



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Text

File #: O2014-8035, **Version:** 1

ORDINANCE

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

SECTION 1. Title 17 of the Municipal Code, the Chicago Zoning Ordinance, is hereby amended by changing all of the Business Planned Development No. 751 and MI-2 Light Manufacturing/Business Park District symbols and indications as shown on Map No. 24-D in the area bounded by:

East 95th Street; a line 727.76 feet east of the east line of South Cottage Grove Avenue and perpendicular to East 95th Street; a line 580.15 feet south of the south line of East 95th Street, and parallel to East 95th Street; a line 1,050.76 feet east of the east line of South Cottage Grove Avenue and perpendicular to East 95th Street; East 95th Street; the north-south public alley just west of and parallel to South Dobson Avenue; East 97th Street; South Ingleside Avenue; the east-west public alley just north of East 98th Street; a line 369.17 feet east of the east line of South Cottage Grove Avenue and perpendicular to the east-west public alley just north of East 98th Street; a line 344.05 feet north of the north line of the east-west public alley just north of East 98th Street and parallel to the east-west public alley just north of East 98th Street extending to South Cottage Grove Avenue; South Cottage Grove Avenue; a line 853.37 feet south of the south line of East 95th Street and parallel to East 95th Street to a point 279.72 feet east of the east line of South Cottage Grove Avenue; a line extending southeasterly a distance of 69.14 feet (to the west line of the Norfolk Southern spur track); a line 294.72 feet east of the east line of South Cottage Grove Avenue and parallel to South Cottage Grove Avenue (being the west line of the Norfolk Southern spur track) a distance of 415.93 feet; a line 288 feet east of the east line of South Cottage Grove Avenue and perpendicular East 95th Street; a line 417.23 feet south of the south line of East 95th Street (measured along the east line of S. Cottage Grove Avenue) and parallel to East 95th Street; and South Cottage Grove Avenue

to those of a C2-2 Neighborhood Commercial District and a corresponding use district is hereby established.

SECTION 2. Title 17 of the Municipal Code, the Chicago Zoning Ordinance, is hereby amended by changing all of the C2-2 Neighborhood Commercial District symbols and indications as shown on Map No. 24-D in the area bounded by:

East 95th Street; a line 121.16 feet east of the east line of South Cottage Grove Avenue and perpendicular to East 95th Street; a line 580.15 feet south of the south line of East 95th Street, and parallel to East 95th Street; a line 1,050.76 feet east of the east line of South Cottage Grove Avenue and perpendicular to East 95th Street; East 95th Street; the north-south public alley just west of and parallel to South Dobson Avenue; East 97th Street; South Ingleside Avenue; the east-west public alley just north of East 98th Street; a line 369.17 feet east of the east line of South Cottage Grove Avenue and perpendicular to the east-west public alley just north of East 98th Street; a line 344.05 feet north of the north line of the east-west public alley just north of East 98th Street and parallel to the east-west public alley just north of East 98th Street extending to South Cottage Grove Avenue; South Cottage Grove Avenue; a line 853.37 feet south of the south line of East 95th Street and parallel to East 95th Street to a point 279.72 feet east of the east line of South Cottage Grove Avenue; a line extending southeasterly a distance of 69.14 feet (to the west line of the Norfolk Southern spur track); a line 294.72 feet east of the east line of South Cottage Grove Avenue and parallel to South Cottage Grove Avenue (being the west line of the Norfolk Southern spur track) a distance of 415.93 feet; a line 288 feet east of the east line of South Cottage Grove Avenue and perpendicular East 95th Street; a line 417.23 feet south of the south line of East 95th Street (measured along the east line of S. Cottage Grove Avenue) and parallel to East 95th Street; and South Cottage Grove Avenue

to those of a Residential-Commercial-Institutional Planned Development, which is hereby established in the area specified herein subject to such use and bulk regulations as are set forth in the Residential-Commercial-Institutional Planned Development Plan of Development Statements attached hereto.

This ordinance takes effect after its passage and approval.

RESIDENTIAL, COMMERCIAL, INSTITUTIONAL PLANNED DEVELOPMENT NO,

PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number _____, ("Planned Development") consists of approximately 1,511,033 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, Trinity 95th & Cottage Grove Planned Community Development Series, LLC, an Illinois limited liability company.
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 or Sub-Area, as applicable, at the time of application for amendments, modifications or changes

(administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.

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

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans.

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

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

APPLICANT: Trinity 95th & Cottage Grove Planned Community Development
Series, LLC, an Illinois limited liability company ADDRESS: 9501 S. Cottage, 9643 S. Cottage, 861 E.
95* St., 949 E. 95th St., 9639 S. Cottage, 9645 S. Cottage, 9659 S. Ellis, 9633 S. Cottage, 933 East 95th
Street, 935 East 95th Street
, Chicago, Illinois
DATE INTRODUCED: October __, 2014
PLAN COMMISSION: , 2014

4. This Plan of Development consists of seventeen (17) Statements: a Bulk Regulations Table;
 4. an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and
 4. Property Line Map; a Right of Way Adjustment Map; Site Plan, Sub-Area Map; Landscape
 4. Plan; a Green Roof Plan; Building Elevations (North, South, East and West) for Subareas A,
 4. E and G, and Chicago Builds Green form prepared by Johnson & Lee Architects, Ltd. and
 4. dated , 2014 [date of Plan Commission presentation], submitted herein. Full-
 4. sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the
 4. Department of Planning and Development. In any instance where a provision of this Planned
 4. Development conflicts with the Chicago Building Code, the Building Code shall control.
 4. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and
 4. all requirements thereto, and satisfies the established criteria for approval as a Planned
 4. Development. In case of a conflict between the terms of this Planned Development
 4. Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.
5. The following uses are permitted in the area delineated herein as a Business Residential Institutional Planned Development: School, colleges and universities, office, children's and/or senior's day care, public

safety services, financial services, medical service, retail sales, community center, hydroponics and/or aquaponics cultivation and distribution, multi-family residential with ground floor retail sales, multi-family senior independent and assisted living, indoor/outdoor sports and recreation, fitness/wellness center, entertainment, urban farm, including greenhouse and accessory buildings warehousing, wholesaling, distribution and freight movement, farmer's/produce market, all eating and drinking establishments, including restaurant and community/shared kitchen, drive-through facilities, including banks, pharmacies and restaurants, all food and beverage retail sales, and related accessory uses and accessory parking.

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

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9. Prior to the Part II Approval (per Section 17-13-0610 of the Zoning Ordinance) in Sub-Area(s) B, C-1, C-2, D, F and G, the Applicant shall submit a current site plan, landscape plan and building elevations (the "Sub-Area Site Plan Approval Submittals" for the specific Sub-Area(s) for review and approval by the Department of Planning and Development. Review and approval by the Department of Planning and Development is intended to assure that specific development components substantially conform with the Planned Development and to assist the City in monitoring ongoing development. Sub-Area Site Plan Approval Submittals need only include that portion of the Property for which approval is being sought by the Applicant. If the Applicant is seeking approval for a portion of the Property that represents less than an entire Sub-Area, the Applicant shall also include a site plan, landscape plan and building elevations for that area of the Property which is bounded on all sides by either public Rights-of-Way or the boundary of the nearest Sub-Area. The site plan provided shall include all dimensioned and planned street Rights-of-Way.

No Part II Approval for any portion of the Property shall be granted until Site Plan approval has been granted. If the Sub-Area Site Plan Approval Submittals substantially conform to the provisions of the Planned Development, the Department of Planning and Development shall approve the submittal in a prompt and timely manner. Following approval by the Department of Planning and Development, the approved Sub-Area Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the Planned Development.

After approval of the Sub-Area Site Plan Approval Submittals, changes or modifications may be made

pursuant to the provisions of Statement 13. In the event of any inconsistency between approved plans and the terms of the Planned Development, the terms of the Planned Development shall govern. Any Sub-Area Site Plan Approval Submittals shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- fully-dimensioned building elevations;
- fully-dimensioned landscape plan(s); and,
- statistical information applicable to the subject Sub-Area, including floor area, the applicable FAR, uses to be established, building heights and setbacks.

Sub-Area Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the Planned Development.

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 II 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 Departments of Streets and Sanitation, Environment and Buildings, 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 Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.

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. The sustainability features of the project are set forth by Subarea in the Bulk Use and Regulations Table.

16. The Applicant acknowledges and agrees that the rezoning of the Property from M1-2 to C2-1 for construction of the proposed residential component of the project triggers the requirements of Section 2-44-090 of the Municipal Code (the "Affordable Housing Ordinance"). Any developer of a "residential housing project" within the meaning of the Affordable Housing Ordinance must: (i) develop affordable housing units as part of the residential housing project; (ii) pay a fee in lieu of the development of affordable housing units; or (iii) any combination of (i) and (ii). The Applicant has agreed to provide 20% affordable housing units in the Residential Project for households earning up to 60% of the Chicago Primary Metropolitan Statistical Area median income (the "Affordable Units"), and/or make a cash payment to the Affordable Housing Opportunity Fund in the amount of \$100,000 per unit ("Cash Payment"). At the time of each Part II review for any portion of

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the residential component of the project, the Applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development for review and approval. If the Applicant subsequently reduces the number of dwelling units in the residential component of the project, the Department of Planning and Development may adjust the requirements of this Statement 16 (i.e., number of Affordable Units and/or amount of Cash Payment) accordingly without amending this Planned Development. Prior to the issuance of a building permit for any portion of the residential component of the project, the Applicant must either make the required Cash Payment, or execute an Affordable Housing Agreement in accordance with Section 2-45-110(i)(2). Notwithstanding anything to the contrary contained in Sec. 17-4-1003-E, the Commissioner of Housing and Economic Development may enforce remedies for breach of the Affordable Housing Agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending this Planned Development.

17. 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 (underlying zoning that formed the basis of this Planned Development).

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**BUSINESS RESIDENTIAL INSTITUTIONAL PLANNED DEVELOPMENT NO.
PLAN OF DEVELOPMENT BULK
REGULATIONS AND DATA TABLE**

Site Area:

Gross Site Area = Net Site Area + Area to be dedicated or remaining in public right-of-way:

Gross Site Area

Subarea A	Subarea B	Subarea C-1	Subarea C-2	Subarea D	Subarea E	Subarea F	Subarea G
Square Feet 235,515	147,179	83,877	52,110	162,568	136,999	456,753	236,032
Acres 5.4	3.4	1.9	1.2	3.7	3.14	10.4	5.4
Square Feet 181,483	117,817	69,231	46,772	147,756	104,273	371,776	187,968
Acres 4.17	2.70	1.59	1.07	3.39	2.39	8.53	4.32

.55
.85
1.00
1.50
.20
.35
1.00
.20

1,227,076

Area to be Dedicated or Remaining in Public Way: 283,957 square feet 6.52 acres

Loading:

Subarea Minimum

Berths

Subarea A	3 10'x50'
Subarea B	2 10'x25'
Subarea C-1	1 10'x25'
Subarea C-2	1 10'x25'
Subarea D	N/A
Subarea E	2 10'x50'
Subarea F	3 10'x50'
Subarea G	1 10'x25'
Total:	13

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Parking:

Subarea

Subarea A Subarea B Subarea C-1 Subarea C-2 Subarea D Subarea E Subarea F

Subarea G

Minimum Spaces

128 71 70 27 0 82
377, of which 112 will be on site and 265 will be shared spaces located in Sub Area G 324,
including 265 spaces to be shared with Subarea F
5 8 3 3 0 4
4 (on site)

Handicapped Bicycle Spaces Parking:

10 52 18

6
0

20

2 (on site)
80 (on-site)

50 (on-site)

TOTAL:

General Descriptions of Land Uses:

- Subarea A School, colleges and universities, office, children's and/or senior's day care, public safety services, financial services, medical service, retail sales, community center, hydroponics and/or aquaponics cultivation and distribution, all eating and drinking establishments, including restaurant and community/shared kitchen, drive-through facilities, including banks, pharmacies and restaurants, all food and beverage retail sales, recreation, athletic facility and related accessory uses and accessory parking
- Subarea B Multi-family residential with ground floor retail sales, financial services, medical service, office, children's and/or senior's day care uses and related accessory uses and accessory parking

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Multi-family residential, including ground floor residential units, including senior independent and assisted living and related accessory uses and accessory parking

Multi-family residential, including ground floor residential units, including senior independent and assisted living and related accessory uses and accessory parking

Urban Farm, including greenhouses and accessory buildings, hydroponics and/or aquaponics cultivation and distribution, retail sales, office, farmer's/produce market retail sales, wholesaling, distribution and related accessory uses and accessory parking

Office, public safety services, financial services, medical service, retail sales, drive-through facilities, including banks, pharmacies and restaurants, all food and beverage retail sales, warehousing, wholesaling, distribution and freight movement, all eating and drinking establishments, community/shared kitchen, and related accessory uses and accessory parking

Multipurpose indoor/outdoor sports and recreation athletic facility, fitness/wellness center, office, community center, entertainment, medical service, retail sales, all food and beverage retail sales, and related accessory uses and accessory off-site parking

Public safety services, financial services, medical service, office, retail sales, drive-through facilities, including banks, pharmacies and restaurants, all food and beverage retail sales, and related accessory uses and accessory parking

Maximum Number of Dwelling Units:

Subarea	B	60	Units	Subarea	C-1	61
Units Subarea C-2	61 Units					

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Building Height:

Subarea

Subarea A Subarea B Subarea C-1 Subarea C-2 Subarea D

Subarea E Subarea F Subarea G

Maximum Height

40 feet 40 feet 65 feet 65 feet 25 feet

25 feet 50 feet 35 feet

Remarks

Greenhouse and other accessory buildings to primary outdoor urban farm use

Sustainability Features:

Subarea A

Subarea B

Subarea C-1

Subarea C-2

Subarea D Subarea E

Renovation of existing building will be according to Energy Star guidelines for new equipment. Existing surface parking areas to be repaved with permeable pavers.

Newly constructed building will conform to LEED certified guidelines and have a 50% green roof. Surface parking areas to be constructed with permeable pavers. All heating, ventilation and air conditioning equipment to be 90% efficient.

Newly constructed building will conform to LEED certified guidelines and have a 50% green roof. Surface parking areas to be constructed with permeable pavers. All heating, ventilation and air conditioning equipment to be 90% efficient.

Newly constructed building will conform to LEED certified guidelines and have a 50% green roof. Surface parking areas to be constructed with permeable pavers. All heating, ventilation and air conditioning equipment to be 90% efficient.

The urban farm will provide natural drainage for the entire site

Renovation of existing building will be according to Energy Star guidelines for new equipment. Existing surface parking areas to be repaved with permeable pavers.

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Subarea F Newly constructed building will conform to LEED certified guidelines and have a 50% green roof. Surface parking areas to be constructed with permeable pavers. All heating, ventilation and air conditioning equipment to be 90% efficient. Stormwater runoff from Subarea F will be captured and used to irrigate the urban farm to be developed in Subarea D.

Subarea G Newly constructed building will conform to LEED certified guidelines and have a 50% green roof. Surface parking areas to be constructed with permeable pavers. All heating, ventilation and air conditioning equipment to be 90% efficient.

Minimum Periphery Setbacks: In accordance with Site Plan

Maximum Percent Site Coverage: In accordance with Site Plan

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Department of Planning and Development
CITY OF CHICAGO

September 26, 2014

Patricia Scudiero Zoning Administrator
121 North LaSalle Street Room 900,
City Hall Chicago, Illinois 60602

Dear Ms. Scudiero:

The City of Chicago (the "City") is the owner of a vacant parcel of an approximately 413,398 acre parcel of vacant land situated in the vicinity of E. 95th Street and S. Cottage Grove Avenue in the City of Chicago, as more particular described and depicted on the survey attached hereto as Exhibit A (the "Property").

Trinity 95th & Cottage Grove Planned Community Development Series, LLC, an Illinois limited liability company (the "Company"), proposes to acquire the Property from the City to be incorporated with additional real estate owned or controlled by the Company for the phased development and construction of a mixed use residential, institutional and commercial development (the "Project").

In order to accommodate the development of the Project, the Company proposes to apply to the City for an amendment to the Chicago Zoning Ordinance to amend the underlying zoning for the Property and the other land to be developed as part of the Project from Business Planned Development No. 751 and MI -2 Light Manufacturing/Business Park District to a C2-2 Neighborhood Commercial District and then to a Residential Commercial and Institutional Planned Development (the "Planned Development").

The City hereby consents to the inclusion of the Property within the boundaries of the Planned Development proposed by the Company and authorizes the Company to make all necessary applications and execute and file all documentation and to otherwise act for and on behalf of the City in any manner as may be necessary and appropriate to apply for and obtain the Planned Development.

CITY OF CHICAGO

Commissioner

121 NORTH LASALLE STREET, ROOM 1000. CHICAGO, ILLINOIS 60602

September 25, 2014

Elvin Charity
Trinity 95th & Cottage Grove Planned Community Development Series, LLC 20 North
Clark Street Suite 1150 Chicago, IL 60602

Subject: Chicago. Cook County. IL
Milepost PB-0.50 / Pullman Branch

Activity No. 1176534

Proposed Sale of 1.28 +/- Acres of Land to Trinity 95th & Cottage Grove Planned Community
Development Series, LLC

Dear Mr. Charity:

This letter refers to the interest of TRINITY 95TH & COTTAGE GROVE PLANNED COMMUNITY DEVELOPMENT SERIES, LLC (hereinafter referred to as "Offeror") in acquiring from NORFOLK SOUTHERN RAILWAY COMPANY (hereinafter referred to as "Railroad") a certain parcel of property located in Chicago, Cook County, Illinois (hereinafter referred to as "Premises").

The Railroad will consider an offer from Offeror to purchase the Premises, subject to the approval of its Management, based on the following:

- 1) The purchase price is TWO HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS (\$280,000.00) for 1.28 acres, more or less, of land as shown on the attached drawing dated September 2, 2014 and marked as Exhibit A. The purchase price shall be tendered to the Railroad in cash or by cashier's or certified check at the time of closing.
- 2) Within sixty (60) days of the date of this written offer (the "Offer"), Offeror shall furnish the Railroad with two copies of a survey and legal description prepared by a land surveyor registered in the State of Illinois (unless such requirement is waived by the Railroad's Engineering Department). The survey shall be certified to the Railroad. The Offeror shall pay all costs associated with the same. (However, if the Railroad does not accept this Offer, the Railroad agrees to reimburse the Offeror for their reasonable surveying costs upon receipt of an invoice reflecting said costs.) The survey and legal description shall comply with the requirements indicated on the attached Exhibit B (Railroad's requirements), be in a format acceptable for

recording in the County or City

where the Premises are located and subject to the approval of the Railroad. The Railroad may elect to use the survey in its preparation of the conveyance documents.

- 3) The conveyance shall be by Quitclaim Deed. If there are existing signboards or existing fiber optic lines, poles, pipes, wires, communications and signal facilities and facilities of like character used in the operation of a railroad located on the premises, the Quitclaim Deed shall include an exclusive reservation of easement by the Railroad (which for purposes of this paragraph, includes the Railroad's successors, assigns, licensees, and lessees) for the existing signboards and the existing fiber optic lines, poles, pipes, wires, communications and signal facilities and facilities of like character used in the operation of a railroad. The Quitclaim Deed shall also provide that the conveyance is subject to any and all other conditions, restrictions, reservations, easements, licenses, and leases, whether or not of record.
- 4) Offeror shall secure any title insurance commitment it may require and shall pay all costs associated with the same.
- 5) All property taxes, assessments and rentals shall be prorated between Offeror and Railroad as of the date of closing. Railroad shall be responsible for preparation of the deed and obtaining any necessary mortgage releases. All closing costs, including but not limited to transfer taxes, shall be the responsibility of the Offeror.
- 6) Offeror shall take possession of the Premises at closing.
- 7) Any and all required permits, licenses, approvals, zoning, subdivision compliance and financing shall be obtained by the Offeror at its sole effort and expense.
- 8) It is agreed that no real estate commissions are due or owed by Railroad with respect to this transaction. Offeror hereby agrees to hold harmless Railroad from and against any and all claims and liabilities for real estate or brokerage fees arising out of this transaction which are made by any broker or real estate agent claiming to have represented the Offeror.
- 9) The Premises will be sold "as is" and "where is" without any express or implied representation or warranty with respect to its habitability, condition or suitability for any purpose, including but not limited to, the condition of the soil, the presence of hazardous materials, substances, wastes or other environmentally regulated substances, whether known or unknown, and the presence of underground storage tanks and other physical characteristics. Offeror shall

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perform at its own expense and the Offeror shall rely solely on its own independent investigation concerning the physical condition of the Premises (including but not limited to environmental assessments) and the Premises' compliance with any applicable law and regulation. If, as part of its independent investigation, Offeror desires to perform a Phase 2 environmental study or otherwise perform any intrusive sampling, it shall execute a separate Right of Entry Agreement with Railroad on a form to be provided by the Railroad. In the event that Offeror's investigation shall disclose the presence

of any hazardous material, substances, wastes or other environmentally regulated substances or other physical characteristics at the site which render the Premises unusable, Offeror, at its option, shall either (a) furnish Railroad with a written statement of said characteristics affecting the suitability of the Premises for Offeror's purposes or which give rise to possible liability under federal, state or local environmental laws and regulations or (b) withdraw its offer and receive a refund of its earnest money deposit. If Offeror does not withdraw its offer, Railroad shall have thirty (30) days, after receipt of such written statement, to remedy such conditions, but shall be under no obligation so to do or Railroad may terminate this offer letter and refund Offeror's earnest money deposit. If Railroad fails to remedy such conditions within the prescribed time and does not terminate this Offer, then, at Offeror's option, evidenced by written notice to Railroad, Offeror may either (i) withdraw its offer and receive a refund of the earnest money deposit or (ii) waive any or all objections not cured by Railroad and proceed to close hereunder without diminution in price. If Offeror consummates the purchase of the Premises in accordance with this offer letter, Offeror shall assume all responsibility for the environmental conditions of the Premises, including but not limited to, the presence of underground storage tanks, regardless of cause, and Offeror shall hold Railroad harmless from any and all liability arising out of such conditions. Further, Offeror shall be deemed to have waived any and all claims against the Railroad relative to such conditions, including but not limited to those arising under Sections 107 and 113 of CERCLA, other comparable federal or state laws or common law. In the event Offeror withdraws its offer to purchase as provided in this paragraph, Offeror shall promptly provide Railroad with copies of all reports, including but not limited to, environmental reports, secured in connection with its investigation of the Premises.

- (10) If this Offer is accepted by the Railroad's Management, the terms and conditions contained herein shall ripen into a contract and said contract shall survive delivery of the deed and closing. The parties acknowledge that the Premises to be acquired from the Railroad in accordance with this Offer will be included, together with a larger tract of land owned or controlled by the Offeror, into a single tract of land (the "Project Site") which is to be rezoned from a M1-2 Light Manufacturing/Business Park District to a C2-1 Neighborhood Commercial

3

District and then to a Business Residential Institutional Planned Development in order to accommodate the development by the Offeror of a mixed use development comprised of commercial, residential and institutional uses (the "Project"). The Railroad's written consent is required in order for the Offeror to include the Premises in its application to the City of Chicago for such rezoning. As such, the Railroad hereby consents to the inclusion of the Premises in the Offeror's application to the City of Chicago for such rezoning. The Offeror expects to file its application to rezone the Project Site immediately upon the receipt of a fully executed copy of this Offer and the written approval of the Railroad's Management as required below. The Offeror expects to complete the rezoning of the Project Site within 90 days thereafter. The Offeror expect to secure financing for the first phase of the Project within 90 days following the completion of the rezoning.

- 11) Closing shall occur contemporaneously with the closing of the Offeror's financing for the first phase of the Project, but no later than two hundred ten (210) days after the acceptance of this Offer by the Railroad's Management.
- 12) If this Offer is accepted by the Railroad's Management and ripens into a contract, Offeror may not assign its interest in the contract without first obtaining the express written consent of the Railroad. Offeror understands that such consent may be withheld for any reason.

- 13) In the event this transaction or any part of it requires regulatory approval by any State Public Service Utility Commission or similar agency, Railroad shall proceed with said approval process, and the closing date shall be adjusted to within thirty (30) days after Railroad has received all appropriate regulatory approvals. If Railroad is unable to secure the approval within six (6) months of the date on which the request is submitted to the appropriate agency, this Offer and contract shall terminate and Offeror shall receive a refund of any earnest money deposit.

4

Please be advised that the undersigned does not have the corporate authority to legally bind the Railroad in connection with this proposed transaction. Further, the recommendation of the undersigned may be approved, modified or rejected by Railroad's duly authorized management. Accordingly, your offer shall not, under any circumstances, be deemed accepted until you have been advised in writing that the Railroad's Management has approved this transaction.

If you wish to submit an offer, please arrange for the appropriate acknowledgment in the space provided below and return one original counterpart of this letter to me, together with a check made payable to NORFOLK SOUTHERN RAILWAY COMPANY, in the amount of \$28,000.00, representing the earnest money deposit, within ten (10) days from the date hereof.

Sincerely,

Real Estate Agent

5

Subject: Chicago, Cook County, IL
Milepost PB-0.50 / Pullman Branch

Activity No. 1176534
Proposed Sale of 1.28 +/- Acres of Land to Trinity 95th & Cottage Grove Planned Community
Development Series, LLC

OFFER

I offer to purchase the Premises on the basis outlined and described above. Enclosed is a check made payable to NORFOLK SOUTHERN RAILWAY COMPANY, in the amount of \$200,000.00 which constitutes the earnest money deposit. I understand that said money will be deposited by the Railroad and shall be (1) credited without interest to the purchase price at closing, or (2) refunded without interest should this offer not be accepted or this offer is withdrawn by the Offeror prior to its acceptance by Railroad or in accordance with Section 9 of this Offer, or (3) retained by the Railroad as liquidated damages should this offer be accepted and Offeror does not close within two hundred ten (210) days after the acceptance of this Offer by the Railroad.

This Offer is submitted to the Railroad, this _____ day of September, 2014 .
Trinity 95th & Cottage Grove Planned Community Development Series, LLC

Title: §1hrU^jJ Or 4(M OP iHkM^Zk

Trinity 95th & Cottage Grove Planned Community Development Series, LLC

If corporation, company or partnership, state of formation and type of entity:

c/o Trinity United Church of Christ 400 W. 95th Street Chicago, Illinois 60628

AMV \ 1176534 \ iManage # 1213663

Labor and Legal Affairs

9501 S. King Drive /
ADM 318 Chicago, IL
60628 T 773.995.2462 F
773.995.3585

September 22, 2014

Andrew
Mooney
Commiss
Department of Planning and
Development 121 N. LaSalle
Street Room 1000
Chicago, Illinois 60602

Dear Commissioner Mooney:

The undersigned Chicago State University ("CSU") is the owner of the real property commonly known as 9601 S. Cottage Grove Avenue in the City of Chicago, County of Cook, State of Illinois (the "CSU Property"). The CSU Property is located within the boundaries of Business Planned Development No. 751 ("Planned Development No. 751").

Trinity 95th and Cottage Grove Planned Community Development Series, LLC, an Illinois limited liability company (the "Company") is the owner of the other property (the "Trinity Property") included within the boundaries of Planned Development No. 751. The Trinity Property does not include property owned by CSU. The Company proposes to amend Planned Development No. 751 to withdraw the Trinity Property therefrom and to include the Trinity Property, together with additional real property owned and to be acquired by the Company in a new Residential, Business and Institutional Planned Development (the "New Planned Development"). The New Planned Development will accommodate the phased development and construction by the Company of a mixed use residential, institutional, business and commercial development.

CSU hereby consents to the amendment of Planned Development No. 751 to withdraw the Trinity Property from the boundaries of such Planned Development No. 75 and authorizes the Company to make all necessary applications and execute and file all documentation and to otherwise act for and on behalf of the undersigned in any manner as may be necessary and appropriate to accomplish the removal of the Trinity Property from Planned Development No. 751. Notwithstanding the foregoing, CSU does not authorize any action which would impact the zoning applicable to CSU Property.

October 1, 2014

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

The undersigned, Elvin E. Charity, counsel to the Trinity 95th & Cottage Grove Planned Community Development Series, LLC, an Illinois limited liability company, being first duly sworn on oath deposes and states the following:

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

The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended uses of said property; the name and address of the applicant; the name and address of the owners; and a statement that the applicant intends to file the application for a change in zoning on approximately October 1, 2014.

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

1 OFFICIAL SEAL

TIMOTHY K. HINCHMAN Notary Public - State of Illinois My Commission Expires Jan 24,2015

October 1,2014

Dear Property Owner:

In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107 of the Chicago Zoning Ordinance, please be informed that on or about October 1, 2014, the undersigned will file on behalf of our client, Trinity 95th & Cottage Grove Planned Community Development Series, LLC, an Illinois limited liability company (the "Applicant"), an application for a change in zoning for the property bounded by:

East 95th Street; a line 727.76 feet east of the east line of South Cottage Grove Avenue and perpendicular to East 95th Street; a line 580.15 feet south of the south line of East 95th Street, and parallel to East 95th Street; a line 1,050.76 feet east of the east line of South Cottage Grove Avenue and perpendicular to East 95th Street; East 95th Street; the north-south public alley just west of and parallel to South Dobson Avenue; East 97th Street; South Ingleside Avenue; the east-west public alley just north of East 98th Street; a line 369.17 feet east of the east line of South Cottage Grove Avenue and perpendicular to the east-west public alley just north of East 98th Street; a line 344.05 feet north of the north line of the east-west public alley just north of East 98th Street and parallel to the east-west public alley just north of East 98th Street extending to South Cottage Grove Avenue; South Cottage Grove Avenue; a line 853.37 feet south of the south line of East 95th Street and parallel to East 95th Street to a point 279.72 feet east of the east line of South Cottage Grove Avenue; a line extending southeasterly a distance of 69.14 feet (to the west line of the Norfolk Southern spur track); a line 294.72 feet east of the east line of South Cottage Grove Avenue and parallel to South Cottage Grove Avenue (being the west line of the Norfolk Southern spur track) a distance of 415.93 feet; a line 288 feet east of the east line of South Cottage Grove Avenue and perpendicular East 95th Street; a line 417.23 feet south of the south line of East 95th Street (measured along the east line of S. Cottage Grove Avenue) and parallel to East 95th Street; and South Cottage Grove Avenue,

having street addresses of 9501-49 S. Cottage Grove Avenue, 9633-45 S. Cottage Grove Avenue, 901-49 E. 95th St., 9659 S. Ellis, Chicago, Illinois (the "Applicant Owned Property"), the portion of the Norfolk Southern Corporation railroad right of way (the "Rail Right of Way") extending west of the west line of the terminus of E. 97th Street, and the vacant land situated south of the Rail Right of Way owned by the City of Chicago (the "City Parcel") from Business Planned Development No. 751 and M1-2 Light Manufacturing/Business Park District to C2-2 Neighborhood Commercial District and then to a Residential-Commercial-Institutional Planned Development Planned Development.

The Applicant intends to develop the property in phases as follows: Two existing buildings situated at 901 East 95th Street and 9633 S. Cottage Grove Avenue will be rehabilitated for office, retail and institutional uses. An existing industrial building situated at 933 E. 95th Street will be demolished. A new E. 97th Street will be constructed providing access to S. Cottage Grove Avenue and a new S. Drexel Avenue will be constructed between E. 95th Street and new 97th Street. The proposed development will also include the construction of 122 units of senior rental housing in two buildings, each containing 61 units and two multi-family residential buildings, each containing 40 units and ground floor retail/office space. A new approximately 28,000 square foot commercial office building will be constructed on the southern portion of the project site which is expected to house a community health center and related office and retail uses. In addition, the proposed development contemplates the construction and operation of an urban farm on approximately 3.7 acres and a 225,000 square foot indoor athletic and fitness center.

The Applicant is located at 400 W. 95th Street, Chicago, Illinois 60628. The Applicant is the owner of a portion of the Property. The City of Chicago, 121 N. LaSalle Street, Chicago, Illinois 60602 and Norfolk

Southern Corporation, 1200 Peachtree Street, NE, 12th Floor, Atlanta, Georgia 30309, are the owners of portions the Property. The contact person for this application is Elvin E. Charity at Charity & Associates, P.C., 20 N. Clark Street, Suite 1150, Chicago, Illinois 60602. Our telephone number is (312) 564-4963.

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

Elvin E. Charity

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Chicago Build

Project Name:

** Street Number (if the address only includes one street number, please fill only the cell 'From')*

95th 97th S Cottage Grove Ave'

Ward No': Community Area No:
50

Check applicable:

E<3 Planned Development Redevelopment Agreement Zoning Change §i RDA No: | |
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QLandmark

Total building(s) footprint in sq.ft.:-

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Total land area in-SQ.6.:

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Project Size:

DPD Project Manager: BG/GR Matrix: Financial Incentives:
1,510,833

Enter First Name Last Name

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Check applicable: EITJF

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398,997

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Empowerment Zone Grant Class L ind. Dev. Revenue Bonds Class 6b Bank Participation Loan DOH

Check applicable:

Public plaza & pocket park

Chicago Riverwalk improvements*

winter gardens

indoor through-block connection

Sidewalk widening

Arcades

Water features in a plaza or pocket park Setbacks above the ground floor Lower level planting terrace Green roof

Underground parking and loading Concealed above-ground parking

Chicago auiLDs; Green

7' Landscape Setback Interior Landscape Area No. of Interior Trees No. of Parkway Trees

Square footage: Square footage:

Required per Zoning : ■; • ; . .

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Open Space:

River Setback Private Open Space

Square footage: Square footage:

Privately, developed Public Open Space square lootege:

Stormwater Management (At-grade volume control):

Permeable paving Raingarden Filter strip Bioswale Detention pond Native landscaping

Rain-water collection cistern/barrel Total impervious area reduction

Square footags%_ Check applicable; -

Square footage: Gallons-Square footage:

Other sustainable surface treatments:

Green roof Energy Star roof High-albedo pavement

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Square footage;

No. of accessory parking spaces

Total no. of parking spaces {Accessory + Non- Act) No. of parking spaces dedicated to car sharing services (E.g.: MSo, Zip-Car)

No. of bicycle parking

Within 600 ft of CTA or Metra station entrance

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Check if applicable:

Chicago Buildings Green

Building Certification:

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L=65.55' (65.47') C3: R=296.84'

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L=171.97' (171.97') C5: R=296.94'
L=313.75'
C=299.36'
CB=S 30°56'56" E C6: R=278.94'
L=338.43'
C=318.28'
CB=N 33°29'16'

i&L.

FOUND IRON PIPE 1.06 SELY

N 30°09'45" 55.70' (5S.7-)

FOUN

LINE SCHEDULE

L1: S 88°23'46" W 50.00'
L2: S 88°23'46" W 20.36' (20.jb-)
L3: N 01°30'36" E 88.55' (sa.ss')
L4: S 01°50'12" E 50.00'
L5: N 10°16'07" W 11.26' 00.2V)
L6: N 07°37'09" W 69.14' (69.09-)
L7: N 88°23'46" E 128.62' (128.62¹)
L8: S 1°59'55" E 44.00' (m.oo')
L9: S 75°38'26" E 173.78' (173.795-)
L10: S 88°22'02" W 40.72' (40.74-)
L11: N 01°50'12" W 50.00' (so.W)

Q

SURVEY NOTES:

SEE SHEET 2 OF 2 SURVEY NOTES

CLIENT: Trinity-Cottage Grove Development, LLC. JOB No. SA 13-60

DRAWING: 13-60 Imanl Village ALTA Survey 09042014.DWG

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO SURVEYOR. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.

THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS PHYSICALLY LOCATED VISIBLE STRUCTURES, HOWEVER, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.

To : Imanl Village; Greater Illinois Title Company; First American Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Hems 7a, 11b of Table A thereof.

Field survey completed on January 15, 2014

Dated this day of StPH&iff'^?^

IONAL

GERARDO SANCHEZ - ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 35-3486 LICENSE EXPIRATION DATE 11/30/2014

,VTES, P.C.

CHICAGO, IL. 60656 FAX 847-232-3104

SHEET 1 OF 2 REV. 09/04/2014

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TITLE SURVEY

Grove Ave. Chicago, IL

GROVE HEIGHTS, IN ACCORDANCE WITH PLAT OF SAID SUBDIVISION RECORDED JUNE 25, 1925 AS DOCUMENT NC

1 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS. COMMENCING AT A POINT ON THE EAST STREET (AS MEASURED ALONG THE EASTERLY LINE OF COTTAGE GROVE AVENUE), THENCE EAST ON A LINE PARALLEL TO 95TH STREET, 2485.63 FEET TO EAST LINE 01 ET; THENCE WEST ON A LINE PARALLEL TO 95TH STREET, 2495.4 FEET TO EASTERLY LINE OF COTTAGE GROVE AVENUE; THENCE NORTHEAST ON SAID EASTERLY LINE

AST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT. BEGINNING AT THE POINT OF INTERSECTION OF LINE PARALLEL WITH * = IS SHOWN ON THE PLAT OF DEDICATION RECORDED MAY 29, 1907 IN BOOK 95 OF PLATS, PAGE 39) OF THE SOUTH LINE OF THE EAST 95TH STREET WITH THE SAID SAID COTTAGE GROVE AVENUE, 80 FEET; THENCE EAST ON A LINE PARALLEL WITH THE SOUTH LINE OF EAST 95TH STREET, 500.18 FEET TO AN INTERSECTION WITH A RADIUS OF 296.94 FEET TO AN INTERSECTION WITH A LINE 1120 FEET SOUTH OF THE SOUTH LINE OF THE EAST 95TH STREET AS MEASURED ALONG THE EAST LINE OF 95TH STREET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 14, EAST: 30 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF EAST 95TH STREET AND 500.18 FEET EAST OF COTTAGE GROVE AVENUE (SAID 1200 FEET BEING MEASURED TO THE INTERSECTION OF THE SOUTH LINE OF EAST 95TH STREET WITH THE EAST LINE OF COTTAGE GROVE AVENUE; AS SHOWN ON THE PLAT OF DEDICATION RECORDED VEX TO THE SOUTHWEST AND HAVING A RADIUS 296.94 FEET, A DISTANCE OF 52.97 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREWITH DESCRIBED WITH A LINE 1120 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF EAST 95TH STREET AS MEASURED ALONG THE EAST LINE OF COTTAGE GROVE AVENUE; THENCE SOUTHEASTERLY 173.795 FEET TO THE SAID DESCRIBED POINT OF BEGINNING. EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY.

*ST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING FROM A POINT IN THE SOUTH LINE OF EAST 95TH STREET 1100 FEET TO THE WEST LINE OF SAID SECTION 11, SOUTH 01 DEGREES 50 MINUTES 12 SECONDS EAST, 1178.59 FEET TO A LINE 1178.55 FEET SOUTH OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 11, SOUTH 01 DEGREES 50 MINUTES 12 SECONDS EAST, 500 FEET TO THE WEST 1/4 OF SECTION 11; THENCE ALONG SAID NORTH LINE OF THE SOUTH 50 FEET, SOUTH 88 DEGREES 22 MINUTES 02 SECONDS WEST, 829.64 FEET TO A POINT, 4ENT NO. 0316819145 (AS MEASURED ALONG THE NORTH LINE THEREOF, BEING THE EAST LINE OF PARCEL 1C AS DESCRIBED IN SAID DEED); THENCE ALONG SAID EAST LINE (1200 FEET RECORD) SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF EAST 95TH STREET; AND 500.18 FEET EAST OF THE EAST LINE OF COTTAGE GROVE AVENUE AND FROM THE POINT OF INTERSECTION OF THE SOUTH LINE OF EAST 95TH STREET WITH THE EAST LINE OF COTTAGE GROVE AVENUE AS SHOWN ON THE PLAT OF A CURVED LINE CONVEX TO THE SOUTHWEST AND HAVING A RADIUS 296.94 AN ARC LENGTH OF 313.75 FEET, THE CHORD OF WHICH BEARS NORTH 30 DEGREES 11.26 FEET (10.21 FEET RECORD) TO A POINT ON A LINE 300 FEET EAST OF THE EASTERLY LINE OF COTTAGE GROVE AVENUE AS MEASURED ALONG THE SOUTH LINE OF SAID EAST 95TH STREET, THENCE ALONG SAID LINE PARALLEL WITH THE EASTERLY LINE OF COTTAGE GROVE AVENUE, NORTH 09 DEGREES 09 MINUTES 10 SECONDS EAST 95TH STREET; THENCE ALONG SAID PARALLEL LINE, NORTH 88 DEGREES 23 MINUTES 46 SECONDS EAST, 20.36 FEET TO A POINT ON A LINE THAT IS PARALLEL TO THE SOUTH LINE OF EAST 95TH STREET, 286.74 FEET; THENCE SOUTHEASTERLY ALONG A CURVED LINE CONVEX TO THE SOUTHWEST, HAVING A RADIUS 296.94 FEET, 318.28 FEET TO A POINT ON THE AFORESAID LINE 1178.55 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF EAST 95TH STREET TO THE POINT OF BEGINNING, IN COOK COUNTY ILLINOIS

PLAT OF ALTA/ACSM

IMANI i
Southeast Corner E. 95th St. and

LEGAL DESCRIPTIONS CONTINUED

LINE WITH COTTAGE GROVE AVENUE A DISTANCE OF 590.55 FEET TO A POINT WHICH IS 580 FEET TO THE POINT OF BEGINNING AND THE CENTER LINE OF AN EXISTING RAILROAD SPUR OF 44 FEET TO A POINT OF CURVE, THENCE CONTINUING SOUTHEASTERLY ON A CURVED LINE CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 169.40 FEET, BEING 169.40 FEET WEST OF THE SOUTHWEST CORNER OF COTTAGE GROVE HEIGHTS DOCUMENT 9059581 ON OCTOBER 8, 1925. IN COOK COUNTY, ILLINOIS THENCE CONTINUING THENCE CONTINUING NORTHWESTERLY ALONG SAID CURVED LINE WITH A RADIUS OF 278.94 WITH THE EAST LINE OF COTTAGE GROVE AVENUE A DISTANCE OF 131 FEET MORE OR LESS DISTANCE OF 200.00 FEET TO A POINT, THENCE ALONG A LINE PARALLEL WITH THE EAST LINE 28.62 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY ILLINOIS.

THE SOUTH 50 FEET OF NORTH 1278.55 FEET OF THAT PART OF SOUTH COTTAGE GROVE AVENUE AND LYING WEST OF THE SAID POINT OF BEGINNING, IN COOK COUNTY ILLINOIS.

CONTAINING 52,679 SQ.FT. OR 1.209 ACRES OF LAND, MORE OR LESS (PIN 25-11-100-033, 25-11-10M34)

PARCEL 11 (PER DEED DOC. 0316819145, PARCEL 1(C)): THE WESTERLY 500.18 FEET OF THE TRACT DESCRIBED AS PART OF COTTAGE GROVE AVENUE, 1200 FEET SOUTHWESTERLY OF THE WEST 1/4 OF SAID SECTION; THENCE SOUTH ON THE EAST LINE OF COTTAGE GROVE AVENUE, 50.91 FEET TO THE POINT OF BEGINNING, IN

CONTAINING 25,252 SQ.FT. OR 0.580 ACRES OF LAND, MORE OR LESS (PIN 25-11.100432)

BEGINNING AT A POINT IN THE SOUTH LINE OF EAST 95TH STREET 1050 FEET EAST OF THE POINT OF INTERSECTION OF THE SOUTH LINE OF EAST 95TH STREET WITH THE SAID EAST LINE OF COTTAGE GROVE AVENUE CONVEX TO THE SOUTHWEST WITH A RADIUS OF 296.94 FEET, WHICH IS DESCRIBED IN THE RECORDS OF THE RECORDERS OFFICE OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO 14658448, THENCE NORTH 95TH STREET, THENCE WEST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF EAST 95TH STREET, IN COOK COUNTY, ILLINOIS.

BEGINNING AT THE POINT OF INTERSECTION OF A LINE PARALLEL WITH AND 1100 FEET SOUTH OF THE SOUTH LINE OF EAST 95TH STREET WITH THE SAID EAST LINE OF COTTAGE GROVE AVENUE CONVEX TO THE SOUTHWEST WITH A RADIUS OF 296.94 FEET, WHICH IS DESCRIBED IN THE RECORDS OF THE RECORDERS OFFICE OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO 14658448, THENCE NORTH 95TH STREET, THENCE WEST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF EAST 95TH STREET, IN COOK COUNTY, ILLINOIS.

A POINT ON A LINE 1200 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF EAST 95TH 'E AVENUE AND FROM THE POINT OF INTERSECTION OF THE SOUTH LINE OF EAST 95TH STREET -LY ALONG A CURVED LINE CONVEX TO THE SOUTHWEST AND HAVING A RADIUS 296 94 FEET A THE POINT OF INTERSECTION WITH A LINE OF 1120 FEET SOUTH OF AND PARALLEL WITH THE B FEET TO A POINT 275 FEET EAST OF THE EAST LINE OF COTTAGE GROVE AVENUE, THENCE

PARCEL 12 (PER DEED DOC. 0316B19145, PARCEL 2)-THAT PART OF THE NORTHWEST 1/4 OF SECTION 11, TOWNS SOUTH (MEASURED ALONG THE EAST LINE OF COTTAGE GRO COTTAGE GROVE AVENUE; RUNNING THENCE SOUTHWESTERLY CONVEX TO THE SOUTHWEST; THENCE NORTHWESTERLY ALO GROVE AVENUE; THENCE WEST ALONG SAID LINE PARALLEL V PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENQN LINE PARALLEL WITH THE EAST LINE OF COTTAGE GROVE AVE IN BOOK 95 OF PLATS, PAGE 39); THENCE NORTHWESTERLY J CONTINUING ALONG SAID CURVE, A DISTANCE OF 65.47 FEET WEST ALONG SAID PARALLEL UNE TO A POINT 275 FEET EAST.

CONTAINING 32,004 SOFT. OR 0.735 ACRES OF LAND, MORE ((PIN 25-11-100-027, 25-11-100-039)

PARCEL A (RAILROAD AND SPUR TRACK PARCEL)

THAT PART OF THE NORTHWEST 1/4 OF SECTION 11, TOWNS' EASTERLY LINE OF SOUTH COTTAGE GROVE AVENUE, THENCE OF EAST 95TH STREET FOR THE POINT OF BEGINNING OF THE NORTH UNE OF THE SOUTH 50 FEET OF THE NORTH 1278 55 I LINE OF THE WESTERLY 500.18 FEET OF A PARCEL OF LAND AS 01 DEGREES 50 MINUTES 12 SECONDS WEST, 50.00 FEET A PI FEET BEING MEASURED ALONG A LINE PARALLEL WITH THE III RECORDED MAY 29, 1907 IN BOOK 95 OF PLATS, PAGE 39); TH SECONDS WEST, 299 36 FEET; THENCE NORTH 10 DEGREES 1 95TH STREET WHICH 923.16 FEET (923 37 FEET RECORD) SOL EAST, 415.93 FEET TO A POINT ON A LINE THAT IS PARALLEL' AFORESAID EAST LINE OF COTTAGE GROVE AVENUE; THENCI FEET, AN ARC LENGTH OF 338.43 FEET, THE CHORD OF WHIC ALONG SAID PARALLEL LINE. NORTH 88 DEGREES 22 MINUTE:

CONTAINING 55,788 SQ.FT OR 1.281 ACRES OF LAND, MORE ((PIN 25-11-100-024, 2S-11-501-004)

IEGINNING AT A POINT OF INTERSECTION OF THE SOUTH UNE OF COTTAGE GROVE AVENUE, A DISTANCE OF E OF 88 55 FEET TO A POINT; THENCE EAST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF 8G 70 FEET; THENCE EASTERLY A DISTANCE OF 176.77 FEET; THENCE NORTHERLY ALONG A LINE THE SAID SOUTHERLY LINE OF EAST 95TH STREET, A DISTANCE OF 500.00 FEET TO THE POINT OF er.-~zF--ij

LEGAL DESCRIPTIONS

PARCEL 1 (PER DEEO DOC. 1235416087, PARCEL 1):

COMMENCING AT A POINT ON THE SOUTH LINE OF 95TH STREET, 700 FEET EAST OF THE EASTERLY LINE OF COTTAGE GROVE AVENUE; THENCE SOUTHWI FEET SOUTH OF THE SOUTH LINE OF 95TH STREET; THENCE EAST ON A LINE 580 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF 95TH STREET TRACK; THENCE SOUTHEASTERLY ON A STRAIGHT LINE FORMING AN ANGLE OF 89 DEGREES 48 MINUTES (IN THE SECOND QUADRANT) WITH THE LAST D LINE CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 4452.51 FEET AND AN ARC DISTANCE OF 259 FEET TO A POINT OF COMPOUND CURVE; 1 347.13 FEET AN ARC DISTANCE OF 382.09 FEET TO A POINT; SAID POINT INTERSECTING A LINE 1178 55 FEET SOUTH OF AND PARALLEL WITH THE SOUT ADDITION, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 14. EAST OF THE THIRD PRINCIPAL MERI WEST ON A LINE PARALLEL WITH 95TH STREET A DISTANCE OF 630 FEET, MORE OR LESS, TO A POINT OF INTERSECTION WITH A CURVED LINE CONVEX FEET, A DISTANCE OF 338 43 FEET TO AN INTERSECTION WITH A LINE PARALLEL WITH THE EAST LINE OF COTTAGE GROVE AVENUE; THENCE NORTHERLY TO A POINT; THENCE EASTERLY A DISTANCE OF 176.77 FEET TO A POINT; THENCE CONTINUING EASTERLY ALONG A UNE PARALLEL WITH THE SOUTHERN OF COTTAGE GROVE AVENUE A DISTANCE OF 209 14 FEET TO A POINT; THENCE EASTERLY ALONG A LINE PARALLEL WITH THE SOUTH LINE OF EAST 95TH

CONTAINING 264,240 SQ.FT. OR 6.066 ACRES OF LAND, MORE OR LESS. (PIN 25-11-100-035 PT, 25-11-100-031 PT, 25-11-100O43)

PARCEL 2 (PER DEED DOC. 1235416087, PARCEL 2):

THAT PART OF THE NORTHWEST 174 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 14. EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND 0 EASTERLY LINE OF SOUTH COTTAGE GROVE AVENUE, THENCE SOUTH ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID SECTION 11, A DISTANCE 01 A DISTANCE OF 334 91 FEET MORE OR LESS TO A POINT. SAID POINT BEING ON THE CENTER LINE OF AN EXISTING RAILROAD SPUR TRACT, THENCE SOUTI DISTANCE OF 44.00 FEET TO A POINT OF CURVE; THENCE CONTINUING SOUTHEASTERLY ON A CURVED LINE. CONVEX TO THE SOUTHWEST, AND HI CONTINUING SOUTHEASTERLY ON A CURVED LINE, CONVEX TO THE SOUTHWEST, AND HAVING A RADIUS OF 347.13 FEET. AN ARC DISTANCE OF 382 091 OF EAST 95TH STREET; THENCE EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 169.40 FEET MORE OR LESS TO A POINT ON A UNE PARALLEL WITH 1 LESS TO A POINT IN THE SOUTH UNE OF EAST 95TH STREET. THENCE WEST ON SAID SOUTH LINE OF EAST 95TH STREET, A DISTANCE OF 50 FEET TO THE P

CONTAINING 237,713 SQ.FT. OR 5.457 ACRES OF LAND, MORE OR LESS. (PIN 25-U-100-O42)

PARCEL 3 (PER DEED DOC. 1235416087, PARCEL 3):

THAT PART OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 14. EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DEI (MEASURED ALONG THE EAST LINE OF COTTAGE GROVE AVENUE AS SAID AVENUE IS SHOWN ON THE PLAT OF DEDICATION RECORDED MAY 29, 1907)' AVENUE; RUNNING THENCE EAST ON A UNE PARALLEL WITH THE SOUTH LINE OF EAST 95TH STREET, A DISTANCE OF 380 38 FEET TO AN INTERSECTS WARRANTY DEED FROM CLEARING INDUSTRIAL DISTRICT, INC. TO GUARDITE CORPORATION, DATED OCTOBER 20, 1949 AND RECORDED OCTOBER 20; SOUTHEASTERLY ALONG SAID CURVED LINE A DISTANCE OF 23.80 FEET TO AN INTERSECTION WITH A LINE 1120 FEET SOUTH OF AND PARALLEL WITH. STREET 397 S8 FEET TO A POINT, THENCE NORTHERLY ALONG THE EAST UNE OF SOUTH COTTAGE GROVE AVENUE A DISTANCE OF 20.00 FEET TO THE K

CONTAINING 7,505 SQ.FT. OR 0.172 ACRES OF LAND, MORE OR LESS. ! (PIN 25-11-100 026, 25-11-100-028)

PARCEL 4 (PER DEED DOC. 1235416087, PARCEL 4)

THAT PART OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOii STREET; AND 500 18 FEET EAST OF THE EAST LINE OF COTTAGE GROVE AVENUE (SAID 1200 FEET BEING MEASURED ALONG A LINE PARALLEL WITH THE WITH THE EAST LINE OF COTTAGE GROVE AVENUE AS SHOWN ON THE PLAT OF DEDICATION RECORDED MAY 29, 1907 IN BOOK 95 OF PLATS, PAGE 39) DISTANCE 52 97 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREWITH DESCRIBED; THENCE CONTINUING ALONG SAID CURVE A DISI SOUTH LINE OF EAST 95TH STREET AS MEASURED ALONG THE EAST LINE OF COTTAGE GROVE AVENUE, THENCE WEST ALONG SAID PARALLEL UN SOUTHEASTERLY 173.795 FEET TO SAID DESCRIBED POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

CONTAINING 2,847 SQ.FT. OR 0.065 ACRES OF LAND, MORE OR LESS. (PIN 25-11-100-038)

PARCEL 5 (PER DEED DOC. 1235416086)

THAT PART OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DE EAST LINE OF COTTAGE GROVE AVENUE (AS SAID AVENUE IS SHOWN ON THE PLAT OF DEDICATION RECORDED MAY 29, 1907 IN BOOK 95 OF PLATS, I 416 90 FEET; THENCE EAST ALONG A UNE PARALLEL WITH SAID SOUTH LINE OF EAST 95TH STREET, A DISTANCE OF 288 00 FEEI TO A POINT; THENCE EAST 95TH STREET, A DISTANCE OF 20 36 FEET, THENCE SOUTHWESTERLY ALONG A LINE PARALLEL TO THE EAST LINE OF SOUTH COTTAGE GROVE AM PARALLEL WITH THE EAST LINE OF SOUTH COTTAGE GROVE AVENUE, A DISTANCE OF 800.00 FEET TO THE SOUTHERLY LINE OF EAST 95TH STREET; III

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UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO SURVEYOR. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS PHYSICALLY LOCATED VISIBLE STRUCTURES, HOWEVER, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.

To: Imanl Village; Greater Illinois Title Company; First American Title Insurance Company.
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 7a, 11b of Table A thereof.

Field survey completed on January 15, 2014

day of ^{SnPTK^rfeX, 2014 at Chicago, Illinois.

GERARDO SANCHEZ - ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 35-3486 LICENSE
EXPIRATION DATE 11/30/2014

SHEET 2 OF 2 REV. 09/04/2014

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erenced to the Illinois State Plan Coordinate System, East Zone, NAD83 (CORS, 2012 adjustment). Combined scale factor (grid to ground) is 1.00000219. R* ices shall be assumed by scaling. Distances along curves are Arc Distances unless otherwise noted.

nd at time of survey and through a normal search and walk through of the site are shown on the face of this plat. Lawn sprinkler systems, ff any, are not showi re been shown. Records from the City of Chicago, Department of Transportation, Office of Underground Coordination, have been requested, reviewed and she ever their function and dimensions have not been noted. if such items are hidden by landscaping, or are covered by such items as dumpsters, trailers debris or snow. Other than visible observations noted hereon, tri line. Controlled underground exploratory effort together with "JULIE" markings is recommended to determine the full extent of underground service and utility Hi

itts plat are based on the legal descriptions as noted hereon. The parcel that is defined may not reflect actual ownership, but reflects what was surveyed. For <

*en included in this survey, except trees hereon shown.
ments before building, and immediately report any discrepancies to the surveyor.

1 of this Survey:

[Company (Chicago Title Insurance Company), Order No. 1301004263239, with an effective date of July 10, 2000 (rev. 09/28/00) was used in the preparation of:

ifons, do not correspond to the Parcel Numbers used on the Survey. Parcel Numbers used for the Survey were sequentially assigned.
s for Parcel 1 (A), Parcel 1 (B), and Parcel 1 (C) generally conform with current deed descriptions. The Description for Parcel 2 conforms with the current dec
i necessary exception that was subsequently conveyed per Quit Claim Deed recorded as Doc 1127140050, recorded 9/28/2011.

pt Included as part of the property hereon surveyed.

fiet forth in declaration recorded as document no. 6917508: Document is not available, bulding line not depicted on the Survey.

iset forth in the plat of subdivision recorded as document no. B957229: Only applicable to parcels 3 and 4, not included hereon and therefore not depicted on ires for an ALTA/ACSM Land Title Survey. Please refer to any other referenced documents for additional information.

'Insurance Company. Greater Illinois Title Company (Chicago Title Insurance Company), Order No. 1301 004263239, with an effective date of July 10,20001 ws:

scripJons, do not necessarily correspond to the Parcel Numbers used on the Survey. Parcel Numbers used for the Survey were sequentially assigned.
to not conform with the current deed descriptions as noted on this Survey, although they substantially reflect the same overall boundary of the surveyed prop
ent deed descriptions are included in the Survey as noted hereon.

03015150: Lease area shown on the Survey, asmonumented and occupied. Noted document includes Insufficient Information to depict a "record" perfrmetei urposes per Doc. 15098536: Shown on the Survey, as noted.

wealth Edison and Illinois BeD Telephone, per Doc. 13886121: Distinct rights noted in the document are not detailed within the 20ft strip as shown on the Su at this easement may have been released.

ommonwealth Edison Company and Illinois BeD Telephone Company per Doc. No. 14993866: Exhibit A noted in the Document which is referenced to deplc n the Survey.

ick per Doc. No. 15054256: Document contains Insufficient information and attached Exhibit Is of poor quality and Insufficient detail to accurately represent ed by other documents are shown hereon. The proposed spur tract to Olney J. Dean
Steel Company on page 2 of said Document is not depicted on the Sut ttated to spur tracts: Noted documents to not include any specific descriptions and reference Doc 15054256 noted above. £ Telephone, per Doc 16973148: Shown on the
Survey, as noted.

*wealth Edbon (Illinois Bell Telephone also included as signatory), per Dec. 17207640: Shown on the Survey, as noted, spur tracts: Noted documents to not include any specific descriptions and reference

Doc 15054256 noted previously, ment for railroad purposes per Doc 15098536 (noted previously in Schedule B Rem 47): Shown on the Survey, as noted.

er Doc. 14656B67 (fricorrectly Identified as Doc 11656867 in Title Commitment Report): Shown on the Survey, as noted. Extends into Parcel 5 os shown < eures for an ALTA/ACSM Land Title Survey. Please refer to any other referenced
documents for additional information.

CONTAINING 274,294 SQ.FT. OR 6 297 ACRES OF LAND, MORE OR LESS (PIN 2S-11-100-035PT)

PARCEL 6 (PER DEED DOC. 123541E0S4).

THAT PART OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERI SOUTHERLY LINE OF 95TH STREET) EASTERLY OF THE INTERSECTION OF THE EASTERLY LINE
OF COTTAGE GROVE AVENUE (AS 95TH STREET; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF 95TH STREET 200 FEET; THENCE SOUTHERLY ALONG A Uh FEET; THENCE NORTHERLY ALONG A UNE PARALLEL TO
THE EAST SIDE OF COTTAGE GROVE AVENUE 800 FEET TO A POINT OF

CONTAINING 1S7,505 SCL-FT OR 3.616 ACRES OF LAND, MORE OR LESS (PIN 25-11-100-030)

PARCEL 7 (PER DEED DOC 1235416085)-

THAT PART OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL M COTTAGE GROVE AVENUE, THENCE SOUTHWESTERLY ON A LINE PARALLEL WITH COTTAGE
GROVE AVENUE A DISTANCE OF WITH THE WEST LINE OF SAID SECTION 11; THENCE NORTH ON SAID PARALLEL LINE A DISTANCE OF 580 FEET TO A POINT 01 EXCEPTING THEREFROM THE PORTION OF THE LAND
CONVEYED BY DEED RECORDED AS DOCUMENT NO. 884SS483 CONVEYI TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEGINNING AT A POINT ON THE SOUTH LINE OF MINUTES 00
SECONDS EAST PARALLEL WITH THE WEST LINE OF SAID SECTION 11, 580 FEET, THENCE SOUTH 89 00EGREES 48 THE WEST LINE OF SAID SECTION 11; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST
ALONG A LINE PARALLEL' WEST ALONG THE SOUTH LINE OF 95TH STREET 323.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING 48,566 SQ.FT. OR 1 115 ACRES OF LAND, MORE OR LESS. (PIN 25-11-100-045)

PARCEL 8 (PER DEED DOC. 1235416083)-

THAT PART OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MEF WHICH IS 853.37 FEET SOUTHERLY AS MEASURED ALONG THE EASTERLY LINE OF COTTAGE
GROVE AVENUE FROM ITS INTE AVENUE 246.63 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF EAST 95TH STREET 380.33 FEET, THENCE NORI TANGENT TO THE AFORESAID CURVED LINE 10.21 FEET TO A
POINT ON A LINE 300 FEET EAST OF THE EASTERLY LINE OF COT OF SAID EAST 95TH SBTEET; THENCE NORTHWESTERLY 69 09 FEET TO THE POINT ON A LINE PARALLEL WITH THE SOUTH LIr COTTAGE GROVE AVENUE;

File #: O2014-8035, Version: 1

THENCE WEST 280 FEET TO A POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.
CONTAINING 77,669 SQ.FT. OR 1 783 ACRES OF LAND, MORE OR LESS. (PIN 25-11-10M22)

PARCEL 9 (PER DEED DOC 0316819145, PARCEL 11A), EXCEPT DEED DOC 1127140050):
THAT PART OF THE NORTH 1/2 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN FROM THE POINT OF INTERSECTION WITH SAID EASTERLY LINE WITH THE SOUTH LINE EAST OF 95TH STREET; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF COTTAGE GROVE AVENUE, 350 FEET; THENCE EAST ON A LINE PARALLEL WITH A RADIUS OF 392.06 FEET AND TANGENT AT SAID POINT TO SAID LAST DESCRIBED STR CURVE; THENCE NORTHEASTERLY ON A CURVED LINE CONVEX TO THE NORTHWEST WITH A RADIUS OF 374.06 FEET AND TANGENT AT SAID POINT TO SAID SOUTH LINE OF EAST 95TH STREET, 1012.34 FEET TO THE POINT OF BEGINNING, DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT ON THE EASTERLY LINE OF COTTAGE GROVE AVENUE CONTINUING SOUTH 09 DEGREES 13 MINUTES 09 SECONDS WEST ALONG SAID EASTERLY LINE OF COTTAGE GROVE AVENUE 369.17 FEET; THENCE NORTH 01 DEGREE 36 MINUTES 46 SECONDS WEST PERPENDICULAR TO THE LAST COURSE, 343.76 FEET WITH SAID SOUTH LINE OF EAST 95TH STREET, 303 39 FEET TO THE POINT OF BEGINNING; [ALSO EXCEPT THEREFROM THAT COOK COUNTY, ILLINOIS.

CONTAINING 188,399 SQ.FT. OR 4 325 ACRES OF LAND, MORE OR LESS. (PIN 25-11-100-005 PT.)

PARCEL 10(PER DEED DOC. 0316819145, PARCEL 1(B)):

CLIENT: Trinity-Cottage Grove Development, LLC JOB No. SA 13-60

DRAWING: 13-60 Imanl Village ALTA Survey 09042014.DWG

CM BED AS FOLLOWS: BEGINNING A POINT IN THE SOUTHERLY LINE OF 95TH STREET 500 FEET (MEASURED ALONG SAID ON THE PLAT OF DEDICATION RECORDED MAY 29,1907 IN BOOK 95 OF PLATS, PAGE 39) WITH SAID SOUTHERLY LINE OF GE GROVE AVENUE 800 FEET, THENCE WESTERLY ALONG A LINE PARALLEL WITH SOUTHERLY LINE OF 95TH STREET 200 INTY, ILLINOIS

=OLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF 95TH STREET 700 FEET EAST OF THE EASTERLY LINE OF T ON A LINE PARALLEL WITH 95TH STREET A DISTANCE OF 463 19 FEET MORE OR LESS TO A POINT ON A LINE PARALLEL H STREET; THENCE WEST ON THE SOUTH LINE OF 95TH STREET A DISTANCE OF 350.00 FEET TO THE POINT OF BEGINNING, IOPERTY TO PUBUC STORAGE, INC., DESCRIBED AS FOLLOWS: THAT PART OF THE NORTHWEST QUARTER OF SECTION 11, AST OF THE EASTERLY LINE OF COTTAGE GROVE AVENUE; THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 00 1ST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF 95TH STREET 323.00 FEET TO A POINT ON A LINE PARALLEL WITH 1AID SECTION U, 580 FEET TO THE SOUTH LINE OF 95TH STREET, THENCE NORTH 89 DEGREES 48 MINUTES 14 SECONDS

SCRIBED AS FOLLOWS- BEGINNING AT A POINT ON THE EASTERLY LINE OF COTTAGE GROVE AVENUE AS NOW LAID OUT m LINE OF EAST 95TH STREET; THENCE CONTINUING SOUTHWESTERLY ALONG THE EASTERLY LINE OF COTTAGE GROVE IRVE LINE CONVEX TO THE SOUTHWEST RADIUS 29S.94 FEET A DISTANCE OF 171.97 FEET; THENCE NORTHWESTERLY MEASURED ALONG THE SOUTH LINE OF EAST 95TH STREET WHICH 923.37 FEET SOUTHWESTERLY FROM THE SOUTH LINE WHICH IS 853 37 FEET SOUTHWESTERLY FROM THE SOUTH UNE THEREOF AND 280 FEET EAST OF THE EASTERLY LINE OF

IN SURVEYOR'S NOTES
1. Measured Bearings and Distances noted hereon are based on deed d
2. Only the Improvements that were \n
3. Surface Indications of utilities on ih wires are existing and their poles r
4. This survey may not reflect all utjftJ the actual presence or absence of 1-800-892-0123.
5. The locations of the property lines
6. No vegetation (bushes, shrubs, lar
7. Compare this plat, legal descriptor
8. Two Title Commitments were re vie
a. Title Commitment prepared t Comments related to said cc l. Parcel Numbers used In 1
H. Title C'armitmcnt Exhibit
the title description and d
DI. Parcel 3 and Parcel 4 not tv. Schedule B Item U.28 -1
v. Schedule B Item U.28 -1
vi. No other items appear to
b. Title Commitment prepared b preparation of this Survey. Comments related to said cc
l. Parcel Numbers used ir
*a) A- Title Commitment *Schi
appear to have been cc @ Bl. Schedule B Kern 40 - U fC) tv. Schedule B Item 47- Ea v. Schedule B Item 54 - E) Subsequent documents vl. Schedule B Item 55 - E) recorded document, the vl) Schedule B Item 56 - Ei Those spur track
corridl (p) virt. Schedule B Items 57 ar \E) be. Schedule B Item 59 - Ei x. Schedule B Item 60 - E;

S
xl. Schedule B Rem 62 - R< xl. Schedule B Rem 65- Se xDI. Schedule B Rem 66- Ra hE. No other Items appear t

I LAND SURVEYING

CHICAGO, IL. 60656 FAX 847-232-3104
U. DESIGN FIRM No. 184004601

TRINITY 95th & COTTAGE GROVE PLANNED COMMUNITY DEVELOPMENT, LLC

400 W. 95th STREET | CHICAGO, IL 60628-11 20 | P 3 1 2.977.0200 | F 3 1 2.977.0209

BOARD OF MANAGERS ROSTER

Last Name	First Name	Title	Board Position	Address	Telephone Number	E-Mail Address
Bennett	Michael	Dr.	Member	211 East 81st Street Chicago, IL 60619	(773) 325-4918w/(773) 415-6038C	mbennett(5)depaul.edu
Davis	Naomi	JD	Member	BIG: Blacks In Green P.O. Box 378411 Chicago, IL 60637	(773) 678-9541	naomidavis(5>blacksinereen.orK
Eggleston	Patricia	Esq.	Executive Vice President/General Counsel	5201 S. Cornell Ave., Apt. HE Chicago, IL 60615	(773) 324-0881w/(773)79 3-6068C	peggles358(5>aol.com
Graham	Rupert		Treasurer	9354 S. Parnell Chicago, IL 60620	(773) 294-1729	Rupert <p> rfgraham.com <http://rfgraham.com>
Irmer	Peri	Esq.	Member	923 E. 48th St. Chicago, IL 60615	(312) 560-3338c	Dirmer(5)aol.com
Karanja	Sokoni	Dr.	Member	Centers for New Horizons 4150 "S. King Drive Chicago, IL 60653	(773) 373-5700w/(312) 342-8161C	SOKONIK(S>CNH.ORG
Mason	Terry	Dr.	Member	Oak Forest Health Center 15900 S. Cicero Ave. Oak Forest, IL 60402	(708) 633-2000w/(312) 718-6265	temason@cookcountyhhs.org <mailto:temason@cookcountyhhs.org>doc@terrymasonmd.com <mailto:doc@terrymasonmd.com>

ATTORNEY JAMES MONTGOMERY
CHAIRMAN OF THE BOARD

REV. DR. OTIS MOSS III, SENIOR PASTOR
TC3IMITV I iMIT>vn <^U4l ipru nc I-URICT

BOARD OF MANAGERS ROSTER

Montgomery	James D.	Esq.	President and Chairman of the Board	1 N. LaSalle St. Suite 2450 Chicago, IL 60602	(312) 977- 0200/ (312) 315-3923C	James5>idmlaw.com
Moss, III	Otis	Rev. Dr.	Senior Pastor	Trinity United Church of Christ 400 W. 95th St. Chicago, IL 60628	(773) 962- 5650/ (312) 391-0272C	revom3(a>aol.com
Odoms-Young	Angela	Dr.	Member	University of Illinois Dept. of Kinesiology and Nutrition College of Applied Sciences 1919 W. Taylor, MC 517 Chicago, IL 60612	(312)413- 0797w/ (773) 391-3358C	odmvoung(S>uic.edu '
Olowule	Benjamin		Member	24807 Hickory Court Crete, IL 60417	(708) 351-5462	benolco(5>vahoo.com
Smith	Thurman "Tony"		Member	PNC Bank One North Franklin, Suite 3600 Chicago, IL 60606	(312) 214- 2146w/ (312) 213-6396C	thurman.smiths pnc.com <http://pnc.com>

ATTORNEY JAMES MONTGOMERY
CHAIRMAN OF THE BOARD

REV.
PASTOR
CHURCH OF CHRIST

DR.

OTIS

TRINITY

MOSS

III,

SENIOR
UNITED

SECTION IV - DISCLOSURE OF SUBCONTRACTORS AND OTHER RETAINED PARTIES: The following Subcontractors and/or parties and have been retained by the the Applicant in connection with this matter:

McLaurin Development Partners 330 S. Wells St # 511 Chicago, IL 60606

Johnson and Lee, Ltd 828 S. Wabash #210 Chicago, IL

PRISM Engineering
122 S. Michigan Ave. #1830
Chicago, IL 60603

Earnest Sawyer Enterprises 100 N. LaSalle Street #1515 Chicago, IL 60602

Charity & Associates 20 N. Clark Street #1150 Chicago, IL 60602
Developer Retained

Architect Retained

Engineer Retained

TIF Consultant Retained

Attorney Retained
Paid to date: \$200,000 estimated total: \$1M+

Paid to date: \$ 65,000 estimated total: \$500K+

Paid to date: \$181,765.74 estimated total: \$200K+

Paid to date \$5,000.00 estimated total: \$20K

Paid to Date: \$ 9,837.00 estimated total: \$50K+

Sanchez & Associates 8604 W. Catalpa Ave. #912 Chicago, IL 60656
Surveyor Retained

Paid to date: 42,661.40 estimated total: \$60K

Flood Testing Laboratories 1945 E. 87th Street Chicago, IL 60617
Geotechnical

Engineers

Retained

Paid to date: \$22,202.00 estimated total: \$22,202.

Applied Real Estate Analysis 914 S. Wabash Chicago, IL 60605

Marketing Research Retained

Paid to date: \$12,600.00 estimated total: \$40K+

& IQ 1%o

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO THE
CHICAGO ZONING ORDINANCE

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

9501-49 S. Cottage Grove Avenue. 9633-45 S. Cottage Grove Avenue. 901-49 E. 95th
St., 9659 Ellis, Chicago.
Illinois

2. Ward Number that the property is located in: 8^

3. APPLICANT Trinity 95th & Cottage Grove Planned Community Development Series,

LLC, an Illinois limited liability company

ADDRESS 400 W. 95th Street

CITY Chicago

STATE Illinois
(773) 324-0881

ZIP CODE 60628

PHONE (312) 263-4660 OR

EMAIL: zeb.mclaurin@kinbez.com <mailto:zeb.mclaurin@kinbez.com> or
peggles358(g)aol.com CONTACT PERSON: Zeb McLaurin or Patricia
Eggleston

Is the applicant the owner of the property? YES

NO

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

The Applicant is the owner of the Applicant Owned Property. Norfolk Southern Corporation is the owner of the Railroad Right of Way, and the City of Chicago is the owner of the City Parcel.

OWNER City of Chicago, with respect to the City Parcel

ADDRESS 121 North LaSalle Street CITY Chicago
STATE Illinois ZIP CODE 60602 PHONE (312) 744-4477

EMAIL: robert.wolf@cityofchicago.org <<http://cago.org>>
CONTACT PERSON: Bob Wolf

OWNER Norfolk Southern Corporation, with respect to the Railroad Right of Way

ADDRESS 1200 Peachtree Street. NE CITY Atlanta

STATE Georgia ZIP CODE 30309 PHONE (404) 897-3077

EMAIL: Andrew.vollmer@nscorp.com <<mailto:Andrew.vollmer@nscorp.com>>
CONTACT PERSON: Andrew Vollmer

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

ATTORNEY Elvin E. Charity. Charity & Associates. P.C.

ADDRESS 20 North Clark Street. Suite 1 ISO

CITY Chicago STATE Illinois ZIP CODE 60602

PHONE (312) 564-4963 FAX (312) 849-9001 EMAIL elvin.charity@charityv-associates.com

<<mailto:elvin.charityv@charityv-associates.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.

Trinity United Church of Christ, an Illinois not-for-profit corporation

7. On what date did the owner acquire legal title to the subject property? December 19, 2012
8. Has the present owner previously rezoned this property? If yes, when?
No
9. Present Zoning District PD 751/MI-2 Proposed Zoning District C2-2. then to Business
9. Residential. Institutional Planned Development
10. Lot size in square feet (or dimensions) 1.511.033 square feet (34 Acres)
11. Current Use of the Property: A portion of the subject property is used for school, office,
11. accessory and non-accessory on-site and off-site parking and related accessory uses, a
11. light industrial tenant and the remainder is vacant land
12. Reason for rezoning the subject property: To allow for the phased mixed use business,
12. residential commercial and institutional 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)

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Phased development consisting of rehabilitation of an existing building containing approximately 75,000 sq. ft. at 901 E/ 95th Street for school, office, retail sales, service and related uses; the new construction of approximately 122 multifamily senior residential units in 2 buildings; the new construction of approximately 60 multifamily housing units in 2 buildings containing approximately 15,000 sq. ft. of ground floor retail space; rehabilitation of an existing building containing approximately 35,000 sq. ft. at 9633 S. Cottage Grove Avenue for retail sales, warehouse and distribution, and restaurant uses; new construction of an approximately 28,000 sq. ft building with a projected primary use as a community health center; new construction of an approximately 225,000 square feet indoor sports and recreation facility; construction of an outdoor urban farm; and the provision of accessory, off-street on-site and off-site parking and related accessory uses.

14. On May 14th, 2007, the Chicago City Counsel 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

COUNTY OF COOK STATE OF
ILLINOIS

(HrhyKMittJ ^

\Mc\$ McfirBcMc^/ , the JScUb tffMdm&KS- ofthe Trinity 95th & Cottage Grove Planned Community Development Series, LLC, an Illinois limited liability company, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

Subscribed and Sworn to before me this £(\$^3- day
of September, 2014.

For Office Use Only

Date of Introduction:

File Number:

Ward: