



City of Chicago



O2010-7341

Office of the City Clerk

City Council Document Tracking Sheet

Meeting Date:	12/8/2010
Status:	Introduced
Sponsor(s):	City Clerk
Type:	Ordinance
Title:	Zoning Reclassification Application Number 17181
Committee(s) Assignment:	Committee on Zoning

#17181
INT. DATE:
12-8-10

- CITY Chicago STATE IL ZIP CODE 60606

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the Institutional Planned Development Number 49 symbols in the area shown on Map No. 4-1 bounded by:

West 14th Street; South Fairfield Avenue; West Ogden Avenue; a line 113.11 feet east of South Washtenaw Avenue; a line 82.77 feet north of West 15th Street; a line 28.21 feet east of South Washtenaw Avenue; West 15th Street; a line 99.82 feet east of South Washtenaw Avenue; the alley next south of West 15th Street; South Washtenaw Avenue; West 15th Place; a line 146.52 feet east of South California Avenue; West 16th Street; and South California Avenue

to those of a RM5.5 Residential Multi-Use District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the RT 4 Residential Two-Flat, Townhouse and Multi-Unit District symbols in the area shown on Map No. 4-1 bounded by:

West Ogden Avenue; South Fairfield Avenue; a line approximately 186 feet north of West 14th Street; and South Washtenaw Avenue

to those of a RM5.5 Residential Multi-Use District.

SECTION 3. That the Chicago Zoning Ordinance be amended by changing all of the RM5.5 Residential Multi-Use District symbols in the area shown on Map No. 4-1 bounded by:

West 14th Street; South Fairfield Avenue; a line approximately 186 feet north of West 14th Street; South Washtenaw Avenue; West Ogden Avenue; a line 113.11 feet east of South Washtenaw Avenue; a line 82.77 feet north of West 15th Street; a line 28.21 feet east of South Washtenaw Avenue; West 15th Street; a line 99.82 feet east of South Washtenaw Avenue; the alley next south of West 15th Street; South Washtenaw Avenue; West 15th Place; a line 146.52 feet east of South California Avenue; West 16th Street; and South California Avenue

to the designation of Institutional Planned Development Number 49, as amended, which is hereby established in the area described above, subject to such use and bulk regulations as are set forth on the plan of development herewith attached and made a part hereof and to no others.

SECTION 4. This ordinance shall be in force and effect from and after its passage.

Plan of Development Statements referred to in this ordinance read as follows:

PHONE (312) 701-7303 CONTACT PERSON David Narefsky

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.

Sinai Health System, an Illinois non-for profit corporation.

7. On what date did the owner acquire legal title to the subject property? Parcels acquired over time beginning in the 1920s through the present.

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

Yes, most recently in 1995 as Institutional Planned Development Number 49, as amended.

9. Present Zoning District Institutional Planned Development Number 49, as amended, and RT 4 Residential Two-Flat, Townhouse and Multi-Unit District.

Proposed Zoning District Institutional Planned Development Number 49, as amended.

10. Lot size in square feet

Approximately 805,290 square feet of gross site area and approximately 610,798 square feet of net site area.

11. Current Uses of the Property

Property located within the current boundaries of Planned Development Number 49, as amended, is used for hospital and related medical and health care uses. Property which is to be added to the Planned Development (and is bounded by West Ogden Avenue on the South, South Fairfield Avenue on the west, a line approximately 186 feet north of West 14th Street on the north and South Washtenaw Avenue on the east) is currently vacant and was formerly the site of the Chicago Housing Authority's Ogden Courts housing development.

12. Reasons for rezoning the property

(1) to expand the boundaries of Institutional Planned Development Number 49, as amended, to include property north of West Ogden Avenue; (2) to allow for the development by the Applicant of a new ambulatory care center north of West Ogden Avenue and a new In-Patient Pavilion south of West Ogden Avenue; and (3) to permit residential uses south of West Ogden Avenue for the future development of housing under the Chicago Housing Authority's Plan for Transformation.

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.

Hospital and related medical uses (including a new ambulatory care center and new inpatient pavilion, professional offices, educational and research facilities, medical laboratories, cooling and heating facilities, accessory retail, accessory parking and accessory uses);and future residential uses. Proposed square footage of hospital and related medical uses will be approximately 1,200,000 square feet (after construction of the proposed Ambulatory Care Center and the proposed In-Patient Pavilion and demolition of current Kurtzon and Kling Buildings). Height of the proposed Ambulatory Care Center will be approximately 98 feet and height of the proposed In-Patient Pavilion will be approximately 92 feet. Minimum number of parking spaces is 956.

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 _____

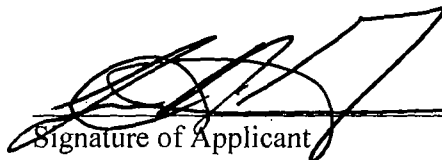
NO Not applicable for this project

EXHIBIT A

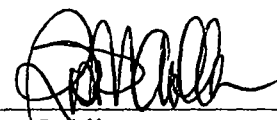
West 14th Street; South Fairfield Avenue; a line 186 feet north of West 14th Street; South Washtenaw Avenue; West Ogden Avenue; a line 113.11 feet east of South Washtenaw Avenue; a line 82.77 feet north of West 15th Street; a line 28.21 feet east of South Washtenaw Avenue; West 15th Street; a line 99.82 feet east of South Washtenaw Avenue; the alley next south of West 15th Street; South Washtenaw Avenue; West 15th Place; a line 146.52 feet east of South California Avenue; West 16th Street; and South California Avenue.

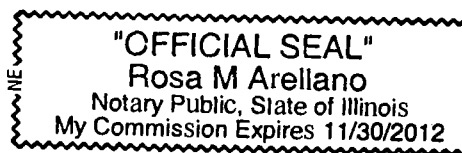
COUNTY OF COOK
STATE OF ILLINOIS

Jesse A. Green, 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
30th day of November, 20 10.


Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

AFFIDAVIT RE WRITTEN NOTICE TO PROPERTY OWNERS

November 30, 2010

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

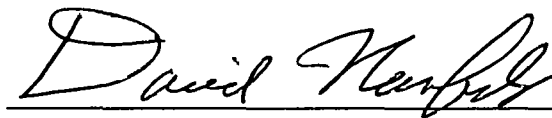
Re: Sinai Health System-- Institutional Planned Development Number 49, as revised

The undersigned, David Narefsky, being first duly sworn on oath deposes and states the following:

The undersigned certifies that he has complied with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance, by sending written notice to such property owners who appear to be the owners of the property within the subject area not solely owned by the Applicant, and to the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of public roads, streets, alleys and other public ways, or a total distance limited to 400 feet. Said "written notice" was sent by First Class U.S. Mail, no more than 30 days before filing the application.

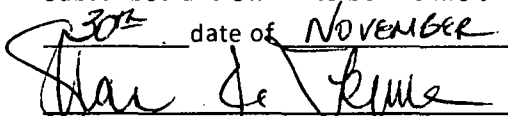
The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately December 1, 2010.

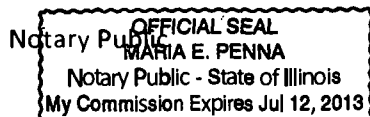
The undersigned certifies that the applicant has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject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



Signature

Subscribed and Sworn to before me this

 date of NOVEMBER, 20 10



MAYER • BROWN

Mayer Brown LLP
71 South Wacker Drive
Chicago, Illinois 60606-4637

Main Tel +1 312 782 0600
Main Fax +1 312 701 7711
www.mayerbrown.com

David Narefsky
Direct Tel +1 312 701 7303
Direct Fax +1 312 706 9136
dnarefsky@mayerbrown.com

November 30, 2010

Dear Property Owner:

In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about December 1, 2010, the undersigned will, on behalf of Sinai Health System, file an application for an amendment to Institutional Planned Development Number 49, as amended, for the property bounded by:

West 14th Street; South Fairfield Avenue; a line approximately 186 feet north of and parallel to West 14th Street; South Washtenaw Avenue; West Ogden Avenue; a line 113.11 feet east of South Washtenaw Avenue; a line 82.77 feet north of West 15th Street; a line 28.21 feet east of South Washtenaw Avenue; West 15th Street; a line 99.82 feet east of South Washtenaw Avenue; the alley next south of West 15th Street; South Washtenaw Avenue; West 15th Place; a line 146.52 feet east of South California Avenue; West 16th Street; and South California Avenue.

The purposes of this amendment are as follows: (1) expand the boundaries of current Institutional Planned Development Number 49, as amended, to include certain parcels north of West Ogden Avenue; (2) allow for the development by Sinai Health System of a new ambulatory care center located north of West Ogden Avenue (between South Fairfield Avenue and South Washtenaw Avenue) and a new In-Patient Pavilion as a part of Sinai's existing medical campus located south of West Ogden Avenue; and (3) permit development of residential uses for the property south of West Ogden Avenue that will allow for the future development of housing under the Chicago Housing Authority's Plan for Transformation.

Sinai Health System is located at California Avenue at 15th Street, Chicago, Illinois 60608. The contact person at Sinai Health System for this application is:

Jesse Green
Sinai Health System
California Avenue at 15th Street, Chicago, Illinois 60608
(773) 257-5011

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

Very truly yours,



David Narefsky,
Mayer Brown, LLP
(312) 701-7303

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

SECTION I -- GENERAL INFORMATION.

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

Sinai Health System

Check ONE of the following three boxes:

Indicate whether 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 Disclosing Party holds an interest: _____
OR

3. ☐ a specified legal entity with a right of control (see Section ILB.1.b.) State the legal name of the entity in which Disclosing Party holds a right of control: _____

B. Business address of Disclosing Party: 2750 W. 15th Place

Chicago, IL 60608

C. Telephone: 773-257-6642 Fax: 773-257-6953 Email: chuck.weis@sinai.org

D. Name of contact person: Chuck Weis

E. Federal Employer Identification No. (if you have one): 36-3166895

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 of Institutional Planned Development Number 49 (See Exhibit A for addresses)

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

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

Specification # _____ and Contract # _____

Exhibit A

Addresses

1401-1589 South California Avenue; 2751-2789 West 14th Street; 1345-1429 South Fairfield Avenue; 1348-1420 South Washtenaw Avenue; 2653-2663 West Ogden Avenue; 2648-2650 West 15th Street; 1510-1540 South Washtenaw Avenue; 2700-2750 West 15th Place; and 2750-2798 West 16th Street.

General Description of the Property Boundaries

West 14th Street; South Fairfield Avenue; a line 186 feet north of West 14th Street; South Washtenaw Avenue; West Ogden Avenue; a line 113.11 feet east of South Washtenaw Avenue; a line 82.77 feet north of West 15th Street; a line 28.21 feet east of South Washtenaw Avenue; West 15th Street; a line 99.82 feet east of South Washtenaw Avenue; the alley next south of West 15th Street; South Washtenaw Avenue; West 15th Place; a line 146.52 feet east of South California Avenue; West 16th Street; and South California Avenue.

SECTION II -- DISCLOSURE OF OWNERSHIP INTERESTS

A. NATURE OF DISCLOSING PARTY

1. Indicate the nature of the Disclosing Party:

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

* Note B.1.b below.

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.a. List below the full names and titles of all executive officers and all directors of the entity. 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).

Name	Title
------	-------

See attached list

1.b. If you checked "General partnership," "Limited partnership," "Limited liability company," "Limited liability partnership" or "Joint venture" in response to Item A.1. above (Nature of Disclosing Party), 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

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
N/A		

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):

N/A

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)
Mayer Brown LLP (retained)	71 S. Wacker, Chicago, IL 60606,	attorney,	\$85,000 (estimated)
U.S. Equities Realty (retained),	20 N. Michigan Ave., Chicago, IL 60602,	consultant,	\$25,000 (estimated)
BSA Life Structures (retained),	35 E. Wacker Drive, Ste. 800, Chicago, IL,	consultant architect,	\$50,000 (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 term of the contract.

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 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. 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 otherwise criminally or civilly charged by a governmental entity (federal, state or local) with commission of any of the offenses enumerated in clause B.1.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.

2. The certifications in subparts 2, 3 and 4 concern:

- the Disclosing Party;
- any "Applicable Party" (meaning any party participating in the performance of the Matter, including but not limited to any 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 Applicable Parties, the term Affiliated Entity means a person or entity that directly or indirectly controls the Applicable Party, is controlled by it, or, with the Applicable Party, is under common control of another person or entity;

- any responsible official of the Disclosing Party, any Applicable Party or any Affiliated Entity or any other official, agent or employee of the Disclosing Party, any Applicable Party or any Affiliated Entity, acting pursuant to the direction or authorization of a responsible official of the Disclosing Party, any Applicable Party or any Affiliated Entity (collectively "Agents").

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

- 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;
- 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
- 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
- violated the provisions of Municipal Code Section 2-92-610 (Living Wage Ordinance).

3. Neither the Disclosing Party, Affiliated Entity or Applicable Party, 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.

4. 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.

5. The Disclosing Party understands and shall comply with (1) the applicable requirements of the Governmental Ethics Ordinance of the City, Title 2, Chapter 2-156 of the Municipal Code; and (2) all the applicable provisions of Chapter 2-56 of the Municipal Code (Office of the Inspector General).

6. 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.

C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

For purposes of this Part C, under Municipal Code Section 2-32-455(b), the term "financial institution" means a bank, savings and loan association, thrift, credit union, mortgage banker, mortgage broker, trust company, savings bank, investment bank, securities broker, municipal securities broker, securities dealer, municipal securities dealer, securities underwriter, municipal securities underwriter, investment trust, venture capital company, bank holding company, financial services holding company, or any licensee under the Consumer Installment Loan Act, the Sales Finance Agency Act, or the Residential Mortgage Licensing Act. However, "financial institution" specifically shall not include any entity whose predominant business is the providing of tax deferred, defined contribution, pension plans to public employees in accordance with Sections 403(b) and 457 of the Internal Revenue Code. (Additional definitions may be found in Municipal Code Section 2-32-455(b).)

1. CERTIFICATION

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
<hr/>		
<hr/>		
<hr/>		

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

The Disclosing Party has searched any and all records of the Disclosing Party and any and all predecessor entities for records of investments or profits from slavery, the slave industry, or slaveholder insurance policies from the slavery era (including insurance policies issued to slaveholders that provided coverage for damage to or injury or death of their slaves) and has disclosed in this EDS any and all such records to the City. In addition, the Disclosing Party must disclose the names of any and all slaves or slaveholders described in those records. Failure to comply with these disclosure requirements may make the Matter to which this EDS pertains voidable by the City.

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 requisite information as set forth in that paragraph 2.

☒ 1. The Disclosing Party verifies that (a) the Disclosing Party has searched any and all records of the Disclosing Party and any and all predecessor entities for records of investments or profits from slavery, the slave industry, or slaveholder insurance policies, and (b) the Disclosing Party has found no records of investments or profits from slavery, the slave industry, or slaveholder insurance policies and no records of names of any slaves or slaveholders.

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

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: (Begin list here, add sheets as necessary):

N/A

(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.

If the Matter is federally funded and any funds other than federally appropriated funds have been or will be paid to any person or entity for influencing or attempting 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 Matter, the Disclosing Party must complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions. The form may be obtained online from the federal Office of Management and Budget (OMB) web site at <http://www.whitehouse.gov/omb/grants/sflllin.pdf>, linked on the page http://www.whitehouse.gov/omb/grants/grants_forms.html.

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

NA

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

NA

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

NA

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

Yes

☐ No

NA

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. By completing and filing this EDS, the Disclosing Party acknowledges and agrees, on behalf of itself and the persons or entities named in this EDS, that the City may investigate the creditworthiness of some or all of the persons or entities named in this EDS.

B. 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.

C. 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.

D. 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, void or voidable), 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.

E. 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.

F. 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.

The Disclosing Party represents and warrants that:

G. The Disclosing Party has not withheld or reserved any disclosures as to economic interests in the Disclosing Party, or as to the Matter, or any information, data or plan as to the intended use or purpose for which the Applicant seeks City Council or other City agency action.

For purposes of the certifications in H.1. and H.2. below, the term "affiliate" means any 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 the federal government or a state or local government, including the City, using substantially the same management, ownership, or principals as the ineligible entity.

H.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 affiliates 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.

H.2. If the Disclosing Party is the Applicant, the Disclosing Party and its affiliates will not use, nor permit their subcontractors to use, any facility on the U.S. EPA's List of Violating Facilities in connection with the Matter for the duration of time that such facility remains on the list.

H.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 H.1. and H.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 H.1., H.2. or H.3. above, an explanatory statement must be attached to this EDS.

CERTIFICATION

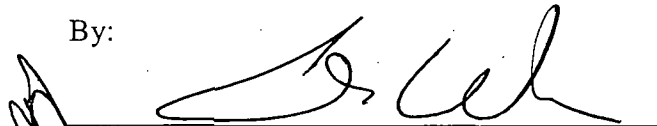
Under penalty of perjury, the person signing below: (1) warrants that he/she is authorized to execute this EDS on behalf of the Disclosing Party, and (2) warrants that all certifications and statements contained in this EDS are true, accurate and complete as of the date furnished to the City.

Chuck Weis

(Print or type name of Disclosing Party)

Date: 11/30/10

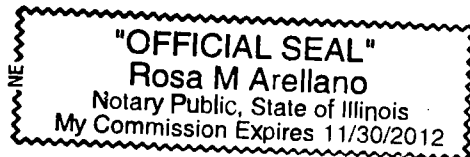
By:


(sign here)
Chuck Weis

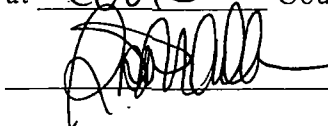
(Print or type name of person signing)

Executive Vice President/Chief Financial Officer

(Print or type title of person signing)



Signed and sworn to before me on (date) 11/30/10, by Chuck Weis,
at COOK County, ILLINOIS (state).


Notary Public.

Commission expires: 11/30/2012

Board of Directors

Directors	Term Expires
Ahluwalia, Yogi	2011
Blackwell-Bryson, Cheryl	2011
Boyd-Clark, Robin	2011
Brown, Charles	2013
Cantrell, Daniel	2013
Daskal, Frona	2012
Davis, Leslie	2013
Frisch, Mark	2012
Giachello, Aida	2011
Gistenson, Steven	2011
Glispie, Gleatha	2011
Goldstein, Neal	2011
Gomez, Angel	2012
Havdala, Ellen	2013
Hollenbach, Daniel	2013
Johnson, Barbara	2012
Jonas, Jonathan	2012
Keller, Gary	2013
Koch, Steven	2011
Luccioni, Kenneth	2013
Manson, Lawrence	2012
Markin, Robert	2012
Maxwell, Bret	2011
Niederpruem, Gary	2012
Pierce, Wayne	2012
Rossmark, Sharon	2013
Schwartz, Maurice	2011
Seymore, Harriet	2012
Shakno, Robert	2012
Soldinger, Ben	2011
Solow, Alan	2011
Steele, Robert	2012
Tyson, Lance	2013
Wheat, Terry	2012

Officers

Steven Koch, Chairman
 Gary Niederpruem, Vice Chair
 Kenneth Luccioni, Treasurer
 Sharon Rossmark, Secretary

Life Directors

Cherner, Paul
 Francis, Paul
 Gilbert, Howard
 Havdala, Henri
 Hoffman, Richard
 Inbinder, Alan
 Kalish, Bernard
 Karmin, Ernest
 Manilow, Susan
 Mitchel, Michael
 Morgan, Abraham
 Saltzman, Bettylu K.
 Sherman, Harold
 Sherman, Lawrence
 Stickler, K. Bruce
 Umans, A.R.
 Wisiol, Klaus

Honorary

Baritz, Lenard
 Gilford, Richard
 Rothstein, Ruth
 Singer, William

Ex Officio

Alan H. Channing

**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, by blood or adoption, to the mayor, any alderman, the city clerk, the city treasurer or any city department head as 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 corporate officers of the Disclosing Party, 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.


CERTIFICATION

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

Chuck Weis
(Print or type name of Disclosing Party)

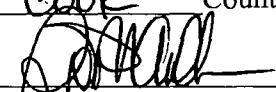
Date: 11/30/10

By: 
(Sign here)

 Chuck Weis
(Print or type name of person signing)
Executive VP & CFO
(Print or type title of person signing)



Signed and sworn to before me on (date) 11/30/10, by Chuck Weis,
at COOK County, ILLINOIS (State).

 Notary Public.

Commission expires: 11/30/2012.



City of Chicago
Richard M. Daley, Mayor

Department of Community
Development

Chris Raguso
Acting Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
(312) 744-2578 (TTY)
<http://www.cityofchicago.org>

November 29, 2010

Ms. Patti Scudiero
Commissioner of Zoning and Land Use Planning
City of Chicago
Room 905, City Hall
121 North LaSalle Street
Chicago, IL 60602

**Re: Institutional Planned Development No. 49, as amended
(Sinai Health System)**

Dear Commissioner:

This will confirm that the City of Chicago is currently the owner of certain parcels (1345-1359 South Fairfield Avenue, 1348-1350 South Washtenaw Avenue and 1354-1364 South Washtenaw Avenue) included within the property that is the subject of an application submitted by Sinai Health System for a zoning amendment to amend, and expand the boundaries of, Institutional Planned Development No. 49, as amended.

The City intends to convey these parcels to Sinai Health System for construction of their Ambulatory Care Center facility.

The City, through the Department of Community Development, authorizes Sinai Health System to file the necessary Planned Development application and include this subject property in their paperwork.

Thank you for your attention to this matter and please contact Patrick Brutus, DCD Project Manager, for additional information. He can be reached at (312) 744-7077, or via email at patrick.brutus@cityofchicago.org.

Sincerely,

Christine Raguso
Acting Commissioner

Cc: Alderman Ed H. Smith – 28th Ward
Mary T. Bonome
Jim Horan
Heather Glason
Sarah Sheehan
David Narefsky



Institutional Planned Development Number 49, as amended

Plan of Development Statements

1. The area delineated herein as Institutional Planned Development Number 49, as amended (the "Planned Development"), consists of approximately 610,798 square feet (14.02 acres) of property that is depicted on the attached Planned Development Boundary, Property Line and Right-of-Way Adjustment Map (the "Property"). Except as described in the following sentence, the Property is owned by the Applicant, Sinai Health System, an Illinois not-for-profit corporation, or by other not-for-profit corporations that are controlled by Sinai Health System. Certain parcels located within the Property are owned by the City of Chicago, who has consented to the inclusion of such parcels in the Planned Development and Sinai Health System shall be deemed to be the designated controlling party for Section 17-8-0400 of the Chicago Zoning Ordinance.
2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Institutional Planned Development as to said property; and the requirements, obligations and conditions applicable as to the same shall be binding upon the Applicant, its successors and assigns, and, if different than the Applicant, the owners as to their respective property within the Institutional Planned Development. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant, successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Notwithstanding the foregoing, nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the property of any rights, interest or obligation therein.
3. The Plan of Development consists of eighteen (18) statements and the following exhibits: (1) Bulk Regulations and Data Table; (2) Existing Land Use Map; (3) Existing Zoning Map; (4) Property Line and Planned Development Boundary Map; (5) Property Line and Planned Development Boundary/Sub-Area Maps; (6) Site Plan; (7) Elevations for In-Patient Pavilion; (8) Floor Plans for In-Patient Pavilion; (9) Roof Plan for In-Patient Pavilion; (10) Elevations for Ambulatory Care Center; (11) Floor Plans for Ambulatory Care Center; (12) Roof Plan for Ambulatory Care Center; (13) Overall Landscape Plan; (14) Landscape Plan for Sub-Area A; (15) Landscape Plan for Sub-Area B; and (16) Right of Way Adjustment Map.
4. These and no other controls shall apply to the area delineated herein. In any instance where a provision of the planned development conflicts with the City's Building Code, the Building Code shall apply. This Plan of Development is in conformity with the intent and purpose of the Chicago Zoning Ordinance and all requirements thereof, and satisfies the established criteria for approval as a Planned Development.
5. The following uses shall be permitted within Institutional Planned Development Number 49, as amended: all permitted and special uses in the RM5.5 Multi-Use Residential District, including accessory uses serving principal uses located throughout the Planned Development, as amended. In addition, the following uses shall be permitted within Sub-Area B of Institutional Planned Development Number 49, as amended: Retail Sales,

General; and Eating and Drinking Establishment/Limited Restaurant; provided that the total square footage devoted to such uses shall not exceed 10,000 square feet.

6. Any dedication, vacation or closure of streets and alleys or easements or grants of privilege or any adjustment of rights-of-way shall require a separate submittal and approval by the City Council.
7. Any service drive or other ingress or egress, including emergency vehicles, shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction. Ingress and egress shall also be subject to the review and approval of the Department of Transportation and the Commissioner of Housing and Economic Development. All work in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in accordance with the Municipal Code of the City of Chicago.
8. In addition to the maximum height of any building permitted under the Planned Development Bulk Regulations and Data Table, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
9. On-premise identification signs and business identification signs on property where businesses are permitted shall be permitted within this Institutional Planned Development subject to the review and approval of the Department of Housing and Economic Development. Temporary signs such as construction and marketing signs may be permitted subject to such review and approval. No off-premises signs shall be permitted.
10. Plans for buildings and improvements, other than the new In-Patient Pavilion in Sub-Area A and the new Ambulatory Care Center in Sub-Area B have not been fully designed as of the date of this Institutional Planned Development amendment. Accordingly, prior to issuance by the Department of Housing and Economic Development of a determination pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance ("Part II Approval") for any future development within this Institutional Planned Development, the Applicant shall submit to the Commissioner of the Department of Housing and Economic Development a request for Site Plan Approval pursuant to Section 17-13-0800. Based upon the potential impact of the proposed development on the surrounding area, the Commissioner of the Department of Housing and Economic Development shall determine whether the submitted Site Plan must be reviewed by the Chicago Plan Commission. Site Plan Approval shall not be required for remodeling and alterations to existing buildings which do not increase height or building footprint. Issuance of a Site Plan Approval shall be deemed to be an integral part of this Institutional Planned Development and the approved plans and elevations may be changed or modified administratively by the Commissioner of the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance. In the event of any inconsistency between an approved Site Plan and the terms of the Bulk Regulations and Data Table in effect at the time of approval of such Site Plan or the modifications thereto, the terms of the Bulk Regulations and Data Table shall govern.
11. Pursuant to Section 2-45-110 of the Municipal Code (the "Affordable Requirements Ordinance"), an amendment to a Planned Development which grants additional floor area for the development of 10 or more housing units subjects the development of the

additional housing units authorized or permitted by such amendment to the affordability requirements specified under the Affordable Requirements Ordinance. The Affordable Requirements Ordinance is not applicable to the new In-Patient Pavilion in Sub-Area A and the new Ambulatory Care Center in Sub-Area B. However, as a part of the Site Plan review and approval process for any application proposing the construction of residential dwelling units, the Applicant shall also provide for the review and approval of the Department of Housing and Economic Development such information, documents and agreements as may be required to ensure compliance with the Affordable Requirements Ordinance.

12. The maximum permitted floor area ratio ("F.A.R.") shall be in accordance with the attached Bulk Regulations and Data Table. The floor area set forth on said table includes the developments described in Statement Number 3 above, for the new In-Patient Pavilion and the new Ambulatory Care Center and also reflects the proposed demolition of two buildings in Sub-Area A: the Kling Building and the Kurtzon Pavilion. For the purpose of F.A.R. calculations and floor area measurements, the definition in the Chicago Zoning Ordinance shall apply.
13. The Applicant acknowledges that it is the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall design, construct and maintain all new buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigeration and Air-Conditioning Engineers ("ASHRAE") and the Illuminating Engineering Society ("IES"). Copies of these standards may be obtained from the Department of Housing and Economic Development.
14. The terms, conditions and exhibits of this planned development ordinance may be modified administratively by the Commissioner of the Department of Housing and Economic Development upon the request of the Applicant and after a determination by the Commissioner that such modification is minor, appropriate and consistent with the nature of the development of the Property contemplated in this planned development ordinance. Any such modification shall be deemed to be a minor change in the planned development ordinance as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.
15. The City of Chicago has established a Part II Review Fee in the amount of Zero and 25/100 Dollars (\$0.25) per square foot for the total buildable square feet (floor area ratio). The Part II Fee will be assessed by the Department of Housing and Economic Development during the actual Part II review. The fee as determined by the Department of Housing and Economic Development staff at the time is final and binding on the Applicant and must be paid to the Department of Housing and Economic Development prior to the issuance of any Part II approval.
16. The Applicant acknowledges that it is in the public interest to design, construct and maintain the Applicant's new projects in a manner that provides accessibility throughout the new project. Therefore, at the time when building permits are sought, the plans for the building and improvements for any new project shall be reviewed and approved by

the Mayor's Office for People with Disabilities ("MOPD") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities.

17. The improvements on the property, including the on-site exterior landscaping and the landscaping along the adjacent rights-of-way, and all entrances and exits to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the plans described in Statement Number 3 above for the Ambulatory Care Center and the In-Patient Pavilion and with the Bulk Regulations and Data Table. In addition, parkway trees shall be installed and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
18. The lapse of approval provisions applicable to this Plan of Development per Section 17-13-0612 of the Chicago Zoning Ordinance shall be solely as follows: unless construction within Sub-Area B has commenced, as authorized by a building permit, within six (6) years of the date of passage of this planned development ordinance, and thereafter diligently pursued to completion, the zoning district classifications for the real property newly included in this Plan of Development by means of the adoption of this amendment to Institutional Planned Development Ordinance Number 49, as amended, shall revert to the RT-4 Residential Two-Flat, Townhouse and Multi-Unit District.

**INSTITUTIONAL PLANNED DEVELOPMENT NUMBER 49,
AS AMENDED
PLAN OF DEVELOPMENT**

BULK REGULATIONS AND DATA TABLE

GROSS SITE AREA= NET SITE AREA + AREAS REMAINING IN PUBLIC RIGHTS OF WAY

SUB-AREA A:

506,226 SQ. FT. (11.62 ACRES) = 398,670 SQ. FT. (9.15 ACRES) + 107,556 SQ. FT. (2.47 ACRES)

SUB-AREA B:

299,064 SQ. FT. (6.87 ACRES) = 212,128 SQ. FT. (4.87 ACRES) + 86,936 SQ. FT. (2.00 ACRES)

**MAXIMUM PERMITTED FLOOR
AREA RATIO:**

2.5

**SETBACKS FROM PROPERTY
LINE:**

Ogden: 0 Feet

California: 8 Feet

15th Place: 8 Feet

Washtenaw: 0 Feet

**MAXIMUM PERCENTAGE OF SITE
COVERAGE:**

60%.

**MINIMUM NUMBER OF OFF-
STREET PARKING SPACES:**

956 Spaces

**MINIMUM NUMBER OF OFF-
STREET LOADING BERTHS:**

Minimum number of off-street loading spaces shall be provided in accordance with the **RM5.5** General Residence Districts classification of the Chicago Zoning Ordinance subject to the review by the Department of Transportation and approval by the Department of Zoning and Land Use Planning.

Sub-Area A: 3

Sub-Area B: 3

MAXIMUM BUILDING HEIGHT:

Sub-Area A: 146 Feet.

Sub-Area B: In substantial conformance with the building elevations.

**MAXIMUM NUMBER OF
HOSPITAL BEDS:**

630.



0' 50' 100' 175' 300'
SCALE

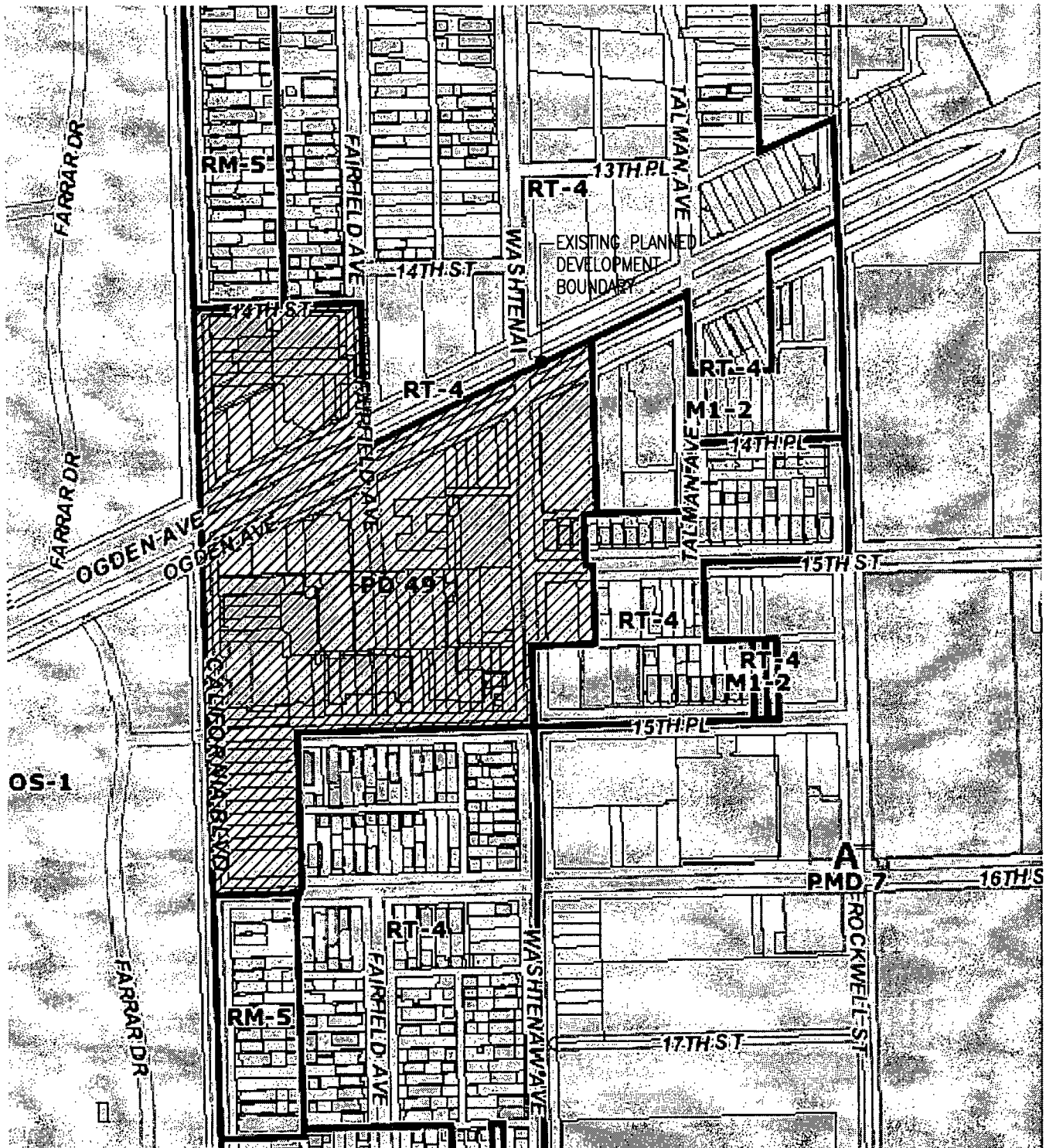
Existing Land-Use Map



Applicant: Sinai Health System
1500 South California Avenue
Chicago, IL 60608
Date: November 30, 2010

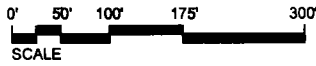
35 E. Wacker Drive Suite 300/ Chicago IL 60601
Phone 312.324.5600 / Fax 312.324.5699
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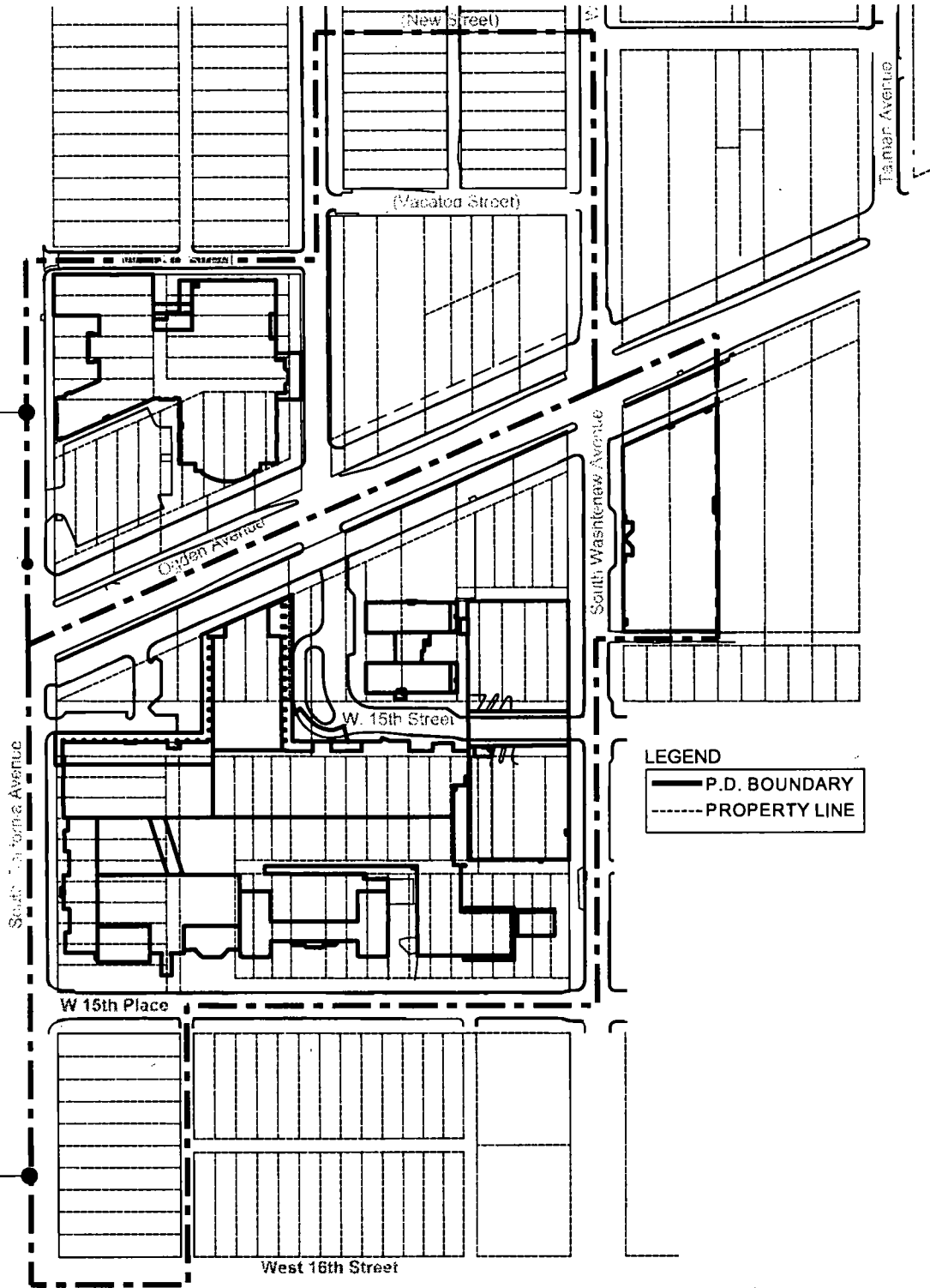
Applicant: Sinai Health System
 1500 South California Avenue
 Chicago, IL 60608
 Date: November 30, 2010

35 E. Wacker Drive Suite 800/ Chicago IL 60601
 Phone 312.324.5600 / Fax 312.324.5699
 bsalifstructures.com
 Confidential and Disclaimer: Information



Property Line and Planned Development Boundry Map

PROPOSED
PLANNED
DEVELOPMENT
BOUNDARY -
SUBAREA B



PROPOSED
PLANNED
DEVELOPMENT
BOUNDARY -
SUBAREA A

LEGEND
— P.D. BOUNDARY
- - - PROPERTY LINE

Applicant: Sinai Health System
1500 South California Avenue
Chicago, IL 60608
Date: November 30, 2010

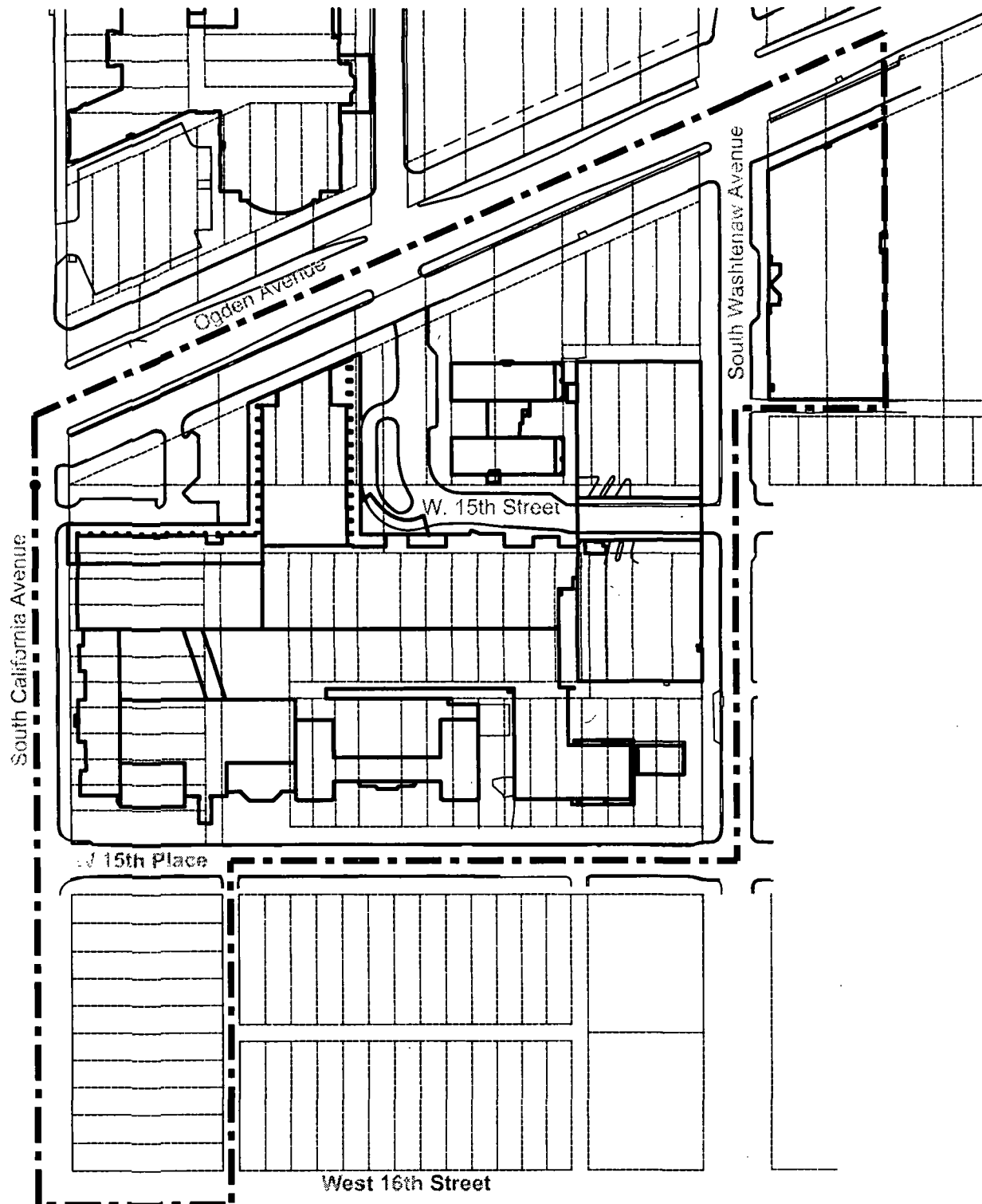
35 E. Wacker Drive Suite 800/ Chicago IL 60601
Phone 312.324.5600 / Fax 312.324.5699
bsalifestructures.com
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0' 50' 100' 175' 300'
SCALE

Property Line and Planned Development Boundary Map Sub-Area A



LEGEND

--- P.D. BOUNDARY
— PROPERTY LINE

Applicant: Sinai Health System
1500 South California Avenue
Chicago, IL 60608
Date: November 30, 2010

35 E. Wacker Drive Suite 800/ Chicago IL 60601
Phone 312.324.5600 / Fax 312.324.5699
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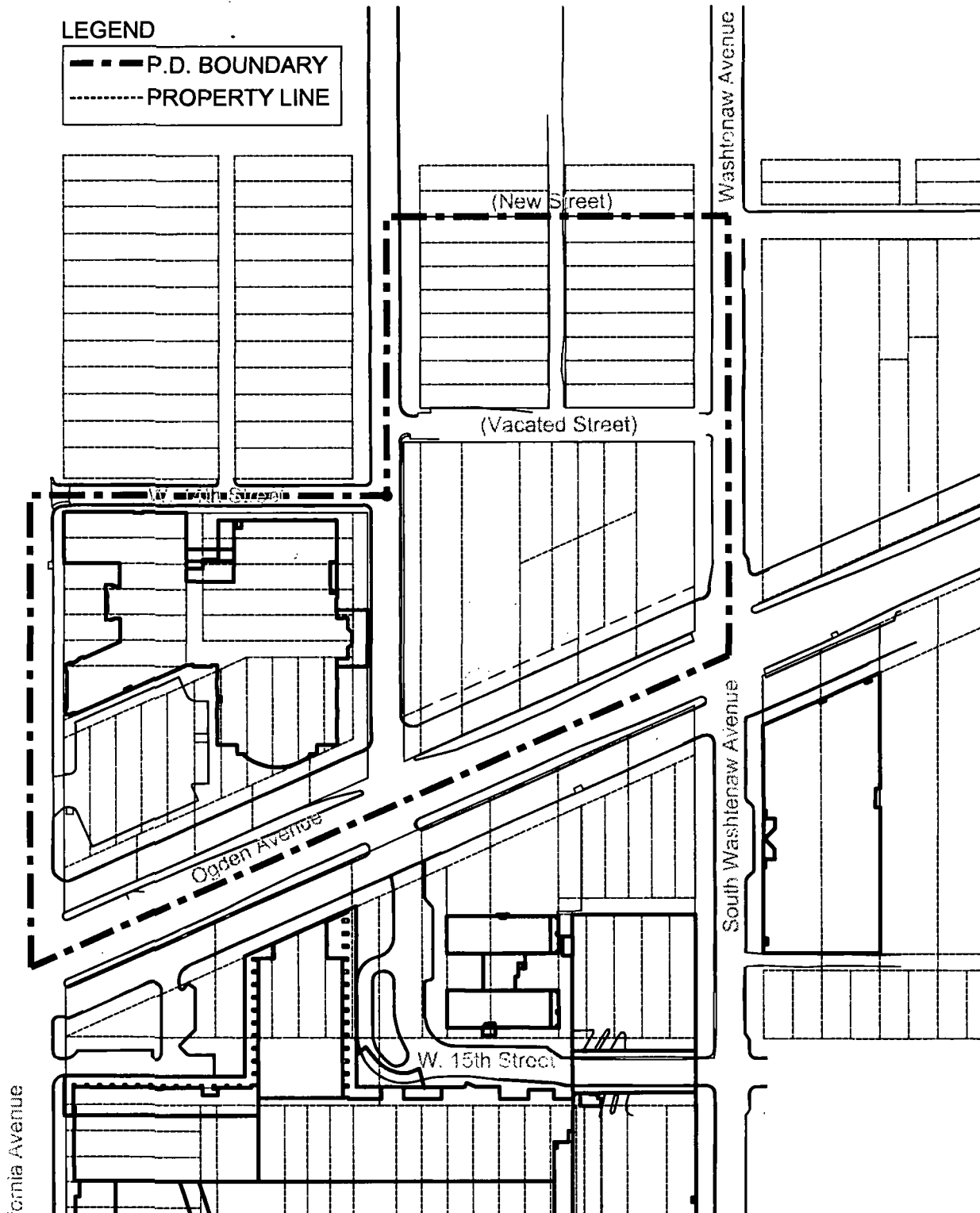


0' 50' 100' 175' 300'
SCALE

Property Line and Planned Development Boundary Map Sub-Area B

LEGEND

- P.D. BOUNDARY
- PROPERTY LINE



Applicant: Sinai Health System
1500 South California Avenue
Chicago, IL 60608
Date: November 30, 2010

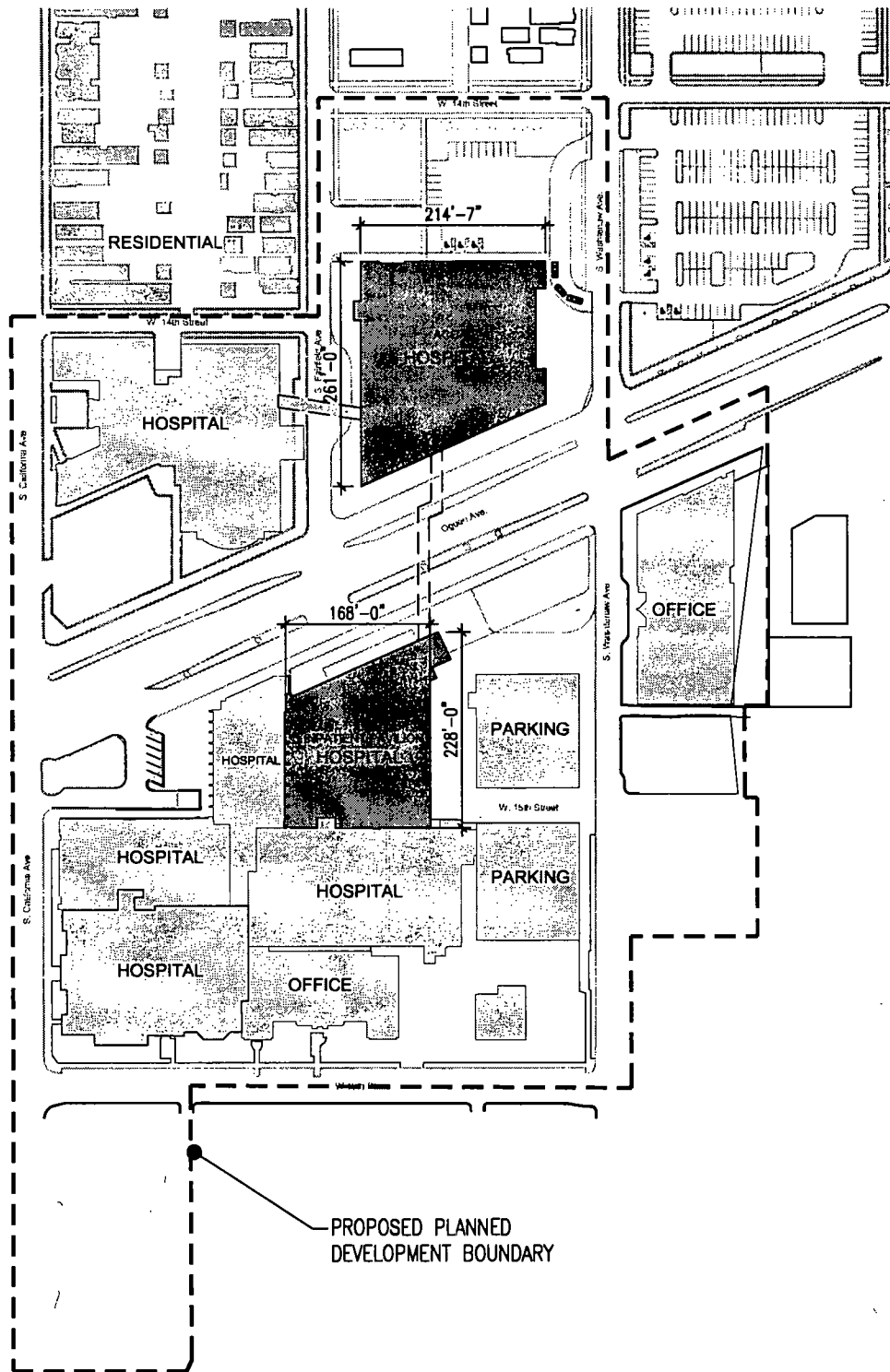
35 E. Wacker Drive Suite 900/ Chicago IL 60601
Phone 912.324.5600 / Fax 912.324.5699
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0' 50' 100' 175' 300'
SCALE

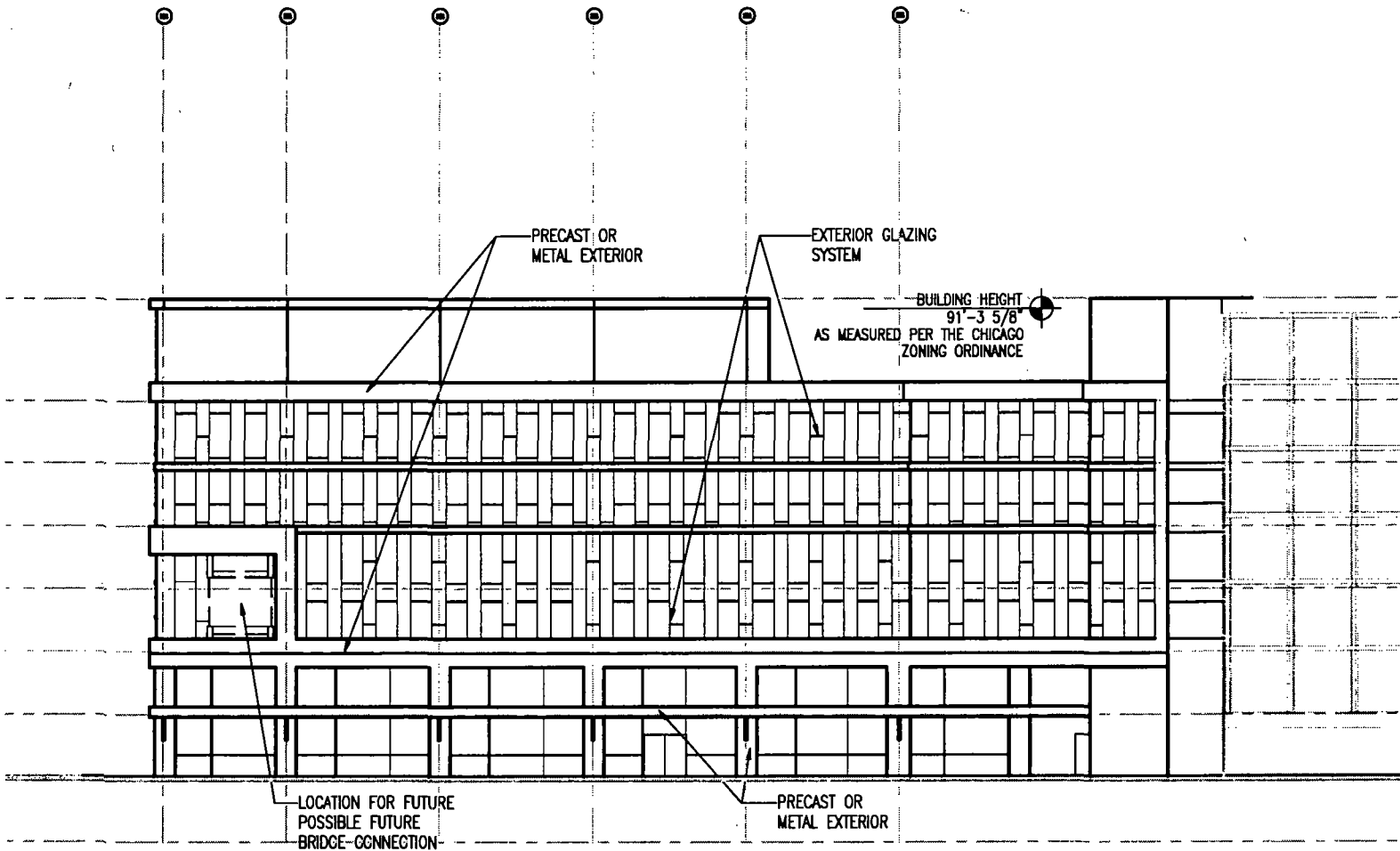
Site Plan



Applicant: Sinai Health System
1500 South California Avenue
Chicago, IL 60608
Date: November 30, 2010

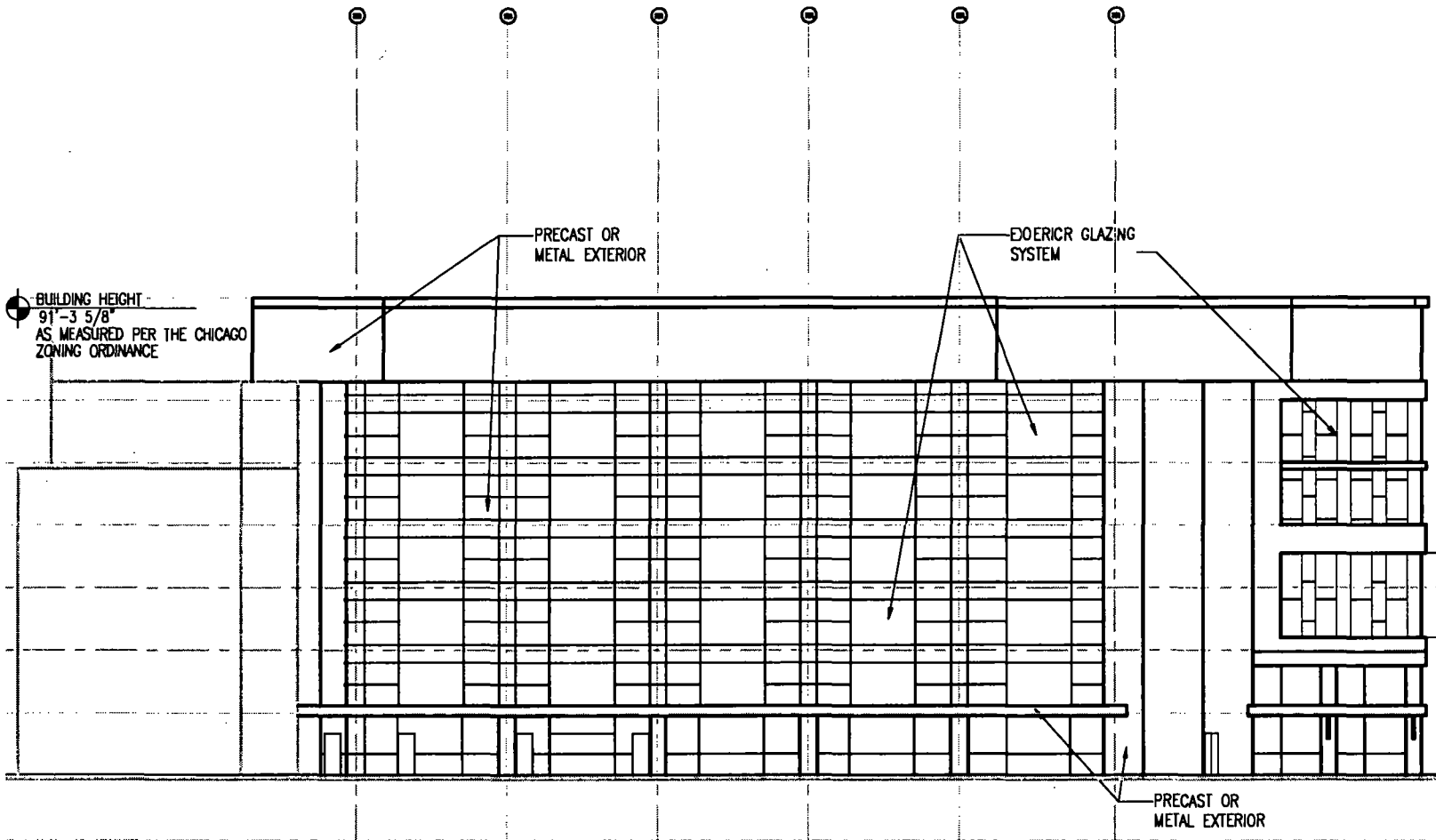
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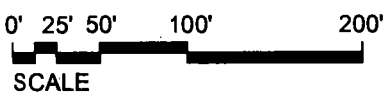
Applicant: Sinai Health System
 1600 South California Avenue
 Chicago, IL 60608
 Date: November 30, 2010

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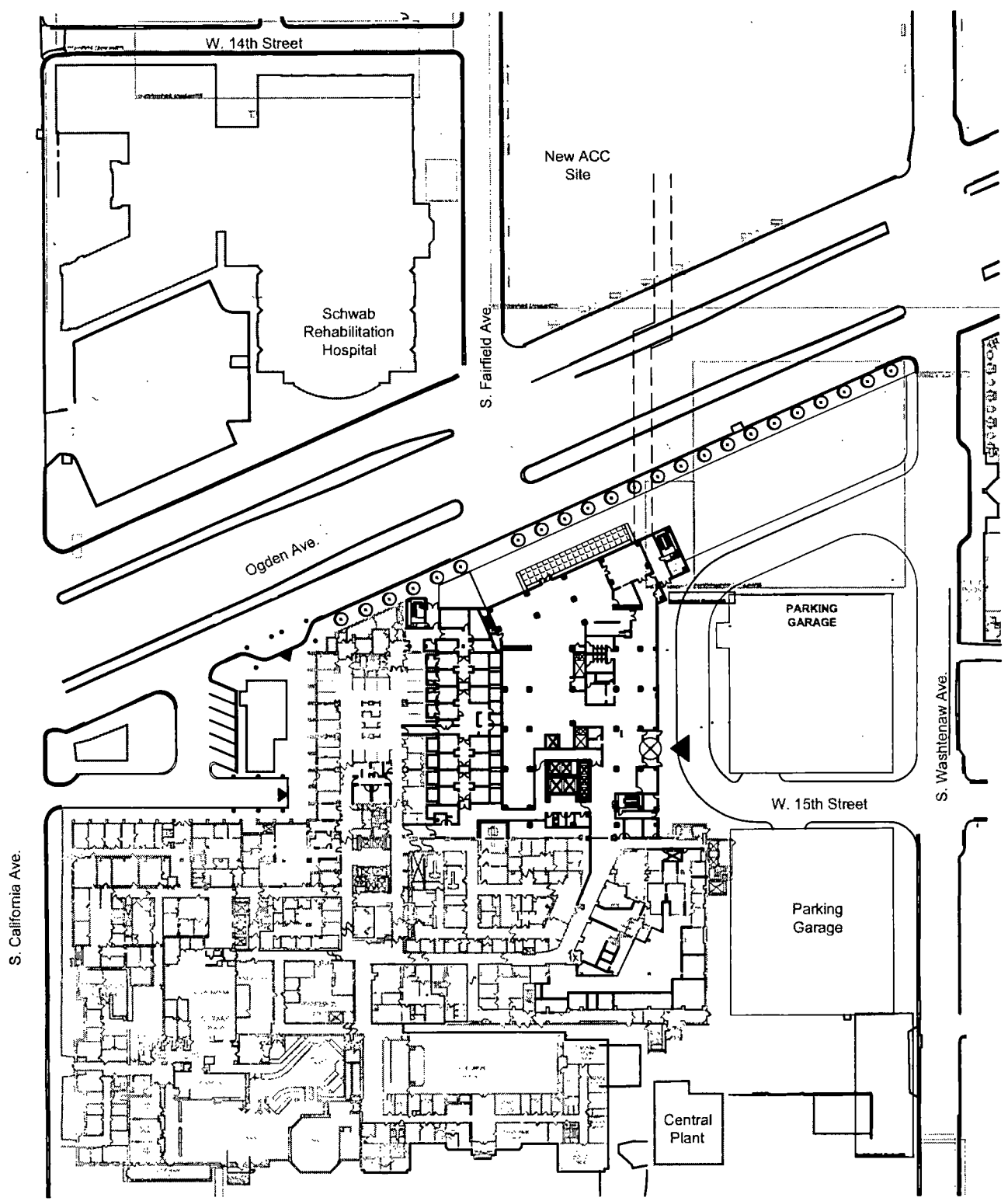


Applicant: Sinai Health System
 1600 South California Avenue
 Chicago, IL 60608
 Date: November 30, 2010

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Ground Floor Plan
Inpatient Pavilion



Applicant: Sinai Health System
1500 South California Avenue
Chicago, IL 60608
Date: November 30, 2010

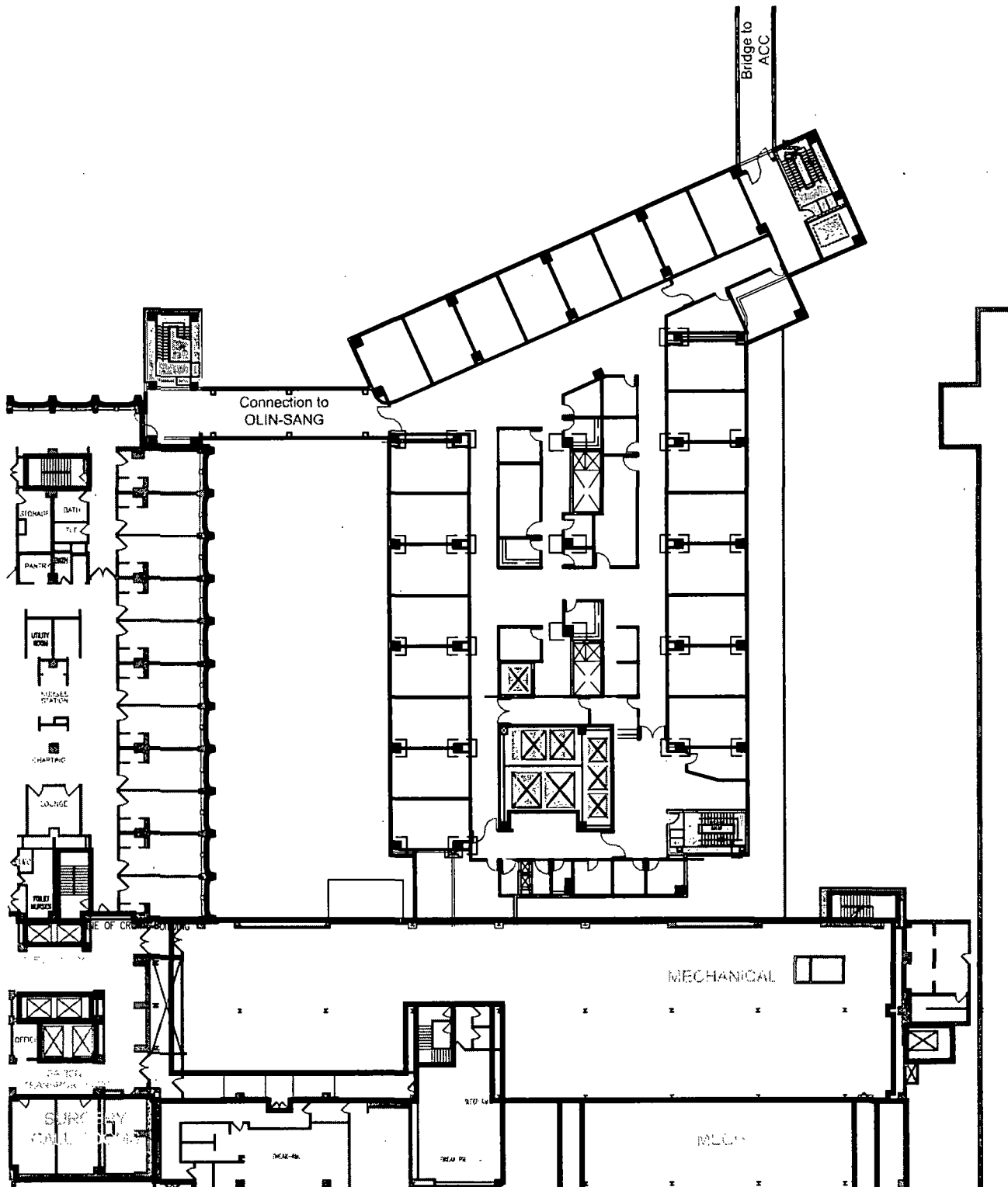
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0' 10' 25' 50' 75'
SCALE

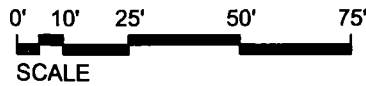
3rd Floor Plan Inpatient Pavilion Typical Floor Plan Layout



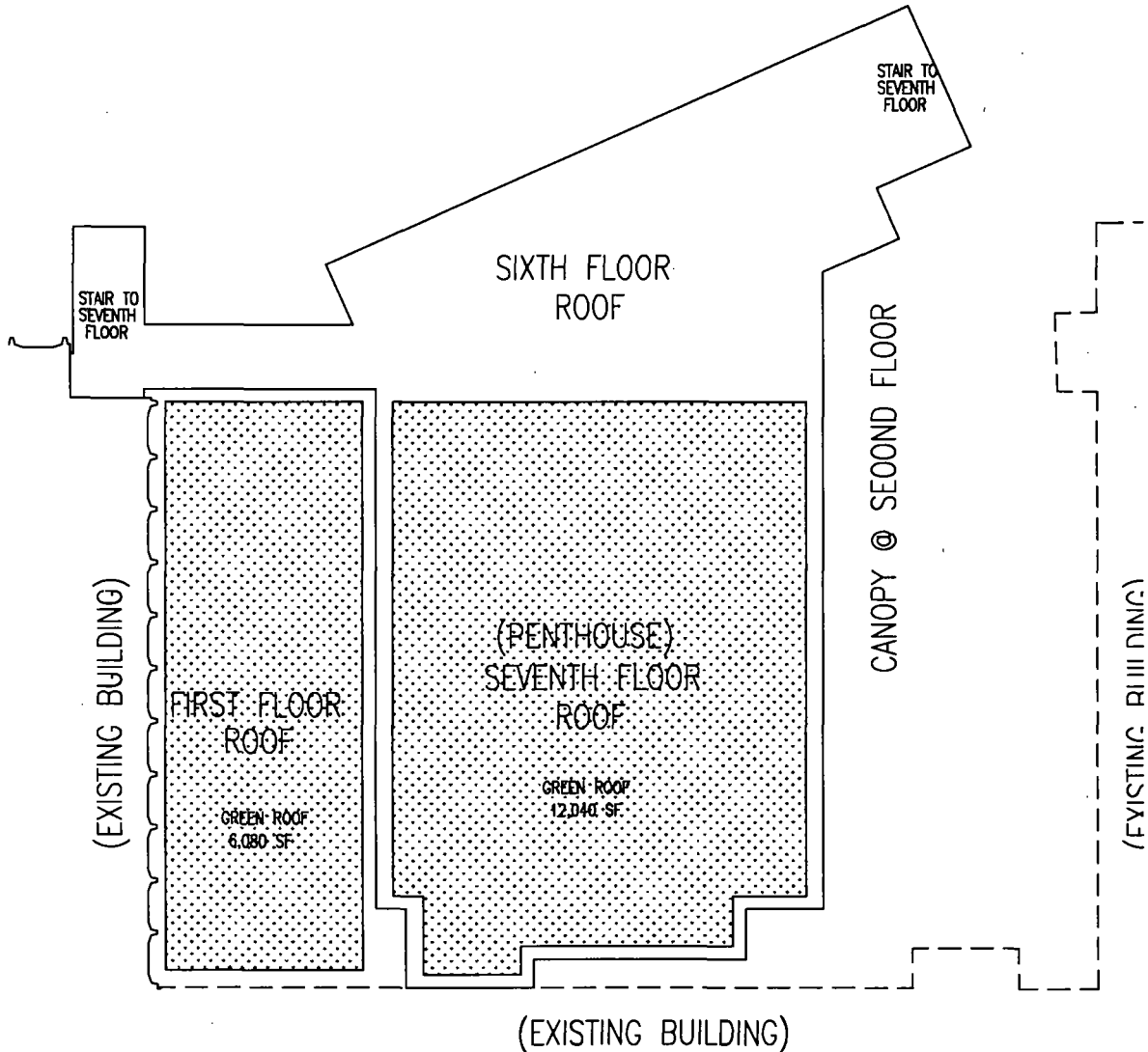
Applicant: Sinai Health System
1500 South California Avenue
Chicago, IL 60608
Date: November 30, 2010

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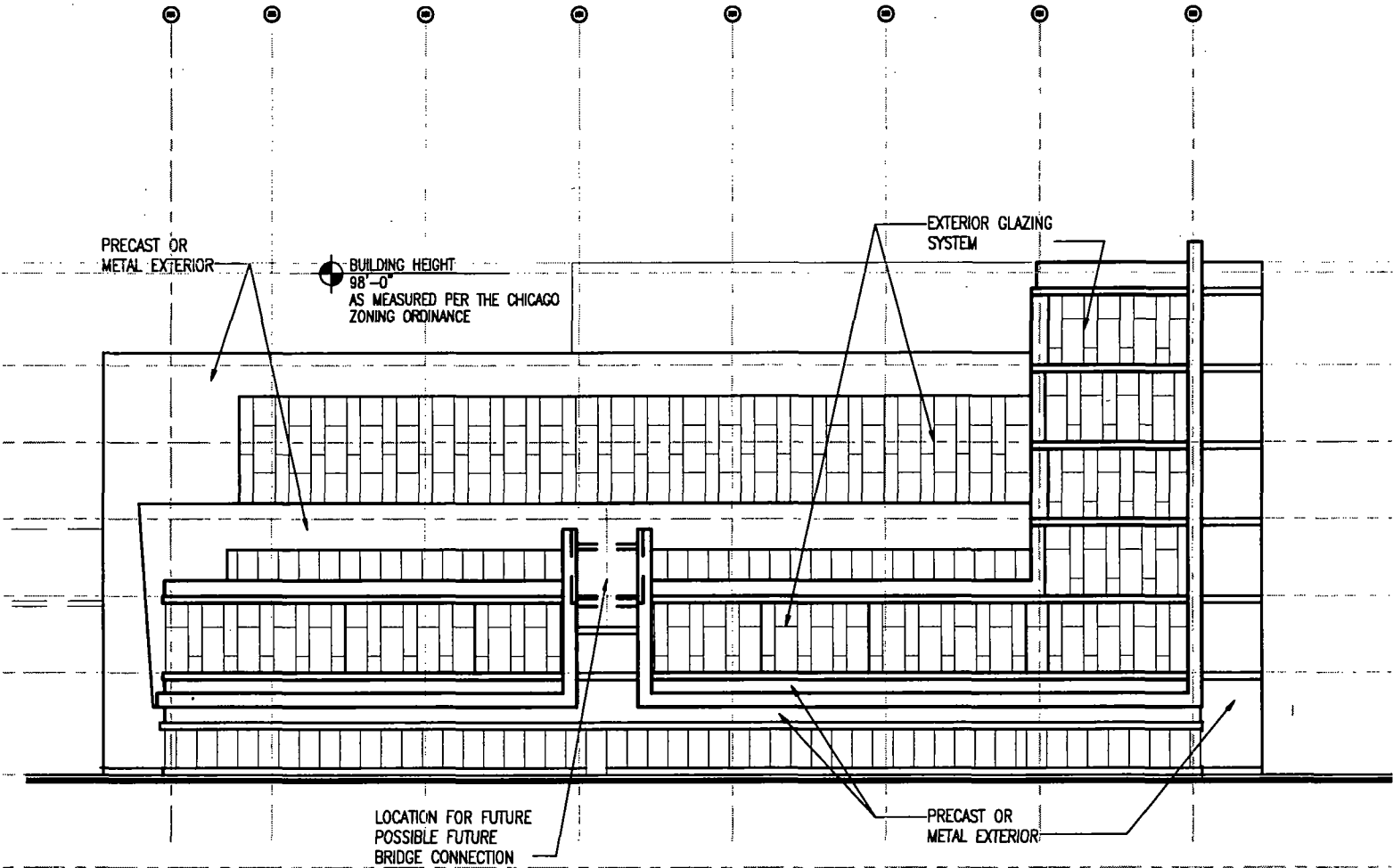
Roof Plan Inpatient Pavilion



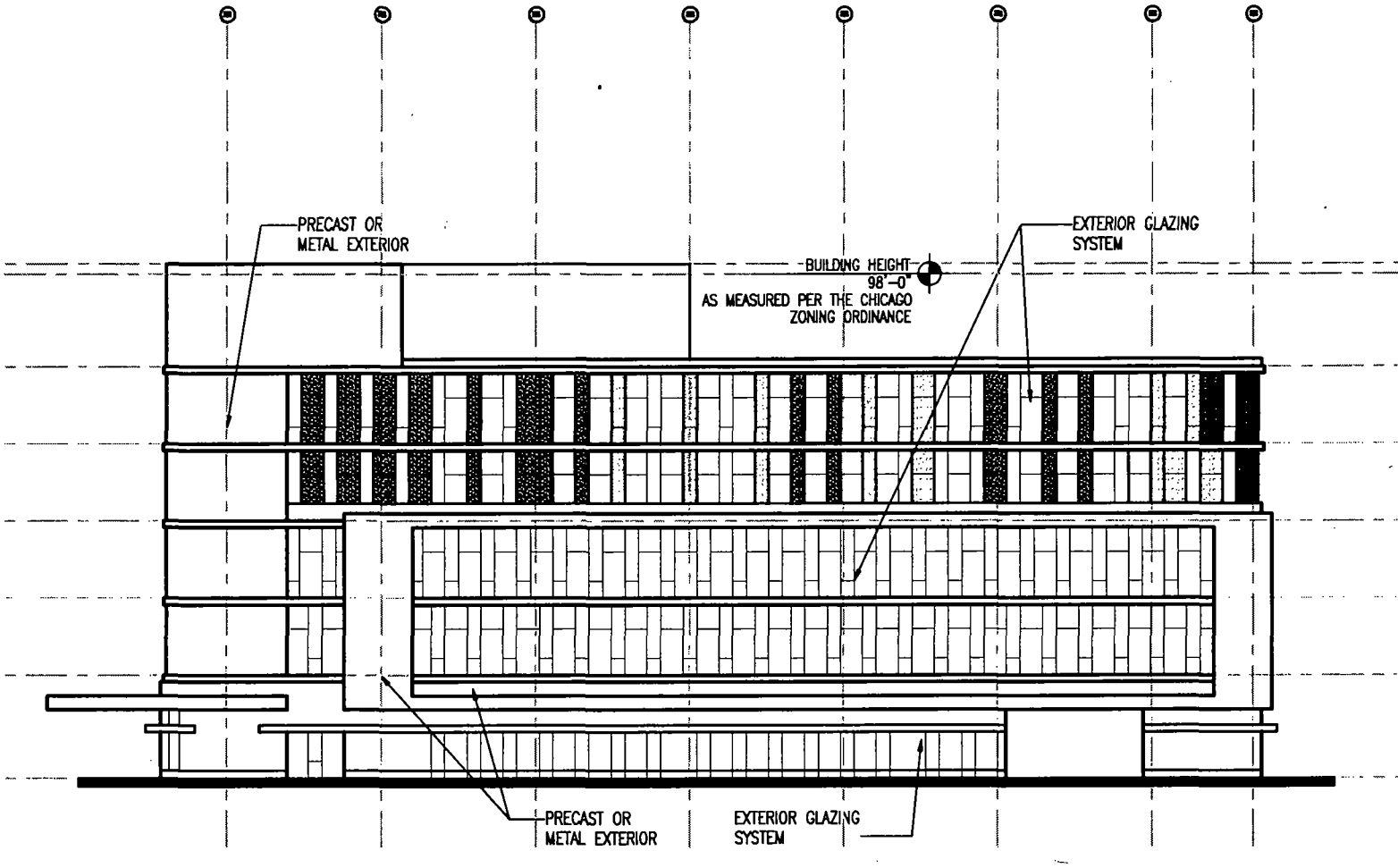
CALCULATIONS FOR GREEN ROOF:
35,960 TOTAL ROOF AREA
17,980 TOTAL GREEN ROOF REQUIRED (50%)
18,120 TOTAL GREEN ROOF

Applicant: Sinai Health System
 1500 South California Avenue
 Chicago, IL 60608
 Date: November 30, 2010

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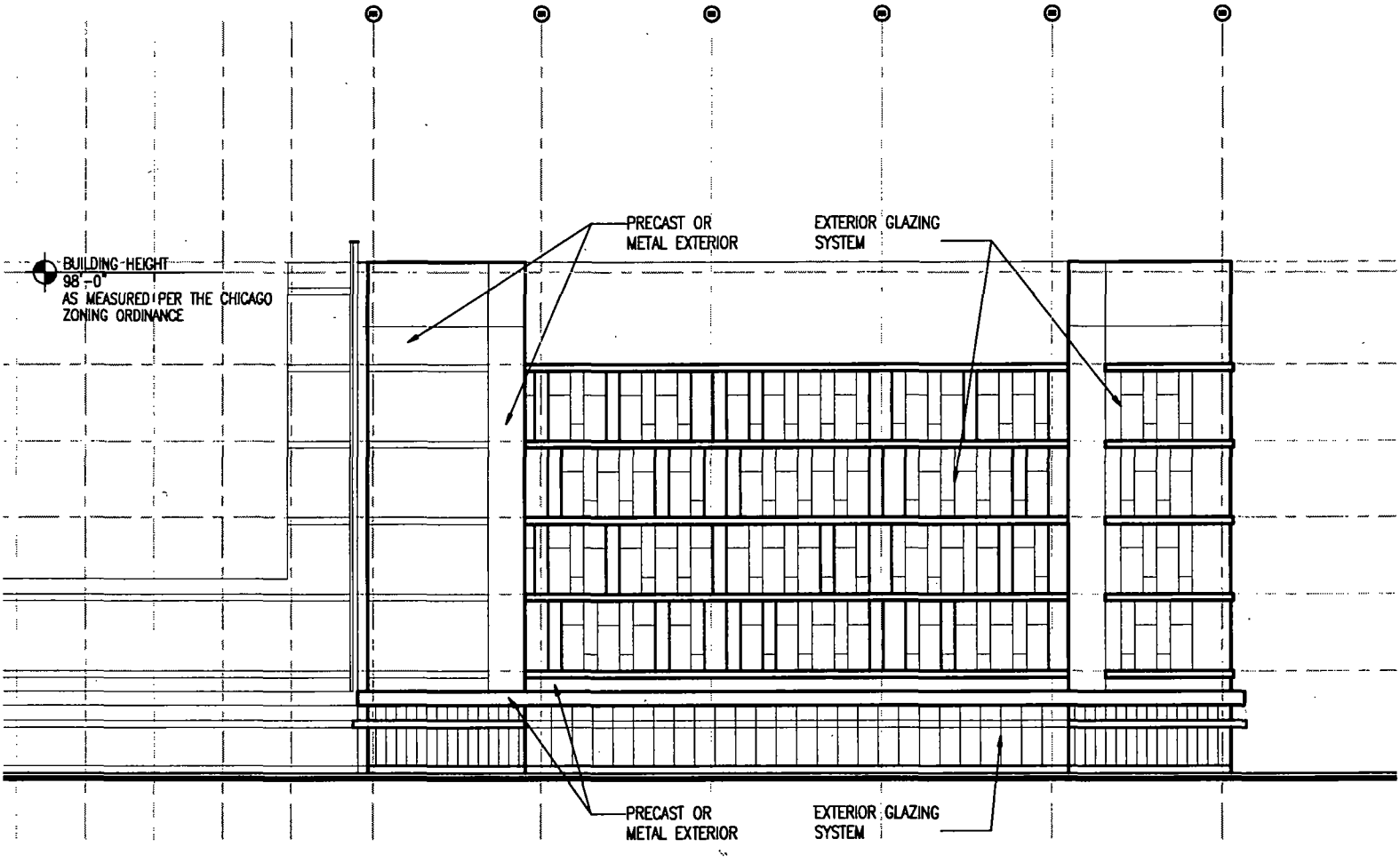


Applicant: Sinai Health System
1600 South California Avenue
Chicago, IL 60608
Date: November 30, 2010



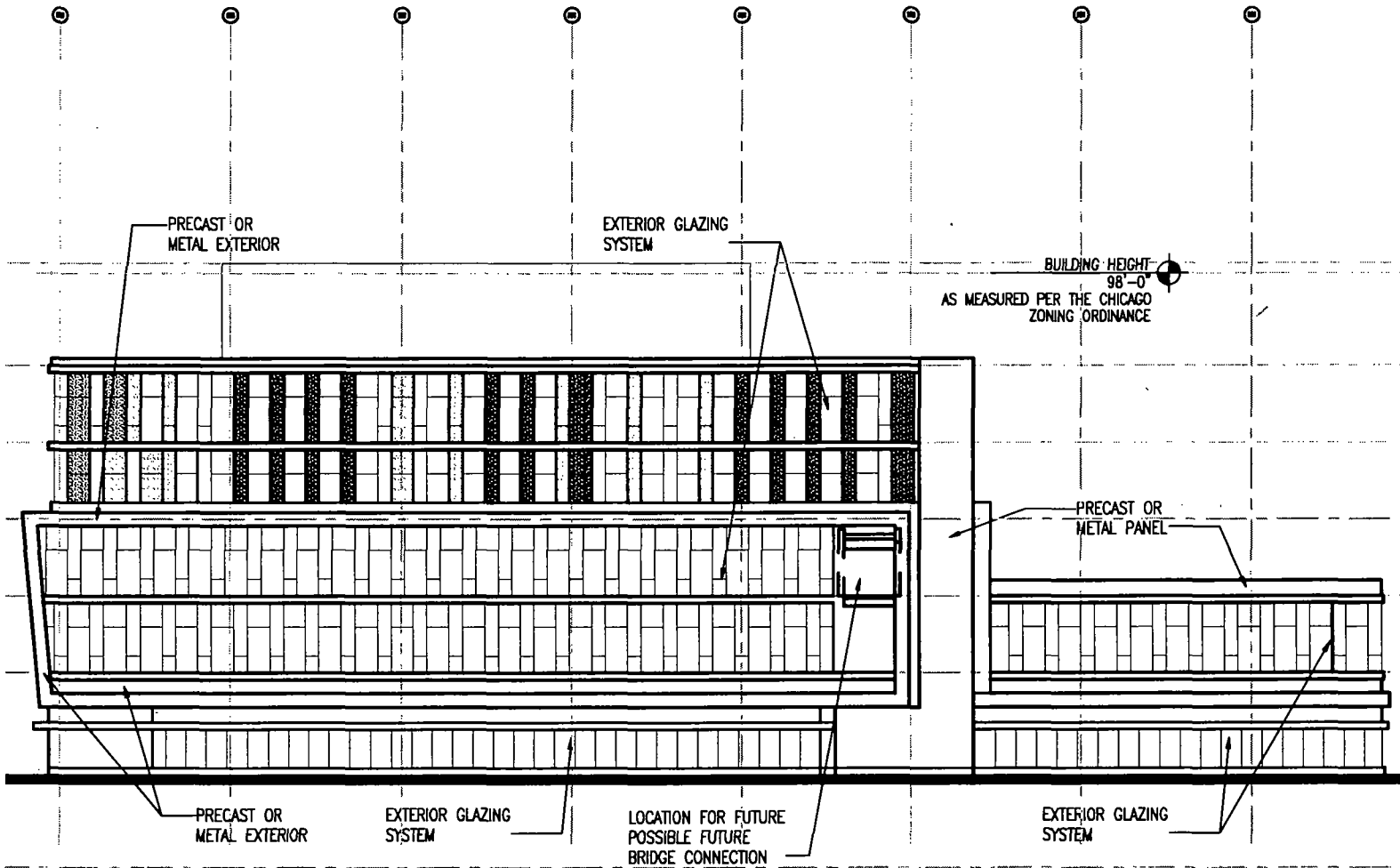
Applicant: Sinai Health System
1500 South California Avenue
Chicago, IL 60606
Date: November 30, 2010

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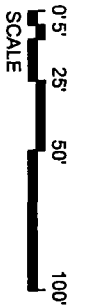
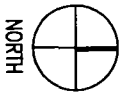
Applicant: Sinai Health System
1600 South California Avenue
Chicago, IL 60608
Date: November 30, 2010

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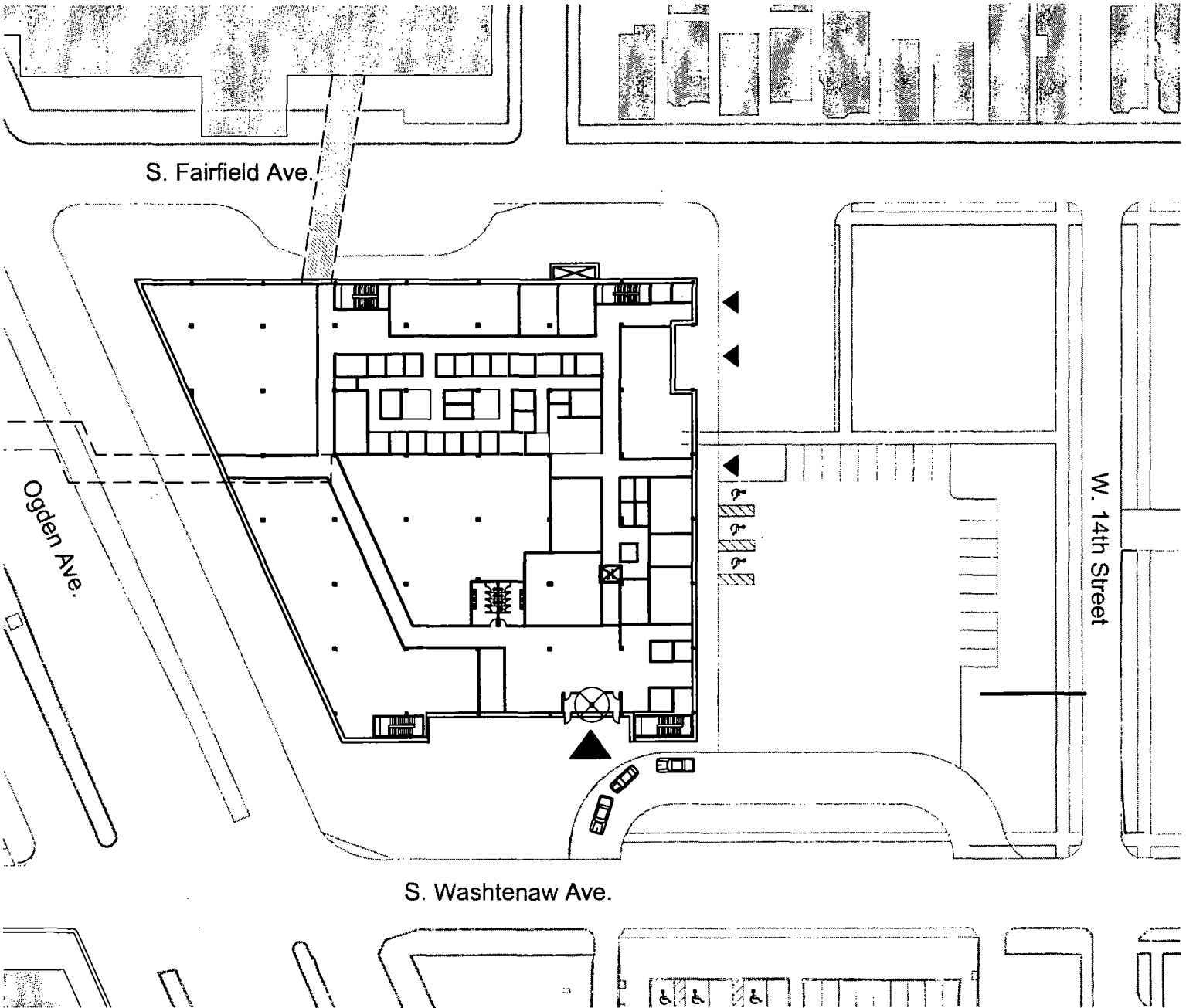


Applicant: Sinai Health System
1600 South California Avenue
Chicago, IL 60606
Date: November 30, 2010

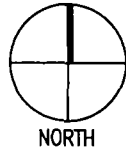
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Ground Floor Plan ACC



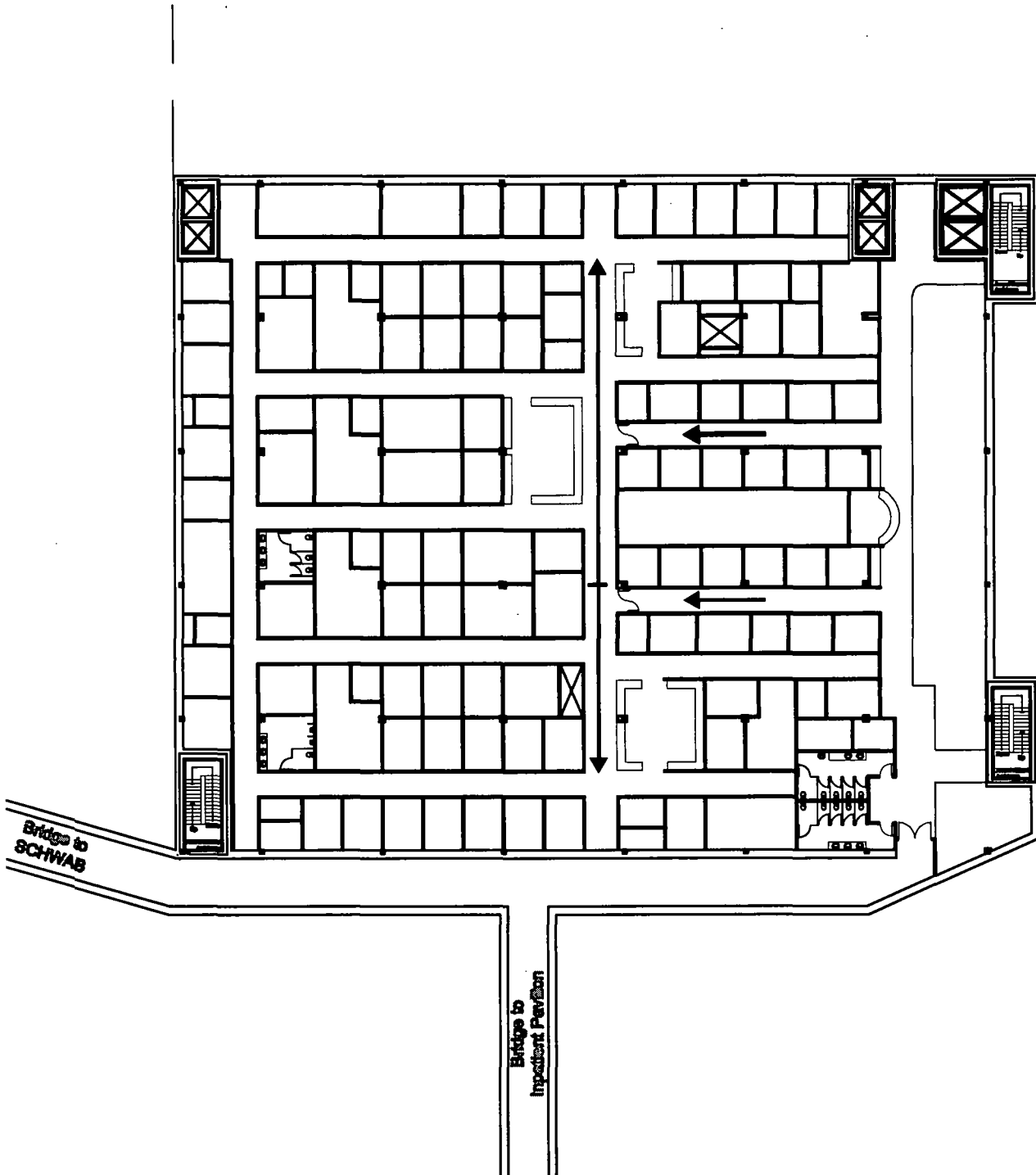
Applicant: Sinai Health System
1500 South California Avenue
Chicago, IL 60608
Date: November 30, 2010



0' 10' 25' 50' 75'
SCALE

11

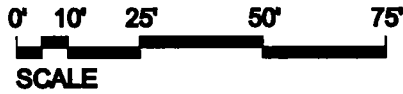
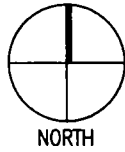
3rd Floor Plan ACC Typical Floor Plan Layout



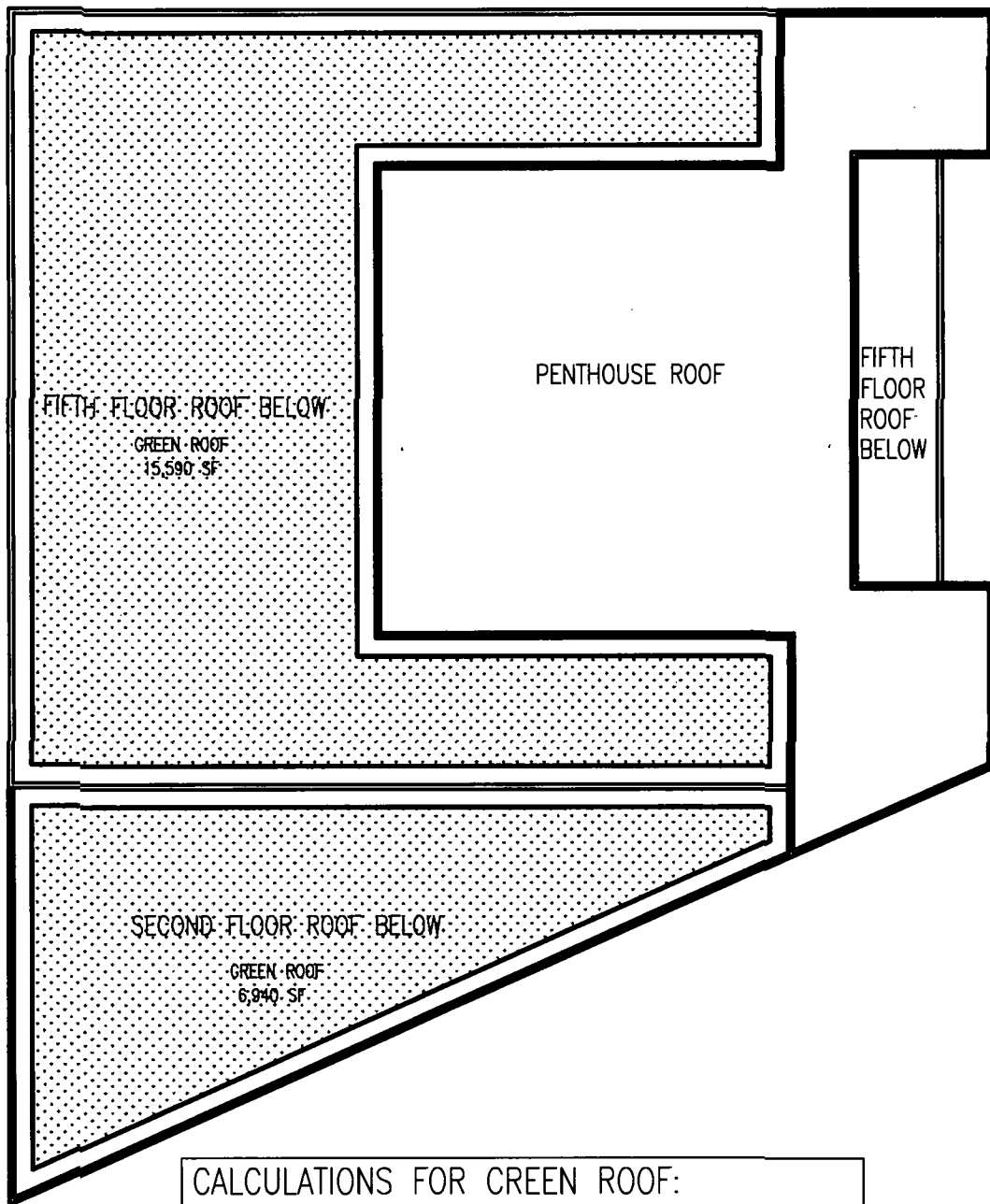
Applicant: Sinai Health System
1800 South California Avenue
Chicago, IL 00808
Date: November 30, 2010

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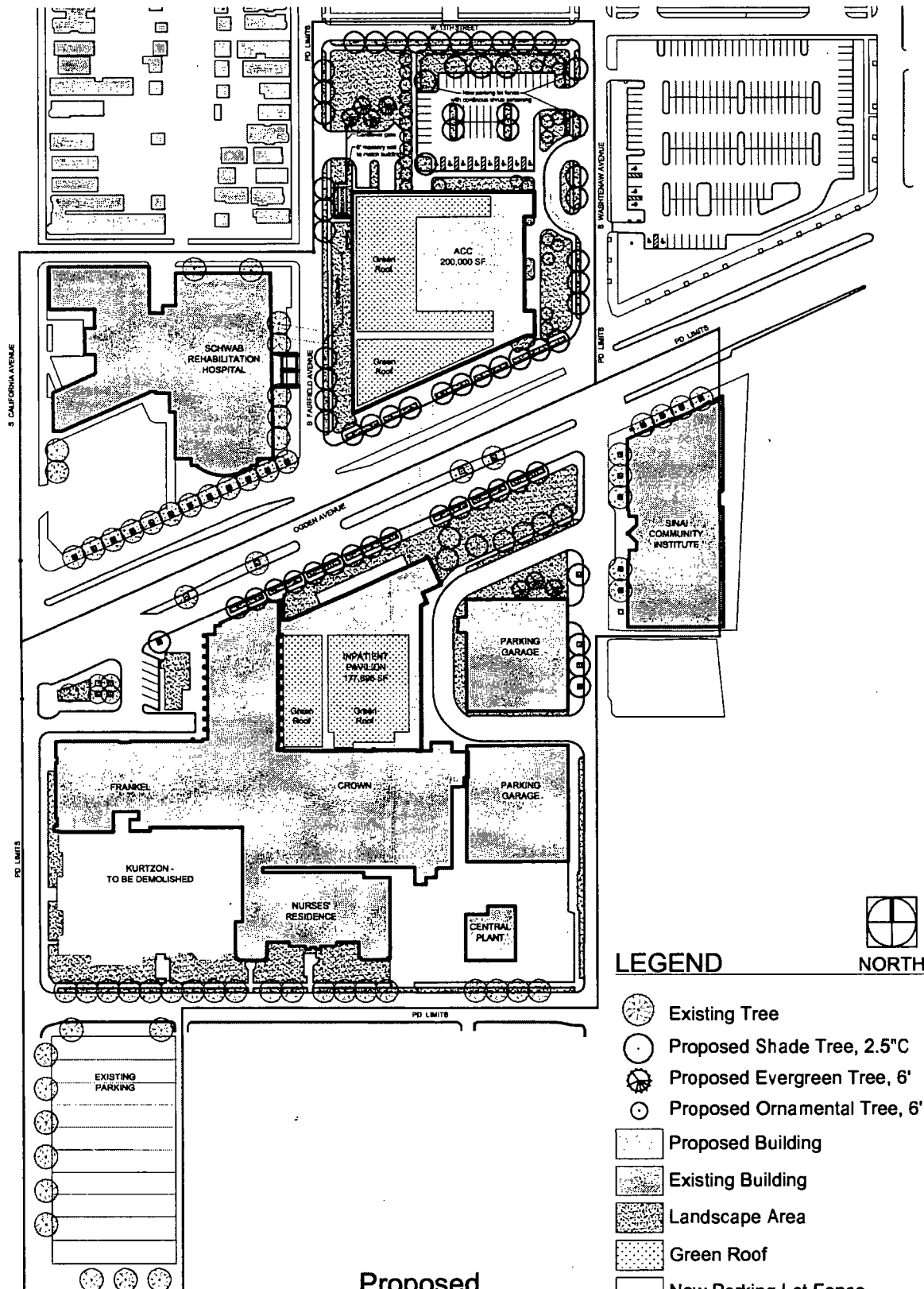
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Green Roof Plan ACC



CALCULATIONS FOR GREEN ROOF:	
44,500	TOTAL ROOF AREA
22,250	TOTAL GREEN ROOF REQUIRED (50%)
22,530	TOTAL GREEN ROOF



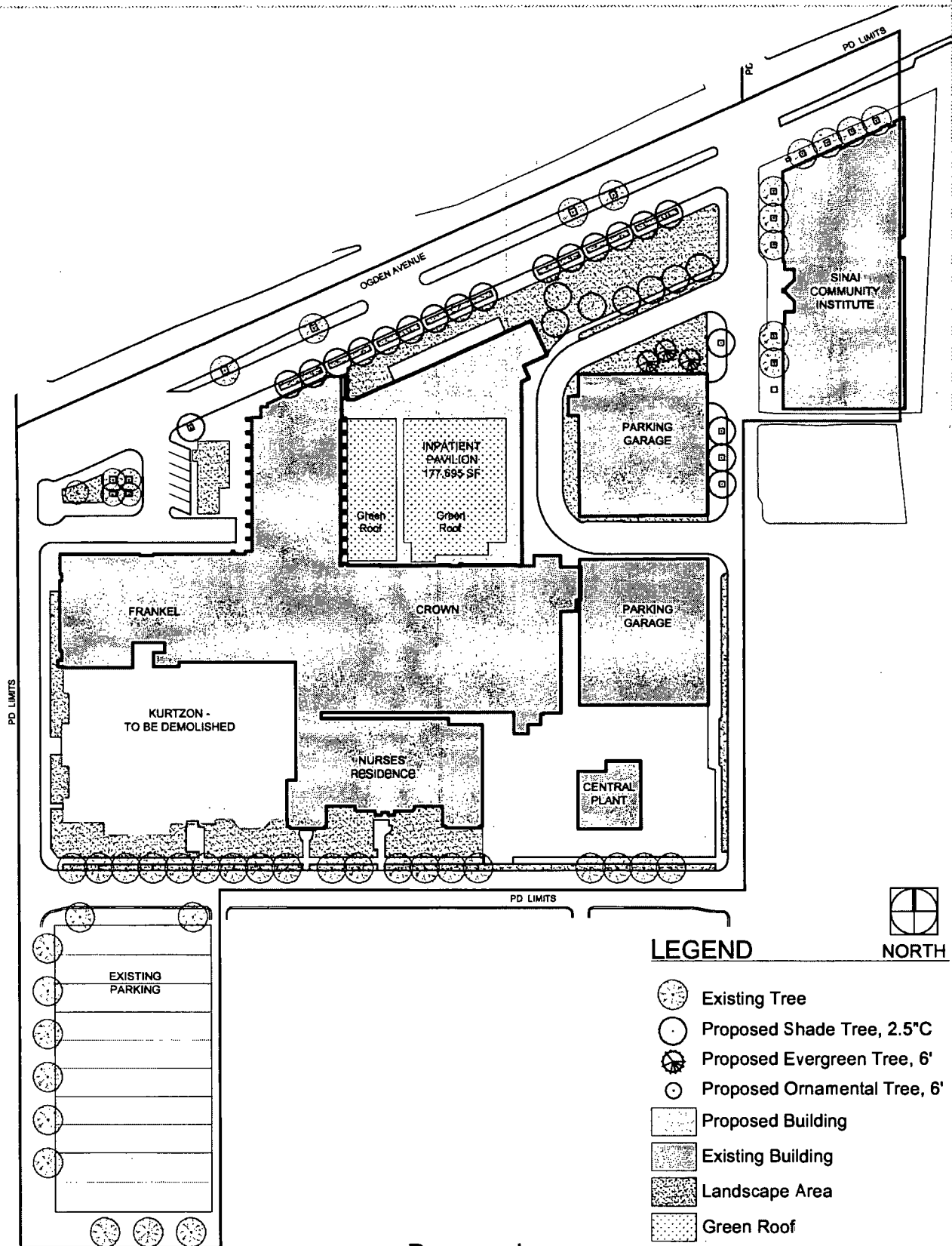
Proposed Landscape Plan Overall Campus

Applicant: Sinai Health System
1500 South California Avenue
Chicago, IL 60608
Date: November 30, 2010

Hitchcock
Design Group
"Creating Better Places"

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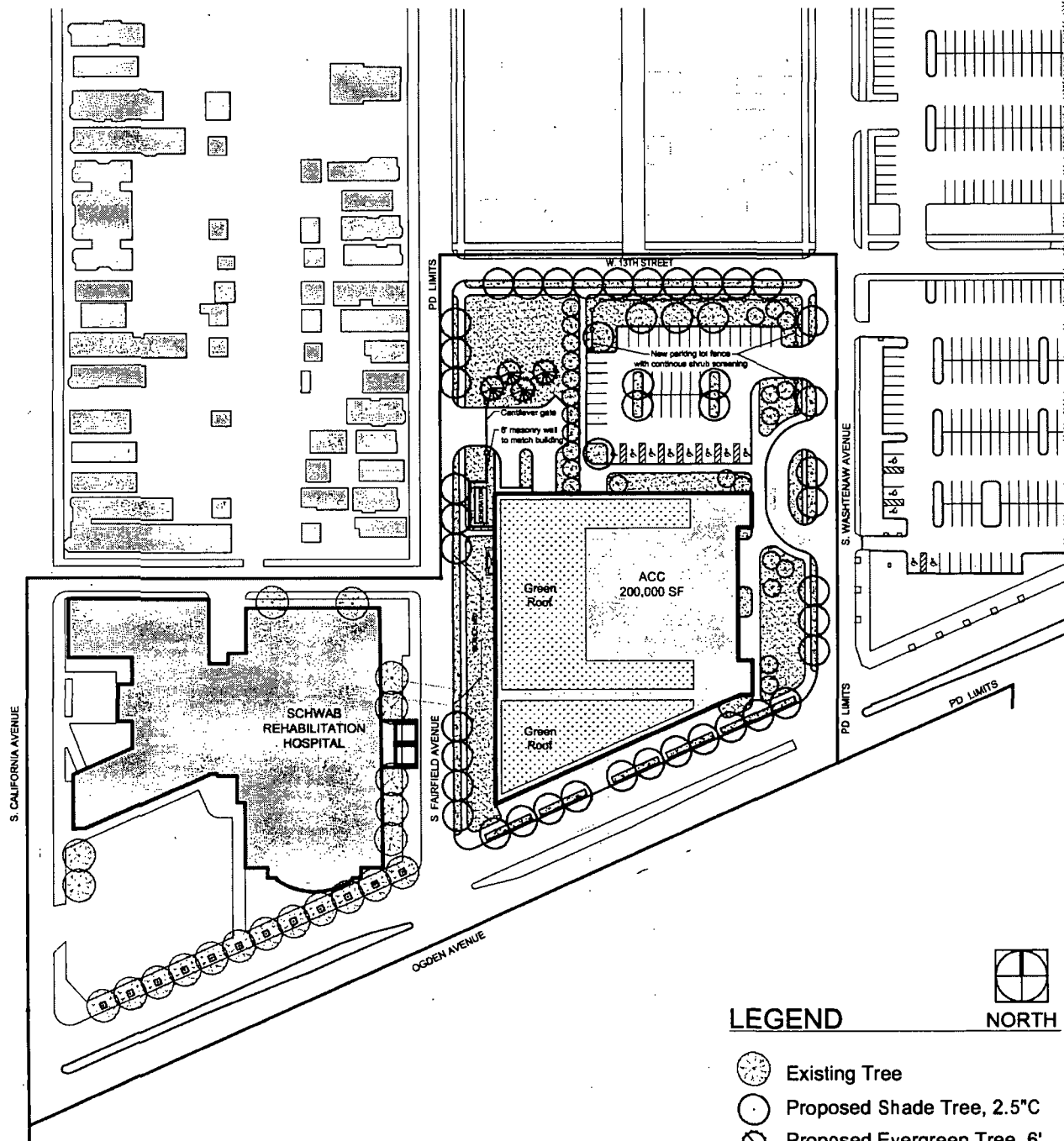
Applicant: Sinai Health System
1500 South California Avenue
Chicago, IL 60608
Date: November 30, 2010

Proposed Landscape Plan South Campus- Sub area A

Hitchcock
Design Group
Creating Better Places










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LEGEND



-  Existing Tree
-  Proposed Shade Tree, 2.5\"C
-  Proposed Evergreen Tree, 6'
-  Proposed Ornamental Tree, 6'
-  Proposed Building
-  Existing Building
-  Landscape Area
-  Green Roof
-  New Parking Lot Fence

Hitchcock
Design Group
Creating Better Places™

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Applicant: Sinai Health System
1500 South California Avenue
Chicago, IL 60608
Date: November 30, 2010

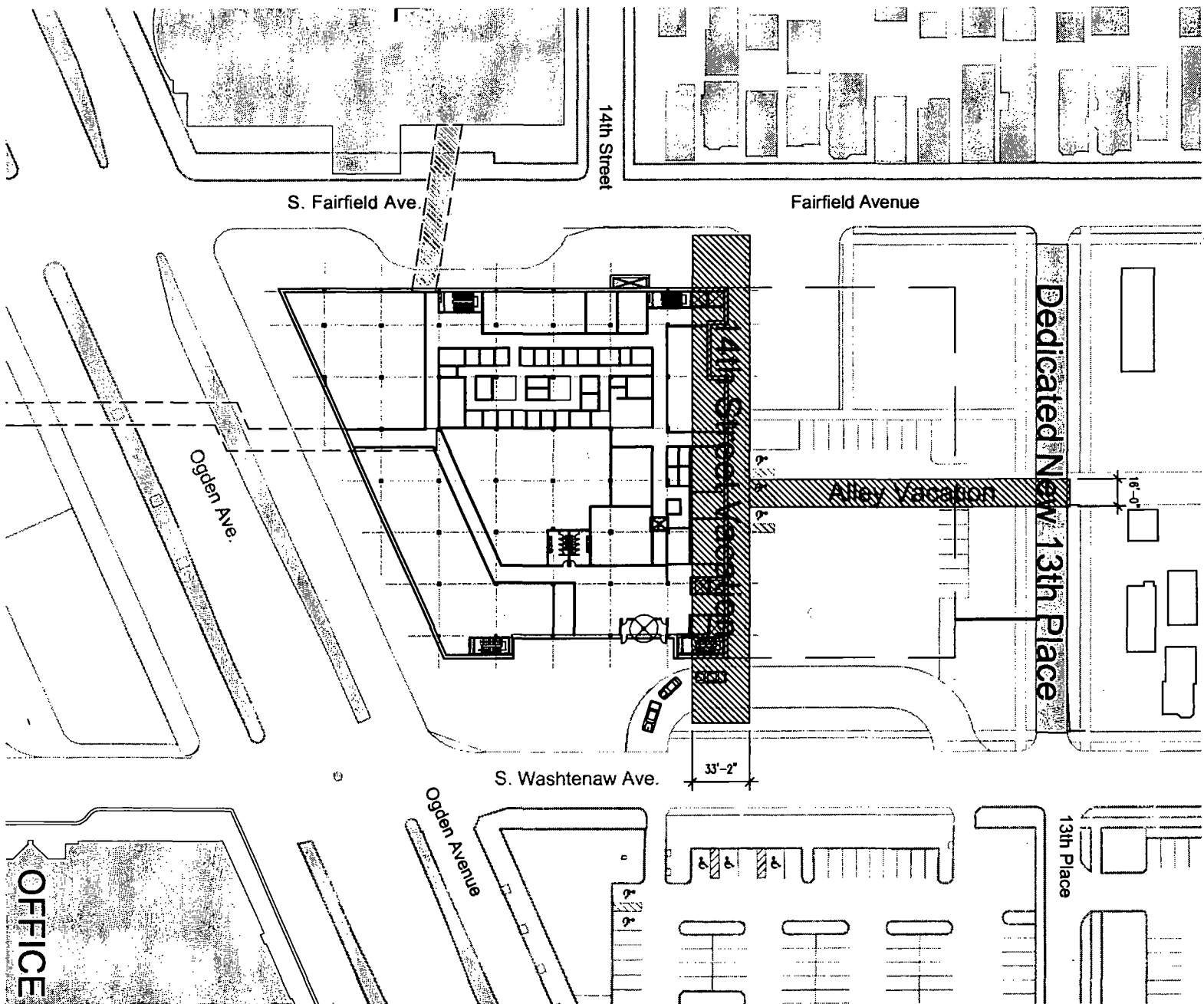
Proposed Landscape Plan North Campus- Sub area B

35 E. Wacker Drive Suite 300/ Chicago IL 60601
Phone 312.324.5600 / Fax 312.324.5699
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0' 15' 30' 60' 100'
SCALE

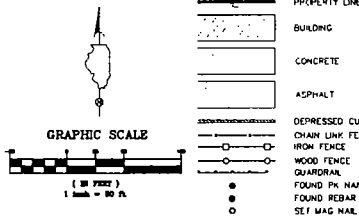
Right-of-Way Adjustment Map



Applicant: Sinai Health System
1500 South California Avenue
Chicago, IL 60608
Date: November 30, 2010

PLAT OF SURVEY

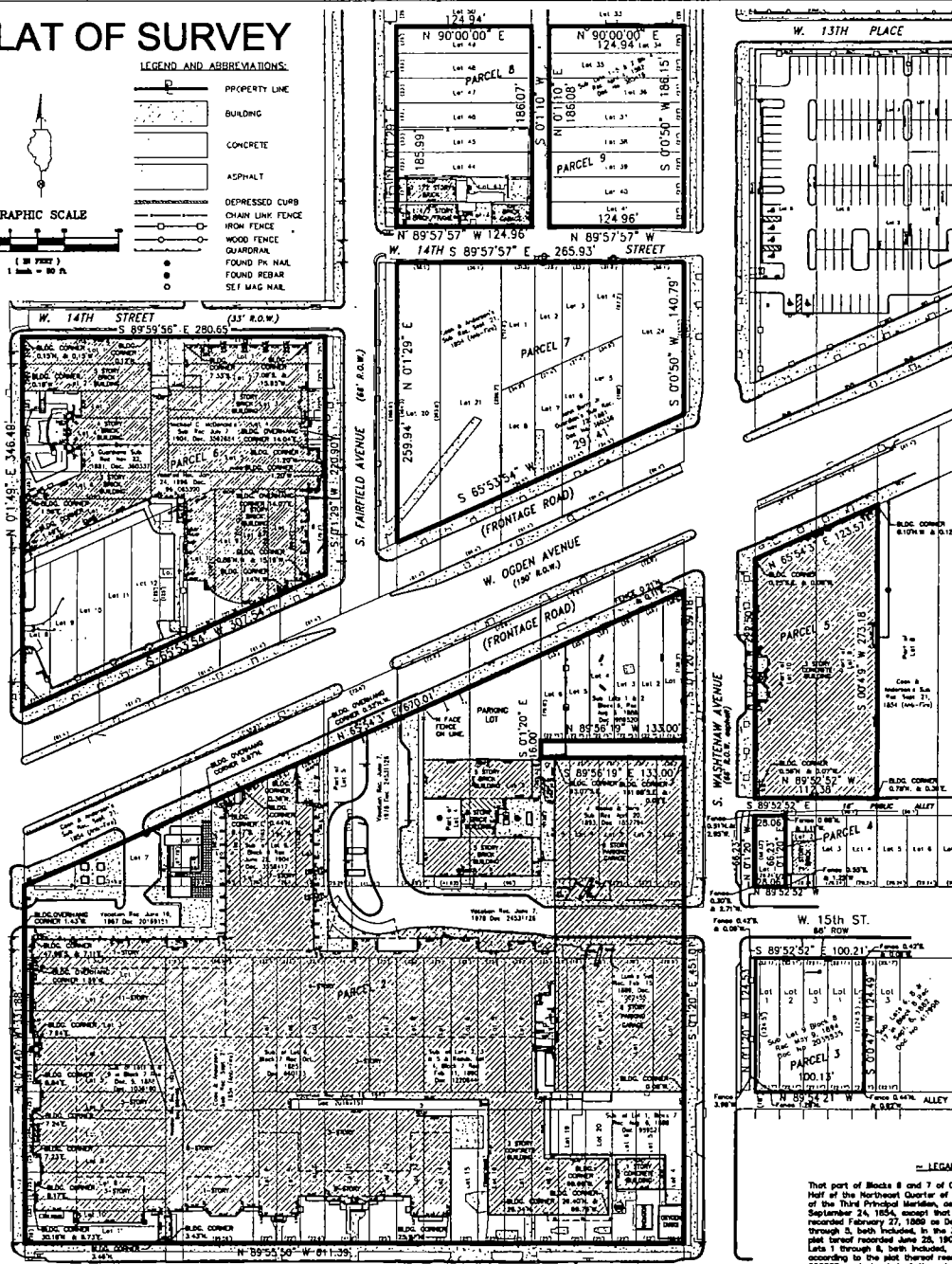
LEGEND AND ABBREVIATIONS:



S. CALIFORNIA BOULEVARD
(73' R.O.W.)

S. CALIFORNIA BOULEVARD
(84' R.O.W.)

WEST 16TH STREET
(66' ROW)



LEGAL DESCRIPTION PARCEL 1 -
Lots 1 to 10, both inclusive, in Block 8 and
Anderson's Subdivision of the West Half of the
Northwest Quarter of Section 24, Township 38
North, Range 13 East of the Third Principal
Meridian, recorded December 16, 1878 as Document
number 204805, in Cook County, Illinois.
Sold parcel containing 0.863 acres (38,901
square feet), more or less.

LEGAL DESCRIPTION PARCEL 3 -
Lots 1, 2, and 3 in the Subdivision of Lot 8 in
Block 8 in Cook and Anderson's Subdivision of
the West Half of the Northwest Quarter of
Section 24, Township 38 North, Range 13 East of
the Third Principal Meridian, recorded May 8,
1894 as Document Number 103845, and Lot 1
and the West Half of Lot 2 in the Subdivision of
Lots 8, 9 and 10 in Block 8 in Cook and
Anderson's Subdivision of the West Half of the
Northwest Quarter of Section 24, Township 38
North, Range 13 East of the Third Principal
Meridian, recorded July 12, 1887 as Document
Number 417908, in Cook County, Illinois.
Sold parcel containing 0.226 acres (12,472
square feet), more or less.

LEGAL DESCRIPTION PARCEL 4 -
Lot 1 in the Subdivision of Lot 11 in Block 5 in
Cook and Anderson's Subdivision of the West
Half of the Northwest Quarter of Section 24,
Township 38 North, Range 13 East of the Third
Principal Meridian, recorded September 11, 1885
as Document Number 852906, in Cook County,
Illinois.
Sold parcel containing 0.043 acres (1,859
square feet), more or less.

LEGAL DESCRIPTION PARCEL 5 -
Lots 8, and 10, in Block 5 of Cook and
Anderson's Subdivision of the West Half of the
Northwest Quarter of Section 24, Township 38
North, Range 13 East of the Third Principal
Meridian, recorded the plat thereof recorded
September 21, 1854, excepting therefrom the
Northeasterly 40.00 feet, as measured at right
angles, dedicated to the City of Chicago by deed
Recorded February 27, 1889 as Document number
108455, and also except that part taken for
Public Alley, and of said Lots 8 and 10 lying
South of said Public Alley, in Cook County, Illinois.
Sold parcel containing 0.841 acres (37,901 square
feet), more or less.

LEGAL DESCRIPTION PARCEL 6 -
Lots 1 through 12, both inclusive, in John Barry
Jr. Quaker's Subdivision of Lots 15 and 16 in
Block 3 of Cook and Anderson's Subdivision of
the West Half of the Northwest Quarter of
Section 24, Township 38 North, Range 13 East of
the Third Principal Meridian, recorded January 21,
1881, as Document number 360417, and also Lot 1,
through 11, both inclusive, in Michael C.
McDonald's Subdivision of Lots 17, 18 and 19,
(except parts heretofore dedicated for streets)
of Block 3 in Cook and Anderson's Subdivision of
the West Half of the Northwest Quarter of said
Section 24, according to the plat thereof
recorded July 7, 1904 as Document number
108788, and all that portion of the recorded
easement lying South of West 14th Street, North of
West Ogden Avenue, and East of South California Blvd.
according to the Record recorded January 24,
1898, as Document number 86-063363, in Cook
County, Illinois.
Sold parcel containing 1.828 acres (79,821
square feet), more or less.

LEGAL DESCRIPTION PARCEL 7 -
Lots 20, 21 and 24, in Block 3 of Cook and
Anderson's Subdivision of the West Half of the
Northwest Quarter of Section 24, Township 38
North, Range 13 East of the Third Principal
Meridian, recorded September 21, 1854, (excepting therefrom the
Southeasterly 40.00 feet, and the Westerly 16.50
feet, taken for roadway, and also Lot 1, through
8, both inclusive, in John Barry Jr. Quaker's
Subdivision of Lots 22 and 23, Block 3 in Cook
and Anderson's Subdivision of the West Half of the
Northwest Quarter of said Section 24, according to
the plat thereof recorded July 12, 1887 as
Document number 360336, in Cook County, Illinois.
Sold parcel containing 1.223 acres (53,286 square
feet), more or less.

LEGAL DESCRIPTION PARCEL 8 -
That part of Blocks 8 and 7 of Cook and Anderson's Subdivision of the West
Half of the Northwest Quarter of Section 24, Township 38 North, Range 13 East
of the Third Principal Meridian, according to the plat thereof recorded
September 24, 1854, except that part dedicated to the City of Chicago by deed
recorded February 27, 1889 as Document number 103845, and also Lot 1
through 8, both inclusive, in the Subdivision of Lot 8, Block 2, according to the
plat thereof recorded June 28, 1904 as Document number 360417, and also
Lots 1 through 8, both inclusive, in the Subdivision of Lots 1 and 2 in Block 6,
according to the plat thereof recorded August 8, 1940 as Document number
888520, and also Lots 1 through 5, both inclusive, in J. White & Sons
Subdivision, according to lot and thereof recorded August 18, 1989 as Document
number 1052784, and also south West 15th Street, South Fairfield Avenue,
and within slope per Ordinance recorded July 13, 1976, as Document number
24531120, and recorded June 16, 1947 as Document number 20180151, and
re-recorded December 4, 1924 as Document number 8054465, and recorded June
18, 1940 as Document number 14820013, and recorded June 15, 1947 as
Document number 32189151, and also Lot 1 through 11, both inclusive, (except
that portion for street), in the Subdivision of Lots 8 and 9 in Block 7,
according to the plat thereof recorded December 5, 1887 as Document number
1031180 and also Lot 1 through 8, both inclusive, in the Subdivision of Lot 8
in Block 7, according to the plat thereof recorded October 5, 1883 as
Document number 850123, and also part of Lot 2 and all of Lots 1, and 3
through 80, both inclusive, in the Subdivision of Lots 2, 3 and 4, and the
East-shore of Lot 4, in Block 7, according to the plat thereof recorded
February 11, 1882, as Document number 1220644, and also Lots 1, 2 and 3 in
Lot 8 Subdivision, according to the plat thereof recorded February 16,
1914, as Document number 1002456, and also Lots 4, 5 and 6 in the
Subdivision of Lot 1 in Block 7, according to the plat thereof recorded August
5, 1894 as Document number 860321, more particularly described as follows:
Beginning at the Southeast corner of Lot 4 in said Subdivision of Lot 1, Block
7; thence North 80 degrees 55 minutes 50 seconds East, along the North line
of Lot 15th Street, 511.50 feet to the East line of South California Boulevard;
thence North 0 degrees 04 minutes 40 seconds East along the East line of
said South California Boulevard, 331.26 feet to the South line of West Ogden
Avenue; thence North 65 degrees 14 minutes 03 seconds East, along the South
line of West Ogden Avenue, 179.01 feet to the West line of South Washington
Avenue; thence South 0 degrees 01 minutes 20 seconds East along said West line,
158.14 feet to the Southeast corner of Lot 1 of said Subdivision of Lot 1
and 2 in Block 8; thence North 80 degrees 58 minutes 18 seconds West, along
the South line of Lot 1 through 8, a distance of 13.41 feet to the Southeast
corner of Lot 8 in said Subdivision of Lots 1 and 2 in Block 8;
thence South 0 degrees 01 minutes 20 seconds East, 16.00 feet to the
Northeast corner of Lot 5 in said Subdivision, 133.00 feet to the Southeast
corner of Lot 1 in said Subdivision, 133.00 feet to the Southeast corner of
Lot 1 in said Subdivision, and also South Washington Avenue, South 0 degrees 01
minutes 20 seconds East, along the West line of said South Washington Avenue,
451.07 feet to the Point of Beginning, all in Cook County, Illinois.
Sold parcel containing 8.537 acres (374,733 square feet), more or less.

STATE OF ILLINOIS
COUNTY OF COOK
This is to certify that I, an Illinois
Professional Land Surveyor, have surveyed
the property described in the caption
above, and that this Professional service
conforms to the current Illinois Minimum
Standards for a Plat of Survey.
Given under my hand and seal in Chicago,
Illinois, this 30th day of November, 2010.

THOMAS E. BAUMGARTNER, ILLINOIS LAND SURVEYOR
NO. 3142, LICENSE EXPIRATION 11-30-2012
Field work completed July 10, 2010



LEGAL DESCRIPTION PARCEL 9 -
Lots 42 through 46, both inclusive, in the
Subdivision of Lots 1 to 5 and Lot 7 in Block 4
and Lots 1 to 8 and 11 to 14 in Block 5 and
Lots 3, 4 and 5 in Block 5 of Cook and
Anderson's Subdivision of the West Half of the
Northwest Quarter of Section 24, Township 38
North, Range 13 East of the Third Principal
Meridian, according to the plat thereof recorded
April 4, 1882 as Document number 808416, in
Cook County, Illinois.
Sold parcel containing 0.554 acres (24,246
square feet), more or less.

LEGAL DESCRIPTION PARCEL 10 -
Lots 46 through 41, both inclusive, in the
Subdivision of Lots 1 to 5 and Lot 7 in Block 4
and Lots 1 to 8 and 11 to 14 in Block 5 and
Lots 3, 4 and 5 in Block 5 of Cook and
Anderson's Subdivision of the West Half of the
Northwest Quarter of Section 24, Township 38
North, Range 13 East of the Third Principal
Meridian, according to the plat thereof recorded
April 4, 1882 as Document number 808416, in
Cook County, Illinois.
Sold parcel containing 0.334 acres (14,520 square
feet), more or less.

Revisions	DATE	ISSUE

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ENGINEERING LTD.
225 W. Ohio Street
4th Floor
Chicago, IL 60610
TEL: (312) 487-0123
FAX: (312) 487-0220
www.terraengineering.com

Project Information	
PROJECT NO	10-142
DRAWN	KR
DESIGN	TB
CHECKED	TB

**MT. SINAI
PLAT OF SURVEY**



ED H. SMITH

ALDERMAN, 28TH WARD

259 NORTH PULASKI ROAD
CHICAGO, ILLINOIS 60624
TELEPHONE: 773-533-0900
FAX: 773-533-6199

CITY COUNCIL
CITY OF CHICAGO
COUNCIL CHAMBER

CITY HALL - ROOM 203
121 NORTH LA SALLE STREET
CHICAGO, ILLINOIS 60602
TELEPHONE: 312-744-3066
FAX 312-744-6824

COMMITTEE MEMBERSHIPS

HEALTH
(CHAIRMAN)

AVIATION

BUDGET AND GOVERNMENT OPERATIONS

BUILDINGS

COMMITTEES, RULES AND ETHICS

FINANCE

ZONING

November 29, 2010

Linda Searle
Chair, Chicago Plan Commission
City Hall
121 North LaSalle Street
Chicago, IL 60602

Re: Institutional Planned Development No. 49, as amended (Sinai Health System)

Dear Ms. Searle:

This letter is to inform you of my support of the proposed amendment by Sinai Health System to Institutional Planned Development No. 49, as amended. The proposed amendment will facilitate major improvements to Sinai's health care campus, including the development of a new ambulatory care center (on the site of the CHA's former Ogden Courts housing development) and a new In-Patient Pavilion (as a part of Sinai's existing medical campus). The proposed rezoning will also establish underlying zoning requirements to facilitate future development within the boundaries of the amended planned development of replacement housing as part of the CHA's Plan for Transformation.

Sinai Health System is among the most important stakeholders in the Lawndale community, with an over 80-year commitment to serving the health care needs of its residents and of the citizens of Chicago. The new health care facilities proposed by Sinai and the related improvements to its medical campus are major priorities for this Ward and the City of Chicago. I have reviewed the proposed development plans prepared by Sinai Health System and enthusiastically support this project.

Please call me if you have any questions. Thank you.

Sincerely,

Ed H. Smith
Alderman, 28th Ward

