



City of Chicago



O2014-4170

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	5/28/2014
Sponsor(s):	City Clerk (transmitted by)
Type:	Ordinance
Title:	Zoning Reclassification App No. 18039 at 8535 W Higgins Rd
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Business Planned Development No. 44, as amended September 9, 1984 District symbols shown on Map 15-P in the area generally bounded by:

West Higgins Road; a line 1810.18 feet east of the center line of N. East River Road along the south line of West Higgins Road to a point 276.21 feet south of West Higgins Road and 1730.82 feet east of the center line of N. East River Road; a line 1730.82 feet east of the center line of N. East River Road; the north line of the right-of-way of the John Fitzgerald Kennedy Expressway; and a line 655 feet east of the center line of N. East River Road

to the designation of Business Planned Development No. 44, as amended, subject to the use and bulk regulations set forth in the Plan of Development attached hereto and made a part hereof.

SECTION 2. This ordinance takes effect after its passage and approval.

#18039
INTRO DATE:
MAY 28, 2014

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

8535 West Higgins Rd.

2. Ward Number that property is located in: 41

3. APPLICANT Host Hotels & Resorts, Inc.

ADDRESS 6903 Rockledge Drive CITY Bethesda

STATE MD ZIP CODE 20817 PHONE 240.744.5312

EMAIL bob.shorb@hosthotels.com CONTACT PERSON Bob Shorb

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

OWNER _____

ADDRESS _____ CITY _____

STATE _____ ZIP CODE _____ PHONE _____

EMAIL _____ CONTACT PERSON _____

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

ATTORNEY Edward J. Kus / Taft Stettinius & Hollister LLP

ADDRESS 111 East Wacker Drive – Suite 2800

CITY Chicago STATE IL ZIP CODE 60601

PHONE 312.836.4080 FAX 312.275.7586 EMAIL ekus@taftlaw.com

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

See attached disclosure statement

7. On what date did the owner acquire legal title to the subject property? 1984

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

September 6, 1984 – PD 44

9. Present Zoning District PD 44 Proposed Zoning District PD 44, as amended

10. Lot size in square feet (or dimensions) 948,393 Square Feet (21.77 acres)

11. Current Use of the property Hotel and accessory parking

12. Reason for rezoning the property Amend subareas of PD 44 for proposed office use and reconfiguration of subarea boundaries.
-

13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)

Existing Hotel to remain with approximately 548 accessory parking spaces (Subarea A).

Proposed office space containing approximately 750,000 square feet with approximately 3,000 accessory parking spaces (Subarea B). Maximum height is 240' (FAA approved height)

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

YES _____ NO X

COUNTY OF COOK
STATE OF ILLINOIS

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



Signature of Applicant

Subscribed and Sworn to before me this
14 day of May 2014.



Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

BUSINESS PLANNED DEVELOPMENT NO. 44, as amended

Plan of Development Statements

1. The area delineated herein as a Business Planned Development No. 44, as amended (“Planned Development”), consists of approximately 948,393 square feet (21.77 acres) of property located 8535 West Higgins Rd. (the “Property”), as more fully depicted on the attached Planned Development Boundary and Property Line Map. The Property is under the single designated control of the Applicant, Host Hotels & Resorts, Inc.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant’s successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for an amendment, modification or change (administrative, legislative or otherwise) to this Planned Development is made, shall be under single ownership or single designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

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

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

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.

4. This Plan of Development consists of Sixteen Statements; a Bulk Regulations and Data Table; an Existing Zoning/Land Use Map; Aerial Map; a Planned Development

Applicant: Host Hotels & Resorts, Inc.
Address: 8535 West Higgins Rd.
Date Introduced: May 28, 2014
Plan Commission: TBD

Boundary and Property Line Map; a Right-of-Way Adjustment Map; Site Plan with Subarea Site Plans; Existing and Proposed Subarea Maps; Landscape Plans; Building Section Plans; Building Elevations; and Typical Green Roof Plan prepared by Epstein dated May 28, 2014.

5. The following uses are permitted in the area delineated herein as a Business Planned Development:

Subarea A: hotel; retail sales; eating and drinking establishments; parking and accessory uses.

Subarea B: office; hotel; financial services; retail sales; eating and drinking establishments; parking and accessory uses.

6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the Property shall be 1.20 in accordance with the attached Bulk Regulations Table. For purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 513,326 square feet in Subarea A with a FAR of 0.71; and a Net Site Area of 435,067 square feet in Subarea B with a FAR of 1.78. The Zoning Administrator shall have the administrative authority to transfer floor area and adjust the FAR between Subareas A and B.
9. Upon review and determination ("Part II Review"), and pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim review associated with the site plan review or Part II reviews are conditional until final Part II approval.

Applicant: Host Hotels & Resorts, Inc.
Address: 8535 West Higgins Rd.
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11. The Applicant shall comply with the Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation and Fleet and Facility Management and Buildings, pursuant to Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development Ordinance may be modified administratively by the Zoning Administrator, pursuant to Section 17-13-0611-A of the Zoning Ordinance, upon written application by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. At the time of a hearing before the Chicago Plan Commission, all developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Planning and Development. Applicant shall achieve basic L.E.E.D. Certification under the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System for all new construction in Subarea B and provide a minimum of 50% green roof over the net roof area.
15. It is contemplated that the improvements within Subarea B of this Planned Development may differ from the design reviewed and approved at the time of the Planned Development's passage and approval. Accordingly, prior to the Part II Approval in Subarea B, the Applicant shall submit a site plan, landscape plan and building elevations for review and approval by the Department of Planning and Development. Review and approval by the Department of Planning and Development is intended to ensure that specific development components substantially conform to the Planned Development and to assist the City in monitoring ongoing development. The Subarea Site Plan approval submittals shall, at a minimum, include the following information:
 - fully-dimensioned site plan (including a footprint of the proposed improvements)
 - fully-dimensioned building elevations
 - fully-dimensioned landscape plan
 - building materials

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- statistical information applicable to the subject subarea including floor area; the FAR; uses to be established; building heights and setbacks.

Following approval by the Department of Planning and Development, the approved Subarea Site Plan and supporting data and materials shall be deemed to be an integral part of the Planned Development. After approval of the Subarea Site Plan, changes or modifications may be made pursuant to the provisions of Statement 12.

16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development Ordinance lapse, the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the property to Planned Development No. 44, as approved by the City Council on September 6, 1984.

Applicant: Host Hotels & Resorts, Inc.
Address: 8535 West Higgins Rd.
Date Introduced: May 28, 2014
Plan Commission: TBD

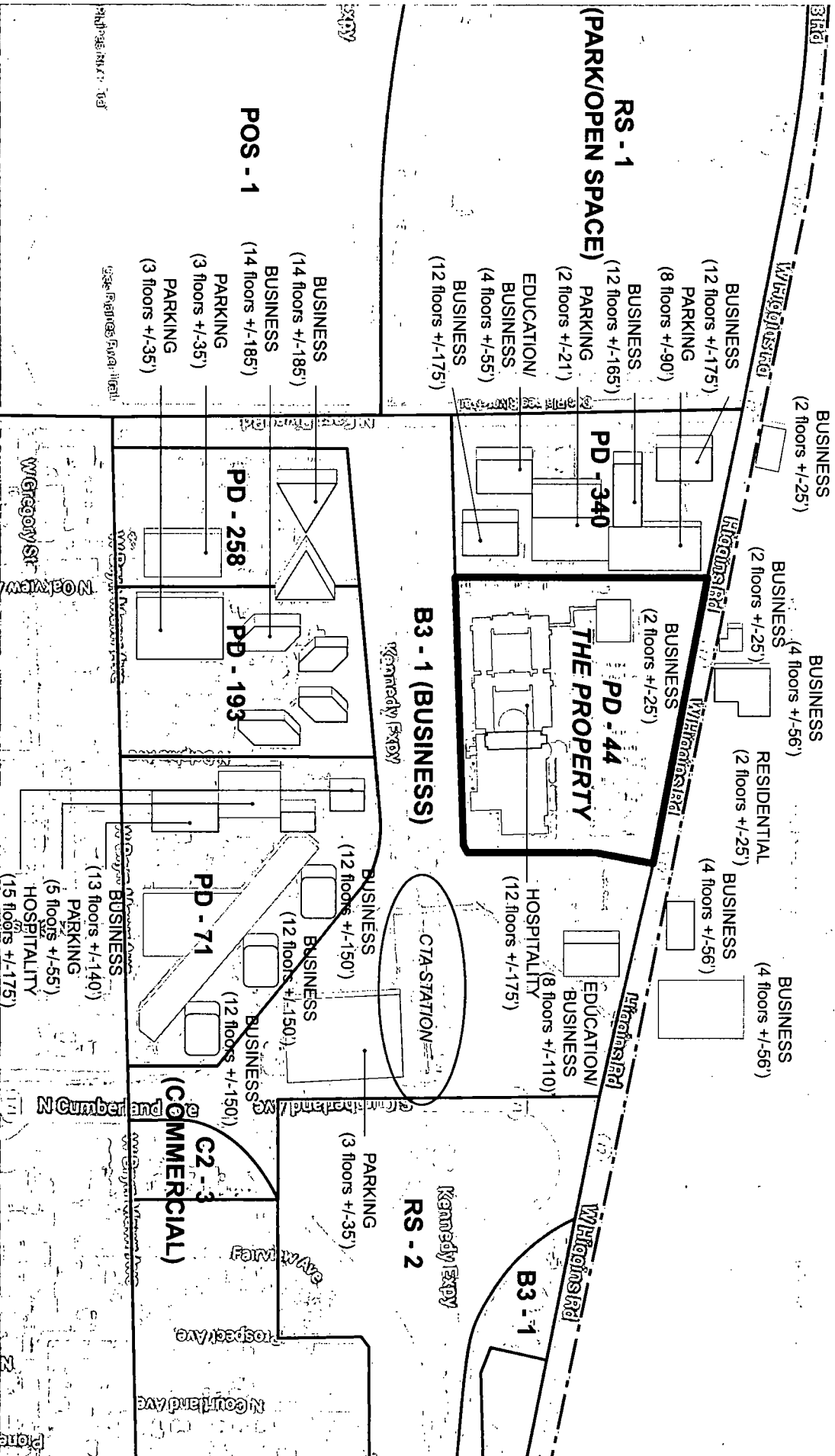
PLANNED DEVELOPMENT NO. 44, as amended

BULK REGULATIONS TABLE

Net Site Area:	948,393 Square Feet
Subarea A:	513,326 Square Feet
Subarea B:	435,067 Square Feet
Maximum Floor Area Ratio:	1.20
Subarea A:	0.71
Subarea B:	1.78
Maximum Building Height:	
Subarea A:	240' (FAA approved)
Subarea B:	240' (FAA approved)
Minimum Number of Parking Spaces:	
Subarea A:	500
Subarea B:	3,000
Minimum Number of Loading Berths:	4 per Subarea
Minimum Number of Bicycle Parking:	
Subarea A:	41
Subarea B:	50
Minimum Setbacks:	In accordance with the Site Plan

Applicant: Host Hotels & Resorts, Inc.
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Date Introduced: May 28, 2014
Plan Commission: TBD

PARK RIDGE TOWNSHIP



EXISTING LAND-USE MAP

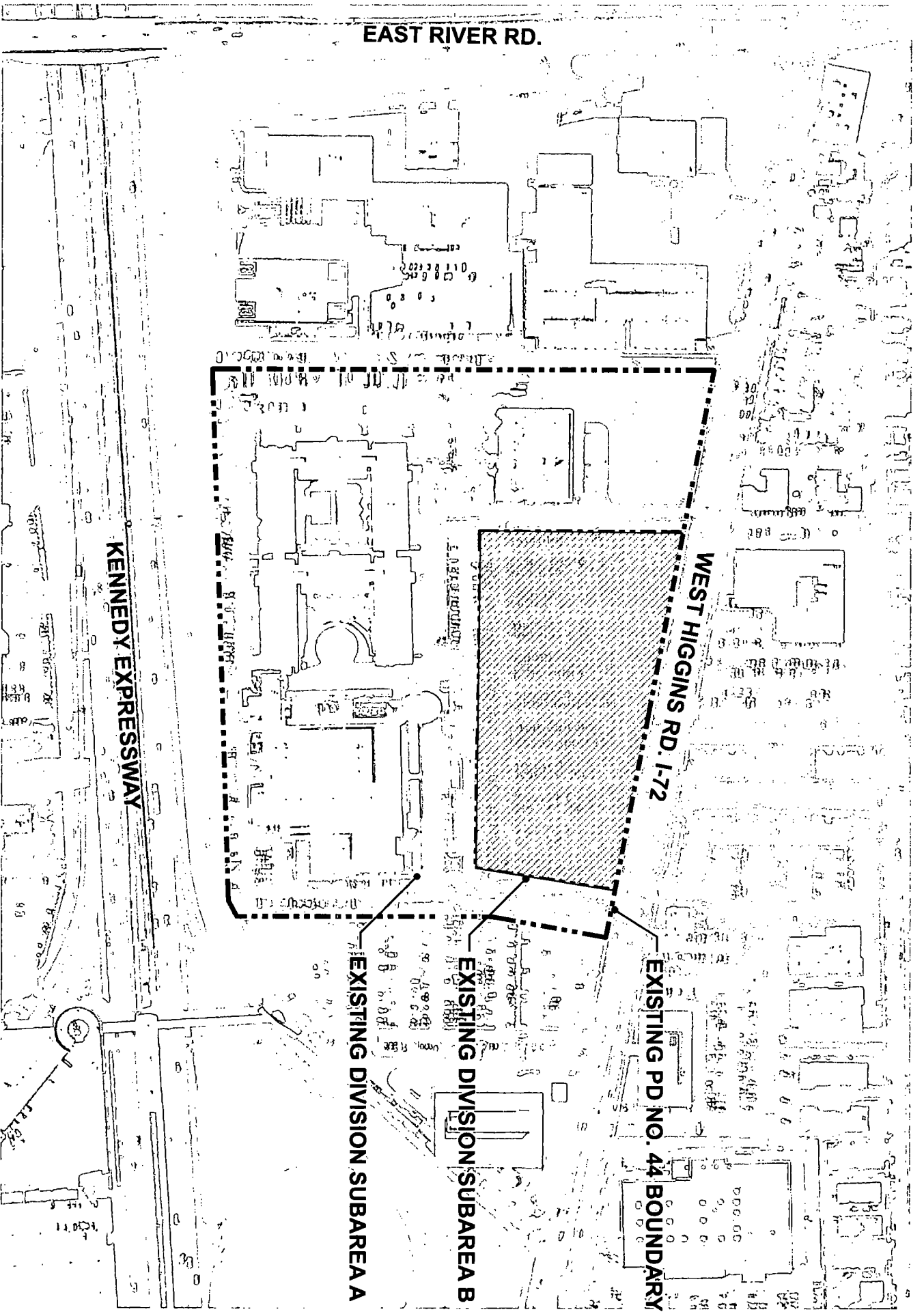
CHICAGO MARRIOTT O'HARE

AMENDMENT TO BUSINESS PLANNED DEVELOPMENT NO. 44

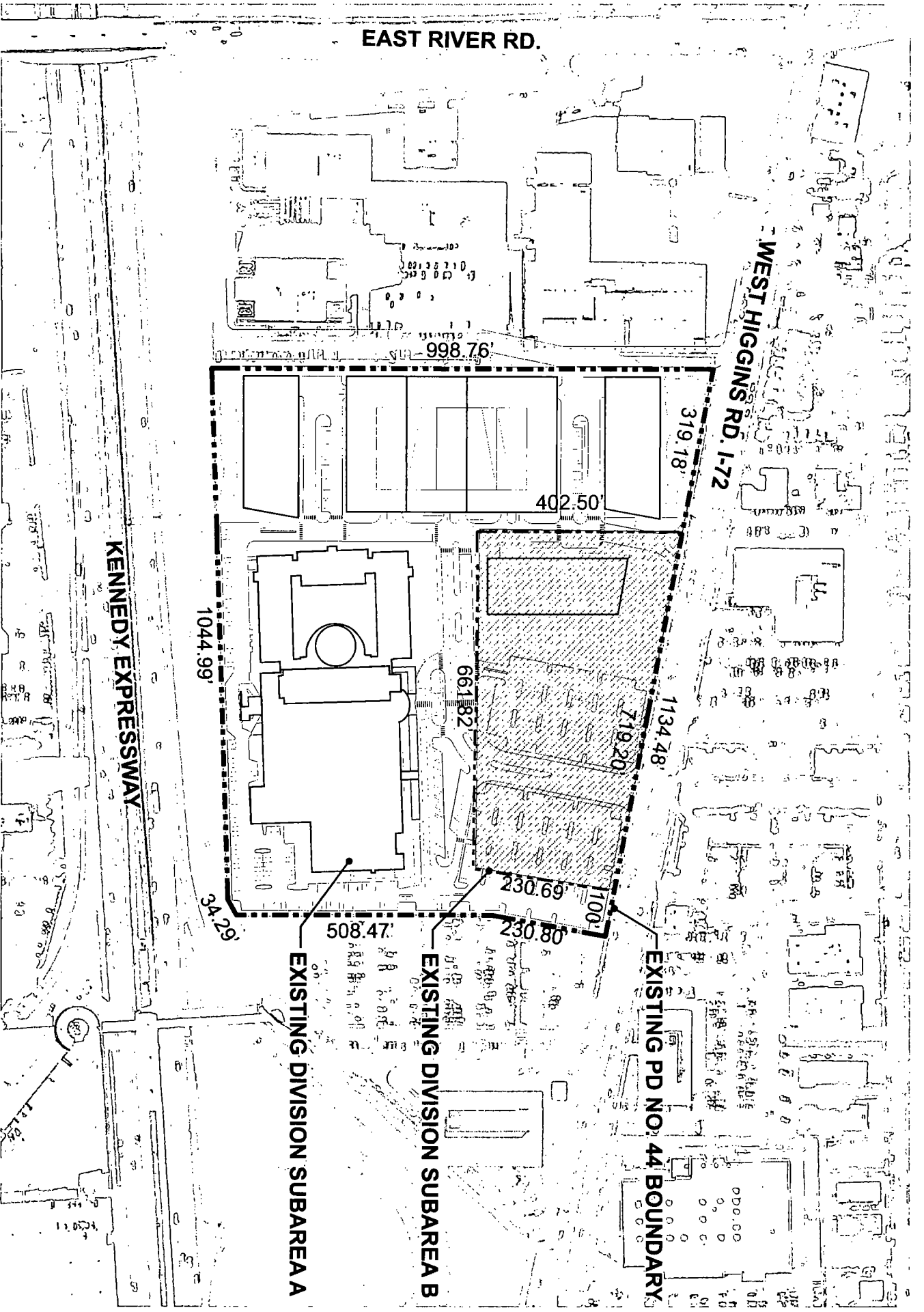
HOST
HOTELS & RESORTS

Applicant: Host Hotels & Resorts, Inc.
Address: 8535 West Higgins Rd, Chicago, IL
Date Introduced: May 28, 2014





AERIAL MAP
CHICAGO MARRIOTT O'HARE
AMENDMENT TO BUSINESS PLANNED DEVELOPMENT NO. 44

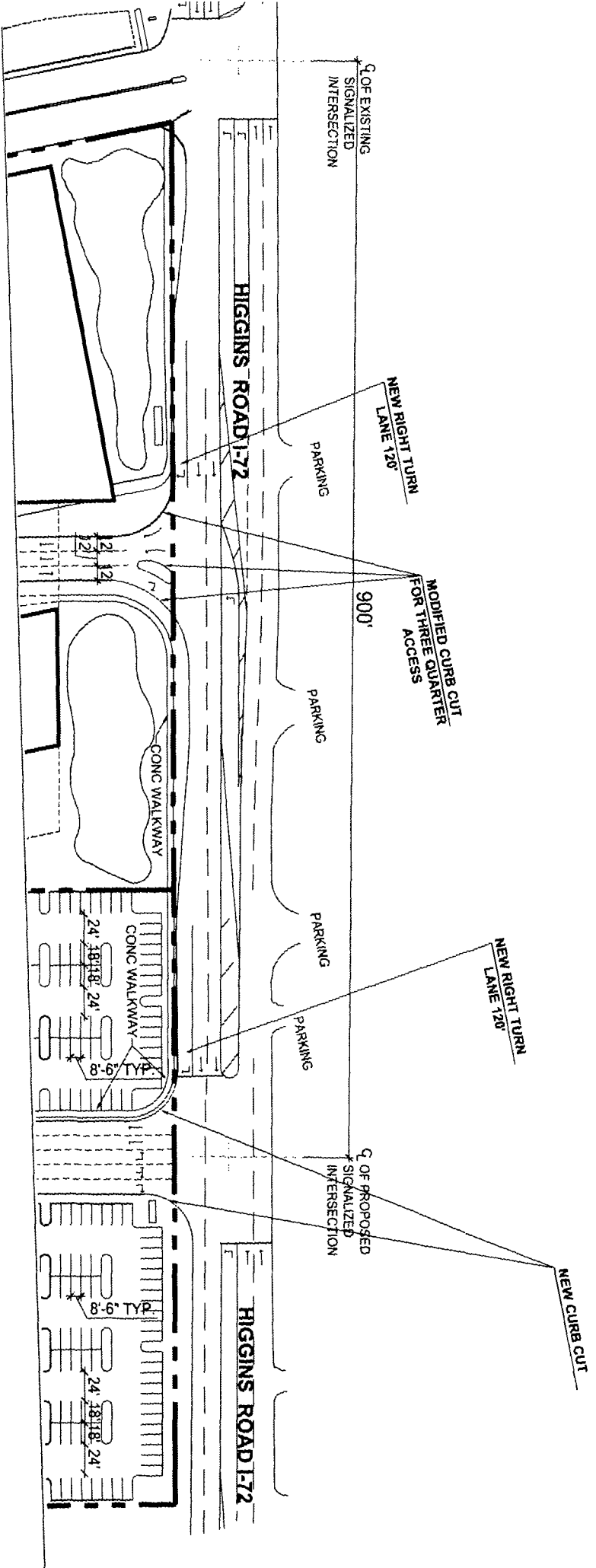


HOST
HOTELS & RESORTS

Applicant: Host Hotels & Resorts, Inc.
Address: 8535 West Higgins Rd, Chicago, IL
Date Introduced: May 28, 2014

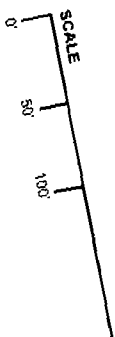
PLANNED DEVELOPMENT BOUNDARY MAP
CHICAGO MARRIOTT O'HARE
AMENDMENT TO BUSINESS PLANNED DEVELOPMENT NO. 44

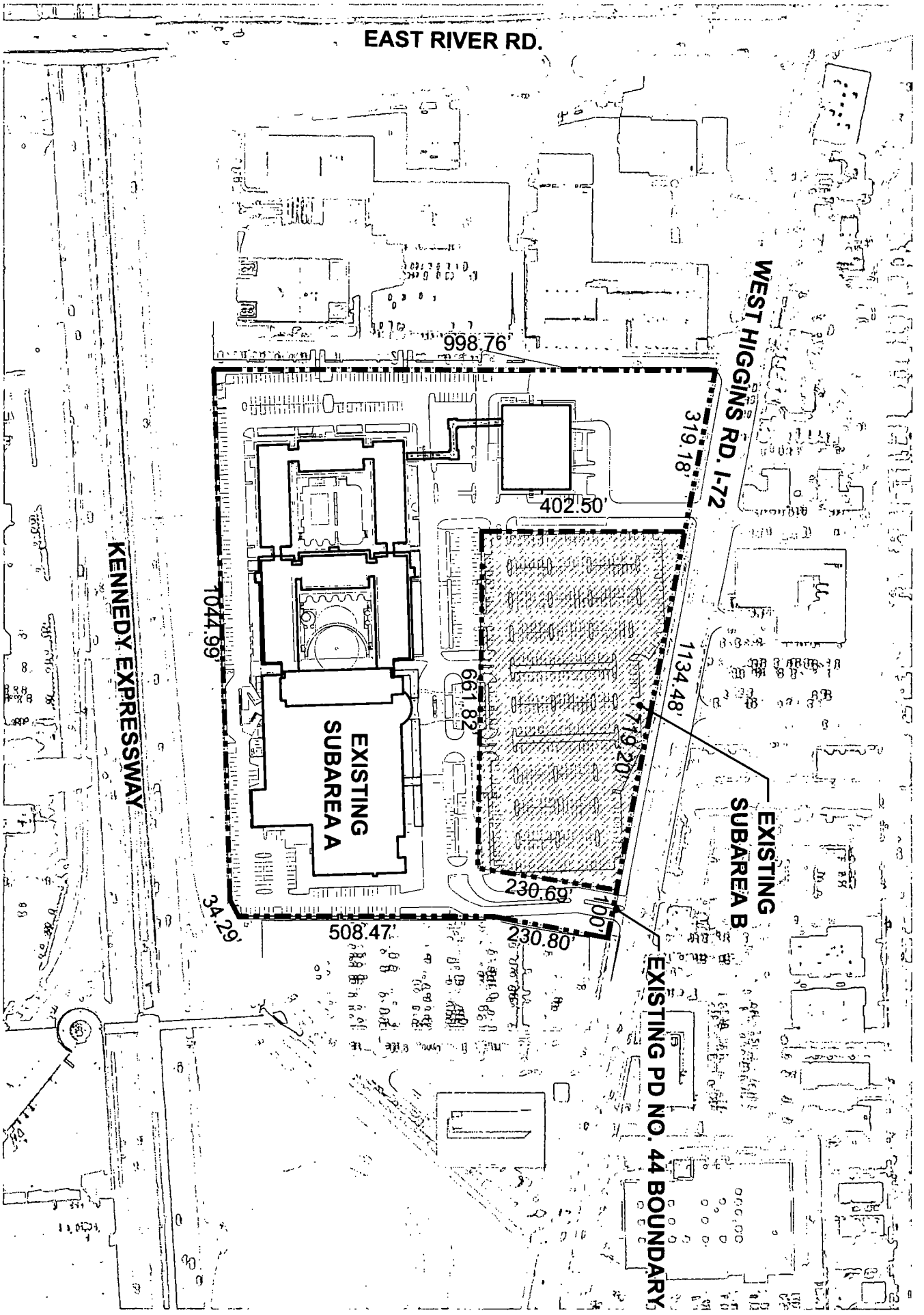




Applicant: Host Hotels & Resorts, Inc.
 172 West Higgins Rd. Chicago, IL
 2014

**RIGHT-OF-WAY ADJUST
 CHICAGO MARRIOTT O'HARE
 AMENDMENT TO BUSINESS PLANNED DEVELOPMENT NO. 44**



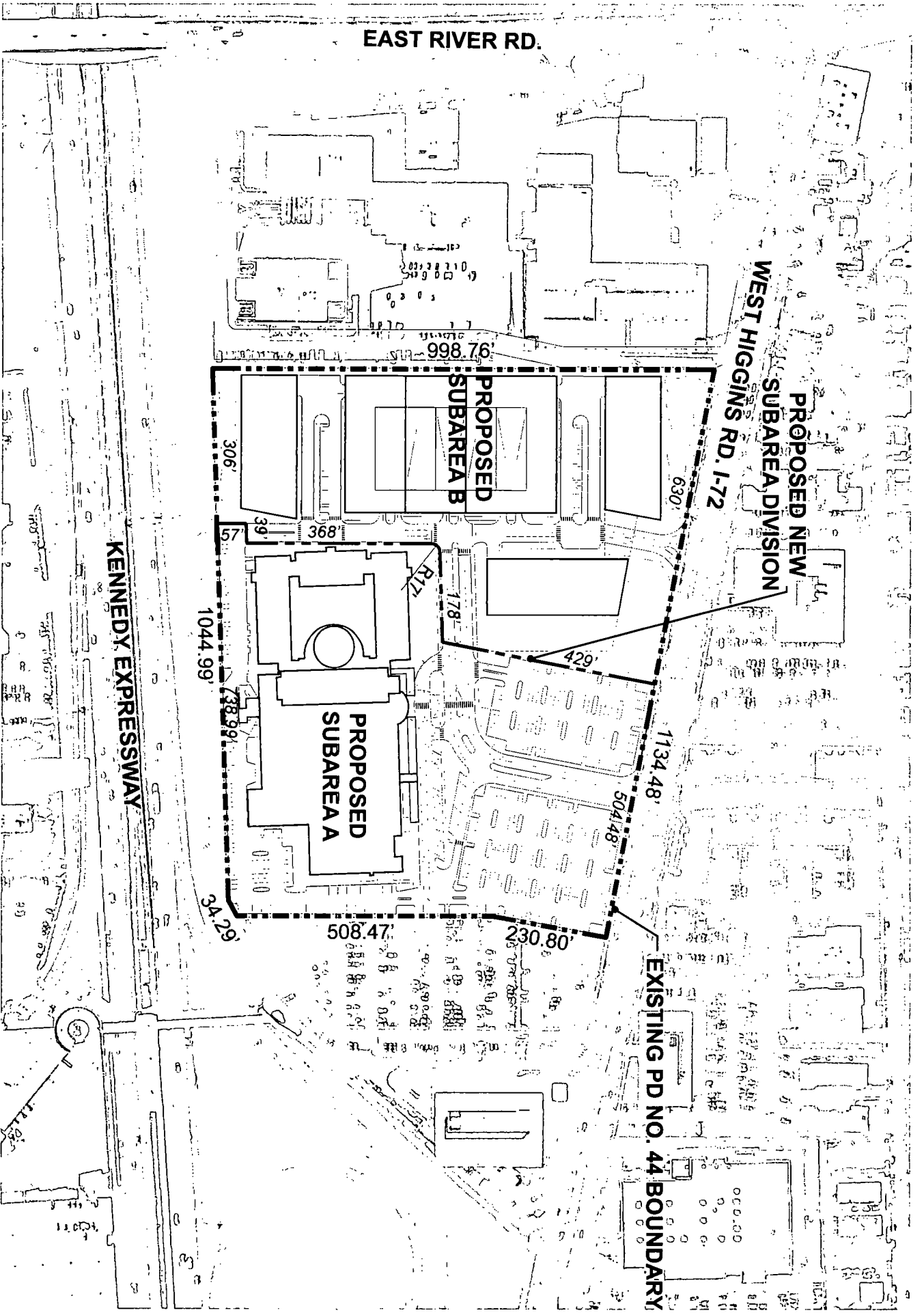


Applicant: Host Hotels & Resorts, Inc.
 Address: 8535 West Higgins Rd, Chicago, IL
 Date Introduced: May 28, 2014

EXISTING SUBAREA MAP
CHICAGO MARRIOTT O'HARE
AMENDMENT TO BUSINESS PLANNED DEVELOPMENT NO. 44



SEPSTEIN



**PROPOSED NEW
SUBAREA DIVISION
WEST HIGGINS RD. I-72**

EXISTING PD NO. 44 BOUNDARY

EAST RIVER RD.

KENNEDY EXPRESSWAY

**PROPOSED
SUBAREA B**

**PROPOSED
SUBAREA A**

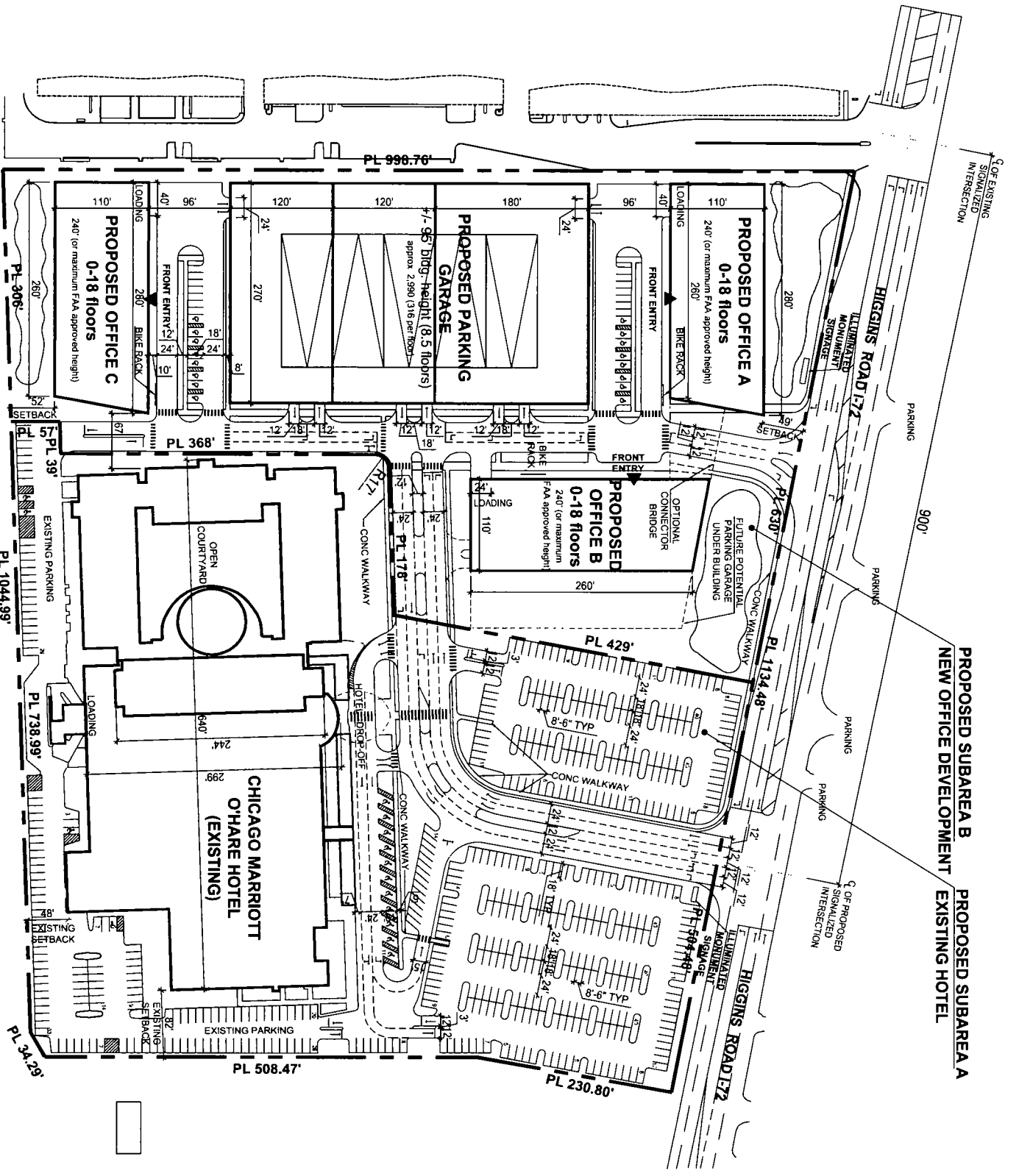


HOST
HOTELS & RESORTS

Applicant: Host Hotels & Resorts, Inc.
Address: 8535 West Higgins Rd., Chicago, IL
Date Introduced: May 28, 2014

**PROPOSED SUBAREA MAP
CHICAGO MARRIOTT O'HARE
AMENDMENT TO BUSINESS PLANNED DEVELOPMENT NO. 44**





**PROPOSED SUBAREA B
NEW OFFICE DEVELOPMENT**

**PROPOSED SUBAREA A
EXISTING HOTEL**

SITE PLAN (SUBAREA A)

**CHICAGO MARRIOTT O'HARE
AMENDMENT TO BUSINESS PLANNED DEVELOPMENT NO. 44**

HOST
HOTELS & RESORTS

Applicant: Host Hotels & Resorts, Inc.
Address: 8535 West Higgins Rd, Chicago, IL
Date Introduced: May 28, 2014

BUSINESS PLAN DEV. NO. 44

TOTAL SITE AREA PD NO. 44
=948,393 SF (21.77 acres)

TOTAL BUILDABLE AREA
=1,138,071.6 gsf (1.2 FAR)

PROPOSED SUBAREA A

SUBAREA TOTAL SITE AREA
=513,326 SF (11.34 acres)

TOTAL EXISTING FLOOR AREA
=365,000 gsf

TOTAL CAR SPACES
=548 spaces (15 accessible)

PROPOSED SUBAREA B

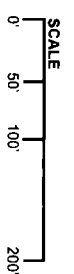
SUBAREA TOTAL SITE AREA
=435,067 SF (10.43 acres)

BUILDABLE FLOOR AREA
=773,071.6 gsf

PROPOSED NEW OFFICE
FLOOR AREA
=750,600 gsf

TOTAL CAR SPACES
=3,020 spaces (61 accessible)

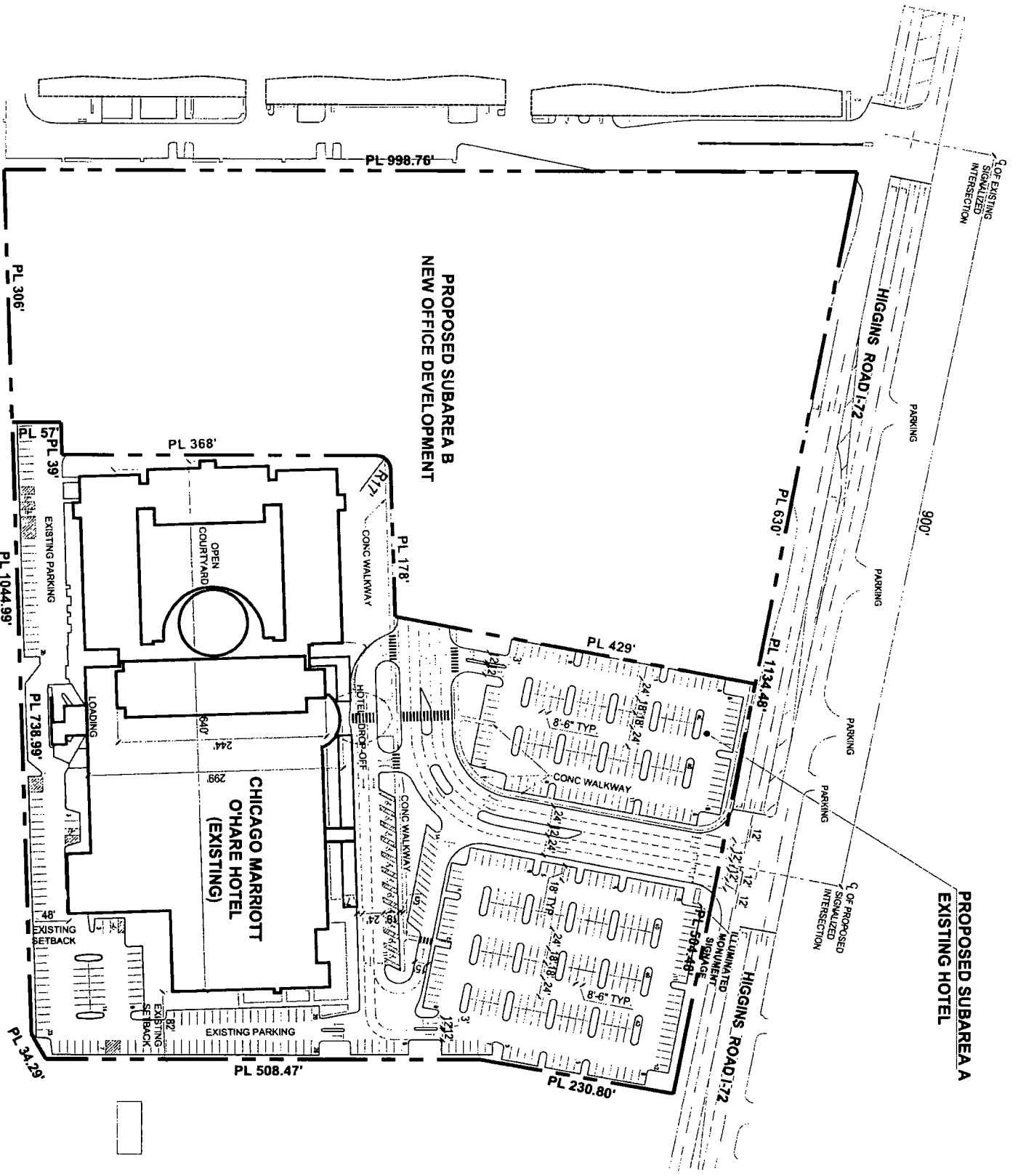
**LIMIT OF EXISTING AREA TO
REMAIN - NO CHANGE**



5' OF EXISTING SIGNALIZED INTERSECTION

PROPOSED SUBAREA A
EXISTING HOTEL

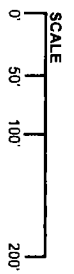
5' OF PROPOSED SIGNALIZED INTERSECTION



PROPOSED SUBAREA B
NEW OFFICE DEVELOPMENT

CHICAGO MARRIOTT
O'HARE HOTEL
(EXISTING)

LIMIT OF EXISTING AREA TO
REMAIN - NO CHANGE



- BUSINESS PLAN DEV. NO. 44**
- TOTAL SITE AREA PD NO. 44
=948,393 SF (21.77 acres)
- TOTAL BUILDABLE AREA
=1,138,071.6 gsf (1.2 FAR)
- PROPOSED SUBAREA A**
- SUBAREA TOTAL SITE AREA
=513,326 SF (11.34 acres)
- TOTAL EXISTING FLOOR AREA
=365,000 gsf
- TOTAL CAR SPACES
=548 spaces (15 accessible)

HOST
HOTELS & RESORTS

Applicant: Host Hotels & Resorts, Inc.
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Date Introduced: May 28, 2014

SITE PLAN (SUBAREA A)
CHICAGO MARRIOTT O'HARE
AMENDMENT TO BUSINESS PLANNED DEVELOPMENT NO. 44

BUSINESS PLAN DEV. NO. 44

TOTAL SITE AREA PD NO. 44
= 948,393 SF (21.77 acres)

TOTAL BUILDABLE AREA
= 1,138,071.6 gsf (1.2 FAR)

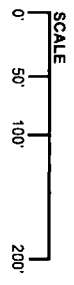
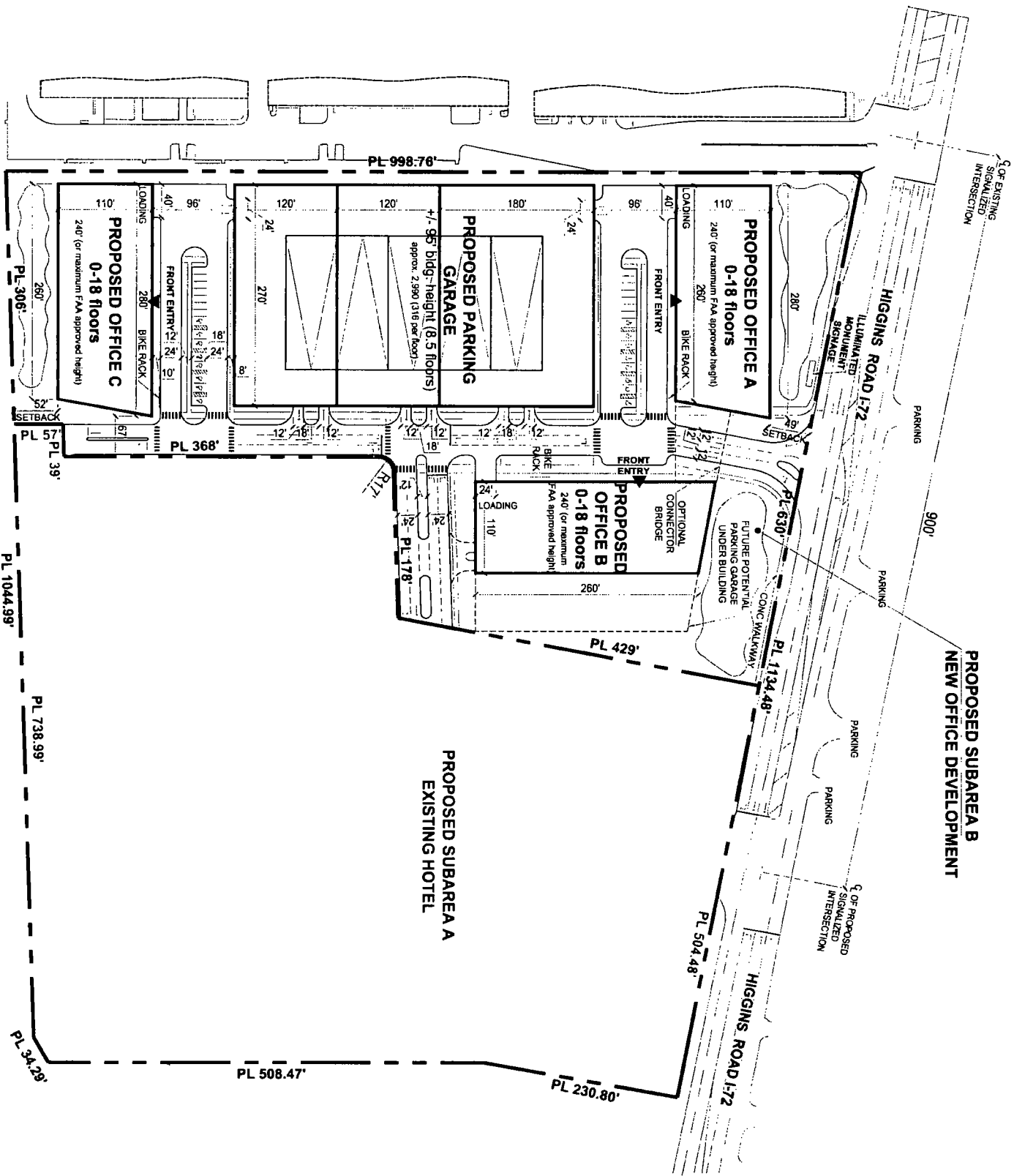
PROPOSED SUBAREA B

SUBAREA TOTAL SITE AREA
= 435,067 SF (10.43 acres)

BUILDABLE FLOOR AREA
= 773,071.6 gsf

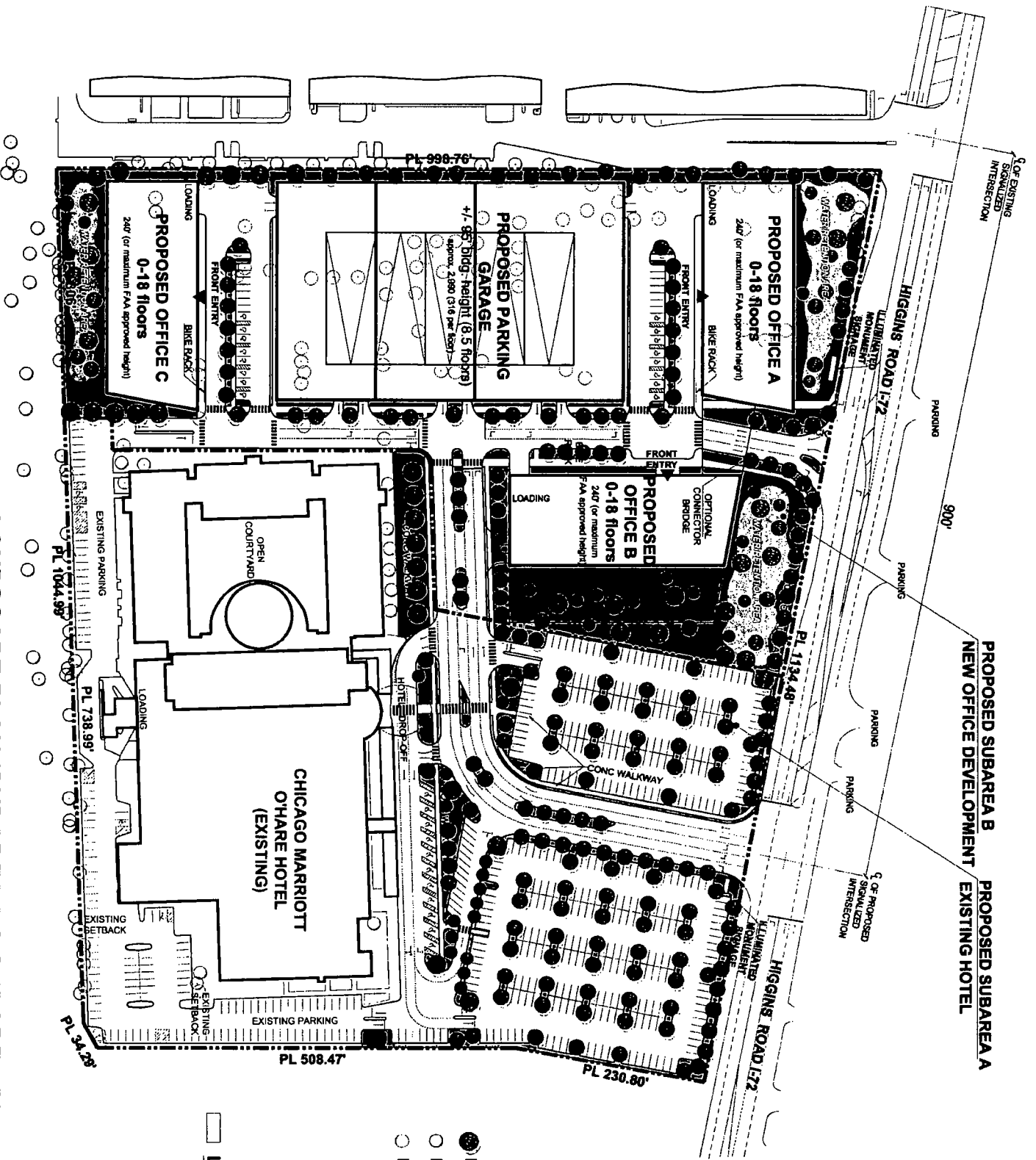
PROPOSED NEW OFFICE
FLOOR AREA
= 750,600 gsf

TOTAL CAR SPACES
= 3,020 spaces (61 accessible)



HOST HOTELS & RESORTS
Applicant: Host Hotels & Resorts, Inc.
Address: 8535 West Higgins Rd, Chicago, IL
Date Introduced: May 28, 2014

SITE PLAN (SUBAREA B)
CHICAGO MARRIOTT O'HARE
AMENDMENT TO BUSINESS PLANNED DEVELOPMENT NO. 44

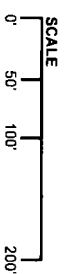


**PROPOSED SUBAREA B
NEW OFFICE DEVELOPMENT**

**PROPOSED SUBAREA A
EXISTING HOTEL**

- PROPOSED NEW TREE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

□ LIMIT OF EXISTING AREA TO
REMAIN - NO CHANGE

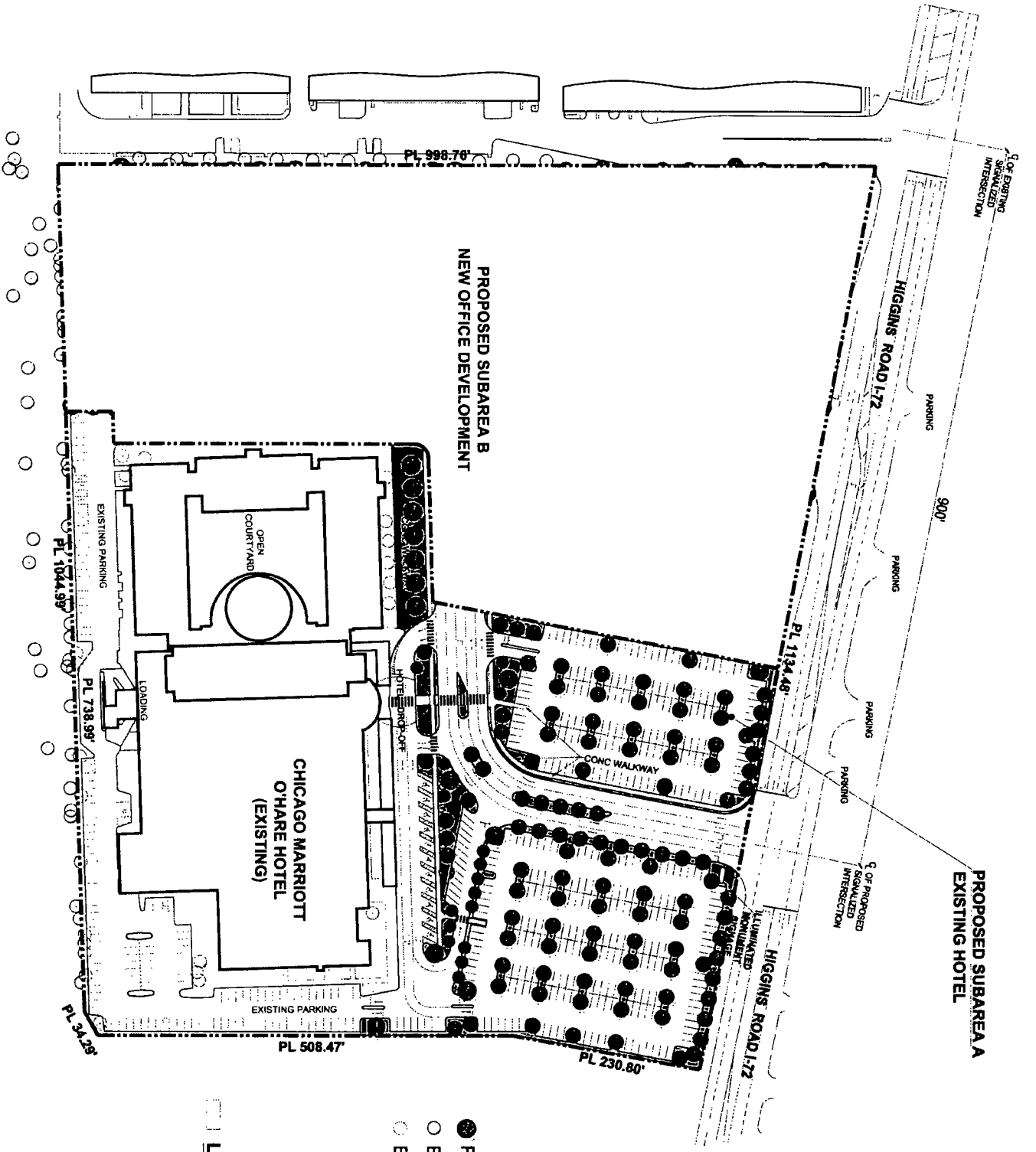


SEPSTEIN

HH
HOST
HOTELS & RESORTS

Applicant: Host Hotels & Resorts, Inc.
Address: 8535 West Higgins Rd, Chicago, IL
Date Introduced: May 28, 2014

**LANDSCAPE PLAN (SUBAREA A & SUBAREA B)
CHICAGO MARRIOTT O'HARE
AMENDMENT TO BUSINESS PLANNED DEVELOPMENT NO. 44**



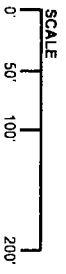
HOST
HOTELS & RESORTS

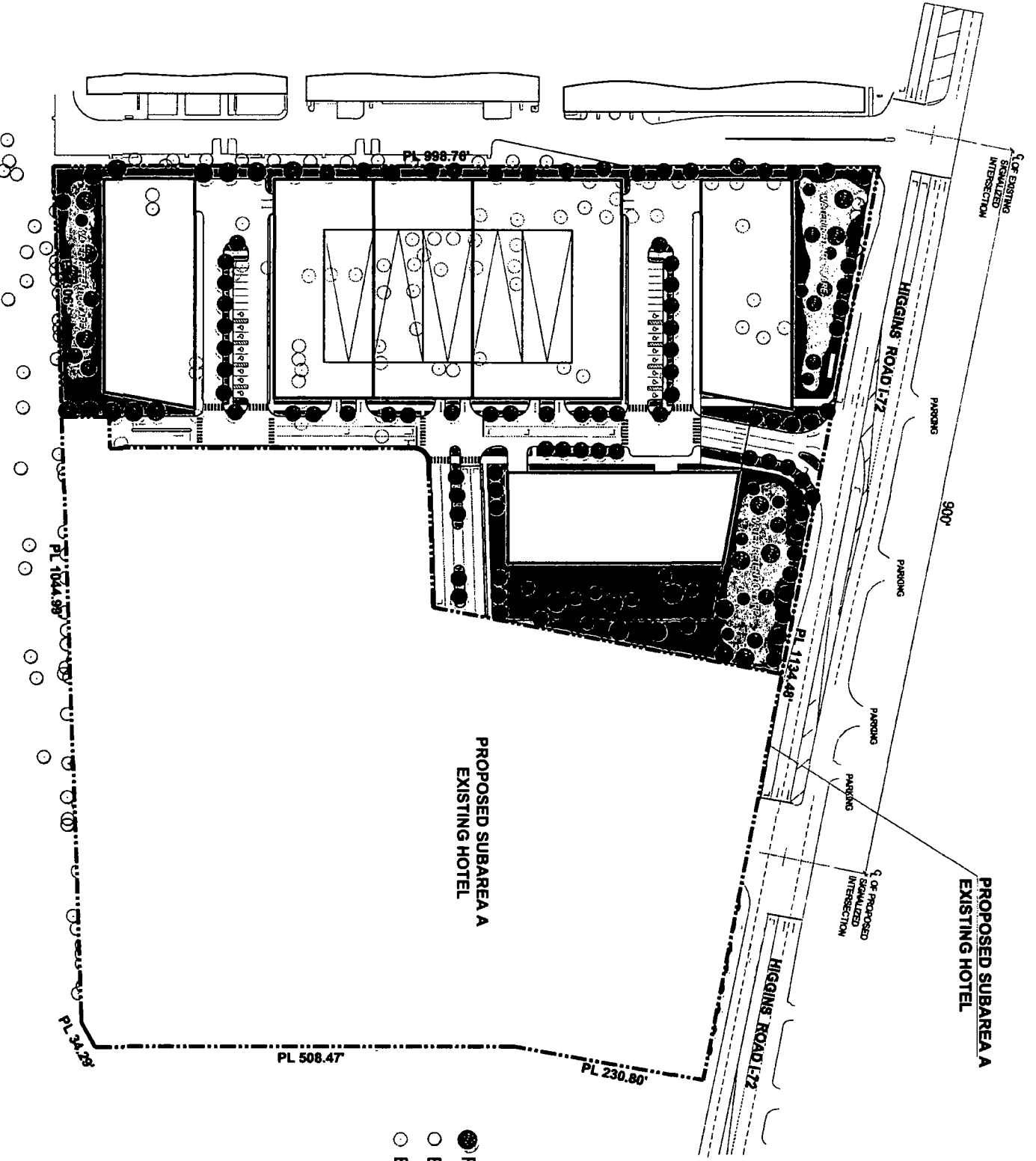
Applicant: Host Hotels & Resorts, Inc.
Address: 8535 West Higgins Rd, Chicago, IL
Date Introduced: May 28, 2014

LANDSCAPE PLAN (SUBAREA A)
CHICAGO MARRIOTT O'HARE
AMENDMENT TO BUSINESS PLANNED DEVELOPMENT NO. 44

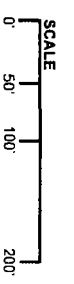
- PROPOSED NEW TREE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

LIMIT OF EXISTING AREA TO REMAIN - NO CHANGE





- PROPOSED NEW TREE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

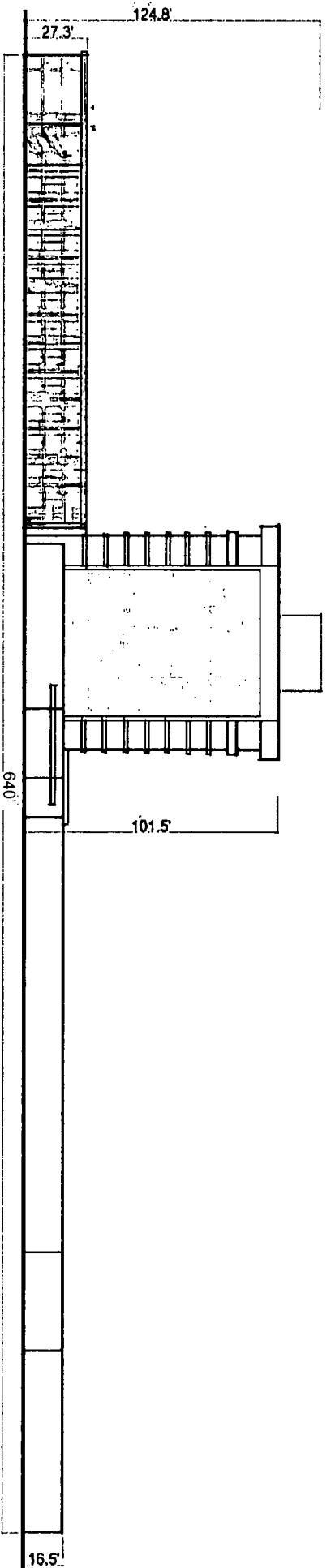


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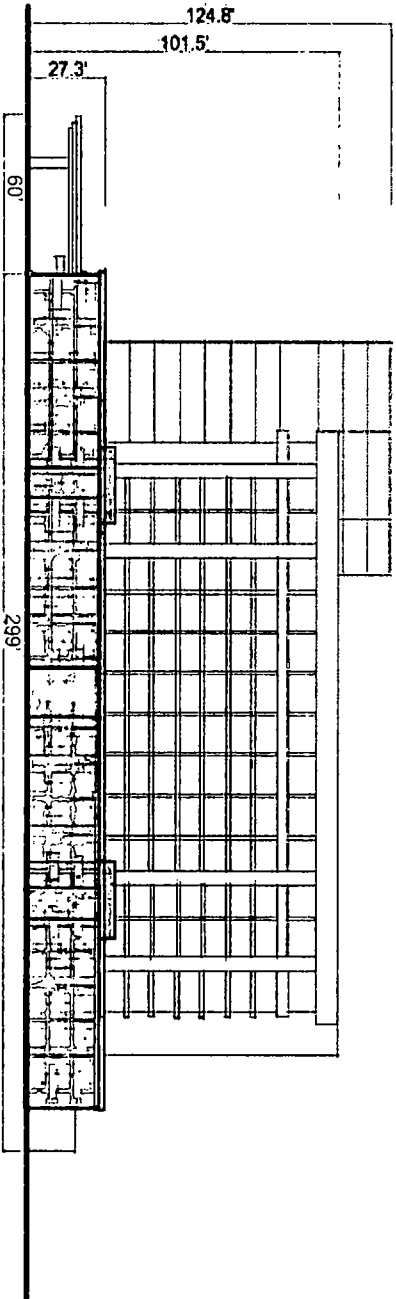
**LANDSCAPE PLAN (SUBAREA B)
CHICAGO MARRIOTT O'HARE
AMENDMENT TO BUSINESS PLANNED DEVELOPMENT NO. 44**

HOST
HOTELS & RESORTS

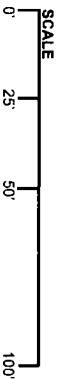
Applicant: Host Hotels & Resorts, Inc.
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NORTH ELEVATION



EAST ELEVATION



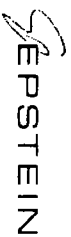
EXISTING CHICAGO MARRIOTT O'HARE HOTEL (SUBAREA A)

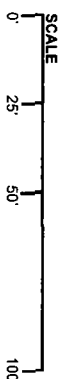
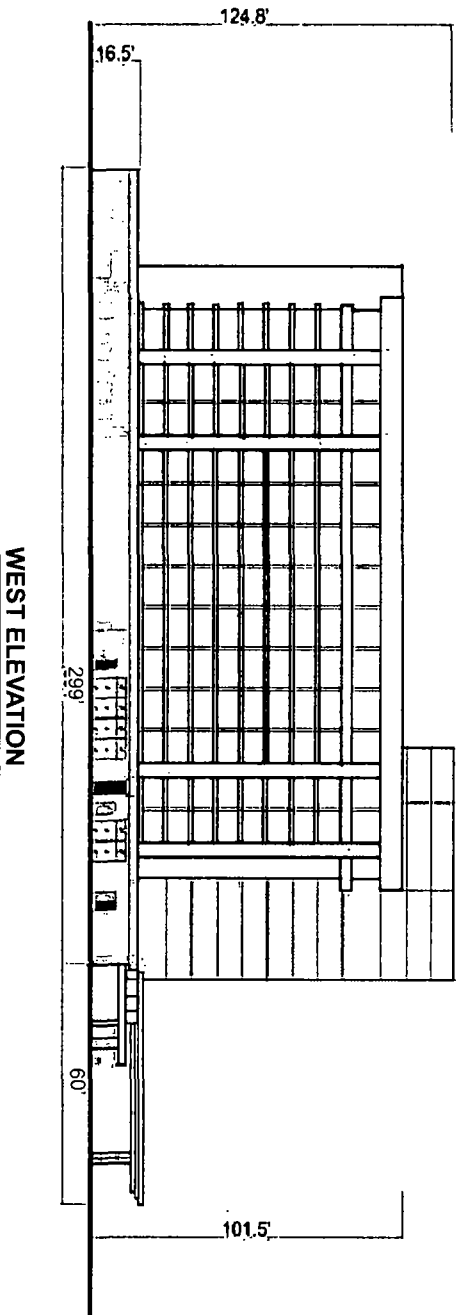
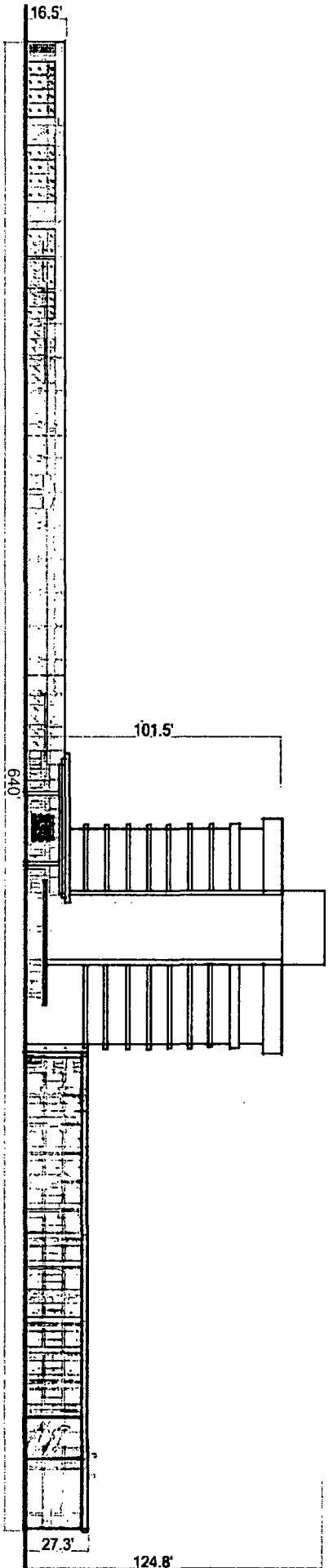
CHICAGO MARRIOTT O'HARE

AMENDMENT TO BUSINESS PLANNED DEVELOPMENT NO. 44



Applicant: Host Hotels & Resorts, Inc.
 Address: 8535 West Higgins Rd, Chicago, IL
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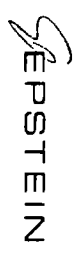
EXISTING CHICAGO MARRIOTT O'HARE HOTEL (SUBAREA A)

CHICAGO MARRIOTT O'HARE

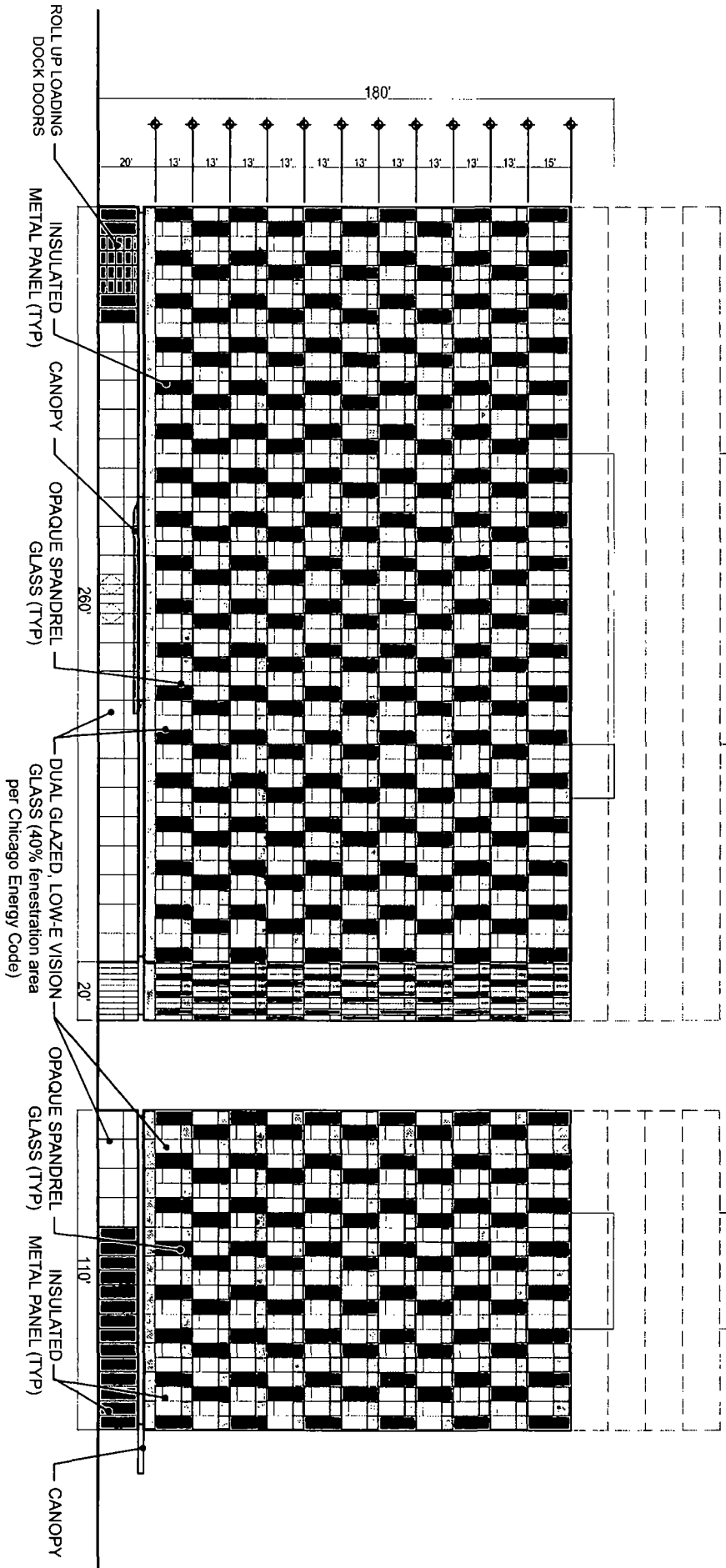
AMENDMENT TO BUSINESS PLANNED DEVELOPMENT NO. 44



Applicant: Host Hotels & Resorts, Inc.
 Address: 8535 West Higgins Rd, Chicago, IL
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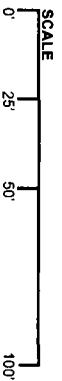


MAXIMUM FAA-77 APPROVED HEIGHT - 240'
 COULD YIELD UP TO 18 FLOORS



SOUTH ELEVATION

WEST ELEVATION



PROPOSED OFFICE A - ELEVATIONS (SUBAREA B)

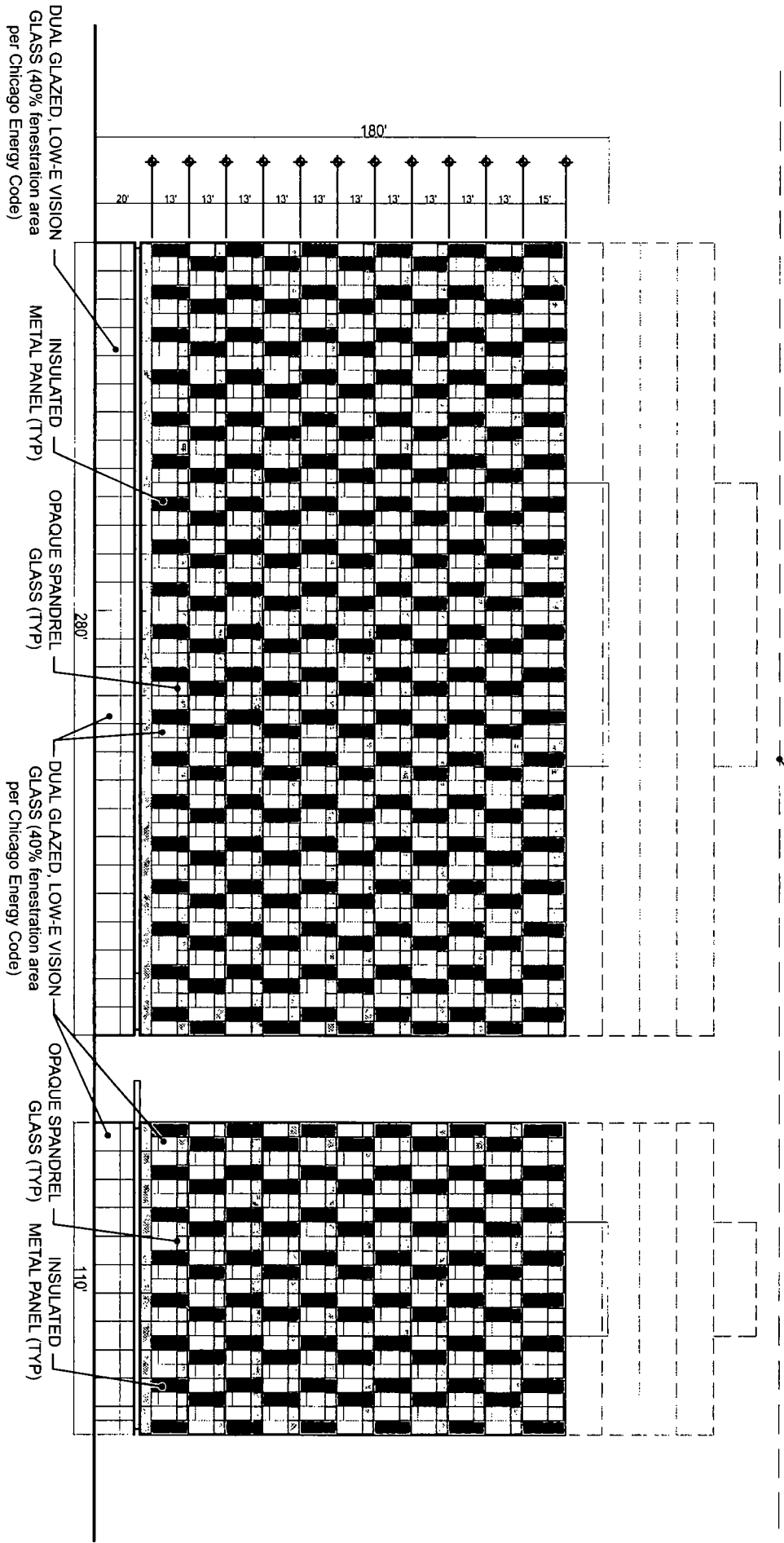
CHICAGO MARRIOTT O'HARE

AMENDMENT TO BUSINESS PLANNED DEVELOPMENT NO. 44

HOST
 HOTELS & RESORTS
 Applicant: Host Hotels & Resorts, Inc.
 Address: 8535 West Higgins Rd, Chicago, IL
 Date Introduced: May 28, 2014

S E P S T E I N

MAXIMUM FAA-77 APPROVED HEIGHT 240'
COULD YIELD UP TO 18 FLOORS



PROPOSED OFFICE A - ELEVATIONS (SUBAREA B)

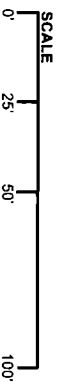
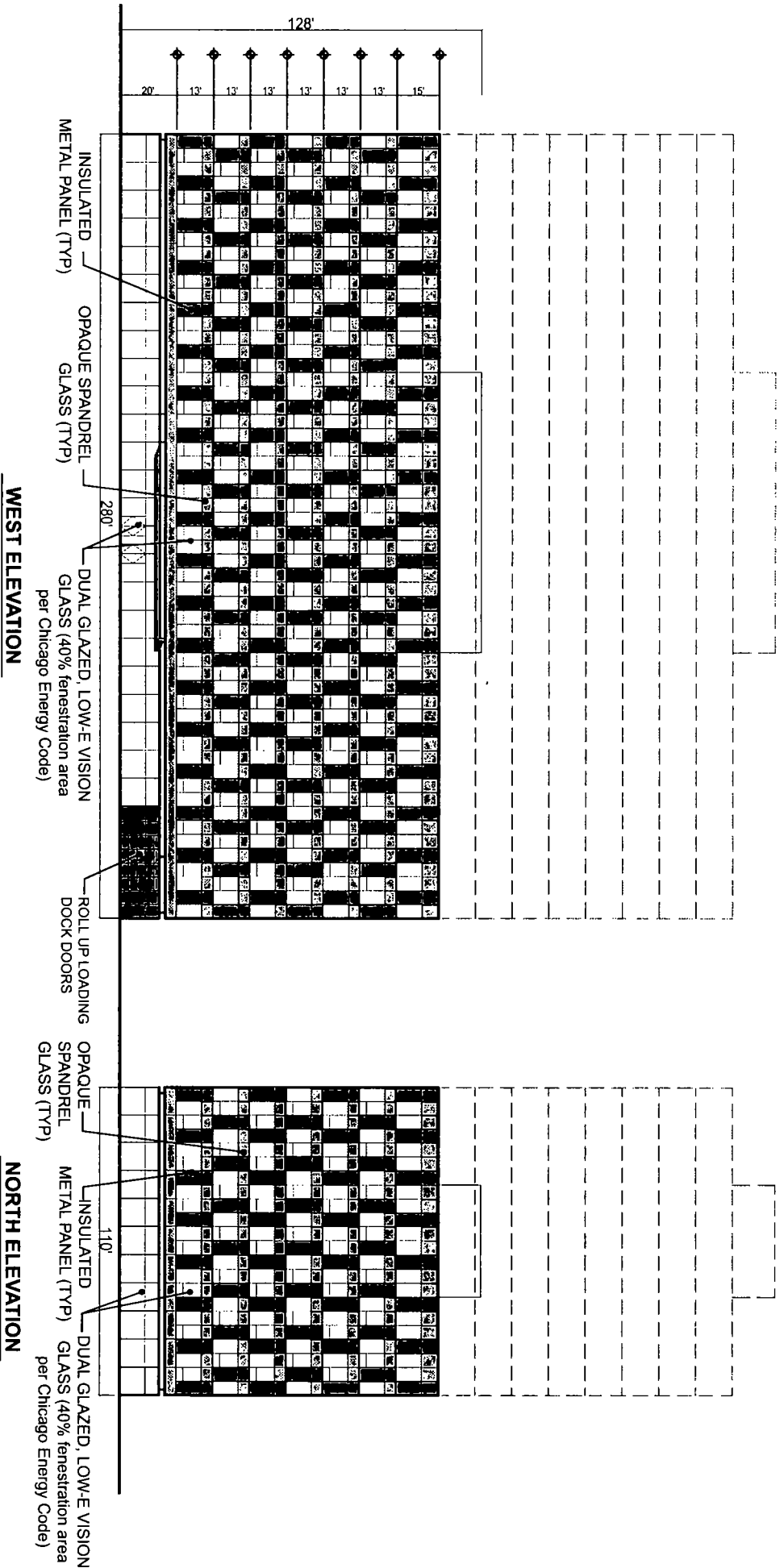
CHICAGO MARRIOTT O'HARE

AMENDMENT TO BUSINESS PLANNED DEVELOPMENT NO. 44

HOST
HOTELS & RESORTS
Applicant: Host Hotels & Resorts, Inc.
Address: 8535 West Higgins Rd, Chicago, IL
Date Introduced: May 28, 2014

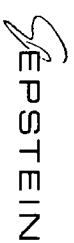
SEPSTEIN

MAXIMUM FAA-77 APPROVED HEIGHT 240'
COULD YIELD UP TO 18 FLOORS

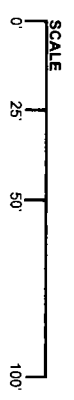
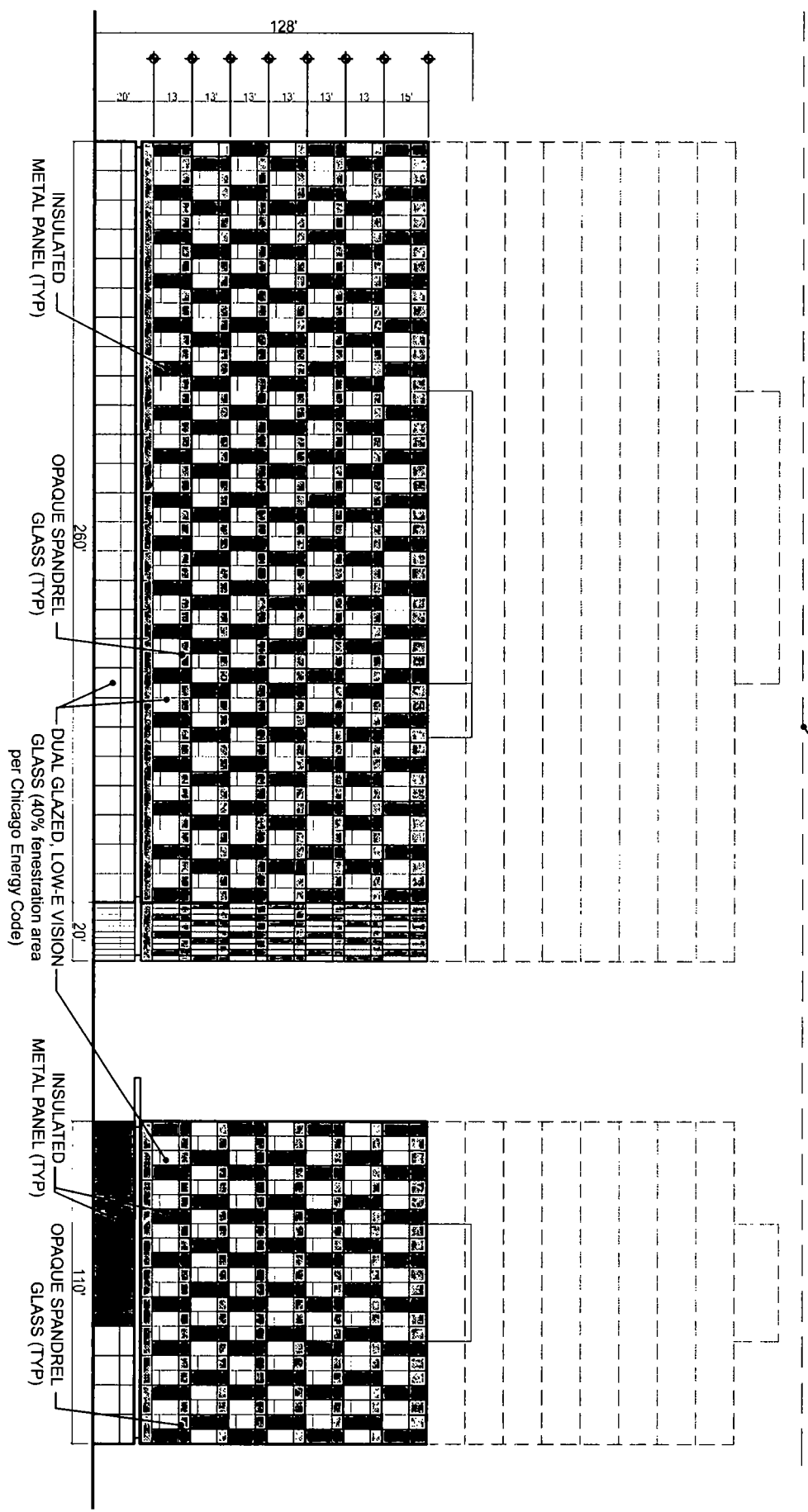


Applicant: Host Hotels & Resorts, Inc.
Address: 8535 West Higgins Rd, Chicago, IL
Date Introduced: May 28, 2014

PROPOSED OFFICE B - ELEVATIONS (SUBAREA B)
CHICAGO MARRIOTT O'HARE
AMENDMENT TO BUSINESS PLANNED DEVELOPMENT NO. 44



MAXIMUM FAA-77 APPROVED HEIGHT 240'
 COULD YIELD UP TO 18 FLOORS

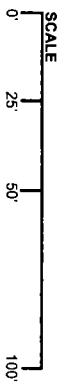
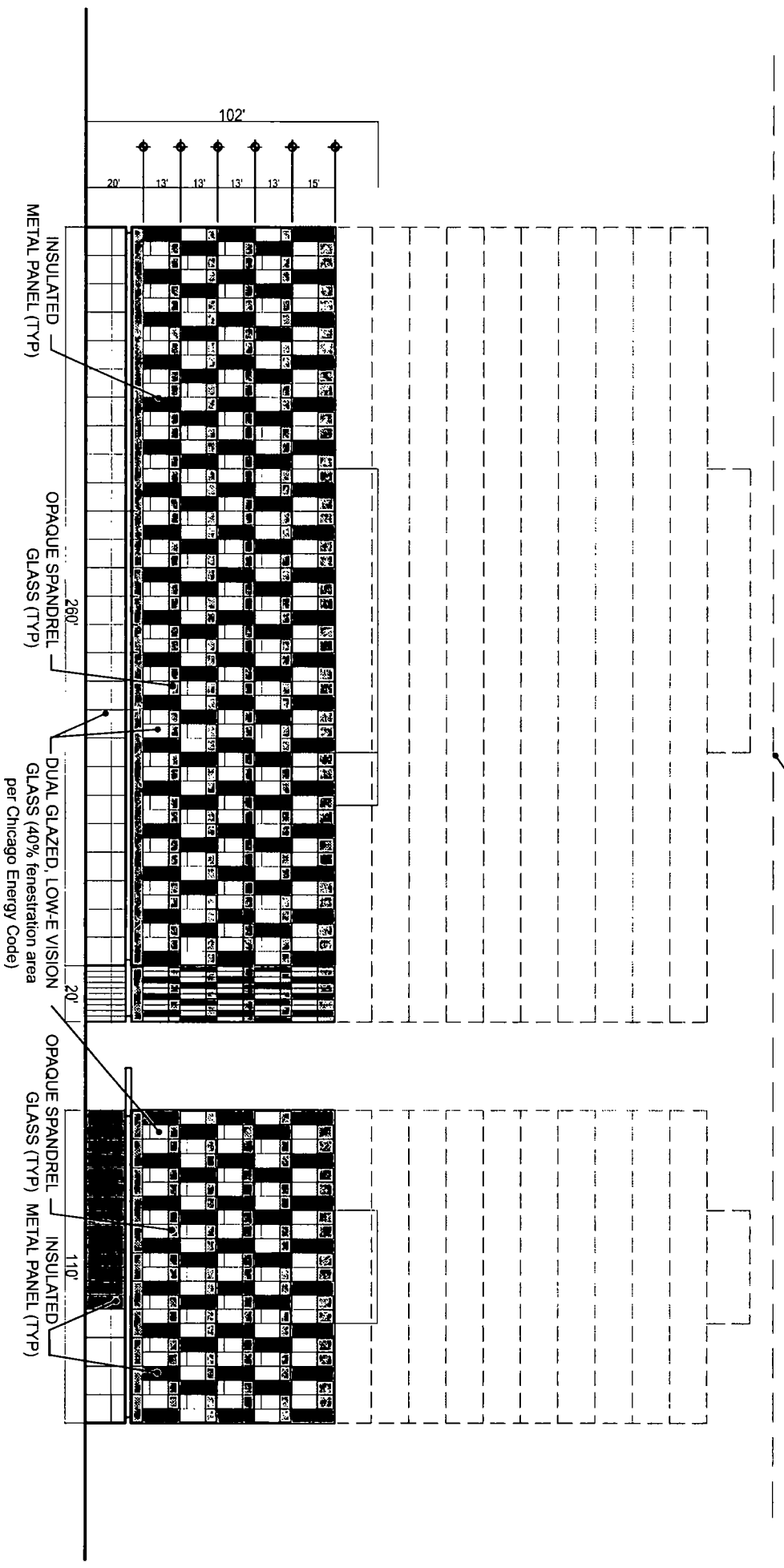


HOST
 HOTELS & RESORTS
 Applicant: Host Hotels & Resorts, Inc.
 Address: 8535 West Higgins Rd, Chicago, IL
 Date Introduced: May 28, 2014

PROPOSED OFFICE B - ELEVATIONS (SUBAREA B)
CHICAGO MARRIOTT O'HARE
 AMENDMENT TO BUSINESS PLANNED DEVELOPMENT NO. 44

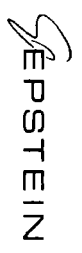
SEPSTEIN

MAXIMUM FAA-77 APPROVED HEIGHT 240'
 COULD YIELD UP TO 18 FLOORS

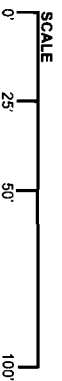
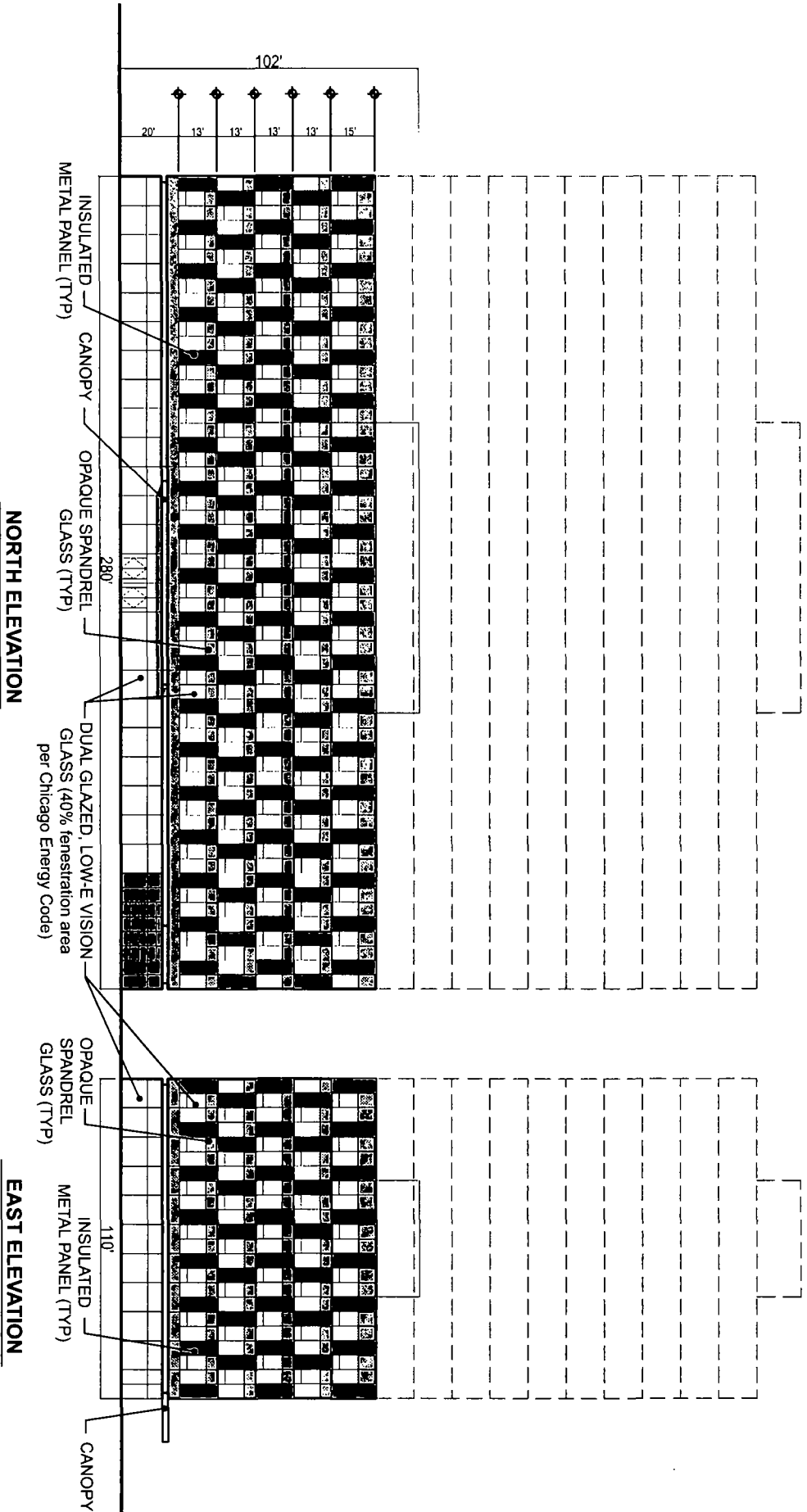


Applicant: Host Hotels & Resorts, Inc.
 Address: 8535 West Higgins Rd, Chicago, IL
 Date Introduced: May 28, 2014

PROPOSED OFFICE C - ELEVATIONS (SUBAREA B)
CHICAGO MARRIOTT O'HARE
 AMENDMENT TO BUSINESS PLANNED DEVELOPMENT NO. 44

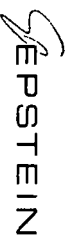


MAXIMUM FAA-77 APPROVED HEIGHT 240'
COULD YIELD UP TO 18 FLOORS

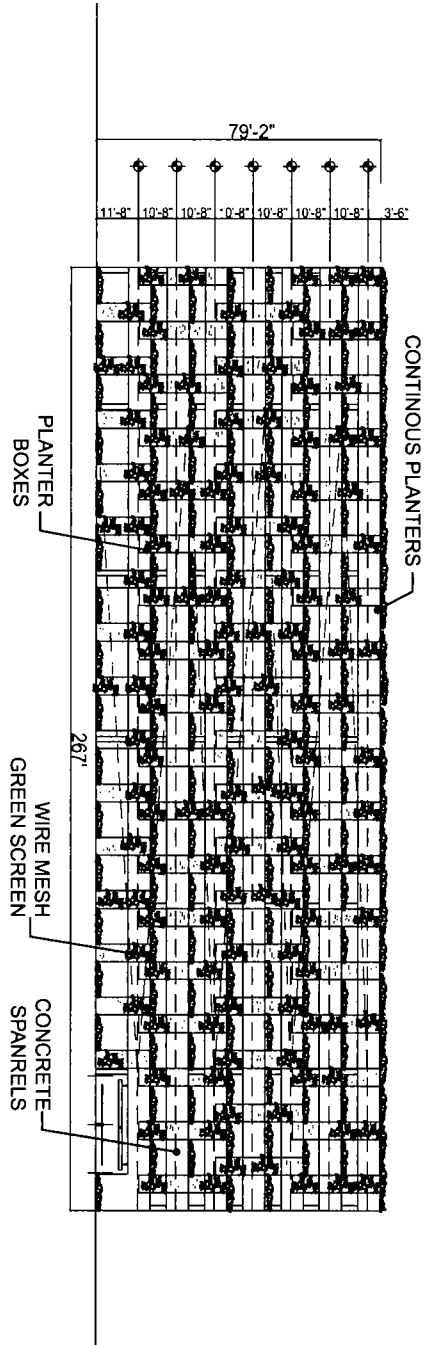


Applicant: Host Hotels & Resorts, Inc.
Address: 8535 West Higgins Rd, Chicago, IL
Date Introduced: May 28, 2014

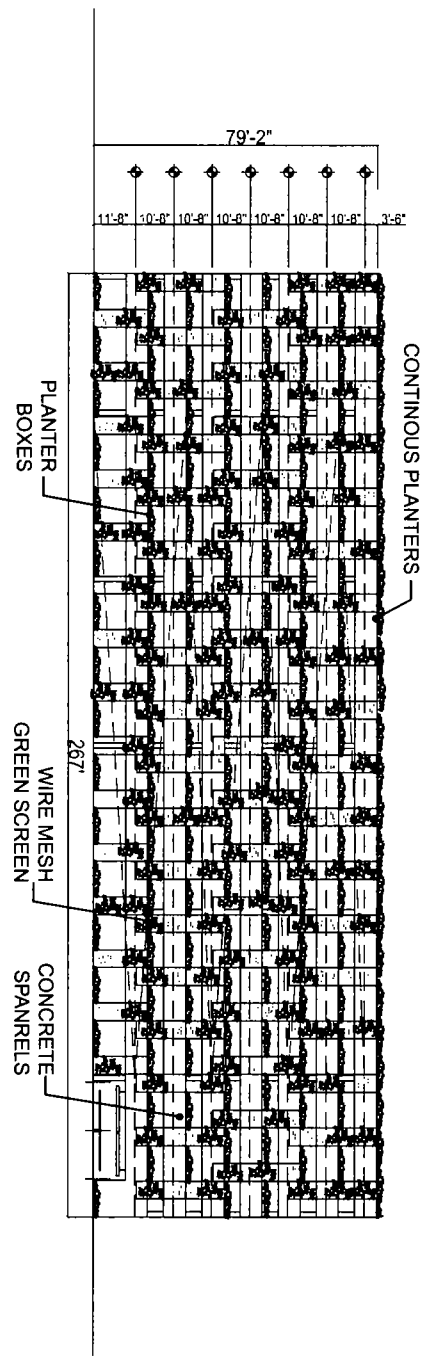
PROPOSED OFFICE C - ELEVATIONS (SUBAREA B)
CHICAGO MARRIOTT O'HARE
AMENDMENT TO BUSINESS PLANNED DEVELOPMENT NO. 44



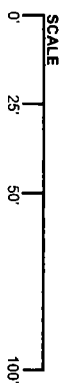
GARAGE - ELEVATIONS (SUBAREA B)
CHICAGO MARRIOTT O'HARE
AMENDMENT TO BUSINESS PLANNED DEVELOPMENT NO. 44



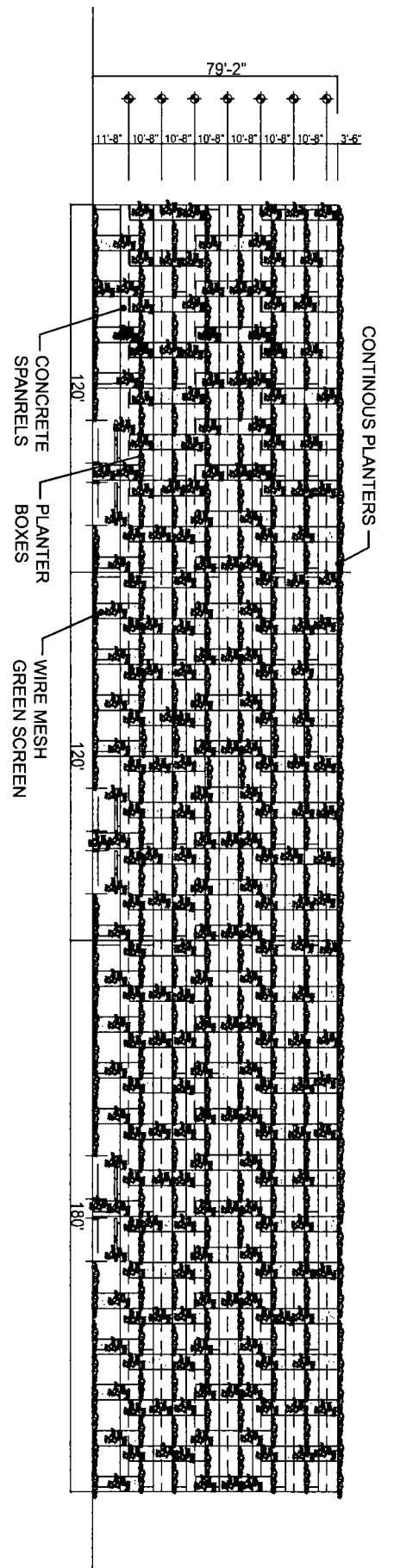
NORTH ELEVATION



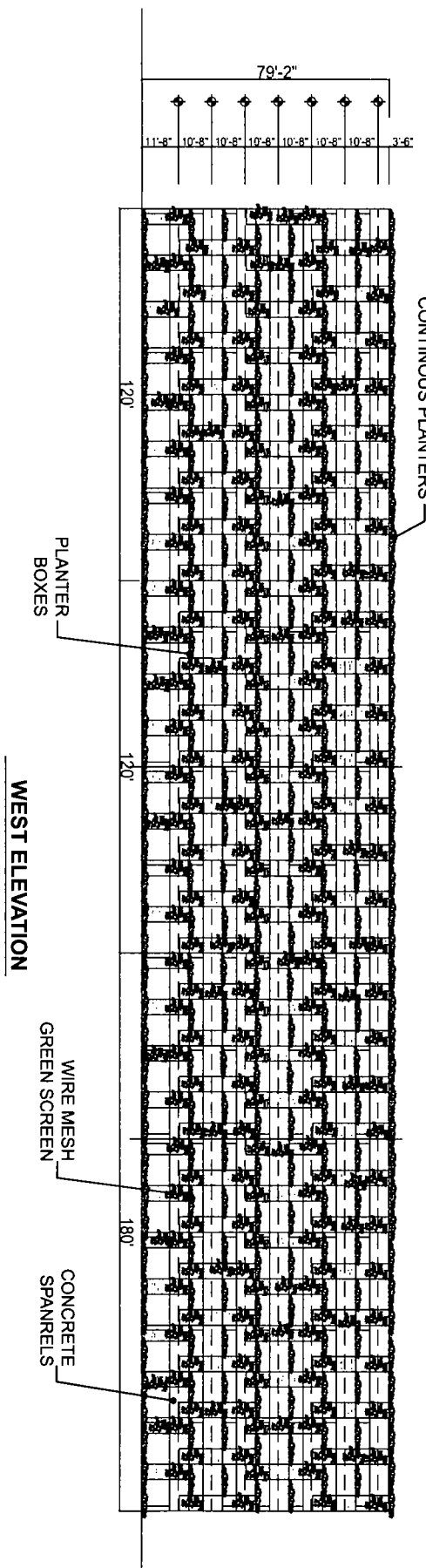
SOUTH ELEVATION



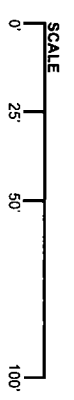
GARAGE - ELEVATIONS (SUBAREA B)
CHICAGO MARRIOTT O'HARE
AMENDMENT TO BUSINESS PLANNED DEVELOPMENT NO. 44



EAST ELEVATION



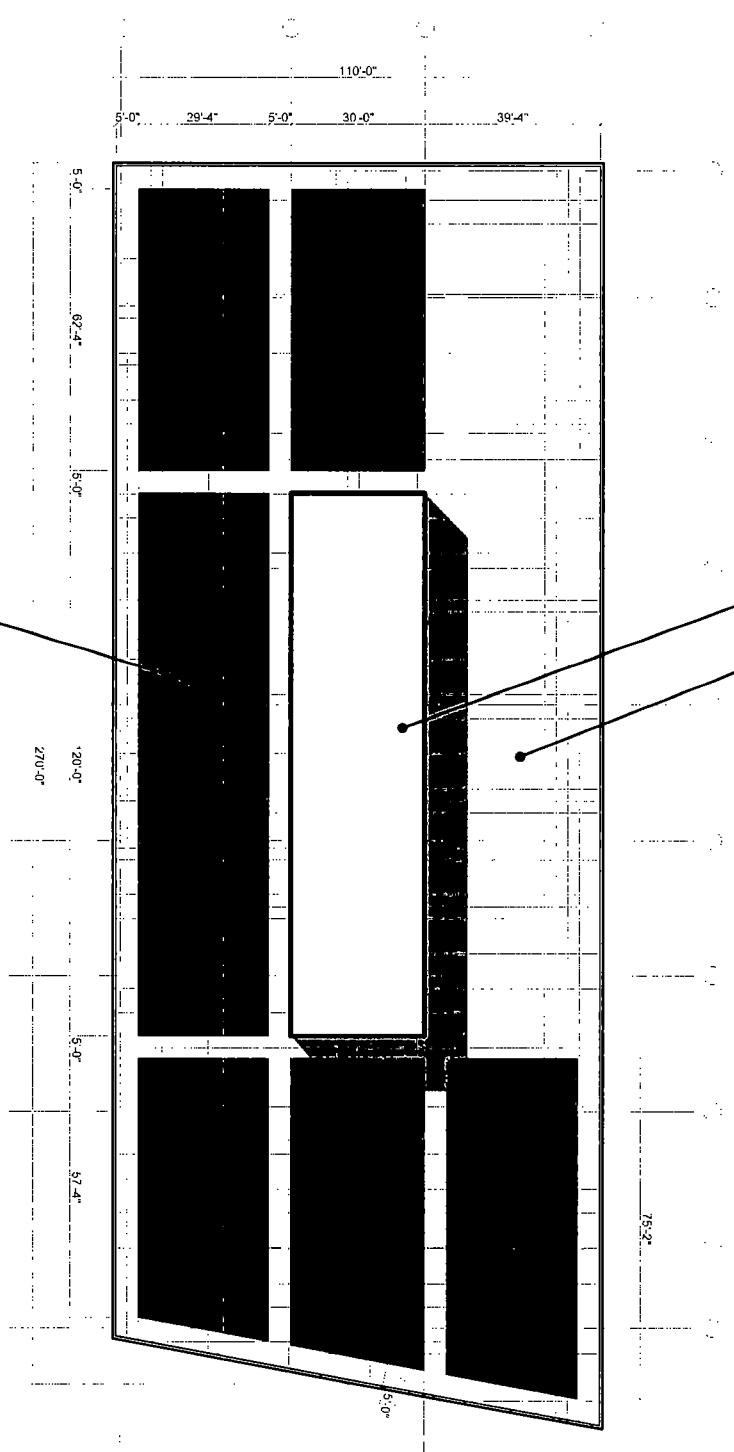
WEST ELEVATION



ROOFTOP PAVERS
(reflectance value to meet or exceed
that of Chicago Energy Code)

MECHANICAL PENTHOUSE

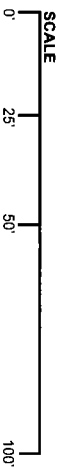
**PROPOSED AREA OF GREEN ROOF
SYSTEM**



NET ROOF AREA
= 25,594 sf

GREEN ROOF COVERAGE (50%)
= 13,090

*per Chicago Sustainable Dev. Policy



GREEN ROOF PLAN - TYP. FOR ALL PROPOSED BUILDINGS

CHICAGO MARRIOTT O'HARE

AMENDMENT TO BUSINESS PLANNED DEVELOPMENT NO. 44



Applicant: Host Hotels & Resorts, Inc
Address: 8535 West Higgins Rd, Chicago, IL
Date Introduced: May 28, 2014



May 20, 2014

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

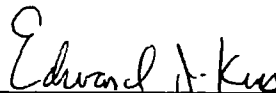
RE: 8535 West Higgins Road

The undersigned, Edward J. Kus, being first duly sworn on oath, deposes and states the following:

The undersigned certifies that the notice requirements of Section 17-13-0107 of the Chicago Zoning Ordinance were complied with by causing written notice to be sent by first class mail, to such property owners who appear to be the owners of all property within the lot lines of the subject property and within 250 feet in each direction of the lot lines of the subject property, exclusive of public roads, streets, alleys and other public ways.

The undersigned certifies that the notice contained the address of the property which is the subject of the application; a statement of the intended use of the property; the name and address of the applicant; and a statement that the applicant intends to file an application for a Zoning Amendment on or about May 28, 2014.

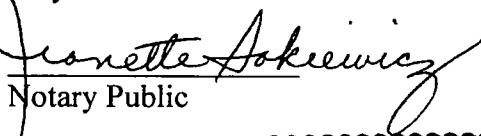
The undersigned certifies that the applicant has made a *bona fide* effort to determine the addresses of the parties to be notified under Section 17-13-0107-A of the Chicago Zoning Ordinance and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject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



Edward J. Kus

Attorney for the Applicant

Subscribed and sworn to
before me this 20th day of
May 2014.



Notary Public



111 East Wacker, Suite 2800
Chicago, Illinois 60601

Tel 312.527.4000 / Fax 312.527.4011
www.taftlaw.com

May 21, 2014

Dear Sir or Madam:

In compliance with the notice requirements for an Amendment to the Chicago Zoning Ordinance, please be informed that on or about May 28, 2014, an application for an Amendment to the Chicago Zoning Ordinance will be filed on behalf of Host Hotels & Resorts, Inc., the Applicant, for the property commonly known as 8535 West Higgins Road.

The Applicant proposes to retain the existing Marriott Hotel; reconfigure the planned development boundaries; and proposes to develop subarea B with new office buildings containing approximately 750,000 square feet of office space with accessory parking spaces. The application seeks a change in zoning from Business Planned Development No. 44, as amended September 6, 1984, to Business Planned Development No. 44, as amended.

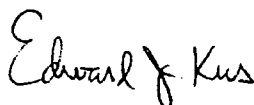
The contact information for the Applicant and owner is as follows: Host Hotels & Resorts, Inc., 6903 Rockledge Drive, Bethesda MD, 20817.

Please note that your property is not being rezoned. The Applicant is required by law to send this notice to you because you own property within 250 feet of the subject site.

Questions about this notice may be directed to the Applicant's attorney, Edward J. Kus, at 312.836.4080, at Taft Stettinius & Hollister LLP, 111 East Wacker Drive, Suite 2800, Chicago, Illinois 60601.

Very truly yours,

Taft Stettinius & Hollister LLP



Edward J. Kus

**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:

Host Hotels & Resorts, 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: 6903 Rockledge Drive, Suite 1500
Bethesda, MD 20817

C. Telephone: 240-744-5312 Fax: 240-744-5490 Email: bob.shorb@hosthotels.com

D. Name of contact person: Bob Shorb

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 PD 44 - 8535 W. Higgins Rd.

G. Which City agency or department is requesting this EDS? Department of Planning and 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:

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

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

Maryland

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
SEE ATTACHED EXHIBIT	

2. Please provide the following information concerning each person or entity having a direct or indirect beneficial interest (including ownership) in excess of 7.5% of the Disclosing Party. Examples of such an interest include shares in a corporation, partnership interest in a partnership or joint venture,

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

Name	Business Address	Percentage Interest in the Disclosing Party
NONE		

SECTION III -- BUSINESS RELATIONSHIPS WITH CITY ELECTED OFFICIALS

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

Yes No

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

SECTION IV -- DISCLOSURE OF SUBCONTRACTORS AND OTHER RETAINED PARTIES

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

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

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

Name (indicate whether retained or anticipated to be retained)	Business Address	Relationship to Disclosing Party (subcontractor, attorney, lobbyist, etc.)	Fees (indicate whether paid or estimated.) NOTE: "hourly rate" or "t.b.d." is not an acceptable response.
Edward J. Kus Taft Stettinius & Hollister LLP	111 E. Wacker Dr. Suite 2800 Chicago, IL 60601	Attorney	\$20,000 estimated
Thomas Samuels Enterprises	600 W. Fulton St. Chicago, IL 60661	Consultant	\$20,000 estimated
A. Epstein & Sons	600 W. Fulton St. Chicago, IL 60661	Architect	\$100,000 estimated

(Add sheets if necessary)

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

SECTION V -- CERTIFICATIONS

A. COURT-ORDERED CHILD SUPPORT COMPLIANCE

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

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

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

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

Yes No

B. FURTHER CERTIFICATIONS

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

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

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

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

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

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

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

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

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

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

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

N/A

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

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

NONE

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

NONE

C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

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

is is not

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

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

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

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

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

D. CERTIFICATION REGARDING INTEREST IN CITY BUSINESS

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

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

Yes No

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

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

Does the Matter involve a City Property Sale?

Yes No

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

Name	Business Address	Nature of Interest

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

E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

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

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

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

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

SECTION VI -- CERTIFICATIONS FOR FEDERALLY FUNDED MATTERS

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

A. CERTIFICATION REGARDING LOBBYING

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

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

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

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

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

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

B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY

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

Is the Disclosing Party the Applicant?

Yes No

If "Yes," answer the three questions below:

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

Yes No

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

Yes No

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

Yes No

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

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

The Disclosing Party understands and agrees that:

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

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

HOST HOTELS & RESORTS, INC.

(Print or type name of Disclosing Party)

By: *Robert H. Shorb, Jr.*
(Sign here)

Robert H. Shorb, Jr.
(Print or type name of person signing)

Senior VP
(Print or type title of person signing)

Signed and sworn to before me on (date) *05/14/2014*,
at *Cook* County, *IL* (state).

Elizabeth E. Hunter Notary Public.

Commission expires: *03/12/2016*.



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

FAMILIAL RELATIONSHIPS WITH ELECTED CITY OFFICIALS AND DEPARTMENT HEADS

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

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

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

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

Yes

No

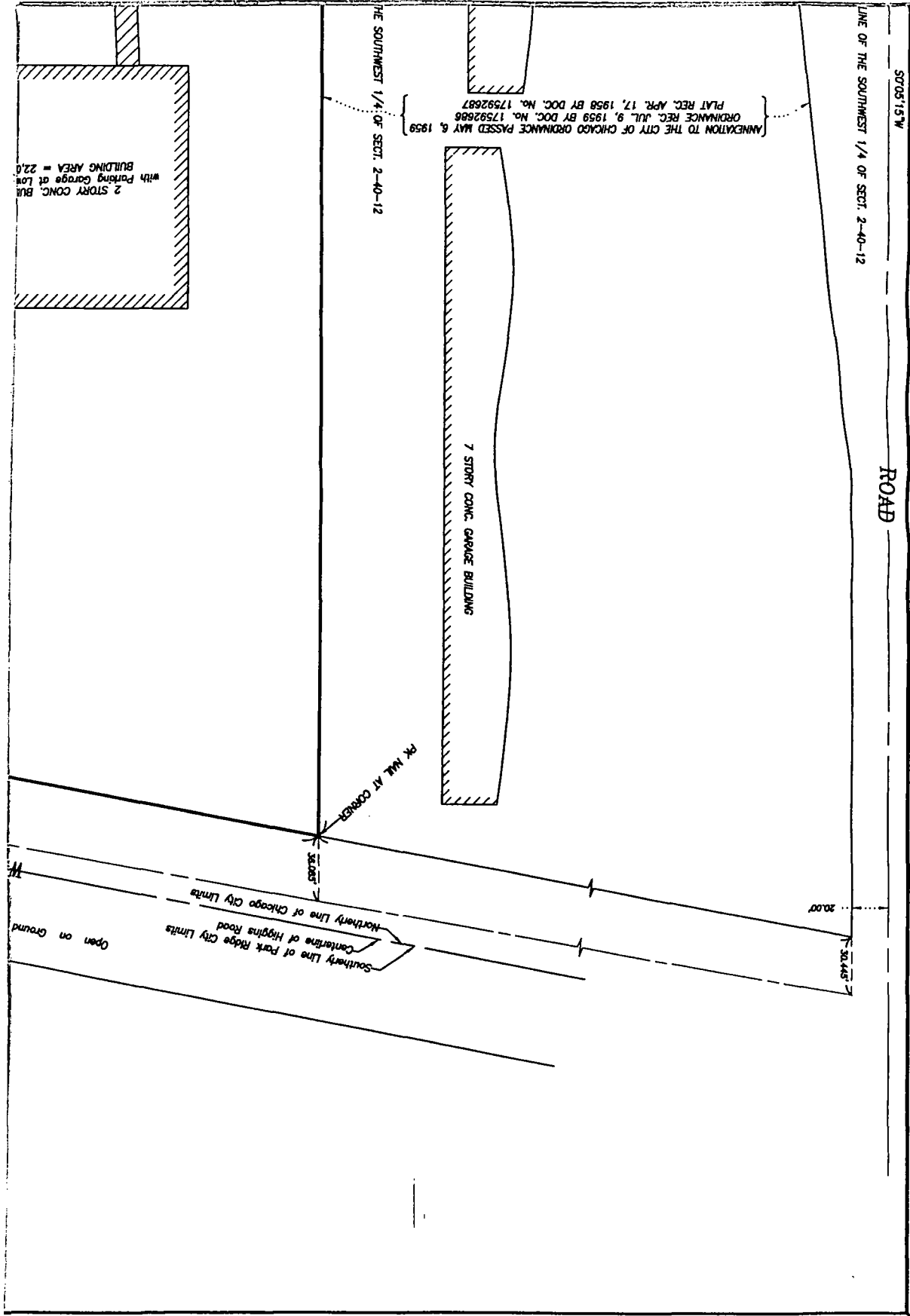
If yes, please identify below (1) the name and title of such person, (2) the name of the legal entity to which such person is connected; (3) the name and title of the elected city official or department head to whom such person has a familial relationship, and (4) the precise nature of such familial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

EXECUTIVE OFFICERS OF HOST HOTELS & RESORTS, INC.

Richard E. Marriott, Chairman of the Board
W. Edward Walter, President, Chief Executive Officer and Director
Elizabeth A. Abdo, Executive Vice President, General Counsel and Secretary
Minaz Abji, Executive Vice President, Asset Management
Joanne G. Hamilton, Executive Vice President, Human Resources
Gregory J. Larson, Executive Vice President, Chief Financial Officer
James F. Risoleo, Executive Vice President & Managing Director, Europe
Struan B. Robertson, Executive Vice President, Chief Investment Officer
Brian G. Macnamara, Senior Vice President, Corporate Controller

BOARD OF DIRECTORS OF HOST HOTELS & RESORTS, INC.

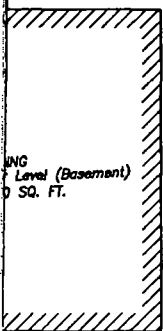
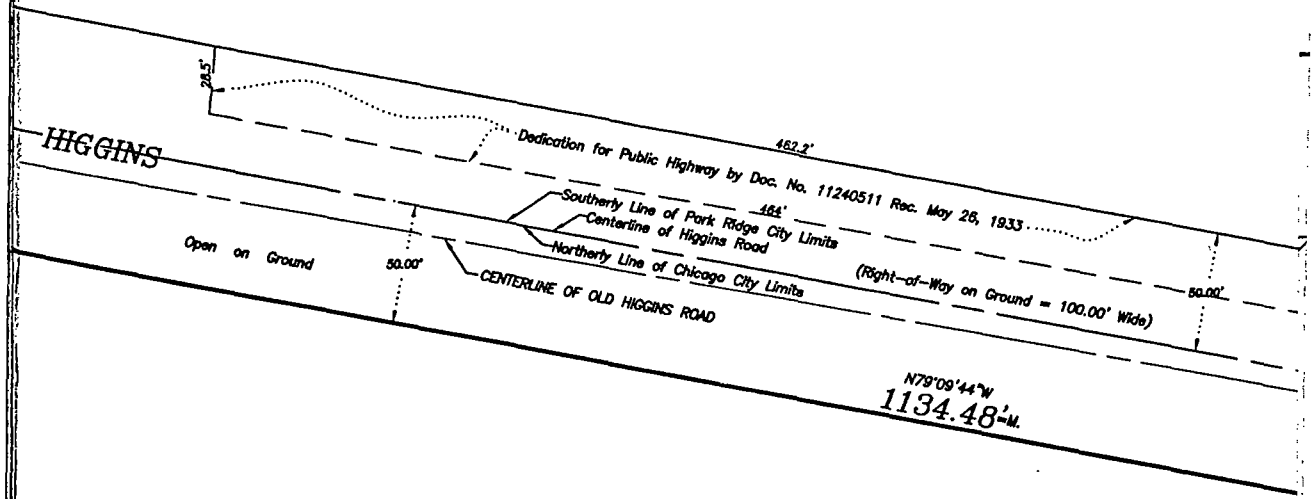
Sheila C. Bair, Director
Mary L. Baglivo, Director
Robert M. Baylis, Director
Terrence C. Golden, Director
Ann McLaughlin Korologos, Director
Richard E. Marriott, Chairman of the Board
John B. Morse, Jr., Director
Walter Rakowich, Director
Gordon H. Smith, Director
W. Edward Walter, Chief Executive Officer and Director



NATIONAL SURVEY ALTA/ACSM LAND Plat of

THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND OF THE
NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH,
RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN,
DESCRIBED AS:

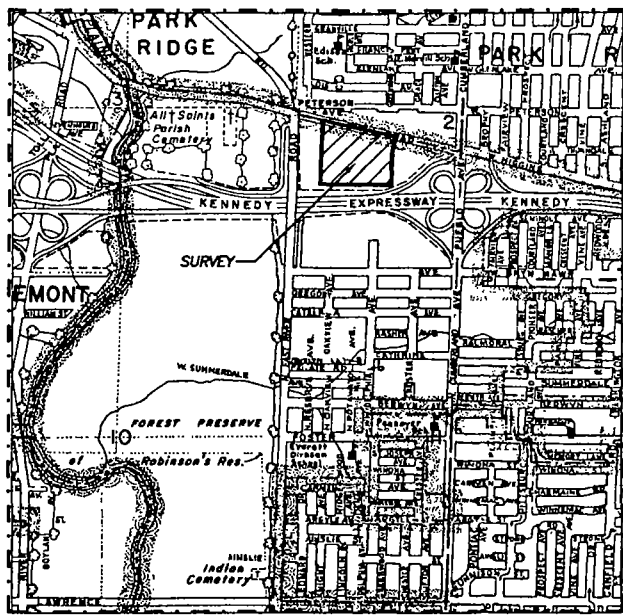
ALL THAT PART OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 LYING
SOUTHERLY OF THE CENTER LINE OF OLD HIGGINS ROAD AND LYING EAST OF
THE EAST LINE OF THE WEST 15.8 ACRES OF SAID NORTHWEST 1/4 OF THE
SOUTHWEST 1/4 LYING SOUTH OF THE CENTER LINE OF OLD HIGGINS ROAD,
TOGETHER WITH ALL THAT PART OF SAID NORTHEAST 1/4 OF THE SOUTHWEST
1/4 LYING SOUTH OF THE CENTER LINE OF OLD HIGGINS ROAD AND LYING
NORTHWESTERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE:
BEGINNING AT A POINT ON THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE



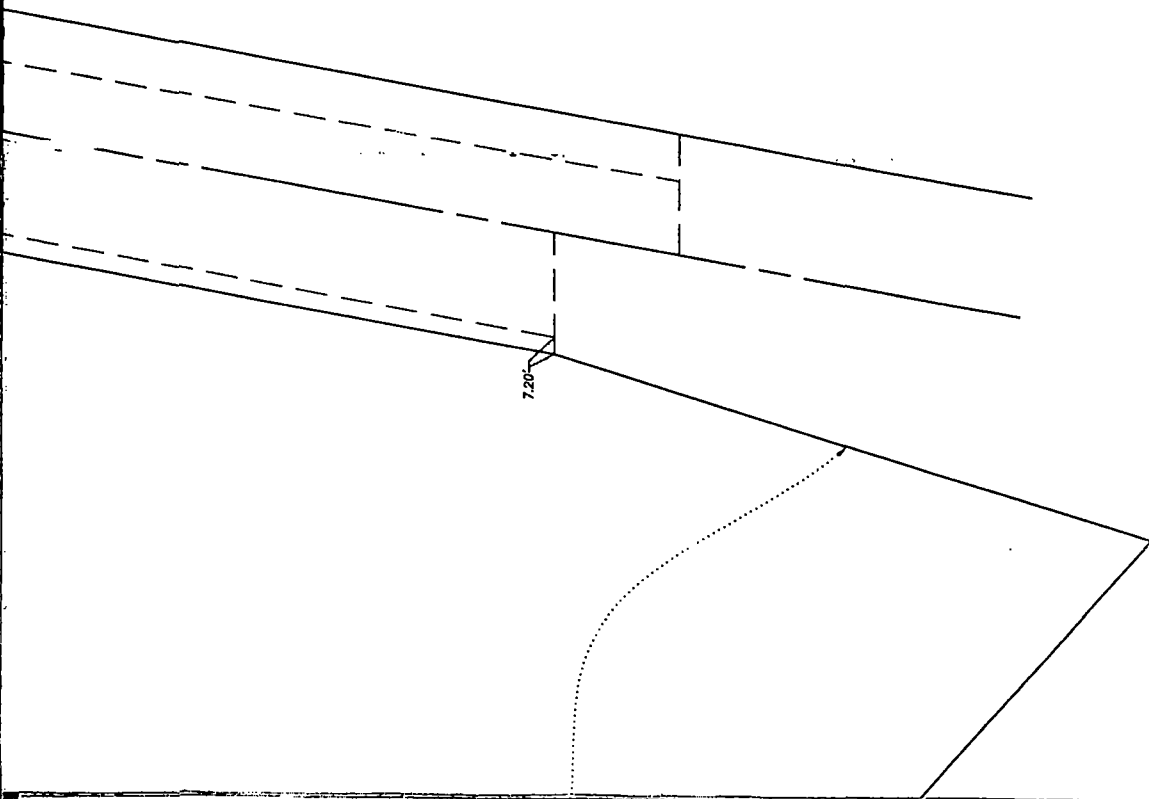
ING
Level (Basement)
0 SQ. FT.

NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECT. 2-40-12

13
4
4
4



Vicinity Map
No Scale



SERVICE, INC.

TITLE SURVEY

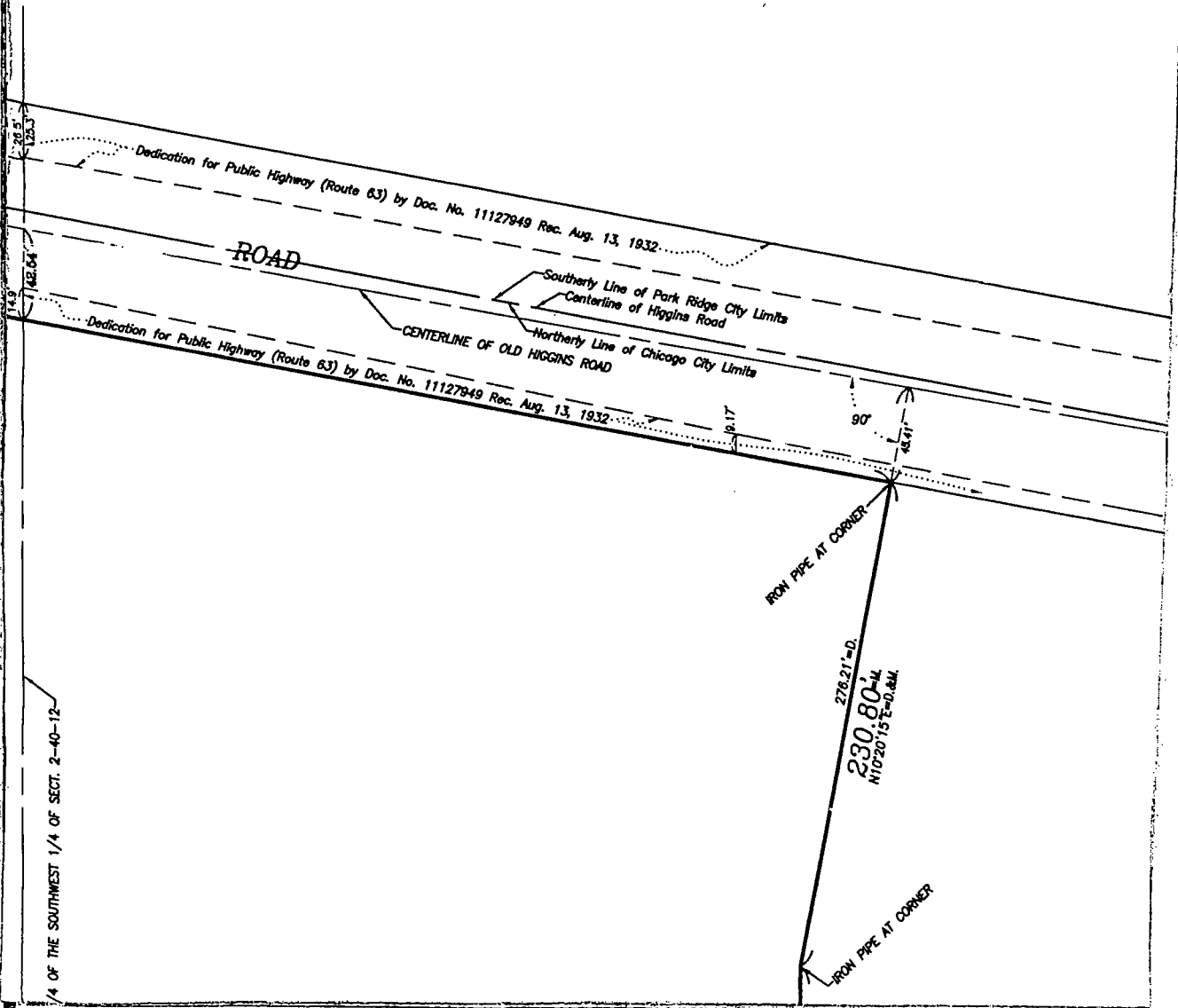
Survey

SURVEY NO. N-129270 STAKE & TOPOGRAPHY
ADDED UTILITIES
REVISED RIGHT-OF-WAY
N-129270-AUX SURVEY

DATE: DEC. 12, 2013
JAN. 3, 2014
FEB. 25, 2014
APR. 16, 2014

SOUTHWEST 1/4 WHICH IS 330.23 FEET NORTH 88 DEGREES 10 MINUTES 50 SECONDS EAST OF THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 60 DEGREES 45 MINUTES 53 SECONDS EAST ALONG A LINE FORMING AN ANGLE OF 27 DEGREES 24 MINUTES 57 SECONDS FROM EAST TO NORTHEAST WITH THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 34.29 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 508.47 FEET; THENCE NORTH 10 DEGREES 20 MINUTES 15 SECONDS EAST, ALONG A LINE DRAWN PERPENDICULAR TO THE CENTER LINE OF OLD HIGGINS ROAD, A DISTANCE OF 276.21 FEET TO THE CENTER LINE OF OLD HIGGINS ROAD (EXCEPTING THEREFROM THAT PART DEDICATED FOR HIGGINS ROAD BY DOCUMENT NUMBER 11127949), ALL IN COOK COUNTY, ILLINOIS.

AREA OF PROPERTY = 948,393 SQ. FT. OR 21.7721 ACRES
KNOWN AS: 8535 W. HIGGINS ROAD, CHICAGO, ILLINOIS.
SURVEY FOR: EPSTEIN



N. EAST RIVER

WEST LINE

2 STORY CONC. GARAGE BUILDING

1 STORY SECT. CONC. BUILDING

EAST LINE OF THE WEST 1/4 OF THE
S0705157W
998.76'-4.

Overhead Concrete
& Glass Passageway

110.00'

Iron Pipe Found 0.02' South & on Line

IMPORTANT

NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON THE PLAT.

DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF. THUS: 4.57' MEANS 4 FEET AND $\frac{57}{100}$ FEET, OR IN FEET AND INCHES, THUS: 4'-6 $\frac{13}{16}$ "

CONTRACTORS AND BUILDERS SHOULD BE NOTIFIED TO CAREFULLY TEST AND COMPARE ON THE GROUND THE POINTS, MEASUREMENTS, ETC. AS NOTED ON THIS PLAT WITH THE STAKES, POINTS, ETC. GIVEN ON THE PROPERTY BEFORE BUILDING ON THE SAME, AND AT ONCE REPORT ANY SEEMING OR APPARENT DIFFERENCE BETWEEN THE SAME TO THE SURVEYORS SO THAT THE MISUNDERSTANDING OR DISPLACEMENT OF POINTS MAY BE CORRECTED BEFORE DAMAGE IS DONE.

UTILITY DATA OTHER THAN PHYSICAL EVIDENCE VISIBLE ON THE GROUND IS SHOWN AS PER RECORDS OBTAINED FROM PRIVATE AND PUBLIC SOURCES AS INDICATED AND SHOULD BE ASSUMED TO BE APPROXIMATE.

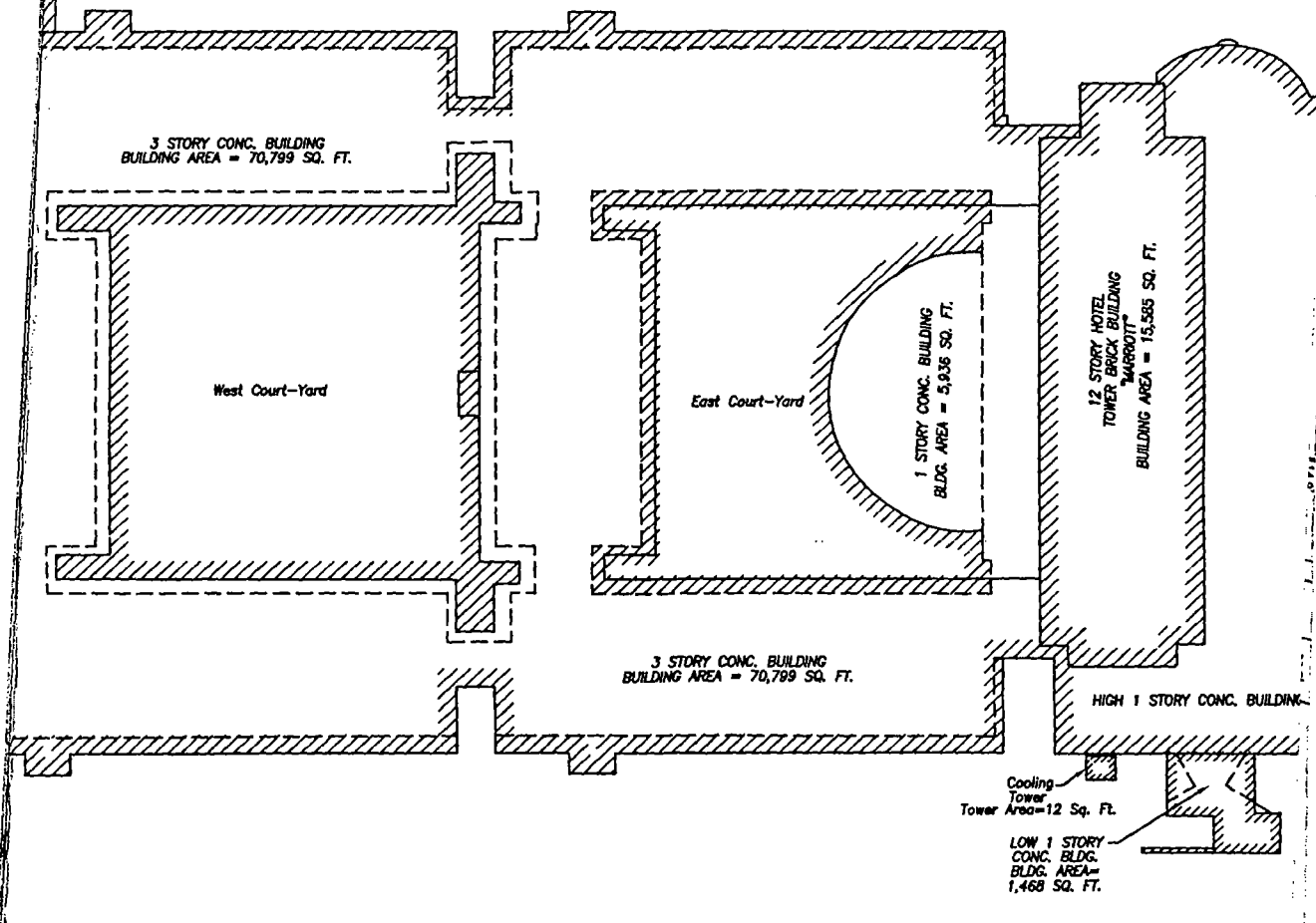
© NATIONAL SURVEY SERVICE, INC. 2014 "ALL RIGHTS RESERVED"

LEGEND:

- BLDG. = BUILDING
- CONC. = CONCRETE
- COR. = CORNER
- D. = DEED
- DOC. NO. = DOCUMENT NUMBER
- M. (MEAS) = MEASURED
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCING
- R. = RECORD
- SECT. = SECTION
- NE = NORTHEAST
- NW = NORTHWEST
- SE = SOUTHEAST
- SW = SOUTHWEST
- E = EAST
- N = NORTH
- S = SOUTH
- W = WEST

{ ANNEXATION TO THE CITY OF CHICAGO ORDINANCE PASSED MAR. 4, 1958
 ORDINANCE REC. APR. 17, 1958 BY DOC. No. 17182626
 PLAT REC. APR. 17, 1958 BY DOC. No. 17182627 }

EAST LINE OF THE



1044.99[±] M.
 N88°10'50"E

[SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECT. 2-40-12
 ALSO NORTH RIGHT-OF-WAY LINE OF J.F. KENNEDY EXPRESSWAY

QUIT CLAIM DEED TO THE COUNTY OF COOK FOR HIGHWAY PURPOSES
 REC. MAR. 25, 1958 BY DOC. No. 17163617

J. F. KENNEDY (I-90) EXPRESSWAY

ANNEXATION TO THE CITY OF CHICAGO ORDINANCE PASSED MAR. 4, 1958
 ORDINANCE REC. APR. 17, 1958 BY DOC. No. 17182626
 PLAT REC. APR. 17, 1958 BY DOC. No. 17182627

FLOOD HAZARD INFORMATION:
 FOR COOK COUNTY UNINCORPORATED & INC. AREAS, ILLINOIS, COMMUNITY
 NO. 17031C, PANEL NO. 0380, MAP NUMBER *17031C0380 J,
 *PANEL HAS NOT BEEN PRINTED. THE SUBJECT PROPERTY IS NOT IN A SPECIAL
 FLOOD HAZARD AREA.



GRAPHIC

(IN FEET)
 1 inch = 1

WEST LINE OF THE NORTHEAST

N0°00'11"W

ANNEXATION TO THE CITY OF CHICAGO ORDINANCE REC. APR. PLAT REC. APR.

HIGH 1 STORY CONC. BUILDING
BUILDING AREA = 87,784 SQ. FT.

508.47'-D.&M.
N0°00'11"W

LINE PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECT. 2-40-12

Iron Pipe Found 0.08' Southeast & 0.05' East

P.O.B. OF LINE SW COR. OF THE NE 1/4 OF THE SW 1/4 OF SECT. 2-40-12

330.23'-D.&M.
N88°10'50"E -D.&M.

S. LINE OF THE NE 1/4 OF THE SW 1/4 OF SECT. 2-40-12

34.20'-D.&M.
N60°45'55"E -D.&M.
Iron Pipe Found 0.03' Southeast & 0.01' South

OPENED BY CA

J. F. KENNEL

ANNEXATION TO ORDINANCE PLAT PROPERTY ACQUISITION CASE

NOTE:
CLIENT TO PROVIDE TITLE COMMITMENT AND AS-BUILTS ON SITE DRAWINGS. WE HAVE PORTRAYED UNDERGROUND UTILITY RECORDS OBTAINED FROM THE CITY OF CHICAGO, OFFICE OF UNDERGROUND COORDINATION AND FROM FIELD MEASUREMENTS, ALSO, FOR ON-SITE UTILITIES WE HAVE UTILIZED DRAWINGS FURNISHED PREPARED BY SANCHEZ & ASSOCIATES, P.C. JOB No. SA 10-62 DATED MARCH 24, 2011.

SCALE



0 ft.

ZONING INFORMATION
THE PROPERTY IS IN ZONE PD-44 "BUSINESS PLANNED DEVELOPMENT" ZONING DATA REFLECTS ALL ORDINANCES PASSED IN THE MOST RECENT COUNCIL MEETING. COPYRIGHT 2013. CITY OF CHICAGO.

CHICAGO ORDINANCE PASSED MAR. 4, 1958
17, 1958 BY DOC. No. 17182626
7, 1958 BY DOC. No. 17182627

TO:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 7(A), 7(B)(1), 7(C), 8, 9, 10(A), 11(A), 11(B), 14, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 12, 2013.

DATE OF PLAT OR MAP: MARCH 3, 2014

JOSEPH A. LIMA
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3080

THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN _____ TITLE INSURANCE COMPANY COMMITMENT NO. _____ WITH AN EFFECTIVE DATE OF _____ EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID COMMITMENT, OR EASEMENTS OF WHICH THE UNDERSIGNED SURVEYOR HAS BEEN ADVISED OR HAS KNOWLEDGE, HAVE BEEN LISTED BELOW AND PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR AFFECT ON THE PROPERTY.

TABLE A ITEMS NOTES:

(16) WE FIND NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

(17) WE FIND NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES AND NO EVIDENCE OF RECENT STREET OR SIDEWALK RE-CONSTRUCTION OR REPAIRS.

CONDEMNATION PROCEEDING SUPERIOR COURT
No. 58S5697 ENTERED NOV. 18, 1958

Y (I-90) EXPRESSWAY

THE CITY OF CHICAGO ORDINANCE PASSED MAR. 4, 1958
REC. APR. 17, 1958 BY DOC. No. 17182626
REC. APR. 17, 1958 BY DOC. No. 17182627
FOR NORTHWEST ROUTE (J.F.K. EXPRESSWAY) OF
COMPREHENSIVE SUPERHIGHWAY SYSTEM.
ORDINANCE PASSED SEPT. 5, 1948

N-129270-AUX SURVEY APR. 16, 2014
REVISED RIGHT-OF-WAY FEB. 25, 2014
ADDED UTILITIES JAN. 3, 2014
SURVEY NO. N-129270 STAKE & TOPOGRAPHY DATE: DEC. 12, 2013

State of Illinois,) ss.
County of Cook,)

We Thereby Certify that we have surveyed the above described property in accordance with official records and that the above plat is a true representation of said survey. Dimensions are corrected to a temperature of 62° Fahrenheit. This professional service conforms to the current Illinois minimum standards for a boundary survey.

NATIONAL SURVEY SERVICE, INC.
PROFESSIONAL LAND SURVEYORS

30 S. MICHIGAN AVENUE, SUITE 200

CHICAGO, ILLINOIS 60603

WWW.NATIONALSURVEYSERVICE.COM

TEL: 312-630-9480

FAX: 312-630-9484

BY Joseph A. Lima
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3080

jlima@nationalsurveyservice.com

DRAWN BY S.M.



PAGE 1 OF 5

MY LICENSE EXPIRES 11/30/2014