



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2015-8469
Type: Ordinance
Status: Passed
File created: 12/9/2015
In control: City Council
Final action: 2/10/2016
Title: Zoning Reclassification Map No. 2-H at 301-339 S Damen Ave, 1853-1959 W Jackson Blvd and 1840 -1958 W Van Buren St - App No. 18584
Sponsors: Misc. Transmittal
Indexes: Map No. 2-H
Attachments: 1. SO2015-8469.pdf, 2. O2015-8469.pdf

Date	Ver.	Action By	Action	Result
2/10/2016	1	City Council	Passed as Substitute	Pass
2/9/2016	1	Committee on Zoning, Landmarks and Building Standards	Substituted in Committee	Pass
1/20/2016	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
12/9/2015	1	City Council	Referred	

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ORDINANCE

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

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

West Jackson Boulevard;

A line 751.97 feet east of and parallel to the east right-of-way line of South Darnen Avenue; A line 267.52 feet south of and parallel to the south right-of-way line of West Jackson Boulevard;

A line 878.9 feet east of and parallel to the east right-of-way line of South Damen Avenue; West Van Buren Street; and South Damen Avenue

to those of a CI-5 Neighborhood Commercial District, which is hereby established in the area described.

SECTION 2: Title 17 of the Municipal Code of Chicago, Chicago Zoning Ordinance, is amended by changing all the CI-5 Neighborhood Commercial District symbols and indications as shown on Map No. 2-H in the area bounded by:

West Jackson Boulevard;

A line 751.97 feet east of and parallel to the east right-of-way line of South Damen Avenue; A line 267.52 feet south of and parallel to the south right-of-way line of West Jackson Boulevard;

A line 878.9 feet east of and parallel to the east right-of-way line of South Damen Avenue; West Van Buren Street; and South Damen Avenue

to those of an Institutional Planned Development, which is hereby established in the area described, subject to such use and bulk regulations as are set forth in the attached Plan of Development.

SECTION 3: This ordinance shall take effect upon its passage and due publication.

Common Address(es): 301-339 S. Damen Ave.; 1853-1959 W. Jackson Blvd.;
1840-1958 W. Van Buren St

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Institutional Planned Development No. **PLANNED DEVELOPMENT STATEMENTS**

1. The area delineated herein as Institutional Planned Development Number ("Planned Development") consists of approximately 314,519 net square feet (7.22 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, Rush University Medical Center and the City of Chicago.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the applicant's successors and assigns and, if different than the applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined section 17-8-0400 of the Zoning

Ordinance.

3. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assign or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans, and subject to review and approval by the Department of Business Affairs and Consumer Protection.

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

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the

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issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.

A traffic study must be conducted and submitted to the Department of Transportation prior to initiation of each project phase, including Phase 1. This traffic study may recommend infrastructure improvements or modifications to site access that must be implemented as part of the construction of that phase.

4. This Plan of Development consists of these 17 Statements and:

Bulk Regulations and Data Table, Existing Zoning Map, Existing Land Use Map Planned Development & Property Line Map, Site Plan. Site Plan - Phase 1 Building Landscape Plan, Green Roof Plan, and Building Elevation; Phase 1 Building - East, South, West, and North. Phasing - Pre-Phase 1 Temporary Parking Lot,

Phasing Plan: Phase 1; Phasing - Phase 2, Phasing - Phase 3, Phasing - Phase 4 All prepared by Ayers Saint Gross Architects and dated January 21, 2016.

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 permitted in the area delineated herein as an Institutional Planned Development:

Colleges and Universities; Cultural Exhibits and Libraries; Day Care; Hospital; Parks and Recreation; Business Support Services; Eating and Drinking Establishments; Financial Services, including but not limited to ATM Facility; Food and Beverage Retail Sales; Medical Service; Office; Parking - Accessory and Non-accessory; Personal Service; Retail Sales, General; Children's Play Center; Wireless Communication Facilities.

Housing for medical students, used primarily for student housing, which will be classified in the 'group living' category, but may provide in-unit kitchens.

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6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the

attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a net site area of 314,519 square feet.

9. Development shall occur in phases, as follows:

Pre-Phase 1 Temporary Parking Lot

- Construction shall be initiated within 6 years of the effective date of this Planned Development.
- The Temporary Parking Lot shall have a maximum of 300 parking spaces.

Phase 1

- Construction shall be initiated within 6 years of the effective date of this Planned Development.
- Phase 1 will include a mixed-use building of approximately 350,000 square feet with educational, office, community health, conference and meeting uses with ground floor service and food oriented retail.

Phase 2

- Construction shall be initiated within 3 to 5 years of the effective date of completion of Phase 1.
- Phase 2 will include a mixed-use building of approximately 350,000 square feet with educational, office, community health, conference and meeting uses with ground floor service and food oriented retail.

Phase 3

- Construction shall be initiated within 3 to 5 years of the effective date of completion of Phase 2.

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- Phase 3 will include a building of approximately 375,000 square feet with student housing.

Phase 4

- Construction shall be initiated within 3 to 5 years of the effective date of completion of Phase 3.
- Phase 4 will include a mixed-use building of approximately 350,000 square feet with educational, office, community health, conference and meeting uses with ground floor service and food oriented retail. The fully developed site will also include the creation of open space at its center.

Prior to review and determination pursuant to Section 17-13-0610 of the Zoning Ordinance (other than alterations to existing buildings which do not increase their height or alter their footprint) a site plan for proposed phases or development areas, including parking areas (a "Site Plan") shall be submitted by the Applicant or with the Applicant's written approval. No Part II Approval for work for which a Site Plan must be submitted to the Zoning Administrator shall be granted until the Site Plan has been approved by the Zoning Administrator ("Site Plan Approval").

After Site Plan Approval, an approved Site Plan may be changed or modified pursuant to the provisions of Statement 13.

Following Site Plan Approval, an approved Site Plan shall be kept on permanent file with the Department of Planning and Development and shall be an integral part of this Planned Development.

If an approved Site Plan (including proposed signs) conflicts with these Statements, the Bulk Regulations and Data Table or the Planned Development Exhibits, the approved Site Plan shall control, provided that the overall maximum FAR shall not be increased. Except as otherwise provided in these Statements, a Site Plan and the Site Plan Approval process shall comply with Section 17-13-0800 of the Zoning Ordinance. Site Plans may be limited to specific areas.

10. 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.

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11. The Site and Landscape plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval

will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part 11 reviews, are conditional until final Part II approval.

12. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Department of Streets and Sanitation, and the Department of Fleet and Facility Management, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.

13. The terms and conditions of development under this the Planned Development ordinance may be modified administratively (including permitted uses), pursuant to section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.

The Zoning Administrator may administratively add permitted uses, before or after Site Plan Approval (notwithstanding the timing provisions contained in Section 9).

The Zoning Administrator may administratively allow signage, notwithstanding Section 6).

14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

15. The applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. All phases of the project will satisfy the requirements of the current Sustainable Development Policy. Aspects of the proposed Planned Development that bring it into compliance with the Sustainable Development Policy include the following:

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Building(s) shall obtain LEED, Energy Star, Chicago Green Homes, or Green Globes certification and will include a green roof for at least 25% of the net roof area (excluding parking decks with rooftop parking).

16. The site will contain apartment dormitories (including married student apartments) used primarily for student housing and will be classified in the 'group living' category, but may provide in-unit kitchens and need not provide communal dining areas. Also, the units may be used for non-student housing on an as-needed bases, for example for residence advisors, prospective student visitors, visiting lecturers, and temporary staff accommodations.
17. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the property to the pre-existing CI-5 Neighborhood Commercial District.

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Institutional Planned Development No.

Bulk Regulations and Data Table

Gross Site Area: 383,594 sq.ft. (8.81 Acres)

Area in Adjoining

Right-of-Way: 69,075 sq.ft. (1.59 Acres)

Net Site Area: 314,519 sq.ft. (7.22 Acres)

Maximum Floor Area
Ratio (FAR): 5.0

Maximum Number of Dormitory Units:

Phases 2, 3 and 4: 300

Temporary Parking

Maximum Number of Off-Street Parking Spaces for Temporary Parking Lots:

Pre-Phase 1 Parking Lot: 300 spaces maximum

Phase 1 Temporary

Parking Lot: 200 spaces maximum

Phase 2 Temporary

Parking Lot: 125 spaces maximum

Phase 3 Temporary

Parking Lot: 125 spaces maximum

Permanent Parking

Minimum Number of Off-Street Parking Spaces:

<u>Phase 1 Building:</u>	<u>200 spaces minimum</u>
<u>Subsequent Phases</u> <u>(collectively):</u>	<u>600 spaces minimum</u>

Parking Spaces (Entire PD):

Minimum Permanent	800 spaces minimum
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Minimum Number of Loading Berths:

<u>Phase 1:</u>	<u>2 berth(s) per building (10' x 25')</u>
<u>Subsequent Phases:</u>	<u>1 berth(s) per building (10' x 25')</u>

Minimum Number of Bicycle Spaces:

Phase 1:	50 spaces
Subsequent Phases (collectively):	150 spaces
Maximum Number of Bicycle Spaces (Entire PD):	200 bicycle spaces

Minimum Setbacks from peripheral (public way adjoining) Property Lines:

Front (Jackson Blvd.):	0 feet
<u>Side (east):</u>	<u>0 feet</u>
Side (Damen Ave.):	0 feet
<u>Rear (Van Buren St.):</u>	<u>0 feet</u>

Maximum Building Height:

<u>Phase 1:</u>	<u>250 feet</u>
<u>Subsequent Phases:</u>	<u>275 feet</u>

Green Roof:

Phase 1:

Subsequent Phases (collectively):

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PD BOUNDARY AND PROPERTY LINE MAP

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GREEN ROOF PLAN PHASE 1 BUILDING

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BUILDING ELEVATION -PHASE 1 BUILDING-EAST

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BUILDING ELEVATION -PHASE 1 BUILDING - SOUTH

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BUILDING ELEVATION -PHASE 1 BUILDING-WEST

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BUILDING ELEVATION -PHASE 1 BUILDING-NORTH

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PRE-PHASE 1 TEMPORARY PARKING LOT

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1040 Hull Street, Suite 100
Baltimore, MD 21230 0.410 347 8500
Applicant: Address:

Introduction Date Plan Commission Date:
Rush University Medical Center 301-339 S Damen Ave ; 1853-1959 W. Jackson Blvd ; 1840-1958 W. Van Buren St. December 9, 2015 January 21, 2016

DIPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

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

David L. Reifman Acting Secretary Chicago Plan Commission

September 22, 2016

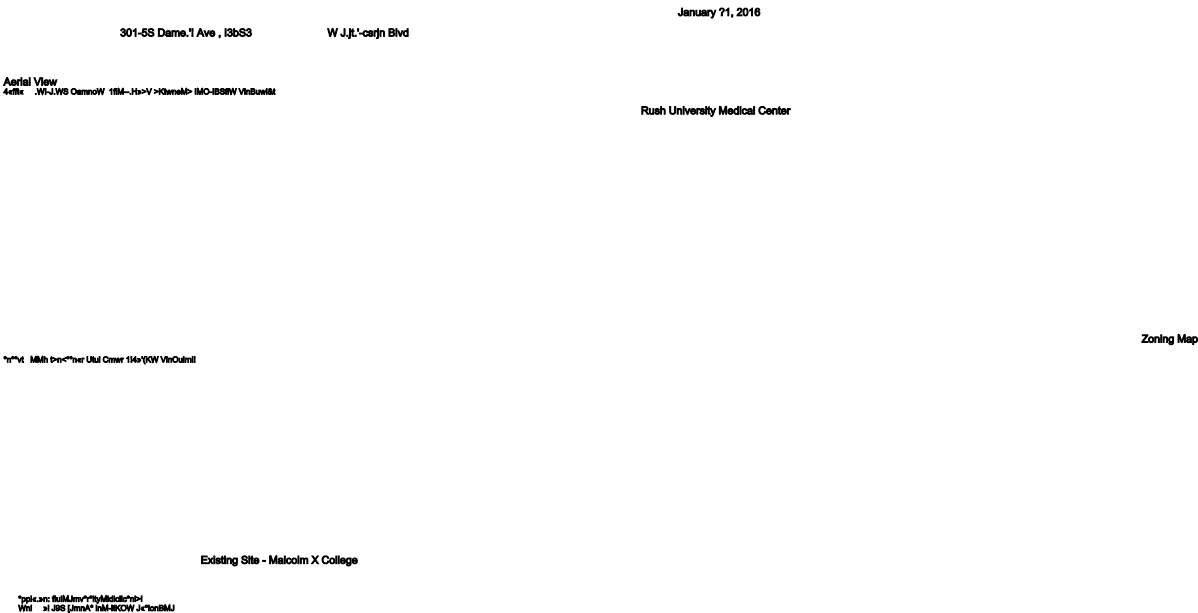
RE: Proposed Institutional Residential Planned Development for property generally located at 301-339 South Damen Avenue; 1853-1959 West Jackson Boulevard; 1840-1958 West Van Buren Street.

On January 21, 2016, the Chicago Plan Commission recommended approval of the proposed planned development submitted by Rush University Medical Center. A copy of the proposed planned development is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning hearing.

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

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

121 NORTH LASALLE STREET, ROOM 1000. CHICAGO, ILLINOIS 60602
City of Chicago Plan Commission



building elevation - phase, i building - east

Auto 3C: XX) S Ctm An 1.4J3 IPWw UCJaMIM

BUILDING ELEVATION - PHASE 1 BUILDING - SOUTH

Apprci-4 Rush Univ*ntyMaicGCMr

BUILDING ELEVATION - PHASE 1 BUILDING - WEST

Aeejdjs Huku uar.wTtMMeJiCenw M1'u M1-S3US Cumst1* ILU-inew JK.MKOUW IWW" vantiy>- SI

BUILDING ELEVATION - PHASE 1 BUILDING - NORTH

ApplLBrf fluxtl Unrv*wp MMC11 C*ntfl
MalRiv » IWS ix1 law J*ntfl=J
Praptfl [4««Cinpull lony*Malcolm » ColVigalic

Imms X' J3e] Clmtn1* WS3-9flia jKUnrHM

k PlwOtl.ds« *URsOlnCumt88H1>- :j1gCW S P«i UMIP* » COGS

Phase 3

FINAL

**REPORT to the
CHICAGO PLAN COMMISSION from the
DEPARTMENT of PLANNING AND DEVELOPMENT**

JANUARY 21, 2016

INSTITUTIONAL PLANNED DEVELOPMENT

RUSH UNIVERSITY MEDICAL CENTER (RUMC)

301-339 S. DAMEN AVE.; 1853-1959 W. JACKSON BLVD.; 1840-1958 W. VAN BUREN ST.

Pursuant to the provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, the Department of Planning and Development hereby submits this report and recommendation on a proposed Institutional Planned Development for your review and recommendation to the Chicago City Council. This application was introduced into the City Council on December 9, 2015. Proper legal notice of this public hearing on the application was published in the Chicago Sun-Times on January 6, 2016. The applicant was separately notified of this hearing.

The applicant proposes to reclassify the site from a B3-3 (Community Shopping District) to a C1-5 (Neighborhood Commercial District) prior to establishing the Institutional Residential Planned Development. This project has been submitted as a mandatory planned development, pursuant to Section 17-8-0504 which states that planned development review and approval is required for development of land to be used for hospitals, colleges, universities and similar campus style institutional uses on sites with a net site area of 2 acres or more. The net site area for this site is a total of 7.22 acres.

SITE AND AREA DESCRIPTION

The subject property is currently part of the Malcolm X College building but will soon be vacated. The site is surrounded on all sides by a mix of uses; to the north is the new Malcolm X College Campus, currently zoned Institutional Planned Development No. 1217, and several smaller scaled building

currently zoned RM-5, Residential Multi-Unit District. Along its southern boundary is Interstate 290 (Eisenhower) Expressway.

The site is bounded on the north by Institutional Planned Development No. 1217 and West Jackson Boulevard; on the west by a future multi-story campus development by Rush University; on the south by West Van Buren Street and on the east by South Wood Street and West Ogden Avenue.

The site is located in the Central West Tax Increment Finance District but not located within the boundaries of the Lake Michigan and Chicago Lakefront Protection District. In addition, it is not located within the boundaries of a Chicago Landmark District and does not contain any designated local or national landmark structures or sites.

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The site is served by the Chicago Transit Authority's bus routes #50 (Damen), #126 (Jackson/ Van Buren) and #20 (Madison) bus lines. The CTA rail station at the Illinois Medical District on the Blue Line includes stops located approximately 600 feet from the site along South Damen Avenue and one further west on West Ogden Avenue.

PROJECT DESCRIPTION

The site is currently improved with a two story educational building more commonly known as the Malcolm X Community College. In January 2016 the school moved across the street to the new campus building. The current building will be demolished, prepared for development and sold to the applicant. The proposal will allow the construction of a multi-phased academic campus and to construct five multi-story buildings, open space, an interim parking lot and accessory and related uses.

The project will be developed over several phases during a multi-year development. The conceptual phasing for the campus site is as follows:

Phase I construction will be initiated within six (6) years of the PD's effective date. It will include a mixed use building of approximately 350,000 square feet for educational, office, community health, and conference and meeting uses with ground floor service and food oriented retail. The Phase 1 project budget totals \$100 million.

Phase II construction will be initiated within 3 to 5 years of the completion of Phase I and will include two buildings interconnected with a parking base with approximately 350,000 square feet incorporating educational, office, community health, conference and meeting uses with ground floor service and food oriented retail. The Phase III construction will be initiated within 3 to 5 years of the completion of Phase II and will include a building of approximately 375,000 square feet used for student housing.

The final build out of the site will include Phase IV and include a mixed use building of approximately 350,000 square feet incorporating educational, office, community health, and conference and meeting uses with ground floor service and food oriented retail.

DESIGN

The Phase I building has a maximum height of 245 feet and will include educational, office, community health, and conference and meeting uses with ground floor service and food oriented retail. The main pedestrian access and entrance to the campus is located along West Jackson Boulevard.

The exterior design of the building incorporates an architectural aluminum curtain wall system, an insulated composite metal panel system, with an amenity storefront wall at the base of the building. The materials further define the vocabulary and architectural design of the building. A metal screen panel system will screen the parking levels at the base, second and third floors of the proposed building. Phase II through Phase IV build out and buildings will be reviewed under the Department of Planning and Development's Site Plan Review process.

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LANDSCAPING/ SUSTAINABILITY

The perimeter of the project will contain both shrubbery and street tree plantings; the entire planned development, including the surface parking lot along West Jackson Boulevard will meet or exceed the requirements of the Chicago Landscape Ordinance.

The academic village will also include the creation of a green, passive, open space at its center with easy access from each building as the applicant hopes to maximize the live-work balance for students and staff. The project will satisfy the requirements for the City of Chicago's Sustainable Development Matrix by providing a 25% green roof over the net roof area in Phase I and also is required to achieve basic Building Certification. Additionally all phases of the project will satisfy the requirements of the current Sustainable Development Policy.

ACCESS/CIRCULATION

Access to the interior of this project site for pedestrians and bicyclists as it relates to phase I will be possible via West Jackson Boulevard. The primary entrance for vehicular accesses is from two proposed curb cuts; the first is located along South Damen Avenue and a second proposed curb cut is located along West Jackson Blvd. At final build out the project will provide approximately 800 parking spaces and 200 bike parking spaces.

Loading for the Phase I building will occur internal to the site and accessed from West Jackson Boulevard. The loading berths will be located internal to the building envelope and are each 10' x 25" in size.

Individuals arriving via public transportation can currently access the property via numerous CTA bus routes, with stops in the immediate vicinity of the site; or, via the Medical District station CTA Blue Line, located within approximately 600 feet of the site. In addition to the site's access to public transportation the building is designed to provide a minimum of 26 bike parking spaces.

BULK/USE/DENSITY

The current maximum allowable Floor Area Ratio (FAR) for the proposed underlying zoning (C1-5) is 5.0. The proposed project will not exceed the maximum allowable overall FAR of 5.0. The Phase I project will include a total of approximately 350,000 square foot building.

The maximum allowable height for the planned development is 250 feet. The height and bulk of the proposed building is consistent with similar buildings located along S. Damen Ave. The proposed uses for the planned development are consistent with the surrounding area and include medical services, hospital, offices, institutional, and educational.

RECOMMENDATION

The Department of Planning and Development has reviewed the project materials submitted by the Applicant and have concluded that the proposed development would be appropriate for the site for the following reasons:

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FINAL

1. The project meets the criteria and objectives set forth in Section 17-8-0900 of the Zoning Ordinance and its adoption would not have any adverse impact on the public's health, safety, or welfare and Section 17-8-0102 encourage unified planning and development;
2. The proposed planned development meets the criteria and objectives set forth in Section 17-8-0901 by conforming to the proposed C1-5, Neighborhood Commercial District in terms of Use, Bulk, Scale, and by adhering to an F.A.R of 5.0. The C1-5 District permits an F.A.R of 5.0 but in no instance will the development exceed the maximum stipulated F.A.R.
3. The Central West Tax Increment Financing District Plan Amendment 3 was approved by the Plan Commission on December 17, 2015 and was recently introduced to the Chicago City Council on January 13, 2016, with approval expected in February 10, 2016. The revised Land Use map of the Plan identifies this parcel as "Mixed Use." The proposed project uses for this property would conform to the revised Land Use map in the plan."
4. The public infrastructure facilities and city services will be. adequate to serve the proposed development at the time of occupancy. The proposed Planned Development has been reviewed by the Chicago Department of Transportation and all requested changes have been made.
5. Copies of this application have been circulated to other City departments and agencies and all comments received have been addressed in the revised application. The project will comply with the requirements for access in case of fire and other emergencies.

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

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

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Final

Department of Planning and Development CITY OF
CHICAGO

**301-339 S. DAMEN AVE.; 1853-1959 W.
JACKSON BLVD.; 1840-1958 W. VAN
BUREN ST. RESOLUTION**

WHEREAS, the applicant, Rush University Medical Center, proposes to rezone the site from a B3-3 (Community Shopping District) to a C1-5 (Neighborhood Commercial District) prior to establishing the Institutional Planned Development. The proposal will allow the construction of a multi-phased academic campus and to construct several multi-story buildings, open space, an interim parking lot and accessory and related uses; and

WHEREAS, the applicant filed the application as a mandatory planned development, pursuant to Section 17-8-0504 which states that planned development review and approval is required for development of land to be used for hospitals, colleges, universities and similar campus style institutional uses on sites with a net site area of 2 acres or more; and

WHEREAS, proper legal notice of the hearing before the Chicago Plan Commission was published in the Chicago Sun-Times on January 6, 2016. The . Applicant was separately notified of this hearing and the proposed zoning application was considered at a public hearing by this Plan Commission on January 21, 2016; and

WHEREAS, the Plan Commission has reviewed the application with respect to the provisions of the Chicago Zoning Ordinance and finds that the proposal will be consistent with said provisions; and ,

WHEREAS, the Department of Planning and Development recommended approval of the application, with the recommendation and explanation contained in the written report

dated January 21, 2016, a copy of which is attached hereto and made a part hereof; and

WHEREAS, the Chicago Plan Commission has fully reviewed the application and all informational submissions associated with the proposed amendment, the report and recommendation of the Commissioner of the Department of Planning and Development, and all other testimony presented at the public hearing held on January 21, 2016 giving due and proper consideration to the Chicago Zoning Ordinance; and

121 NORTH LASALLE STREET, ROOM 1000, CHICAGO ILLINOIS 60602

Final

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

1. THAT the final application dated January 21, 2016 be approved as being in conformance with the provisions, terms and conditions of the corresponding zoning application; and
2. THAT this Plan Commission recommends approval to the City Council Committee on Zoning, Landmarks and Building Standards of the final zoning application dated January 21, 2016; and
3. THAT the above-stated recitals to this resolution together with the report of the Commissioner of the Department of Planning and Development be adopted as the findings of fact of the Chicago Plan Commission regarding the zoning map amendment and planned development application.

Martin Cabrera, Jr. / > Chairman Chicago Plan Commission

Approved: January 21, 2016 IPD No.

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CITY OF CHICAGO

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APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

^ECj^
JAN o r ^L^
2 1 2016

ADDRESS of the property Applicant is seeking to rezone: ~^2:=fcjA.;i>'

301-339 S. Damen Ave.; 1853-1959 W. Jackson
Blvd. 1840-1958 W. Van Buren St.

2. Ward Number that property is located in: 27 th Ward

3. APPLICANT Rush University Medical Center

ADDRESS 1653 W. Congress Pkwy CITY Chicago

STATE IL ZIP CODE 6 0612 PHONE (312) 942-7073

EMAIL Anne_Murphy@rush.edu CONTACT PERSON Anne Murphy

Senior VP & General Counsel

4. Is the applicant the owner of the property? YES NO x

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

(City Colleges of Chicago) OWNER Board of Trustees of Community College
District No. 508

ADDRESS 226 W. Jackson Blvd., 14th Fir CITY Chicago

STATE IL ZIP CODE 60606 PHONE (312) 553-2500

EMAIL emuninaccc.edu CONTACT PERSON Euaene Munin

General Counsel

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

ATTORNEY Mara Georges, Daley and Georges, Ltd.

ADDRESS 20 S. Clark St., Suite 400

CITY Chicago STATE IL ZIP CODE 60603

PHONE 312-726-8797 FAX 312-726-8819 EMAIL mgeorges@daleygeorges.com
<mailto:mgeorges@daleygeorges.com>

rtothOdaleygeorges.com

ii87. ooo:

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.

Not applicable: the applicant is a not-for-profit corporation.

7. On what date did the owner acquire legal title to the subject property? October 2008
8. Has the present owner previously rezoned this property? If yes, when?
The property was zoned to PD No. 55 on May 28, 1968. The PD was removed and the property rezoned to B3-3 on November 18, 2015.
9. Present Zoning District B3-3 Proposed Zoning District Institutional-Residential
Planned Development
10. Lot size in square feet (or dimensions) 314,519 sf / 7.22 acres; see survey.
11. Current Use of the property Malcolm X College facilities.
12. Reason for rezoning the property To facilitate a new campus for Rush University Medical Center.
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 property will serve as a new campus for Rush University Medical Center. The Phase I building will be approximately 350,000 s.f., have approximately 200 parking spaces, and be approximately 250' high.
14. On May 14th, 2007, the Chicago City Council passed the Affordable Requirements Ordinance (ARO) that requires on-site affordable housing units or a financial contribution if residential housing projects receive a zoning change under certain circumstances. Based on the lot size of the project in question and the proposed zoning classification, is this project subject to the Affordable Requirements Ordinance? (See Fact Sheet for more information)
- YES NO X
- (Group living facilities in the form of student dorm apartments.)

1187.0002

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:

Rush University Medical Center .. ' :

Check ONE of the following three boxes: , ; . •

Indicate whether the Disclosing Party submitting this EDS is: ± ± ..

1. [x] the Applicant ' " . - - : ' -v-'v , '*-'> ">:

OR ' ■ L

X Is a legal entity indirect if it is a director of 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: , 1653 W. Kellogg Parkway

■ 110^{AD} Kellogg'

7:\ j-" ,/• .

Chicago, IL 60612

C. telephone: 312-942-6866 ■ Fax: 312-942-4233

Email: ; Anne_Murphy@rush.edu'

D. Name of contact person: Anne Murphy

••!; ' ,

E. Federal Employer Identification No. (if you have one): j i--^'-- ■ .a--- ^

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):

Application ; for ; Zoning map amendment-; (planned- development) for the property, at ; 301-339 S. Damen Ave.; 1853-1959 W. Jackson Blvd.; 1840-1958 W. Van Buren St.

G. Which City agency or department is requesting this EDS? Dept. of Planning and Dev't

If the Matter is a contract being handled by the City's Department of Procurement Services, please complete the following: ¹

Specification # M/A : : ■ arid Contract # N/A ■ , - > : s

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

2: For legal entiriessdie 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 m
the State of Illinois as a foreign entity?

☐ Yes ☐ No WK/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 entitiesf If there arejjo such members, write "no members:'For trusts, estates or other similar entities, list below the legal titleholder(s). '

Ifthe 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

. Sftft ntanhfid Appendix C, There are "No Members."

. ■ ■ ■ •

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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^ ;ofsuch an;interest include shares in a corporation, partnership interest in a partnership or joint venture^

interest of a member of manager4n 'a iimited*liabilityxompany f,orinterest of albeheficiary 'of a trust; estate or othepsimilar entity. If none, state "None." NOTE: Pursuant to Section 2-154-030 of the i Municipal Code of Ghicago^C'Municipal Code"); the City ,may require any such additional information from, any applicant which is reasonably intended to achieve full disclosure.

Name	Business Address	u ■	Percentage Interest in the
;	-∴	•,' ■.*■■	/-,-.* / Disclosing Party . •*»»<•..•
Not "applicable. The Disclosing Party -i'e.'a not-fdr-profit^corpbratibii.			

SECTION III- BUSINESS RELATIONSHIPS WITH CITY ELECTED OFFICIALS j, ..

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

☐ Yes ft) No •''' . ./'''

If yes,-please identify below the name(s) of such City elected official(s). and describe-sach--;^ r..^ relationship(s): 'sv- . "■ ■ "' : ■'■*'.•.'" '

SECTION IV - DISCLOSURE OF SUBCONTRACTORS AND OTHER RETAINED PARTIES

The Disclosing Party must disclose the name and business address of^ cachssubcontractor^attorney, lobbyist, accountant, consultant and any otheriperson or entity whom the Disclosing Party^has retained 'm or^expects to retain in connection with the Matter, as wellas de nature of the relationship, and:the total amount of the fees paid or estimatea" to be paid: The Disclosing Party is not required to disclose employees who are paid solely throughi the Disclosing Party's regular^payroll. ' '

"Lobbyist" means any person or entity who undertakes^ influence any legislative or administrative action on behalf of any^person or^entityjother than^ 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. mry

Ifthe Disclosing Party is uncertain whether a disclosure is required under uiis 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 <u>not an acceptable response.</u>
Georges, Ltd.	20 S.-Clark St., Suite 400	Attorney	\$15,000 (estimated)
	Chicago, IL 60603		
1040.Hull Street', Suite ,100	Architect		^\$15,000 (estimated)
	Baltimore, MD 21230		

(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 \-"

i 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 arrears on any child support obligations by any Illinois court of competent jurisdiction?

☐ No ☒ Yes §c] 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? :a ; i

[J Yes ; [] No

B. FURTHER CERTIFICATIONS

s si . 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 b^^ 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 ; time frames in Article I supersede some five-year compliance timeframes in certifications^ 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 H.B.I. of this EDS:

- iiy a. iare 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) contract under a public transaction; a violation of federal or state antitrust statutes; fraud; embezzlement; bribery; falsification or detraction of records; making false statements; or receiving stolen property;
- c.-si are not presently indicted 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. i 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: m

- 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 any person or entity, including the Disclosing Party, is controlled by the Disclosing Party; or is, with the Disclosing Party, under common control of another person or entity, and the control includes, 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 same management, ownership, or principals as the ineligible entity); with respect to Contractors, the City 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").

Contractors 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 this 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 (i) 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
5. maintained by the Office of Foreign Assets Control of the U.S. Department of the Treasury or the
5. Bureau of Industry and Security of the U.S. Department of Commerce or their successors: the Specially
5. Designated Nationals List, the Denied Persons List, the Unverified List, the Entity List and the
5. 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.

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

1187.0002

If the letters "NA" or 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., mfx>'

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. - j';...'. . ..'

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 i Section 2-32-455(h) of the Municipal Code) is a predatory lender within the time^ 2-32 of the Municipal Code, explain here (attach additional pages if necessary):

N/A

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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": proceed to Items D. 1. and D. 2. If you checked "No": 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 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 (hereinafter, "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?

Not applicable.

☐ 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: &wr-

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

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

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

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

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): This section is not applicable; the matter is not federally funded. .

(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 are registered under the Lobbying Disclosure Act of 1995 have made lobbying contacts on behalf of the Disclosing Party with respect to the Matter.) ; , . , ;

2. *f The Disclosing Party has not spent and will not expend any federally appropriated funds to pay any person or entity listed in Paragraph A.i. 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 amendment, or modify any federally funded contract, grant, loan, or cooperative agreement; or to extend, continue, renew, amend, or modify any federally funded contract, grant, loan, or cooperative agreement:

Page 9 of 13

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 awarding 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?

This section is not applicable; the matter is not federally funded. ☐ 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:

11

As the certificationsTM disclosures, and acknowledgments; Applicant am contract or other agreement between Applicant and the City of Chicago, Illinois, for the 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 this Matter. The Disclosing Party understands that it must comply with all statutes, ordinances, and regulations on which this EDS is based.

By 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 the City's website 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.

The City determines that any information provided in this EDS is false, incomplete or inaccurate, or any contractor or other agreement in connection with which this EDS was submitted may be rescinded or voided, and the City may pursue any remedies under the contract or agreement (if not rescinded or voided), 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. A violation of the law for a false statement of material fact may include incarceration and a award to the City of treble damages.

The Disclosing Party hereby certifies that the information provided in this EDS is true and accurate. It is the policy of the City to make this information 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 all rights or claims which it may have against the City in connection with the release of the 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 a change, 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:

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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 an Affiliated Entity, it 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. wk

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 certifies 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. , >?*

Rueh< rjn jvers Jty Medical Center

(Print or type name of Disclosing Party)

(Print or type name of person signing)

\!vC0 ^t<Mv\A (Print or type title of person signing)

Signed and sworn to before me on (date) November 11, 2015,

at Cook County, Illinois (state).

Commission expires

1187.00.02^,

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 is 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 _____ or department head? If _____, _____

() Yes / " WNo \

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.

n/a . ■ . . ■ * , ' !

ownership interest in the Applicant exceeding 7.5 percent (an "owner" or "owner's interest") 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 2-92r41 of the Municipal Code?

2. If the Applicant is a corporation, partnership, limited liability company, or other legal entity, is any officer or director of the Applicant identified as a building code scofflaw or problem landlord pursuant to Section 2-92r41-6 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.

Not applicable.

1/11/2016

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.

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APPENDIX C

TRUSTEES AND OFFICERS
OF
RUSH UNIVERSITY MEDICAL CENTER
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1645 W. Jackson Boulevard, Chicago, IL 60612

1725 W. Harrison Street, Chicago, IL 60612

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As of November 2015