



City of Chicago



O2013-5507

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 7/24/2013

Sponsor(s): Mendoza, Susana A. (Clerk)

Type: Ordinance

Title: Zoning Reclassification App No. 17777 at 720 E 111th St
and other property within the boundaries of BRIPD No. 1167

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

ORDINANCE

**BUSINESS-RESIDENTIAL-INSTITUTIONAL PLANNED DEVELOPMENT NO. 1167,
AS AMENDED**

Be it Ordained by the City Council of the City of Chicago:

SECTION 1: That the Chicago Zoning Ordinance be amended by changing all the Business-Residential-Institutional Planned Development Number 1167 symbols and indications shown on Map Number 26-E in the area bounded by:

the centerline of East 111th Street; the east line of the 30-foot wide Chicago, Rock Island and Pacific Railroad right-of-way; a line that is 666.93 feet southerly of the centerline of East 103rd Street; the centerline of South Woodlawn Avenue; the centerline of the 100-foot wide South Doty Avenue right-of-way (as occupied); a line that is parallel to and 777.50 feet northerly of the centerline of East 111th Street; an arc with a length of 282.74 feet and a radius of 180 feet; and a line that is perpendicular to the centerline of East 111th Street and approximately 1,388.35 feet east of the centerline of South Langley Avenue (as measured along the centerline of East 111th Street),

to those of a Business-Residential-Institutional Planned Development Number 1167 as amended, which is hereby established in the area described above subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto and to no others.

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

17777
INTRO DATE:
JULY 24, 2013

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
720 East 111th Street and other property within the boundaries of Business-Residential-
Institutional Planned Development No. 1167.

2. Ward Number that property is located in: 9th Ward

3. APPLICANT North Pullman 111th, Inc.

ADDRESS 800 Nicollet Mall, 21st Floor

CITY Minneapolis STATE MN ZIP CODE 55402

PHONE (612) 303-7806 CONTACT PERSON Jeffrey W. Shea

4. Is the applicant the owner of the property? YES X 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 applicant to
proceed.

OWNER _____

ADDRESS _____

CITY _____ STATE _____ ZIP CODE _____

PHONE _____ 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 DLA Piper LLP (US), Attn: David Reifman & Mariah DiGrino

ADDRESS 203 N. LaSalle St., Ste. 1900 CITY Chicago

PHONE 312-368-2162 / -7261 FAX 312-630-5367 / 312-251-5833

6. If the applicant is a corporation please provide the names of all shareholders as disclosed on the Economic Disclosure Statements:

See Economic Disclosure Statements filed with this Application.

7. On what date did the owner acquire legal title to the subject property? 2008

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

Yes; 2010.

9. Present Zoning District Business-Residential-Institutional Planned Development No. 1167

Proposed Zoning District Business-Residential-Institutional Planned Development No. 1167, as amended

10. Lot size in square feet (or dimensions) Approx. 6,017,640

11. Current Use of the Property Vacant and Commercial

Reason for rezoning the property To allow commercial and manufacturing uses in Sub-Area C and new Sub-Area H, as described below and in the accompanying application documents.

12. 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 seeks this amendment to allow construction of an industrial facility in Sub-Area C, consisting of approximately 150,000 square feet, with a rooftop greenhouse, wind turbine, and approximately 29 parking spaces, and to allow commercial and manufacturing uses in Sub-Area H, all as set forth in more detail in the accompanying application documents.

13. 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 _____

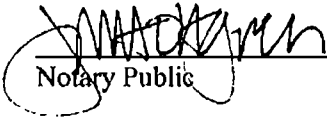
COUNTY OF COOK
STATE OF ILLINOIS

NORTH PULLMAN 111TH, INC., 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.

NORTH PULLMAN 111TH, INC.

Print Name: Jeffrey W. Shatt
Title: Sr. J.P.

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


Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____



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T 312.368.2162
F 312.630.5367

July 17, 2013

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

Martin Cabrera, Jr., Chairman
City of Chicago Plan Commission
Room 1000, City Hall
121 North LaSalle Street
Chicago, Illinois 60602

**Re: Application for Amendment to Business-Residential-Institutional Planned Development No. 1167
North Pullman 111th, Inc.**

Dear Chairman Solis and Chairman Cabrera:

The undersigned, David L. Reifman, an attorney with the law firm of DLA Piper LLP (US), which firm represents North Pullman 111th, Inc., the applicant for an amendment to the Chicago Zoning Ordinance to amend Business-Residential-Institutional Planned Development No. 1167, certifies that he has complied with the requirements for 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 of each direction of the lot line of the subject property, exclusive of public roads, streets, alleys and other public ways. Said written notice was sent by First Class U.S. Mail, no more than 30 days before filing the application.

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

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

Very truly yours,

DLA Piper LLP (US)

David L. Reifman

Subscribed and sworn to before me
This 17th day of July, 2013.

Notary Public





DLA Piper LLP (US)
203 North LaSalle Street, Suite 1900
Chicago, Illinois 60601 1290
www.dlapiper.com

David L. Reifman
david.reifman@dlapiper.com
T 312 368 2162
F 312 630 5367

July 17, 2013

FIRST CLASS MAIL

Dear Sir or Madam:

As required by Section 17-13-0107 of the Municipal Code of the City of Chicago, please be informed that on or about July 17, 2013, the undersigned, on behalf of North Pullman 111th, Inc. (the "Applicant"), intends to file an application to rezone the property commonly known as 720 E. 111th Street and generally bounded by 104th Street, South Doty Avenue/the Bishop Ford Freeway, 111th Street and the Chicago, Rock Island and Pacific Railroad right-of-way, in Chicago, Illinois and located in the Business-Residential-Institutional Planned Development No. 1167 ("PD 1167") to Business-Residential-Institutional Planned Development No. 1167, as amended.

The application seeks approval of changes to Sub-Areas B and C within PD 1167 to permit industrial uses, including the establishment of an approximately 150,000 square foot industrial facility with a rooftop greenhouse, wind turbine and approximately 29 parking spaces. The proposed changes to Sub-Areas B and C include the creation of a new Sub-Area H within the existing boundaries of Sub-Area C, adjustment of the boundaries between Sub-Area C and Sub-Area B, and approval of the above-described industrial facility.

The Applicant, North Pullman 111th, Inc., is the owner of the subject property and has its address at 800 Nicollet Mall, 21st Floor, Minneapolis, Minnesota 55402. The Applicant is required by the Chicago Zoning Ordinance to send this notice because you own or are the taxpayer for property within PD 1167 or within 250 feet of PD 1167.

I am an authorized representative of the Applicant and my address is 203 North LaSalle Street, Suite 1900, Chicago, IL 60601.

Please contact me at 312-368-2162 with questions or to obtain additional information.

Very truly yours,

DLA Piper LLP (US)

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

David L. Reifman

BUSINESS-RESIDENTIAL-INSTITUTIONAL PLANNED DEVELOPMENT NO. 1167

PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated herein as a Business-Residential-Institutional Planned Development Number 1167 (the "Planned Development") consists of approximately 6,017,640 square feet of net site area (approximately 138 acres) of property (the "Property"), together with certain portions of existing adjacent rights of way, as depicted on the attached Planned Development Boundary and Property Line Map. The Planned Development is divided into Subareas (each, a "Subarea," and collectively, the "Subareas") as indicated on the attached Subarea Map. North Pullman 111th, Inc. is the owner of and, for purposes of this amendment to the Planned Development, the "Applicant" with respect to Subareas B, C and H.

2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. These Planned Development Statements do not obligate the City of Chicago ("City") to establish any public rights-of-way, accept or maintain any open space, detention or site buffer areas, construct any public improvements, or finance the construction of any improvements. Any dedication, opening or vacation of streets, alleys or easements or adjustments of rights-of-way or consolidation or re-subdivision of parcels shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees and approval by the Commissioner of the Department of Transportation ("CDOT") and the City Council of the City of Chicago (the "City Council"). Any required City Council approvals must be obtained prior to issuance of any Part II approval. Applicant shall have the right to seek approval in phases for any or all of the foregoing approvals. In connection with planning for any Subarea, adjustments in the location, width and configuration of the rights-of-way illustrated on the Rights-of-Way Adjustment Map may be approved by the Commissioner (the "Commissioner") of the Department of Zoning and Land Use Planning (the "Department") as a minor change to this Planned Development, provided such adjustments (a) do not result in a change in the character of this Planned Development in accordance with the requirements of Section 17-13-0611 of the Chicago Zoning Ordinance, (b) are set forth in a plat of subdivision, dedication, opening or vacation, or comparable plat or instrument, as applicable, that has been submitted by Applicant (or its successors, assigns or grantors) for approval by CDOT, the Department and by the City Council at the time of request for such adjustments (and approved by CDOT and the City Council prior to the issuance of any Part II approval), and (c) shall not be deemed to confer any additional bulk, density or other development rights.

3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns (including any condominium or homeowners' association which may be formed). The requirements of Section 17-8-0400 of the Chicago Zoning Ordinance shall apply to the

APPLICANT: North Pullman 111th, Inc
INTRODUCTION DATE: July 24, 2013
PLAN COMMISSION DATE: TBD
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Property. The Subareas (and, if subsequently designated on any Final Subarea Plan, any subparcels designated thereon), shall be deemed specifically delineated subareas and subparcels for purposes of Section 17-8-0400 of the Chicago Zoning Ordinance, provided, however, that for so long as North Pullman 111th, Inc. or any affiliate thereof owns or controls any part of the Property, any application to the City for any such changes or modifications (administrative, legislative or otherwise) must in all cases be authorized by the Applicant (or Applicant's successor, assignee or grantee to such master developer ownership interest) or such affiliate. Where portions of the improvements located on the Property have been submitted to the Illinois Condominium Property Act, the term "owner" shall be deemed to refer solely to the condominium association of the owners of such portions of the improvements and not to the individual unit owners therein. Nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein. The developer making application shall have the burden of establishing to the reasonable satisfaction of the Department that the Applicant's consent has been obtained or irrevocably waived. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein (other than a mortgage lien or security interest) and solely with respect to the portion of the Property so transferred, the term "Applicant" shall be deemed amended to apply solely to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof; provided, however, that North Pullman 111th, Inc.'s right to authorize changes or modifications to this Planned Development for so long as it owns or controls all or any portion of the Property shall not be deemed amended or transferred to apply to a transferee (or its beneficiaries as aforesaid) unless expressly assigned in a written instrument executed by the original Applicant hereunder. An agreement among different owners of the Property or a covenant binding upon owners of the Property may designate the parties authorized to apply for future amendments, modifications or other changes to this Planned Development and irrevocably waive the Applicant's consent right.

4. This Planned Development consists of: these sixteen (16) statements, and the following "Design Exhibits": an Existing Zoning Map, an Existing Land Use Map, a Planned Development Boundary and Property Line Map (three pages), a Sub Area Map, a Rights-of-Way Adjustment Map (four pages), a Public Open Space Plan (three pages), a Site Buffer/Detention Plan (three pages), a Site Plan, a Site Plan – Sub Area B, a Site Plan – Sub Area C, a Site Plan – Sub Area D, a Site Plan – Sub Area E, a Site Plan – Sub Area F, a Site Plan – Sub Area G, a Site Plan – Sub Area H, Bulk Elevations – 111th Street (Sub Area B), Bulk Elevations – North Woodlawn/Doty Avenues (Sub Area G), Bulk Axonometrics (Sub Areas A, B, G), Plan of Development Bulk Regulation and Data Tables (including permitted uses) for each of Sub Areas A through H (eight pages), all prepared by PappageorgeHaymes Partners dated July 24, 2013; Design Guidelines for Sub Areas B and G (four pages), prepared by PappageorgeHaymes dated April 15, 2010; Plan of Development – Bulk Regulations and Data Table Summary, prepared by PappageorgeHaymes dated July 24, 2013; Site Plan Sheet Number S100, prepared by William McDonough Partners dated July 9, 2013;

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Project Legacy Landscape Plan (two pages), prepared by Norris Design dated July 15, 2013; and Building Elevations Sheet Number A200 and Building Sections Sheet Number A300, both prepared by William McDonough Partners dated July 12, 2013. Full size copies of the Design Exhibits are on file with the Department.

The following administrative relief and site plan approval letters are hereby incorporated by reference and made part of this Planned Development (collectively, the “Administrative Approvals”): Administrative Relief request for Subarea A, Phase 1A to Jesse Dodson dated February 25, 2011; Administrative Relief request for Subarea A, Phase 1A to Jesse Dodson dated May 2, 2011; Administrative Relief Request and Site Plan Approval for Subarea A, Phase 1B to David Doig dated January 25, 2013.

References in these Statements to the “Planned Development” shall be deemed to include the aforementioned Design Exhibits and Administrative Approvals. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance and satisfies the established criteria for approval as a Planned Development. In the case of any express conflict between the terms of this Planned Development, and the Chicago Zoning Ordinance, this Planned Development shall apply. Absent an express conflict, the terms of the Chicago Zoning Ordinance shall apply to reviews, determinations and approvals under these Statements and to improvements to the Property. In any instance where a provision of the Planned Development conflicts with the Chicago Building Code, the Building Code shall control.

5. The permitted uses, floor area ratio, building height, setback, parking, bicycle parking and off street loading requirements for each Subarea are set forth in the applicable Plan of Development Bulk Regulations and Data Tables included in the Design Exhibits. For the purposes of calculations or measurements pertaining to the foregoing, the applicable definitions in the Chicago Zoning Ordinance shall apply.
6. Changes in the boundaries of Subareas shall require an amendment to these Statements in accordance with the review and approval procedures in Section 17-13-0602 through Section 17-13-0610 of the Chicago Zoning Ordinance. In accordance with the foregoing, the change in boundary between Subarea B and Subarea C and the creation of new Subarea H depicted in the Design Exhibits are hereby approved.
7. 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. Off-premise signs are prohibited within the boundary of the Planned Development.
8. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building or improvement shall also be subject to height limitations established by the Federal Aviation Administration.

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9. All ingress and egress shall be subject to the review and approval of CDOT and the Department. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of CDOT. All work proposed in the public way must be designed and constructed in accordance with the CDOT Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago, and must be designed in accordance with the CDOT Street and Site Plan Design Standards and follow the principles and practices of a Complete Streets design approach. Any dedication, opening, or vacation of public streets, alleys or easements or any adjustment of the public rights-of-way contained within a particular Part II submittal shall be approved by City Council prior to the issuance of any final Part II approval. In connection with the Applicant's (or any developer's) submittal of any plats, Final Subarea Plans and Site Plans in accordance with Statement 10 below, CDOT shall finally determine what means of ingress and egress are required, what public rights-of-way are required, and what public way improvements must be constructed as part of any project in any given Subarea (including any improvements required outside of such Subarea, but impacted or integrally related to such Subarea's project and the public improvements associated therewith). Applicant and its successors, assigns and grantees, at such parties' expense, agree to provide traffic impact studies, pay for the services of professional engineering services, and pay for the cost of third party construction inspection services to assist CDOT in its review and approval of any plats, Final Subarea Plans, and Site Plan submissions (which approvals shall be a condition precedent to the Department's issuance of any applicable Part II approval). CDOT must approve the applicable consultant, which shall report to CDOT. Recommended traffic and engineering measures shall be included in the design review process and implemented. A minimum of two percent (2%) of all parking spaces provided pursuant to this Planned Development shall be designated and designed for parking for the handicapped.
- 10 This Statement 10 describes the procedures and approvals that shall govern the review and approval by the Department and, when applicable, the review and approval of the Chicago Plan Commission or the City Council, or both the Chicago Plan Commission and the City Council, whenever the Applicant, or any developer that is a successor, assignee or grantee with respect to any portion of the Property, undertakes any development project on the Property.
- a. Final Subarea Plan. At the time the first development project in one or more Subareas is undertaken, the Applicant, or the applicable developer, shall file with the Department a preliminary plat of subdivision for the subject Subarea (and such additional Subarea(s) as the Applicant or developer may elect to include in such plat) and a Final Subarea Plan (the "Final Subarea Plan") along with an application for Site Plan Review pursuant to Section 17-13-0800 of the Chicago Zoning Ordinance. Subarea A was approved as part of the original Planned Development. Such filing requirement shall not apply to Subarea C, which is being approved as part of this Planned Development. The Final Subarea Plan shall govern such first development

project and (unless amended pursuant to this Statement 10.a) all subsequent development projects thereafter constructed in such Subarea. The preliminary plat of subdivision shall include, without limitation, proposed lot dimensions. After incorporating any City comments received during the review process described in these Statements, and prior to any Part II approvals, the Applicant or applicable developer shall thereafter submit to the City Council for approval a final plat of subdivision for the subject Subarea (and such additional Subarea(s) as the Applicant or developer may elect to include in such plat) which conforms with the Final Subarea Plan for the Subarea so subdivided. The City Council's approval of such plat of subdivision, and the recording of such plat, shall be a condition precedent to the Applicant's (or any developer's) conveyance of any property within such Subarea. Upon such recording, the Applicant (or applicable developer) shall promptly deliver a copy of the recorded plat to the Department for filing with this Planned Development. The Applicant's failure to comply with such approval and recording requirements shall be the basis for the Department to withhold any further Part II approvals until such requirements are satisfied. The Final Subarea Plan filing shall include the following:

- (1) A dimensioned Subarea Plan including the following with respect to such Subarea (and any subparcels designated therein, if any):
 - (i) All public rights of way that are proposed to be dedicated or opened, and all private rights of way,
 - (ii) Dimensioned setback lines,
 - (iii) All off-street parking and service areas, both accessory and non-accessory;
 - (iv) All open space, site buffer, detention and recreational facilities; and
 - (v) Sites for any schools, libraries, police stations or other public facilities, if any; and
 - (vi) dimensioned green roof plans, as set forth in Statement 14;

- (2) A detailed, dimensioned Subarea site plan including:
 - (i) All sidewalks (including the width of paved surfaces);
 - (ii) All roads, streets, alleys (all identified as public or private), including the right of way width, the width of paved surfaces, street intersection details, and all curb cuts;
 - (iii) Dimensioned building sites, dimensioned setback lines, the proposed use of each building site, and indication of the maximum building height, F.A.R. and residential unit count for each building site;
 - (iv) All off-street parking and service areas, both accessory and non-accessory; and

- (v) Fully dimensioned parking plans, loading areas, and landscape plans (which landscaping may be planned and constructed in phases).
- (3) Preliminary engineering plans including the following:
- (i) Sanitary and storm sewer lines and systems (identified as public or private);
 - (ii) Water lines and water supply systems (identified as public or private);
 - (iii) Street lighting (identified as public or private) and lighting systems;
- (4) Illustrative Subarea building elevations and locations for all of the buildings to be constructed in such Subarea including the following:
- (i) Illustrative elevations for all buildings to be located within the applicable Subarea (including axonometric or 3-D exhibits), consistent with the maximum floor area ratio, building height, dwelling unit, setback and parking space requirements permitted or required in the applicable Subarea;
 - (ii) Although final elevations for the buildings to be constructed shall not be required at the Final Subarea Plan approval stage except for the building requesting site plan approval, the massing, the entrances, and maximum building heights and window design should be addressed, and depictions and explanations provided describing how the buildings to be constructed incorporate the pedestrian-orientation, urban design, building design and green design standards and guidelines set forth in Sections 17-8-0905, 17-8-0906, 17-8-0907 and 17-8-0908 of the Chicago Zoning Ordinance, respectively.
 - (iii) If the Final Subarea Plan submitted is for Subarea B or Subarea G, depictions and explanations describing how buildings to be constructed incorporate the Subarea B and Subarea G Design Guidelines included in the Design Exhibits.

The Final Subarea Plan shall be submitted and processed as an amendment to the Planned Development pursuant to Section 17-13-0602 through Section 17-13-0610 of the Chicago Zoning Ordinance. As such, the Final Subarea Plan shall be subject to the review and approval of the Department and such other bureaus, departments or agencies as the Commissioner deems appropriate;(which may include, but are not limited to, CDOT, the Department of Water Management (“DWM”), the Fire Department and the Mayor’s Office on Persons With Disabilities (“MOPD) (as applicable, the “Affected City Departments”), the Chicago Plan Commission, the Zoning Committee and the City Council, as described in such Section 17-13-0602 through Section 17-13-0610. A Final Subarea Plan must be approved prior to, or

concurrently with, the approval of any Site Plans submitted and processed pursuant to Statement 10.b below.

- b. Site Plans. Site Plan Review shall be required for all projects undertaken in furtherance of the Planned Development and the Final Subarea Plan in accordance with Section 17-13-0800 of the Chicago Zoning Ordinance, excluding Site Plan review for the project depicted in Subarea A, which was approved with the original Planned Development approval and by the Administrative Approvals, and Site Plan review for the project depicted in Subarea C, which is being approved as part of this Planned Development. If not evidenced on the preliminary plat of subdivision submitted as part of the Final Subarea Plan for the project's subarea, the Applicant or developer of the subject project shall provide an exhibit showing lot sizes and boundaries for such project. In addition to the submittal requirements of Section 17-13-0802-B, the Applicant or developer shall also provide a Site Data Table for such project containing, for each Subarea and subparcel, if any, included in such project:

- (1) the Gross Site Area;
- (2) the Net Site Area;
- (3) the square feet of floor area of each proposed building;
- (4) the amount of F.A.R. utilized out of the maximum F.A.R. permitted in such Subarea;
- (5) the height of each building to be constructed and the maximum allowable height permitted under the Design Exhibits applicable to such Subarea;
- (6) the number of dwelling units to be constructed and the maximum number of dwelling units permitted under the Design Exhibits applicable to such Subarea;
- (7) the front, rear and side setbacks for each building and the setbacks required under the Design Exhibits applicable to such Subarea;
- (8) All Residential Open Space, if applicable;
- (9) The number of parking spaces to be provided and the minimum and maximum number of parking spaces required under the Bulk Regulation Data Table Summary and Design Exhibits, as applicable; and
- (10) final elevations.

The Site Data Table shall also incorporate a Chicago Builds Green Form/Sustainable Features table showing the "green" features to be included in the proposed buildings.

The Site Plan shall be subject to review and approval of the Department and such Affected City Departments as the Commissioner deems appropriate before issuance of any Part II approval for the subject project. The Site Plan must be in substantial compliance with both the Planned Development and the applicable Final Subarea Plan. If, after City departmental review, the Commissioner determines that the Site Plan is in substantial compliance with both the Planned Development and the

applicable Final Subarea Plan, and if any improvements contemplated by the Site Plan exceed any of the mandatory Planned Development thresholds set forth in Section 17-8-0500 of the Chicago Zoning Ordinance (as applicable to improvements in a C2-3 district, e.g., the Site Plans include 60 dwelling units or more, or buildings 75 feet or more in height), then the Site Plan must then be reviewed by the Chicago Plan Commission, during a public meeting (for which placement on a Chicago Plan Commission Agenda, publication in accordance with Section 17-13-0107-B of the Chicago Zoning Ordinance, and posting in accordance with Section 17-13-0107-C of the Chicago Zoning Ordinance shall be required, but for which written notice pursuant to Section 17-13-0107-A of the Chicago Zoning Ordinance shall not be required) but shall not require review and approval by the City Council. If such mandatory thresholds are not met or exceeded, then no Chicago Plan Commission review shall be required, and if, after City departmental review, the Commissioner determines that the Site Plan is otherwise in substantial compliance with both the Planned Development and the applicable Final Subarea Plan, the Site Plan shall then be approved by the Commissioner. If, after City departmental review, the Commissioner shall determine that the Site Plan is not in substantial compliance with both the Planned Development and the applicable Final Subarea Plan, the Commissioner shall advise the Applicant or developer in writing of why the Site Plan does not substantially comply with the Planned Development and/or the Final Subarea Plan. In such case, the Applicant or developer shall be given an opportunity to submit revised Site Plans. If the Commissioner finally determines that the Site Plans, as the same may be revised, are not in substantial compliance with the Planned Development and/or the Final Subarea Plan, the Applicant or developer then shall be required to amend the Final Subarea Plan in accordance with the review and approval procedures in Section 17-13-0602 through Section 17-13-0610 of the Chicago Zoning Ordinance in order to obtain approval of such Site Plans. After approval of a Final Subarea Plan and/or Site Plan, such Final Subarea Plans and Site Plans may be changed or modified pursuant to the requirements of Section 12 hereof, if applicable.

11. The improvements on the Property shall be designed, constructed and maintained in substantial compliance with the Design Exhibits attached hereto.
 - (a) Parkway and parking lot landscaping shall comply with the landscaping provisions of the Chicago Zoning Ordinance and Chicago Landscape Ordinance, unless specified otherwise in an approved Final Subarea Plan.
 - (b) The Property shall be designed and constructed in accordance with the City of Chicago Regulations for Sewer Construction and Stormwater Management and Stormwater Management Ordinance Manual, latest editions. Any amendment to the City's storm water management requirements which the City adopts thereafter shall apply to the Property or the development thereof.

- (c) It is the Applicant's intention to adaptively reuse the Brite Line building identified as "Existing Building" in Subarea D on the Site Plan; however, the Applicant reserves the right to demolish such building and to otherwise redevelop Subarea D in conformance with the applicable terms of this Planned Development in the event the Applicant determines that such adaptive reuse is not feasible or desirable.
 - (d) Within Subarea A, a Chicago Transit Authority bus turnaround in a location and of such size and configuration as mutually agreed upon by the Applicant, the Chicago Transit Authority and CDOT has been previously completed.
 - (e) Porches shall be features which are allowed to encroach into any required front yard setback in Subarea F, subject to Site Plan approval.
 - (f) Applicant acknowledges that the City will not maintain or bear the cost of maintaining any landscape or streetscape improvements on any medians to be constructed within the Planned Development. Prior to CDOT approval of engineering drawings for any median street to be constructed by the Applicant within the Planned Development, the Applicant must demonstrate to the satisfaction of CDOT that sufficient sustainable resources have been committed, and written agreements exist (which provide reasonable protection to the City and, among other things, shall name the City as intended beneficiary, shall grant the City enforcement rights, and shall include or extend indemnification and insurance provisions for the benefit of the City) to provide for the satisfactory maintenance of such medians, which agreements may provide for maintenance costs to be funded through a special service area or special service district, the establishment of which is subject to separate City Council approval.
 - (g) The Applicant, at the Applicant's expense, has previously reconstructed S. Woodlawn Avenue from approximately E. 107th Street to E. 111th Street in accordance with the requirements of Statement 9.
 - (h) The Applicant and each developer of any portion of the Property at the time of a project shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of the Department of Streets and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code of the City of Chicago or any other provision of that Code.
12. The Part II review fee for permits and licenses to be issued for projects in the Planned Development shall be the greater of \$0.25 per square foot for the total buildable floor area (i.e., the current rate under Section 17-13-0610 of the Chicago Zoning Ordinance) or the then applicable per square foot charge (or other then applicable charge) at the time of such Part II review. Such fee shall be determined and assessed by the Department at the time of each and every Part II review, shall be applicable to all projects, whether undertaken by the Applicant or another developer, shall be final and binding and must be paid to the Department prior to issuance of any Part II approval. Following Part II review and approval by the Commissioner, the Department shall keep such approved plans and elevations on permanent

file and they shall be deemed to be an integral part of this Planned Development. 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. Any interim reviews associated with Site Plan review or Part II reviews, are conditional until final Part II approval.

13. Subject to the other terms and conditions of these Statements, including specifically, but without limitation, Statement 10's filing, review and approval requirements, the terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner upon application and a determination by the Commissioner in accordance with the minor change provisions and standards of Section 17-13-0611 of the Chicago Zoning Ordinance (provided, however, that Section 17-13-0611-A.2 and A.3 shall be separately tested on a Subarea basis, without taking into account the net site area of or dwelling units permitted in other Subareas or the Planned Development as a whole) and that such modification, and the improvements contemplated thereby, are consistent with the Planned Development and the applicable Final Subarea Plan. Any such modification shall be reviewed and approved through the minor change provisions of Section 17-13-0611 of the Chicago Zoning Ordinance.
14. The Applicant acknowledges that it is in the public interest to design, construct and renovate all buildings in a manner which provides healthier environments, reduces operating costs and conserves energy and resources. All development in any Subarea shall conform to the City of Chicago's "Sustainable Development Policy Matrix" in effect on the submittal of Site Plans pursuant to this Planned Development.
15. Unless substantial construction of any new building, as proven by the issuance of building permits and the diligent completion of construction pursuant to such permits, has commenced within nine (9) years of the effective date of this Planned Development, this Planned Development shall expire upon such ninth anniversary date of the effective date hereof. If this Planned Development expires pursuant to the foregoing provision, this Planned Development shall expire by separately introduced ordinance, if any, and in such event the zoning of the Property shall revert to Business-Residential-Institutional Planned Development No. 1167, as adopted by the Chicago City Council on June 30, 2010. Such reversion shall not render any building existing at the time to be non-conforming. The nine year period described above may be extended for up to one additional year if, before expiration, the Commissioner determines that good cause for an extension is shown.
16. Any open space to be dedicated to the Chicago Park District ("CPD") must meet CPD standards and, where applicable, the park must be designed and constructed to those standards. Any conveyance of open space to the CPD shall be subject to the approval of the

APPLICANT: North Pullman 111th, Inc

INTRODUCTION DATE: July 24, 2013

PLAN COMMISSION DATE: TBD

EAST\56747439.3

CPD and a resolution or ordinance issued by the CPD Board of Commissioners must be provided to the Department to evidence such dedication, conveyance and acceptance.

APPLICANT: North Pullman 111th, Inc
INTRODUCTION DATE: July 24, 2013
PLAN COMMISSION DATE: TBD
EAST\56747439.3

**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:

NORTH PULLMAN 11TH, INC.

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:

800 NICOLET MALL

MINNEAPOLIS, MN 55402

C. Telephone: 314.335.2560 Fax: 314.335.2560 Email: matthew.potter@

usbank.com

D. Name of contact person: MATTHEW POTTER

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):

AMENDMENT TO PLANNED DEVELOPMENT 1167 - PULLMAN PARK, LOCATED
AT 11TH AND BISHOP FORD EXPRESSWAY

G. Which City agency or department is requesting this EDS? DEPT. OF HOUSING AND

ECONOMIC DEVELOPMENT

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

Specification # _____ and Contract # _____

SECTION II -- DISCLOSURE OF OWNERSHIP INTERESTS

A. NATURE OF THE DISCLOSING PARTY

1. Indicate the nature of the Disclosing Party:

- | | |
|---|--|
| <input type="checkbox"/> Person | <input type="checkbox"/> Limited liability company |
| <input type="checkbox"/> Publicly registered business corporation | <input type="checkbox"/> Limited liability partnership |
| <input checked="" 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>SEE ATTACHED LIST</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,

NP111 OFFICERS

President	-	Terrance R. Dolan
Senior Vice President	-	Jeffrey Shea
Senior Vice President	-	John P. Kinsella
Secretary	-	Laura F. Bednarski
Treasurer	-	Jeffrey Shea
Asst. Secretary	-	Matthew B. Krush
Asst. Secretary	-	Cara L. Seeley

NP111 Directors

Terrance R. Dolan

Jeffrey Shea

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
PULLMAN TRANSFORMATION INC	800 NICOLLET MALL MINNEAPOLIS, MN 55402	100 %

SECTION III -- BUSINESS RELATIONSHIPS WITH CITY ELECTED OFFICIALS

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

Yes No *TO THE BEST OF OUR KNOWLEDGE
AFTER DUE INQUIRY*

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.
HUGH BLACKWELL, LLP (RETAINED)	190 MARSHALL ST, SUITE 600 ST. LOUIS, MO 63103	ATTORNEY	\$75,000 est.
TRANSWESTERN (RETAINING)	200 W. MADISON SUITE 3300 CHICAGO, IL 60606	CONSTRUCTION CONSULTANT	\$60,000 est.

(Add sheets if necessary) (FEES ARE CUMULATIVE FOR PULLMAN TRANSFORMATION, LLC, NORTH PULLMAN III TH, IV, U.S. BANK I, II, AND U.S. BANK CO.)

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 arrears on any child support obligations by any Illinois court of competent jurisdiction?

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

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

Yes No

B. FURTHER CERTIFICATIONS

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

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

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

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

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

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

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

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

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

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

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

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.

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

NONE KNOWN

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

NONE KNOWN

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 *TO THE BEST OF OUR KNOWLEDGE AFTER DUE INQUIRY*

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

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

Does the Matter involve a City Property Sale?

Yes No

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

Name	Business Address	Nature of Interest

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

E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

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

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

1 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 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?

PROJECT IS NOT FEDERALLY FUNDED.

Yes

No

If "Yes," answer the three questions below:

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

Yes

No

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

Yes

No

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

Yes

No

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

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

The Disclosing Party understands and agrees that:

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

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

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

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

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

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

The Disclosing Party represents and warrants that:

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

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

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

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

CERTIFICATION

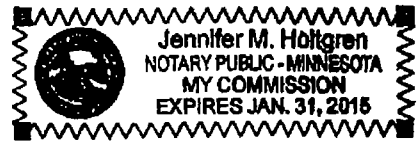
Under penalty of perjury, the person signing below: (1) warrants that he/she is authorized to execute this EDS and Appendix A (if applicable) on behalf of the Disclosing Party, and (2) warrants that all certifications and statements contained in this EDS and Appendix A (if applicable) are true, accurate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

North Pullman III th, Inc.
(Print or type name of Disclosing Party)

By: [Signature]
(Sign here)

Jeffrey D. Shea
(Print or type name of person signing)

Sr. V.P.
(Print or type title of person signing)



Signed and sworn to before me on (date) JULY 16, 2013,
at Minneapolis County, MINNESOTA (state).

[Signature] Notary Public.

Commission expires: 1-31-2015

**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 TO THE BEST OF OUR KNOWLEDGE
AFTER DUE INQUIRY

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

SECTION I -- GENERAL INFORMATION

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

PULLMAN TRANSFORMATION, INC.

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: NORTH PULLMAN 111TH

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: _____
(NP 111)

B. Business address of the Disclosing Party:

800 NICOLLET MALL
MINNEAPOLIS, MN 55402

C. Telephone: 314.335.2560 Fax: 314.335.2568 Email: matthew.potter@

D. Name of contact person: MATTHEW W. POTTER

usbank.com

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):

AMENDMENT TO PLANNED DEVELOPMENT 1167- PULLMAN PARK, LOCATED
AT 111TH AND BISHOP FORD EXPRESSWAY

G. Which City agency or department is requesting this EDS? DEPT. OF HOUSING AND

ECONOMIC DEVELOPMENT

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

Specification # _____ and Contract # _____

SECTION II -- DISCLOSURE OF OWNERSHIP INTERESTS

A. NATURE OF THE DISCLOSING PARTY

1. Indicate the nature of the Disclosing Party:

- | | |
|---|--|
| <input type="checkbox"/> Person | <input type="checkbox"/> Limited liability company |
| <input type="checkbox"/> Publicly registered business corporation | <input type="checkbox"/> Limited liability partnership |
| <input checked="" 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:

DELAWARE, U.S.A.

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>PLEASE SEE ATTACHED</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,

PULLMAN TRANSFORMATION, INC.
OFFICERS

Terrance R. Dolan	President and Treasurer
Lisa L. Glover	Senior Vice President
John P. Kinsella	Senior Vice President
Laura F. Bednarski	Senior Vice President and Secretary
Matthew B. Krush	Vice President and Assistant Secretary
Jeffrey W. Shea	Vice President and Treasurer
Brett E. Scribner	Vice President
Cara L. Seeley	Assistant Secretary

interest of a member or manager in a limited liability company, or interest of a beneficiary of a trust, estate or other similar entity. If none, state "None." NOTE: Pursuant to Section 2-154-030 of the Municipal Code of Chicago ("Municipal Code"), the City may require any such additional information from any applicant which is reasonably intended to achieve full disclosure.

Name	Business Address	Percentage Interest in the Disclosing Party
U.S. BANK NATIONAL ASSOCIATION	800 NICOLLET MALL, MINNEAPOLIS, MN 55402	100 %

SECTION III -- BUSINESS RELATIONSHIPS WITH CITY ELECTED OFFICIALS

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

Yes No *To THE BEST OF OUR KNOWLEDGE, AFTER OUR INQUIRY.*

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.
HUSCH BLACKWELL, LLP (RETAINED)	190 CARUNDEL BLAZA, SUITE 600 ST LOUIS, MO 63105	ATTORNEY	\$75,000 est.

TRANS WESTERN (RETAINED)	200 W MADISON, SUITE 3300 CHICAGO, IL 60606	CONSTRUCTION CONSULTANT	\$60,000 est.
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(Add sheets if necessary)

FEEs ARE CUMULATIVE FOR PULLMAN TRANSFORMATION, INC., U.S. BANK N-A, AND US BANKCORP

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

SECTION V -- CERTIFICATIONS

A. COURT-ORDERED CHILD SUPPORT COMPLIANCE

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

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

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

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

Yes No

B. FURTHER CERTIFICATIONS

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

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

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

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

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

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

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

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

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

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

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

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.

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

NONE KNOWN.

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

NONE KNOWN.

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

TO THE BEST OF OUR KNOWLEDGE,
AFTER OUR INQUIRY

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. *NOT FEDERALLY FUNDED*

A: CERTIFICATION REGARDING LOBBYING

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

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

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

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

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

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

B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY

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

Is the Disclosing Party the Applicant?

Yes

No

If "Yes," answer the three questions below:

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

Yes

No

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

Yes

No

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

Yes

No

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

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

The Disclosing Party understands and agrees that:

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

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

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

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

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

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

The Disclosing Party represents and warrants that:

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

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

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

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

CERTIFICATION

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

Pullman Transformation, Inc.
(Print or type name of Disclosing Party)

By: _____
(Sign here)

Jeffrey W. Shea
(Print or type name of person signing)

Vice President
(Print or type title of person signing)



Signed and sworn to before me on (date) July 12,
at Hennepin County, Minnesota (state).

S M Maloney Notary Public.

Commission expires: 1-31-15.

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

TO THE BEST OF OUR KNOWLEDGE,
AFTER DUE INQUIRY

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.

7/12/13

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:

U.S. BANK, NATIONAL ASSOCIATION

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: PULLMAN TRANSFORMATION, INC.

B. Business address of the Disclosing Party: 800 NICOLLET MAN
MINNEAPOLIS, MN 55402

C. Telephone: 314.335.2560 Fax: 314.335.2568 Email: matthew.potter@
usbank.com

D. Name of contact person: MATTHEW W. POTTER

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):

AMENDMENT TO PLANNED DEVELOPMENT 1167- PULLMAN PARK, LOCATED
AT 11TH AND BISHOP FORD EXPRESSWAY

G. Which City agency or department is requesting this EDS? DEPT. OF HOUSING AND ECONOMIC
DEVELOPMENT

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

Specification # _____ and Contract # _____

7/12/13

SECTION II -- DISCLOSURE OF OWNERSHIP INTERESTS

A. NATURE OF THE DISCLOSING PARTY

1. Indicate the nature of the Disclosing Party:

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

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

UNITED STATES

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

PLEASE SEE ATTACHMENT "C"

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

SEE ATTACHED LIST

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,

Attachment C

City of Chicago

Economic Disclosure Statement and Affidavit

Statement Regarding Registration as Foreign Entity

U.S. Bank operates branches in the State of Illinois under the authority of its national bank charter and is therefore not required to register as a foreign corporation with the State.

Name	Title
U.S. BANCORP DIRECTORS	
Davis, Richard K.	Director, Chairman of the Board
Baker, Douglas M. Jr.	Director
Belton, Y. Marc	Director
Buyniski Gluckman, Victoria	Director
Collins, Arthur D. Jr.	Director
Hernandez, Roland A.	Director
Johnson, Joel W.	Director
Kirtley, Olivia F.	Director
Levin, Jerry W.	Director
O'Maley, David B.	Director
Owens, O'dell M.	Director
Schnuck, Craig D.	Director
Stokes, Patrick T.	Director
Woo Ho, Doreen	Director
U.S. BANK, NA DIRECTORS	
Davis, Richard K	Chairman, President, and CEO
Carlson, Jennie P.	Executive Vice President
Chosy, James L.	Executive Vice President, General Counsel and Secretary
Gifford, Craig E.	Executive Vice President and Controller
Griffith, Kenneth (Randy)	Executive Vice President
Hidy, Richard J.	Executive Vice President and Chief Risk Officer
McCullough, Howell D. (Mac) III	Executive Vice President and Chief Strategy Officer
Nelson, Kenneth D	Executive Vice President and Treasurer
Oldshue, Paul F.	Executive Vice President
Parker, P.W. (Bill)	Executive Vice President and Chief Credit Officer
Somers, Timothy W.	Executive Vice President
Cecere, Andrew	Vice Chairman and Chief Financial Officer
Dolan, Terrance R.	Vice Chairman
Elmore, John R.	Vice Chairman
Hoesley, Joseph C.	Vice Chairman
Joseph, Pamela A.	Vice Chairman
Payne, Richard B. Jr.	Vice Chairman
Stone, Kent V.	Vice Chairman
von Gillern, Jeffrey H.	Vice Chairman

interest of a member or manager in a limited liability company, or interest of a beneficiary of a trust, estate or other similar entity. If none, state "None." NOTE: Pursuant to Section 2-154-030 of the Municipal Code of Chicago ("Municipal Code"), the City may require any such additional information from any applicant which is reasonably intended to achieve full disclosure.

Name	Business Address	Percentage Interest in the Disclosing Party
U.S. Bancorp	800 NICOLLET MALL MINNEAPOLIS, MN 55402	100 %

SECTION III -- BUSINESS RELATIONSHIPS WITH CITY ELECTED OFFICIALS

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

Yes No TO THE BEST OF OUR KNOWLEDGE, AFTER DUE INQUIRY.

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.
HUSCH BLACKWELL, LLP (RETAINED)	190 CAROLINE BLAZA, SUITE 600 ST LOUIS, MO 63105	ATTORNEY	\$ 75,000 est.

TRANS WESTERN (RETAINED)	200 W MADISON, SUITE 3300 CHICAGO, IL 60606	CONSTRUCTION CONSULTANT	\$ 60,000 est.
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(Add sheets if necessary)

FEEs ARE CUMULATIVE FOR PULLMAN TRANSFORMATION, INC., U.S. BANK N.A., AND US BANCORP AND NORTH PULLMAN INST, INC.

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

SECTION V -- CERTIFICATIONS

A. COURT-ORDERED CHILD SUPPORT COMPLIANCE

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

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

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

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

Yes No

B. FURTHER CERTIFICATIONS

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

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

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

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

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

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

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

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

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

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

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

PLEASE SEE ATTACHMENT "B"

Attachment B
City of Chicago
Economic Disclosure Statement and Affidavit
Statement Regarding Further Certifications

U.S. Bank National Association itself is a mortgage lender. U.S. Bank National Association is also one of the largest corporate trustees in the United States and in such capacity is trustee of numerous mortgage-backed securitization trusts that each hold multiple real property mortgages. From time to time, mortgage borrowers in Chicago default on payment of real estate taxes or otherwise fail to comply with City of Chicago requirements with respect to certain of their mortgage properties. This can result in legal action against the borrower by the City of Chicago, which legal action may name U.S. Bank National Association as the mortgage holder (either in its individual capacity or in its capacity as a trustee). As of July 12, 2012, U.S. Bank National Association was aware of outstanding claims against it (individually or in its capacity as trustee) totaling \$261,046.46 wherein the City of Chicago or one of its departments or divisions (including the Department of Buildings and the Department of Sanitation) is the creditor. The vast majority of this amount is related to properties that U.S. Bank National Association holds in trust and for which it does not do the servicing. U.S. Bank National Association, both in its individual capacity and in its capacity as a trustee meets with various City officials twice a month to address these claims.

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

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

NONE KNOWN

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

NONE KNOWN

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

*TO THE BEST OF OUR KNOWLEDGE,
AFTER DUE INQUIRY*

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

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

Does the Matter involve a City Property Sale?

Yes

No

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

Name

Business Address

Nature of Interest

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

E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

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

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

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

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

PLEASE SEE ATTACHED

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. NOT FEDERALLY FUNDED

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.

Attachment A

City of Chicago

Economic Disclosure Statement and Affidavit

Statement Regarding Slavery Era Business

U.S. Bank National Association was formed from the following major banks: (1) Star Bank, National Association (Cincinnati, Ohio) changed its name to Firststar Bank, National Association (Cincinnati, Ohio) effective February 1999; (2) Mercantile Bank National Association (St. Louis, Missouri) merged into Firststar Bank, National Association (Cincinnati, Ohio) effective April 2000; (3) United States National Bank of Oregon (Portland, Oregon) merged with First Bank, National Association under the title U.S. Bank National Association effective August 1997; (4) U.S. Bank National Association merged into Firststar Bank, National Association, and the succeeding bank, changed its name to U.S. Bank National Association effective August 2001. These banks acquired through mergers and acquisitions numerous smaller banks. There are five hundred and forty-two U.S. Bank National Association predecessors. Thirty-five predecessors were founded before the abolition of slavery in December 1865. Thirteen of the pre-1866 predecessors were established in southern slave-holding states and territories, including Kansas, Kentucky, Missouri, and Tennessee.

In reviewing historical records held in various external repositories in accordance with the research requirements as set forth in the City of Chicago Office of the Corporation Counsel opinion letter dated April 29, 2004, U.S. Bank National Association has identified external records of its predecessors which necessitate disclosure. The conveyance records, while showing no record of direct ownership of enslaved individuals did contain records of founders and/or directors of predecessor banks owning enslaved individuals, as well as a record where an enslaved individual was the collateral for a loan. Specifically, the first president of predecessor Marion National Bank of Lebanon, Kentucky (founded in 1856), Benedict Spalding, owned two enslaved individuals in 1850. In 1860 someone with a similar name "Benidict Spalding" is also listed as having owned fourteen enslaved individuals. In addition, certain members of the Marion National Bank of Lebanon's board of directors (called "commissioners") owned approximately forty-seven enslaved individuals in total (the records include abbreviated names, which we conclude may be references to commissioners). The first president of predecessor First National Bank of Clarksville, Tennessee (founded in 1865), S.F. Beaumont, owned one enslaved individual in 1860. The first president of predecessor St. Louis Building and Savings Association, Missouri (formed in 1857), Marshall Brotherton, owned ten enslaved individuals in 1850 and four enslaved individuals in 1860. Merchants Bank (founded in 1857) and Bank of St. Louis (founded in 1857), both predecessors, along with a group of other St. Louis firms, issued a mortgage to Charles McLaran that was secured by his property, which included an unspecified number of enslaved individuals. However, the 1860 Federal Census Slave Schedule for St. Louis provided that Charles McLaran owned thirteen enslaved individuals.

The above is only a summary. U.S. Bank National Association has previously provided the City of Chicago with supporting attachments.

U.S. Bancorp, the parent company of U.S. Bank National Association, was founded after the slavery era and has no separate assets or activities that pre-date the 20th century. As such, it has no disclosure separate from that of the bank.

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

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

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

B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY

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

Is the Disclosing Party the Applicant?

Yes

No

If "Yes," answer the three questions below:

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

Yes

No

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

Yes

No

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

Yes

No

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

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

The Disclosing Party understands and agrees that:

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

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

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

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

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

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

The Disclosing Party represents and warrants that:

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

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

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

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

CERTIFICATION

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

Gerard M. Klug US Bank N.A.

(Print or type name of Disclosing Party)

By: Gerard M. Klug
(Sign here)

Gerard M. Klug

(Print or type name of person signing)

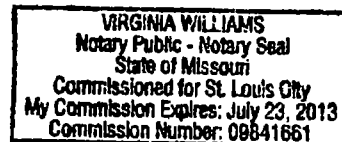
SR V/P

(Print or type title of person signing)

Signed and sworn to before me on (date) July 15, 2013,
at St. Louis City, Missouri (state).

Virginia Williams Notary Public.

Commission expires: July 23, 2013.



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.

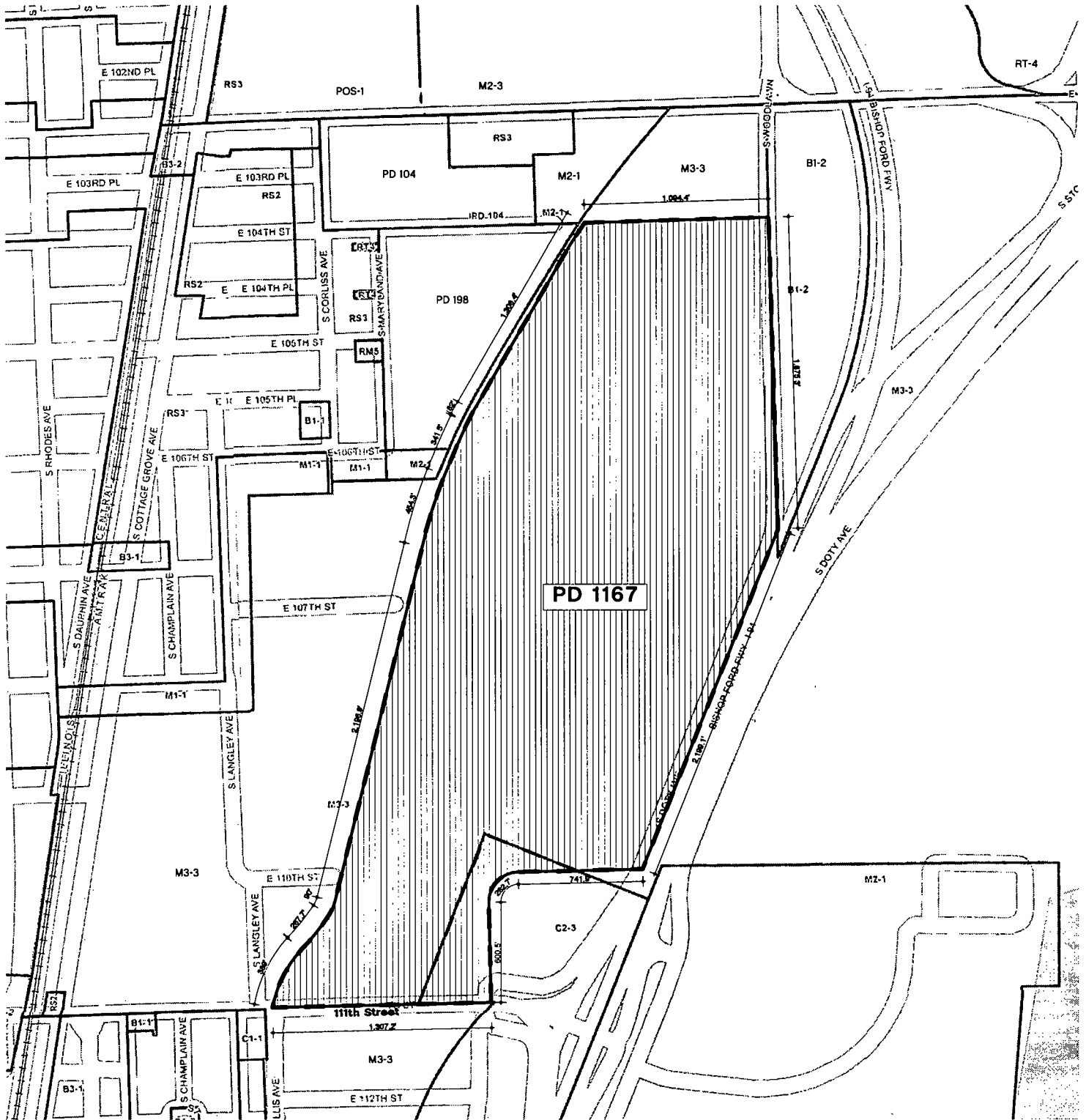
Does the Disclosing Party or any "Applicable Party" or any Spouse or Domestic Partner thereof currently have a "familial relationship" with an elected city official or department head?

Yes

No

*TO THE BEST OF OUR KNOWLEDGE,
AFTER DUE INQUIRY.*

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.



Zone	Area(sf)	Area (acres)
PD 1167	7,917,777 sf	181.77 acres



Existing Zoning Map

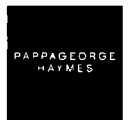
Scale: 1" = 800'-0"

Applicant: North Pullman 111th Inc.

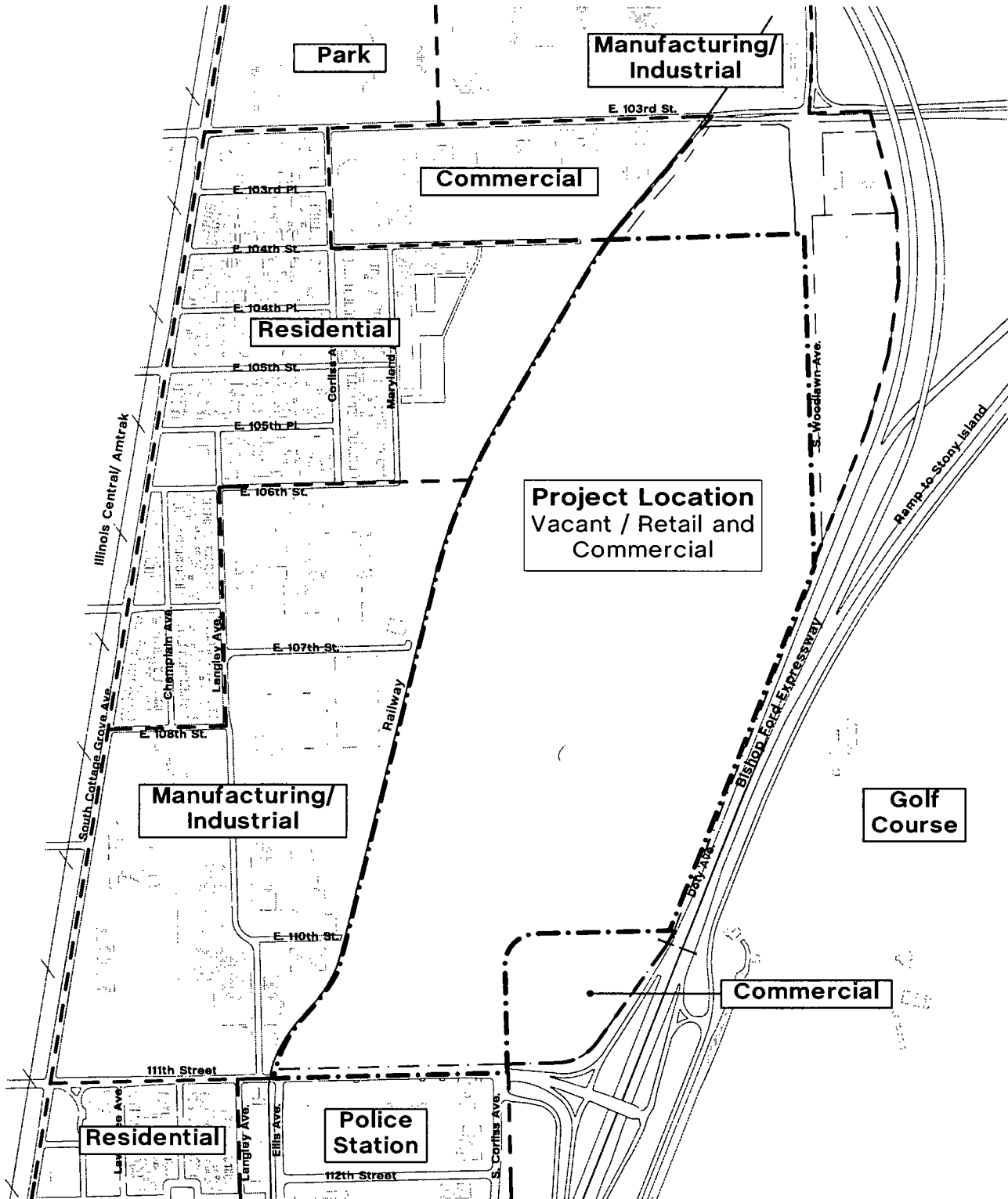
Address : 111th Street and Doty Avenue
 Introduction Date : July 24, 2013
 Chicago Plan Commission Date : TBD

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P/H # 122092



Existing Land Use Map

Scale: 1" = 800'-0"

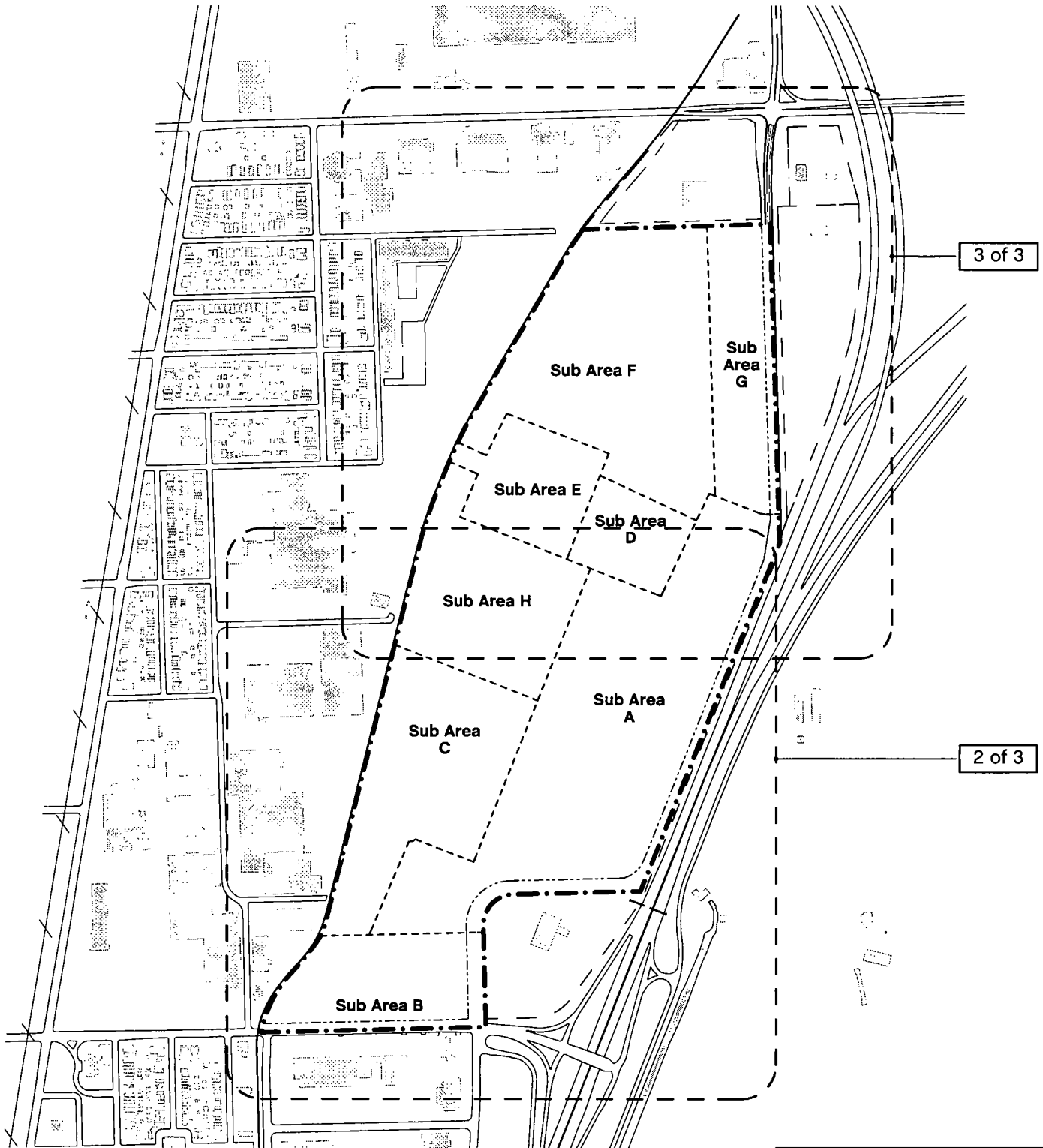
Applicant: North Pullman 111th Inc.

Address : 111th Street and Doty Avenue
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Note:
Refer to following detail plans for all boundary and property line dimensions.



Planned Development Boundary and Property Line Map - 1 of 3

Scale: 1" = 800'-0"

Note. Refer to Detail Plans to Follow

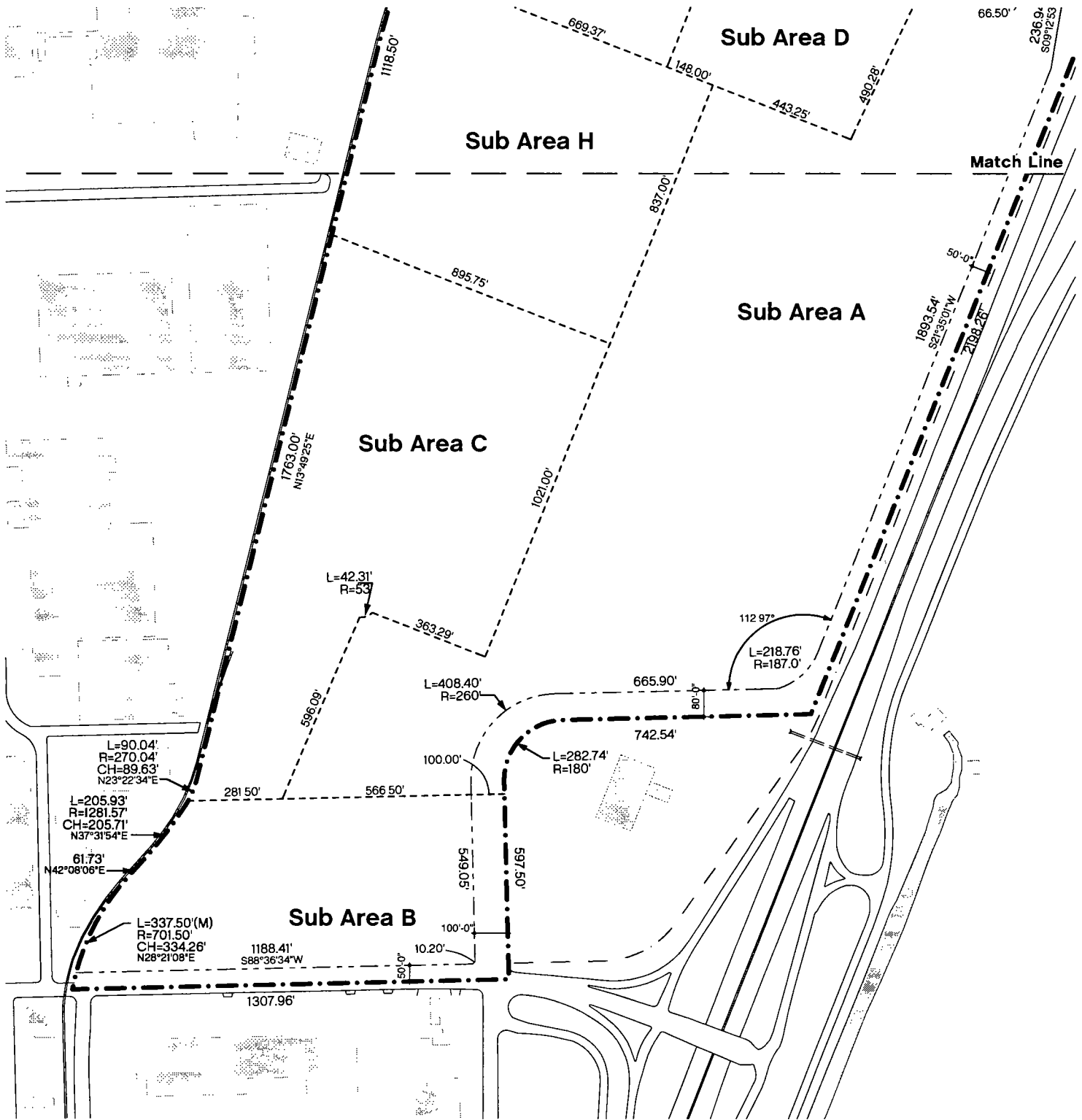
Applicant: North Pullman 111th Inc.

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Planned Development Boundary and Property Line Map - Detail - 2 of 3

Scale: 1" = 400'-0"

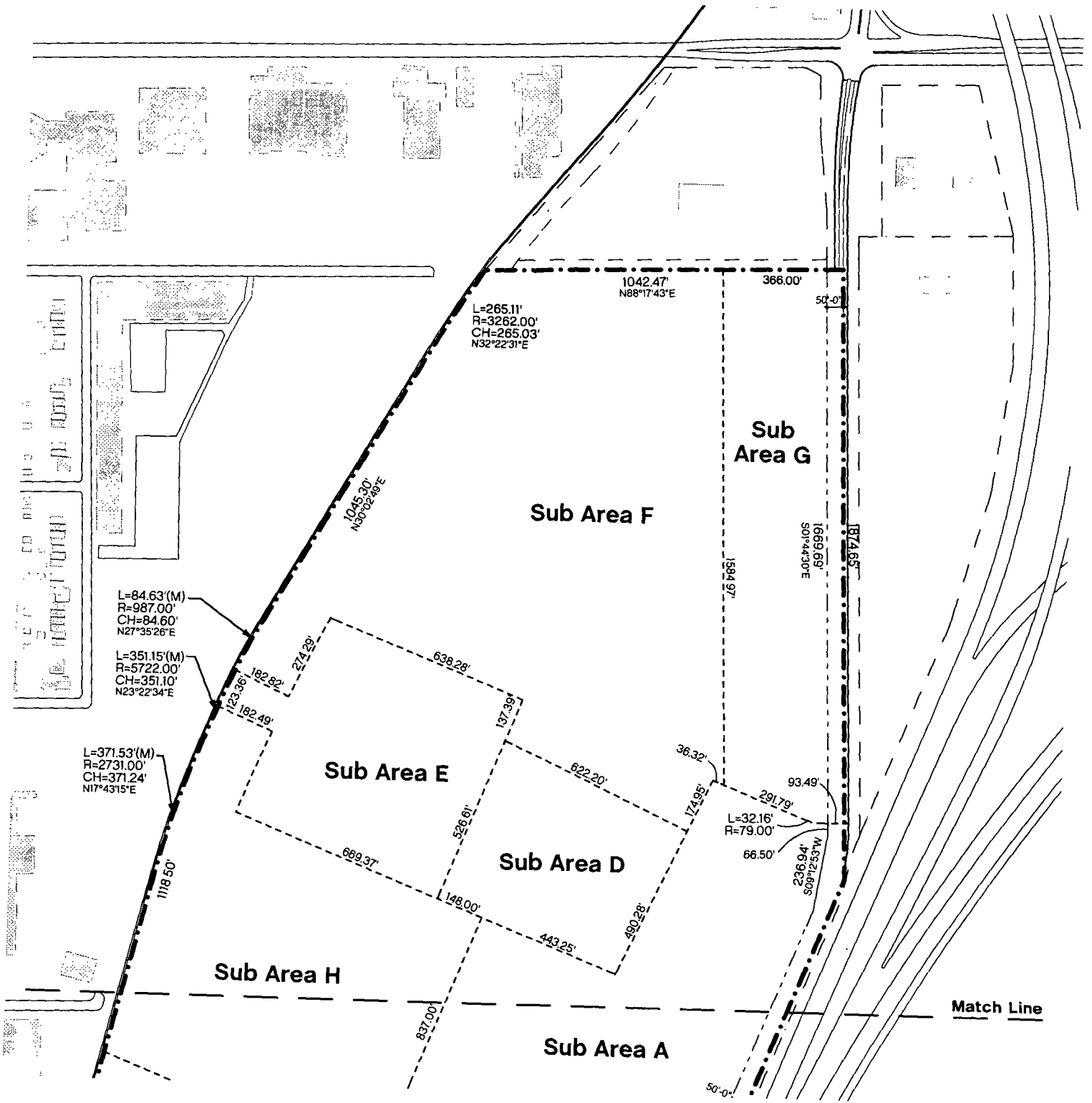
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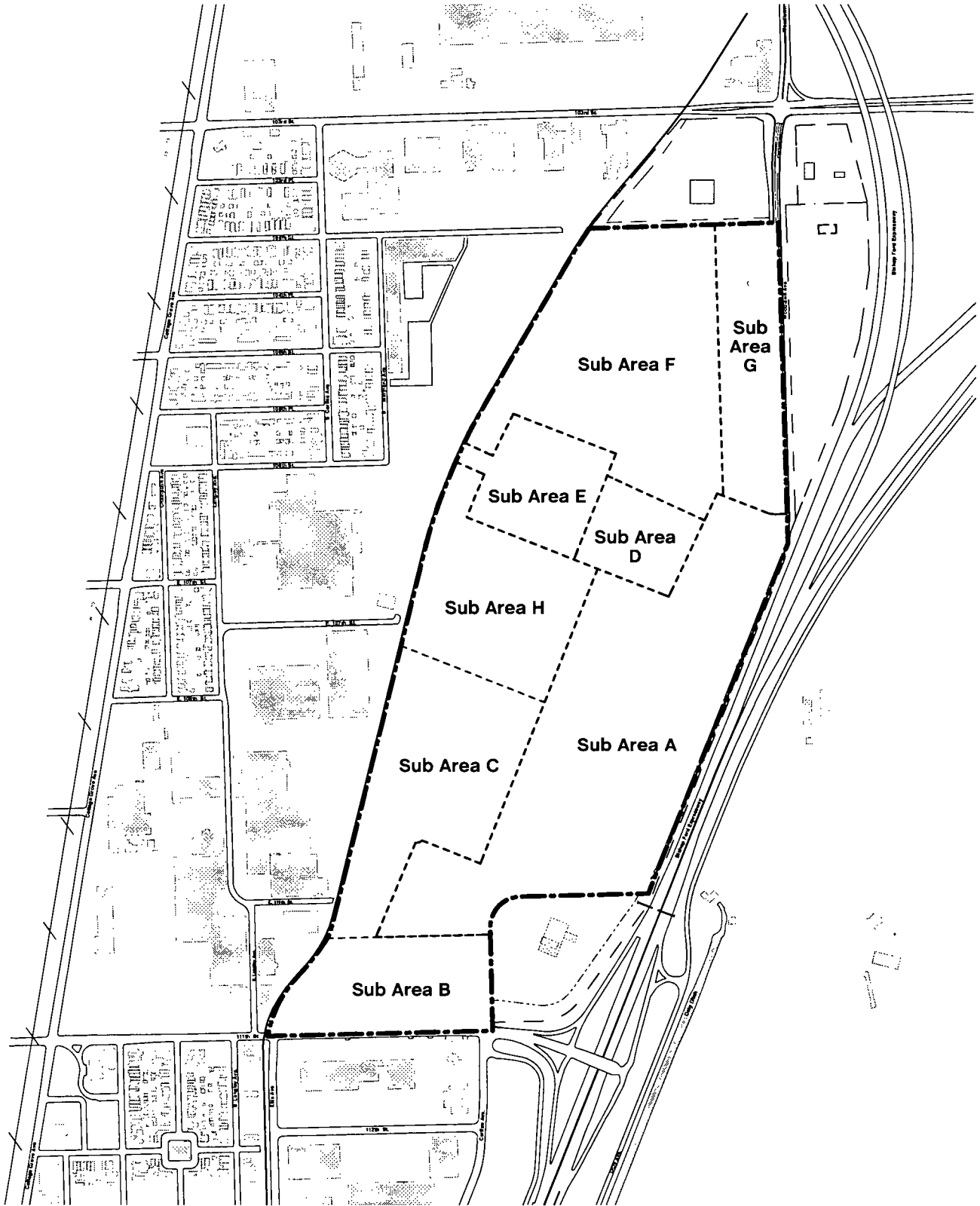


Planned Development Boundary and Property Line Map - Detail - 3 of 3
 Scale: 1" = 400'-0"

Applicant: North Pullman 111th Inc.
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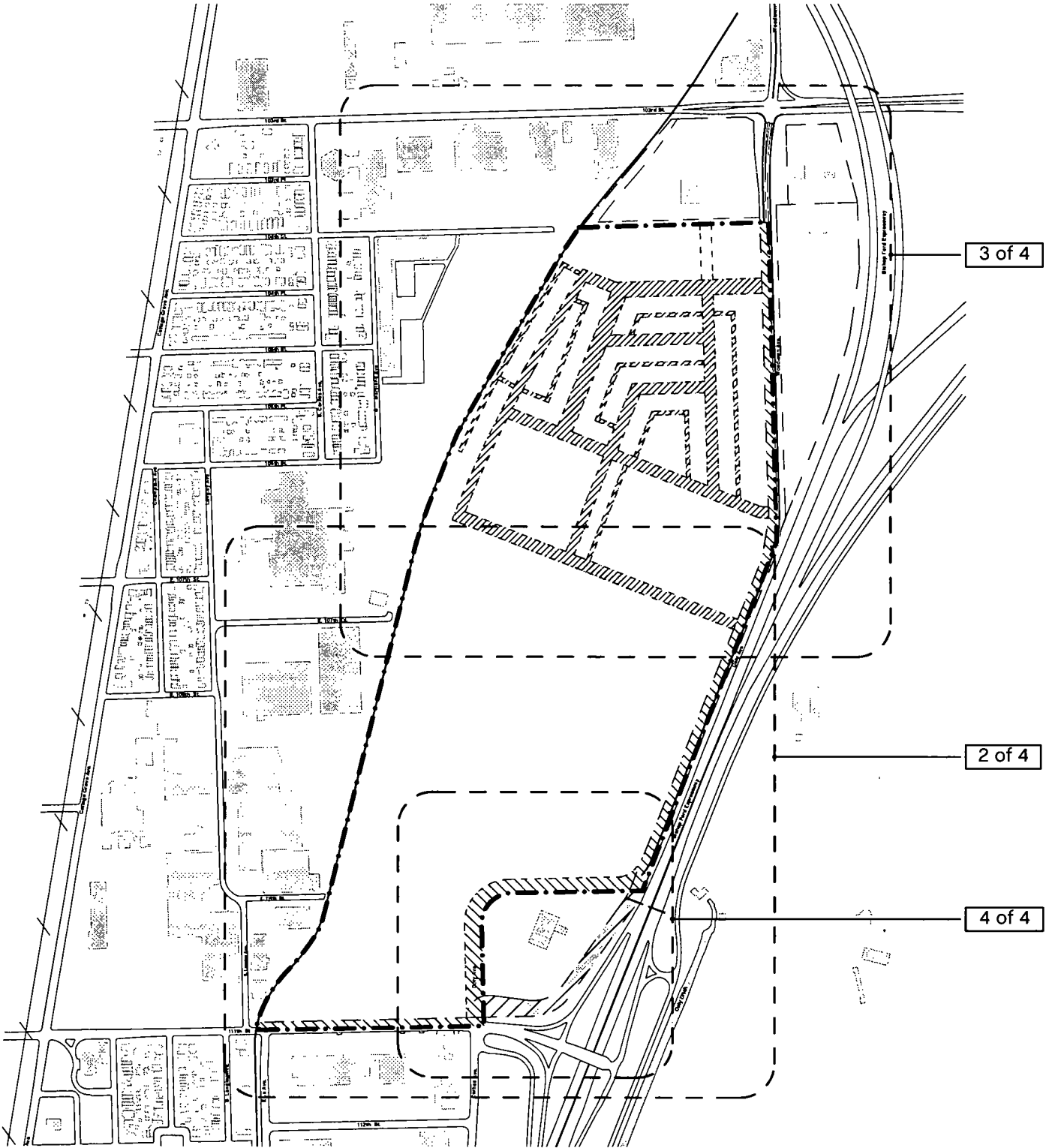
Sub Area Map
 Scale: 1" = 800'-0"

Applicant: North Pullman 111th Inc.
 Address : 111th Street and Doty Avenue
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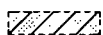


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Legend

-  Off Premise R.O.W. Previously Vacated
-  Existing R.O.W. to Remain
-  Proposed Dedicated R.O.W.



Rights-of-Way Adjustment Map - 1 of 4

Scale: 1" = 800'-0"

Note: Refer to Detail Plans to Follow

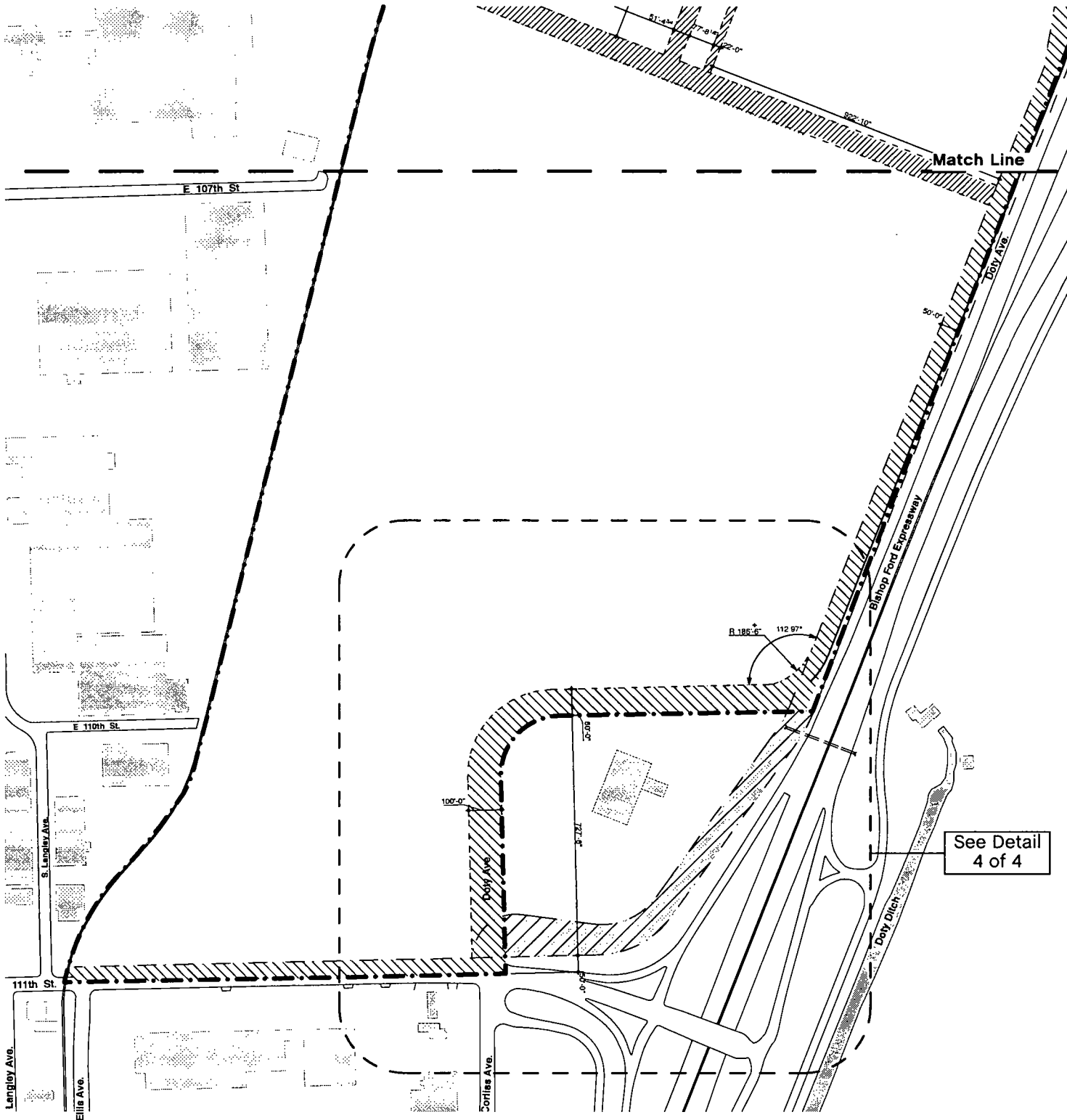
Applicant: North Pullman 111th Inc.

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


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See Detail
4 of 4

Legend

-  Off Premise R.O.W. Previously Vacated
-  Existing R.O.W. to Remain
-  Proposed Dedicated R.O.W.



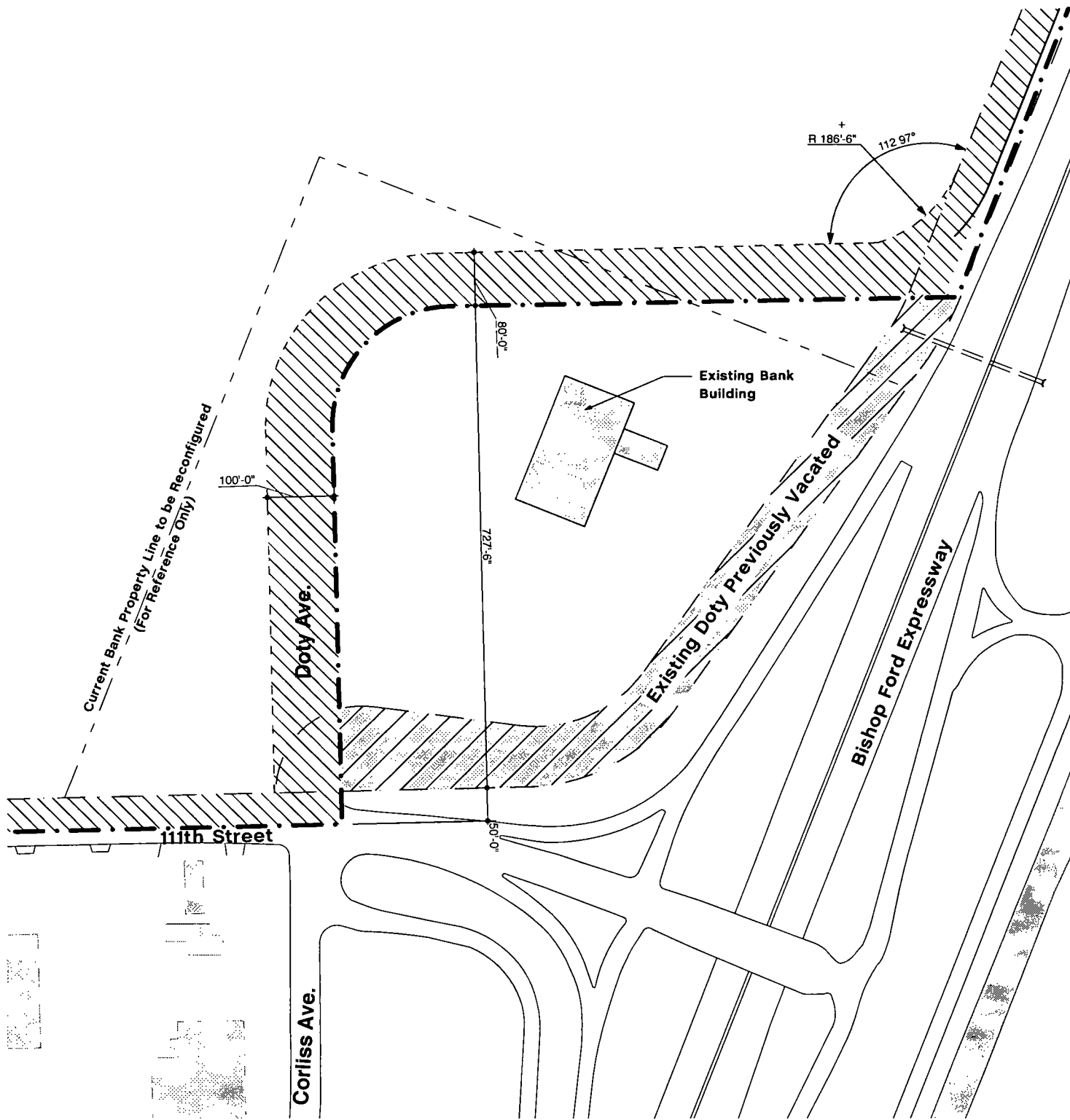
Rights-of-Way Adjustment Map - Detail - 2 of 4
Scale: 1" = 400'-0"

Applicant: North Pullman 111th Inc.
Address : 111th Street and Doty Avenue
Introduction Date : July 24, 2013
Chicago Plan Commission Date : TBD




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Legend

-  Off Premise R.O.W. Previously Vacated
-  Existing R.O.W. to Remain
-  Proposed Dedicated R.O.W.



Rights-of-Way Adjustment Map - Detail - 4 of 4

Scale: 1" = 200'-0"

Vacated Off Premises R.O.W.

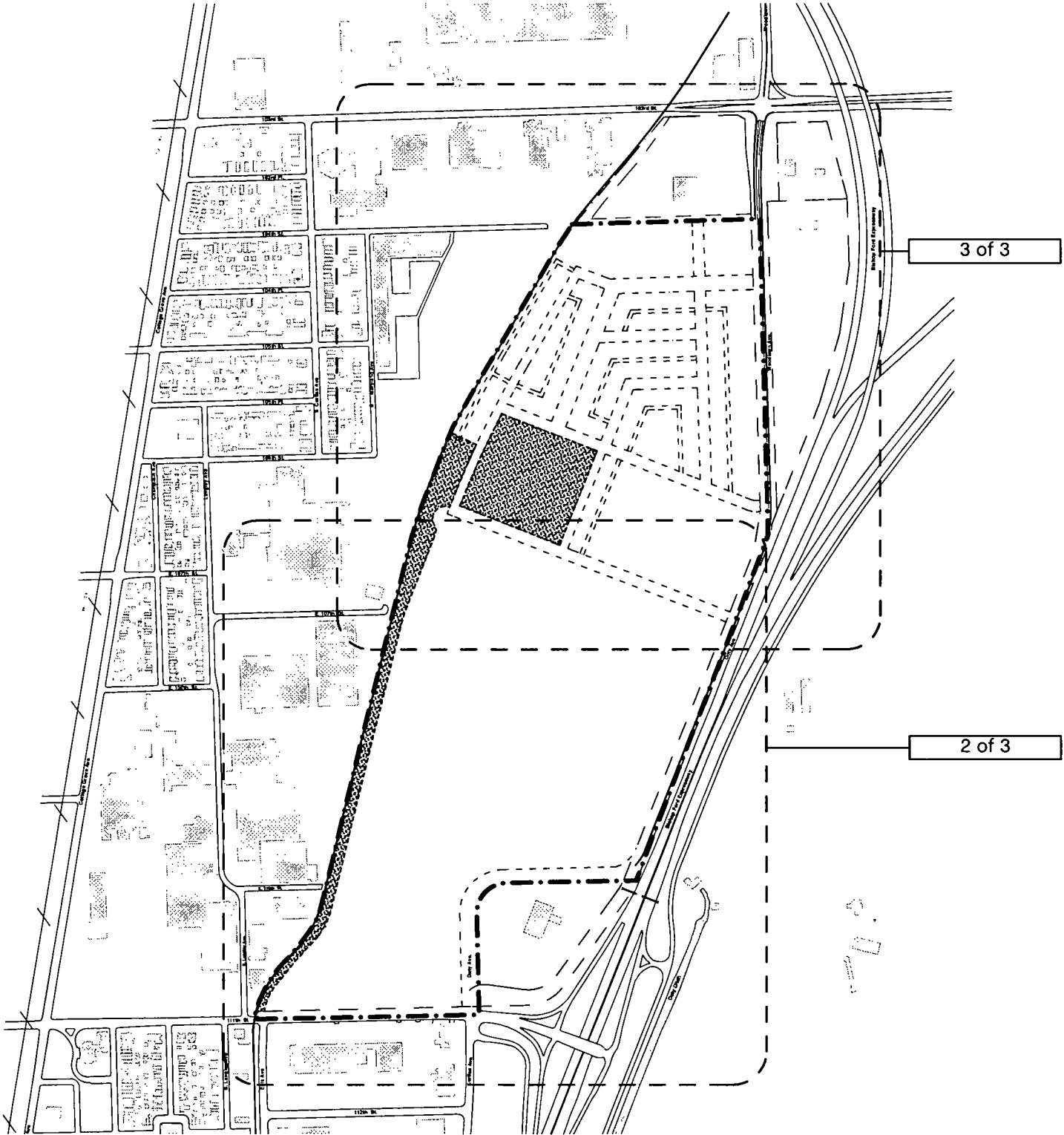
Applicant: North Pullman 111th Inc.

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Legend

 Public Open Space



Public Open Space Plan - 1 of 3

Scale: 1" = 800'-0"

Note: Refer to Detail Plans to Follow

Applicant: North Pullman 111th Inc.

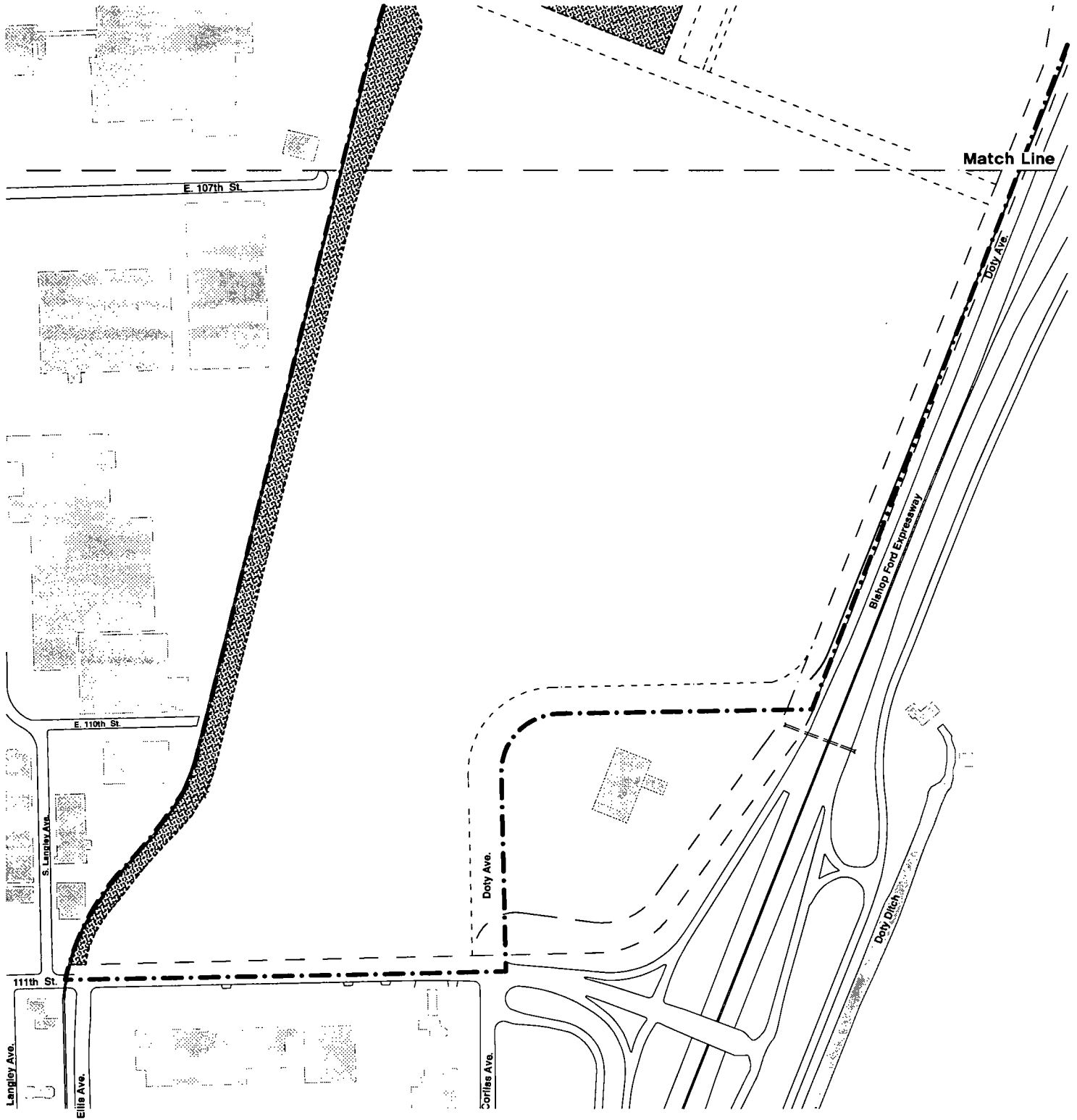
Address : 111th Street and Doty Avenue
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Legend

 Public Open Space



Public Open Space Plan - Detail - 2 of 3

Scale: 1" = 400'-0"

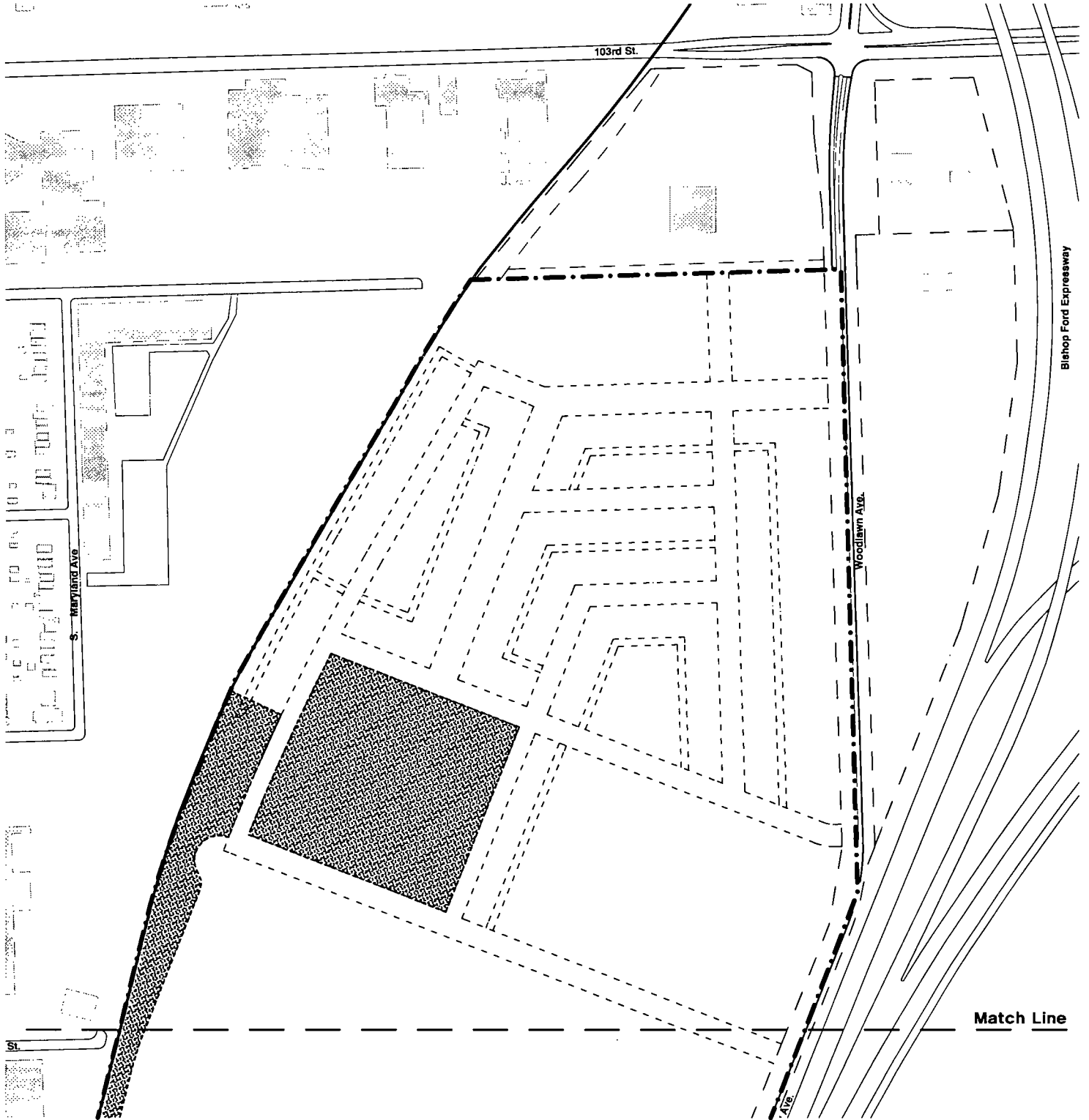
Applicant: North Pullman 111th Inc.

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Legend

 Public Open Space



Public Open Space Plan - Detail - 3 of 3

Scale: 1" = 400'-0"

Applicant: North Pullman 111th Inc.

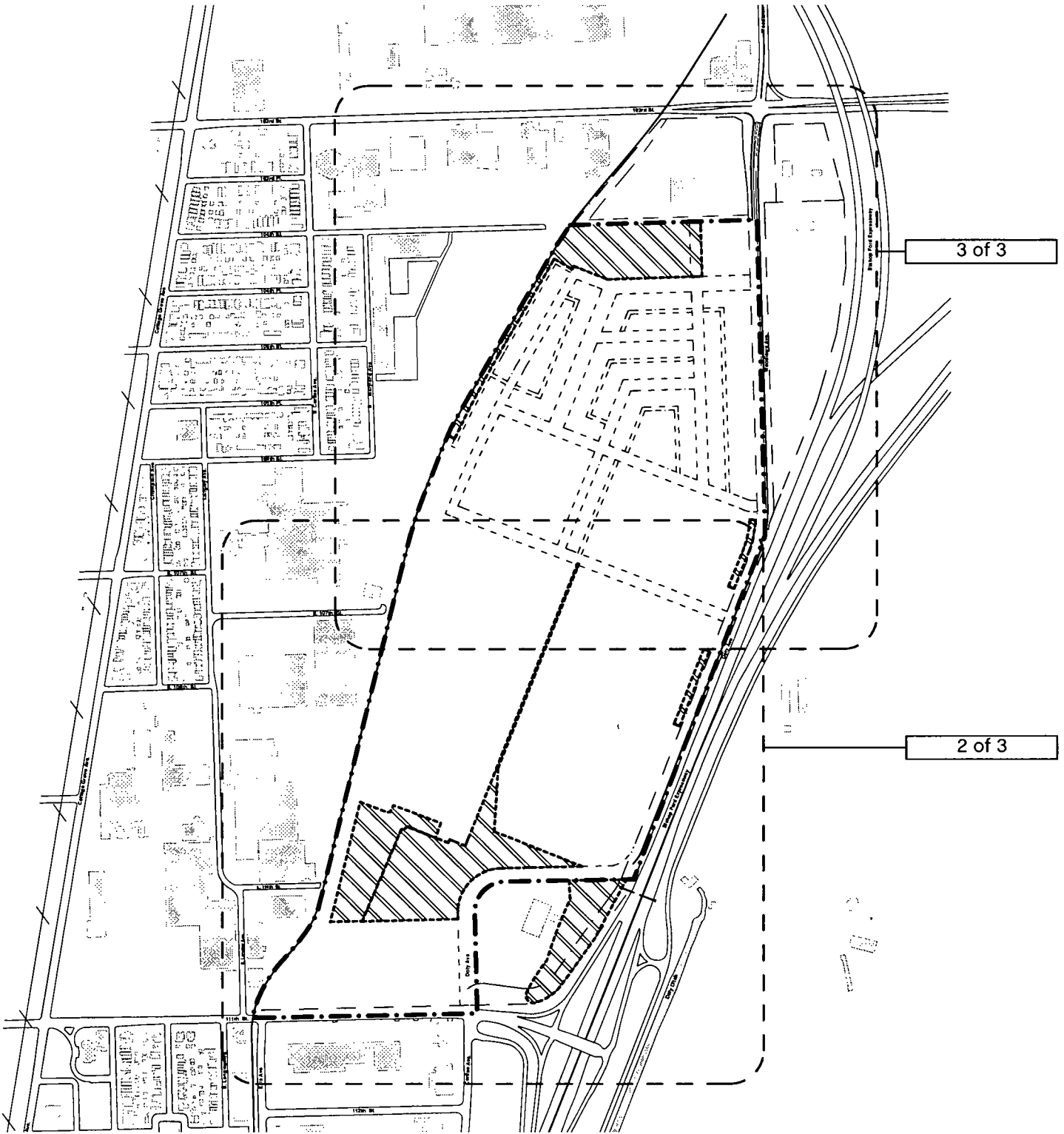
Address : 111th Street and Doty Avenue
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Legend

 Site Buffer and/or Detention



Site Buffer/ Detention Plan - 1 of 3

Scale: 1" = 400'-0"

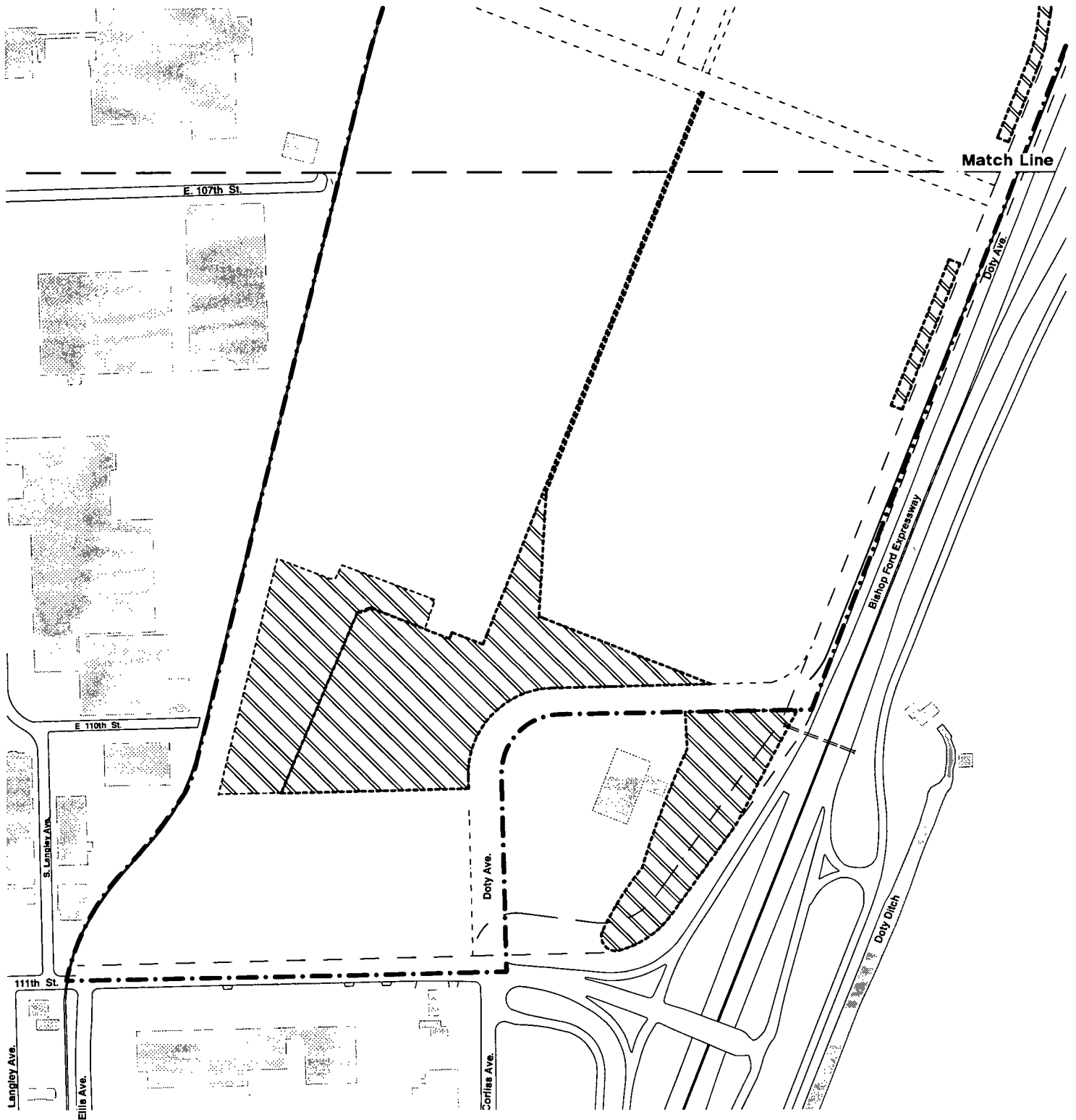
Applicant: North Pullman 111th Inc.

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Legend

 Site Buffer and/or Detention



Site Buffer/ Detention Plan - Detail - 2 of 3

Scale: 1" = 400'-0"

Applicant: North Pullman 111th Inc.

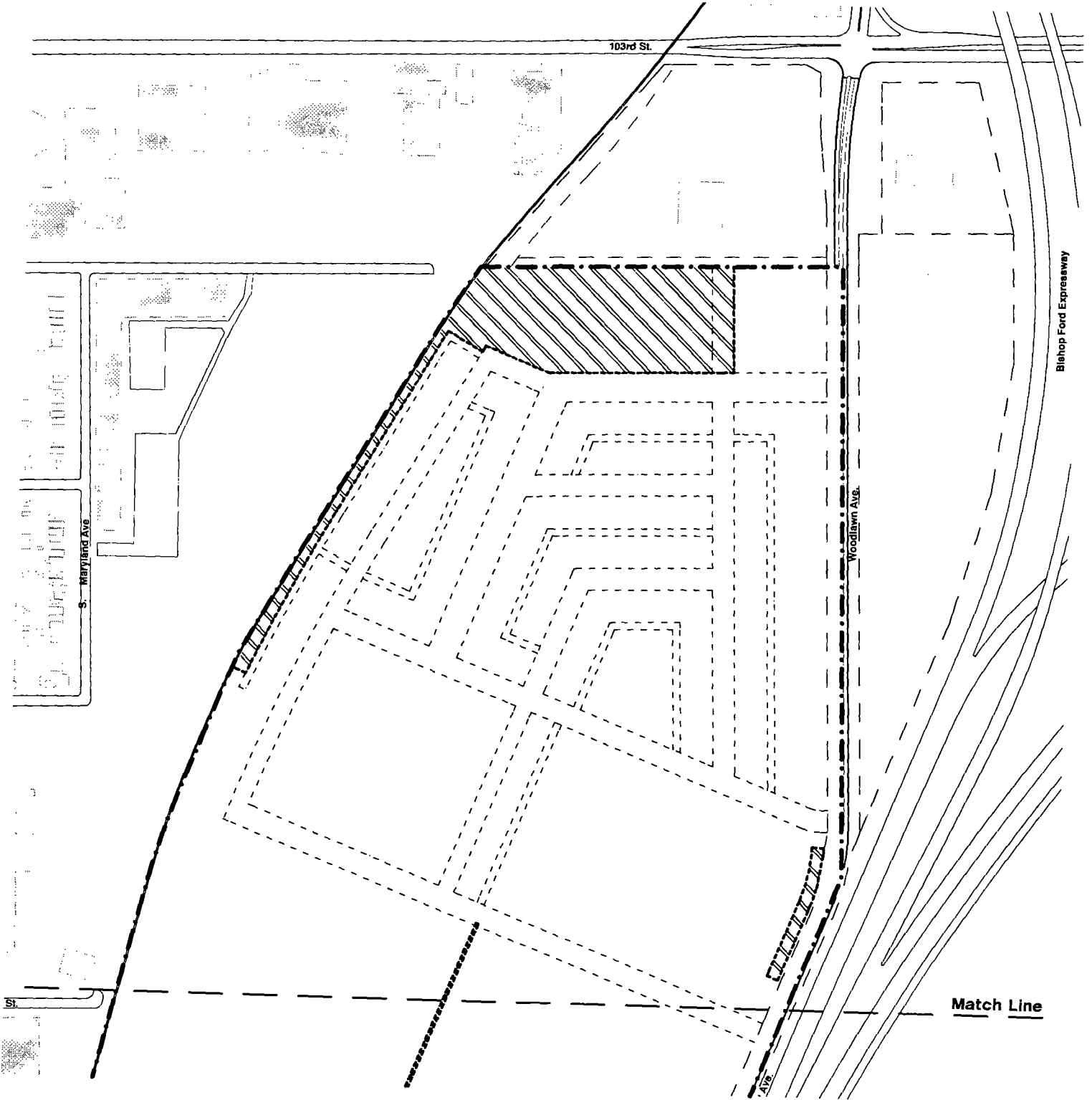
Address : 111th Street and Doty Avenue
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Legend

 Site Buffer and/or Detention



Site Buffer/ Detention Plan - Detail - 3 of 3

Scale: 1" = 400'-0"

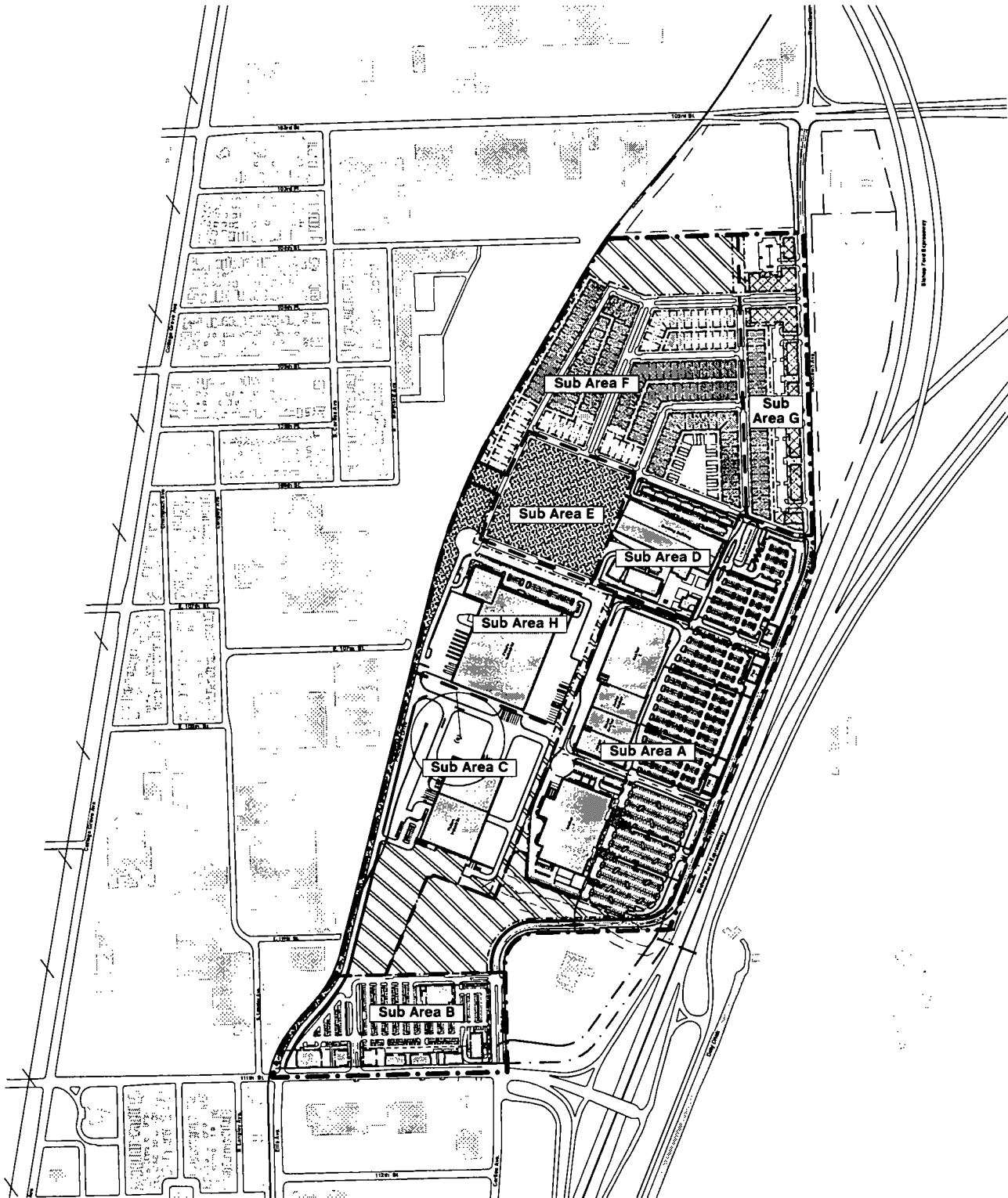
Applicant: North Pullman 111th Inc.
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Site Plan

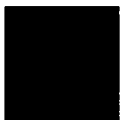
Scale: 1" = 800'-0" Note: Refer to Sub Area Detail Plans to Follow

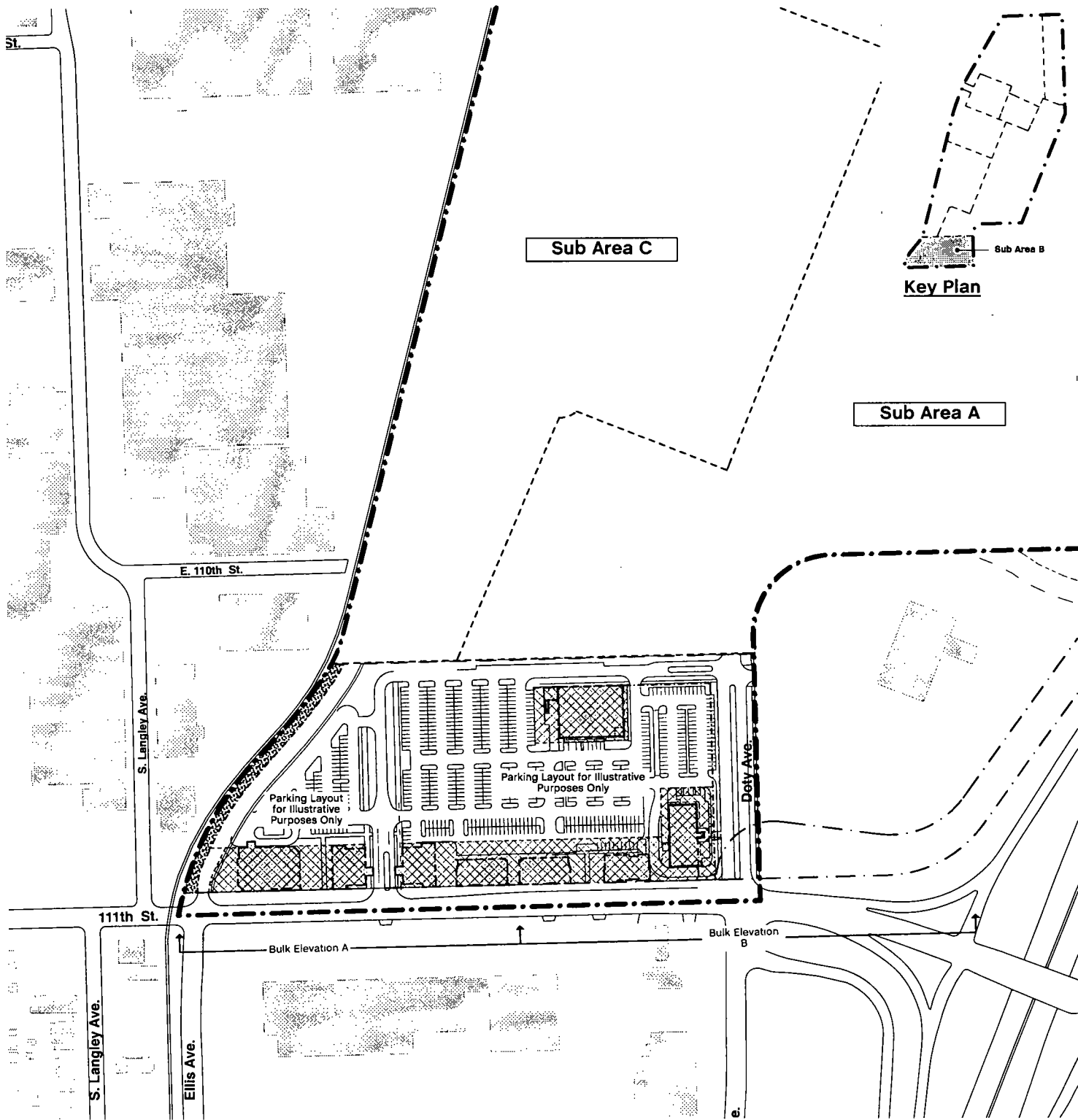
Applicant: North Pullman 111th Inc.

Address : 111th Street and Doty Avenue
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Legend

-  Building Zones
-  Example Building Footprints Only
-  Public Open Space
-   Approx. Retail Entry Locations

* Streets and parking are shown for illustrative purposes only



Site Plan - Sub Area B

Scale: 1" = 300'-0"

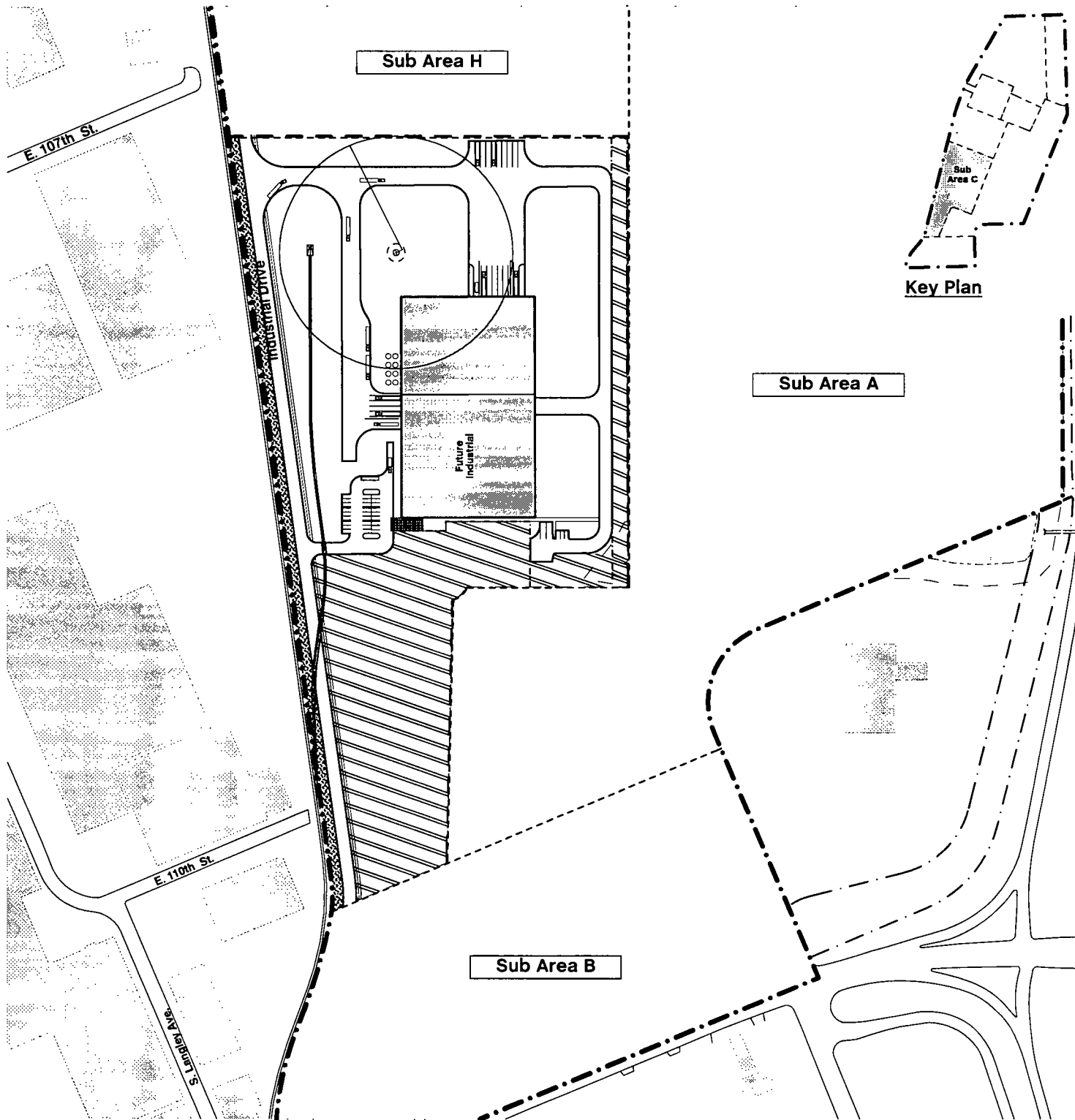
Applicant: North Pullman 111th Inc.



Address : 111th Street and Doty Avenue
 Introduction Date : July 24, 2013
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Legend
 Public Open Space
 Buffer/ Detention Area



Site Plan - Sub Area C

Scale: 1" = 300'-0"

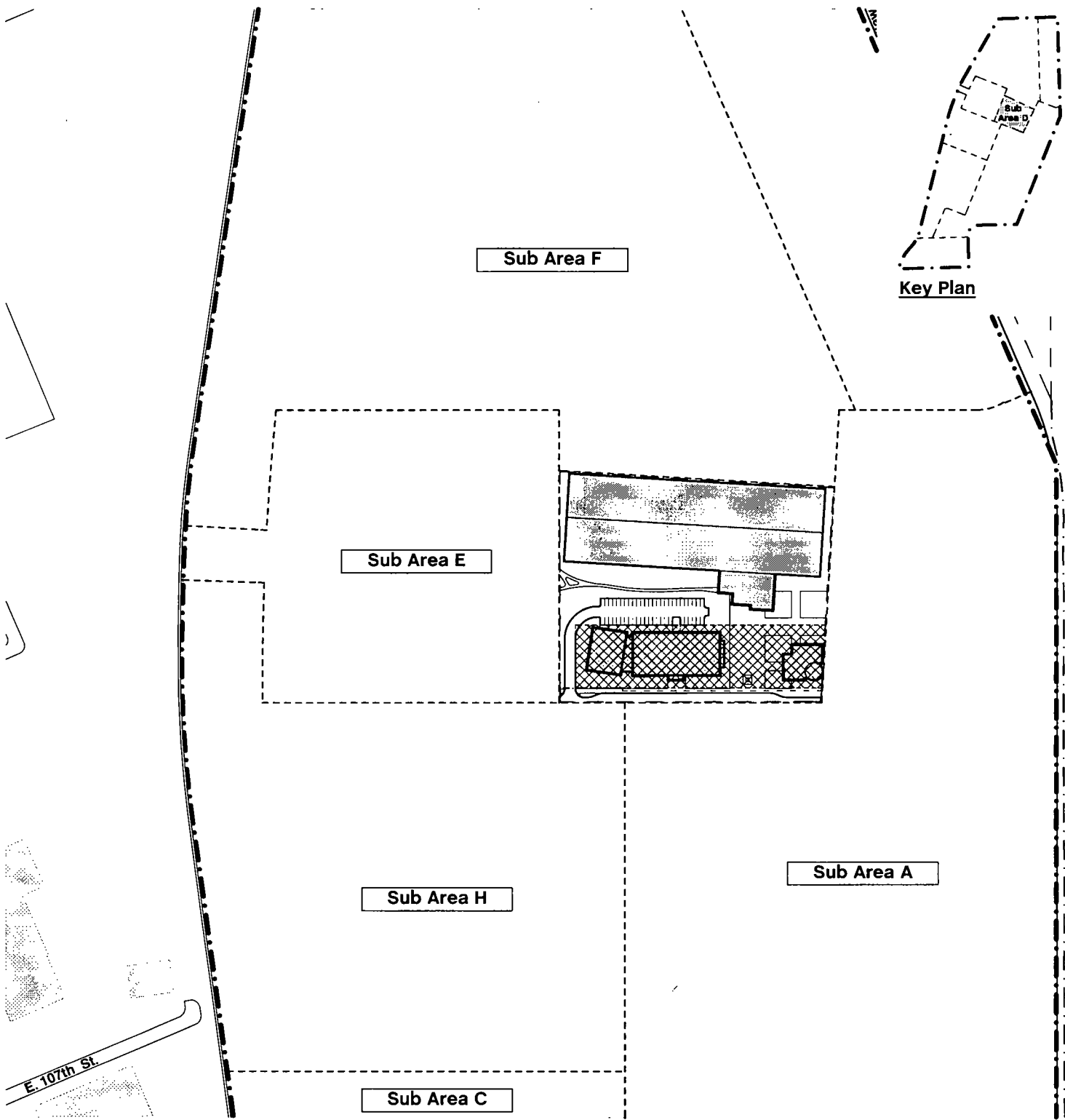
Applicant: North Pullman 111th Inc.
 Address : 111th Street and Doty Avenue
 Introduction Date : July 24, 2013
 Chicago Plan Commission Date : TBD

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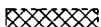

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Legend

-  Building Zones
-  Example Building Footprints Only

* Streets and parking are shown for illustrative purposes only



Site Plan - Sub Area D

Scale: 1" = 300'-0"

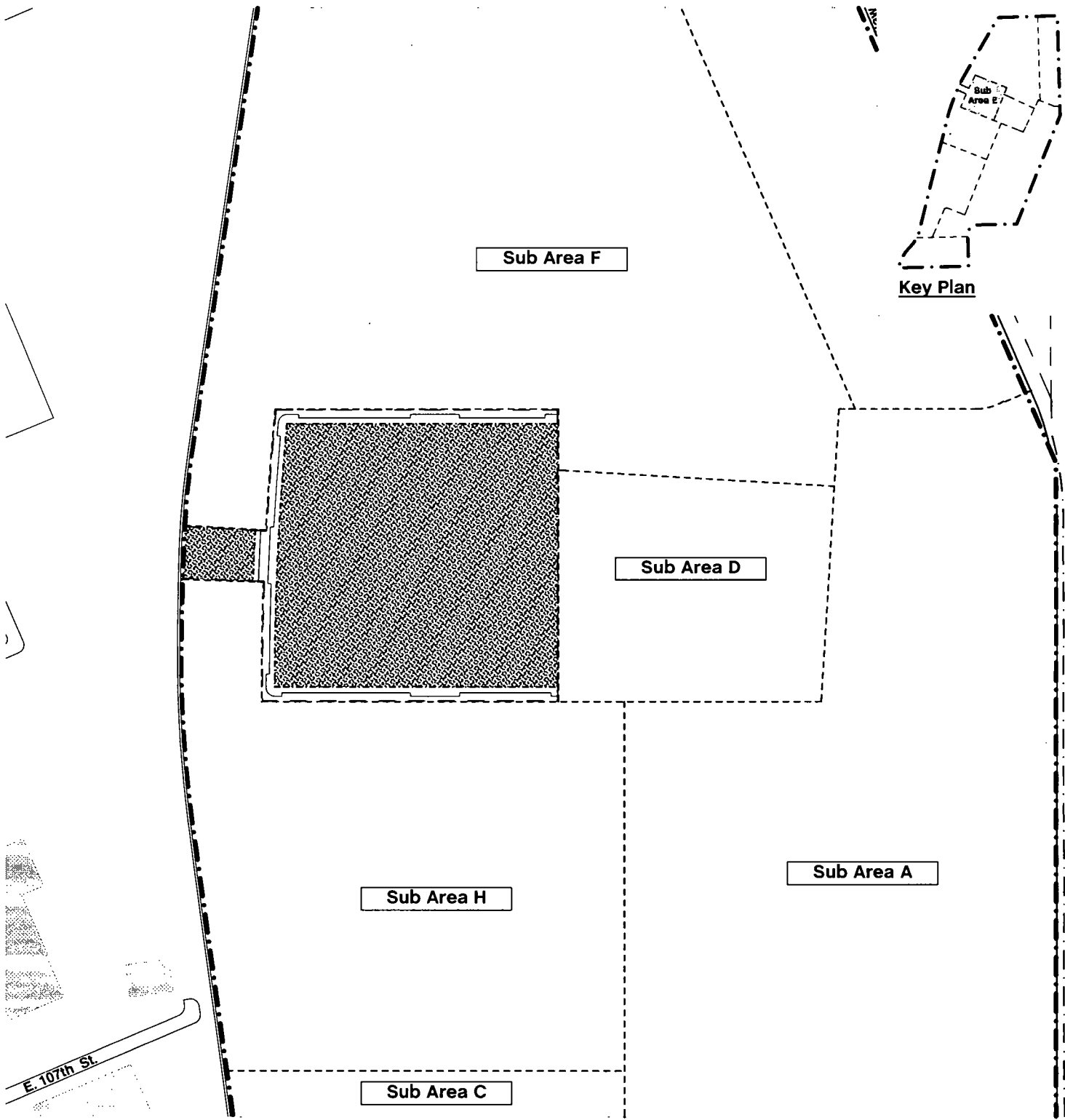
Applicant: North Pullman 111th Inc.

Address : 111th Street and Doty Avenue
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Legend

 Public Open Space

* Streets and parking are shown for illustrative purposes only



Site Plan - Sub Area E

Scale: 1" = 300'-0"

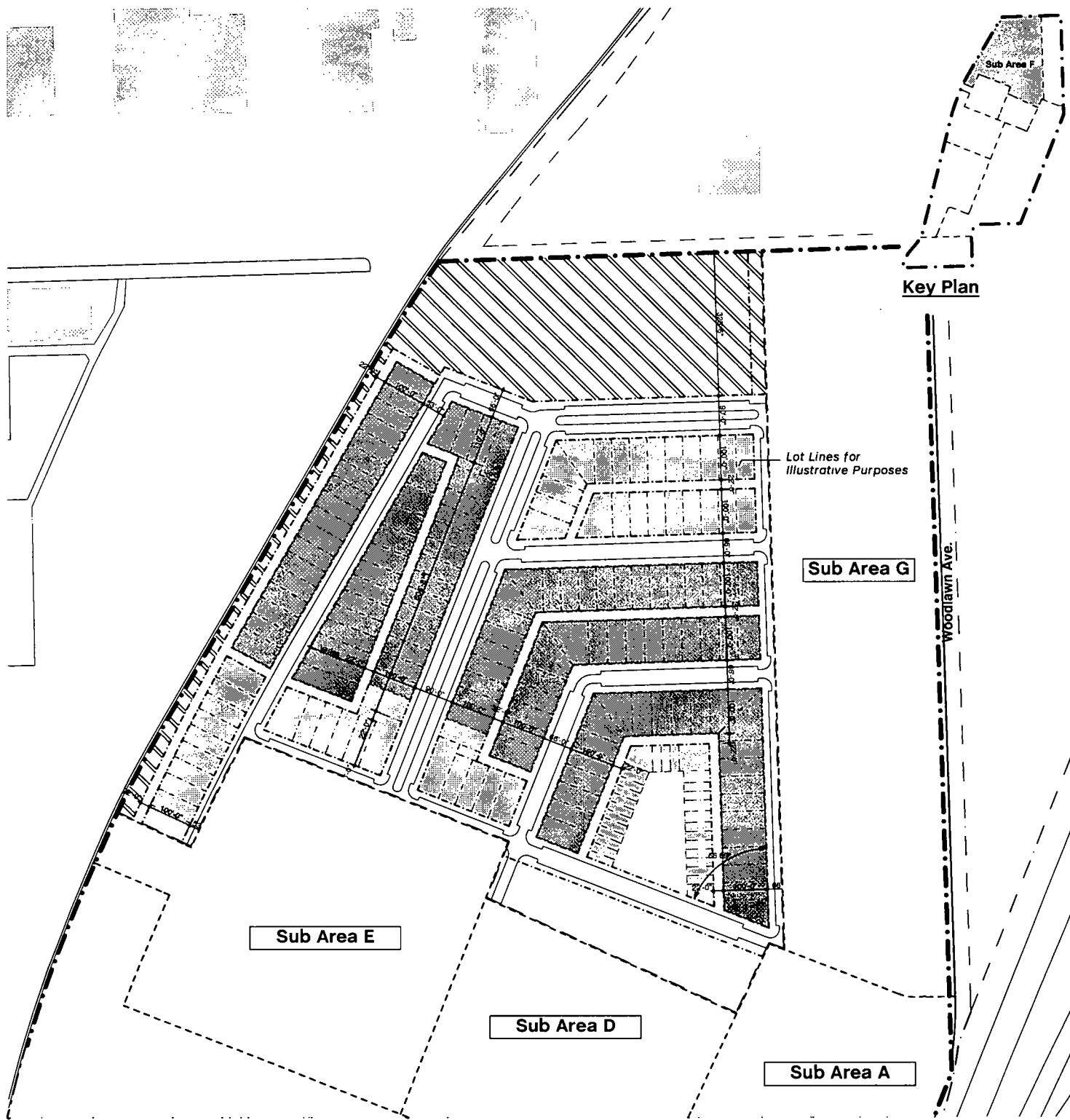
Applicant: North Pullman 111th Inc.

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



Site Plan - Sub Area F

Scale: 1" = 300'-0"

Applicant: North Pullman 111th Inc.

Address : 111th Street and Doty Avenue
 Introduction Date : July 24, 2013
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Legend

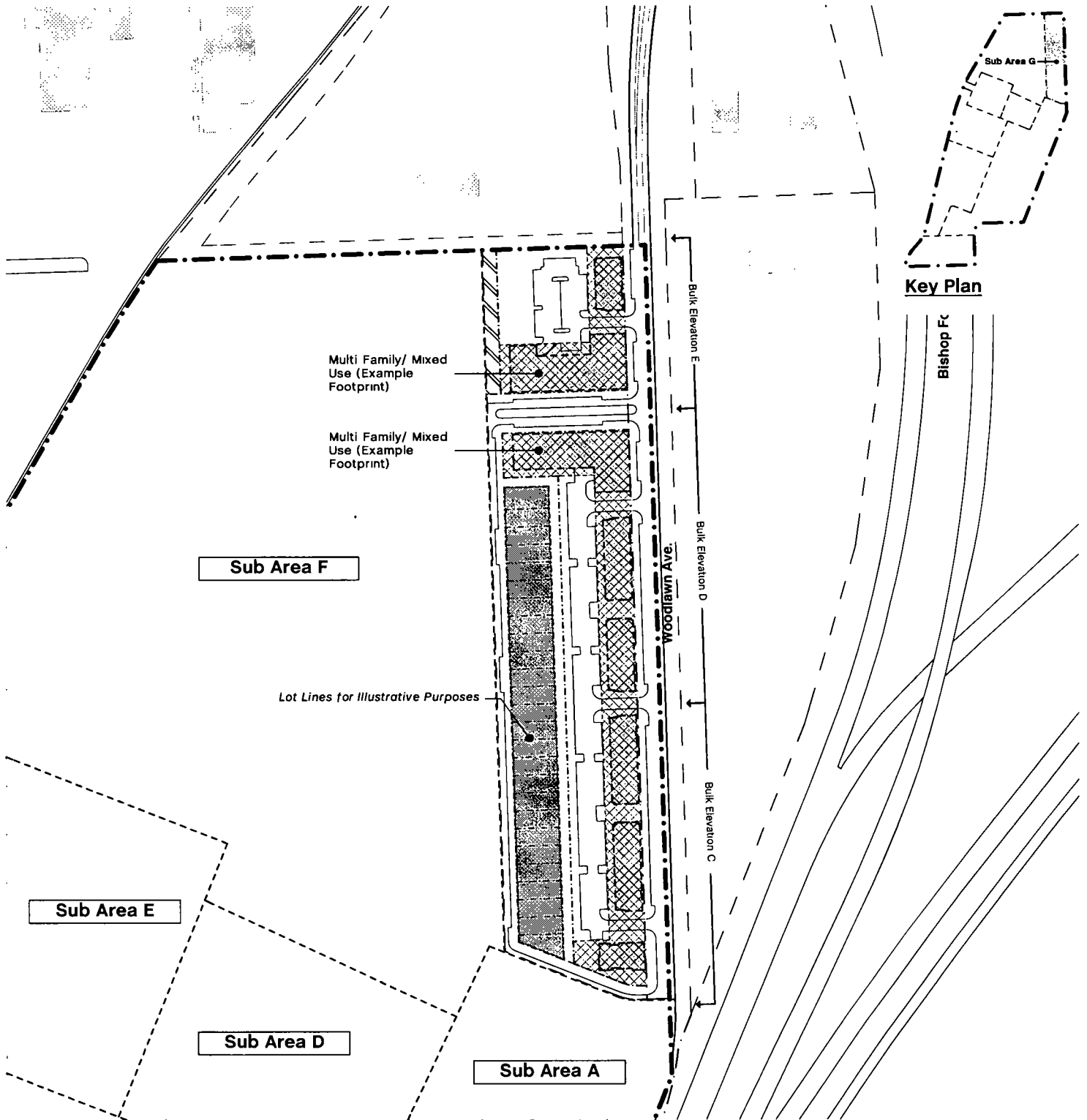
-  Townhouse Zone
-  Residential Zone (1-2 units)
-  Residential Zone (1-4 units)
-  Multi Family Residential
-  Buffer/ Detention Area

* Streets and parking are shown for illustrative purposes only

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Sub Area F

Sub Area E

Sub Area D

Sub Area A

Key Plan

Bishop Fc

Multi Family/ Mixed Use (Example Footprint)

Multi Family/ Mixed Use (Example Footprint)

Lot Lines for Illustrative Purposes

Bulk Elevation E

Bulk Elevation D

Bulk Elevation C

Ave. Umlajpoo

- Legend**
- Building Zones
 - Example Building Footprints Only
 - Buffer/ Detention Area
 - Residential Zone (1-2 units)

▲ ▲ Approx. Retail Entry Locations

* Streets and parking are shown for illustrative purposes only



Site Plan - Sub Area G

Scale: 1" = 300'-0"

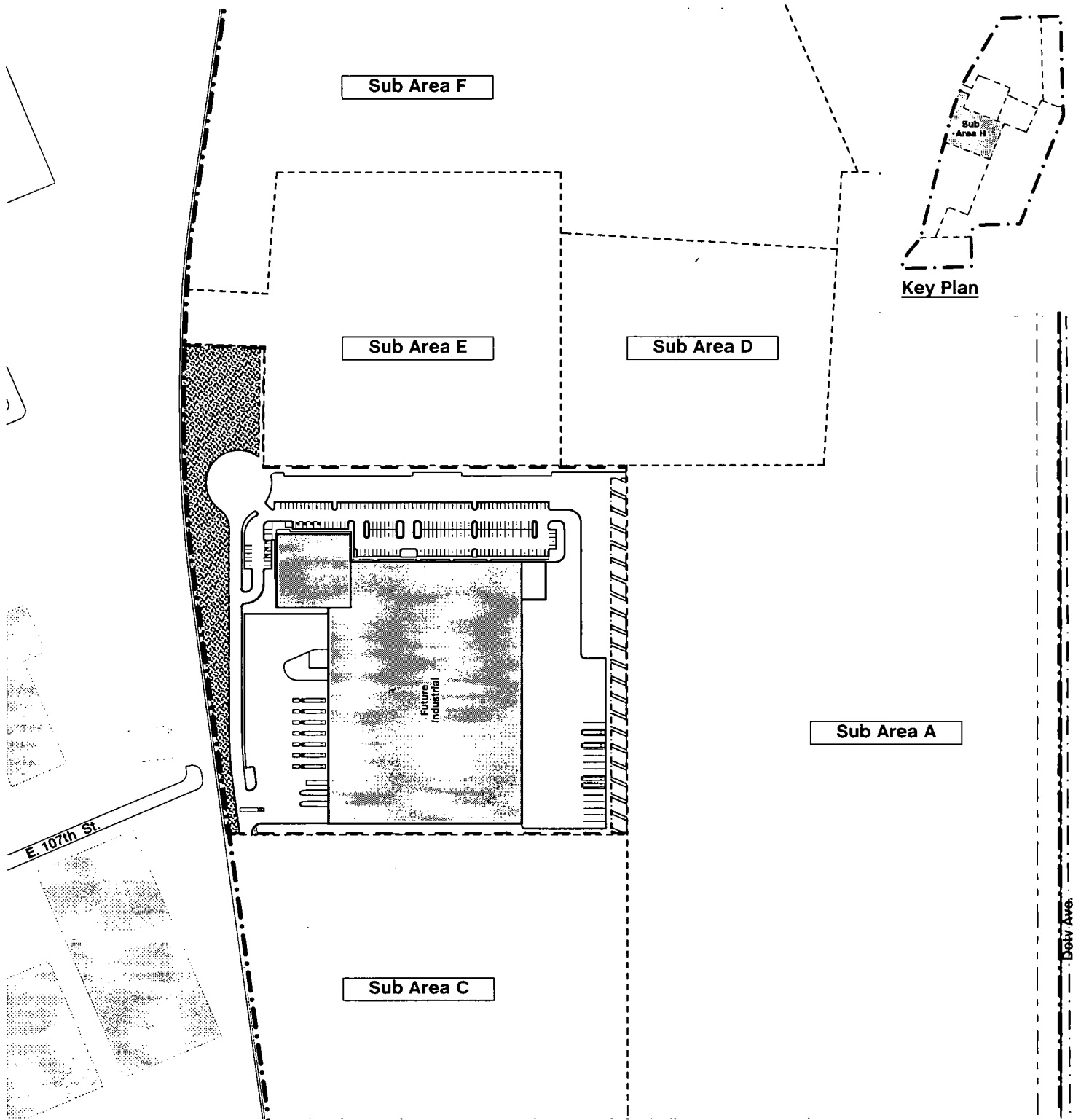
Applicant: North Pullman 111th Inc.

Address : 111th Street and Doty Avenue
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
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Legend

-  Public Open Space
-  Buffer/ Detention Area

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Site Plan - Sub Area H

Scale: 1" = 300'-0"

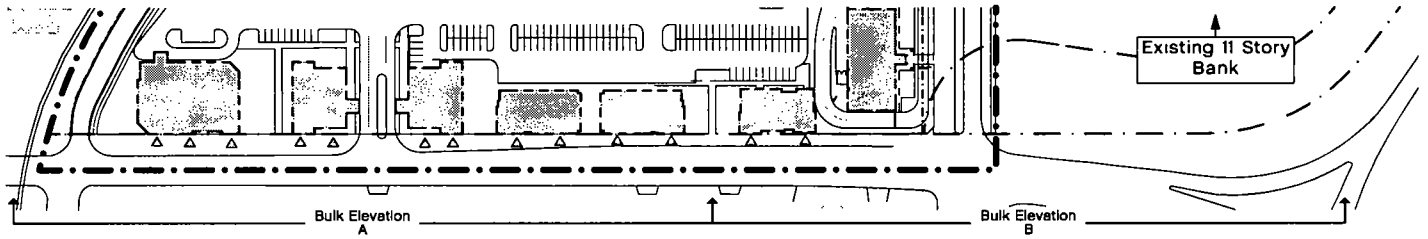
Applicant: North Pullman 111th Inc.

Address : 111th Street and Doty Avenue
 Introduction Date : July 24, 2013
 Chicago Plan Commission Date : TBD

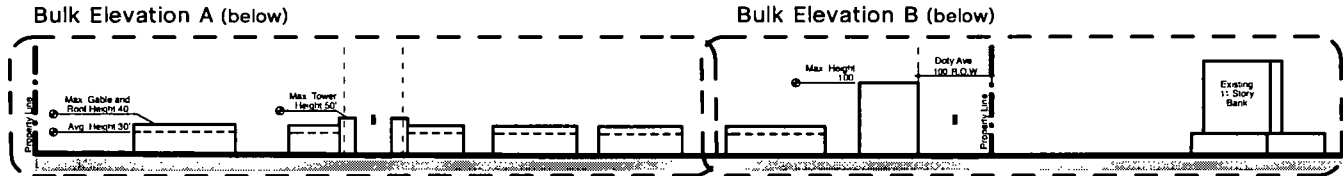
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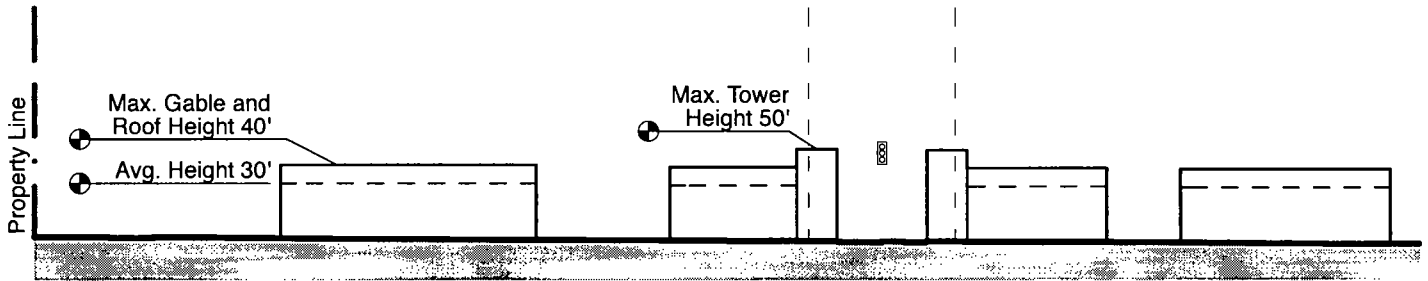




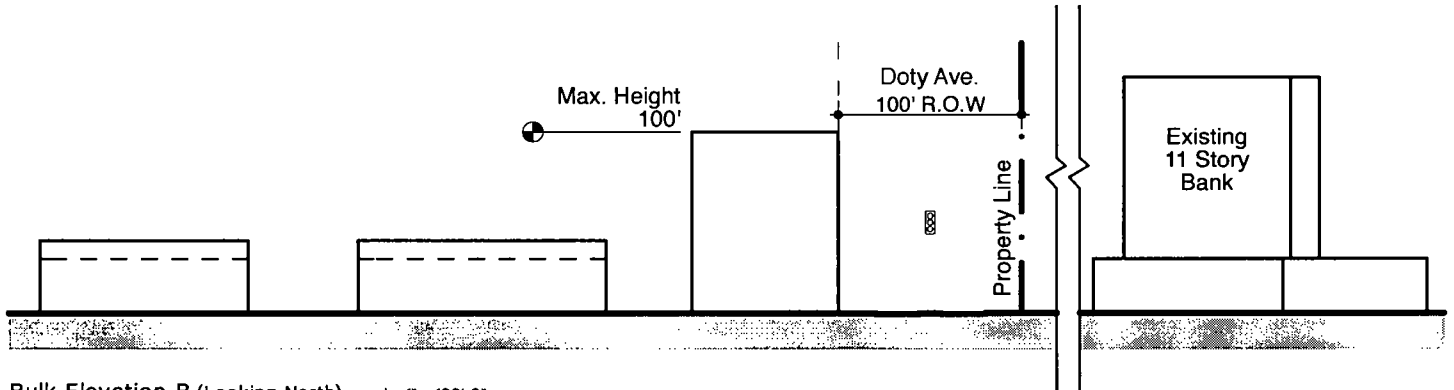
Bulk Elevation - 111th Street Key Plan scale: 1" = 250'-0"



Bulk Elevation - 111th Street (Looking North) scale 1" = 250'-0"



Bulk Elevation A - 111th Street (Looking North) scale: 1" = 100'-0"



Bulk Elevation B (Looking North) scale: 1" = 100'-0"

Bulk Elevations - 111th Street (Sub Area B)

Scale: As Noted

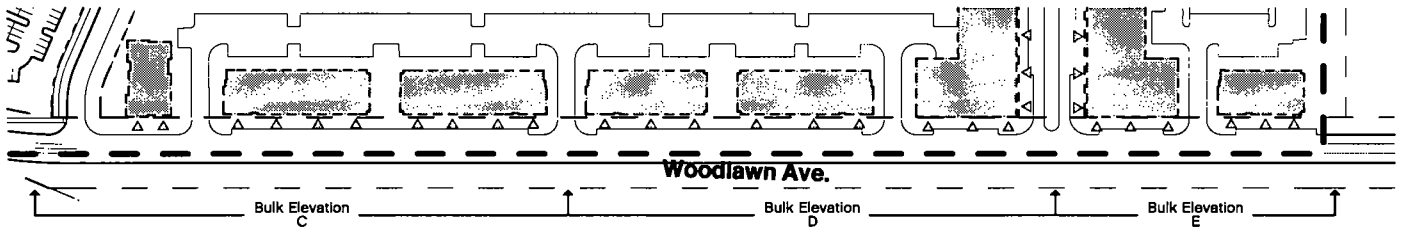
Applicant: North Pullman 111th Inc.

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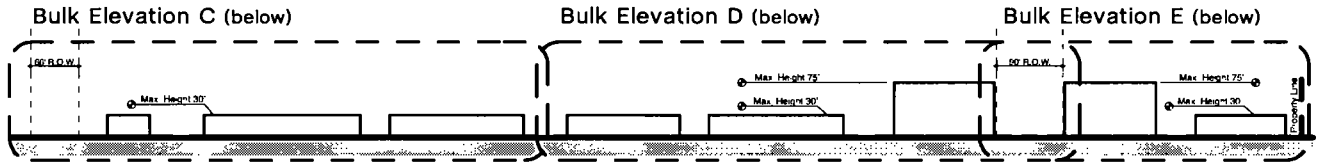
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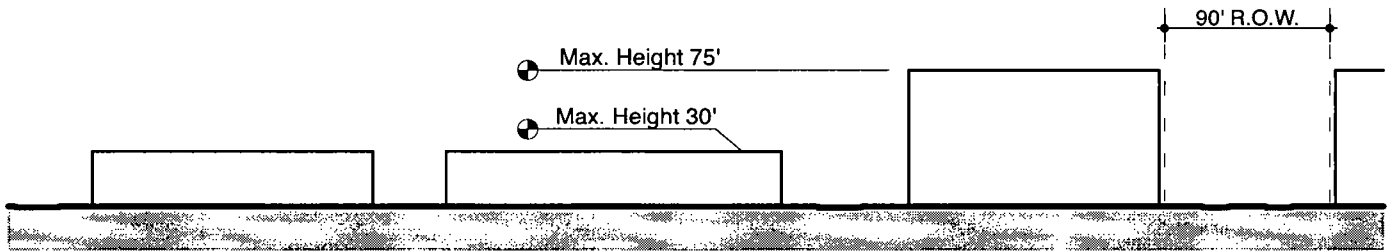
Bulk Elevation - South Woodlawn/Doty Key Plan scale: 1" = 250'-0"



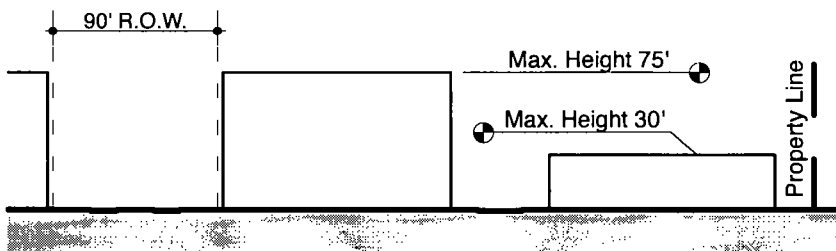
Bulk Elevation - South Woodlawn/ Doty (Looking West) scale 1" = 250'-0"



Bulk Elevation C - South Woodlawn/ Doty (Looking West) scale: 1" = 100'-0"



Bulk Elevation D - South Woodlawn/ Doty (Looking West) scale 1" = 100'-0"



Bulk Elevation E - South Woodlawn/ Doty scale 1" = 100'-0"

Bulk Elevations - North Woodlawn/ Doty Ave. (Sub Area G)

Scale: As Noted

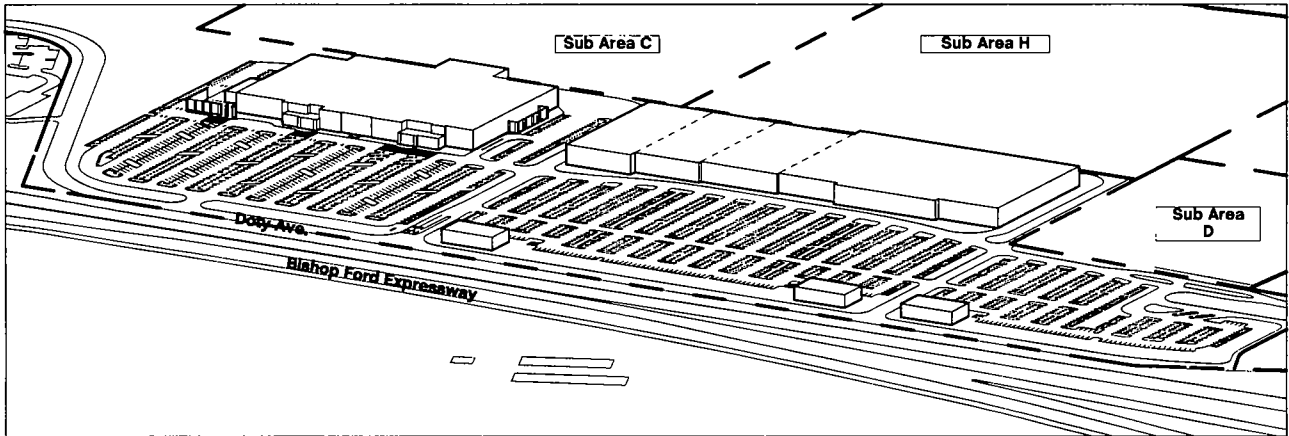
Applicant: North Pullman 111th Inc.

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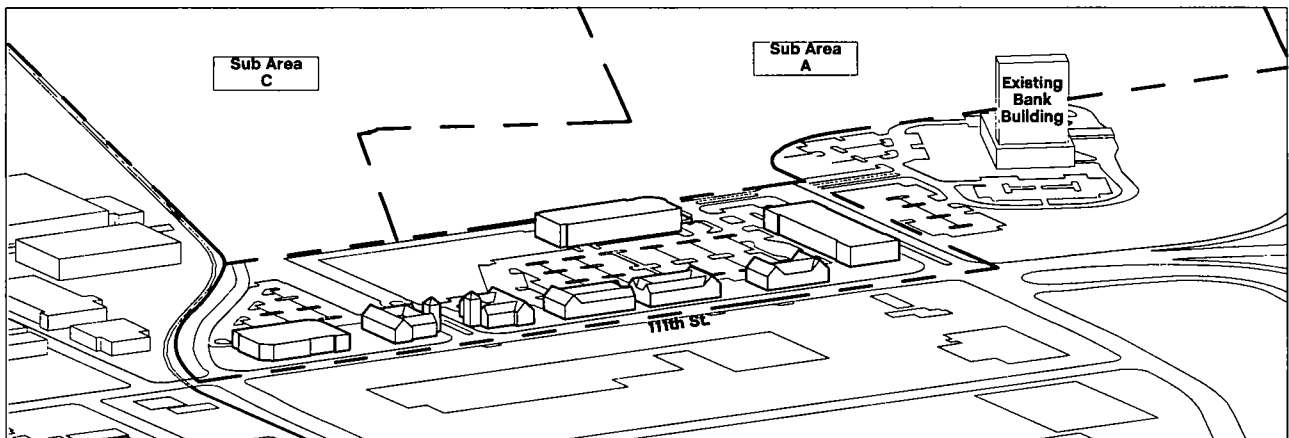
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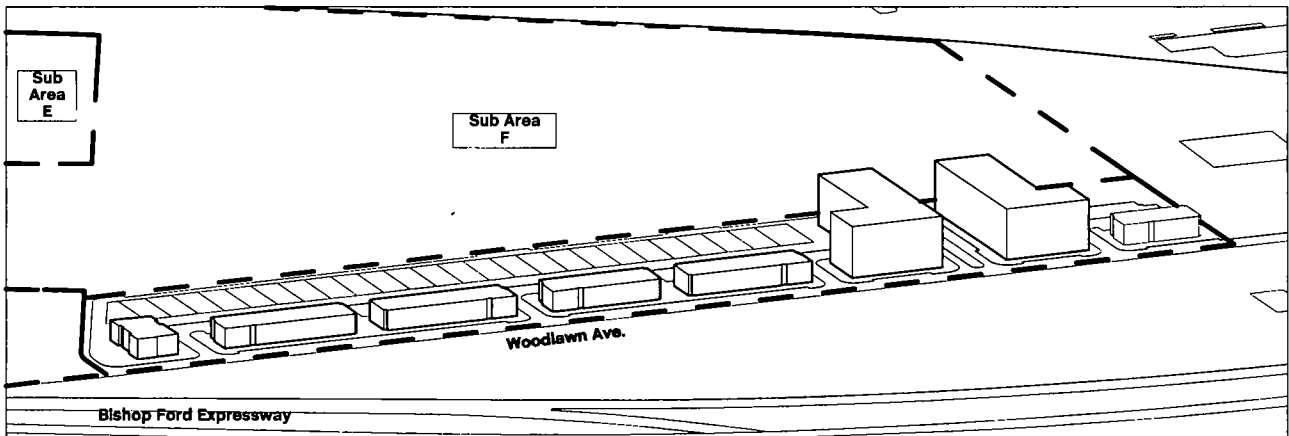




 **N Bulk Axonometric Sub Area A** scale: not to scale



 **N Bulk Axonometric Sub Area B** scale: not to scale



 **N Bulk Axonometric Sub Area G** scale: not to scale

Bulk Axonometrics

Scale: Not to Scale

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SUB AREA A

Uses

The following C2-3 Motor Vehicle-Related Commercial District uses shall be allowed: day care; postal service; public safety services; utilities and services, minor; Chicago Transit Authority bus turnaround; all animal services excluding stables; artist work or sales space; body art services; building maintenance services; business equipment sales and service; business support services excluding day labor employment agencies; employment agencies; communication service establishments; all construction sales and service; drive-through facilities; all eating and drinking establishments including outdoor patio located on a rooftop; all entertainment and spectator sports excluding inter-track wagering facilities; all financial services excluding payday loan stores and pawn shops; all food and beverage retail sales; liquor stores; liquor sales; gas stations; medical service; office; high technology office; electronic data storage center; parking, non-accessory; personal service; hair salon, nail salon, massage establishment or barbershop; repair or laundry service, consumer; dry cleaning drop-off or pick-up; coin-operated laundromat; residential storage warehouse; retail sales, general; all sports and recreation, participant excluding entertainment cabaret; all vehicle sales and service excluding vehicle storage and towing with outdoor storage; wireless communication facilities excluding freestanding towers.

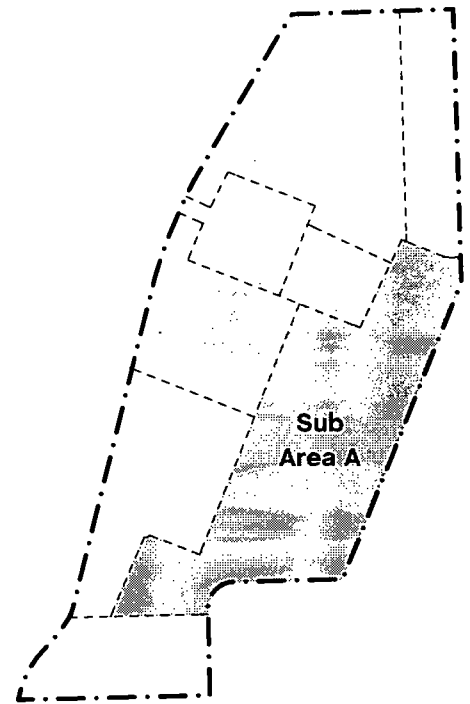
No adult uses are allowed.

Site Area

Gross	2,402,287 sf (55.15 acres)
Rights of Way	268,118 sf (6.16 acres)
Net Site Area	2,134,169 sf (48.99 acres)
Detention/ Buffer Zone	464,904.39 sf (10.67 acres)
percent of net	21.7%

Building Area

Retail	405,000 sf
Net Building Area	405,000 sf



Key Plan

Maximum F.A.R.	0.75	
Building Height	50 ft	
Setbacks	Front	0 ft
	Side	0 ft
	Rear	0 ft
Parking	None for first 10,000 square feet then 2.5 spaces per 1,000 square feet	
Bicycle Parking	No use is required to provide more than 50 bicycle parking spaces.	
	1 per 5 auto spaces	
Off Street Loading	100,000-249,999 sf = 4 berths (10 x 50)	
	+250,000 = 1 additional berth (10 x 50) per 200,000 sf above 250,000 sf	



Plan of Development - Bulk Regulations and Data Table Sub Area A

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SUB AREA B

Uses

The following C2-3 Motor Vehicle-Related Commercial District uses shall be allowed: cultural exhibits and libraries; day care; postal service; public safety services; utilities and services, minor; all animal services excluding stables; artist work or sales space; body art services; building maintenance services; business equipment sales and service; business support services excluding day labor employment agencies; employment agencies; communication service establishments; all construction sales and service; drive-through facilities; all eating and drinking establishments including outdoor patio located on a rooftop; all entertainment and spectator sports excluding inter-track wagering facilities; all financial services excluding payday loan stores and pawn shops; all food and beverage retail sales; liquor stores; liquor sales; gas stations; all lodging including hotel/motel; medical service; office; high technology office; parking, non-accessory; personal service; hair salon, nail salon, massage establishment or barbershop; repair or laundry service, consumer; dry cleaning drop-off or pick-up; coin-operated laundromat; residential storage warehouse; retail sales, general; all sports and recreation, participant excluding entertainment cabaret; all vehicle sales and service excluding vehicle storage and towing with outdoor storage; wireless communication facilities excluding freestanding towers.

No adult uses are allowed.

Site Area

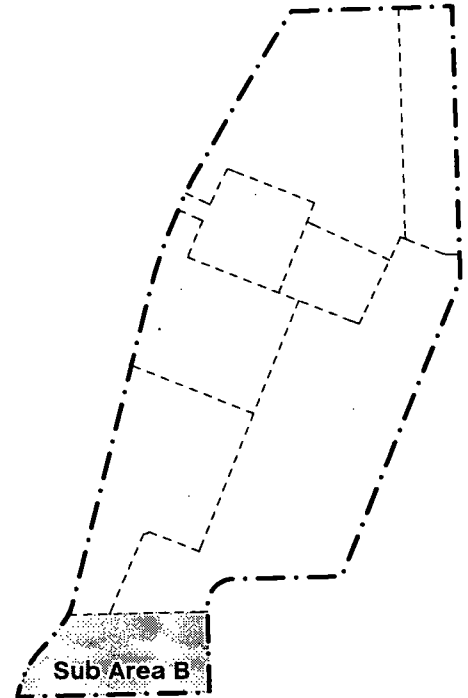
Gross **648,719 sf (14.89 acres)**
 Rights of Way **51,024 sf (1.17 acres)**
Net Site Area 597,695 sf (13.72 acres)

Public Open Space **15,167 sf (0.35 acres)**
 percent of net **2.0%**

Building Area/ Coverage

Retail Net Building Area **74,000 sf**

Building Zone **120,000 sf**
 Building Coverage **96,000 sf**
 Percent Coverage/ Building Zone **80.0%**



Key Plan

Maximum F.A.R.		1.0
Building Height		100 ft
Setbacks	Front	0 ft
	Side	0 ft
	Rear	0 ft
Parking	Group M e.g. retail Group D e.g. elderly housing Group S e.g. lodging	None for first 10,000 sf then 2.5 spaces per 1,000 sf 0.33 spaces per unit 1 space per 3 lodging rooms
Bicycle Parking	No use is required to provide more than 50 bicycle parking spaces.	
	Group M e.g. retail	1 per 5 auto spaces
	Group D e.g. elderly housing Group S e.g. lodging	1 per 4 auto 1 per 10 auto spaces
Off Street Loading	Retail	25,000-49,999 = 2 berths (10 x 50)
	Lodging	25,000-199,999 = 1 berth (10 x 50)
	Multi-Unit	25,000-199,999 = 1 berth (10 x 25)



Plan of Development - Bulk Regulations and Data Table Sub Area B

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SUB AREA C

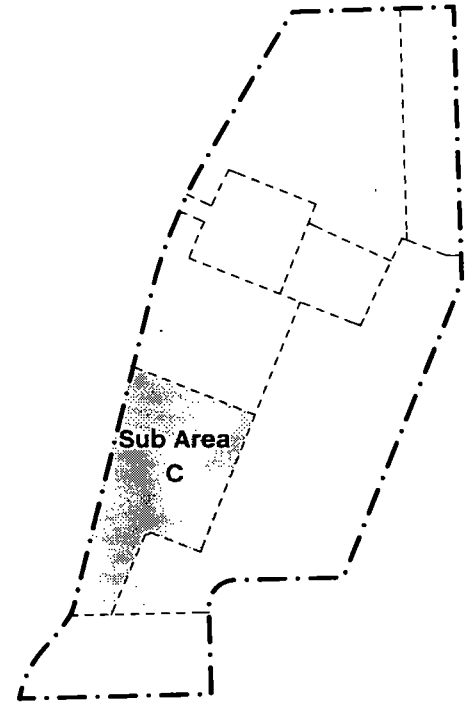
Uses

The following C2-3 Motor Vehicle-Related Commercial District and other related and similar uses shall be allowed: Artisan, Limited and General Manufacturing, Production and Industrial Services, including without limitation manufacturing of soap, detergents and cleaning products; Warehousing, Wholesaling and Freight Movement; Vehicle Sales and Service; Sports and Recreation, Participant; Retail Sales, General; Residential Storage Warehouse; Office, including without limitation High Technology Office and Electronic Data Storage Center; Urban Farm, including without limitation indoor operation, outdoor operation and rooftop operation; and Colleges and Universities. Those manufacturing uses identified as "intensive" in the Chicago Zoning Ordinance shall only be allowed as accessory to the foregoing uses and shall otherwise be prohibited.

No other uses shall be allowed.

Site Area

Gross / Net Site Area	1,050,347 sf (24.11 acres)
Public Open Space percent of net	42,261 sf (0.97 acres) 4%
Detention/ Buffer Zone percent of net	282,620 sf (6.49 acres) 2.7%



Key Plan

Maximum F.A.R.		1.2
Building Height		60 ft
Setbacks	Front	30 ft
	Side	20 ft
	Rear	20 ft
Parking		25 Spaces
Bicycle Parking		N/A
Off Street Loading		5



Plan of Development - Bulk Regulations and Data Table Sub Area C

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SUB AREA D

Uses

The following C2-3 Motor Vehicle-Related Commercial District uses shall be allowed: day care; parks and recreation; community centers, recreation buildings and similar assembly use; school; all sports and recreation, participant excluding entertainment cabaret. In addition, the following uses shall be allowed to the extent they are incidental to the foregoing allowed uses: retail sales (general), eating and drinking establishments (including outdoor patio located on a rooftop), and automated teller machine facility.

Site Area

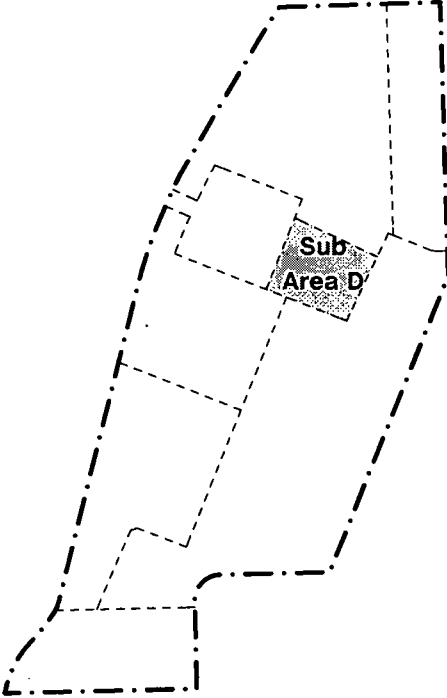
Gross **318,211 sf (7.08 acres)**
 Rights of Way **16,840 sf (0.39 acres)**
 Net Site Area **301,371 sf (6.92 acres)**

Building Area/ Coverage

Briteline 125,000 sf
 Educational 45,000 sf (on 2 stories)
 Retail 15,000 sf

Net Building Area **185,000 sf**

Not including Briteline
 Building Zone **95,000 sf**
 Building Coverage (max.) **52,250 sf**
 Percent Coverage/ Building Zone **55.0%**



Key Plan

Maximum F.A.R.		1.2	
Building Height		50 ft	
Setbacks	Front	0 ft	
	Side	0 ft	
	Rear	0 ft	
Parking	Group E e.g. school	1 per 3 employees + additional parking and drop-off spaces as determined by DZLUP Participant Sports and Recreation: 1 per 10 persons capacity All other: None for first 4,000 square feet then 2.5 spaces per 1,000 square feet	
	Group M e.g. retail		
Bicycle Parking	No use is required to provide more than 50 bicycle parking spaces.		
	Group E e.g. school	1 per 10 auto spaces; Min. 4 spaces	
	Group M e.g. retail	1 per 5 auto spaces	
Off Street Loading	Retail	10,000-25,000 = 1 berths (10 x 25)	



**Plan of Development - Bulk Regulations and Data Table
 Sub Area D**

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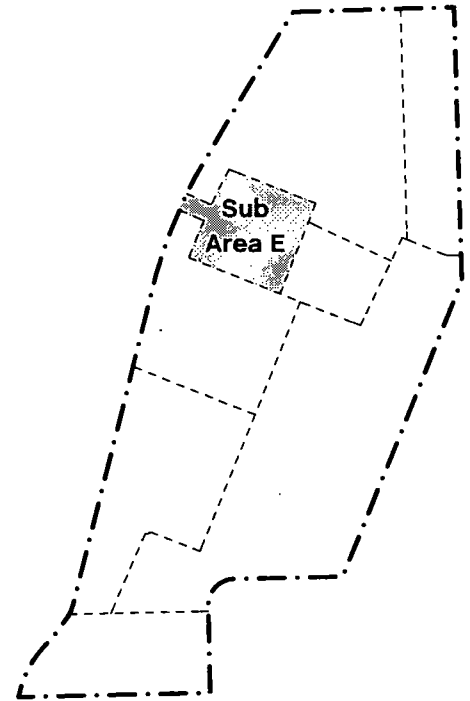
SUB AREA E

Uses

The following C2-3 Motor Vehicle-Related Commercial District uses shall be allowed: parks and recreation; day care.

Site Area

Gross	460,379 sf (10.57 acres)
Rights of Way	66,394 sf (1.52 acres)
Net Site Area	393,985 sf (9.04 acres)
Public Open Space	393,985 sf (9.04 acres)
percent of net	100.0%



Key Plan

Maximum F.A.R.		0
Building Height		N/A
Setbacks	Front	N/A
	Side	N/A
	Rear	N/A
Parking		N/A
Bicycle Parking		N/A
Off Street Loading		N/A



**Plan of Development - Bulk Regulations and Data Table
Sub Area E**

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SUB AREA F

Uses

The following C2-3 Motor Vehicle-Related Commercial District uses shall be allowed: dwelling units located on and above the ground floor as follows: Detached houses; elderly housing; multi-unit (3+ units) residential; townhouses.

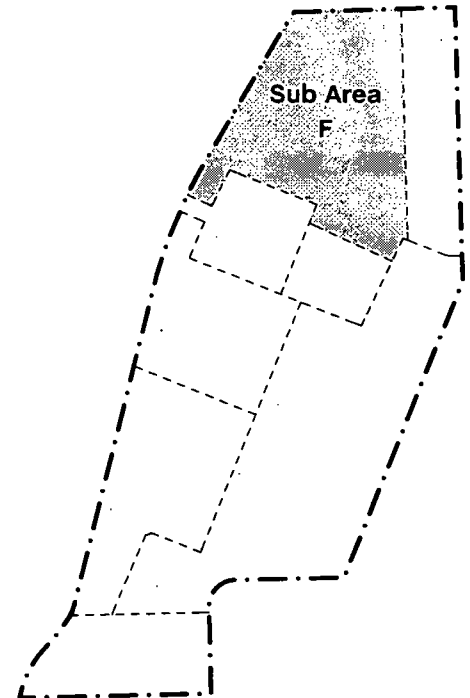
No other uses shall be allowed.

Site Area

Gross	1,591,972 sf (36.55 acres)
Rights of Way	479,766 sf (11.01 acres)
Net	1,112,206 sf (25.53 acres)
Buffer/ Detention Zone	273,977 sf (6.92 acres)
percent of net	24.6%

Dwelling Units

Minimum Lot Area	1000 sf/ dwelling unit
Total Units	400 dwelling units



Key Plan

Maximum F.A.R.		1.2
Building Height		38 ft
Setbacks <small>* Required setbacks for single family detached houses</small>	Front	15 ft or 12% of lot depth
	Side	Combined equals 20% of lot width, neither less than 2 feet or 8% of lot width: no side setback is required to exceed 5 feet in width
	Rear	50 ft or 28% of lot depth*
Parking		1 space per unit, provided that off-street parking is not required for detached houses or two-flats on lots of records that are 33 feet or less in width if the subject lot does not have access to an improved alley; 1 space per unit for government-subsidized detached houses and two-flats
Bicycle Parking		N/A
Off Street Loading		N/A



Plan of Development - Bulk Regulations and Data Table Sub Area F

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SUB AREA G

Uses

The following C2-3 Motor Vehicle-Related Commercial District uses shall be allowed: colleges and universities; cultural exhibits and libraries; day care; hospitals; parks and recreation; community centers, recreation buildings and similar assembly use; postal service; public safety services; religious assembly; utilities and services, minor; all animal services excluding stables; artist work or sales space; body art services; building maintenance services; business equipment sales and service; business support services excluding day labor employment agencies; employment agencies; communication service establishments; all construction sales and service; drive-through facilities; all eating and drinking establishments including outdoor patio located on a rooftop; all entertainment and spectator sports excluding inter-track wagering facilities; all financial services excluding payday loan stores and pawn shops; all food and beverage retail sales; liquor stores; liquor sales; gas stations; all lodging including hotel/motel; medical service; office; high technology office; parking, non-accessory; personal service; hair salon, nail salon, massage establishment or barbershop; repair or laundry service, consumer; dry cleaning drop-off or pick-up; coin-operated laundromat; residential storage warehouse; retail sales, general; all sports and recreation, participant excluding entertainment cabaret; all vehicle sales and service excluding vehicle storage and towing with outdoor storage; wireless communication facilities excluding freestanding towers.

No adult uses are allowed.

Site Area

Gross **607,500 sf (13.95 acres)**
 Rights of Way **188,730 sf (4.33 acres)**
 Net Site Area **418,770 sf (9.61 acres)**

Buffer/ Detention Zone **10,746 sf (0.25 acres)**
 percent of net **2.6%**

Building Area/ Coverage

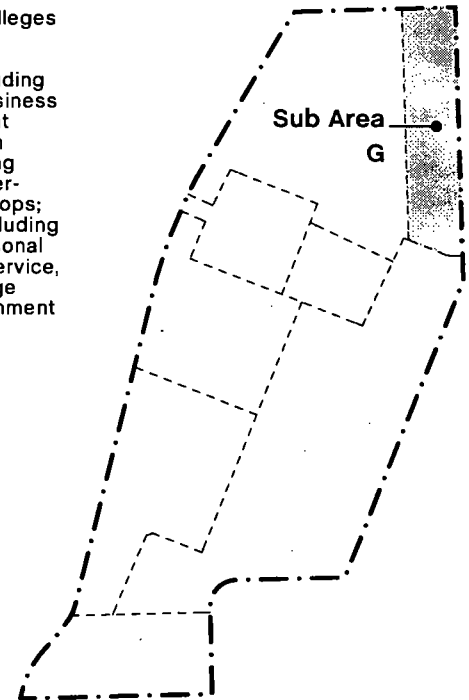
Retail **100,000 sf (includes ground floor retail in mixed use buildings)**
 Multi Family Residential **150,000 sf**
 Single Family Residential **50,000 sf**

Net Building Area **300,000 sf**

Building Zone **175,000 sf**
 Building Coverage **131,250 sf**
 Percent Coverage/ Building Zone **70.0%**

Dwelling Units

Minimum Lot Area **400 sf/ dwelling unit**
 Total Units **max. 300 dwelling units**



Key Plan

Maximum F.A.R.		1.0
Building Height		100 ft
Setbacks	Front	0 ft
	Side	0 ft
	Rear	0 ft
Parking	Group A e.g. s.f. housing	1 space per unit, provided that off-street parking is not required for detached houses or two-flats on lots of records that are 33 feet or less in width if the subject lot does not have access to an improved alley; 1 space per unit for government-subsidized detached houses and two-flats
	Group C e.g. multi unit	1 space per unit
	Group M e.g. retail	None for first 10,000 sf then 2.5 spaces per 1,000 sf
Bicycle Parking	No use is required to provide more than 50 bicycle parking spaces.	
	Group C e.g. multi unit	1 per 2 auto spaces
	Group M e.g. retail	1 per 5 auto spaces
Off Street Loading	Retail	50,000-99,999 = 3 berths (10 x 50)
	Multi-Unit	25,000-199,999 = 1 berth (10 x 25)



Plan of Development - Bulk Regulations and Data Table Sub Area G

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SUB AREA H

Uses

The following C2-3 Motor Vehicle-Related Commercial District and other related and similar uses shall be allowed: Artisan, Limited and General Manufacturing, Production and Industrial Services, including without limitation manufacturing of soap, detergents and cleaning products; Warehousing, Wholesaling and Freight Movement; Vehicle Sales and Service; Sports and Recreation, Participant; Retail Sales, General; Residential Storage Warehouse; Office, including without limitation High Technology Office and Electronic Data Storage Center; Urban Farm, including without limitation indoor operation, outdoor operation and rooftop operation; and Colleges and Universities. Those manufacturing uses identified as "intensive" in the Chicago Zoning Ordinance shall only be allowed as accessory to the foregoing uses and shall otherwise be prohibited.

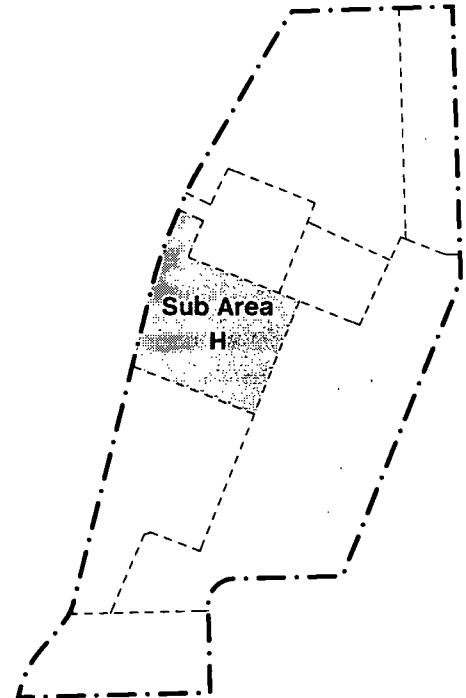
No other uses shall be allowed.

Site Area

Gross **845,626 sf (19.41 acres)**
 Rights of Way **34,872 sf (0.8 acres)**
 Net Site Area **810,754 sf (18.61 acres)**

Public Open Space **88,038 sf (2.02 acres)**
 percent of net **10%**

Detention/ Buffer Zone **29,000 sf (0.67 acres)**
 percent of net **0.03%**



Key Plan

Maximum F.A.R.		3.0	
Building Height		65 ft	
Setbacks	Front	0 ft	
	Side	0 ft	
	Rear	16 ft	
Parking		1 Space per 4 Employees	
Bicycle Parking		1 Per Every 10 Auto Spaces	
Off Street Loading	0-9,999	0	10 x 25; 10 x 50 for buildings over 20,000 sq.ft.
	10,000-49,000	1	
	50,000-99,999	2	
	100,000 +	2 + 1 per 10,000 sq.ft. or portion thereof above 100,000 sq.ft.	



Plan of Development - Bulk Regulations and Data Table Sub Area H

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4.15.2010

Design Guidelines for Sub Area B (111th Street Neighborhood Retail District)

The Design Guidelines are development standards for buildings and public spaces to guide the design and development of any project within the 111th Street Neighborhood Retail District of Pullman Park. The goal of the guidelines is to provide a framework to achieve a balance between individual expression of each structure and a harmonious connection to not only the community but to the history of Pullman as well.

Orientation:

- All buildings will have their front entry facing 111th Street. Buildings located on corners or parking entrances should have their front entries facing both 111th Street and the adjacent street or entrance drive.

Massing:

- Buildings should be composed of simple volumes, primarily 1 to 2 stories in height with sloped roofs.

Height:

- Buildings will be a minimum of 16' and a maximum of 30' tall measured from sidewalk grade to the midpoint of sloped roofs and excluding towers, cupolas and other decorative elements.

Roof Massing:

- Sloped roofs with a minimum slope of 6:12
- Roofs will be designed to screen and conceal all rooftop mounted mechanical equipment.

Lighting:

- Lighting will be designed to enhance the building design and storefront, compliment the architecture, and be sufficient for visibility and safety.
- Lighting should be stationary and non-animated.

Masonry Openings:

- Window and door headers in masonry walls should be defined and articulated with stone, cast stone or special brick coursing such as soldier or double rowlock header bonds. Jack, segmental, semi-circular and multicentered arches are encouraged. Window sills within walls should incorporate stone or precast sills.

Signage:

- All signage will be attached to the building or canopy. Types of permitted signs include:
 - Freestanding pin-mounted letterform
 - Projecting signs
 - Blade signs
 - Storefront signs
 - Window Signs

- Canopy signs
- Two sided or three-dimensional contextual signs.
- Backlit letter metal sign box signs.
- Neon signs are permitted only when inset into a metal channel or open-face form with or without an acrylic cover.

Awnings & Canopies:

- Awnings and canopies will be compatible in material and construction to the style and character of the building. The color of the awning or canopy should be compatible with the overall color scheme of the façade.
- Where feasible, awnings and canopies should be generally aligned with others nearby in order to maintain a sense of visual continuity.
- Awnings and canopies should be tailored to the opening of the building and positioned so that distinctive architectural features remain visible.

Material Transitions:

- Where possible, all transitions between dissimilar wall materials should occur at inside corners.

Storefronts:

- Storefronts will be designed using a rhythm created by pilasters, columns, and or piers with trim to frame display windows. Glazing will comprise 40-65% of the storefront wall area.
- Aluminum, steel, clad or aluminum clad wood framed entrances with factory applied finishes in one of the accent colors listed elsewhere in this document. A minimum 12" durable storefront base should be incorporated as part of the design to withstand contact with maintenance and snow removal equipment. Base must be composed of stone, masonry, prefinished aluminum or other highly durable material.

Accent Colors:

- The colors that are recommended for awnings, aluminum storefronts, brackets, exposed structural elements are listed per the Pantone Matching System® and are as listed:
 - PMS Cool Grey 11
 - PMS 626
 - PMS Process Black C

Materials:

- Brick – Red brick in an extruded wirecut or velour texture, handmade and /or molded finish. Brick will be modular size; 3 5/8" x 2 1/4" x 7 5/8". Coursing will be a standard common or header bond. All mortar should be colored mortar to match the brick.
- Stone – Buff colored limestone in rock-face, smooth and other textured surfaces.
- Precast stone – Fabricated to simulate natural limestone in rock-face, smooth and other textured surfaces
- Roofing – Slate, manufactured slate, metal standing seam
- Glass – Clear glass
- Trim – Decorative trim will be cellular PVC, prefinished aluminum and prefinished extruded aluminum panning in traditional brickmold and casing profiles.



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Design Guidelines for Sub Area G (South Woodlawn Ave. Neighborhood Retail District)

The Design Guidelines are development standards for buildings and public spaces to guide the design and development of any project within the South Woodlawn Ave. Neighborhood Retail District of Pullman Park. The goal of the guidelines is to provide a framework to achieve a balance between individual expression of each structure and a harmonious connection to not only the community but to the architectural context of the neighborhood as well. Contemporary interpretations of Pullman's historic vernacular will be encouraged.

Orientation:

- All buildings will have their front entry facing Woodlawn Ave. Buildings located on corners or parking entrances should have their front entries facing both 111th Street and the adjacent street or entrance drive.

Massing:

- Buildings should be composed of simple volumes, primarily 1 to 2 stories in height with sloped or flat roofs.

Height:

- Buildings will be a minimum of 16' and a maximum of 30' tall measured from sidewalk grade to the midpoint of sloped roofs and excluding towers, cupolas and other decorative elements.

Roof Massing:

- Sloped roofs with a minimum slope of 6:12
- Flat roofs with surrounding masonry parapets.
- Parapet heights may vary to create visual interest to the façade.
- Roofs will be designed to screen and conceal all rooftop mounted mechanical equipment.

Lighting:

- Lighting will be designed to enhance the building design and storefront, compliment the architecture, and be sufficient for visibility and safety.
- Lighting should be stationary and non-animated.

Masonry Openings:

- Window and door headers in masonry walls should be defined and articulated with stone, cast stone or special brick coursing such as soldier or double rowlock header bonds. Window sills within walls should incorporate stone or precast sills.

Signage:

- All signage will be attached to the building or canopy. Types of permitted signs include:
 - Freestanding pin-mounted letterform
 - Projecting signs
 - Blade signs

- Storefront signs
- Window Signs
- Canopy signs
- Two sided or three-dimensional contextual signs.
- Backlit letter metal sign box signs.
- Neon signs are permitted only when inset into a metal channel or open-face form with or without an acrylic cover.

Awnings & Canopies:

- Awnings and canopies will be compatible in material and construction to the style and character of the building. The color of the awning or canopy should be compatible with the overall color scheme of the façade.
- Where feasible, awnings and canopies should be generally aligned with others nearby in order to maintain a sense of visual continuity.
- Awnings and canopies should be tailored to the opening of the building and positioned so that distinctive architectural features remain visible.

Material Transitions:

- Where possible, all transitions between dissimilar wall materials should occur at inside corners.

Storefronts:

- Storefronts will be designed using a rhythm created by pilasters, columns, and or piers with trim to frame display windows. Glazing will comprise 40-65% of the storefront wall area.
- Aluminum, steel, clad or aluminum clad wood framed entrances with factory applied finishes in one of the accent colors listed elsewhere in this document. A minimum 12" durable storefront base should be incorporated as part of the design to withstand contact with maintenance and snow removal equipment. Base must be composed of stone, masonry, prefinished aluminum or other highly durable material.

Accent Colors:

- The colors that are recommended for awnings, aluminum storefronts, brackets, exposed structural elements are listed per the Pantone Matching System® and are as listed:
 - PMS Cool Grey 11
 - PMS 626
 - PMS Process Black C

Materials:

- Brick - Red brick in an extruded wirecut or velour texture, handmade and /or molded finish. Brick will be modular size; 3 5/8" x 2 1/4" x 7 5/8". Coursing will be a standard common or header bond. All mortar should be colored mortar to match the brick.
- Stone - Buff colored limestone in rock-face, smooth and other textured surfaces.
- Precast stone - Fabricated to simulate natural limestone in rock-face, smooth and other textured surfaces
- Roofing - Slate, manufactured slate, metal standing seam
- Glass - Clear glass
- Trim - Decorative trim will be cellular PVC, prefinished aluminum and prefinished extruded aluminum panning in traditional brickmold and casing profiles.

SUMMARY

Site Area

Gross **7,917,497 sf (181.76 acres)**
 Rights of Way **1,908,735 sf (43.82 acres)**
Net Site Area 6,008,762 sf (137.94 acres)

Detention/ Buffer Zone **701,774 sf (16.11 acres)**
 percent of net **11.7%**

Public Open Space **614,537 sf (14.11 acres)**
 percent of net **10.2%**

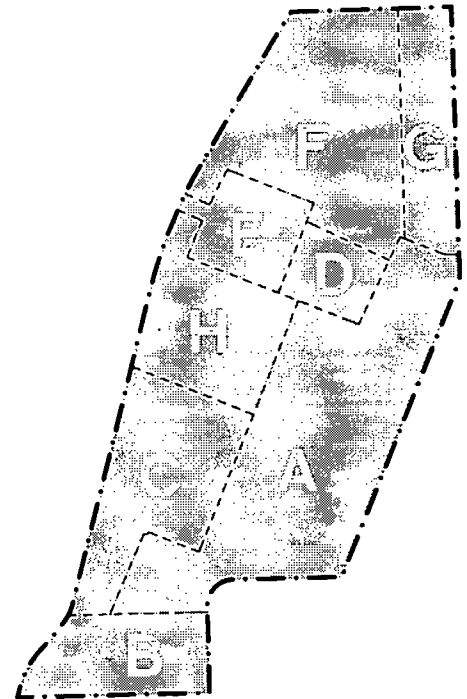
Building Area (other than Residential)

Retail 670,000 sf
 Lodging 100,000 sf
 Elderly Housing 100,000 sf
 Educational 45,000 sf
 Industrial 512,500 sf

Net Building Area **1,427,500 sf**

Residential

700 Dwelling Units



Key Plan

F.A.R.	Per Sub Area	
Maximum Building Height	100 ft	
Parking	<p>Group A e.g. s.f. housing</p> <p>Group C e.g. multi unit</p> <p>Group D e.g. elderly</p> <p>Group E e.g. school</p> <p>Group M e.g. retail</p> <p>Group S e.g. lodging</p>	<p>1 space per unit, provided that off-street parking is not required for detached houses or two-flats on lots of records that are 33 feet or less in width if the subject lot does not have access to an improved alley; 1 space per unit for government-subsidized detached houses and two-flats</p> <p>1 space per unit</p> <p>0.33 spaces per unit</p> <p>1 per 3 employees + additional parking and drop-off spaces as determined by DZLUP</p> <p>None for first 10,000 sf then 2.5 spaces per 1,000 sf</p> <p>1 space per 3 lodging rooms</p>
Bicycle Parking	No use is required to provide more than 50 bicycle parking spaces.	
	<p>Group C e.g. multi unit</p> <p>Group D e.g. elderly</p> <p>Group E e.g. school</p> <p>Group M e.g. retail</p> <p>Group S e.g. lodging</p>	<p>1 per 2 auto spaces</p> <p>1 per 4 auto</p> <p>1 per 10 auto spaces; Min. 4 spaces</p> <p>1 per 5 auto spaces</p> <p>1 per 10 auto spaces</p>
Off Street Loading	<p>Retail</p> <p>Multi-Unit Lodging</p>	<p>10,000-25,000 = 1 berths (10 x 25)</p> <p>25,000-49,999 = 2 berths (10 x 50)</p> <p>50,000-99,999 = 3 berths (10 x 50)</p> <p>100,000-249,999 sf = 4 berths (10 x 50)</p> <p>+250,000 = 1 additional berth (10 x 50) per 200,000 sf above 250,000 sf</p> <p>25,000-199,999 = 1 berth (10 x 25)</p> <p>25,000-199,999 = 1 berth (10 x 50)</p>



Plan of Development - Bulk Regulations and Data Table Summary

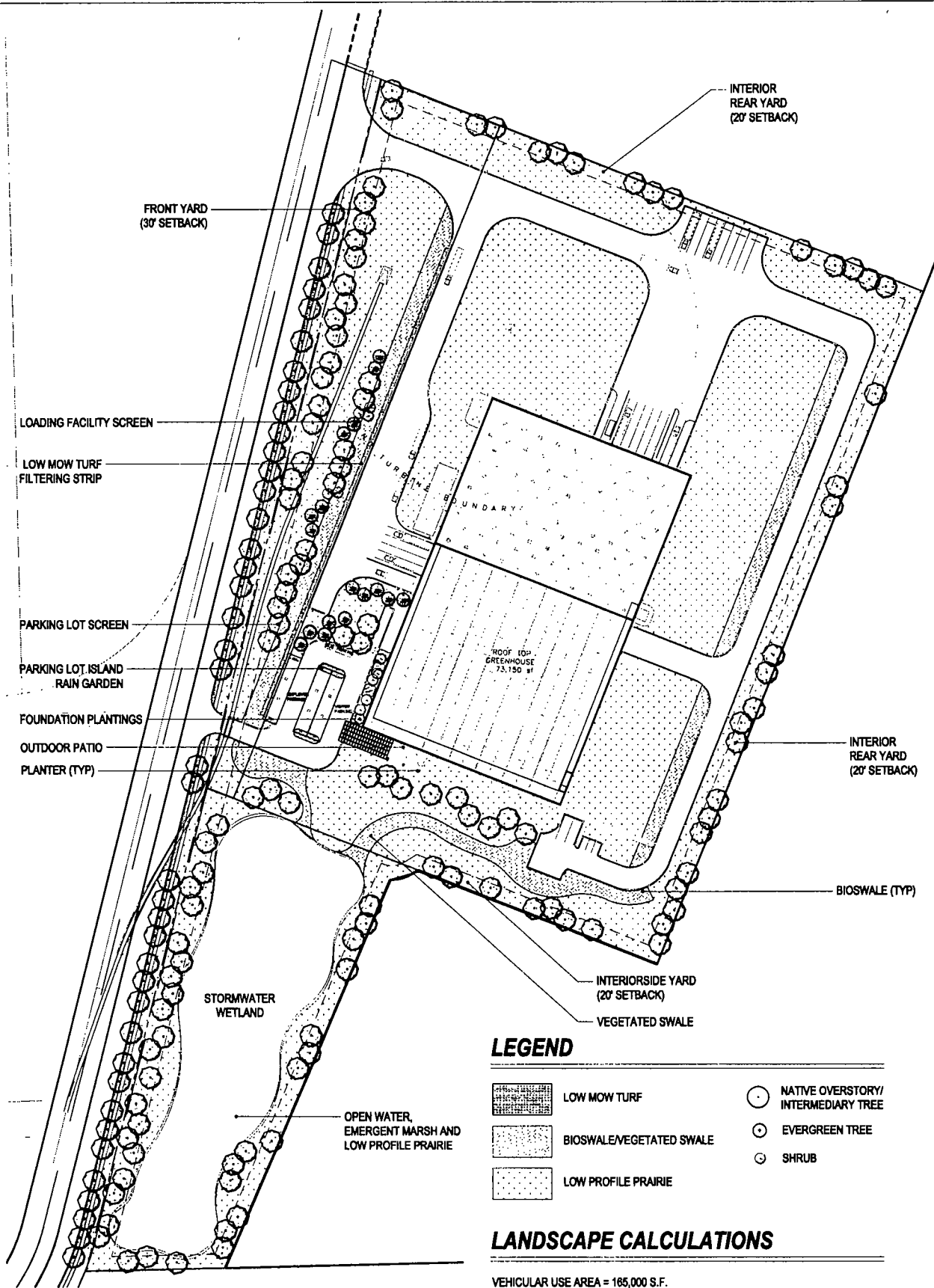
Applicant: North Pullman 111th Inc.

Address : 111th Street and Doty Avenue
 Introduction Date : July 24, 2013
 Chicago Plan Commission Date : TBD

pappageorgehaymes partners
 www.pappageorgehaymes.com

640 north lasalle suite 400
 chicago illinois 60654





LEGEND

- | | | | |
|--|--------------------------|--|-------------------------------------|
| | LOW MOW TURF | | NATIVE OVERSTORY/ INTERMEDIARY TREE |
| | BIOSWALE/VEGETATED SWALE | | EVERGREEN TREE |
| | LOW PROFILE PRAIRIE | | SHRUB |

LANDSCAPE CALCULATIONS

VEHICULAR USE AREA = 165,000 S.F.

PROJECT LEGACY LANDSCAPE PLAN

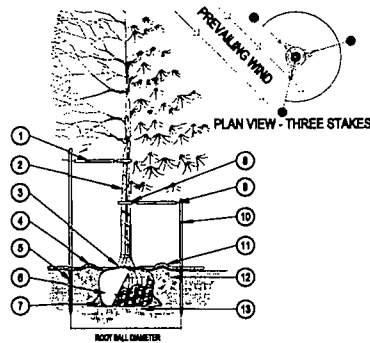
Project: Project Legacy
Date: 7.15.13

NORTH

540 Duane Street
Oak Espr., Block 00137
P 630.847.2272
F 630.740.2204
www.norris-design.com

NORRIS DESIGN
Planning | Landscape Architecture

LANDSCAPE DETAILS



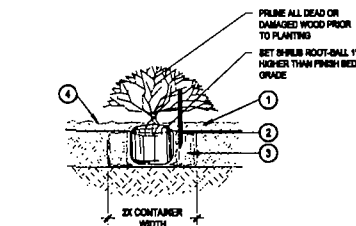
TREE PLANTING DETAIL

SCALE: 3/16" = 1'-0"

PRUNING NOTES:

- ALL PRUNING SHALL COMPLY WITH ANSI A87 STANDARDS.
 - DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHED TWIGS THAT EXTEND TO THE EDGE OF THE CROWN.
- STAKING NOTES:**
- STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
 - 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE)
 - 1-1/2" - 2" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE)
 - 2" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM
 - WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

- PLACE MIN. 1/2" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAX. 2" EACH SIDE
- TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30 (DECEASED ONLY)
- PLANT TREE SO THAT FIRST ORDER MAJOR ROOT IS 1'-2" ABOVE FINAL GRADE.
- 1" DEEP MULCH RING PLACED A MINIMUM OF 4 FT. IN DIAMETER. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK (FINISHED GRADE REFERENCES TOP OF MULCH).
- 1:1 SLOPE ON SIDES OF PLANTING HOLE.
- REMOVE ALL TWINE, ROPE, SURFUP AND WIRE FROM ENTIRE ROOT BALL AND TRUNK.
- PLACE SOIL AROUND ROOT BALL FIRMLY. DO NOT COMPACT OR TAMP. SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS.
- GRIMMETTED NYLON STRAPS EACH WIRE. EXPOSED WIRE SHALL BE MAX. 2" EACH SIDE
- GALVANIZED WIRE, MIN. 12 GAUGE CABLE - TWIST WIRE ONLY TO KEEP FROM SLIPPING.
- 8 FT. STEEL T-POST (SEE SCHEDULE). ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL.
- 4-1/2" HIGH WATER SAUCER IN NON-TURF AREAS.
- BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% (BY VOLUME) ORGANIC MATERIAL. WATER THOROUGHLY WHEN BACKFILLING.
- PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT.



SHRUB PLANTING IN NATIVE AREAS

SCALE: 1/12" = 1'-0"

- SPECIFIED MULCH
 - 2-4" WOODEN STAKE DRIVEN INTO GROUND NEXT TO ROOTBALL. 1/2" OF THE STAKE MUST BE VISIBLE
 - AMENDED SOIL IN PLANTING BED PER SPECIFICATIONS. TILL SOIL TO A DEPTH OF EIGHT INCHES.
 - FINISH GRADE
- NOTE:**
- BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED
 - CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER
 - ALL SHRUBS SHOULD BE PLANTED TO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER
 - FILL PLANT PIT WITH 1/2 SPECIFIED SOIL MIX AND 1/2 PIT SOIL
 - DIG PLANT PIT TWICE AS WIDE AND HIGH AS THE CONTAINER

PLANT LIST

SCIENTIFIC NAME	COMMON NAME	CULT. TRUNK
Canopy Trees		
<i>Carya ovata</i>	SHAGBARK HICKORY	
<i>Quercus macrocarpa</i>	1-HORNED HONEYSUCKLE	
<i>Gymnocladia dioica</i>	KENTUCK COFFEE TREE	
<i>Juglans nigra</i>	BLACK WALNUT	
<i>Quercus alba</i>	WHITE OAK	
<i>Quercus macrocarpa</i>	BURR OAK	
<i>Quercus rubra</i>	RED OAK	
<i>Quercus velutina</i>	BLACK OAK	
Understory Trees		
<i>Cornus canadensis</i>	AMERICAN HORNBEAM	
<i>Cornus occidentalis</i>	COMMON HOCKBERRY	
<i>Corylus americana</i>	AMERICAN HAZELNUT	
<i>Corylus striata</i>	HOP HORNBEAM	
Evergreen		
<i>Pinus strobus</i>	EASTERN WHITE PINE	
Ornamental Trees		
<i>Amygdalus canadensis</i>	COMMON SERRAVALBERY	(SHRUBS 2-4' - 6' - 8' - 10' - 12' - 14' - 16' - 18' - 20' - 22' - 24' - 26' - 28' - 30' - 32' - 34' - 36' - 38' - 40' - 42' - 44' - 46' - 48' - 50' - 52' - 54' - 56' - 58' - 60' - 62' - 64' - 66' - 68' - 70' - 72' - 74' - 76' - 78' - 80' - 82' - 84' - 86' - 88' - 90' - 92' - 94' - 96' - 98' - 100')
<i>Cercis canadensis</i>	EASTERN REDBUD	
<i>Cornus rugosa</i>	DOGWOOD	
<i>Hamamelis virginiana</i>	WITCH HAZEL	
<i>Malus domestica</i>	ORCHARD APPLE	
Shrubs		
<i>Amelanchier canadensis</i>	RED CHERRYBERRY	
<i>Amelanchier alba</i>	BLACK CHERRYBERRY	
<i>Ceanothus americanus</i>	NEW JERSEY TEA	
<i>Cornus sericea</i>	RED-OSIER DOGWOOD	
<i>Doronicum officinale</i>	NORTHERN BUSH HONEYSUCKLE	
<i>Hydrangea arborescens</i>	SMOOTH HYDRANGEA	
<i>Rhus glabra</i>	SMOOTH SUMAC	
<i>Rhus typhina</i>	STAGHORN SUMAC	
<i>Rosa carolina</i>	PASTURE ROSE	
<i>Viburnum dentatum</i>	ARROWWOOD VIBURNUM	
<i>Viburnum acerifolium</i>	AMERICAN CROWBERRYBUSH VIBURNUM	
Vines		
<i>Clematis vitalba</i>	TRUMPET VINE	
<i>Hydrangea anomala</i>	CLIMBING HYDRANGEA	
<i>Parthenocissus vitacea</i>	WINE VINE	
Grasses & Sedges		
<i>Bouteloua curtipendula</i>	SODA'S GRAMA	
<i>Carex jamesii</i>	GRASS SEDGE	
<i>Cenchrus ciliaris</i>	TUFFED WIGGRASS	
<i>Panicum virgatum</i>	SWIFT GRASS	
<i>Schizanthus laciniosus</i>	LITTLE BLUESTEM	
<i>Sporobolus heterostachyus</i>	PRAIRIE DROPSEED	
Lawn		
<i>Lolium perenne</i>	BROME BUFFALO GRASS	
Perennials		
<i>Asplenium platyneuron</i>	MOONING WILD ONION	
<i>Aster multiflorus</i>	WEDDING ANNUNCIATION	
<i>Asclepias tuberosa</i>	BUTTERFLYWEED	
<i>Coneoclinis pennata</i>	PRAIRIE CONEFLOWER	
<i>Dioscorea oppositifolia</i>	SHOOTING STAR	
<i>Echinacea purpurea</i>	PINK PURPLE CONEFLOWER	
<i>Echinacea purpurea</i>	MAGNUS PURPLE CONEFLOWER	
<i>Geranium macranthum</i>	WILD GERANIUM	
<i>Liatris spicata</i>	ROUGH BLAZING STAR	
<i>Liatris spicata</i>	ROBELE WATSON BLAZING STAR	
<i>Penstemon digitalis</i>	FOAGLOVE BEARD TONGUE	
<i>Pyrola asarifolia</i>	MOUNTAIN BELL	
<i>Rudbeckia hirta</i>	SHINY BLACK-EYED SUSAN	
<i>Solidago canadensis</i>	CROWN OF THYRS GOLDENROD	
<i>Solidago canadensis</i>	SHINY GOLDENROD	
<i>Symphoricarpos racemosa</i>	SKY-LILIE ASTER	
<i>Symphoricarpos racemosa</i>	PURPLE DOME NEW ENGLAND ASTER	
<i>Tridax asarifolia</i>	OHIO SPIDERWORT	
<i>Zizia aurea</i>	GOLDEN RANDOLPH	

PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"

PROJECT LEGACY LANDSCAPE PLAN

Project: Project Legacy
Date: 7.15.13

640 Duane Street
Oakton, VA 22129
P 833.847.2272
F 833.780.2204



method
 1000 S. JEFFERSON STREET
 CHICAGO, ILLINOIS 60607
 (312) 467-1100

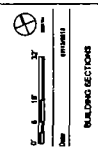
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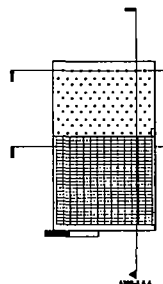
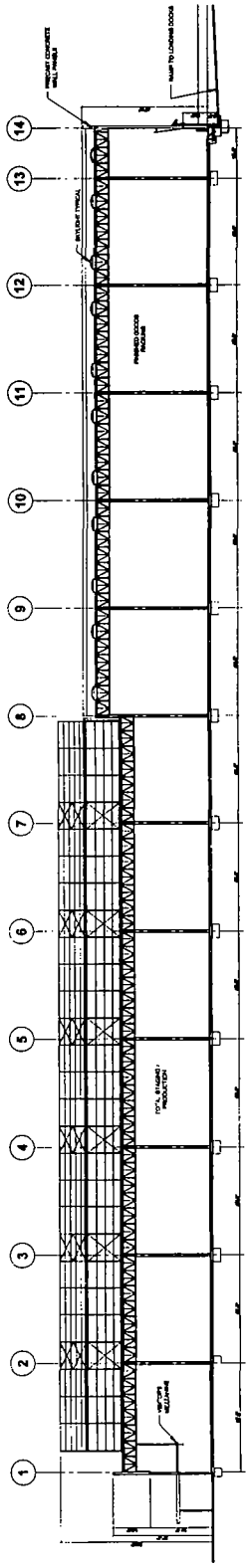
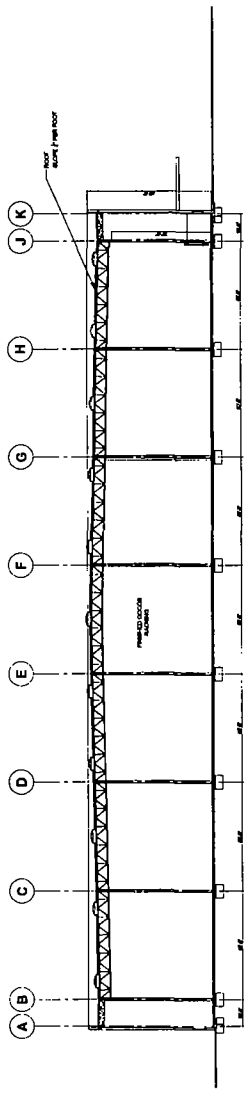
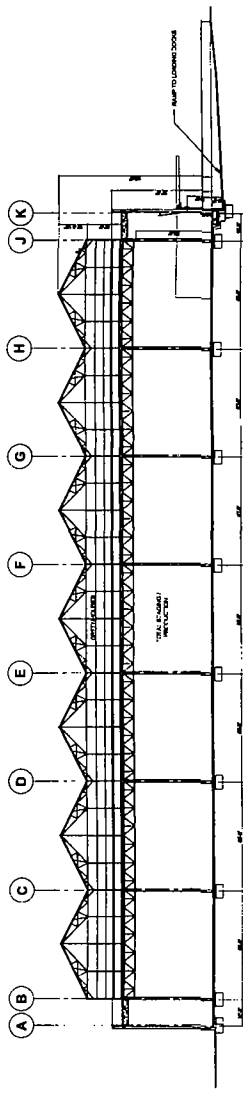
PULLMAN
 SITE

CHICAGO,
 ILLINOIS

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A300



OF EAST 111TH STREET
VISION OF THE SOUTH LINE OF
QUARTER OF SECTION 15-37-14

NOTES:

NO IMPROVEMENTS SHOWN HEREON AT REQUEST OF CLIENT.

AT CLIENT'S REQUEST, MISSING MONUMENTATION HAS NOT BEEN SET.

IT IS POSSIBLE THAT ADDITIONAL EASEMENTS, RESTRICTIONS OR OTHER ENCUMBRANCES
EXIST OVER THE PROPERTY AND ARE UNKNOWN TO THIS SURVEYOR BECAUSE NO TITLE
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EASEMENTS SHOWN HEREON HAVE BEEN PLOTTED BASED ON DESCRIPTIONS LISTED ON
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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

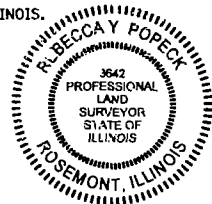
WE, SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001157, DO
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ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
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THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR
A BOUNDARY SURVEY.

GIVEN UNDER OUR HAND AND SEAL THIS 16TH DAY OF JULY, 2013 IN ROSEMONT, ILLINOIS.

Rebecca Y. Popeck
REBECCA Y. POPECK, I.P.L.S. No. 035-3642
LICENSE EXPIRES: 11-30-2014
(VALID ONLY IF EMBOSSED SEAL AFFIXED)



COMPARE ALL DIMENSIONS BEFORE BUILDING AND
REPORT ANY DISCREPANCIES AT ONCE. REFER TO DEED
OR TITLE POLICY FOR BUILDING LINES AND EASEMENTS.

REVISIONS:



CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 07/16/2013
JOB NO: 5484.11
FILENAME: 5484SUR-06-BCH
SHEET 1 OF 1

LOT 3

NORTH LINE OF THE SOUTH HALF OF THE
SOUTHWEST QUARTER OF SECTION 14-37-14

S. DOTY AVENUE

S. DOTY AVENUE
DEDICATED TO THE CITY OF
PER DOCUMENT 1120029049

FOUND 3/4" IP
0.14' E & 0.36' S

FOUND CROSS
50.04' SE

FOUND CROSS
ON-LINE

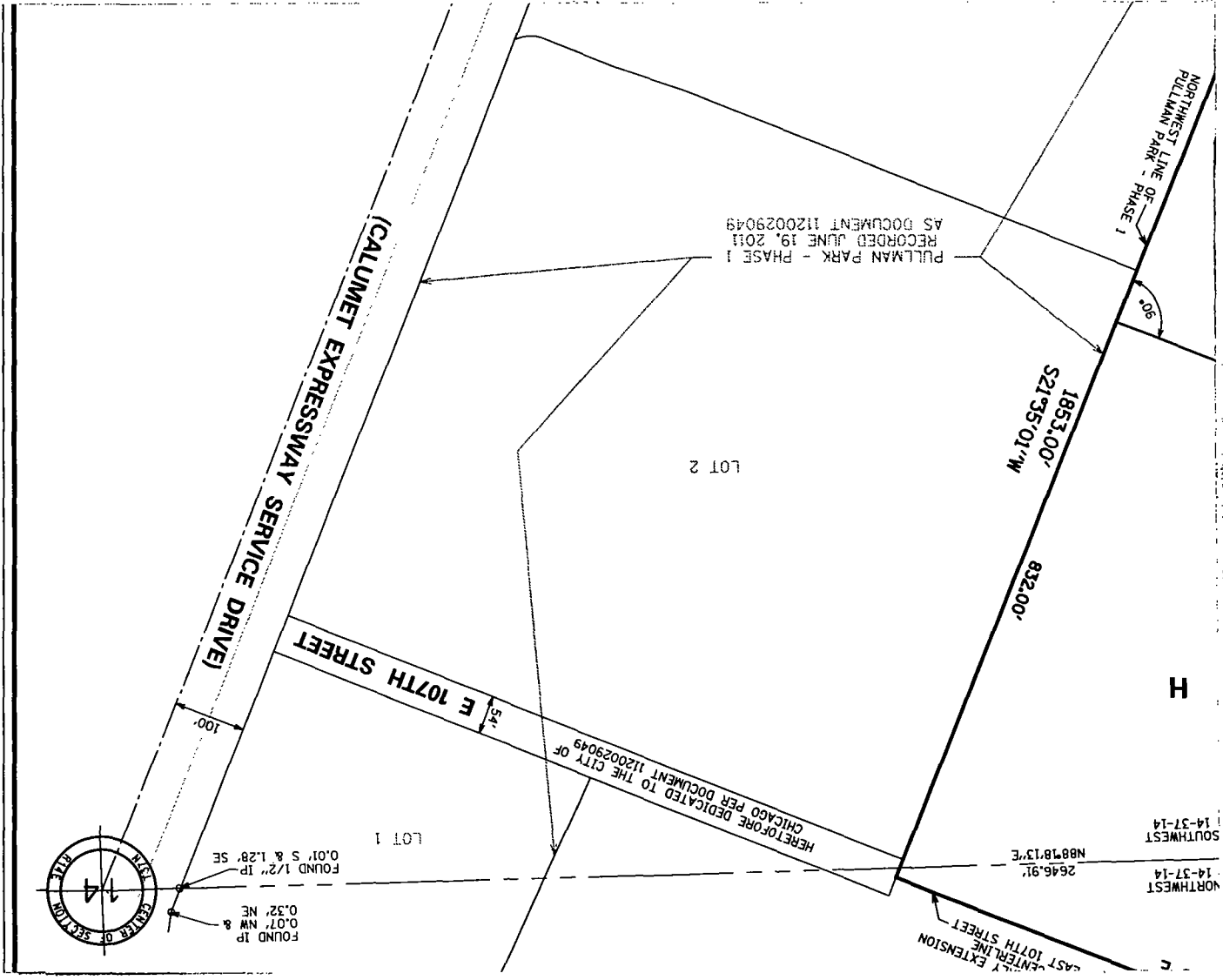
FOUND IP
0.02' W & ON-LINE

FOUND CROSS
50.00' SE

VOIDED

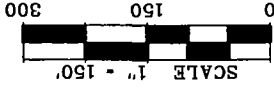
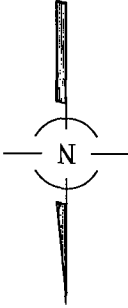
FOUND 3/4" IP
& ON-LINE

LAND CONVEYED TO THE DEPARTMENT
OF PUBLIC WORKS AND BUILDING OF
THE STATE OF ILLINOIS PER
DOCUMENT 17027772 REC'D 10.02.1957



F SURVEY

SQUARE FEET	ACRES	SUB AREA B	649,518	14.911
		SUB AREA C	1,052,830	24.170
		SUB AREA H	839,927	19.282
		TOTAL	2,542,275	58.363



BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC
OBSERVATION 11 EAST ZONE

IP = IRON PIPE
IR = IRON ROD
(M) = MEASURED
(R) = RECORD

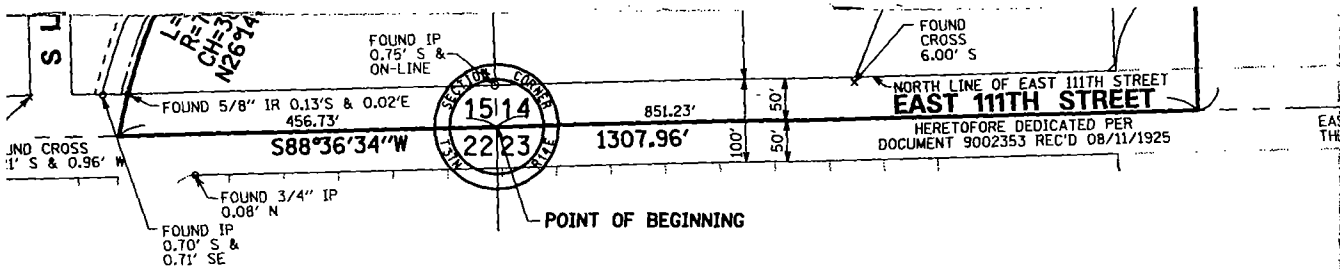
UNSUBDIVIDED
LAND

SOUTH LINE OF THE NORTH HALF OF THE SOUTH HALF
OF THE NORTHWEST QUARTER OF SECTION 14-37-14

NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF
OF THE NORTHWEST QUARTER OF SECTION 14-37-14

NORTHWEST
CORNER
OF THE SECTION

5.04
1.59



PROPERTY DESCRIPTION:

A PARCEL OF LAND IN PARTS OF THE WEST HALF OF SECTION 14 AND THE SOUTHEAST QUARTER OF ALL IN TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 15; RUNNING THENCE SOUTH 88 DEGREES 36 MINUTES 34 SECONDS WEST, ALONG THE SOUTH LINE OF SOUTHEAST QUARTER, 456.73 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT OF WAY (30 FEET WIDE, FORMERLY THE PULLMAN RAILROAD); THENCE NORTHEASTERLY 389.01 FEET, ALONG THE EASTERLY LINE OF CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT OF WAY AND ITS SOUTHERLY EXTENSION BEING THE ARC OF A NON-TANGENT TO THE RIGHT, HAVING A RADIUS OF 701.50 FEET AND WHOSE CHORD BEARS NORTH 26 DEGREES 14 SECONDS EAST, 384.05 FEET TO A POINT OF TANGENCY; THENCE NORTHEASTERLY ALONG THE EASTERLY CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT OF WAY FOR THE NEXT SIX COURSES; (1) THEN 42 DEGREES 08 MINUTES 06 SECONDS EAST, 61.73 FEET TO A POINT OF CURVATURE; (2) THENCE NORTHEASTERLY 205.93 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE LEFT, HAVING A RADIUS 1281.57 FEET AND WHOSE CHORD BEARS NORTH 31 DEGREES 31 MINUTES 54 SECONDS EAST, 205.71 FEET TO A POINT OF COMPOUND CURVATURE; (3) THENCE NORTHEASTERLY 90.04 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE LEFT, HAVING A RADIUS OF 270.04 FEET AND WHOSE CHORD BEARS NORTH 23 DEGREES 34 MINUTES 34 SECONDS EAST, 89.63 FEET TO A POINT; (4) THENCE NORTH 13 DEGREES 49 MINUTES 21 EAST, 2267.30 FEET TO A POINT OF CURVATURE; (5) THENCE NORTHERLY 371.53 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE RIGHT, HAVING A RADIUS OF 2731.00 FEET AND WHOSE CHORD BEARS NORTH 43 DEGREES 43 MINUTES 15 SECONDS EAST, 371.24 FEET TO A POINT OF COMPOUND CURVATURE; (6) THENCE NORTHERLY 176.32 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE RIGHT, HAVING A RADIUS OF 176.32 FEET AND WHOSE CHORD BEARS NORTH 22 DEGREES 30 MINUTES 03 SECONDS EAST, 176.31 FEET TO A POINT OF COMPOUND CURVATURE; (7) THENCE SOUTH 66 DEGREES 19 MINUTES 19 SECONDS EAST, 182.33 FEET TO A POINT OF COMPOUND CURVATURE; (8) THENCE SOUTHERLY 271.50 FEET, ALONG THE ARC OF A NON-TANGENT CIRCLE TO THE LEFT, HAVING A RADIUS OF 6000.00 FEET AND WHOSE CHORD BEARS SOUTH 22 DEGREES 23 MINUTES 57 SECONDS WEST, 271.48 FEET TO A POINT ON A NON-TANGENT LINE, SAID NON-TANGENT LINE BEING THE NORTHWESTERLY EXTENSION OF CENTERLINE OF EAST 107TH STREET AS DEDICATED BY DOCUMENT 1120029049; THENCE SOUTH 68 DEGREES 59 SECONDS EAST, ALONG SAID LAST DESCRIBED LINE, 815.04 FEET, TO A POINT ON A NON-TANGENT LINE OF PULLMAN PARK - PHASE 1 RECORDED JUNE 19, 2011 AS DOCUMENT 1120029049; THENCE SOUTH 88 DEGREES 35 MINUTES 01 SECONDS WEST, ALONG SAID NORTHWEST LINE, 1853.00 FEET TO A POINT OF BEND; THENCE NORTH 68 DEGREES 24 MINUTES 59 SECONDS WEST ALONG A NORTHERLY LINE OF LOT 4 IN SAID PULLMAN PARK - PHASE 1, A DISTANCE OF 360.98 FEET TO A CORNER THEREOF; THENCE WESTERLY 42.32 FEET, ALONG A NON-TANGENT CIRCLE TO THE RIGHT, HAVING A RADIUS OF 53.00 FEET AND WHOSE CHORD BEARS NORTH 70 DEGREES 10 MINUTES 43 SECONDS WEST, 41.21 FEET TO A POINT ON A NON-TANGENT LINE, SAID NON-TANGENT LINE ALSO BEING A WESTERLY LINE OF SAID LOT 4; THENCE SOUTH 22 DEGREES 54 MINUTES 54 SECONDS WEST, ALONG SAID WESTERLY LINE, 596.09 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 4; THENCE NORTH 88 DEGREES 36 MINUTES 34 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 4, EASTERLY EXTENSION, FOR A DISTANCE OF 666.50 FEET TO A POINT ON THE EAST LINE OF SOUTH AVENUE AS DEDICATED BY DOCUMENT 1120029049; THENCE SOUTH 01 DEGREES 23 MINUTES 26 SECONDS WEST, ALONG SAID EAST LINE AND ITS SOUTHERLY EXTENSION, 561.00 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE SOUTH 88 DEGREES 34 SECONDS WEST, ALONG SAID LAST DESCRIBED LINE, 851.23 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ED FOR:
D NEIGHBORHOOD INITIATIVES
1111TH STREET,
CHICAGO, IL 60628

ENJAY CONSTRUCTION CO'S
PULLMAN INDUSTRIAL DISTRICT
RECORDED SEPTEMBER 1, 1959
AS DOCUMENT 17646152

8.85' COM-ED &
IL-BELL EASEMENT PER
DOCUMENT 17236878

LOT 7

LOT 4

110TH ST

L=90.04'
R=270.04'
CH=89.63'
N23°22'34"E

FOUND IP
0.62' SE & 0.18' SW

FOUND IP
0.74' SE &
0.06' SW

FOUND IP
0.74' SE &
0.10' SW

L=205.93'
R=1281.57'
CH=205.71'
N37°51'54"E

L=18.91'
R=270.04'
CH=18.91'
N30°55'20"E

L=89.01'
R=1150'
CH=14.05'
N42°08'06"E

L=71.13'
R=270.04'
CH=70.93'
N21°22'21"E

S88°36'34"W
281.44'

S22°54'29"W
596.09'

L=42.32'
R=53.00'
CH=41.21'
S70°10'43"W

360.98'
N68°24'59"W
NORTHERLY LINE
OF LOT 4

SOUTH LINE
OF LOT 4

N88°36'34"E
666.50'

947.94'

SUB AREA B

UNSUBDIVIDED
LAND

511'

EASTERLY LINE OF CHICAGO,
ROCK ISLAND & PACIFIC RAILROAD

UNSUBDIVIDED
LAND

SOUTH DOTY AVENUE
HERETOFORE DEDICATED TO THE CITY OF
CHICAGO PER DOCUMENT 1120029049

561.00'
S01°23'26"E

FOUND 3/4"
IP 0.54' E &
ON-LINE

ANGLEY AVE

WEST
THE S

S01°41'55"E
2661.03'

N13°49'25"E
2261.30'

1698.67'

1021.00'

LOT 2



107TH STREET

SOUTH LINE OF THE QUARTER OF SECTION

FOUND IP 0.35' W

NORTH LINE OF THE QUARTER OF SECTION

SUB AREA

566.63'

LOT 3

(FORMERLY KNOWN AS PULLMAN RAILROAD)
CHICAGO, ROCK ISLAND & PACIFIC RAILROAD

894.41'
S68°24'59"E

EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 15-37-14

LINE OF THE WEST HALF OF SOUTHWEST QUARTER OF SECTION 14-37-14

LOT 5

SUB AREA C

PLAT 0

