



City of Chicago



O2019-325

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	1/23/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 4-F at 456-485 W Cermak Rd, 2124-2230 S Grove St - App No. 19938
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

19938
INTRO DATE
JAN 23, 2019

ORDINANCE

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the current Business Planned Development Number 1171 symbols and indications as shown on Map No. 6-F, and all of the current Planned Manufacturing District Number 11 symbols and indications as shown on Map No. 4-F in the area bounded by:

A line 109.12 feet north of West Cermak Road as measured along the west line of South Grove Street and perpendicular thereto; a line 97 feet west of South Grove Street and parallel thereto; a line 184.04 feet north of West Cermak Road as measured along the west line of South Grove Street and perpendicular thereto; South Grove Street; a line 397.48 feet south of West Cermak Road as measured along the west line of South Grove Street and perpendicular thereto; and the Chicago River

to those of Business Planned Development Number 1171, as amended, which is hereby established in the area described above.

SECTION 2. This Ordinance shall be in force and effect from and after its passage and due publication.

Property Address: 456-85 West Cermak Road/2124-2230 South Grove Street

BUSINESS PLANNED DEVELOPMENT
NO. 1171, AS AMENDED PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number 1171, (“Planned Development”) consists of approximately 132,701 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (“Property”) and is owned or controlled by the Applicant, Sky River, 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, assigns or grantees.

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

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

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

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

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

4. This Plan of Development consists of seventeen (16) Statements: a Bulk Regulations Table; an Existing Land-Use Map; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Ground Floor Plan; and Building Elevations submitted herein. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.

5. The following uses are permitted in the area delineated herein as a Business Planned Development: Animal Sales and Grooming (no kennels or stables); Artist Work or Sales Space; Body Art Services; Building Maintenance Services; Business Equipment Sales and Service; Business Support Services (except as more specifically regulated); Communication Service Establishments; Eating and Drinking Establishments (all, including outdoor patio at-grade); Indoor Special Event including incidental liquor sales; Financial Services (excluding payday loan stores, pawn shops and drive-thru facilities); Food and Beverage Retail Sales; Liquor Store; Liquor Sales; Fortune Telling Service; Medical Service; Office; Parking- non-accessory; Personal Service; Repair or Laundry Service; Consumer (including dry-cleaning drop-off/pick-up, no plant on premises); Retail Sales, Sports and Recreation, Participant (excluding Outdoor); Children's Play Center; Valuable Objects Dealer; Co-located Wireless Communications Facilities, hotel, banquet and accessory uses including parking and loading; except that for the portion of the Property located to the north of Cermak Road, the permitted uses shall be limited solely to accessory and non-accessory parking.

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 Applicant acknowledges the importance of the Chicago River as a resource for both commerce and recreation and also acknowledges the City's goals of improving the appearance, quality and accessibility of the river, as contained in the waterway planned development guidelines contain in the Chicago Zoning Ordinance (Section 17-8-0912) and the Chicago River Corridor Design Guidelines and Standards. To further these goals, the Applicant agrees to: (a) provide a

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landscaped 30-foot-wide river setback and continuous riverside trail as indicated on the Site Plan, Public and Common Open Space Plan and Landscape Plan; and, (b) permit connection of such setback and trail to the setback and trails of adjacent properties when the river edges of the adjacent properties are similarly improved. The Applicant shall permit un-gated public access to the river setback and provide signage on the riverwalk that the riverwalk is open to the public during typical Chicago Park District hours. All improvements within the river setback must be substantially completed prior to receipt of Certificate of Occupancy for the principal building, provided that planting may be delayed, if consistent with good landscape practice, but not longer than one year following receipt of the occupancy certificate.

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 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.

10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.

11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.

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

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

14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.

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15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises (“M/WBEs”) and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant’s goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant’s proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant’s submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant’s preliminary outreach plan, (b) a description of the Applicant’s outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant’s outreach efforts, and (d) updates (if any) to the applicant’s M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

16. 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 portion of the Property south of Cermak Road to the previously approved PD 1171, as approved by City Council on September 8, 2010, and the portion of the Property north of Cermak Road to PMD 11.

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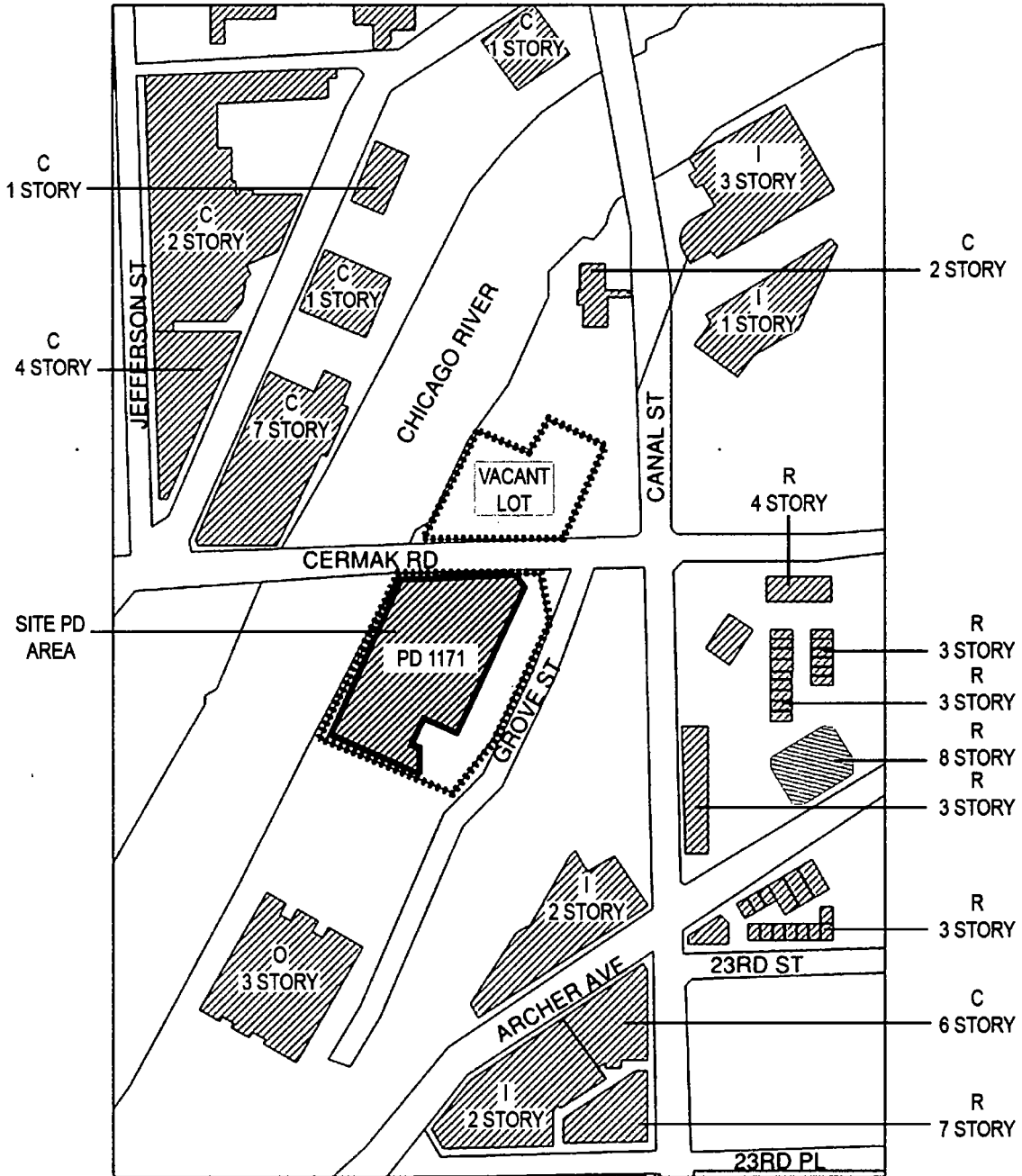
BUSINESS PLANNED DEVELOPMENT, NUMBER 1171, AS AMENDED
PLAN OF DEVELOPMENT
BULK REGULATIONS AND DATA TABLE

<u>GROSS SITE AREA:</u>	166,138.95 square feet
<u>NET SITE AREA:</u>	132,701.00 square feet
<u>AREA REMAINING IN THE PUBLIC WAY:</u>	33,437.95 square feet
<u>MAXIMUM FAR:</u>	3.0
<u>SETBACKS FROM PROPERTY LINE:</u>	Per the attached site plan
<u>MAXIMUM NUMBER OF HOTEL KEYS:</u>	200
<u>MINIMUM NUMBER OF ACCESSORY OFF-STREET PARKING:</u>	131
<u>MINIMUM NUMBER OF OFF-STREET LOADING:</u>	Three 10' x 25' One 10' x 50'
<u>MAXIMUM BUILDING HEIGHT:</u>	93 feet

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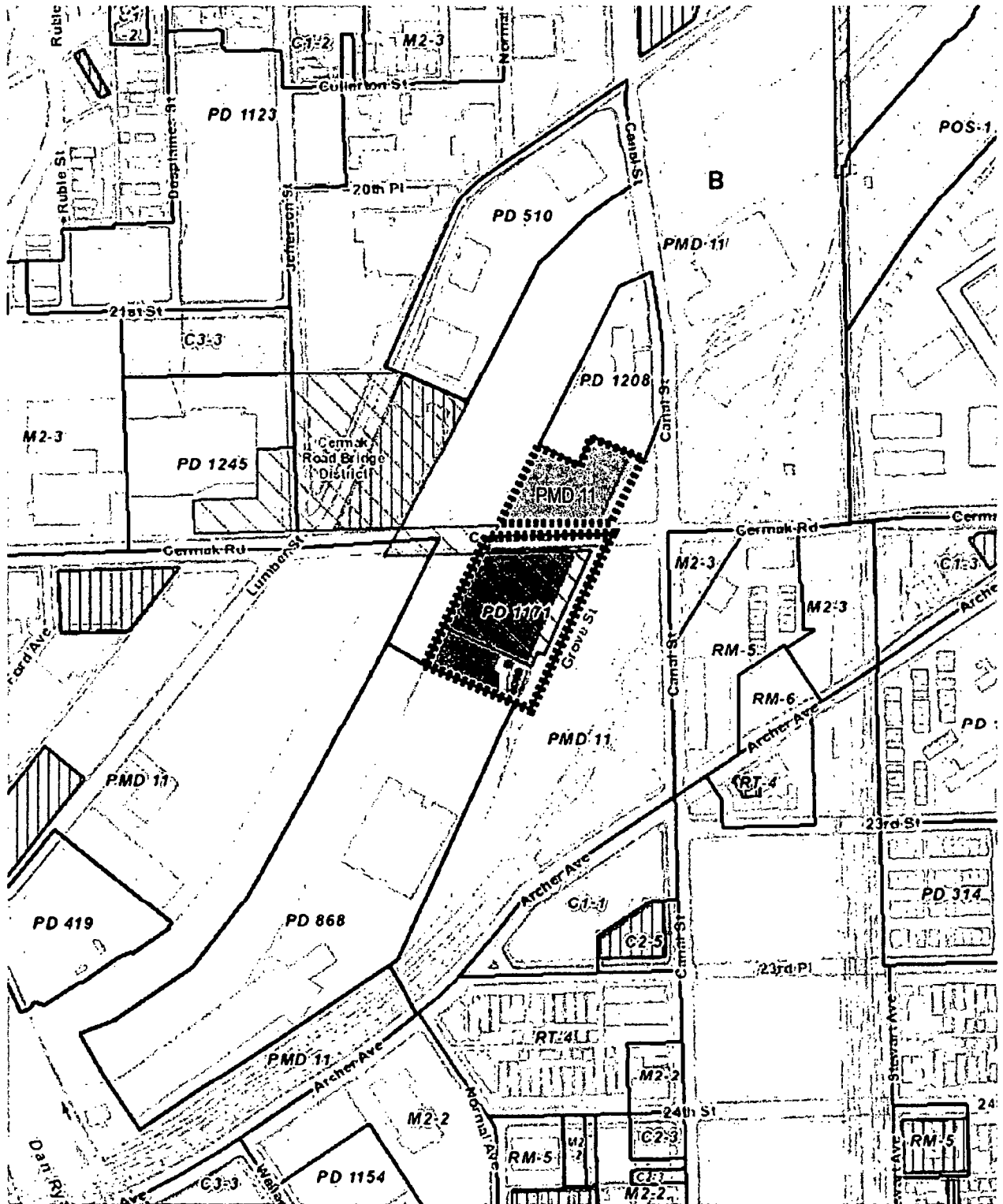
Existing Land Use Map:

C = COMMERCIAL
 I = INDUSTRIAL
 R = RESIDENTIAL
 O = OFFICE



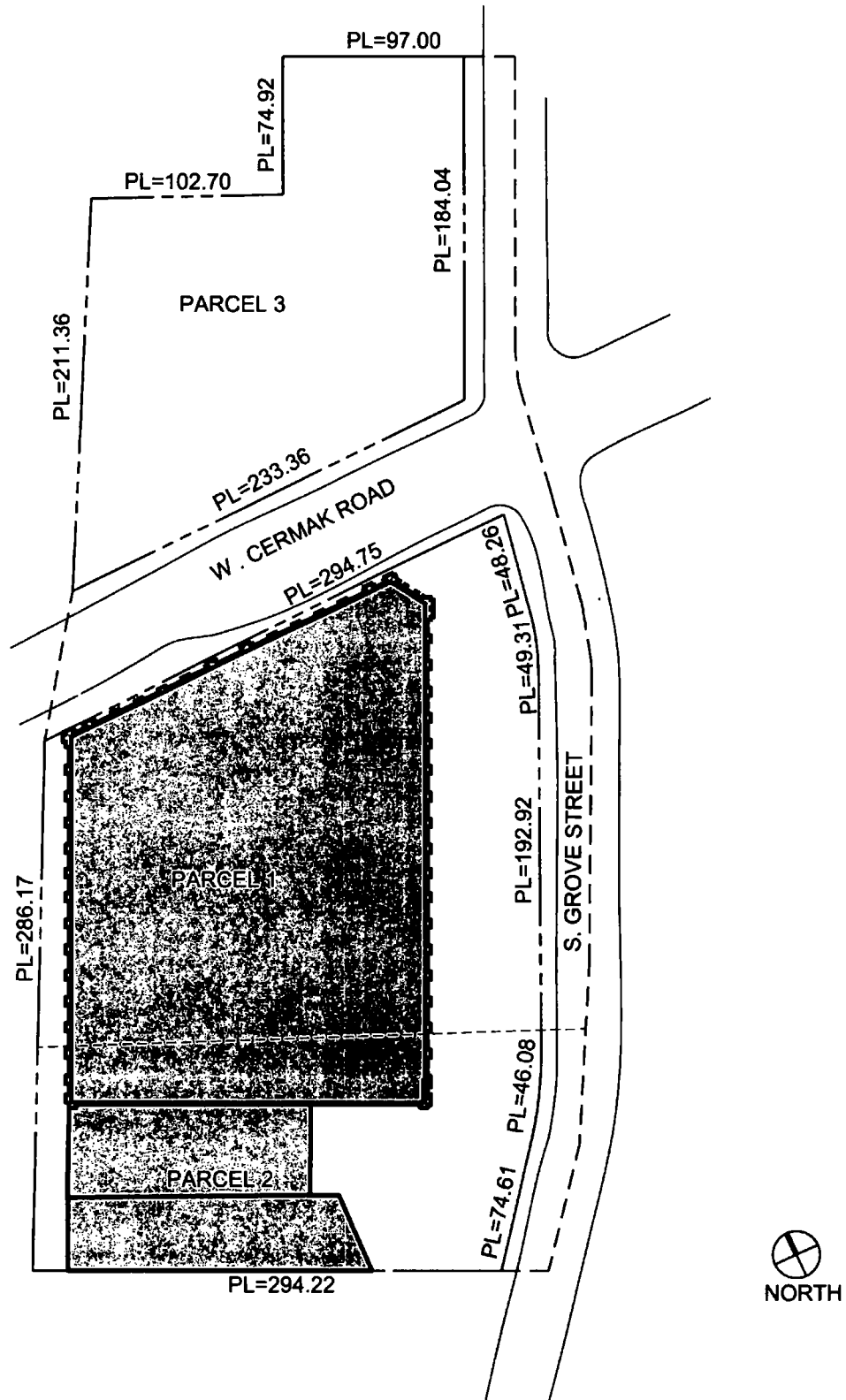
Applicant: Sky River, LLC
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Existing Zone Map:



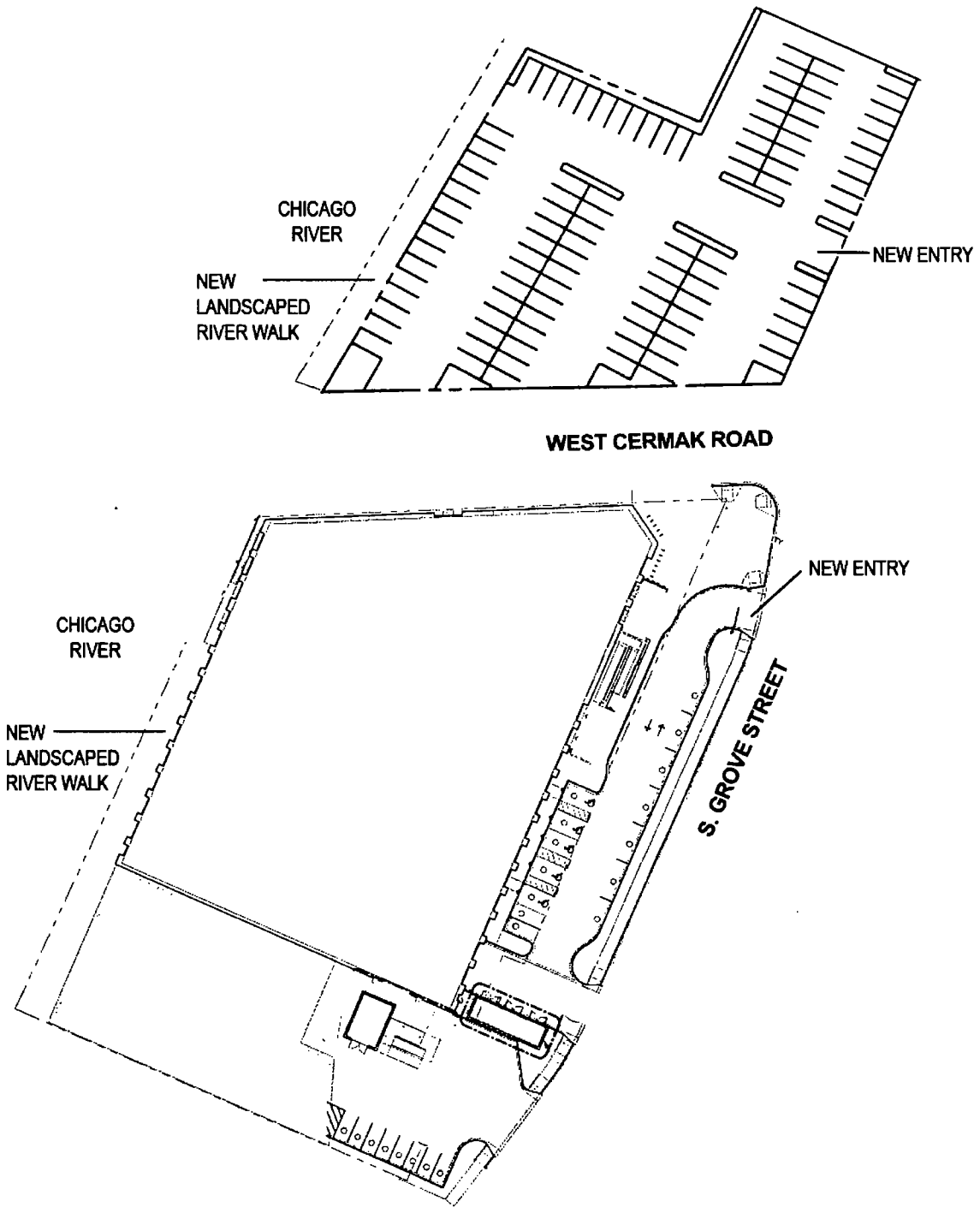
Applicant:	Sky River, LLC
Address:	456-85 West Cermak Road/2124-2230 South Grove Street
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Planned Development & Property Line Map:



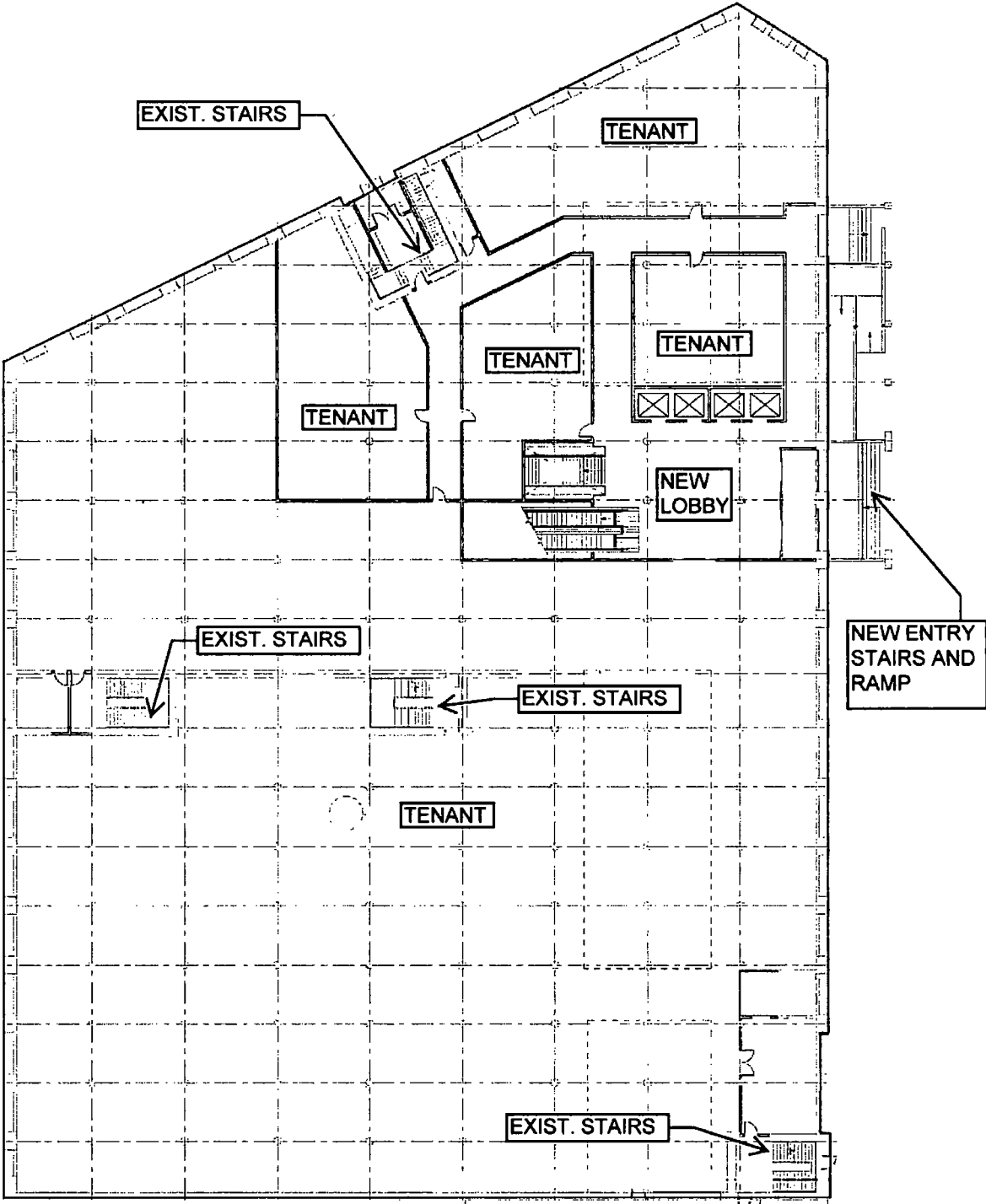
Applicant: Sky River, LLC
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Site Plan:



Applicant: Sky River, LLC
Address: 456-85 West Cermak Road/2124-2230 South Grove Street
Introduction Date: January 23, 2019
Plan Commission Date:

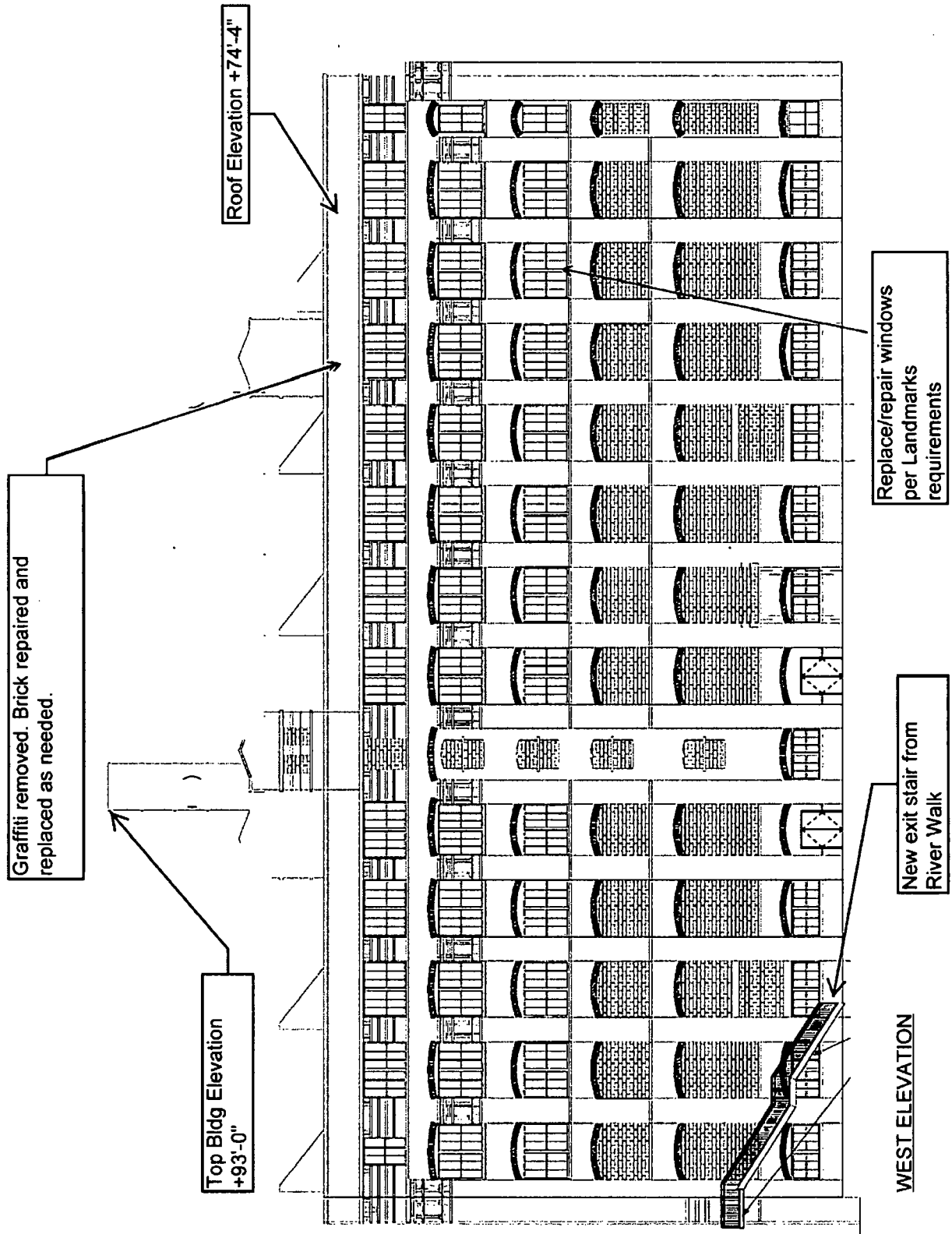
Ground Floor Plan:



PROPOSED FIRST FLOOR PLAN

Applicant: Sky River, LLC
Address: 456-85 West Cermak Road/2124-2230 South Grove Street
Introduction Date: January 23, 2019
Plan Commission Date:

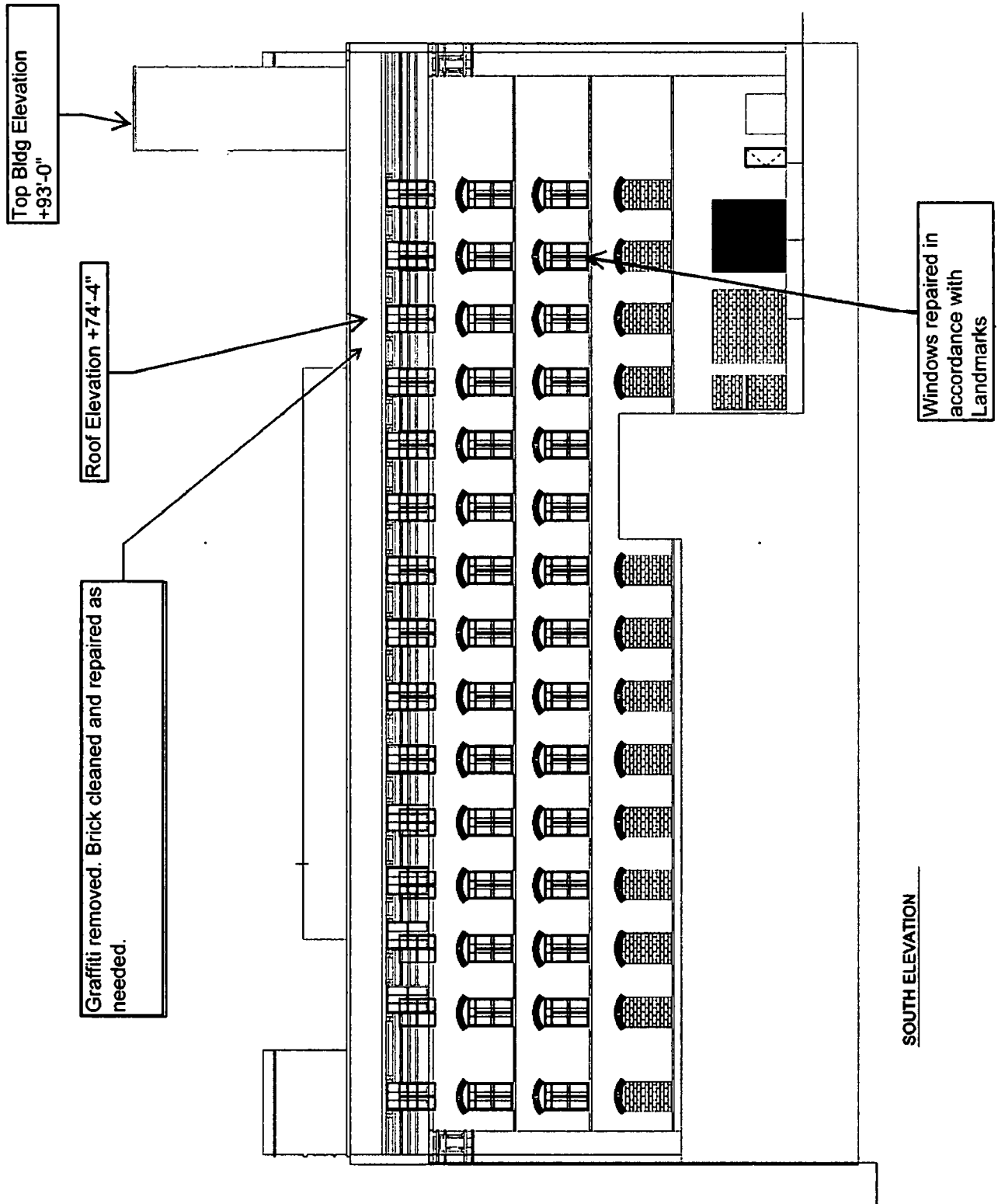
Building Elevation



Applicant:
Address:
Introduction Date:
Plan Commission Date:

Sky River, LLC
456-85 West Cermak Road/2124-2230 South Grove Street
January 23, 2019

Building Elevations:



Applicant:

Address:

Introduction Date:

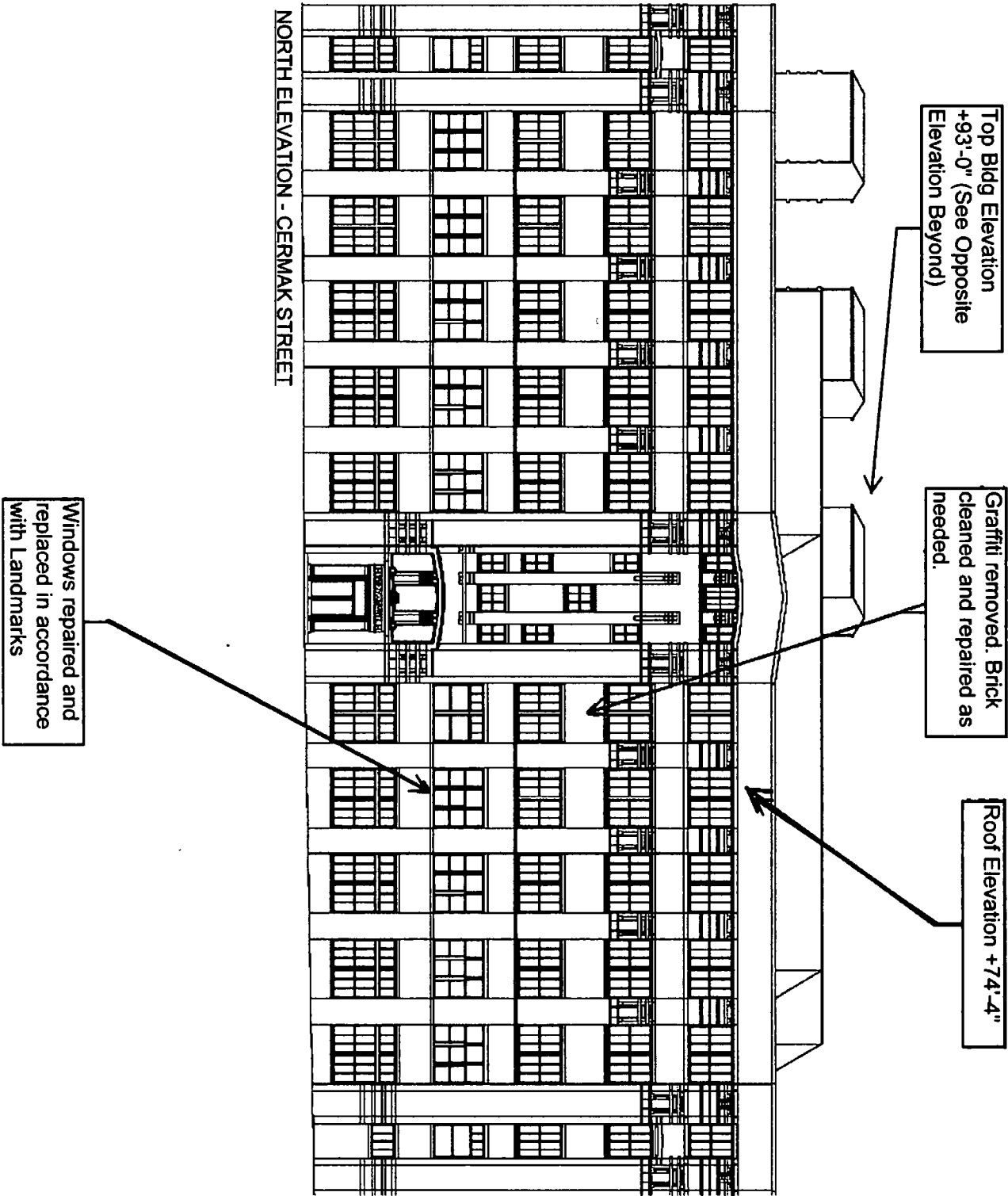
Plan Commission Date:

Sky River, LLC

456-85 West Cermak Road/2124-2230 South Grove Street

January 23, 2019

Building Elevations:



Top Bldg Elevation
+93'-0" (See Opposite
Elevation Beyond)

Graffiti removed. Brick
cleaned and repaired as
needed.

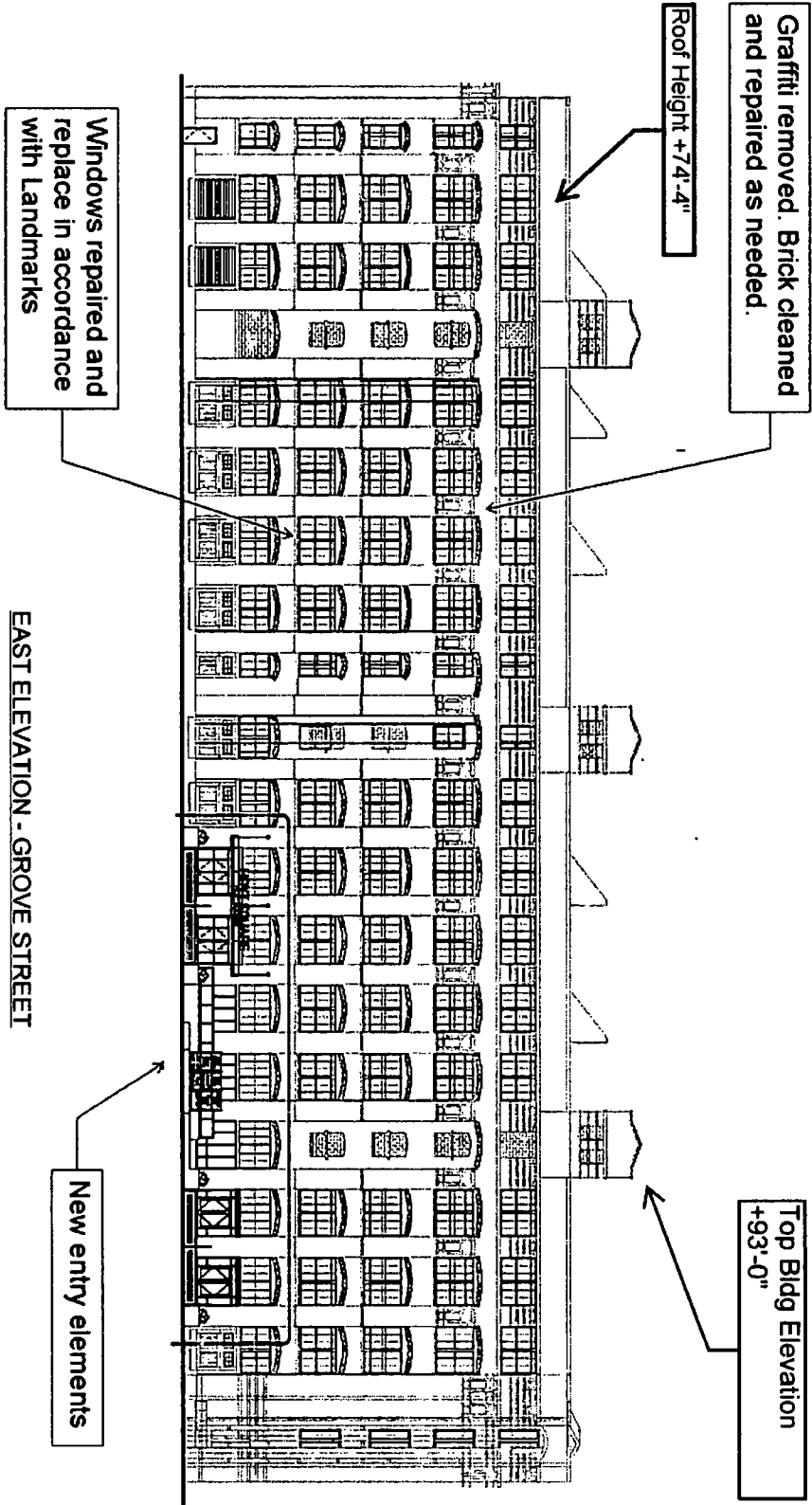
Roof Elevation +74'-4"

Windows repaired and
replaced in accordance
with Landmarks

NORTH ELEVATION - CERMAK STREET

Applicant: Sky River, LLC
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Building Elevations:



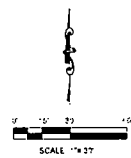
Applicant:

Sky River, LLC
456-85 West Cermak Road/214-2230 South Grove Street
January 23, 2019

Introduction Date:

Plan Commission Date:

PLAT OF SURVEY



PARCEL 1

THAT PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH THE SOUTH BRANCH AND ADJOINING 22ND STREET BETWEEN CROOK STREET AND SOUTH BRANCH OF THE CHICAGO RIVER AND IS BOUNDARY ON THE NORTH BY THE SOUTH BRANCH OF 22ND STREET AS SHOWN ON THE NORTHWESTERLY LINE OF LOT 1 IN BLOCK 3 IN THE SOUTH BRANCH ADDITION TO CHICAGO ON THE WEST BY EASTERN LINE OF THE PROPERTY OWNED BY THE SANITARY DISTRICT OF CHICAGO BY RECORDS 349233 AND 357173 AND BY THE WESTERN LINE OF RELOCATED GROVE STREET AS INDICATED BY ORDINANCE PASSED BY THE CITY OF CHICAGO ON APRIL 19, 2018 AND RECORDED ON JUNE 18, 2018 AS DOCUMENT 18181663

PARCEL 2

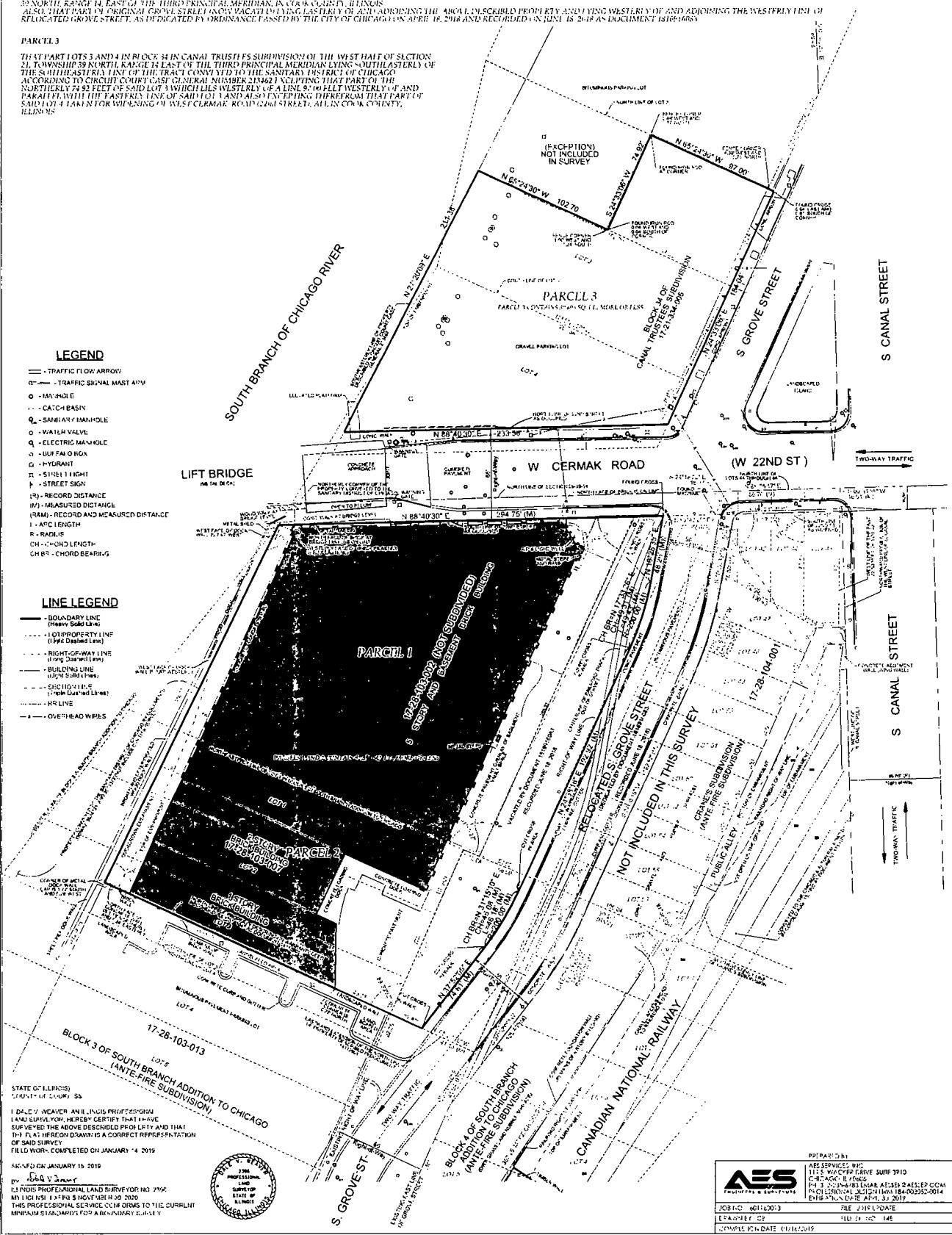
LOTS 1, 2, 3 AND 4 IN BLOCK 34 IN SOUTH BRANCH ADDITION TO CHICAGO, EXCEPTING FROM SAID PREMISES THAT PORTION THEREOF CONVEYED TO THE SANITARY DISTRICT OF CHICAGO BY WARRANTY DEED FROM SLAVINS ILL VAPOR COMPANY DATED JULY 21, 1994 AND RECORDED JULY 21, 1994 IN BOOK 5719, PAGE 289, AS DOCUMENT 357173 AND ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CONTO PRESS, INC. A CORPORATION OF ILLINOIS BY DEED RECORDED JULY 31, 1997 AS DOCUMENT 411590, AND DESCRIBED AS FOLLOWS BEGINNING AT THE INTERSECTION OF THE BOUNDARY LINE BETWEEN SAID LOTS 3 AND 4 WITH THE NORTHWESTERLY LINE OF GROVE STREET, THENCE NORTH 22 DEGREES 45 MINUTES, 28 SECONDS EAST ALONG SAID NORTHWESTERLY LINE OF GROVE STREET, A DISTANCE OF 25.55 FEET, THENCE NORTH 63 DEGREES 54 MINUTES 54 SECONDS WEST ALONG A LINE PASSING THROUGH THE MOST SOUTHERLY POINT OF THE MOST SOUTHERLY DIAPYSE OF THE SOUTHERLY WALL OF A GARAGE WAREHOUSE BUILDING OF SAID LOT 3, A DISTANCE OF 227.64 FEET TO THE EASTERLY LINE OF THE SANITARY DISTRICT PROPERTY AS DESCRIBED IN WARRANTY DEED RECORDED JULY 21, 1994 AS DOCUMENT 357173, SAID INTERSECTION BEING 71.01 FEET 4.41 INCHES NORTH OF THE BOUNDARY LINE BETWEEN SAID LOTS 3 AND 4, THENCE SOUTH 22 DEGREES 45 MINUTES 28 SECONDS WEST ALONG SAID EAST LINE AND THE EAST LINE OF PREMISES CONVEYED BY WARRANTY DEED RECORDED IN CLERK 20, 1994 AS DOCUMENT 364753 TO SAID BOUNDARY LINE BETWEEN LOTS 3 AND 4, THENCE EAST ALONG THE BOUNDARY LINE BETWEEN SAID LOTS 3 AND 4, A DISTANCE OF 112.12 FEET TO THE POINT OF BEGINNING IN THE NORTHWEST CORNER OF SECTION 28 TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN TOWN OF CHICAGO, ILLINOIS. ALSO, THAT PART OF ORIGINAL GROVE STREET NOW VACATED BY THE CITY OF CHICAGO AND ADJOINING THE ABOVE DESCRIBED PROPERTY AND LYING WESTERLY OF AND ADJOINING THE WESTERLY LINE OF RELOCATED GROVE STREET, AS INDICATED BY ORDINANCE PASSED BY THE CITY OF CHICAGO ON APRIL 19, 2018 AND RECORDED ON JUNE 18, 2018 AS DOCUMENT 18181663

PARCEL 3

THAT PART LOTS 3 AND 4 IN BLOCK 34 IN CANAL TRUSTS SUBDIVISION OF THE WEST HALF OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH EASTERLY OF THE SOUTHEASTERN LINE OF THE TRACT CONVEYED TO THE SANITARY DISTRICT OF CHICAGO ACCORDING TO CIRCUIT COURT CASE GENERAL NUMBER 2134621 EXCEPTING THAT PART OF THE NORTHERLY 74.92 FEET OF SAID LOT 3 WHICH LIES WESTERLY OF A LINE 87.00 FEET WESTERLY OF AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT 3 AND ALSO EXCEPTING THEREFROM THAT PART OF SAID LOT 4 TAKEN FOR IMPROVING WEST CERMAK ROAD (22ND STREET), ALL IN COOK COUNTY, ILLINOIS

- LEGEND**
- TRAFFIC FLOW ARROW
 - TRAFFIC SIGNAL MAST ARM
 - MANHOLE
 - CATCH BASIN
 - SANITARY MANHOLE
 - WATER VALVE
 - ELECTRIC MANHOLE
 - UUT FAN BOX
 - HYDRANT
 - STREET LIGHT
 - RECORD DISTANCE
 - MEASURED DISTANCE
 - RECORD AND MEASURED DISTANCE
 - ARC LENGTH
 - RADIUS
 - CHORD LENGTH
 - CHORD BEARINGS

- LINE LEGEND**
- BOUNDARY LINE (Heavy Solid Line)
 - CO-PROPERTY LINE (Thin Dashed Line)
 - RIGHT-OF-WAY LINE (Dotted Line)
 - BUILDING LINE (Light Solid Line)
 - SECTION LINE (Thin Dashed Line)
 - R/S LINE
 - OVERHEAD WIRE



STATE OF ILLINOIS
COUNTY OF COOK, SS

I, DAVID J. MEYER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SUPERVISED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

FIELD WORK COMPLETED ON JANUARY 14, 2019

SIGNED ON JANUARY 15, 2019

BY: *David J. Meyer*
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2196
MY EXPIRES 12/31/2025
THIS PROFESSIONAL SERVICE OCCURS DURING THE CURRENT MINIMUM STANDARDS FOR A BOUNDARY SURVEY

PREPARED BY:
AES SERVICES, INC.
111 S. WILSON DRIVE, SUITE 1910
CHICAGO, IL 60606
PH: 312-294-7811 FAX: 312-294-7812
WWW.AES-SURVEYING.COM

PROJECT NO: 18181663
DATE: 01/15/2019
SCALE: 1"=30'



ACOSTA EZGUR, LLC

1030 West Chicago Avenue, Third Floor ■ Chicago, Illinois 60642 ■ 312-327-3350 o ■ 312-327-3315 f

January 23, 2019

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

The undersigned, Ximena Castro, being first duly sworn on oath, deposes and states the following:

That the undersigned certifies that he has complied with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance, by sending written notice to such property owners who appear to be the owners of the property within the subject area not solely owned by the applicant, and to the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of public roads, 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 subject property is bounded by:

A line 109.12 feet north of West Cermak Road as measured along the west line of South Grove Street and perpendicular thereto; a line 97 feet west of South Grove Street and parallel thereto; a line 184.04 feet north of West Cermak Road as measured along the west line of South Grove Street and perpendicular thereto; South Grove Street; a line 397.48 feet south of West Cermak Road as measured along the west line of South Grove Street and perpendicular thereto; and the Chicago River

and has an address of 456-85 West Cermak Road/2124-2230 South Grove Street, Chicago, Illinois, 60616.

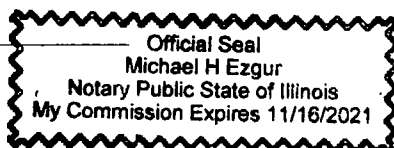
The undersigned certifies that the notice contained the address and boundary description of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately January 23, 2019.

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 property is a complete list containing the names and addresses of the people required to be served.

Ximena Castro

Subscribed and sworn to before me this January 23, 2019.

Notary Public





ACOSTA EZGUR, LLC

1030 West Chicago Avenue, Third Floor ■ Chicago, Illinois 60642 ■ 312-327-3350 o ■ 312-327-3315 f

January 23, 2019

Dear Property Owner:

In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about January 23, 2019, the undersigned will file an application for a change in zoning from Business Planned Development Number 1171, and Planned Manufacturing District Number 11, to Business Planned Development Number 1171, as amended, on behalf of Sky River, LLC (the "Applicant") for the property located at 456-85 West Cermak Road/2124-2230 South Grove Street, Chicago, Illinois, 60616 (the "Property"). The Property is bounded by:

A line 109.12 feet north of West Cermak Road as measured along the west line of South Grove Street and perpendicular thereto; a line 97 feet west of South Grove Street and parallel thereto; a line 184.04 feet north of West Cermak Road as measured along the west line of South Grove Street and perpendicular thereto; South Grove Street; a line 397.48 feet south of West Cermak Road as measured along the west line of South Grove Street and perpendicular thereto; and the Chicago River

The subject Property currently consists of a vacant lot and a 280,000 square foot commercial building. The Applicant proposes to construct a new river walk and accessory parking lot with 115 parking spaces on the vacant lot, as part of the redevelopment of the existing 280,000 square foot building and 16 automobile parking spaces into commercial and retail, hotel and office uses with a total of 131 automobile parking spaces. The height of the building will remain at 93 feet.

The Applicant is located at 916 W. 21st Street, Chicago, Illinois, 60608. The Applicant owns the portion of the Property south of Cermak Road, and the City of Chicago, located at 121 N. LaSalle Street, Chicago, IL 60602 is the owner of the portion of the Property north of Cermak Road. The contact person for this application is Michael Ezgur, 1030 West Chicago Avenue, 3rd Floor, Chicago, Illinois 60642, 312-327-3350.

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

Very truly yours,

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

Michael Ezgur, Attorney for Applicant



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

January 17, 2019

Sky River, LLC
c/o Michael Ezgur
Acosta Ezgur, LLC
1030 W. Chicago Avenue
3rd Floor
Chicago, IL 60642-5671

Re: Proposed amendment to Planned Development No. 1171
456-76 West Cermak Road and 2126-40 South Grove Street

Dear Mr. Ezgur:

I hereby authorize Sky River, LLC (the "Applicant") to include in its zoning map amendment application to amend Planned Development No. 1171, real property owned by the City of Chicago (the "City") and located at 456-76 West Cermak Road and 2126-40 South Grove Street (collectively, the "Property"). The City's authorization, as provided herein, is not intended to imply any further authorization or consent related to this zoning map amendment application, any associated application for a negotiated sale of the Property, or any other matter. Furthermore, the City reserves the right at its sole discretion to withdraw its authorization at any time upon its further review of this zoning map amendment application. Any and all actions taken or costs incurred by the Applicant shall be at the Applicant's sole cost and risk, and the Applicant shall have no right to rely on this authorization for any purpose whatsoever other than the filing of the zoning map amendment application. The proposed zoning map amendment application will be subject to the required process for review and approval by the Department of Planning and Development, the Chicago Plan Commission, the City Council Committee on Zoning, Landmarks and Building Standards, and the City Council.

Please acknowledge your agreement to the terms of the City's authorization by signing the acknowledgement that follows.

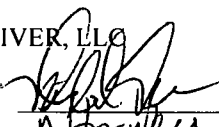
Sincerely,


David L. Reifman
Commissioner

cc: Alderman Daniel Solis
Patrick Murphey

Acknowledged and agreed to by:

SKY RIVER, LLC

By: 
Its: A. Hornley
Date: January 17, 2019

19938
INTRO DATE
JAN 23, 2019

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

456-85 West Cermak Road/2124-2230 South Grove Street

2. Ward Number that property is located in: 11 and 25

3. APPLICANT Sky River, LLC

ADDRESS 916 W. 21st Street CITY Chicago

STATE IL ZIP CODE 60608 PHONE 312-327-3350

EMAIL michael@acostaegzur.com CONTACT PERSON Michael Ezgur

4. Is the Applicant the owner of the property? YES X NO X

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

OWNER Sky River, LLC / City of Chicago

ADDRESS Above / 121 N. LaSalle Street CITY Chicago

STATE IL ZIP CODE 60602 PHONE 312-327-3350

EMAIL michael@acostaegzur.com CONTACT PERSON Michael Ezgur

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

ATTORNEY Michael Ezgur

ADDRESS 1030 W. Chicago Ave CITY Chicago

CITY Chicago STATE IL ZIP CODE 60642

PHONE 312-327-3350 FAX 312-327-3315 EMAIL michael@acostaegzur.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.

Kevin Lee, Honghai Wong, Jainliang He and Guokui Liu

7. On what date did the owner acquire legal title to the subject property? June, 14, 2017

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

Yes, September 8, 2010

9. Present Zoning District BPD 1171 & PMD 11 Proposed Zoning District BPD 1171, as amended

10. Lot Size in square feet (or dimensions) 132,701 square feet

11. Current Use of the property The site currently consists of a vacant lot and a 280,000 square foot building with 16 automobile parking spaces

12. Reason for rezoning the property: To combine the vacant lot, which is adjacent to the Chicago River, with a river walk and as accessory parking for the redevelopment of the current landmark building

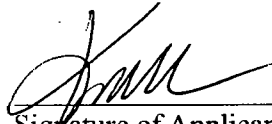
13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC) The Applicant proposes to construct a new river walk and accessory parking lot with 115 parking spaces on the vacant lot, as part of the redevelopment of the existing 280,000 square foot building and 16 automobile parking spaces into commercial and retail, hotel and office uses with a total of 131 automobile parking spaces. The height of the building will remain at 93 feet.

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 _____ NO _____ X _____

COUNTY OF COOK
STATE OF ILLINOIS

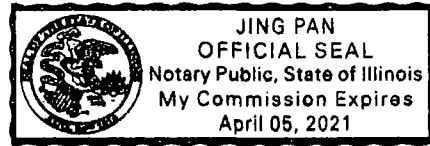
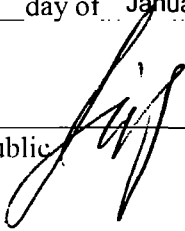
Kevin Lee, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.



Signature of Applicant
Sky River, LLC
By: Kevin Lee, Manager

Subscribed and Sworn to before me this
15th day of January, 2019.

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:

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

OR

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

B. Business address of the Disclosing Party: _____

916 W. 21st Street

Chicago, IL 60608

C. Telephone: 312-327-3350 Fax: 312-327-3315 Email: michael@acostaezgur.com

D. Name of contact person: Michael Ezgur

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

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

Planned Development for the property located at 456-85 West Cermak Road/2124-2230 South Grove 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 Organized in Illinois

B. IF THE DISCLOSING PARTY IS A LEGAL ENTITY:

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

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

Name	Title
Kevin Lee	Manager
Honghai Wong	Manager
Jainliang He	Manager
Guokui Liu	Manager

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

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

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

Name	Business Address	Percentage Interest in the Applicant
Kevin Lee	916 W. 21st Street, Chicago, IL 60608	25%
Honghai Wong	916 W. 21st Street, Chicago, IL 60608	25%
Jainliang He	916 W. 21st Street, Chicago, IL 60608	25%
Guokui Liu	916 W. 21st Street, Chicago, IL 60608	25%

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

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

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

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

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

Yes No

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

SECTION IV -- DISCLOSURE OF SUBCONTRACTORS AND OTHER RETAINED PARTIES

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

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

Michael Ezgur, retained, 1030 W. Chicago Ave. 3rd FL, Chicago, IL 60642	Atty	\$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 MCC Section 2-92-415, substantial owners of business entities that contract with the City must remain in compliance with their child support obligations throughout the contract's term.

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

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

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

Yes No

B. FURTHER CERTIFICATIONS

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

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

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

a. are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from any transactions by any federal, state or local unit of government;

b. have not, during the 5 years before the date of this EDS, been convicted of a criminal offense, adjudged guilty, or had a civil judgment rendered against them in connection with: obtaining, attempting to obtain, or performing a public (federal, state or local) transaction or contract under a public transaction; a violation of federal or state antitrust statutes; fraud; embezzlement; theft; forgery; bribery; falsification or destruction of records; making false statements; or receiving stolen property;

c. are not presently indicted for, or criminally or civilly charged by, a governmental entity (federal, state or local) with committing any of the offenses set forth in subparagraph (b) above;

d. have not, during the 5 years before the date of this EDS, had one or more public transactions (federal, state or local) terminated for cause or default; and

e. have not, during the 5 years before the date of this EDS, been convicted, adjudged guilty, or found liable in a civil proceeding, or in any criminal or civil action, including actions concerning environmental violations, instituted by the City or by the federal government, any state, or any other unit of local government.

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

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

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

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

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

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

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

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

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

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

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

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

None

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

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

None

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

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 MCC Section 2-32-455(b).

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

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

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

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

D. CERTIFICATION REGARDING FINANCIAL INTEREST IN CITY BUSINESS

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

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

Yes No

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

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

Does the Matter involve a City Property Sale?

Yes No

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

Name	Business Address	Nature of Financial Interest

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

E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

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

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

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

SECTION VI -- CERTIFICATIONS FOR FEDERALLY FUNDED MATTERS

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

A. CERTIFICATION REGARDING LOBBYING

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

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

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

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

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

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

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

B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY

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

Is the Disclosing Party the Applicant?

Yes

No

If "Yes," answer the three questions below:

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

Yes

No

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

Yes

No

Reports not required

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

Yes

No

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

SECTION VII -- FURTHER ACKNOWLEDGMENTS AND CERTIFICATION

The Disclosing Party understands and agrees that:

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

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

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

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

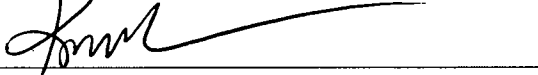
E. The information provided in this EDS must be kept current. In the event of changes, the Disclosing Party must supplement this EDS up to the time the City takes action on the Matter. If the Matter is a contract being handled by the City's Department of Procurement Services, the Disclosing Party must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

CERTIFICATION

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

Sky River, LLC

(Print or type exact legal name of Disclosing Party)

By: 
(Sign here)

Kevin Lee

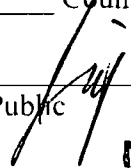
(Print or type name of person signing)

Manager

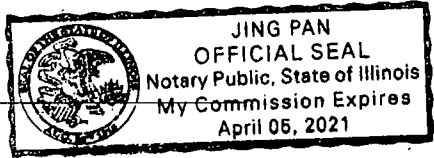
(Print or type title of person signing)

Signed and sworn to before me on (date) 01/15/2019.

at Cook County, Illinois (state).


Notary Public

Commission expires: _____



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

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

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

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

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

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

Yes

No

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

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

BUILDING CODE SCOFFLAW/PROBLEM LANDLORD CERTIFICATION

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

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

Yes No

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

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

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

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

PROHIBITION ON WAGE & SALARY HISTORY SCREENING - CERTIFICATION

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

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

Yes

No

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

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

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