



Office of the Chicago City
Clerk



O2012-2212

Office of the City Clerk

City Council Document Tracking Sheet

Meeting Date:	4/18/2012
Sponsor(s):	Mendoza, Susana A. (Clerk)
Type:	Ordinance
Title:	Zoning Reclassification App No. 17480
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#17480
Intofe.
4-18-12

CITY OF CHICAGO

AMENDED APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
516 W. Webster Avenue /550 W. Webster Avenue and 2159 N. Lincoln Avenue*

2. Ward Number that property is located in: 43rd Ward

3. APPLICANT Andrew and Anna Robertson

ADDRESS 516 Webster Avenue

CITY Chicago STATE IL ZIP CODE 60614

PHONE 773-592-1290 CONTACT PERSON Andrew Robertson

4. Is the applicant the owner of the property? YES NO *
If the applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the applicant to proceed. *See authorization from owner of 550 W. Webster Ave/2159 N. Lincoln Ave attached.*

OWNER Geneva Webster, LLC Andrew & Anna Robertson (Owners - 516 W. Webster Ave)

ADDRESS 2001 North Halsted Street, Suite 302

CITY Chicago STATE IL ZIP CODE 60614

PHONE 312-943-1812 CONTACT PERSON Richard Zisook

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

ATTORNEY Henderson & Lyman, Attn: Steve M. Varhola

ADDRESS 175 W. Jackson Blvd., Suite 240 CITY Chicago

PHONE 312-986-6947 FAX 312-986-6961

6. If the applicant is a corporation please provide the names of all shareholders as disclosed on the Economic Disclosure Statements:
The Applicants are not a corporation. See Economic Disclosure Statements for details.

7. On what date did the owner acquire legal title to the subject property? June 24, 2011 - See Court Order attached.

8. Has the present owner previously rezoned this property? If yes, when? No.

9. Present Zoning District Planned Development No. 84, as amended
Proposed Zoning District Residential RM5 and Planned Development No. 84, as amended (see ordinance attached)
10. Lot size in square feet (or dimensions) 558 square feet
11. Current Use of the Property mixed use and vacant land
Reason for rezoning the property To remove and rezone a portion of PD No. 84 that is now owned by the Applicant, as described in the enclosed statements and depicted on the enclosed Plat of Survey, sites plans and maps.
12. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)
Existing residential property with no additional buildings at this time.
13. On May 14th, 2007, the Chicago City Council passed the Affordable Requirements Ordinance (ARO) that requires on-site affordable housing units or a financial contribution if residential housing projects receive a zoning change under certain circumstances. Based on the lot size of the project in question and the proposed zoning classification, is this project subject to the Affordable Requirements Ordinance? (See fact Sheet for more information)
YES _____ NO X

COUNTY OF COOK
STATE OF ILLINOIS

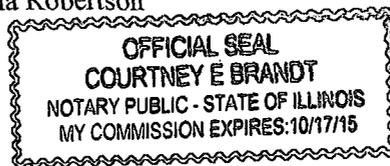
Andrew and Anna Robertson, being first duly sworn on oath, state that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

Andrew Robertson
Andrew Robertson

Anna Robertson
Anna Robertson

Subscribed and Sworn to before me this
11 day of April, 2012.

Courtney E Burnett
Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

HENDERSON & LYMAN

ATTORNEYS AT LAW
175 WEST JACKSON BLVD.

SUITE 240
CHICAGO, ILLINOIS 60604

(312) 986-6960

FAX (312) 986-6961

www.henderson-lyman.com

WRITER'S DIRECT DIAL NO:

(312) 986-6947

NEW YORK OFFICE

The Chrysler Building

405 Lexington Avenue

26th Floor

New York, NY 10174

(212) 957-4600

JEFFRY M. HENDERSON
MARK M. LYMAN
JOSEPH A. GIRARDI
DOUGLAS E. AREND*
ROBERT B. CHRISTIE
HARRIS L. KAY**
MICHAEL D. SEFTON

JASON CHRISTOPOULOS
DOUGLAS M. GROM
NICOLETTE N. KMIIECIK
NICOLE M. KUCHERA
JOSEPH T. PUCCI
STEVEN M. VARHOLA

*Also Admitted in NY

**Also Admitted in NY and VA

April 13, 2012

VIA HAND DELIVERY

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

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

Re: Application for Amendment to Planned Development No. 84
(516 W. Webster Avenue and 550 W. Webster Ave/2159 N. Lincoln Ave)
Our file: Andrew and Anna Robertson v. Geneva Webster, LLC

Dear Chairmans Solis and Cabrera:

The undersigned, Steve M. Varhola, an attorney with Henderson & Lyman, which represents Andrew and Anna Robertson, the Applicants for an amendment to the Chicago Zoning Ordinance for the above-captioned property, being first duly sworn on oath, deposes and says the following:

(1) That, to his knowledge, the undersigned certifies that he has complied with, or caused compliance with, the requirements of Section 17-13-0107 of the Municipal Code of the City of Chicago, by:

- (a) Sending the attached letter by U.S. Mail to such property owners who appear to be the owners of real property within 250 feet in each direction of the lot line of the property referenced within said letter, exclusive of public roads, streets, alleys and other public ways; and
- (b) Including in said letter a statement of the intended use of said property, the names and addresses of the applicant, and a statement that the applicant intends to file an application for an amendment to the Chicago Zoning Ordinance on approximately April 13, 2012.

(2) That the undersigned has made, or caused to be made, a *bona fide* effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Municipal Code of the City of Chicago; and

Mr. Daniel Solis, Chairman
Mr. Martin Cabrera, Chairman
April 13, 2012
Page 2

(3) That the undersigned certifies that, to his knowledge, the accompanying list of names and addresses of surrounding property owners within 250 feet, recognizing the above limits, is a complete list containing the names and last known addresses of the owners of the property required to be served and the persons so served as they appear in the Cook County tax records as the taxpayers of record.

Very truly yours,

HENDERSON & LYMAN

Steven M. Varhola
Steve M. Varhola

Subscribed and sworn to before me
This 13th day of April 2012.

Courtney E Brandt
Notary Public



(312) 986-6947

April __, 2012

FIRST CLASS MAIL

To the Party Addressed:

In accordance with Section 17-13-0107 of the City of Chicago's Municipal Code, please be advised that the undersigned, on behalf of Andrew and Anna Robertson ("Applicants"), will file an application to be introduced to the City of Chicago's City Council on April 18, 2012 to amend the Chicago Zoning Ordinance and Planned Development No. 84.

The purpose of this application is to remove and rezone 574 sq. ft. of land ("Subject Land"), included in Planned Development No. 84 that encroaches 4.50 to the east onto the Applicant's property located at 516 W. Webster Ave. The existing Ordinance only permits the Subject Land to be vacant and Planned Development No. 84 does not reflect the proper western boundary line of the Applicants' property. The proposed changes to the Ordinance and Planned Development No. 84 include rezoning the Subject Land to Residential RM5 and removing 574 sq. ft. from Planned Development No. 84, changing the existing site plans and maps, and Bulk Regulations and Data Table to reflect the removal and rezoning of the Subject Land.

The new legal description of the Subject Land being removed and rezoned to RM5 is as follows:

The East 4.50 feet of Lot 14 in Block 2 in Lay's Subdivision of Block 12 in Canal Trustee's Subdivision in Section 33, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

The proposed removal and change of zoning does not apply to your property. You are receiving this notice because Cook County tax records indicate that you own property within 250 feet (more or less) of the above-described property.

The Applicants' address is 516 W. Webster Ave, Chicago, IL. I am the Applicants' representative, and my address is Henderson & Lyman, 175 W. Jackson Blvd., Ste. 240, Chicago, IL 60604.

Very truly yours,
HENDERSON & LYMAN

Steve M. Varhola

**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:

Andrew and Anna Robertson

Check ONE of the following three boxes:

Indicate whether the Disclosing Party submitting this EDS is:

1. the Applicant

OR

2. a legal entity holding a direct or indirect interest in the Applicant. State the legal name of the Applicant in which the Disclosing Party holds an interest: _____

OR

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

B. Business address of the Disclosing Party: _____

C. Telephone: _____ Fax: _____ Email: _____

D. Name of contact person: _____

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

F. Brief description of contract, transaction or other undertaking (referred to below as the "Matter") to which this EDS pertains. (Include project number and location of property, if applicable):

516 W. Webster Avenue - removal and rezoning

G. Which City agency or department is requesting this EDS? Planning and Zoning

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

Specification # _____ and Contract # _____

SECTION II -- DISCLOSURE OF OWNERSHIP INTERESTS

A. NATURE OF THE DISCLOSING PARTY

1. Indicate the nature of the Disclosing Party:

- | | |
|---|--|
| <input checked="" 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 type="checkbox"/> Not-for-profit corporation |
| <input type="checkbox"/> General partnership | (Is the not-for-profit corporation also a 501(c)(3))? |
| <input type="checkbox"/> Limited partnership | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/> Trust | <input type="checkbox"/> Other (please specify): |
-

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

N/A

3. For legal entities not organized in the State of Illinois: Has the organization registered to do business in the State of Illinois as a foreign entity?

- Yes No N/A

B. IF THE DISCLOSING PARTY IS A LEGAL ENTITY:

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

NOTE: For not-for-profit corporations, also list below all members, if any, which are legal entities. If there are no such members, write "no members." For trusts, estates or other similar entities, list below the legal titleholder(s).

If the entity is a general partnership, limited partnership, limited liability company, limited liability partnership or joint venture, list below the name and title of each general partner, managing member, manager or any other person or entity that controls the day-to-day management of the Disclosing Party. **NOTE:** Each legal entity listed below must submit an EDS on its own behalf.

Name	Title
<u>N/A</u>	

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

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):

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.
Steve M. Varhola - Retained	Henderson & Lyman	Attorney	\$5,500.00 (Estimate)
	175 W. Jackson Blvd., Suite 240		
	Chicago, IL 60604		

(Add sheets if necessary)

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

SECTION V -- CERTIFICATIONS

A. COURT-ORDERED CHILD SUPPORT COMPLIANCE

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

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

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

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

Yes No

B. FURTHER CERTIFICATIONS

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

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

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

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

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

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

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

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

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

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

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

N/A

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

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

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):

N/A

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

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
N/A		

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.

N/A 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.

N/A 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):

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.

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

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

B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY

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

Is the Disclosing Party the Applicant?

Yes No

If "Yes," answer the three questions below:

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

Yes No

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

Yes No

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

Yes No

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

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

The Disclosing Party understands and agrees that:

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

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

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

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

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

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

The Disclosing Party represents and warrants that:

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

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

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

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

CERTIFICATION

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

Andrew Robertson
(Print or type name of Disclosing Party)

By: *Andrew Robertson*
(Sign here)

Andrew Robertson
(Print or type name of person signing)

(Print or type title of person signing)

Signed and sworn to before me on (date) 4/11/12,
at Cook County, IL (state).

Courtney E. Brandt Notary Public.

Commission expires: 10/17/15.



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

FAMILIAL RELATIONSHIPS WITH ELECTED CITY OFFICIALS AND DEPARTMENT HEADS

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

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

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

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

Yes

No

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.



Doc#: 1117519078 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 06/24/2011 03:19 PM Pg: 1 of 5

RECORDER'S STAMP

Firm ID 34832

**IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT, CHANCERY DIVISION**

ANDREW D. ROBERTSON and)
ANNA F. ROBERTSON,)

Plaintiffs,)

v.)

No: 2010 CH 16282

GENEVA WEBSTER, LLC,)
an Illinois limited liability company,)
and All Unknown Owners,)

Defendants.)

ORDER

This matter comes before the Court for hearing on the Plaintiffs', Andrew D. Robertson and Anna F. Robertson ("Plaintiffs"), Motion for Summary Judgment on all Counts of their Verified Complaint to Quiet Title and for Other Relief against the Defendant, Geneva Webster, LLC (the "Defendant"), parties' counsel having presented oral arguments, the Court having considered the oral arguments and the parties' briefs and affidavits submitted in support thereof
HEREBY FINDS AND ORDERS AS FOLLOWS:

1. That summary judgment is granted in favor of the Plaintiffs and against the Defendant on all Counts of the Plaintiffs' Verified Complaint to Quiet Title and for Other Relief;

2. That the Plaintiffs have presented a prima facie case supported by uncontested affidavits establishing that they have obtained by adverse possession legal title to the real property known or referred to as the Subject Land and as legally described in paragraph 3 below;

3. That all right, title and interest is hereby conveyed to and vested in Andrew D. Robertson and Anna F. Robertson to the real property legally described as follows:

THE EAST 4.50 FEET OF LOT 14 IN BLOCK 2 IN LAY'S
SUBDIVISION OF BLOCK 12 IN CANAL TRUSTEE'S
SUBDIVISION IN SECTION 33, TOWNSHIP 40 NORTH,
RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
COOK COUNTY, ILLINOIS.

P.I.N. 14-33-112-016 (partial)

4. That the Defendant does not hereinafter have any right, legal title or interest in the Subject Land and that Plaintiffs' title, interest and rights pursuant to this Order in the Subject Land are superior to any other interests, rights, claims, liens or encumbrances in said Subject Land;

5. That the existing encroachments and improvements made by the Plaintiffs, as more fully described in the Plaintiffs' Motion for Summary Judgment (collectively, the "Improvements"), located on the Subject Land were open, notorious, permanent and existed for more than twenty (20) years necessary to establish adverse possession in satisfaction of Illinois law;

6. That no permission was given to the Plaintiffs or the prior owners for the Improvements and that the Plaintiffs' continued dominion and control of the Subject Land

demonstrates that their possession and use of the Subject Land was inconsistent with that of the Defendant and previous owners;

7. That the western boundary line delineated on the survey dated October 15, 2010 and attached hereto is a fair, reasonable and equitable demarcation of the western boundary line of the Subject Land and depicts the Subject Land continuously possessed, used and maintained by the Plaintiffs and the Improvements thereon;

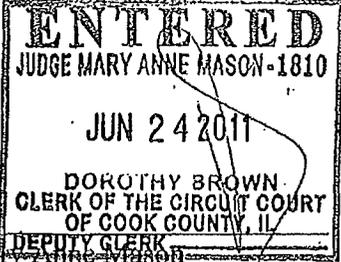
8. That said western boundary line of the Subject Land being a straight line, as opposed to a meandering line corresponding to the precise location of each Improvement, will further prevent future disputes or litigation among the owners and occupiers of the properties affected herein. The demarcation of 4.50 feet as the western boundary of the Subject Land encompasses most, but not all, of the Improvements installed and/or maintained by the Plaintiffs and, in the Court's view, is the appropriate measure of the property acquired by Plaintiffs through adverse possession;

11. That the Defendant shall cooperate and execute the Plaintiffs' application for a tax parcel division and consolidation so as to cause the Subject Land to be removed from the Defendant's property and added to the Plaintiff's property for real estate tax purposes in accordance with the Court's findings set forth herein;

12. That the Defendant and all of its personal property is ejected from the Subject Land, including the chain-link fence, which shall be removed within fourteen (14) days after the entry of this Order;

13. That this Court shall retain jurisdiction to enforce the findings and orders set forth herein; and

14. That this is a final order, and there is no just reason to delay enforcement or appeal of this order.

ENTER: A rectangular court stamp with a double border. The text inside reads: "ENTERED" in large letters at the top, followed by "JUDGE MARY ANNE MASON-1810", the date "JUN 24 2011", and "DOROTHY BROWN CLERK OF THE CIRCUIT COURT OF COOK COUNTY, IL DEPUTY CLERK". A signature is written over the stamp.

Judge Mary Anne Mason

Mark M. Lyman
Steve M. Varhola
HENDERSON & LYMAN
175 West Jackson Boulevard, Suite 240
Chicago Illinois 60604
(312) 986-6960

Thomas F. Geselbracht
Jesse Dodson
DLA Piper LLP
203 North LaSalle Street, Suite 1900
Chicago, Illinois 60601-1293
(312) 368-4000

GREMLEY & BIEDERMANN

A DIVISION OF
PLCS Corporation
 LICENSE NO. 116-05512

PROFESSIONAL LAND SURVEYORS

4705 NORTH ELSTON AVENUE, CHICAGO, IL 60631
 TELEPHONE (773) 681-5462 FAX (773) 265-4114 EMAIL INFO@PLCS-SURV.COM

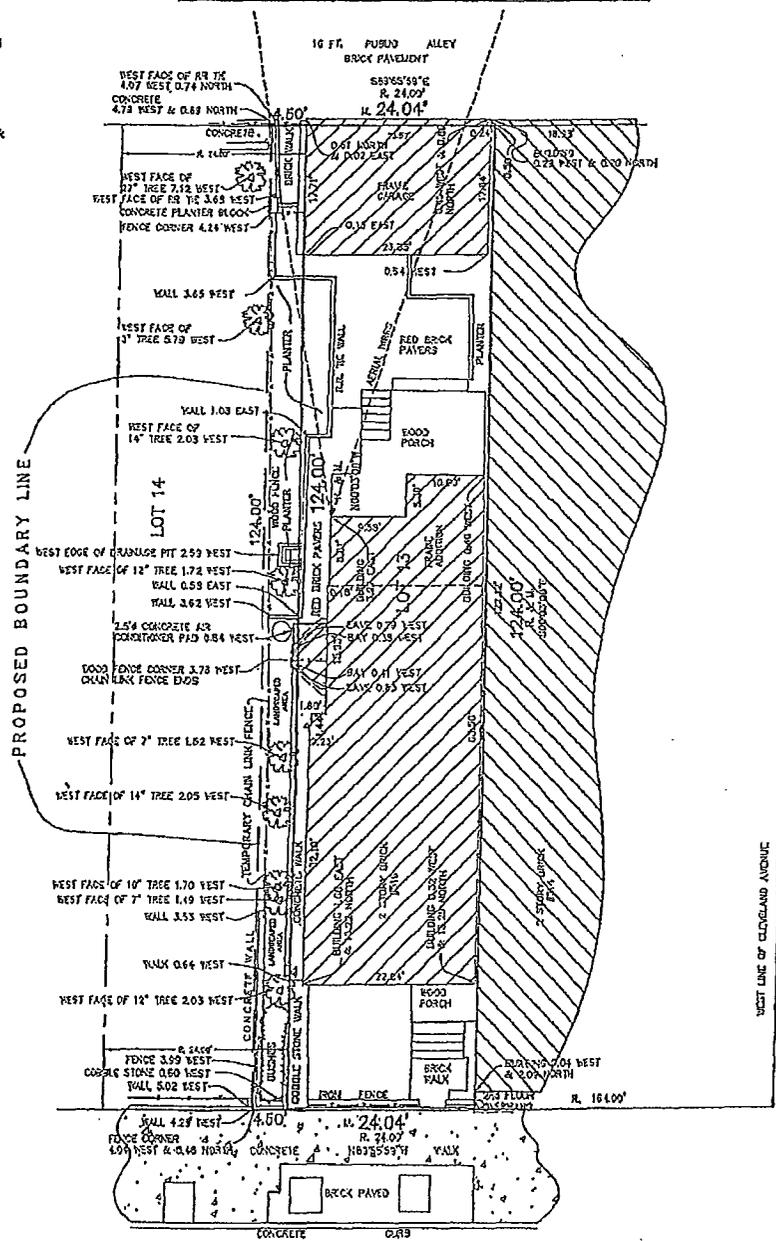
Plat of Survey

Lot 13 in Block 2 in Lay's Subdivision of Block 12 in Carol Traylor's Subdivision in Section 33, Township 40 North, Range 14, East of the Third Principal Meridian, Cook County, Illinois.

Area of Property = 2,631 Sq. Ft. or 0.07 Acres

Proposed Boundary Area
 The East 4.50 feet of Lot 14 in Block 2 in Lay's Subdivision of Block 12 in Carol Traylor's Subdivision in Section 33, Township 40 North, Range 14, East of the Third Principal Meridian, Cook County, Illinois.

Area of Property = 653 Sq. Ft.



(516) W. WEBSTER AVENUE
 (RECORD 55 FT. PUGUS P.L.12)

RECORDED FOR HENDERSON & LYMAN 10/4/2010 #2010-1449
 RECORDED 10-3-11 FOR ANDREW ROBERTSON NO. 911699
 RECORDED 1/9/07 FOR ANDREW ROBERTSON #963967

ORDERED BY: PLCS, INC.	ORDER NO: 104
ADDRESS: 516 W. WEBSTER	
GREMLEY & BIEDERMANN	
PLCS CORPORATION 4705 NORTH ELSTON AVENUE CHICAGO, ILLINOIS 60631 TELEPHONE (773) 681-5462 FAX (773) 265-4114 EMAIL INFO@PLCS-SURV.COM	
ORDER NO: 831250	PARTIAL: 1 of 1
DATE: 10/15/2010	
SCALE: (1" = 10')	

SURVEY NOTES:

This PL & M depicts Record and measured distances respectively.
 Distances are marked in feet and decimal parts thereof. Compare all points BEFORE using by same and at once report any discrepancy BEFORE design is done.
 For easements, existing lines and other matters refer to survey plat refer to your abstract, deed, contract, E.O. policy and local building regulations.
 NO dimensions shall be assumed by user's measurement upon this plat.
 Monumentation of witness points was not set at the client's request.
 Utilities shown were not shown on Gas, Electric, Water and Sewer Utility Datasheets.
 COPYRIGHT GREMLEY & BIEDERMANN, INC. 2010 All Rights Reserved

State of Illinois
 County of Cook
 We, GREMLEY & BIEDERMANN, INC. hereby certify that we have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey conducted in a lapse of 60' of records.
 Field measurements completed on October 4, 2010.
 Signed on Oct 15, 2010
 By Robert G. Biedermann
 Professional Land Surveyor No. 24602
 My License Expires November 30, 2010
 This professional services conforms to the current Illinois minimum standards for a boundary survey.



AUTHORIZATION

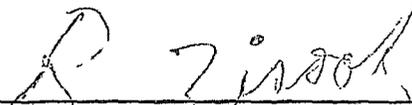
The undersigned, **GENEVA WEBSTER LLC**, being a record titleholder within Planned Development No. 84 in Chicago, Illinois (the "Planned Development"), hereby authorizes Andrew and Anna Robertson, of 516 West Webster Avenue, Chicago, Illinois, to file an application to amend the Planned Development, which application and resulting amendment shall include an ordinance, planned development statements, bulk regulations and data table, and planned development plans in the form attached hereto as Exhibit A (collectively, the "Authorized PD Documents"). This authorization does not extend to any changes to the Authorized PD Documents, which shall require prior written approval of the undersigned or its counsel, DLA Piper LLP (US). This Authorization is conditioned upon the Robertsons filing of a petition for a tax parcel division with the Cook County Assessor's Office, consistent with the Court's order in Case No. 2010 CH 16282 dated June 24, 2011, prior to the date that the Authorized PD Documents are approved by the City Council of the City of Chicago, and in any event prior to August 31, 2012.

IN WITNESS WHEREOF, the undersigned has executed this Authorization to be effective as of the 12th day of April, 2012.

GENEVA WEBSTER LLC

By: SANDZ GRANT LLC,

By: RAAZ INVESTMENTS, LLC



Name: Richard Zisook
Title: Manager

RESIDENTIAL BUSINESS PLANNED DEVELOPMENT NUMBER 84

Plan of Development Statements

1. The area delineated as Residential Business Planned Development Number 84 consists of approximately one hundred thirty-one thousand two hundred fifty-five (131,255) net square feet of property bounded by West Grant Place; a line 284.57 feet east of and parallel to North Geneva Terrace; the public alley next north of and parallel to West Webster Avenue; a line 400.21 feet east of and parallel to North Geneva Terrace; West Webster Avenue; the public alley next west of and parallel to North Cleveland Avenue; a line 125 feet south of and parallel to West Webster Avenue; North Lincoln Avenue; and North Geneva Terrace (the "Property"). Geneva Webster LLC (the "Geneva") is the sole zoning control party for the Property. The Property is divided into three sub-areas, as illustrated on the Planned Development Boundary and Property Line Map. The buildings within each sub-area are identified by name or number on the Site/Landscape Plan.
2. All applicable official reviews, approvals or permits are required to be obtained by Geneva. Any dedication or vacation of streets, alleys or easements or any adjustments of rights-of-way shall require a separate submittal on behalf of Geneva, its successors, assignees or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon Geneva, its successors and assigns and, if different than Geneva, the legal title holders and any ground lessees. All rights granted hereunder to Geneva shall inure to the benefit of Geneva's successors and assigns and, if different than Geneva, the legal title holder and any ground lessees (including any condominium or homeowners' association which may be formed). Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago (the "Chicago Zoning Ordinance"), the Property, at the time of applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. For so long as Geneva owns any part of the Property, Geneva shall be the sole designated zoning control party for the entire Property including all sub-areas. At which time Geneva no longer owns any part of the Property, any changes or modifications to this Planned Development may be made by owners of the Property in accordance with Section 17-8-0400 of the Chicago Zoning Ordinance. Where portions of the improvements located on the Property have been submitted to the Illinois Condominium Property Act, the term "owner" shall be deemed to refer solely to the condominium association of the owners of such portions of the improvements and not to the individual unit owners therein. Nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein. An agreement among different owners of the Property or a covenant binding upon owners of the Property may designate the parties authorized to apply for future amendments, modifications or other changes to this Planned Development.

APPLICANT:
ADDRESS:
DATE:
CPC DATE:

5160 W. Webster Avenue / 550 W. Webster Avenue and 2159 N. Lincoln Avenue
April 12, 2012

4. This Planned Development consists of these nineteen (19) statements, a Bulk Regulations and Data Table, an Existing Zoning Map, an Existing Land Use Map, a Planned Development Boundary and Property Line Map, a Site/Landscape Plan, a Green Roof Plan, a Development Phasing Plan, Elevations – Bldg. 1, Elevations – Bldg. 2 (West Elevation and North Elevation), Elevations – Bldg. 2 (East Elevation and South Elevation), Elevations – Bldg. 3, a Ground Floor Plan/Bldg. 3, and a Diagram of Buildable Envelope for Building(s) 4 Grant Place, all prepared by Solomon Cordwell Buenz, last revised April 12, 2012. Full-sized copies of these maps, plans and elevations are on file with the Department of Housing and Economic Development (together with any successor department, the “Department”). These and no other zoning controls shall apply to the Property. This Planned Development conforms to 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 uses of the Property permitted pursuant to this Planned Development shall include:

Sub-Area 1: Accessory parking; below-grade non-accessory parking; and retail use. Notwithstanding the foregoing, the following retail uses are expressly prohibited: adult uses, flea markets, pawn shops, pet sales and grooming, payday loan stores, and package liquor stores. Permitted retail uses shall be limited to a maximum of 20,000 square feet at the western end of the first floor of Bldg. 3. Of said 20,000 square feet, no more than 17,500 square feet shall be sales floor area open to the public. A floor plan detailing the square footage, layout and dimensions of the retail space shall be submitted as part of a request for Part II Approval (as hereinafter defined) pursuant to Section 17-13-610 of the Chicago Zoning Ordinance, and no Part II Approval shall be issued without a floor plan in compliance with the above provisions. The Ground Floor Plan/Bldg. 3 is specifically approved as complying with said 20,000 square foot limitation. Geneva acknowledges and agrees that any increase in retail square footage above 20,000 square feet (with a maximum of 17,500 square feet of sales floor area open to the public) would not constitute a minor change as provided in Sec. 17-13-0611-A or Statement II below, and may be approved only in accordance with the review and approval procedures for planned developments, as provided in Sec. 17-13-0602 through Sec. 17-13-0610.

Sub-Area 2: Medical and related uses; residential dwelling units, including, without limitation, dwelling units on the ground floor; accessory parking; and all permitted uses in the B2-3 district; provided, however: (a) all uses except residential dwelling units and accessory parking shall collectively be limited to a maximum of 45,000 square feet of floor area, (b) dry cleaning drop-off or pick-up (no on-premise plant) shall be permitted only in Bldg. 1 and the Link Building, as identified on the Site/Landscape Plan, (c) all uses except residential dwelling units shall be prohibited above the second floor in each of the following buildings or portions of buildings identified on the Site/Landscape Plan: Bldg. 2, the Annex, the Link Building and the West Bustle, and (d) the following uses shall be prohibited in Sub-Area 2: retail uses, restaurants, entertainment and spectator sports, undertaking, lodging, pet sales and grooming, hair and nail salons, indoor participant sports and recreation, and health clubs unrelated to permitted medical services such as physical therapy, weight loss, etc.

APPLICANT:
ADDRESS:
DATE:
CPC DATE:

5160 W. Webster Avenue / 550 W. Webster Avenue and 2159 N. Lincoln Avenue
April 12, 2012

The height of Bldg. 1 (including mechanical equipment and architectural features) shall not exceed 152'-5", the approximate height of the existing mechanical penthouse, except for mechanical equipment set back at least sixteen feet (16') from the upper two floors of the building and no more than six feet (6') in height, as shown in Elevations – Bldg. 1. The upper two floors of Bldg. 1 shall be set back a minimum of six feet (6') from the lower floors, as shown in Elevations – Bldg. 1.

The area identified as Bldg(s). 4 in the Site/Landscape Plan shall be limited to eight (8) single-family homes, townhomes or rowhomes, subject to the setbacks and other buildable area dimensions depicted in the Diagram of Buildable Envelope. No curbcuts will be made on Grant Place, and parking for the eight homes will be contained within the underground parking structure.

Sub-Area 3: Open space and driveway improvements, as depicted on the Site/Landscape Plan. No buildings or F.A.R. floor area shall be permitted in any part of Sub-Area 3.

6. Business identification signs and temporary signs such as construction and marketing signs shall be permitted subject to the review and approval of the Department. Flashing signs and video display signs shall be prohibited. All other on-premise signs shall be permitted within the Planned Development subject to the review and approval of the Department, consistent with the provisions of Section 17-12-010, et seq., of the Chicago Municipal Code. Off-premise signs shall not be permitted in the Planned Development.
7. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. All work proposed 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 compliance with the Municipal Code of the City of Chicago.
8. The maximum height of improvements on the Property shall be as designated on the Building Elevations and in the Bulk Regulations and Data Table attached hereto. In addition to the maximum heights of the buildings and any appurtenances attached thereto prescribed in this Planned Development, the height of any improvements also shall be subject, if applicable, to height limitations as approved by the Federal Aviation Administration.
9. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements on the Property shall be designed, constructed and maintained in substantial conformance with the plans described in Statement Numbers 4 and 5 above, in accordance with the parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance (to the extent the same are not inconsistent with such plans) and corresponding regulations and guidelines.

APPLICANT:
ADDRESS:
DATE:
CPC DATE:

5160 W. Webster Avenue / 550 W. Webster Avenue and 2159 N. Lincoln Avenue
April 12, 2012

Loading and unloading by semi-trailers serving retail uses in Sub-Area 1 shall be prohibited on weekdays between the hours of 7:00 a.m.–9:00 a.m. and 3:00 p.m.–6:00 p.m. All loading and unloading by semi-trailer trucks shall take place on Lincoln Avenue in a designated loading zone, as depicted on the Site/Landscape Plan. Deliveries and pickups by semi-trailer trucks on Lincoln Avenue shall be made through an entrance at the southwest corner of Bldg. 3, depicted as the “Aux. Loading Dock” on the Site/Landscape Plan, and from no other entrance. All loading and unloading from other trucks (all trucks except semi-trailer trucks) shall take place within an internal loading dock off Webster Avenue, depicted as the “Loading Dock” on the Site/Landscape Plan. On-street loading and unloading from Webster Avenue shall be prohibited. Geneva acknowledges and agrees that any change to the configuration of the Webster loading dock depicted on the Site/Landscape Plan would not constitute a minor change as provided in Sec. 17-13-0611-A or Statement 11 below, and may be approved only in accordance with the review and approval procedures for planned developments, as provided in Sec. 17-13-0602 through Sec. 17-13-0610.

11. Prior to issuance by the Department of a determination pursuant to Section 17-13-610 of the Chicago Zoning Ordinance (“Part II Approval”) for construction of homes in the area identified as Bldg(s). 4 in Sub-Area 2, a site plan, landscape plan and building elevations for such area shall be submitted to the Department for review and approval in accordance with the site plan review provisions of Section 17-13-0800. No Part II Approval shall be granted until the applicable site plans, landscape plans, elevations and right of way plans have been approved by the Department. In the event of any inconsistency between approved site plans, landscape plans and elevations and the terms of the Planned Development in effect at the time of approval of such site plans and elevations or of the modifications thereto, the terms of the Planned Development shall govern. Following approval of such site plans, landscape plans and elevations by the Commissioner, the Department shall keep such approved plans and elevations on permanent file and they shall be deemed to be an integral part of this Planned Development.
12. The City of Chicago established a review fee for Part II Approval (“Part II Review Fee”) per square foot for the total buildable square feet (floor area). The Part II Review Fee will be assessed by the Department during the actual review for Part II Approval. The Part II Review Fee as determined by the Department staff at that time is final and binding on Geneva and must be paid to the Department prior to the issuance of any Part II Approval.
13. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department upon the application for such a modification by the owner or ground lessee of the Property and a determination by the Commissioner of the Department that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development. Any such modification of the requirements of the Planned Development by the Commissioner of the Department shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.

APPLICANT:
ADDRESS:
DATE:
CPC DATE:

5160 W. Webster Avenue / 550 W. Webster Avenue and 2159 N. Lincoln Avenue
April 12, 2012

14. Geneva acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of natural resources. Geneva shall design, construct and maintain all new buildings located within the Property to LEED certification standards and in accordance with the City of Chicago's sustainable development matrix in effect as of the date of approval of this Planned Development. As set forth on the Green Roof Plan, a minimum 50% net green roof (approximately 47,610 square feet) shall be provided.
15. Geneva acknowledges that it is in the public interest to design, construct and maintain the improvements on the Property in a manner which promotes, enables, and maximizes universal access throughout the Property. Plans for all new buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("MOPD") at the time of application for a building permit to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
16. All work proposed 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 compliance with the Municipal Code of the City of Chicago. Any changes to ingress and egress as depicted in the Plans and as set forth below shall be subject to the review and approval of the Department of Transportation and the Department. Off-street parking and loading facilities shall be provided in compliance with this Planned Development.
17. Geneva will comply with Rules and Regulations For the Maintenance of Stockpiles promulgated by the Commissioner of the Streets and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.
18. 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 and/or for which the developer is receiving financial assistance from the City, subjects the development of the additional housing units authorized or permitted by such amendment to the affordability requirements specified under the Affordable Requirements Ordinance. As a result of this amendment to PD No. 84, the City Council has approved additional floor area that authorizes or permits the development of 10 or more units. Ten percent (10%), or twenty percent (20%) if financial assistance is provided by the City, of any housing units developed as part of the Planned Development are required to be built as affordable housing, as that term is defined by the Affordable Requirements Ordinance, or a payment-in-lieu must be made prior to permitting. As part of the approval process for any application proposing the construction of residential dwelling units, Geneva shall also provide, for the review and approval of the Department of Housing and Economic Development (or any successor department thereto), such information, documents and agreements as may be required under the Affordable Requirements Ordinance to assure that such required affordable housing units are provided and maintained.

APPLICANT:
ADDRESS:
DATE:
CPC DATE:

5160 W. Webster Avenue / 550 W. Webster Avenue and 2159 N. Lincoln Avenue
April 12, 2012

19. Unless substantial construction or renovation has commenced within six (6) years of the effective date of this Planned Development, this amended Planned Development shall expire upon the sixth anniversary of the effective date hereof. If this amended Planned Development expires pursuant to the foregoing provision, the zoning of the Property shall automatically revert to the Residential Planned Development No. 84 in effect immediately prior to this amendment. Such reversion shall not render any building existing at the time to be non-conforming. The six (6) year period may be extended for up to one (1) additional year if, before expiration, the Commissioner determines that good cause for an extension is shown.

APPLICANT:
ADDRESS: 5160 W. Webster Avenue / 550 W. Webster Avenue and 2159 N. Lincoln Avenue
DATE: April 12, 2012
CPC DATE:

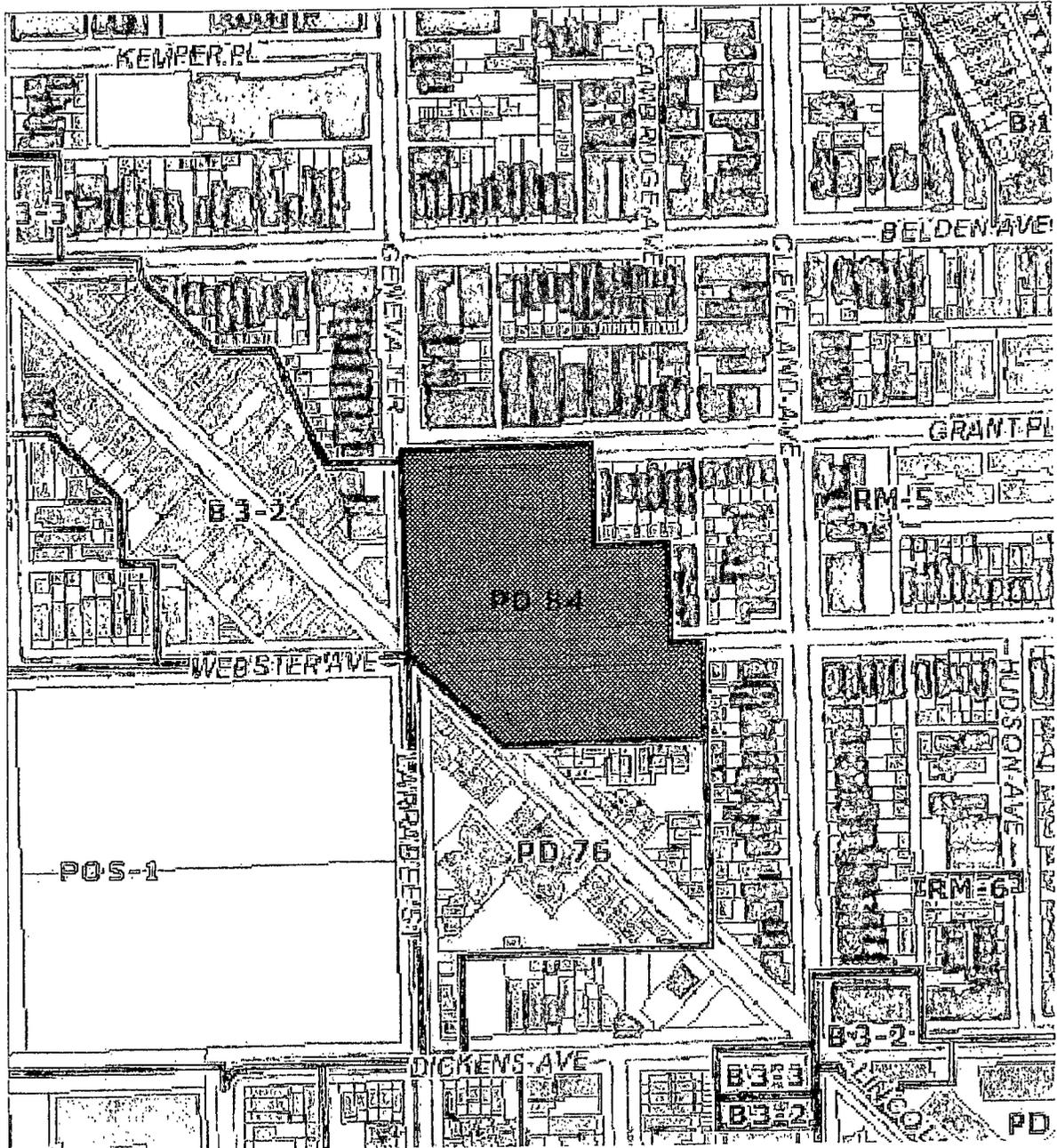
RESIDENTIAL BUSINESS PLANNED DEVELOPMENT NO. 84

Plan of Development
Bulk Regulations and Data Table

Gross Site Area=Net Site Area + Area Remaining in Public Way: 189,219 gross square feet = 131,255 net square feet + 57,964 square feet in public right of way	
Maximum F.A.R.:	3.00
Maximum Number of Dwelling Units:	203
Subarea 1:	
Maximum Building Height (Bldg 3):	26'
Minimum Setbacks:	In accordance with Site/Landscape Plan
Minimum Accessory Parking :	203 spaces total
20,000 sf retail in Subarea 1	25 spaces
75 dwelling units in Building 2	75 spaces
45,000 square feet medical service/office in Subarea 2	103 spaces
Maximum Non-Accessory Parking:	100 spaces
Subarea 2:	
Maximum Building Height:	
Webster Avenue (Bldg. 1)	152'5"
Geneva Terrace (Bldg. 2)	72'8"
Grant Place (Bldg. 4)	47'
Minimum Setbacks:	14' from Grant Place; 23' from Grant Place at the "Annex Building"
Maximum Number of Dwelling Units:	
Overall	203
Geneva Terrace (Bldg. 2)	75
Grant Place (Bldg. 4)	8
Minimum Accessory Parking:	1.20 per dwelling unit
Subarea 3 ² :	
Maximum F.A.R.:	0
Maximum Height:	0
Maximum Dwelling Units:	0

¹ Accessory parking located in Subarea 1 includes accessory parking for Building 2 and Building 3. Accessory parking located Subarea 2 includes accessory parking for Building 1 and Building(s) 4.

² Uses of Subarea 3 are restricted pursuant to Statement 5.



not to scale

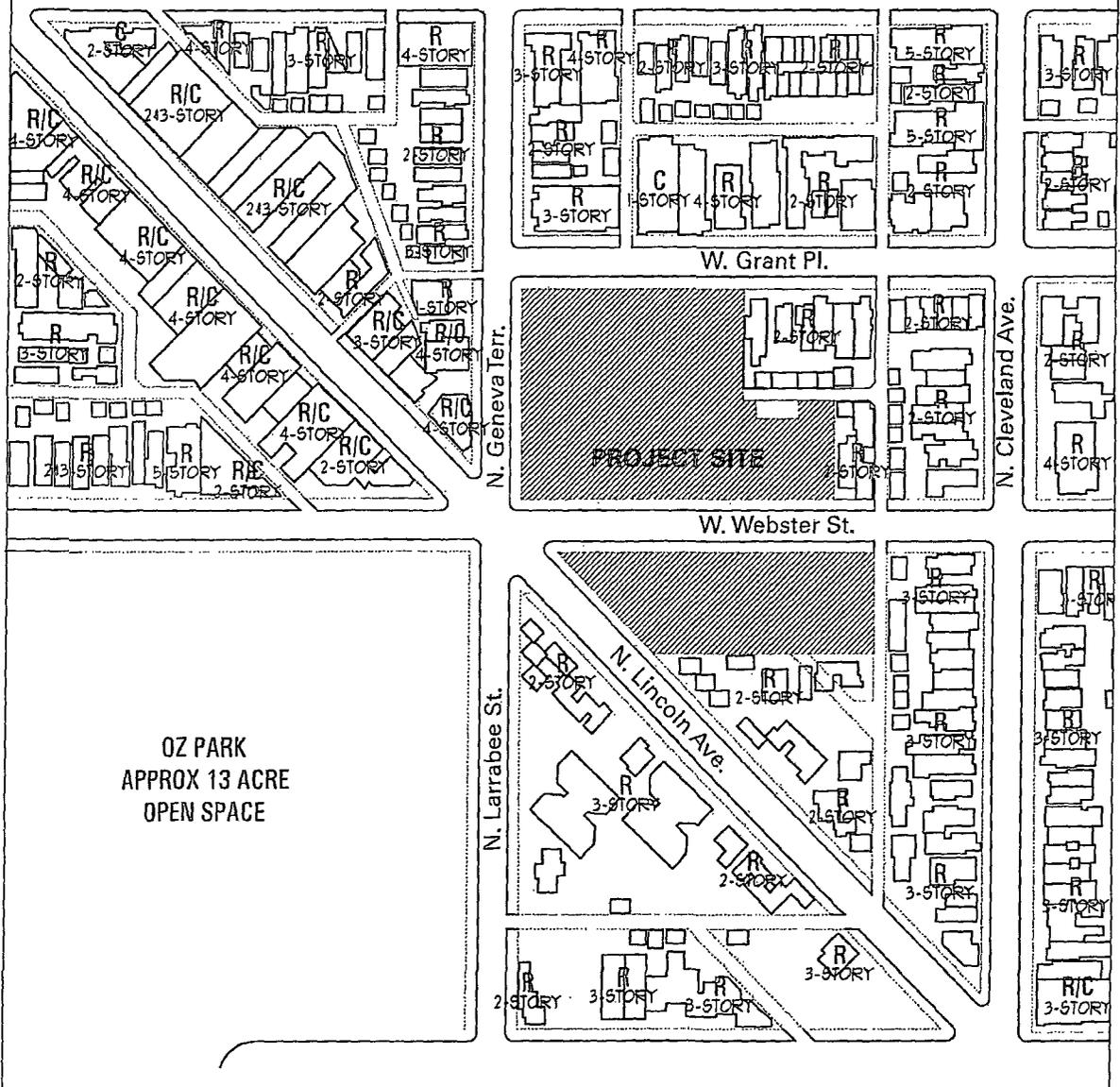


© 2012 Solomon Cordwell Buenz

EXISTING ZONING MAP

Applicant: 516 W. Webster Avenue/550 W. Webster Avenue /
2159 N. Lincoln Avenue
Project: Webster Square
Date: 05.12.2010 **Revised Date:** 04.12.2012

- I Institutional
- C Commercial/Business
- R Residential
- R1C Residential + 1st floor Commercial



not to scale

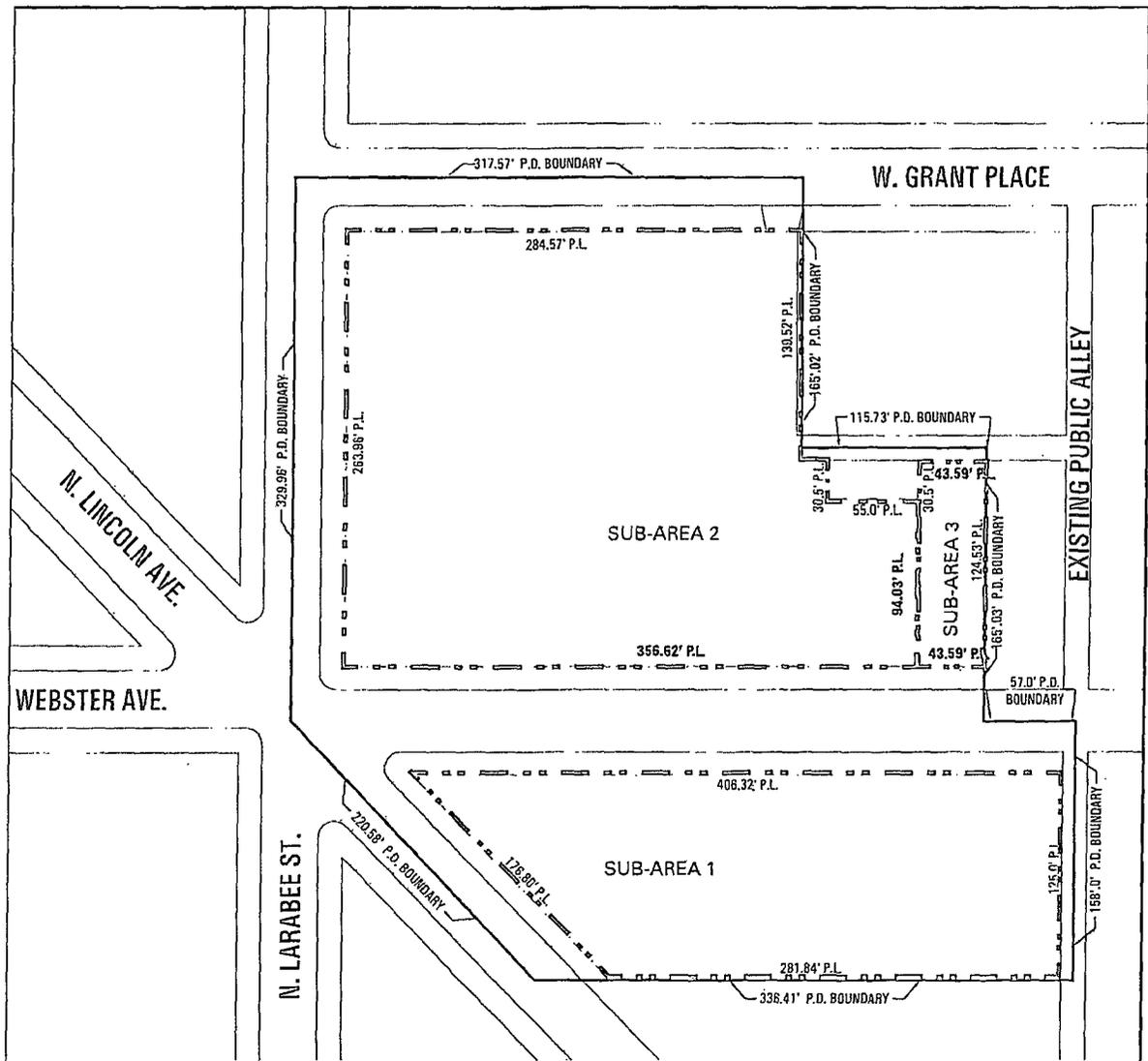


EXISTING LAND USE MAP

Applicant: 516 W. Webster Avenue/550 W. Webster Avenue / 2159 N. Lincoln Avenue

Project: Webster Square

Date: 05.12.2010 **Revised Date:** 04.12.2012



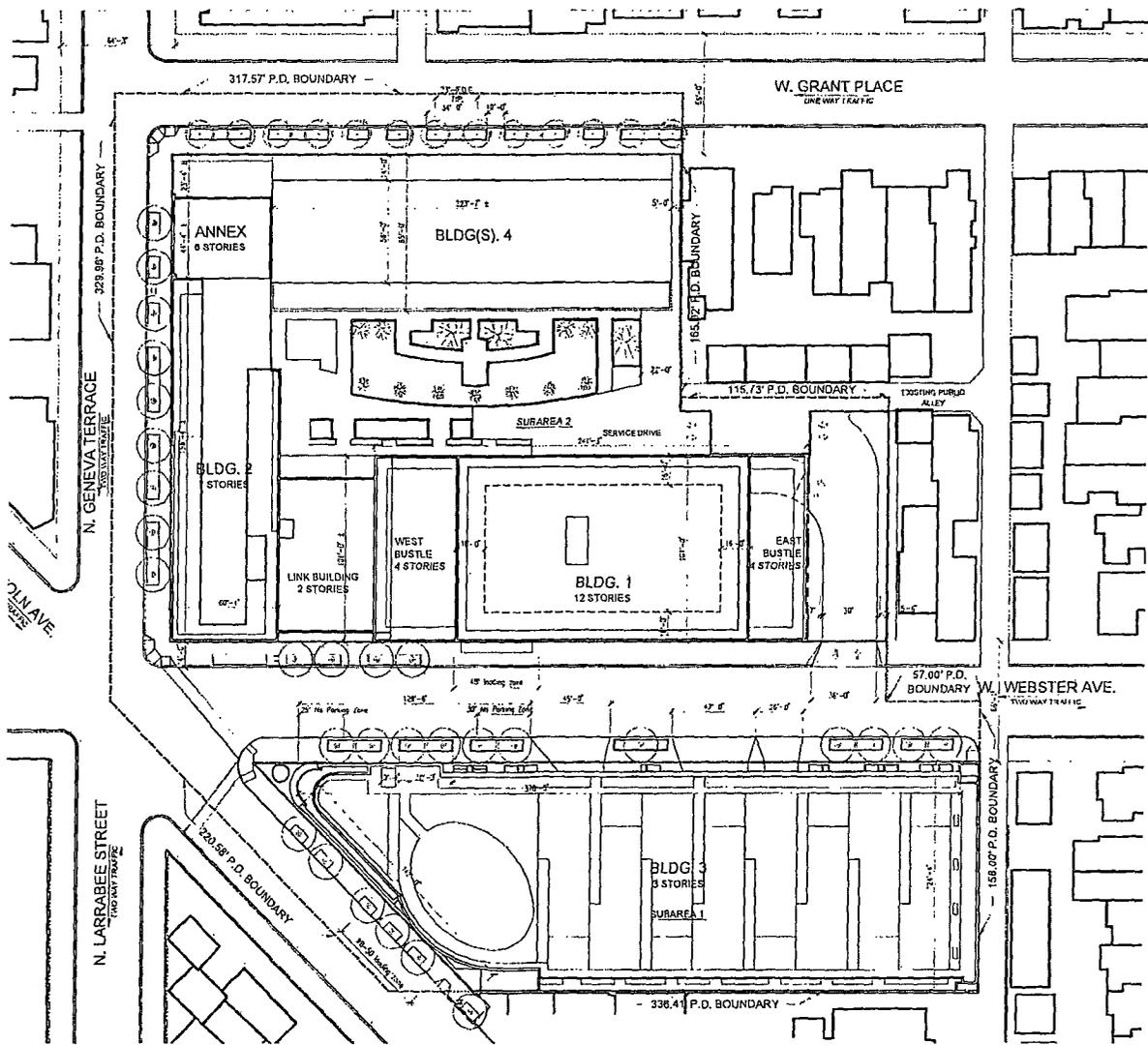
not to scale



© 2012 Solomon Cordwell Buenz

PLANNED DEV. BOUNDARY AND PROPERTY LINE MAP

Applicant: 516 W. Webster Avenue/550 W. Webster Avenue /
2159 N. Lincoln Avenue
Project: Webster Square
Date: 05.12.2010 **Revised Date:** 04.12.2012



not to scale



SITE / LANDSCAPE PLAN

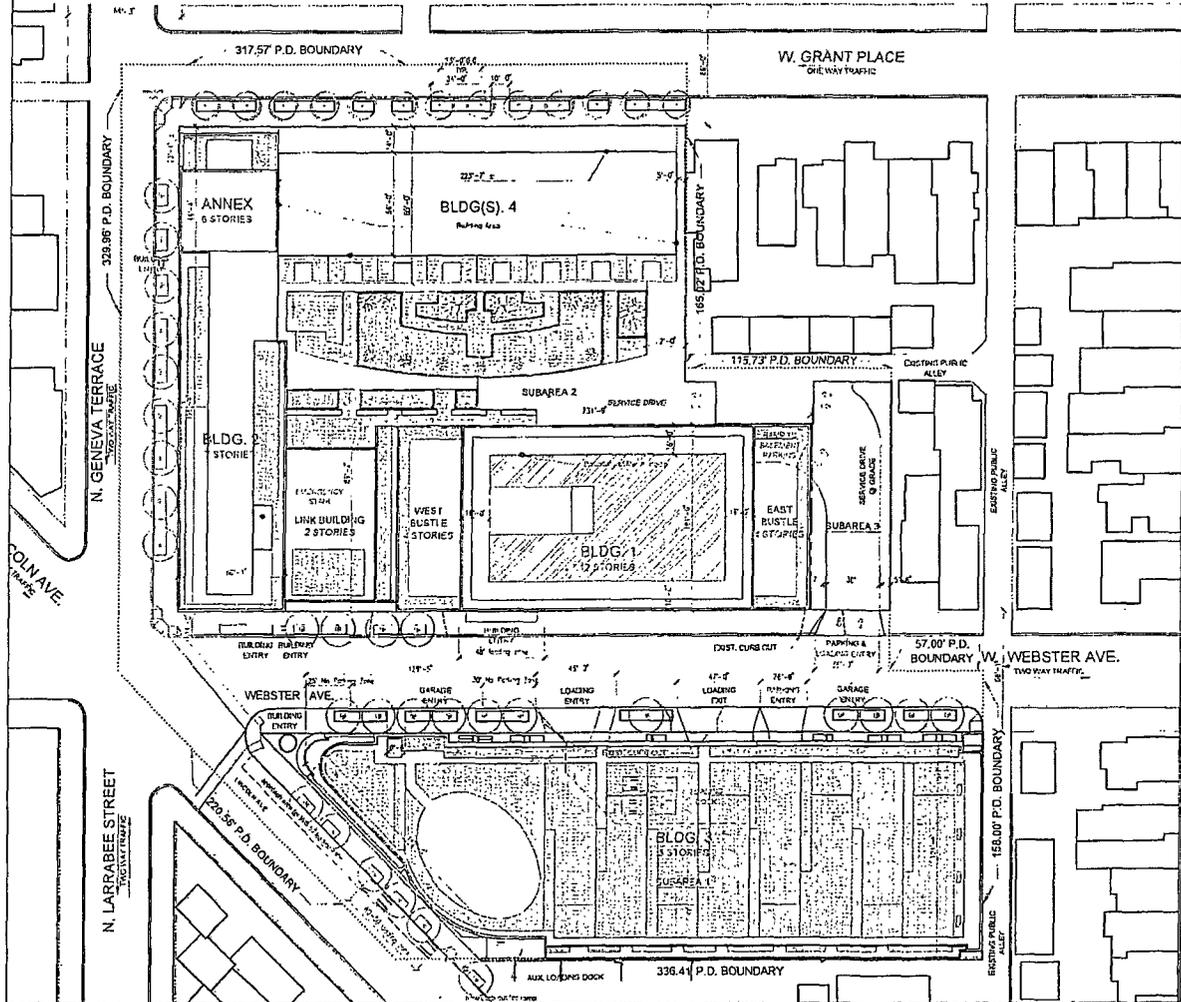
Applicant: 516 W. Webster Avenue/550 W. Webster Avenue / 2159 N. Lincoln Avenue

Project: Webster Square

Date: 05.12.2010 **Revised Date:** 04.12.2012

GREEN ROOF CALCULATIONS

BLDG	Gross roof area	net roof area	green roof area	percentage of green roof
Bldg. 1	24,365 sf	19,231 sf	2,000 sf	
Bldg. 2	19,601 sf	15,795 sf	4,000 sf	
Bldg. 3	40,350 sf	31,197 sf	28,900 sf	
Bldg(s). 4	15,880 sf	15,295 sf	2,000 sf	
interior court (roof over bsmt.)	16,782 sf	12,600 sf	10,710 sf	
subtotals	116,978 sf	94,118 sf	47,610 sf	50.6%

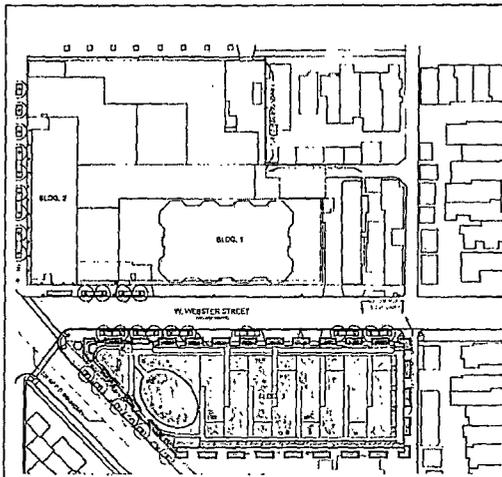


not to scale

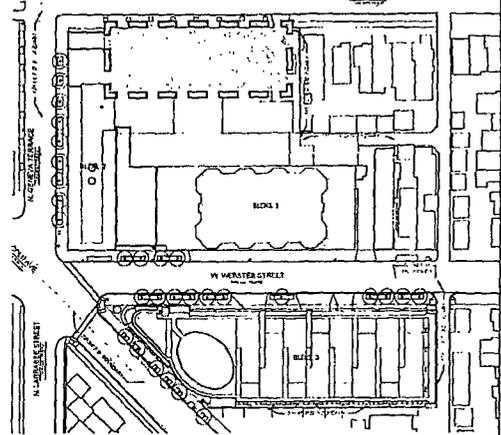


GREEN ROOF PLAN

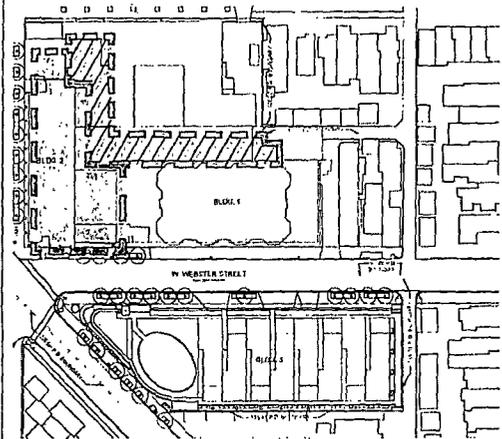
Applicant: 516 W. Webster Avenue/550 W. Webster Avenue /
2159 N. Lincoln Avenue
Project: Webster Square
Date: 05.12.2010 **Revised Date:** 04.12.2012



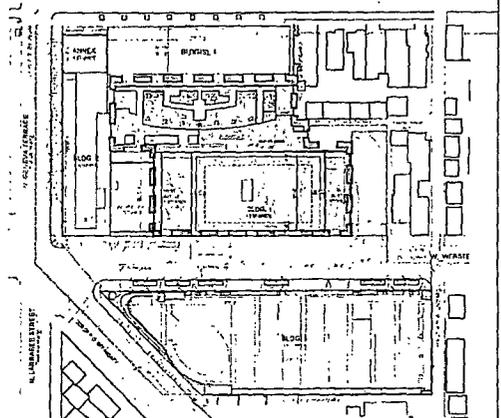
Phase 1



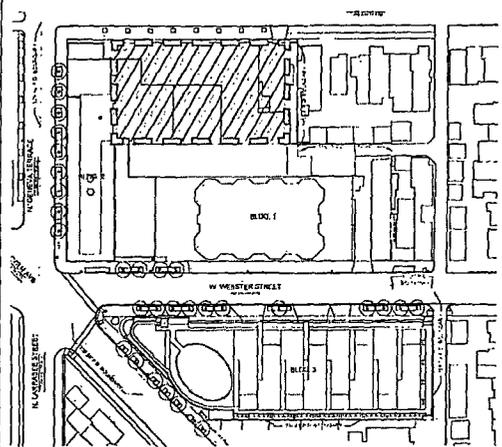
Phase 4



Phase 2



Phase 5



Phase 3

- Phase 1**
- a Building 3 Interior Demolition
 - b Building 3 Facade Demolition
 - c Building 3 Build-out Interior Space and Parking

- Phase 2**
- a Building 2 + Annex Interior Demolition
 - b Building 2 + Annex Renovation
 - c Demolition of portion of Grant Place Additions

- Phase 3**
- a Demolition of remaining Grant Place additions

- Phase 4**
- a Preparation for Grant Place Building(s) 4

- Phase 5**
- a Building 1 Facade and Interior Demolition
 - b Building 1 Renovation



not to scale



DEVELOPMENT PHASING PLAN

Applicant: 516 W. Webster Avenue/550 W. Webster Avenue / 2159 N. Lincoln Avenue

Project: Webster Square

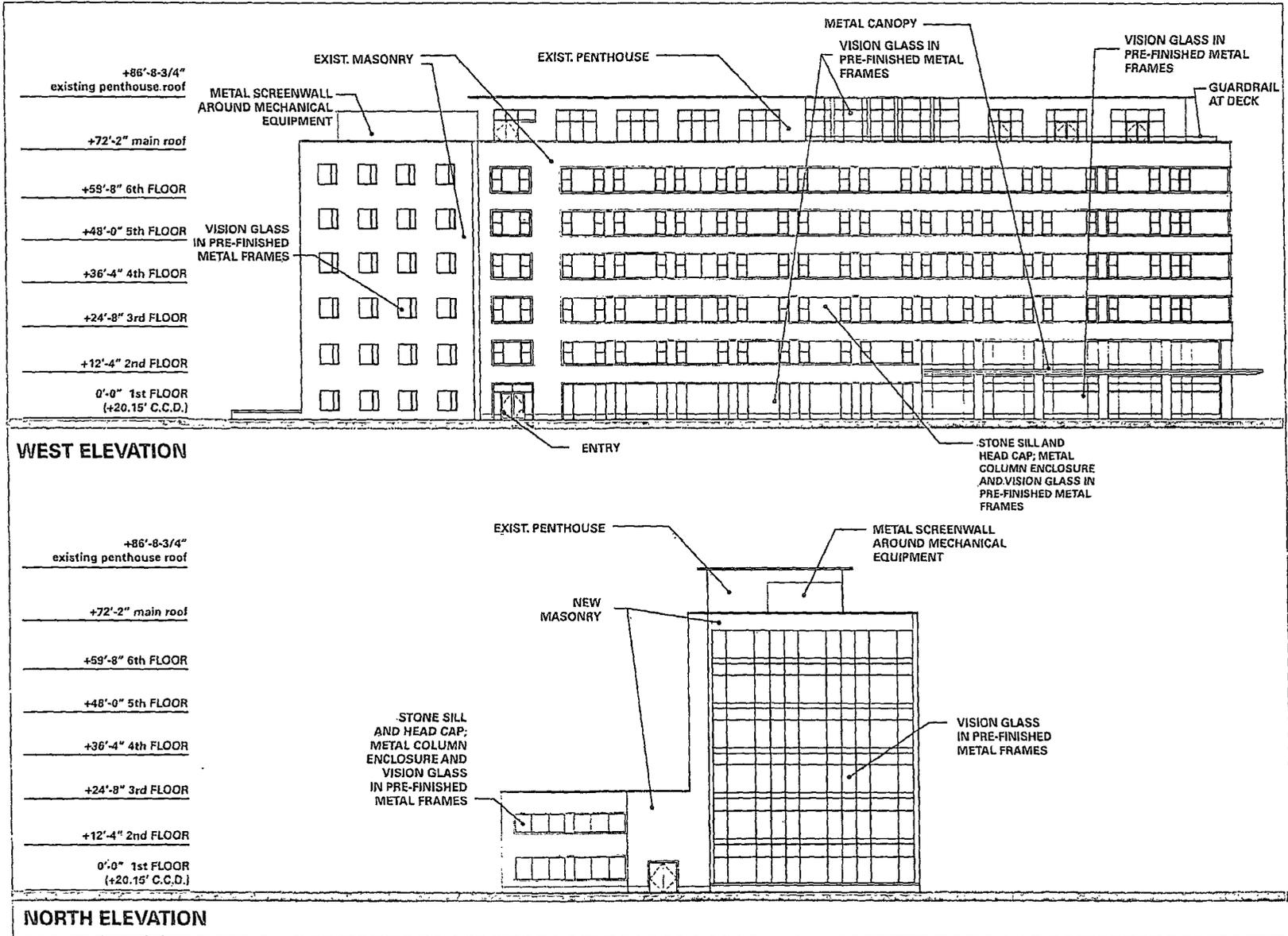
Date: 05.12.2010 **Revised Date:** 04.12.2012



not to scale

Applicant: 516 W. Webster Avenue / 550 W. Webster Avenue /
 2159 N. Lincoln Avenue
 Webster Square
Date: 05.12.2010 **Revised Date:** 04.12.2012

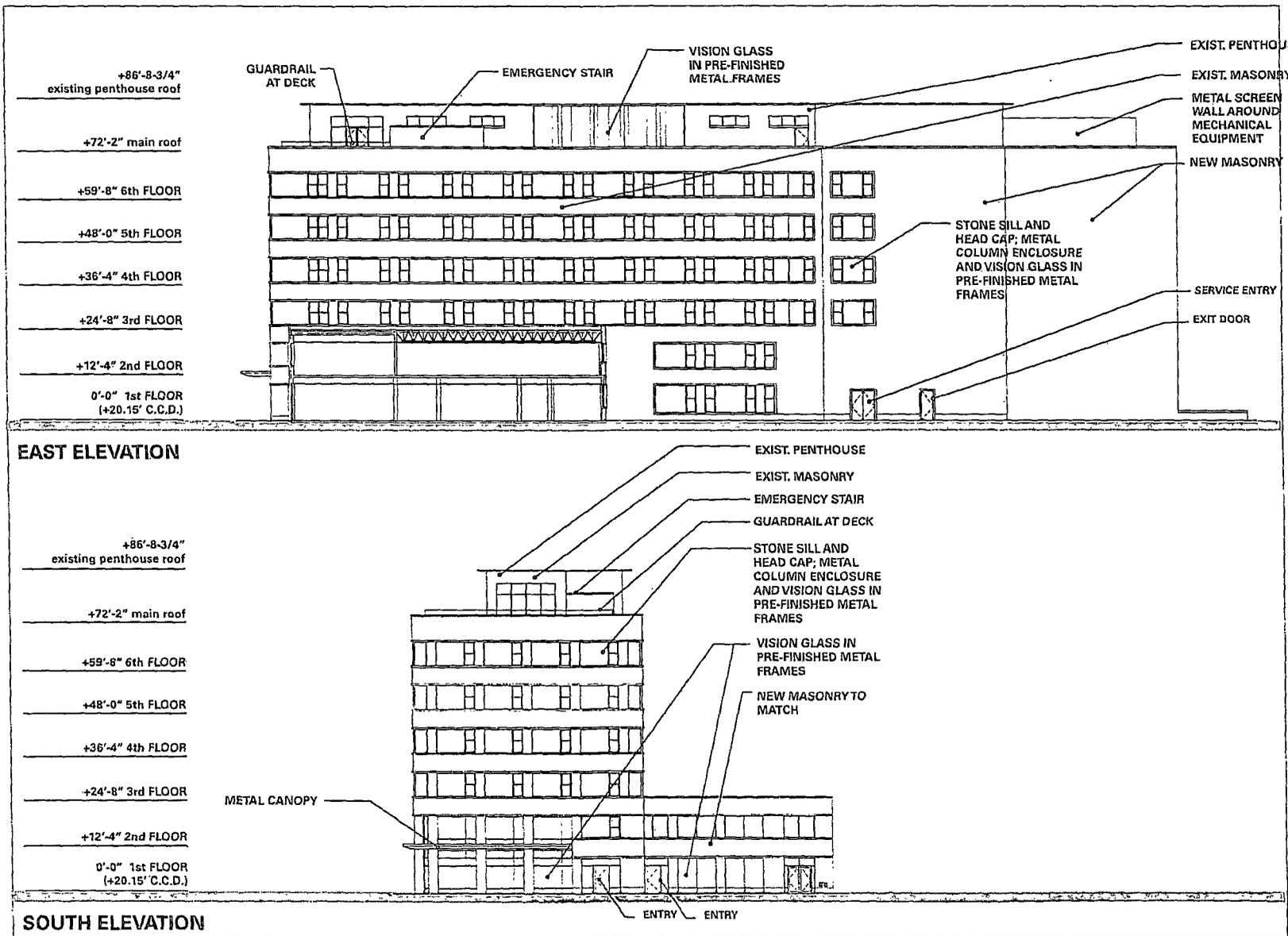
ELEVATIONS - BLDG. 2





Project: Webster Square
Date: 05.12.2010 **Revised Date:** 04.12.2012
Applicant: 516 W. Webster Avenue/550 W. Webster Avenue /
 2159 N. Lincoln Avenue
ELEVATIONS - BLDG. 2

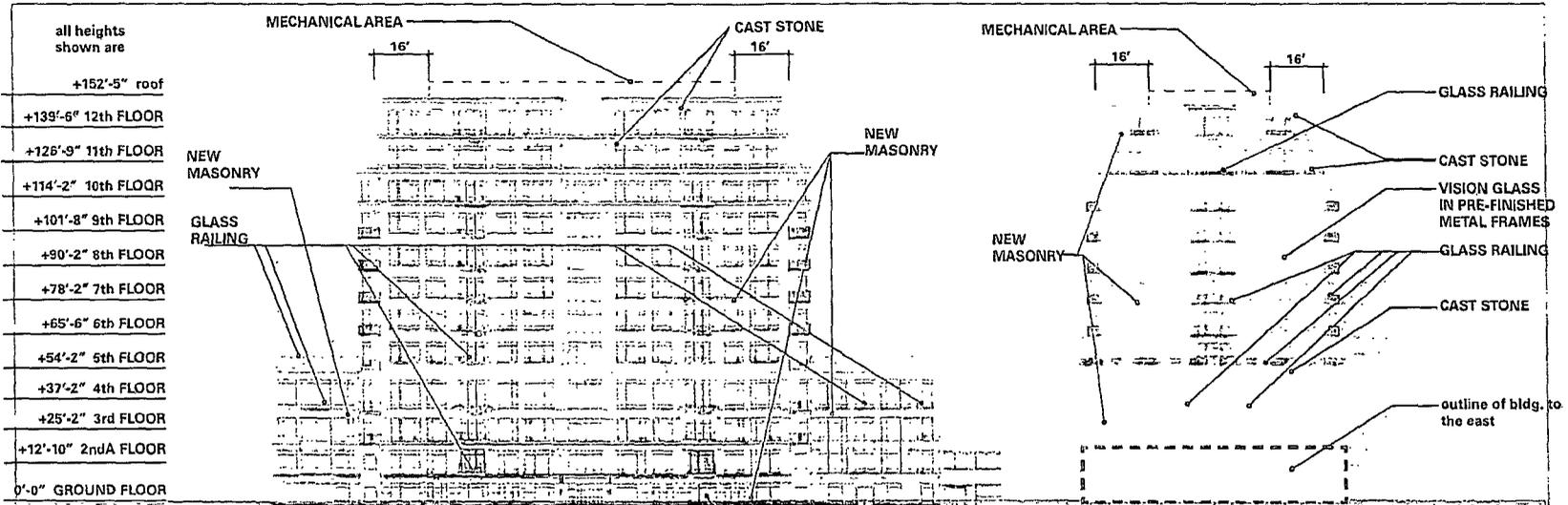
not to scale





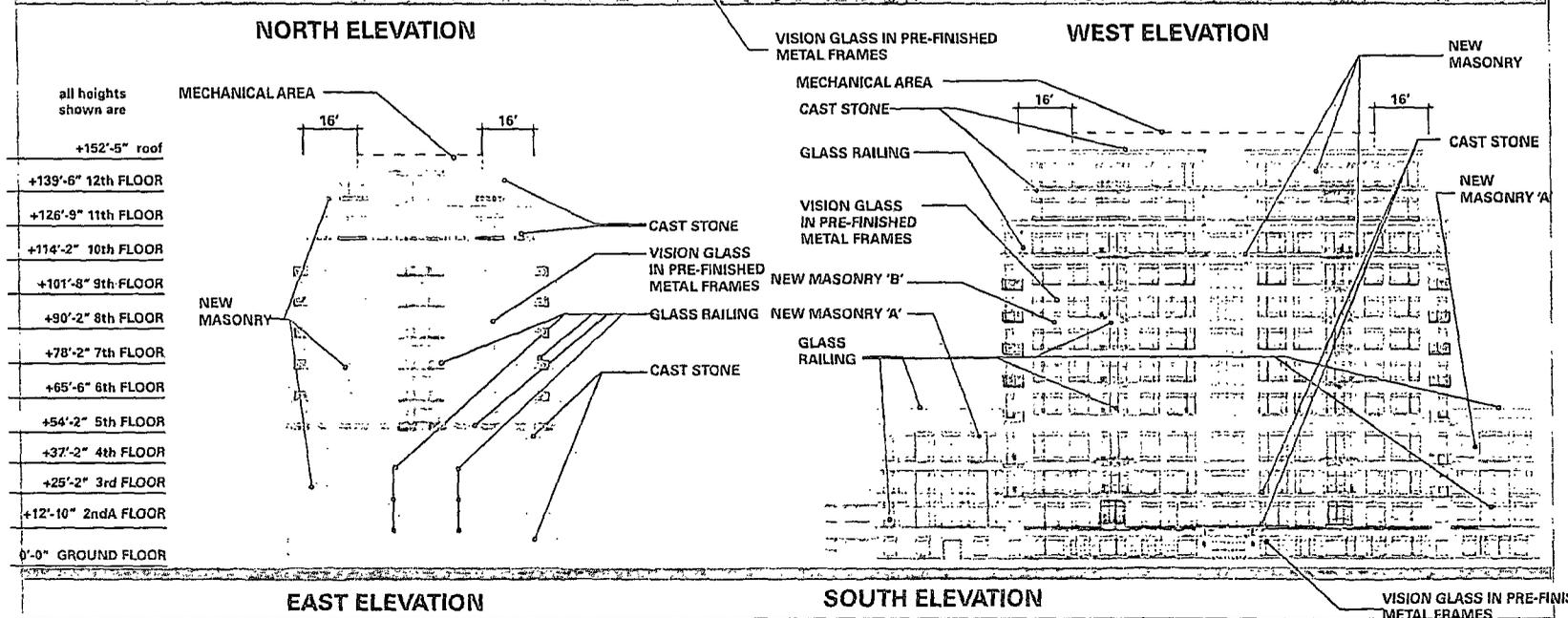
© 2012 Solomon Cordwell Buenz

not to scale



NORTH ELEVATION

WEST ELEVATION



EAST ELEVATION

SOUTH ELEVATION

ELEVATIONS - BLDG. 1

all heights shown are

+152'-5" roof

+139'-6" 12th FLOOR

+126'-9" 11th FLOOR

+114'-2" 10th FLOOR

+101'-8" 9th FLOOR

+90'-2" 8th FLOOR

+78'-2" 7th FLOOR

+65'-6" 6th FLOOR

+54'-2" 5th FLOOR

+37'-2" 4th FLOOR

+25'-2" 3rd FLOOR

+12'-10" 2ndA FLOOR

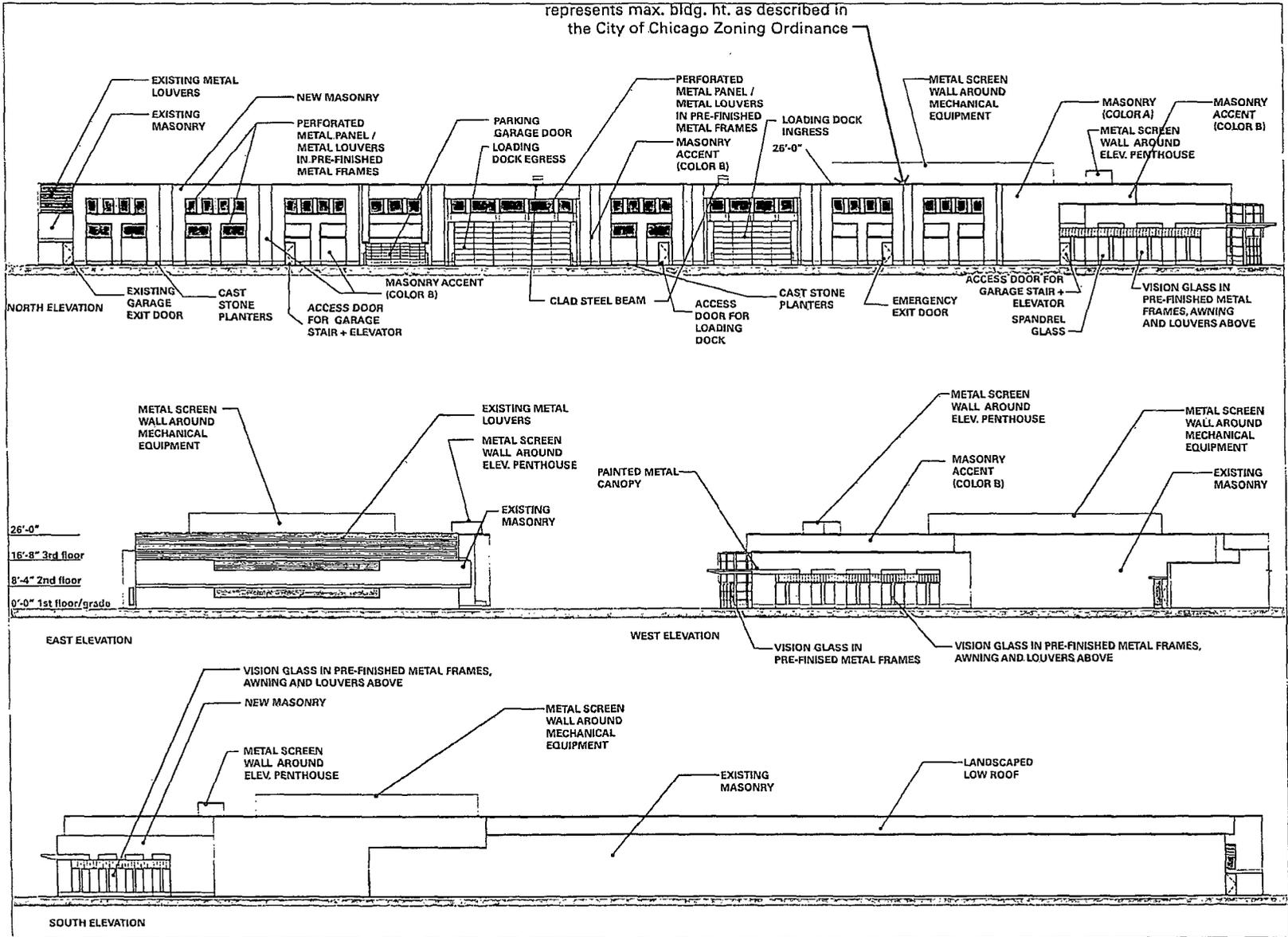
0'-0" GROUND FLOOR

Applicant: 516 W. Webster Avenue/550 W. Webster Avenue /
 2159 N. Lincoln Avenue
 Project: Webster Square
 Date: 05.12.2010 Revised Date: 04.12.2012



© 2010 Solomon Cordwell Buenz

not to scale



ELEVATIONS - BUILDING 3

Applicant:

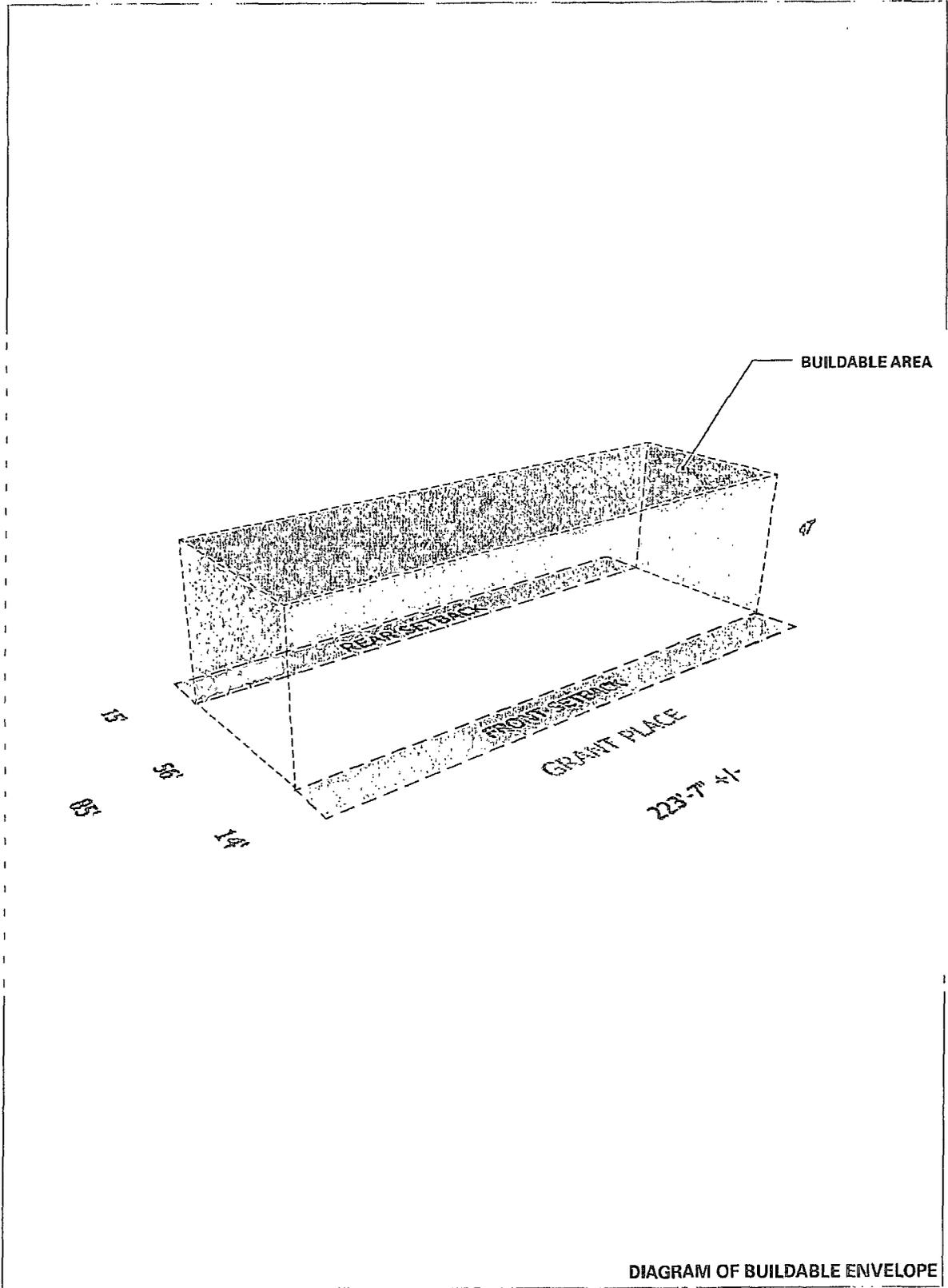
516 W. Webster Avenue/550 W. Webster Avenue /
2159 N. Lincoln Avenue

Project:

Webster Square

Date:

05.12.2010 **Revised Date:** 04.12.2012



not to scale

BUILDING(S) 4 GRANT PLACE

Applicant: 516 W. Webster Avenue/550 W. Webster Avenue / 2159 N. Lincoln Avenue

Project: Webster Square

Date: 05.12.2010 **Revised Date:** 04.12.2012

GREMLEY & BIEDERMANN

A Division of
PLCS Corporation
 LICENSE NO. 06-05812
PROFESSIONAL LAND SURVEYORS

6505 NORTH BIRCH AVENUE, COVINGTON, IL 60431
 TELEPHONE: (715) 681-5832 FAX: (715) 283-4144 EMAIL: INFO@PLCS-SURVEY.COM

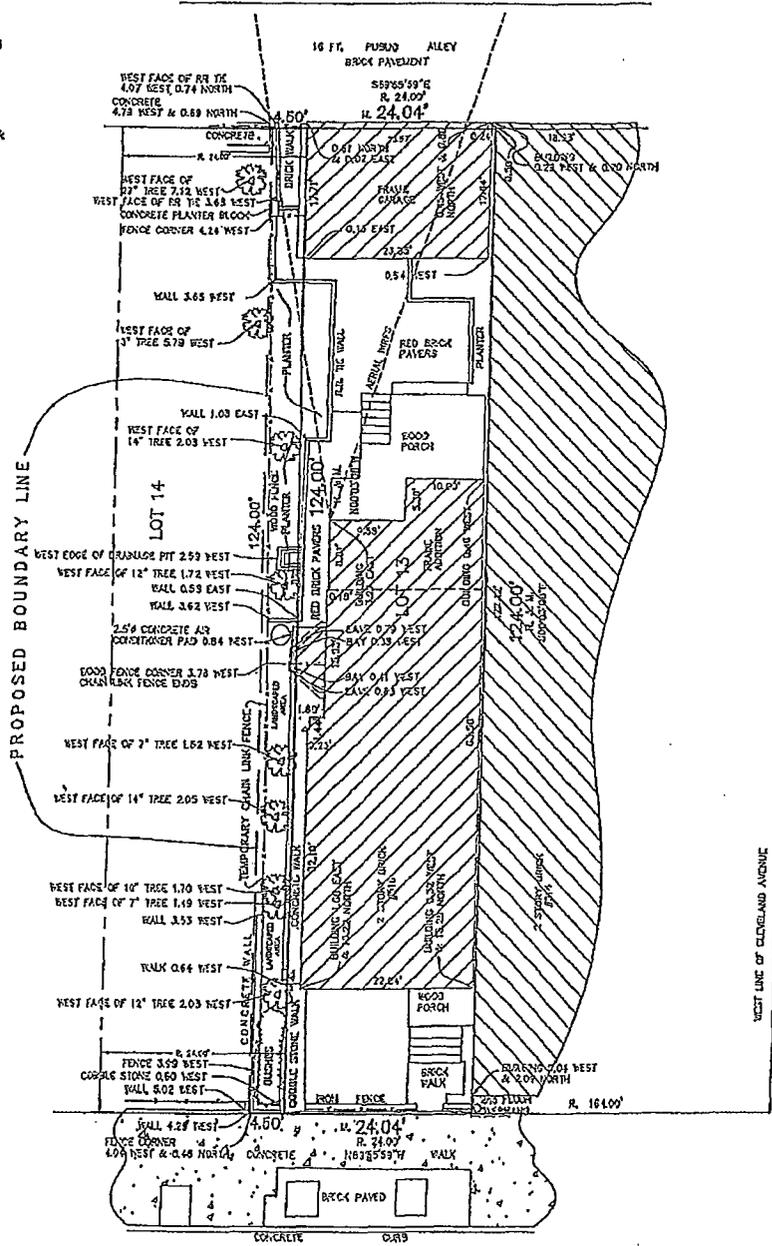
Plat of Survey

Lot 13 in Block 2 in Lay's Subdivision of Block 12 in Canal Trust's Subdivision in Section 33, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Area of Property = 2.881 Sq. Ft. or 0.07 Acres

Proposed Boundary Area
 The East 450 feet of Lot 14 in Block 2 in Lay's Subdivision of Block 12 in Canal Trust's Subdivision in Section 33, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Area of Property = 653 Sq. Ft.



(516) W. WEBSTER AVENUE
 (RECORD 16 FT. PUBLIC ALLEY)

RECERTIFIED FOR HENDERSON & LYMAN 10/4/2010 #2010-1440
 RECERTIFIED 10-3-81 FOR ANDREW ROBERTSON NO. 911599
 RECERTIFIED 1/9/87 FOR ANDREW ROBERTSON #963957

DESIGNED BY: ROBERT B. BIEDERMANN	PROJECT: PLAT
DRAWN BY: ROBERT B. BIEDERMANN	DATE: 10/15/2010
GREMLEY & BIEDERMANN	
PLCS CORPORATION	
PROFESSIONAL LAND SURVEYORS	
1151 NORTH BIRCH AVENUE, COVINGTON, IL 60431	
TELEPHONE: (715) 681-5832 FAX: (715) 283-4144 EMAIL: INFO@PLCS-SURVEY.COM	
OWNER: PLCS	SCALE: 1" = 100'
DATE: 10/15/2010	PROJECT: PLAT
BY: ROBERT B. BIEDERMANN	10/1

SURVEY NOTES:

Note PL & M denote Record and Unrecorded easements respectively.
 Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by owner and at once report any discrepancies BEFORE damage is done.
 For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building ordinances.
 NO dimensions shall be assumed by real measurement upon this plat.
 Monumentation of witness points was not set at the client's request.
 Dates otherwise noted herein are a Best of Best, Elevation Datum and Coordinate Datum unless it is ASSUMED.
 COPYRIGHT GREMLEY & BIEDERMANN, INC. 2010 "All Rights Reserved"

State of Illinois
 County of Cook

We, GREMLEY & BIEDERMANN, INC. hereby certify that we have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey conducted in a lapse of time of 60' February 2010.

Field measurements completed on October 4, 2010.

Signed on Oct 15, 2010

By: *Robert B. Biedermann*



Professional Illinois Land Surveyor No. 2802
 My License Expires November 30, 2010
 This professional services conforms to the current Illinois minimum standards for a boundary survey.