



# City of Chicago



O2016-6342

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	9/14/2016
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 3-H at 1624 W Division St - App No. 18947T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

#1894 TT1  
INTRO DATE  
SEPT 14, 2016

## ORDINANCE

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

***SECTION 1.*** Title 17, of the Municipal Code of Chicago, the Chicago Zoning Ordinance be amended by changing all the B3-2 Community Shopping District symbols and indications as shown on Map No. 3-H in the area bounded by

beginning at the alley next southwest of and parallel to North Milwaukee Avenue; the alley next west of North Ashland Avenue and perpendicular to North Milwaukee Avenue; the alley next north of and parallel to West Division Street; a line 123 feet west of and parallel to North Ashland Avenue; West Division Street; a line 273.44 feet west of and parallel to North Ashland Avenue; a line 108 feet north of and parallel to West Division Street; the alley next west of North Ashland Avenue; a portion of the alley next north of West Division Street; a line 390 feet southeast of and parallel to North Paulina Street; a line 194.5 feet southwest of the alley next southwest of and parallel to North Milwaukee Avenue; and a line 318 feet southeast of and parallel to North Paulina Street running northeast to the point of beginning,

to those of a B3-5 Community Shopping District and a corresponding use district is hereby established in the area above described.

***SECTION 2.*** That the Chicago Zoning Ordinance be amended by changing all the B3-5 Community Shopping District symbols and indications within the area herein above described to the designation of Residential-Business Planned Development No. \_\_\_\_\_, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

(2)

to the designation of Residential-Business Planned Development Number \_\_\_\_\_, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development attached and made a part thereto and to no others.

***SECTION 3.*** This ordinance shall be in force and effect from and after its passage and due publication.

Common address of property:        1624 West Division Street

**RESIDENTIAL BUSINESS PLANNED DEVELOPMENT No. \_\_\_\_\_**  
**PLAN OF DEVELOPMENT STATEMENTS**

1. The area delineated herein as Residential Business Planned Development No. \_\_\_, (the "Planned Development") consists of forty eight thousand five hundred and seventy (48,570) square feet (one point eleven hundredths) 1.11 acres of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the Applicant, "1200 Ashland LLC".
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets, alleys or easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the applicant or its successors, assignees or grantees and approval by the City Council. Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans. Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval by the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

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

3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the applicant's successors and assigns and, if different than the applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Sec.17-8-0400 of the Chicago Zoning Ordinance.

Applicant: 1200 Ashland LLC  
Address: 1624 West Division Street  
Date: September 14, 2016  
Revised:

4. This Plan of Development consists of sixteen (16) Statements: a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map, an Existing Land-Use Map, Site Plan, Green Roof Plan, North Building Elevation, South Building Elevation, East Building Elevation and West Building Elevations prepared by Wallin Gomez Architects Ltd. and dated September 14, 2016 submitted herein. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.
5. The following uses are allowed in the area delineated herein as a Residential Business Planned Development: a total of 168 residential dwelling and efficiency units, retail, office, service and any other uses allowed in the commercial use category of the B3 district designation and accessory uses, off-street parking and loading.
6. On-premise signs and temporary signs such as construction and marketing signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development ("DPD"). Off-premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height of any measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations established by the (FAA) Federal Aviation Administration.
8. The maximum permitted floor area ratio (F.A.R.) for the site shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of FAR calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using Net Site Area of 48,570 square feet.
9. Upon review and determination, "Part II Review", pursuant to section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.

Applicant: 1200 Ashland LLC  
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Date: September 14, 2016  
Revised:

(3)

10. The Site Plan and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
11. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning administrator upon the application for such modification by the applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
12. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("MOPD") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
13. The Applicant will comply with Rules and Regulations for the Maintenance of Stock-Piles Promulgated by the Commissioner of Street and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings pursuant to Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.
14. The Applicant acknowledges that is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The project will be in substantial compliance with the current City of Chicago Sustainable Development policy set forth by the DPD. The proposed new building shall provide a vegetated ("Green") roof totaling a minimum of 50% of the net roof area or 6,432 square feet and obtain a Building Certification.
15. The Applicant acknowledges and agrees that the rezoning of the property from B3-2 Community Shopping District to a B3-5 Community Shopping District for construction of this Planned Development triggers the requirement of Section 2-45-110 of the Municipal Code (the "Affordable Housing Ordinance"). Any developer of a "residential housing project" within the meaning of the Affordable Housing Ordinance ("Residential

Applicant: 1200 Ashland LLC  
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Revised:

Project”) must: (i) develop affordable housing units as part of the Residential Project; (ii) pay a fee in lieu of the development of affordable housing units; or (iii) any combination of (i) and (ii). In accordance with these requirements and the Affordable Housing Profile Form attached hereto as an exhibit, the Applicant has agreed to provide seven (7) affordable housing units in the Residential Project for households earning up to 60 percent of the Chicago Primary Metropolitan Statistical Area median income (the “Affordable Units”), and make a \$ 875,000 cash payment to the Affordable Housing Opportunity Fund (“Cash Payment”). At the time of each Part II review for the Residential Project, Applicant may update and resubmit the Affordable Housing Profile Form to DPD for review and approval. If the Applicant subsequently reduces the number of dwelling units in the Residential Project, DPD may adjust the requirements of this statement 15 (i.e. number of Affordable Units and/or amount of Cash Payment) accordingly without amending the Planned Development. Prior to the issuance of any building permits for the Residential Project, including, without limitation, excavation or foundation permits, the Applicant must either make the required Cash Payment, and/or execute an Affordable Housing Agreement in accordance with Section 2-45-110(i) (2). The terms of the Affordable Housing Agreement and any amendments thereto are incorporated herein by this reference. The applicant acknowledges and agrees that the Affordable housing Agreement will be recorded against the Residential Project and will constitute a lien against each Affordable Unit. The City shall execute partial releases of the Affordable Housing Agreement prior to or at the time of the sale of each Affordable Unit to an income-eligible buyer at an affordable price, subject to the simultaneous execution and recording of a mortgage, restrictive covenant or similar instrument against such Affordable Unit. The Commissioner of Planning and Development (DPD) may enforce remedies for breach of the Affordable Housing Agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Council, without amending the Planned Development.

16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a zoning map amendment to rezone the property to a B3-1 Community Shopping District which was the underlying zoning that formed the basis of this Planned Development.

Applicant: 1200 Ashland LLC  
Address: 1624 West Division Street  
Date: September 14, 2016  
Revised:

**RESIDENTIAL BUSINESS PANNED DEVELOPMENT No. \_\_\_\_\_**

**BULK REGULATIONS AND DATA TABLE**

Gross Site Area:	58,867 square feet (1.36 acres)
Area of Public R.O.W.	10,927 square feet (0.25 acres)
Net Site Area:	48,570 square feet (1.11 acres)
Permitted Floor Area Ratio:	5.0
Maximum Number of Residential (both dwelling and efficiency) Units:	168 residential dwelling units
Non-Residential (Commercial Area/Space) to be provided:	9,000 square feet
Number of Off-Street Parking Spaces to be provided:	151 total parking spaces
Minimum Number of Bicycle Parking Spaces:	50 bicycle spaces
Minimum Off-Street Loading Spaces:	two (2) space at 10' x 25'
Setbacks from Property Line:	In substantial compliance with the attached Site Plan
Maximum Building Heights:	In substantial compliance with the attached Building Elevations

Applicant: 1200 Ashland LLC  
Address: 1624 West Division Street  
Date: September 14, 2016  
Revised:



01

VISION II SITE PLAN  
PLOT DATE 9/1/16  
DIVISION STREET  
CHICAGO, IL 60622  
02  
SHEET NUMBER

[illegible]

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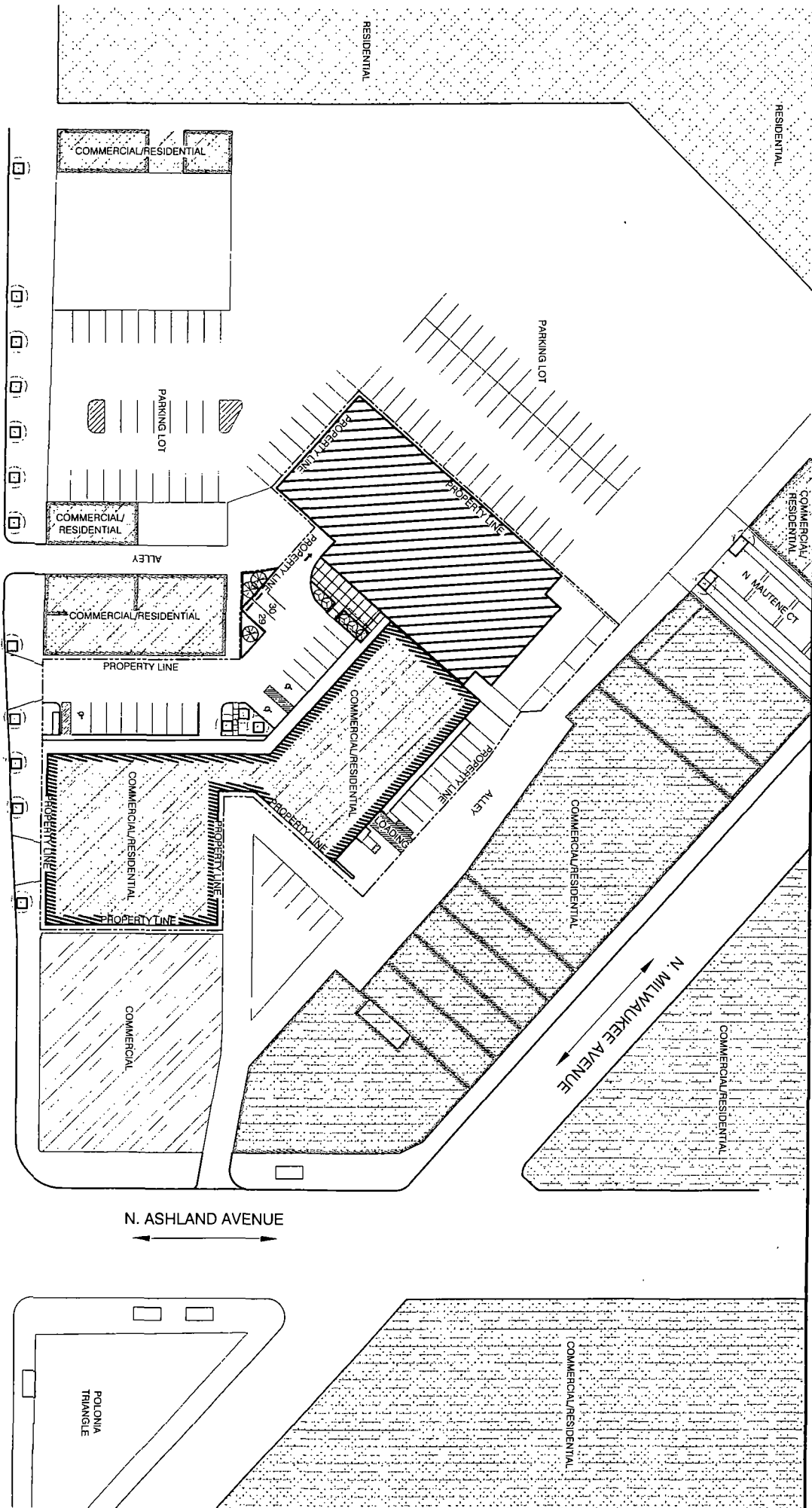
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03  
CONTINUED ON PAGE 10

ION STREET · 03  
GO, IL 60622

03  
CONTINUED ON PAGE 10

RESIDENTIAL/BUSINESS PLANNED DEVELOPMENT NO. 04 - LAND USE MAP



**Wallin • Gomez** APPLICANT 1200 ASHLAND, LLC  
ARCHITECTS LTD ADDRESS 1624 WEST DIVISION ST  
711 South Dearborn Street, Suite 606  
Chicago, Illinois 60605-1827  
P 312-427-4702 • F 312-427-6611  
DATE, SEPTEMBER 14, 2016  
REVISED



01

LAND USE MAP

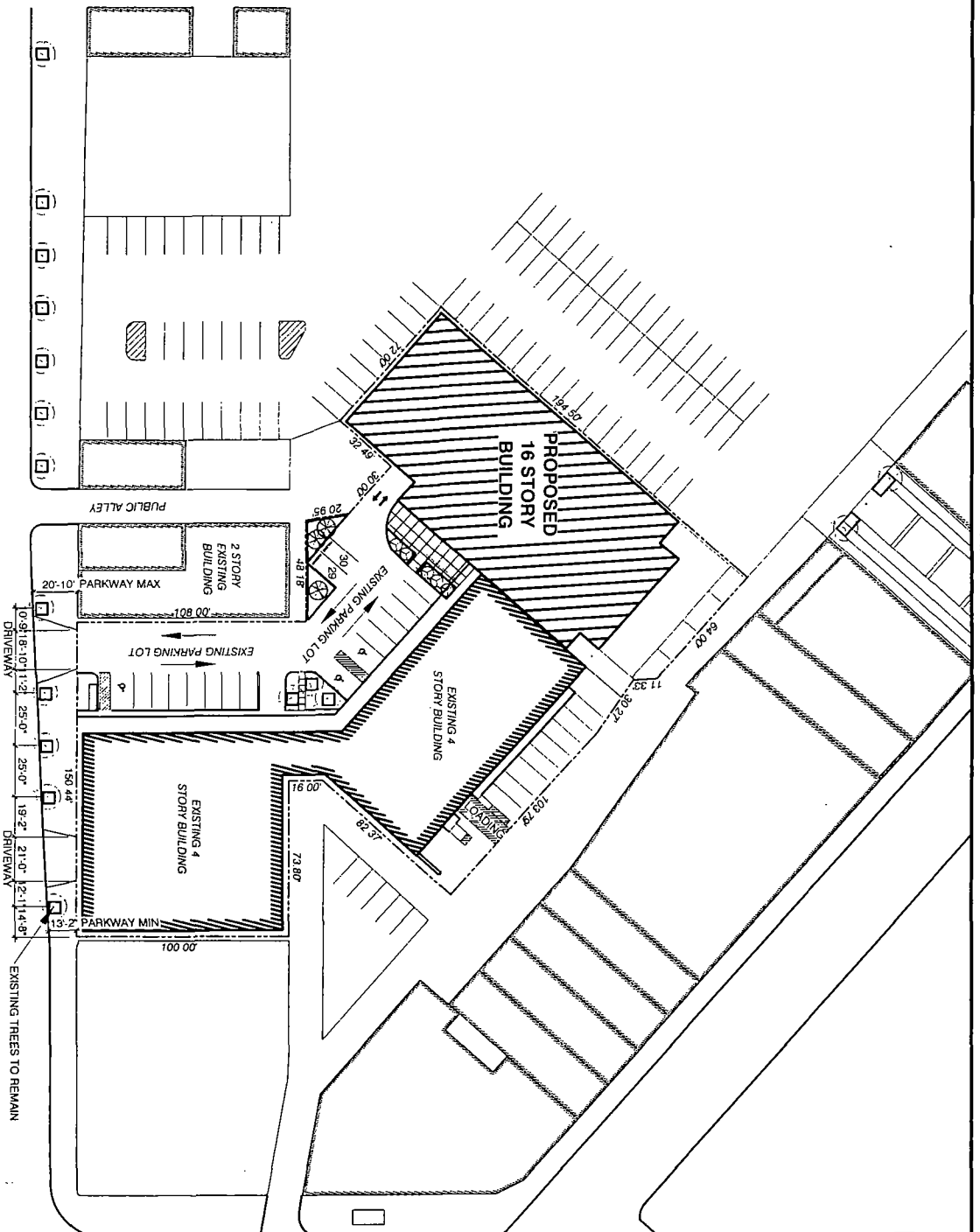
SCALE 1" = 50'

DIVISION STREET  
CHICAGO, IL 60622

VISION II LAND USE  
MAP  
PLOT DATE: 9/7/16

04

RESIDENTIAL/BUSINESS PLANNED DEVELOPMENT NO. 05 - LANDSCAPE PLAN



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APPLICANT: 1200 ASHLAND, LLC  
ADDRESS: 1624 WEST DIVISION ST  
DATE: SEPTEMBER 14, 2016  
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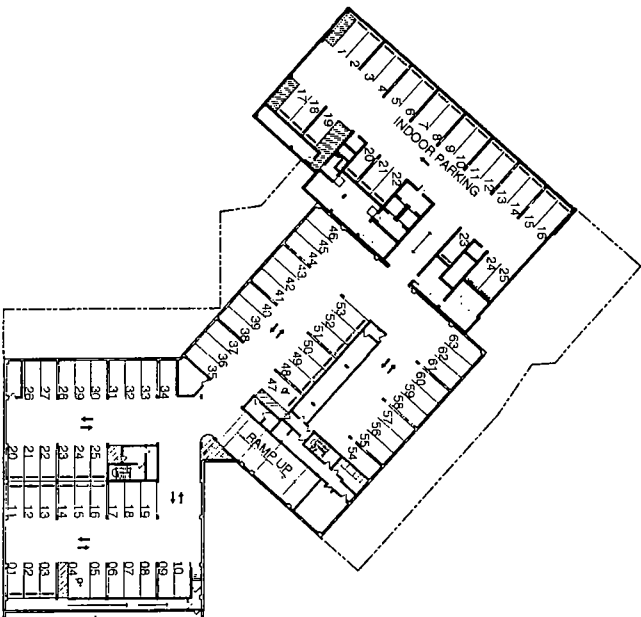
LANDSCAPE PLAN

SCALE 1" = 50'

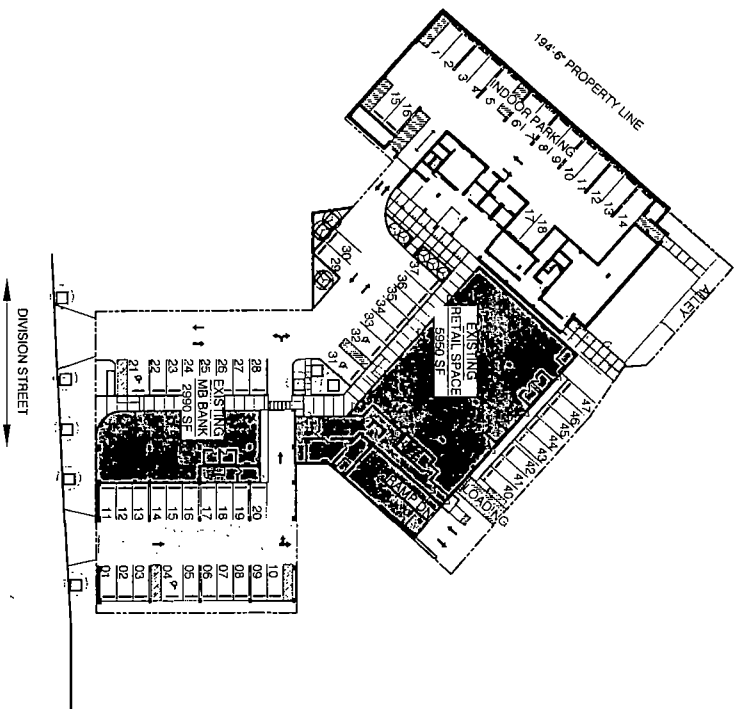
VISION II  
PLOT DATE 9/1/16  
DIVISION STREET  
CHICAGO, IL 60622  
LANDSCAPE  
PLAN  
05

# RESIDENTIAL/BUSINESS PLANNED DEVELOPMENT NO. 06 - PARKING PLANS

63 EXISTING PARKING SPOTS - NO CHANGE  
 25 PROPOSED PARKING SPOTS  
 88 COMBINED PARKING SPOTS  
 (ALL RESIDENTIAL)



45 EXISTING PARKING SPOTS  
 18 PROPOSED PARKING SPOTS  
 63 TOTAL PARKING SPOTS  
 (37 COMMERCIAL)  
 (26 RESIDENTIAL)



01

BASEMENT PARKING PLAN  
 COMBINED PARKING

SCALE: 1" = 60'



02

FIRST FLOOR PARKING PLAN  
 COMBINED PARKING

SCALE: 1" = 60'

**Wallin & Gomez**  
 ARCHITECTS, LTD.  
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 Chicago, Illinois 60605-1827  
 P 312-427-4702 • F 312-427-6611

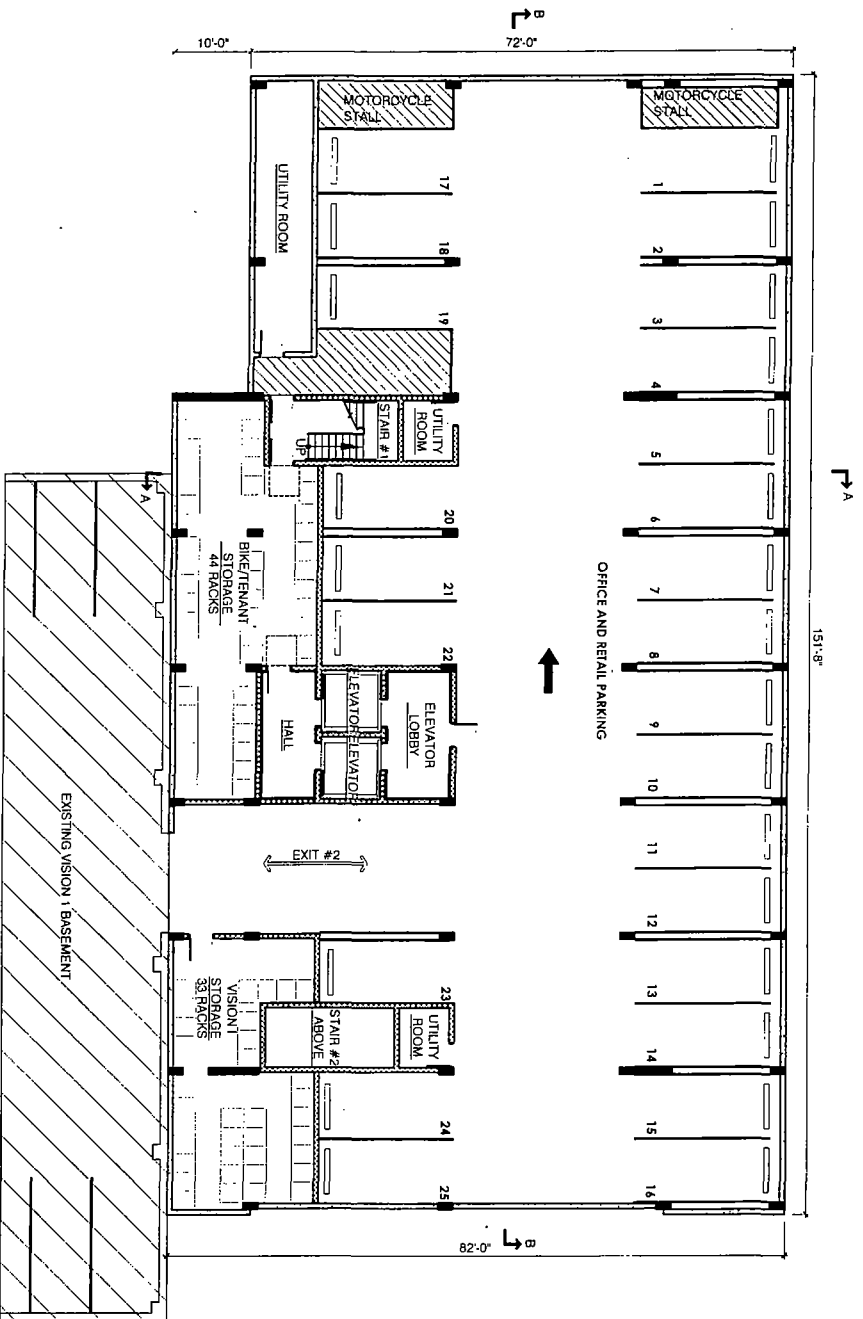
APPLICANT: 1200 ASHLAND, LLC  
 ADDRESS: 1624 WEST DIVISION ST  
 DATE: SEPTEMBER 14, 2016  
 REVISED

PARKING QUANTITIES  
 TOTAL EXISTING 168  
 TOTAL PROPOSED 151  
 REDUCTION: 17

PARKING BREAK DOWN  
 TOTAL COMMERCIAL 37  
 TOTAL RESIDENTIAL 114  
 TOTAL PROPOSED 151

VISION II PARKING PLANS  
 PLOT DATE 9/1/16  
 DIVISION STREET CHICAGO, IL 60622  
 06

RESIDENTIAL/BUSINESS PLANNED DEVELOPMENT NO. 07 - BASEMENT FLOOR PLAN



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APPLICANT: 1200 ASHLAND, LLC  
ADDRESS: 1824 WEST DIVISION ST  
DATE: SEPTEMBER 14, 2016  
REVISED:



01

BASEMENT FLOOR PLAN  
11,971 SF

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

VISION II  
PLOT DATE: 9/7/16  
DIVISION STREET  
CHICAGO, IL 60622

BASEMENT  
FLOOR PLAN  
07

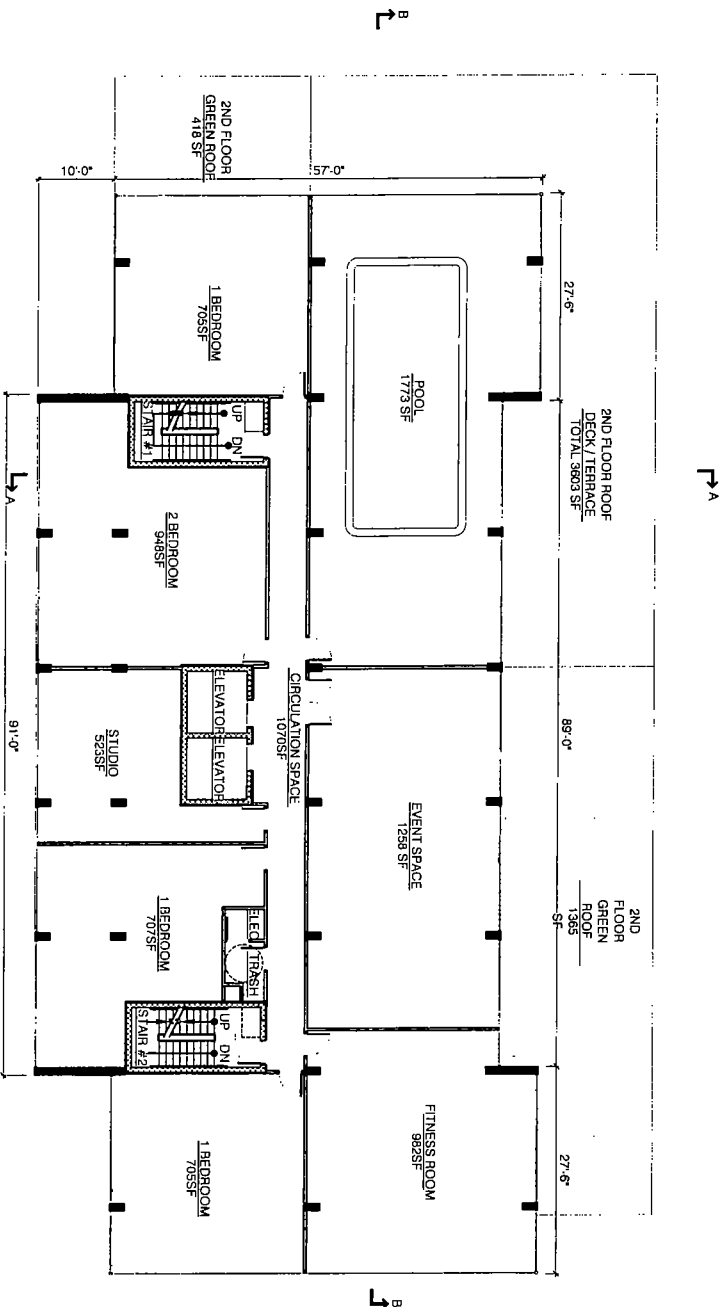
This floor plan shows a building with a total width of 72'-0" and a total depth of 151'-8". The plan is divided into several functional areas:

- Office and Retail Parking:** A long row of 14 numbered stalls (1-14) along the right side. Stalls 1-4 are standard, stall 5 is marked with a wheelchair symbol, and stalls 6-14 are standard.
- Motorcycle Stalls:** Two stalls are located at the top left and top right corners.
- Utility Rooms:** Located at the top left (213 SF) and top right (87 SF).
- Recreation Room:** A large room (84 SF) in the center, featuring a pool table and a bar.
- Leasing Office:** A room (120 SF) on the left side.
- Lobby:** A central area with a reception desk and stairs.
- Residential Lobby:** A room (120 SF) on the left side.
- Package Room:** A room (99 SF) for mail and packages.
- Elevator Lobby:** A room (99 SF) for elevator access.
- Trash:** A room (14 SF) for waste disposal.
- Stair #1 and Stair #2:** Two stairwells for vertical circulation.
- Hallways:** Multiple hallways connecting the various rooms.
- DOG RUN:** A large outdoor area (52'-0" x 9'-11") at the bottom right, enclosed by a fence.
- Fence:** A perimeter fence runs along the bottom and right sides of the building.

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RESIDENTIAL/BUSINESS PLANNED DEVELOPMENT NO. 09 - 2ND-3RD FLOOR PLAN



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01

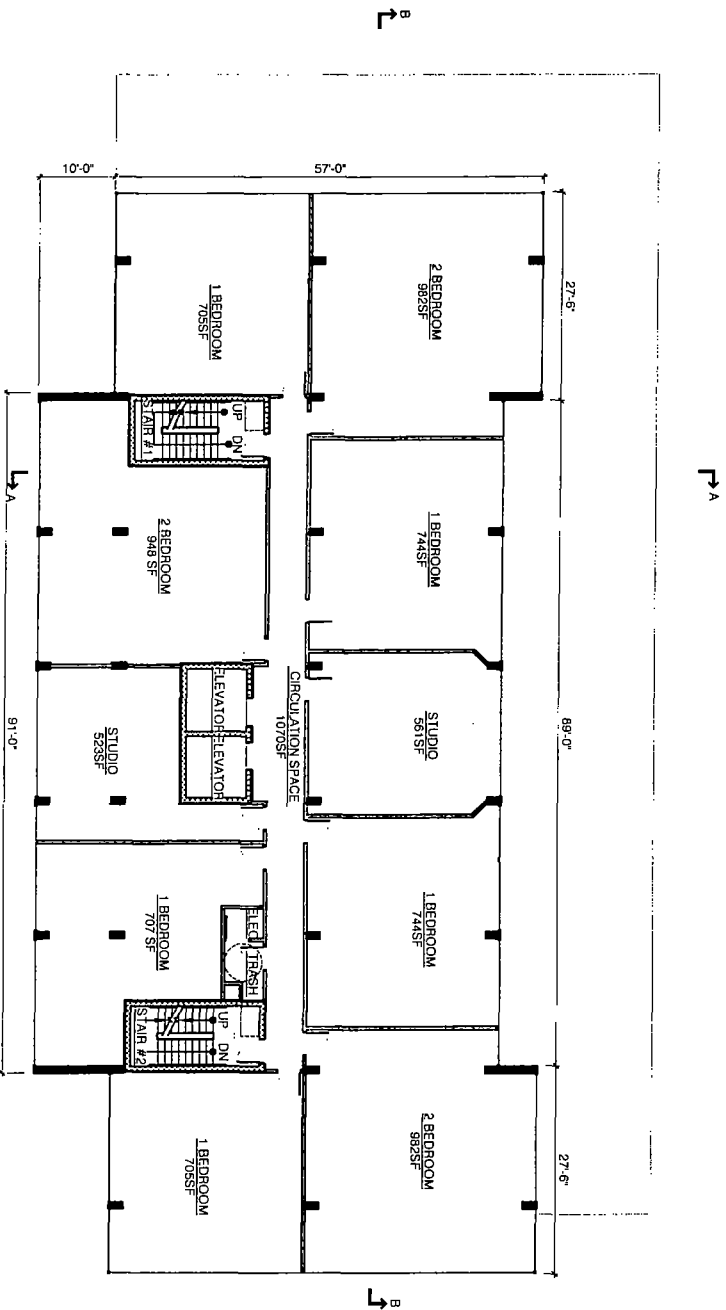
2ND - 3RD FLOOR PLAN  
8,673 SF

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

VISION II  
PLOT DATE 9/1/16  
DIVISION STREET  
CHICAGO, IL 60622

2ND-3RD  
FLOOR PLAN  
09

RESIDENTIAL/BUSINESS PLANNED DEVELOPMENT NO. 10 - 4TH - 15TH FLOOR PLAN



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APPLICANT: 1200 ASHLAND, LLC  
ADDRESS: 1624 WEST DIVISION ST  
DATE: SEPTEMBER 14, 2016  
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01

4TH - 15TH FLOOR PLAN  
8,673 SF

SCALE: 1/8" = 1'-0"

VISION II  
PLOT DATE 9/1/16  
DIVISION STREET  
CHICAGO, IL 60622

4TH - 15TH  
FLOOR PLAN  
10

2ND FLOOR  
GREEN ROOF  
BELOW  
418 SF

GREEN ROOF  
809 SF

26'-0"

55'-0"

26'-4"

9'-5"

2ND FLOOR  
ROOF DECK  
BELOW  
TOTAL  
3603 SF

2ND FLOOR  
GREEN ROOF  
BELOW  
1355 SF

LOBBY  
977 SF

ELEVATOR

TOILET

UNSEX

COVERED  
ROOF  
DECK

STAIR #1

DN

STAIR #2

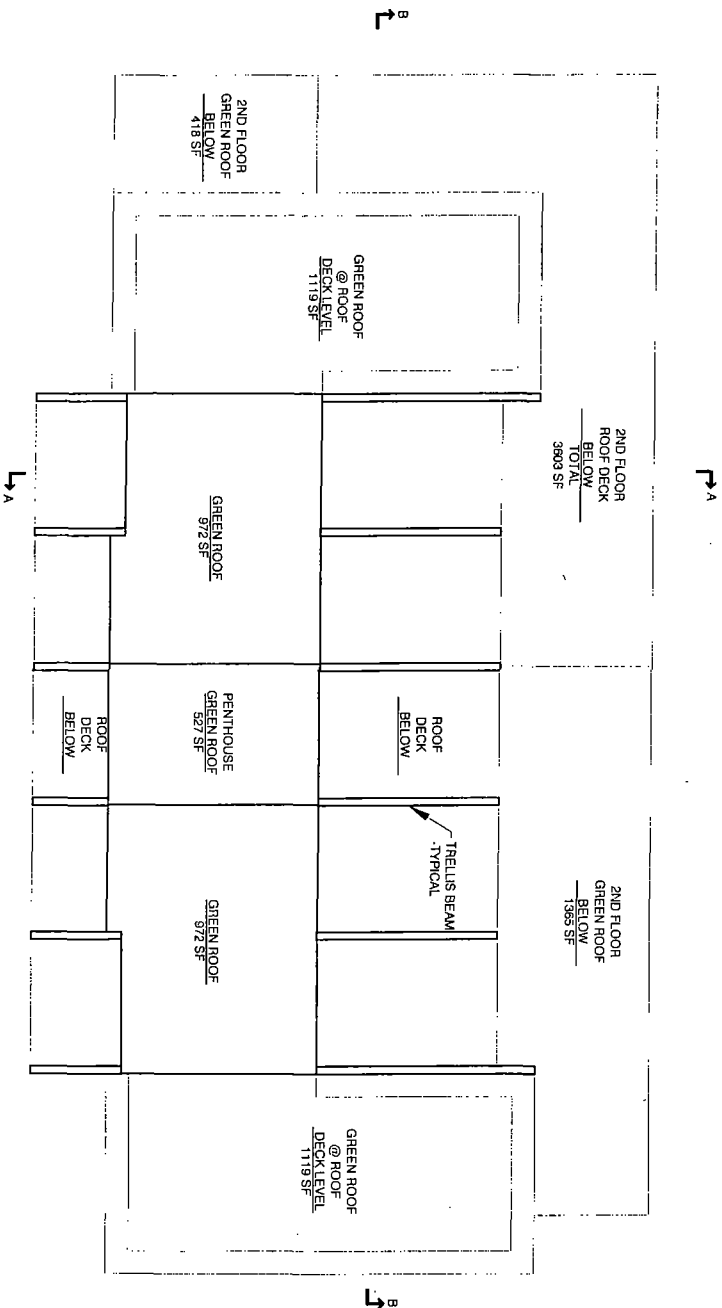
DN

GREEN ROOF  
809 SF

VISION II  
PLOT DATE 9/1/16  
16TH FL PLAN/  
ROOF DECK

RESIDENTIAL/BUSINESS PLANNED DEVELOPMENT NO. 12 - GREEN ROOF PLAN

GREEN ROOF	
ROOF FOOTPRINT TOTAL	- 12,276 SF
SECOND FLOOR LEVEL, GREEN ROOF	- 1,783 SF
ROOF DECK LEVEL, GREEN ROOF	- 2,238 SF
PENTHOUSE LEVEL, GREEN ROOF	- 2,471 SF
50% OF ROOF FOOTPRINT	- 6,138 SF
TOTAL GREEN ROOF	- 6,492 SF



Architectural elevation drawing of a building facade. The drawing shows a grid of windows and structural elements. Callouts indicate materials: GLASS, ALUMINIUM, and CONCRETE. The drawing is oriented vertically, with the ground level at the bottom.

Labels on the right side (vertical text):

- PENTHOUSE ROOF
- ROOF
- 133'-0"
- 15TH FLOOR
- 145'-0"
- 14TH FLOOR
- 133'-0"
- 13TH FLOOR
- 123'-0"
- 12TH FLOOR
- 113'-0"
- 11TH FLOOR
- 103'-0"
- 10TH FLOOR
- 93'-0"
- 9TH FLOOR
- 83'-0"
- 8TH FLOOR
- 73'-0"
- 7TH FLOOR
- 63'-0"
- 6TH FLOOR
- 53'-0"
- 5TH FLOOR
- 43'-0"
- 4TH FLOOR
- 33'-0"
- 3RD FLOOR
- 23'-0"
- 2ND FLOOR
- 13'-0"
- GROUND FLOOR

PENTHOUSE ROOF  
168'-0"

ROOF  
138'-0"

15TH FLOOR  
148'-0"

14TH FLOOR  
133'-0"

13TH FLOOR  
123'-0"

12TH FLOOR  
113'-0"

11TH FLOOR  
103'-0"

10TH FLOOR  
93'-0"

9TH FLOOR  
83'-0"

8TH FLOOR  
73'-0"

7TH FLOOR  
63'-0"

6TH FLOOR  
53'-0"

5TH FLOOR  
43'-0"

4TH FLOOR  
33'-0"

3RD FLOOR  
23'-0"

2ND FLOOR  
13'-0"

GROUND FLOOR

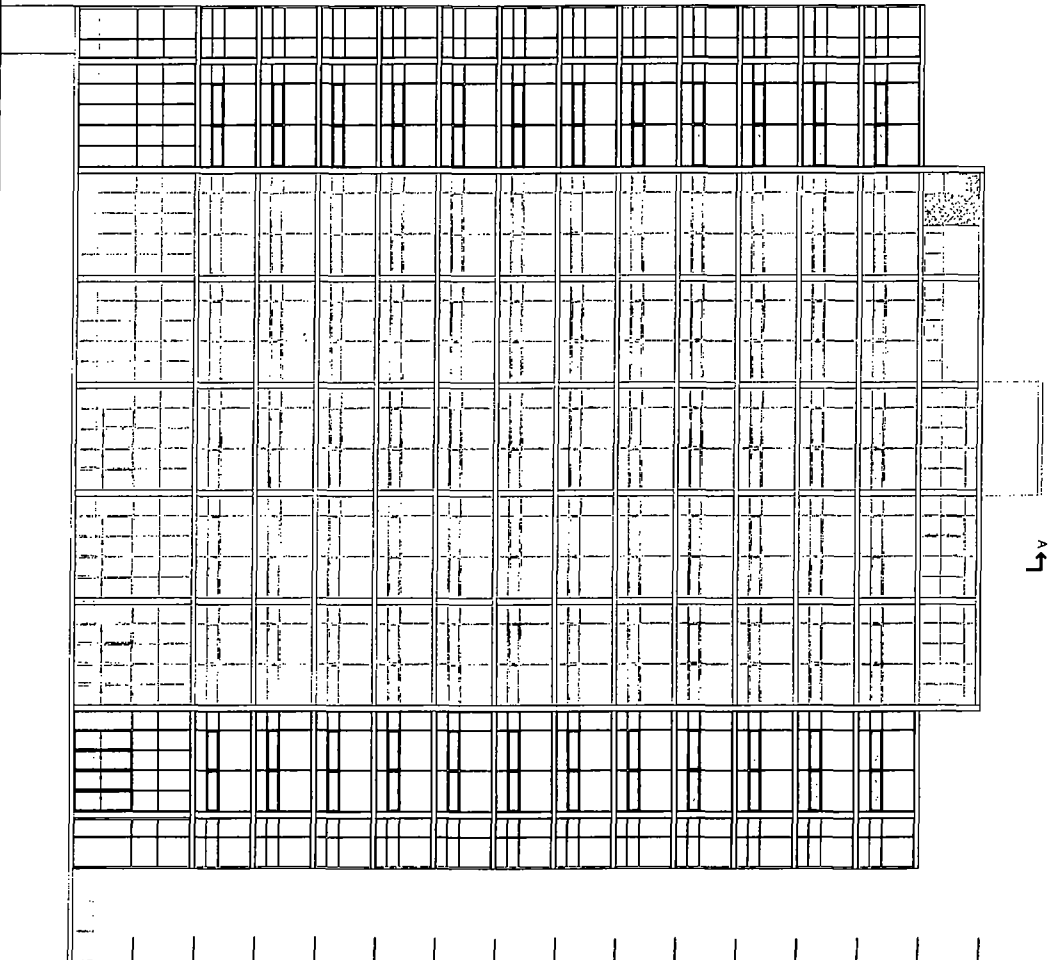
01 SOUTH ELEVATION

SCALE 1" = 20'

VISION II  
PLOT DATE 8/7/16  
DIVISION STREET  
CHICAGO, IL 60622  
SOUTH  
ELEVATION  
13

• <http://www.ck12.org/Book-Search>

RESIDENTIAL/BUSINESS PLANNED DEVELOPMENT NO. 14 - NORTH ELEVATION



- PENTHOUSE ROOF 163'-0"
- ROOF 153'-0"
- 15TH FLOOR 143'-0"
- 14TH FLOOR 133'-0"
- 13TH FLOOR 123'-0"
- 12TH FLOOR 113'-0"
- 11TH FLOOR 103'-0"
- 10TH FLOOR 93'-0"
- 9TH FLOOR 83'-0"
- 8TH FLOOR 73'-0"
- 7TH FLOOR 63'-0"
- 6TH FLOOR 53'-0"
- 5TH FLOOR 43'-0"
- 4TH FLOOR 33'-0"
- 3RD FLOOR 23'-0"
- 2ND FLOOR 13'-0"
- GROUND FLOOR 0'-0"

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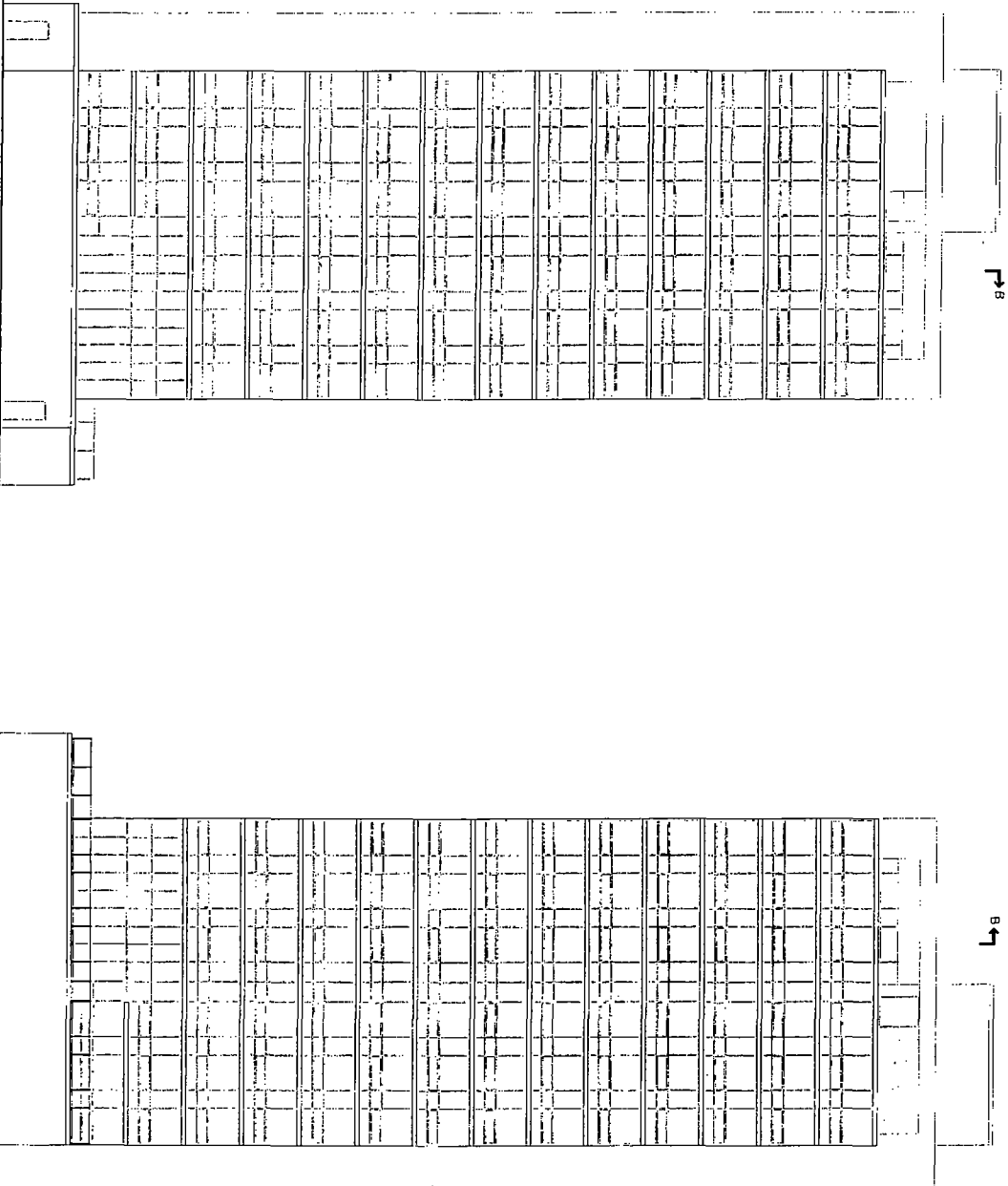
**APPLICANT:** 1200 ASHLAND, LLC  
**ADDRESS:** 1624 WEST DIVISION ST  
**DATE:** SEPTEMBER 14, 2016  
**REVISED:**

**01 NORTH ELEVATION**

SCALE: 1" = 20'

**VISION II NORTH ELEVATION**  
DIVISION STREET  
CHICAGO, IL 60622

RESIDENTIAL/BUSINESS PLANNED DEVELOPMENT NO. 15 - EAST & WEST ELEVATION



- PENTHOUSE ROOF 183'-0"
- ROOF 183'-0"
- 15TH FLOOR 143'-0"
- 14TH FLOOR 133'-0"
- 13TH FLOOR 123'-0"
- 12TH FLOOR 113'-0"
- 11TH FLOOR 103'-0"
- 10TH FLOOR 93'-0"
- 9TH FLOOR 83'-0"
- 8TH FLOOR 73'-0"
- 7TH FLOOR 63'-0"
- 6TH FLOOR 53'-0"
- 5TH FLOOR 43'-0"
- 4TH FLOOR 33'-0"
- 3RD FLOOR 23'-0"
- 2ND FLOOR 13'-0"
- GROUND FLOOR 0'-0"

**Wallin + Gomez**  
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APPLICANT: 1200 ASHLAND, LLC  
ADDRESS: 1824 WEST DIVISION ST  
DATE: SEPTEMBER 14, 2016  
REVISED:

**01 EAST AND WEST ELEVATIONS**

SCALE: 1" = 20'

VISION II  
PLOT DATE 9/1/16  
DIVISION STREET  
CHICAGO, IL 60622

**15**  
EAST & WEST  
ELEVATION





RESIDENTIAL/BUSINESS PLANNED DEVELOPMENT NO. 17 - PRELIMINARY AREA CHARTS

PRELIMINARY AREA CHART

VISION II

WALLINGOMEZ ARCHITECTS LTD

FL #	USE	# OF UNITS	TERRACE	GROSS BUILT GROSS + B&T	GROSS GSF	LEASABLE	RENTAL RETAIL	COMMON AREA	# OF CARS
16	ROOF/AMENITY	--	7183 SF ROOF 985 SF	1480 SF	1480 SF	0 SF	0 SF	495 SF	--
15	APARTMENT	10	--	8673 SF	8673 SF	7,603 SF	0 SF	1070 SF	--
14	APARTMENT	10	--	8673 SF	8673 SF	7,603 SF	0 SF	1070 SF	--
13	APARTMENT	10	--	8673 SF	8673 SF	7,603 SF	0 SF	1070 SF	--
12	APARTMENT	10	--	8673 SF	8673 SF	7,603 SF	0 SF	1070 SF	--
11	APARTMENT	10	--	8673 SF	8673 SF	7,603 SF	0 SF	1070 SF	--
10	APARTMENT	10	--	8673 SF	8673 SF	7,603 SF	0 SF	1070 SF	--
09	APARTMENT	10	--	8673 SF	8673 SF	7,603 SF	0 SF	1070 SF	--
08	APARTMENT	10	--	8673 SF	8673 SF	7,603 SF	0 SF	1070 SF	--
07	APARTMENT	10	--	8673 SF	8673 SF	7,603 SF	0 SF	1070 SF	--
06	APARTMENT	10	--	8673 SF	8673 SF	7,603 SF	0 SF	1070 SF	--
05	APARTMENT	10	--	8673 SF	8673 SF	7,603 SF	0 SF	1070 SF	--
04	APARTMENT	10	--	8673 SF	8673 SF	7,603 SF	0 SF	1070 SF	--
03	APARTMENT/AMENITIES	5/3	--	8673 SF	8673 SF	3,588 SF	0 SF	1070 SF	--
02	APARTMENT/AMENITIES	5/3	3603 SF	8673 SF	8673 SF	3,588 SF	0 SF	1070 SF	--
01	LOBBY/RECEIVING	3/2/18	--	12,502 SF	12,502 SF	0 SF	0 SF	3,986 SF	18
00	LOBBY/RECEIVING	1/25	--	11,980 SF	11,980 SF	0 SF	0 SF	1,651 SF	25
SUB TOTALS			10,796 SF	147,384 SF	147,384 SF	98,412 SF	0 SF	21,112 SF	43
TOTALS				147,384 SF	147,384 SF				
TOTAL WITHOUT BASEMENT				135,404 SF					

PRELIMINARY AREA CHART

VISION II

WALLINGOMEZ ARCHITECTS LTD

FL #	1	2	3	4	5	6	7
	1 BDRM	1 BDRM	1 BDRM	2 BDRM	2 BDRM	STUDIO	STUDIO
15	705 SF	707 SF	744 SF	982 SF	948 SF	561 SF	523 SF
14	2	1	2	2	1	1	1
13	2	1	2	2	1	1	1
12	2	1	2	2	1	1	1
11	2	1	2	2	1	1	1
10	2	1	2	2	1	1	1
09	2	1	2	2	1	1	1
08	2	1	2	2	1	1	1
07	2	1	2	2	1	1	1
06	2	1	2	2	1	1	1
05	2	1	2	2	1	1	1
04	2	1	2	2	1	1	1
03	2	1	--	--	1	--	1
02	2	1	--	--	1	--	1
01	2	1	--	--	1	--	1
00	2	1	--	--	1	--	1
TOTAL 130 UNITS							

TYPE OF UNITS SUMMARY

TYPE	QUANTITY	PERCENTAGE
STUDIO	26	20%
ONE BEDROOM	66	51%
TWO BEDROOM	38	29%
TOTAL	130	100%

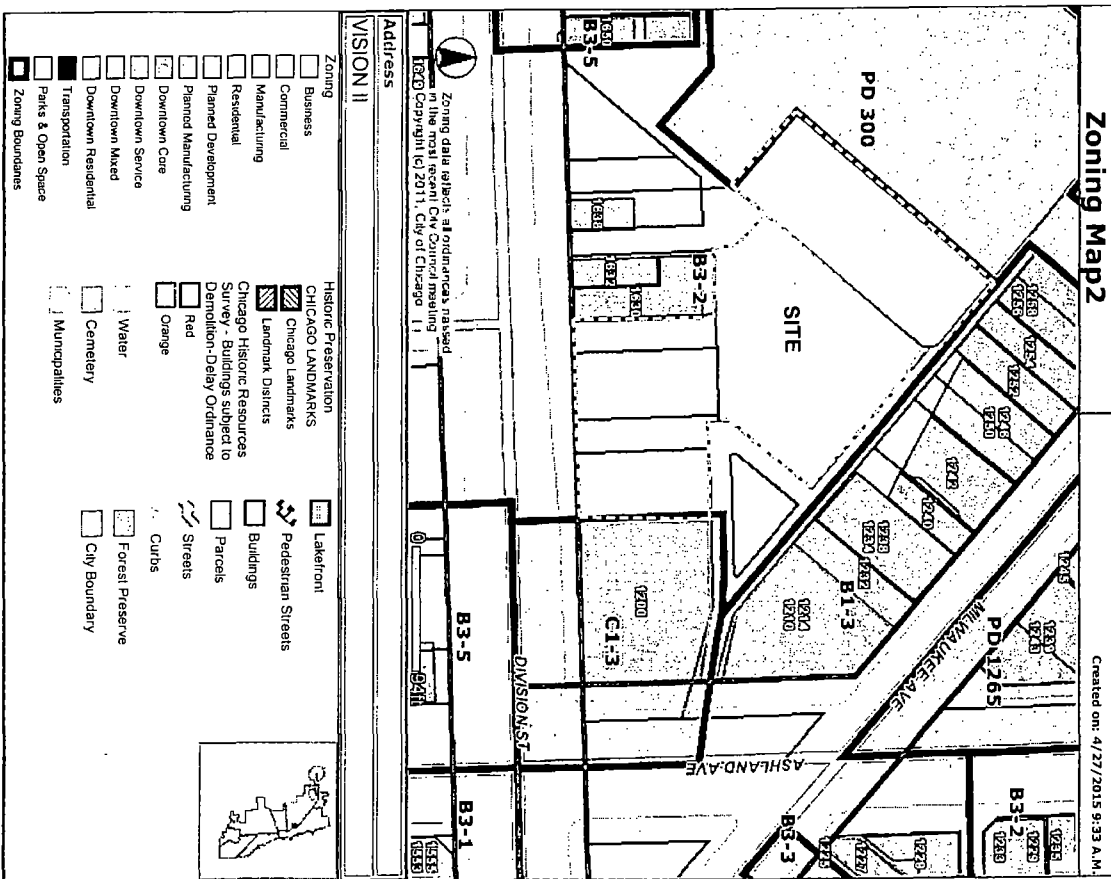
NOTES:  
1 RM65 - 40% MAX ALLOWED FOR STUDIO UNITS  
2 B3 5 - 30% MAX ALLOWED FOR STUDIO UNITS

**Wallin + Gomez** ARCHITECTS LTD  
711 South Dearborn Street, Suite 606  
Chicago, Illinois 60605-1827  
P 312-427-4702 • F 312-427-6811

APPLICANT 1200 ASHLAND, LLC  
ADDRESS 1624 WEST DIVISION ST  
DATE SEPTEMBER 14, 2016  
REVISED

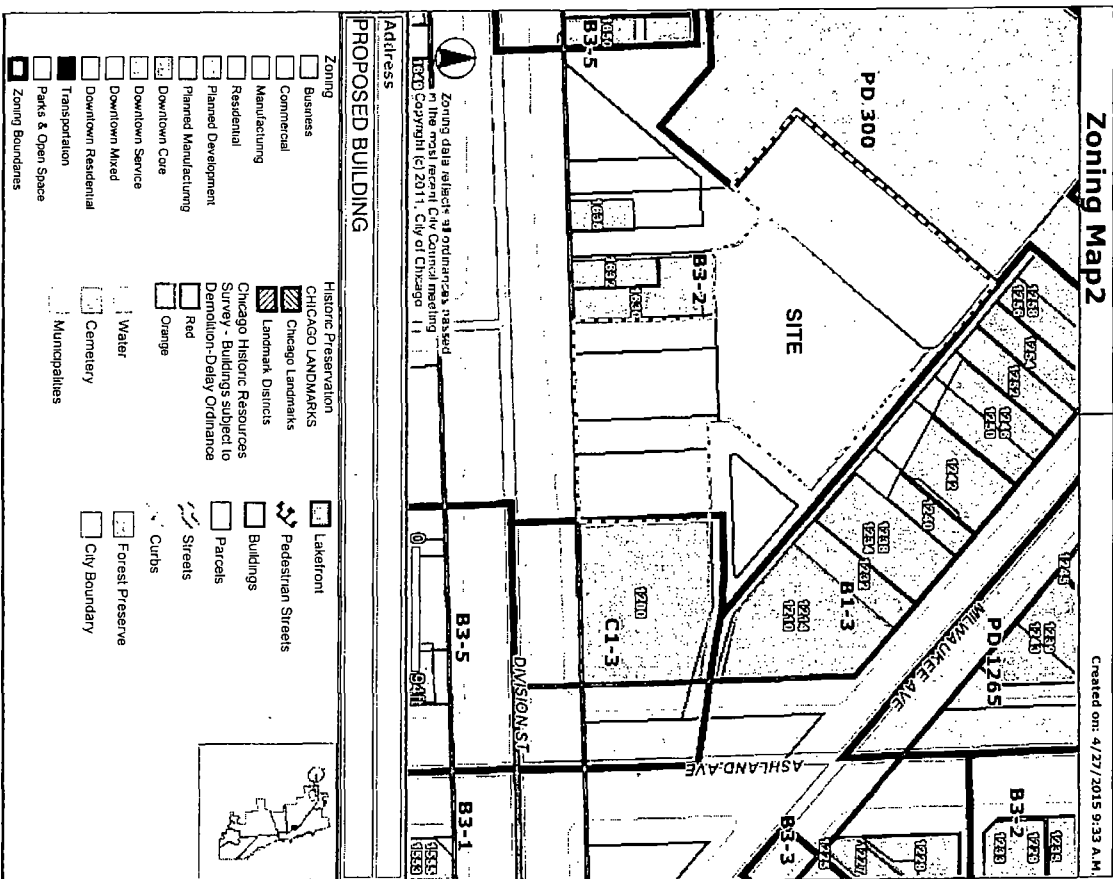
VISION II PRELIMINARY  
PLOT DATE 9/1/16 AREA CHARTS  
DIVISION STREET  
CHICAGO, IL 60622

RESIDENTIAL/BUSINESS PLANNED DEVELOPMENT NO. 18 - ZONING MAP AND DATA



ZONING DATA				
PROJECT	VISION II			
LAST UPDATED	09/01/16			
BULK	EXISTING ZONING	PROPOSED ZONING	PROPOSED ZONING	PROPOSED ZONING
ZONING DISTRICT	B3-2	B-3-5	RM-6-5	PRD
USE GROUP	COMMERCIAL/RESIDENTIAL/COMMERCIAL/RESIDENTIAL		RESIDENTIAL	RESIDENTIAL
LOT AREA (SF)	48,570 SF	48,570 SF	48,570 SF	48,570 SF
MINIMUM LOT AREA/DWELLING UNIT (SF)	1000 SF/DU	200 SF/DU	300 SF/DU	298 SF/DU
# DWELLING UNITS	163/48	163/243	163/162	130+33 = 163
FLOOR AREA RATIO (F A R)	2.2	5.0	6.6	4.15
MAXIMUM AREA (SF) ALLOWED BY F.A.R.	106,854 SF	242,850 SF	320,562 SF	EXISTING: 65,924 SF PROPOSED: 135,404 SF TOTAL: 201,328 SF
PARKING/LOADING				
OFF STREET PARKING SPACES	RESIDENTIAL	ONE PER DWELLING UNIT	ONE PER DWELLING UNIT	151
ACCESSIBLE PARKING SPACES	RESIDENTIAL	TBD	PROVIDED AS REQUIRED	7
OFF STREET LOADING	RESIDENTIAL	ONE	ONE (INSIDE)	ONE (INSIDE)
BICYCLE PARKING	RESIDENTIAL	50% OF PROVIDED PARKING	1 PER 2 AUTO SPACES	1 PER DWELLING UNIT
YARD/HEIGHT				
SETBACKS (FT)	FRONT	N/A	N/A	15 FT OR 12% OF LOT
	SIDE	N/A	N/A	10% OF BUILDING HEIGHT
	REAR	30 FT	30 FT	50 FT OR 30% OF LOT DEPTH
BUILDING HEIGHT (FT)	45 FT	75 FT	NO MAXIMUM	163 FT
ON SITE OPEN SPACE	N/A	N/A	36SF/DU	N/A
LANDSCAPING				
PARKWAY TREES	N/A	N/A	N/A	N/A
VEHICULAR AREA	N/A	N/A	N/A	N/A
TRASH AREA SCREENING	REQUIRED	REQUIRED	REQUIRED	INDOOR TRASH PROVIDED

# RESIDENTIAL/BUSINESS PLANNED DEVELOPMENT NO. 19 - ZONING MAP AND DATA 2



## ZONING DATA

PROJECT	VISION II		
LAST UPDATED	09/01/16		
BULK	EXISTING ZONING	PROPOSED ZONING	PROPOSED ZONING
ZONING DISTRICT	B3-2	B-3-3	B3.3.5 (TOD)
USE GROUP	COMMERCIAL/RESIDENTIAL/COMMERCIAL/RESIDENTIAL/COMMERCIAL/RESIDENTIAL		
LOT AREA (SF)	48,570 SF	48,570 SF	48,570 SF
MINIMUM LOT AREA/DWELLING UNIT (SF)	1000 SF/DU	400 SF/DU	300 SF/DU
# DWELLING UNITS	48	163/121	163/162
FLOOR AREA RATIO (F.A.R.)	2.2	3.0	3.5
MAXIMUM AREA (SF) ALLOWED BY F.A.R.	106,854 SF	145,710 SF	169,995 SF

## PARKING/LOADING

OFF STREET PARKING SPACES	RESIDENTIAL	ONE PER DWELLING UNIT	ONE PER DWELLING UNIT	ONE PER 2 DWELLING UNITS
ACCESSIBLE PARKING SPACES	RESIDENTIAL	TBD	PROVIDED AS REQUIRED	PROVIDED AS REQUIRED
OFF STREET PARKING LOADING	RESIDENTIAL	ONE	ONE (INSIDE)	ONE (INSIDE)
BICYCLE PARKING	RESIDENTIAL	50% OF PROVIDED PARKING	1 PER 2 AUTO SPACES	1 PER 2 AUTO SPACES

## YARD/HEIGHT

SETBACKS (FT)	FRONT	N/A	N/A	N/A
	SIDE	N/A	N/A	N/A
	REAR	30 FT	30 FT	30 FT
BUILDING HEIGHT (FT)		45 FT	65 FT	75 FT
ON SITE OPEN SPACE		N/A	N/A	N/A

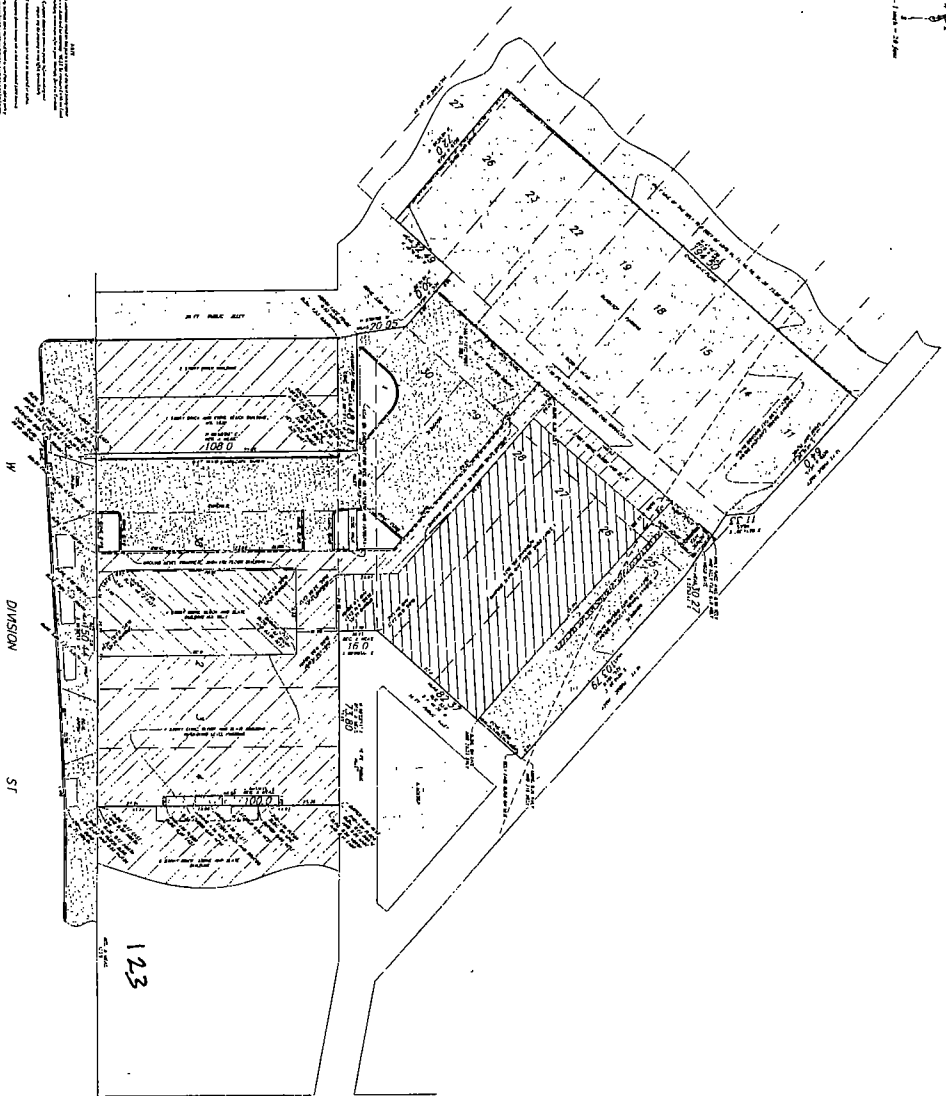
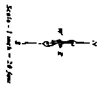
## LANDSCAPING

PARKWAY TREES	N/A	N/A	N/A
VEHICULAR AREA	N/A	N/A	N/A
TRASH AREA SCREENING	REQUIRED	REQUIRED	REQUIRED

**Wallin + Gomez**  
ARCHITECTS, LTD.  
711 South Dearborn Street, Suite 606  
Chicago, Illinois 60605-1827  
P 312-427-4702 • F 312-427-6611

APPLICANT: 1200 ASHLAND, LLC  
ADDRESS: 1624 WEST DIVISION ST  
DATE: SEPTEMBER 14, 2016  
REVISED

VISION II  
PLOT DATE: 9/1/16  
DIVISION STREET  
CHICAGO, IL 60622  
ZONING MAP  
AND DATA 2  
19



THIS PLAT OF SURVEY WAS PREPARED BY THE SURVEYOR GENERAL OF THE STATE OF TEXAS, IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE, AND IS HEREBY CERTIFIED TO BE A TRUE AND CORRECT PLAT OF THE SURVEY.

WITNESSED MY HAND AND SEAL OF OFFICE, AT DALLAS, TEXAS, THIS 15TH DAY OF JANUARY, 1914.

JOHN M. DOE  
SURVEYOR GENERAL

JOHN M. DOE  
Professional Land Surveyor, P.C.  
PLAT OF SURVEY

BEFORE ME, the undersigned authority, on this day personally appeared JOHN M. DOE, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, at Dallas, Texas, this 15th day of January, 1914.

JOHN M. DOE  
SURVEYOR GENERAL

JOHN M. DOE  
Professional Land Surveyor, P.C.  
PLAT OF SURVEY

**Written Notice, Form of Affidavit: Section 17-13-0107**

September 7, 2016

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

To Whom It May Concern:

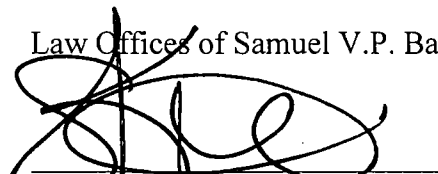
The undersigned, **Sara K. Barnes**, being first duly sworn on oath, deposes and says the following:

That the undersigned certifies that she has complied with the requirements of Section 17-13-0107 of the Zoning Code of the City of Chicago, 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 on the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of the public roads, streets, alleys and other public ways, or a total distance limited to 400 feet. Said written notice was sent by USPS First Class Mail no more than 30 days before filing the application.

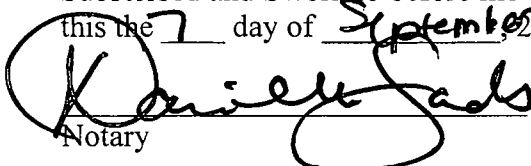
The undersigned certifies that the notice contained the address of the property sought to be rezoned as **1624 West Division Street, Chicago, Illinois**; a statement of intended use of said property; the name and address of the Applicant/Property Owner; and a statement that the Applicant has filed an application for a change in zoning on approximately **September 7, 2016**.

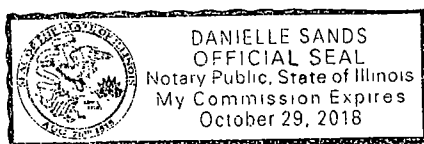
The Applicant has made a bonafide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Zoning Code of the City of Chicago; that the Applicant certifies that the accompanying list of names and addresses of surrounding property owners within 250 feet is a complete list containing the names and last known addresses of the owners of the property required to be served.

Law Offices of Samuel V.P. Banks

  
Sara K. Barnes, Attorney

Subscribed and Sworn to before me  
this the 7 day of September, 2016.

  
Notary



## PUBLIC NOTICE

Via USPS First Class Mail

September 7, 2016

Dear Sir or Madam:

In accordance with Amendment to the Zoning Code enacted by the City Council, Section 17-13-0107-A, please be informed that on or about **September 7, 2016**, I, the undersigned, filed an application for a change in zoning from a B3-2 Community Shopping District to a B3-5 Community Shopping District and then to a Residential-Business Planned Development, on behalf of the Applicant/Owner, 1200 Ashland LLC, for the property located at **1624 West Division Street, Chicago, Illinois**.

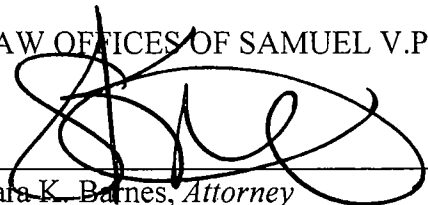
The Applicant is seeking a zoning change to a Residential-Business Planned Development in order to permit the construction of a new sixteen-story residential building, containing 168 dwelling units, at the vacant northwest portion of the subject property. The two existing four-story mixed-use buildings (approx. 9,000 square feet) and surface parking lots, will remain unchanged. The site, in its entirety, will provide a total of 151 off-street parking spaces to serve the proposed residential and existing commercial/office uses. The proposed new residential building will be glass, aluminum and concrete in construction and measure 163 feet-0 inches in height. The height and density (number of dwelling units) of the proposed new building, in addition to the other existing uses at the site, trigger a mandatory Residential-Business Planned Development.

The Applicant and Property Owner, **1200 Ashland LLC**, is located at 1200 North Ashland Avenue, Suite 400, Chicago, Illinois.

The contact person for this application is **Sara K. Barnes**. My address is 221 North LaSalle Street, Chicago, Illinois. My telephone number is 312-782-1983.

Very truly yours,

LAW OFFICES OF SAMUEL V.P. BANKS

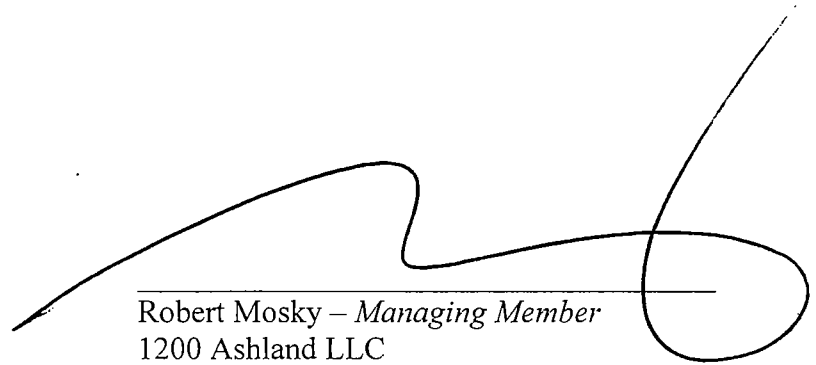
  
\_\_\_\_\_  
Sara K. Barnes, Attorney

**\*\*\*Please note that the Applicant is NOT seeking to purchase or rezone your property.**

**\*\*\*The Applicant is required by law to send this notice because you own property located within 250 feet of the property subject to the proposed Zoning Amendment.**

To whom it may concern:

I, ROBERT MOSKY, on behalf of 1200 Ashland LLC, the Applicant and Owner with regard to the property located at 1624 West Division Street, Chicago, Illinois, authorize the Law Offices of Samuel V.P. Banks to file a zoning amendment application before the City of Chicago for that property.

A large, stylized handwritten signature in black ink, featuring a long horizontal stroke followed by a loop and a vertical line extending upwards.

Robert Mosky – *Managing Member*  
1200 Ashland LLC

**-FORM OF AFFIDAVIT-**

Chairman, Committee on Zoning  
Room 304 - City Hall  
Chicago, IL 60602

To Whom It May Concern:

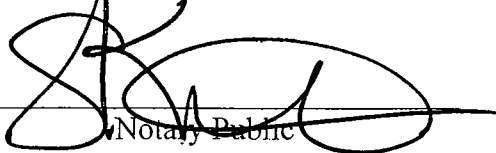
I, ROBERT MOSKY, on behalf of 1200 Ashland LLC, understand that the Law Offices of Samuel V.P. Banks has filed a sworn affidavit identifying 1200 Ashland LLC, as Owner holding interest in land subject to the proposed zoning amendment for the property identified as 1624 West Division Street, Chicago, Illinois.

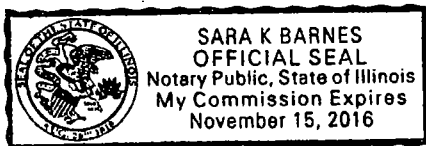
I, ROBERT MOSKY, being first duly sworn under oath, depose and say that 1200 Ashland LLC holds that interest for itself and for no other person, association, or shareholder.

Robert Mosky

Date

Subscribed and sworn to before me  
this 29 day of August, 2016.

  
Notary Public





1. ADDRESS of the property Applicant is seeking to rezone:  
1624 West Division Street, Chicago, Illinois

3. APPLICANT: 1200 Ashland LLC

EMAIL: [sara@sambankslaw.com](mailto:sara@sambankslaw.com) CONTACT PERSON: Sara Barnes

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

EMAIL: \_\_\_\_\_ CONTACT PERSON: \_\_\_\_\_

ATTORNEY: Law Offices of Samuel V.P. Banks

ADDRESS: 221 North LaSalle Street, 38<sup>th</sup> Floor

CITY: Chicago STATE: Illinois ZIP CODE: 60601

PHONE: (312)782-1983      FAX: (312)782-2433      EMAIL: [sara@sambankslaw.com](mailto:sara@sambankslaw.com)

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

Robert Mosky – Managing Member, 1200 Ashland LLC

Wojciech Kocemba – Member, 1200 Ashland LLC

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

August 2004

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

No

9. Present Zoning District: B3-2

Proposed Zoning District: B3-5 and then to a Residential-Business Planned Development

10. Lot size in square feet (or dimensions): 48,570 square feet (1.11 acres)

11. Current Use of the Property: The subject property is currently improved with two four-story mixed-use buildings and surface parking lots. The northwest portion of the property is currently vacant and unimproved.

12. Reason for rezoning the property: The Applicant is seeking to redevelop the vacant northwest portion of the subject property with a new sixteen-story residential building, containing 168 dwelling units. The height and density (number of dwelling units) of the proposed new building, in addition to the other existing uses at the site, trigger a mandatory Residential-Business Planned Development.

13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC) The Applicant is seeking a zoning change to a Residential-Business Planned Development in order to permit the construction of a new sixteen-story residential building, containing 168 dwelling units, at the vacant northwest portion of the subject property. The two existing four-story mixed-use buildings (approx. 9,000 square feet) and surface parking lots, will remain unchanged. The site, in its entirety, will provide a total of 151 off-street parking spaces to serve the proposed residential and existing commercial/office uses. The proposed new residential building will be glass, aluminum and concrete in construction and measure 163 feet-0 inches in height. The height and density (number of dwelling units) of the proposed new building, in addition to the other existing uses at the site, trigger a mandatory Residential-Business Planned Development.

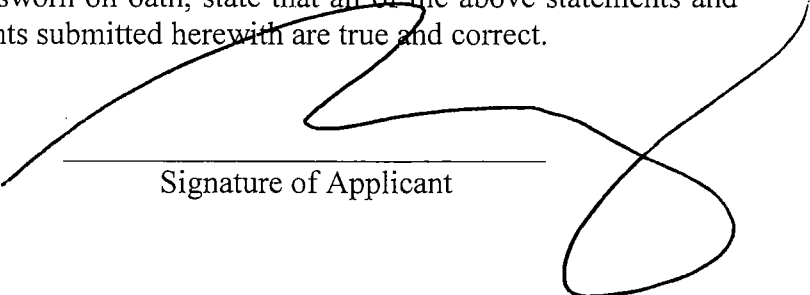
14. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, increases the number of units (see attached fact sheet or visit [www.cityofchicago.org/ARO](http://www.cityofchicago.org/ARO) for more information). Is this project subject to the ARO?

YES X NO

=====

COUNTY OF COOK  
STATE OF ILLINOIS

I, ROBERT MOSKY, 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.

  
\_\_\_\_\_  
Signature of Applicant

Subscribed and sworn to before me this

29 day of AUGUST, 2016.

  
\_\_\_\_\_  
Notary Public



=====

**For Office Use Only**

Date of Introduction: \_\_\_\_\_

File Number: \_\_\_\_\_

Ward: \_\_\_\_\_

**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:

1200 Ashland LLC

**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: 1200 North Ashland Avenue, #400

Chicago, Illinois, 60622

C. Telephone: 312-782-1983 Fax: \_\_\_\_\_ Email: sara@sambankslaw.com

D. Name of contact person: Sara K. Barnes

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):

The Applicant is seeking a zoning map amendment for the property located at 1624 West Division.

G. Which City agency or department is requesting this EDS? DPD

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

Specification # \_\_\_\_\_ and Contract # \_\_\_\_\_

## SECTION II -- DISCLOSURE OF OWNERSHIP INTERESTS

### A. NATURE OF THE DISCLOSING PARTY

1. Indicate the nature of the Disclosing Party:

- |   |   |
|---|---|
| <input type="checkbox"/> Person                                   | <input checked="" 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:

Illinois

---

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

☐ Yes ☐ No ☒ N/A

### B. IF THE DISCLOSING PARTY IS A LEGAL ENTITY:

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

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

If the entity is a general partnership, limited partnership, limited liability company, limited liability partnership or joint venture, list below the name and title of each general partner, managing member, manager or any other person or entity that controls the day-to-day management of the Disclosing Party.

**NOTE:** Each legal entity listed below must submit an EDS on its own behalf.

Name	Title
Robert Mosky	Managing Member
Wojciech Kocemba	Member

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
Wojciech Kocemba	1200 N. Ashland Ave #400, Chicago, IL 60622	50%
Robert Mosky	1200 N Ashland Ave. #400, Chicago, IL 60622	50%

### 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.) <b>NOTE:</b> "hourly rate" or "t.b.d." is not an acceptable response.
Law Offices of	221 N. LaSalle St., 38th Floor	Attorney	\$4,000 (est.)
Samuel VP Banks	Chicago, Illinois, 60601		
<hr/>			
<hr/>			

(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:

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

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

None

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

None

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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):

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

**D. CERTIFICATION REGARDING INTEREST IN CITY BUSINESS**

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

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

☐ Yes ☒ No

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

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

Does the Matter involve a City Property Sale?

☐ Yes ☐ No

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

Name	Business Address	Nature of Interest

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

**E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS**

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

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

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

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

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## 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):

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(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:

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## **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](http://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.

1200 Ashland LLC

(Print or type name of Disclosing Party)

By:

(Sign here)

Robert Mosky

(Print or type name of person signing)

Managing Member

(Print or type title of person signing)

Signed and sworn to before me on (date) 08-29-16,  
at COOK County, ILLINOIS (state).

Notary Public.

Commission expires: 11-15-16



**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.

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

**BUILDING CODE SCOFFLAW/PROBLEM LANDLORD CERTIFICATION**

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

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

☐ Yes

☒ No

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

☐ Yes

☐ No

☒ Not Applicable

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

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