



City of Chicago



SO2015-6393

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/24/2015
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 4-E at 1320-1354 S Michigan Ave and 64-80 E 14th St - App No. 18502
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: That Title 17 of the Municipal Code of Chicago, Chicago Zoning Ordinance, be amended by changing all the DX-7 Downtown Mixed Use District symbols and indications as shown on Map No. 4-E in the area bounded by:

a line 350.75 feet north of and parallel to East 14th Street; South Michigan Avenue; East 14th Street; the alley next west of and parallel to South Michigan Avenue,

to those of a Residential Business Planned Development which is hereby established in the area described, subject to such use and bulk regulations as are set forth in the Plan of Development attached herewith and made a part thereof and to no others.

SECTION 2: This ordinance shall take effect upon its passage and due publication.

PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Residential Business Planned Development Number _____, ("Planned Development") consists of approximately 63,566.4 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned, controlled or zoning consent has been received by the Applicant, SMAT, LLC.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assign or grantees. Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans.

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

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

4. This Plan of Development consists of 18 Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Sub-Area Map; Site Plan Sub-Area A & B ; Site Plan Sub-Area B & C; Green Roof / Landscape Plan; L1 Ground Floor Landscape Plan; L2 Upper Floor Landscape Plan; L3 Landscape Details; Building Section Plan; and Building Elevations (North, South, East and West) prepared by Solomon Cordwell Buenz and dated March 17, 2016, submitted herein. . In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto,

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Plan Commission	March 17, 2016

and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.

5. The following uses are permitted in the area delineated herein as a Residential Business Planned Development. In each of the following Sub Areas, the following uses shall be permitted in this Planned Development:

Sub-Area A: residential uses, including up to 500 dwelling units, commercial uses, general retail sales, accessory parking, of which 45% of the required residential parking (maximum 81 spaces) may be leased out on a daily, weekly or monthly basis to persons who are not residents, tenants, patrons, employees or guests of the principal uses, co-location of wireless telecommunication and satellite facilities, related facilities and accessory uses.

Sub-Area B: residential uses, including up to 49 dwelling units, commercial uses, general retail sales, eating and drinking establishments, liquor sales as an incidental use, accessory parking, co-location of wireless telecommunication and satellite facilities, related facilities and accessory uses.

Sub-Area C: business support services (excluding day labor employment agency), financial services (excluding payday/title secured loan stores and pawn shops), drive-through facilities, ATMs, general retail sales, eating and drinking establishments, food and beverage retail sales (excluding package liquor stores), office, medical service and personal service, , related facilities and accessory uses.

6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted Floor Area Ratio identified in the Bulk Regulations Table has been determined using a Net Site Area of 63,566.40 square feet and a base FAR of 7.00. The improvements to be constructed on the Property will utilize the following series of FAR bonuses:

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<u>Description (list of all bonuses applied for and calculations)</u>	<u>FAR</u>
Base FAR:	7.00
Affordable Housing:	1.75
Transit Station Improvements:	<u>.90</u>
Total FAR:	9.65

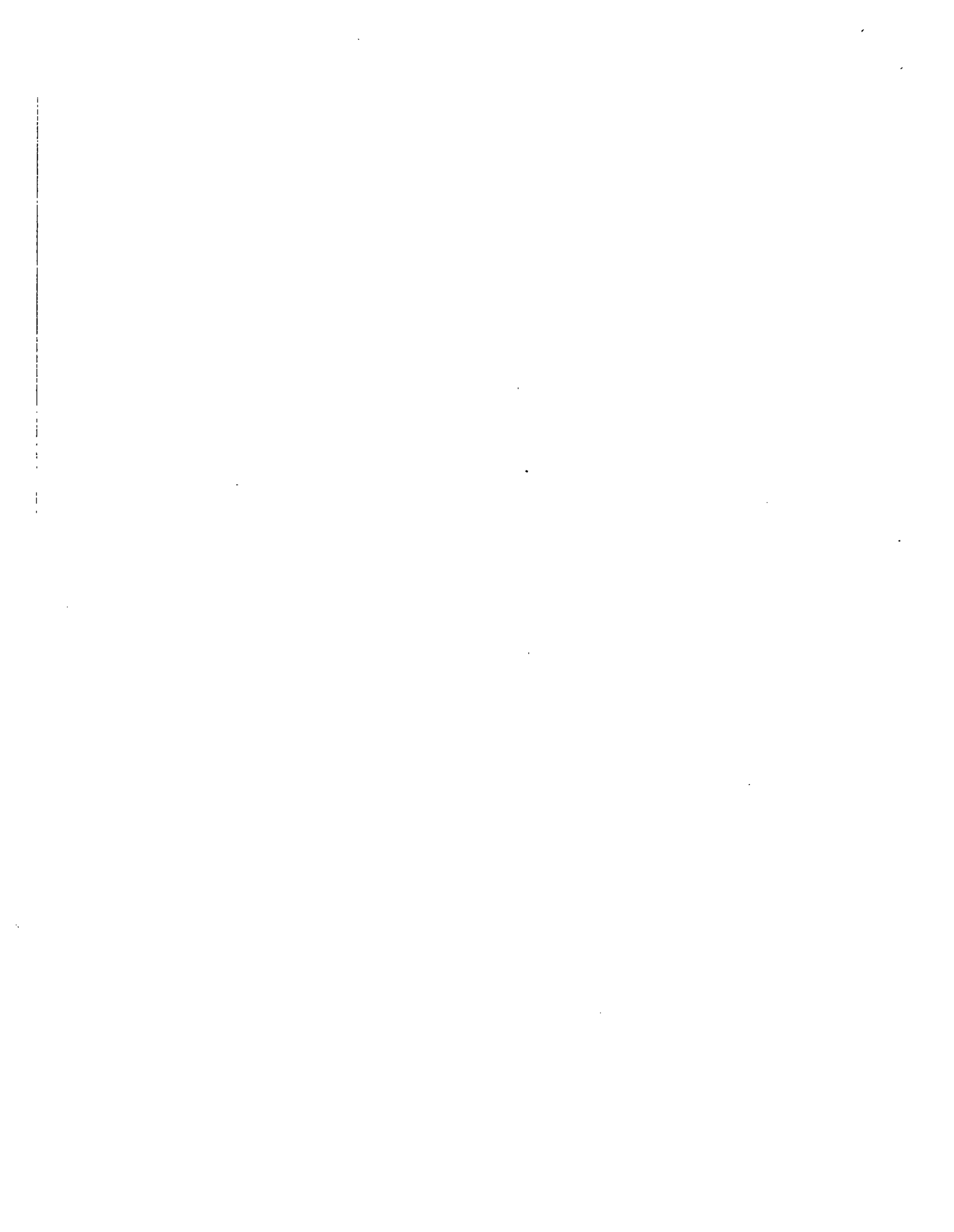
9. The Applicant acknowledges and agrees that the rezoning of the Property from DX-7 Mixed Use District to this Planned Development triggers the requirements of Section 2-45-110 of the Municipal Code (the “Affordable Housing Ordinance” or “AHO”). Any developer of a “residential housing project” within the meaning of the Affordable Housing Ordinance (“Residential Project”) must: (i) develop affordable housing units as part of the Residential Project; (ii) pay a fee in lieu of the development of affordable housing units; or (iii) any combination of (i) and (ii). The Applicant further acknowledges and agrees that the project has received an affordable housing floor area bonus pursuant to Section 17-4-1004-B of the Zoning Ordinance, as set forth in the bonus worksheet attached hereto as Exhibit A (“Bonus Worksheet”), and as a result is also subject to the requirements of the former Section 17-4-1004-D of the Zoning Code (the “Density Bonus Provisions”). Like the ARO, the Density Bonus Provisions require on-site affordable housing or payment of a fee in lieu of providing affordable housing, but the formulas for calculating the number of required affordable units and the amount of the in lieu payment are different from the formulas in the ARO. If a planned development is subject to both the ARO and the former Density Bonus Provisions, the Applicant may elect to comply with either. In this case, the Applicant has elected to comply with the Density Bonus Provisions. In accordance with the formulas set forth in the former Section 17-4-1004-C and the Bonus Worksheet, the Applicant acknowledges and agrees that it must provide a minimum of 27810.25 square feet of affordable housing floor area (the “Affordable Units”) in the building receiving the affordable housing floor area bonus (“Eligible Building”), with an affordable unit mix comparable to the overall mix and approved by DPD’s density bonus project manager, or make a cash payment in lieu of providing Affordable Units in the amount of \$1,957,841.60 (“Cash Payment”). Prior to the issuance of any building permits for the Eligible Building, including, without limitation, excavation or foundation permits, the Applicant must either make the required Cash Payment or, if providing Affordable Units, enter into an affordable housing agreement with the City pursuant to the former Section 17-4-1004-E9 (“Affordable Housing Agreement”). The terms of the Affordable Housing Agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the Affordable Housing Agreement will be recorded against the Eligible Building. The City shall execute partial releases of the Affordable Housing Agreement prior to or at the time of the sale of each Affordable Unit to an income-eligible buyer at an affordable price, subject to the simultaneous execution and recording of a mortgage, restrictive covenant or similar instrument against such Affordable Unit. In addition to the Affordable Housing Agreement, the Applicant acknowledges and agrees that, pursuant to Section 17-4-1003-D3, the Bonus Worksheet will serve as an official record of bonuses and amenities. The Applicant must comply

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with the applicable affordable housing standards and requirements set forth in the former Section 17-4-1004, the terms of which are incorporated herein by this reference. Notwithstanding anything to the contrary contained in the former Section 17-4-1003-E, the Commissioner of DPD may enforce remedies for breach of the Affordable Housing Agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development. If this Planned Development does not receive city council approval by July 13, 2016, the project will be subject to Section 2-45-115 of the Municipal Code (the "2015 ARO"). In such event, the Applicant shall meet with the Department of Planning and Development to determine the application of the 2015 ARO to the project, and the 2015 ARO requirements will replace and supersede the affordability requirements set forth in this Section.

10. In order to develop the proposed improvements in Sub-Area A, the Applicant has contracted to acquire a portion of the unused floor area (for FAR purposes) and site area square footage (for MLA and FAR Bonus calculation purposes) from Sub-Area C (the "Development Rights"). The Applicant shall establish those Development Rights (i) prior to Part II approval for Sub-Area A and (ii) by delivery to DPD of an executed and recorded Development Rights Agreement ("Agreement"). Said Agreement shall confirm the amount of Development Rights acquired for the benefit of Sub-Area A. Said Development Rights shall be applicable solely to Sub-Area A in accordance with the amounts shown on the Bulk Regulations and Data Table of this Planned Development. In no event shall such transfer of Development Rights cause the FAR or density limitations shown on the Bulk Regulations and Data Table to be exceeded. Delivery of the Agreement shall authorize DPD to initiate Part II review for Sub-Area A pursuant to the parameters set forth in the Bulk Regulations and Data Table of this Planned Development. The items marked with an asterisk on the Bulk Regulations and Data Table (specifically, the reduction of FAR floor area allowable in Sub-Area C from 7.0 to 1.64, the increase of FAR floor area allowable in Sub-Area A from 14.94 to 19.56, and the transfer of site area square footage from Sub-Area C to Sub-Area A for MLA purposes to allow up to 500 dwelling units in Sub-Area A) do not become effective until the Applicant delivers to DPD an executed and recorded copy of Development Rights Agreement as stated hereinabove.
11. Pursuant to Section 17-4-1020 of the Zoning Ordinance, the Applicant has requested an increase in the floor area ratio for the Property by contributing funds to the Chicago Transit Authority ("CTA") for improvements and repairs to public transit infrastructure located in proximity to its development project. In accordance with the formula set forth in Section 17-4-1020-C, the Applicant acknowledges and agrees that it must make a cash payment to the CTA in the amount of \$1,001,704.00. The Applicant must provide evidence that such cash contribution has been paid by the Applicant as a condition to issuance of any Part II approvals. It is further acknowledged by the Applicant that the CTA Board must approve of the final agreement between the Applicant and the CTA, and if for any reason the CTA Board does not approve the final agreement, the Applicant must revise the planned development's bonus structure.

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12. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
13. 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 reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
14. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
15. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.
16. 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.
17. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The proposed Planned Development shall be in compliance with the Sustainable Development Policy by obtaining LEED certification and by providing a green roof of at least 50% of Net Roof Area of the new buildings constructed in Sub-Area A containing a green roof of 10,606 square feet and shall meet the applicable storm water requirements of the Department of Planning and Development.
18. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the property to the DX-7 Downtown Mixed Use District.

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RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
NO. _____

Gross Site Area:	86,498.8 SF (1.985 Acres)
Area to Remain in the Public Right-of-Way:	22,932.4 SF (0.526 Acres)
Net Site Area:	63,566.4 SF (1.459 Acres)
Sub-area A:	25,856.0 SF
Sub-area B:	15,431.4 SF
Sub-area C:	22,279.0 SF
Maximum Floor Area Ratio (FAR):	
Sub-area A:	19.56*(See Note 1)
Sub-area B:	4.58
Sub-area C:	1.64*(See Note 1)
Overall:	9.65
Maximum FAR area (sf):	
Sub-area A:	505,865 SF*(See Note 1)
Sub-area B:	70,638 SF
Sub-area C:	36,618*(See Note 1)
Overall:	613,121 SF
Maximum Number of Dwelling Units:	
Sub-area A:	500*(See Note 1)
Sub-area B:	49
Sub-area C:	0
Overall:	549

**BULK
REGULATIONS AND**



Applicant:
Address:
Date:
CPC Date:

SMAT, LLC
1320-54 S. Michigan Ave., and 64-80 E. 14th St.
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RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
NO. _____

Minimum Off-Street Parking Spaces:

Sub-area A:	180 spaces
Sub-area B:	32 spaces
Sub-area C:	27 spaces

Minimum Bicycle Parking:

Sub-area A:	80 minimum
Sub-area B:	none
Sub-area C:	none

Minimum Off-Street Loading:

Sub-area A:	3 (10' x 25') Berth
Sub-area B:	none
Sub-area C:	none

Zoning Building Height:

Sub-area A:	513 feet
Sub-area B:	115 feet
Sub-area C:	36 feet

Minimum Setbacks:

Sub-area A:	none
Sub-area B:	none
Sub-area C:	none

**BULK
REGULATIONS AND**



Applicant:
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Date:
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SMAT, LLC
1320-54 S. Michigan Ave., and 64-80 E. 14th St.
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**RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
NO. _____**

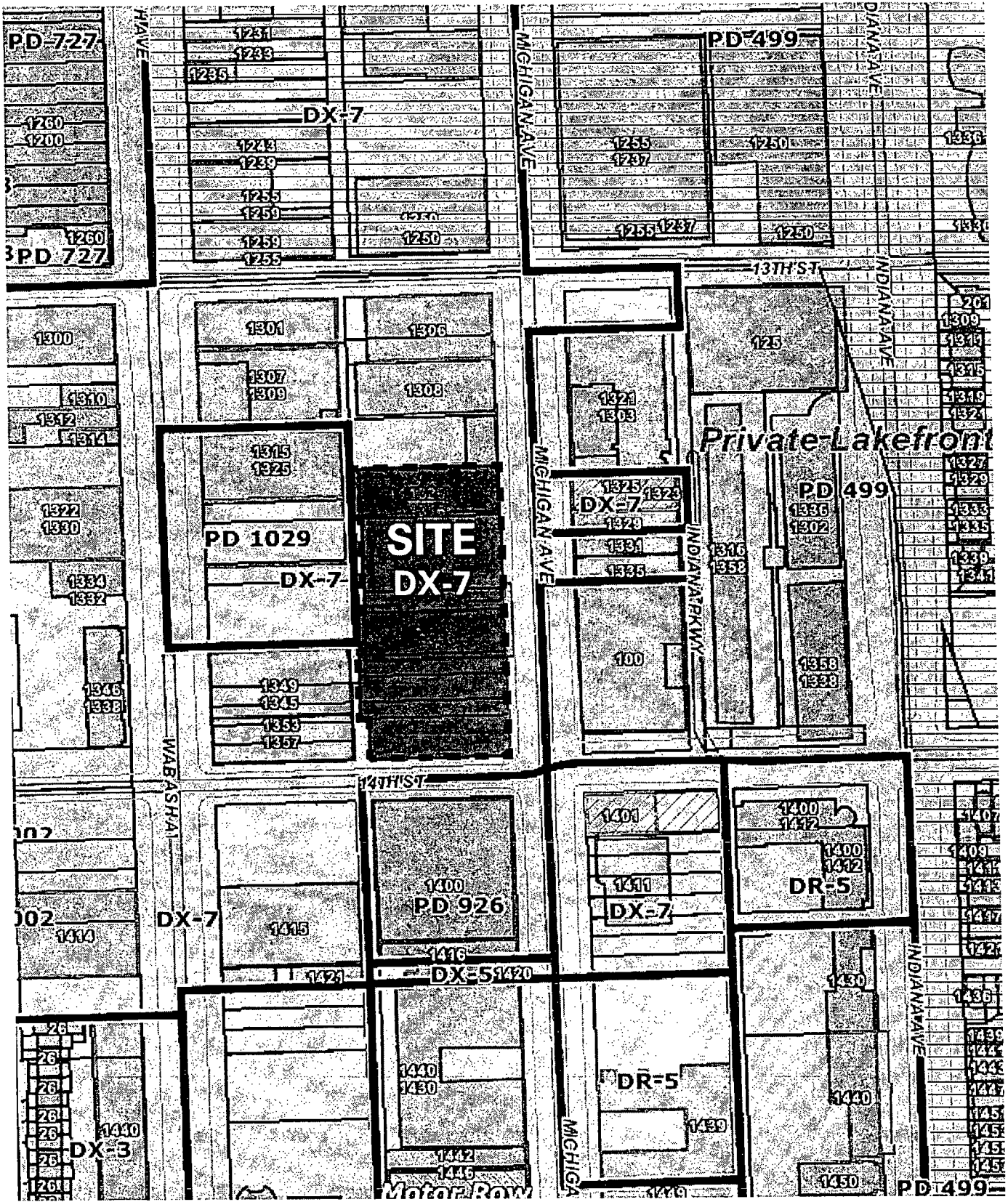
Note 1: Items marked with an asterisk (*) herein do not become effective until the requirements contained in Planned Development Statement No. 10 hereof, are satisfied. Please refer to Planned Development Statement No. 10 for the requirements thereof.

**BULK
REGULATIONS AND**



**Applicant:
Address:
Date:
CPC Date:**

**SMAT, LLC
1320-54 S. Michigan Ave., and 64-80 E. 14th St.
September 24, 2015
March 17, 2016**



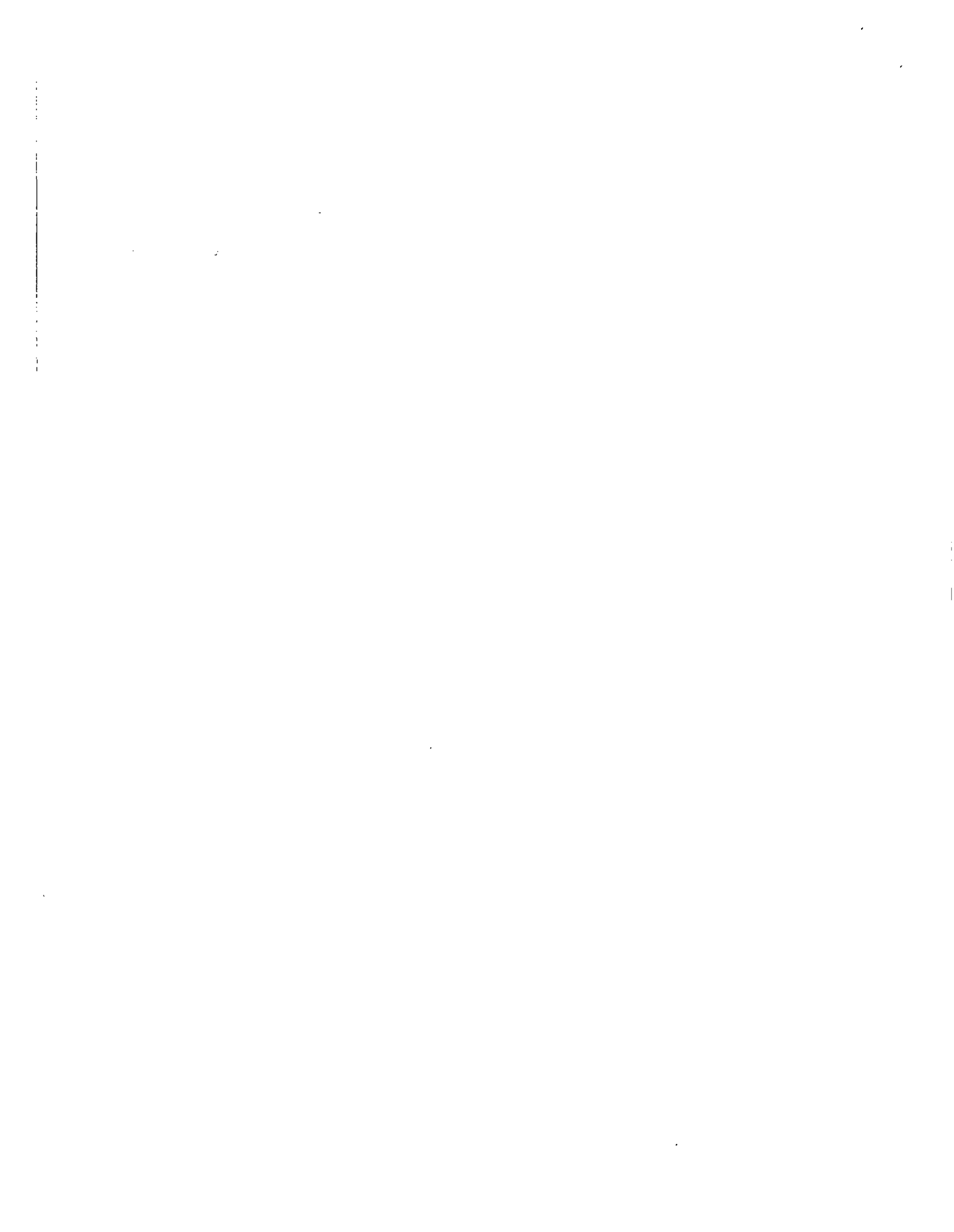
NTS 

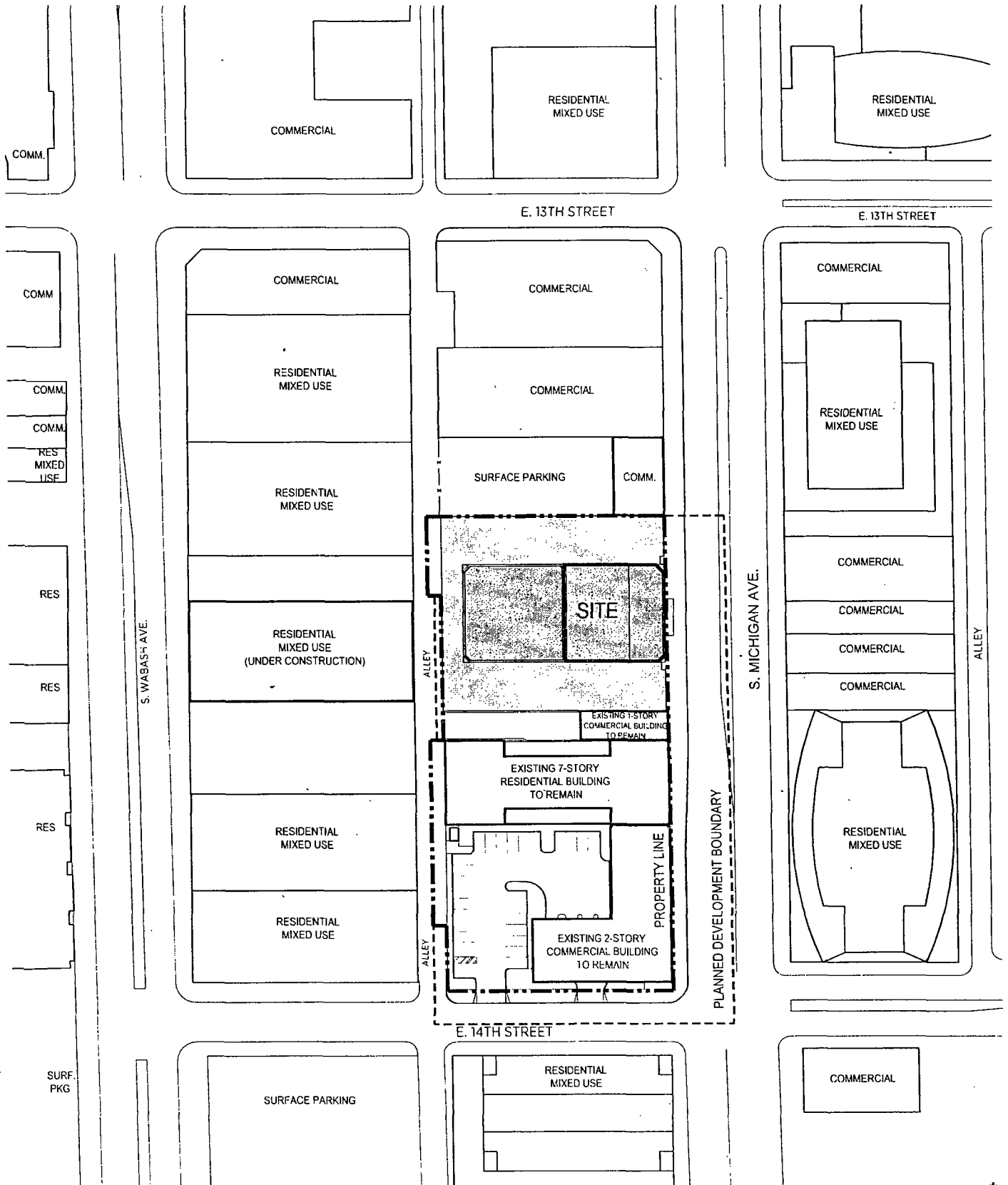
EXISTING ZONING MAP

Applicant:
Address:
Date:
CPC Date:

SMAT, LLC
1320-54 S. Michigan Ave., and 64-80 E. 14th St.
September 24, 2015
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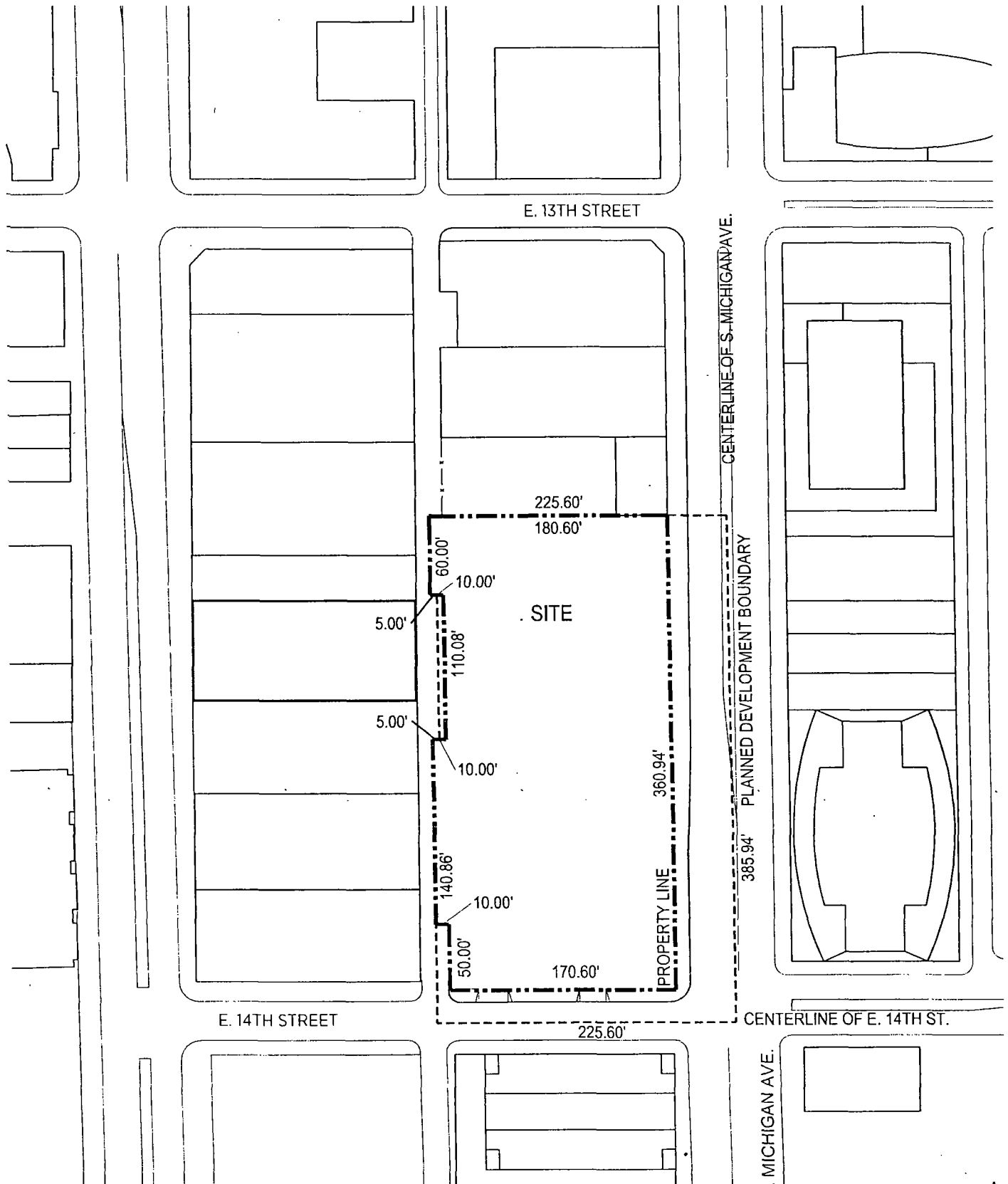


EXISTING LAND USE MAP

Applicant:
Address:
Date:
CPC Date:

SMAT, LLC
1320-54 S. Michigan Ave., and 64-80 E. 14th St.
September 24, 2015
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**PLANNED DEVELOPMENT
BOUNDARY AND PROPERTY
LINE**



Applicant:
Address:
Date:
CPC Date:

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1320-54 S. Michigan Ave., and 64-80 E. 14th St.
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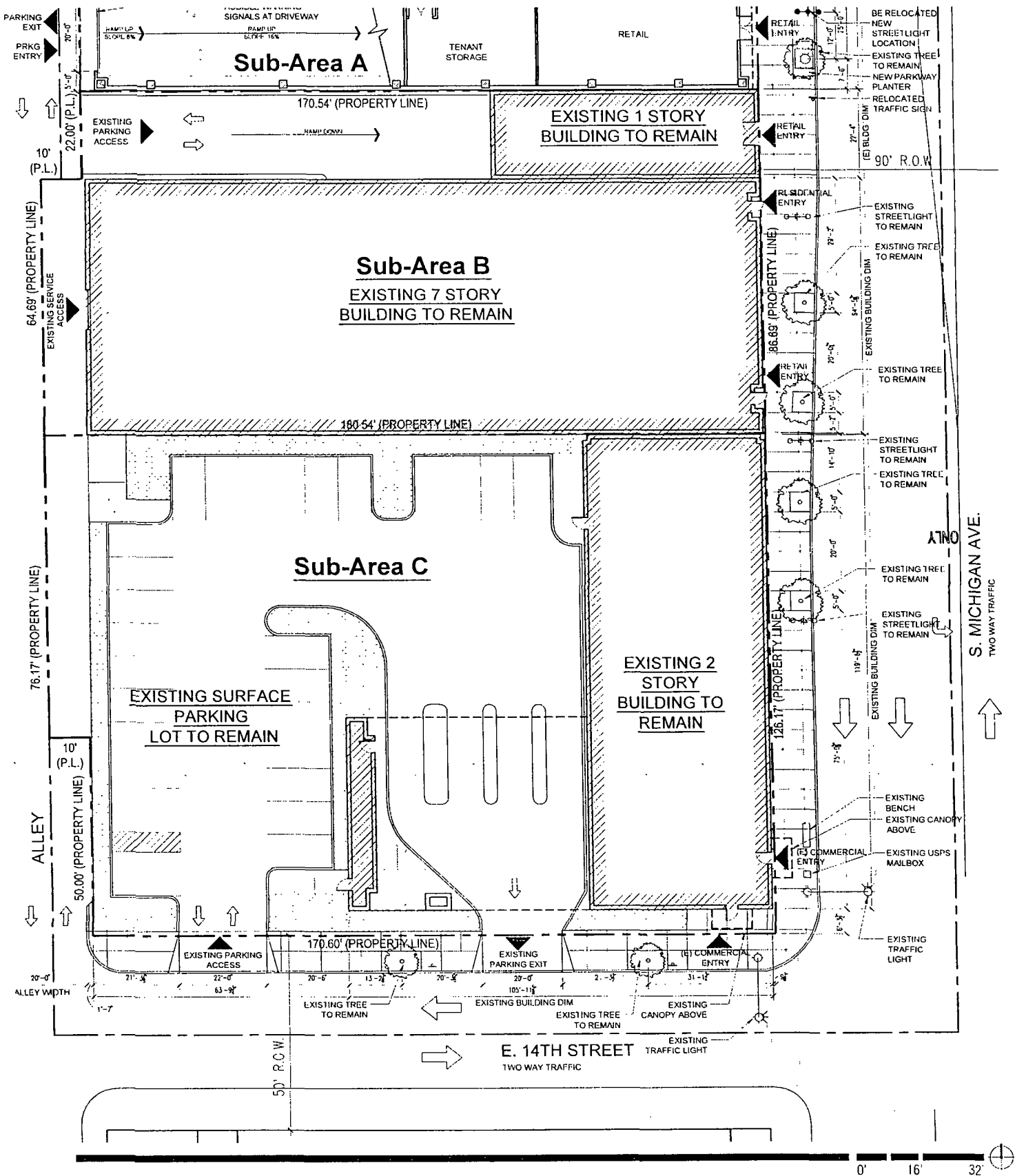


SUB-AREA MAP



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Date: September 24, 2015
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SITE PLAN - SUB AREA B & C



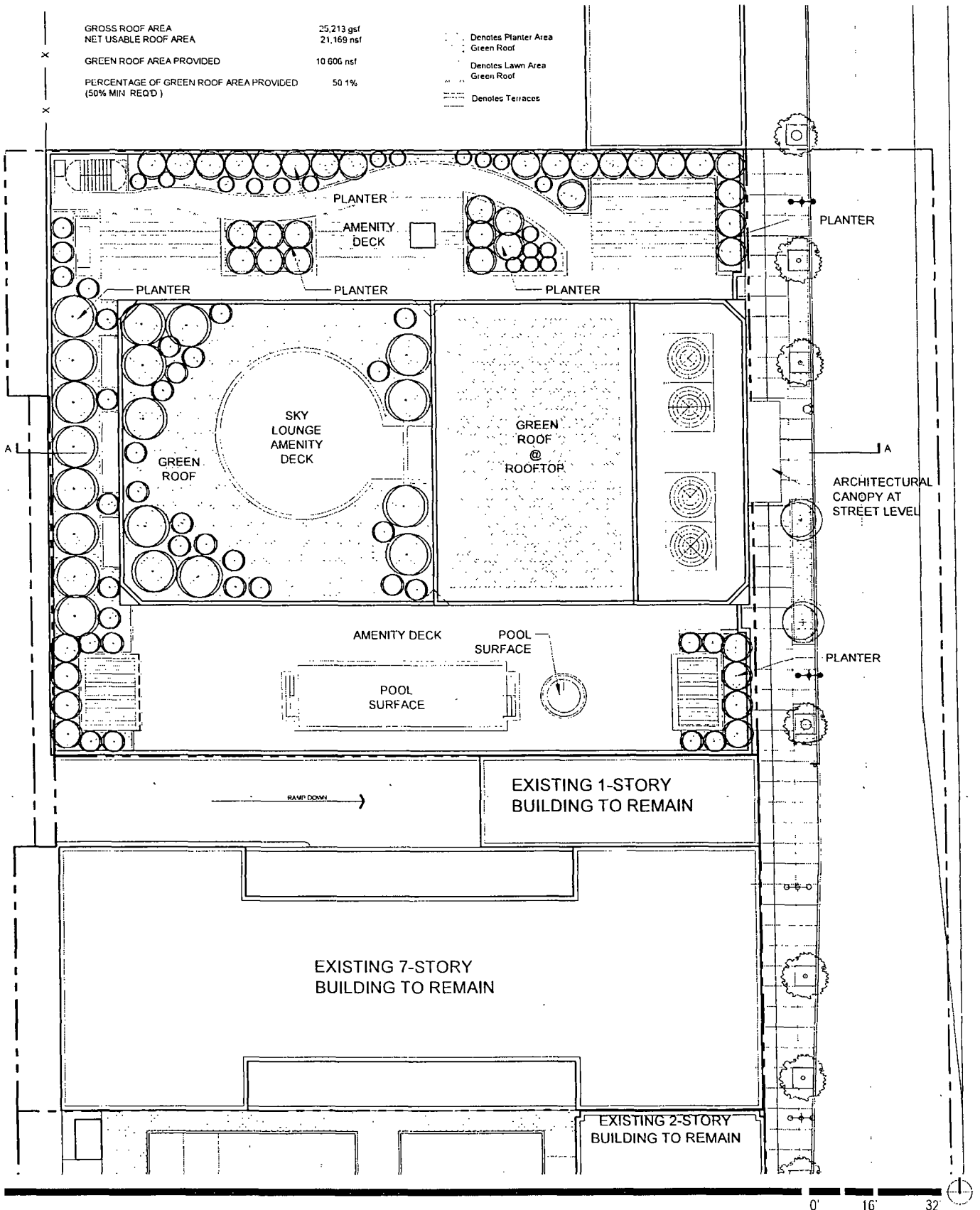
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GROSS ROOF AREA 25,213 gsf
 NET USABLE ROOF AREA 21,169 nsf
 GREEN ROOF AREA PROVIDED 10,606 nsf
 PERCENTAGE OF GREEN ROOF AREA PROVIDED (50% MIN REQ'D) 50.1%

Denotes Planter Area Green Roof
 Denotes Lawn Area Green Roof
 Denotes Terraces



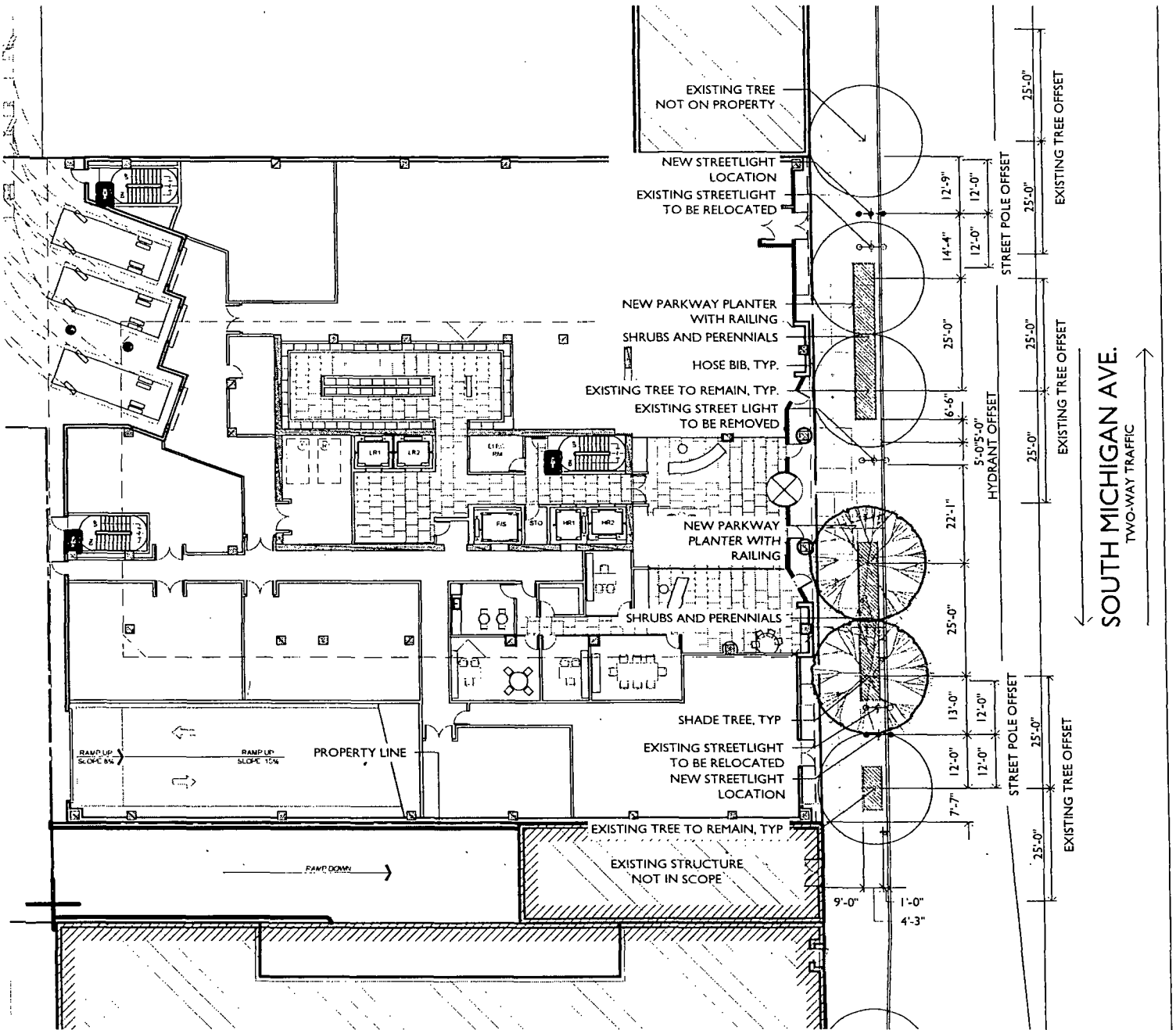
GREEN ROOF LANDSCAPE PLAN

Applicant:
Address:
Date:
CPC Date:

SMAT, LLC
1320-54 S. Michigan Ave., and 64-80 E. 14th St.
September 24, 2015
March 17, 2016







LANDSCAPE ORDINANCE ANALYSIS

PARKWAY PLANTING

SOUTH MICHIGAN AVENUE

LENGTH (LINEAR FEET) 148'-0"
 NUMBER OF TREES REQUIRED (1 PER 25 LF) 6
 NUMBER OF EXISTING TREES TO REMAIN 3
 NUMBER OF ADDITIONAL TREES TO BE PROVIDED 2 TREES ARE PROVIDED. ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO EXISTING TREE AND LIGHT POLE OFFSETS

VEHICULAR USE SCREENING

NOT APPLICABLE

VEHICULAR USE AREA INTERNAL PLANTING

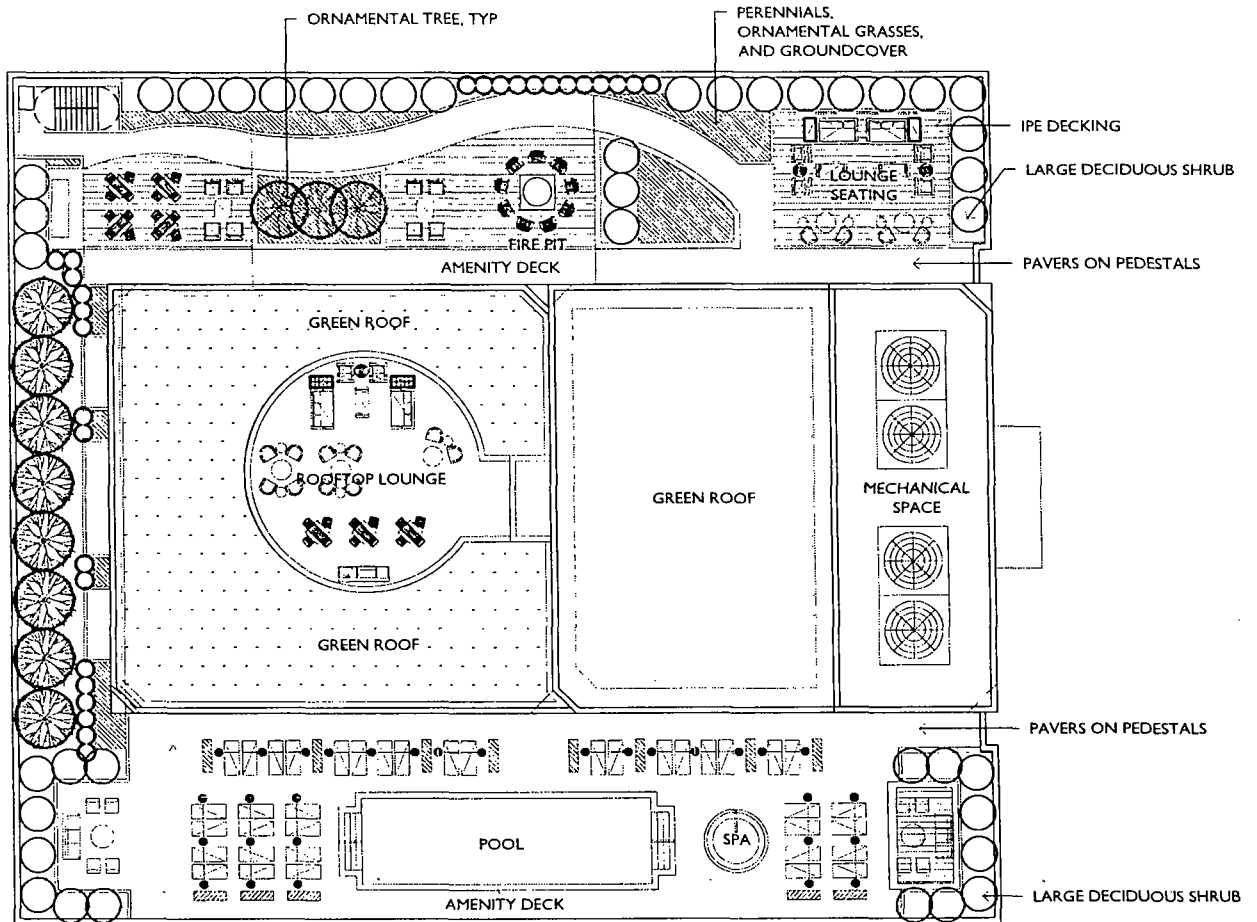
NOT APPLICABLE

**L-1 GROUND FLOOR
 LANDSCAPE PLAN**



Applicant:
Address:
Date:
CPC Date:

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1326-54 S. Michigan Ave., and 64-80 E. 14th St.
September 24, 2015



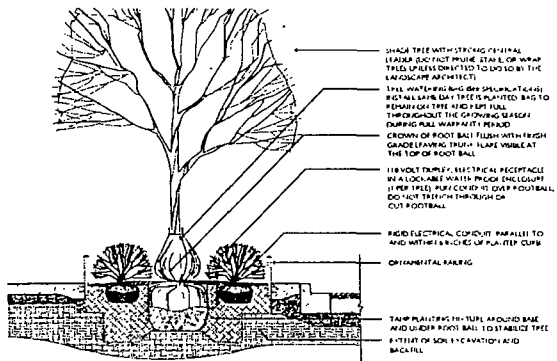
**L-2 UPPER FLOOR
LANDSCAPE PLAN**



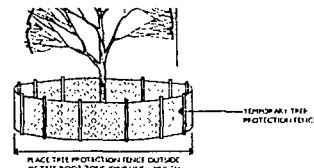
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Applicant:
Address:
Date:
CPC Date:

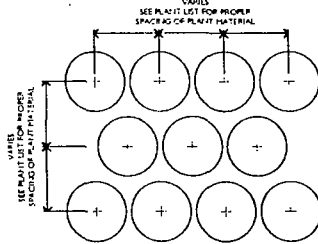
SMAT, LLC
1326-54 S. Michigan Ave., and 64-80 E. 14th St.
September 24, 2015



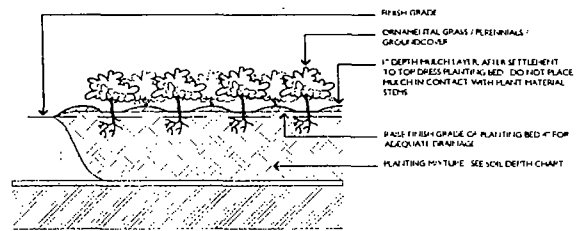
1 PARKWAY PLANTER AND TREE PLANTING DETAIL
SCALE: 1/8" = 1'-0"



2 TREE PROTECTION FENCING
SCALE: NOT TO SCALE



3 SHRUB PLANTING DETAIL
SCALE: NOT TO SCALE

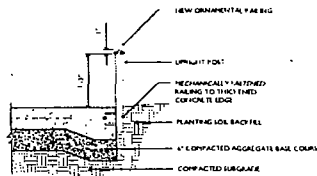


4 PERENNIAL AND GROUNDCOVER INSTALLATION DETAIL
SCALE: NOT TO SCALE

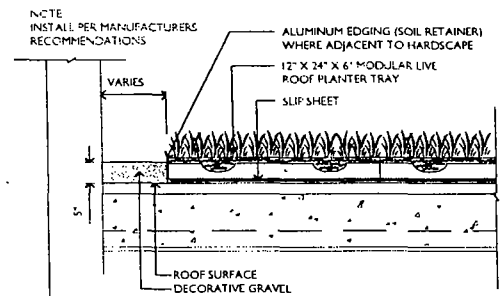
SOIL DEPTH CHART

LANDSCAPE AREAS	DEPTH IN INCHES
PLANTING BEDS - PERENNIALS	18 PLANTING MIX
PLANTING BEDS - MEDIUM AND SMALL SHRUBS	18 PLANTING MIX
RAISED PLANTERS	48 PLANTING MIX
SHADE AND ORNAMENTAL TREES	PER TREE INSTALLATION DETAIL

NOTE: THE CONTRACTOR IS TO SUPPLY SOIL FILL MATERIAL TO THE DEPTHS INDICATED ON THE CHART ABOVE



5 PARKWAY RAILING POST DETAIL
SCALE: 3/8" = 1'-0"



6 GREEN ROOF INSTALLATION DETAIL
SCALE: 3/16" = 1'-0"

POTENTIAL PLANT PALETTE

NOTE: SPECIES AND QUANTITIES ON THE PLANT LIST ARE PROVIDED FOR INFORMATION ONLY. THESE SPECIES MAY BE PROVIDED BUT NOT LIMITED TO THE FOLLOWING.

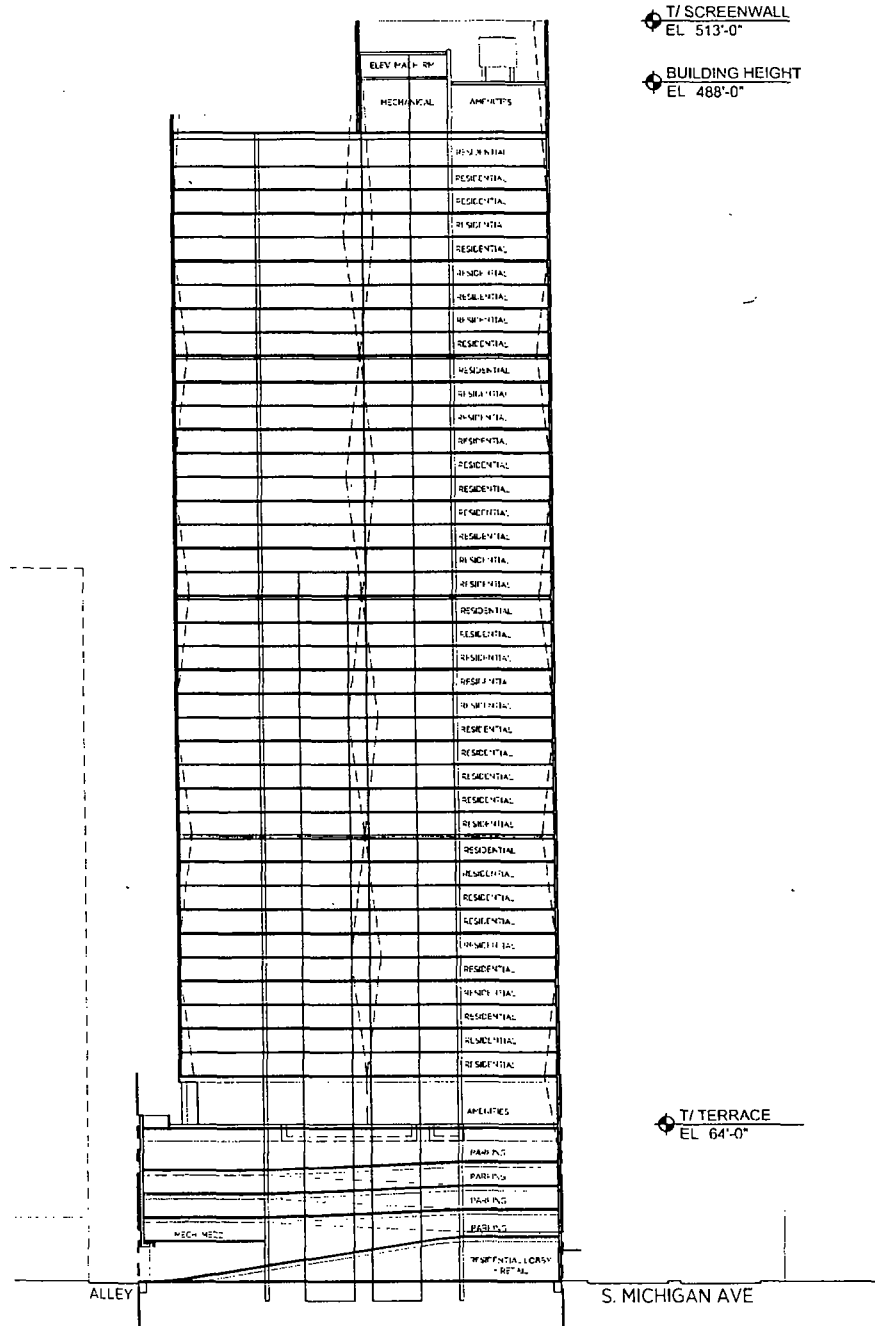
	CODE	BOTANICAL NAME	COMMON NAME	QTY	CAL	HT	SPRD	ROOT	REMARKS
TREES	GBPS	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	-	4'	-	-	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	PS	PINUS STROBUS	EASTERN WHITE PINE	-	-	8'	-	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	CAL	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	-	-	6'	-	B&B	MULTI-STEM TRUNK, SPECIMEN QUALITY
SHRUBS	RT	RHUS TYPHINA 'TIGEREYE'	TIGEREYE SUMAC	-	-	-	-	#5	6'-0" ON CENTER
	BGM	BUXUS X GREEN MOUNTAIN	GREEN MOUNTAIN BOXWOOD	-	-	-	-	#3	2'-0" ON CENTER
	FG	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	-	-	-	-	#3	2'-0" ON CENTER
	HQS	HYDRANGEA QUERCIFOLIA 'SNOW QUEEN'	SNOW QUEEN OAKLEAF HYDRANGEA	-	-	-	-	#5	4'-0" ON CENTER

L-3 LANDSCAPE DETAILS



Applicant:
Address:
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SMAT, LLC
1326-54 S. Michigan Ave., and 64-80 E. 14th St.
September 24, 2015



T/SCREENWALL
EL 513'-0"

BUILDING HEIGHT
EL 488'-0"

T/TERRACE
EL 64'-0"

ALLEY

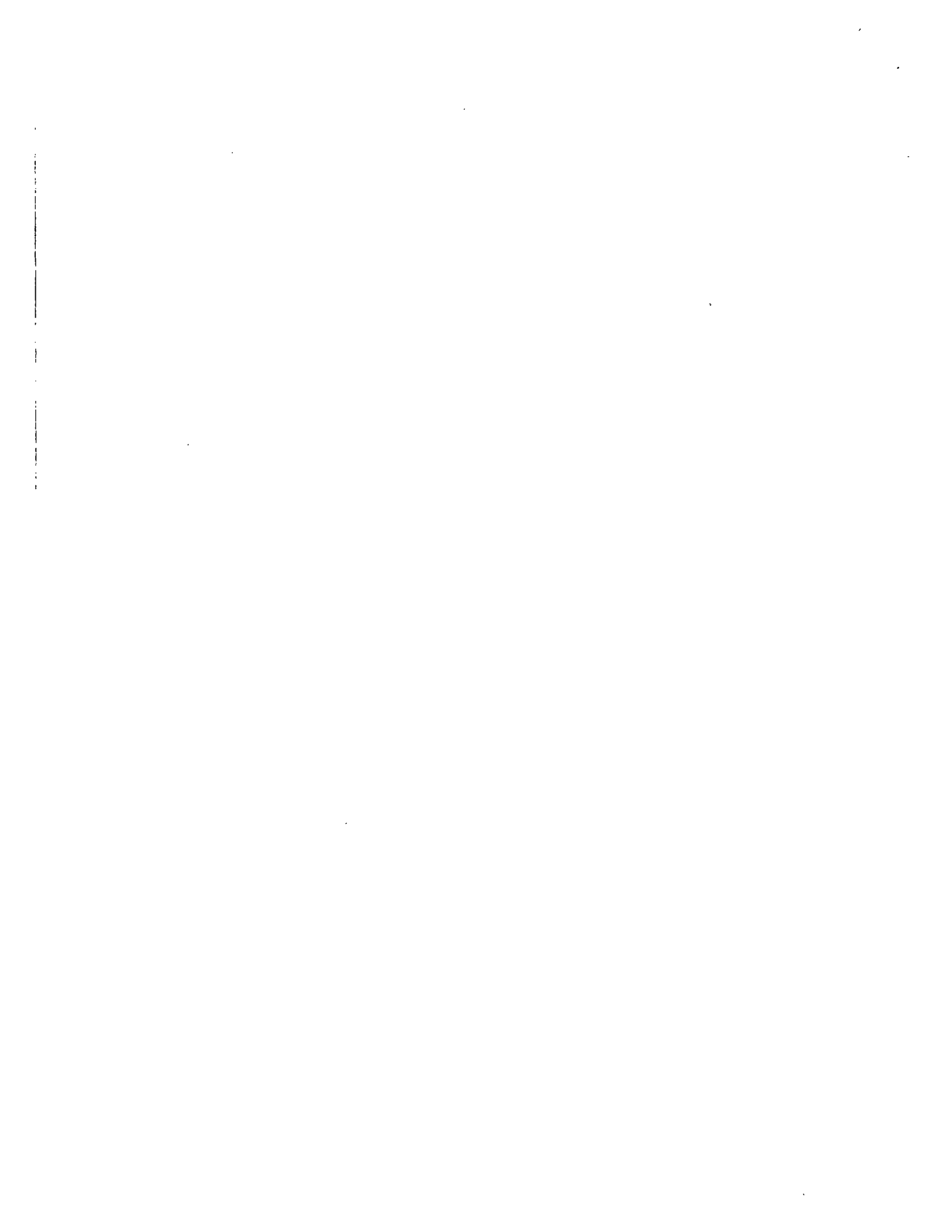
S. MICHIGAN AVE

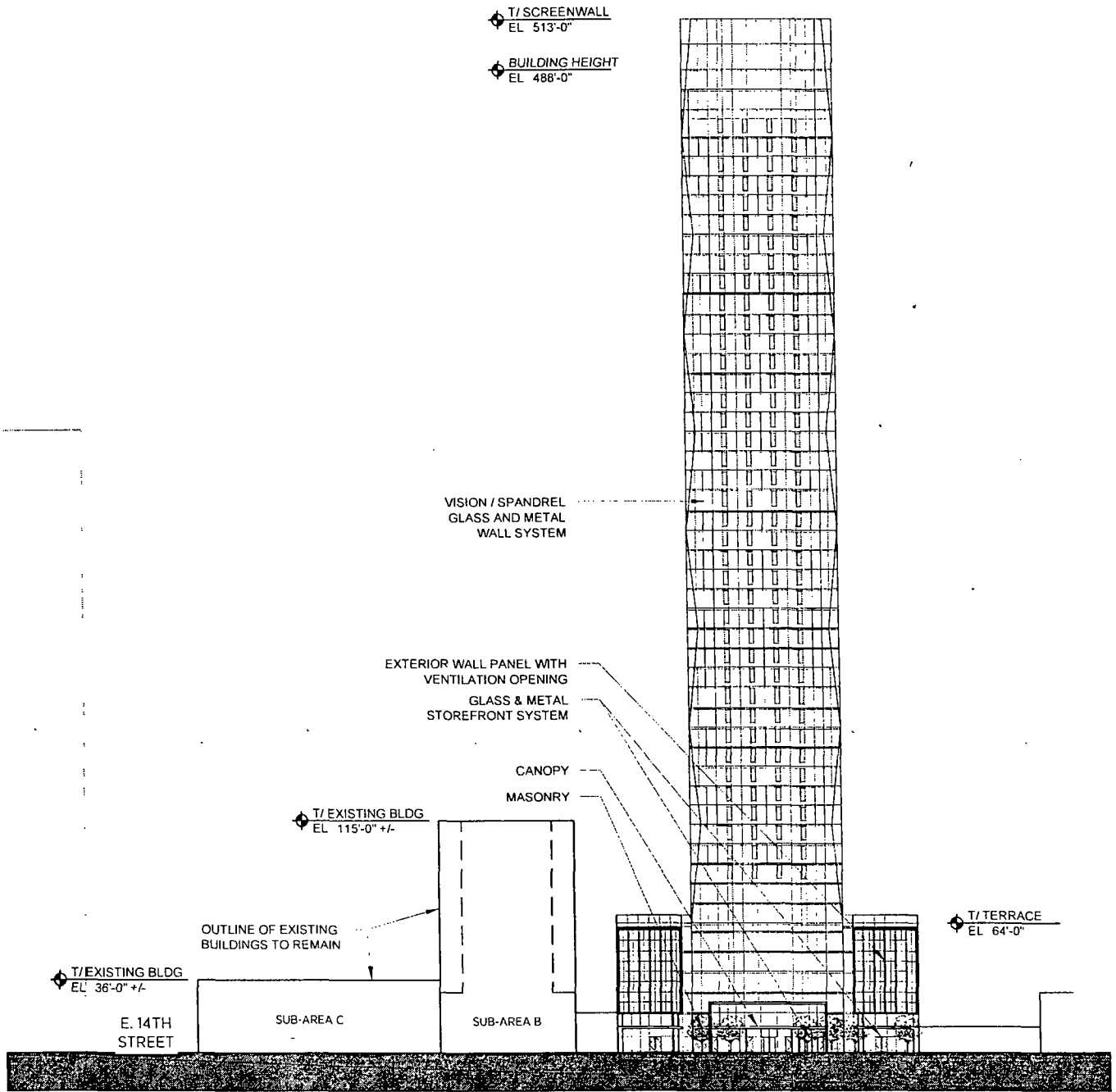
OVERALL BUILDING SECTION

0 37.5' 75'



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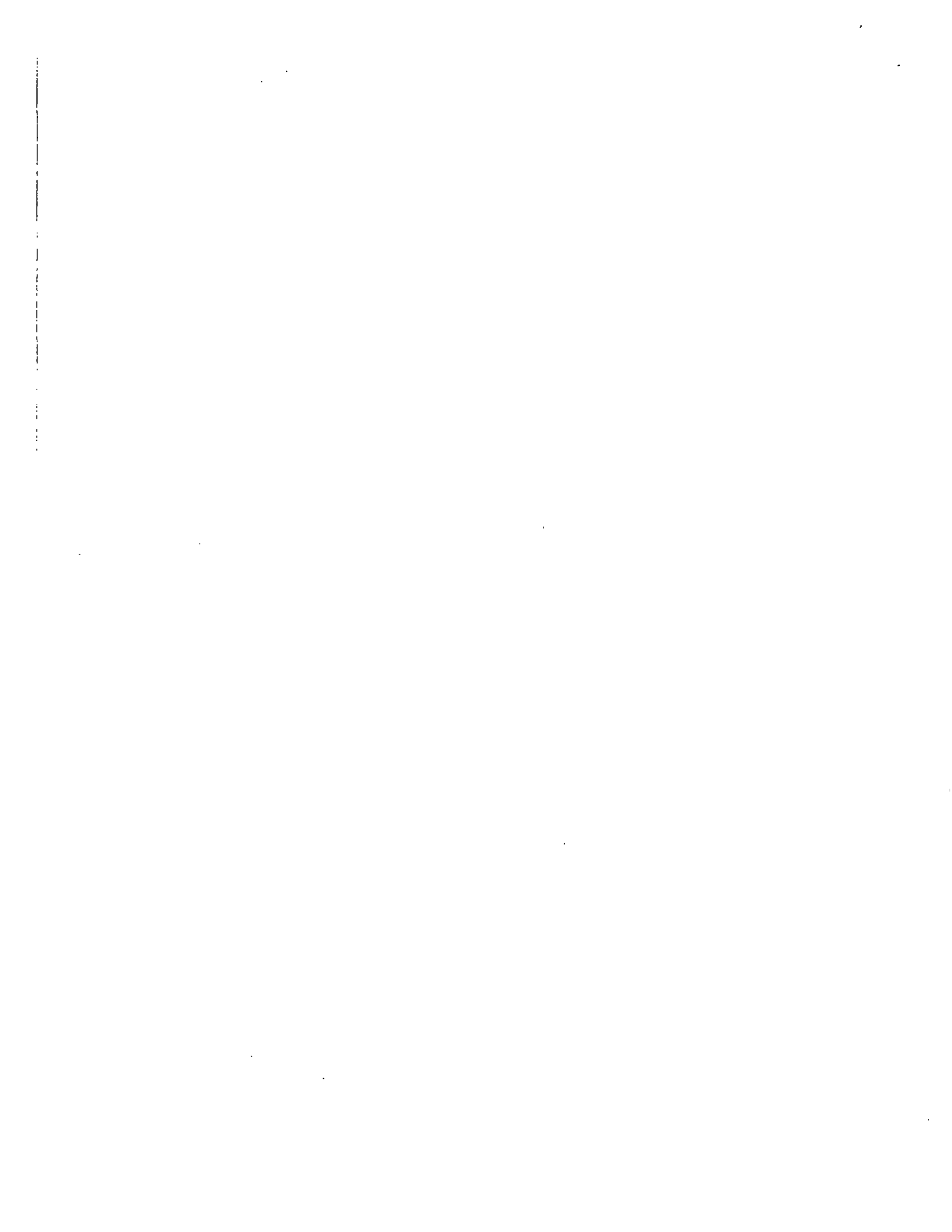
EAST ELEVATION

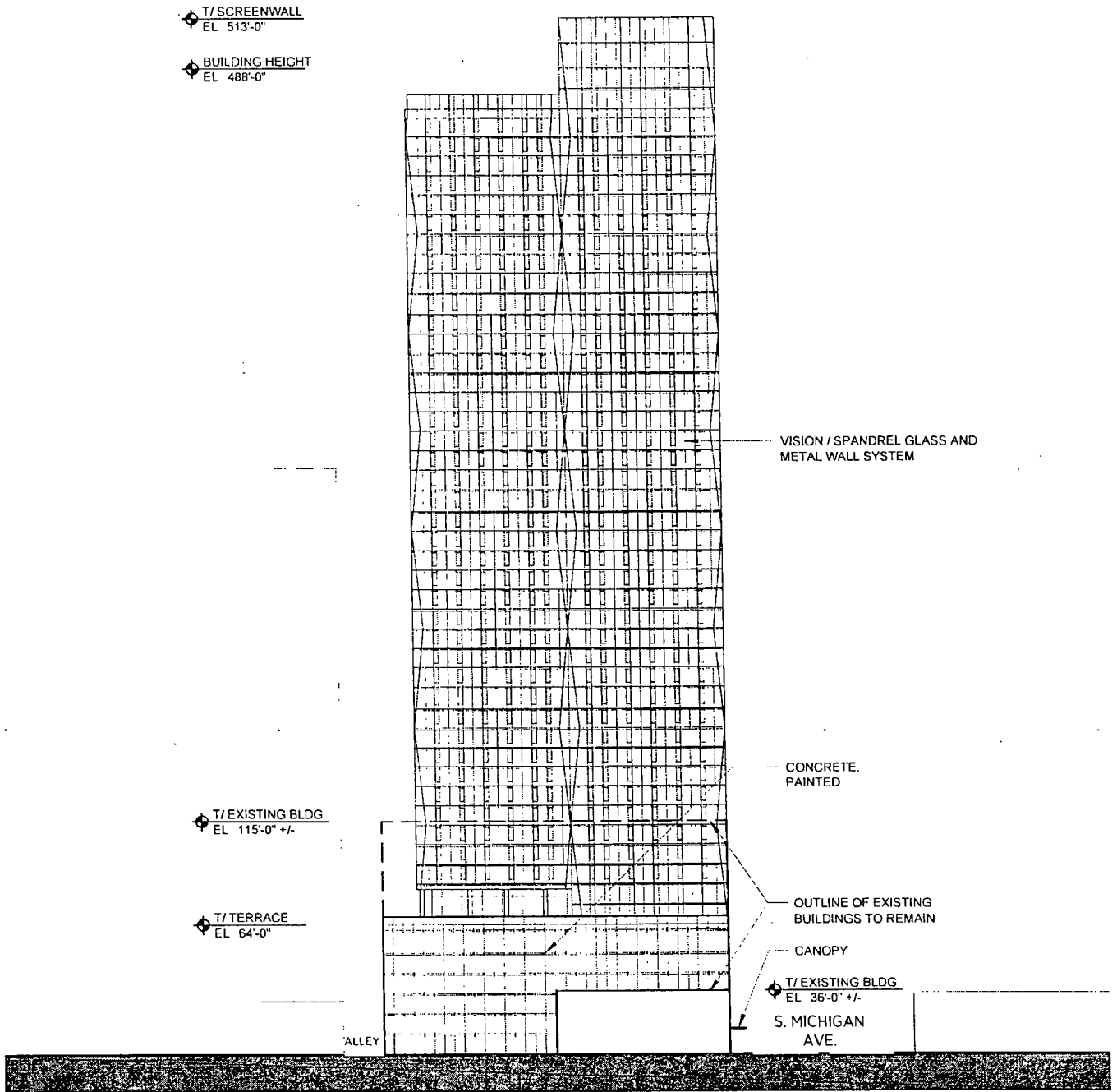
0' 37.5' 75'



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September 24, 2015
March 17, 2016





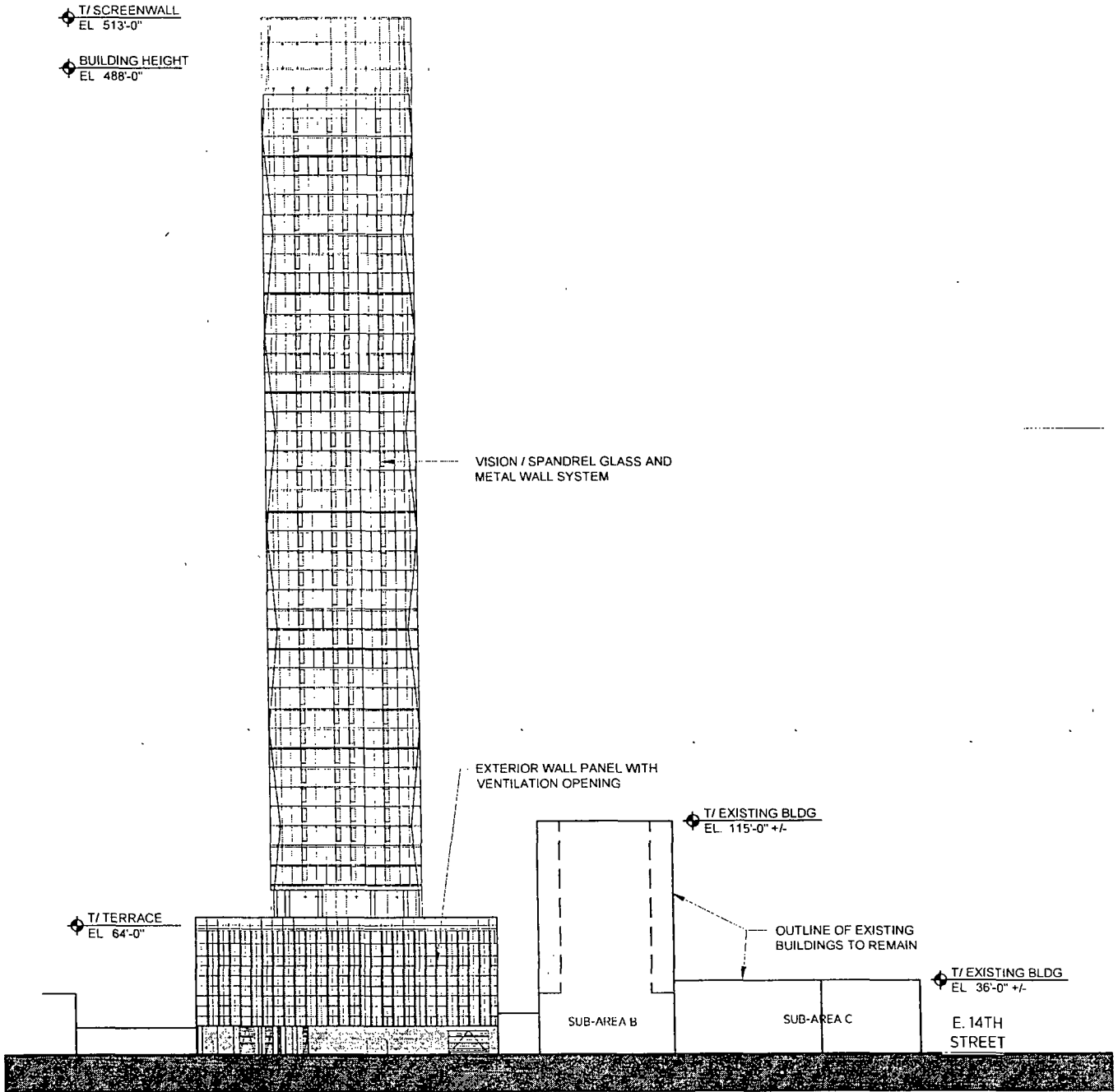
SOUTH ELEVATION

0' 37.5' 75'

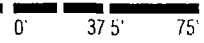


Applicant: SMAT, LLC
Address: 1320-54 S. Michigan Ave., and 64-80 E. 14th St.
Date: September 24, 2015
CPC Date: March 17, 2016



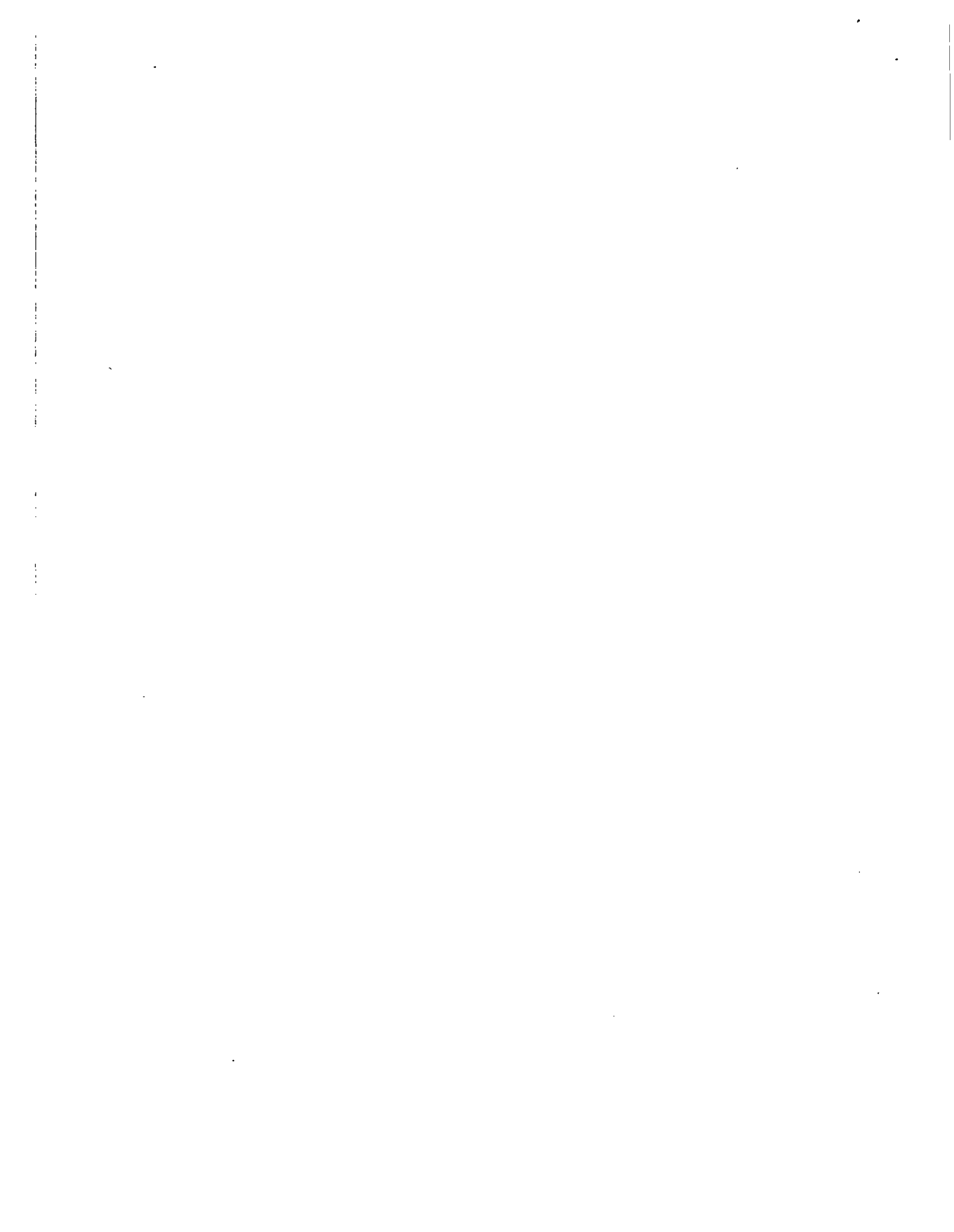


WEST ELEVATION

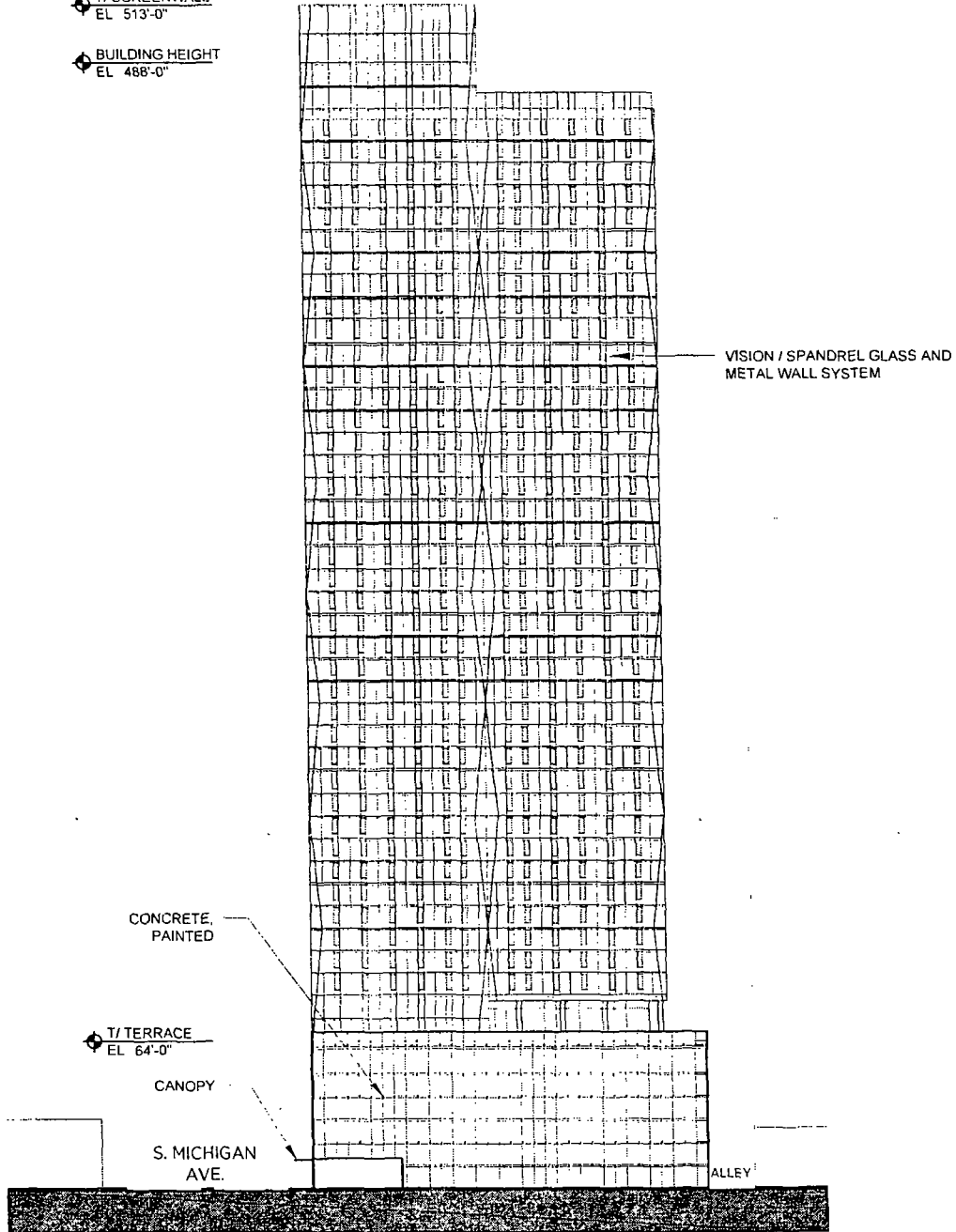


Applicant:
Address:
Date:
CPC Date:

SMAT, LLC
1320-54 S. Michigan Ave., and 64-80 E. 14th St.
September 24, 2015
March 17, 2016



T/ SCREENWALL
EL 513'-0"
BUILDING HEIGHT
EL 488'-0"



VISION / SPANDREL GLASS AND
METAL WALL SYSTEM

CONCRETE,
PAINTED

T/ TERRACE
EL 64'-0"

CANOPY

S. MICHIGAN
AVE.

ALLEY

NORTH ELEVATION

0' 37.5' 75'



Applicant: SMAT, LLC
Address: 1320-54 S. Michigan Ave., and 64-80 E. 14th St.
Date: September 24, 2015
CPC Date: March 17, 2016



CITY OF CHICAGO
 DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
 BUREAU OF PLANNING AND ZONING
 APPLICATION FOR ZONING BONUS REVIEW

WORKSHEET: FAR BONUS CALCULATION

Property Address: 1326 S. Michigan Avenue _____ Zoning District: DX-7 _____

ON-SITE BONUSES

Amenity	Amenity area (in sq.ft.)	Lot area (in sq.ft.)	Premium Factor	Base FAR	FAR Bonus calculated	FAR Bonus Cap compare with
Formula:	A	B	C	D	(A/B) • C • D	
Affordable Housing – On-Site			4	(1)		1.00 (-5) 1.75 (-7) 2.50 (-10) 3.60 (-12) 4.80 (-16)
Public Plaza and Pocket Park			1			6
Chicago Riverwalk			1			–
Winter Garden			1			3
Through-Block Connection (Indoor)			0.66			–
Through-Block Connection (Outdoor)			1			–
Sidewalk Widening			2			–
Arcade			1.25			2
Water Feature			0.3			1
Upper-Level Setbacks (-7 & -10 Districts)			0.3			1
Upper-Level Setbacks (-12 & -16 Districts)			0.4			25% of D
Lower-Level Planting Terrace			1			–
Green Roofs			0.3			2
Underground Parking (Levels -1 & -2)			0.15			30% of D
Underground Parking (Level -3 or lower)			0.2			30% of D
Underground Loading			0.15			30% of D
Parking Concealed by Occupiable Space			0.4			25% of D
Total FAR Bonus On-Site Improvements						

OFF-SITE BONUSES

Calculation of Financial Contribution

Formula: Cash contribution for 1 sq.ft. of FAR bonus = 0.8 x median cost of 1 sq. ft. of buildable floor area

Amenity	Bonused Square Feet Desired	Discount Factor	median cost of 1 sqft. of buildable floor area (in \$): See City Survey of Land Cost	Base FAR	Financial Contribution
Formula:	A	B	C	D	E=A*B*C
Off-Site Park or Riverwalk		0.8			
Street Lighting and Landscaping		0.8			
Transit Station Improvements	56,915	0.8	\$22.00	7	\$1,001,704.00
Pedway Improvements		0.8			
Adopt-A-Landmark		0.8			
Affordable Housing	111,241	0.8	\$22.00	7	\$1,957,841.60
Education		0.8			
Totals	168,156				\$2,959,545.60

Comparison to FAR Bonus Cap

Amenity	Total Bonused Square Feet Desired	Lot Area (in sq. ft.)	Base FAR	FAR Bonus calculated	FAR Bonus Cap:
Formula:	F	G	H	I = (F/G) * H	Compare with
Off-Site Park or Riverwalk					20% of H
Street Lighting and Landscaping					20% of H
Transit Station Improvements	56,915	63,566.4	7	.90	20% of H
Pedway Improvements					20% of H
Adopt-A-Landmark					20% of H
Affordable Housing	111,241	63,566.4	7	1.75	20% of H (-5) 25% of H (-7, -10) 30% of H (-12, -16)
Education					25% of H (-10) 30% of H (-12, -16)

If FAR Bonus calculated exceeds FAR Bonus Cap, the effective FAR Bonus for Off-Site Improvements is equal to the FAR Bonus Cap

Summary

Base FAR	7.00
FAR Bonus for On-Site Improvements	1.75
FAR Bonus for Off-Site Improvements	.90
Total FAR	9.65
Total Financial Contribution	\$2,959,545.60

Maximum Floor Area with Base FAR	7.00 x 63,566.4 sf = 444,965 sf
Floor Area with FAR Bonus On-Site Improvements	1.75 x 63,566.4 sf = 111,241 sf
Floor Area with FAR Bonus Off-Site Improvements (.90 FAR rounded)	.90 x 63,566.4 sf = 56,915 sf
Total Maximum Floor Area	9.65 x 63,566.4 sf = 613,121 sf

SMAT, LLC

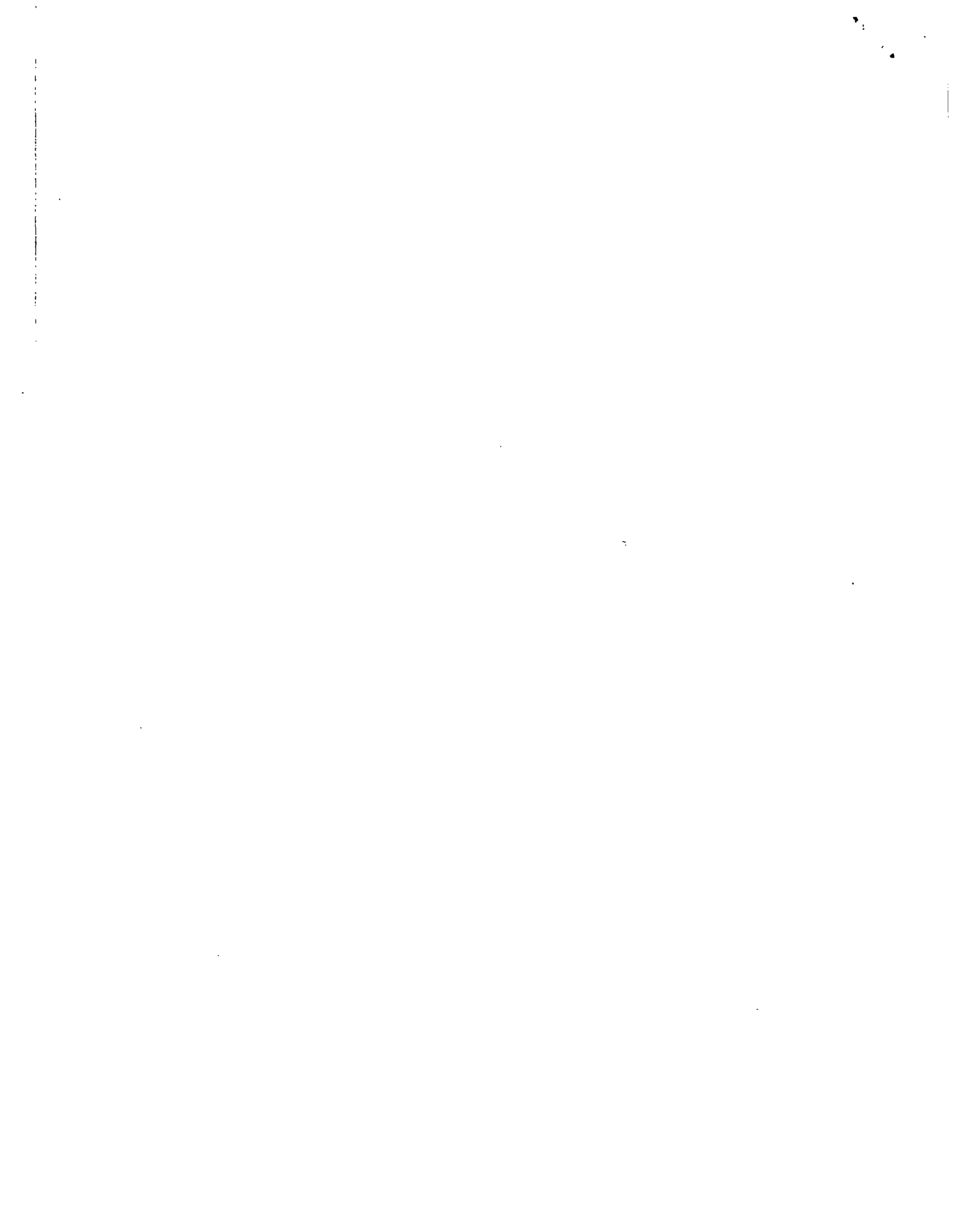
Signature of Applicant

Date

Received by (Dept. of Housing & Econ. Dev.)

Date

3/10/16






A18502
Final

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

TO: Alderman Daniel S. Solis
Chairman, City Council Committee on Zoning

FROM: 

David L. Reifman
Secretary
Chicago Plan Commission

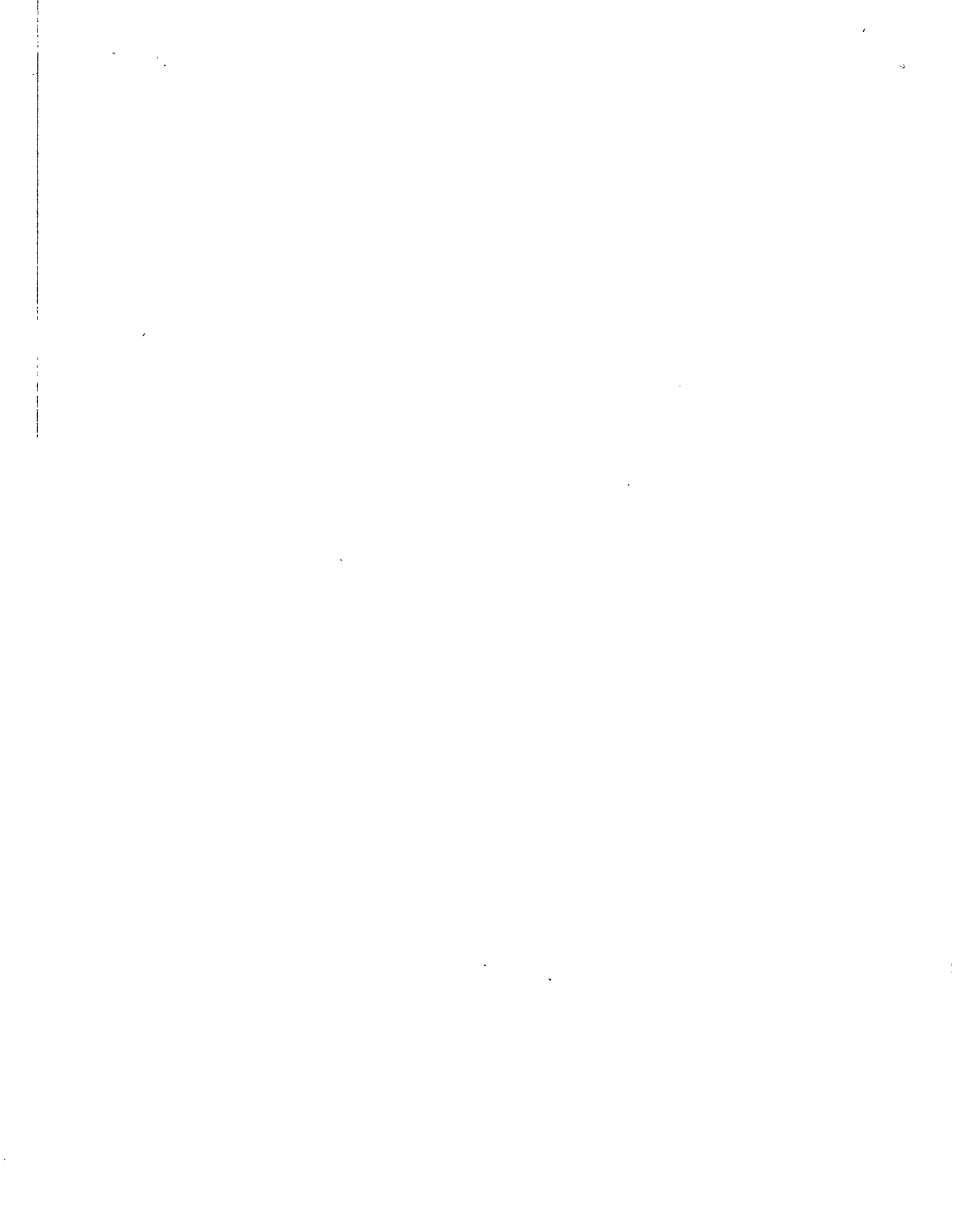
DATE: March 18, 2016

RE: Proposed Planned Development for property generally located at 1320-1354 South Michigan Avenue and 64-80 East 14th Street.

On March 17, 2016, the Chicago Plan Commission recommended approval of the proposed planned development submitted by SMAT, LLC. A copy of the proposed planned development is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning hearing.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, bureau of Planning and Zoning recommendation and a copy of the Resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-5777.

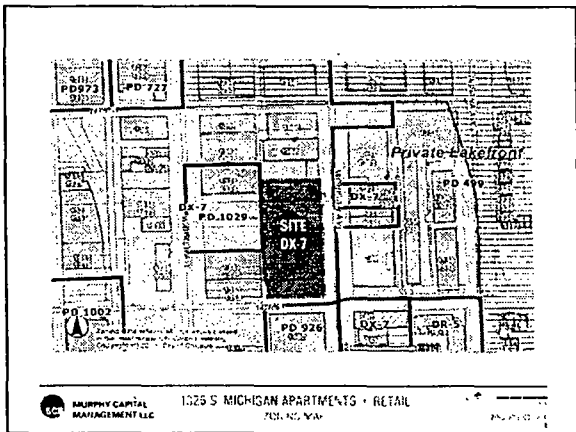
cc: Steve Valenziano
PD Master File (Original PD, copy of memo)

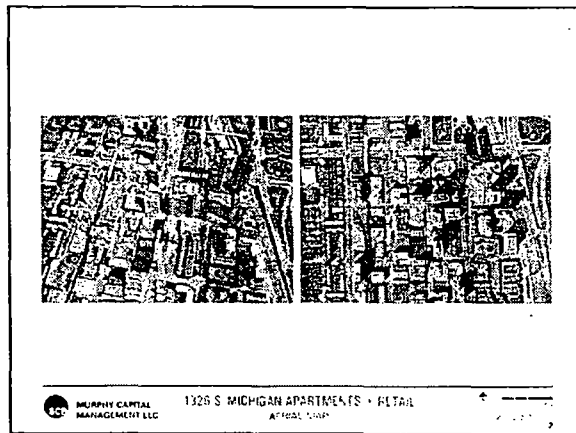


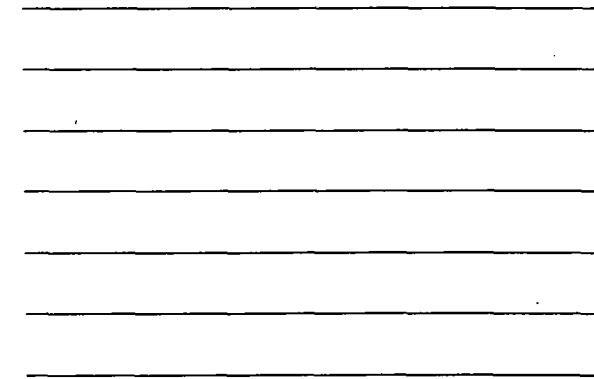
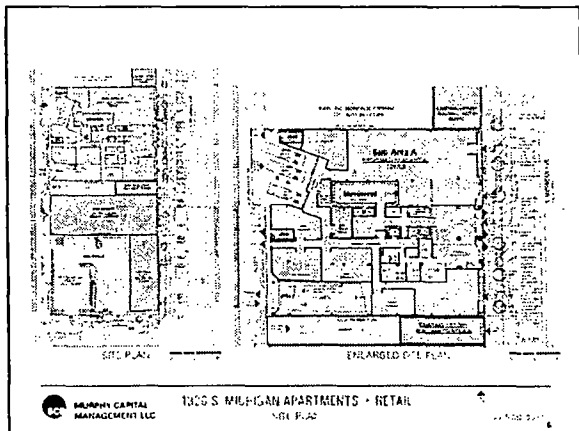
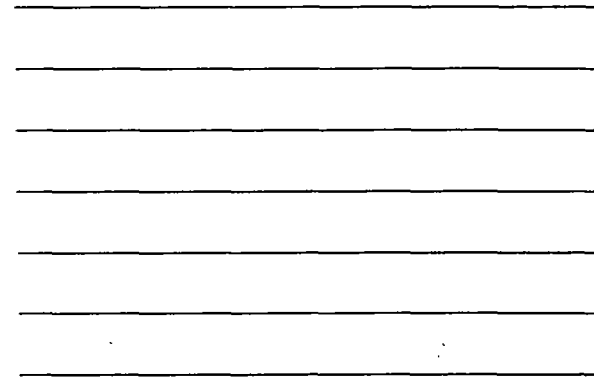
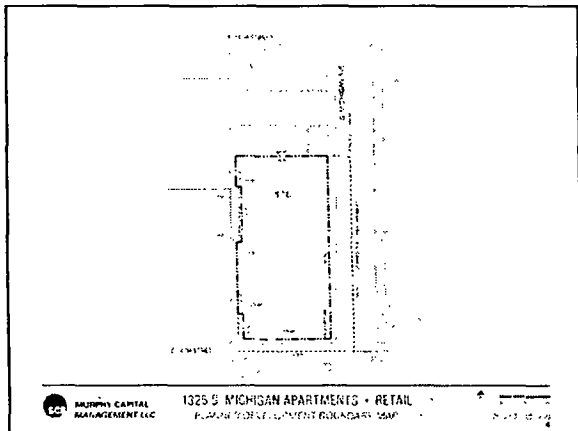
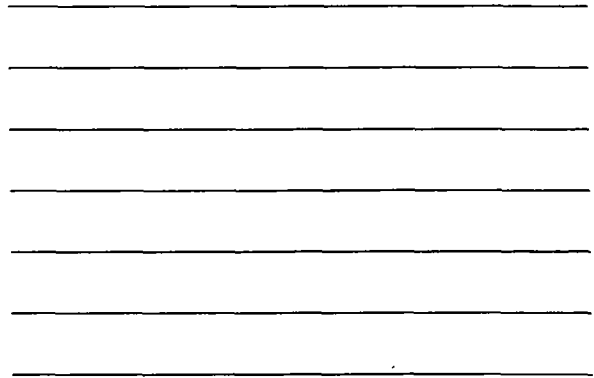
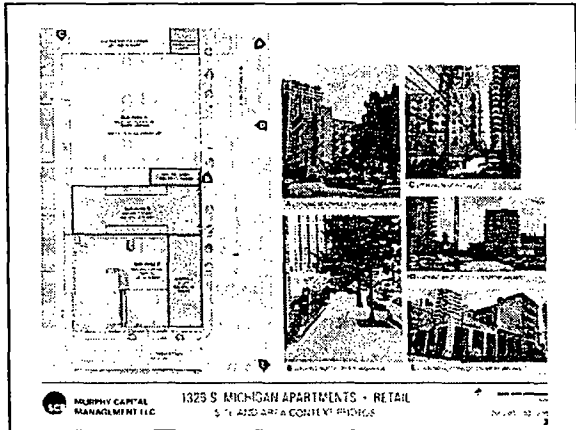
Chicago Plan Commission

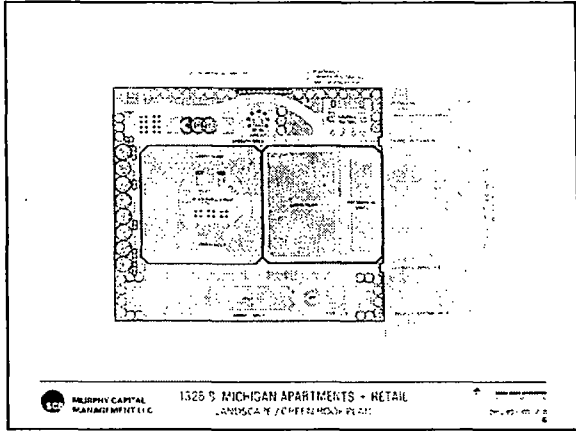


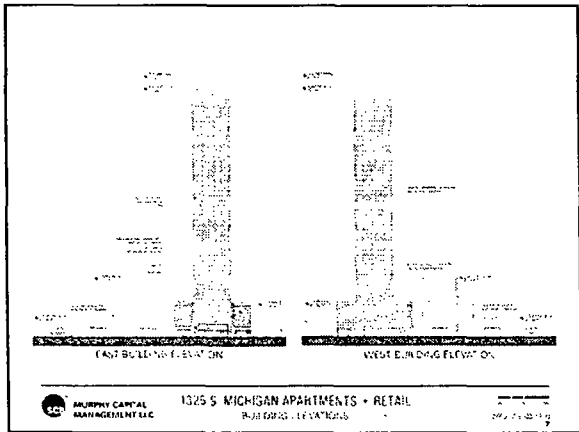
1326 S. Michigan Residential & Retail
CPC Date: March 17, 2016

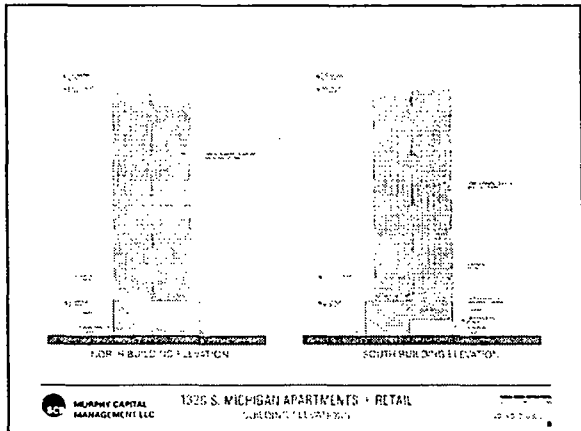


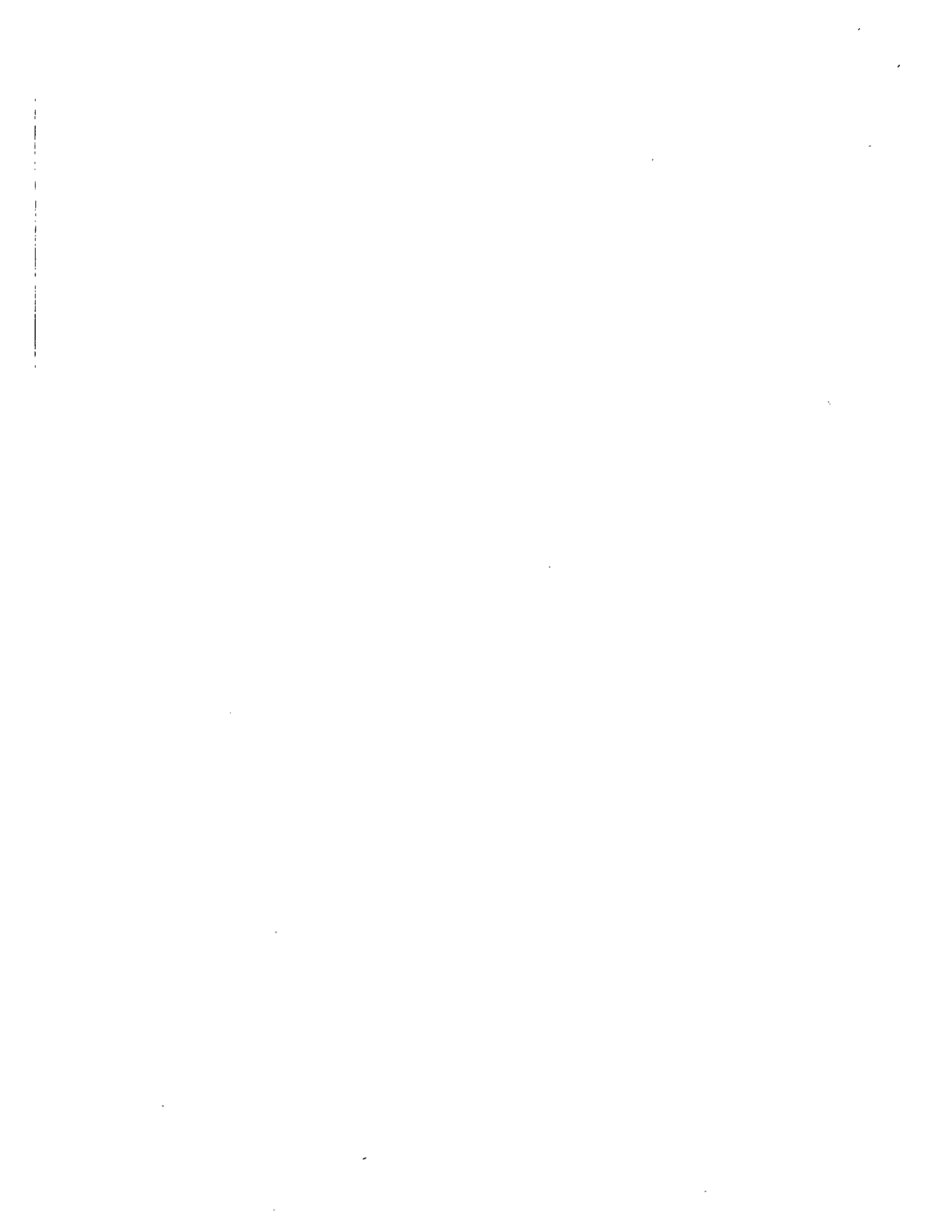


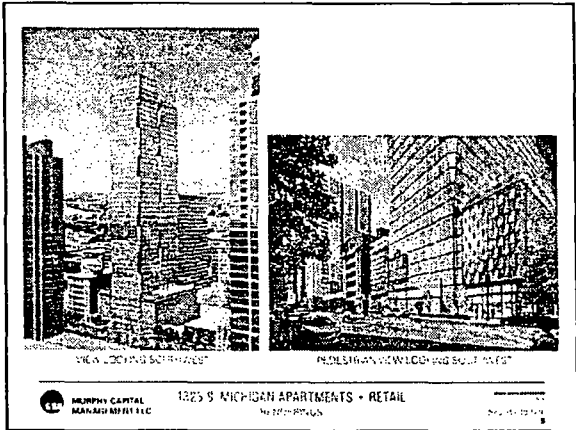


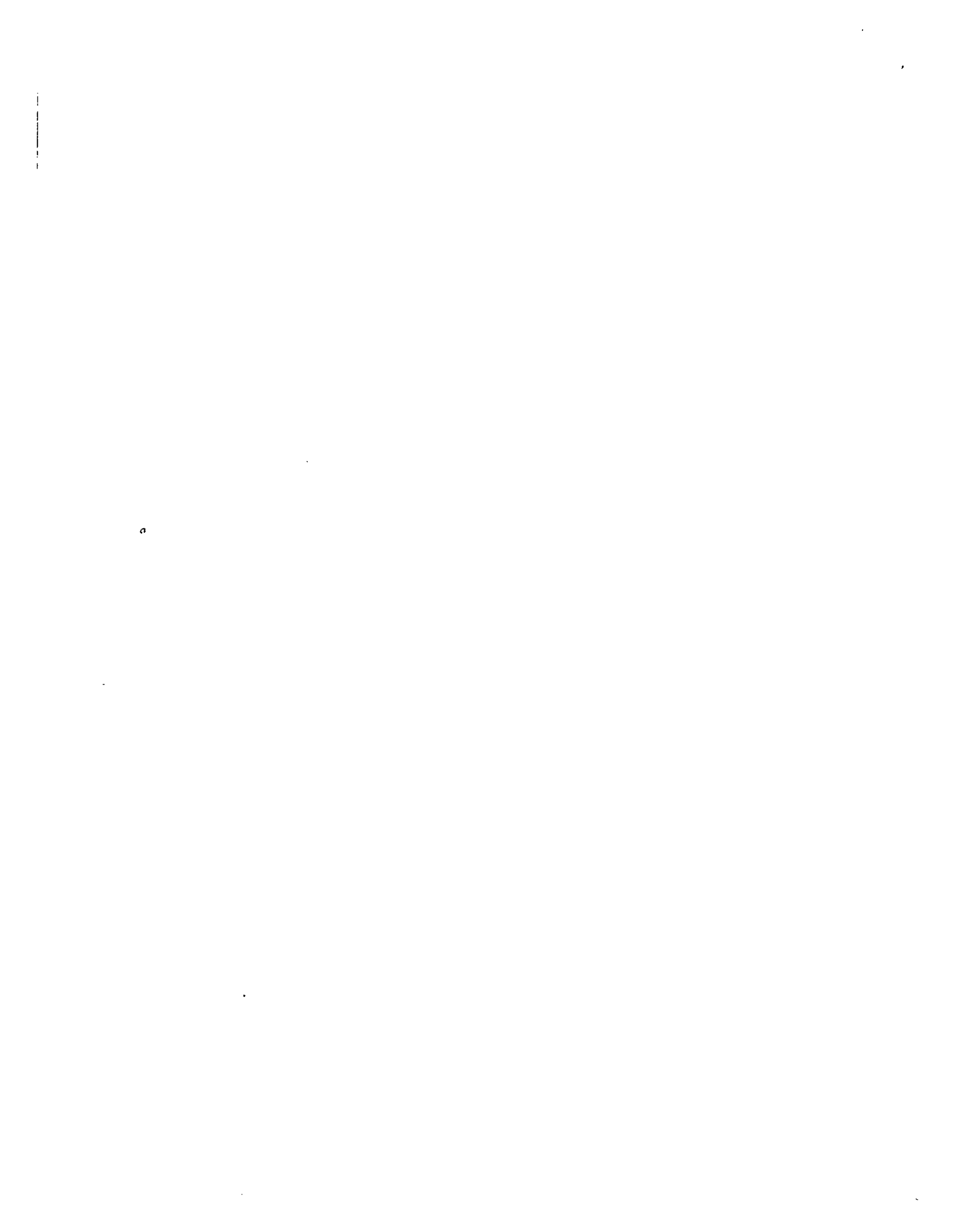












**REPORT
to the
CHICAGO PLAN COMMISSION
from the
DEPARTMENT OF PLANNING AND DEVELOPMENT
MARCH 17, 2016**

APPLICANT: SMAT, LLC

LOCATION: 1320-1354 SOUTH MICHIGAN AVENUE; 64-80 EAST 14th STREET

FOR APPROVAL: ESTABLISHMENT of a RESIDENTIAL BUSINESS PLANNED DEVELOPMENT IN A DX-7 (DOWNTOWN MIXED USE DISTRICT)

INTRO DATE: SEPTEMBER 24, 2015

PD THRESHOLDS: MANDATORY PLANNED DEVELOPMENT – PROPOSED BUILDING HEIGHT (513') ABOVE THRESHOLD (155') (SECTION 17-8-0512-B) and PROPOSED BUILDING UNIT COUNT (549) ABOVE THRESHOLD (200) (SECTION 17-8-0513-B) IN A DX-7 ZONING DISTRICT

PROJECT SUMMARY

The project consists of the creation of a Residential Business PD with three subareas on an overall 63,566 square foot site. Subarea A, located at approximately 1320 S. Michigan Avenue, will consist of the development of a 513' residential building with 500 dwelling units and 180 enclosed parking spaces on an approximately 25,856 square foot site. The project will provide a 10,000 square foot green roof and will achieve LEED certification. The dwelling units will consist of a mix of efficiencies, one, and two bedroom units. Vehicular access to the site as well as loading will be achieved via the public alley behind the site.

Subarea B, located at approximately 1338-1340 S. Michigan Avenue consists of an existing 7-story residential building with 49 dwelling units and accessory parking as well as a one-story commercial building on an approximately 15,431 square foot portion of the overall site that will remain.

Subarea C, located at approximately 1350 S. Michigan Avenue/64-80 East 14th Street consists of an existing 2-story commercial building and accessory parking that will remain on a 22,279 square foot portion of the overall site.

The site would remain zoned DX-7 prior to establishing the proposed Residential Business

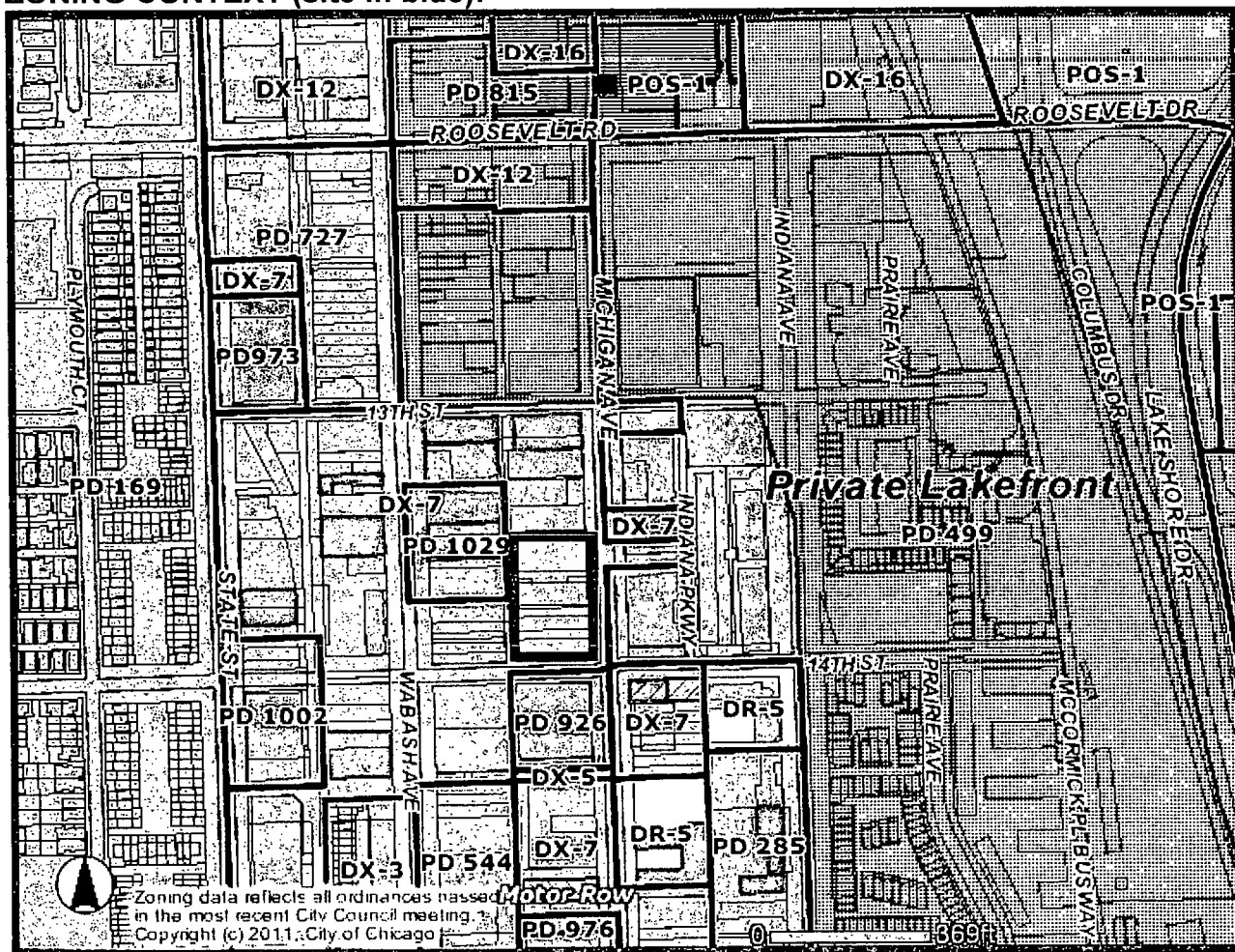


Planned Development. (See Exhibits)

BULK/USES/DENSITY

The PD would cap the FAR for the project at 9.65 which includes the base FAR of 7.0 plus 1.75 FAR from the Affordable Housing Bonus and .9 FAR from the Transit Infrastructure Improvement Bonus. The PD would allow for residential, commercial and accessory parking uses. The Minimum Lot Area (MLA) for the project would be 115. (See Attached Bulk Table)

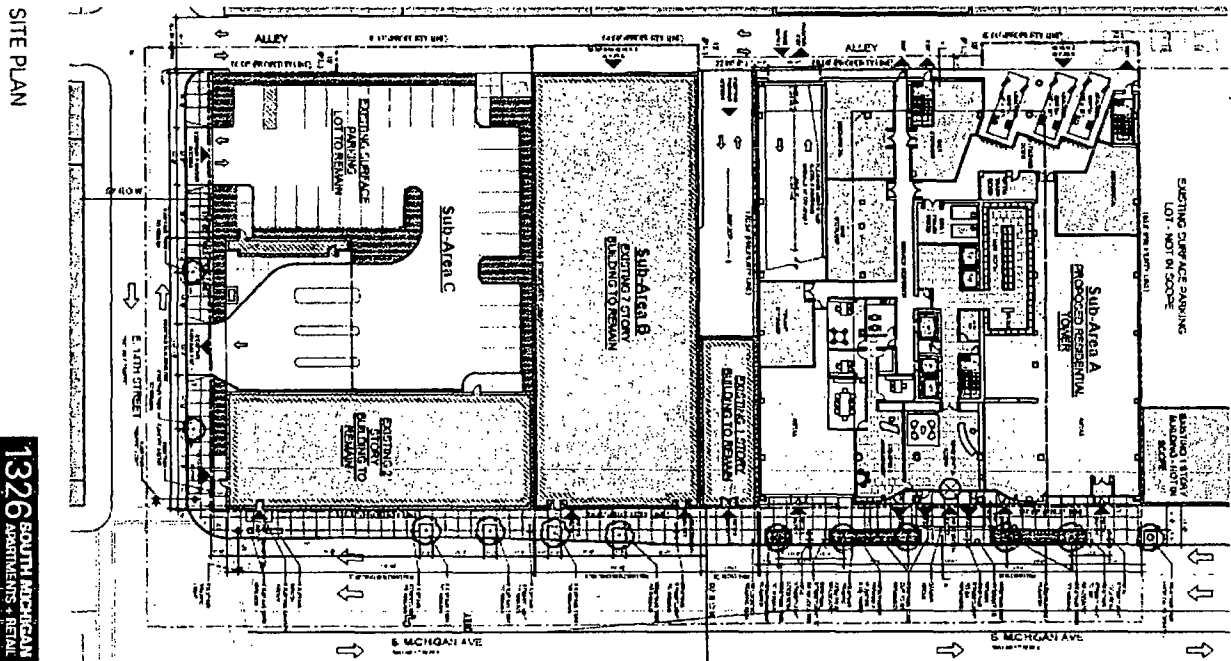
ZONING CONTEXT (site in blue):

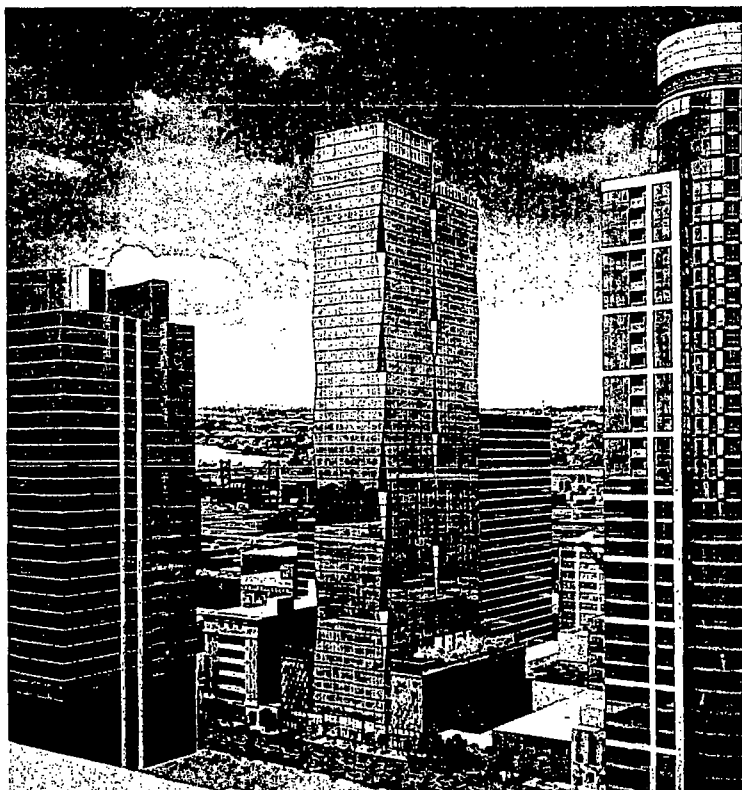


EXISTING AERIAL (site in green):



PROPOSED SITE PLAN



PROPOSED RENDERING**RECOMMENDATION**

The Department of Planning and Development has reviewed the project materials submitted by the Applicant and compared this proposal to existing development in the community. The area around this project consists of a mix of downtown zoning districts and planned developments and the project represents an opportunity to construct a compatible residential infill project along South Michigan Avenue in Chicago's Near South Side Community Area.

Based on that analysis, the Department of Planning and Development has concluded that this proposal is appropriate for this site and supports this development for the following reasons:

1. The proposed rezoning of the subject property is appropriate under Chapter 17-13 of the Zoning Ordinance. Specifically, the proposed DX-7 underlying zoning classification is existing and the proposed project is 1) consistent with plans for the area, including the Central Area Action Plan (17-13-0308-A); 2) appropriate because of growth and development trends (17-13-0308-B); 3) compatible with the character of the surrounding area in terms of uses, density and building scale (17-13-0308-C), and; 4) compatible with surrounding zoning districts (17-13-0308-D).

2. The project meets the purpose and criteria set forth in Chapter 17-8 of the Zoning Ordinance and its adoption would not have any adverse impact on the public's health, safety or welfare. Specifically, this project meets the following provisions of Chapter 17-8:
 - a. Promotes economically beneficial development patterns that are compatible with the character of existing neighborhoods (per 17-8-0103), as evidenced through the project's design and massing keeping within the context of adjacent structures;
 - b. Promotes green design by conserving non-renewable energy and scarce materials (per 17-8-0908-A) as evidenced by the proposed green roof; and,
 - c. All sides and areas of the buildings that are visible to the public are treated with materials, finishes and architectural details that are of high-quality and appropriate for use on primary street-facing façade (17-8-0907-A-4), as evidenced through the material callouts in this report and on the elevations.

3. The project has been reviewed and approved by CDOT, MOPD and the Fire Department.

Based on the foregoing, it is the recommendation of the Department of Planning and Development that this application for a Residential Business Planned Development be approved and that the recommendation to the City Council Committee on Zoning, Landmarks and Building Standards be "Passage Recommended".

Bureau of Zoning and Land Use, Department of Planning and Development



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

**RESIDENTIAL BUSINESS PLANNED DEVELOPMENT
1320-1354 SOUTH MICHIGAN AVENUE; 64-80 EAST 14TH STREET**

RESOLUTION

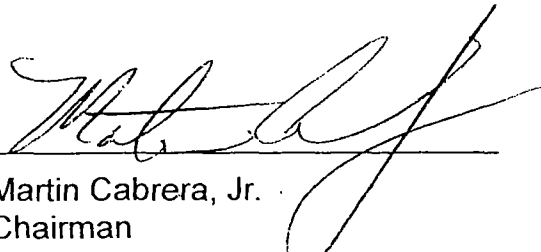
- WHEREAS,** the Applicant, SMAT, LLC, has submitted an application seeking approval for a Residential Business Planned Development on a 63,566 square foot property currently zoned DX-7 (Downtown Service District); and,
- WHEREAS,** the Applicant intends to construct a 513' residential building with approximately 500 dwelling units and 180 parking spaces on a 25,856 square foot portion of the subject site referred to as Subarea A, located at approximately 1320 S. Michigan Avenue; and,
- WHEREAS,** an existing 7-story residential building with 49 dwelling units and accessory parking as well as a one-story commercial building will remain on site, referred to as Subarea B, located at approximately 1338-1340 S. Michigan Avenue; and,
- WHEREAS,** an existing 2-story commercial building and accessory parking will remain on a 22,279 square foot portion of the site, referred to as Subarea C, located at approximately 1350 S. Michigan Avenue/64-80 East 14th Street; and,
- WHEREAS,** the Applicant's request to rezone the property was introduced to the City Council on September 24, 2015; and,
- WHEREAS,** proper legal notice of the hearing before the Plan Commission was published in the Chicago Sun-Times on March 2, 2016. The Applicant was separately notified of this hearing and the proposed zoning application was considered at a public hearing by this Plan Commission on March 17, 2016; and,
- WHEREAS,** the Plan Commission has reviewed the application with respect to the provisions of the Zoning Ordinance and finds that the proposal will be consistent with said provisions; and
- WHEREAS,** the Department of Planning and Development recommended approval of the

application, with the recommendation and explanation contained in the written report dated March 17, 2016, a copy of which is attached hereto and made a part hereof; and,

WHEREAS, the Plan Commission has fully reviewed the application and all informational submissions associated with the proposed amendment, the report and recommendation of the Commissioner of the Department of Planning and Development and all other testimony presented at the public hearing held on March 17, 2016, giving consideration to the Zoning Ordinance;

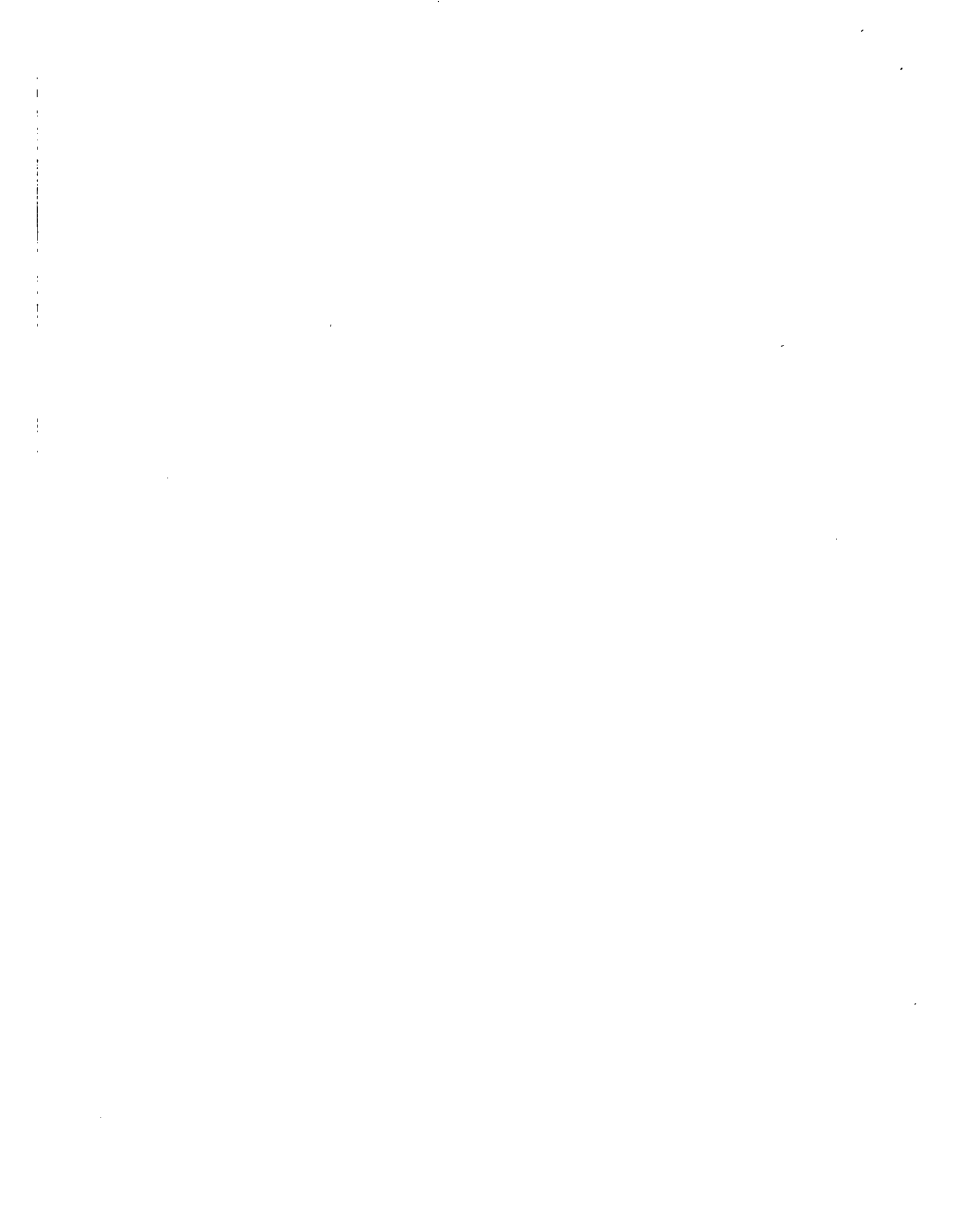
NOW, THEREFORE, BE IT RESOLVED BY THE CHICAGO PLAN COMMISSION:

1. THAT the above-stated recitals to this resolution together with the report of the Commissioner of the Department of Planning and Development be adopted as the findings of fact of the Plan Commission regarding this zoning map amendment application.
2. THAT this Plan Commission recommends approval to the City Council Committee on Zoning, Landmarks and Building Standards of the final zoning application dated March 17, 2016.



Martin Cabrera, Jr.
Chairman
Chicago Plan Commission

RBPD No. _____
Approved: March 17, 2016



#18502

INTRODUCTION

SEPT. 24, 2015

RECEIVED

SEP 24 2015

CITY OF CHICAGO

Initial: Paul J. W.

APPLICATION FOR AN AMENDMENT TO THE CHICAGO ZONING ORDINANCE

RECEIVED

MAR 17 2016

Initial: Ford. W.

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

1320-1354 S. Michigan Ave., and 64-80 E. 14th St.

2. Ward Number that property is located in: 3rd Ward

3. APPLICANT SMAT, LLC

ADDRESS 181 W. Madison, Suite 4700

CITY Chicago

STATE IL

ZIP CODE 60602

PHONE 312-558-3882

EMAIL jmurphy@mbres.com

CONTACT PERSON John Murphy

4. Is the applicant the owner of the property? YES _____ NO X

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

OWNER Please see Exhibit A for Owners of Sub-Areas A, B and C

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 John J. George/Chris A. Leach, Schuyler, Roche & Crisham, P.C.

ADDRESS 180 N. Stetson Ave., Suite 3700

CITY Chicago

STATE IL

ZIP CODE 60601

PHONE (312) 565-8439

FAX (312) 565-8300

EMAIL jgeorge@srcattorneys.com

cleach@srcattorneys.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.

John Murphv

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

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

No

9. Present Zoning District DX-7 Proposed Zoning District RBPD

10. Lot size in square feet (or dimensions) 61,341.66 sq. ft.

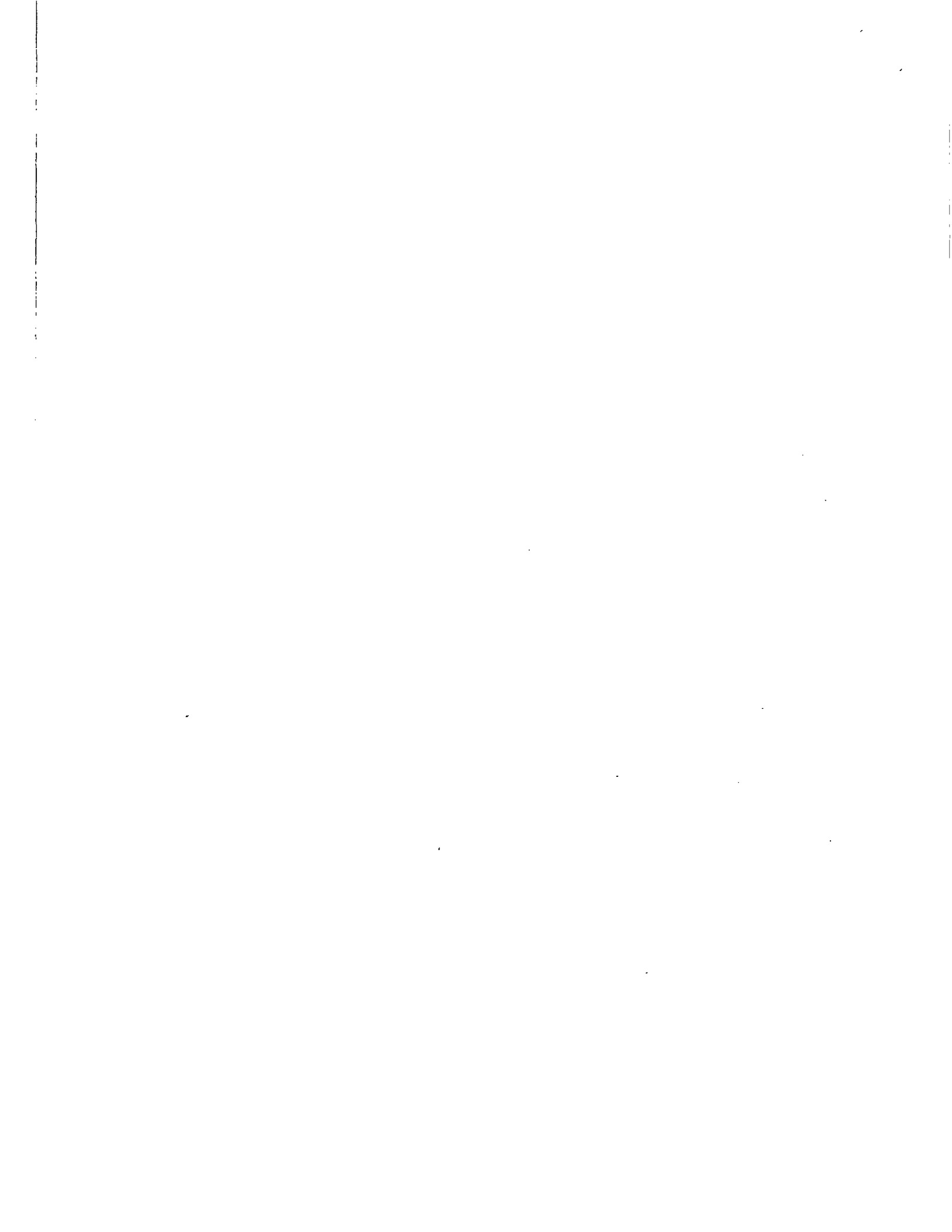
11. Current Use of the property Surface parking lot, and existing residential, commercial and bank buildings.

12. Reason for rezoning the property The proposed development requires approval pursuant to the planned development process.

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)
Please see Pfanned Development Statements and Exhibits for specific information.

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 X NO _____



m

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:

1330 S MICHIGAN LLC

Check ONE of the following three boxes:

Indicate whether the Disclosing Party submitting this EDS is:

1. the Owner
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: 3831 RUBY STREET SUITE 100

SCHILLER PARK, IL 60176

C. Telephone: 312-376-0720 Fax: _____ Email: STANSOBIE@GMAIL.COM

D. Name of contact person: STAN SOBIESKI

E. Federal Employer Identification No. (if you have one): 32-0087674

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):

PD application for 1320-59 S Michigan Ave., and 64-80 E 14th St.

G. Which City agency or department is requesting this EDS? Dept. 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 # N/A and Contract # N/A



SECTION II -- DISCLOSURE OF OWNERSHIP INTERESTS

A. NATURE OF THE DISCLOSING PARTY

1. Indicate the nature of the Disclosing Party:

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

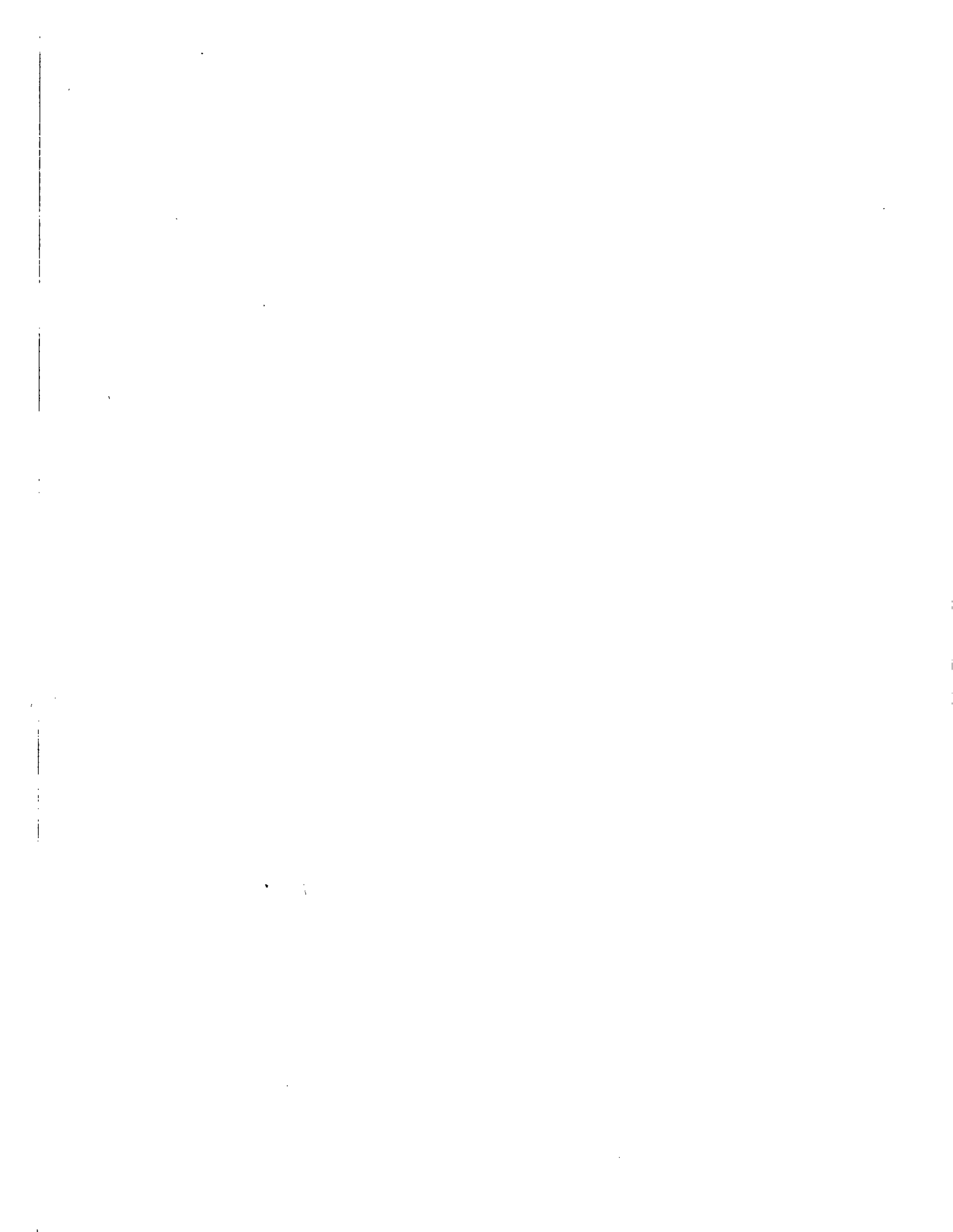
1. List below the full names and titles of all executive officers and all directors of the entity. NOTE: For not-for-profit corporations, also list below all members, if any, which are legal entities. If there are no such members, write "no members." For trusts, estates or other similar entities, list 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
STANISLAW SOBIESKI	MANAGER
TERESA SOBIESKI	MANAGER

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



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

Name	Business Address	Percentage Interest in the Disclosing Party
STANISLAW SOBIESKI	3831 RUBY ST #100 SCHILLER PARK IL 60176	
TERESA SOBIESKI	3831 RUBY ST #100 SCHILLER PARK IL 60176	

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

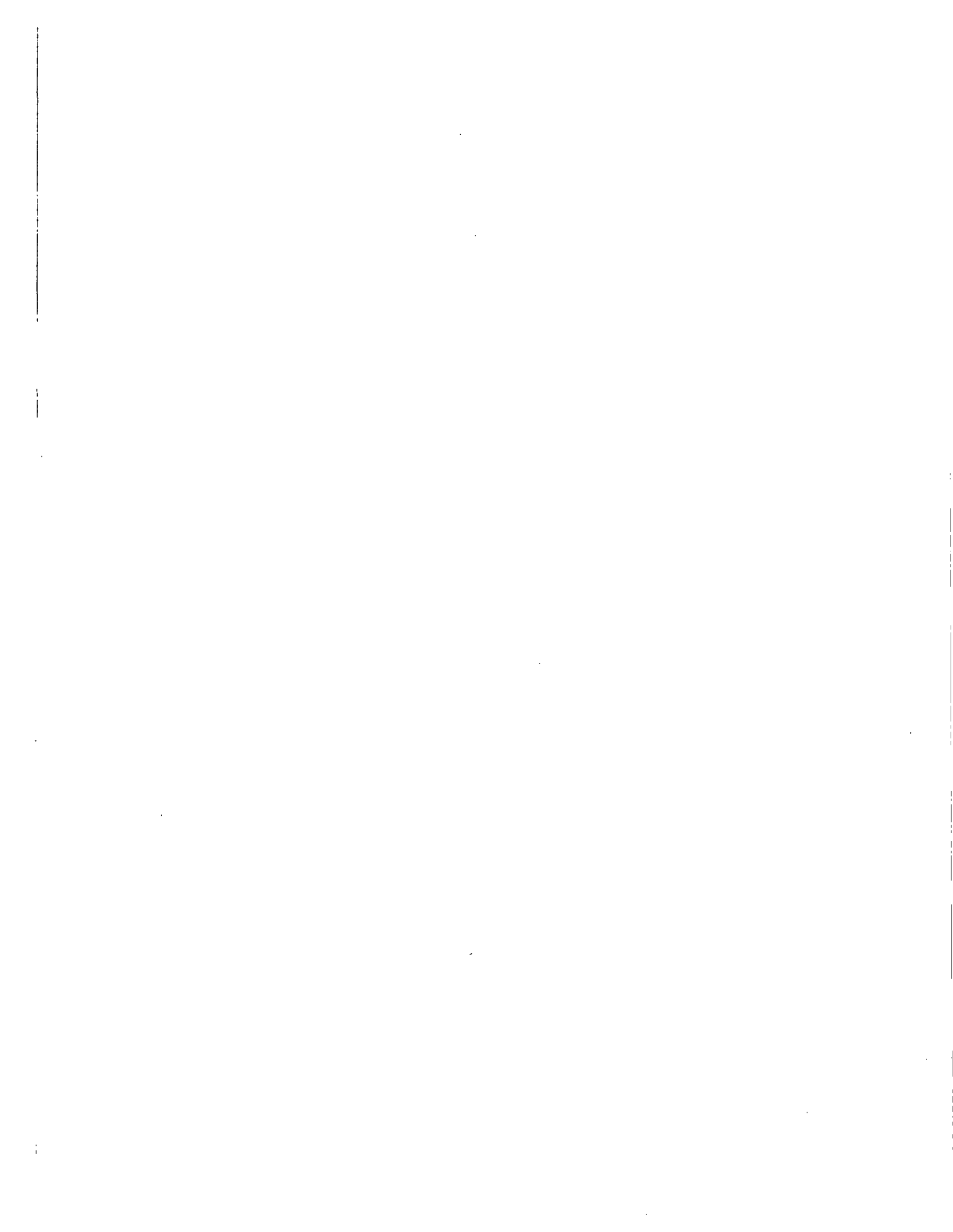
If yes, please identify below the name(s) of such City elected official(s) and describe such relationship(s):

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.
--	------------------	--	---

(Add sheets if necessary)

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

SECTION V -- CERTIFICATIONS

A. COURT-ORDERED CHILD SUPPORT COMPLIANCE

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

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

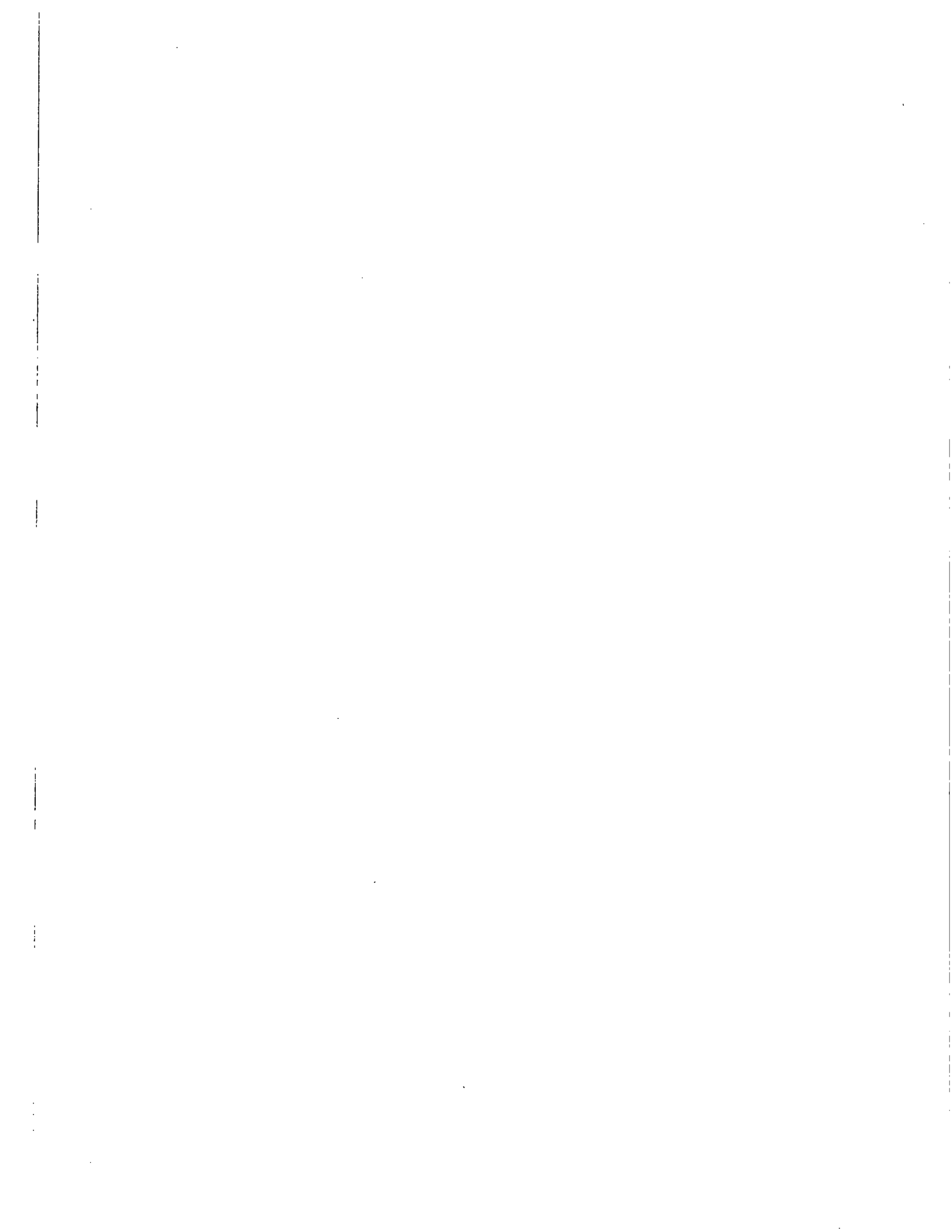
Yes No No person directly or indirectly owns 10% or more of the Disclosing Party.

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

Yes No

B. FURTHER CERTIFICATIONS

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

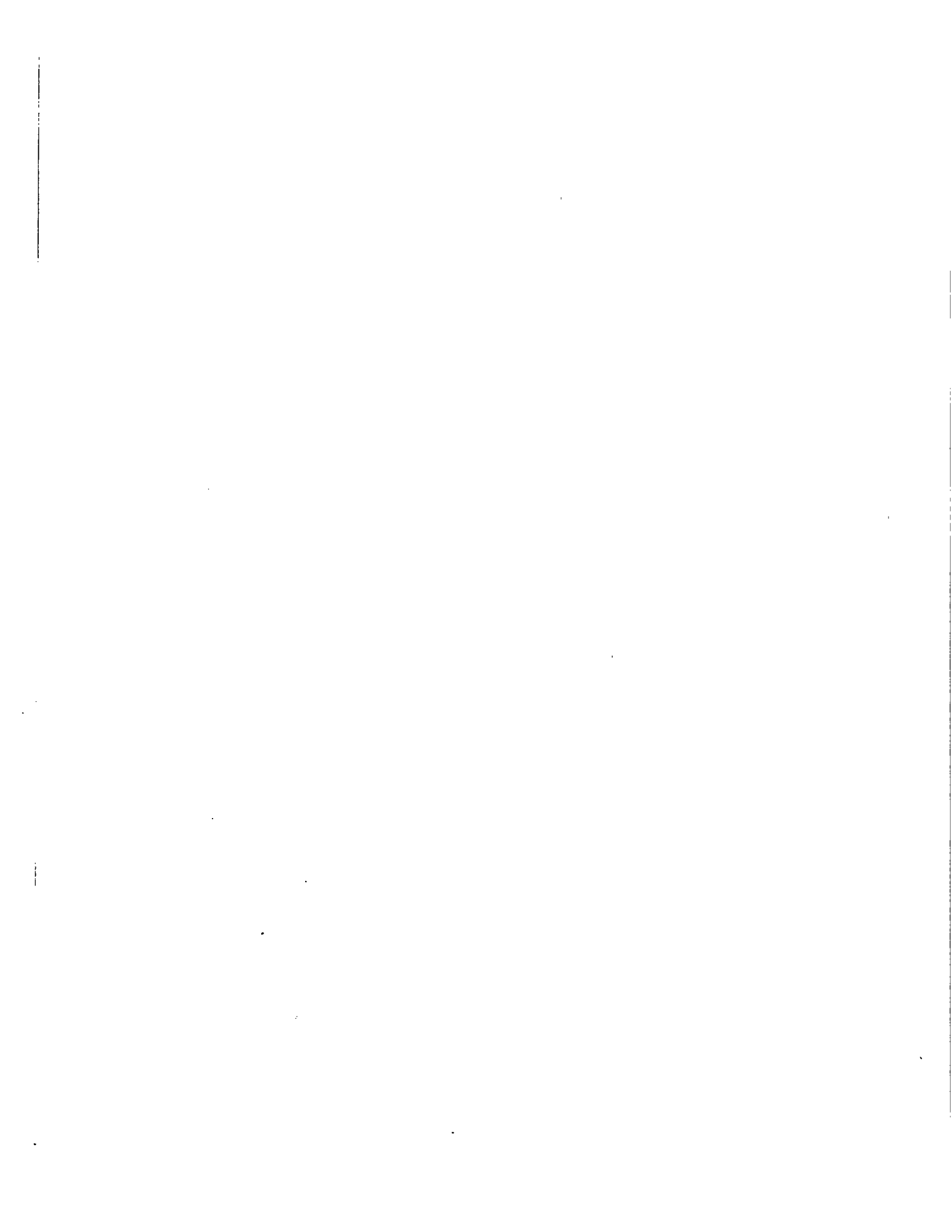


2. The Disclosing Party and, if the Disclosing Party is a legal entity, all of those persons or entities identified in Section II.B.1. of this EDS:

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

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

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



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

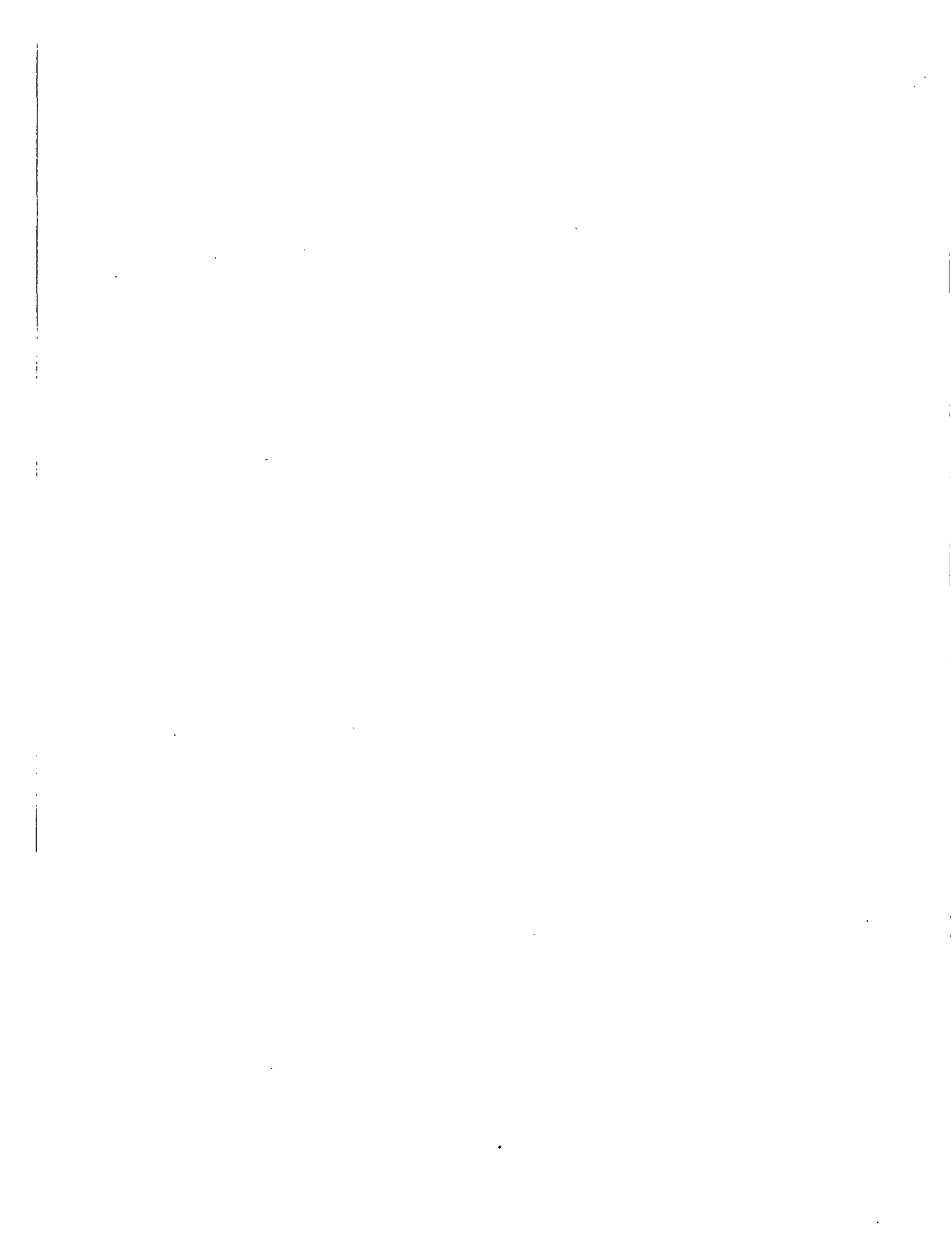
- a. bribed or attempted to bribe, or been convicted or adjudged guilty of bribery or attempting to bribe, a public officer or employee of the City, the State of Illinois, or any agency of the federal government or of any state or local government in the United States of America, in that officer's or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

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

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

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

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



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

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

N/A

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

N/A

C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

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

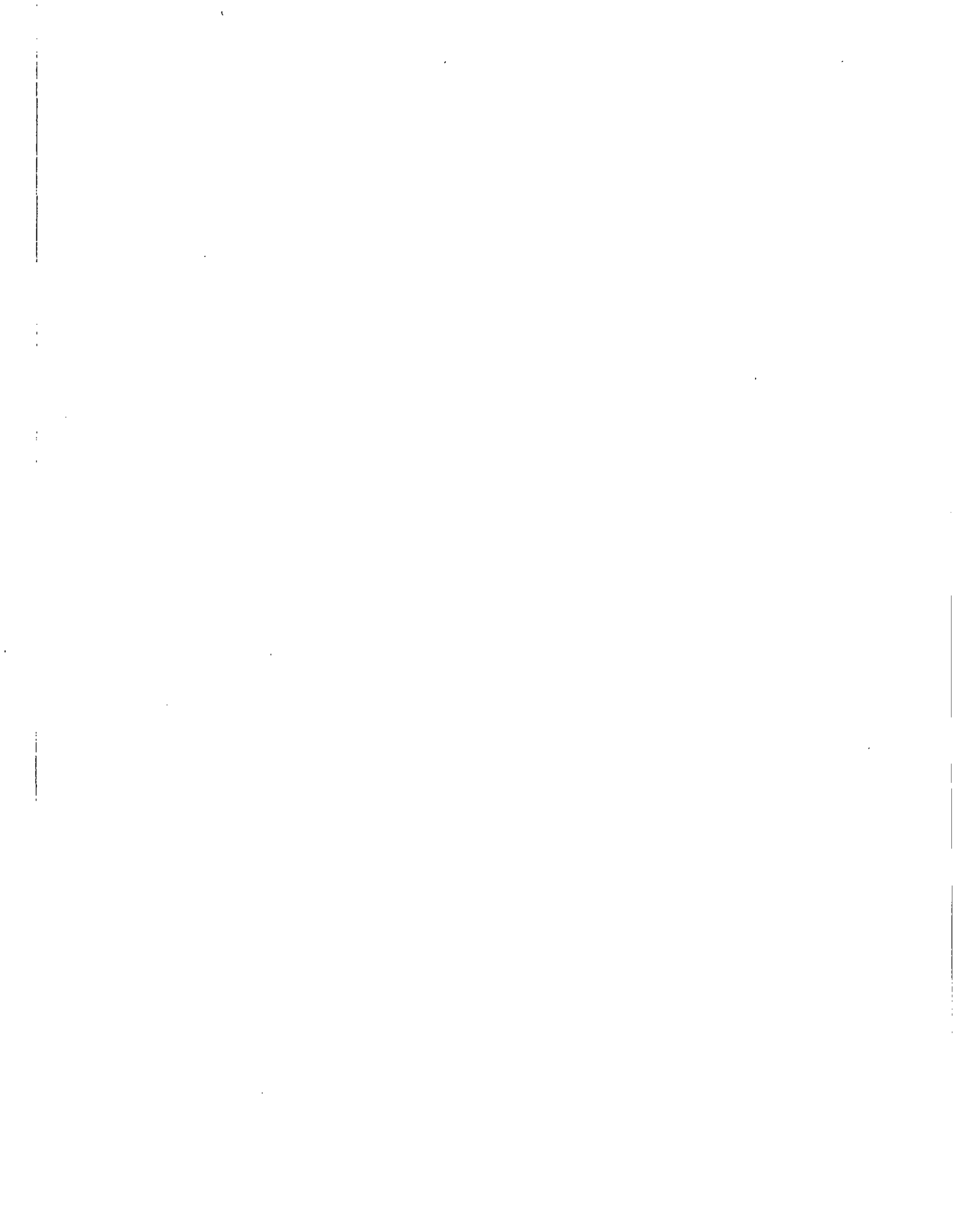
is is not

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

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

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

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



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

D. CERTIFICATION REGARDING INTEREST IN CITY BUSINESS

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

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

Yes No

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

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

Does the Matter involve a City Property Sale?

Yes No

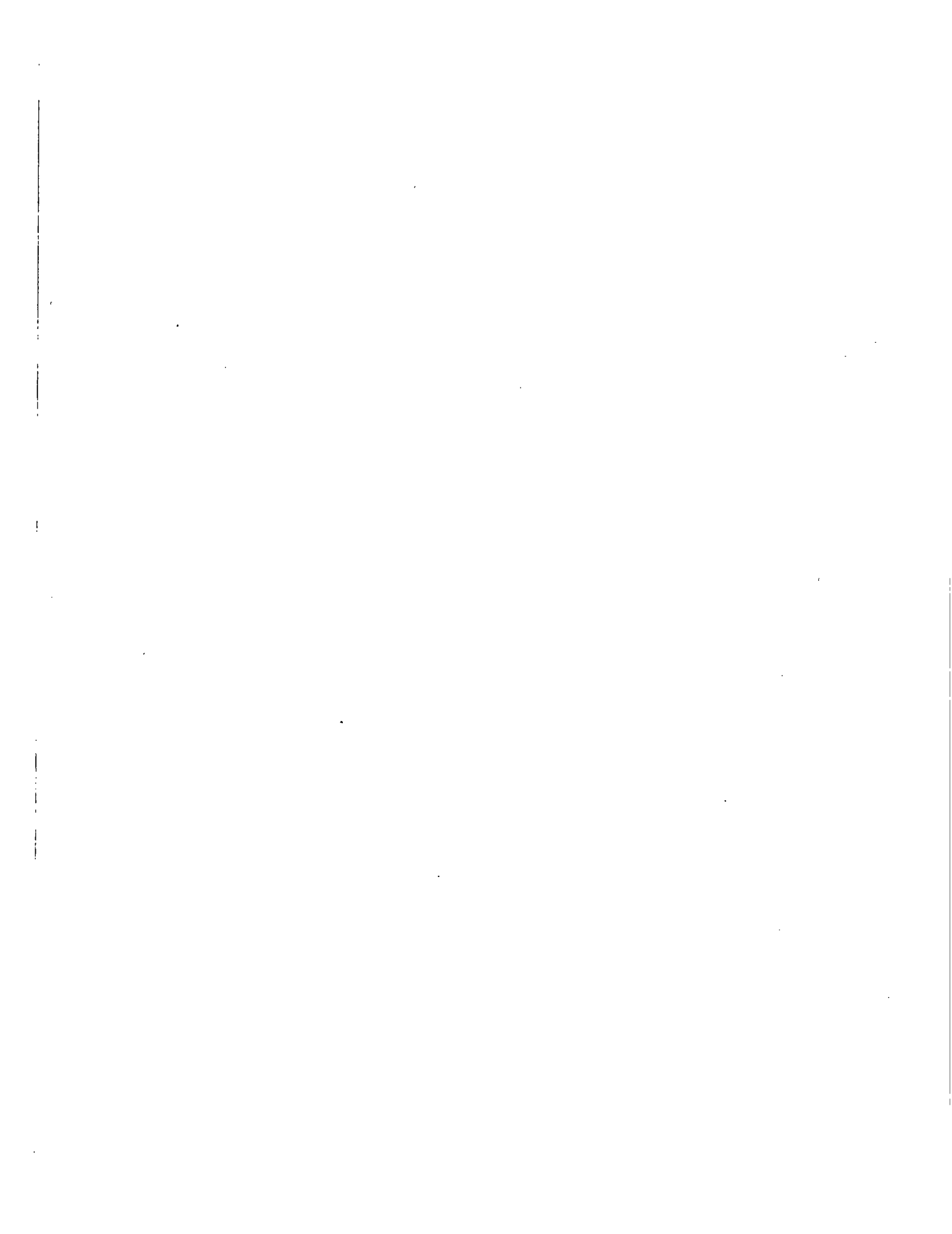
3. If you checked "Yes" to Item D.1., provide the names and business addresses of the City officials or employees having such interest and identify the nature of such interest:

Name	Business Address	Nature of Interest

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

E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

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



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

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

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

SECTION VI -- CERTIFICATIONS FOR FEDERALLY FUNDED MATTERS

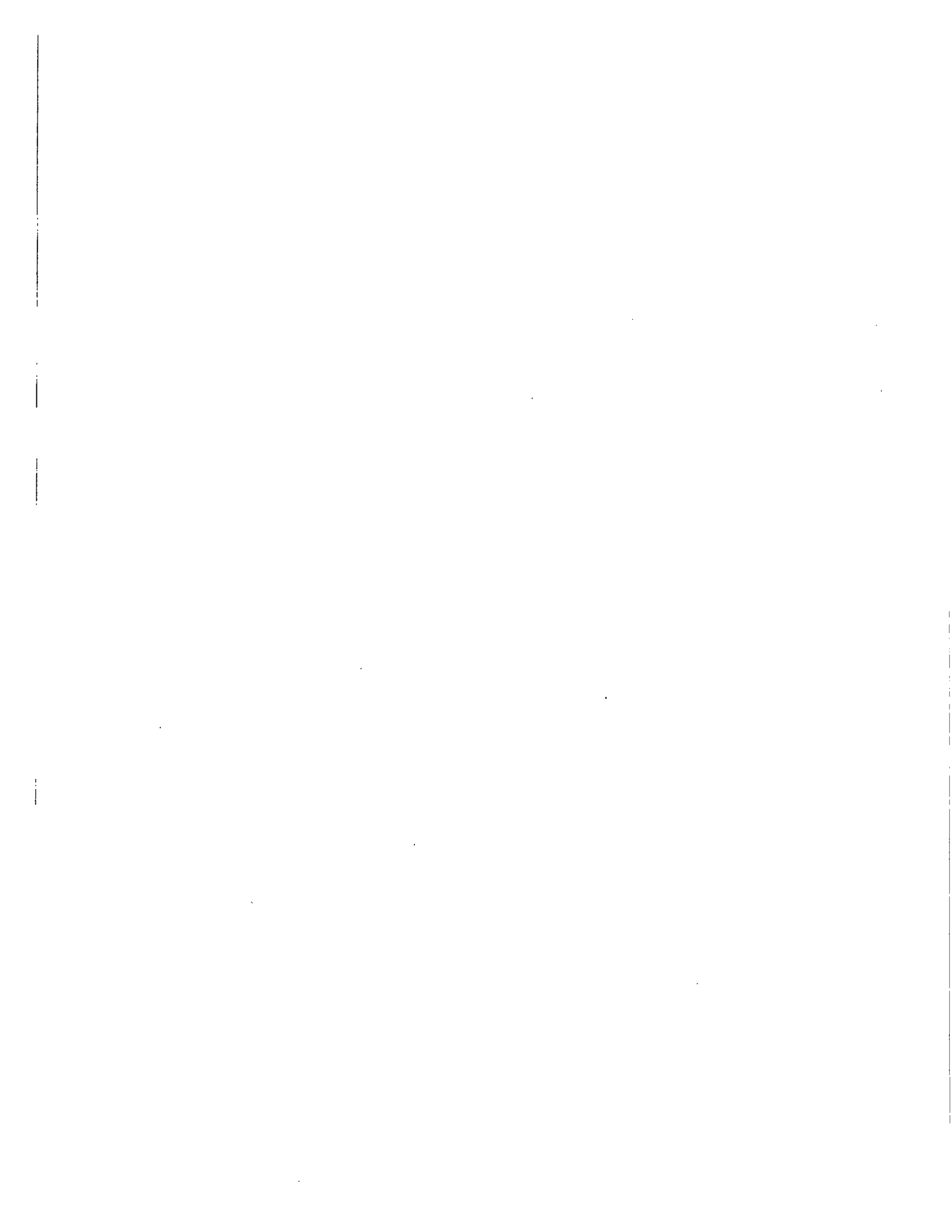
NOTE: If the Matter is federally funded, complete this Section VI. If the Matter is not federally funded, proceed to Section VII. For purposes of this Section VI, tax credits allocated by the City and proceeds of debt obligations of the City are not federal funding.

A. CERTIFICATION REGARDING LOBBYING

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

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

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



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

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

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

B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY

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

Is the Disclosing Party the Applicant?

Yes

No

If "Yes," answer the three questions below:

1. Have you developed and do you have on file affirmative action programs pursuant to applicable federal regulations? (Sec. 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

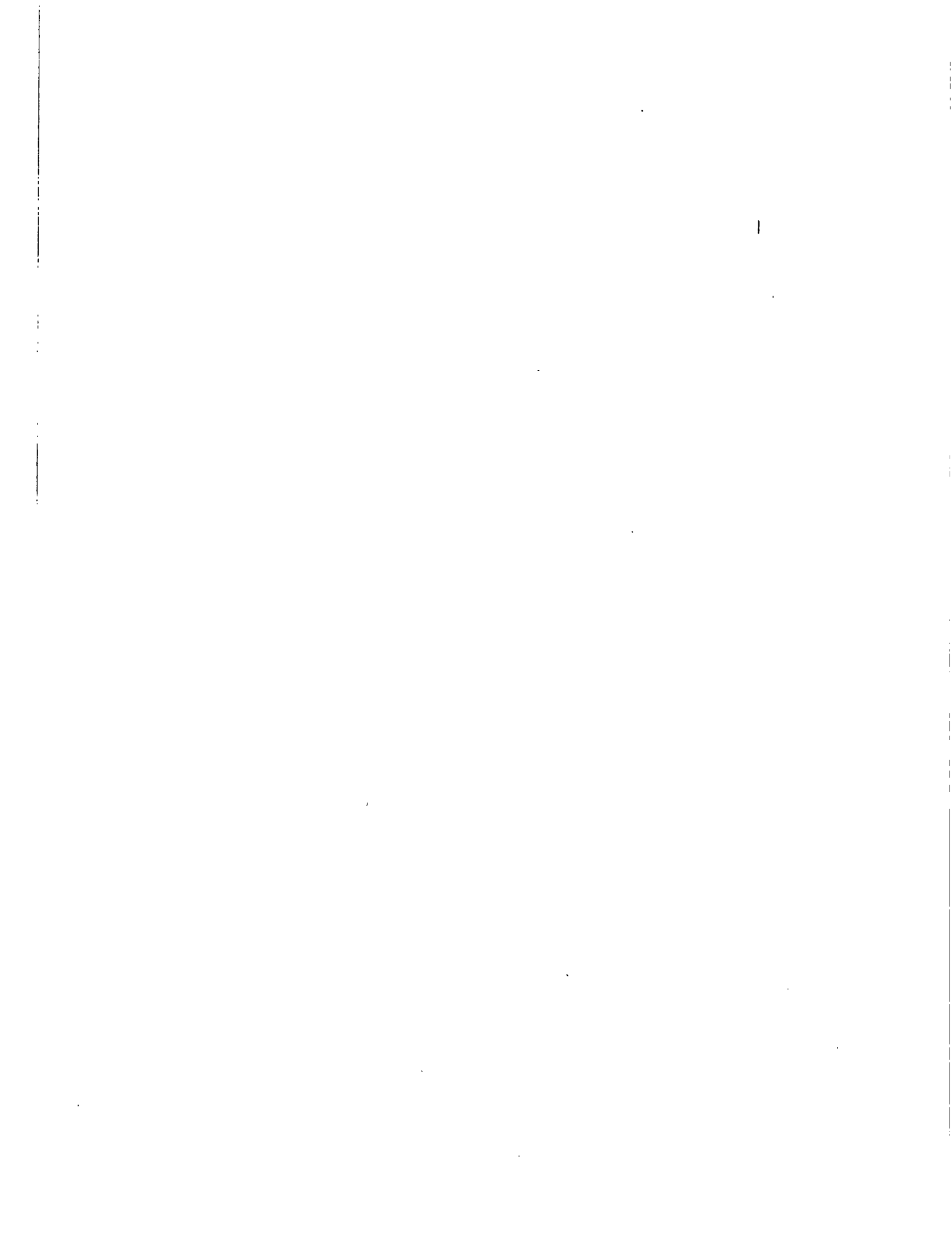
No

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.

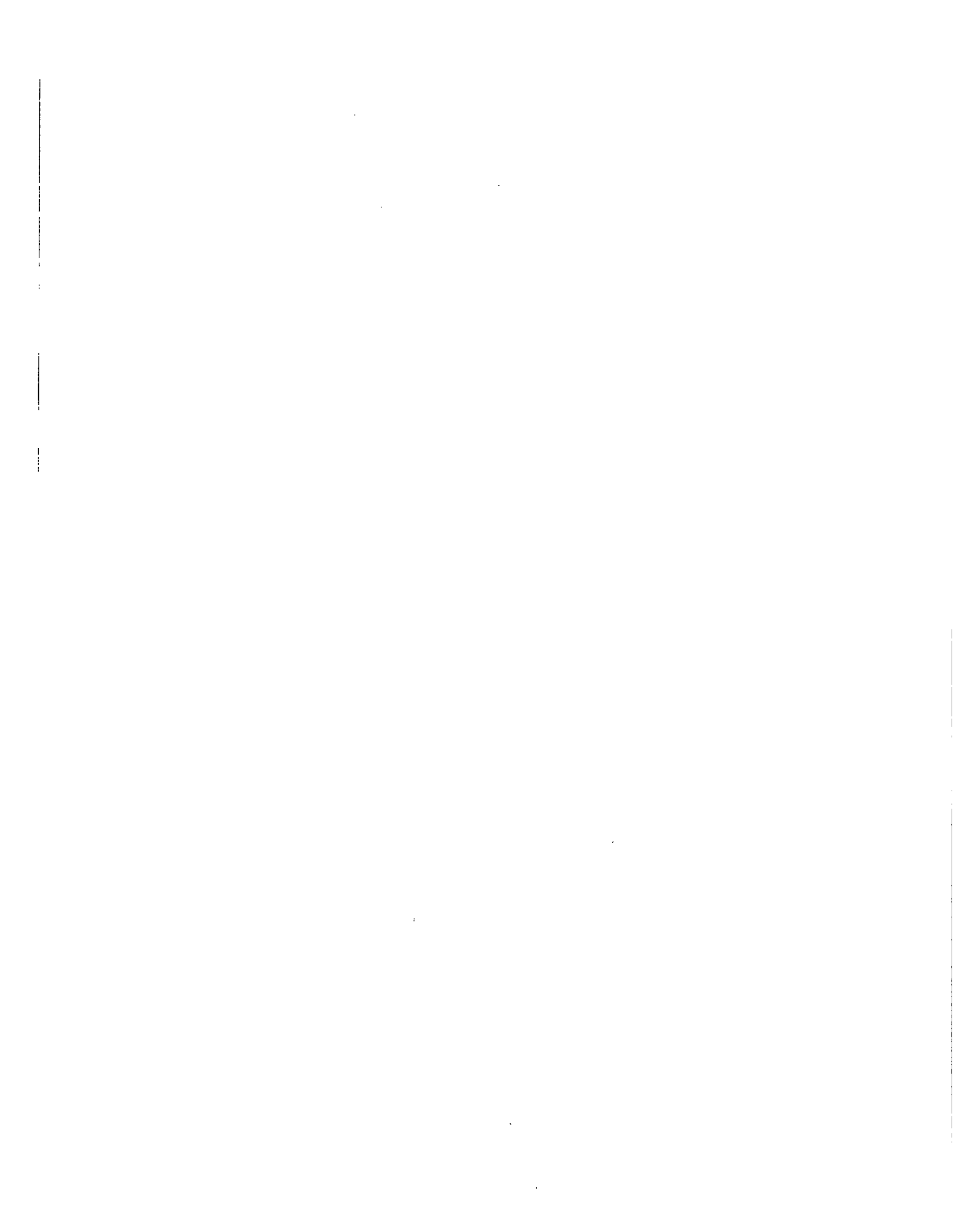
B. The City's Governmental Ethics and Campaign Financing Ordinances, Chapters 2-156 and 2-164 of the Municipal Code, impose certain duties and obligations on persons or entities seeking City contracts, work, business, or transactions. The full text of these ordinances and a training program is available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

1330 S. MICHIGAN L.L.C.

(Print or type name of Disclosing Party)

By: Stanislaw Sobieski

(Sign here)

STANISLAW SOBIESKI

(Print or type name of person signing)

Manager

(Print or type title of person signing)

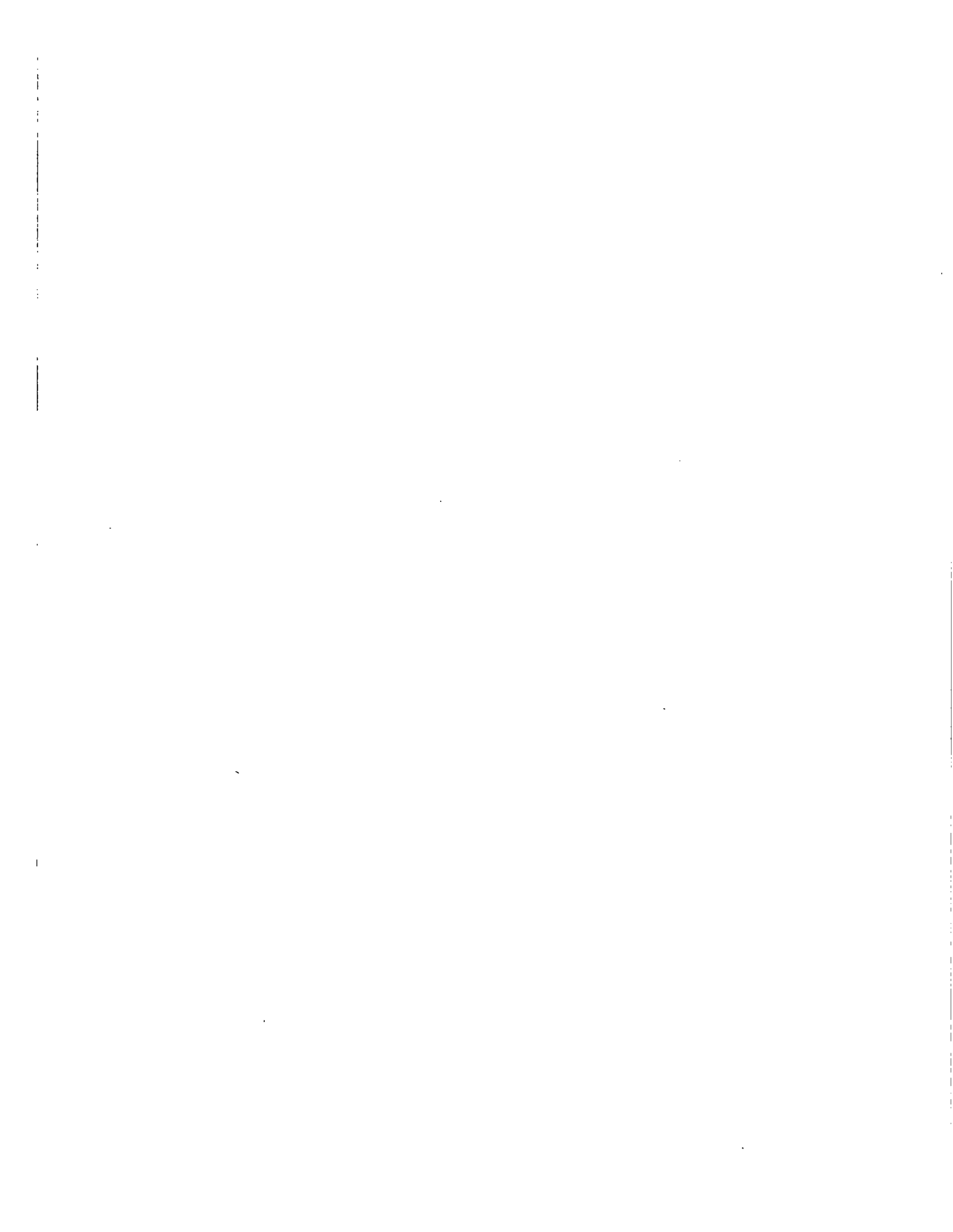
Signed and sworn to before me on (date) July 28, 2015

at Peoria County Illinois (state)

[Signature] Notary Public

Commission expires: March 4, 2018





CITY OF CHICAGO
ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT
APPENDIX A

FAMILIAL RELATIONSHIPS WITH ELECTED CITY OFFICIALS AND DEPARTMENT HEADS

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

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

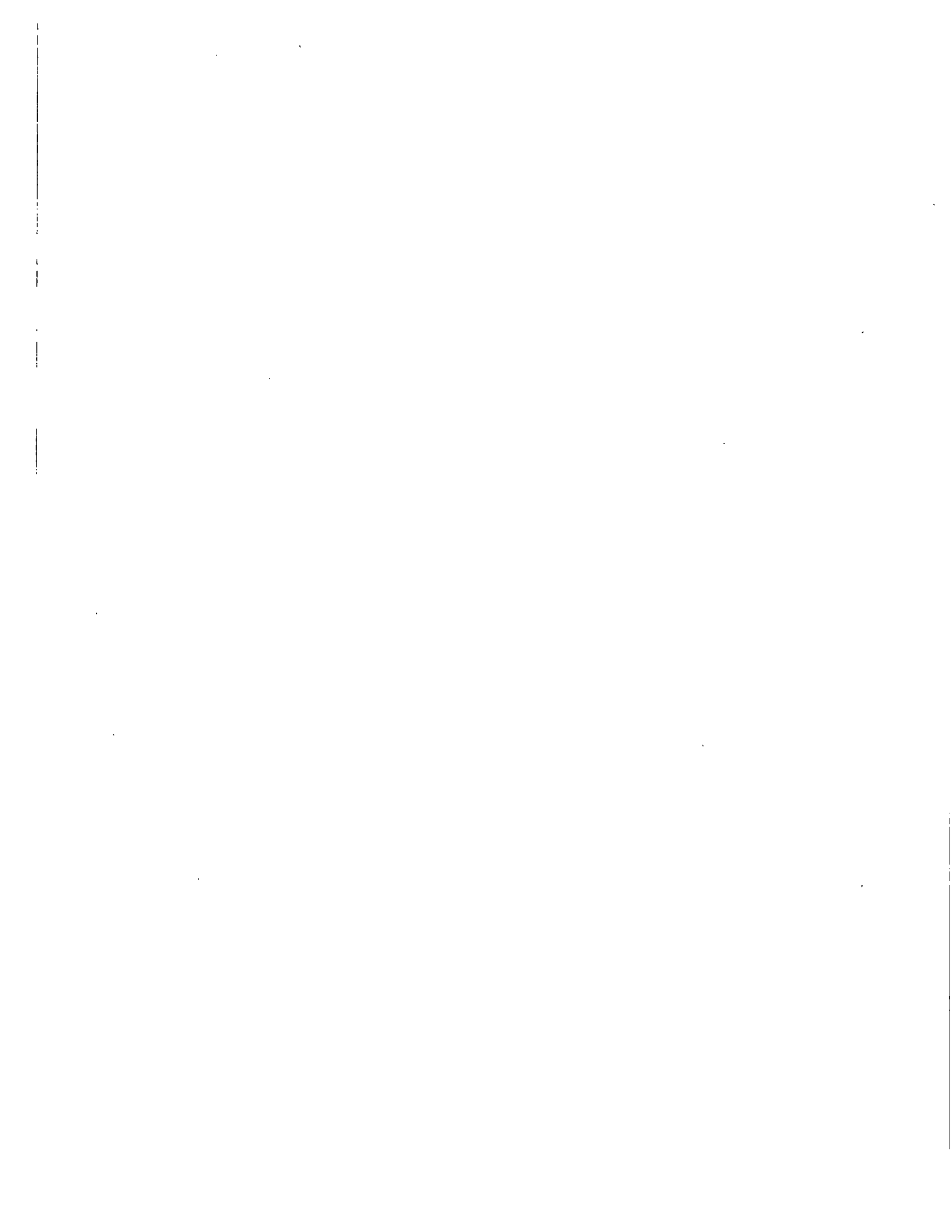
"Applicable Party" means: (1) all executive officers of the Disclosing Party listed in Section II.B.1.a, if the Disclosing Party is a corporation; all partners of the Disclosing Party, if the Disclosing Party is a general partnership; all general partners and limited partners of the Disclosing Party,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

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

Yes

No

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



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

BUILDING CODE SCOFFLAW/PROBLEM LANDLORD CERTIFICATION

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

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

Yes

No

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

Yes

No

Not Applicable

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

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

