income area or downtown district. This Planned Development is located in a “higher income area” within the meaning of the ARO and permits the construction of 184 housing units. As a result, the number of Affordable Units is eighteen (18) and the number of Required Units is five (5), calculated as follows: $184 \text{ housing units} \times 10\% = 18 \text{ Affordable Units}$ $\times 25\% = 4.5$, which is rounded up to five (5) Required Unit pursuant to Section 2-45-115(R). The Applicant agrees that the Affordable Units must be affordable to households earning no more than 60% of the median household income for the Chicago Primary Metropolitan Statistical Area (“AMI”) in the case of rental units, and 100% of the AMI in the case of owner-occupied units. If the Applicant subsequently reduces (or increases) the number of housing units in the Planned Development, the Applicant shall update and resubmit the Affordable Housing Profile Form to DPD for review and approval, and DPD may adjust the number of required Affordable Units without amending the Planned Development. Prior to the issuance of any building permits for any residential building in the Planned Development, including, without limitation, excavation or foundation permits, the Applicant must execute and record an affordable housing agreement in accordance with Section 2-45-115(K)(2). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the Property, or the applicable portions thereof, and will constitute a lien against such property. The Commissioner of DPD may enforce remedies for any breach of this Statement 9, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

10. 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 Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.

11. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim

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reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.

12. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.

13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.

14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

15. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The applicant has agreed to provide a 50% green roof over the net roof area and achieve Building Certification to comply with the City of Chicago's Sustainable Development Policy.

16. 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 Planning and Development shall initiate a Zoning Map Amendment to rezone the property to a B3-3 Community Shopping District.

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RESIDENTIAL BUSINESS PLANNED DEVELOPMENT _____

PLAN OF DEVELOPMENT

BULK REGULATIONS AND DATA TABLE

Sub-Area A Net Site Area:	58,518.00 sq. ft.
Sub-Area B Net Site Area:	15,401.00 sq. ft.
Total Net Site Area:	73,919.00 sq. ft.
Area Remaining in the Public Right of Way:	30,955.44 sq. ft.

Gross Site Area:	104,874.44 sq. ft.
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Maximum Floor Area Ratio:

Sub-Area A:	1.86
Sub-Area B:	7.10
Overall:	2.95

Maximum Number of Hotel Rooms:	50 keys
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Maximum Number of Residential Units:	184
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Minimum Setbacks:	Per Site/Landscape Plan
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Minimum Number of Parking Spaces:	None
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Minimum Number of Off-Street Loading:	None
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Maximum Building Height:

Sub-Area A:	77.75 ft.
Sub-Area B:	114.50 ft.

APPLICANT: New Congress, LLC

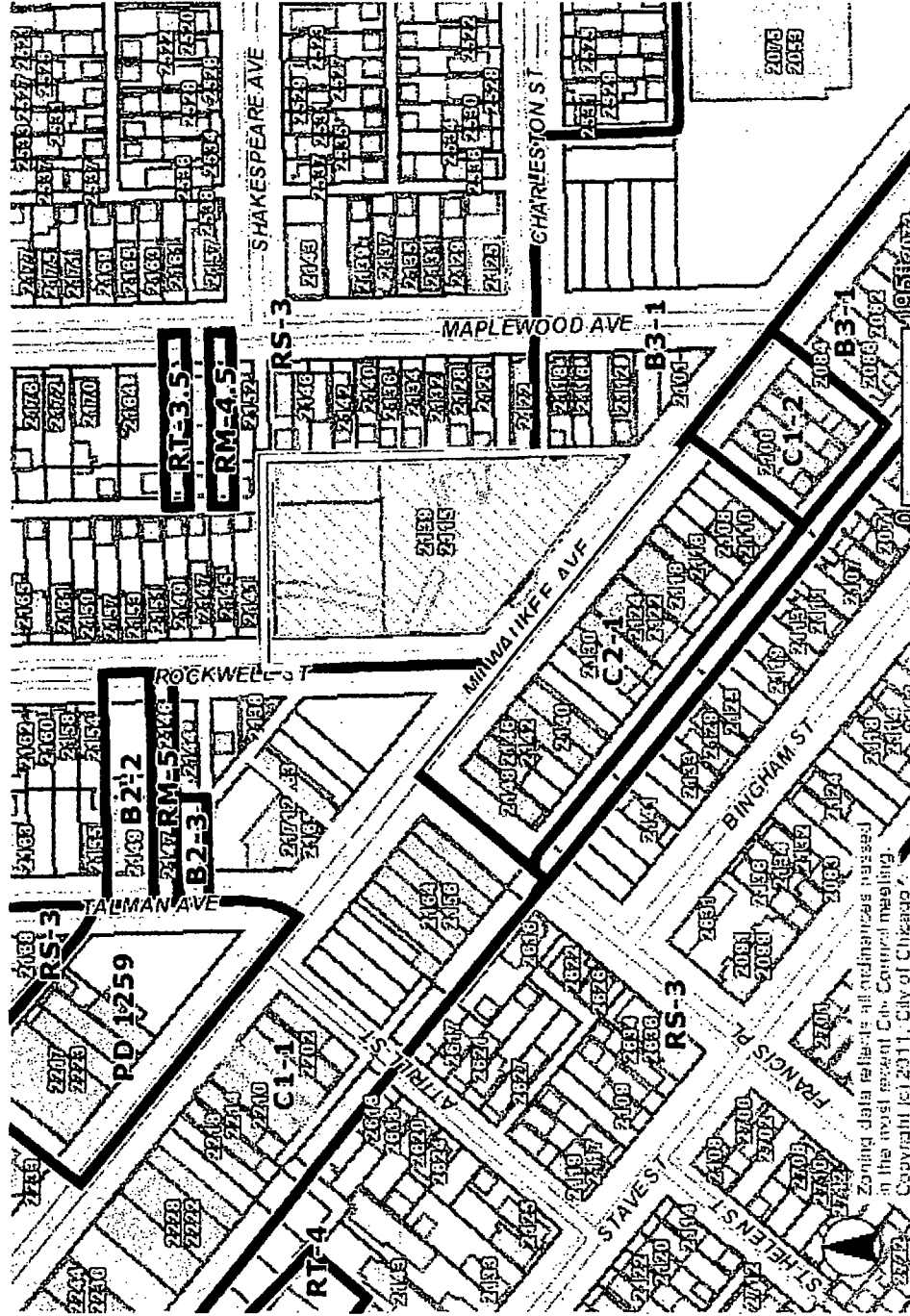
ADDRESS: 2117 - 63 North Milwaukee Ave/2117 - 25 North Rockwell St/2120 - 32 North Rockwell St

INTRODUCTION DATE: July 20, 2016

PLAN COMMISSION DATE:



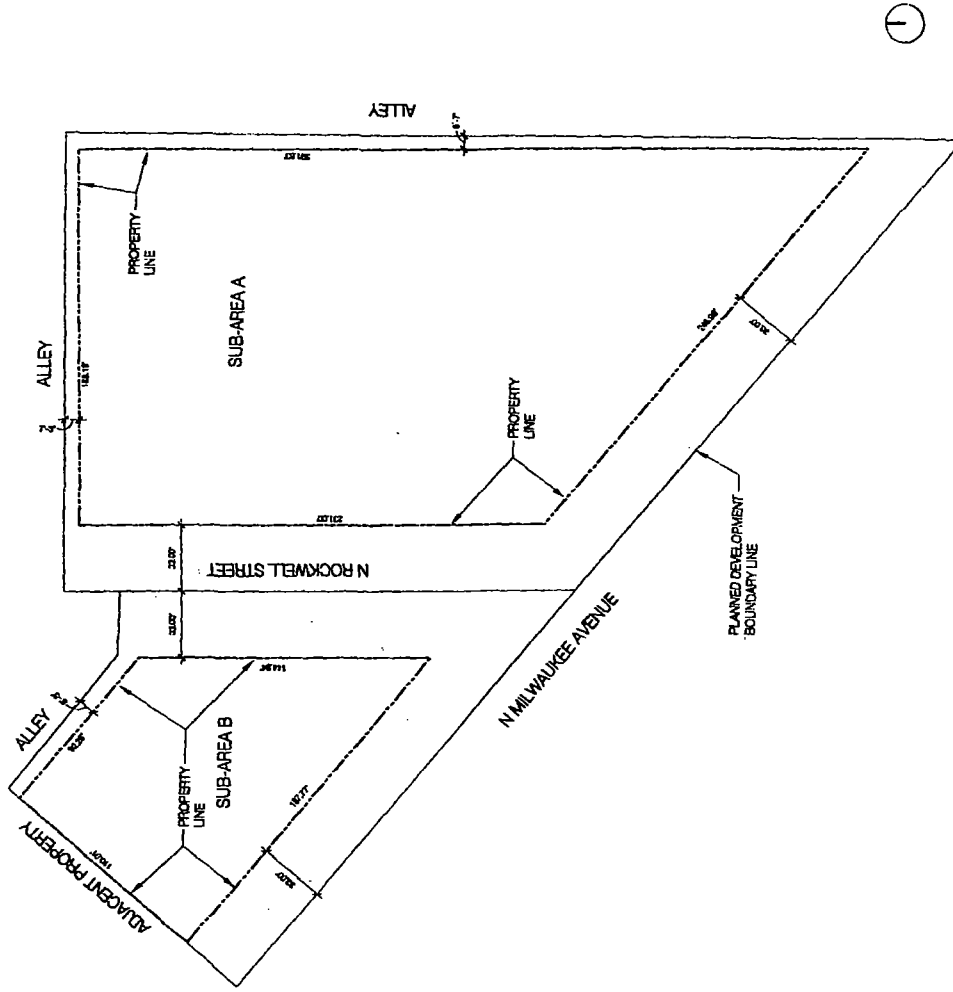
Applicant: New Congress, LLC
 Address: 2117 - 63 N. Milwaukee Ave./
 2117 - 25 N. Rockwell St./
 2120 - 32 N. Rockwell St.
 Intro Date: July 20, 2016
 CPC Date:



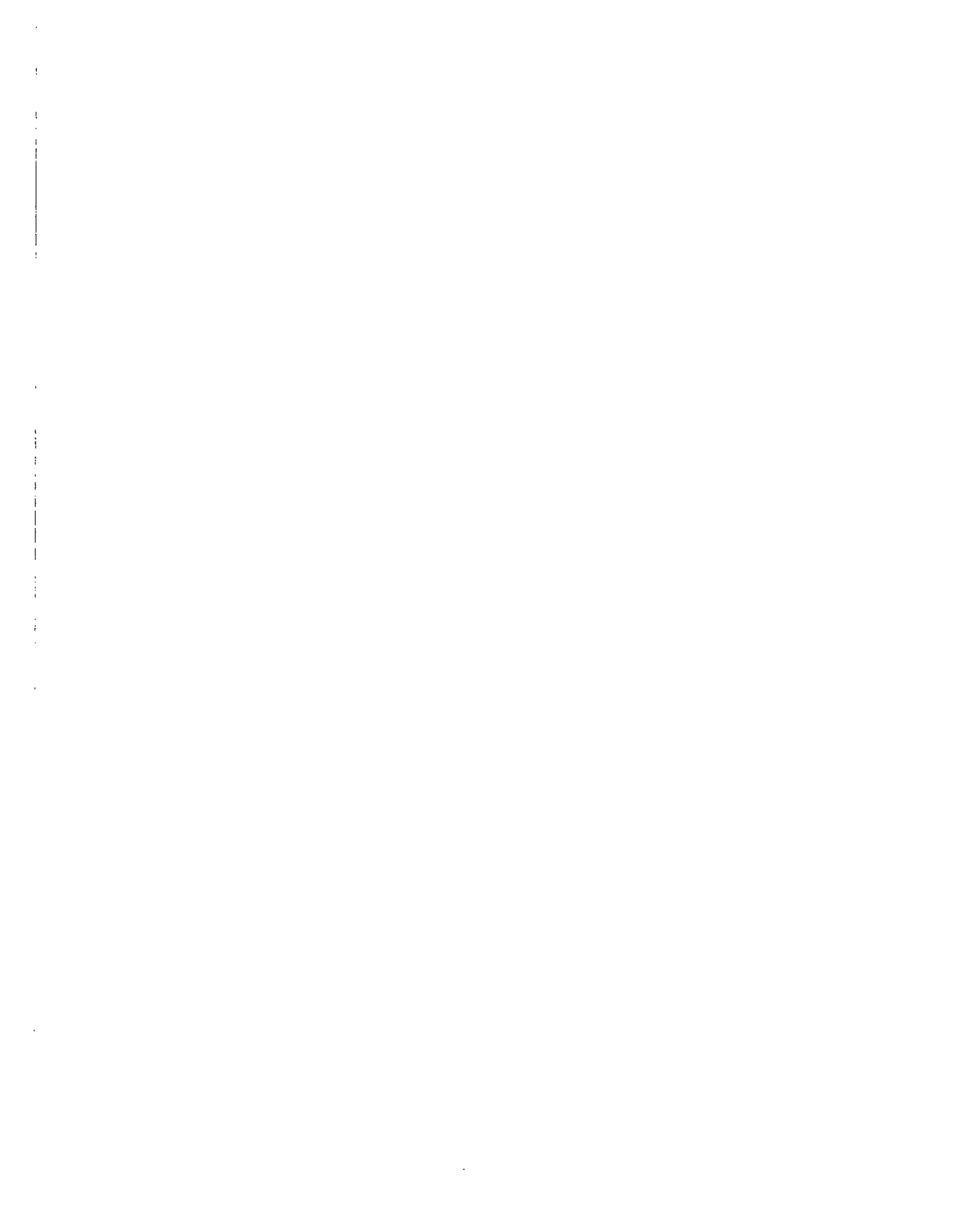
PD Boundary Area

Woodhouse Tinucci Architects
 200 W. Superior St. 8th Fl. Chicago IL 60654
 Tel: 312 946 3120 www.woodstarch.com

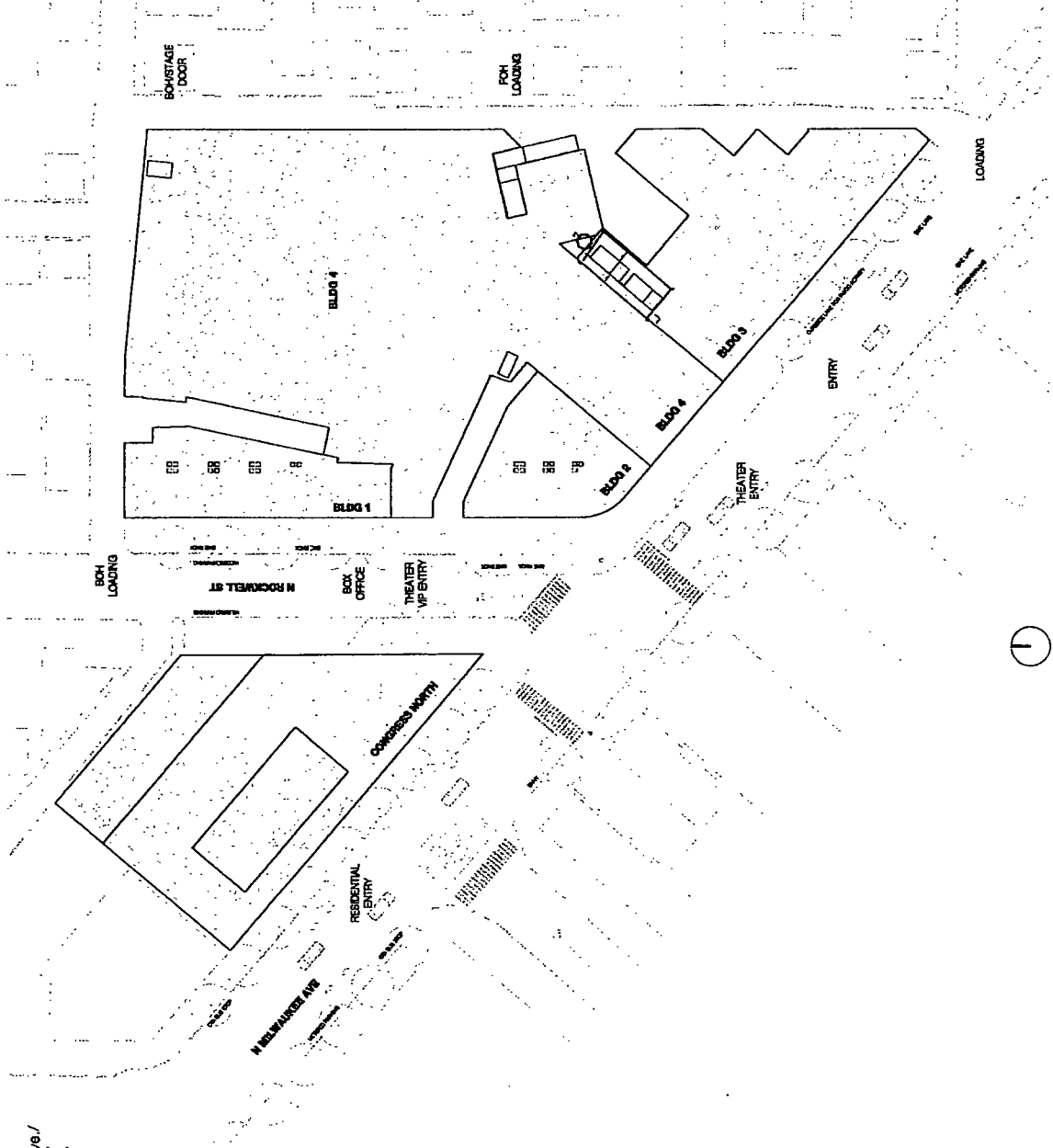
Applicant: New Congress, LLC
 Address: 2117 - 63 N. Milwaukee Ave./
 2117 - 25 N. Rockwell St./
 2120 - 32 N. Rockwell St.
 Intro Date: July 20, 2016
 CPC Date:

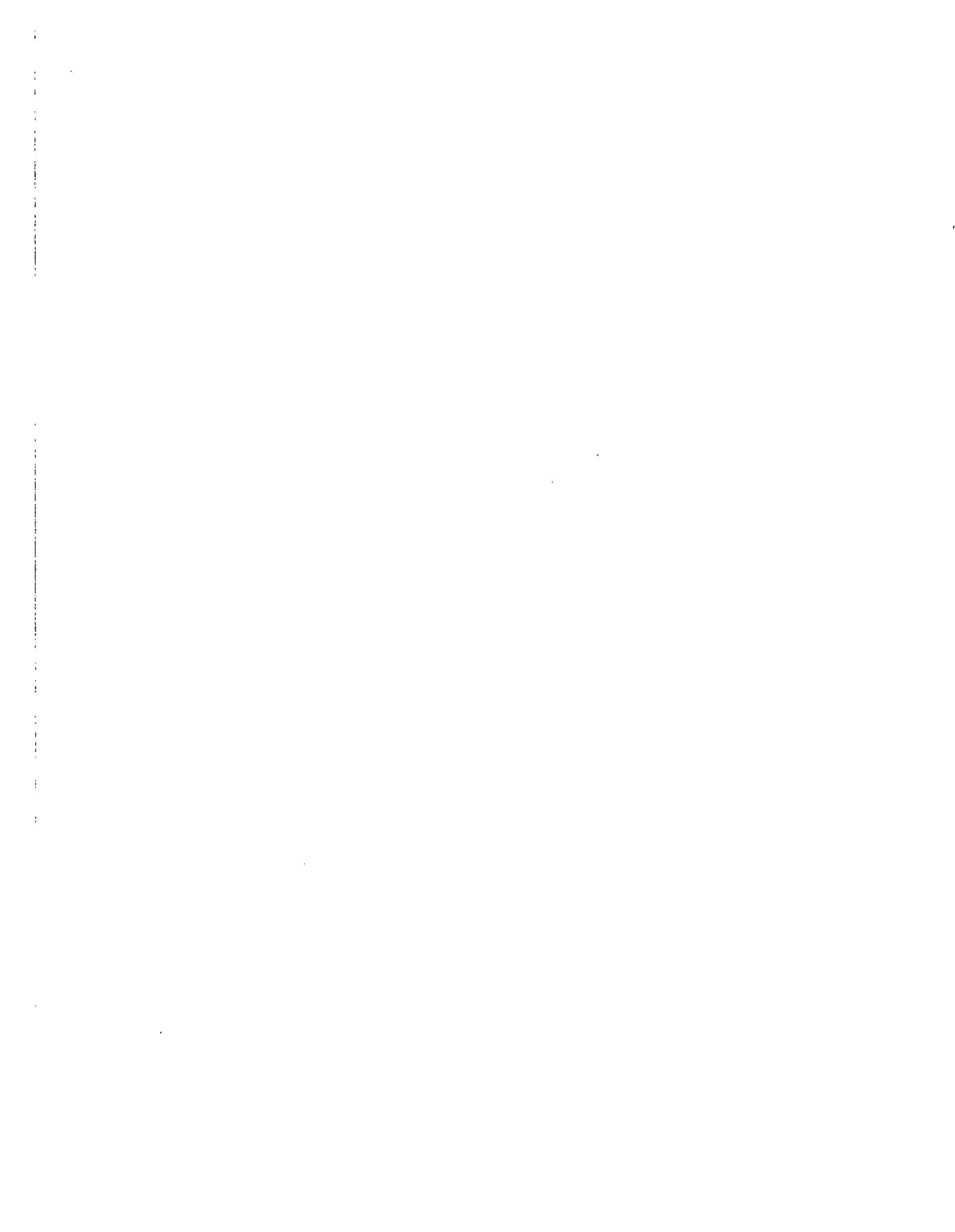


Woodhouse Tinucci Architects
 240 W. Superior St. 8th Floor Chicago, IL 60634
 Tel: 312.637.1100 www.woodhousetinucci.com

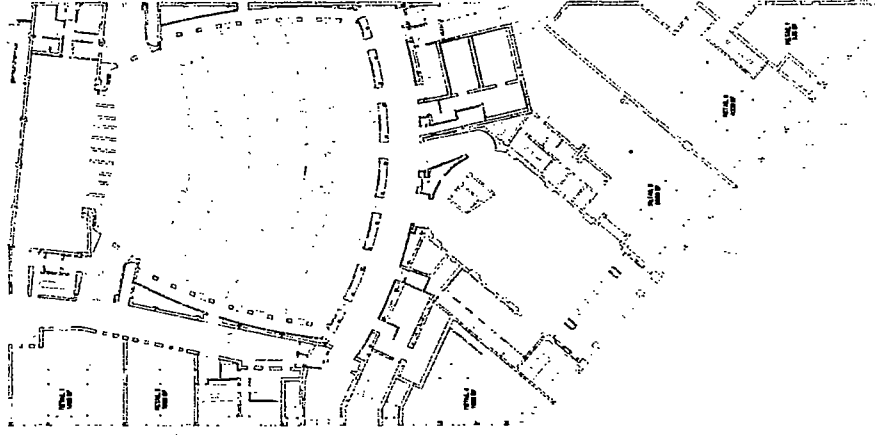
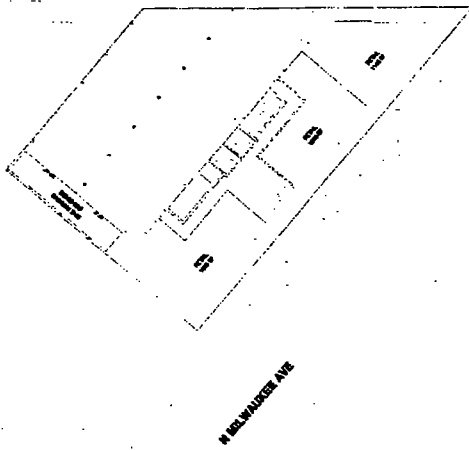


Applicant: New Congress LLC
Address: 2117 - 83 N. Milwaukee Ave./
 2117 - 25 N. Rockwell St./
 2120 - 32 N. Rockwell St./
 Chicago, IL 60647
Introduced Date: 07/12/2016
Plan Commission Date: 00/00/0000

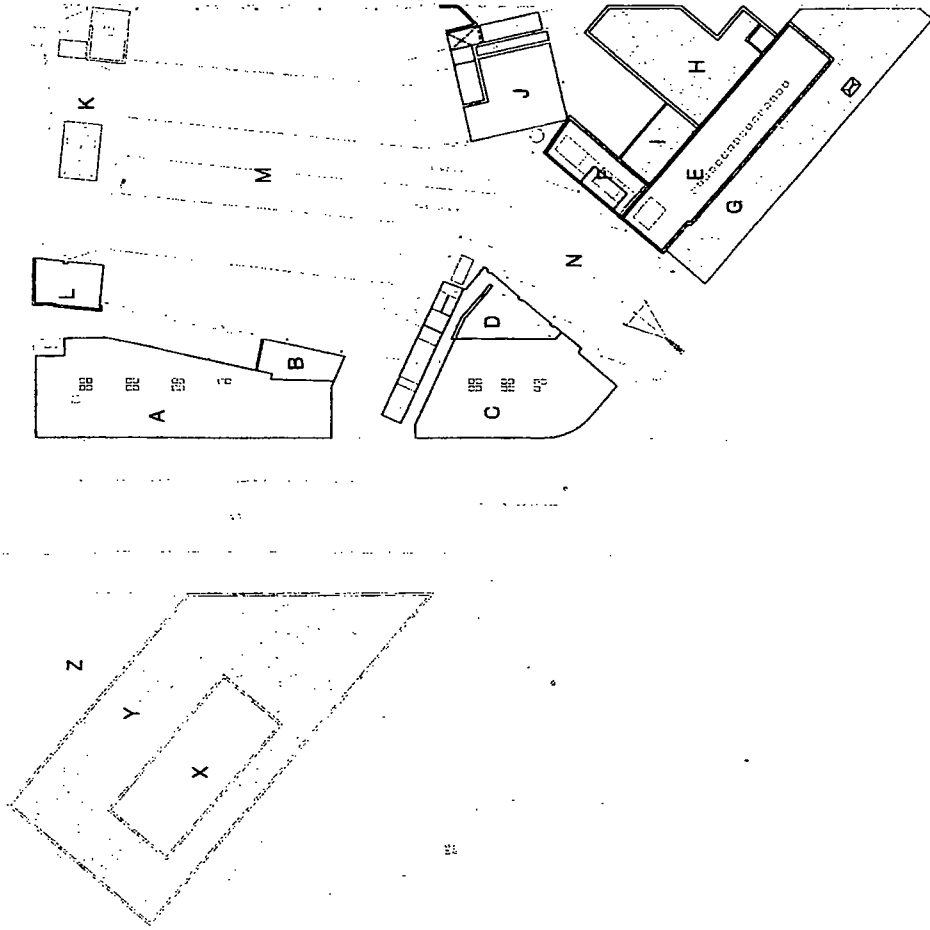




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Address: 2117 - 63 N. Milwaukee Ave./
2117 - 25 N. Rockwell St./
2120 - 32 N. Rockwell St.
Intro Date: July 20, 2016
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 Address: 2117 - 63 N. Milwaukee Ave./
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 2120 - 32 N. Rockwell St.
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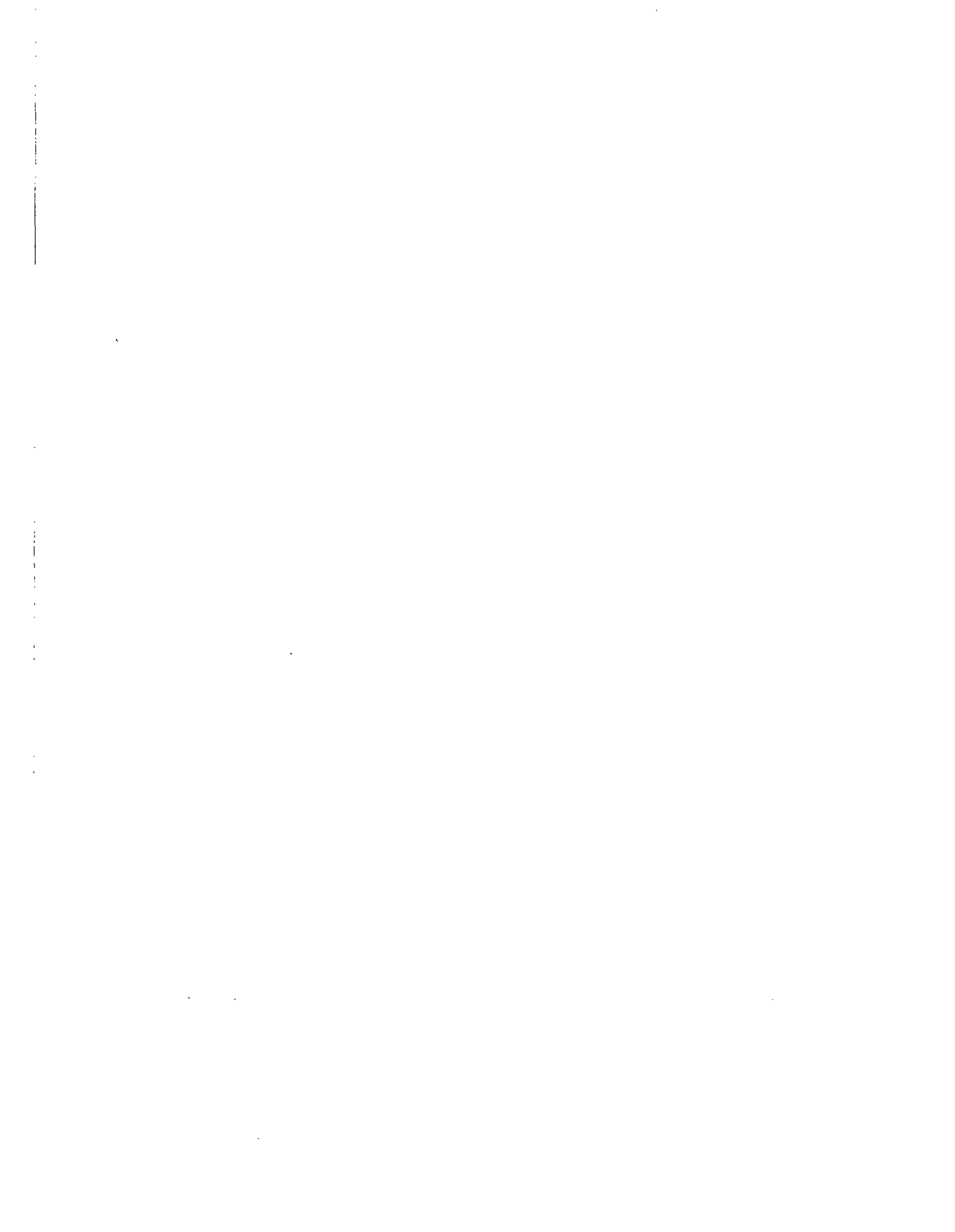
green roof coverage

BUILDING	ROOF	TOTAL AREA	MECHANICAL	OCCUPANCIAL	NET AREA	SOLAR NET	PROPOSED
01	A	4203	448	0	3755	1929	0
	B	472	0	0	472	237	0
	C	2851	281	0	2570	1285	0
	D	530	0	318	212	106	0
	E	2470	740	0	1730	865	0
	F	718	718	0	0	0	0
	G	3494	0	1774	1720	1091	2182
	H	2042	0	0	2042	1021	2042
	I	522	0	0	522	261	522
	J	1173	0	1173	0	0	0
	K	2890	468	0	2422	1211	0
	L	524	0	0	524	262	0
	M	2180	NA	NA	NA	NA	NA
	N	4820	NA	NA	NA	NA	NA
05	O	2315	0	0	2315	1157.5	0
	P	9124	412	1383	6935	3477.5	6935
	Q	2078	0	2078	0	0	0
	R						
	S						
	T						
	U						
	V						
	W						
	X						
	Y						
	Z						
					TOTAL	TOTAL	TOTAL
					23825	11631	11709

** PENDING CONFIRMATION OF STRUCTURAL CAPACITY, (DOORS C AND H)

Woodhouse Tinucci Architects
 220 W Superior St Chicago IL 60605
 Tel 312 943 8120 www.woodhousearch.com

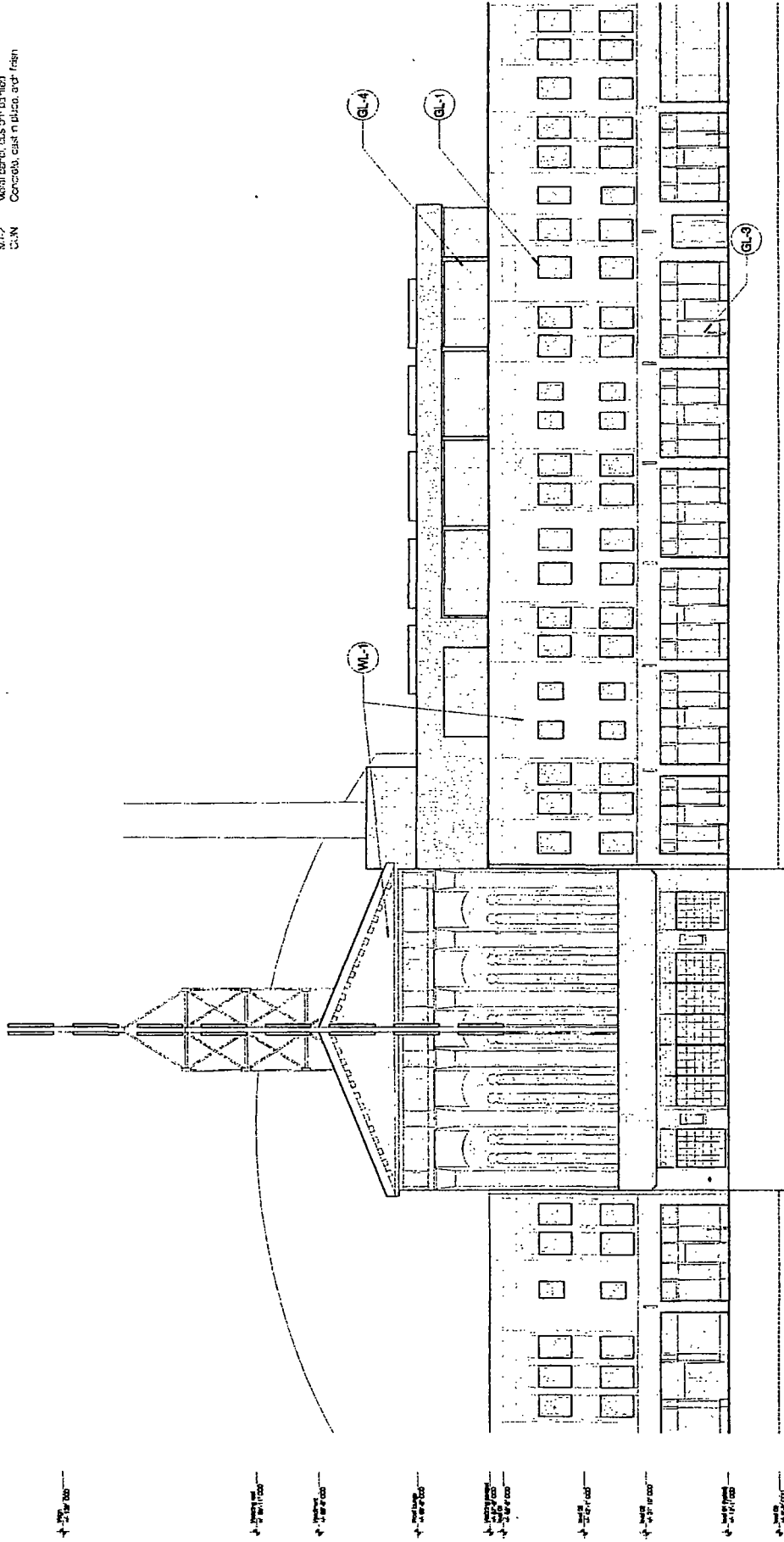




Applicant: New Congress, LLC
 Address: 2117 - 63 N. Milwaukee Ave./
 2117 - 25 N. Rockwell St./
 2120 - 32 N. Rockwell St.
 Intro Date: July 20, 2016
 CPC Date:

Material Legend

- WL-1 Wet, exterior brick and terra cotta
- WL-2 Wet, non XXX
- GL-1 Rigid insulation windows
- GL-2 Glass low-E coating, cur
- GL-3 Suction system
- GL-4 Chase facade system
- ML-1 Metal panel
- ML-2 Metal panel, cast in place, and finish
- C-W Concrete, cast in place, and finish



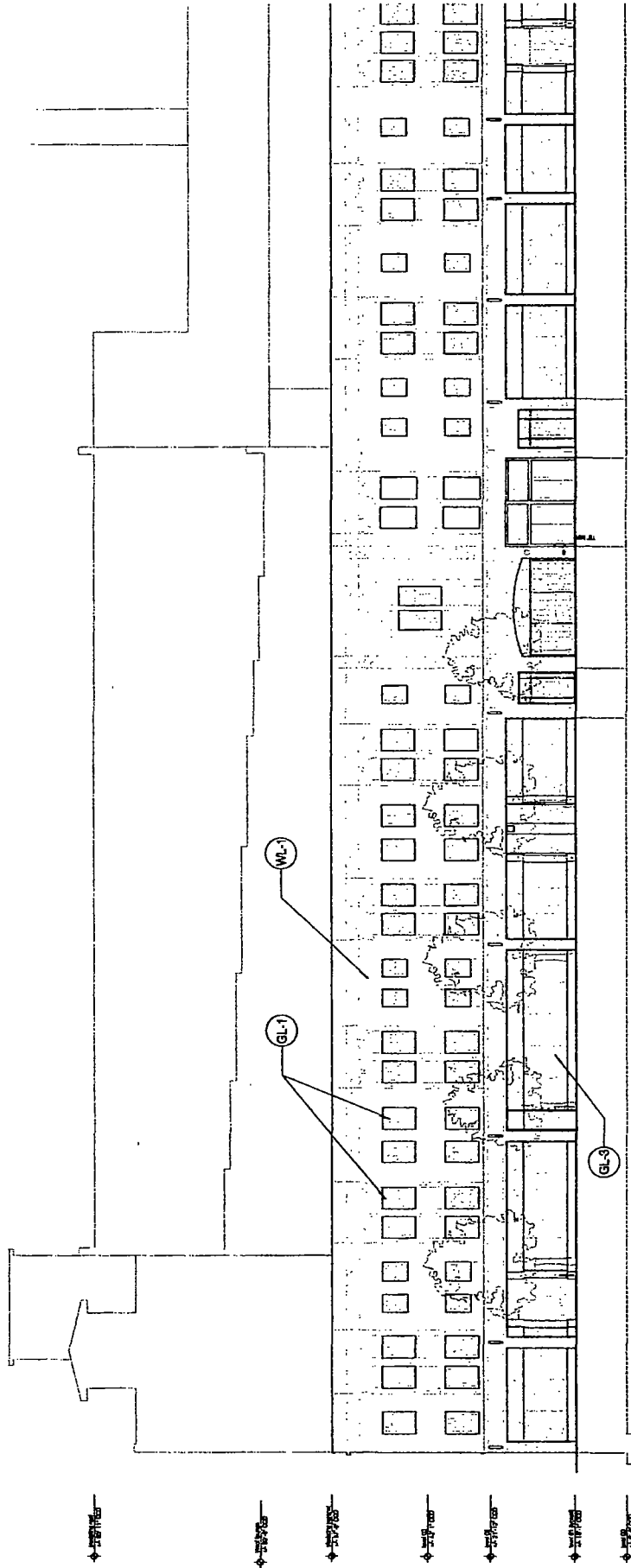
Proposed Milwaukee Elevation Congress Theater
 PD-6

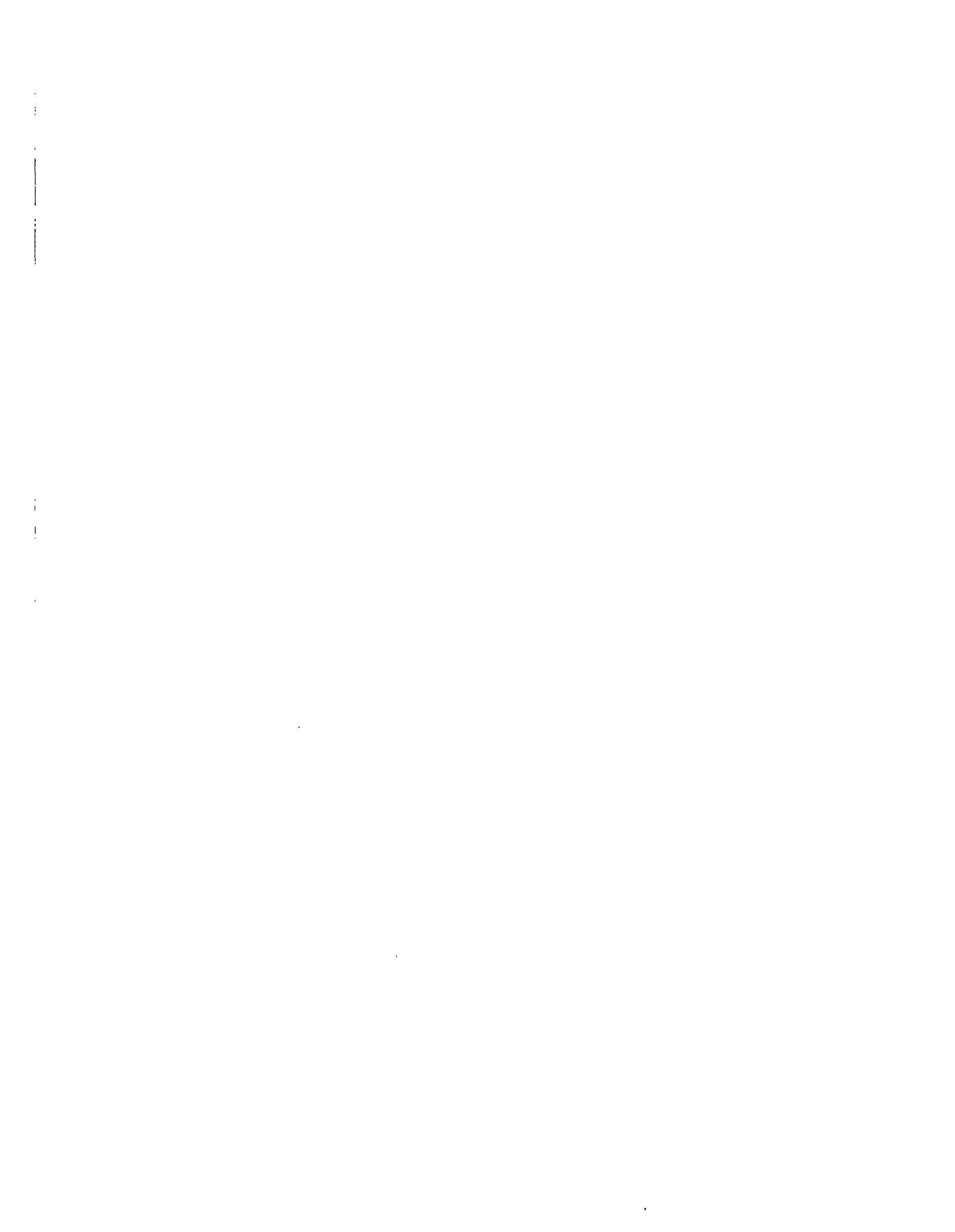
Woodhouse Tinucci Architects
 220 W. Superior 5th Flr Chicago IL 60604
 Tel: 312.943.0420 www.woodhousetinaucci.com

Applicant: New Congress, LLC
 Address: 2117 - 63 N. Milwaukee Ave./
 2117 - 25 N. Rockwell St./
 2120 - 32 N. Rockwell St.
 Intro Date: July 20, 2016
 CPC Date:

Material Legend

- WL-1 Wall, exterior, brick, terra cotta, etc.
- WL-2 Wall, non XXX
- GL-1 Rozpoczyna się od linii wyznaczonej
- GL-2 Ciężkie, wykładane, cegły
- GL-3 Słupki i kolumny
- GL-4 Główny system
- GL-5 Główny system
- MI-1 Włókna szklane
- MI-2 Materiał, który nie jest
- CCN

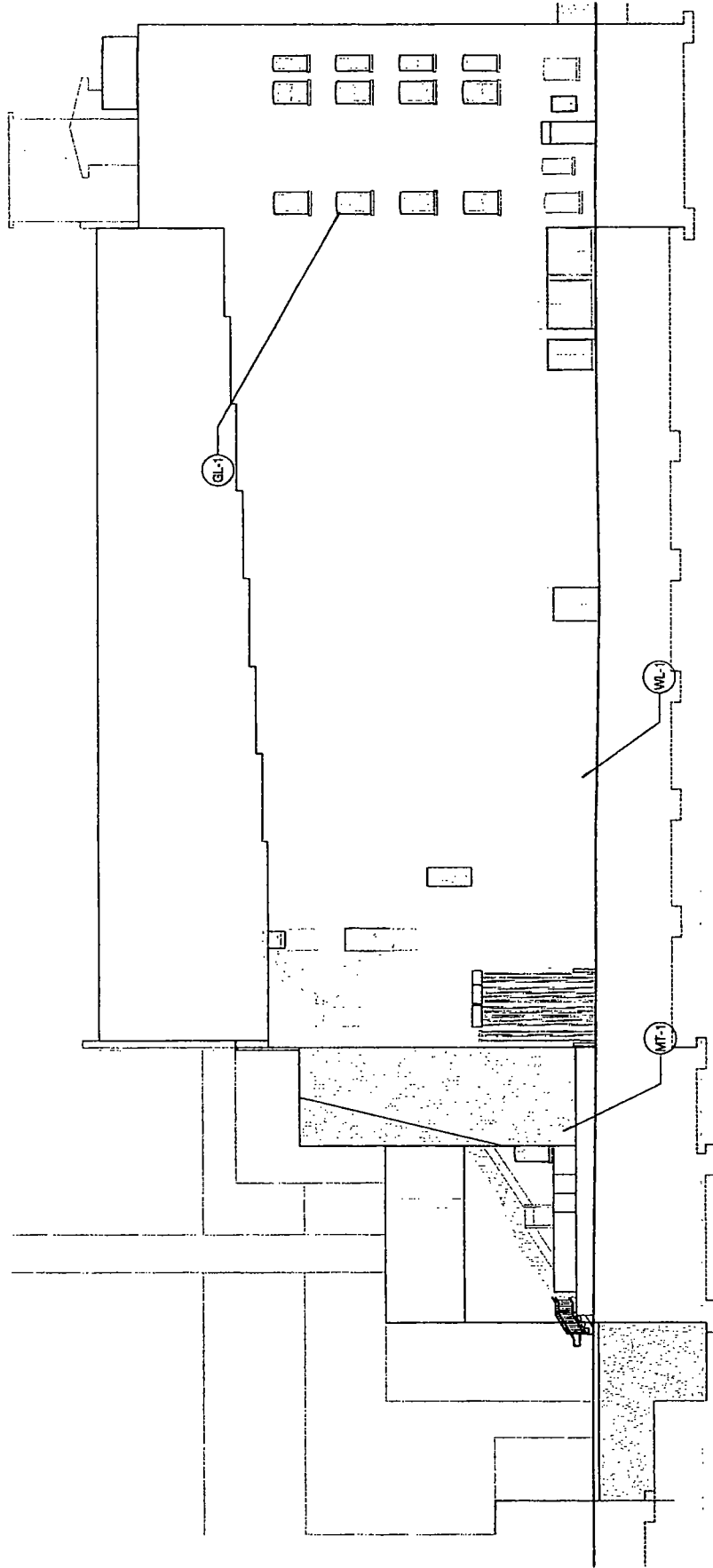




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 Intro Date: July 20, 2016
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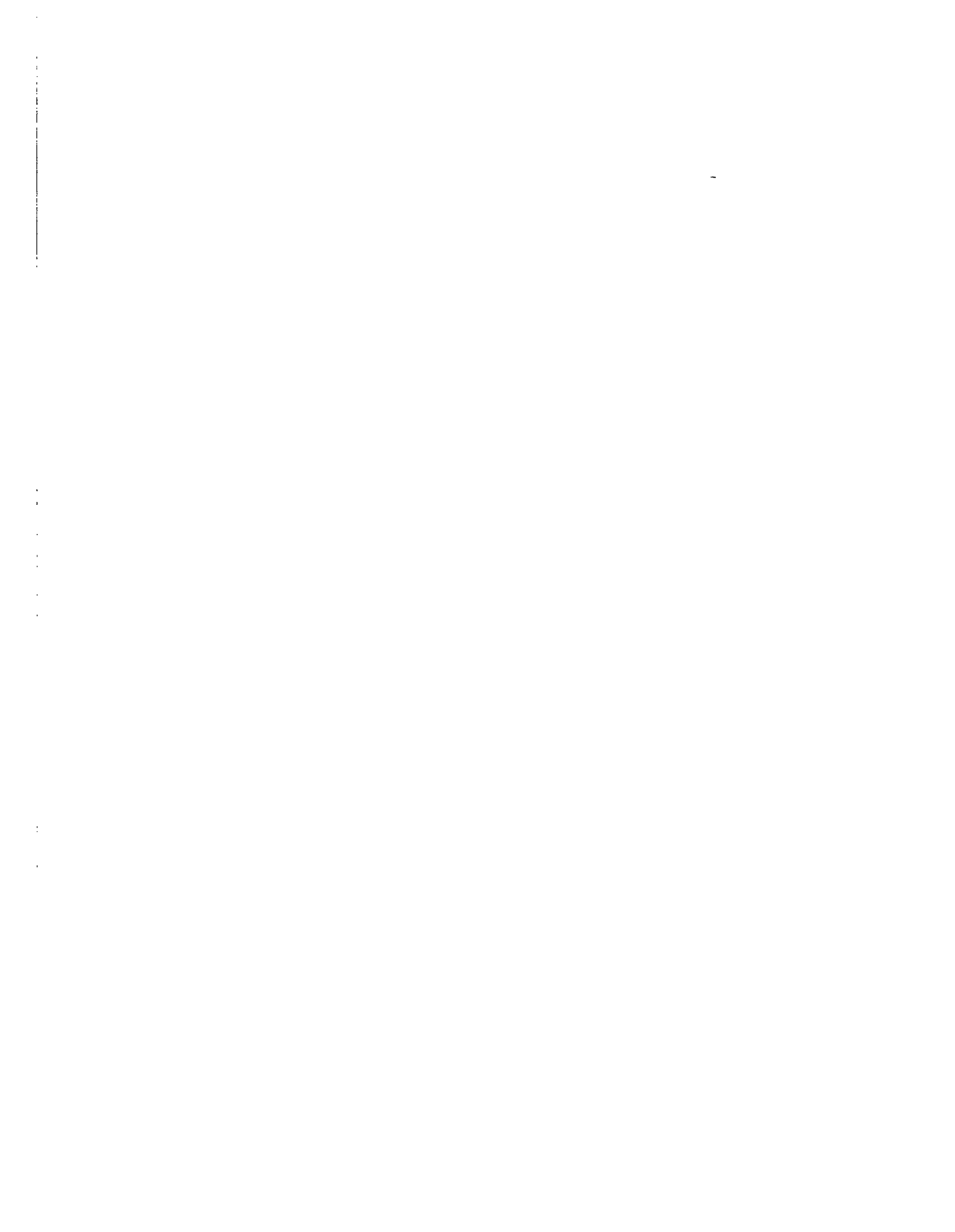
Material Legend

- WU-1 Vinyl siding to match existing
- WU-2 Well, new XXX
- GL-1 Trenchcoast/Sealed windows
- GL-2 Glass, low E coating, color
- GL-3 Stormcraft system
- GL-4 Glass, fixed system
- MF-1 Metal panel, custom painted
- MF-2 Concrete, cast in place, arch finish
- CON



Proposed East Elevation-Congress Theater
 PD-8

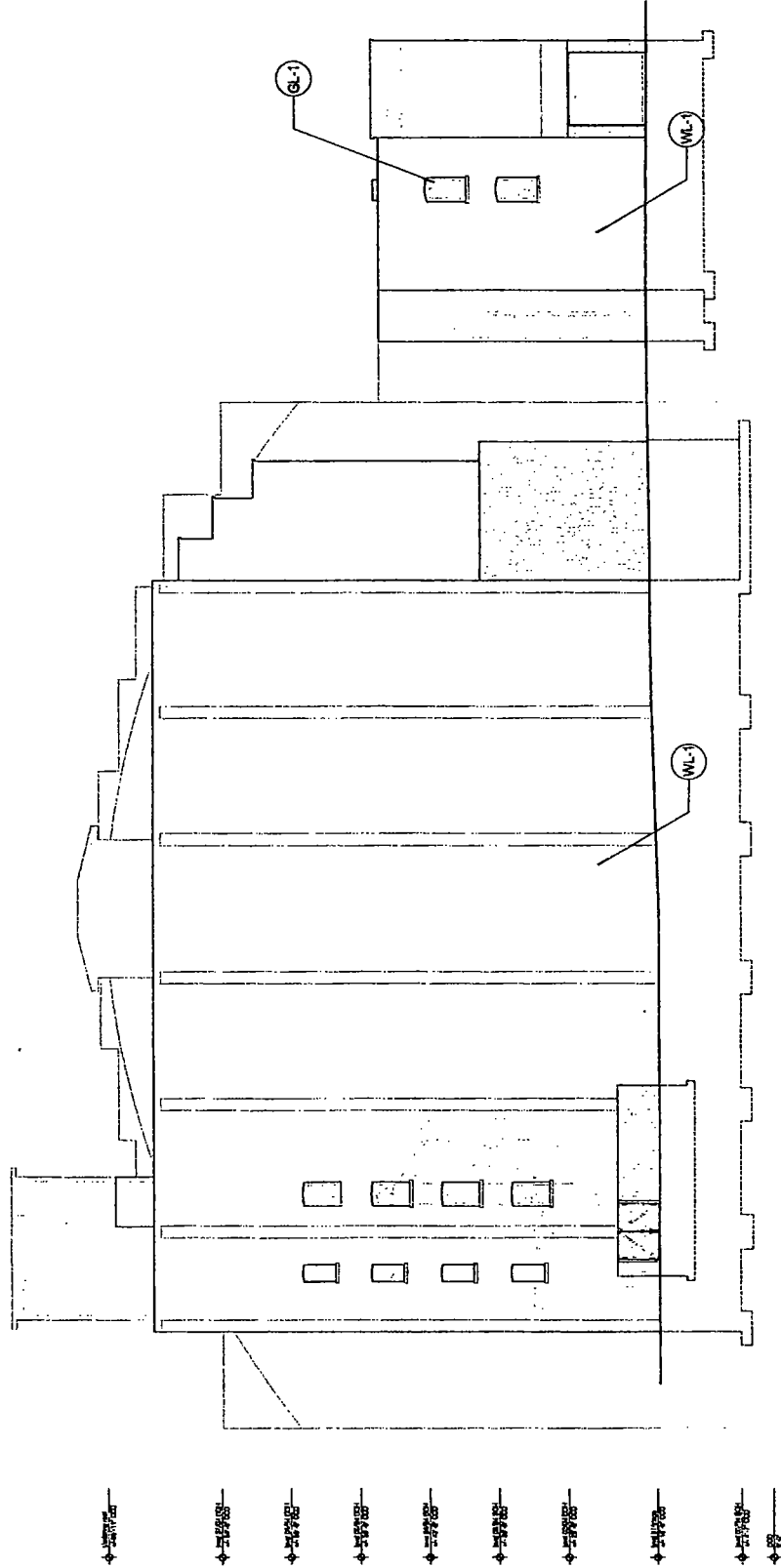
Woodhouse Tinucci Architects
 230 W Superior St, 6th Floor, Chicago, IL 60604
 Tel: 312.642.1127 www.woodtinucci.com



Applicant: New Congress, LLC
 Address: 2117 - 63 N. Milwaukee Ave./
 2117 - 25 N. Rockwell St./
 2120 - 32 N. Rockwell St.
 Intro Date: July 20, 2016
 CPC Date:

Material Legend

- WL-1 Wall, Existing brick, 6" x 8" mortar course
- WL-2 Wall, New XXX
- GL-1 Redwood casement windows
- GL-2 Glass, Low E coating, clear
- GL-3 Slotted system
- GL-4 Glass picture system
- MT-1 Metal curtain
- MT-2 Metal curtain, custom pattern
- MT-3 Metal curtain, custom pattern
- CON Concrete, cast in place, arch finish



Proposed North Elevation-Congress Theater
PD-9

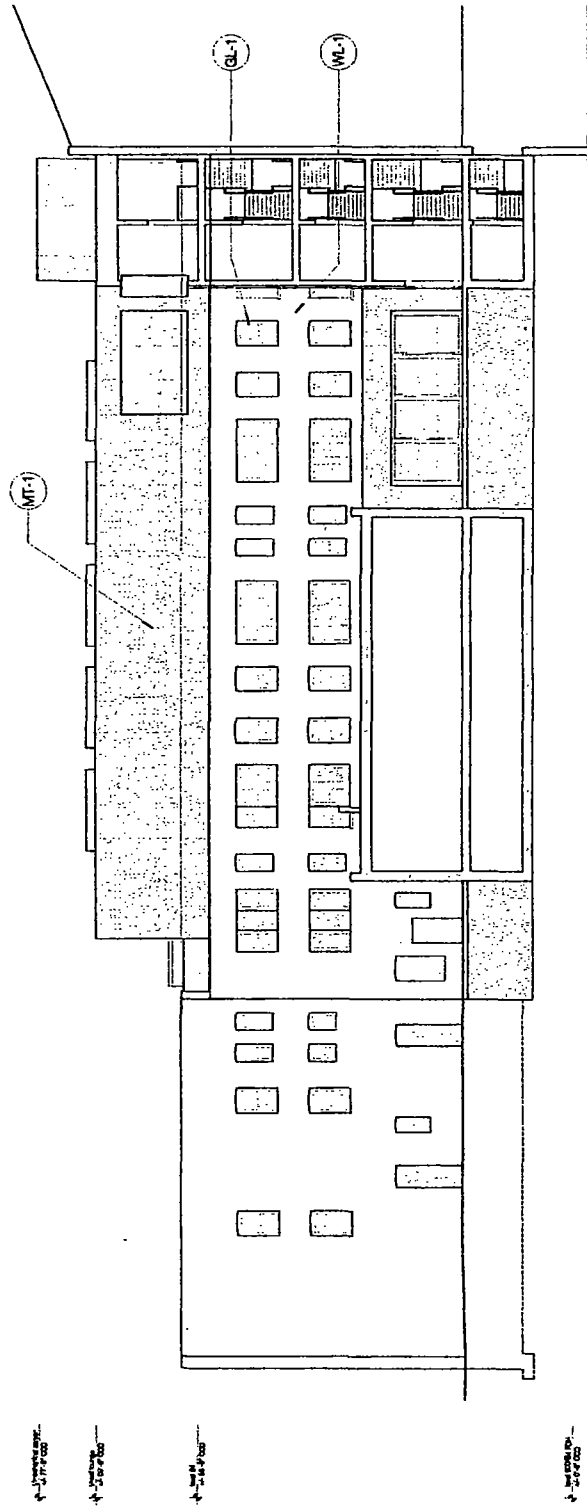
Woodhouse Tinucci Architects
 280 W. Superior St., 6th Floor, Chicago, IL 60654
 Tel: 312.941.1120, www.woodhousetinucci.com

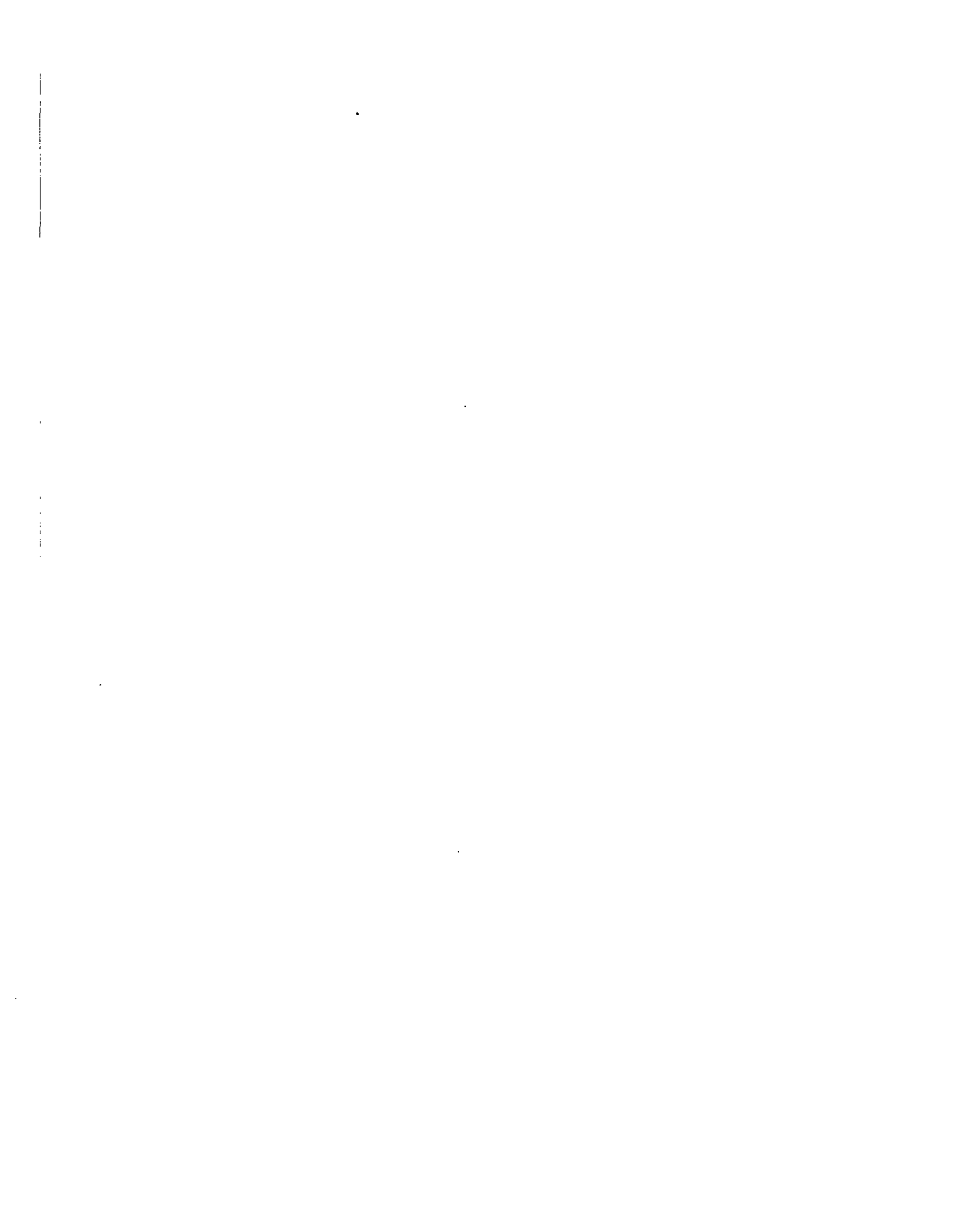


Applicant: New Congress, LLC
 Address: 2117 - 63 N. Milwaukee Ave./
 2117 - 25 N. Rockwell St./
 2120 - 32 N. Rockwell St.
 Intro Date: July 20, 2016
 CPC Date:

Material Legend

- W1.1 Vinyl cast-in-place concrete finish
- W1.2 Wall paper XXX
- GL-1 Redwood veneer
- GL-2 Glass, low E coating, clear
- GL-3 Stovall's system
- GL-4 Glass facade system
- MT.1 Metal panel
- MT.2 Metal mesh custom panels
- CON Concrete, cast in place, arch finish

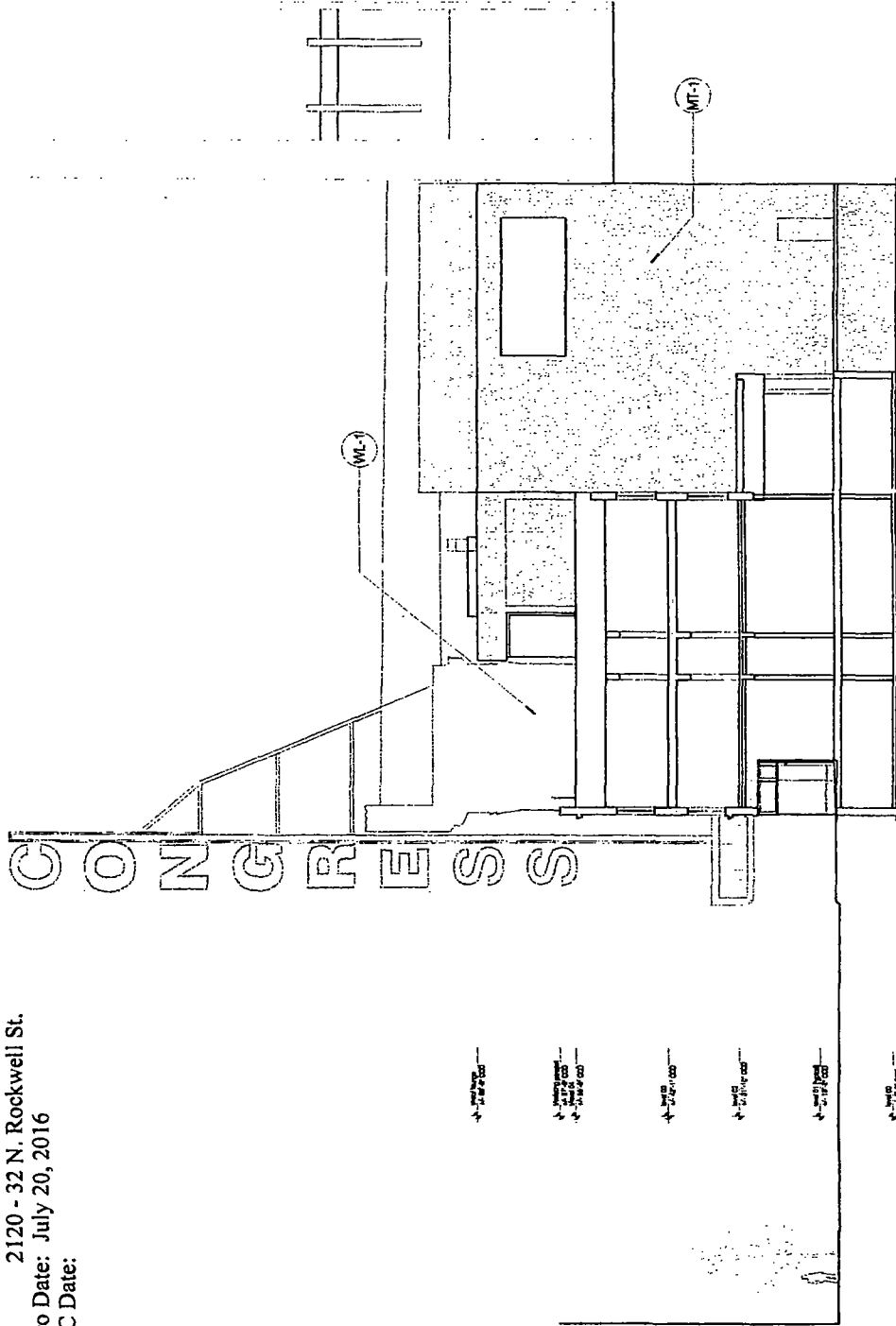




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 Address: 2117 - 63 N. Milwaukee Ave./
 2117 - 25 N. Rockwell St./
 2120 - 32 N. Rockwell St.
 Intro Date: July 20, 2016
 CPC Date:

Material Legend

- WC-1 Wall, wood shingle exterior finish
- WC-2 Wall, new XXX
- GL-1 Fiberglass reinforced windows
- GL-2 Glass, low-E coating, clear
- GL-3 Sonotite system
- GL-4 Glass facade system
- MT-1 Metal panel, custom formed
- CON Concrete cast in place area base



Proposed Rooftop Elevation -Congress Theater
 PD-11

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 Tel: 312.663.2126 www.woodhousetinucci.com

Applicant: New Congress, LLC
 Address: 2117 - 63 N. Milwaukee Ave./
 2117 - 25 N. Rockwell St./
 2120 - 32 N. Rockwell St.
 Intro Date: July 20, 2016
 CPC Date:

Material Legend

- W-1 Wet, existing brick and terra cotta
- W-2 Wet, new XXX
- GL-1 Rubbed glass window
- GL-2 Clear low E coated glass
- GL-3 Section system
- GL-4 Glass facade system
- V-1 Vertical panel
- V-2 Vertical panel, cast-in-place
- CON Concrete cast-in-place

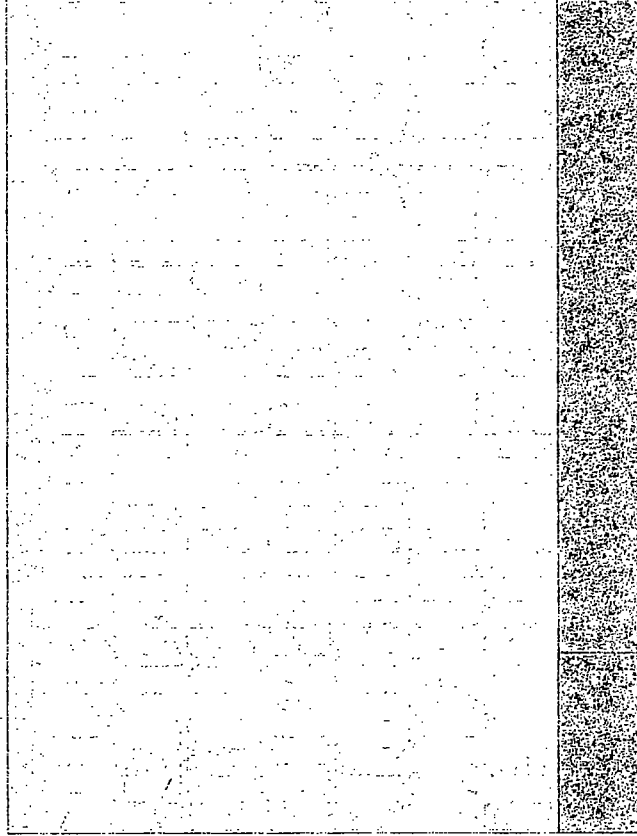
CON

MT-2

GL-2

MT-2

CON



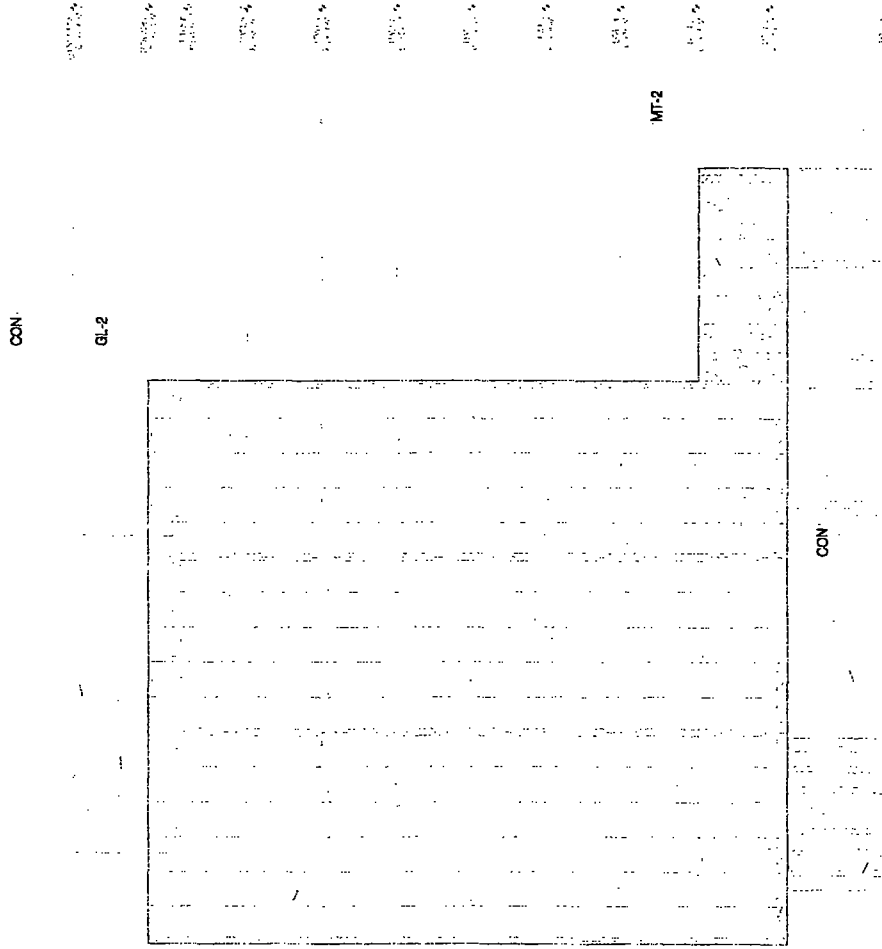
Proposed North Elevation - Congress North
PD-12

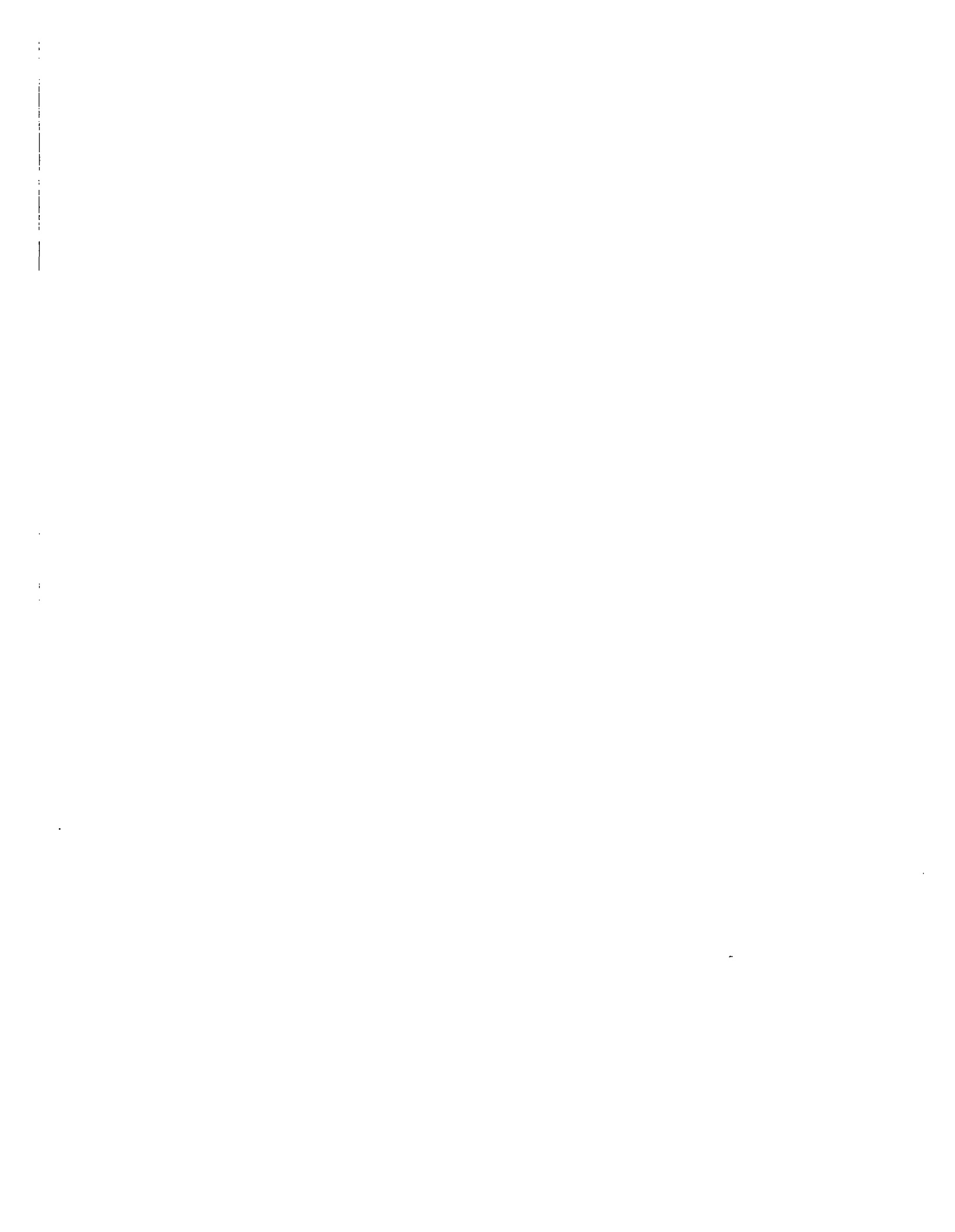
Woodhouse Tinucci Architects
 200 W. Superior St. Chicago, IL 60604
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 Address: 2117 - 63 N. Milwaukee Ave./
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 2120 - 32 N. Rockwell St.
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 CPC Date:

Material Legend

- WT-1 Wet external cl and terra cotta
- WT-2 Wet, clay XXX
- GL-1 Metallic finish windows
- GL-2 Glass, low E coating, clear
- GL-3 Stucco finish system
- GL-4 Glass, low E coating, clear
- MT-1 Metal panel
- MT-2 Vertical, custom panels
- CON Concrete, cast in place, arch finish





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 Address: 2117 - 63 N. Milwaukee Ave./
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Material Legend

- WL-1 Water, wetland, wetland, water
- WL-2 Wetland, water
- GL-1 Glass, double-pane, window
- GL-2 Glass, single-pane, clear
- GL-3 Structural system
- GL-4 Glass facade system
- MT-1 Metal panel, custom, perforated
- MT-2 Concrete, cast in place, architrave
- CON

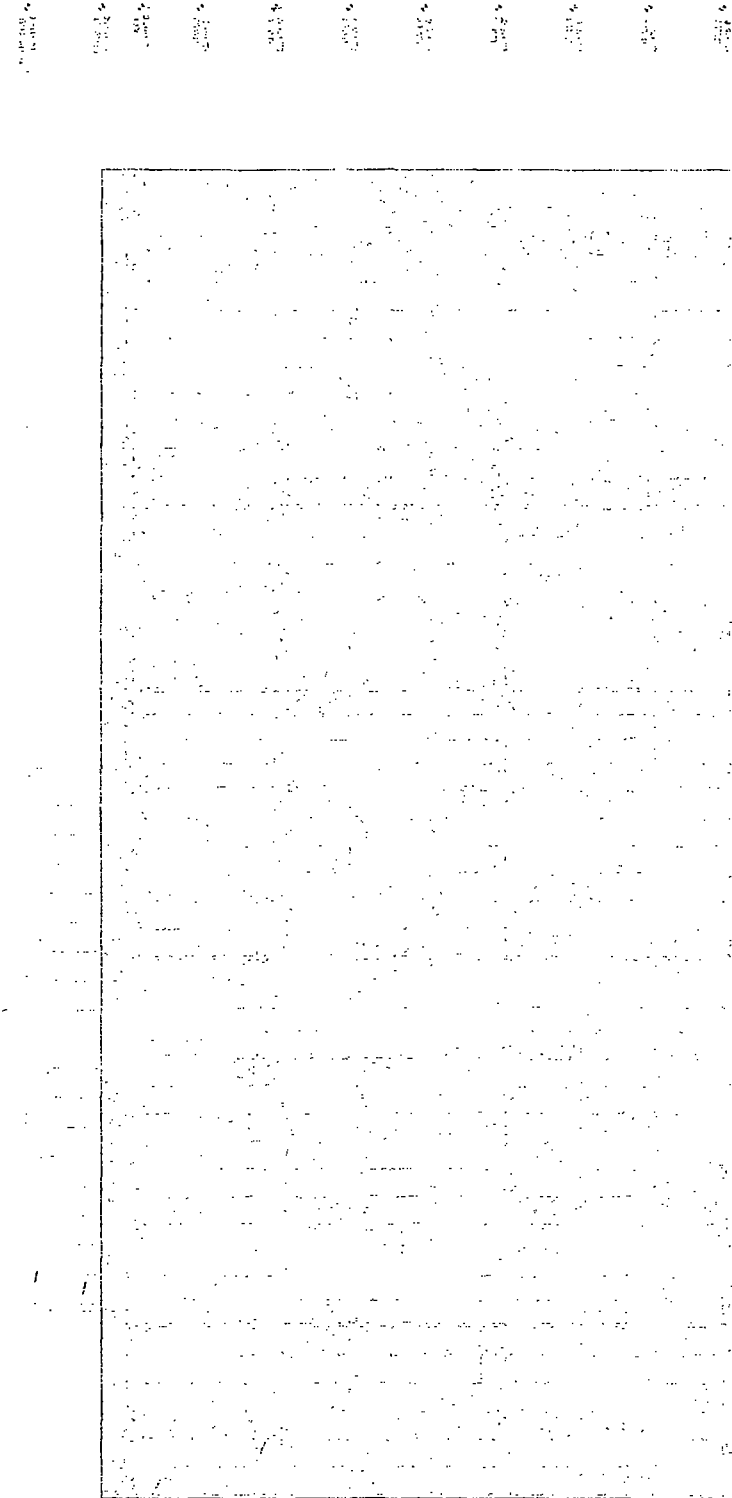
CON

GL-2

MT-2

GL-2

GL-3



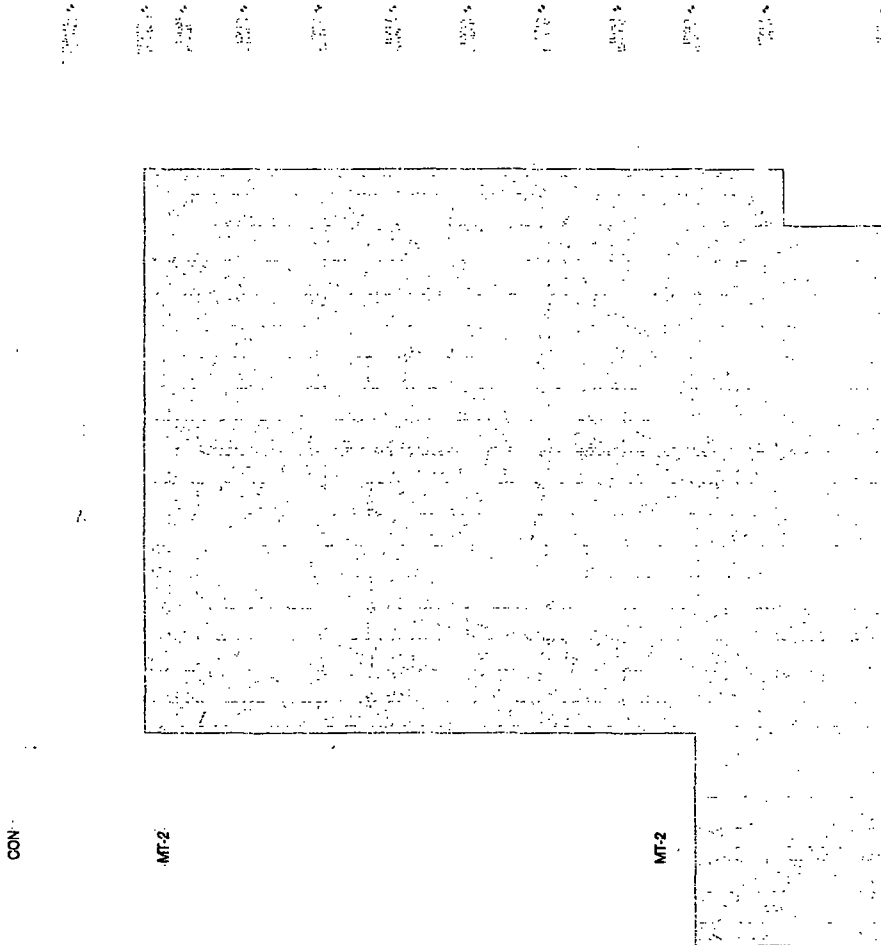
TENANT SIGNAGE ZONE

1

Applicant: New Congress, LLC
 Address: 2117 - 63 N. Milwaukee Ave./
 2117 - 25 N. Rockwell St./
 2120 - 32 N. Rockwell St.
 Intro Date: July 20, 2016
 CPC Date:

Material Legend

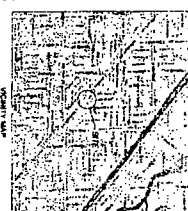
- WL-1 Walk on/ing brick and terra cotta
- WL-2 Walk on/ing brick
- GL-1 Glass, low-E coating, 1/2" by
- GL-2 Glass, low-E coating, 1/2" by
- GL-3 Stone front system
- CL-1 Glass facade system
- MF-1 Metal panel
- MF-2 Metal panel, custom color
- CON Concrete, cast in place, unfinished



Proposed West Elevation - Congress North
 PD-15

Woodhouse Tinucci Architects
 230 W Superior St. 6th Flr Chicago IL 60654
 Tel 312 343 3120 www.woodhousetinucci.com

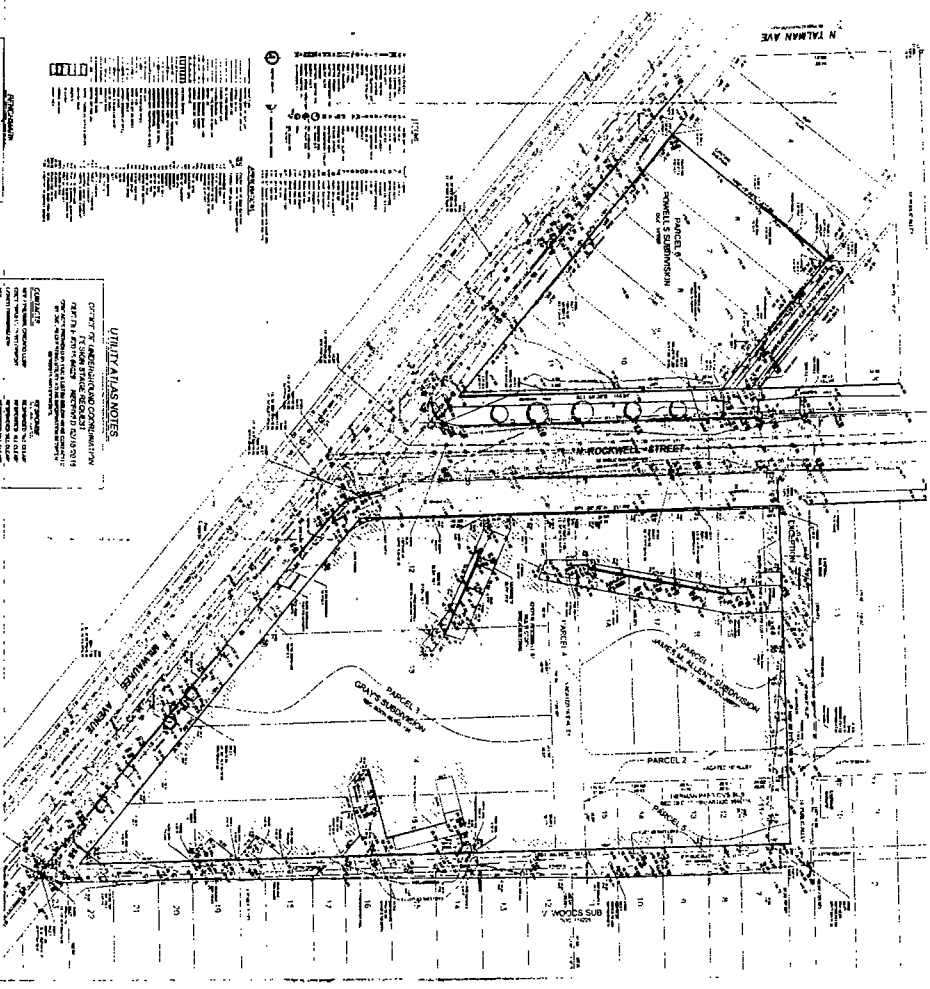
**ALTAIACSM LAND TITLE AND TOPOGRAPHIC SURVEY
CONGRESS THEATER
CHICAGO, IL**



NOTES FROM SCHEDULE B

NOTES FROM SCHEDULE B

1. THE SURVEY WAS MADE BY THE METHOD OF TRIANGULATION AND THE ANGLES WERE MEASURED BY THE METHOD OF REPEATED SIGHTS.
2. THE DISTANCES WERE MEASURED BY THE METHOD OF TAPES AND THE TAPES WERE CALIBRATED AT THE BUREAU OF STANDARDS.
3. THE SURVEY WAS MADE ON THE 15TH DAY OF APRIL 1915.
4. THE SURVEY WAS MADE BY THE METHOD OF TRIANGULATION AND THE ANGLES WERE MEASURED BY THE METHOD OF REPEATED SIGHTS.
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15. THE SURVEY WAS MADE ON THE 15TH DAY OF APRIL 1915.



GENERAL NOTES

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UTILITIES NOTES

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ENGINEER'S CERTIFICATE

I, the undersigned, being a duly Licensed Professional Engineer in the State of Illinois, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the client.

ALTAIACSM

Professional Engineer

CHICAGO, ILLINOIS

CLIENT'S CERTIFICATE

I, the undersigned, being a duly Licensed Professional Engineer in the State of Illinois, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the client.

NEW CONGRESS, LLC

134 N. LA SALLE STREET, SUITE 1720

CHICAGO, ILLINOIS 60602

312-728-1300

FIELD NOTES

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SCALE

SCALE

1" = 100'

LEGEND

LEGEND

--- BOUNDARY LINE

--- EASEMENT

--- UTILITY LINE

--- CURB

--- DRIVEWAY

--- SIDEWALK

--- DRIVE

--- STREET

--- RAILROAD

--- CANAL

--- RIVER

--- LAKE

--- OCEAN

--- MOUNTAIN

--- HILL

--- VALLEY

--- PLAIN

--- SAND DUNE

--- SWAMP

--- MARSH

--- POND

--- STREAM

--- CREEK

--- RIVER

--- LAKE

--- OCEAN

--- MOUNTAIN

--- HILL

--- VALLEY

--- PLAIN

--- SAND DUNE

--- SWAMP

--- MARSH

--- POND

--- STREAM

--- CREEK

GRAPHIC SCALE

GRAPHIC SCALE

0 10 20 30 40 50 60 70 80 90 100

FEET

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

July 13, 2016

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

The undersigned, Rolando R. Acosta, 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, the boundaries of which are:

the public alley next northeast of North Milwaukee Avenue; North Rockwell Street; the public alley next north of North Milwaukee Avenue; the public alley next east of North Rockwell Street; North Milwaukee Avenue; and a line 187.77 feet northwest of North Rockwell Street as measured along the northeasterly line of North Milwaukee Avenue

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.

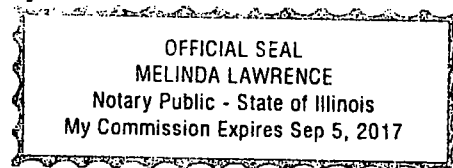
The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately July 13, 2016.

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.


Signature

Subscribed and Sworn to before me this 13th day of July, 2016.


Notary Public



July 13, 2016

Dear Sir or Madam:

Please take notice that under the Chicago Zoning Ordinance an amended application (the "Application") to change the B3-1 Community Shopping District and C1-1 Neighborhood Commercial District to those of a B3-3 Community Shopping District and then to a Residential Business Planned Development for the area which is bounded by:

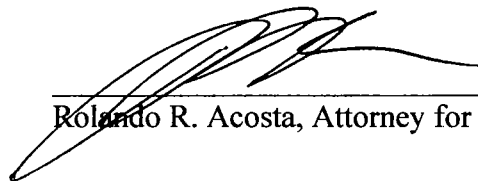
the public alley next northeast of North Milwaukee Avenue; North Rockwell Street; the public alley next north of North Milwaukee Avenue; the public alley next east of North Rockwell Street; North Milwaukee Avenue; and a line 187.77 feet northwest of North Rockwell Street as measured along the northeasterly line of North Milwaukee Avenue

(hereafter the "Property") will be filed on or about July 13, 2016 with the Department of Planning and Development, City of Chicago by New Congress, LLC, 134 N. LaSalle St., Suite 1220, Chicago, IL 60602 (hereinafter the "Applicant"). The addresses of the Property are 2117 - 63 North Milwaukee Avenue/2117 - 25 North Rockwell Street/2120 - 32 North Rockwell Street Chicago, IL. The Property is owned by the Applicant.

The portion of the Property east of North Rockwell Street is currently improved with a 77 ft. tall building containing a large venue, residential dwelling units, ground floor commercial space and no parking or loading. This parcel will be rehabilitated to contain a large venue, up to either 32 residential dwelling units or 50 hotel rooms and ground floor commercial space. The portion of the Property west of North Rockwell Street is currently vacant. It is proposed to be developed with a new building approximately 120 ft. tall containing 120 residential dwelling units and ground floor commercial space. No parking or loading will be provided.

This notice is required by the Chicago Zoning Ordinance, Title 17, Section 17-13-0107-A of the Municipal Code of Chicago. The Application will not rezone your property. Any questions regarding this notice may be direct to the undersigned at 312-636-6937.

Sincerely,



Rolando R. Acosta, Attorney for the Applicant

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.

Michael Moyer

7. On what date did the owner acquire legal title to the subject property? _____

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

9. Present Zoning District B3-1 & C1-1 Proposed Zoning District B3-3 then to RBPD

10. Lot size in square feet (or dimensions) 73,919 sq. ft.
77 ft. tall building containing a large venue, residential dwellings and

11. Current Use of the property ground floor commercial space; and a vacant parcel

12. Reason for rezoning the property Redevelopment of the Property

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)

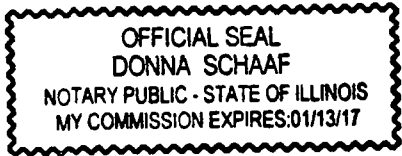
rehabilitation of the existing 77 ft tall building for a large venue, up to either 32 residential units or 50 hotel rooms and ground floor commercial space; development of the vacant parcel with a new building 120 ft. in height containing 120 residential dwelling units. Neither property has or will have parking or loading.

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 for more information). Is this project subject to the ARO?

YES X NO _____

COUNTY OF COOK
STATE OF ILLINOIS

Michael Moyer _____, 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.



A handwritten signature in black ink, appearing to read "Michael Moyer", written over a horizontal line.

Signature of Applicant
Michael Moyer, Manager

Subscribed and Sworn to before me this
12th day of July, 20 16.

Donna SchAAF
Notary Public

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

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

SECTION I -- GENERAL INFORMATION

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

New Congress, LLC

Check ONE of the following three boxes:

Indicate whether the Disclosing Party submitting this EDS is:

1. the Applicant
OR

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

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

B. Business address of the Disclosing Party: 134 N. LaSalle St., Suite 1220
Chicago, IL 60602

C. Telephone: 312-636-6937 Fax: _____ Email: rolando@acostaegur.com

D. Name of contact person: Rolando R. Acosta

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 for property at 2117 - 63 North Milwaukee Avenue/2117 - 25 North Rockwell Street/
2120 - 32 North Rockwell Street

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

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

Specification # _____ and Contract # _____

SECTION II -- DISCLOSURE OF OWNERSHIP INTERESTS

A. NATURE OF THE DISCLOSING PARTY

1. Indicate the nature of the Disclosing Party:

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

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

_____ 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
Michael Moyer	Manager

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
Michael Moyer	134 N. LaSalle St., Suite 1220, Chicago, IL 60602	100%

SECTION III -- BUSINESS RELATIONSHIPS WITH CITY ELECTED OFFICIALS

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

Yes No

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

SECTION IV -- DISCLOSURE OF SUBCONTRACTORS AND OTHER RETAINED PARTIES

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

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

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

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

Rolando R. Acosta 1030 W. Chicago Ave., 3rd Fl., Chicago, IL 60642	Atty	\$40,000 (est)	
--	------	----------------	--

(Add sheets if necessary)

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

SECTION V -- CERTIFICATIONS

A. COURT-ORDERED CHILD SUPPORT COMPLIANCE

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

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

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

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

Yes No

B. FURTHER CERTIFICATIONS

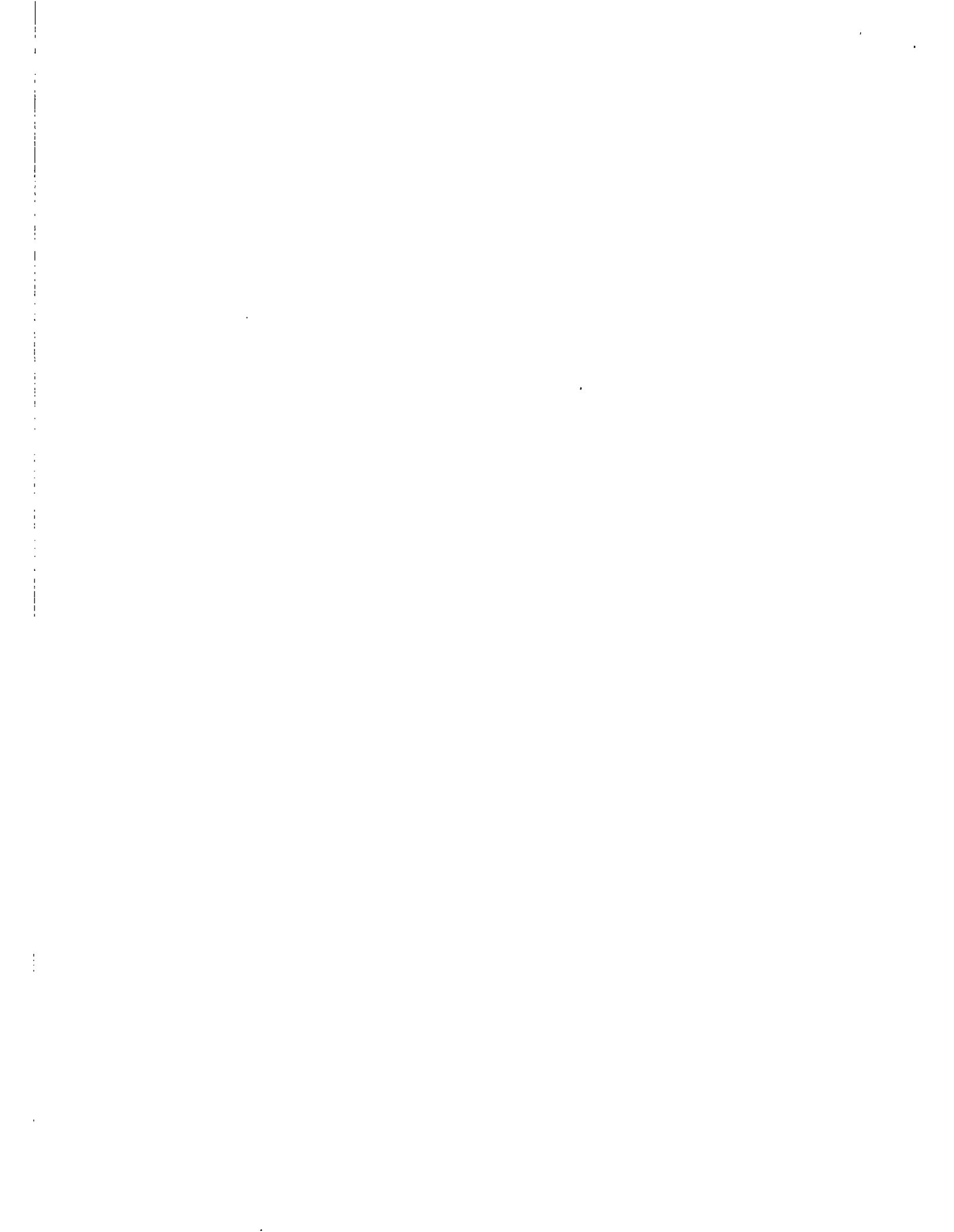
1. Pursuant to Municipal Code Chapter 1-23, Article I ("Article I")(which the Applicant should consult for defined terms (e.g., "doing business") and legal requirements), if the Disclosing Party submitting this EDS is the Applicant and is doing business with the City, then the Disclosing Party certifies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

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

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

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

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



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

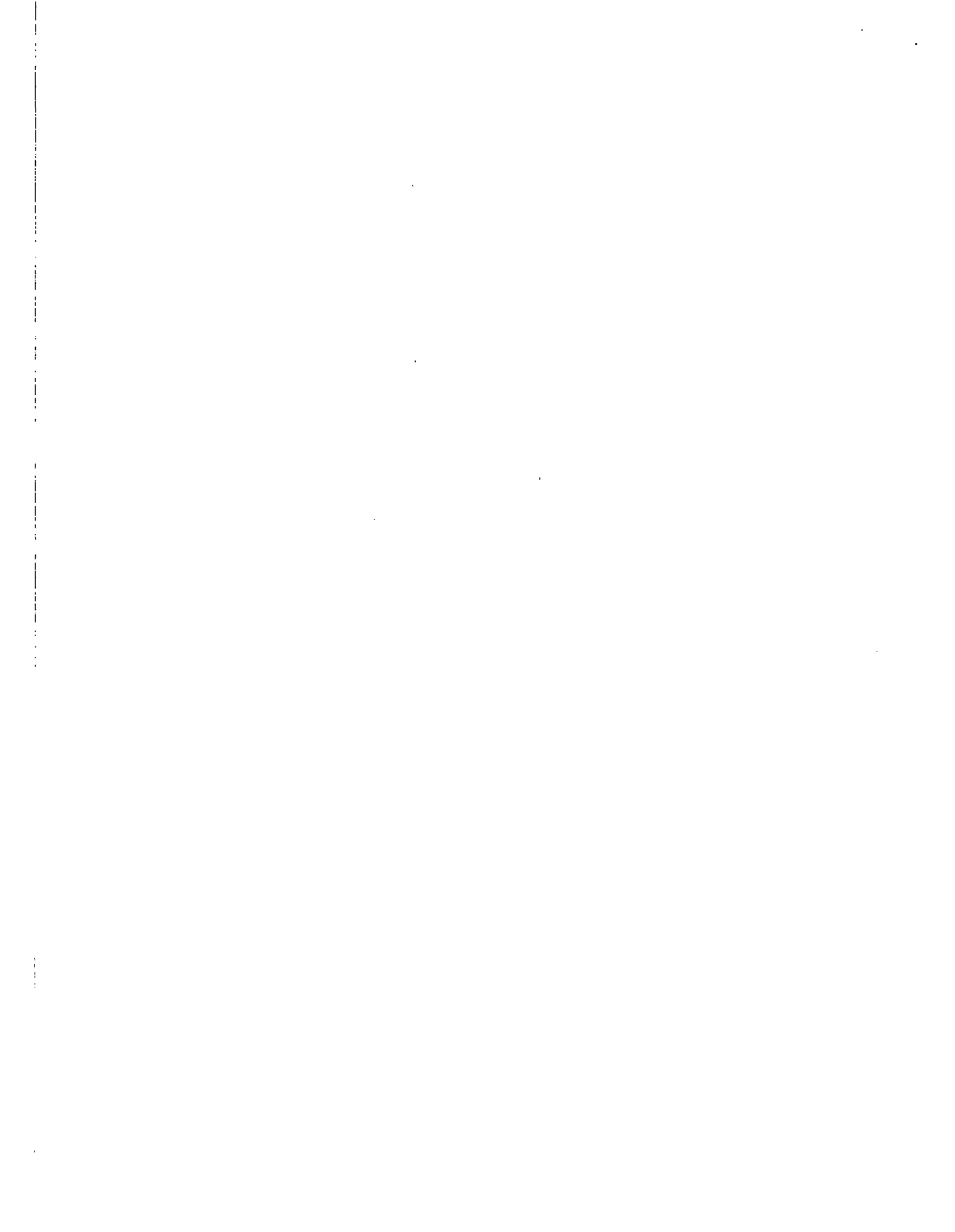
- a. bribed or attempted to bribe, or been convicted or adjudged guilty of bribery or attempting to bribe, a public officer or employee of the City, the State of Illinois, or any agency of the federal government or of any state or local government in the United States of America, in that officer's or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

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

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

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

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



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

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

None

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

None

C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

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

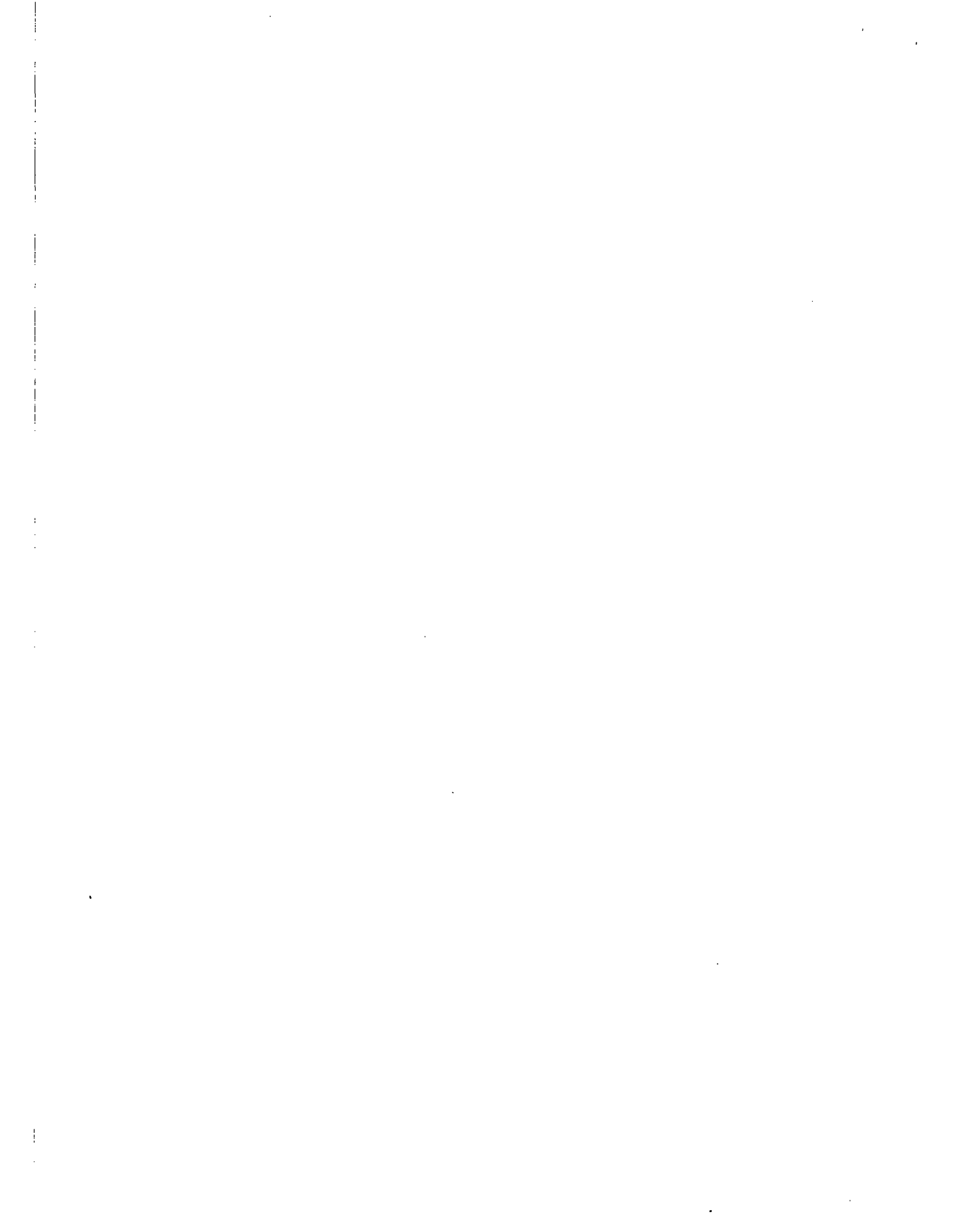
is is not

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

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

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

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



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.

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

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

SECTION VI -- CERTIFICATIONS FOR FEDERALLY FUNDED MATTERS

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

A. CERTIFICATION REGARDING LOBBYING

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

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

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

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

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

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

B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY

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

Is the Disclosing Party the Applicant?

Yes No

If "Yes," answer the three questions below:

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

Yes No

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

Yes No

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

Yes No

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

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

The Disclosing Party understands and agrees that:

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

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

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

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

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

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

The Disclosing Party represents and warrants that:

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

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

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

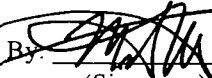
NOTE: If the Disclosing Party cannot certify as to any of the items in F.1., F.2. or F.3. above, an explanatory statement must be attached to this EDS.

CERTIFICATION

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

New Congress, LLC

(Print or type name of Disclosing Party)

By: 
(Sign here)

Michael Moyer

(Print or type name of person signing)

Manager

(Print or type title of person signing)

Signed and sworn to before me on (date) 07/12/16
at Cook County, Illinois (state).

Donna Schaaf Notary Public.

Commission expires: 01/13/17



OFFICIAL SEAL
DONNA SCHUBERT
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 12/31/13

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

FAMILIAL RELATIONSHIPS WITH ELECTED CITY OFFICIALS AND DEPARTMENT HEADS

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

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

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

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

Yes

No

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

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

BUILDING CODE SCOFFLAW/PROBLEM LANDLORD CERTIFICATION

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

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

Yes

No

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

Yes

No

Not Applicable

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

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