



Office of the Chicago City
Clerk



O2012-1313

Office of the City Clerk

City Council Document Tracking Sheet

Meeting Date: 3/14/2012
Sponsor(s): Mendoza, Susana A. (Clerk)
Type: Ordinance
Title: Zoning Reclassification App No. 17444
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. Title 17, of the Municipal Code of Chicago, the Chicago Zoning Ordinance be amended by changing all the M1-2, Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 18-G in the area bounded by

South Ashland Avenue, West 76th Street, South Laflin Street, and a line approximately 630.23 feet north of and parallel to West 76th Street,

to those of a B3-1, Community Shopping District and a corresponding use district is hereby established in the area above described.

SECTION 2. Title 17, of the Municipal Code, the Chicago Zoning Ordinance, be amended by changing all the B3-1, Community Shopping District symbols and indications as shown on Map No. 18-G in the area bounded by

South Ashland Avenue, West 76th Street, South Laflin Street, and a line approximately 630.23 feet north of and parallel to West 76th Street,

to the designation of Business Planned Development Number _____

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 attached and made a part thereto and to no others.

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

17444
INT. DATE:
3-14-12

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
7501-7559 S. Ashland Ave., 1500-1534 W. 76th St., 7500-7558 S. Laflin St.

2. Ward Number that property is located in: 17

3. APPLICANT Gendell Partners 75th / Ashland LLC
 ADDRESS 3201 Old Glenview Road, Suite 300 CITY Wilmette
 STATE Illinois ZIP CODE 60091 PHONE 847-679-6660
 EMAIL dwander@terracorealestate.com CONTACT PERSON Dan Wander

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 N/A
 ADDRESS _____ CITY _____
 STATE _____ ZIP CODE _____ PHONE _____
 EMAIL _____ CONTACT PERSON _____

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:
 ATTORNEY Carol D. Stubblefield
 ADDRESS Neal & Leroy, LLC, 203 N. LaSalle Street, Suite 2300
 CITY Chicago STATE Illinois ZIP CODE 60601
 PHONE 312-641-7144 FAX 312-641-5137 EMAIL cstubblefield@nealandleroy.com

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

Scott Gendell

7. On what date did the owner acquire legal title to the subject property? October 22, 2003

8. Has the present owner previously rezoned this property? If yes, when?

No

9. Present Zoning District M1-2 Proposed Zoning District B3-1 then to BPD

10. Lot size in square feet (or dimensions) 222,918 square feet (5.118 acres)

11. Current Use of the property Vacant

12. Reason for rezoning the property To allow for construction of commercial and retail shopping center

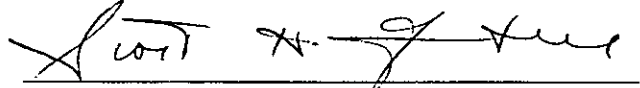
13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)
Applicant proposes to construct one approximately 42,141 SF commercial retail building with approximately 175 parking spaces and create two outlot / pads for commercial retail use. The Site Area of each outlot / pad will be approximately 29,000 SF

14. On May 14th, 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 _____ NO x

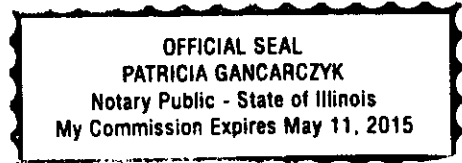
COUNTY OF COOK
STATE OF ILLINOIS

Scott H. Gendell, 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.


Signature of Applicant

Subscribed and Sworn to before me this
5 day of MARCH, 20 12.

Patricia Gancarczyk
Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

BUSINESS PLANNED DEVELOPMENT

PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number ____ (“Planned Development”) consists of approximately 222,918.11 sq. ft. (5.12 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the “Property”) and is controlled by the Applicant, Gendell Partners 75th / Ashland LLC (the “Applicant”) for purposes of this Planned Development.
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 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, and subject to review and approval by the Department of Business Affairs and Consumer Protection.

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: Gendell Partners 75th / Ashland LLC

ADDRESS: 7501 – 7559 S. Ashland Ave.; 1500 – 1534 W. 76th St.; and 7500 – 7558 S. Laflin St.

DATE: March 14, 2012

4. This Plan of Development consists of fifteen (15) Statements: a Bulk Regulations Table; the following plans pertaining to the Applicant's residential and commercial retail project (the "Project") prepared by Environmental Design International, Inc. dated March 14, 2012: an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; and Building Elevations (North, South, East and West), submitted herein. Full-sized copies of the Site Plan, Landscape Plan and 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 shall be permitted on the Property: Commercial, Retail, and all other B3-1, Community Shopping District uses and such other related 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 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 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.
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 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 Housing and Economic Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.

APPLICANT: Gendell Partners 75th / Ashland LLC

ADDRESS: 7501 – 7559 S. Ashland Ave.; 1500 – 1534 W. 76th St.; and 7500 – 7558 S. Laflin St.

DATE: March 14, 2012

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 the 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. At the time of a hearing before the Chicago Plan Commission, all developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Housing and Economic Development. The Applicant agrees to a minimum of "LEED" (Leadership in Energy and Environmental Design) basic certification. Copies of these standards may be obtained from DHED.
15. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Unless substantial construction of the proposed improvements as contemplated in this Planned Development has commenced within six (6) years following the adoption of this Planned Development, and is diligently pursued, then this Planned Development shall expire. If this Planned Development expires under the provision of this section, then the Commissioner of the Department of Housing and Economic Development shall initiate a Zoning Map Amendment to rezone the property to B3-1, Community Shopping District.

APPLICANT: Gendell Partners 75th / Ashland LLC

ADDRESS: 7501 – 7559 S. Ashland Ave.; 1500 – 1534 W. 76th St.; and 7500 – 7558 S. Laflin St.

DATE: March 14, 2012

**PLANNED DEVELOPMENT
BULK REGULATIONS AND DATA TABLE**

Site Area

Gross Site Area: 289787.68 sq. ft. (6.65 acres)
Net Site Area: 222918.11 sq. ft. (5.12 acres)
Public Right-of-Way: 66869.57 sq. ft. (1.53 acres)

Sub Area A: 194098.96 sq. ft. (4.46 acres)

Sub Area B: 28819.15 sq. ft. (0.66 acres)

Maximum Height

24'-8"

Floor Area Ratio

1.2

Setbacks

Front: 404.34'

Side: 8.50'

Rear: 8.82'

Parking Spaces

175

Loading Spaces

2

APPLICANT: Gendell Partners 75th / Ashland LLC

ADDRESS: 7501 – 7559 S. Ashland Ave.; 1500 – 1534 W. 76th St.; and 7500 – 7558 S. Laflin St.

DATE: March 14, 2012

AFFIDAVIT

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

Linda Searl, Chairman
Chicago Plan Commission
Room 1000, City Hall
121 North LaSalle Street
Chicago, Illinois 60602

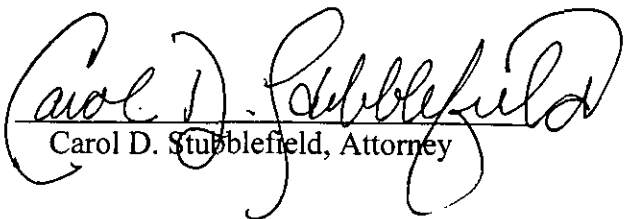
APPLICANT: Gendell Partners 75th / Ashland LLC
3201 Old Glenview Road, Suite 300,
Wilmette, Illinois 60091

RE: Application for Rezoning to Planned Development

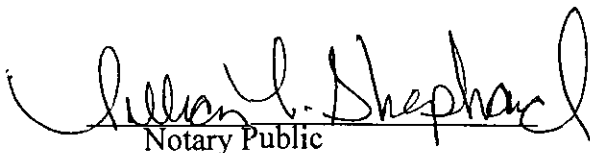
Dear Chairman Solis and Chairman Searl:

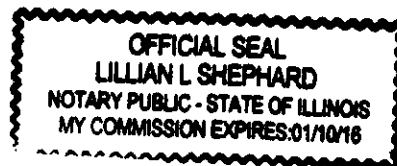
The undersigned, Carol D. Stubblefield, an attorney for the Applicant, Gendell Partners 75th / Ashland LLC, being first duly sworn on oath, deposes and states the following:

That the undersigned certifies that she has complied with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance of the City of Chicago Municipal Code by sending the attached letter by United States Postal Service First Class Mail to the owners of all property within 250 feet in each direction of the subject property, as determined by the most recent Cook County tax records of Cook County, exclusive of public roads, streets, alleys and other public ways, or a total distance limited to 400 feet; and that the notice contained the common street address of the subject property, a description of the nature, scope and purpose of the application or proposal; the name and address of the Applicant; the date the Applicant intends to file the application to rezone the Property is on March 14, 2012; that the Applicant has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-107 and 17-13-0604-B of the Chicago Zoning Ordinance, that the Applicant certifies that the accompanying list of names and addresses of surrounding properties located within 250 feet of the subject property (excluding public roads, streets and alleys), is a complete list containing the names and last known addresses of the owners of the property required to be served, and that the Applicant has furnished, in addition, a list of the persons so served.

By: 
Carol D. Stubblefield, Attorney

Subscribed and sworn to before me
this 6th day of March, 2012


Notary Public



NOTICE OF FILING OF REZONING APPLICATION

March 13, 2012

Dear Sir or Madam:

In accordance with the requirements of Section 17-13-0107 of the Municipal Code of the City of Chicago, please be informed that on March 14, 2012, Gendell Partners 75th / Ashland LLC (the "Applicant") will file an application for rezoning (the "Application"). The Applicant proposes to construct a commercial, retail shopping center (the "Project") on the property commonly known as 7501 – 7559 S. Ashland Ave.; 1500 – 1534 W. 76th St.; and 7500 – 7558 S. Laflin St. (the "Property").

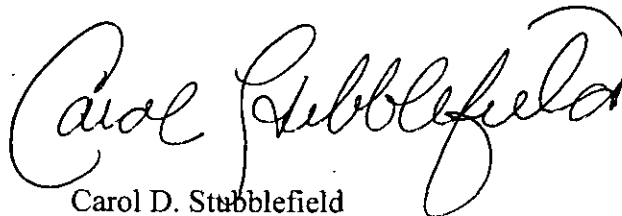
The proposed rezoning application will request City of Chicago approval to rezone the Property from M1-2, Limited Manufacturing/Business Park District to B3-1, Community Shopping District and then to a Business Planned Development for the purpose of constructing the Project which specifically includes the construction of one approximately 42,141 square foot commercial retail building with approximately 175 parking spaces and the creation of two outlot / pads for future commercial retail use. The site area of each outlot / pad will be approximately 29,000 square feet.

The Applicant, Gendell Partners 75th / Ashland LLC, with offices at 3201 Old Glenview Road, Suite 300, Wilmette, Illinois 60091, owns the Property.

Questions regarding the proposed Project or the Application may be addressed to Carol D. Stubblefield at Neal & Leroy, LLC 203 North LaSalle Street, Suite 2300, Chicago, Illinois 60601 (312) 641-7144.

PLEASE NOTE: THE APPLICANT IS NOT SEEKING TO REZONE YOUR PROPERTY. THE APPLICANT IS SEEKING TO REZONE THE PROPERTY REFERENCED HEREIN FOR THE CONSTRUCTION OF A COMMERCIAL RETAIL SHOPPING CENTER. THIS NOTICE IS BEING SENT TO YOU BECAUSE YOU OWN PROPERTY WITHIN 250 FEET OF THE BOUNDARIES OF THE PROPERTY.

Very truly yours,



Carol D. Stubblefield

**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:

Gendell Partners 75th / Ashland 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: 3201 Old Glenview Road, Suite 300
Wilmette, Illinois 60091

C Telephone. 847-679-6660 Fax: 847-679-6695 Email. dwander@terraco realestate.com

D. Name of contact person: Dan Wander

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):

Rezoning of property generally located at W. 76th Street and S. Ashland Avenue

G Which City agency or department is requesting this EDS? Department of Housing & Community Development

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

Specification # _____ and Contract # _____

SECTION II -- DISCLOSURE OF OWNERSHIP INTERESTS

A. NATURE OF THE DISCLOSING PARTY

1. Indicate the nature of the Disclosing Party:

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

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

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>Scott Gendell</u>	<u>Manager</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
------	------------------	---

See Attachment I		

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
--	------------------	--	--

Neal & Leroy, LLC	203 N. LaSalle St., Suite 2300 Chicago, IL 60601	Attorney	\$20,000 est.
EDI	33 W. Monroe St. Chicago IL 60603	Engineer	\$30,000 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 bidder 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)

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

D. CERTIFICATION REGARDING INTEREST IN CITY BUSINESS

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

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

Yes No

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

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

Does the Matter involve a City Property Sale?

Yes No

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

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

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

E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

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

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

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

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

SECTION VI -- CERTIFICATIONS FOR FEDERALLY FUNDED MATTERS

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

A. CERTIFICATION REGARDING LOBBYING

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

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

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

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

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

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

B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY

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

Is the Disclosing Party the Applicant?

Yes

No

If "Yes," answer the three questions below:

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

Yes

No

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

Yes

No

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

Yes

No

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

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

The Disclosing Party understands and agrees that:

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

B. The City's Governmental Ethics and Campaign Financing Ordinances, Chapters 2-156 and 2-164 of the Municipal Code, impose certain duties and obligations on persons or entities seeking City contracts, work, business, or transactions. The full text of these ordinances and a training program is available online 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.

Gendell Partners 75th & Ashland LLC

(Print or type name of Disclosing Party)

By: *Scott M. Gendell*
(Sign here)

Scott Gendell

(Print or type name of person signing)

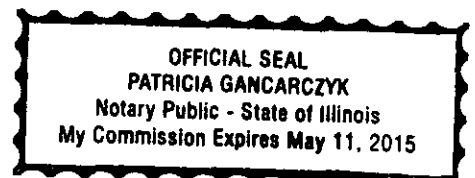
Manager

(Print or type title of person signing)

Signed and sworn to before me on (date) MARCH 5, 2012,
at COOK County, ILLINOIS (state).

Patricia Gancarczyk Notary Public.

Commission expires: 5/11/2015



**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.

Attachment 1
To EDS
For Gendell Partners 75th / Ashland LLC

Section II - B. 2.

1. Scott Gendell
3201 Old Glenview Road, suite 300
Wilmette, Illinois 60091

Percentage Interest in Disclosing Party: 93%

2. Dan Wander
3201 Old Glenview Road, suite 300
Wilmette, Illinois 60091

Percentage Interest in Disclosing Party: 4%

3. Robert Swanson
3201 Old Glenview Road, suite 300
Wilmette, Illinois 60091

Percentage Interest in Disclosing Party: 2%

4. Lauren Stone
3201 Old Glenview Road, suite 300
Wilmette, Illinois 60091

Percentage Interest in Disclosing Party: 1%

SURROUNDING LAND USE MAP

L:\1610 Weimart\1610.007 76th & Ashland\03 Civil\03 Misc Exhibits\Surrounding Land Use Map.dwg 3/5/2012 1:34 PM

PLOT DATE: 3/5/2012 1:37 PM PLOTTED BY: THOMAS WEINSTEIN



N.T.S.

APPLICANT: GENDELL PARTNERS 75TH/ASHLAND LLC
ADDRESS: 7501-7559 S. ASHLAND AVE., 1500-1534 W. 76TH ST. AND 7500-7558 S. LAFLIN ST.
DATE: MARCH 14, 2012

**P.D. BOUNDARY LINE &
R.O.W. ADJUSTMENT MAP**

CHICAGO & WESTERN INDIANA RAILROAD (BELT LINE)

432.43' (P.D.)

349.42' (P.L.)

W. 75TH PLACE

72 LF B-B

S. ASHLAND AVENUE (S.A. ROUTE 097-2025)

663.25'

630.23'

50'

630.10'

S. LAFLIN STREET

663.10'

66 LF

33'

44 LF B-B

358.11'

33'

441.57'

W. 76TH STREET



N.T.S.

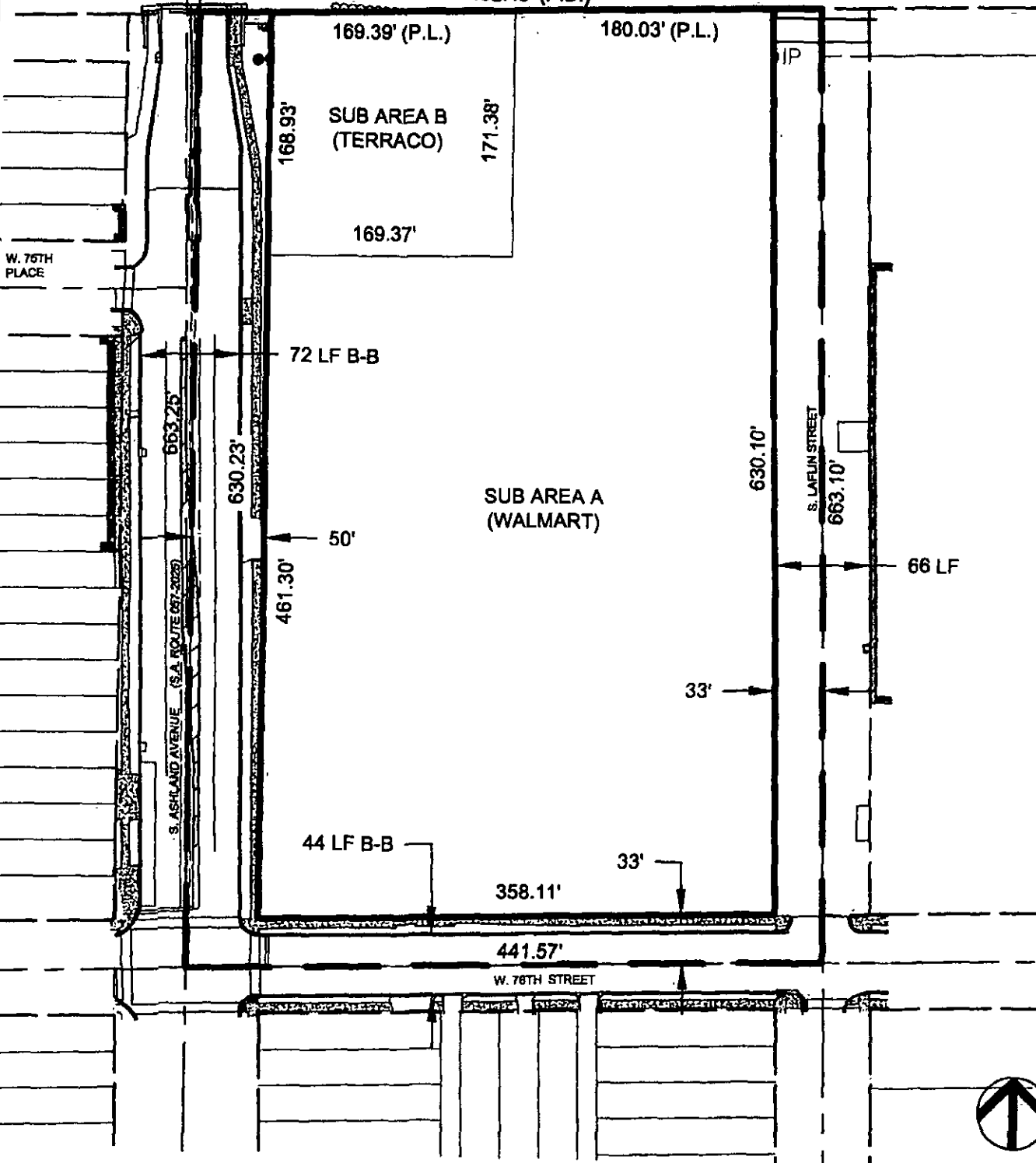
APPLICANT: GENDELL PARTNERS 75TH/ASHLAND LLC
 ADDRESS: 7501-7559 S. ASHLAND AVE., 1500-1534 W. 76TH ST. AND 7500-7558 S. LAFLIN ST.
 DATE: MARCH 14, 2012

L:\1610 Weimart\1610 007 76th & Ashland\03 Civil\03 Mac Exhibits\Property Line Map.dwg 3/5/2012 1:34 PM

PLOT DATE: 3/5/2012 1:36 PM PLOTTED BY: THOMAS WEINSTEIN

SUB-AREA MAP

CHICAGO & WESTERN INDIANA RAILROAD (BELT LINE)
432.43' (P.D.)



L:\1610 Walmart\1610 007 76th & Ashland\03 Civi\03 Misc Exhibits\Sub Area Mapping 3/5/2012 1 34 PM

PLOT DATE: 3/5/2012 1:36 PM PLOTTED BY: THOMAS WEINSTEIN

APPLICANT: GENDELL PARTNERS 75TH/ASHLAND LLC
ADDRESS: 7501-7559 S. ASHLAND AVE., 1500-1534 W. 76TH ST. AND 7500-7558 S. LAFLIN ST.
DATE: MARCH 14, 2012

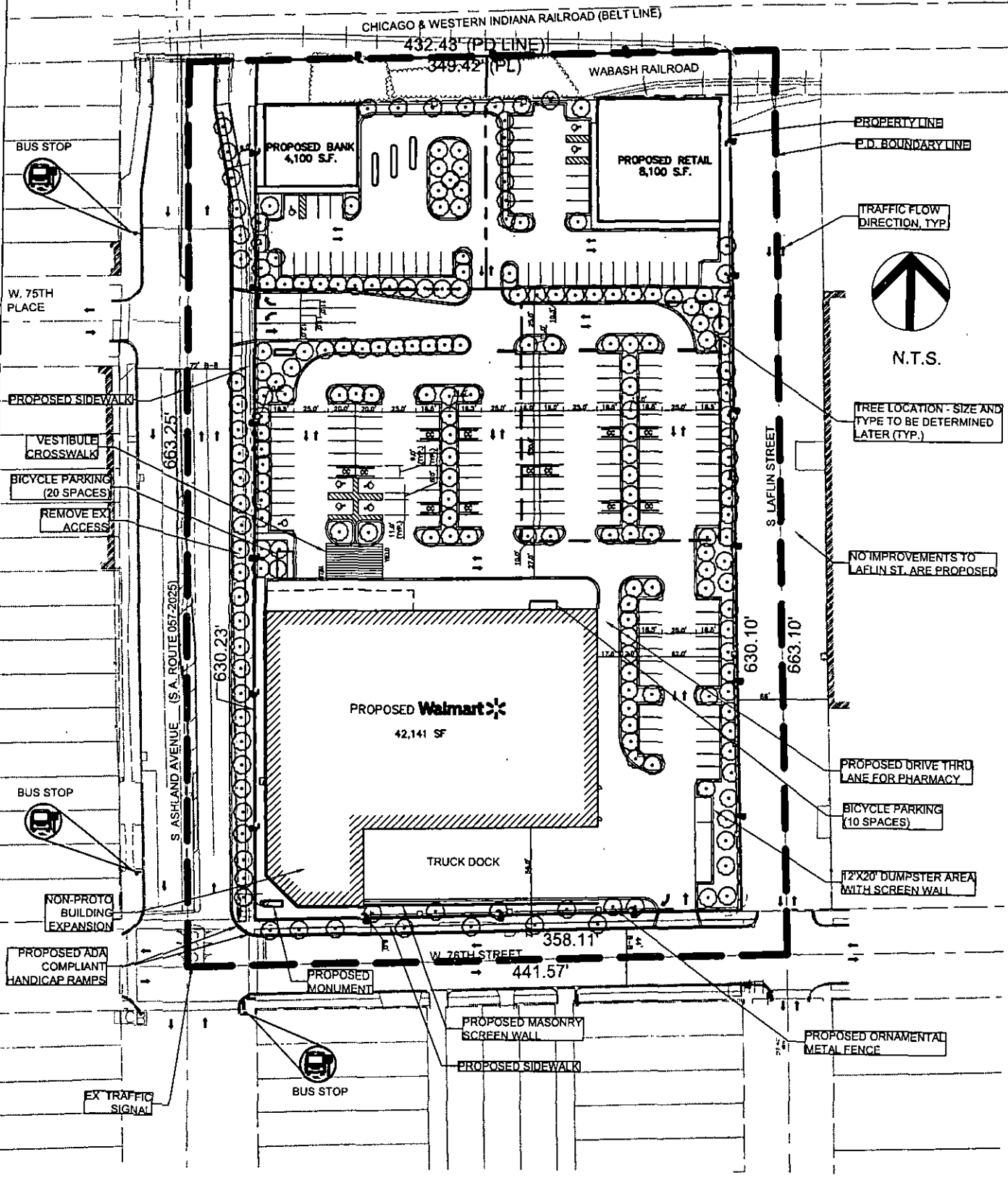


N.T.S.

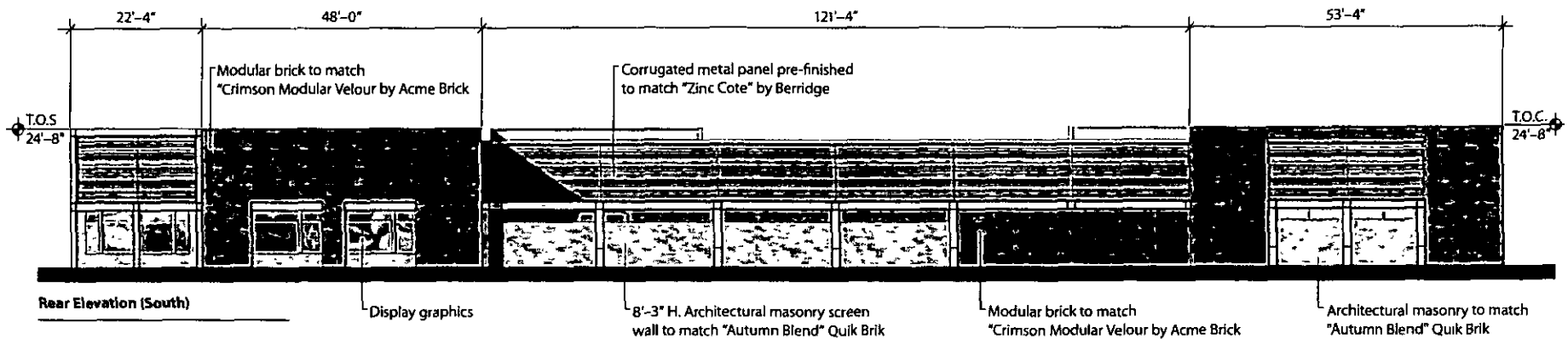
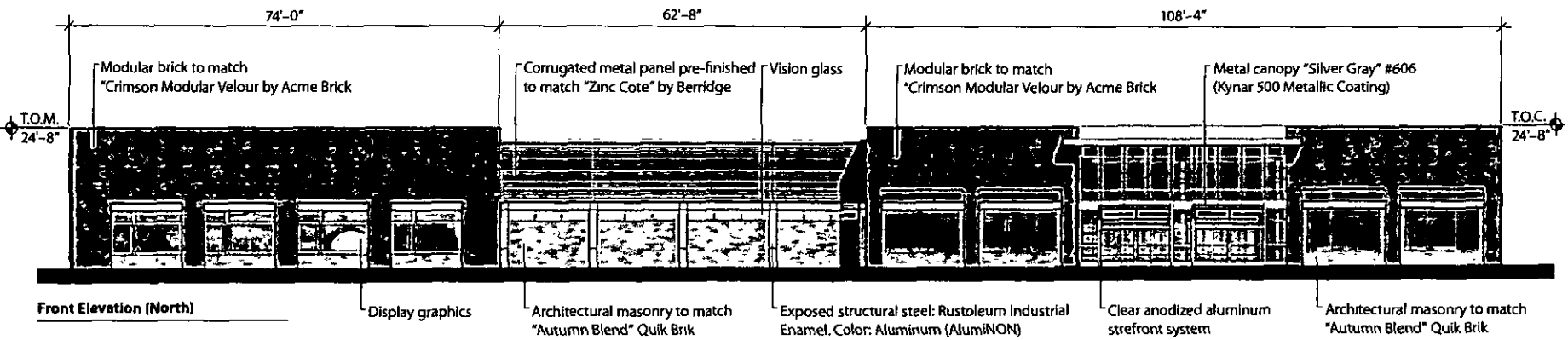
SITE/LANDSCAPE PLAN

L:\1610 Walmart\1510.007 76th & Ashland\03 Civil\03 Misc Exhibits\Site_Landscape Plan.dwg 3/6/2012 2:28 PM

PLOT DATE: 3/6/2012 2:37 PM PLOTTED BY: THOMAS WEINSTEIN



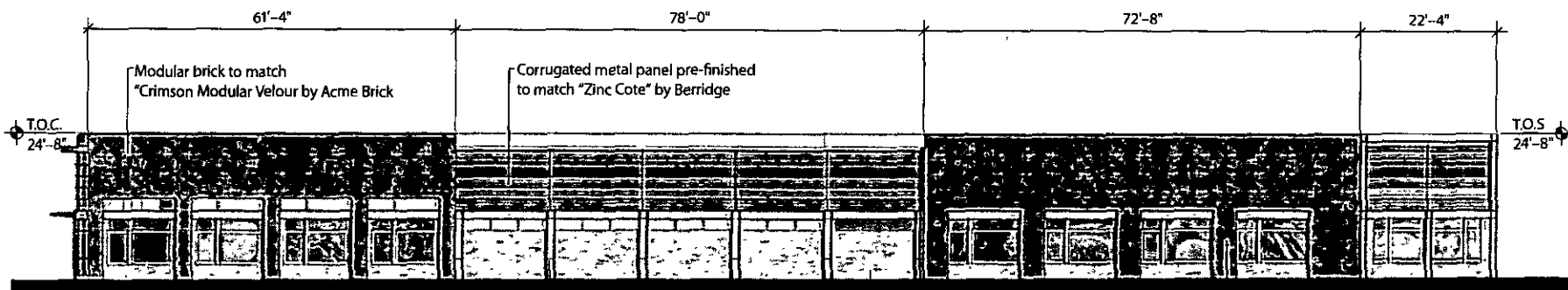
APPLICANT: GENDELL PARTNERS 75TH/ASHLAND LLC
ADDRESS: 7501-7559 S. ASHLAND AVE., 1500-1534 W. 76TH ST. AND 7500-7558 S. LAFLIN ST.
DATE: MARCH 14, 2012



North & South Elevations | 76th & Ashland 5
March 6, 2012

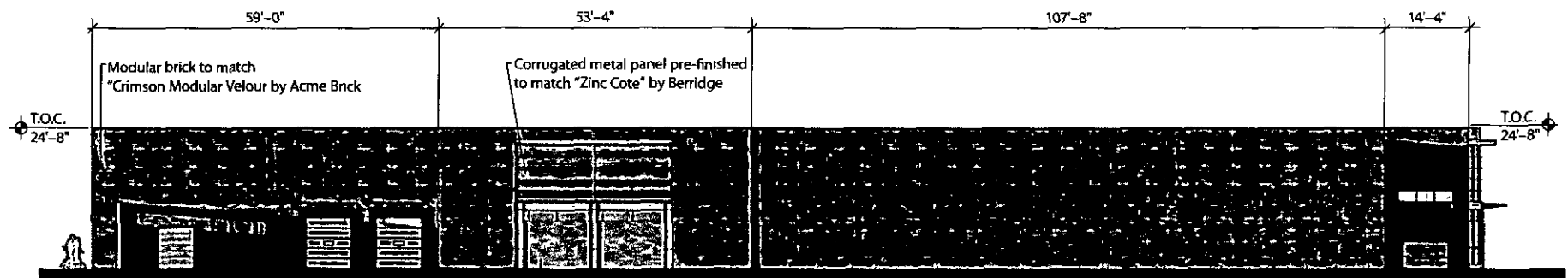
APPLICANT: GENDELL PARTNERS 75TH/ASHLAND LLC
 ADDRESS: 7501-7559 S. ASHLAND AVE., 1500-1534 W. 76TH ST. AND 7500-7558 S. LAFLIN ST.
 DATE: MARCH 14, 2012

PLOT DATE: 3/5/2012 10:55 AM PLOTTED BY: THOMAS WEINSTEIN



Right Elevation (West)

Exposed structural steel: Rustoleum Industrial Enamel. Color: Aluminum (ALUMINON) | Architectural masonry to match "Autumn Blend" Quik Brik | Modular brick to match "Crimson Modular Velour by Acme Brick"

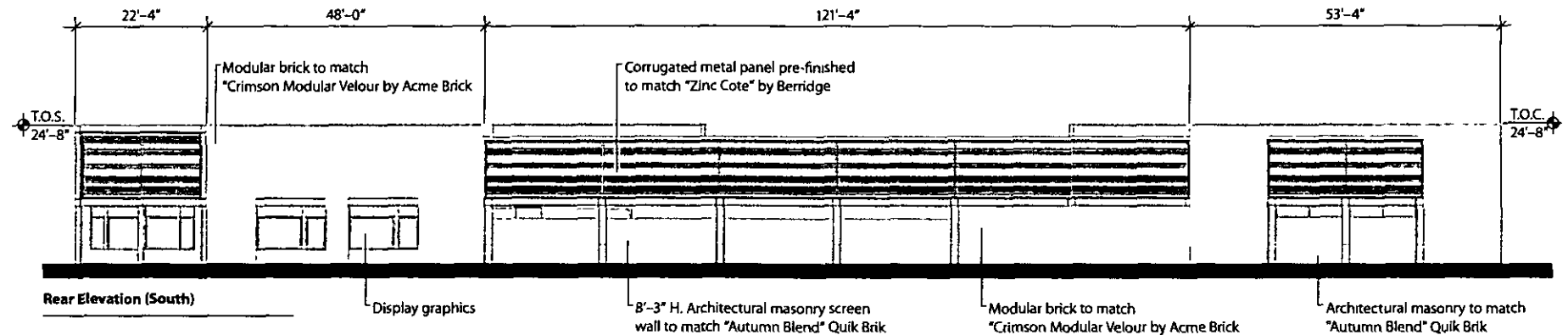
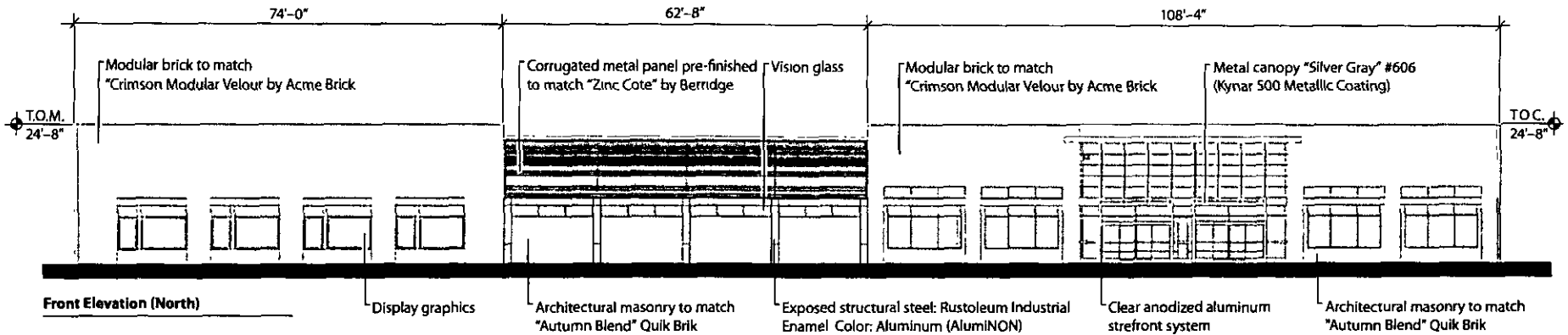


Left Elevation (East)

Architectural masonry to match "Autumn Blend" Quik Brik

APPLICANT: GENDELL PARTNERS 75TH/ASHLAND LLC
 ADDRESS: 7501-7559 S. ASHLAND AVE., 1500-1534 W. 76TH ST. AND 7500-7558 S. LAFLIN ST.
 DATE: MARCH 14, 2012

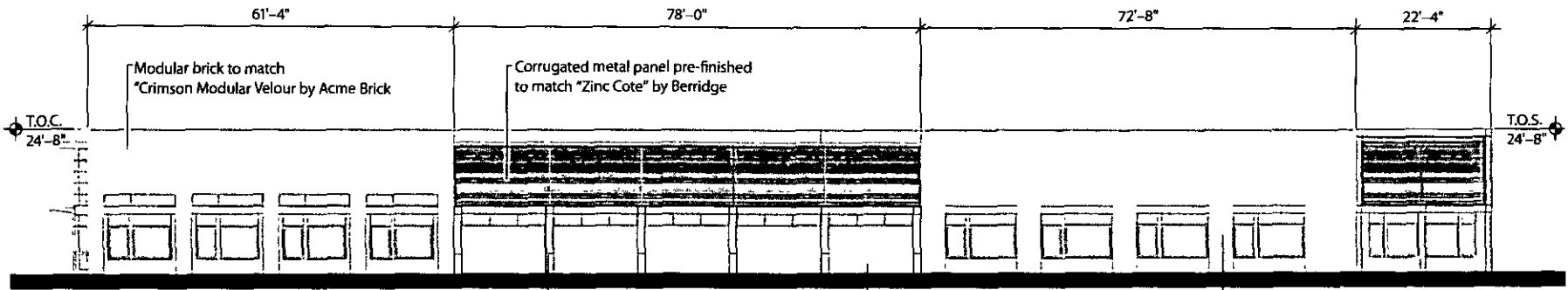
PLU1 DATE: 3/27/2012 10:55 AM PLOTTED BY: THOMAS WEINSTEIN



North & South Elevations | 76th & Ashland 7
March 6, 2012

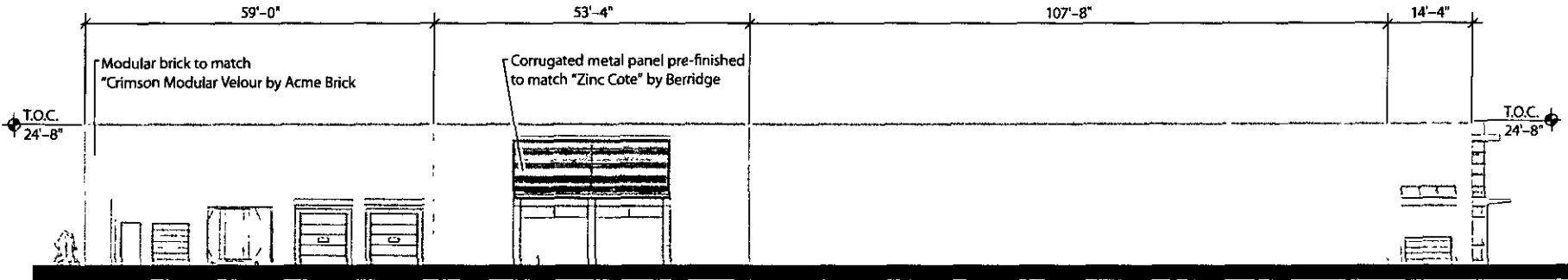
APPLICANT: GENDELL PARTNERS 75TH/ASHLAND LLC
 ADDRESS: 7501-7559 S. ASHLAND AVE., 1500-1534 W. 76TH ST. AND 7500-7558 S. LAFLIN ST.
 DATE: MARCH 14, 2012

PLOT DATE: 3/5/2012 10:50 AM PLOTTED BY: THOMAS WEINSTEIN



Right Elevation (West)

Modular brick to match "Crimson Modular Velour by Acme Brick"
 Corrugated metal panel pre-finished to match "Zinc Cote" by Berridge
 Exposed structural steel: Rustoleum Industrial Enamel. Color: Aluminum (AlumiNON)
 Architectural masonry to match "Autumn Blend" Quik Brk
 Modular brick to match "Crimson Modular Velour by Acme Brick"



Left Elevation (East)

Modular brick to match "Crimson Modular Velour by Acme Brick"
 Corrugated metal panel pre-finished to match "Zinc Cote" by Berridge
 Architectural masonry to match "Autumn Blend" Quik Brk

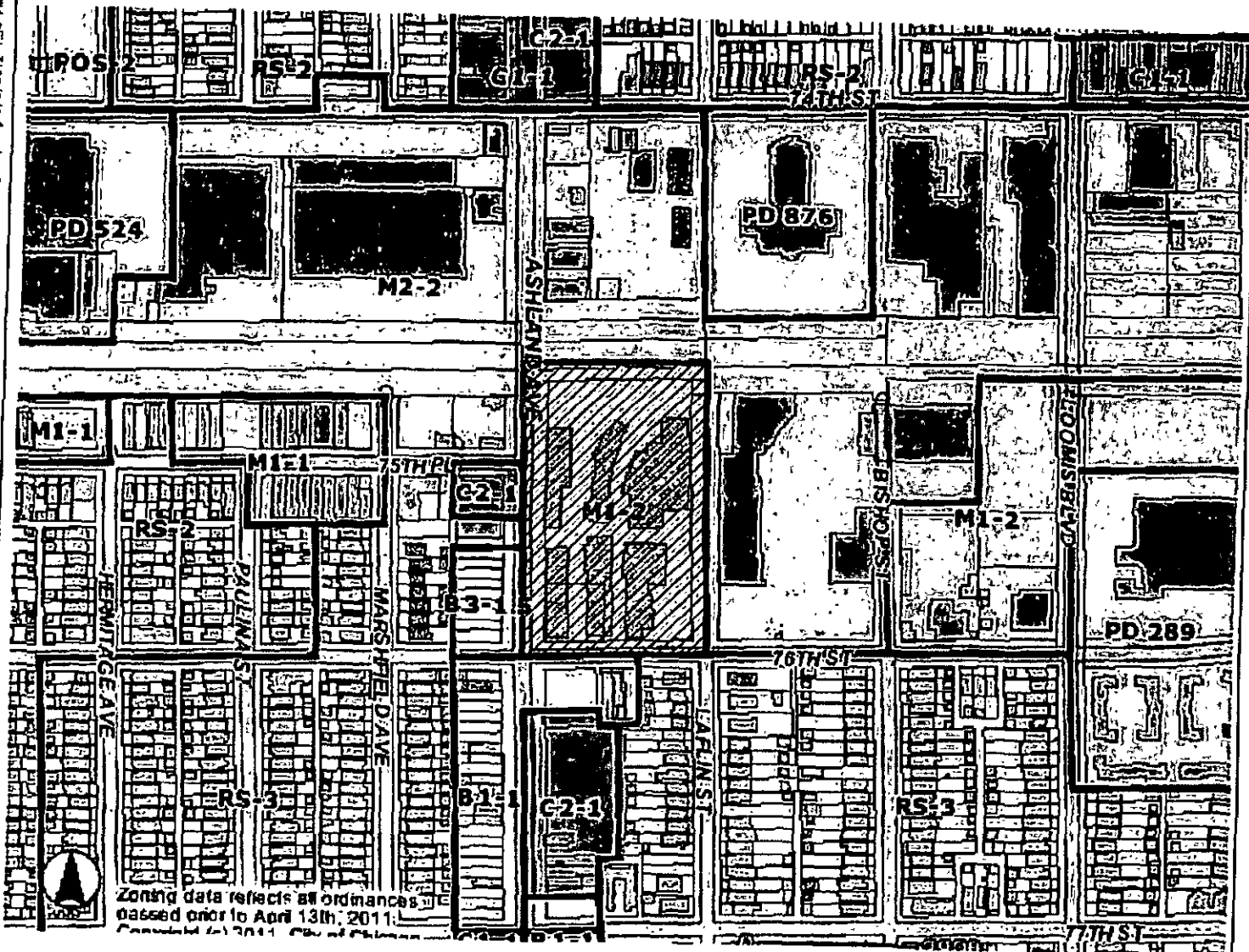
West & East Elevations | 76th & Ashland 8
 March 6, 2012

APPLICANT: GENDELL PARTNERS 75TH/ASHLAND LLC
 ADDRESS: 7501-7559 S. ASHLAND AVE., 1500-1534 W. 76TH ST. AND 7500-7558 S. LAFLIN ST.
 DATE: MARCH 14, 2012

PLUJ DATE: 3/27/2012 10:55 AM PLOTTED BY: THOMAS WEINSTEIN

EXISTING ZONING MAP

L:\1610 Wolmer\1610.007 75th & Ashland\03 Civil\03 Misc Exhibits\Existing Zoning Map.dwg 3/5/2012 1:34 PM



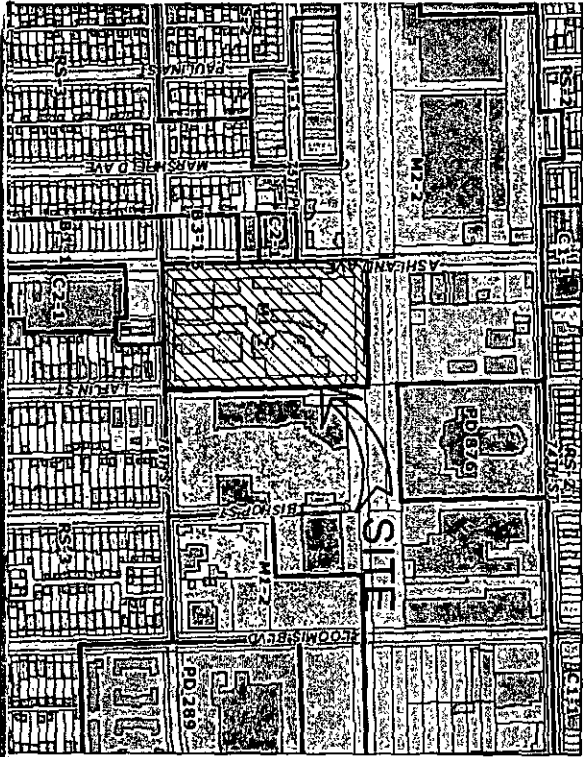
Zoning data reflects all ordinances passed prior to April 13th, 2011.



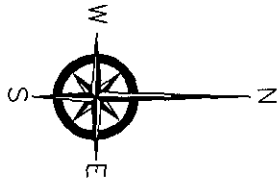
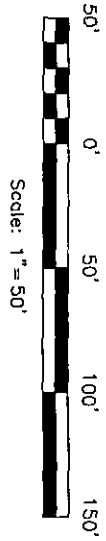
N.T.S.

PLOT DATE: 3/5/2012 1:37 PM PLOTTED BY: THOMAS WEINSTEIN

APPLICANT: GENDELL PARTNERS 75TH/ASHLAND LLC
ADDRESS: 7501-7559 S. ASHLAND AVE., 1500-1534 W. 76TH ST. AND 7500-7558 S. LAFLIN ST.
DATE: MARCH 14, 2012



VICINITY MAP
NOT TO SCALE



13

14

15

PROJECT:

76th & ASHLAND
CHICAGO, ILLINOIS

LE, AR 72716



Environmental Design International inc.

Civil, Survey, Environmental and Construction Inspection Services
33 W. MONROE STREET, SUITE 1825, CHICAGO, IL 60603
Ph. (312) 345-1400 Fax (312)345-0529
www.envdesigni.com

Excellence, Dedication, Innovation

LEGEND	
SYMBOL	DESCRIPTION
•IP	FOUND IRON PIPE
•IR	FOUND IRON ROD
•PK	FOUND PK NAIL
•RR	FOUND RAILROAD SPIKE
+CN	FOUND CROSS NOTCH
INTCH	FOUND CUT NOTCH
•MN	FOUND MAG NAIL
(100.00')	RECORD DISTANCE
100.00'	MEASURED DISTANCE
	PROPERTY LIMITS
	LOT LINES
	CENTER LINE
	RIGHT-OF-WAY LINE

SITE AREA BREAKDOWN		
	SF±	AC±
PARCEL 1	211,380	4.853
PARCEL 2	11,538	0.265
TOTAL	222,918	5.118

A
B
C
D
E

LEGAL DESCRIPTIONS:

PARCEL 1:
ALL OF BLOCK 19 (EXCEPT THAT PART TAKEN FOR ASHLAND AVENUE, AS WIDENED) IN JONES SUBDIVISION IN THE WEST 1/2 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF THE SOUTH 33 FEET OF VACATED 75TH STREET LYING NORTH AND ADJOINING BLOCK 19 IN JONES SUBDIVISION AFORESAID, LYING EAST OF THE EAST LINE OF ASHLAND AVENUE AS WIDENED AND WEST OF THE WEST LINE OF LAFLIN STREET EXTENDED NORTH.

GENERAL NOTES:

1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
2. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA SHOWN HEREON AND REPORT ANY DISCREPANCIES AT ONCE.
3. NO DIMENSIONS SHALL BE DERIVED FROM SCALED MEASUREMENT.
4. ONLY THOSE BUILDING SETBACK LINES AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISION ARE SHOWN HEREON, UNLESS INDICATED OTHERWISE. REFER TO DEED, TITLE INSURANCE POLICY AND LOCAL ORDINANCES FOR OTHER RESTRICTIONS WHICH MAY OR MAY NOT EXIST.
5. DISTANCES AS SHOWN ALONG CURVES ARE ARC DISTANCES UNLESS NOTED AS OTHERWISE.
6. BASIS OF BEARINGS IS ILLINOIS STATE PLANE, EAST ZONE (GPS DERIVED). COORDINATES SHOWN ARE STATE PLANE AND GEODETIC.

SURVEYOR'S NOTES

1. THE MAXIMUM ALLOWABLE RELATIVE POSITIONAL PRECISION FOR MEASUREMENTS CONTROLLING LAND BOUNDARIES ON ALTA/ACSM LAND TITLE SURVEYS IS 0.07 FEET PLUS 50 PPM. THIS SURVEY DOES NOT EXCEED THOSE MAXIMUMS.
2. CONTACT DIGGER AT 1-312-744-7000 FOR EXACT LOCATION OF UNDERGROUND FACILITIES PRIOR TO DIGGING (ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER AND SEWER).
3. LEGAL DESCRIPTION AS SHOWN HEREON CONFORMS TO THAT CONTAINED IN CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 1409 008851039 NSC WITH AN EFFECTIVE DATE OF MARCH 18, 2011. THE FOLLOWING SCHEDULE B EXCEPTIONS ARE NOTED:
 - a. EXCEPTION B IN THE ABOVE REFERENCED NOTE NO. 3 REFERS TO MORTGAGE DATED OCTOBER 31, 2003 AND RECORDED NOVEMBER 3, 2003 AS DOCUMENT NO. 0330727234, MADE BY GENDELL PARTNERS 75TH & ASHLAND, LLC, TO NORTH SHORE COMMUNITY BANK & TRUST COMPANY, TO SECURE A NOTE FOR \$900,000.00. MODIFICATION OF MORTGAGE RECORDED APRIL 6, 2007 AS DOCUMENT NO. 0709602247 INCREASING THE INDEBTEDNESS TO \$2,559,000.00. AFFECTS PARCELS 1 AND 2. NO SURVEY MATTERS DISCLOSED.
 - b. EXCEPTION C IN THE ABOVE REFERENCED NOTE NO. 3 REFERS TO LIEN FOR WATER AND SEWER SERVICES DATED JUNE 21, 2007 AND RECORDED JUNE 26, 2007 AS DOCUMENT NO. 0717735126. AFFECTS 7531 S. ASHLAND AVENUE, CHICAGO, ILLINOIS IN THE AMOUNT OF \$897.19. AFFECT PARCELS 1 AND 2. NO SURVEY MATTERS DISCLOSED.
 - c. EXCEPTION E IN THE ABOVE REFERENCED NOTE NO. 3 REFERS TO ASSIGNMENT OF RENTS RECORDED NOVEMBER 3, 2003 AS DOCUMENT NO. 0330727235 MADE BY GENDELL PARTNERS 75TH & ASHLAND, LLC TO NORTH SHORE COMMUNITY BANK AND TRUST. AFFECTS PARCELS 1 AND 2. NO SURVEY MATTERS DISCLOSED.
 - d. EXCEPTION F IN THE ABOVE REFERENCED NOTE NO. 3 REFERS TO MUNICIPAL REAL ESTATE TRANSFER TAX STAMPS (OR PROOF OF EXEMPTION) MUST ACCOMPANY ANY CONVEYANCE AND CERTAIN OTHER TRANSFERS OF PROPERTY LOCATED IN CHICAGO, ILLINOIS.

TRANSFERS OF PROPERTY LOCATED IN CHICAGO. PLEASE CONTACT SAID MUNICIPALITY PRIOR TO CLOSING FOR ITS SPECIFIC REQUIREMENTS, WHICH MAY INCLUDE THE PAYMENT OF FEES, AN INSPECTION OR OTHER APPROVALS. NO SURVEY MATTERS DISCLOSED.

- e. EXCEPTION H IN THE ABOVE REFERENCED NOTE NO. 3 REFERS TO EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES. NO SURVEY MATTERS DISCLOSED.
- f. EXCEPTION K IN THE ABOVE REFERENCED NOTE NO. 3 REFERS TO RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS, LATERALS AND UNDERGROUND PIPES, IF ANY.
- g. EXCEPTION L IN THE ABOVE REFERENCED NOTE NO. 3 REFERS TO RIGHTS OF WAY FOR RAILROAD SWITCH AND SPUR TRACKS, IF ANY.
- h. EXCEPTION M IN THE ABOVE REFERENCED NOTE NO. 3 REFERS TO RIGHTS OF THE MUNICIPALITY, THE STATE OF ILLINOIS, THE PUBLIC AND ADJOINING OWNERS IN AND TO VACATED 75TH STREET. AFFECTS PARCEL 2.
- i. EXCEPTION N IN THE ABOVE REFERENCED NOTE NO. 3 REFERS TO RIGHTS OF THE PUBLIC AND QUASI-PUBLIC UTILITIES, IF ANY, IN SAID VACATED 75TH STREET FOR MAINTENANCE THEREIN OF POLES, CONDUITS, SEWERS AND OTHER FACILITIES. AFFECTS PARCEL 2.
- j. EXCEPTION O IN THE ABOVE REFERENCED NOTE NO. 3 REFERS TO RIGHTS OF WABASH RAILWAY IN AND TO PARCEL 2.
- k. EXCEPTION P IN THE ABOVE REFERENCED NOTE NO. 3 REFERS TO RIGHTS, IF ANY, OF THE CITY OF CHICAGO AND OF THE PUBLIC GENERALLY, AND PUBLIC UTILITIES, IN AND TO THE 18 FOOT ALLEY AS SHOWN ON THE PLAT OF J.R. LANES SUBDIVISION RECORDED SEPTEMBER 23, 1891 AS DOCUMENT 1540324. AFFECTS PARCEL 1.
- l. EXCEPTION Q IN THE ABOVE REFERENCED NOTE NO. 3 REFERS TO TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THE ENVIRONMENTAL NO FURTHER REMEDIATION LETTER RECORDED MARCH 30, 2001 AS DOCUMENT 0010255145. AFFECTS PART OF PARCEL 1.
- m. EXCEPTION R IN THE ABOVE REFERENCED NOTE NO. 3 REFERS TO TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THE LEAKING UNDERGROUND STORAGE TANK ENVIRONMENTAL NOTICE RECORDED OCTOBER 18, 2002 AS DOCUMENT NO. 0021147957. AFFECTS PART OF PARCEL 1.
4. ELECTRIC, GAS, TELEPHONE AND UTILITY LINES AS SHOWN HEREON ARE DEPICTED FROM FIELD LOCATION OF VISIBLE EVIDENCE OF FACILITIES AND ATLASSES PROVIDED BY THE CITY OF CHICAGO OFFICE OF UNDERGROUND COORDINATION, RESPONSE #48804. REFER TO THE ABOVE REFERENCED NOTE NO. 2.
5. WATERMAINS, SANITARY AND STORM SEWER LINES AS SHOWN HEREON ARE DEPICTED FROM FIELD LOCATION OF VISIBLE EVIDENCE OF FACILITIES AND ATLASSES PROVIDED BY THE CITY OF CHICAGO OFFICE OF UNDERGROUND COORDINATION, RESPONSE #48804. REFER TO THE ABOVE REFERENCED NOTE NO. 2. SANITARY SEWERS AND STORM DRAINS WERE NOT EXPOSED FOR LOCATION BY SURVEYOR. USE OF THESE LOCATIONS IS SUBJECT TO VERIFICATION BY CLIENT, ENGINEER, CONTRACTOR OR THE TITLE COMPANY. RECOMMENDED PROCEDURES ARE GROUND PENETRATING RADAR, TV INSPECTION OF THE INTERIOR OF SANITARY AND STORM DRAIN LINES AND METAL DETECTION METHOD USED TO VERIFY THE POSITION OF CAST IRON WATERMAIN IF LINES ARE NOT UNCOVERED.
6. TABLE A CERTIFICATION ITEMS:
- ITEM 1: MONUMENTS ARE SHOWN HEREON.
- ITEM 2: VICINITY MAP IS SHOWN HEREON.
- ITEM 3: BASED ON CAREFUL INSPECTION OF FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 17031C0520J (UNPRINTED), THE PROPERTY SHOWN HEREON LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- ITEM 4: GROSS LAND AREA IS SHOWN HEREON.
- ITEM 5: SOURCE BENCHMARKS ARE SHOWN HEREON.
- ITEM 6: NO ZONING INFORMATION WAS PROVIDED BY INSURER AS REQUIRED UNDER TABLE A, ITEM 6(b).
- ITEMS 7(a) and 7(b)(1): EXTERIOR DIMENSIONS AND FOOTPRINTS OF FOUNDATION REMAINS ARE SHOWN HEREON. NO BUILDINGS EXIST ON THE SURVEYED PROPERTY, BUT A SHED IN DISREPAIR EXISTS NEAR THE SOUTHWEST CORNER.
- ITEM 7(c): NO BUILDINGS EXIST TO OBTAIN HEIGHTS, BUT FINISHED FLOOR ELEVATIONS OF FOUNDATION REMAINS ARE SHOWN HEREON.
- ITEM 8. SUBSTANTIAL VISIBLE IMPROVEMENTS ARE SHOWN HEREON.
- ITEM 9: NO PARKING SPACES EXIST ON THE SURVEYED PREMISES.
- ITEM 10(a): NO DIVISION OR PARTY WALLS WERE DESIGNATED BY CLIENT.
- ITEM 11(b): REFER TO NOTES 4 AND 5 ABOVE.
- ITEM 13: REFER TO THE OWNERSHIP TABLE FOR NAMES OF ADJOINING OWNERS.
- ITEM 16: NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WAS FOUND.
- ITEM 17: SURVEYOR IS AWAITING A RESPONSE FROM CONTROLLING AGENCIES REGARDING PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES.
- ITEM 18: NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL WAS FOUND.
- ITEM 19: NO WETLANDS WERE DELINEATED FOR LOCATION BY SURVEYOR.
- ITEM 20(a): NO OFFSIDE EASEMENTS WERE DISCLOSED TO SURVEYOR.
- ITEM 22: SEE SEPARATE REPORT.
7. NO RECORDED DOCUMENTS HAVE BEEN FOUND BY CHICAGO TITLE INSURANCE COMPANY OR BY E.D.I. THAT SHOW THESE PORTIONS OF THE STREETS TO BE CLOSED OR VACATED. PER CHICAGO TITLE INSURANCE COMPANY, UNTIL THE CITY RECORDS A VACATION DOCUMENT, A CONVEYANCE OF A DEDICATED STREET BY AN ENTITY OTHER THAN THE CITY HAS NO EFFECT AND WOULD NOT BE INSURED BY THE TITLE COMPANY.

F
G
H
I
J
K
L
M
N
O
P
Q
R
S
T
U
V
W
X
Y
Z

L:\1610 Walnut\1610 007 76th & Ashland\GA Survey\GA EDI CAD\ULTA - ACSM LAND TITLE SURVEY.dwg 3/5/2012 2:57 PM

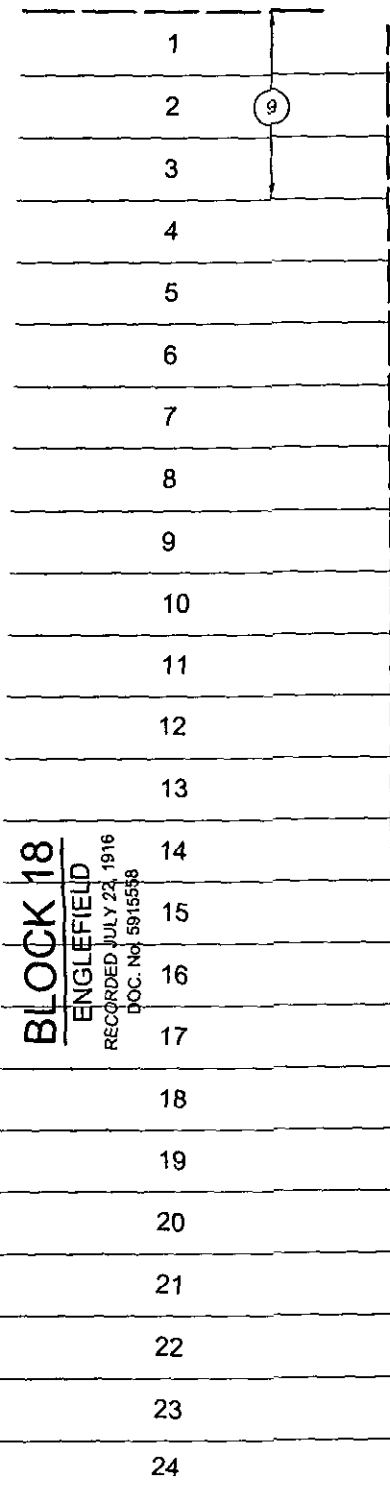
PLOT DATE: 3/5/2012 3:28 PM PLOTTED BY THOMAS WEINSTEIN

CUT CROSS IN WALK
3.00' W & ON LINE

1854353.9385 N
1167041.4040 E
41°45'21"N
87°39'48"W

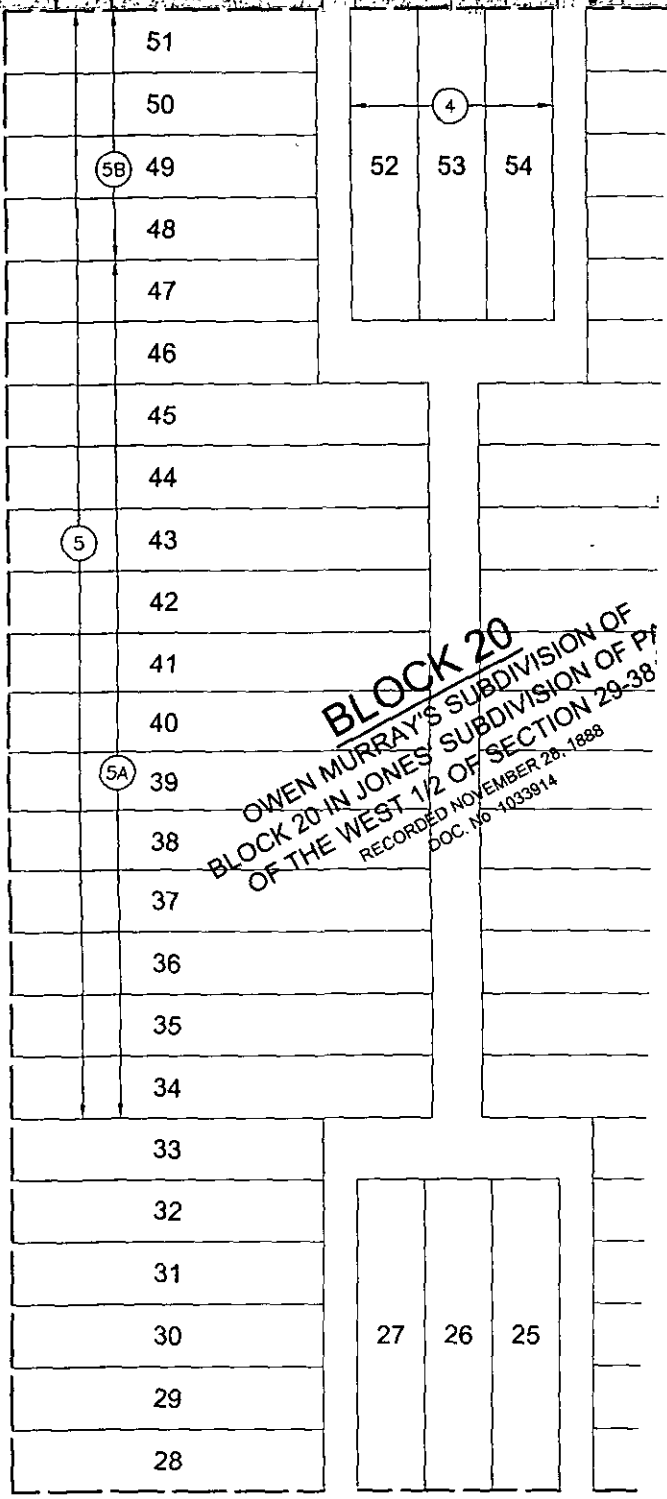
FOUND CROSS
1.84' S & 139.93' E

W. 76TH STREET



BLOCK 18
ENGLEFIELD
RECORDED JULY 24, 1916
DOC. NO. 5915558

WEST LINE OF THE SW 1/4 OF
SECTION 29-38-14 AS
MONUMENTED AND OCCUPIED



BLOCK 20
OWEN MURRAY'S SUBDIVISION OF
BLOCK 20-IN JONES' SUBDIVISION OF P
OF THE WEST 1/2 OF SECTION 29-38'
RECORDED NOVEMBER 28, 1888
DOC. NO. 1033914

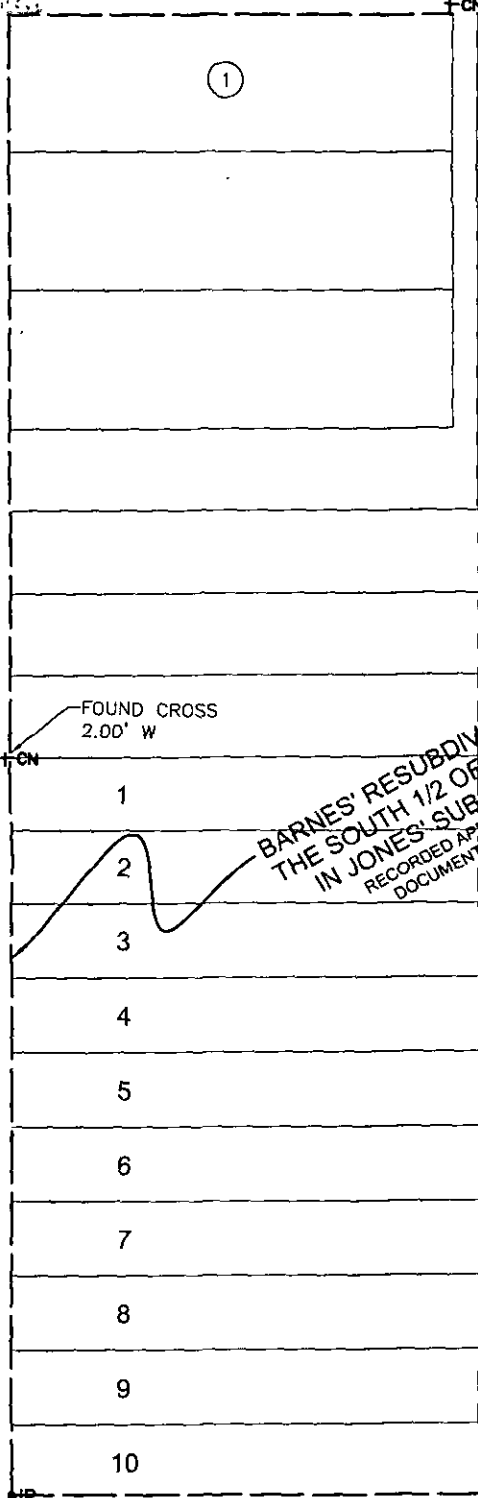
FOUND CROSS
3.00' W

W. 77TH
STREET

CUT CROSS IN WALK
3.00' S & 3.00' E

FOUND CROSS
4.00' N

- 3 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- RT 10
- LA 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23
- 24



BARNES' RESUBDIVISION OF
THE SOUTH 1/2 OF BLOCK 21
IN JONES' SUBDIVISION
RECORDED APRIL 7, 1916
DOCUMENT 5840869

INDEX	P.L.
①	20-29-30
②	20-29-30 (PT)
	20-29-30
*③	20-29-30
④	20-29-30
	20-29-30
	20-29-30
⑤	20-29-30
⑥	20-30-40
⑦	20-30-40
	20-30-40
⑧	20-30-40
	20-30-40
	20-30-40
	20-30-40
	20-30-40
	20-30-40
	20-30-40
⑨	20-30-40
⑩	20-29-30
	20-29-30

DIT = DEED IN TRU
QCD = QUIT CLAIM
LWD = LIMITED WAR
*LAST DEED OF REC

ZONING MAP
NOT TO SCALE

OWNERSHIP TABLE

	TYPE	DATE	DOC. No.	GRANTEE
-405	DIT/QCD	07/14/1999	9967315	AMERICAN NATIONAL BANK & TRUST COMPANY OF CHICAGO U/T/A DATED 6/9/1999 TRUST No. 125104-0-0
-001	TDIT	08/02/1991	91-390218	AMERICAN NATIONAL BANK & TRUST COMPANY OF CHICAGO U/T/A DATED 6/27/1991 TRUST No. 114120-04
-001	DIT	11/12/1985	85-276444	AMERICAN NATIONAL BANK & TRUST COMPANY OF CHICAGO U/T/A DATED 2/01/1985 TRUST No. 63617
-022	MTG	05/31/1990	90-254572	BETTY J. COVINGTON
-018	QCD	08/31/1989	89-409087	RIVER FOREST BANK AS TRUSTEE U/T/A No. 2735
-019				
-020				
-055	WD (A) WD (B)	02/14/2007 03/12/2007	0704533190 0707105086	76TH & ASHLAND INVESTORS, INC.
-002	QCD	08/06/1997	97-570889	SAMMIE SUTTON
-035	TDIT	12/08/1995	95-853175	STANDARD BANK & TRUST COMPANY, AS TRUSTEE U/T/A DATED 10/18/1994 TRUST No. 14602
-019				
-020	WD	01/13/2011	1101304039	RELIABLE GROUP, LLC AN ILLINOIS LIMITED LIABILITY COMPANY
-021				
-022				
-023				
-024				
-025				
-026				
-027				
028				
020	JSD	01/28/2011	1102831051	MB885 LLC
002	LWD	11/03/2003	0330727233	GENDELL PARTNERS 75TH/ASHLAND, LLC
003				

WD = WARRANTY DEED MTG = MORTGAGE

D JSD = JUDICIAL SALE DEED TDIT = TRUSTEE'S DEED IN TRUST
TY DEED

) NOT FOUND AT COUNTY RECORDER'S OFFICE

) CHICAGO TITLE INSURANCE COMPANY
GENDELL PARTNERS 75TH/ASHLAND LLC, AN ILLINOIS LIMITED LIABILITY COMPANY
WAL-MART STORES, INC.

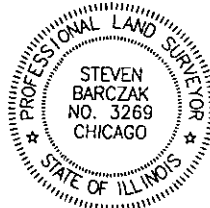
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(b), 13, 15, 16, 17, 18, 19, 20(a), 21 AND 22 OF SCHEDULE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 20, 2011.

DATE OF PLAT OR MAP: *MAY 5 2012*

CLIENT:



WAL-MART STORES, INC.
2001 SE 10th STREET, BENTONVILLE, AR



No.	Revision/Issue	Date
2 <td>SURVEY UPDATE <td>3/1/2012</td> </td>	SURVEY UPDATE <td>3/1/2012</td>	3/1/2012
1 <td>UPDATE TOPOGRAPHIC SURVEY <td>9/6/2011</td> </td>	UPDATE TOPOGRAPHIC SURVEY <td>9/6/2011</td>	9/6/2011

PROJECT No. 1610.007

SCALE: 1"= 30'

REVIEWED BY: MTR

CHECKED BY: SB

DRAWN BY: MT

FIELD CREW: MM/AH

FIELD DATE: 5/20/2011

DATE: 6/10/2011