# CITY OF CHICAGO

# APPLICATION FOR AN AMENDMENT TO THE CHICAGO ZONING ORDINANCE

1.

	ADDRESS of t 47 – 757 East 4					<u>venue</u>
V	Ward Number	that property i	s located in:_	4th		
A	APPLICANT_	Northweste	rn Memorial I	Healthcare		
A	ADDRESS	211 East (	Ontario Street	Ste 1800	CITY	Chicago
S	STATE <u>IL</u>	ZIP CC	DE <u>60611</u>		<u>P</u> HON	E (312) 942-6886
E	EMAIL <u>thomas</u>	s.hefty@nm.or	·g	CONTA	CT PERSON	Thomas L. Hefty,
I:		is not the own	ner of the prop	perty, pleas	e provide the	NOX following information er allowing the application to
C	OWNER <u>Cit</u>	y of Chicago	Portion of Pro	operty - Se	e Exhibit A a	ttached.)
A	ADDRESS 121	N. LaSalle S	t., Rm. 1000		CITY	Chicago
S	STATE <u>IL</u>	ZII	P C <u>ODE 606</u>	002	PHO	NE(312)744-7885
Е	EMAIL <u>cjang@</u>	cityofchicago	.org CONTA	.CT PERS	ON <u>Chr</u>	ristopher Jang
	f the Applican ezoning, pleas		1 1		lawyer as the	ir representative for the
A	ATTORNEY_	Carol D. S	tubblefield, N	Ieal & Lero	y, LLC	
	ADDRESS		Street, Suite 20			
C	CITYChicag	go	_ STATE	IL	ZIP CODE _	60603
P		541-7144		2-628-7072	EMA	AIL cstubblefield@nealandler

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.
7.	On what date did the owner acquire legal title to the subject property?
8.	Has the present owner previously rezoned this property? If yes, when?  No
9.	Present Zoning District C2-3 Proposed Zoning District C2-5 then to a BPD
10.	Lot size in square feet (or dimensions) 57,660 sf.
2.	Reason for rezoning the property Mandatory Planned Development for height.
nı	Describe the proposed use of the property after the rezoning. Indicate the number of dwelling unit umber of parking spaces; approximate square footage of any commercial space; and eight of the proposed building. (BE SPECIFIC)
<u>A</u>	Applicant proposes to construct Bronzeville Advanced Outpatient Care Center The building will
	n approximately 120,000 square foot multi-story Medical Office Building that will include a boar linical services offering, ground level retail that will be approximately 4,285 square feet, communications.
sp	pace and on-site naturally-ventilated open-air parking structure that will hold 260 parking spaces,
	nd 1 loading space along with a goal to obtain LEED silver certification Building height is plann ot to exceed 102' feet in height.
a cł	The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or financial contribution for residential housing projects with ten or more units that receive a zonin hange which, among other triggers, increases the allowable floor area, or, for existing Planned
	Developments, increases the number of units (see attached fact sheet or visit www.cityofchicago.org/ARO for more information). Is this project subject to the ARO?
	YES NO X

COUNTY OF COOK STATE OF ILLINOIS	
Collum M. Schmizge, being firstatements and the statements contained in the docu	rst duly sworn on oath, states that all of the above ments submitted herewith are true and correct.
	Assignature of Applicant
Subscribed and Sworn to before me this  STN day of July, 2022  Alli SM Bykoluskii  Notary Public	Official Seal Allison Bykowski Notary Public State of Illinois My Commission Expires 12/21/2024
For Office	e Use Only
Date of Introduction:	
File Number:	
Ward:	

# Exhibit A

# **City Owned Parcels**

20-10-214-004-0000	4810 S. Cottage Grove Ave.
20-10-214-006-0000	4812 S. Cottage Grove Ave.
20-10-214-031-0000	4834 S. Cottage Grove Ave.

CHECK

NET AMOUNT AMOUNT DEDUCTION INVOICE # DESCRIPTION DATE 142.000 City of Chicago, Department of Revenue 07/06/2022 1926.013-application fee-Planned 1,500.00 1,500.00 1926.013 Devpmt-48th Cottage Grove

CHECK DATE 07/06/2022 CONTROL NUMBER

16382

TOTALS ▶ Gross:

1,500.00

\*\*\* ONE THOUSAND FIVE HUNDRED & 00/100 DOLLARS

Ded:

0.00 Net:

1,500.00

16382

Security features. Details on back

0

**NEAL & LEROY, LLC** 

20 South Clark Street CHICAGO, IL 60606 (312) 641-7144

JPMorgan Chase Bank, N.A. www.Chase.com

2-1/710

DATE

CHECK

**AMOUNT** 

07/06/2022

16382

\*\*\$1,500.00

PAY

TO THE ORDER OF

City of Chicago, Department of Revenue

Devpmt-48th Cottage Grove

**VOID AFTER 90 DAYS** 

AUTHORIZED SIGNATURE

"O16382" 1:0710000131

70110670511

**NEAL & LEROY, LLC** 

Vendor: 142.000 City of Chicago, Department of Revenue

Date

Description

Invoice #

**Amount** 

Disc

Net Amt

16382

07/06/2022 1926.013-application fee-Planned

1926.013

1,500.00

1.500.00

Check Date

Check #

**Gross Amt** 

Disc Amt

**Net Amt** 

07/06/2022

16382

1,500.00

1,500.00

0.00



# DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF CHICAGO

July 6, 2022

Ms. Laura Flores Chairwoman Chicago Plan Commission City of Chicago 121 N. LaSalle, Room 905 Chicago, Illinois 60602

Honorable Tom Tunney Chairman, Zoning Committee City of Chicago 121 N. LaSalle St. Room 203, Office 14 Chicago, Illinois 60602

Matter: Consent to File PD Application by Applicant for Northwestern Memorial

Health Care

Property:

20-10-214-004-0000 4810 S. Cottage Grove Ave.

20-10-214-031-0000 4834 S. Cottage Grove Ave.

20-10-214-006-0000 4812 S. Cottage Grove Ave.

Dear Chairwoman Flores and Chairman Tunney:

This letter serves to inform you that the City of Chicago owns the above referenced properties, and consents to the Northwestern Memorial HealthCare to file an application for a new planned development to allow for the redevelopment of city property. Northwestern Memorial HealthCare intends to develop the site as an Advanced Outpatient Care Center. Northwestern Memorial HealthCare plans to offer to purchase for the property with the Department of Planning and Development.

This consent letter does not constitute the City's endorsement or approval of the exhibits or statements in the planned development application. The PD exhibits and statements will be revised as needed prior to a future Chicago Plan Commission meeting.

Sincerely.

Commissioner



Department of Planning & Development – Bureau of Zoning & Land Use Patrick Murphey, Zoning Administrator CPC Zoning Review Fee 121 North LaSalle – Room 905 Chicago, Illinois 60602

## **CPC ZONING REVIEW FEE**

DATE: July 20, 2022
---------------------

**APPLICANT:** Northwestern Memorial Healthcare

Cashier Capture "Applicant Name" in the Customer Name Field

**PROJECT ADDRESS:** 747 – 757 East 48th Street and 4800 – 4848 South Cottage Grove Avenue

Cashier Capture "Project Address" in the Address Field

In accordance with Section 17-13-610, 50% of the zoning review fee is due at the time of Plan Commission Review, effective January 1, 2020. This CPC Zoning Review Fee is required for every new Plan Development application filed with the City Clerk on or before January 1, 2020 and must be paid **prior** to such plan commission review.

Summary of proposed PD Application	Total Proposed Buildable Floor Area (SF)	Total Zoning Review Fee (at \$0.50 per Buildable Floor Area SF)	Plan Commission Review fee (50%)	Remaining permit review fee (due at building permit)
To construct medical office building in Bronzeville Community	114,249	\$57,124.50	\$28,562.25	\$28,562.25
			Amount Due	_

#### **Payment Instructions:**

- 1. Payment must be made in person at the Department of Finance's Payment Center, **Room 107A** of City Hall, 121 N. LaSalle St., between 8 a.m. and 5 p.m., or at the Department of Finance (DOF) window in the Permit Center in **Room 905** of City Hall, between **8:30 a.m. and 4:30 p.m.**
- 2. Make checks payable to the City of Chicago.
- 3. If you have experienced an 'NSF' (Non-Sufficient Funds) hold, you must pay by Cash, Cashier's Check or Certified Check.
- 4. At least <u>two</u> copies of this CPC Zoning Review Fee Summary Sheet <u>must</u> be submitted to the Department of Finance (DOF) with payment—one copy will be retained by DOF and one is for CPD Review staff, the Planned Development (PD) Project Manager).
- 5. The DOF will provide you with a receipt. You may request a duplicate receipt for your records.
- 6. Provide copy of this letter (stamped by DOF) and proof of payment (the DOF receipt) to PD Project Manager.

cc: PD Project Manager, Plan Commission Main Project File, Mike Marmo

FOR DOF USE:	Point of Sale (POS)	54- CPC ZONING REVIEW FEE

## Lamar Johnson Collaborative 7

2199 Innerbelt Business Center Drive, St. Louis, Missouri 63114 p 314-429-5100 f 314-429-3137

CO	Vendor	Check Date	Check #	
00025	16356	7/6/2022	102289	

				00020	10000	11012022	102200
Invoice Number	Invoice Date	Description		G	ross Amount	Discount/Retainage	Net Amount
20220705	7/5/2022	Description			28562.25	Discountinetamage	28562.25
DETACH AND RET/ THE ATTACHED CHECK IS IN P IF NOT CORRECT PLEASE NOT			Totals		\$28,562.25		\$28,562.25

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

Lamar Johnson Collaborative 7

> 2199 Innerbelt Business Center Drive, St. Louis, Missouri 63114 p 314-429-5100 f 314-429-3137

<u>2-28</u> 710 BMO Harris Central N.A. Naperville, IL

00102289

Date: 7/6/2022

PAY

\$\*\*\*\*28,562.25

TO

City of Chicago

THE 121 N LaSalle Street Room 104

ORDER Chicago IL 60602

OF

## **ORDINANCE**

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

**SECTION 1.** That the Chicago Zoning Ordinance be amended by changing all the C2-3, Motor Vehicle-Related Commercial District symbols and indications as shown on Map Number 146-B in the area bounded by:

EAST 48TH STREET; SOUTH COTTAGE GROVE AVENUE; A LINE 497.04 FEET SOUTH OF EAST 48TH STREET; AND A LINE 116 FEET WEST OF SOUTH COTTAGE GROVE AVENUE

to those of C2-5, Motor Vehicle-Related Commercial District.

**SECTION 2:** That the Chicago Zoning Ordinance be amended by changing all of the C2-5, Motor Vehicle-Related Commercial District symbols and indications as shown on Map Number 146-B in the area bounded by:

EAST 48TH STREET; SOUTH COTTAGE GROVE AVENUE; A LINE 497.04 FEET SOUTH OF EAST 48TH STREET; AND A LINE 116 FEET WEST OF SOUTH COTTAGE GROVE AVENUE

to those of Business Planned Development [\_\_], which is hereby established in the area above described, subject to such use and bulk regulation as set forth in the Plan of Development herewith attached and made a part hereof and to no others.

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

APPLICANT: Northwestern Memorial HealthCare

ADDRESS: 747 – 757 East 48th Street and 4800 – 4848 South Cottage Grove Avenue

## **BUSINESS PLANNED DEVELOPMENT**

## PLANNED DEVELOPMENT STATEMENTS

- 1. The area delineated herein as Business Planned Development Number (the "Planned Development" or "PD") consists of a net site area of approximately 57,660 square feet of property, as depicted on the attached Property and Planned Development Boundary Map (the "Property"). The Applicant is Northwestern Memorial HealthCare, an Illinois nonprofit corporation (the "Applicant" or "Northwestern"). The Property is owned in part by the City of Chicago and in part by Northwestern.
- 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 "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 in Section 17-8-0400.
- 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, assigns or grantees.

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

Ingress or egress shall be pursuant to the Planned Development 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.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

APPLICANT: Northwestern Memorial HealthCare

**ADDRESS:** 747 – 757 East 48<sup>th</sup> Street and 4800 – 4848 South Cottage Grove Avenue

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway & landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

- 4. This Plan of Development consists of these seventeen (16) Statements and the following exhibits prepared by Lamar Johnson Collaborative collectively, the "Plans"):
  - (a) Bulk Regulations Table
  - (b) Existing Zoning Map
  - (c) Existing Land-Use Map
  - (d) Property and Planned Development Boundary Map
  - (e) Site and Landscape Plan
  - (f) Building Elevations

Full-sized copies of the Landscape Plan and Building Elevations are on file with the Department of Planning and Development. 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 Chicago 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 Chicago Zoning Ordinance, this Planned Development shall control.

APPLICANT: Northwestern Memorial HealthCare

**ADDRESS:** 747 – 757 East 48<sup>th</sup> Street and 4800 – 4848 South Cottage Grove Avenue

- 5. The following uses shall be allowed in this Planned Development: Office, Medical Service, Ambulatory, Educational, Research, Accessory Parking and non-accessory parking, Financial Services, Personal Services, Retail Sales (General); Eating and Drinking Establishments, Medium Venues, Indoor Special Events, and accessory and incidental uses. Excluding hair salons, payday/title secured loan stores and pawn stores.
- 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 Chicago 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 Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 57,660 square feet and a base FAR of 5.0.
- 9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review Fee shall be assessed by DPD. 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.
- 10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by DPD. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
- 11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
- 12. The terms, conditions and exhibits of the Planned Development may be modified, administratively, by the Commissioner of the DPD upon the application for such a modification by Applicant or legal titleholder of the Property and after a determination by the Commissioner of the DPD that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development. Any such modification of the requirements of the Planned Development by the Commissioner of the

APPLICANT: Northwestern Memorial HealthCare

**ADDRESS:** 747 – 757 East 48<sup>th</sup> Street and 4800 – 4848 South Cottage Grove Avenue

DPD shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.

- 13. 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.
- 14. 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 Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.
- 15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned

APPLICANT: Northwestern Memorial HealthCare

**ADDRESS:** 747 – 757 East 48<sup>th</sup> Street and 4800 – 4848 South Cottage Grove Avenue

development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

16. Any and all of the Applicant's development rights as contained in this Planned Development shall fully vest, and shall be enforceable upon the Applicant's commencement of any portion of the proposed improvements that are contemplated herein. Should this Planned Development ordinance lapse pursuant to the terms of Section 17-13-0612, the Commissioner of DPD shall initiate a Zoning Map Amendment to rezone the property to C2-5, Motor Vehicle-Related Commercial District.

APPLICANT: Northwestern Memorial HealthCare

**ADDRESS:** 747 – 757 East 48<sup>th</sup> Street and 4800 – 4848 South Cottage Grove Avenue

# BUSINESS PLANNED DEVELOPMENT BULK REGULATIONS AND DATA TABLE

Site Area	
Gross Site Area	87,898 sq. ft
Public Right-of-Way:	30,238 sq. ft.
Net Site Area:	57,660 sq. ft.
Floor Area Ratio & Buildable Area	
Floor Area Ratio:	5.0
Maximum Off-Street Parking Spaces:	260
Minimum Off-Street Loading Spaces:	1
Maximum Building Height:	102'
Minimum Setbacks: North (E. 48 <sup>th</sup> Street): South: East (S. Cottage Grove Ave): West:	0'-0" 0'-0" 0'-0" 0'-0"

## **PROJECT NARRATIVE**

The Bronzeville Advanced Outpatient Care Center project supports Northwestern Medicine's key strategic goal to expand healthcare access and bring ambulatory services to the Bronzeville community. The building will be an approximately 120,000 square foot multi-story Medical Office Building that will include a board clinical services offering, ground level retail, community space and on-site naturally-ventilated open-air parking structure, along with a goal to obtain LEED certification. The project will require a Certificate of Need. Further, to date the project process has included a significant amount of community engagement which has helped to inform the current building composition, and will continue to influence the design of the building. The overall goal of the design is to respond to the history and future of the Bronzeville community, and to be anchored in the foundation of exceptional healthcare at Northwestern Medicine.

HEIGHT 102'-0" (AS DEFINED BY THE CHICAGO ZONING ORDINANCE)
USES MEDICAL SERVICES, RETAIL SALES (GENERAL), PARKING

RETAIL 4,285gsf FUTURE RETAIL SPACE (MERCANTILE, FOOD AND BEVERAGE)

PARKING SPACES 260 VEHICULAR PARKING SPACES (maximum)

BICYCLE PARKING 1 PER 10 VEHICLE PARKING SPACES

LEED CERTIFICATION SILVER

LOADING 1 LOADING SPACE PROVIDED

Applicant: Northwestern Memorial Healthcare

Address: 747 – 757 East 48th Street and 4800 – 4848 South Cottage Grove Avenue

Introduction: July 20, 2022

# 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:							
Northwestern Memorial HealthCare							
Check ONE of the following three boxes:							
the contract, transaction or other undertaking to "Matter"), a direct or indirect interest in excess name:	nticipated to hold within six months after City action on which this EDS pertains (referred to below as the of 7.5% in the Applicant. State the Applicant's legal						
OR 3. a legal entity with a direct or indirect State the legal name of the entity in which the	et right of control of the Applicant (see Section II(B)(1)) Disclosing Party holds a right of control:						
B. Business address of the Disclosing Party:	211 East Ontario Street, Suite 1800						
	Chicago, Illinois 60611						
C. Telephone: 312-926-5771 Fax:	Email: thomas.hefty@nm.org						
D. Name of contact person: Thomas L. Hefty, Sr. As	ssociate General Counsel						
E. Federal Employer Identification No. (if you	n have one): 36-3152959						
	s EDS pertains. (Include project number and location of						
Planned Development application for 747 – 757 Ea	st 48th Street and 4800 – 4848 South Cottage Grove Avenue						
G. Which City agency or department is reques	ting this EDS? Department of Planning and Development						
If the Matter is a contract being handled by the complete the following:	City's Department of Procurement Services, please						
Specification #	and Contract #						
Ver.2018-1 Pa							

## SECTION II -- DISCLOSURE OF OWNERSHIP INTERESTS

# A. NATURE OF THE DISCLOSING PARTY 1. Indicate the nature of the Disclosing Party: Person Limited liability company Limited liability partnership Publicly registered business corporation Privately held business corporation Joint venture Not-for-profit corporation Sole proprietorship (Is the not-for-profit corporation also a 501(c)(3))? General partnership Limited partnership **✓** Yes No Other (please specify) Trust 2. For legal entities, the state (or foreign country) of incorporation or organization, if applicable: Illinois 3. For legal entities not organized in the State of Illinois: Has the organization registered to do business in the State of Illinois as a foreign entity? ✓ Organized in Illinois Yes $\neg$ No B. IF THE DISCLOSING PARTY IS A LEGAL ENTITY: List below the full names and titles, if applicable, of: (i) all executive officers and all directors of the entity; (ii) for not-for-profit corporations, all members, if any, which are legal entities (if there are no such members, write "no members which are legal entities"); (iii) for trusts, estates or other similar entities, the trustee, executor, administrator, or similarly situated party; (iv) for general or limited partnerships, limited liability companies, limited liability partnerships or joint ventures, each general partner, managing member, manager or any other person or legal entity that directly or indirectly controls the day-to-day management of the Applicant. **NOTE**: Each legal entity listed below must submit an EDS on its own behalf. Name Title SEE SCHEDULE 1

2. Please provide the following information concerning each person or legal entity having a direct or indirect, current or prospective (i.e. within 6 months after City action) beneficial interest (including ownership) in excess of 7.5% of the Applicant. Examples of such an interest include shares in a corporation, partnership interest in a partnership or joint venture, interest of a member or manager in a

state "None." **NOTE**: Each legal entity listed below may be required to submit an EDS on its own behalf. Name **Business Address** Percentage Interest in the Applicant SECTION III -- INCOME OR COMPENSATION TO, OR OWNERSHIP BY, CITY ELECTED **OFFICIALS** Has the Disclosing Party provided any income or compensation to any City elected official during the 12-month period preceding the date of this EDS? Yes ✓ No Does the Disclosing Party reasonably expect to provide any income or compensation to any City elected official during the 12-month period following the date of this EDS? ✓ No If "yes" to either of the above, please identify below the name(s) of such City elected official(s) and describe such income or compensation: Does any City elected official or, to the best of the Disclosing Party's knowledge after reasonable inquiry, any City elected official's spouse or domestic partner, have a financial interest (as defined in Chapter 2-156 of the Municipal Code of Chicago ("MCC")) in the Disclosing Party? ✓ No Yes If "yes," please identify below the name(s) of such City elected official(s) and/or spouse(s)/domestic partner(s) and describe the financial interest(s).

limited liability company, or interest of a beneficiary of a trust, estate or other similar entity. If none,

## SECTION IV -- DISCLOSURE OF SUBCONTRACTORS AND OTHER RETAINED PARTIES

The Disclosing Party must disclose the name and business address of each subcontractor, attorney, lobbyist (as defined in MCC Chapter 2-156), accountant, consultant and any other person or entity whom the Disclosing Party has retained or expects to retain in connection with the Matter, as well as the nature of the relationship, and the total amount of the fees paid or estimated to be paid. The Disclosing Party is not required to disclose employees who are paid solely through the Disclosing Party's regular payroll. If the Disclosing Party is uncertain whether a disclosure is required under this Section, the Disclosing Party must either ask the City whether disclosure is required or make the disclosure.

Name (indicate whether Business Relationship to Disclosing Party Fees (indicate whether retained or anticipated Address (subcontractor, attorney, aid or estimated.) NOTE: to be retained) lobbyist, etc.) p"hourly rate" or "t.b.d." is not an acceptable response. Carol D. Stubblefield, Attorney, Neal and Leroy, LLC, 20 S. Clark St., Ste. 2050. Chicago, IL 60603 Est. \$20,000 Paul Bryant, Architect, Lamar Johnson Collaborative, 35 E Wacker Dr Suite 1300, Chicago, IL 60601, Est. \$20,000 V3 Associates, Surveyor, 7325 Janes Avenue, Suite 100, Woodridge, IL 60517 Est. \$20,000 (Add sheets if necessary) Check here if the Disclosing Party has not retained, nor expects to retain, any such persons or entities. **SECTION V -- CERTIFICATIONS** A. COURT-ORDERED CHILD SUPPORT COMPLIANCE Under MCC Section 2-92-415, substantial owners of business entities that contract with the City must remain in compliance with their child support obligations throughout the contract's term. Has any person who directly or indirectly owns 10% or more of the Disclosing Party been declared in arrearage on any child support obligations by any Illinois court of competent jurisdiction? No person directly or indirectly owns 10% or more of the Disclosing Party. Yes

# B. FURTHER CERTIFICATIONS

No

is the person in compliance with that agreement?

1. [This paragraph 1 applies only if the Matter is a contract being handled by the City's Department of Procurement Services.] In the 5-year period preceding the date of this EDS, neither the Disclosing Party nor any Affiliated Entity [see definition in (5) below] has engaged, in connection with the performance of any public contract, the services of an integrity monitor, independent private sector inspector general, or integrity compliance consultant (i.e., an individual or entity with legal, auditing, investigative, or other similar skills, designated by a public agency to help the agency monitor the activity of specified agency vendors as well as help the vendors reform their business practices so they can be considered for agency contracts in the future, or continue with a contract in progress).

If "Yes," has the person entered into a court-approved agreement for payment of all support owed and

2. The Disclosing Party and its Affiliated Entities are not delinquent in the payment of any fine, fee, tax or other source of indebtedness owed to the City of Chicago, including, but not limited to, water and sewer charges, license fees, parking tickets, property taxes and sales taxes, nor is the Disclosing Party delinquent in the payment of any tax administered by the Illinois Department of Revenue.

Yes

- 3. The Disclosing Party and, if the Disclosing Party is a legal entity, all of those persons or entities identified in Section II(B)(1) of this EDS:
- a. are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from any transactions by any federal, state or local unit of government;
- b. have not, during the 5 years before the date of this EDS, been convicted of a criminal offense, adjudged guilty, or had a civil judgment rendered against them in connection with: obtaining, attempting to obtain, or performing a public (federal, state or local) transaction or contract under a public transaction; a violation of federal or state antitrust statutes; fraud; embezzlement; theft; forgery; bribery; falsification or destruction of records; making false statements; or receiving stolen property;
- c. are not presently indicted for, or criminally or civilly charged by, a governmental entity (federal, state or local) with committing any of the offenses set forth in subparagraph (b) above;
- d. have not, during the 5 years before the date of this EDS, had one or more public transactions (federal, state or local) terminated for cause or default; and
- e. have not, during the 5 years before 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.
- 4. The Disclosing Party understands and shall comply with the applicable requirements of MCC Chapters 2-56 (Inspector General) and 2-156 (Governmental Ethics).
- 5. Certifications (5), (6) and (7) concern:
  - the Disclosing Party;
  - any "Contractor" (meaning any contractor or subcontractor used by the Disclosing Party in connection with the Matter, including but not limited to all persons or legal entities disclosed under Section IV, "Disclosure of Subcontractors and Other Retained Parties");
  - any "Affiliated Entity" (meaning a person or entity that, directly or indirectly: controls the Disclosing Party, is controlled by the Disclosing Party, or is, with the Disclosing Party, under common control of another person or entity). Indicia of control include, without limitation: interlocking management or ownership; identity of interests among family members, shared facilities and equipment; common use of employees; or organization of a business entity following the ineligibility of a business entity to do business with federal or state or local government, including the City, using substantially the same management, ownership, or principals as the ineligible entity. With respect to Contractors, the term Affiliated Entity means a person or entity that directly or indirectly controls the Contractor, is controlled by it, or, with the Contractor, is under common control of another person or entity;
  - any responsible official of the Disclosing Party, any Contractor or any Affiliated Entity or any other official, agent or employee of the Disclosing Party, any Contractor or any Affiliated Entity, acting pursuant to the direction or authorization of a responsible official of the Disclosing Party, any Contractor or any Affiliated Entity (collectively "Agents").

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Neither the Disclosing Party, nor any Contractor, nor any Affiliated Entity of either the Disclosing Party or any Contractor, nor any Agents have, during the 5 years before the date of this EDS, or, with respect to a Contractor, an Affiliated Entity, or an Affiliated Entity of a Contractor during the 5 years before the date of such Contractor's or Affiliated Entity's contract or engagement in connection with the Matter:

- a. bribed or attempted to bribe, or been convicted or adjudged guilty of bribery or attempting to bribe, a public officer or employee of the City, the State of Illinois, or any agency of the federal government or of any state or local government in the United States of America, in that officer's or employee's official capacity;
- b. agreed or colluded with other bidders or prospective bidders, or been a party to any such agreement, or been convicted or adjudged guilty of agreement or collusion among bidders or prospective bidders, in restraint of freedom of competition by agreement to bid a fixed price or otherwise; or
- c. made an admission of such conduct described in subparagraph (a) or (b) above that is a matter of record, but have not been prosecuted for such conduct; or
- d. violated the provisions referenced in MCC Subsection 2-92-320(a)(4)(Contracts Requiring a Base Wage); (a)(5)(Debarment Regulations); or (a)(6)(Minimum Wage Ordinance).
- 6. Neither the Disclosing Party, nor any Affiliated Entity or Contractor, or any of their employees, officials, agents or partners, is barred from contracting with any unit of state or local government as a result of engaging in or being convicted of (1) bid-rigging in violation of 720 ILCS 5/33E-3; (2) bid-rotating in violation of 720 ILCS 5/33E-4; or (3) any similar offense of any state or of the United States of America that contains the same elements as the offense of bid-rigging or bid-rotating.
- 7. Neither the Disclosing Party nor any Affiliated Entity is listed on a Sanctions List maintained by the United States Department of Commerce, State, or Treasury, or any successor federal agency.
- 8. [FOR APPLICANT ONLY] (i) Neither the Applicant nor any "controlling person" [see MCC Chapter 1-23, Article I for applicability and defined terms] of the Applicant is currently indicted or charged with, or has admitted guilt of, or has ever been convicted of, or placed under supervision for, any criminal offense involving actual, attempted, or conspiracy to commit bribery, theft, fraud, forgery, perjury, dishonesty or deceit against an officer or employee of the City or any "sister agency"; and (ii) the Applicant understands and acknowledges that compliance with Article I is a continuing requirement for doing business with the City. NOTE: If MCC Chapter 1-23, Article I applies to the Applicant, that Article's permanent compliance timeframe supersedes 5-year compliance timeframes in this Section V.
- 9. [FOR APPLICANT ONLY] The Applicant and its Affiliated Entities will not use, nor permit their subcontractors to use, any facility listed as having an active exclusion by the U.S. EPA on the federal System for Award Management ("SAM").
- 10. [FOR APPLICANT ONLY] The Applicant 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 Certifications (2) and (9) above and will not, without the prior written consent of the City, use any such

11. If the Disclosing Party is unable to certify to any of the above statements in this Part B (Exertifications), the Disclosing Party must explain below:	Further
If the letters "NA," the word "None," or no response appears on the lines above, it will be conpresumed that the Disclosing Party certified to the above statements.	 clusively
12. 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 month period preceding the date of this EDS, an employee, or elected or appointed official, of of Chicago (if none, indicate with "N/A" or "none").	ie 12-
13. 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 the 12-month period preceding the execution date of this EDS, to an employee, or elected or a official, of the City of Chicago. For purposes of this statement, a "gift" does not include: (i) at made generally available to City employees or to the general public, or (ii) food or drink prove the course of official City business and having a retail value of less than \$25 per recipient, or (political contribution otherwise duly reported as required by law (if none, indicate with "N/A" "none"). As to any gift listed below, please also list the name of the City recipient.	during appointed nything ided in (iii) a
C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION	
<ol> <li>The Disclosing Party certifies that the Disclosing Party (check one)</li> <li>is</li></ol>	
a "financial institution" as defined in MCC Section 2-32-455(b).	
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 MCC Chapter 2-32. We fur pledge that none of our affiliates is, and none of them will become, a predatory lender as define MCC Chapter 2-32. We understand that becoming a predatory lender or becoming an affiliate predatory lender may result in the loss of the privilege of doing business with the City."	ned in

contractor/subcontractor that does not provide such certifications or that the Applicant has reason to believe has not provided or cannot provide truthful certifications.

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If the Disclosing Party is unable to make this pledge because it or any of its affiliates (as defined in MCC Section 2-32-455(b)) is a predatory lender within the meaning of MCC Chapter 2-32, explain here (attach additional pages if necessary):				
	_	appears on the lines above, it will be		
conclusively presu	med that the Disclosing Party certi	fied to the above statements.		
D. CERTIFICATI	ON REGARDING FINANCIAL I	NTEREST IN CITY BUSINESS		
Any words or term	s defined in MCC Chapter 2-156 h	ave the same meanings if used in this Part D.		
after reasonable inc		he best of the Disclosing Party's knowledge e of the City have a financial interest in his or ntity in the Matter?		
Yes	✓ No			
	ecked "Yes" to Item D(1), proceed Items D(2) and D(3) and proceed to	to Items D(2) and D(3). If you checked "No" o Part E.		
official or employe other person or ent taxes or assessmen "City Property Sale	e shall have a financial interest in lity in the purchase of any property ts, or (iii) is sold by virtue of legal	idding, or otherwise permitted, no City elected his or her own name or in the name of any that (i) belongs to the City, or (ii) is sold for process at the suit of the City (collectively, ten pursuant to the City's eminent domain he meaning of this Part D.		
Does the Matter in	volve a City Property Sale?			
Yes	<b>✓</b> No			
		mes and business addresses of the City officials of the nature of the financial interest:		
Name	Business Address	Nature of Financial 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 (2). Failure to comply with these disclosure requirements may make any contract entered into with the City in connection with the Matter voidable by the City.				
1. The Disclosing Party verifies that the Disclosing Party has searched any and all records of the Disclosing Party and any and all predecessor entities regarding records of investments or profits from slavery or slaveholder insurance policies during the slavery era (including insurance policies issued to slaveholders that provided coverage for damage to or injury or death of their slaves), and the Disclosing Party has found no such records.				
2. The Disclosing Party verifies that, as a result of conducting the search in step (1) above, the Disclosing Party has found records of investments or profits from slavery or slaveholder insurance policies. The Disclosing Party verifies that the following constitutes full disclosure of all such records, including the names of any and all slaves or slaveholders described in those records:				
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, as amended, who have made lobbying contacts on behalf of the Disclosing Party with respect to the Matter: (Add sheets if necessary):				
(If no explanation appears or begins on the lines above, or if the letters "NA" or if the word "None" appear, it will be conclusively presumed that the Disclosing Party means that NO persons or entities registered under the Lobbying Disclosure Act of 1995, as amended, have made lobbying contacts on behalf of the Disclosing Party with respect to the Matter.)				
2. The Disclosing Party has not spent and will not expend any federally appropriated funds to pay any person or entity listed in paragraph A(1) above for his or her lobbying activities or to pay any person or entity to influence or attempt to influence an officer or employee of any agency, as defined				

by applicable federal law, a member of Congress, an officer or employee of Congress, or an employee

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of a member of Congress, in connection with the award of any federally funded contract, making any federally funded grant or loan, entering into any cooperative agreement, or to extend, continue, renew, amend, or modify any federally funded contract, grant, loan, or cooperative agreement.

- 3. The Disclosing Party will submit an updated certification at the end of each calendar quarter in which there occurs any event that materially affects the accuracy of the statements and information set forth in paragraphs A(1) and A(2) above.
- 4. The Disclosing Party certifies that either: (i) it is not an organization described in section 501(c)(4) of the Internal Revenue Code of 1986; or (ii) it is an organization described in section 501(c)(4) of the Internal Revenue Code of 1986 but has not engaged and will not engage in "Lobbying Activities," as that term is defined in the Lobbying Disclosure Act of 1995, as amended.
- 5. If the Disclosing Party is the Applicant, the Disclosing Party must obtain certifications equal in form and substance to paragraphs A(1) through A(4) above from all subcontractors before it awards any subcontract and the Disclosing Party must maintain all such subcontractors' certifications for the duration of the Matter and must make such certifications promptly available to the City upon request.

## B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY

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

Is the Disclosing Party the Applicant?	
☐ Yes ☐ No	
If "Yes," answer the three questions below:	
1. Have you developed and do you have on file affirmative action programs pursuant to applicable federal regulations? (See 41 CFR Part 60-2.)  Yes  No	le
2. Have you filed with the Joint Reporting Committee, the Director of the Office of Federal Cont Compliance Programs, or the Equal Employment Opportunity Commission all reports due under tapplicable filing requirements?  Yes  No Reports not required	
3. Have you participated in any previous contracts or subcontracts subject to the equal opportunity clause?  \[ \sum \text{Yes} \square \text{No} \]	
If you checked "No" to question (1) or (2) above, please provide an explanation:	

## SECTION VII -- FURTHER ACKNOWLEDGMENTS AND CERTIFICATION

The Disclosing Party understands and agrees that:

- A. The certifications, disclosures, and acknowledgments contained in this EDS will become part of any contract or other agreement between the Applicant and the City in connection with the Matter, whether procurement, City assistance, or other City action, and are material inducements to the City's execution of any contract or taking other action with respect to the Matter. The Disclosing Party understands that it must comply with all statutes, ordinances, and regulations on which this EDS is based.
- B. The City's Governmental Ethics Ordinance, MCC Chapter 2-156, imposes certain duties and obligations on persons or entities seeking City contracts, work, business, or transactions. The full text of this ordinance and a training program is available on line at <a href="https://www.cityofchicago.org/Ethics">www.cityofchicago.org/Ethics</a>, 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 this ordinance.
- C. If the City determines that any information provided in this EDS is false, incomplete or inaccurate, any contract or other agreement in connection with which it is submitted may be rescinded or be void or voidable, and the City may pursue any remedies under the contract or agreement (if not rescinded or void), at law, or in equity, including terminating the Disclosing Party's participation in the Matter and/or declining to allow the Disclosing Party to participate in other City transactions. Remedies at law for a false statement of material fact may include incarceration and an award to the City of treble damages.
- D. It is the City's policy to make this document available to the public on its Internet site and/or upon request. Some or all of the information provided in, and appended to, this EDS may be made publicly available on the Internet, in response to a Freedom of Information Act request, or otherwise. By completing and signing this EDS, the Disclosing Party waives and releases any possible rights or claims which it may have against the City in connection with the public release of information contained in this EDS and also authorizes the City to verify the accuracy of any information submitted in this EDS.
- E. The information provided in this EDS must be kept current. In the event of changes, the Disclosing Party must supplement this EDS up to the time the City takes action on the Matter. If the Matter is a contract being handled by the City's Department of Procurement Services, the Disclosing Party must update this EDS as the contract requires. **NOTE:** With respect to Matters subject to MCC Chapter 1-23, Article I (imposing **PERMANENT INELIGIBILITY** for certain specified offenses), the information provided herein regarding eligibility must be kept current for a longer period, as required by MCC Chapter 1-23 and Section 2-154-020.

## **CERTIFICATION**

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

Northwestern Memorial HealthCare
(Print or type exact legal name of Disclosing Party)
By: Collin Sthrugg (Sign here)
Colleen M. Schmiege
(Print or type name of person signing)
VIce President, Operations
(Print or type title of person signing)
Signed and sworn to before me on (date)
Commission expires: $\frac{12}{31}\frac{31}{24}$
Official Seal Allison Bykowski Notary Public State of Illinois My Commission Expires 12/21/2024

## 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%. It is not to be completed by any legal entity which has only an indirect ownership interest in the Applicant.

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

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

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

Yes

No

If yes, please identify below (1) the name and title of such person, (2) the name of the legal entity to which such person is connected; (3) the name and title of the elected city official or department head to whom such person has a familial relationship, and (4) the precise nature of such familial relationship.

# CITY OF CHICAGO ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT APPENDIX B

## BUILDING CODE SCOFFLAW/PROBLEM LANDLORD CERTIFICATION

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

		O, is the Applicant or any Owner identified as a building code to MCC Section 2-92-416?
Yes	<b>✓</b> No	
		licly traded on any exchange, is any officer or director of ode scofflaw or problem landlord pursuant to MCC Section
Yes	No	The Applicant is not publicly traded on any exchange.
	v or problem l	ntify below the name of each person or legal entity identified landlord and the address of each building or buildings to which

# CITY OF CHICAGO ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT APPENDIX C

## PROHIBITION ON WAGE & SALARY HISTORY SCREENING - CERTIFICATION

This Appendix is to be completed only by an Applicant that is completing this EDS as a "contractor" as defined in MCC Section 2-92-385. That section, which should be consulted (www.amlegal.com), generally covers a party to any agreement pursuant to which they: (i) receive City of Chicago funds in consideration for services, work or goods provided (including for legal or other professional services), or (ii) pay the City money for a license, grant or concession allowing them to conduct a business on City premises.

On behalf of an Applicant that is a contractor pursuant to MCC Section 2-92-385, I hereby certify that the Applicant is in compliance with MCC Section 2-92-385(b)(1) and (2), which prohibit: (i) screening job applicants based on their wage or salary history, or (ii) seeking job applicants' wage or salary history from current or former employers. I also certify that the Applicant has adopted a policy that includes those prohibitions.

Yes
□ No
$\sqrt{N/A}$ – I am not an Applicant that is a "contractor" as defined in MCC Section 2-92-385.
This certification shall serve as the affidavit required by MCC Section 2-92-385(c)(1).
If you checked "no" to the above, please explain.

## Schedule 1

## NORTHWESTERN MEMORIAL HEALTHCARE

## **Directors**

Carol L. Bernick

John A. Canning, Chair

Nicholas D. Chabraja

Kent P. Dauten

Manny Favela

William P. Flesch, Vice Chair

Dean M. Harrison, NMHC President & CEO

Lawrence K. Hunt

Michael J. Kachmer

Joseph D. Mansueto

Timothy P. Moen

Eric G. Neilson, MD, FSM Dean

William A. Osborn, Vice Chair

J. Christopher Reyes, Vice Chair

Timothy P. Sullivan

Morton O. Schapiro, NU President

Donald L. Thompson

Douglas E. Vaughan, MD

Patricia A Woertz

Charie A. Zanck

## Officers

John A. Canning, Chair

William P. Flesch, Vice Chair

William A. Osborn, Vice Chair

J. Christopher Reyes, Vice Chair

Dean M. Harrison, President and CEO

John A. Orsini, Treasurer

Susan A. Ratzer, Assistant Treasurer

Danae K. Prousis, Secretary

Emily J. Kozak, Assistant Secretary

THERE ARE NO MEMBERS WHO ARE LEGAL ENTITIES

Thomas M. Tunney, Chairman Committee on Zoning Room 304, City Hall 121 North LaSalle Street Chicago, Illinois 60602 Teresa Cordova, Chairman Chicago Plan Commission City Hall 121 North LaSalle Street Chicago, Illinois 60602

Re: Application for Rezoning Affidavit of Notice

Dear Chairman Tunney and Chairwoman Cordova:

The undersigned, Carol D. Stubblefield, an attorney with the law firm of Neal & Leroy, LLC, which firm represents the Northwestern Memorial Healthcare, the applicant for an amendment to the Chicago Zoning Ordinance with respect to property commonly known 747 – 757 East 48th Street and 4800 – 4848 South Cottage Grove Avenue certifies that she has complied with the requirements of Section 17-13-0107 of the Municipal Code of the City of Chicago by sending the attached letter by United States Postal Service First Class Mail to the owners of all property within 250 feet in each direction of the subject property, as determined by the most recent Cook County tax records of Cook County, exclusive of public roads, streets, alleys and other public ways, or a total distance limited to 400 feet.

The undersigned certifies that the notice contains the common street address of the subject property, a description of the nature, scope and purpose of the application; the name and address of the Applicant; the name and address of the owner; the date the Applicant intends to file the applications on or about July 20, 2022.

The undersigned certifies that she has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Municipal Code of the City of Chicago and that the Applicant certifies that the accompanying list of names and addresses of surrounding properties located within 250 feet of the subject property, is a complete list containing the names and last known addresses of the owners of the property required to be served.

Very truly yours,

Carol D. Stubblefield

Subscribed and sworn to before me this 7th day of July, 2022

mal Cardora

Notary Public

OFFICIAL SEAL AMAL CARDONA NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES (9/15/23)

## NOTICE OF FILING OF REZONING APPLICATION

July 20, 2022

## Dear Sir or Madam:

In accordance with the requirements of Section 17-13-0107 of the Municipal Code of the City of Chicago, please be informed that on or about July 20, 2022, Northwestern Memorial Healthcare, (the "Applicant") will file an application for rezoning (the "Application"). The Applicant proposes to construct an Advanced Outpatient Care Center on the property commonly known as 747 – 757 East 48th Street and 4800 – 4848 South Cottage Grove Avenue (the "Property").

The proposed rezoning application will request City of Chicago approval to rezone the Property from C2-3, Motor Vehicle-Related Commercial District to C2-5, Motor Vehicle-Related Commercial District and then to a Business Planned Development for the purpose of constructing the Bronzeville Advanced Outpatient Care Center. The building will be an approximately 120,000 square foot multi-story Medical Office Building that will include a board clinical services offering, ground level retail that will be approximately 4,285 square feet, community space and on-site naturally-ventilated open-air parking structure that will hold 260 parking spaces, and 1 loading space along with a goal to obtain LEED silver certification Building height is planned not to exceed 102' feet in height.

Northwestern Memorial Healthcare and the City of Chicago, LLC are the Owners. Northwestern Memorial Healthcare is located at 211 East Ontario Street Ste 1800, Chicago, IL 60611. City of Chicago is located at 121 N. LaSalle St., Room 1000, Chicago, IL 60602. Questions regarding the proposed Project or the Application may be addressed to Carol D. Stubblefield, Neal and Leroy, LLC, 20 S. Clark St., Ste. 2050, Chicago, IL 60603, (312) 641-7144.

PLEASE NOTE: THE APPLICANT IS NOT SEEKING TO REZONE OR PURCHASE YOUR PROPERTY. YOU ARE RECEIVING THIS NOTICE AS REQUIRED BY THE CHICAGO MUNICIPAL CODE BECAUSE COOK COUNTY TAX RECORDS INDICATE YOU OWN PROPERTY WITHIN 250 FEET OF THE BOUNDARIES OF THE SUBJECT PROPERTY.

Very truly yours,

Carol D. Stubblefield Neal & Leroy, LLC

20-10-205-013-0000	20-10-205-014-0000	20-10-205-017-0000
DARYL BANKS	JANICE CALDWELL	ROYAN INC E YANDERS
4737 S LANGLEY AVE	4739 S LANGLEY AV	1244 RESACA PL
CHICAGO, IL 60615	CHICAGO, IL 60615	PITTSBURGH, PA 15212
CHICAGO, IL 00013		,
20.40.205.040.0000	20-10-205-027-0000	20-10-205-028-0000
20-10-205-018-0000	JAYSON POCIUS	COURTNEY CUSIMANO ADAM
BEATRICE O RITCHIE	4732 S EVANS AVE	4734 S EVANS AVE
1030 E 48TH ST	CHICAGO, IL 60615	CHICAGO, IL 60615
CHICAGO, IL 60615	CHICAGO, IL 00013	CHICAGO, IL 00015
	20-10-205-030-0000	20-10-205-031-0000
20-10-205-029-0000	EDGAR G PLATA	P BURNETT
JOHNATHAN COATES	4738 S EVANS AVE	4740 S EVANS
4736 S EVANS AV		
CHICAGO, IL 60615	CHICAGO, IL 60615	CHICAGO, IL 60615
	20 10 205 041 0000	20 10 205 042 0000
20-10-205-032-0000	20-10-205-041-0000	20-10-205-042-0000 MATTHEW RUSSELL HUMPHR
TERRENCE HILL	SHERINDA PRINGLE	
4742 S EVANS	4757 S LANGLEY AVE	4759 S LANGLEY AVE
CHICAGO, IL 60615	CHICAGO, IL 60615	CHICAGO, IL 60615
	20 40 205 044 0000	20.40.205.045.0000
20-10-205-043-0000	20-10-205-044-0000	20-10-205-045-0000
PEGGY LEE TERRELL	KIMBERLEY HOUZZ	CHARLES RUSHING
4758 S EVANS	4756 S EVANS	4752 S EVANS AVE
CHICAGO, IL 60615	CHICAGO, IL 60615	CHICAGO, IL 60615
20-10-205-046-0000	20-10-205-047-0000	20-10-205-048-0000
JASON & MARGUERITA BEN	MICHAEL PETTIS	RODERICK WILSON
4750 S EVANS AVE	4748 S EVANS	4746 S EVANS AVE
CHICAGO, IL 60615	CHICAGO, IL 60615	CHICAGO, IL 60615
20-10-205-049-0000	20-10-205-050-1001	20-10-205-050-1002
NAM VAN LE	SALAHUDEEN ALAMIN	AASIA L BULLOCK
4744 S EVANS AVE	4741 S LANGLEY AVE #1N	4743 S LANGLEY AVE #1S
CHICAGO, IL 60615	CHICAGO, IL 60615	CHICAGO, IL 60615
		00 10 005 055 1055
20-10-205-050-1003	20-10-205-050-1004	20-10-205-050-1005
MICHAEL BURKS	CHRISTOPHER W CURSE	LESA A KELLEY
4741 S LANGLEY AVE #2N	4743 S LANGLEY AVE #2S	4741 S LANGLEY AV #3N
CHICAGO, IL 60615	CHICAGO, IL 60615	CHICAGO, IL 60615
20-10-205-050-1006	20-10-205-052-1001	20-10-205-052-1002
LISA O EKE	YIREH GILL	JACQUELINE RUTH JORDAN
4741 S LANGLEY AVE#3A	4735 S LANGLEY AVE	4725 S LANGLEY AVE 2
CHICAGO, IL 60615	CHICAGO, IL 60615	CHICAGO, IL 60615
20-10-206-001-0000	20-10-206-002-0000	20-10-206-003-0000
TCB COMMUNITY BUILDERS	TCB COMMUNITY BUILDERS	TCB COMMUNITY BUILDERS
PO BOX 52427	PO BOX 52427	PO BOX 52427
ATLANTA, GA 30355	ATLANTA, GA 30355	ATLANTA, GA 30355

20-10-206-004-0000	20-10-206-005-0000	20-10-206-006-0000
TCB COMMUNITY BUILDERS	TCB COMMUNITY BUILDERS	TCB COMMUNITY BUILDERS
PO BOX 52427	PO BOX 52427	PO BOX 52427
ATLANTA, GA 30355	ATLANTA, GA 30355	ATLANTA, GA 30355
20-10-206-007-0000	20-10-206-011-0000	20-10-206-012-0000
TCB COMMUNITY BUILDERS	City of Chicago	LUNEL MILIEN
PO BOX 52427	30 N. LaSalle St. #3700	4735 S EVANS AVE APT 1
ATLANTA, GA 30355	Chicago, IL 60602	CHICAGO, IL 60615
20-10-206-013-0000	20-10-206-014-0000	20-10-206-015-0000
TCB COMMUNITY BUILDERS	TCB COMMUNITY BUILDERS	JUSTINA DELANGEL
PO BOX 52427	PO BOX 52427	4741 S EVANS AVE
ATLANTA, GA 30355	ATLANTA, GA 30355	CHICAGO, IL 60615
20-10-206-016-0000	20-10-206-017-0000	20-10-206-018-0000
TCB COMMUNITY BUILDERS	TCB COMMUNITY BUILDERS	KEITH D WALKER
PO BOX 52427	PO BOX 52427	4747 S EVANS
ATLANTA, GA 30355	ATLANTA, GA 30355	CHICAGO, IL 60615
20-10-206-019-0000	20-10-206-020-0000	20-10-206-034-0000
LOFTS 47 PHASE I LP	TCB COMMUNITY BUILDERS	MAHOGANY SHOPS 47 LLC
PO BOX 52427	PO BOX 52427	PO BOX52427
ATLANTA, GA 30355	ATLANTA, GA 30355	ATLANTA, GA 30355
20-10-206-035-0000	20-10-206-036-0000	20-10-206-037-0000
SHOPS & LOFTS	MAHOGANY SHOPS 47 LLC	ACE2 BRONZEVLL UNT103
PO BOX 52427	4270 MORSE RD	3121 W HALLANDALE BCH
ATLANTA, GA 30355	COLUMBUS, OH 43230	HALLNDLE BCH, FL 33009
20-10-206-038-0000	20-10-206-039-0000	20-10-206-040-0000
ACE2 BRONZEVLL UNT103	ACE2 BRONZEVLL UNT103	MAHOGANY SHOPS 47 LLC
3121 W HALLANDALE BCH	3121 W HALLANDALE BCH	4270 MORSE RD
HALLNDLE BCH, FL 33009	HALLNDLE BCH, FL 33009	COLUMBUS, OH 43230
20-10-206-041-0000	20-10-206-042-0000	20-10-206-043-0000
ACE2 BRONZEVLL UNT103	ACE2 BRONZEVLL UNT103	ACE2 BRONZEVLL UNT103
3121 W HALLANDALE BCH	3121 W HALLANDALE BCH	3121 W HALLANDALE BCH
HALLNDLE BCH, FL 33009	HALLNDLE BCH, FL 33009	HALLNDLE BCH, FL 33009
20-10-206-044-0000	20-10-213-021-0000	20-10-213-022-0000
ACE2 BRONZEVLL UNT103	GRAND A PROPERTIES INC	GRAND A PROPERTIES
3121 W HALLANDALE BCH	2848 W CHICAGO AV #A	2848 W CHICAGO AV #A
HALLNDLE BCH, FL 33009	CHICAGO, IL 60622	CHICAGO, IL 60622
20-10-213-023-0000	20-10-213-024-0000	20-10-213-028-0000
GRAND A PROPERTIES	CECIL DEARBORNE	TIMOTHY PETER BRUCE
2848 W CHICAGO AV #A	4806 S EVANS AVE	4818 S EVANS AVE
CHICAGO, IL 60622	CHICAGO, IL 60615	CHICAGO, IL 60615

20-10-213-029-0000	20-10-213-030-0000	20-10-213-032-0000
LASYLVIA MARIE SEALS	KIMNI BICKHAM	CITY OF CHGO 12086
4820 S EVANS AVE	4822 S EVANS	30 N LASALLE
CHICAGO, IL 60615	CHICAGO, IL 60615	CHICAGO, IL 60602
20-10-213-033-0000	20-10-213-034-0000	20-10-213-035-0000
VERITY INVESTMENTS LLC	NORMAN BOLDEN	MARGART L ELLIS
1658 N MILWAUKEE 335	1004 E 41ST PLACE	4834 S EVANS AV
CHICAGO, IL 60647	CHICAGO, IL 60653	CHICAGO, IL 60615
20-10-213-036-0000	20-10-213-037-0000	20-10-213-039-0000
NELSON&CAROLE AYANLAJA	MARK A BOONE	MILTON E BROWN
4836 S EVANS	4838 S EVANS AVE	4842 S EVANS AVE
CHICAGO, IL 60615	CHICAGO, IL 60615	CHICAGO, IL 60615
20-10-213-040-0000	20-10-213-041-0000	20-10-213-042-0000
LAW OFFICES VLADIMIR A	SUNSTONE HOMES LLC	SHARLEAN BROOKS
3946 W 26TH STREET	1702 MEDORA ST	4848 S EVANS
CHICAGO, IL 60623	SOUTH BEND, IN 46628	CHICAGO, IL 60615
20-10-213-043-0000	20-10-213-044-0000	20-10-213-045-0000
TYRIECE KENNEDY	IRENE MARIA PAPUC	KEITH FANT
4850 S EVANS AVE	4856 S EVANS AVE	4858 S EVANS AVE
CHICAGO, IL 60615	CHICAGO, IL 60615	CHICAGO, IL 60615
20-10-213-046-0000	20-10-213-047-0000	20-10-213-048-0000
CRYSTAL B BROWLEY	R & N ALLEN	D BRADLEY & B BROWN
4808 S EVANS	4814 S EVANS	4816 S EVANS
CHICAGO, IL 60615	CHICAGO, IL 60615	CHICAGO, IL 60615
20-10-213-049-1001	20-10-213-049-1002	20-10-213-049-1003
MICHAEL A RIDDLE	AJIBADE FASHOLA	KRYSTLE BLACK
4840 S EVANS AVE APT 1	4840 S EVANS AVE #2	2772 E 75TH ST #2CS
CHICAGO, IL 60615	CHICAGO, IL 60615	CHICAGO, IL 60649
20-10-214-003-0000	20-10-214-004-0000	20-10-214-006-0000
NORTHWESTERN MEMORIAL	CITY CHICAGO RE11128	HERBERT JULIAN
211 E ONTARIO STE 1400	30 N LASALLE ST 3700	6218 S EVANS AVE
CHICAGO, IL 60611	CHICAGO, IL 60602	CHICAGO, IL 60637
20-10-214-009-0000	20-10-214-010-0000	20-10-214-011-0000
CAROL J PHILLIPS	NORTHWESTERN MEMORIAL	CAROL J PHILLIPS
6250 S HARPER AVE #101	211 E ONTARIO STE 1400	4835 S EVANS 1
CHICAGO, IL 60637	CHICAGO, IL 60611	CHICAGO, IL 60615
20-10-214-012-0000	20-10-214-013-0000	20-10-214-016-0000
MATTHEW IKUMEN	CORNERSTONE RE DEV WAY	URBAN EQUITIES REC INC
1249 W HOOD	6928 N WAYNE AVE #100	PO BOX 60670
CHICAGO, IL 60660	CHICAGO, IL 60626	CHICAGO, IL 60660

20-10-214-018-0000 STARBUCK COTTAGE GROVE	20-10-214-020-1001 YOLANDA KNIGHT	20-10-214-020-1002 GALLATINS CONSULTING A
1519 N STATE PKWY	4815 S EVANS AVE#1N	4815 S EVANS AVE#2N
CHICAGO, IL 60610	CHICAGO, IL 60615	CHICAGO, IL 60615
CHICAGO, IL 00010	CITICAGO, IL 00015	CHICAGO, IL 00013
20-10-214-020-1003	20-10-214-020-1004	20-10-214-020-1005
THE SUSAN A RUSHFORD L	JANIS WOODS	DANAE C GORDEUK
4815 S EVANS AVE#3N	4817 S EVANS AV #1	4817 S EVANS AVE#2S
CHICAGO, IL 60615	CHICAGO, IL 60615	CHICAGO, IL 60615
20-10-214-020-1006	20-10-214-021-0000	20-10-214-022-0000
ERIC A DIXON	TAXPAYER OF	DIANNA WASHINGTON
4817 S EVANS AVE#3S	764 E 49TH ST	4801 S. EVANS AVE.
CHICAGO, IL 60615	CHICAGO, IL 60615	CHICAGO, IL 60615
	20-10-214-024-0000	20-10-214-025-0000
20-10-214-023-0000	DOROTHY AARON	CTLTC 008002361918
G BENGOA FARRINGTON		
4805 S EVANS AVE	4809 S EVANS	10 S LASALLE ST #2750
CHICAGO, IL 60615	CHICAGO, IL 60615	CHICAGO, IL 60603
20 40 244 026 0000	20-10-214-027-0000	20-10-214-028-0000
20-10-214-026-0000	SEMPER FIDELIS LLC	CORNERSTONE RE DEV WAY
KIM BROWNLEE	4255 SUFFIELD CT	6928 N WAYNE AVE #100
4813 S. EVANS AVE	SKOKIE, IL 60076	CHICAGO, IL 60626
CHICAGO, IL 60615	SKOKIL, IL 00070	CHICAGO, IL 00020
20-10-214-029-0000	20-10-214-030-0000	20-10-214-034-0000
SEMPER FIDELIS LLC	CORNERSTONE RE DEV WAY	CORNERSTONE RE DEV WAY
4255 SUFFIELD CT	6928 N WAYNE AVE #100	6928 N WAYNE AVE #100
SKOKIE, IL 60076	CHICAGO, IL 60626	CHICAGO, IL 60626
SKOKIL, IL 00070	,	,
20-10-214-035-0000	20-10-221-001-0000	20-10-221-002-0000
CORNERSTONE RE DEV WAY	HALES FRANCISAN TITLE	Hales Francisican Title
6928 N WAYNE AVE #100	4930 S. COTTAGE GRV.	4930 S. Cottage Grove Ave
CHICAGO, IL 60626	CHICAGO, IL 60615	CHICAGO, IL 60615
20-10-221-003-0000+C81A69:C79	20-11-100-015-0000	20-11-100-016-0000
Hales Francisican Title	City of Chicago	City of Chicago
4930 S. Cottage Grove Ave	30 N. LaSalle St. #3700	30 N. LaSalle St. #3700
CHICAGO, IL 60615	Chicago, IL 60602	Chicago, IL 60602
	20 11 100 018 0000	20 11 100 010 0000
20-11-100-017-0000	20-11-100-018-0000	20-11-100-019-0000
City of Chicago	City of Chicago	City of Chicago
30 N. LaSalle St. #3700	30 N. LaSalle St. #3700	30 N. LaSalle St. #3700
Chicago, IL 60602	Chicago, IL 60602	Chicago, IL 60602
20 11 100 020 0000	20-11-100-021-0000	20-11-100-022-0000
20-11-100-020-0000	City of Chicago	MIKE & ALICIA ANDERSON
City of Chicago	30 N. LaSalle St. #3700	813 E 47TH PL
30 N. LaSalle St. #3700	Chicago, IL 60602	CHICAGO, IL 60615
Chicago, IL 60602	5.1164g5, 12 00002	C. 11.5.100, 12 00013

20-11-100-023-0000	20-11-100-024-0000	20-11-100-025-0000
TAXPAYER OF	VERONICA CLIFTON	PATRICK SIMMONS
815 E 47TH PL	817 E 47TH PL	819 E 47TH PL
CHICAGO, IL 60615	CHICAGO, IL 60615	CHICAGO, IL 60615
20-11-100-026-0000	20-11-100-027-0000	20-11-100-028-0000
DONNA TROUP	LEWIS L SUTTON	SIMONE WEST
321 E 47TH PL	823 E 47TH PL	825 E 47TH PLACE
CHICAGO, IL 60615	CHICAGO, IL 60615	CHICAGO, IL 60615
20-11-100-029-0000	20-11-100-030-0000	20-11-100-031-0000
STHER GREENE	IOANA MARIA SAVOS	GENEVA E BISHOP
327 E 47TH PL	26891 N LONGWOOD RD	812 E 48TH ST
CHICAGO, IL 60615	LAKE FOREST, IL 60045	CHICAGO, IL 60615
20-11-100-032-0000	20-11-100-033-0000	20-11-100-034-0000
BOBBIE BLAND	PAMELA MACK	MELVIN HOLMES
314 E 48TH ST	816 E 48TH ST	818 E 48TH ST
CHICAGO, IL 60615	CHICAGO, IL 60615	CHICAGO, IL 60615
20-11-100-035-0000	20-11-100-036-0000	20-11-100-037-0000
MARIA DE LAS NIEVES BO	QUIANNA REED	NANCY E JACKSON
320 E 48TH ST	822 E 48TH ST	824 E 48TH ST
CHICAGO, IL 60615	CHICAGO, IL 60615	CHICAGO, IL 60615
,		
20-11-100-038-0000	20-11-100-039-0000	20-11-100-045-0000
MARLENE ADENIJI	CHARLOTTE JACKSON	SHANE & SARA HALBACH
326 E 48TH ST	828 E 48TH ST	4740 S DREXEL BLVD
CHICAGO, IL 60615	CHICAGO, IL 60615	CHICAGO, IL 60615
,		
20-11-100-046-0000	20-11-100-047-0000	20-11-100-050-1001
DREXEL COURT LLC	CLARENCE BROWN 111	CHICAGO TITLE LAND TRU
2819 GIRARD AVE	4750 S DREXEL BLVD	4730 S DREXEL BLVD#1N
EVANSTON, IL 60201	CHICAGO, IL 60615	CHICAGO, IL 60615
20-11-100-050-1002	20-11-100-050-1003	20-11-100-050-1004
DARA T MUNSON	VERONICA JOLLY	C SANSONE & C GENETTI
4732 S DREXEL BLVD#1S	4730 S DREXEL BLVD#2N	4730 S DREXEL #2S
CHICAGO, IL 60615	CHICAGO, IL 60615	CHICAGO, IL 60615
20-11-100-050-1005	20-11-100-050-1006	20-11-100-050-1007
OSHUA LOVELOCK	ANGELA BELL	ARTHUR H BUTLER
1635 MASON MILL ROAD	4732 S DREXEL BLVD 3S	4730 S DREXEL #4N
ATLANTA, GA 30329	CHICAGO, IL 60615	CHICAGO, IL 60615
20-11-100-050-1008	20-11-100-051-1001	20-11-100-051-1002
IAMES EGGLESTON	ARIEL N JOHNSON	AGBOLADE O ADESOYE
4732 S DREXEL BLVD #4S	4734 S DREXEL BLVD	4736 S DREXEL BLVD#1S
CHICAGO, IL 60615	CHICAGO, IL 60615	CHICAGO, IL 60615

20-11-100-051-1003	20-11-100-051-1004	20-11-100-051-1005
CASSANDRA BOGAN	ST BK CTRYSIDE#01-2291	RYAN K HARDING
4734 S DREXEL BLVD 2N	6734 JOLIET RD	4734 S DREXEL BLVD#3N
CHICAGO, IL 60615	COUNTRYSIDE, IL 60525	CHICAGO, IL 60615
20 44 400 054 4006	20-11-100-051-1007	20-11-100-051-1008
20-11-100-051-1006	MARCUS A DAILY	TAMMY M BRADLEY
EBONY B THOMPSON	4734 S DREXEL BLVD#4N	4734 S DREXEL BLVD 4S
4736 S DREXEL#3S	CHICAGO, IL 60615	CHICAGO, IL 60615
CHICAGO, IL 60615	CHICAGO, IL 00013	CHICAGO, IL 00013
20.44.400.052.0000	20-11-105-013-0000	20-11-105-014-0000
20-11-100-052-0000	PARKER HOLSMAN CO	PARKER HOLSMAN CO
ROMEANNA A JOHNSON	5331 S HARPER AVE 2C	1461 E 57TH ST
834 E 48TH ST	CHICAGO, IL 60615	CHICAGO, IL 60637
CHICAGO, IL 60615	CHICAGO, IL 00013	CHICAGO, IL 00037
20 44 405 045 0000	20-11-105-016-0000	20-11-105-017-0000
20-11-105-015-0000	4850S DREXEL LLC	CAMANRO INC
JAMIE GLASCOTT	32 N DEAN ST 2ND FL	100 N LA SALLE ST#2400
4625 S DREXEL BLVD	ENGLEWOOD, NJ 76312	CHICAGO, IL 60602
CHICAGO, IL 60653	ENGLEWOOD, NJ 70312	CHICAGO, IL 00002
20 44 405 040 0000	20-11-105-019-0000	20-11-105-020-0000
20-11-105-018-0000	CREATION WORKS LLC	CAMANRO INC
TAXPAYER OF	1000 CHARLELA LANE 103	100 N LA SALLE ST#2400
825 E 48TH ST	ELK GRV VLG, IL 60007	CHICAGO, IL 60602
CHICAGO, IL 60615	EER GRV VEG, 1E 00007	CHICAGO, IL 00002
20 11 105 021 0000	20-11-105-022-0000	20-11-105-023-0000
20-11-105-021-0000	CONSTANCE L ROVER	CAROL HOLLAND
CTLTC 8002382729 827A E 48TH ST	827 E 48TH ST UNIT B	PO BOX 87389
	CHICAGO, IL 60615	CHICAGO, IL 60680
CHICAGO, IL 60615	0.110,100, 12 00013	0.110/100) 12 00000
20-11-105-024-0000	20-11-105-033-0000	20-11-105-034-0000
EUGENE MAT SPEARS	KARYN BROWN HARRIS	RUTH E HUGHES
827 EAST 48TH STREET	1215 E 85TH ST	4808-O S DREXEL BLVD
CHICAGO, IL 60615	CHICAGO, IL 60619	CHICAGO, IL 60615
CHICAGO, IL 60615	3333, 333	0 <i>0.</i>
20-11-105-035-0000	20-11-105-036-0000	20-11-105-037-0000
FRANK JOHNSON	MARK E NAST	DONAT MORGAN
4808-N SO DREXEL BLVD	1N178 DARLING STREET	4808 S DREXEL BLVD
CHICAGO, IL 60615	CAROL STREAM, IL 60188	CHICAGO, IL 60615
CHICAGO, IL 00013	,	
20-11-105-038-0000	20-11-105-039-0000	20-11-105-040-0000
AMALGAMATED BK TR 6004	CORALEE HUCKABY	MATSUO MARTI
P O BOX 17329	4808 S DREXEL BLVD	3354 S GILES AVE
CHICAGO, IL 60617	CHICAGO, IL 60615	CHICAGO, IL 60616
CHICAGO, IL 00017	•	•
20-11-105-041-0000	20-11-105-049-0000	20-11-105-050-0000
LYNN FOREMAN	CERBERUS RE LLC	THARECIA & FRANK DOYAL
4808 S DREXEL BLVD #H	PO BOX 1481	5035 S DREXEL BLVD P
CHICAGO, IL 60615	RCHO SNTA FE, CA 92067	CHICAGO, IL 60615
,		

20-11-105-051-0000	20-11-105-052-0000	20-11-105-053-0000
SHERENE VANN	STEPS INC CONSULTING	MILDRED D SMITH
216 BOHLAND AVE	4517 S STATE STREET	4810 S DREXEL BLVD F
BELLWOOD, IL 60104	CHICAGO, IL 60609	CHICAGO, IL 60615
,	,	,
20 44 405 054 0000	20-11-105-055-0000	20-11-105-056-0000
20-11-105-054-0000	HUDSON MCKISSACK	ADONIUS JOHNSON
CHANEL COLEMAN	4810 S DREXEL BLVD #J	4810 S DREXEL #I
4810 S DREXEL BLVD #K	CHICAGO, IL 60615	CHICAGO, IL 60615
CHICAGO, IL 60615	CHICAGO, IL 00013	CHICAGO, IL 00013
	20-11-105-065-0000	20-11-105-066-0000
20-11-105-057-0000	CERBERUS RE LLC	RUDY REAL ESTATE
QUEST IRA 26697 11	4812 S DREXEL BLVD#A	1004 MISTWOOD LANE
17171 PARK ROW #100		
HOUSTON, TX 77084	CHICAGO, IL 60615	DOWNERS GRV, IL 60515
	20-11-105-068-0000	20-11-105-069-0000
20-11-105-067-0000	MARGARET L SHAIFER	SAMUEL J JOHNSON
FRANK JOHNSON 4812	310 E 38 STREET	4814 S DREXEL BLVD #A
5810 S KING DR		
CHICAGO, IL 60637	CHICAGO, IL 60653	CHICAGO, IL 60615
	20-11-105-071-0000	20-11-105-072-0000
20-11-105-070-0000	Z FINANCIAL IL G PROP	BETTY BROWN
STEPHANIE GETTIS NOT I	100 TANGLEWOOD DR	9219 MERRILL AVE
48 BLUE STEM CT UNIT 5	FREEPORT, IL 61032	CHICAGO, IL 60617
STREAMWOOD, IL 60107	FREEPORT, IL 01032	CHICAGO, IL 60617
	20-11-105-082-0000	20-11-105-083-0000
20-11-105-081-0000	PARKER HOLSMAN CO	PARKER HOLSMON CO
DREXEL HSE GARDEN ASSN	1461 E 57TH ST	1461 E 57TH ST
PO BOX 53635		
CHICAGO, IL 60653	CHICAGO, IL 60637	CHICAGO, IL 60637
20 11 105 004 0000	20-10-214-019-0000	
20-11-105-084-0000	City of Chicago	
COTTAGE VIEW TERRACE	30 N. LaSalle St. #3700	
54 W HUBBARD RM 205	Chicago, IL 60602	
CHICAGO, IL 60654	55550, 12 55552	

**VICINITY MAP** NOT TO SCALE

#### AREA

GROSS AREA:	87,898 SQ. FT.	2.0179 ACRES
ADJACENT ROW:	30,238 SQ. FT.	0.6942 ACRES
NET ZONING LOT:	57,660 SQ. FT.	1.3237 ACRES

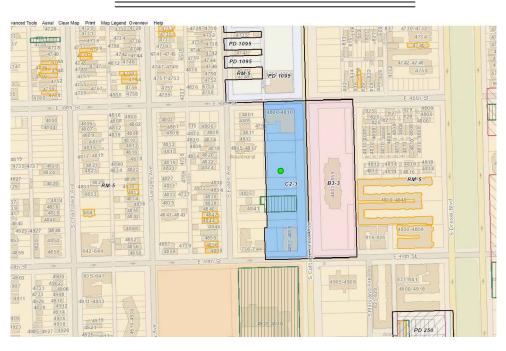
#### PARKING STALLS

NO PAINTED PARKING STALLS

#### FLOOD HAZARD NOTE

THIS PROPERTY IS IN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF COOK COUNTY, ILLINOIS AND INCORPORATED AREAS (COMMUNITY PANEL NO. 17031C0540J) MAP EFFECTIVE AUGUST 19, 2008.

#### **ZONING DETAIL**



#### **ZONING INFORMATION**

ZONING DESIGNATION IS C2-3 AND RM-5 AS TAKEN FROM THE CITY'S WEBSITE https://gisapps.chicago.gov/ZoningMapWeb/?liab=1&config=zoning AND NOT PROVIDED BY THE INSURER PURSUANT TO THE ALTA REQUIREMENTS. FOR DETAILS SEE THE CITY OF CHICAGO ZONING ORDINANCE. https://codelibrary.amlegal.com/codes/chicago/latest/chicagozoning\_il/0-0-0-48902

#### C2-3 REQUIREMENTS:

#### Floor Area Ratio - 3.0

For floors without dwelling units:

Front Setbacks. No front setback is required in C districts, except on C-zoned lots abutting R-zoned lots that have lot frontage on the same street. The required front setback in those cases must equal at least 50% of the front yard that exists on the abutting R-zoned lot. If the abutting R-zoned lot is vacant, the 50% must be calculated on the basis of the abutting lot's required front setback. (See Sec. 17-17-0306 for rules governing the measurement of front setbacks.)

Rear Setbacks. All development in B and C districts is subject to the following minimum rear setback

For floors containing dwelling units, the minimum rear setback is 30 feet. This does not apply to existing buildings where there is a change of use or interior alterations and where there are no additions to the existing structure which are proposed within the rear setback. (See Sec. 17-17-0307 for rules governing the measurement of rear setbacks.)

1. When the rear property line of B- or C-zoned property abuts a side property line of R-zoned property, a rear setback is required on the B- or C- zoned property that is equal in dimension to the minimum side setback required for a residential building on the adjacent R-zoned lot.

When the rear property line of B- or C-zoned property abuts a rear property line of R-zoned property, the minimum rear setback for the B- or C- zoned property is 16 feet. In such cases, the rear setback may begin 15 feet or one story above grade, whichever is lower. Side Setbacks.No side setbacks are required in B and C districts, except when B- or C- zoned

property abuts R-zoned property, in which case the side setback required for a residential use on the R- zoned lot applies. Townhouse developments, where allowed, are subject to the townhouse development standards of Sec. 17-2-0500. (See Sec. 17-17-0308 for rules governing the measurement of side setbacks.)

Reversed Corner Lot Setback Standards. In all B and C districts, the minimum side setback on a reversed corner lot must be equal to at least 50% of the front yard that exists on any R-zoned lot abutting the rear of the reversed corner lot. If the abutting R-zoned lot to the rear is vacant, the 50% is to be calculated on the basis of the abutting lot's required front setback. Moreover, no accessory building on a reverse corner lot may be located within 5 feet of any part of a rear lot line that coincides with a side lot line of property in an RS1, RS2, or RS3 district.

Building Height: Maximum building height limits in C districts vary by building type and lot frontage See ordinance for details.

## RM-5, RESIDENTIAL MULTI-UNIT DISTRICTS

## Floor Area Ratio - 2

Front setbacks: Buildings and structures in RT, RM and DR districts must be set back from the front property line a distance equal to either: the minimum front setback standard of 15 feet (or 12% of lot depth, whichever is less) or the average front yard depth that exists on the nearest 2 lots on either side of the subject lot. In RT, RM and DR districts the decision to comply with the fixed front setback standard or the average front setback standard is left to the builder / property owner except in the case of lots with lot frontage on a primary boulevard, as defined in Sec. 17-17-02124, where buildings and structures must be set back from the front property line a distance equal to the average front yard depth that exists on the nearest 2 lots on both sides of the subject lot; there is no maximum depth to the required setback along a primary boulevard as defined in Sec. 17-17-02124. (See Sec. 17-17-0306 for rules governing the measurement of front setbacks)

Rear Setbacks: In RM5 and RM 5.5 districts, the required rear setback applies to all portions of the building that are 6 feet or more above grade.

Minimum Side Setback: Townhouse: See Sec. 17-2-0500 All other principal buildings: Combined total width of side setbacks must equal 20% of lot width with neither required setback less than 2 feet or 8% of lot width, whichever is greater; no side setback is

Building Height: Principal residential buildings: Lot Frontage of less than 32 feet: 45 Lot Frontage of 32 feet or more: 47

Principal nonresidential buildings: None

## GENERAL NOTES

- COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO SURVEYOR.
- 2. DO NOT SCALE DIMENSIONS FROM THIS PLAT.
- 3. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT, TOGETHER WITH THE TITLE COMMITMENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.
- 4. MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. THE LABELING OF THESE MANHOLES (SANITARY, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS OF THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF UNDERGROUND UTILITIES.
- 5. NO UNDERGROUND UTILITIES, OR DRAIN TILES, IF ANY EXIST, SHOWN HEREON.
- 6. THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW. AT THE TIME OF THIS SURVEY, SNOW DID NOT COVER THE SITE. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
- 7. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE.
- 8. CALL D.I.G.G.E.R. AT 1-800-242-8511 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION.
- PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY EXIST) ARE SHOWN HEREON, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN. RESTRICTIONS THAT MAY BE FOUND IN LOCAL BUILDING AND/OR ZONING CODES HAVE NOT BEEN SHOWN. HEIGHTS AND BUILDING RESTRICTIONS (IF ANY) HAVE NOT BEEN SHOWN. ONLY THOSE
- SETBACK RESTRICTIONS SHOWN ON THE RECORDED SUBDIVISION PLAT OR IN THE TITLE COMMITMENT HAS BEEN SHOWN. THIS PROPERTY IS SUBJECT TO SETBACKS AS ESTABLISHED PURSUANT TO CITY OF CHICAGO ZONING ORDINANCES AS AMENDED. IN REFERENCE TO TABLE A ITEM 6, THERE MAY BE A NEED FOR AN INTERPRETATION OF A RESTRICTION, THE SURVEYOR CANNOT MAKE A CERTIFICATION ON THE BASIS OF AN INTERPRETATION.
- 11. THIS PROPERTY IS ZONED C2-3 AND RM-5 PER CITY OF CHICAGO ZONING MAP DATED. SEE CITY OF CHICAGO ZONING ORDINANCE FOR SPECIFICS.
- 12. THE PARCELS DESCRIBED HEREON FORM ONE CONTIGUOUS TRACT AND THERE ARE NO GAPS,
- 13. CHICAGO TITLE INSURANCE COMPANY'S TITLE COMMITMENTS: CCHI2002972ALD, CCHI2002972BLD AND CCHI2002972CLD, ALL DATED JULY 10, 2020 WERE PROVIDED FOR SURVEYOR'S USE AT THE TIME OF PREPARATION OF THIS SURVEY. SEE "NOTES FROM SCHEDULE B" SHOWN HEREON FOR
- 14. AREA FROM PROPERTY LINE TO THE CENTERLINES OF E. 48TH STREET AND S COTTAGE GROVE AVENUE WERE USED FOR GROSS AREA CALCULATION.

# NMH - Bronzeville Assemblage

ALTA/NSPS LAND TITLE SURVEY

CHICAGO, IL LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED PARCELS TAKEN AS A TRACT, EXCEPTING THEREFROM THOSE PARTS LAYING WEST OF A LINE 116 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF COTTAGE GROVE AVENUE: (COMMITMENT CCHI2002972ALD)

LOT 1 IN JOSEPH CORMACK'S SUBDIVISION OF LOT 1 AND THE NORTH 32.5 FEET OF LOT 2 IN ELISHA BAILEY'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. (PIN: 20-10-214-003) PARCEL 1

SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF MERIDIAN, IN COOK COUNTY, ILLINOIS. (PIN: 20-10-214-034, 20-10-214-035)

THE NORTH 50 FEET OF THE SOUTH 80 FEET OF LOT 3 (EXCEPT THE EAST 50 FEET THEREOF TAKEN OR DEDICATED FOR COTTAGE GROVE AVENUE. ALSO EXCEPTING THE WEST 33 THEREOF TAKEN OR DEDICATED FOR S. EVAN AVENUE) IN BAYLEY'S

THE EAST 133.10 FEET OF THE SOUTH 30 FEET OF LOT 3 (EXCEPT THAT PART TAKEN FOR COTTAGE GROVE AVENUE) IN BAYLEY'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10. TOWNSHIP 38 NORTH, RANGE 14. EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, (PIN: 20-10-214-010)

THE EAST 152 FEET OF THAT PART OF THE NORTH 1/4 OF LOT 4 LYING WEST OF COTTAGE GROVE AVENUE IN BAYLEY'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. (PIN: 20-10-214-013) PARCEL 4

THE SOUTH 1/2 OF THE NORTH 1/2 OF LOT 4 (EXCEPT THE WEST 117 FEET OF THAT PART LYING EAST OF THE EAST LINE OF EVANS AVENUE, ALSO EXCEPTING THE EAST 50 FEET THEREOF TAKEN OR DEDICATED FOR COTTAGE GROVE AVENUE) IN BAYLEY'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. (PIN: 20-10-214-013)

THE SOUTH 1/2 OF LOT 4 (EXCEPT THE WEST 125.0 FEET OF THAT PART LYING EAST OF EVANS AVENUE, ALSO EXCEPTING THE EAST 50 FEET THEREOF TAKEN OR DEDICATED FOR COTTAGE GROVE AVENUE) IN BAYLEY'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHEAST 1/4 COUNTY, ILLINOIS (PIN: 20-10-214-028, 20-10-214-030) (COMMITMENT CCHI2002972CLD)

PARCEL 1 LOT 5 IN JOSEPH CORMACK'S SUBDIVISION OF LOT 1 AND THE NORTH 32.5 FEET OF LOT 2 IN ELISHA BAILEY'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10. TOWNSHIP 38 NORTH, RANGE 14. EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. (PIN: 20-10-214-004)

THE SOUTH 1/2 OF LOT 2 (EXCEPT THE NORTH 16 1/2 FEET OF SAID SOUTH 1/2 OF LOT 2), AND THAT PART OF LOT 3 LYING NORTH OF AND ADJOINING THE SOUTH 80 FEET THEREOF (EXCEPTING THE EAST 50 FEET THEREOF TAKEN OR DEDICATED FOR COTTAGE GROVE AVENUE, AND THE WEST 33 THEREOF TAKEN OR DEDICATED FOR S. EVAN AVENUE), IN BAYLEY'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 WITH THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF SAID PREMISES TAKEN FOR COTTAGE GROVE, IN COOK COUNTY, ILLINOIS. EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF EVANS AVENUE AND THE NORTH LINE OF THE SOUTH 80 FEET OF SAID LOT 3; THENCE SOUTH 01 DEGREES 28 MINUTES 48 SECONDS EAST, 102.31 FEET TO THE SOUTH LINE OF THE NORTH 16.5 FEET OF THE SOUTH HALF OF SAID LOT 2; THENCE NORTH 88 DEGREES 22 MINUTES 33 SECONDS EAST, 117.09 FEET; THENCE SOUTH 01 DEGREES 25 MINUTES 51 SECONDS WEST, 102.31 TO THE NORTH LINE OF THE SOUTH 80 FEET OF LOT 3; THENCE ALONG SAID NORTH LINE, SOUTH 88 DEGREES 22 MINUTES 33 SECONDS WEST, 117.04 FEET TO THE POINT OF BEGINNING. (PIN: 20-10-214-031, 20-10-214-033, EXCEPTING 20-10-214-032)

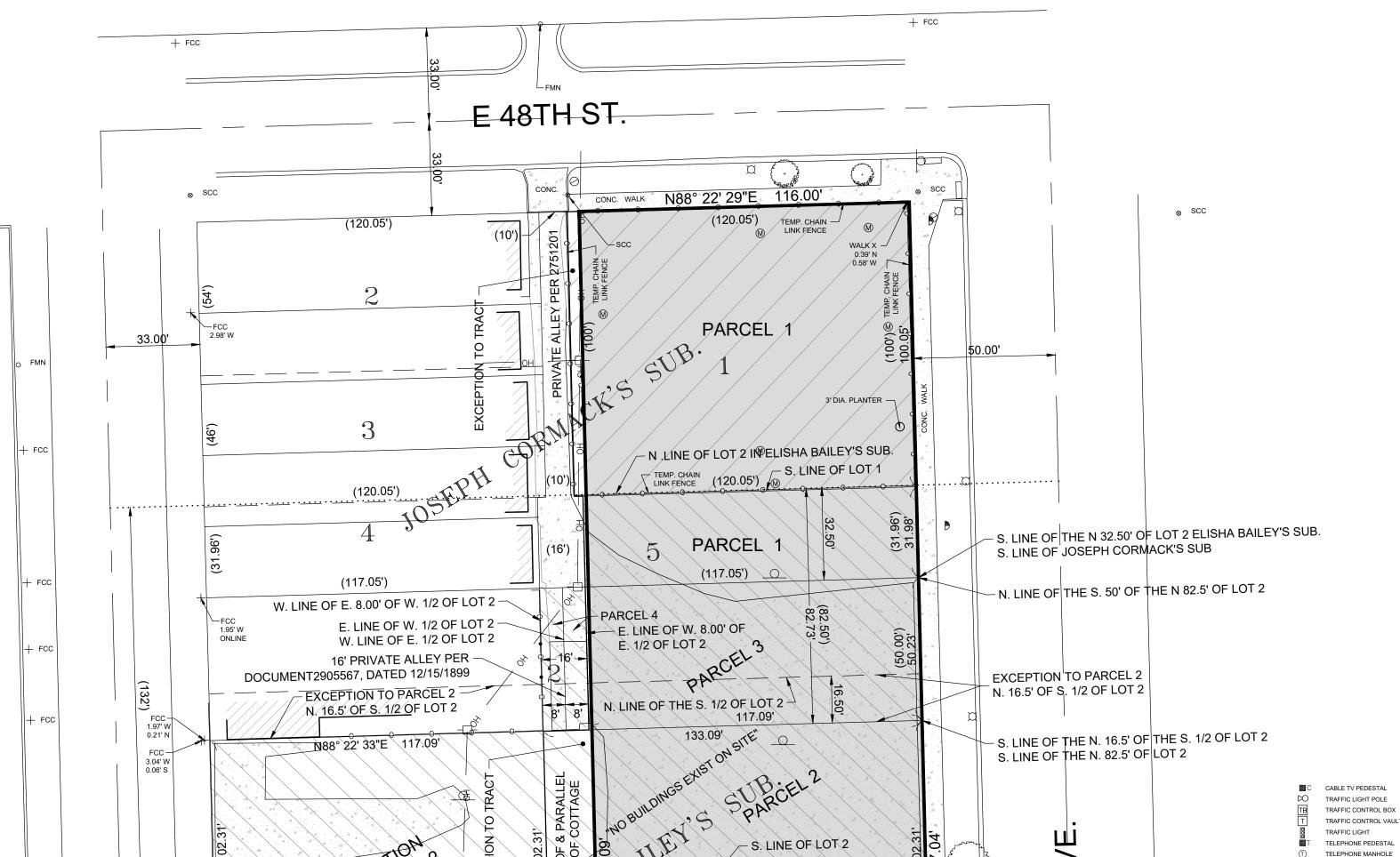
PARCEL 3 THAT PART OF THE SOUTH 50 FEET OF THE NORTH 82 1/2 FEET OF LOT 2 (EXCEPTING THE EAST 50 FEET THEREOF TAKEN OR DEDICATED FOR COTTAGE GROVE AVENUE, AND THE WEST 33 THEREOF TAKEN OR DEDICATED FOR S. EVAN AVENUE) IN BAYLEY'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 O THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE 16 FOOT ALLEY RUNNING NORTH AND SOUTH THROUGH THE CENTER OF SAID LOT 2, AND LYING WEST OF COTTAGE AVENUE AS NOW LOCATED, IN COOK COUNTY, ILLINOIS. (PIN: 20-10-214-006)

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 3 AS CREATED BY AN AGREEMENT BETWEEN FANNIE M.MEADOWCRAFT AND JOSEPH CORMACK AND OTHERS DATED NOVEMBER 1, 1899 AND RECORDED DECEMBER 15, 1899 AS DOCUMENT NO. 2905567 FOR A PRIVATE ALLEY OVER THE FOLLOWING DESCRIBED LAND: THE EAST 8 FEET OF THE WEST 1/2 OF THE SOUTH 50 FEET OF THE NORTH 82.50 FEET OF LOT 2 EXCEPT THE EAST 50 FEET AND EXCEPT THE WEST 33 FEET, IN BAYLEY'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE

THE WEST 8 FEET OF THE EAST 1/2 OF THE SOUTH 50 FEET OF THE NORTH 82.50 FEET OF LOT 2 EXCEPT THE EAST 50 FEET AND EXCEPT THE WEST 33 FEET, IN BAYLEY'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4

NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 3 AS CREATED BY JOSEPH CORMACK'S SUBDIVISION RECORDED NOVEMBER 7, 1898 AS DOCUMENT NO. 2751201, FOR A PRIVATE ALLEY OVER LAND DESCRIBED THEREIN



WALK 0.03' W -N. LINE OF LOT 3 REMNANTS OF CONCRETE / GRAVEL P.O.B. EXCEPTION TO PARCEL 2 N. LINE OF THE S. 80' OF LOT 3 133.04 250.07  $\triangleleft$ EXCEPTION S. LINE OF THE N. 50' OF THE S. 80' OF LOT 3 N. LINE OF THE S. 30' OF LOT 3 133.10 S 3 STORY BRICK S. LINE OF LOT 3 PARCEL W. LINE OF THE E. 133.10' WALK 0.17' E. 0.15' N & - S. LINE OF THE N 1/4 OF LOT 4 W. LINE OF THE E 152' -N. LINE OF THE S 1/2 OF THE N 1/2 OF LOT 4 152.00' 4.90' W - S. LINE OF THE N. 1/2 OF LOT 4 E. LINE OF THE W. 117.00' N. LINE OF THE S. 1/2 OF LOT 4 <del>124.90</del>' 2.96' W 0.09' N &

E. LINE OF THE W. 125.00' - S. LINE OF LOT 4 FÉNCE END -S. EDGE WALL 125.00' ONLINE & ONLINE & 0.23' W AT CORNER BLDG. X -ONLINE & E. 9.66 1/2 OF I 1/2 (250.10')

E 49TH ST.

NOTES FROM SCHEDULE B

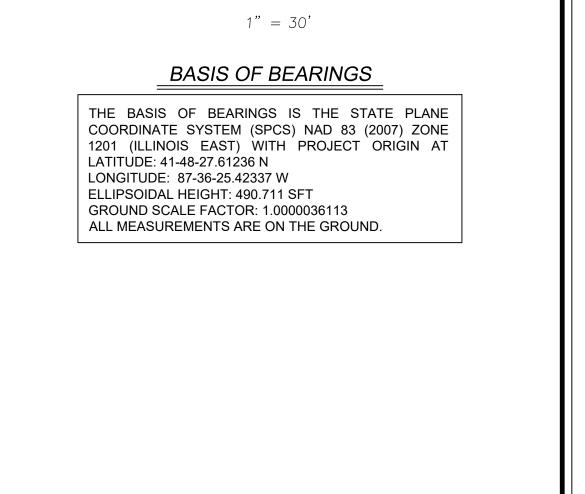
PER CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. CCHI2002972ALD EFFECTIVE DATE: JULY 10, 2020 PROVIDED BY THE CLIENT **EXCEPTIONS HEREON** 22 PARTY WALL AGREEMENT, DOC. 2813791 & 2977961 PER CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. CCHI2002972CLD EFFECTIVE DATE: JULY 10, 2020 PROVIDED BY THE CLIENT. PLOTTED **EXCEPTIONS** HEREON 22 PRIVATE ALLEY AGREEMENT, DOC. 2905567 YES (a)

ALL OTHER SCHEDULE B ITEMS ARE NON-PLOTTABLE

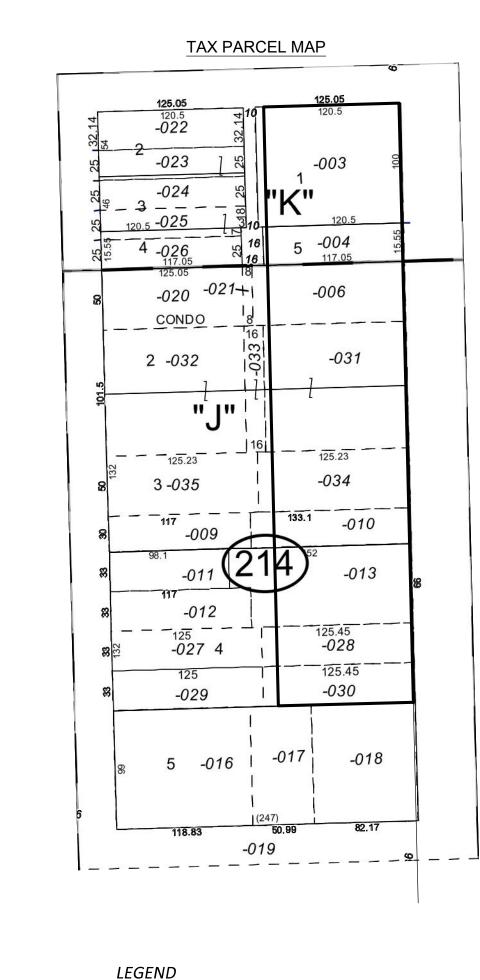
**CLARIFICATION STATEMENTS** a. doc. was not provided for Surveyor's review

DESCRIPTION

REVISIONS



**GRAPHIC SCALE** 



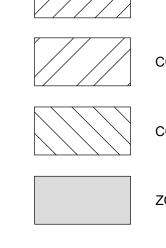
GAS VALVE CURB INLET GAS METER STORM INLET GAS METER FLARED END SECTION PIPELINE MARKER CLEANOUT SANITARY MANHOLE MONITORING WELL POST INDICATOR VALVE HOSE BIB WELL HEAD B-BOX FLAGPOLE HYDRANT MAILBOX WATER VALVE WATER VALVE VAULT PAINTED WATER LINE PUBLIC PAY TELEPHON IRRIGATION HEAD IRRIGATION CONTROL VALV WETLAND MARKER WATER METER ELECTRIC TRANSFORMER PAD BASKETBALL HOOF FOUND DISK IN CONCRETE ⊕ FBD FOUND BRASS DISET CONCRETE MONUMENT WITH BRASS DISC AIR CONDITIONER PAD/UI SET CONCRETE MONUMENT WITH IRON PIPE

FOUND ROW MARKER DECIDUOUS TREE W/ TRUNK SIZE O FRS FOUND RAILROAD SPIKI ELECTRIC SERVICE OUTLET BOX O FPK FOUND PK NAIL O FMG FOUND MAG NAIL + FCC FOUND CUT CROSS O FIP FOUND IRON PIPE O FIB FOUND IRON BAR ▲ TP SET TRAVERSE POINT SPK SET PK NAIL SMG SET MAG NAIL

SIP SET IRON PIPE

**ABBREVIATIONS** EXISTING RIGHT-OF-WAY LINE PROPOSED RIGHT-OF-WAY LINE EXISTING EDGE OF PAVEMENT ELEVATION EXISTING LOT LINE PROPOSED LOT LINE EXISTING SPOT ELEVATION EX. & PRO. CENTERLINE A.P. ACCESSIBLE PARKING F.F. FINISHED FLOOR T.F. TOP OF FOUNDATION ---- PROPOSED EASEMENT LINE CMP CORRUGATED METAL PIPE —— — EX. & PRO. BUILDING SETBACK LINE RCP REINFORCED CONCRETE PIP VCP VITRIFIED CLAY PIPE TC TOP OF CURB O O O O O GUARDRAIL DEP DEPRESSED CURB RAILROAD TRACKS EP EDGE OF PAVEMENT F.L. FLOW LINE CONC. CONCRETE ----(CATV)----- UNDERGROUND CABLE TV(ATLAS INFO ——(FO)—— UNDERGROUND FIBER OPTIC CABLE(ATLAS) MH MANHOLE — E — UNDERGROUND ELECTRIC ——(E)——— UNDERGROUND ELECTRIC(ATLAS INFO.) TW TOP OF WALL T — UNDERGROUND TELEPHONE TP TOP OF PIPE BW BACK OF WALK — G — GAS MAIN FES FLARED END SECTIO ———(G)——— GAS MAIN(ATLAS INFO.) ----- W ----- WATER MAIN DIP DUCTILE IRON PIPE SD STORM DRAIN ———— SANITARY SEWER ———(SAN)—— SANITARY SEWER(ATLAS INFO. S SOUTH ————— STORM SEWER ———(STM)—— STORM SEWER(ATLAS INFO. CB CHORD BEARING A ARC LENGTH R RADIUS U.E. UTILITY EASEMEN P.U.E. PUBLIC UTILITY EASEMENT D.E. DRAINAGE EASEMENT I.E. INGRESS & EGRESS EASEMEN PRC POINT OF REVERSE CURVATURE (REC) RECORD DATUM MEAS. MEASURED DATUM [CALC] CALCULATED DATUM

<DEED> INFORMATION TAKEN FROM DEED ETBE EXCEPTION TO BLANKET EASEMENT



PAINTED TELEPHONE LINE

FIBER OPTIC CABLE LINE

UTILITY POLE

POWER POLE

LIGHT STANDARI ELECTRIC MANHOLI

ELECTRIC PEDESTAL

ELECTRICAL JUNCTION BOX

PAINTED ELECTRIC LINE

ELECTRIC METER

ELECTRIC VAULT

HANDHOLE

-( GUY POLE

COMMITMENT NUMBER CCHI2002972ALD COMMITMENT NUMBER CCHI2002972BLD

COMMITMENT NUMBER CCHI2002972CLD

**ZONING LOT** 

SURVEYOR CERTIFICATE

COUNTY OF DUPAGE ) TO: NORTHWEST MEMORIAL HEALTHCARE; **DELNOR COMMUNITY HOSPITAL**;

STATE OF ILLINOIS

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE

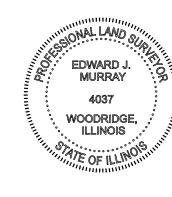
MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6, 7(a)(b1), 9, 20 & 21 OF TABLE A THEREOF THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS

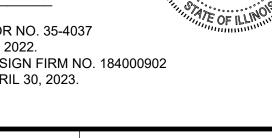
THE FIELD WORK WAS COMPLETED ON JUNE 4, 2022.

CHICAGO TITLE INSURANCE COMPANY

DATED THIS 8TH DAY OF JUNE, A.D., 2022.

EDWARD J. MURRAY ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-4037 MY LICENSE EXPIRES ON NOVEMBER 30, 2022. V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902 THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2023.





Project No:



**Scientists** Surveyors

Engineers Woodridge, IL 60517 630.724.9200 voice 630.724.0384 fax

7325 Janes Avenue, Suite 100 v3co.com

PREPARED FOR: Northwestern Memorial Healthcare 251 E. Huron St. Chicago, IL 60611 312.926.2000

20-10-214-003

20-10-214-004

20-10-214-006

20-10-214-010

**ADDRESS** 

20-10-214-013 4840 S. COTTAGE GROVE AVE.

20-10-214-028 4848 S. COTTAGE GROVE AVE.

20-10-214-030 4850 S. COTTAGE GROVE AVE.

20-10-214-031 4834 S. COTTAGE GROVE AVE.

20-10-214-033 4836 S. COTTAGE GROVE AVE.

20-10-214-034 4832 S. COTTAGE GROVE AVE.

20-10-214-020 4815 S. EVANS AVE.

20-10-214-035 4833 S. EVANS AVE.

4800 S. COTTAGE GROVE AVE.

4810 S. COTTAGE GROVE AVE

4812 S. COTTAGE GROVE AVE

4834 S. COTTAGE GROVE AVE

07/01/22 PER CLIENT COMMENT

06/30/22 PER CLIENT COMMENT

DATE

DRAFTING COMPLETED: 06/08/22 FIELD WORK COMPLETED: 06/04/22

NMH - Bronzeville Assemblage, Chicago, IL DRAWN BY: CHECKED BY: EJM

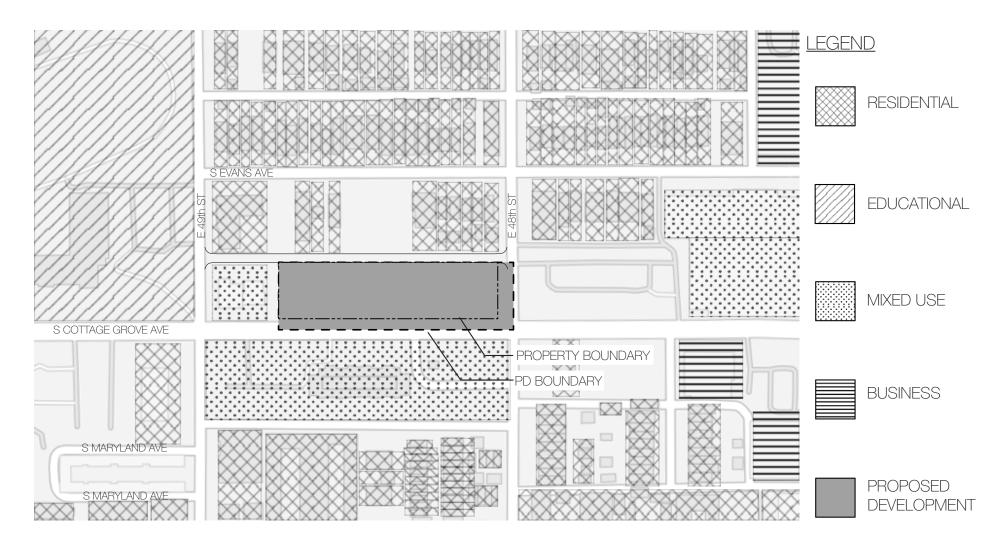
ALTA/NSPS LAND TITLE SURVEY

emurray@v3co.com

PROJECT MANAGER: EJM SCALE: 1" = 30'

Group No:

20449 VP01.2 SHEET NO. of



#### Existing Land Use Map



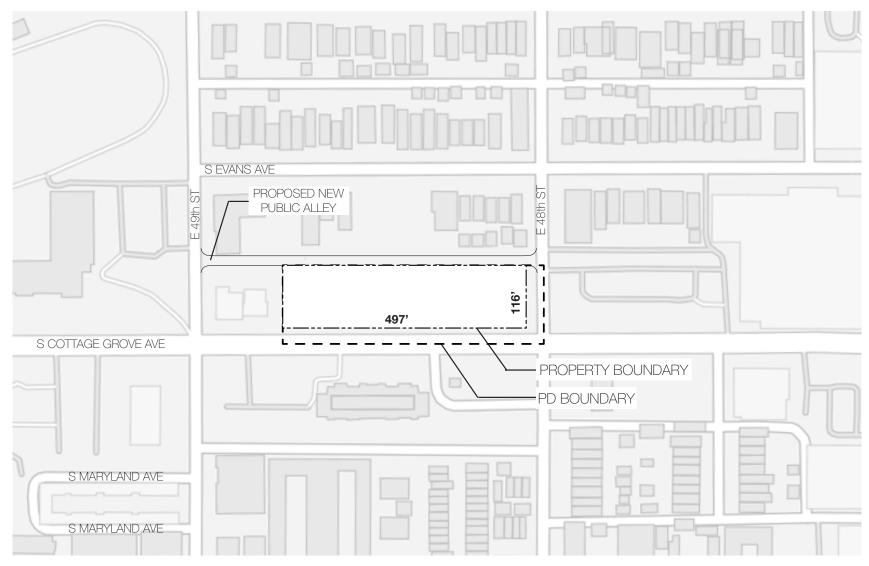
Applicant: Northwestern Memorial Healthcare

Address: 747 - 757 E 48th Street and 4800 - 4848 S Cottage Grove Avenue









Proposed Property Boundary / PD Boundary Map



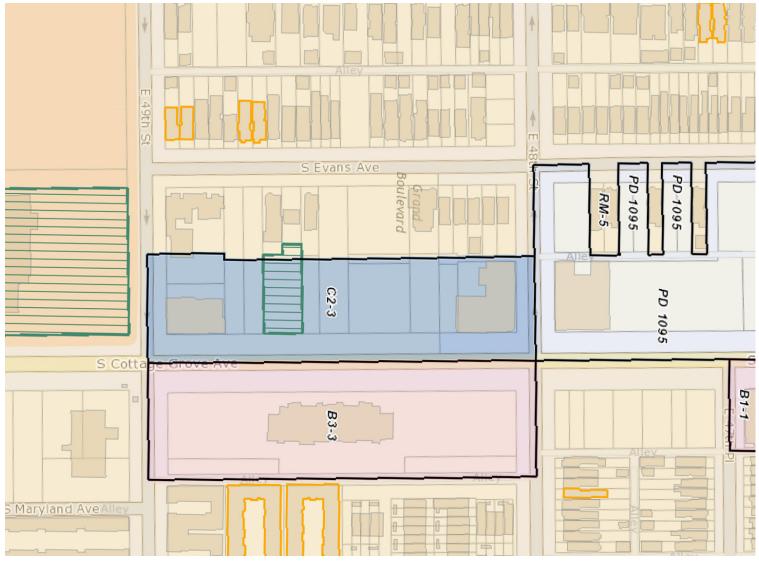
Applicant: Northwestern Memorial Healthcare

Address: 747 - 757 E 48th Street and 4800 - 4848 S Cottage Grove Avenue









#### Existing Zoning Map



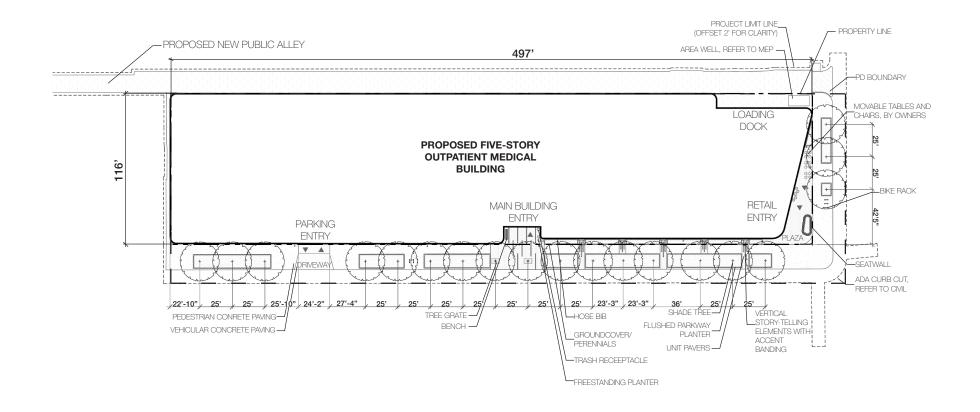
Applicant: Northwestern Memorial Healthcare

Address: 747 - 757 E 48th Street and 4800 - 4848 S Cottage Grove Avenue









#### Proposed Landscape/Site Plan



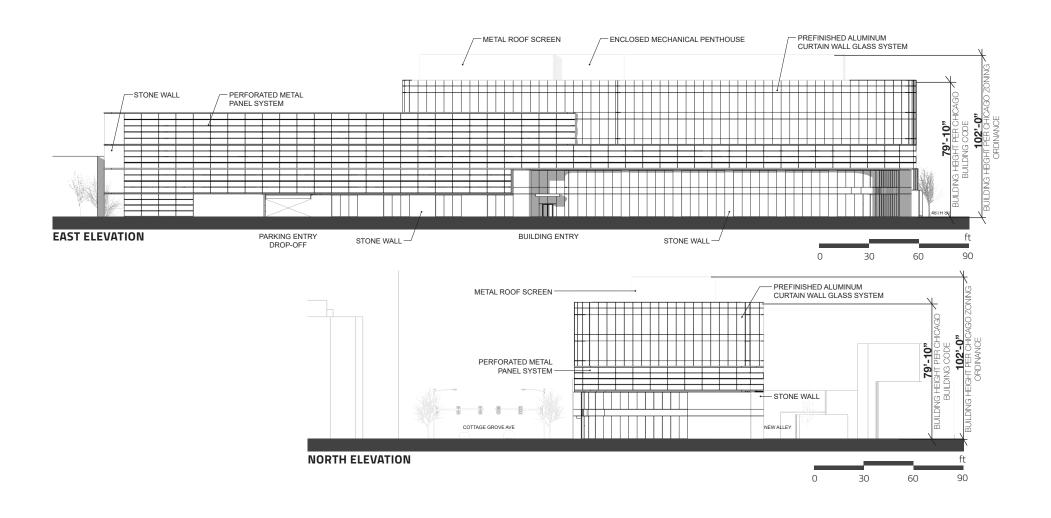
Applicant: Northwestern Memorial Healthcare

Address: 747 - 757 E 48th Street and 4800 - 4848 S Cottage Grove Avenue









#### Proposed Building Elevations

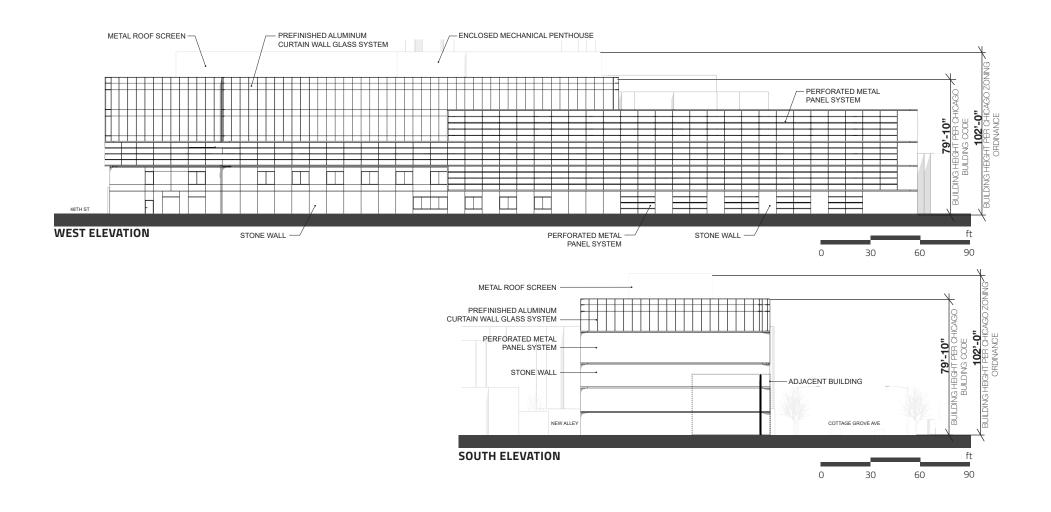
Applicant: Northwestern Memorial Healthcare

Address: 747 - 757 E 48th Street and 4800 - 4848 S Cottage Grove Avenue









#### Proposed Building Elevations

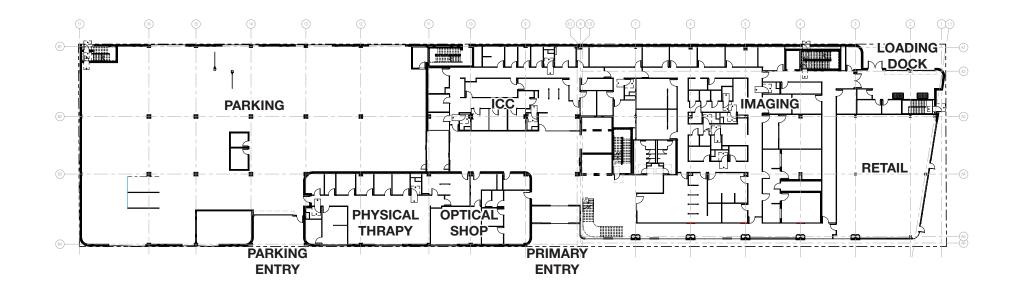
Applicant: Northwestern Memorial Healthcare

Address: 747 - 757 E 48th Street and 4800 - 4848 S Cottage Grove Avenue











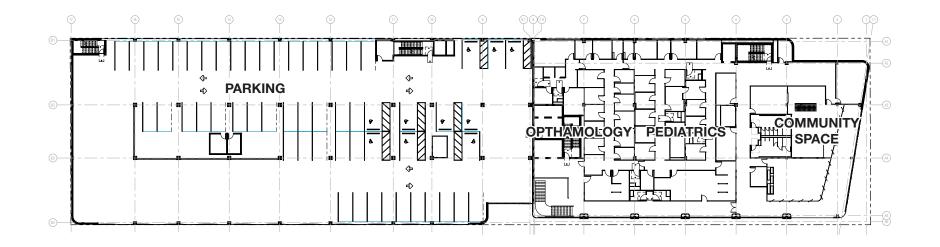
Applicant: Northwestern Memorial Healthcare

Address: 747 - 757 E 48th Street and 4800 - 4848 S Cottage Grove Avenue











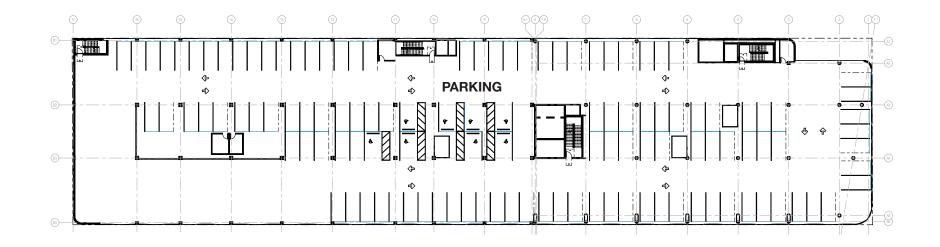
Applicant: Northwestern Memorial Healthcare

Address: 747 - 757 E 48th Street and 4800 - 4848 S Cottage Grove Avenue











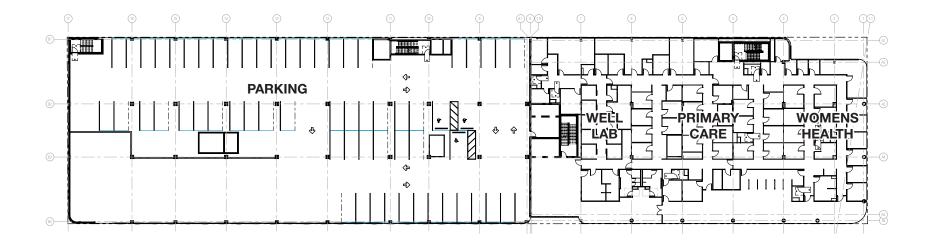
Applicant: Northwestern Memorial Healthcare

Address: 747 - 757 E 48th Street and 4800 - 4848 S Cottage Grove Avenue











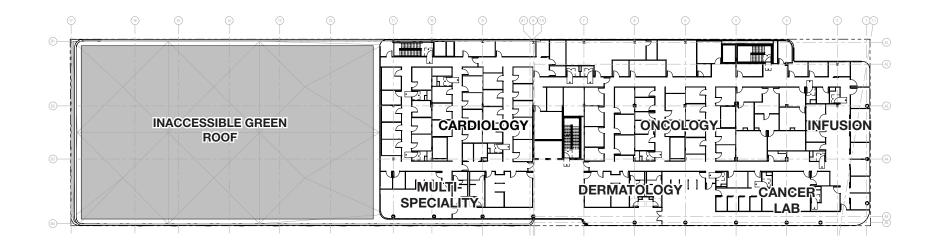
Applicant: Northwestern Memorial Healthcare

Address: 747 - 757 E 48th Street and 4800 - 4848 S Cottage Grove Avenue











Applicant: Northwestern Memorial Healthcare

Address: 747 - 757 E 48th Street and 4800 - 4848 S Cottage Grove Avenue









Proposed Rendering - Looking Southwest

Address: 747 - 757 E 48th Street and 4800 - 4848 S Cottage Grove Avenue









Proposed Rendering - Looking Northwest

Address: 747 - 757 E 48th Street and 4800 - 4848 S Cottage Grove Avenue









Existing Site Photo - Looking South

Address: 747 - 757 E 48th Street and 4800 - 4848 S Cottage Grove Avenue









Existing Site Photo - Looking Southwest

Address: 747 - 757 E 48th Street and 4800 - 4848 S Cottage Grove Avenue

Introduced: July 20, 2022



BROOK LJC7





Existing Site Photo - Aerial Looking Southwest

Address: 747 - 757 E 48th Street and 4800 - 4848 S Cottage Grove Avenue









### Existing Site Photo - Aerial



Applicant: Northwestern Memorial Healthcare

Address: 747 - 757 E 48th Street and 4800 - 4848 S Cottage Grove Avenue





