City of Chicago

SO2015-4642

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	6/17/2015
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-E at 115-479 E Wacker Dr, 150-244 N Lake Shore Dr, 200-474 E Randolph St, 119-125 E Lake St, 201-231 N Michigan Ave, 200-336 N Stetson Ave, 151-335 N Stetson Ave, 150-324 N Columbus Dr, 151-323 N Columbus Dr, 150-250 N Field Blvd and 151-251 N Field Blvd - App No. 18420
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

FINAL FOR PUBLICATION

ORDINANCE

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

SECTION 1: Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance is hereby amended by changing all the Residential Business Planned Development No. 70, As Amended symbols and indications as shown on Map No. 1-E in an area bounded by:

> The south right-of-way line of East Wacker Drive or the line thereof extended where no street exists; a line 3,095 feet east of the west line of North Michigan Avenue; a line 140 feet south of the north line of East Randolph Street, or the line thereof if extended where no street exists; a line 2,022 feet east of the west line of North Michigan Avenue; the north line of East Randolph Street; the east line of North Stetson Street; the north line of East Lake Street; North Michigan Avenue; the north line of East South Water Street; a line 55.53 feet west of the east line of North Beaubien Court, or the line thereof if extended where no street exists; the south line of the alley next north of and parallel to East South Water Street; the east line of the alley next east of and parallel to North Michigan Avenue; a line 138.74 feet north of the north line of the alley next north of and parallel to East South Water Street, or the line thereof if extended where no alley exists; a line 55.53 feet west of the east line of North Beaubien Court, or the line thereof if extended where no street exists; a line 428.773 feet north of the north line of East South Water Street; a line 19.69 feet west of the east line of north Beaubien Court, or the line thereof if extended where no street exists; a line468.819 feet north of East South Water Street; and a line 68.43 feet east of the east line of North Beaubien Court, or the line thereof if extended where no street exists,

to the designation of Residential Business Planned Development No. 70, As Amended which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 2: This Ordinance shall be in force and effect from after its passage.

Residential-Business Planned Development Number 70, As Amended 2015

Planned Development Statements

1. The area delineated herein as Residential-Business Planned Development Number 70, as amended ("the Planned Development") consists of approximately one million eight hundred fifty-eight thousand nine hundred twenty-two (1,858,922) square feet (forty-two and sixty-seven hundredths (42.67) acres) of property (the "Property") which is divided into seven (7) subareas as depicted in the attached subarea map. Subareas A, B, C, D, F and G have been substantially developed in a manner consistent with this Planned Development. Subarea E is controlled by the applicant, Lakeshore East, L.L.C.

2. All necessary official reviews, approvals or permits are required to be obtained by the applicant as to Subarea E and by the respective owners of the property to Subareas A, B, C, D, F and G.

3. The requirements, obligations and conditions contained within the Planned Development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal title holder and any ground lessors with respect to Subarea E and to the respective owners, their successors and assigns with respect to Subareas A, B, C, D, F and G. 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, then to the owners of record title to all of the Property and any ground lessors with respect to Subarea E and to the respective owners, their successors and assigns with respect to Subareas A, B, C, D, F and G. With respect to Subarea E, the

applicant is hereby designated as the controlling entity for purposes of this Planned Development.

4. This plan of development consists of these seventeen (17) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary Map; a Subarea Map; a Net Developable Area Map for Subarea E; a Generalized Land-Use Plan for Subarea E; a Pedestrian Walkway System – Pedway Level Plan; a Subarea E Parcelization Plans (Upper Level, Intermediate Level and Lower Level); Subarea E Right-of-Way Adjustment Maps and a Subarea E Public Park Zone Map; Boundary Plans; Site Plans for Parcel D1; Green Roof Plan for Parcel D1; Elevations for Parcel D1 dated November 19, 2015 prepared by bKL Architecture. The Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply to the Property, provided, however, that the development of the Property shall also be subject to an ordinance adopted by the City Council and known as the 2000 Amendatory Lakefront Ordinance and also subject to the Lakeshore East Master Plan and Design Standards dated November 19, 2015 prepared by bKL Architecture.

5. (A) Within Subareas A, B, C, D, F and G at the elevations above Chicago City Datum indicated, provided that these elevations may be varied by plus or minus five (+/- 5) feet or as otherwise necessary to meet existing conditions, and subject to the condition in statement 12 and in the Bulk Regulations and Data Table, the following uses are permitted:

Lower Level

(+ 8.0 feet)	Illinois Central Gulf tracks and facilities; warehousing and storage; trucking; public esplanade park along the Chicago River; and accessory uses including automobile parking and hotel uses. (Major service access level)
Interim Level	Accessory uses including automobile parking and hotel uses.
Intermediate Level	
(+ 26.0 feet)	Accessory uses including automobile parking and hotel uses. (Vehicular Access Level)
Interim Level	Accessory uses including retail sales, service used automobile parking and hotel uses.
Arcade Level	Pedestrian walkways; public park; and accessory uses including retail sales, service uses, automobile parking and hotel uses.
Upper Level	
(+ 53.0 feet) and above	Apartment, office, mixed use (apartment-office) and hotel buildings; accessory uses including retail sales

and service uses; related uses; and pedestrian walkways. (vehicular right-of-way and access level),

(B) Within Subarea E, the following uses are permitted: public parks; public school; commercial uses, retail uses, hotel uses, residential uses, business uses, office uses, religious and institutional uses, warehousing and storage and accessory uses.

In addition, the following uses shall be permitted in all subareas and at all levels subject to the review and approval of the Department of Planning and Development:

(i) broadcast and telecommunication structures, equipment and installations including parabolic transmitting and receiving antennae;

(ii) townhouses and any land-use accessory to a principal use at any level and not specifically authorized in statements 5(A) and (B); and

(iii) public utility and public service uses necessary to serve the development including, but not limited to district electrical generation and utility substations under this Planned Development; and

(iv) district cooling and heating.

6. Business identification signs affixed to the face of or recessed into a building or structure shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Temporary construction and marketing signs shall be

permitted subject to the review and approval of the Department of Planning and Development. No advertising signs shall be permitted within the Planned Development.

7. Any dedication or vacation of streets, alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the applicant if within Subarea E, and the respective owners of the property within Subareas A, B, C, D, F and G if within those subareas, and approval by the City Council.

8. Off-street parking and loading facilities shall be provided in compliance with this Planned Development subject to the review of the Department of Transportation and the approval of the Department of Planning and Development. A minimum of two percent (2%) of all parking spaces provided within the Planned Development, in parking structures or areas developed after the effective date hereof, shall be designated and designed for parking for the handicapped.

9. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas except where provided in public street areas as permitted by the Department of Transportation. Ingress and egress shall be subject to the review and approval of the Bureau of Traffic Engineering and Operations and of the Commissioner of Planning and Development.

Applicant: Lakeshore East LLC
Address: 115-479 East Wacker Drive, 150-244 North Lake Shore Drive, 200-474 East Randolph Street, 119-125 East Lake Street, 201-231 North Michigan Avenue, 200-336 North Stetson Avenue, 151-335 North Stetson Avenue, 150-324 North Columbus Drive, 151-323 North Columbus Drive, 150-250 North Field Boulevard, 151-251 North Field Boulevard
Introduced: June 17, 2015
Plan Commission: November 19, 2015

10. In addition to the maximum height of the buildings and any appurtenances thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.

11. This Planned Development shall be subject to the "Rules, Regulations and Procedures in relation to Planned Development Amendments" as promulgated by the Commissioner of the Department of Planning and Development and in effect on the date hereof.

12. Subareas A, B, C, D, F and G already have been substantially developed. The further development or redevelopment of properties within Subareas A, B, C, D, F and G shall be subject only to the regulations in Subsections A through G below. The development of Subarea E shall be completed in accordance with all of the regulations contained herein and in accordance with the Guidelines of the Lakeshore East Master Plan and Design Standards dated November 19, 2015.

(A) Net Developable Area.

For purposes of Floor Area Ratio calculations, the definitions in the Chicago Zoning Ordinance shall apply, provided, however, that "Net Developable Area" refers to the net site area at the Upper Level. The Upper Level is typically at approximately + 53.0 feet above Chicago City Datum but may be lower or higher depending on factors such as road levels and the location of building entrances and exits as determined by the applicant. Floor Area below the Upper Level shall not be included in calculating the total number of square feet of development unless the principal entrance to the building is located below the Upper Level and, in that event, the level of

the principal entrance to the building shall be considered "curb level" for purposes of the Chicago Zoning Ordinance.

(B) Bulk And Density Regulations.

1) Warehousing and storage uses permitted as principal uses in Statement Number 5 shall be limited to four hundred thousand (400,000) square feet and shall be established in accordance with the DX-16 Downtown Mixed-Use District regulations existing on the effective date of this Planned Development, As Amended 2015.

2) With regard to areas devoted as a principal use to office, hotel and residential uses and retail sales and service uses, the following maximums shall apply:

Office, maximum floor area	=	12,000,000 square feet
Hotel, maximum number of rooms/keys	=	5,550
Residential maximum number of dwelling units	=	9,050 units
Retail sales and service, Maximum floor area	=	1,325,000 square feet

Provided, however, that in calculating these maximums, ballrooms, meeting rooms, exhibition space and eating facilities associated with a hotel use and located at or above the established Upper Level shall be chargeable against the maximum permitted floor area for principal retail sales and service uses.

3) The applicant may increase the maximum number of dwelling units allowed by up to three thousand one hundred eighty-three (3,183) dwelling units by converting a portion of the maximum allowed office space and/or a portion of the maximum allowed hotel rooms/keys. The applicant may increase the maximum amount of office space by up to two

million (2,000,000) square feet by converting a portion of the maximum dwelling units and/or a portion of the maximum number of hotel rooms/keys. The applicant may increase the maximum number of hotel rooms/keys by up one thousand (1,000) rooms/keys by converting a portion of the maximum allowed office space and/or a portion of the maximum allowed dwelling units. For purposes of this conversion one thousand (1,000) square feet of office space shall be equal to one (1) dwelling unit, two (2) hotel rooms/keys shall be equal to one (1) dwelling unit, and one thousand (1,000) square feet of the office space shall be equal to two (2) hotel rooms/keys.

4) Except for Subarea E, the number of efficiency units within this Planned Development shall not exceed thirty percent (30%) of the number of permitted dwelling units. The number of efficiency units in Subarea E shall not exceed fifteen percent (15%).

5) To the extent this Planned Development does not cover all items required for development, the Chicago Zoning Ordinance shall apply as follows: warehousing and storage shall be in general conformity with the DX-16 Downtown Mixed-Use District regulations; permitted office, hotel and retail used shall be in general conformity with the DX-16 Downtown Mixed-Use District regulations; and residential uses shall be in general conformity with the DR-10 Downtown Residential District regulations.

(C) Maximum Permitted Site Coverage.

1) East of North Stetson Avenue: (except for Subarea E) fifty percent (50%) between Upper Level and plus thirty (+30) feet above the Upper Level (sixty percent (60%) on a single parcel provided that a single parcel may contain multiple buildings); and forty percent (40%) above plus thirty (+30) feet above the Upper Level.

2) West of North Stetson Avenue: eighty percent (80%) between the Upper Level and plus seventy-five (+75) feet above the Upper Level; and sixty percent (60%) above plus seventy-five (+75) feet above the Upper Level.

3) Subarea E: Site coverage is controlled by the Parcel Design Criteria as described in the Master Plan and Design Standards dated November 19, 2015.

(D) Periphery Setbacks And Minimum Distance Between Buildings.

1) For Subareas A, B, C, D, F and G:

Minimum Distance Between Building Faces at Upper Level: eighty and zero-tenths (80.0) feet.

Minimum Distance Between Building Corners or Building Face-to-Corner at Upper Level: sixty and zero-tenths (60.0) feet.

Periphery setback and distance provisions may be adjusted where required to allow flexibility of architectural or site design arrangement, subject to the approval of the Department of Planning and Development.

2) For Subarea E: Setbacks are controlled by the Master Plan and Design Standards dated November 19, 2015.

(E) Parking

1) Minimum Requirements for other uses:

Office building: one (1) space per three thousand five hundred (3,500) square feet.

Hotel: one (1) space per three (3) rooms/keys.

Residential building: spaces equal to fifty-five percent (55%) of the dwelling units including efficiency units, provided that with respect to townhome units a minimum of one (1) parking space per dwelling unit shall be required. Subarea E shall require spaces equal to forty percent (40%) of the dwelling units including efficiency units.

2) Location

All parking spaces required to serve buildings or uses shall be located on the same parcel as the building or use served, or (i) if a residential use, within five hundred (500) feet walking distance measured from the property line; or (ii) if a non-residential use, within one thousand (1,000) feet walking distance measured from the property line.

3) Vehicular entrances and exits to accessory automobile parking areas shall be located in conformance with the Automobile Entrance Zone Maps attached hereto. Provided, however, that temporary driveways shall be permitted within the restricted areas depicted on the Automobile Entrance Zone Maps when necessitated by division of parcels and subject to the review and approval of the Department of Transportation.

4) The location, geometrics and operation of all interior or local ramps adjoining any structure at the Upper Level shall be subject to the review of the Department of Transportation and the approval of the Department of Planning and Development.

(F) Loading.

Minimum off-street loading shall be provided in accordance with the regulations applicable in the DR-10 Downtown Residential District and DX-12 Downtown Mixed-Use

District of the Chicago Zoning Ordinance existing on the effective date hereof. The location of loading berths shall be subject to the review of the Department of Transportation and the approval of the Department of Planning and Development.

(G) Construction Of Public Improvements.

No certificate of occupancy shall be issued for any improvement located within a parcel in the development until such time as the Applicant for the certificate produces evidence that construction of public improvements related to the improvement located within a parcel in said development has been completed, is under construction or is under contract for construction, or that adequate access can be provided, all as certified by the Department of Transportation and approved by the Department of Planning and Development. The vertical connections (handicap accessible) adjacent to the Neighborhood Park shall be installed prior to the issuance of a Certificate of Occupancy for the building containing said vertical connection. In addition, the applicant shall use its best efforts to provide landscaping in the parkway area of North Columbus Drive along the frontage of said street adjacent to Subarea E subject to the review and approval of the Department of Planning and Development and the Department of Transportation.

(H) Public Park.

Applicant has provided the Neighborhood Park depicted on the Public Park Zone map and has dedicated the fee simple title of the Neighborhood Park to the Chicago Park District. The City of Chicago acknowledges that this satisfies all open space impact fee requirements of the applicant in the development of Subarea E.

(I) Public Elementary School.

Provided the applicant is instructed to proceed by the City of Chicago, the Chicago Board of Education and the Chicago Park District, the applicant shall be responsible for the construction of a forty-five thousand (45,000) square foot portion of a fifty-three thousand (53,000) square foot structure to contain a public elementary school with space to be shared with the Chicago Park District to be substantially completed on or before June 30, 2020.

(J) Pedestrian Walkways.

The pedestrian walkways depicted on the Pedway Level Pedestrian Walkway System Map shall consist of an enclosed all-weather walkway (as depicted on the Pedway Level Pedestrian Walkway System Map), designed to accommodate pedestrian movement at the Arcade Level and/or other levels as depicted in the Pedway Level Pedestrian Walkway System Map attached hereto. It shall be the responsibility of the applicant to provide continuous pedestrian walkways at the Arcade Level and/or other levels within Subarea E pursuant to the Master Plan and Design Standards subject to the review of the Department of Transportation and the approval of the Department of Planning and Development.

(K) In addition to other requirements contained within these Statements, the Applicant shall cause the following design principles to be implemented:

1) Improve the connection from E. South Water Street to Wacker Drive, including pedestrian safety measures and traffic calming measures at the intersection of Field Boulevard and Sub Wacker Drive;

2) Create a roadway connection from Waterside Drive (upper level) to Wacker Drive, including traffic calming and pedestrian safety measures;

3) Create a pedestrian connection at the upper level from Parcel A2 (Tides) to Parcel B2 (Shoreham), which shall include a terrace overlook with specialty paving, landscaping and accent lighting;

4) Create a pedestrian connection at the upper level from the east end of Wacker Drive to Parcel B1 (Regatta), which shall include specialty paving, landscaping and accent lighting;

5) Create a pedestrian terrace overlook at the new Wacker Drive extension (upper level), which shall include specialty paving, pedestrian seating, accent lighting and significant landscape planters;

6) Create a pedestrian connection at the Pedway level from the east property line of the parcel occupying the western portion of Parcel D1 (GEMS) to the property occupying the eastern portion of Parcel D1;

7) Create a Vertical Connection from the Upper Level to the Lower Level, with access to the Pedway level as well;

8) The character of the through-building public pedestrian connections to Wacker Drive, at both the upper and lower levels, shall be pedestrian friendly, including adequate lighting for safety, decorative paving and a clear marked pedestrian zone.

All the above items shall be subject to further coordination and input with/from the Chicago Department of Transportation and the Department of Planning and Development.

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Introduced: June 17, 2015
Plan Commission: November 19, 2015

13. Prior to the issuance by the Department of Planning and Development of a determination pursuant to Section17-13-0610 of the Chicago Zoning Ordinance ("Part II approval") for development or redevelopment of any development parcels within the Planned Development, other than alterations to existing buildings which do not increase their height or alter their footprints, a Site Plan for the proposed development, including parking areas, shall be submitted to the Commissioner of the Department of Planning and Development for approval. Review and approval of the Site Plan by the Commissioner is intended to assure that specific development proposals conform with the general design standards in Statement 12, is consistent with the intent of the Lakeshore East Master Plan and Design Standards dated November 19, 2015 and to ensure coordination of public improvements described in statements 12(G), 12(H), 12(I), 12(J) and 12(K). No Part II approval for work for which a Site Plan must be submitted to the Commissioner shall be granted until the Site Plan has been approved by the Commissioner. Further, all Part II submittals shall be in compliance with the Chicago Landscape Ordinance. Following approval of a Site Plan by the Commissioner, the approved plan shall be kept on permanent file with the Department of Planning and Development and shall be deemed to be an integral part of this Planned Development. The approved Site Plan may be changed by the provisions of Section 17-13-0611 of the Chicago Zoning Ordinance. A Site Plan shall, at a minimum, provide the following information with respect to the proposed improvements:

(1) the boundaries of the Property;

(2) the footprint of the improvements;

(3) location and dimensions of all loading berths;

(4) preliminary landscaping plan prepared by a landscape architect with final landscaping plan to be approved at Part II stage;

(5) all pedestrian circulation routes;

(6) the location of any adjacent public improvements;

(7) a signage plan for any building where retail or theater uses would be present above the ground level;

(8) preliminary building sections and elevations of the improvements with a preliminary building materials list; and

(9) statistical information applicable to the Property limited to the following:

(a) floor area and floor area ratio;

(b) uses to be established;

(c) building heights; and

(d) all setbacks, required and provided.

A Site Plan shall include such other information as may be necessary to illustrate conformance with the applicable provisions of this Planned Development.

14. The terms, conditions and exhibits of this Planned Development ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the application for such a modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification

of the requirements of this statement by the Commissioner of the Department of Planning shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.

15. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. At the time of a hearing before the Chicago Plan Commission all developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Planning and Development. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within Subarea E of this Planned Development in an energy efficient manner, generally consistent with LEED Certification or its equivalent. Applicant shall provide a green roof to cover at least 25% of the net roof area of a building. "Net roof area" is defined as a total roof area minus any required perimeter setbacks, roof top structures, and roof-mounted equipment.

16. 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 ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted

pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.

17. All minimum construction within Subarea E set forth in Statement No. 17 of the 2002 version of Residential Business Planned Development No. 70 has been completed.

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Bulk Regulation + Data Table

Address • 381-383 E. Wacker Dr
Introduced • June 17, 2015
Plan Commission • Nov 19, 2015

Residential - Business Planned Development Number 70

Amended Planned Development Use and Bulk Regulations and Data

November 5, 2017

Subarea	Net Development Area (1)		Building Area		Max Net F.A.R.	Residential Dwelling Units		Office (s.f.)		Hotel Rooms (# of Keys)		Retail Sales/Service Area	
	sf	acres	Existing/Under Construction	Future Allowed		Existing/Under Construction	Future Allowed	Existing/Under Construction	Future Allowed	Existing/Under Construction	Future Allowed	Existing/Under Construction	Future Allowed
Subarea A													
One Illinois Center	66,104	1.52											
Hyatt West	52,256	1.20											
Two Illinois Center	80,085	1.84											
Hyatt East	73,000	1.68											
Columbus Plaza	38,154	0.88											
Three Illinois Center	52,560	1.21											
Subtotal	362,159	8.33	4,419,463	-	12.20	552	-	1,762,906	-	2,041	-	153,958	-
Subarea B													
AON Building (Amoco)	136,819	3.14	2,698,308		19.72			2,698,308				84,000	
Subarea C													
Outer Drive East	88,463	2.03											
Harbor Point	79,950	1.84											
Subtotal	168,413	3.87	2,004,225	-	11.90	1,682	-	-	-	-	-	42,668	-
Subarea D													
Buckingham	34,825	0.80											
175 Harbor Dr	50,249	1.15											
Park Shore	41,672	0.96											
Swisshotel	34,000	0.78											
Fairmont	43,169	0.99											
Athletic Club	21,943	0.50											
BTE	44,091	1.01		900,671					900,671				
BTN	63,660	1.46											
BTS	53,778	1.23											
Subtotal	387,387	8.88	5,707,385	900,671	17.06	1,390	-	2,699,000	900,671	1,337	-	221,369	-
Subarea E													
Public School	31,583	0.73		53,000	1.68								
Private Development	814,986 *	16.11	7,003,685	2,696,315	11.90	4,029	917	417,932	1,704,893	544	1,578	185,162	587,843
Subtotal	846,569	16.84	7,003,685	2,749,315	11.52	4,029	917	417,932	1,704,893	544	1,578	185,162	587,843
Subarea F													
BCBS	100,905	2.32	1,813,819		17.98			1,813,819					
Subarea G													
Park Millennium	40,641	0.93	582,903		14.34	480			-			50,000	
SUBTOTAL	2,042,893 *	44.31 *	24,229,788	3,649,986	11.86	8,133	917	9,391,965	2,605,564	3,922	1,578	737,157	587,843
			Building Area		Max Net F.A.R.	Residential Dwelling Units		Office (s.f.)		Hotel Rooms (# of Keys)		Retail Sales/Service Area	
ORDINANCE MAXIMUMS (existing and future)				27,880,245	13.65		9,050		12,000,000		5,500		1,325,000

(1) Net developable areas for individual parcel omponents (A, B, C, or D) are taken from original survey as prepared by Dale Weaver
(2) Areas outside of Subarea E provied by the City of Chicago & I.E. Consultants, Surveyors
(3) Future Allowed figures are subject to potential modifications/transfers provided for in PD 70
* Private developable area include public spaces not dedicated

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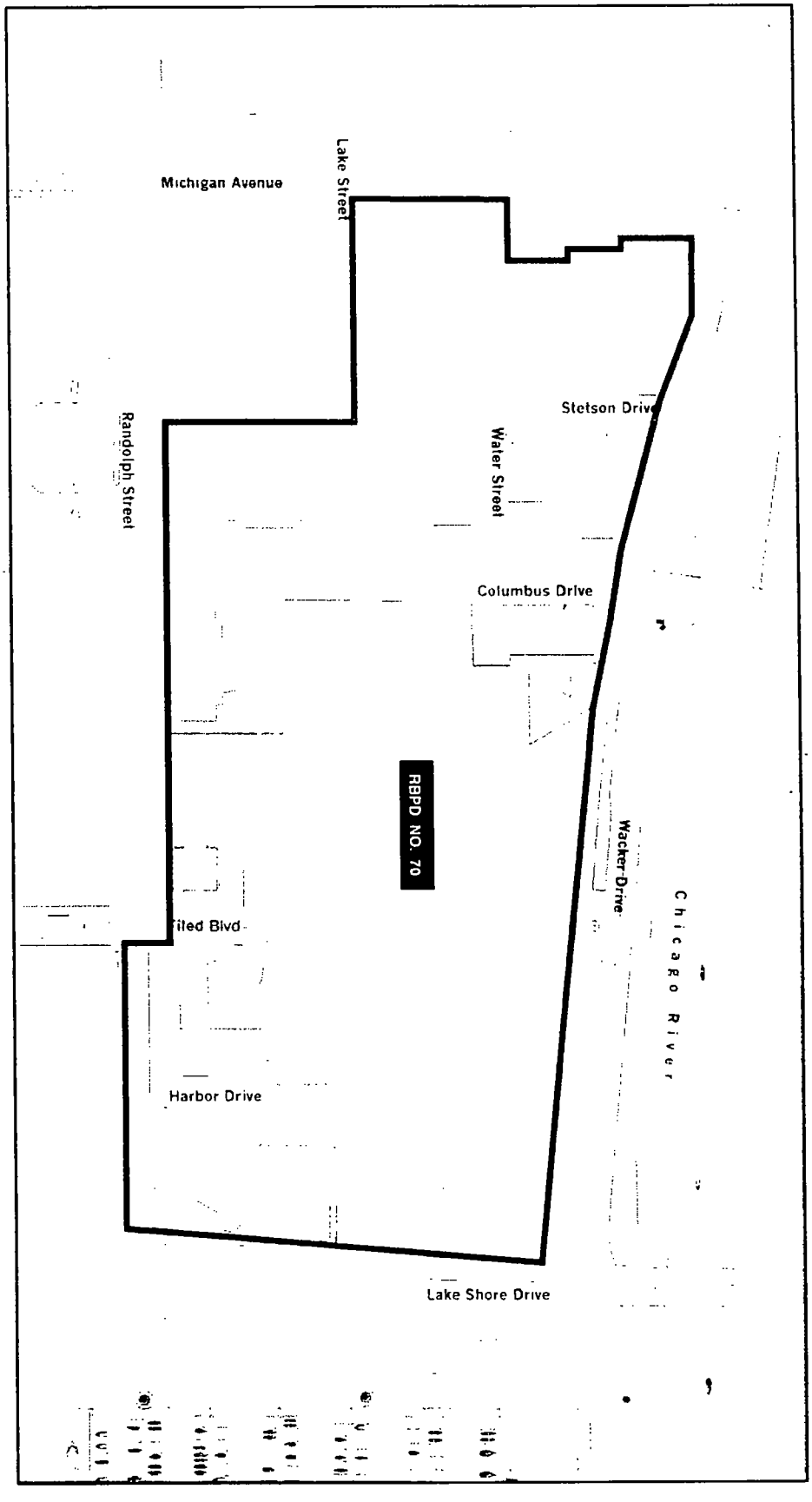
Planned Development Boundaries



Address • 381-383 E. Wacker Dr
Introduced • June 17, 2015
Plan Commission • Nov. 19, 2015

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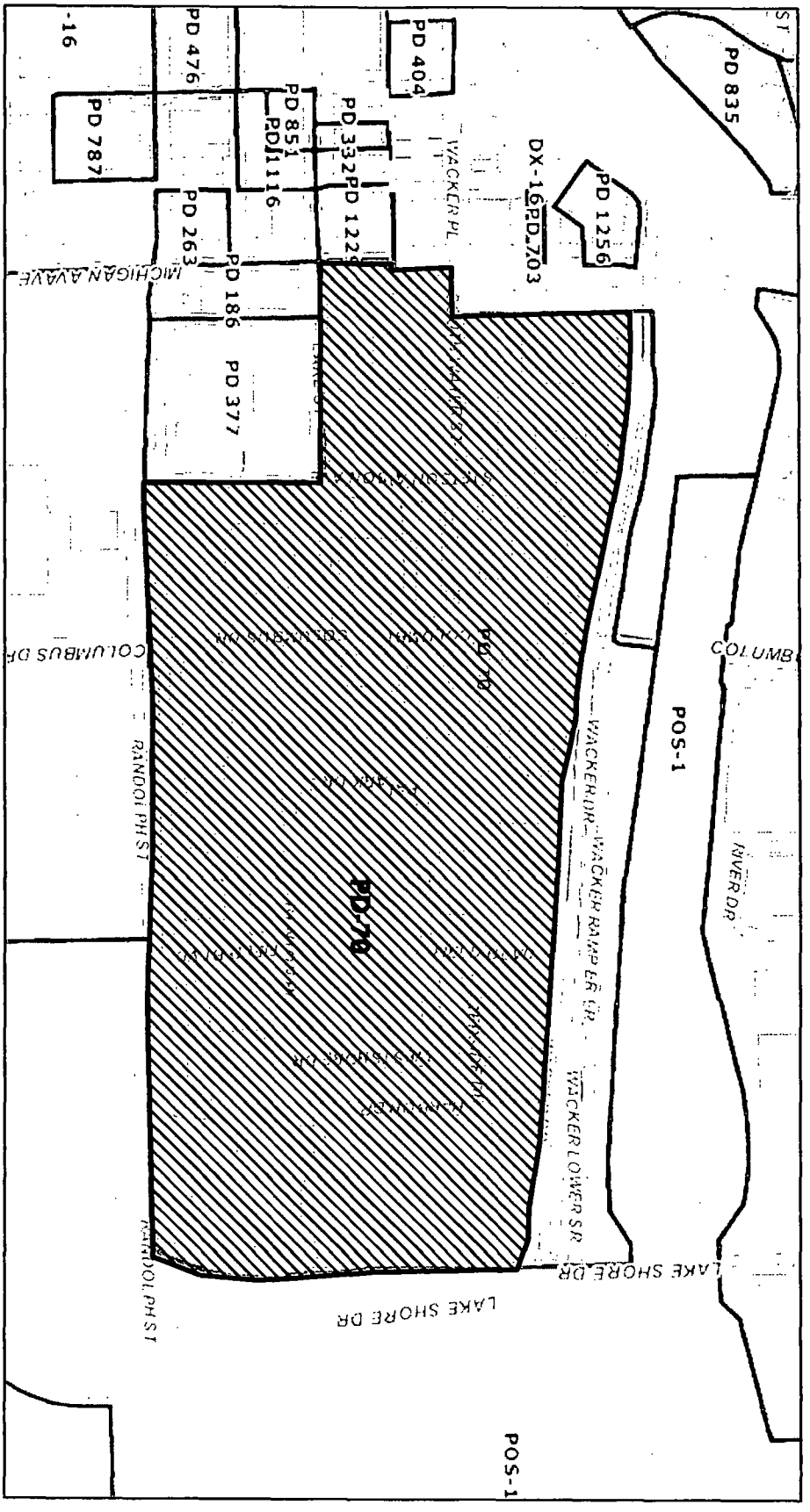
Existing Zoning Map



Residential Business Planned Development No 70

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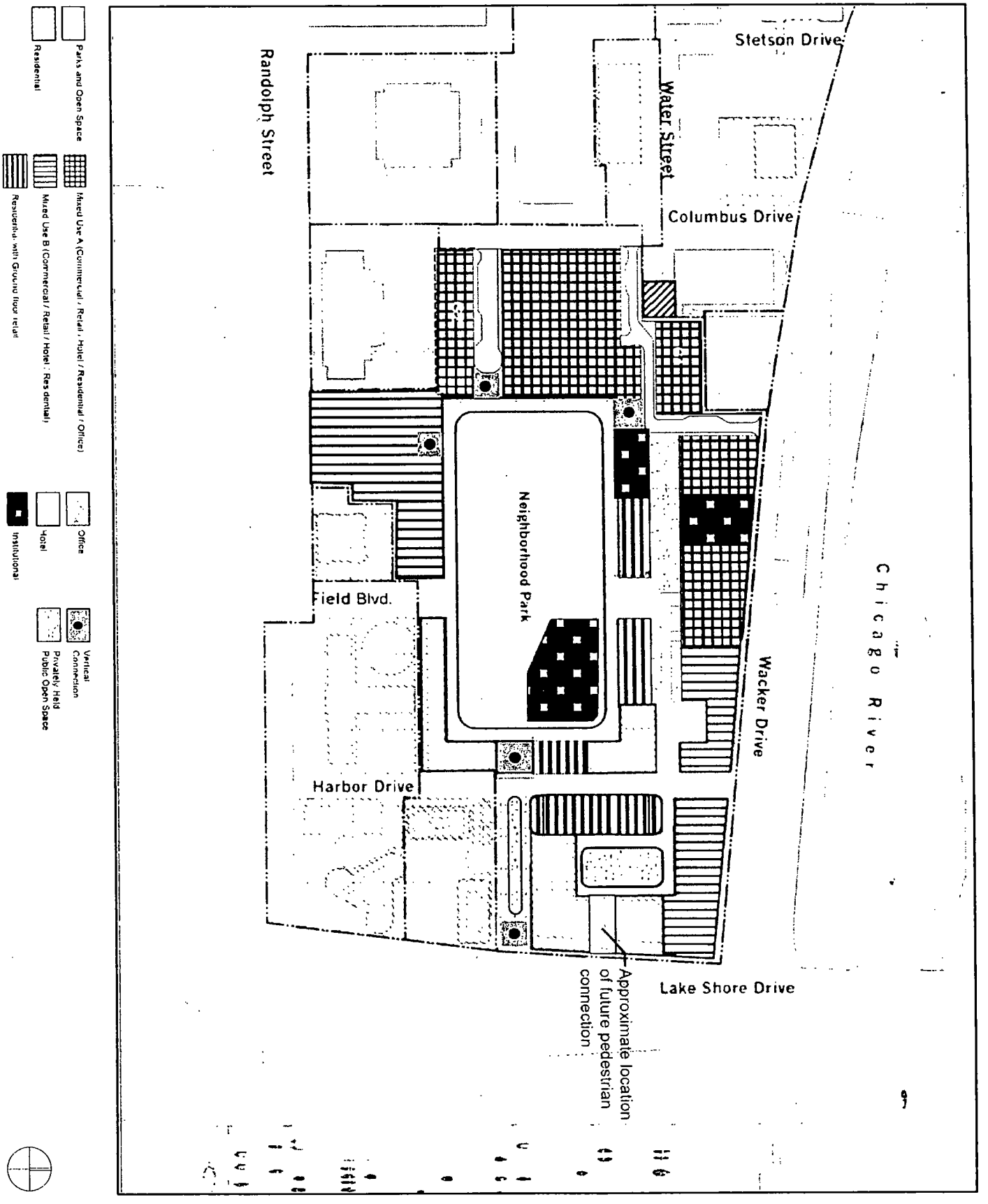
Generalized Land Use



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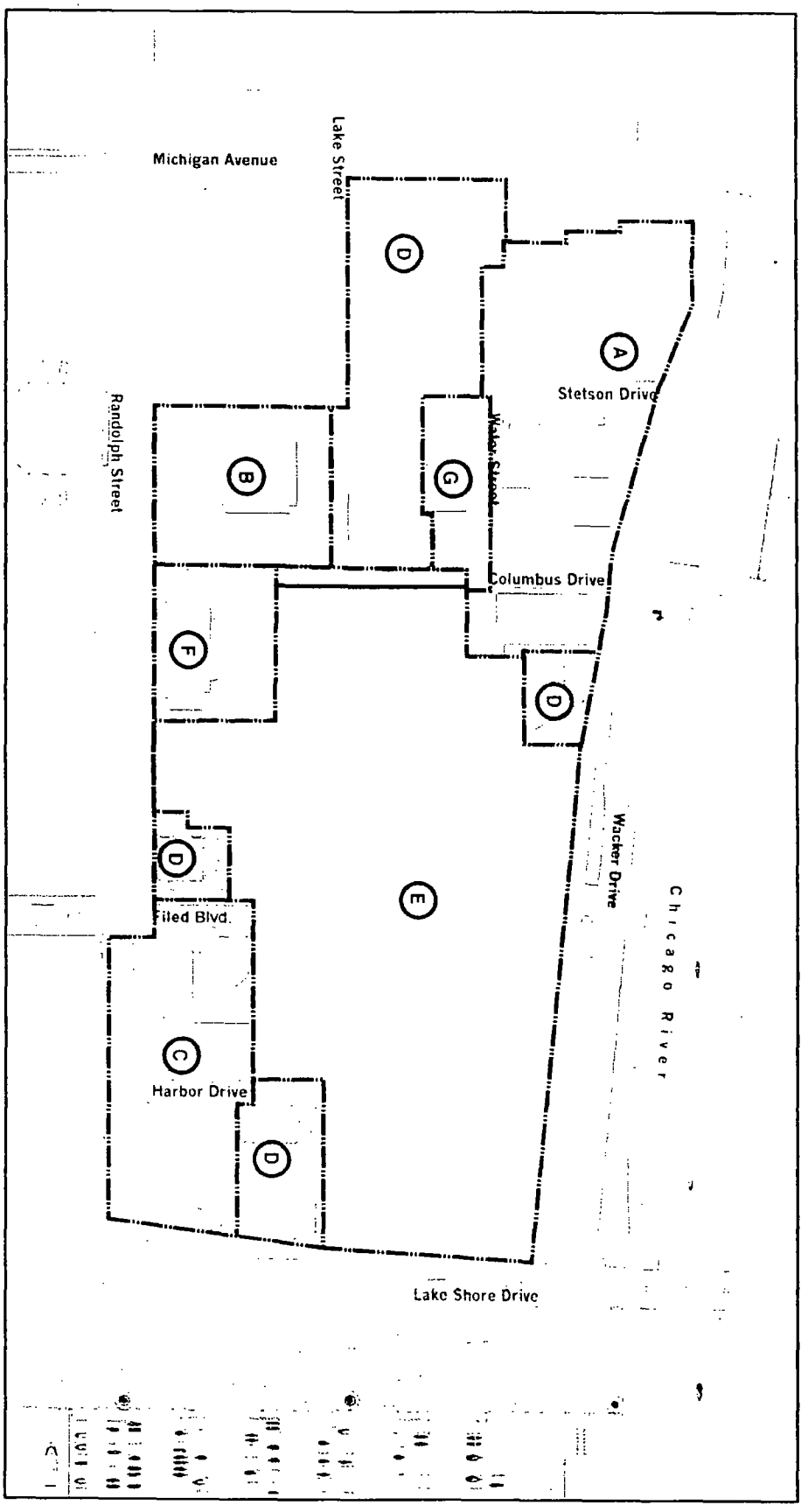
Subarea Map



(A) Subarea Identification

Address • 381-383 E *Wacker Dr*
Introduced • June 17, 2015
Plan Commission • Nov 19, 2015

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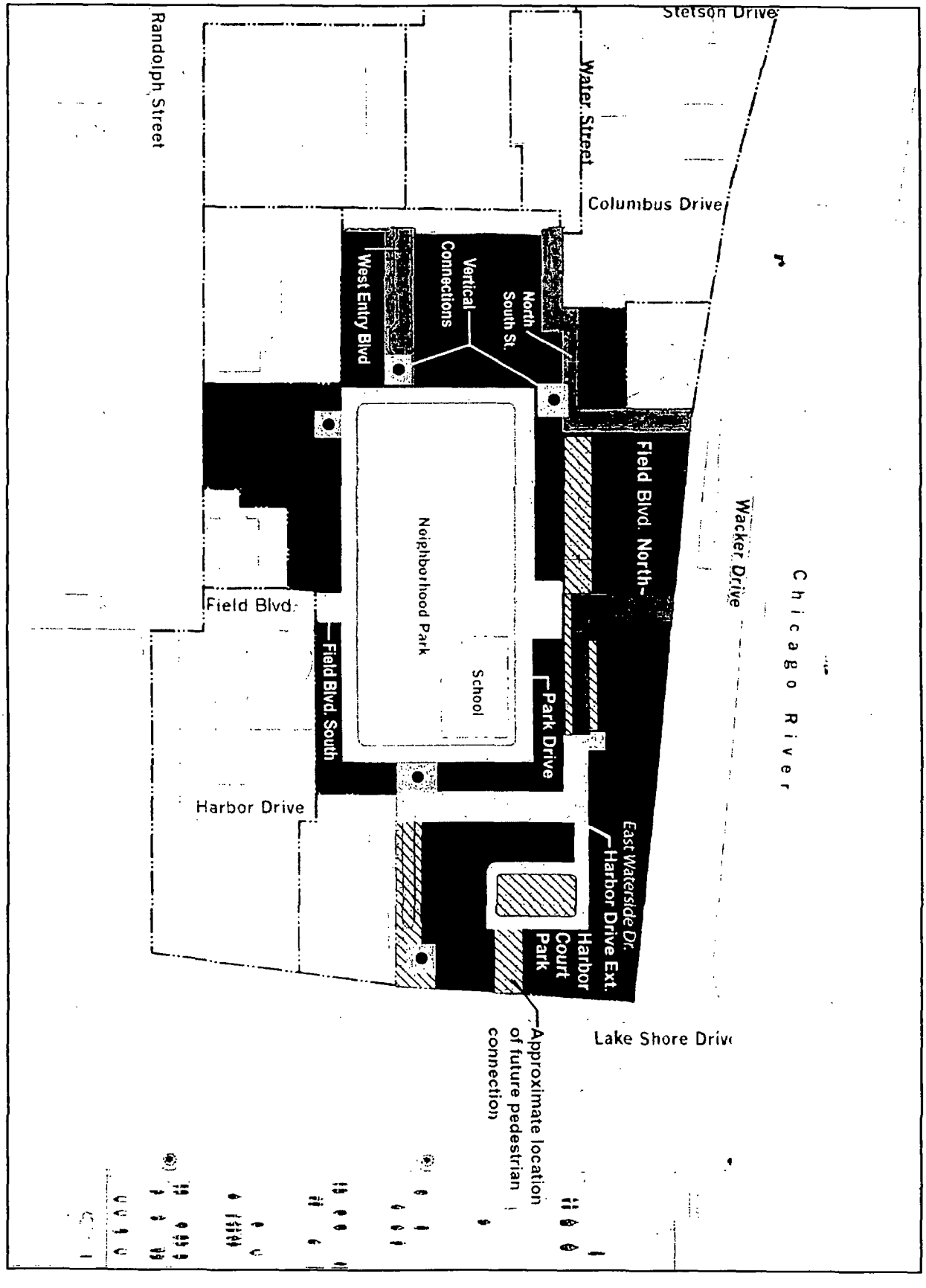
Subarea E
Net Development Area



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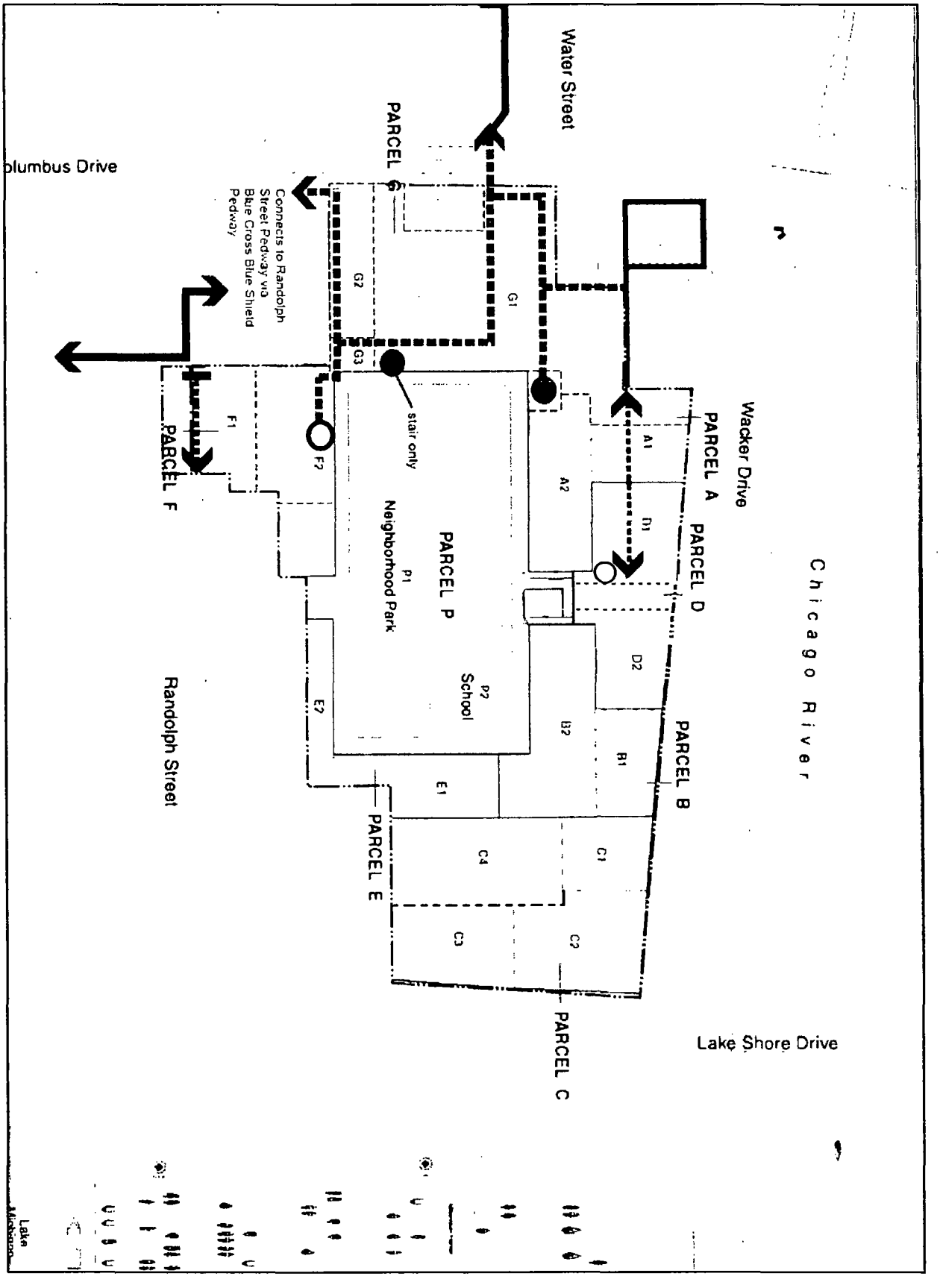
Pedestrian Walkway System - Pedway Level



NOTE This plan is diagrammatic in nature and is intended to show virtual parcels / sub-parcels should be connected to the parkway system, not the actual route for the connections.

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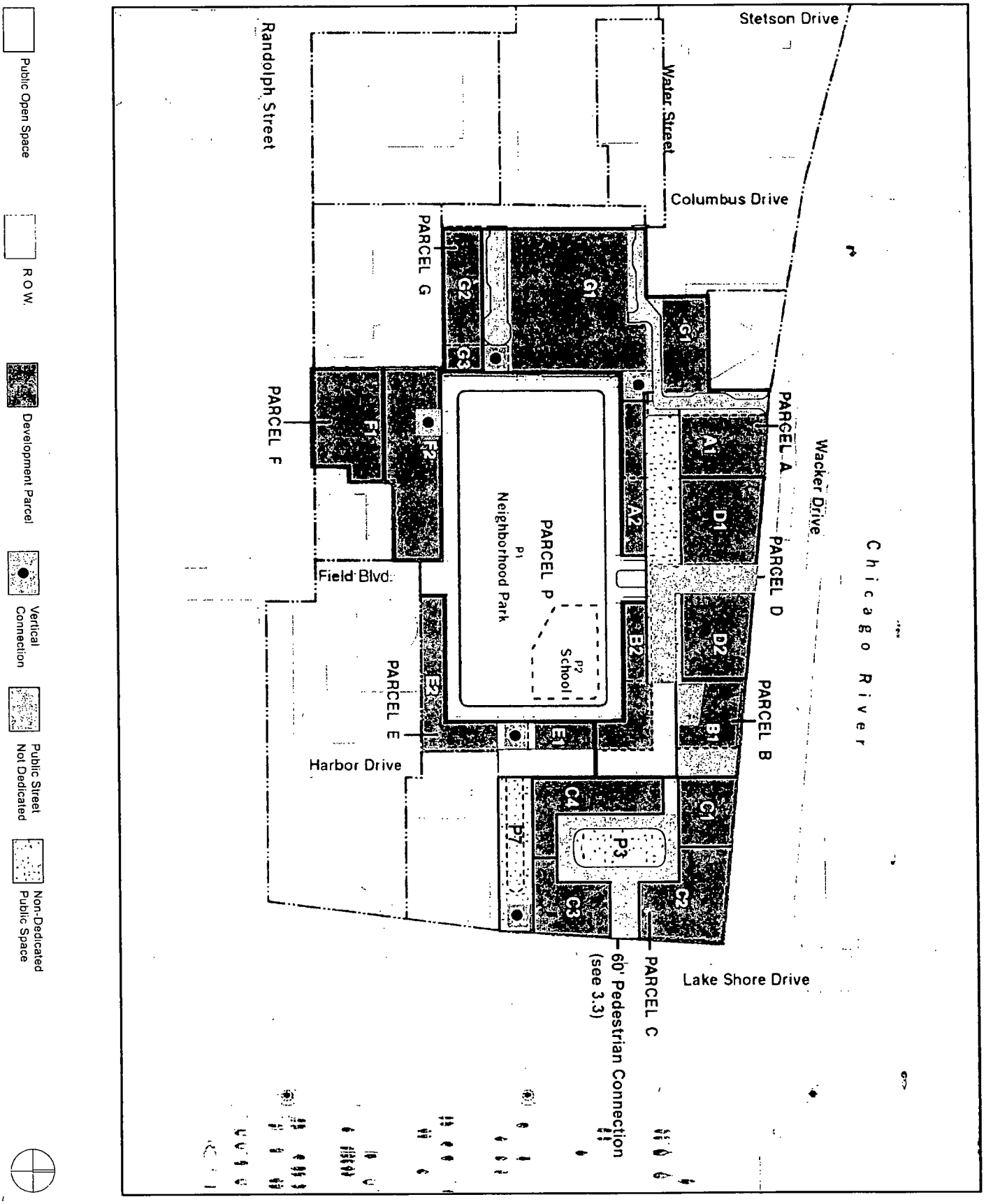
Subarea E Parcelization Plan - Upper Level
(+/-) elev. +47.00 to +57.33 CCD



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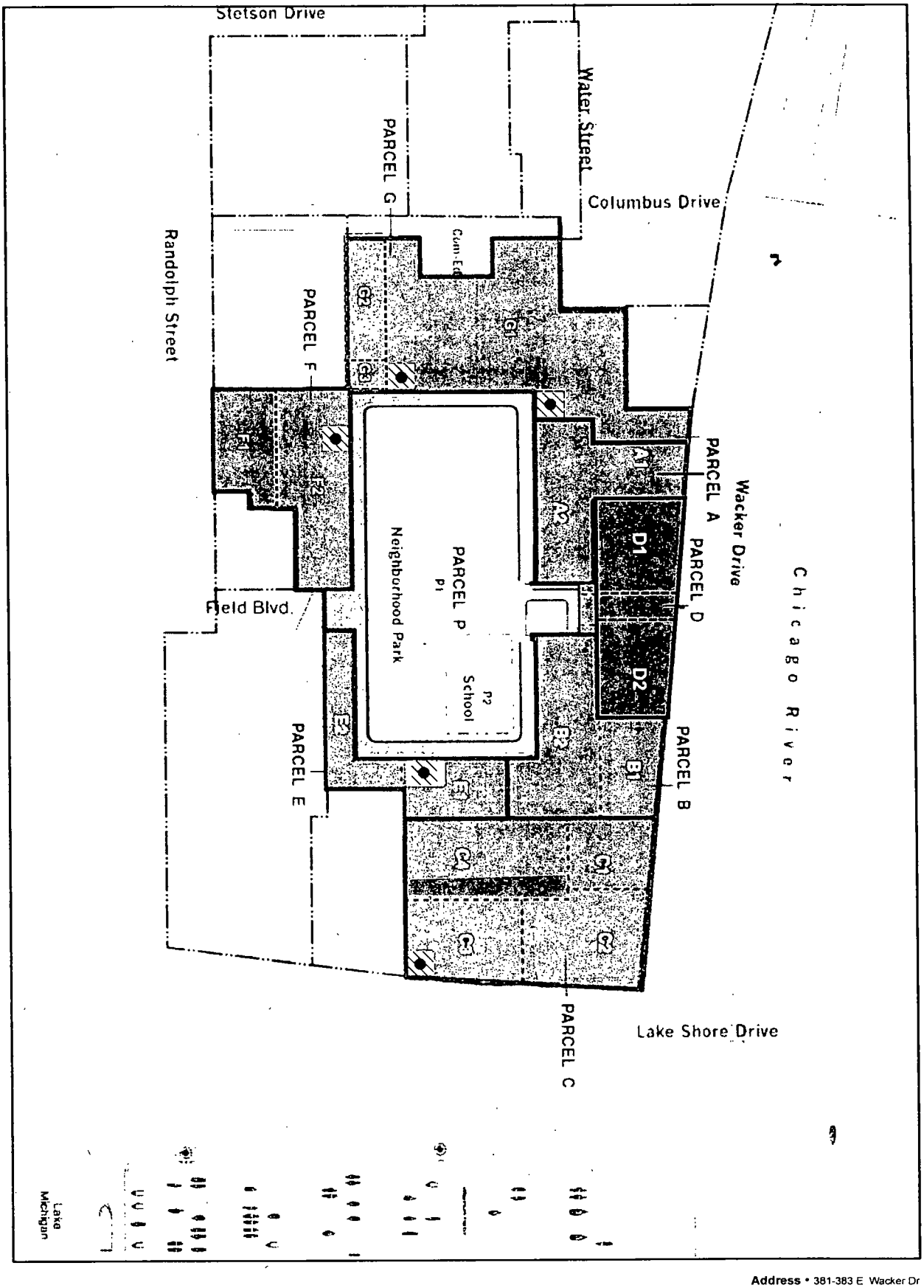
Subarea E Parcelization Plan - Intermediate Level
(+/-) elev. +27.00 CCD



Public Open Space

R.O.W.

Development Parcel

Non-Dedicated Public Space

Vertical Connection

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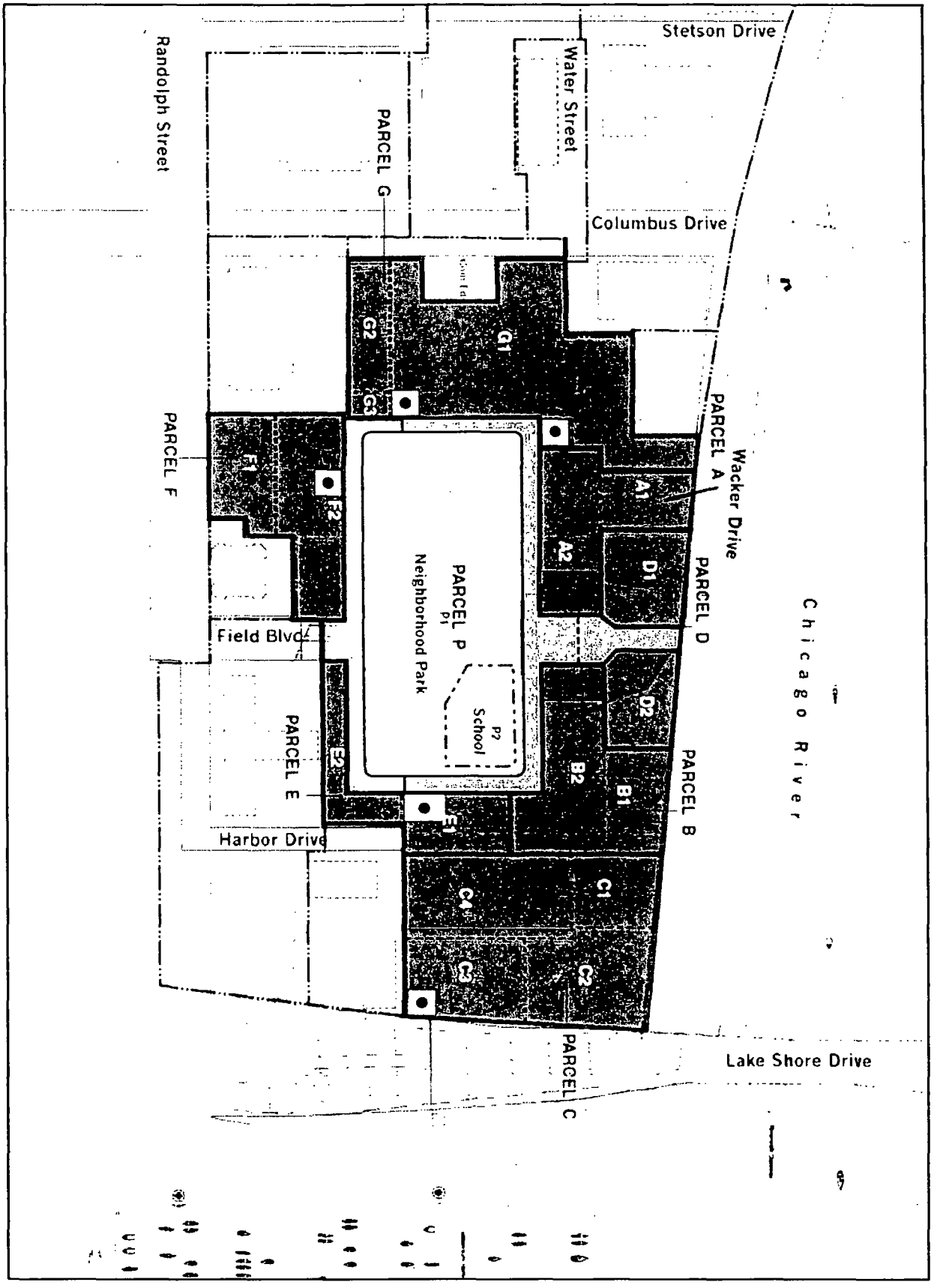
Subarea E Parcelization Plan - Lower Level
(+/-) elev. +6.00 CCD



Public Open Space

R O W

Development Parcel

Vertical Connection

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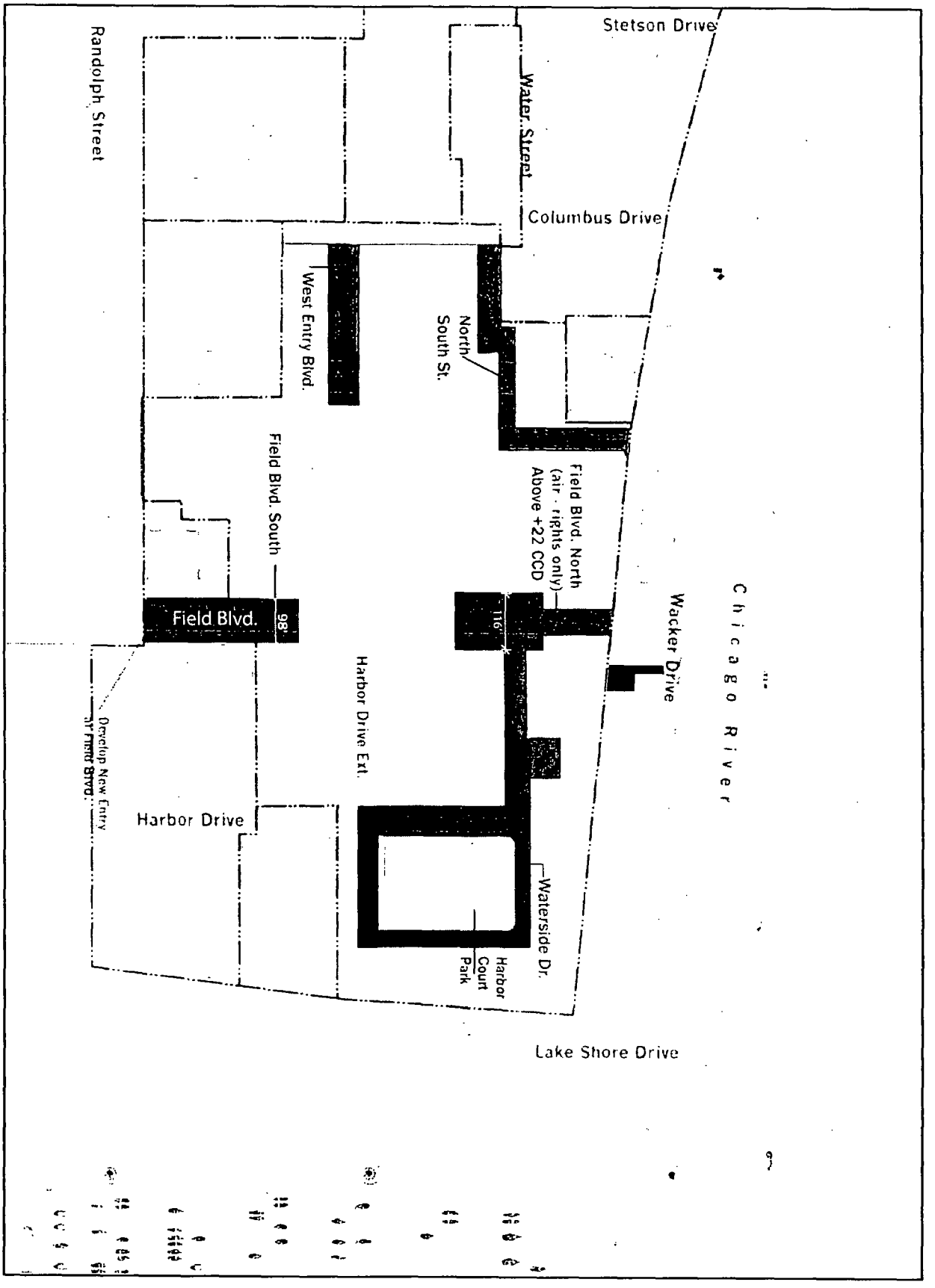
R.O.W. Adjustments - Upper Level



New R.O.W. to be Dedicated

Existing Dedicated R.O.W. to Remain

Public Street Not Dedicated

NOTE:

1. Various Non-Roadway Portions of Upper Level Right of Ways may contain ventilator grates and structures in order to accommodate Lower Level Uses (e.g. parking garages, public, quasi-public and private utilities, etc.)

2. These plans are diagrammatic in nature. The precise location and dimensions of future roadways will be subject to the approval of the city. The vacation and dedications will be accomplished through separate ordinances.

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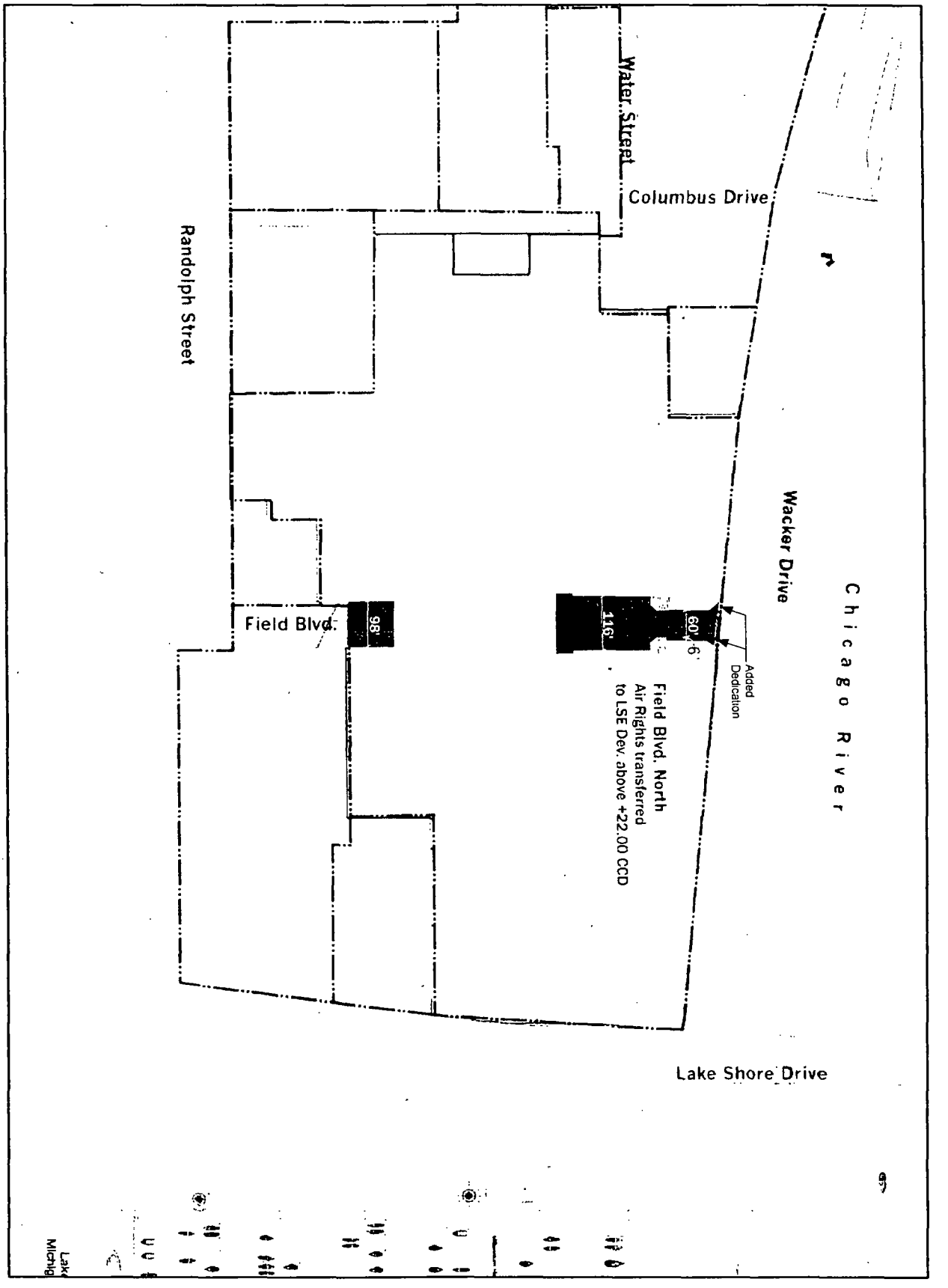
R.O.W. Adjustments - Intermediate Level



R.O.W. to be Vacated

New R.O.W. to be Dedicated

Existing Dedicated R.O.W. to Remain

Note Refer to Street Criteria Drawings for new R.O.W dimensions & criteria

NOTE: These plans are diagrammatic in nature. The precise location and dimensions of future roadways will be subject to the approval of the city. The vacation and dedications will be accomplished through separate ordinances.

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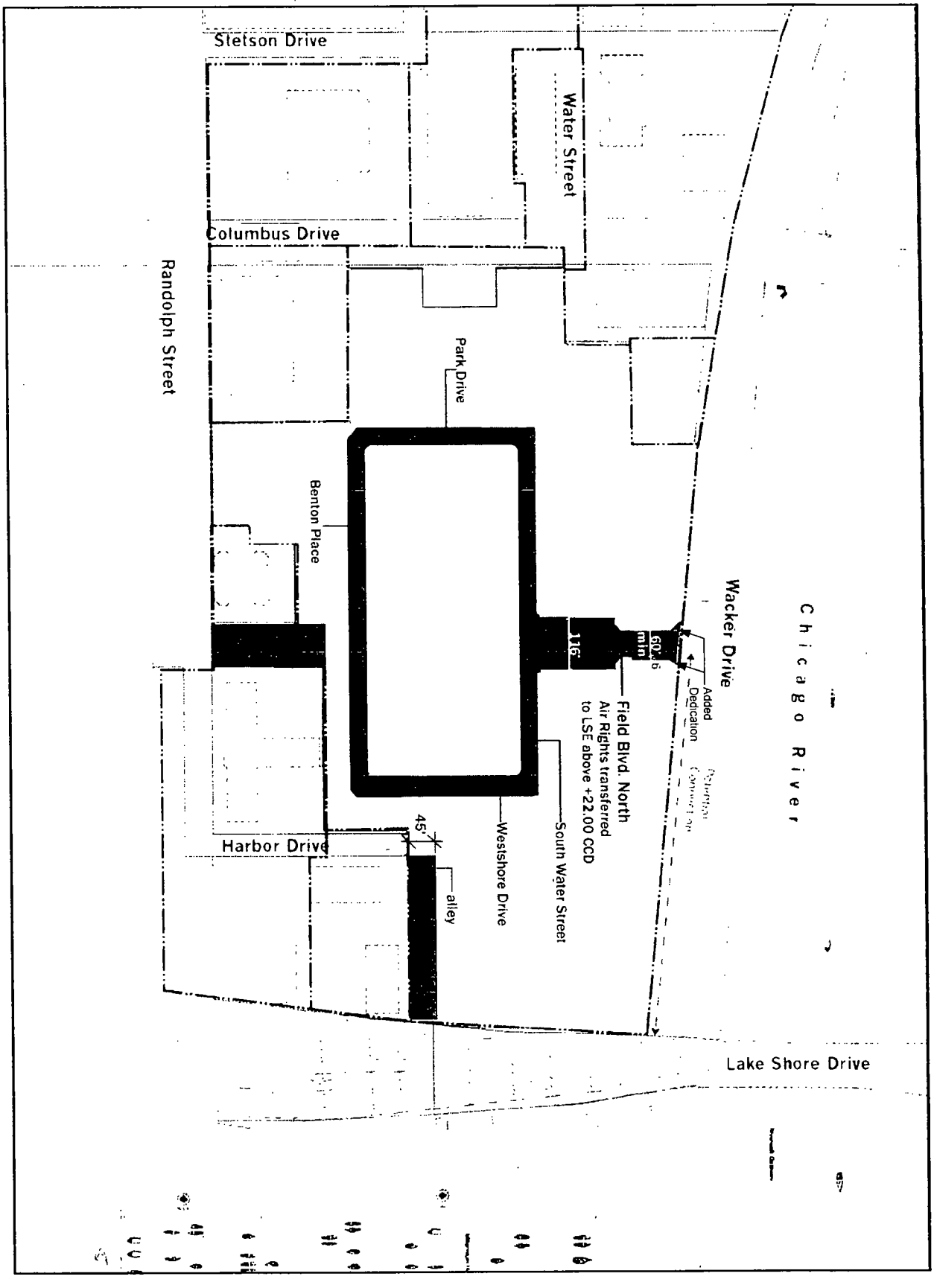
R.O.W. Adjustments - Lower Level



R.O.W. to be Vacated

New R.O.W. to be Dedicated

Existing Dedicated R.O.W. to Remain

Note Refer to Street Criteria Drawings for new R.O.W. dimensions & criteria

NOTE These plans are diagrammatic in nature. The precise location and dimensions of future roadways will be subject to the approval of the city. The vacation and dedications will be accomplished through separate ordinances.

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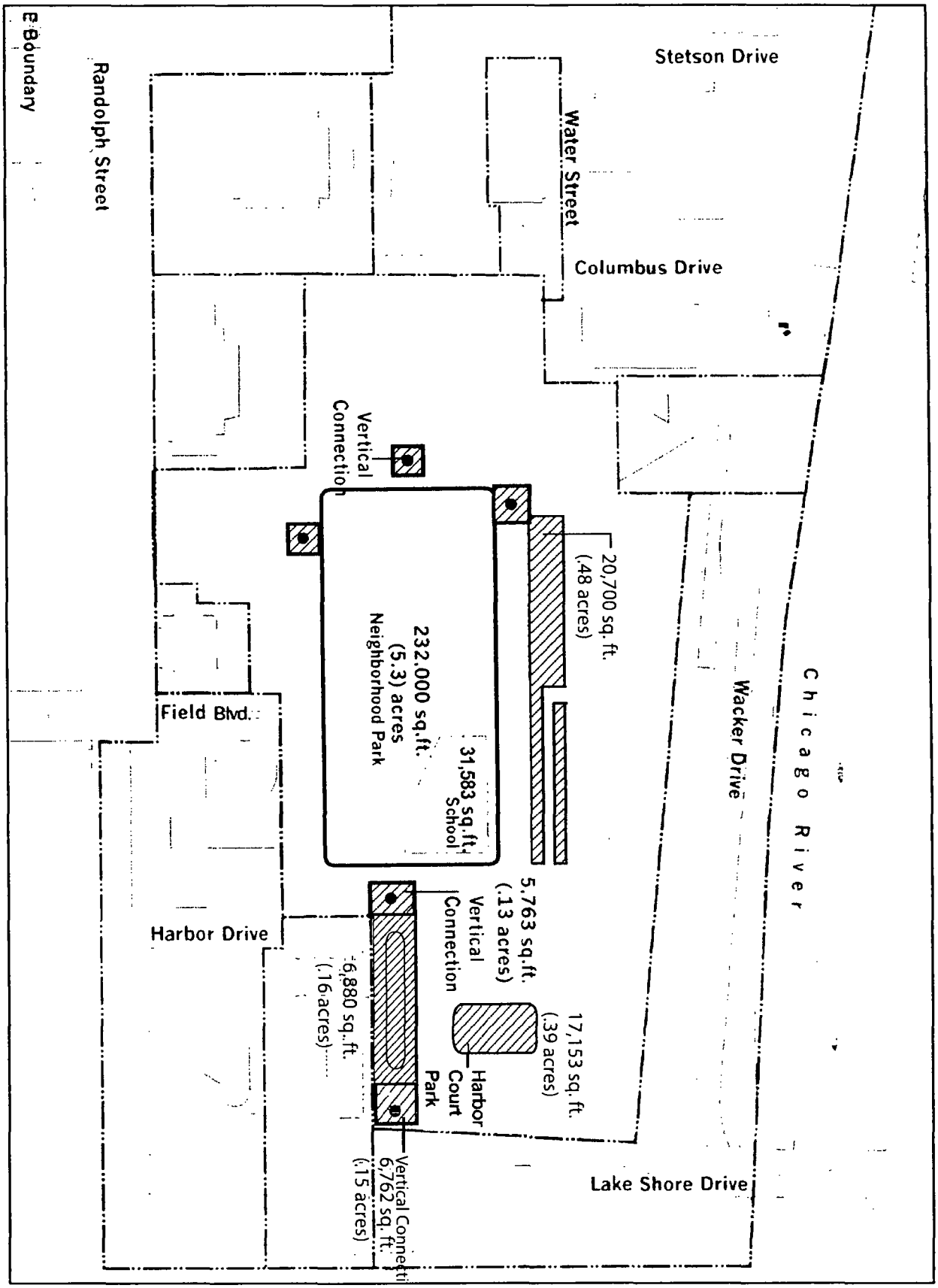
Public Park Zone



Public Park to be dedicated

Vertical Connection

Public Sites not dedicated

Total Public Park: Land Area: 232,000 sq.ft. 5.3 acres

Total School: Land Area: 31,583 sq.ft. .73 acres

NOTE: These plans are diagrammatic in nature and they indicate the approximate location and intent of the school location, the spaces to be dedicated as public parks and the vertical connections, but not the precise locations.

The amount of space dedicated as public park is subject to acceptance by the Chicago Park District

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Lower Level 05 Boundary Plan
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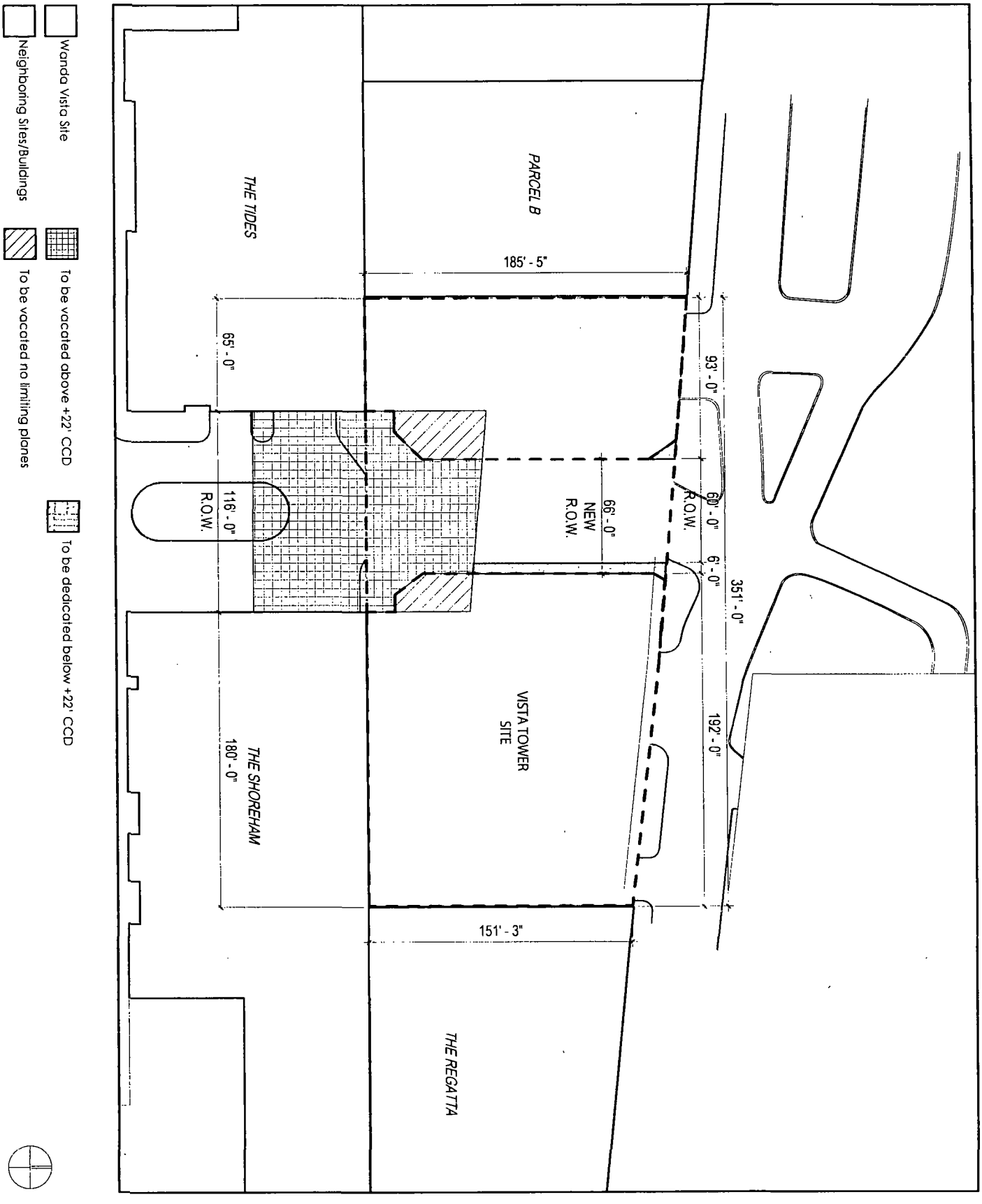

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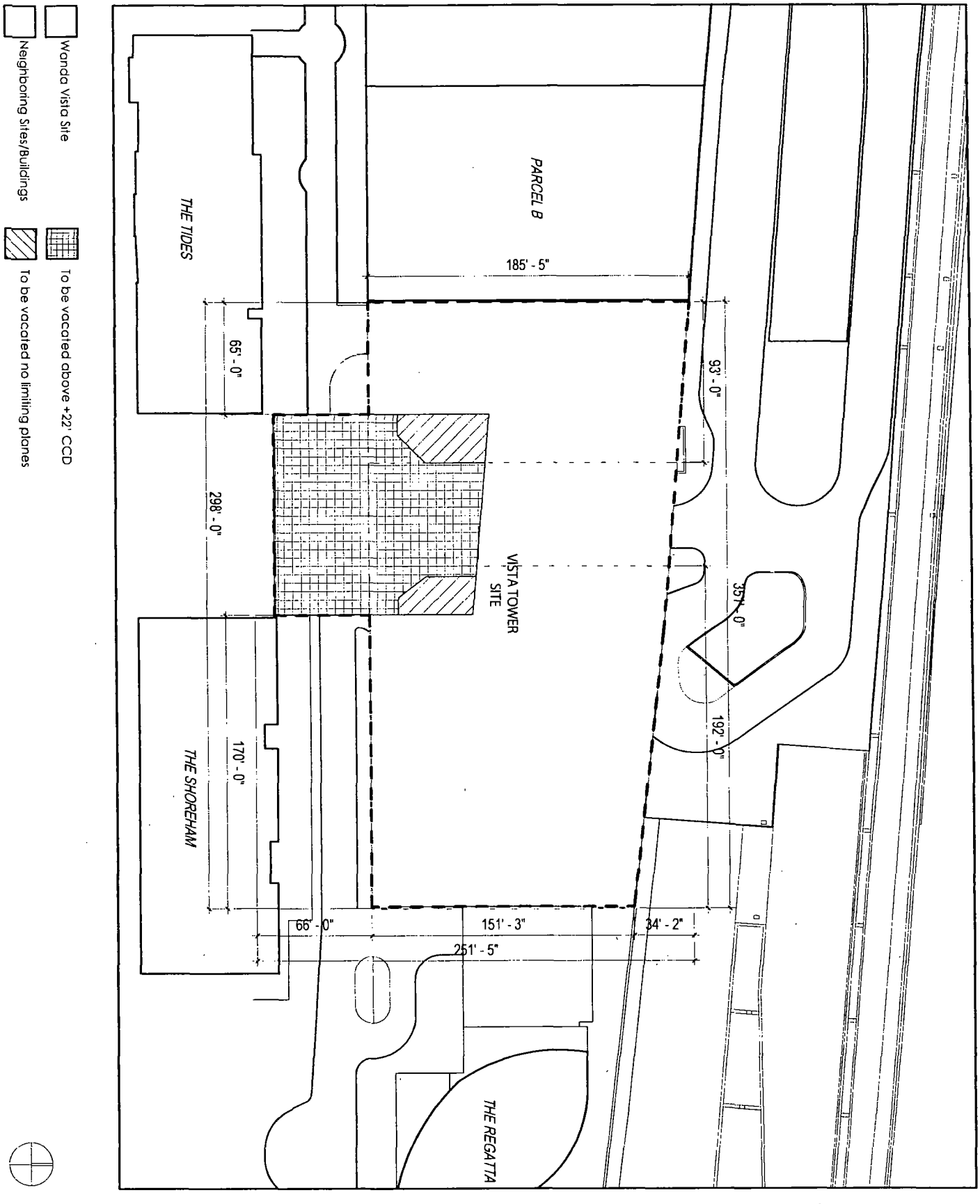
Level 01 Boundary Plan
• 381-383 E. Wacker Dr. •



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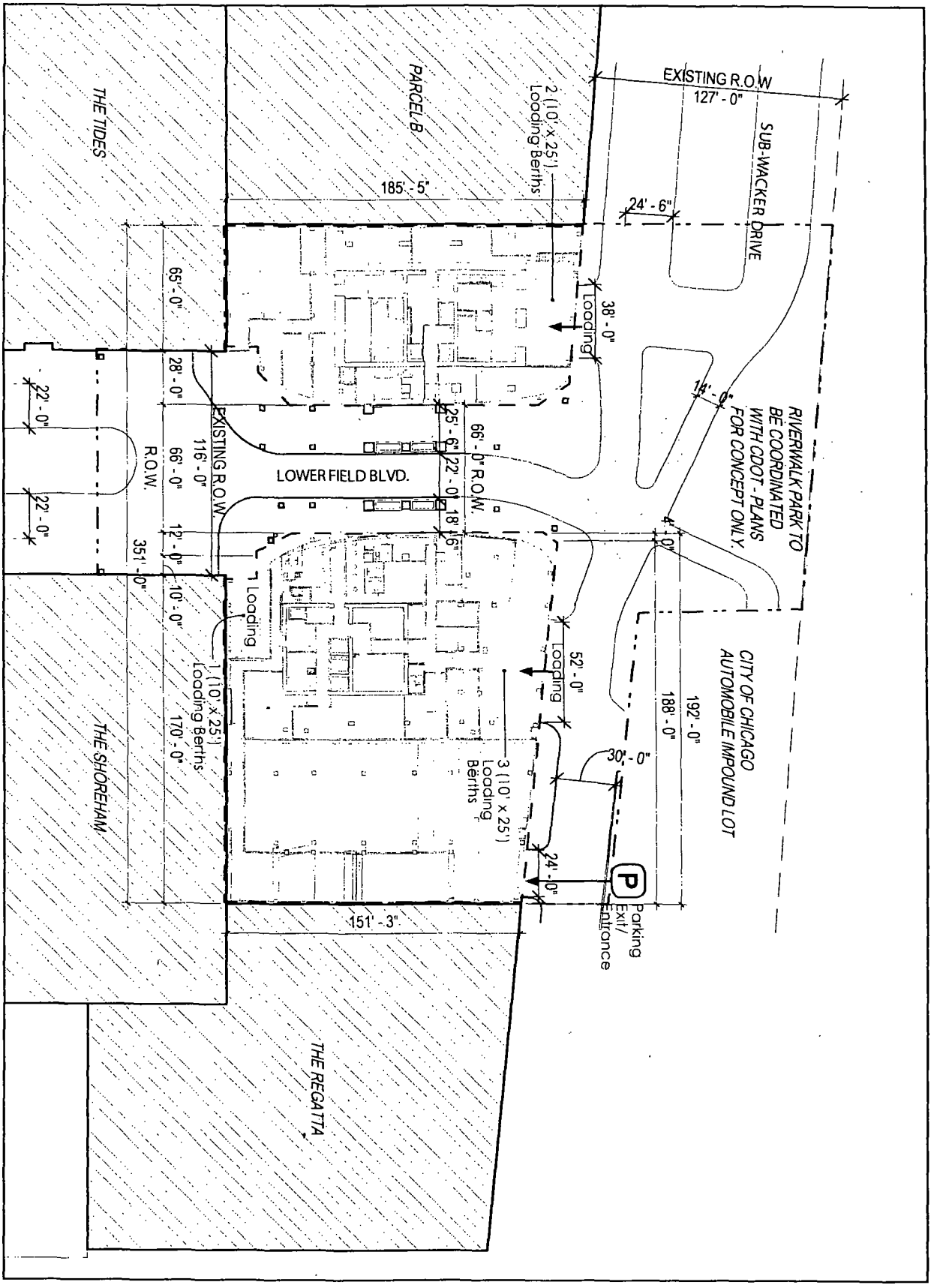
Lower Level 05 Site Plan
• 381-383 E. Wacker Dr. •



- - - - Property Line
—·· Scope of work

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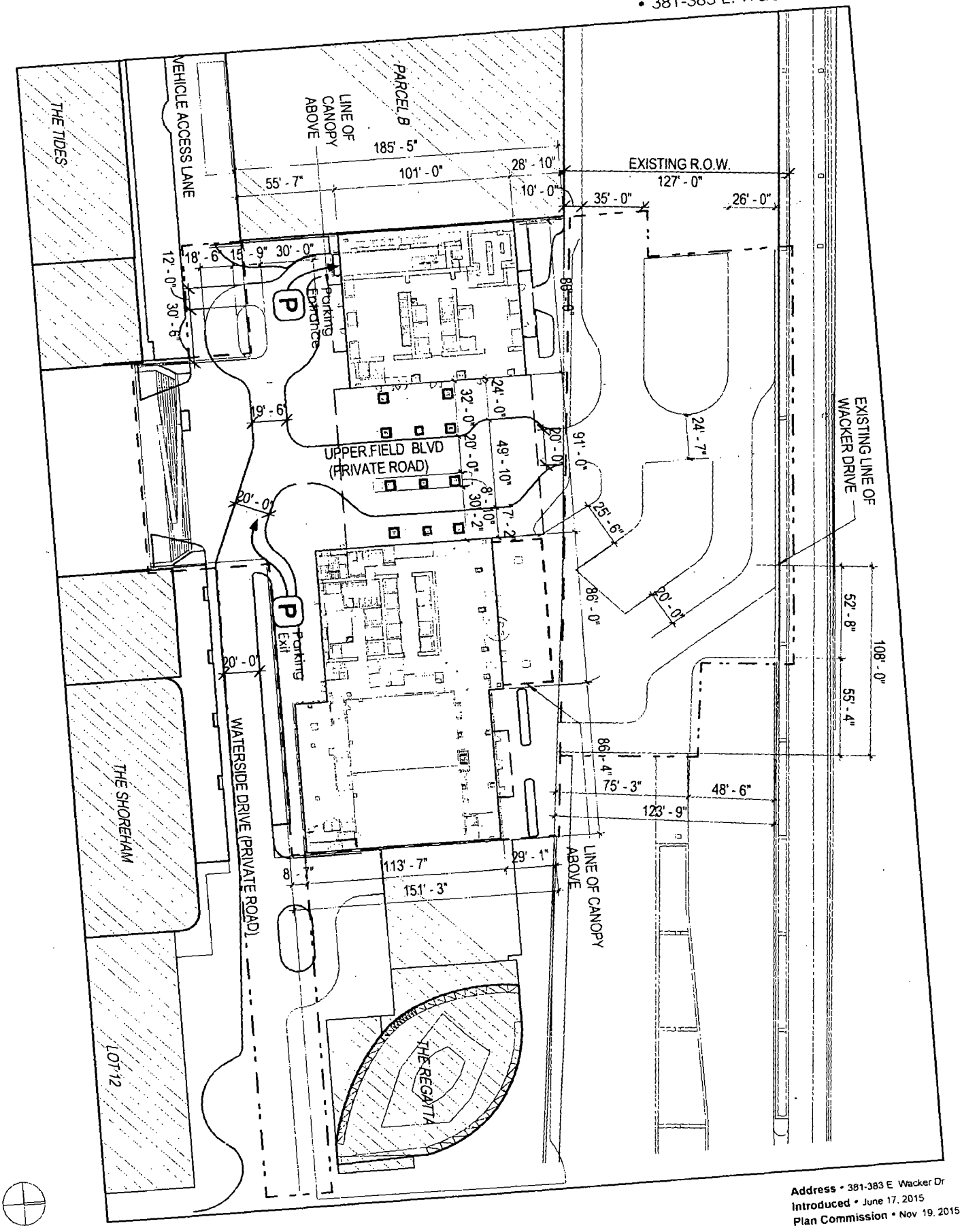
Level 01 Site Plan
• 381-383 E. Wacker Dr. •



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Roof Plan - Green Roof Diagram
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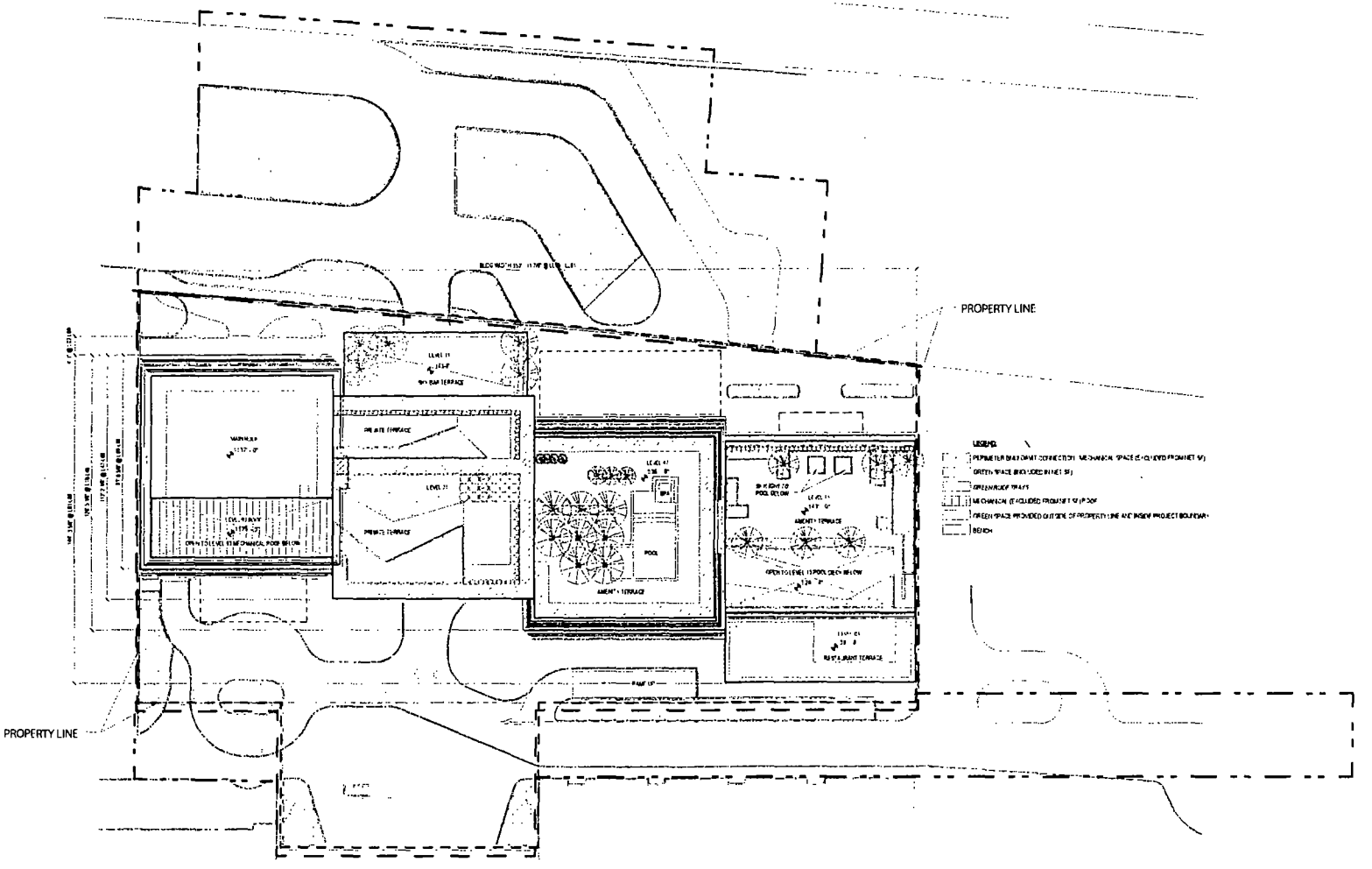

USGBC Project Goals:

- LEED Silver Certification
- Recapture rainwater for irrigation use

- - - - Property Line
·· — ·· - Scope of work

Level	Location	Gross Roof Area (SF)	Perimeter BMU/ Davit Area (SF)	Mechanical Space (SF)	Net Roof Area (SF)	Required Green Area @ 25% (SF)	Actual Green Area (SF)
L1	Grade (above parking)	16,744	0	0	16,744	4,186	3,016
L3	Restaurant Terrace	2,352	272	0	1,980	495	1,380
L10	Pool Terrace	2,433	172	0	2,260	565	700
L11	Fitness Terrace	2,712	243	0	2,469	617	1,275
L11	Amenity Terrace	1,227	172	0	1,055	1,111	1,105
L47	Amenity Terrace	6,663	1,675	0	5,043	1,262	280
L71	Private Terraces	8,284	2,313	0	5,971	1,493	3,270
L94	Cooling Towers	2,227	0	2,227	0	0	0
Roof	Above Mechanical	4,525	1,215	0	3,290	820	0
Total Area		50,006	6,033		41,607	10,452	11,026
Total Green Percentage							**26%**

Additional Green Area Provided Outside of Property Line and Inside Project Boundary 14,368

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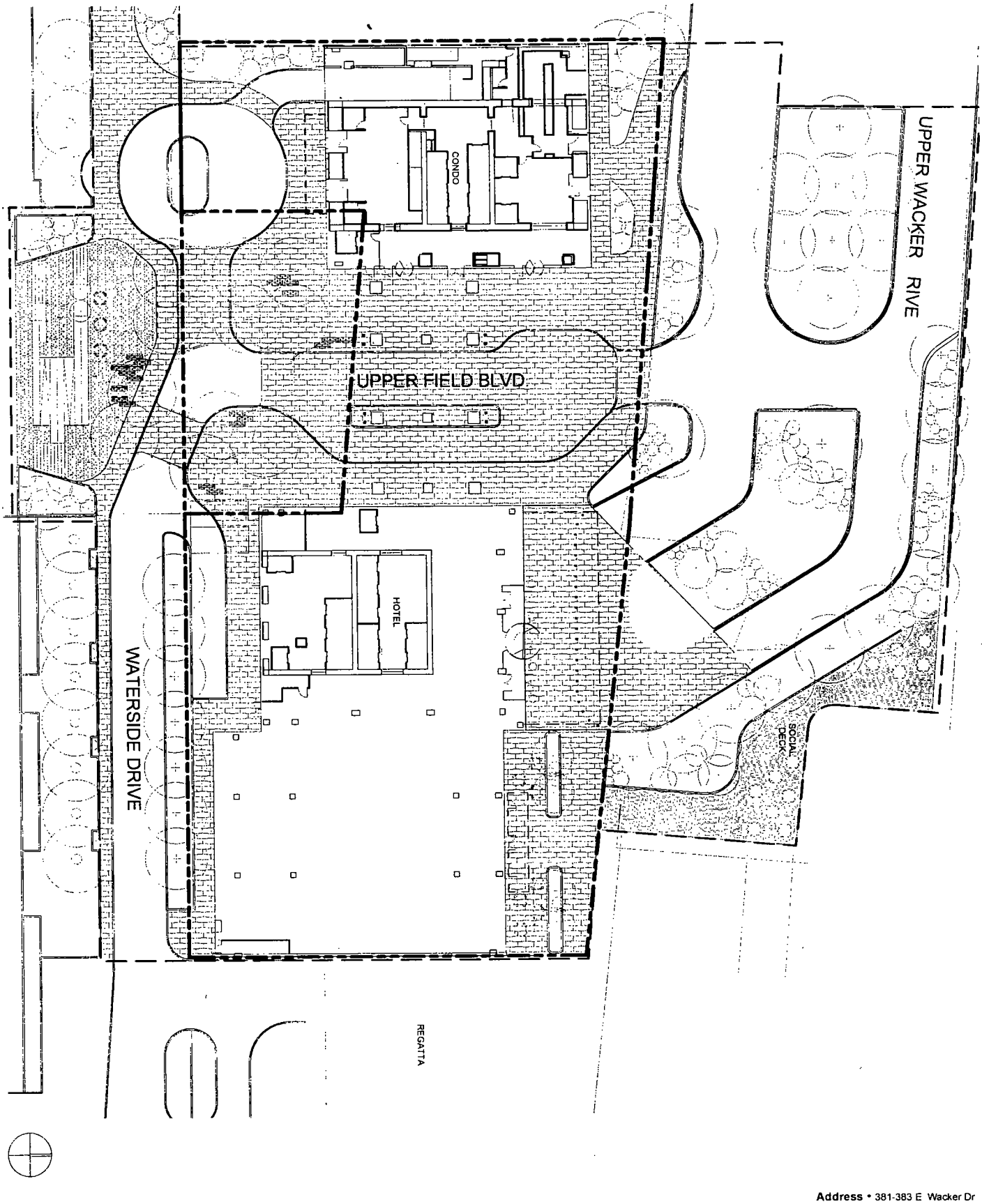
Level 01 Landscape Plan
• 381-383 E. Wacker Dr. •



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Level 01 Landscape Planting Schedule
• 381-383 E. Wacker Dr. •

GROUNDCOVER PLANTING SCHEDULE

Name	Area	SIZE	SPACING	Total Count	NOTES PLANTING
Fern Mix 1	2751 SF	1 gal	18" o c	1409	50% Osmunda cinnamomea (cinnamon fern), 50% Dennstaedtia punctilobula (hay scented fern)
Fern Mix 2	2238 SF	1 gal	18" o c	1145	50% *Gymnocarpium dryopteris* (oak fern), 50% Adiantum pedatum (northern maidenhair fern)
Grass Mix 1	2963 SF	1 gal	12" o c	3407	33% Bouteloua curtipendula (sideoats grama), 33% Chasmanthium latifolium (northern sea oats), 34% Muhlenbergia capillaris (pink muhly grass)
Grass Mix 2	1246 SF	1 gal	12" o c	1433	25% Bouteloua curtipendula (sideoats grama), 25% Chasmanthium latifolium (northern sea oats) 25% Muhlenbergia capillaris (pink muhly grass), 25% Eragrostis spectabilis (purple lovegrass)
Grass Mix 3	118 SF	1 gal	18" o c	60	50% Calamagrostis x acutiflora 'Karl Foerster' (feather reed grass), 50% *Panicum virgatum 'Shenandoah' (red switchgrass)*
Shade Mix 1	3139 SF	1 gal	24" o c	910	25% Actaea racemosa (black cohosh), 25% Aruncus dioicus (goat s beard), 25% Lamprocapnos spectabilis alba (bleeding heart), 25% Gentiana asclepiadea (willow gentian)
Shade Mix 2	1587 SF	1 gal	18" o c	813	20% Sanguinaria canadensis (bloodroot) 20% Podophyllum peltatum (mayapple) 20% Asarum canadense (wild ginger), 20% Sedum ternatum (wild stonecrop), 20% Tiarella cordifolia (foamflower)
Shade Mix 3	760 SF	1 gal	18" o c	389	25% Mertensia virginica (virginia bluebells), 25% Arisaema triphyllum (jack in the pulpit), 25% Convallaria majalis (Lily of the Valley), 25% Geranium maculatum (wild geranium)
Wildflower Mix 1	4347 SF			2806	
Grand total 49	19147 SF			12372	

TREE AND SHRUB PLANTING SCHEDULE

Plant Scientific Name	Plant Common Name	Plant Code Name	Planting Size	Count	Plant Spacing	Plant Comments
Acer rubrum	Red Maple	Ace rub	6"	8	0' - 0"	B&B, ROOF TERRACE
Amelenchier canadensis	Canadian Serviceberry	Ame can	8'-10' Ht	4	0' - 0"	B&B
Buxus x 'Green Velvet'	Boxwood	Bux GVe	2 gal	42	4' - 0"	
Chamaecyparis obtusa 'Nana Gracilis'	Hanoki False Cypress	Cha obt	2 gal	13	4' - 0"	
Cornus alternifolia	Pagoda Dogwood	Cor alt	10'-12' Ht	12	0' - 0"	2-3 STEMS
Cornus sericea 'Flaviramea'	Yellowtwig Dogwood	Cor Flav	3 gal	20	4' - 0"	
Cornus sericea 'Kelseyi'	Redtwig Dogwood	Cor Kel	2 gal	26	3' - 6"	
Gleditsia triacanthos inermis	Thornless Honeylocust	Gle tri	6"	14	0' - 0"	B&B
Gymnocladus dioicus	Kentucky Coffeetree	Gym dio	6"	12	0' - 0"	B&B
Hamamelis vernalis	Ozark Witch Hazel	Ham ver	5'-6' Ht	14	10' - 0"	
Hamamelis x intermedia 'Jelena'	Jelena Witch Hazel	Ham jel	5'-6' Ht	9	10' - 0"	
Hydrangea paniculata 'Limelight'	Limelight Hydrangea	Hyd pan	3 gal	10	6' - 0"	
Hydrangea quercifolia	Oakleaf Hydrangea	Hyd que	3 gal	14	6' - 0"	
Ilex verticillata 'Jim Dandy'	Winterberry male	Ile Jim	5 fal	6	5' - 0"	
Ilex verticillata 'Winter Red'	Winterberry	Ile WRd	5 gal	35	6' - 0"	
Itea virginica 'Morton'	Virginia Sweetspire	Ite vir	3 gal	6	3' - 0"	
Mahonia aquifolium	Oregon Grape	Mah aqu	3 gal	22	3' - 0"	
Platanus occidentalis	American Sycamore	Pla occ	6"	22	0' - 0"	B&B
Quercus rubra	Red Oak	Que rub	6"	4	0' - 0"	B&B
Rhus aromatica	Aromatic Birch	Rhu aro	3 gal	8	6' - 0"	
Rhus copallinum	*Winged sumac*	Rhu cop	5 gal	5	6' - 0"	
Rhus typhina	Staghorn Sumac	Rhu typ	5 gal	8	8' - 0"	
Grand total 313						

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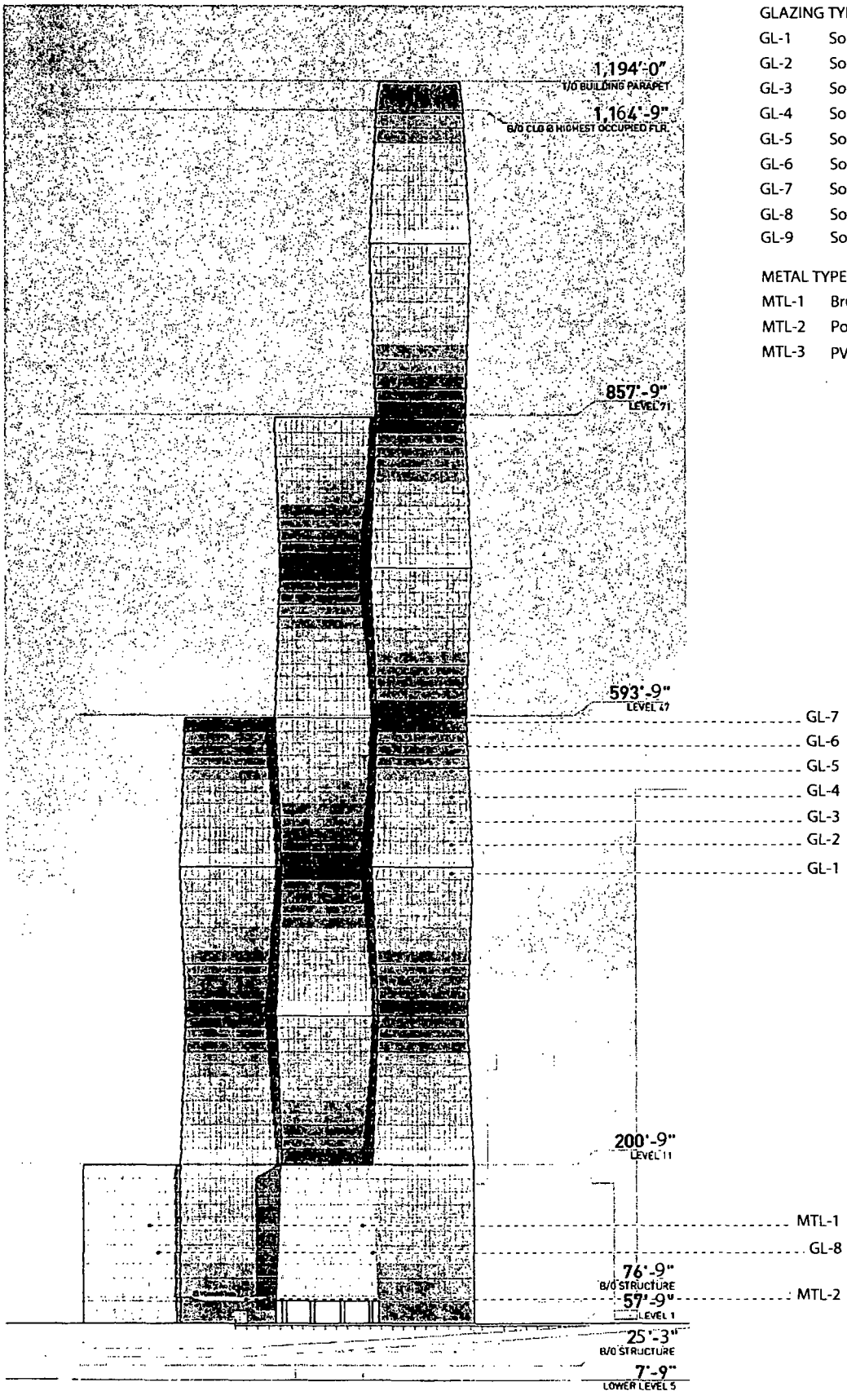
North Building Elevation
• 381-383 E. Wacker Dr. •



GLAZING TYPES:

GL-1	Solarban 60 on Starfire
GL-2	Solarban 60 on Clear
GL-3	Solarban 60 on Solexia
GL-4	Solarban 60 on Solexia (2)
GL-5	Solarban 60 on Atlantica
GL-6	Solarban 70xl on Atlantica
GL-7	Solarban 70xl on Atlantica (2)
GL-8	Solarban 70xl on Starfire
GL-9	Solarcool on Gray Glass

METAL TYPES:

MTL-1	Brushed Stainless Steel
MTL-2	Polished Stainless Steel
MTL-3	PVDF Coated Metal

***Elevation numbers are taken from Chicago City Datum**

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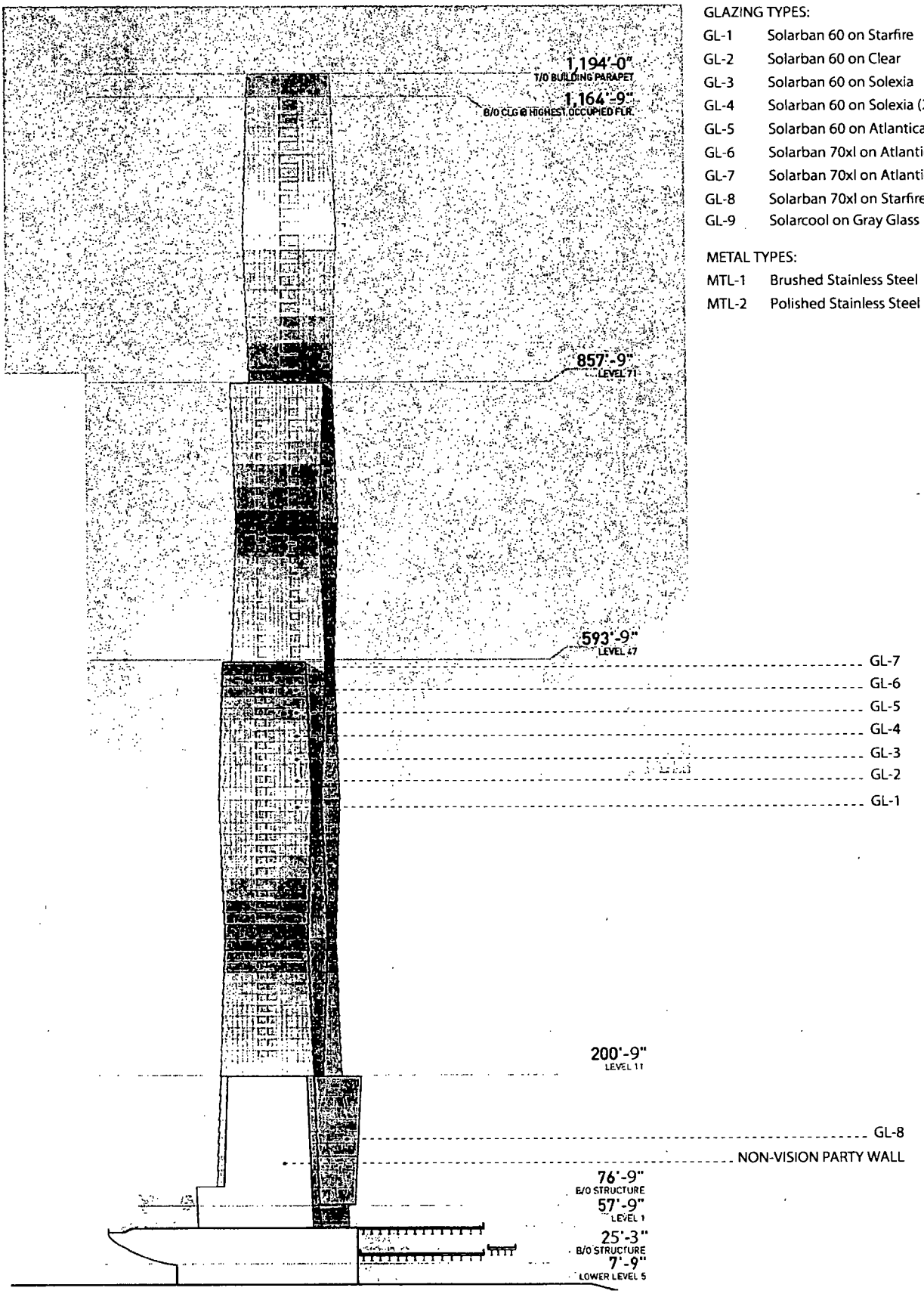
East Building Elevation
• 381-383 E. Wacker Dr. •



GLAZING TYPES:

GL-1	Solarban 60 on Starfire
GL-2	Solarban 60 on Clear
GL-3	Solarban 60 on Solexia
GL-4	Solarban 60 on Solexia (2)
GL-5	Solarban 60 on Atlantica
GL-6	Solarban 70xl on Atlantica
GL-7	Solarban 70xl on Atlantica (2)
GL-8	Solarban 70xl on Starfire
GL-9	Solarcool on Gray Glass

METAL TYPES:

MTL-1	Brushed Stainless Steel
MTL-2	Polished Stainless Steel

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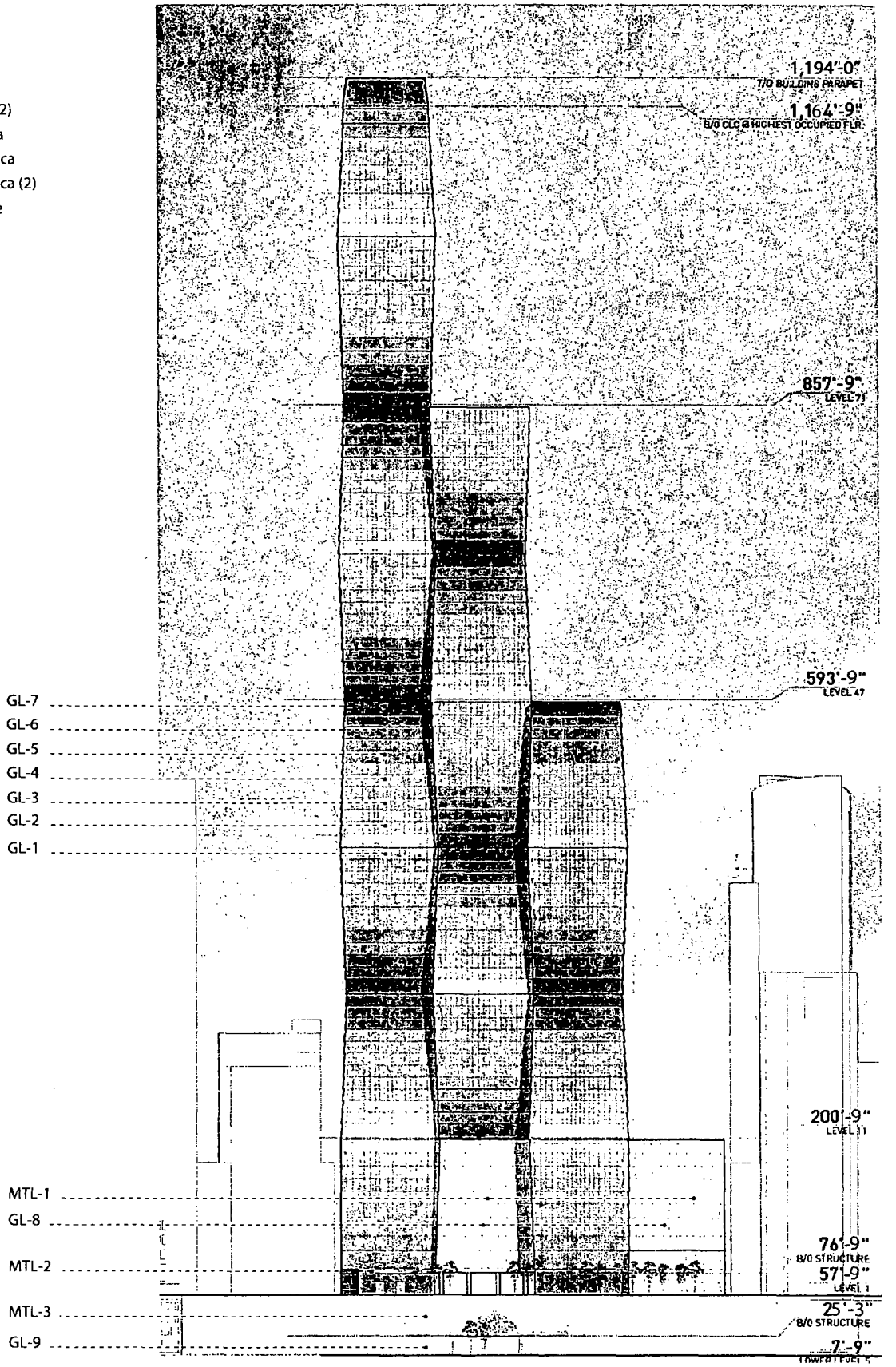
South Building Elevation
• 381-383 E. Wacker Dr. •

GLAZING TYPES:

GL-1	Solarban 60 on Starfire
GL-2	Solarban 60 on Clear
GL-3	Solarban 60 on Solexia
GL-4	Solarban 60 on Solexia (2)
GL-5	Solarban 60 on Atlantica
GL-6	Solarban 70xl on Atlantica
GL-7	Solarban 70xl on Atlantica (2)
GL-8	Solarban 70xl on Starfire
GL-9	Solarcool on Gray Glass

METAL TYPES:

MTL-1	Brushed Stainless Steel
MTL-2	Polished Stainless Steel
MTL-3	PVDF Coated Metal



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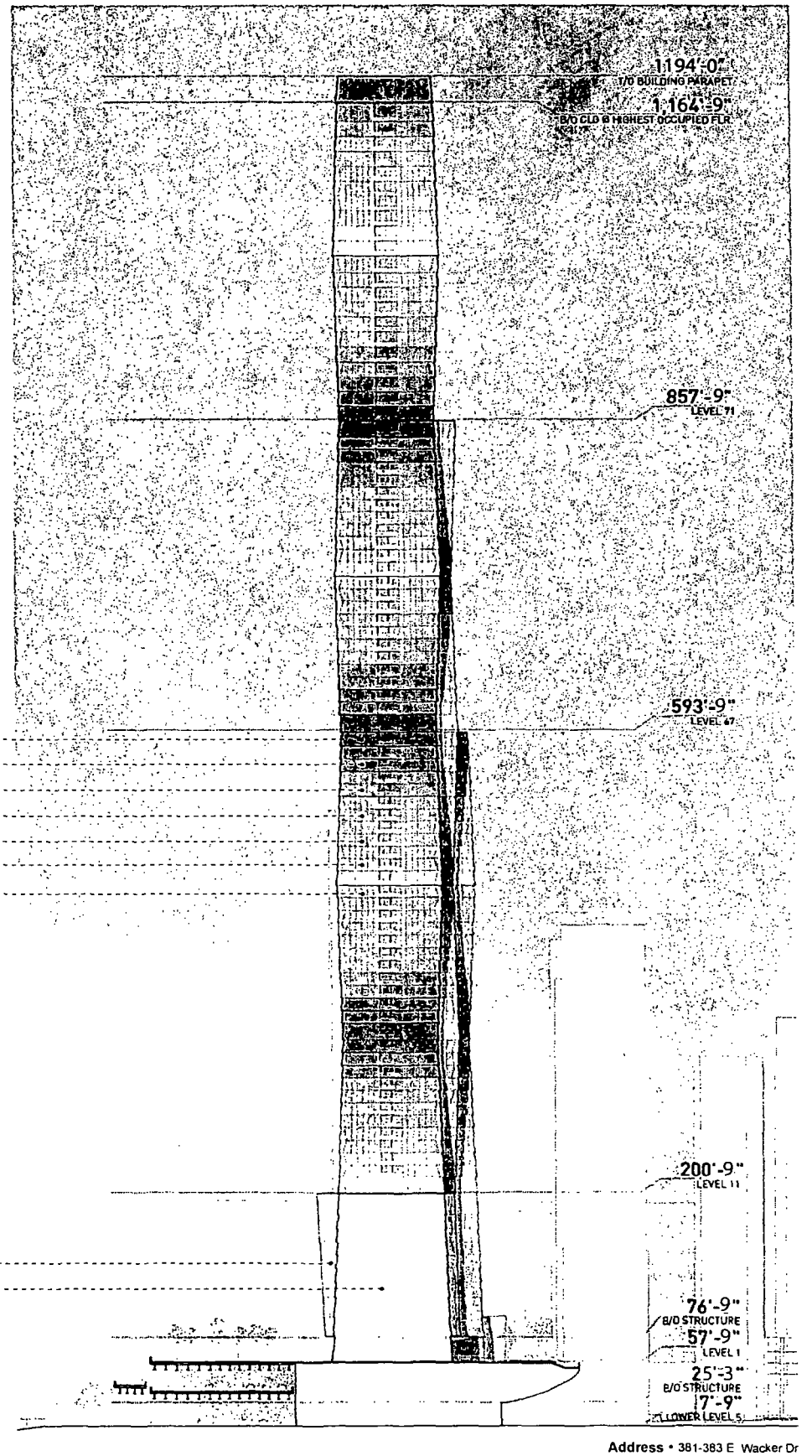
West Building Elevation
• 381-383 E. Wacker Dr. •

GLAZING TYPES:

GL-1	Solarban 60 on Starfire
GL-2	Solarban 60 on Clear
GL-3	Solarban 60 on Solexia
GL-4	Solarban 60 on Solexia (2)
GL-5	Solarban 60 on Atlantica
GL-6	Solarban 70xl on Atlantica
GL-7	Solarban 70xl on Atlantica (2)
GL-8	Solarban 70xl on Starfire
GL-9	Solarcool on Gray Glass

METAL TYPES:

MTL-1	Brushed Stainless Steel
MTL-2	Polished Stainless Steel



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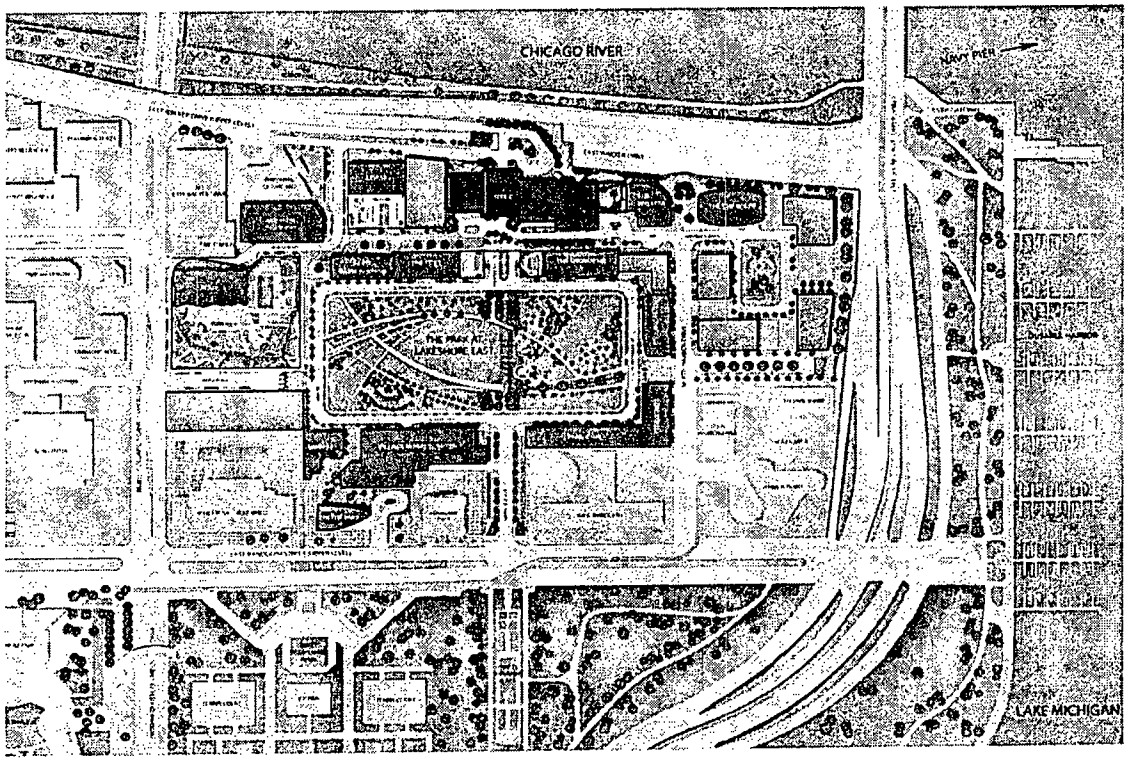
MASTER PLAN & DESIGN STANDARDS

LAKESHORE EAST

Chicago, Illinois



Prepared for

Lakeshore East LLC

originally prepared by
SKIDMORE, OWINGS & MERRILL, LLP

with revisions prepared by
BKL ARCHITECTURE LLC.

UPDATED TO INCLUDE MINOR CHANGES AND MODIFICATIONS
BY THE CITY OF CHICAGO DEPARTMENT OF PLANNING AND DEVELOPMENT
THROUGH NOVEMBER 19, 2015

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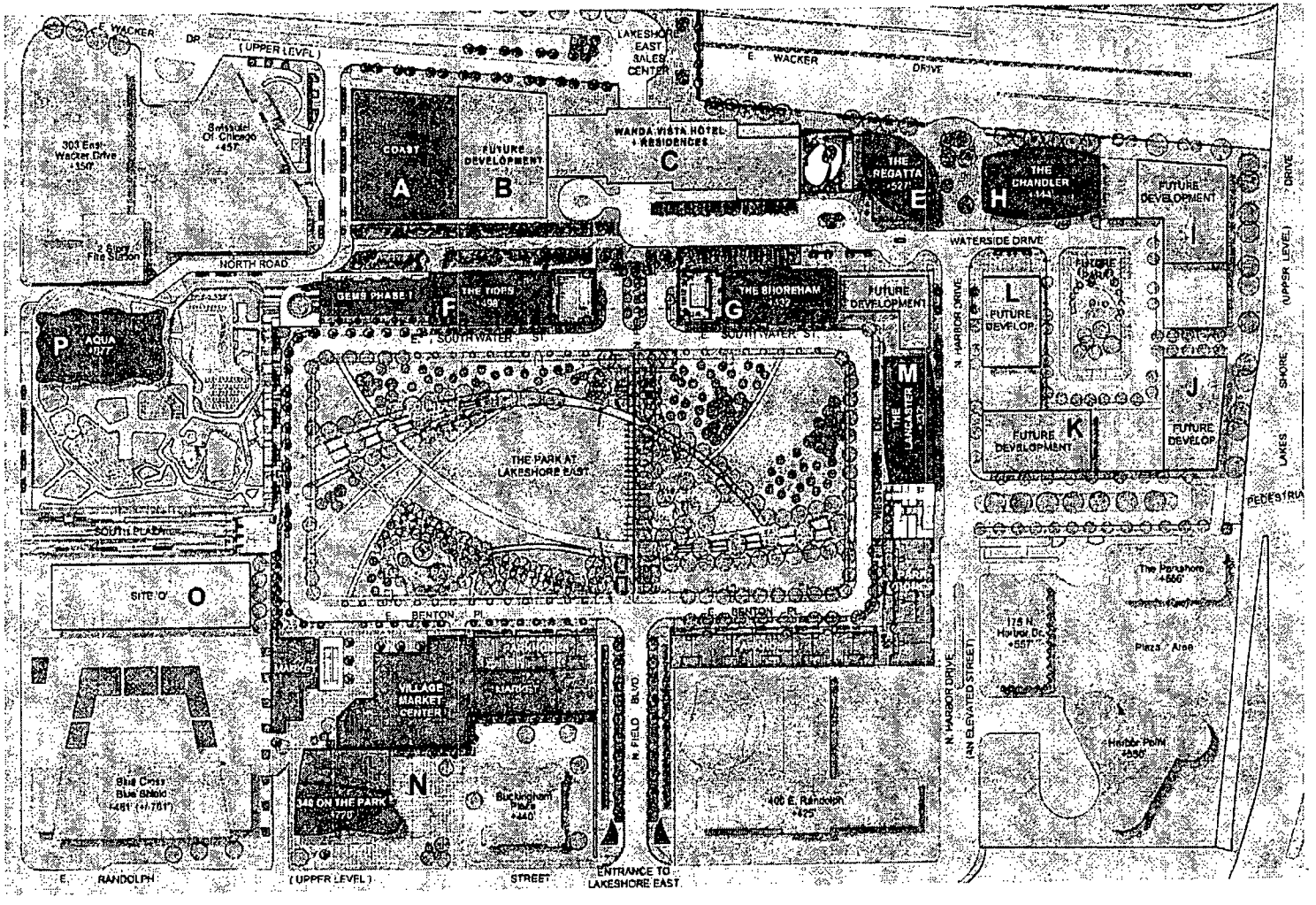

A - Coast
B - Future Development
C - Vista Tower
E - The Regatta
F - The Tides
G - The Shoreham
H - Chandler
I - Future Development
J - Future Development
K - Future Development
L - Future Development
M - The Lancaster
N - 340 On the Park
O - Future Development - Site "O"
P - Aqua

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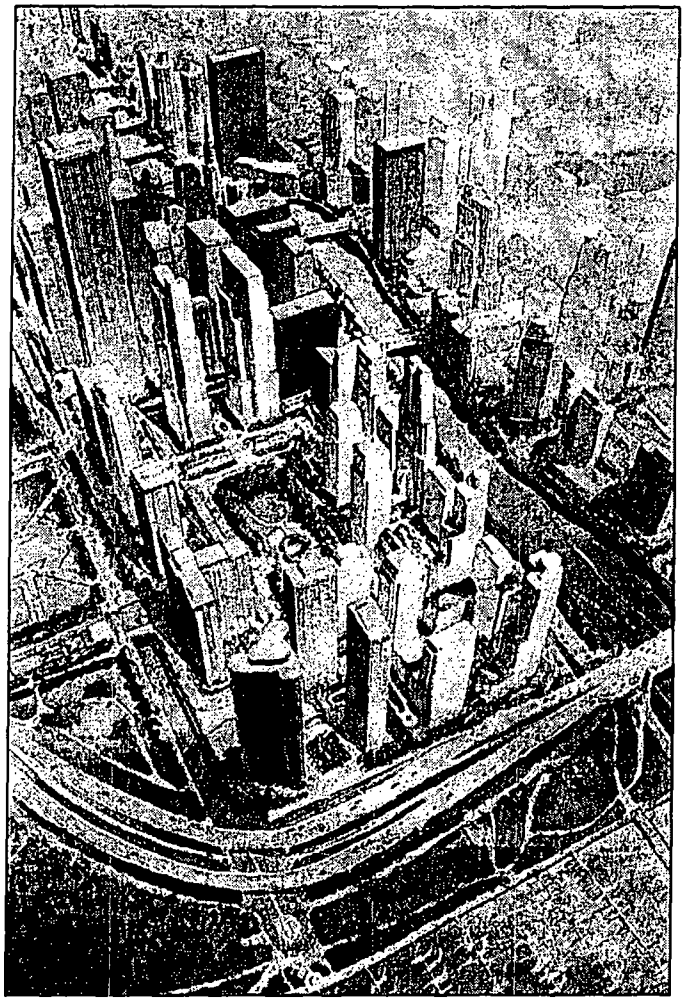
1.0 Introduction



LAKESHORE EAST
MASTER PLAN AND DESIGN STANDARDS

Introduction

Lakeshore East is a new mixed-use community that will be developed on Illinois Center railroad land between Lake Shore Drive on the east, Michigan Avenue on the west, Randolph Street on the south and Wacker Drive on the north. Lakeshore East, located within Illinois Center east of Columbus Drive, will inculude residential, hotel, office, mixed-use development and a new public park.

Development on the approximately 52 acres of land within these Illinois Center boundaries has been regulated by a number of Planned Developments approved by the City of Chicago since 1969. Illinois Center is the subject of the existing Planned Development No. 70 This Planned Development was originally approved in 1969. It was subsequently amended in 1979, and then again in 1993.

Most of the Illinois Center property west of Columbus Drive has now been developed. East of Columbus Drive, there are also a number of existing buildings, including: an office building at Three Illinois Center; the Blue Cross-Blue Shield building, the Swiss Grand Hotel and Five high rise residential buildings. In addition, west of Columbus Drive, the residential Park Millennium is currently under construction.

Lakeshore East will be created on approximately 28 acres of land that remain between Columbus Drive and Lake Shore Drive. The development of Lakeshore east will be guided by a new amendment to Planned Development No. 70. This area is identified as Sub-Area E within Planned Development No. 70, and is currently occupied by a golf course facility and other open space located on the property east of Columbus Drive. Lakeshore East will be located within this area.

The 1993 Amendment to Planned Development No. 70 permitted approximately 14 5 million square feet to be constructed on a net developable area of 1 1 million square feet (28 acres) within Sub-Area E.

Under the new amendment to Planned Development No. 70 The Lakeshore East development will construct 9.7 million square feet of buildable area, which is approximately 2/3 of what was previously allowed. The net developable area has been reduced to under 700,000 square feet (14 acres) as a result of a significant increase in the land dedicated to the public for parks, open spaces and road rights of way.

Lakeshore East will create a new urban neighborhood including residential condominiums, apartments and townhomes, hotel, office, commercial, retail and mixed-use development and public open space including a new public park. A combined public school / park district facility is also anticipated to be included within the development.

This Lakeshore East Master Plan and Design Guidelines Standards both illustrates and will guide the organization, scale, form and character of new buildings, streets and open spaces over time.

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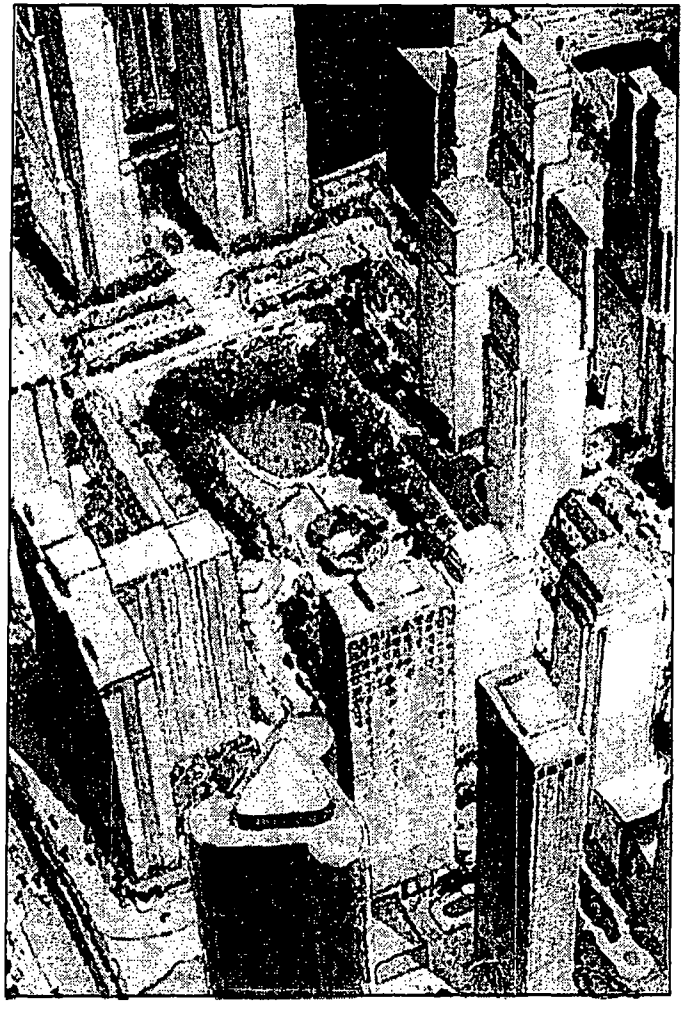

This document is intended to ensure that the future development of Lakeshore East is consistent with the vision and principles laid out in the ***Lakeshore East Master Plan***.

The document is organized into five sections:

- **Urban Design Principles**
  Basic design principles that will guide future development
- **Development Summary**
  The framework for development
- **Access and Circulation**
  Connections for cars and people
- **Open Space**
  Parks and courtyards to create a green neighborhood
- **Design Standards**
  Guidelines that will shape the character of buildings, and the public realm

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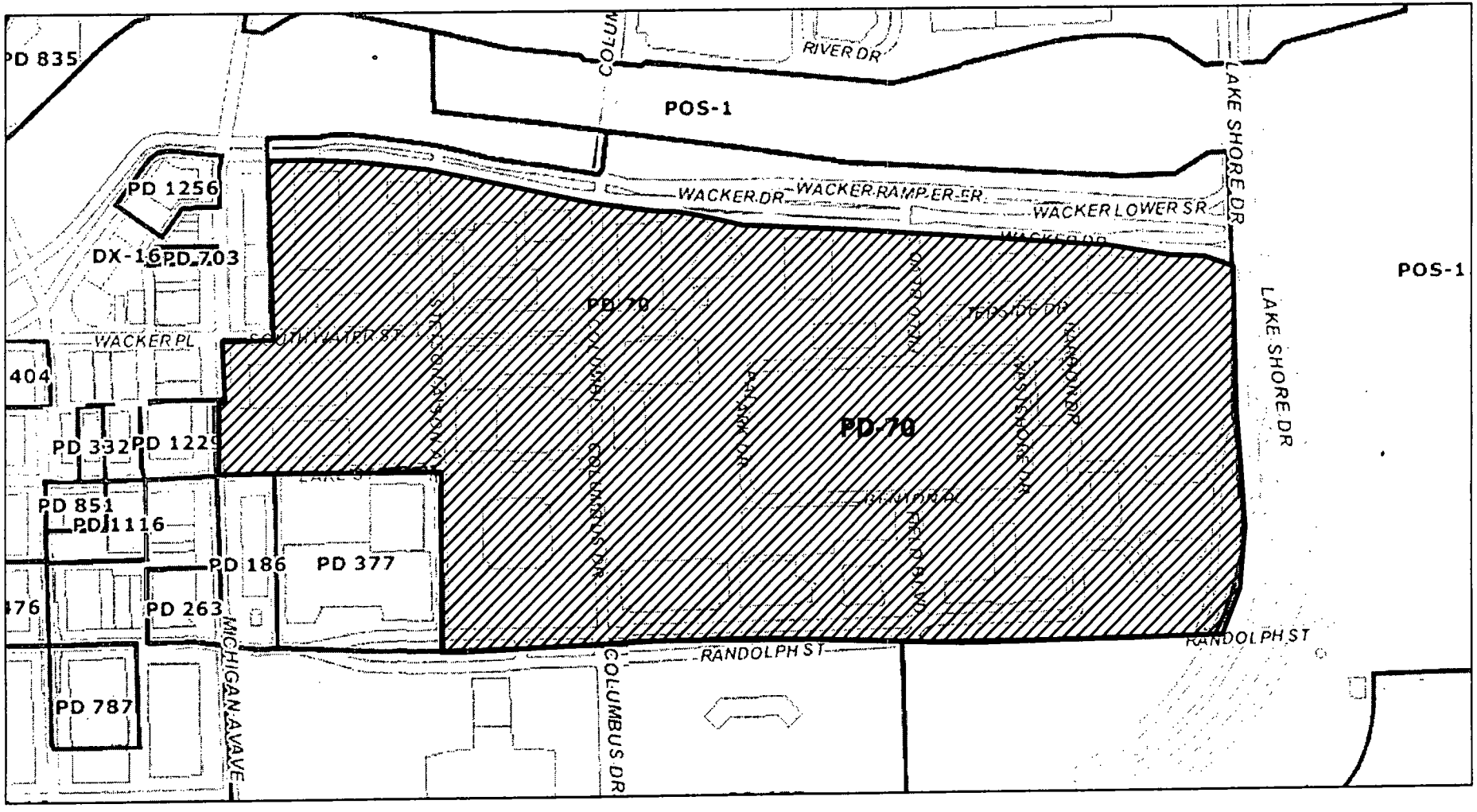

Residential Business Planned Development No. 70

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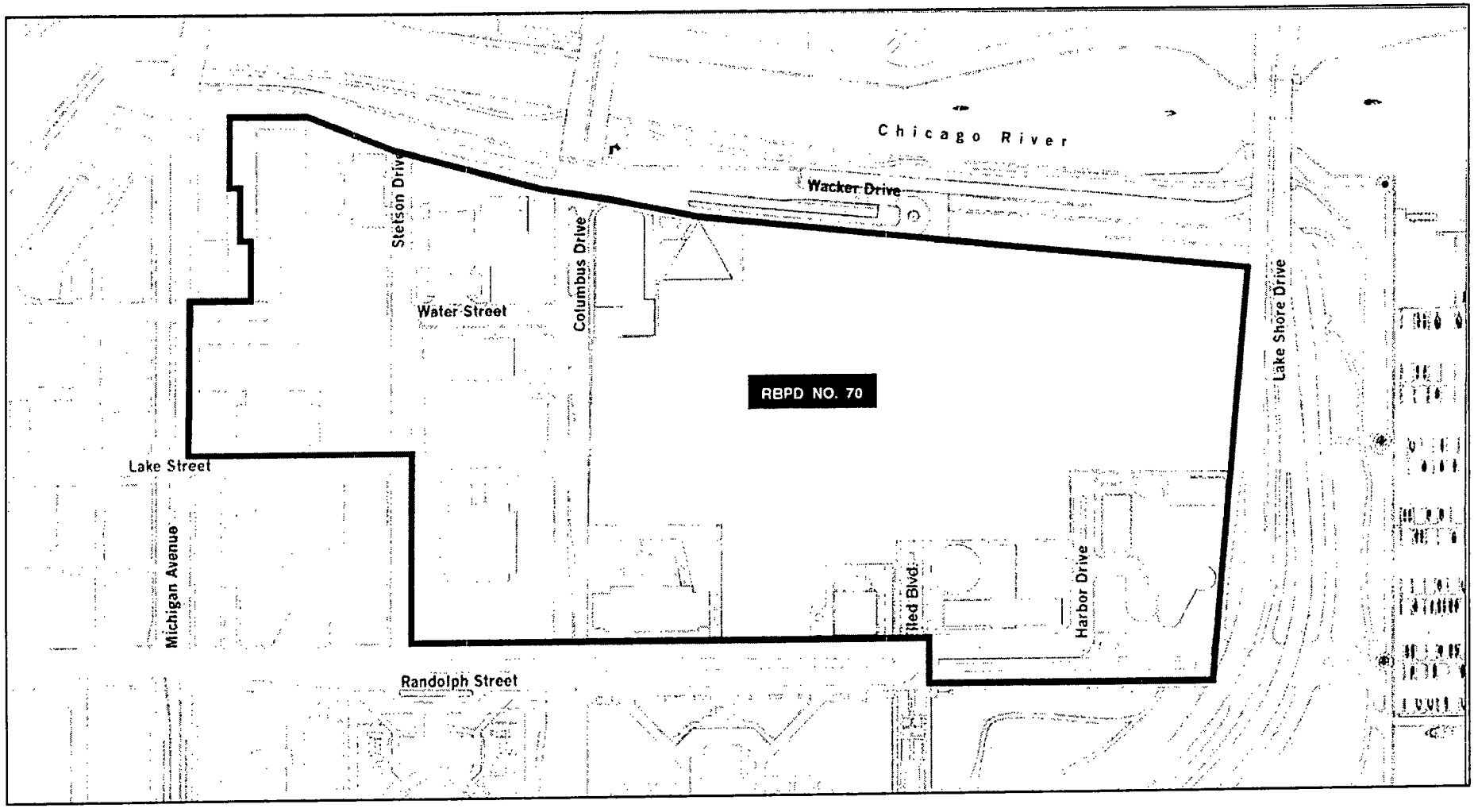
Planned Development Boundary



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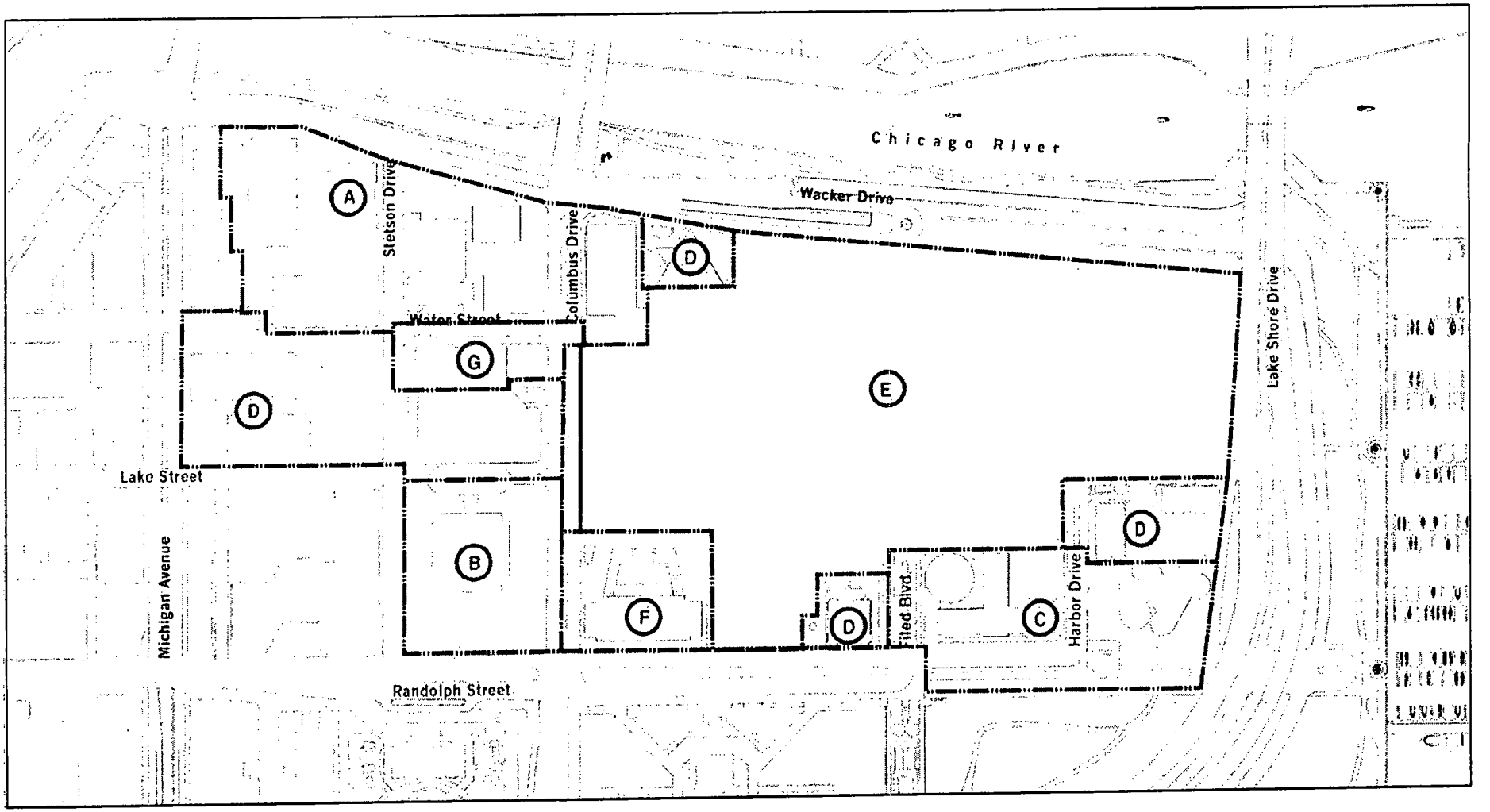

(A) Subarea Identification

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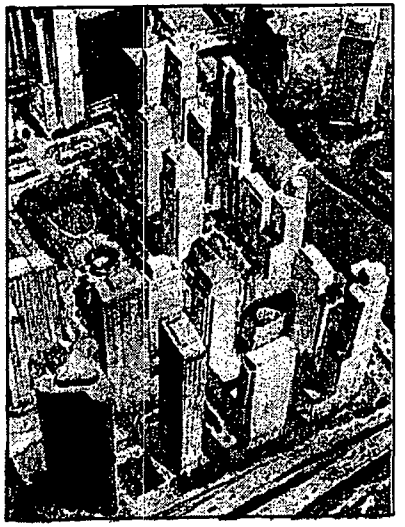

2.0 Urban Design Principles

General Intent / Site Context and Location
Urban Framework
Building Height and Massing
Access and Circulation
Open Space
View Corridors

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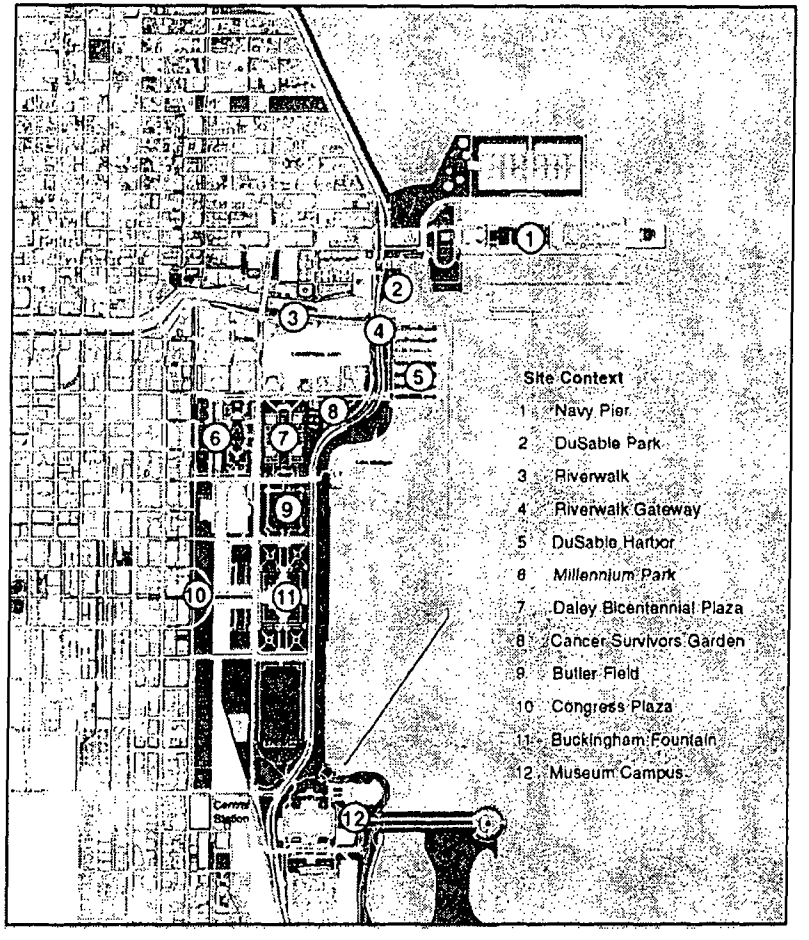

Site Context and Location

The Lakeshore East site is one of the largest remaining development parcels in the center of Chicago. Located at the mouth of the Chicago River at Lake Michigan, the site offers tremendous opportunities for new development and open space. The remarkable assets of this site include:

- Proximity to the Loop, the East Loop, the Magnificent Mile, Navy Pier, DuSable Harbor, Grant Park, the Lakefront and the Chicago River
- Spectacular views of the city and the waterfront
- Diverse uses on surrounding blocks, including offices, hotels, residential
- Proximity to transit including the METRA, CTA, Rail and the new busway to McCormick Place
- Proximity to Grant Park Parking Garages

To respond to the unique context of the site, a set of urban design principles have been developed that address the following issues:

- *The Urban Framework*
- *Building height and massing*
- *Access and Circulation*
- *Open Space*
- *View Corridors*

General Intent / Site Context and Location

The Master Plan sets forth the basic principles and controls needed to guide the development of the +/-28 acres Lakeshore East development. The Master Plan Standards will guide the development of Lakeshore East as it becomes a vibrant urban district supporting 9.7 million square feet of new residential, hotel, office and mixed use development.

It is also the intent of the Master Plan to enhance the urban fabric and character of Chicago's central area, while also achieving the goals of the City of Chicago and the developer criteria set forth for the Lakeshore East area by a 1993 Planned Development amendment.

The Master plan offers a development framework intended to ensure that as Lakeshore East evolves, it will provide a high quality of life for its residents and neighbors alike. The pattern of development blocks, streets and open spaces will connect Lakeshore East and adjacent developments and amenities. This framework will also strengthen the areas adjacent to the site, offering access to Lakeshore East's amenities and connections through this new district to other neighborhoods, the Chicago River and the lakefront.

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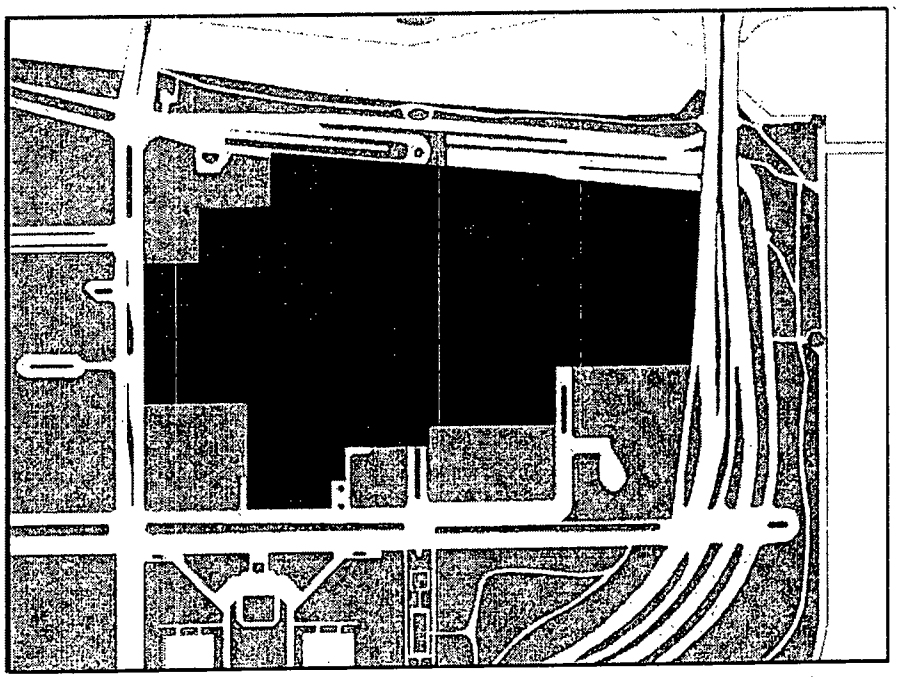
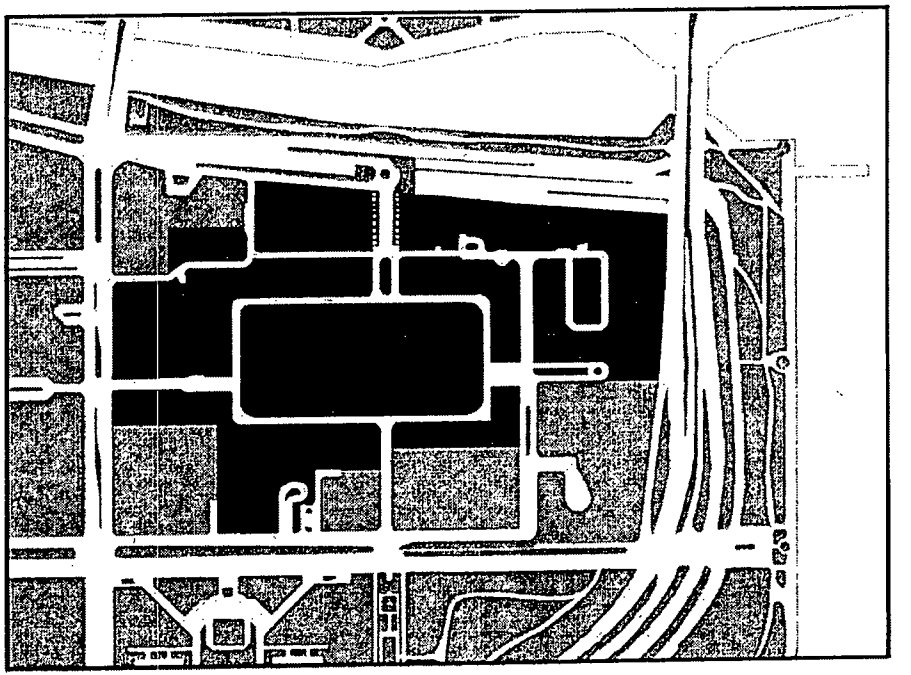
Urban Framework

- Establish urban blocks which are similar in size to typical downtown Chicago blocks
- Create urban streets in character with those of a residential neighborhood
- Create addressing opportunities for multiple buildings per block



Subarea E
A single, contiguous development site.



Proposed development plan
Establish urban-scaled blocks and extend the local street system into the development to avoid the potential perception of a 'super-block'

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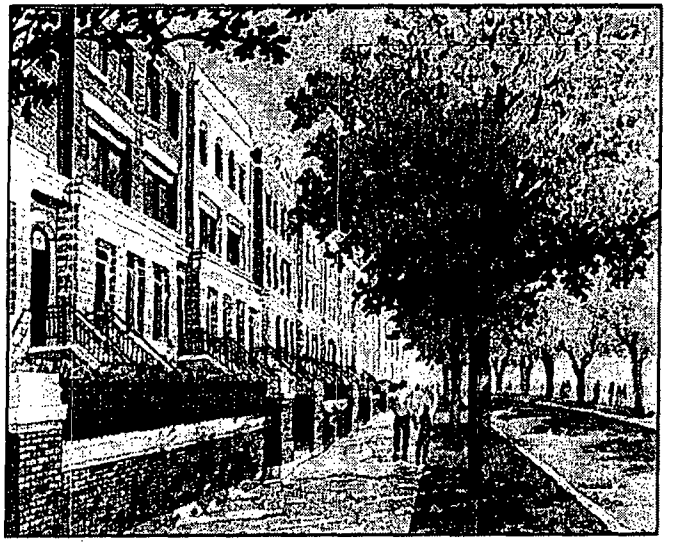
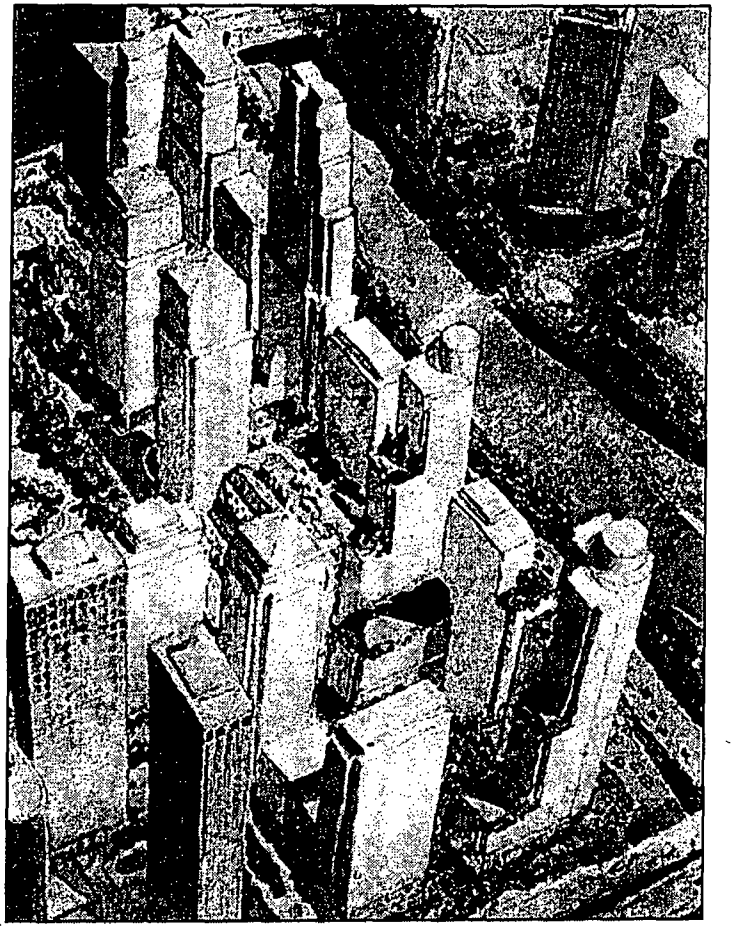
Building Height and Massing

- Place tall buildings with a sensitivity towards existing residential towers
- Frame the park with low-rise development and townhouses which can screen all existing and future parking podiums from view
- Place the tallest buildings along Coumbus Drive and at key prominent locations
- Strengthen the character of the urban street wall, or facades, on Wacker Drive along the Chicago River
- "Stagger" high-rise buildings to maximize views throughout the future development



Low-rise townhouses can screen parking podiums from the street



Building massing and height should be sensitive to existing towers, street walls and view corridors

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Access & Circulation

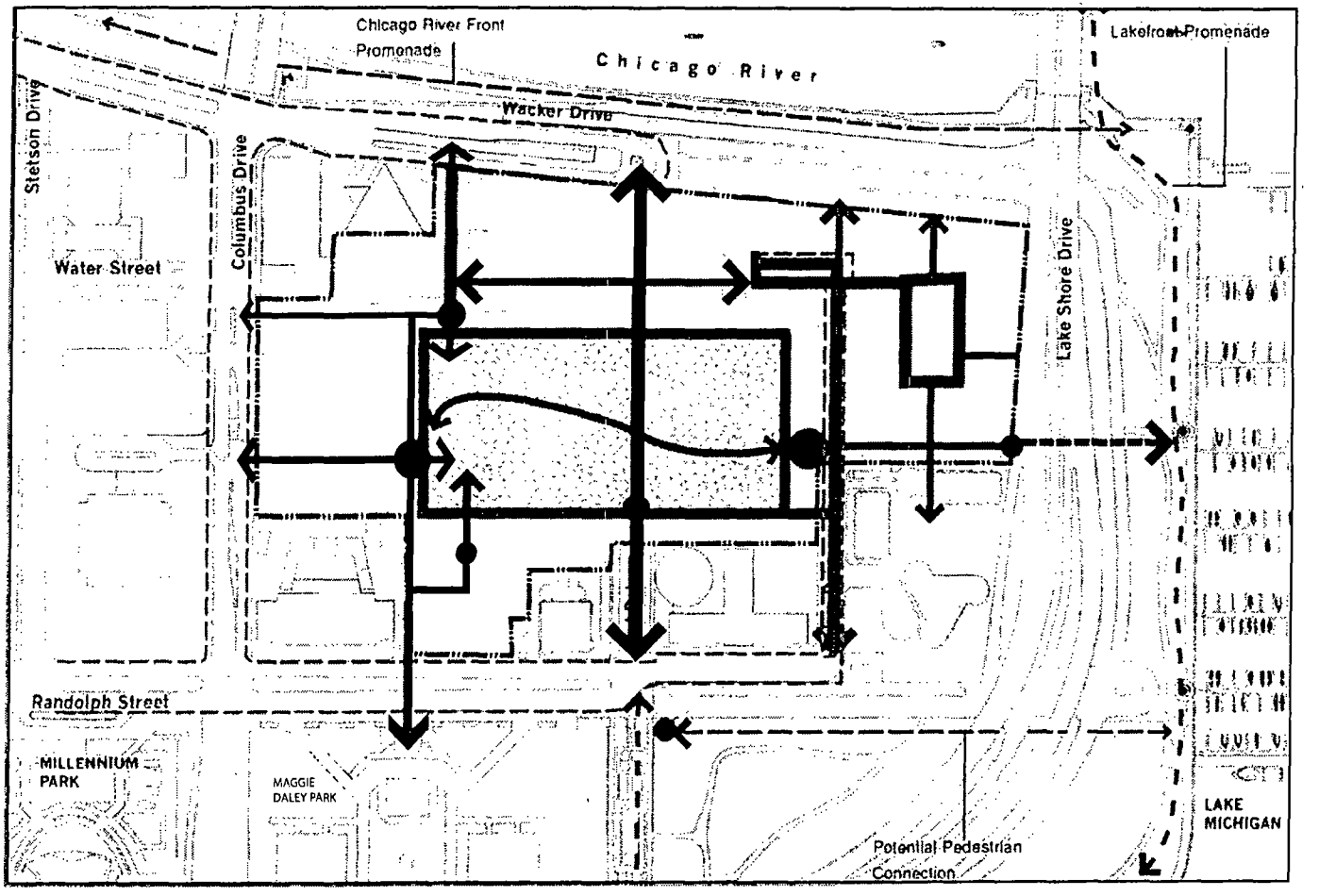
- Maximize connection to surrounding development
- Create a permeable neighborhood
- Weave the different levels together
- Strengthen pedestrian connections to the river and lakefront
- Provide convenient parking , drop-off, and service access without negatively impacting the existing streets

Diagram Legend:

The Diagram to the right represents a hierarchy of connectivity. The large arrows represent the major or primary access corridors of the site. They represent both pedestrian or vehicular traffic depending on their location. The smaller arrows indicate the secondary corridors of access.

The circles represent the major vertical connections of the site which allows the pedestrian to access the different levels of the development.

The dark dotted arrows indicate existing connections along the Riverfront, Lakefront and to Grant Park at the lower level The light dotted arrows identity existing pedestrian movement along the major streets at the upper level



Maximize connectivity to surrounding development and create a permeable neighborhood

NOTE *These plans are diagrammatic in nature and are only intended to show approximate dimensions and locations.*

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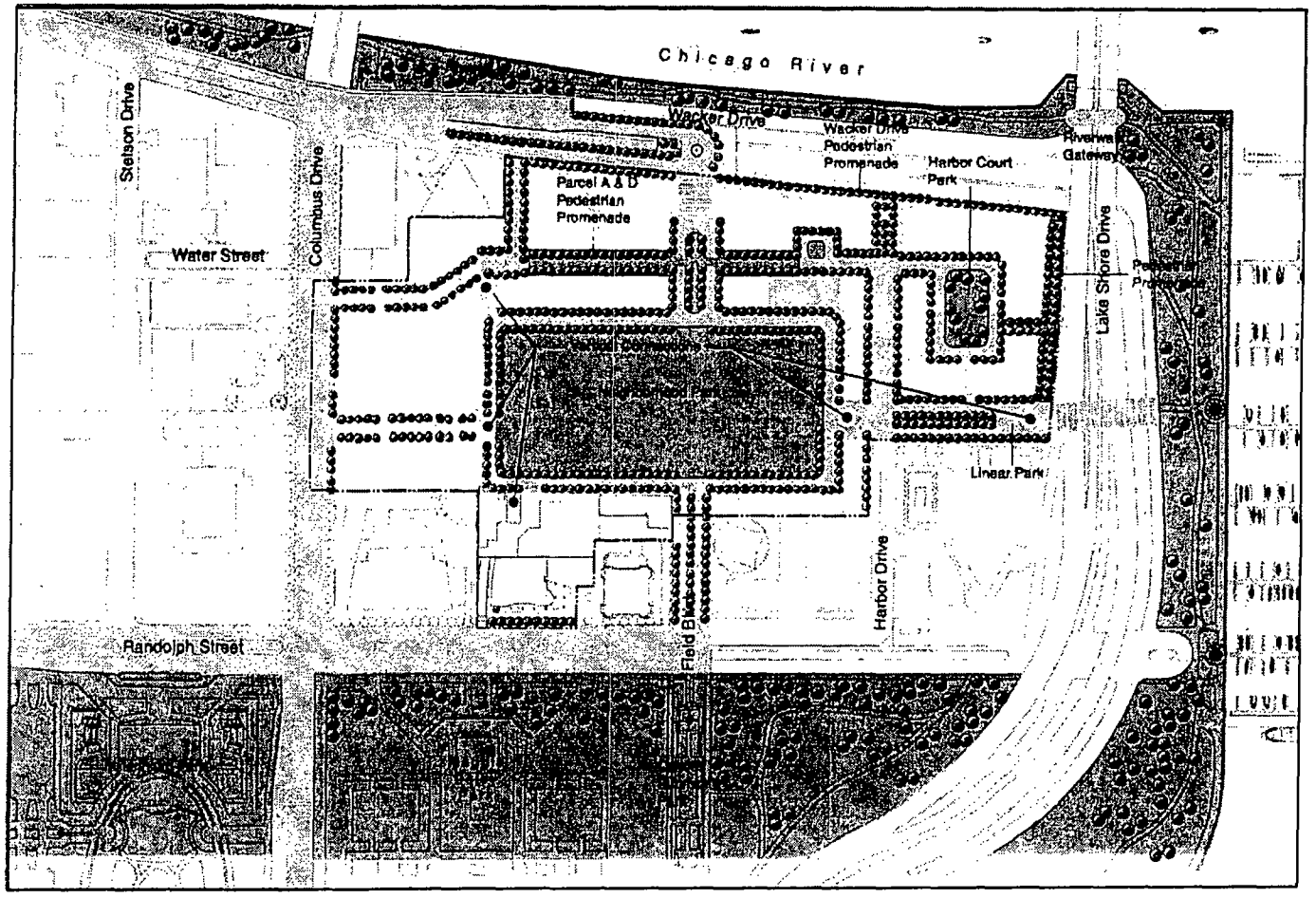
Open Space

- Create a large neighborhood park as the focus of Lakeshore East
- Create smaller courtyards between buildings.
- Connect the open spaces in Lakeshore East to Grant Park, the Chicago Riverwalk and the lakefront park system
- Create well landscaped 'green' streets.



Develop a new public park, smaller courtyards between buildings and create landscaped green streets.

NOTE: These plans are diagrammatic in nature and are only intended to show approximate dimensions and locations.

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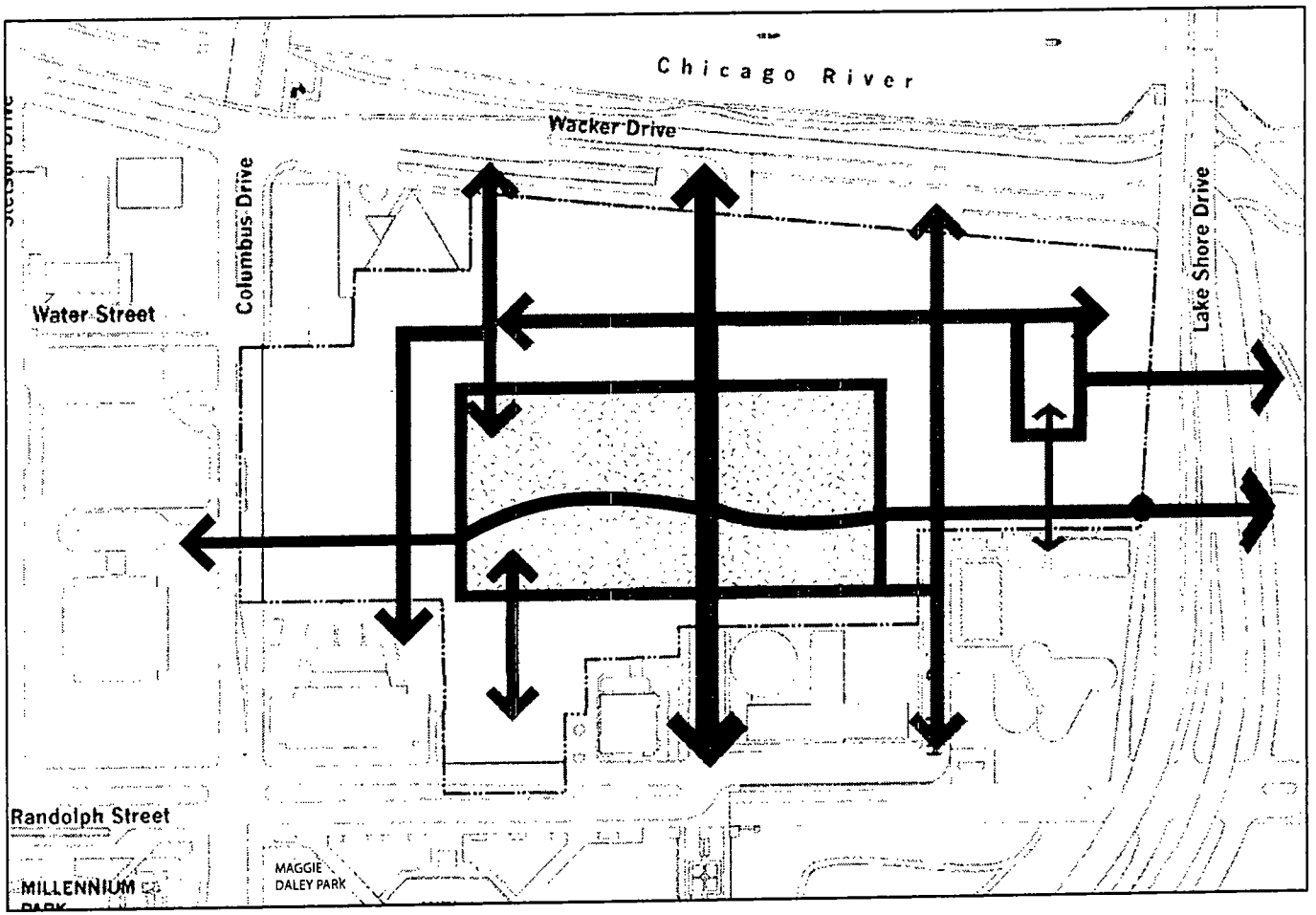
View Corridors

- Ensure a visually permeable neighborhood
- Create east / west and north / south view corridors
- Maximize views from existing residences
- Place tall buildings at the northern edge of Lakeshore East
- Maximize views to the central park
- Create appropriate building separation to allow for views through the development

Diagram Legend:

The large arrows and thicker lines represent the major view corridors of the site

The smaller arrows represent the secondary view corridors of the site.



NOTE: These plans are diagrammatic in nature and are only intended to show approximate dimensions and locations.

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3.0 Development Summary

Development Framework
Bulk Regulations and Data Table
Proposed Parcelization Plan - Upper Level Plan
Proposed Parcelization Plan - Intermediate Level
Proposed Parcelization Plan - Lower Level
Generalized Land Use Plan
Utility Easements
Easements

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Introduction

The master plan for Lakeshore East establishes a framework of 7 development parcels. These development parcels are defined by a network of addressing streets at various levels. Parcel dimensions have been established that will allow for flexibility in accepting a variety of land uses and building types.

The intent of the master plan is to develop a new, vibrant urban district that promotes a collective image for Lakeshore East. This may be achieved through a consensus that is based on the following principles ·

Land Use
- New development should be compatible with neighboring uses
- Locate Office uses at the western portion of the site, adjacent to existing office buildings, office could locate along Wacker Drive limited by the location of the upper level roadway of Wacker Drive
- Locate residential uses adjacent to and within views of the neighborhood park, Chicago River, and / or Lake Michigan
- Provide a future school site within the park

Parcelization
- Ensure the creation of an urban framework of streets and blocks
- Allow for future development flexibility

Development Plan
- Locate taller buildings with a sensitivity towards existing view corridors from neighboring buildings
- Frame the neighborhood park with townhomes or low-rise development with taller buildings beyond.

Parking
- Maximize on-street parking
- Screen all structured parking from view
- Develop below grade parking lined with townhomes which front onto the park

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Residential - Business Planned Development Number 70

Amended Planned Development Use and Bulk Regulations and Data

November 5, 2017

Subarea	Net Development Area (1)		Building Area		Max Net F.A.R	Residential Dwelling Units		Office (s.f.)		Hotel Rooms (# of Keys)		Retail Sales/Service Area	
	sf	acres	Existing/Under Construction	Future Allowed		Existing/Under Construction	Future Allowed	Existing/Under Construction	Future Allowed	Existing/Under Construction	Future Allowed	Existing/Under Construction	Future Allowed
Subarea A													
One Illinois Center	66,104	1 52											
Hyatt West	52,256	1 20											
Two Illinois Center	80,085	1.84											
Hyatt East	73,000	1 68											
Columbus Plaza	38,154	0 88											
Three Illinois Center	52,560	1.21											
Subtotal	362,159	8.33	4,419,463	-	12.20	552	-	1,762,906	-	2,041	-	153,958	-
Subarea B													
AON Building (Amoco)	135,819	3 14	2,698,308		19 72			2,698,308				84,000	
Subarea C													
Outer Drive East	88,463	2 03											
Harbor Point	79,950	1.84											
Subtotal	168,413	3.87	2,004,225	-	11.90	1,682	-	-	-	-	-	42,668	-
Subarea D													
Buckingham	34,825	0.80											
175 Harbor Dr	50,249	1 15											
Park Shore	41,672	0 96											
Swisshotel	34,000	0 78											
Fairmont	43,169	0.99											
Athletic Club	21,943	0 50											
BTE	44,091	1.01		900,671		-			900,671				
BTN	63,660	1.46											
BTS	53,778	1.23											
Subtotal	387,387	8.88	5,707,385	900,671	17.06	1,390	-	2,699,000	900,671	1,337	-	221,369	-
Subarea E													
Public School	31,583	0 73		53,000	1.68								
Private Development	814,986 *	16.11	7,003,685	2,696,315	11.90	4,029	917	417,932	1,704,893	544	1,578	185,162	587,843
Subtotal	846,569	16 84	7,003,685	2,749,315	11.52	4,029	917	417,932	1,704,893	544	1,578	185,162	587,843
Subarea F													
BCBS	100,905	2 32	1,813,819		17.98			1,813,819					
Subarea G													
Park Millennium	40,641	0 93	582,903		14.34	480			-			50,000	
SUBTOTAL	2,042,893 *	44 31 *	24,229,788	3,649,986	11 86	8,133	917	9,391,965	2,605,564	3,922	1,578	737,157	587,843
			Building Area		Max Net F.A.R.	Residential Dwelling Units		Office (s.f.)		Hotel Rooms (# of Keys)		Retail Sales/Service Area	
ORDINANCE MAXIMUMS (existing and future)				27,880,245	13.65		9,050		12,000,000		5,500		1,325,000

(1) Net developable areas for individual parcel omponents (A, B, C, or D) are taken from original survey as prepared by Dale Weaver
(2) Areas outside of Subarea E provied by the City of Chicago & I E Consultants, Surveyors
(3) Future Allowed figures are subject to potential modifications/transfers provided for in PD 70
* Private developable area include public spaces not dedicated

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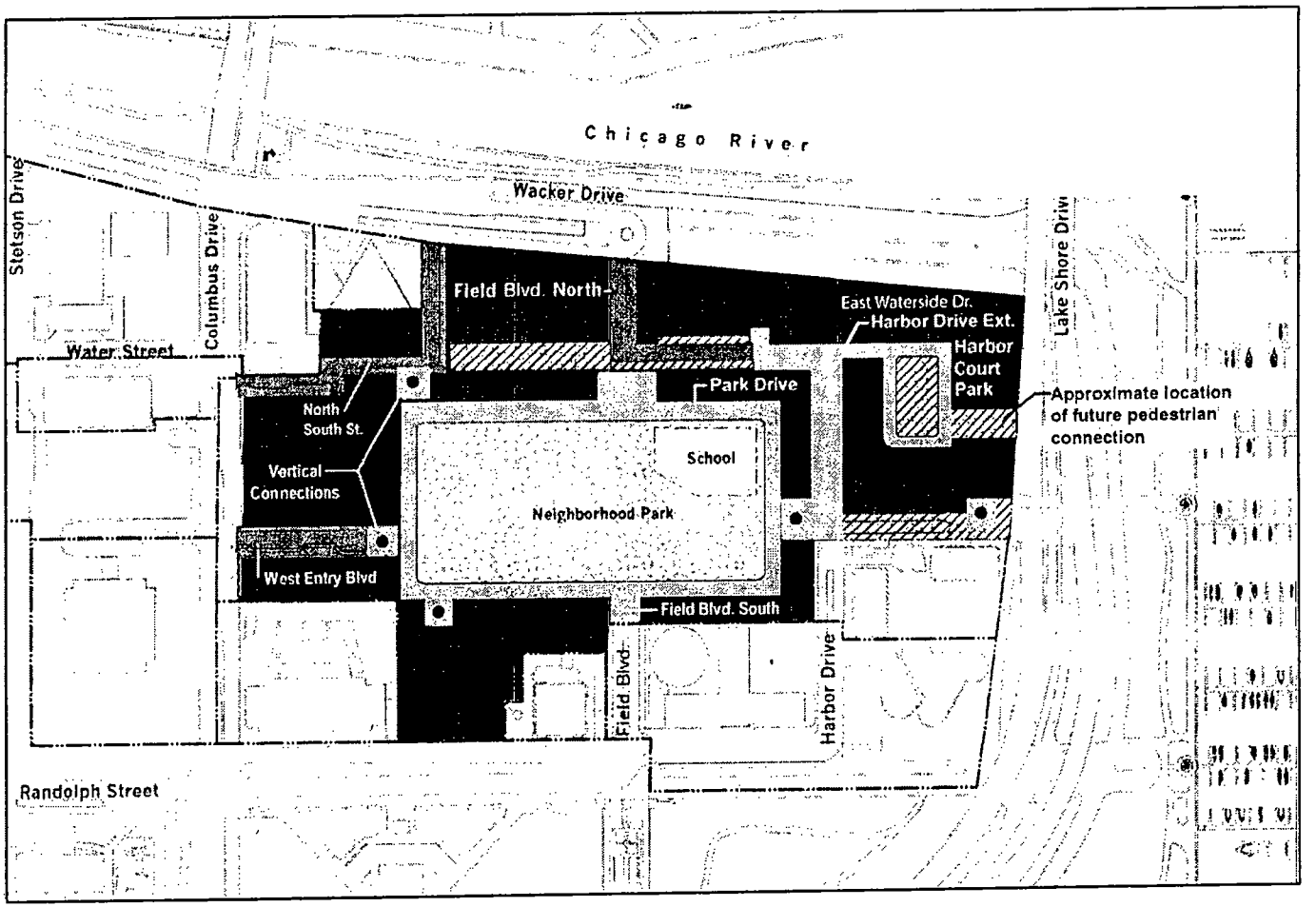
Subarea E
Net Developable Area



Public Open Space | R.O.W. | Net Developable Area (Upper Level) | Vertical Connection | Public Street Not Dedicated | Non-Dedicated Public Space

NOTE These plans are diagrammatic in nature and are only intended to show approximate dimensions and locations.
** Does not include Parkway portion of Ring Road in R.O.W.

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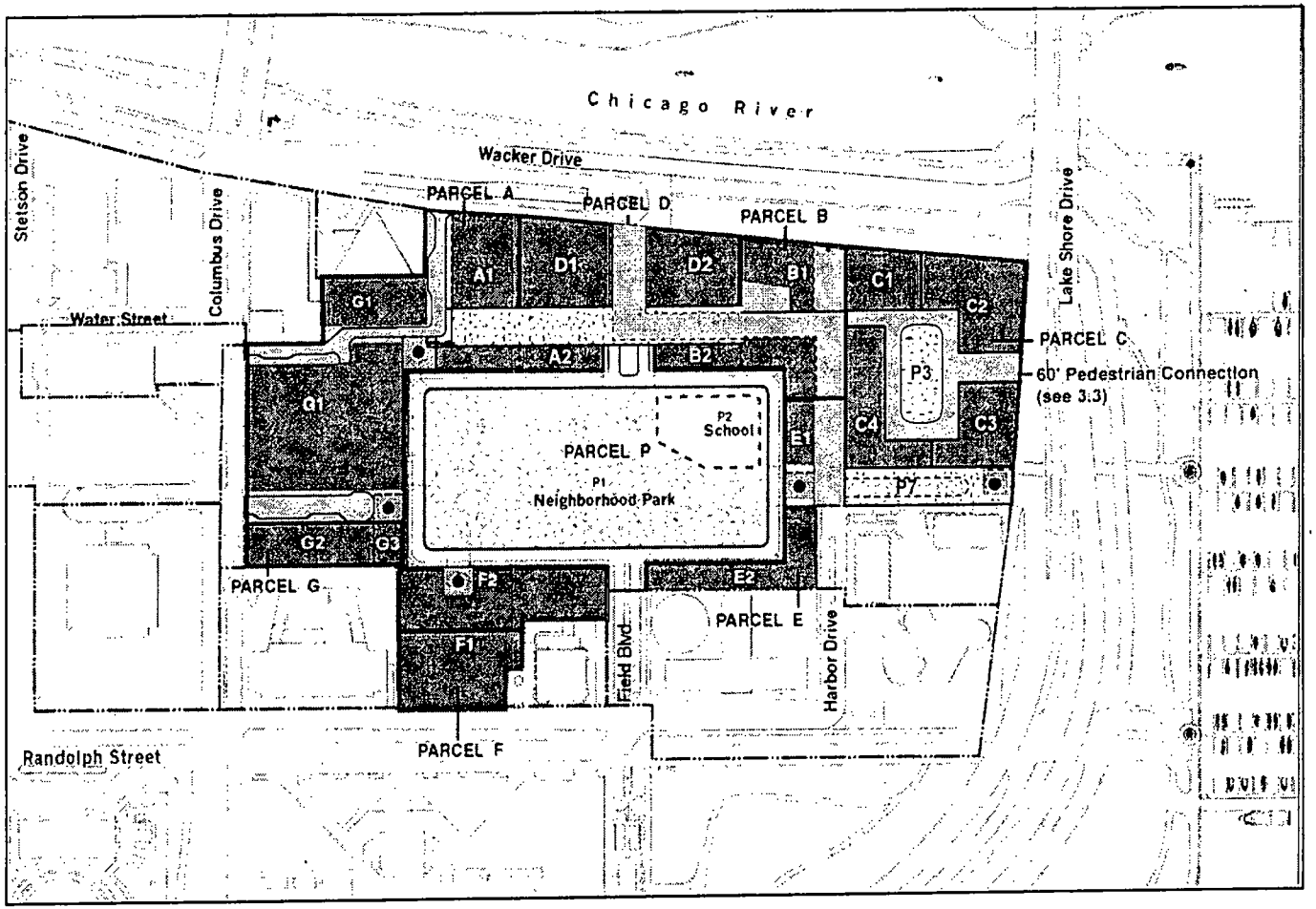
Subarea E Parcelization Plan - Upper Level

(+/-) elev. +47.00 to +57.00 CCD

Subarea E Parcelization Plan - Upper Level

- Adjustments to the final location of parcel boundaries may occur as specific building designs are submitted for further review by the city.
- Sub-parcels may be combined into single parcels, or new sub-parcels may be created, however, the maximum building envelopes must be respected.
- All parcel or sub-parcel modifications are subject to administrative review and approval by the Department of Planning and Development.



Public Open Space | R O W | Development Parcel | Vertical Connection | Public Street Not Dedicated | Non-Dedicated Public Space

NOTE These plans are diagrammatic in nature and are only intended to show approximate dimensions and locations.

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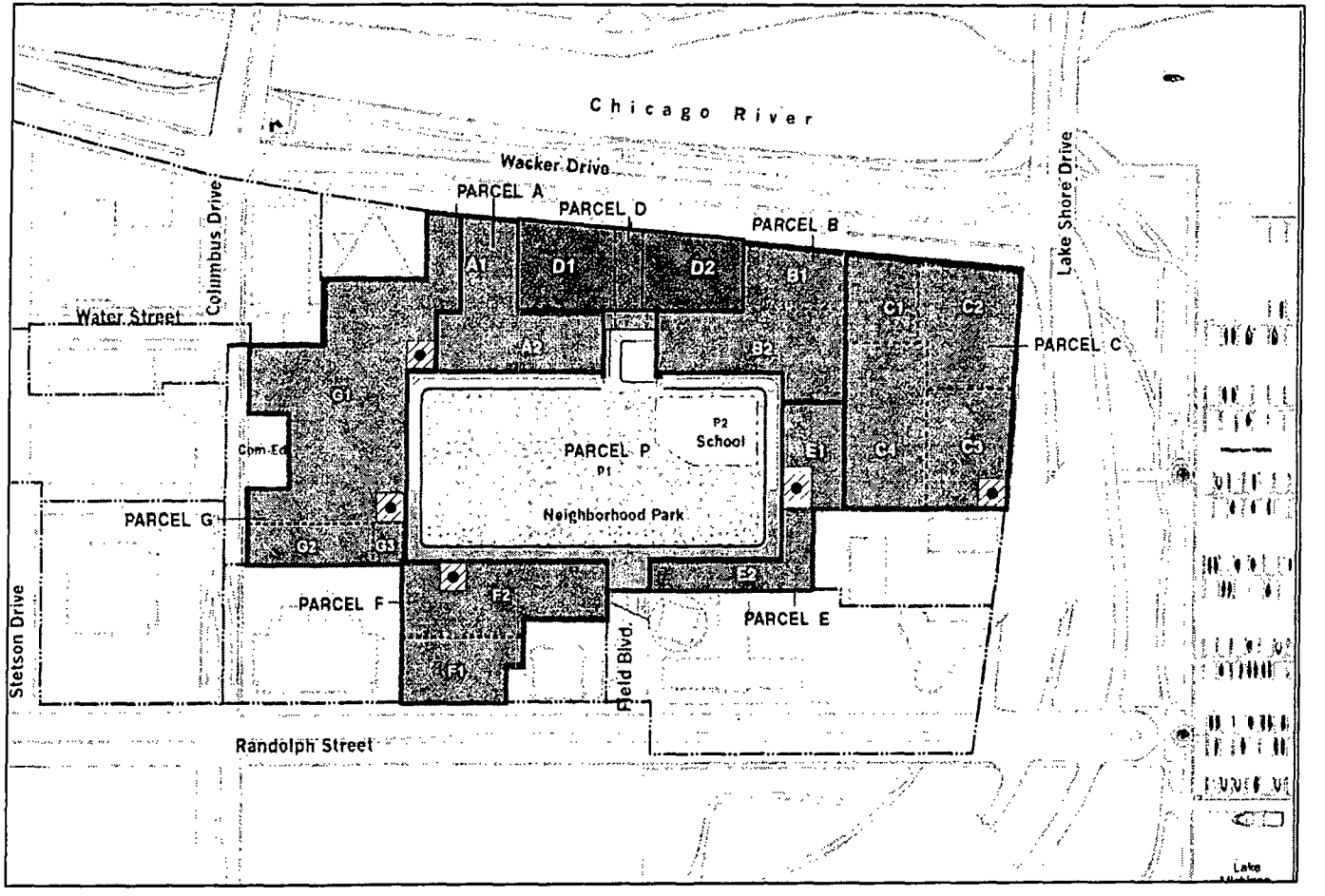
Subarea E Parcelization Plan - Intermediate Level
(+/-) elev. +27.00 CCD



Public Open Space | R.O.W. | Development Parcel | Non-Dedicated Public Space | Vertical Connection

NOTE These plans are diagrammatic in nature and are only intended to show approximate dimensions and locations.

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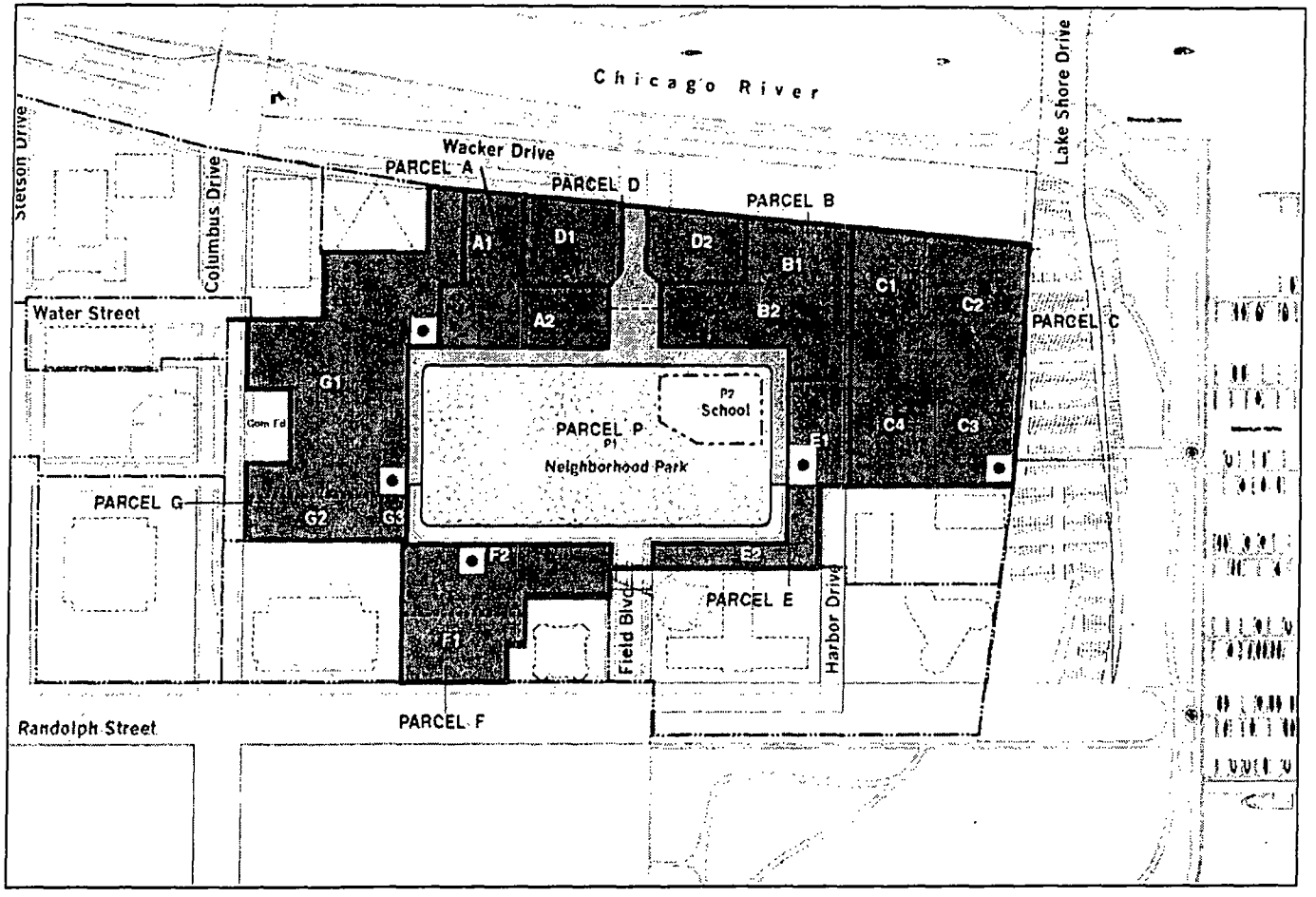
Subarea E Parcelization Plan - Lower Level
(+/-) elev. +6.00 CCD



Public Open Space | R.O.W. | Development Parcel | Vertical Connection

NOTE: These plans are diagrammatic in nature and are only intended to show approximate dimensions and locations.

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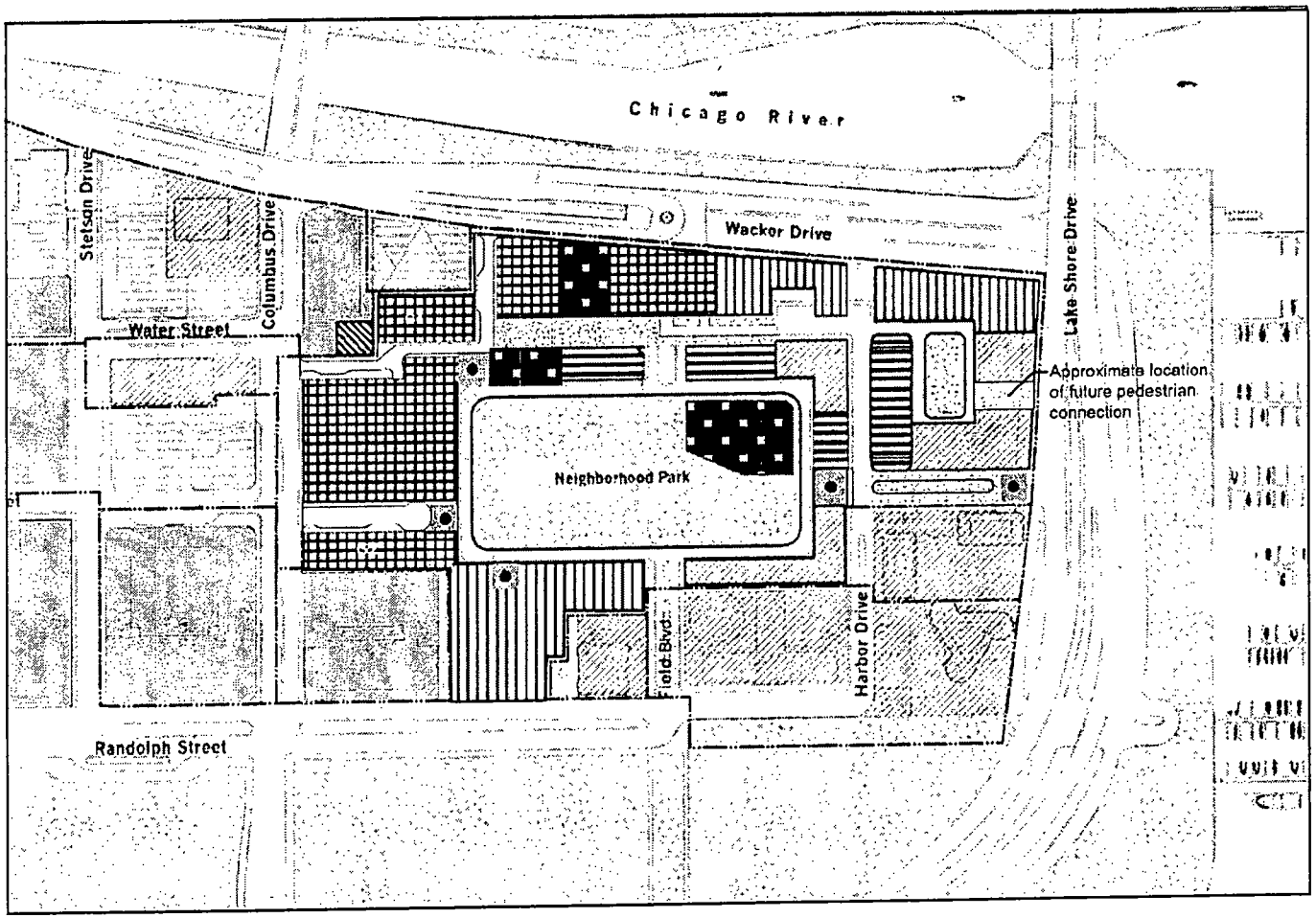
Land Use Plan

- Future Land uses shall be compatible with existing adjacent land uses



Parks and Open Space
Residential
Mixed Use A (Commercial / Retail / Hotel / Residential / Office)
Mixed Use B (Commercial / Retail / Hotel / Residential)
Residential with Ground floor retail
Office
Hotel
Institutional
Vertical Connection
Privately Held Public Open Space

* per minor change letter dated 10/24/01, District Electrical Facilities will also be considered as an allowable use of developable land.

NOTE: These plans are diagrammatic in nature and are only intended to show approximate dimensions and locations.

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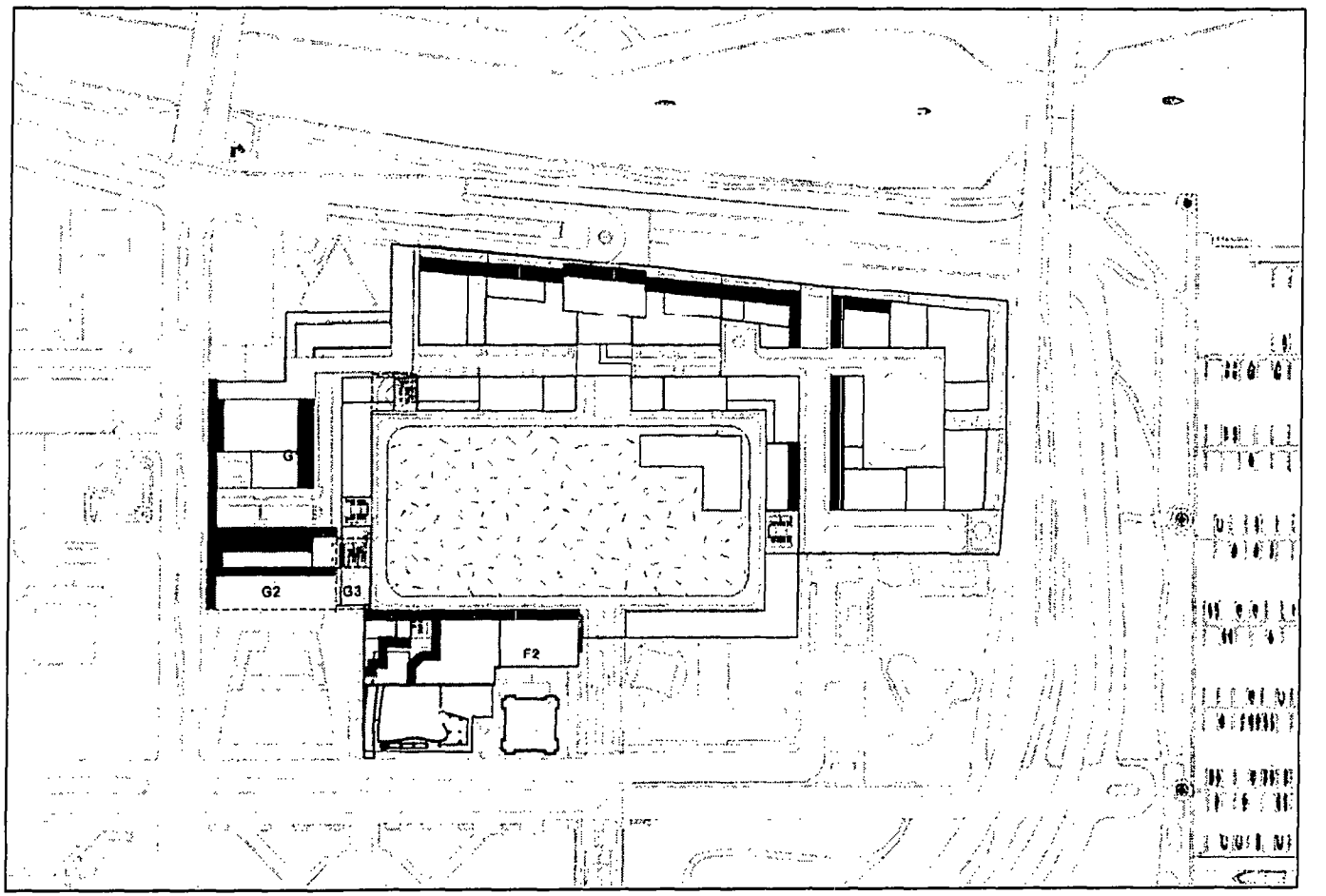
Proposed Retail Plan: Upper Level

Proposed Retail Frontage - Upper Level

- Non-residential or mixed-use buildings should maximize retail uses at the ground floor addressing the street or pedestrian access.
- For residential buildings, neighborhood-serving retail at the ground floor is strongly encouraged.
- For buildings along Upper Wacker Drive and Harbor Drive, neighborhood serving retail at the ground floor is strongly encouraged.



Suggested Retail Locations

Note: These plans are diagrammatic in nature and are only intended to show suggested, not required, retail locations.

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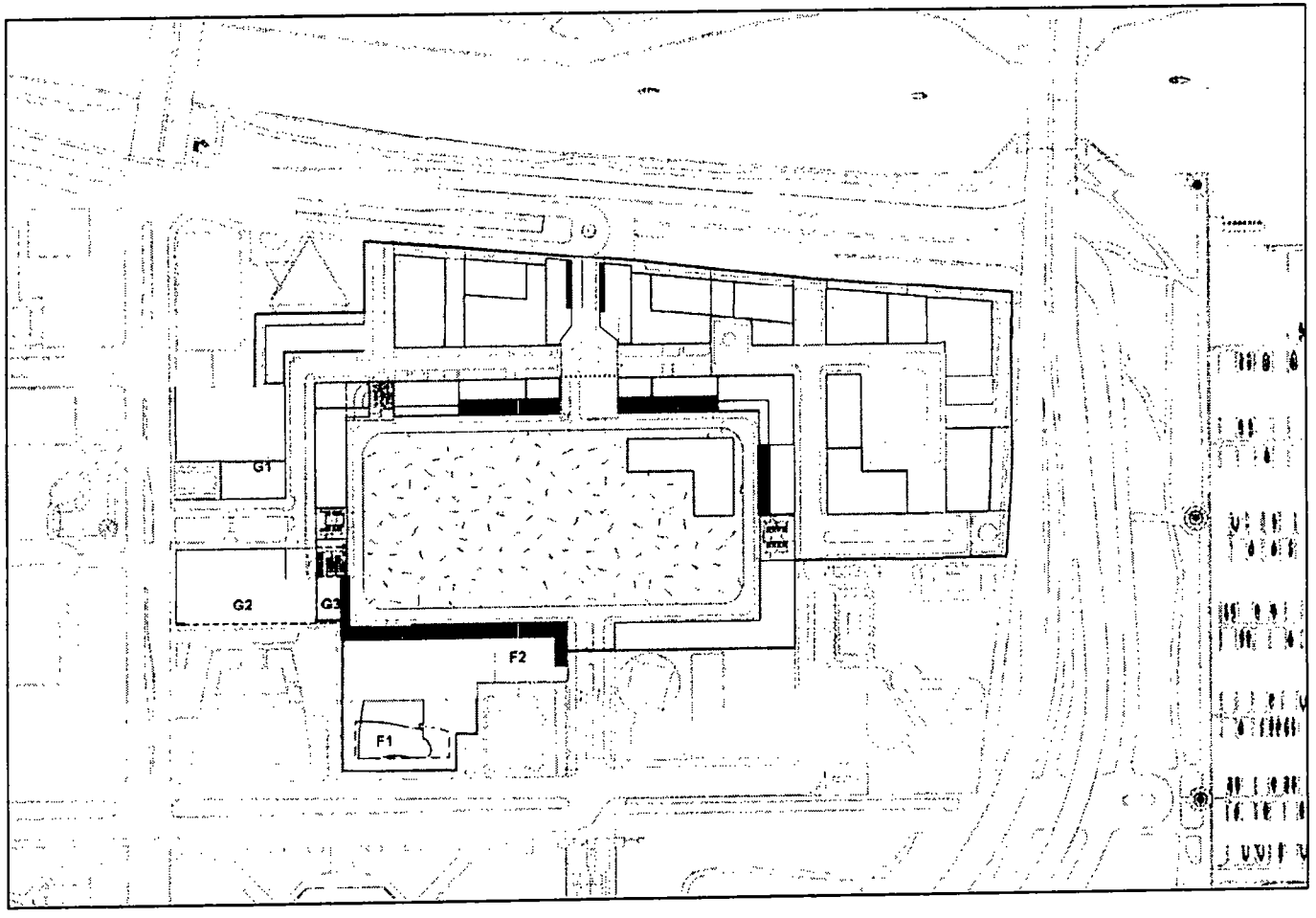
Proposed Retail: Lower Level

Proposed Retail Frontage - Lower Level

- For the taller buildings along the Park Drive, neighborhood serving retail at the ground floor is strongly encouraged.



Suggested Retail Locations

Note: These plans are diagrammatic in nature and are only intended to show suggested, not required, retail locations.

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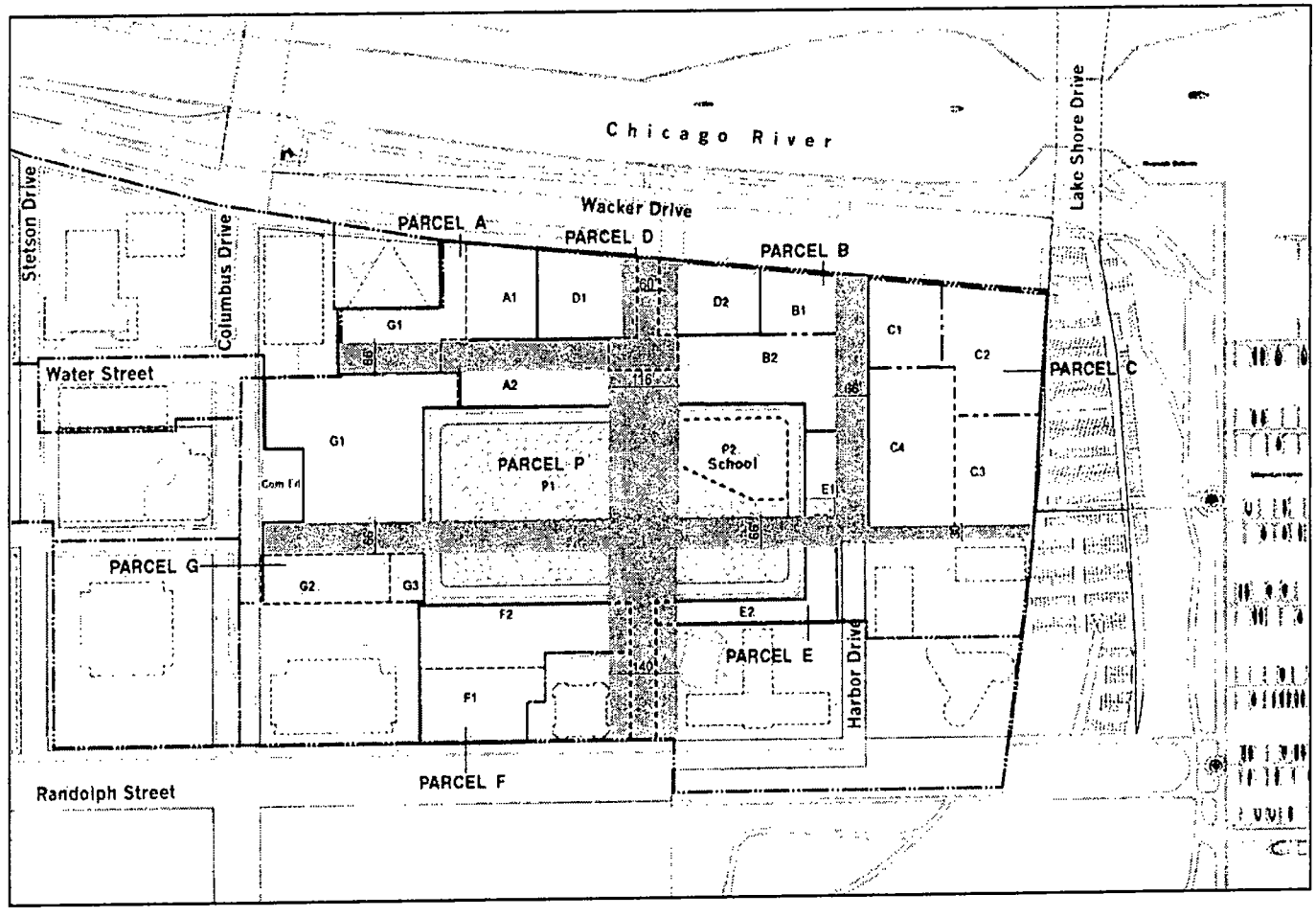
Existing Utility Easements

- Some existing utilities and utility easements will be required to be relocated and / or vacated subject to administrative review and approval of the Department of Planning and Development.



Utility Easements

NOTE: These plans are diagrammatic in nature and are only intended to show approximate dimensions and locations.

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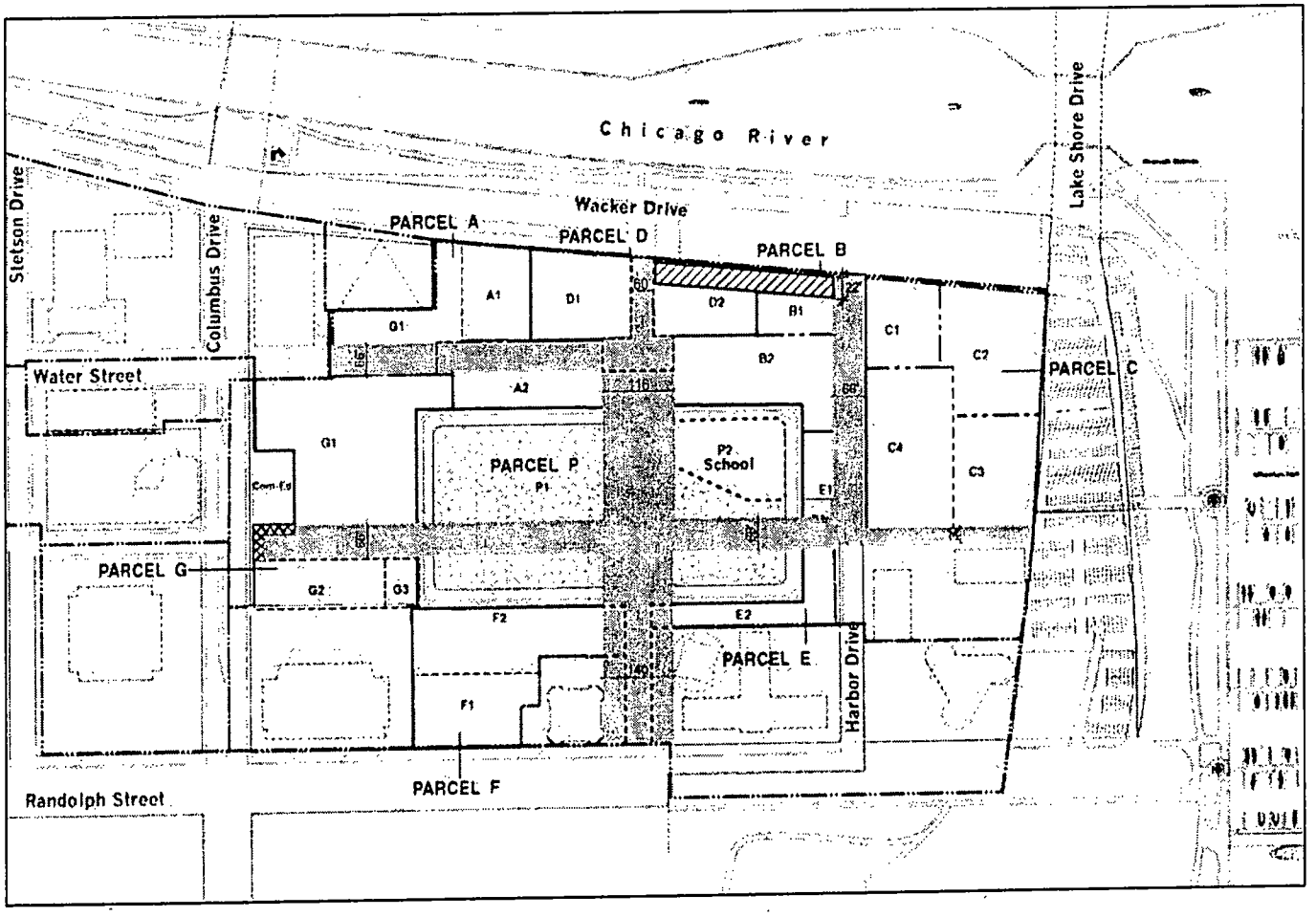
New Utility Easements



New Utility Easements

Com Ed Easement Area

NOTE: These plans are diagrammatic in nature and are only intended to show approximate dimensions and locations.

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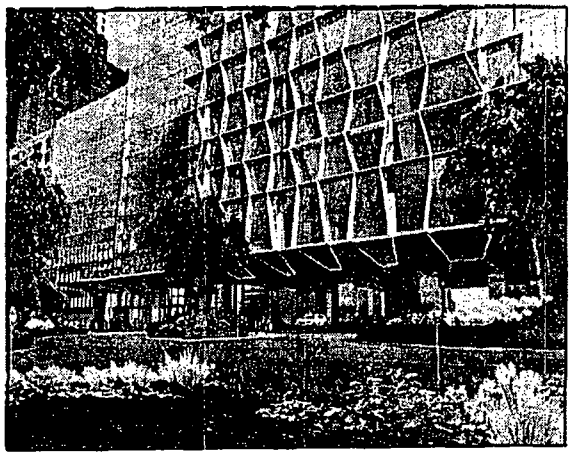

4.0 Access and Circulation

Vehicular Access and Rights-of-Way
Automobile Entrance Zones / Parking Access
Pedestrian Access
Right of Way Criteria

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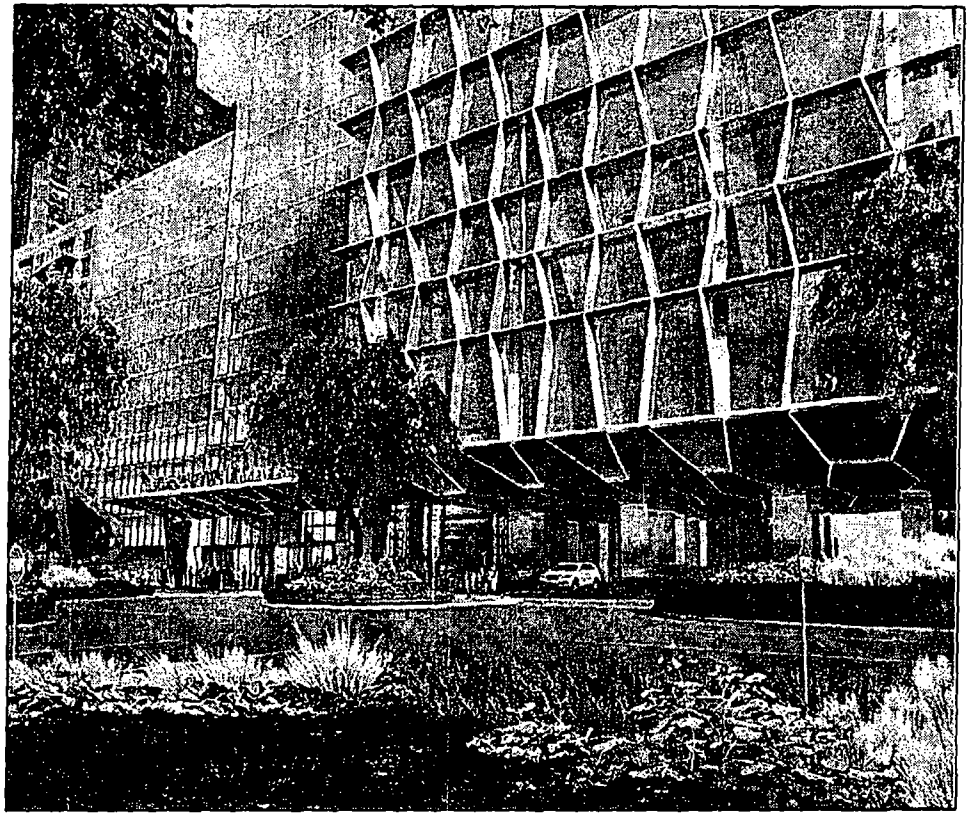


Introduction

The family of streets identified within this master plan establishes an identity and character for this neighborhood. These street types address the complexities of the site and the different levels, while emphasizing the pedestrian character of the development. The framework of streets and sidewalks has been designed to provide separate vehicular and pedestrian paths, while ensuring an active and energetic street environment. Pedestrian safety and easy access between the different levels must also be ensured throughout the plan. Gracious sidewalk widths, ground level activities and distinctive landscape treatments will create a strong pedestrian environment for the neighborhood.

Each of the streets has been designed to serve equally as an open space amenity and a vehicular travel zone. The local streets lead to and link the new public park to each major block. This concept is strengthened by the provision for interior courtyards and other public spaces that directly link to the main pedestrian paths.

The following street types and sections respond to the anticipated levels of vehicular traffic within the neighborhood. They also establish a connected network of intimately-scaled, pedestrian oriented streets. These guidelines address the following principles:

Streets

- Create well-scaled, tree-lined streets which strengthen the pedestrian environment
- Extend Harbor Drive north in order to complete the local residential street system
- Ramp Field Drive down from upper Randolph Street and connect it to a new Park Drive ringing the park at the natural grade level
- Provide a new internal street at the upper level to provide multiple access and address points for the western parcels

Parking Access

- Provide convenient access from the upper intermediate, and lower levels
- Locate parking access mainly within interior courts or side streets

Service Access

- Locate service access at the lower level
- Utilize utility easements for service access

Pedestrian Access

- Provide clear pedestrian links to the Chicago River and Lake Michigan
- Provide convenient access between the upper and lower levels
- Provide handicap access throughout the development
- Extend and connect the Pedway to the park

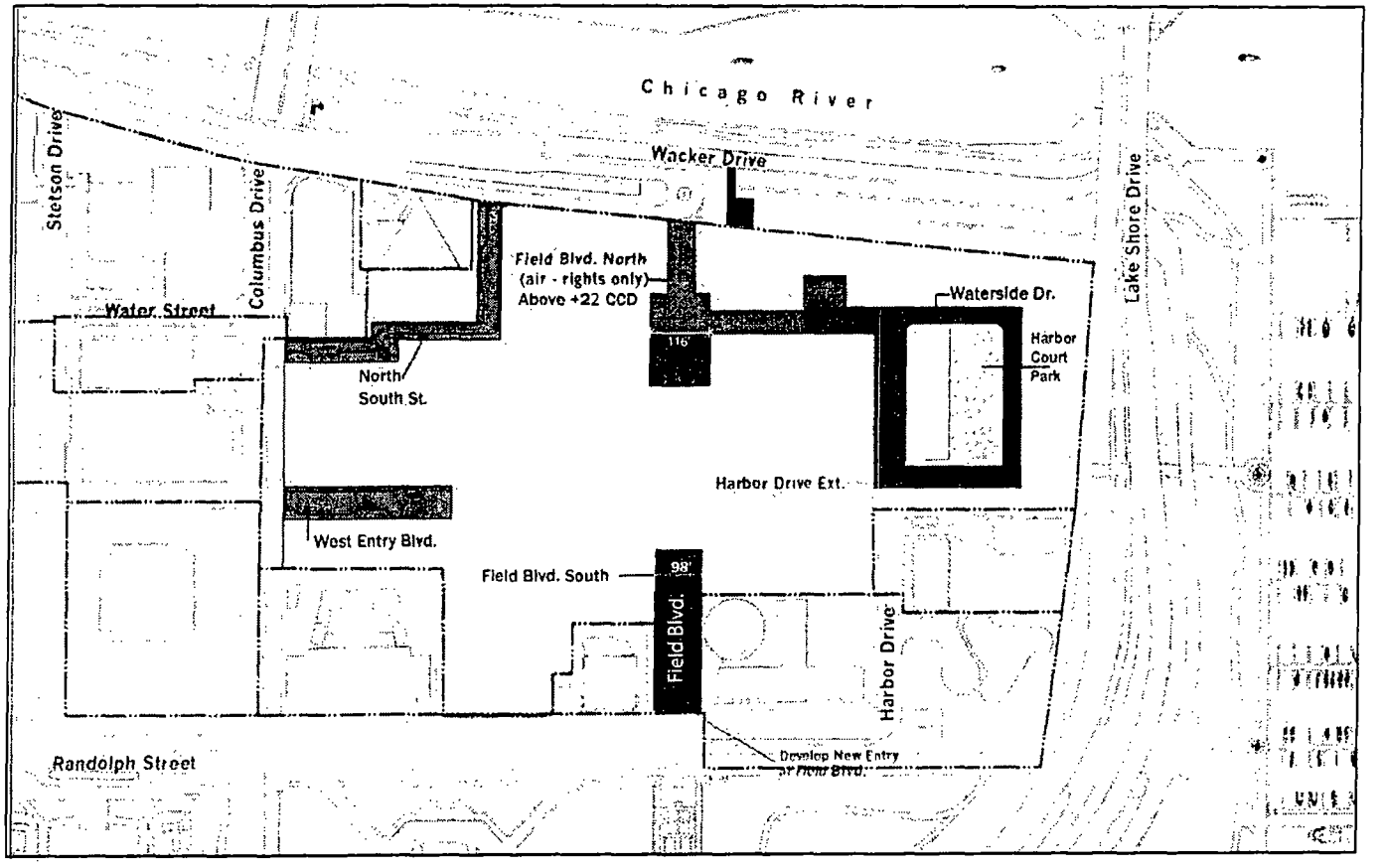
Emergency Access Easements

- Emergency Access easements will meet all Chicago Fire Department requirements

FINAL FOR PUBLICATION

R.O.W. Adjustments - Upper Level

- The upper level is intended to serve local neighborhood traffic only
- Access to the Park Drive occurs from a connection to Upper Randolph via a sloped Field Boulevard.



New R.O.W. to be Dedicated | Existing Dedicated R.O.W. to Remain | Public Street Not Dedicated

Note: Refer to Street Criteria Drawings for new R.O.W. dimensions & criteria

NOTE:

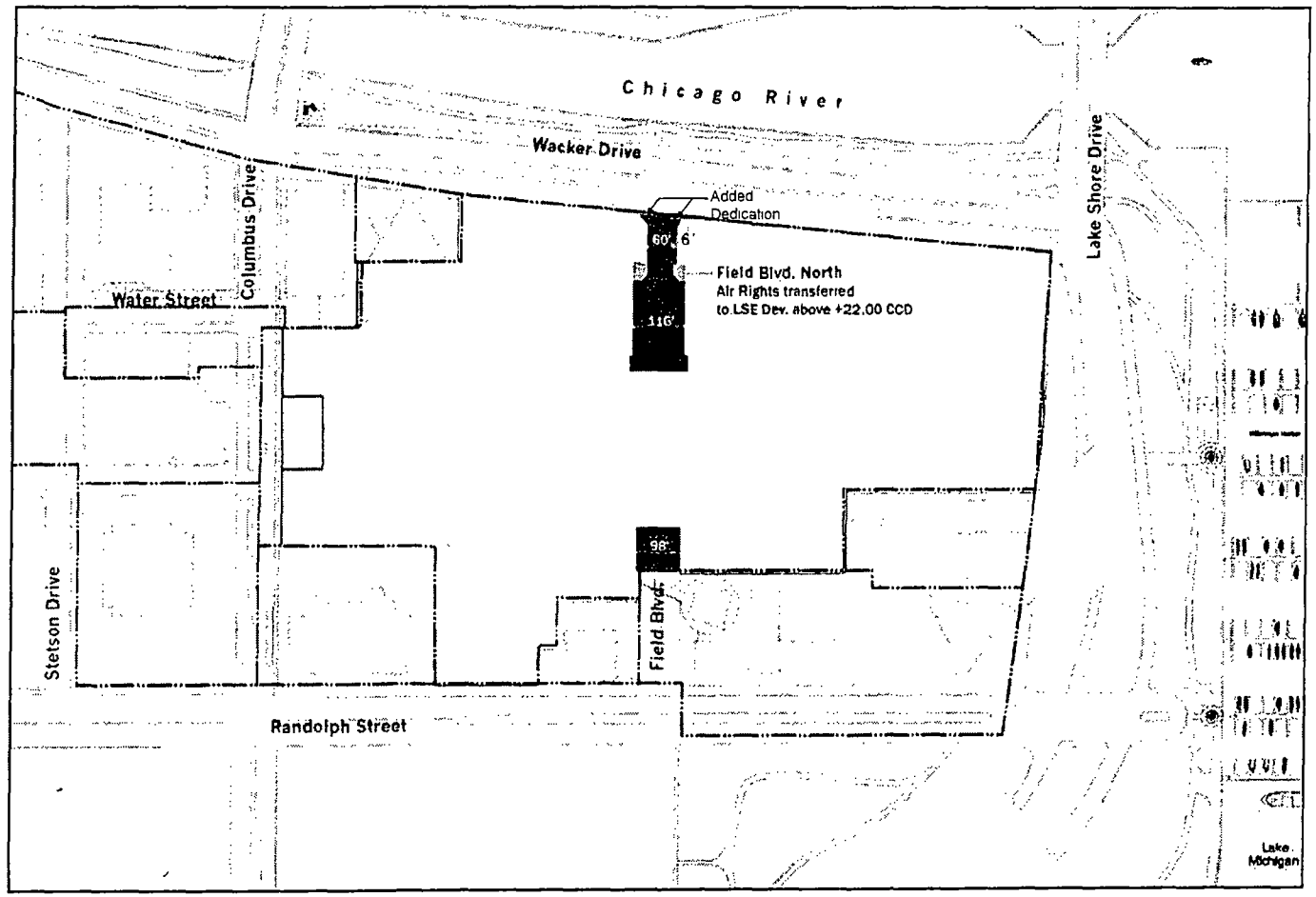
1. Various Non-Roadway Portions of Upper Level Right of Ways may contain ventilation grates and structures in order to accommodate Lower Level Uses (e.g., parking garages, public, quasi-public and private utilities, etc.)

2. These plans are diagrammatic in nature. The precise location and dimensions of future roadways will be subject to the approval of the city. The vacation and dedications will be accomplished through separate ordinances.

FINAL FOR PUBLICATION

R.O.W. Adjustments - Intermediate Level

- No new roadway connections to Wacker Drive or Randolph St. are proposed at this level, in order to minimize thru-traffic.



R.O.W. to be Vacated | New R.O.W. to be Dedicated | Existing Dedicated R.O.W. to Remain

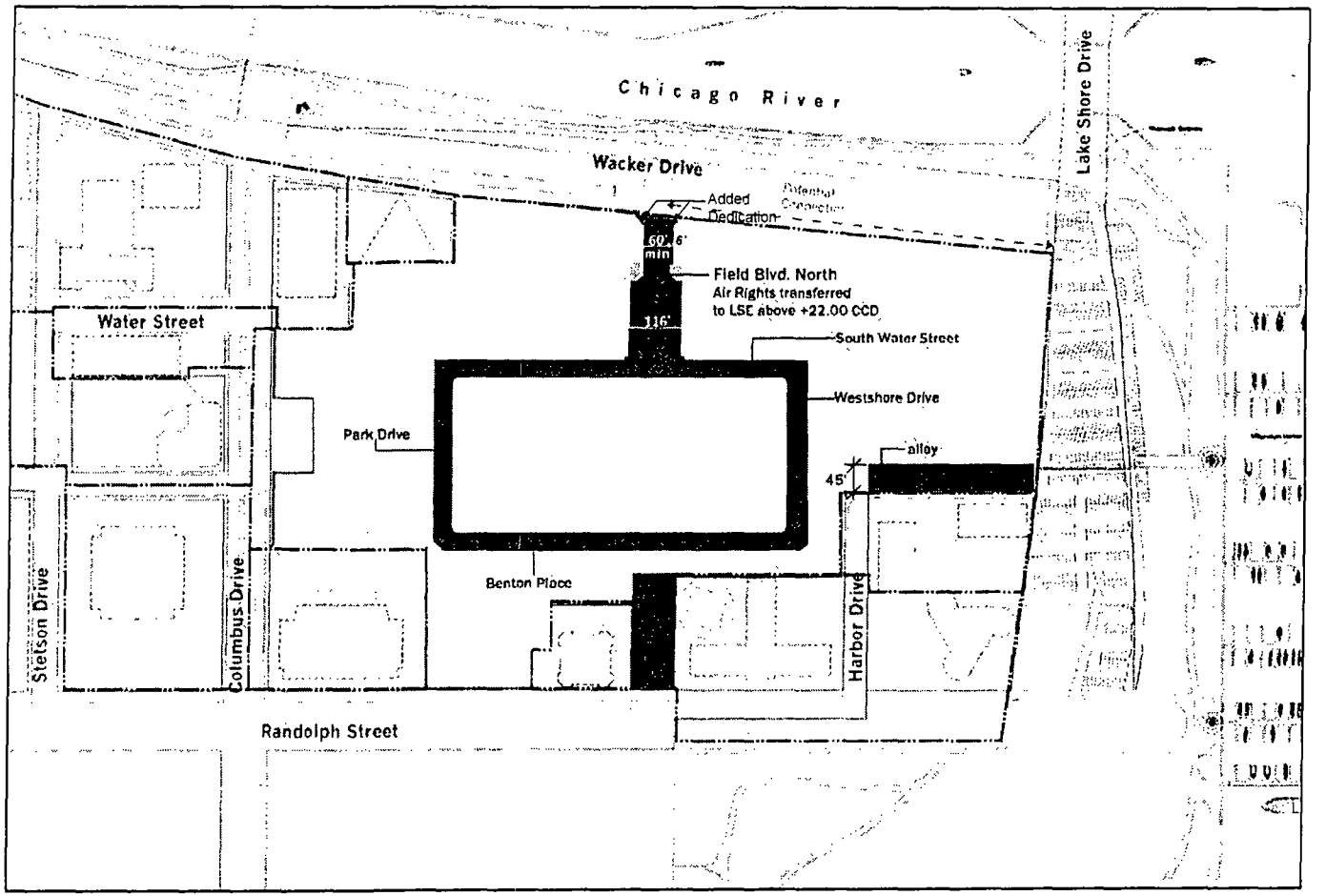
Note: Refer to Street Criteria Drawings for new R.O.W dimensions & criteria

NOTE: These plans are diagrammatic in nature. The precise location and dimensions of future roadways will be subject to the approval of the city. The vacation and dedications will be accomplished through separate ordinances.

FINAL FOR PUBLICATION

R.O.W. Adjustments - Lower Level

- The Park Drive will ring the neighborhood park with one way through traffic at the lower level
- A connection to Lower Wacker Drive via Field Drive North will allow a second means of access / egress to the lower level



R.O.W. to be Vacated | New R.O.W. to be Dedicated | Existing Dedicated R.O.W. to Remain

Note. Refer to Street Criteria Drawings for new R.O.W. dimensions & criteria

NOTE: These plans are diagrammatic in nature. The precise location and dimensions of future roadways will be subject to the approval of the city. The vacation and dedications will be accomplished through separate ordinances.

FINAL FOR PUBLICATION

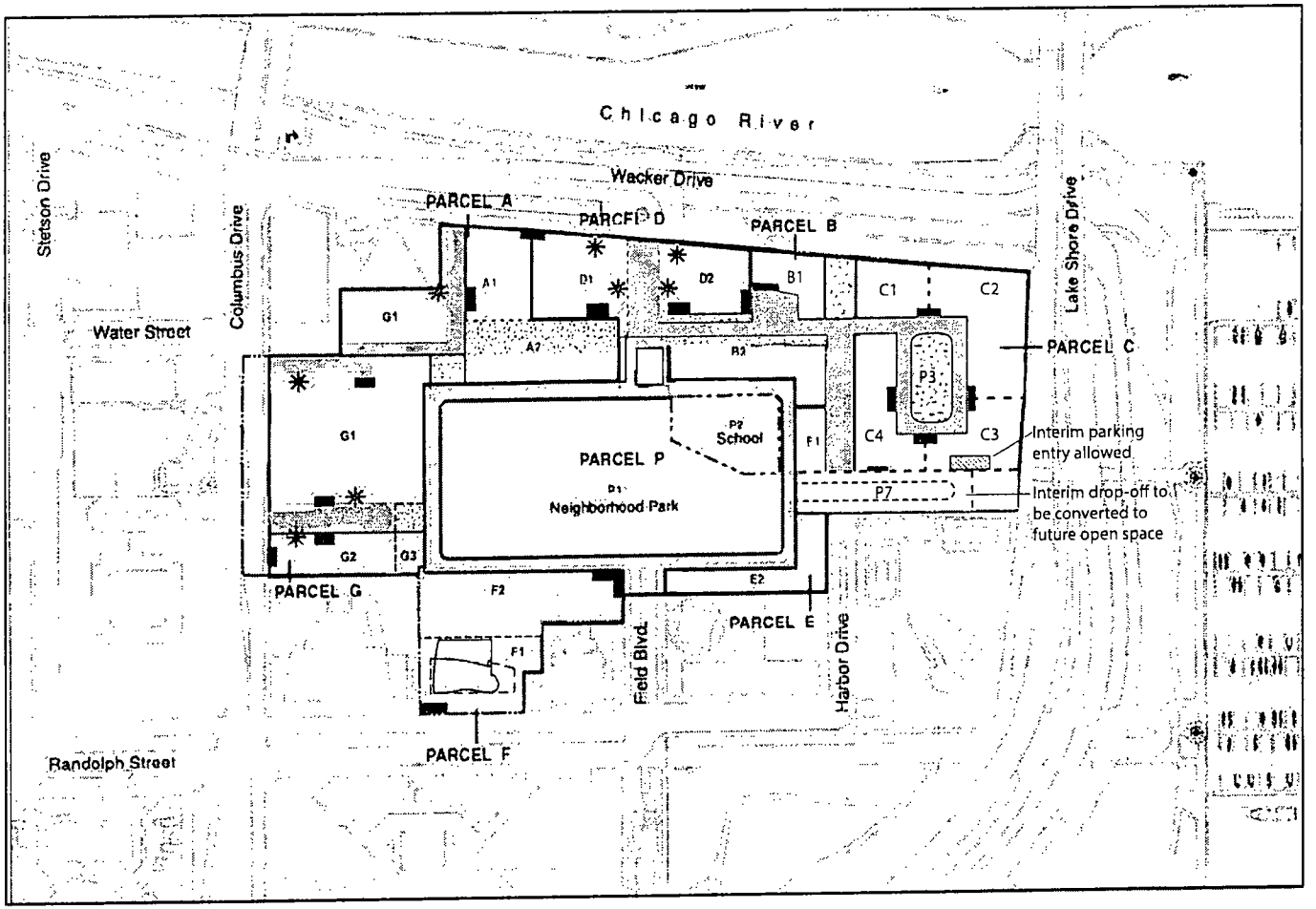
Automobile Entrance Zones - Upper Level

Automobile Drop-Off Zones

- Automobile Drop-off zones at building entries should be conveniently located, yet discreet.
- Curb-side drop-off zones are preferred. Large vehicular turn-around interupting pedestrian sidewalks should be avoided

Parking Entries

- Entries to parking garages should be incorporated & integrated into the facade of a building.
- Large uncovered ramps within the sidewalk zone or open spaces should be avoided.
- Where parking access traverses a pedestrian access, the paving material should be consistent w/ the adjacent pedestrian sidewalk paving.



Allowed automobile entrance zones

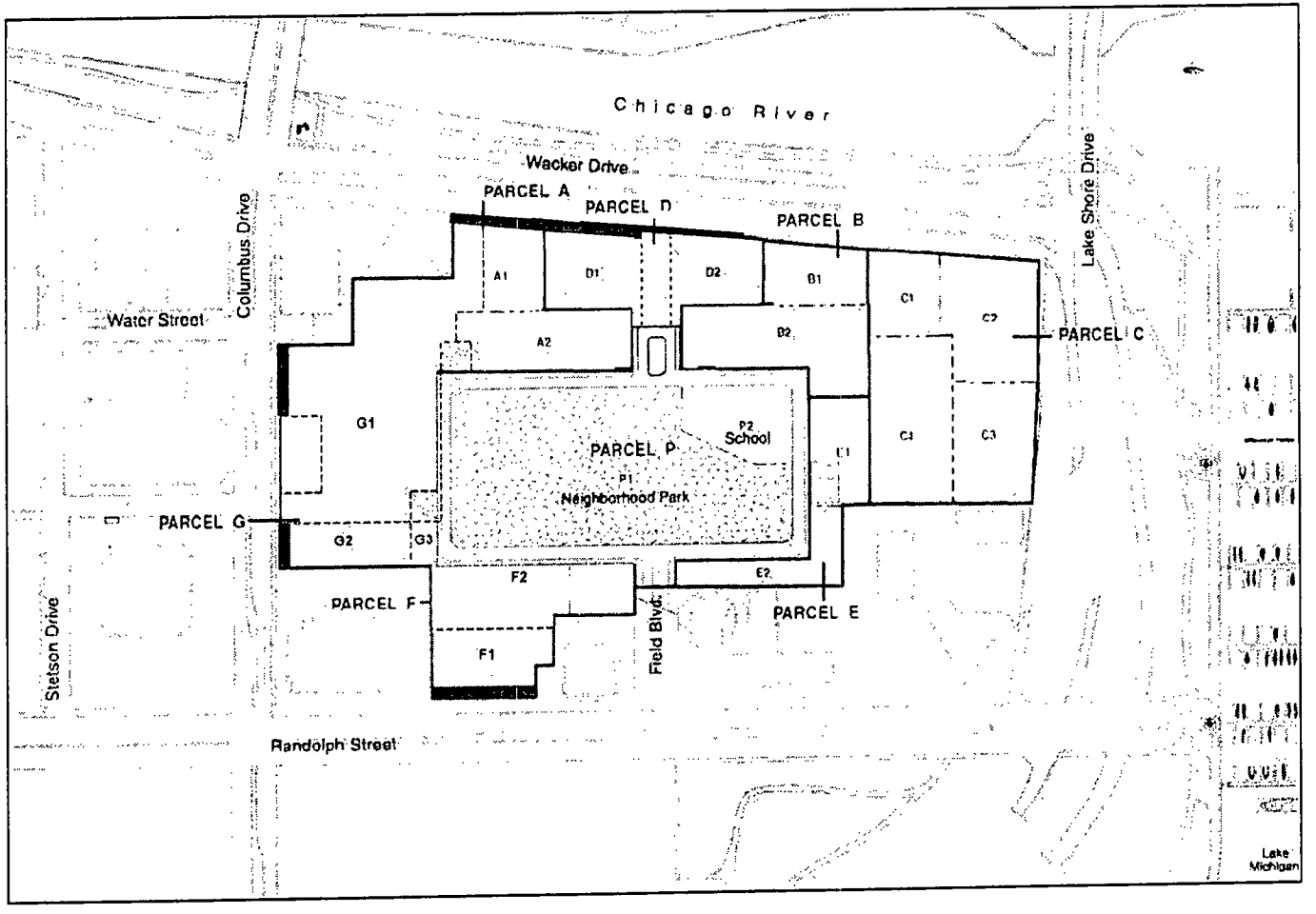
Drop Off Zones

Privately Held Public Open Space

NOTE: These plans are diagrammatic in nature and are only intended to show suggested, not required automobile entrance zones.

FINAL FOR PUBLICATION

Automobile Entrance Zones - Intermediate Level



Allowed automobile entrance zones

Privately Held Public Open Space

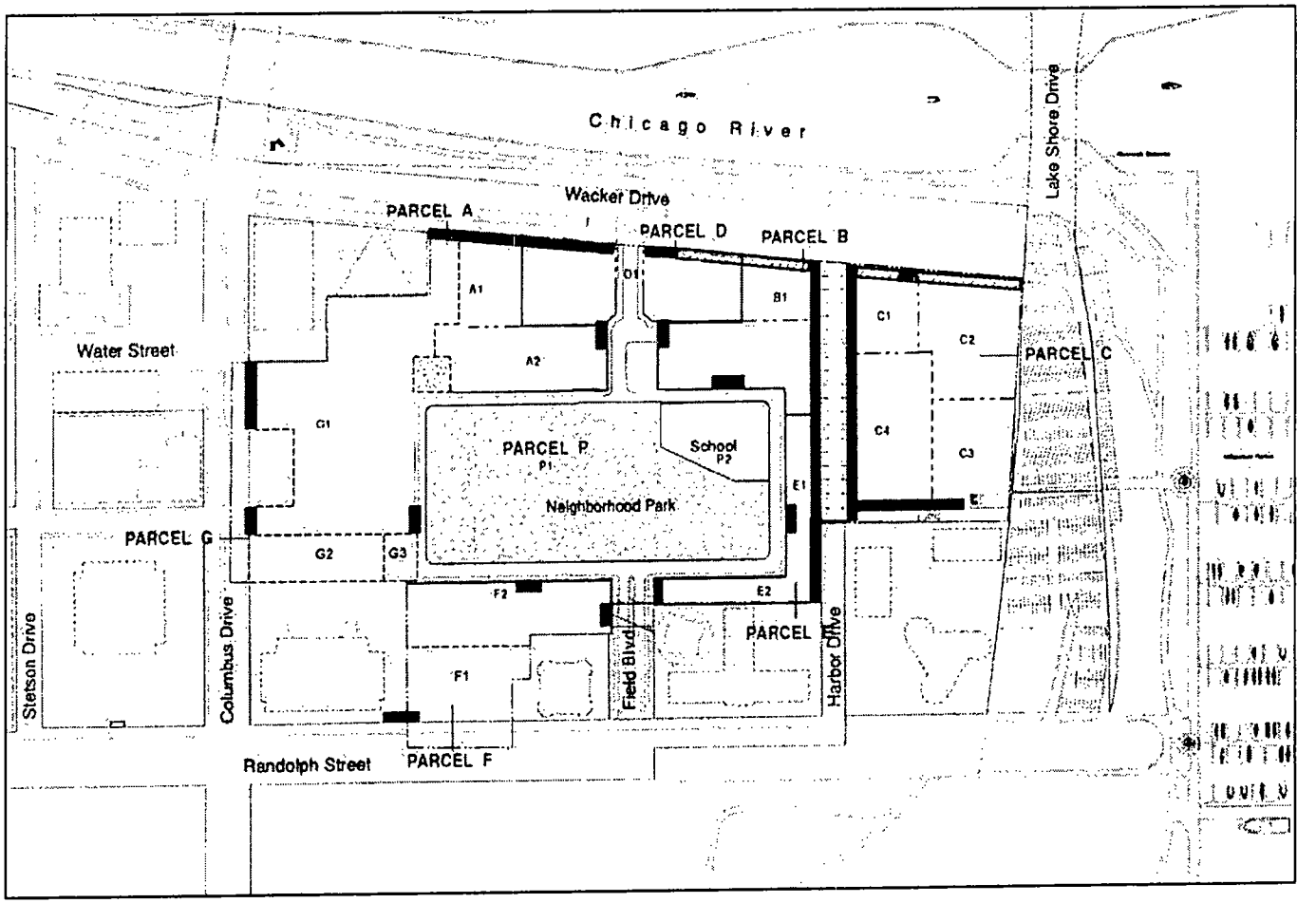
NOTE: These plans are diagrammatic in nature and are only intended to show suggested, not required automobile entrance zones.

FINAL FOR PUBLICATION

Automobile Entrance Zones - Lower Level

Service Vehicular Access

- The lower level is where all service activity will take place. Both access to and from the site will take place on this level.
- Service access can feed off the existing utility easements at this level.



Potential Driveway entry zone (requires extension of a portion of Lower Wacker Drive)

Allowed automobile entrance zones

NOTE: These plans are diagrammatic in nature and are only intended to show suggested, not required automobile entrance zones.

FINAL FOR PUBLICATION

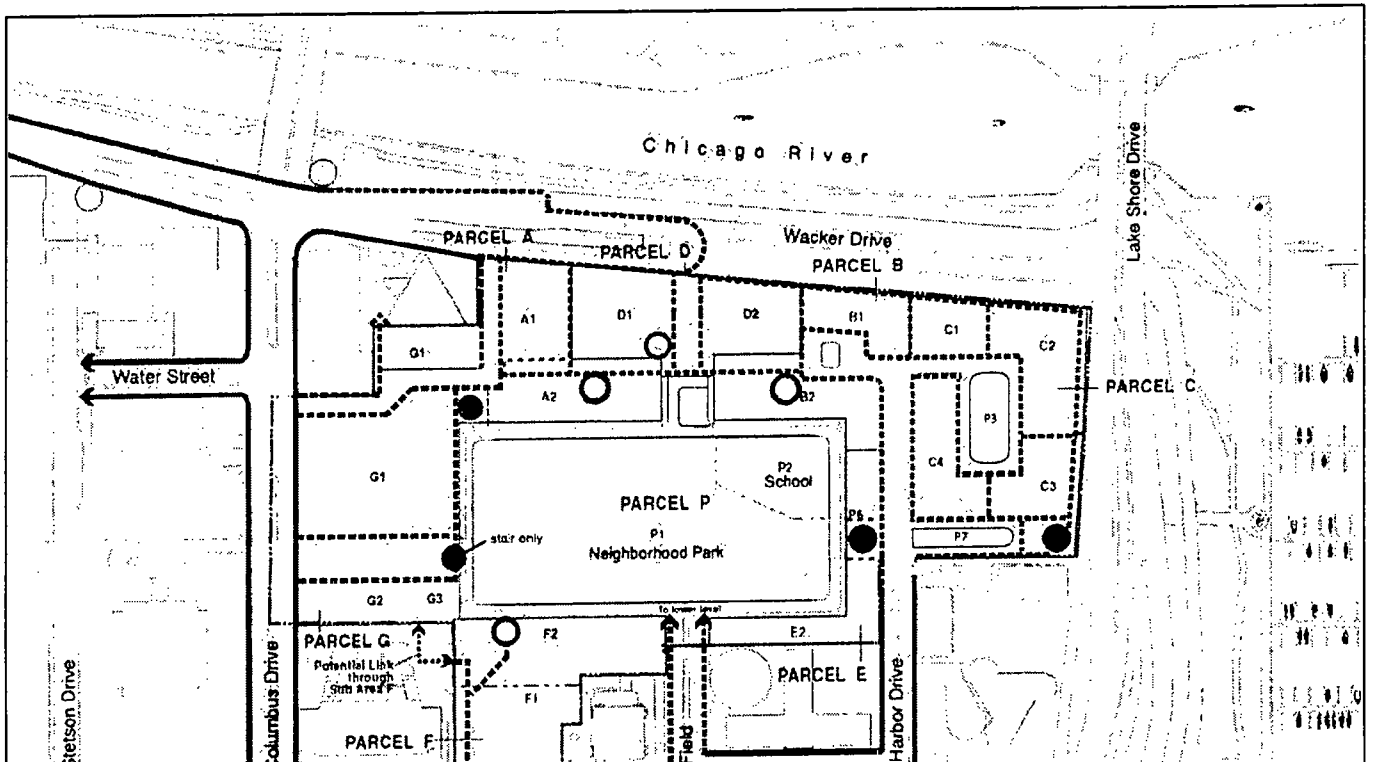
Pedestrian Walkway System - Upper Level

Connections to Grant Park

- Pedestrian Connections will exist on the upper level connecting to existing Grant Park Features such as the Daley Bicentennial Garage; Cancer Survivor's Park, and Millennium Gardens. These connections will adhere to the guidelines of both The City of Chicago Landscape Ordinance, and also those provided by the Chicago Park District.

Vertical Connections

- Vertical connections will also be provided, and will be handicap accessible.
- Private developable spaces may be integrated in and around the vertical connections, as long as public access is maintained to the elevators and/or stairs.



Existing

Pedestrian Connections

Potential Connections (Other Subareas)

Vertical Connections (Subarea E)

Vertical Connection Within a Building

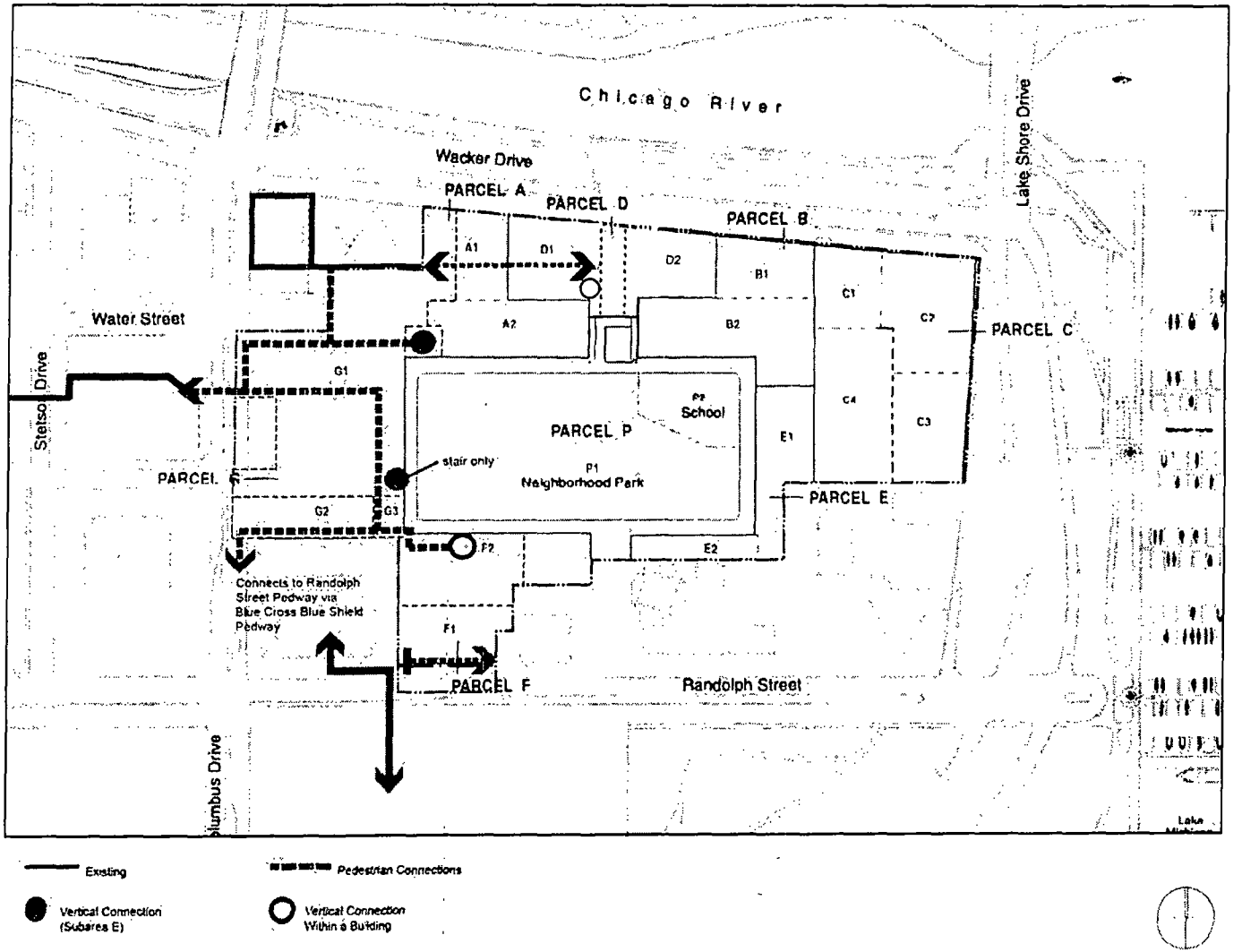
NOTE: These plans are diagrammatic in nature and they indicate the approximate location and the intent of the vertical connection, not the precise locations.

FINAL FOR PUBLICATION

Pedestrian Walkway System - The Pedway System

Connections to existing pedway system

- Within Subarea E, connections to the existing pedway system will be provided to sub-parcels A1, D1, F1, G1 and G2, as shown on the adjacent diagram. In general, the new connections maintain or exceed minimum requirements, and provide a minimum / maximum of 8'-25' walkway widths.
- Within other subarea, potential connections could feed into these proposed for Subarea E.



Existing

Pedestrian Connections

Vertical Connection (Subarea E)

Vertical Connection Within a Building

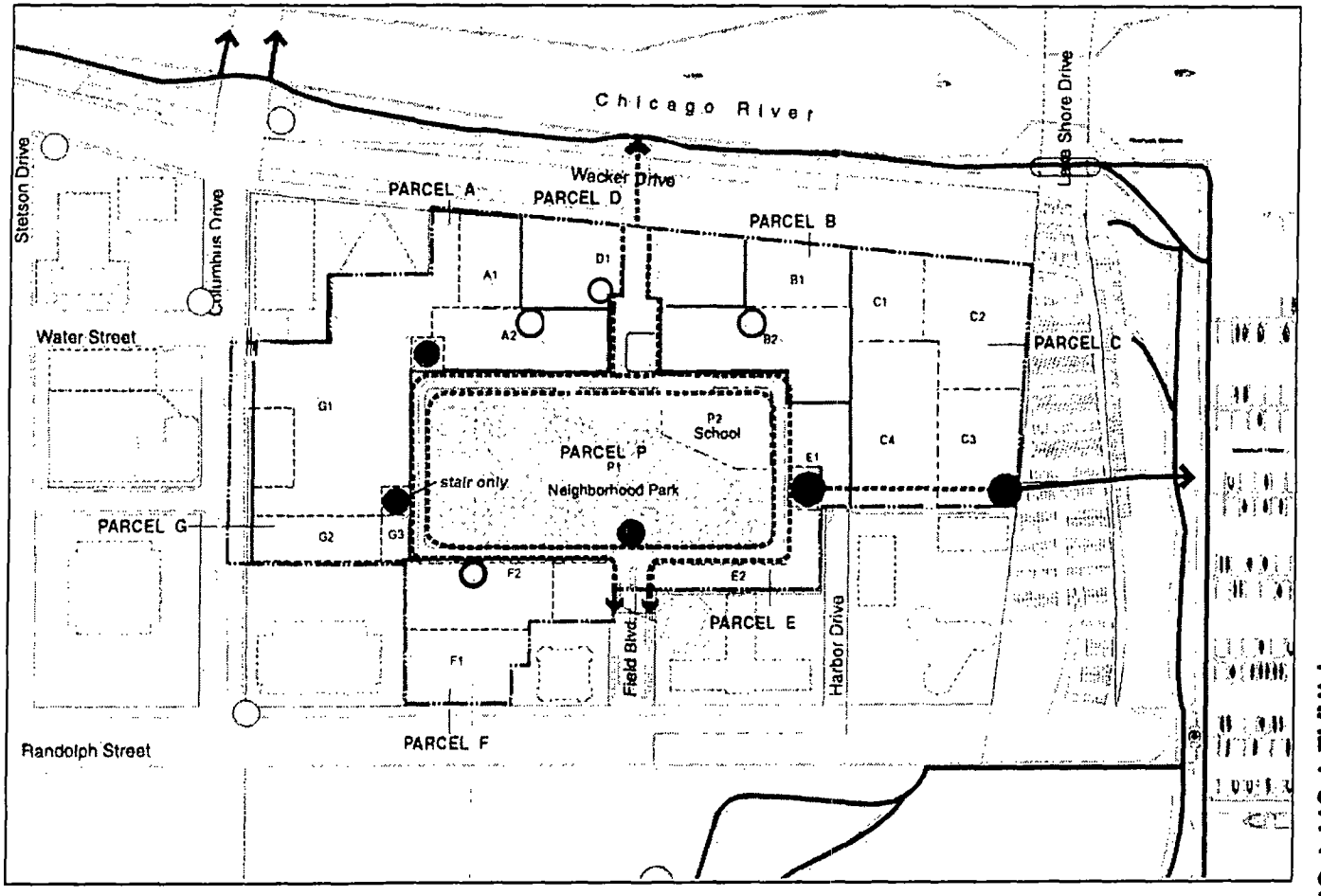
NOTE: This plan is diagrammatic in nature and is intended to show which parcels / sub-parcels should be connected to the parkway system, not the actual route for the connections.

FINAL FOR PUBLICATION

Pedestrian Walkway System - Lower Level

Connections to the River and Lakefront

- Pedestrian Connections will be provided to both the lakefront and river at the lower level. These connections will be coordinated with The Chicago Park District.
- The character of the connections to the river and lakefront should be pedestrian friendly. Ornamental pedestrian fixtures should be provided. Adequate lighting levels for safety should also be provided. A safe marked zone for pedestrians should be created.
- Parking and sound should be screened from view of these pedestrian corridors to the greatest extent possible.
- Long large walls at the proposed underground pedestrian connection to the Lake and River should provide openings to active spaces when possible or be well-lit with articulated architectural details and potentially public art displays such as the existing Riverwalk Gateway at the southwest corner of the River and the Lake.



Existing

Pedestrian Connections

Potential Connections by Others (not part of Lakeshore East or Subarea E)

Vertical Connection (Subarea E)

Vertical Connection Within a Building

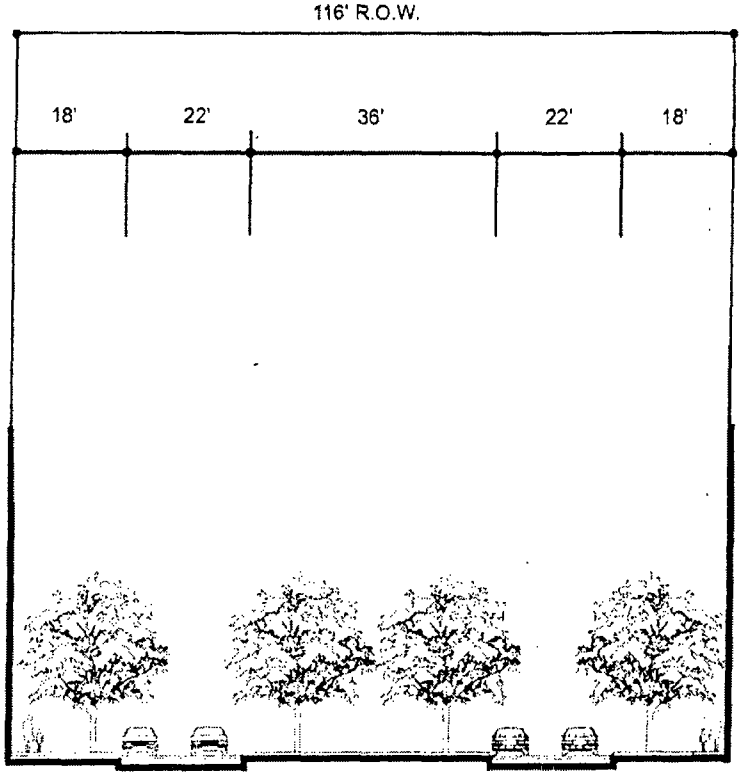
NOTE: This plan is diagrammatic in nature and is intended to show which parcels / sub-parcels should be connected to the parkway system, not the actual route for the connections.

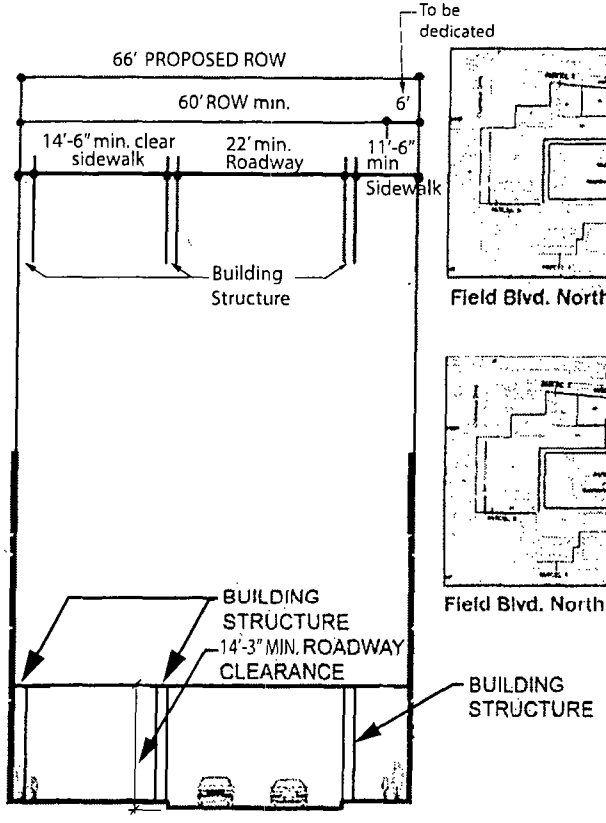
VERTICAL CONNECTIONS: Private Developable spaces may be integrated in and around the vertical connections, as long as public access is maintained to the elevators and/or stairs.

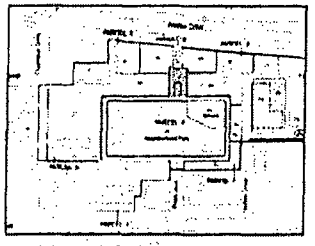
FINAL FOR PUBLICATION

FIELD BLVD. NORTH

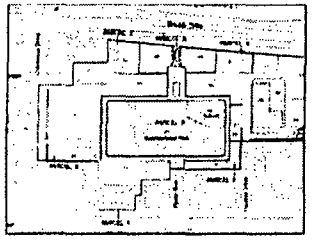
Field Blvd. North serves as a major entry into the new development from the north. Field Blvd. shall be a divided boulevard oriented north and south, connecting to the Park Drive. It will feature a consistent and attractive streetscape to include canopy trees, street lighting and pedestrian walk (per City ordinance). These walks will serve as the primary link for pedestrians walking to and from the Neighborhood Park and the Chicago Riverwalk.







Field Blvd. North (A)



Field Blvd. North (B)

TYPE	FIELD BLVD. NORTH (A)
R.O.W. WIDTH	116'
FACE OF CURB TO FACE OF CURB	22' / 22'
TRAFFIC LANES	ONE WAY / ONE WAY
TRAFFIC LANES WIDTH	22' / 22'
PARKING LANES	NO PARKING
PARKING LANE WIDTH	N/A
DESIGN SPEED	20 MPH
PARKWAY WIDTH	
SIDEWALK WIDTH	18'
CURB RADIUS	30'
STREET TREE SPACING (MIN)	25' O.C.

TYPE	FIELD BLVD. NORTH (B)
R.O.W. WIDTH	60' MIN. (66' PROPOSED)
FACE OF CURB TO FACE OF CURB	22'
TRAFFIC LANES	ONE-WAY EACH SIDE
TRAFFIC LANES WIDTH	11' / 11'
DESIGN SPEED	20 MPH
PARKWAY WIDTH	N/A
MEDIAN WIDTH	N/A
SIDEWALK WIDTH	11'-6" MIN.
CURB RADIUS	30'

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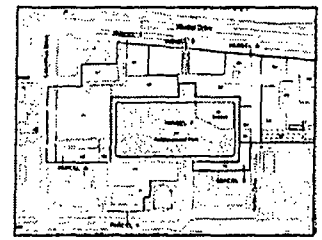
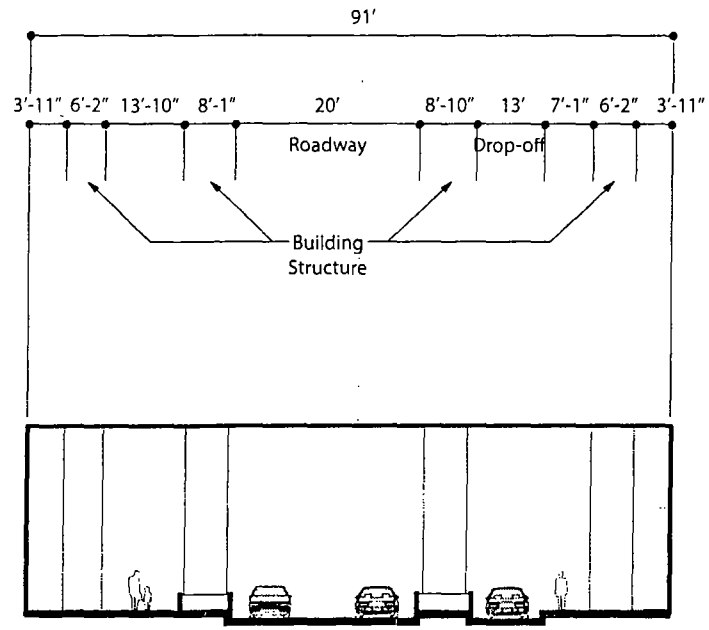
Right-of-Way Criteria
Upper Field Blvd. North
(Private Street)





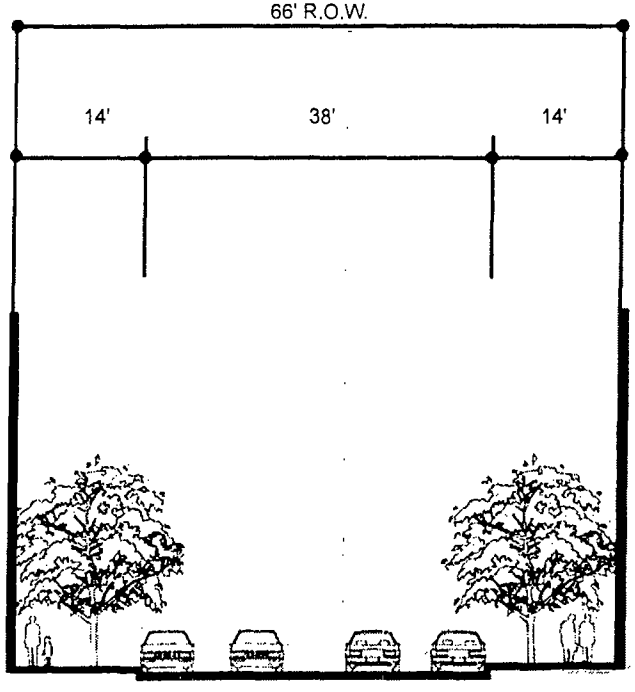
TYPE	UPPER FIELD BLVD. (NORTH)
R.O.W. WIDTH	N/A
FACE OF CURB TO FACE OF CURB	20'
TRAFFIC LANES	TWO-WAY
TRAFFIC LANES WIDTH	20'
PARKING LANES	NO PARKING - DROP-OFF ONLY
PARKING LANE WIDTH	N/A
DESIGN SPEED	20 MPH
MINIMUM PARKWAY WIDTH	N/A
MINIMUM SIDEWALK WIDTH	3'-11"
CURB RADIUS	

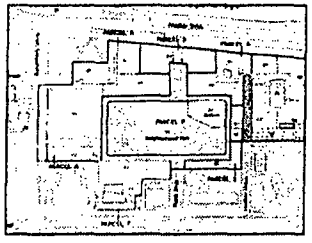
FINAL FOR PUBLICATION

HARBOR DRIVE EXTENSION

The Harbor Drive Extension shall continue existing Harbor Drive north, from Randolph Street at the south to access auto courts on the north. An interim green space shall be provided along Wacker Drive (at the upper level). This allows the opportunity for Harbor Drive to connect to Upper Wacker Drive at a later date.

The Harbor Drive Extension shall feature a consistent and attractive streetscape to include, street lighting and pedestrian walks (per City ordinance). Canopy trees as well as other plant material shall be provided to the greatest extent possible





TYPE	HARBOR DRIVE EXTENSION
R.O.W. WIDTH	66'
FACE OF CURB TO FACE OF CURB	38'
TRAFFIC LANES	TWO-WAY
TRAFFIC LANES WIDTH	11' / 11'
PARKING LANES	BOTH SIDES
PARKING LANE WIDTH	8'
DESIGN SPEED	20 MPH
SIDEWALK WIDTH	14'
CURB RADIUS	15'
STREET TREE SPACING (MIN)	25' O.C.

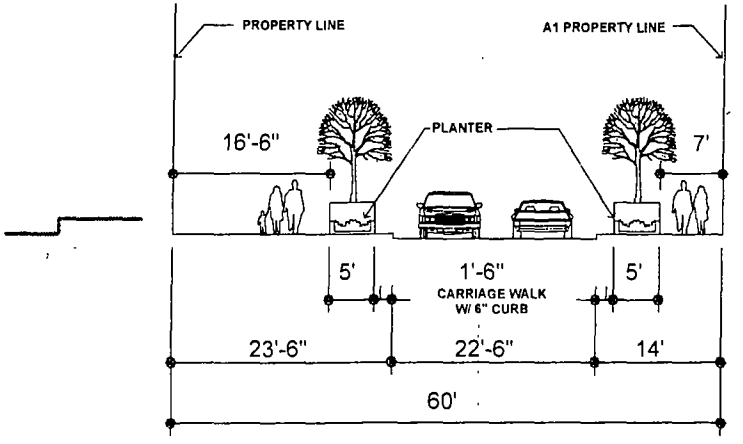
FINAL FOR PUBLICATION

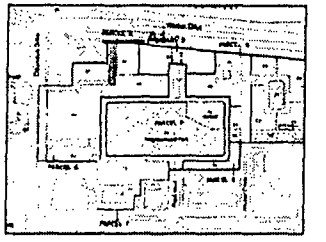
NORTH/SOUTH STREET

The North/South Street serves as additional internal access for new development on the northwestern edge of the development. It will feature an attractive streetscape including street lighting and pedestrian walks (per City ordinance). Canopy Trees as well as other plant material should be provided to the greatest extent possible.

As described by the following diagrams, the 60' R.O.W. remains consistent throughout its length, however, the street section (paved areas vs. sidewalk areas) varies within the 60' width.

For this particular (C) section of the North/South St. Section. Either (C) or (B) may be used as alternatives for this section.





(A1)

COLUMBUS WACKER THRU DRIVE PLANTING MEDIAN
NORTH-SOUTH STREET (A1)

Refer to Sidewalk Design Criteria 4.20 "Sidewalk on structure with low planters"

NOTE: These plans are diagrammatic in nature and are only intended to show approximate locations and dimensions.

R.O.W. WIDTH	60'
FACE OF CURB TO FACE OF CURB	22'-6"
TRAFFIC LANES	TWO - WAY
TRAFFIC LANES WIDTH	11' / 11' MIN.
PARKING LANES	N/A
PARKING LANE WIDTH	N/A
DESIGN SPEED	20 MPH
SIDEWALK WIDTH	AS SHOWN ABOVE
CURB RADIUS	15'
STREET TREE SPACING (MIN)	25' O.C.

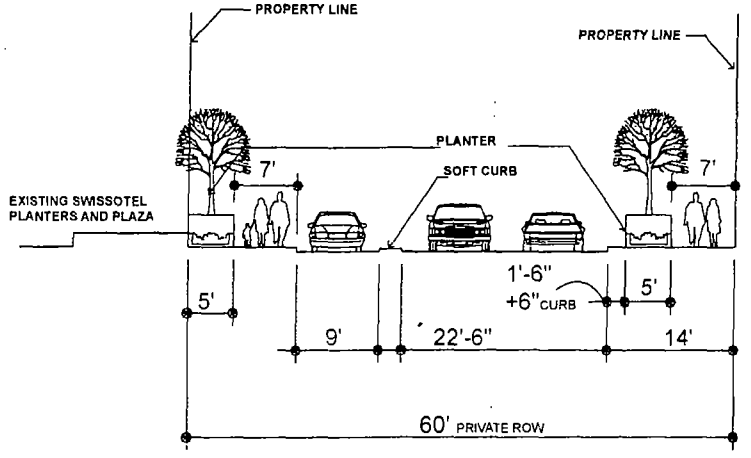
FINAL FOR PUBLICATION

NORTH/SOUTH STREET

The North/South Street serves as additional internal access for new development on the northwestern edge of the development. It will feature an attractive streetscape including street lighting and pedestrian walks (per C ty ordinance). Canopy Trees as well as other plant material should be provided to the greatest extent possible

As described by the following diagrams, the 60' R.O.W. remains consistent throughout its length, however, the street section (paved areas vs. sidewalk areas) varies within the 60' width

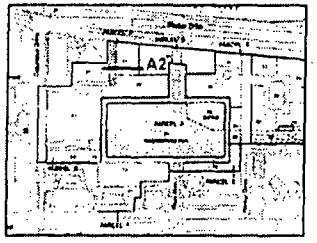
For this particular (C) section of the North/South St Section. Either (C) or (B) may be used as alternatives for this section.



COLUMBUS WACKER THRU DRIVE PLANTING MEDIAN
NORTH-SOUTH STREET (A2)

Refer to Sidewalk Design Criteria 4 20 "Sidewalk on structure with raised planters"

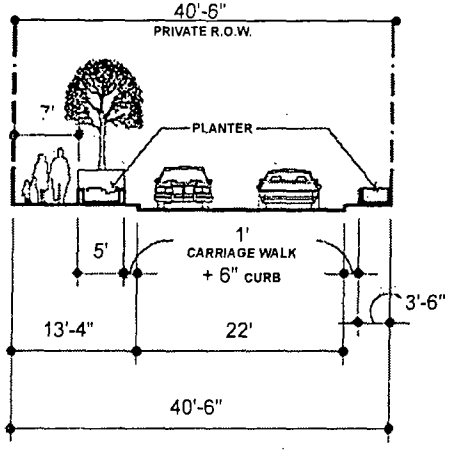
NOTE These plans are diagrammatic in nature and are only intended to show approximate locations and dimensions.



(A2)

R.O.W. WIDTH	60'
FACE OF CURB TO FACE OF CURB	22'-6"
TRAFFIC LANES	TWO - WAY
TRAFFIC LANES WIDTH	11' / 11' MIN.
DROP OFF LANES	1
DROP OFF LANE WIDTH	9'
DESIGN SPEED	20 MPH
SIDEWALK WIDTH	7' MIN. (INCLUDING 6" CURB)
CURB RADIUS	15'
STREET TREE SPACING (MIN)	25' O.C.

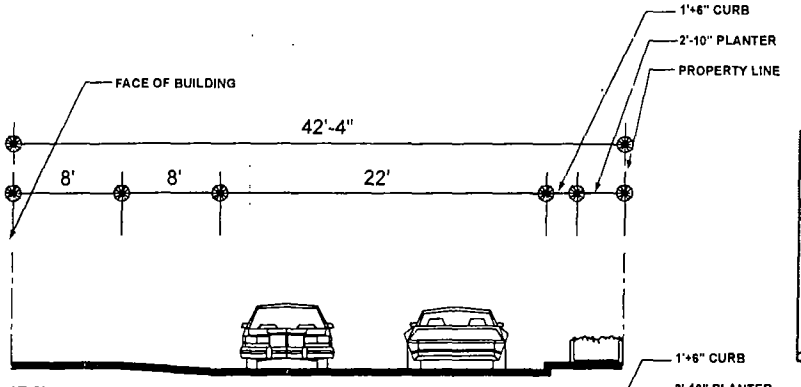
FINAL FOR PUBLICATION



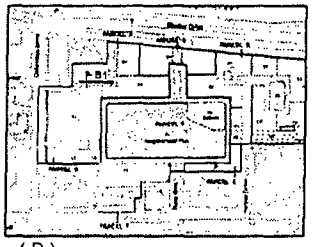
COLUMBUS WACKER E-W THRU DRIVE
NORTH-SOUTH STREET (B)

Refer to Sidewalk Design Criteria 4.20
"Sidewalk on structure with low planters"

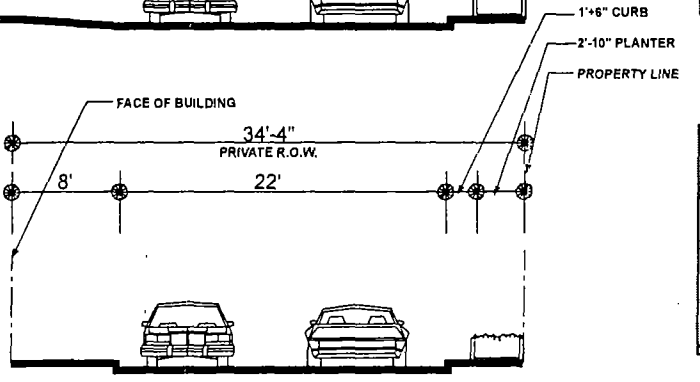
NOTE These plans are diagrammatic in nature and are only intended to show approximate locations and dimensions.



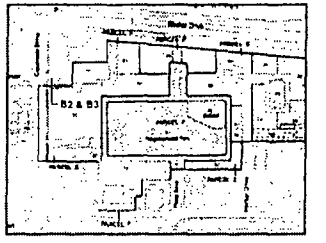
(B2)



(B)



(B3)



(B2 & B3)

TYPE	NORTH-SOUTH (B)
R.O.W. WIDTH	40'-6"
FACE OF CURB TO FACE OF CURB	22'
TRAFFIC LANES	TWO - WAY
TRAFFIC LANES WIDTH	11' / 11'
PARKING LANES	N/A
PARKING LANE WIDTH	N/A
DESIGN SPEED	20 MPH
SIDEWALK WIDTH	7' MIN.
CURB RADIUS	15'
STREET TREE SPACING (MIN)	25' O.C.

TYPE	NORTH-SOUTH STREET (B2)
R.O.W. WIDTH	
FACE OF CURB TO FACE OF CURB	22'
TRAFFIC LANES	TWO - WAY
TRAFFIC LANES WIDTH	11' / 11'
DROP OFF LANE	8' ONE SIDE
PARKING LANE WIDTH	N/A
DESIGN SPEED	20 MPH
SIDEWALK WIDTH	8' (INCLUDING 6" CURB)
CURB RADIUS	15'
STREET TREE SPACING (MIN)	N/A

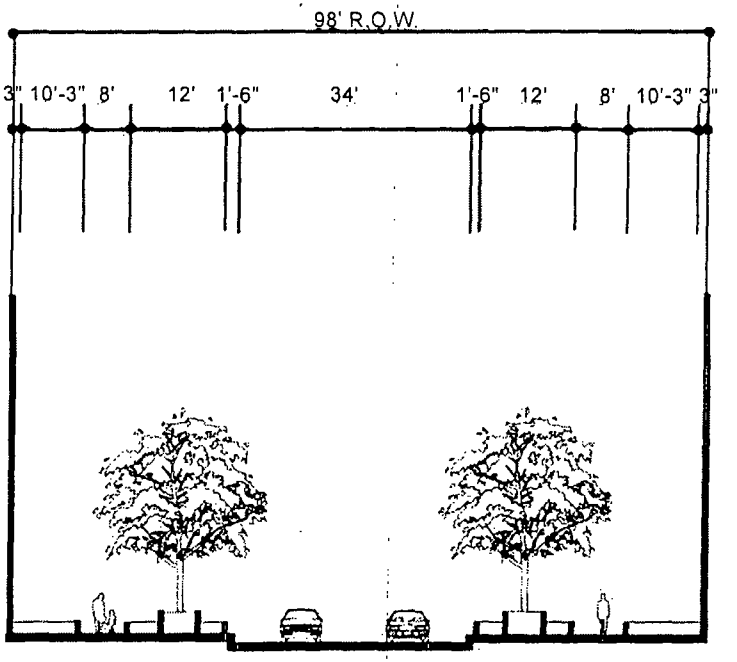
FINAL FOR PUBLICATION

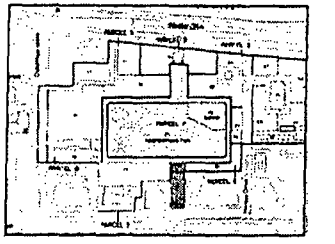
FIELD BLVD. SOUTH

Field Blvd. South serves as a major entry into the new development from the south. Field Blvd. South shall be oriented north and south, connecting Randolph Street to the Park Drive. It will lead directly to the main overlook terrace at the Public Park.

The drive will feature a consistent and attractive streetscape to include canopy trees, street lighting and pedestrian walks (per City ordinance). These walks will serve as the primary link for pedestrians walking to and from Grant Park and the Neighborhood Park

The street may slope down at a maximum rate of 1 12, provided that handicap accessible walks are provided along the edges with appropriate landings provided every 30" with vertical rise. The 23' wide sidewalk zone must provide adequate landscaping to screen the adjacent buildings' parking podiums. Air intakes and exhaust from lower level uses may be located within the median but must be screened with landscaping.





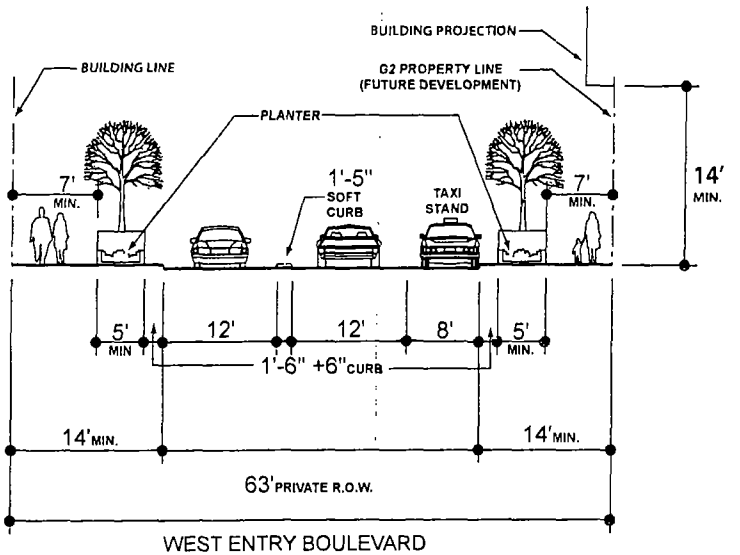
TYPE	FIELD BLVD. (SOUTH)
R.O.W. WIDTH	98'
FACE OF CURB TO FACE OF CURB	34'
TRAFFIC LANES	TWO WAY
TRAFFIC LANES WIDTH	17' / 17'
PARKING LANES	NO PARKING
PARKING LANE WIDTH	N/A
DESIGN SPEED	20 MPH
MINIMUM PARKWAY WIDTH	7'
MINIMUM SIDEWALK WIDTH	6'
CURB RADIUS	
STREET TREE SPACING (MIN)	25' O.C.

FINAL FOR PUBLICATION

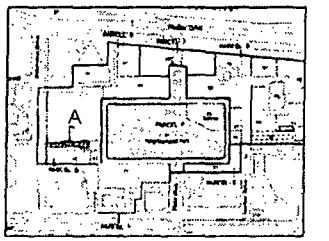
WEST ENTRY BOULEVARD

The West Entry Boulevard serves as a major entry into the new development from the west. The West Entry Boulevard connects to Columbus St. and the new North South Street, which will also enhance the connectivity to the park from the west.

This street will feature a consistent and attractive streetscape including canopy trees, shrubs, groundcover, perennials, street lighting and pedestrian walks (per City ordinance). These walks will serve as the primary link for pedestrians walking to and from the west and the Neighborhood Park.



WEST ENTRY BOULEVARD



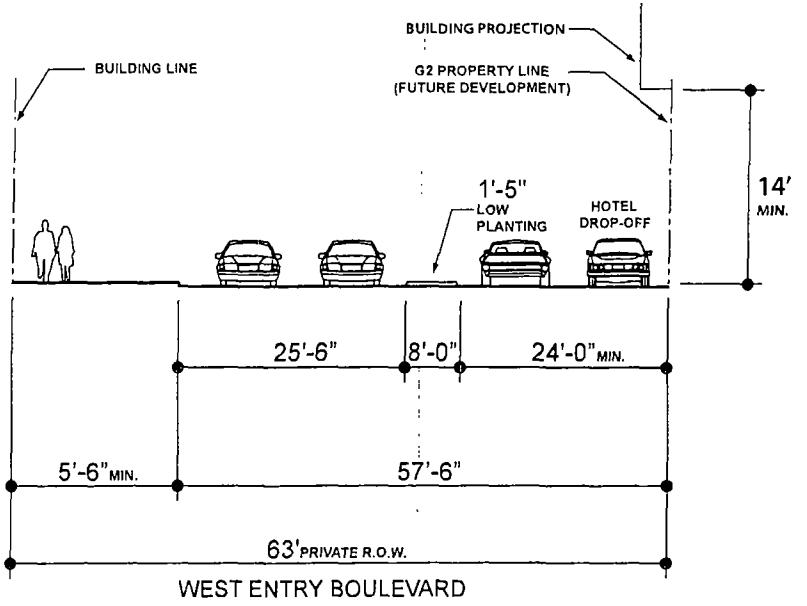
FACE OF CURB TO FACE OF CURB	33'-6'
TRAFFIC LANES	TWO WAY
TRAFFIC LANES WIDTH	12' / 12'
PARKING LANES (TAXI)	ONE SIDE
PARKING LANE WIDTH (TAXI)	8'
DESIGN SPEED	20 MPH
SIDEWALK WIDTH	7' MIN.
CURB RADIUS	15'
STREET TREE SPACING (MIN)	25' O.C.

FINAL FOR PUBLICATION

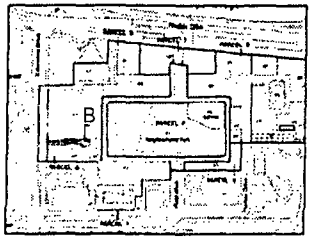
WEST ENTRY BOULEVARD

The West Entry Boulevard serves as a major entry into the new development from the west. The West Entry Boulevard connects to Columbus St. and the new North South Street, which will also enhance the connectivity to the park from the west.

This street will feature a consistent and attractive streetscape including canopy trees, shrubs, groundcover, perennials, street lighting and pedestrian walks (per City ordinance). These walks will serve as the primary link for pedestrians walking to and from the west and the Neighborhood Park.



WEST ENTRY BOULEVARD



R.O.W. WIDTH	63'
FACE OF CURB TO FACE OF CURB	57'-6"
TRAFFIC LANES	TWO WAY
TRAFFIC LANES WIDTH	AS SHOWN
PARKING LANES (TAXI)	ONE SIDE
PARKING LANE WIDTH (TAXI)	8'
DESIGN SPEED	20 MPH
SIDEWALK WIDTH	5'-6" MIN.
CURB RADIUS	15'
STREET TREE SPACING (MIN)	N/A

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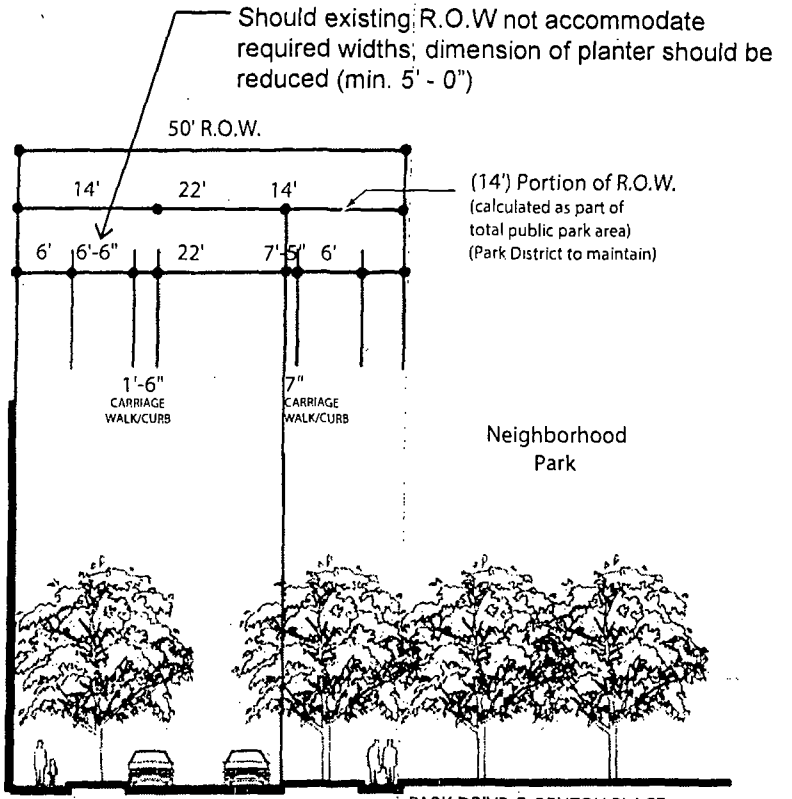
THE PARK DRIVE

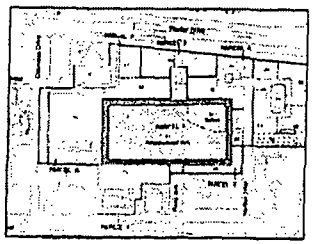
The Park Drive shall be a pedestrian-friendly neighborhood drive encircling the Neighborhood Park It will feature a consistent and attractive streetscape to include canopy trees and other plant material in a parkway setting It is recommended that traffic circulate in a direction which allows curbside drop-off adjacent to the school. Street lighting and pedestrian walks (per City ordinance) shall provide a pedestrian-friendly experience along the drive.

From the intersection at Field Blvd. South, the Park Drive shall slope at a maximum rate of 1:20 in order to ensure handicap accessibility along the sidewalks.

The 15' wide zone at the perimeter of the park includes sidewalk & parkway which will be maintained by the city of Chicago.

NOTE: The Chicago Park District has agreed to maintain the landscaped parkway and sidewalk located on the park side.





PARK DRIVE, E. BENTON PLACE, N. WESTSHORE DRIVE, E. SOUTH WATER, & N. PARK DRIVE

TYPE	
R.O.W WIDTH	50'
FACE OF CURB TO FACE OF CURB	22'
TRAFFIC LANES	ONE - WAY
TRAFFIC LANES WIDTH	12'
PARKING LANES	NO PARKING
PARKING LANE WIDTH	N/A
DESIGN SPEED	20 MPH
SIDEWALK WIDTH	6'
CURB RADIUS	15'
STREET TREE SPACING (MIN)	25' O C

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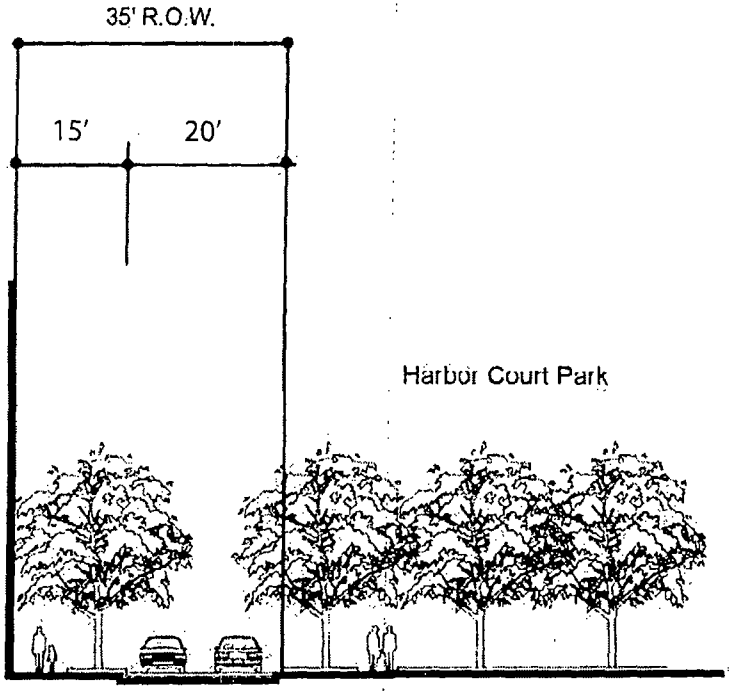
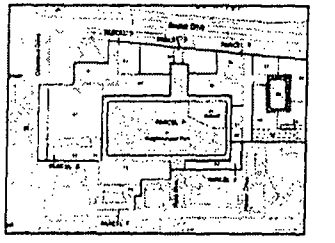
HARBOR COURT

Harbor Court shall be a pedestrian-friendly neighborhood drive encircling the interior court. It will feature a consistent and attractive streetscape. Canopy trees and other plant material shall be provided to the greatest extent possible. Street lighting and pedestrian walks (per City ordinance) shall provide a pedestrian-friendly experience within Harbor Court.





TYPE	HARBOR COURT
R.O.W. WIDTH	35'
FACE OF CURB TO FACE OF CURB	20'
TRAFFIC LANES	ONE - WAY
TRAFFIC LANES WIDTH	12'
PARKING LANES	ONE SIDE
PARKING LANE WIDTH	8'
DESIGN SPEED	10 MPH
SIDEWALK WIDTH	15'
CURB RADIUS	15'
STREET TREE SPACING (MIN)	25' O.C.

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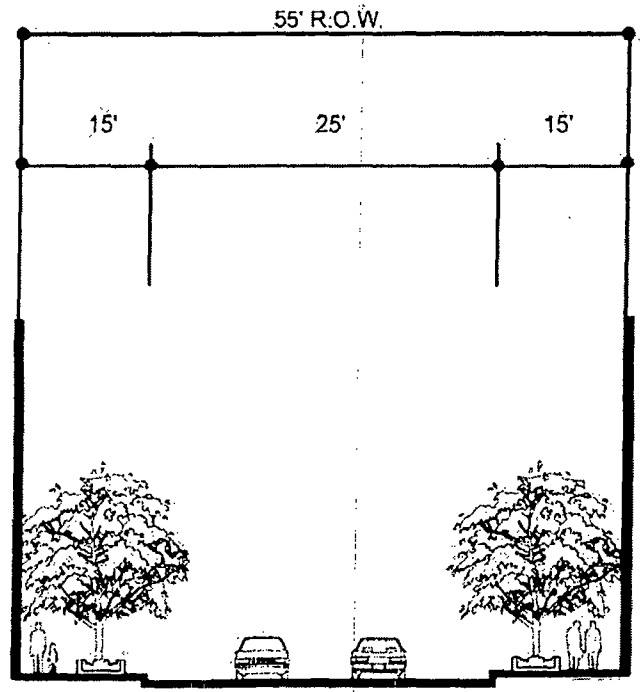
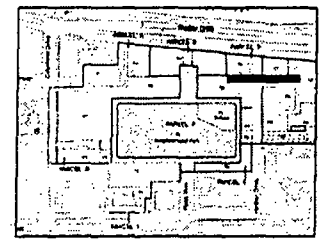
WATERSIDE DRIVE

Waterside Drive shall feature a consistent and attractive streetscape to include, street lighting and pedestrian walks (per City ordinance). Canopy trees as well as other plant material shall be provided to the greatest extent possible.



TYPE	WATERSIDE DRIVE
R.O.W. WIDTH	55'
FACE OF CURB TO FACE OF CURB	25'
TRAFFIC LANES	TWO WAY
TRAFFIC LANES WIDTH	11' / 11' MIN.
PARKING LANES	N/A
PARKING LANE WIDTH	N/A
DESIGN SPEED	20 MPH
SIDEWALK WIDTH	7' MIN
CURB RADIUS	15'
STREET TREE SPACING	25' O.C.



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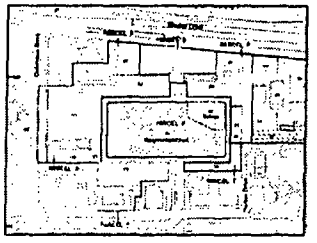
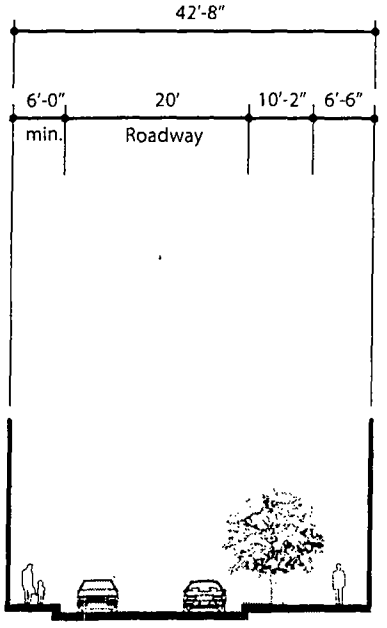
Right-of-Way Criteria
Waterside Drive Extension
(Private Street)





TYPE	WATERSIDE DRIVE EXTENSION
R.O.W. WIDTH	N/A
FACE OF CURB TO FACE OF CURB	20'
TRAFFIC LANES	TWO-WAY
TRAFFIC LANES WIDTH	10'
PARKING LANES	N/A
PARKING LANE WIDTH	N/A
DESIGN SPEED	20 MPH
MINIMUM PARKWAY WIDTH	N/A
MINIMUM SIDEWALK WIDTH	6'-0"
CURB RADIUS	15'

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Sidewalk with in - Ground Planters, Flush with Sidewalk
(total width varies)

Handicap Accessible depressed curb at corner

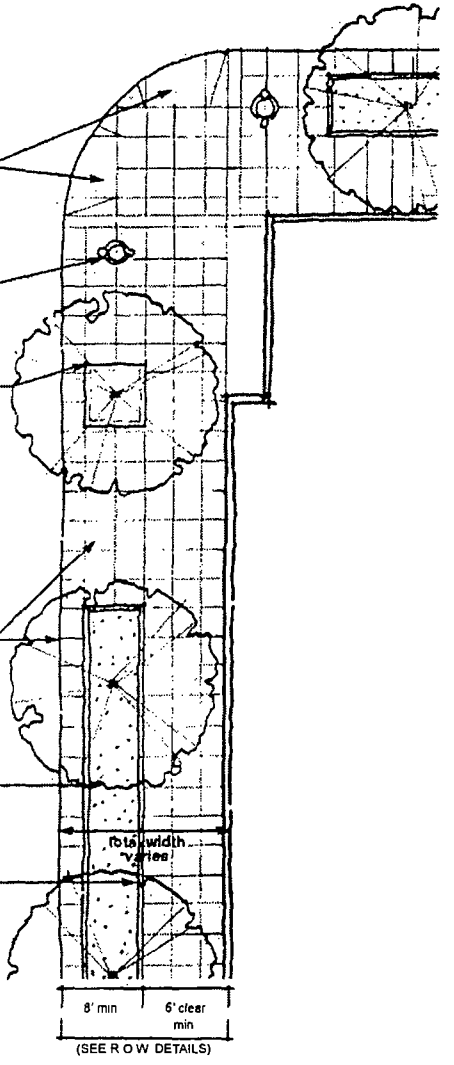
Street lighting to conform with City of Chicago Lighting Standards and Palette

At corners with bus stops, trees in grates preferred over curbed planters.
5' to 6' in width
1'-6" to 2' from face of curb min.

Concrete curb and sidewalk per City of Chicago standards

Planters per City of Chicago Landscape Ordinance

Street Trees and Landscaping per City of Chicago Landscape Ordinance



Park Drive Sidewalk
(along townhouses)

Handicap Accessible depressed curb at corner

Street lighting to conform with City of Chicago Lighting Standards and Palette

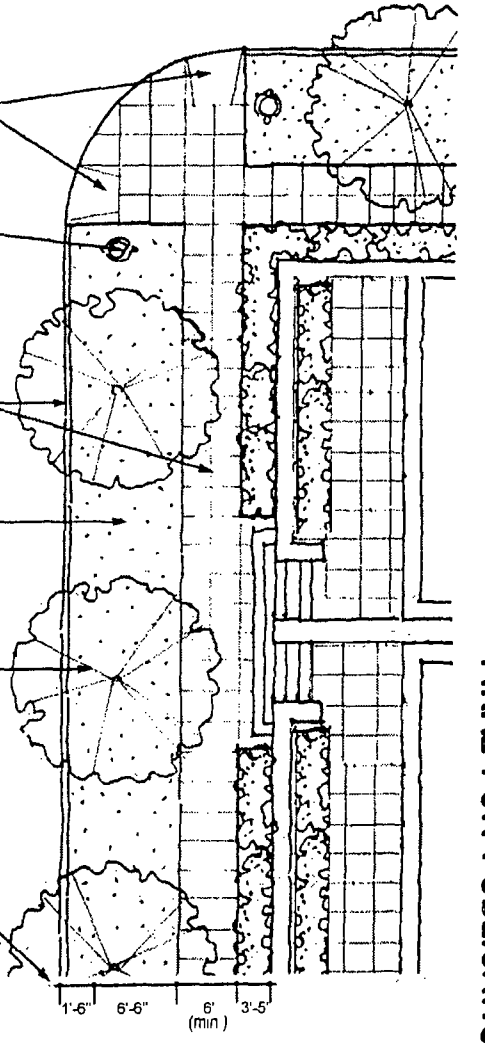
Concrete curb and sidewalk per City of Chicago standards
1'-6" to 2' wide carriage walks may be used at edge of street

Landscaped Parkway
(at major building entries, parkway should be interrupted with sidewalk paving)

Street Trees and Landscaping per City of Chicago Landscape Ordinance

Minimum widths:

Clear Sidewalk width. 6'-0"



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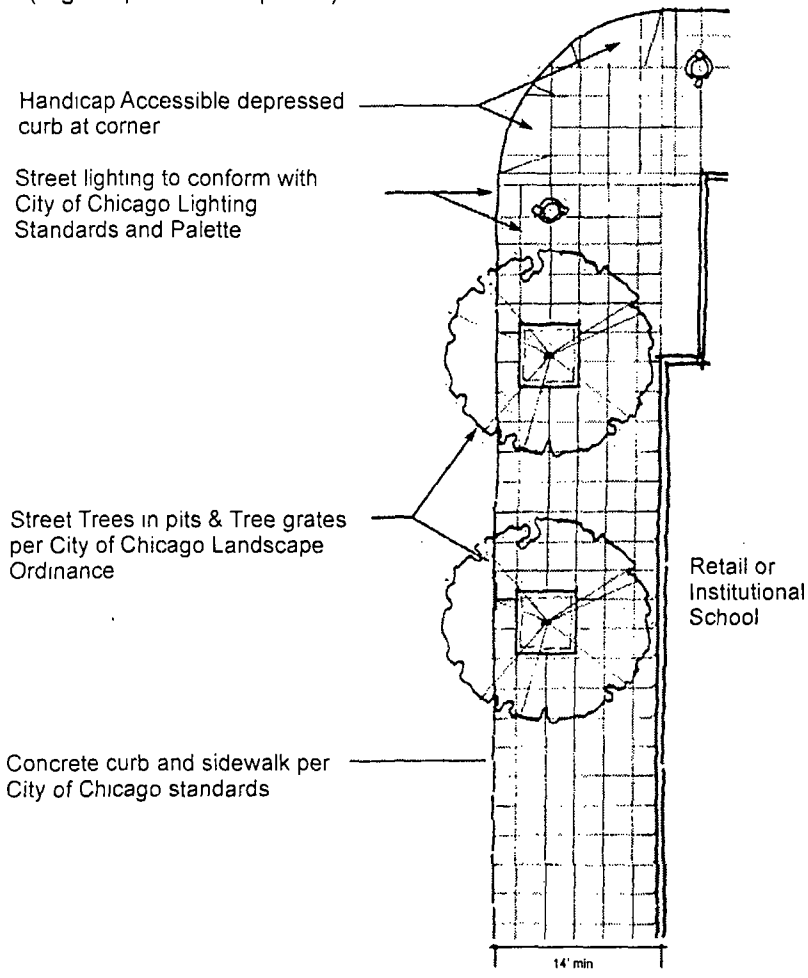
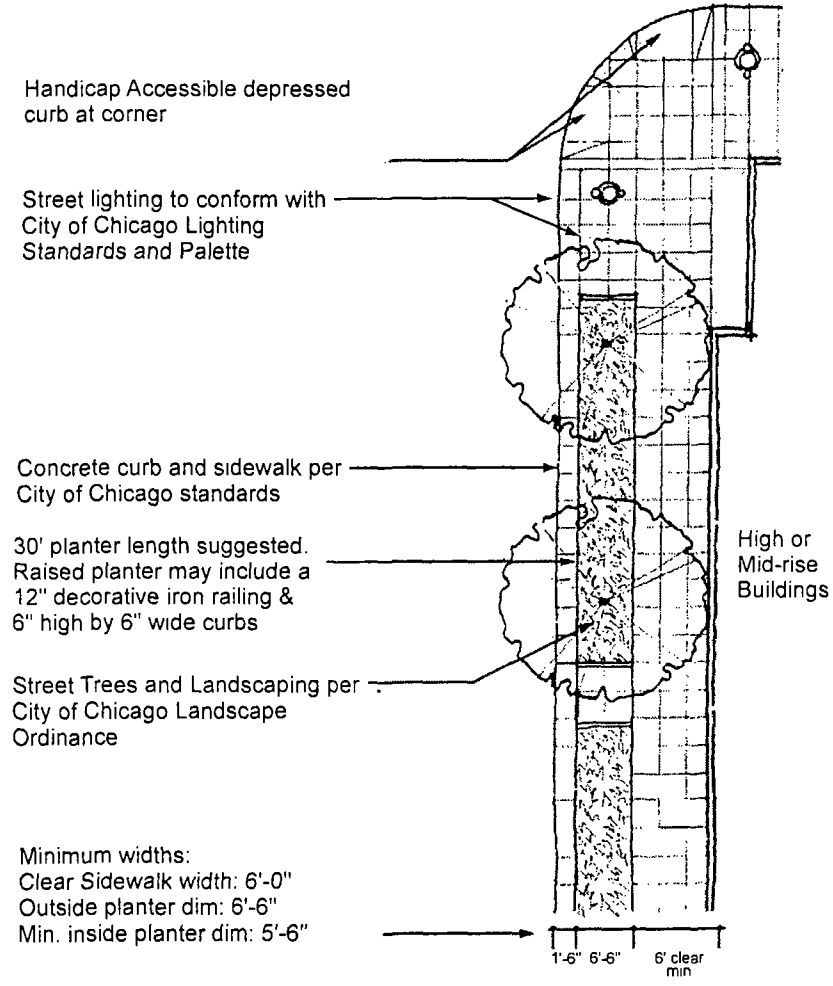
Sidewalk Along Park Road
(High Impact Development)



Sidewalk Along Park Road
(Moderate Impact Development)



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Sidewalk on Structure with Raised Planters
(Ornamental Trees *with tree pits*)

Handicap Accessible depressed curb at corner

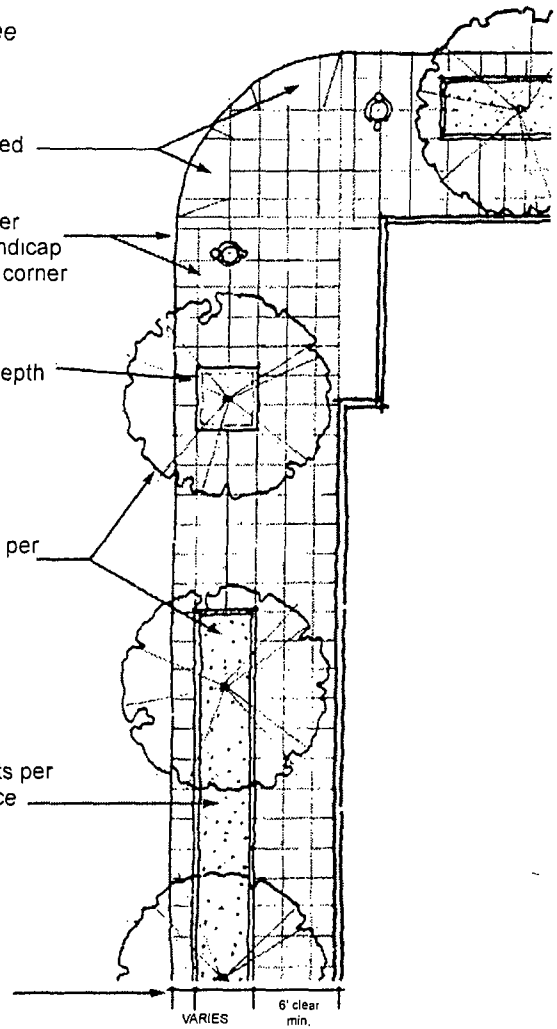
Concrete curb and sidewalk per City of Chicago standards Handicap Accessible depressed curb at corner

Minimum 4' x 4' x 30' single planters 3'-0" minimum solid depth for all trees.

Street Trees and Landscaping per City of Chicago Landscape Ordinance

Structural Soil between tree pits per Chicago Landscaped Ordinance

Minimum widths:
Clear Sidewalk width: 6'-0"



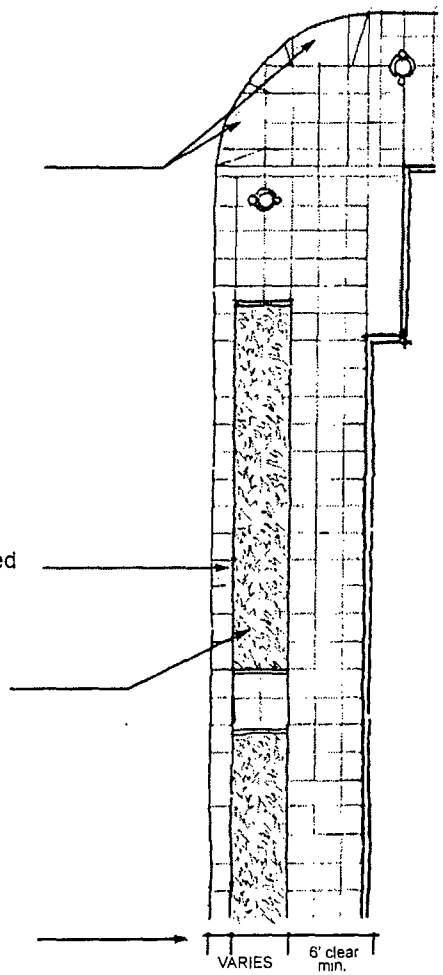
Sidewalk on Structure with Low Planters
(*perennial / seasonal flowers*)

Handicap Accessible depressed curb at corner

30' planter length suggested. Raised planter may include a 12" decorative iron railing

Planting area for perennial and/or seasonal flowers. 12" min. soil depth for seasonal flowers, Landscaping per City of Chicago Landscape Ordinance

Minimum widths:
Clear Sidewalk width: 6'-0"



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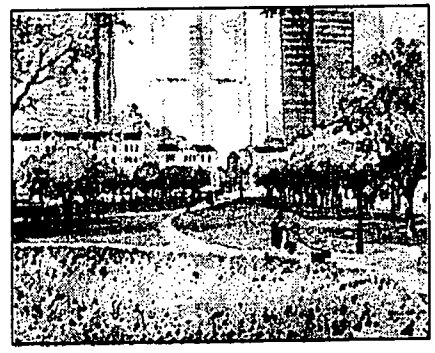

5.0 Open Space

Introduction
Public Park Zone
The Open Space Framework
The Neighborhood Park: Preliminary Conceptual Design
The Neighborhood Park: Park Programming Zones
Neighborhood Park Preliminary Landscape Guidelines
Parks and Open Space Parcel C
Parks and Open Space Other Parcels

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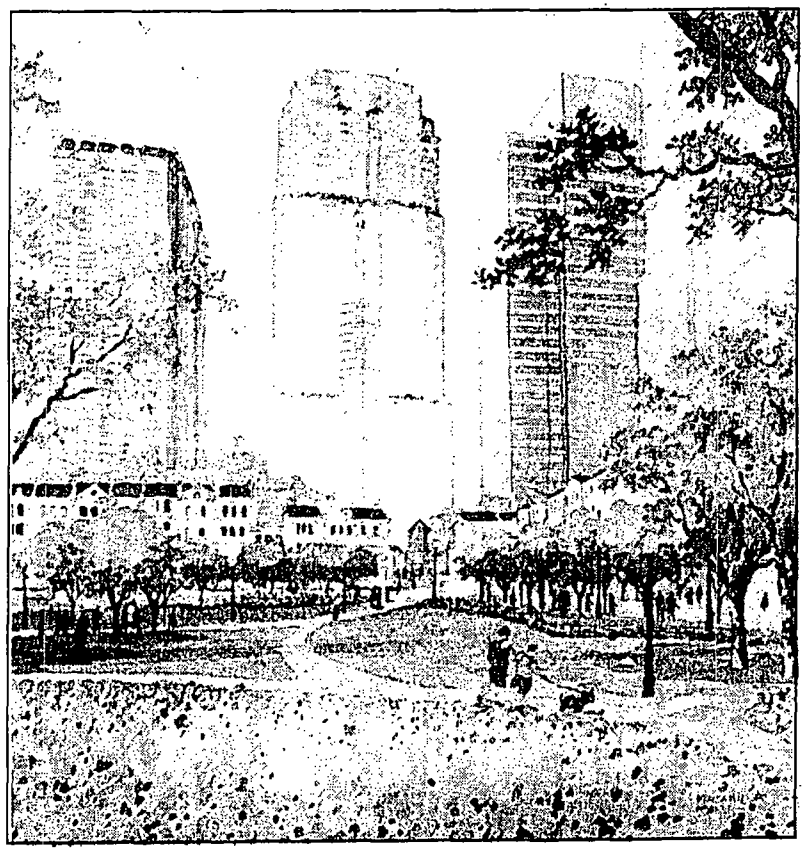

Introduction

The open space of Lakeshore East is defined by a series of green spaces including a large urban neighborhood park. The neighborhood park area will be approximately 6 acres in its size. Overall the Lakeshore East site will contain approximately 12 acres of publicly accessible open space which includes courtyards, pedestrian promenades, and landscaped setbacks.

Connections to the river and the lakefront will be provided as links to the great open space of the city. A strong connection to Grant Park via Field Blvd. will also be provided

The neighborhood character of the park will be an amenity for both future and existing residents. It will essentially be located at the lower level on grade creating a neighborhood open space where trees and landscaping can flourish.

In conjunction with the neighborhood park there will be courtyards, and open space buffers which will enhance and link the surrounding open space amenities. Interior green spaces or courtyards will serve as open space amenities for both new and existing residents.

Roof top gardens are strongly encouraged to be created on various buildings These gardens will provide a landscaped aesthetic while also enhancing the environmental aspects of the buildings.

Linear pedestrian promenades will be landscaped with trees, flowering planters and paved sidewalks. These pedestrian streets will act as promenades that connect the east and west edges of the site, but will also provide emergency vehicular access to future developments.

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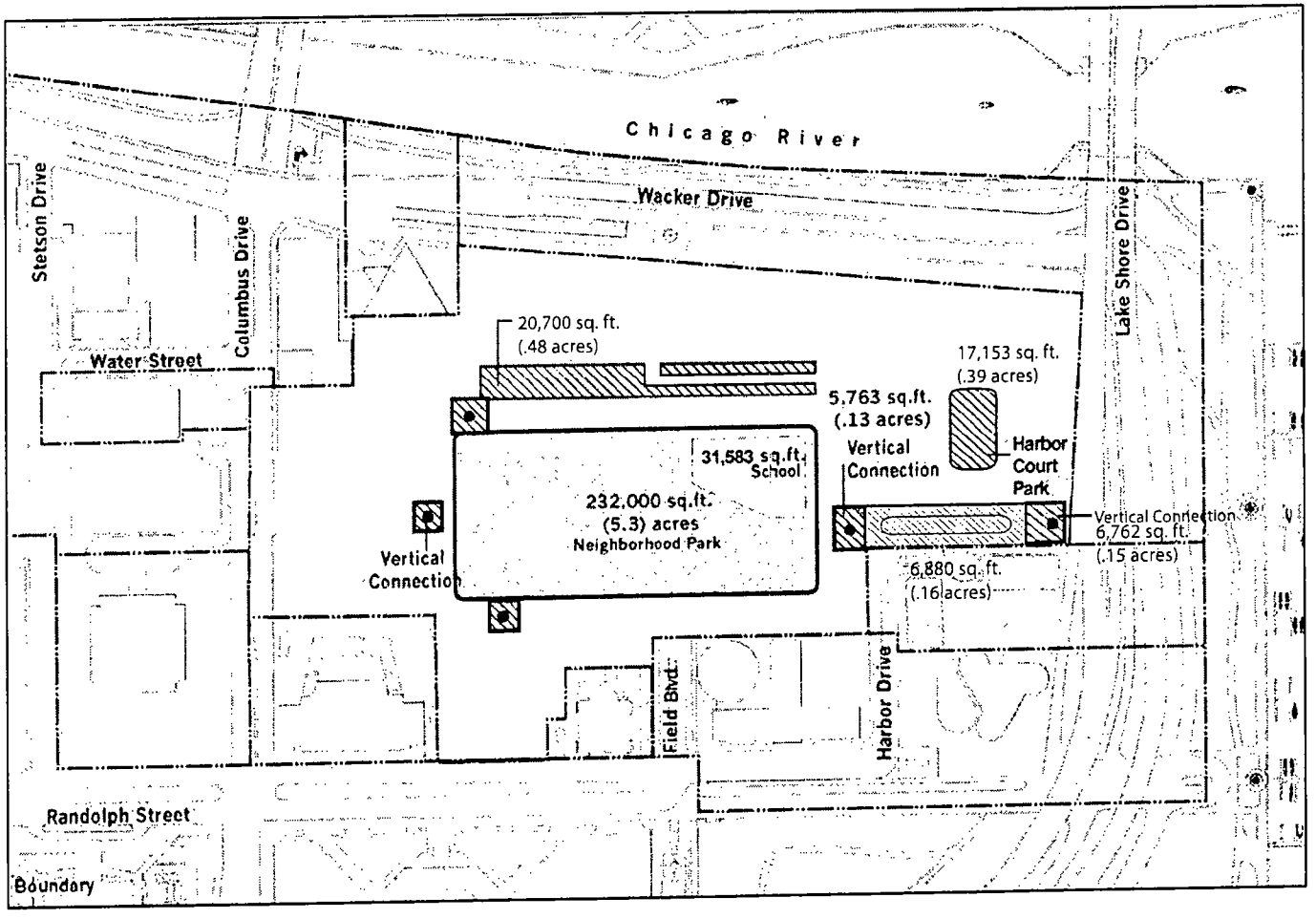

Public Park to be dedicated

Vertical Connection

Public Space not dedicated

Total Public Park:	232,000 sq.ft.
Land Area:	5.3 acres
Total School:	31,583 sq.ft.
Land Area:	.73 acres

NOTE: These plans are diagrammatic in nature and they indicate the approximate location and intent of the school location, the spaces to be dedicated as public parks and the vertical connections, but not the precise locations.

The amount of space dedicated as public park is subject to acceptance by the Chicago Park District.

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The Open Space Framework for Lake Shore East consists of a variety of parks, promenades and courtyards.

THE NEIGHBORHOOD PARK

PARCEL C HARBOR COURT PARK

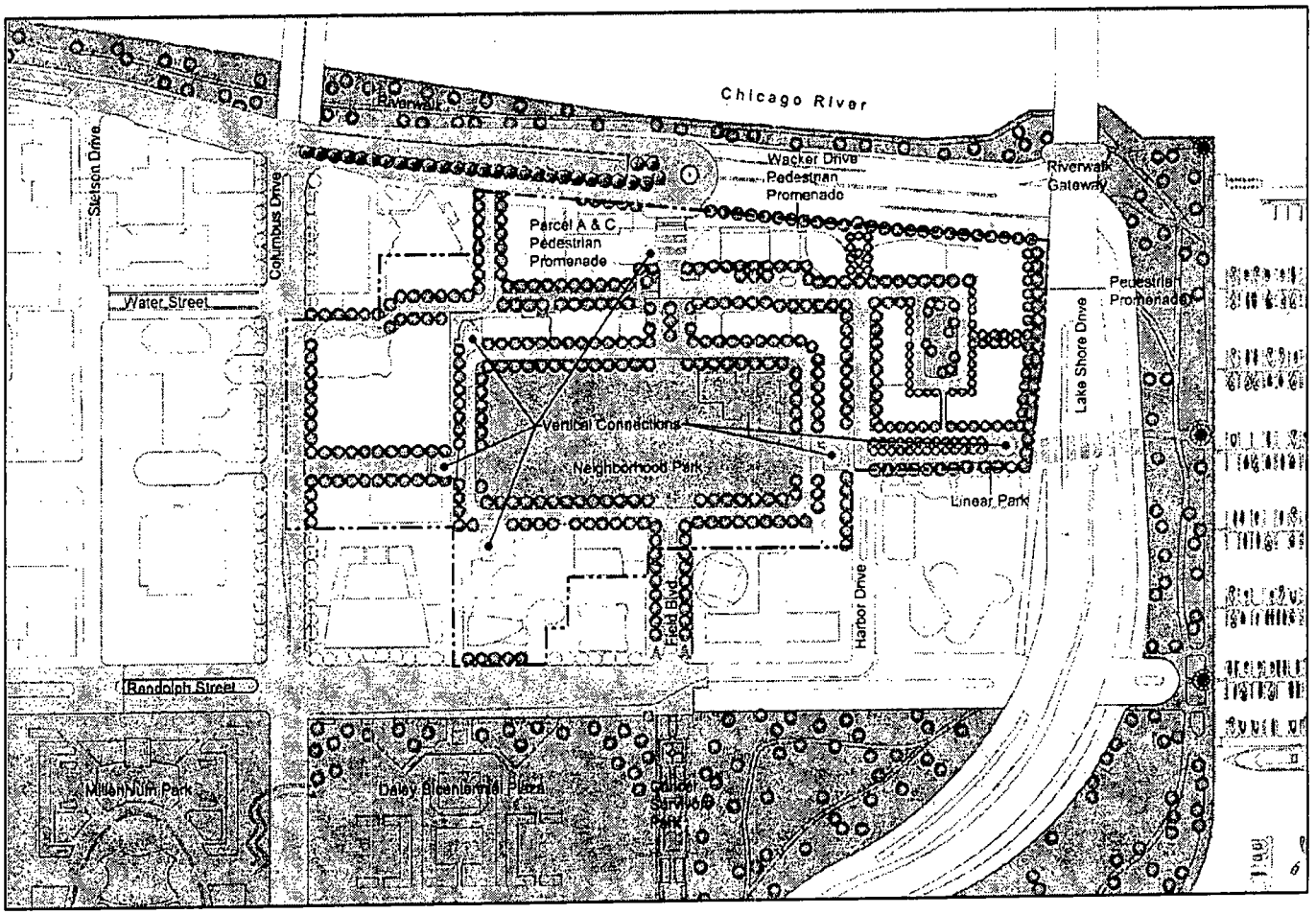
PARCEL C LINEAR PARK

PARCEL C LAKESHORE DRIVE PROMENADE

PARCEL A&D PEDESTRIAN PROMENADE

PARCEL B&C WACKER DRIVE PROMENADE

VERTICAL CONNECTIONS



The Open Space Framework

NOTE. These plans are diagrammatic in nature and they indicate the approximate location and the intent of the vertical connection, not the precise locations.

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NEIGHBORHOOD PARK
Preliminary Conceptual Design

A large public park ("the Neighborhood Park") shall be designed and constructed to encourage public use. The Neighborhood Park is intended to function as a public space for outdoor events and provide a gathering space for the surrounding office, hotel and residential neighborhood.

Neighborhood Park Scale & Character

The park should generally function as a passive neighborhood open space. Large permanent active athletic uses, with the exception of the multi purpose open space in the center of the park, should be avoided. The park should be designed and scaled appropriately for neighborhood use as opposed to a regional attraction.

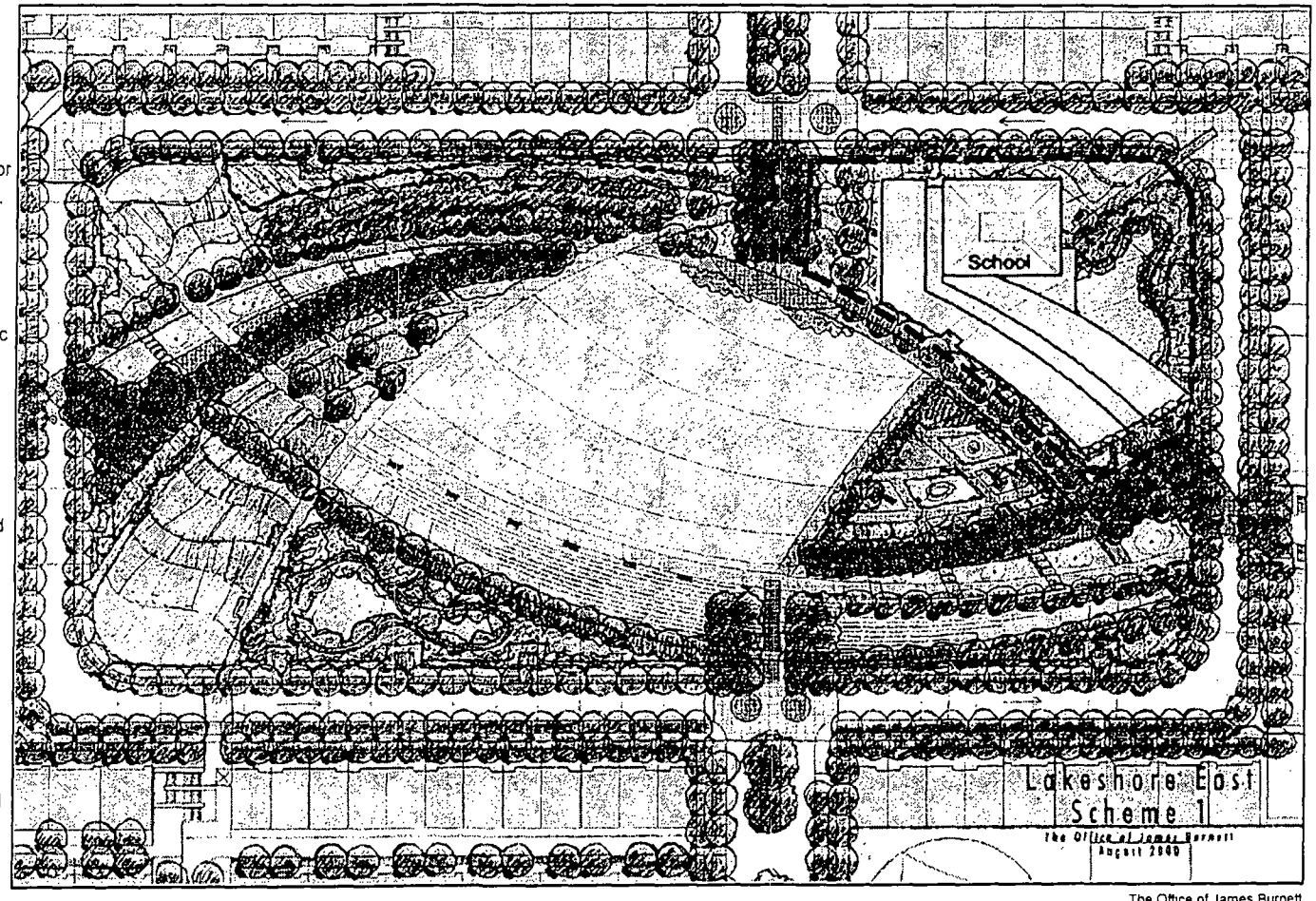
Park Perimeter / Entries

The perimeter of the Neighborhood Park shall be designed to define the park as a public space and will offer sidewalks, seat furniture, lighting and terraces for gathering. A wide landscaped parkway planted with large canopy trees and a continuous 6' wide pedestrian sidewalk should complete the Park Drive streetscape and define the edge of the park.

Access to the park shall be directed to and controlled at key locations through the use of identifiable entry areas. An entry overlook terrace shall be created at the south end of the park near the Field Blvd. intersection to provide a panoramic view of the park. A public stairway and handicap accessible ramp shall be provided at this location.

The eastern and western entries to the park shall be aligned with the vertical connections in parcels E and G.

Pedestrian crosswalks along the Park Drive should be coordinated with these entries and the flow of traffic.



Preliminary Neighborhood Park Concept
(For Illustrative Purposes Only)

The Office of James Burnett

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Park Programming Zones

The park shall include a centrally located, large, gently sloping open green space to be used for both active and passive uses

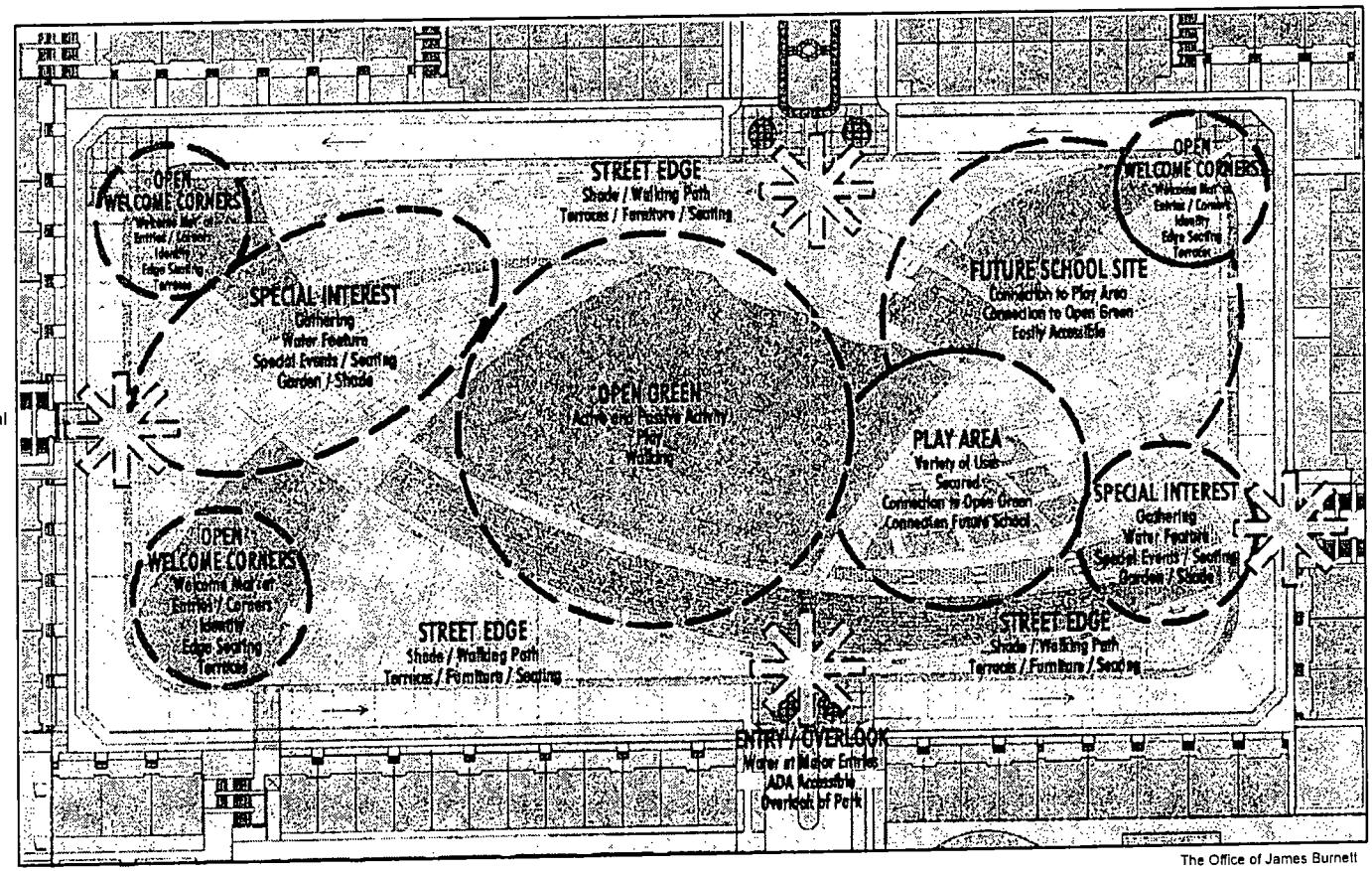
A secured play area shall be provided adjacent to the future school, and offer a variety of play opportunities for several age groups. The play area should also be located adjacent to the open green. The approved park design shall be completed within the first phase of development. The playground shall be placed within the park in a location where it will not be impacted by future school construction.

A centrally located dog park may be provided. The inclusion of a dog park will alleviate the requirement to install individual dog runs/facilities in the individual residential buildings.

A future school zone at the northeast corner of the park shall be designated. Prior to construction of the school, this area shall be designed and built to similar open space standards as the rest of the park for interim open space use. The future school will share space for Chicago Park District facilities.

Topography

The park shall generally slope front el.-+6.00 CCD on the north up to el +30-00 CCD to the south. The park topography should transition smoothly to the various sloped roadways at the perimeter of the park. Large retaining walls at the perimeter of the park more than 3' high should be avoided.



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Park Programming Zones

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PRELIMINARY LANDSCAPE GUIDELINES

The design of the park will be coordinated with the City of Chicago, The Chicago Park District, and the community. The following preliminary landscape guidelines indicate minimum standards for landscape materials.

The design and quality of Landscape Materials within all publicly accessible neighborhood open space areas must be executed with these same minimum standards.

Paving

The location of sidewalks and their particular treatment will be determined by the intended use and the overall nature of pedestrian spaces. Park pathways shall be ADA accessible. Typical sidewalks shall use more basic materials such as concrete. Areas such as the linear promenades, entry ways for residential townhomes/towers, and other special pedestrian walkways could utilize higher quality materials.

Paving materials for pedestrian paths may include, yet are not limited to, the following concrete, colored concrete, concrete unit pavers, brick, stone pavers, decomposed granite.

Landscaping

The landscape is intended to enhance the site by providing flourishing species of diverse vegetation, while also promoting the use of indigenous plant materials. Ornamental planting should be used for local points, small courts or special areas within the park.

The planting specifications for new landscaping should be consistent with the City of Chicago Landscape Ordinance. The following is a brief summary of some additional guidelines for plantings:

Lawn Areas

Active and passive lawn areas will incorporate sod. Ornamental prairie grass or meadows may be used as ornamental beds.

Existing Trees

To the greatest extent possible, the existing trees designated as desirable species shall be protected, maintained and/or relocated into the neighborhood park or other future open space areas.

New Trees

The following minimum guidelines for tree sizes (at time of installation) shall be followed

1) Minimum root ball sizes for trees:
   shall conform to ANLA Standards
2) Specimen tree size:
   a) Minimum caliper : 6 inches
   b) Height range : 20' to 30' feet
3) Shade tree size
   a) Minimum caliper : 3 1/2 -4 inches
   b) Height range : 18' to 25' feet
4) Small upright/ornamental tree size:
   a) Minimum caliper : 2 7/2 inches
   b) Height range : 6' to 12' feet

Shrubs and Other Plantings

These minimum guidelines for the following miscellaneous plant types shall be followed

1) Shrubs:
   a) Minimum container size 5 gallon
   b) Height range: 1 1/2 to 3 feet minimum
2) Vines, trailing ground cover or trailing perennials:
   a) Minimum container size: 1 gallon.
   b) Minimum number of runners 4.
   c) 8 inches minimum length of runners.
3) Clump ground covers or clump perennials
   a) Minimum container size 1/2 gallon
   b) crown and roots shall be well developed within container
4) Annuals
   a) Minimum container size: 2-1/2 inch pots
   b) Height range varies with annual type
   c) Full crown with healthy, vigorous flowers

Landscape Irrigation System

A landscape irrigation system will be provided in all necessary areas for the general maintenance, and up keep of vegetation.

Water Features

If water features are to be created in the park, they should be compatible with their setting. For example, smaller, more intimate fountains may help to create a serene space. Larger, more active and participatory fountains can help to draw large gatherings of people and provide a focal point for a larger setting.

The technical design of a potential water feature should incorporate the necessary equipment (i.e. filter, pumps, nozzles, etc.) required for efficient use and desired aesthetic effect. Public safety, wintertime use, and maintenance should also be carefully considered in the design of water features in the park.

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Fences
If utilized, fencing in the park shall provide for safety only. Fencing should not hinder public access through the site.

Fencing should be ornamental in its nature in order to enhance the overall aesthetic setting of the park. High quality materials such as ornamental metal, black in color, should be used for fencing. Fencing shall be limited to a maximum height of 48".

Playground Equipment
Playground equipment will be furnished with the latest materials and safety surface to ensure both durability and safety. The equipment should be designed to accommodate a variety of users and age ranges. Playground equipment shall meet ADA requirements

Park Furnishings

Site furnishings will be supplied where applicable. Furnishings may utilize a number of materials which could include steel, stone, wood, etc..

The design and selection of the Neighborhood Park furnishings including, but not limited to, lighting, benches, bike racks, and trash receptacles shall be coordinated and approved by the City of Chicago and The Chicago Park District.

Structures

Structures within the park setting should be simple, small in scale and in character with the park setting. Small structures such as arbors, pergolas, gazebos, may help to enhance the pedestrian realm and provide shade, a place to rest and create a sense of place.

Park Lighting

Park lighting shall be provided and should incorporate pedestrian friendly ornamental fixtures placed along the park paths. The fixtures shall be spaced at a comfortable distance in order to provide adequate lighting for safety at night.

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PARCEL C PARK

The Parcel C Park shall be an open space centrally located within the future residential area on the east side of the development. Encircled by the Harbor Court drop off, safe and convenient pedestrian access shall be provided from all Parcel C buildings to the internal park.

The park should feature a common green to be used for both active and passive uses. The park should provide walking paths, special paving, seating, and lighting in addition to special ornamental planting. A small children's playground could also be provided in this open space.

PARCEL C LINEAR PARK

The Linear Park connects pedestrians from the extension of Harbor Drive to the lakefront. This space also provides automobile and emergency access to the two southern residential buildings in Parcel C.

This linear green space shall be designed to create a pedestrian friendly environment. The sidewalks shall be designed with canopy trees, special plantings, lighting, and special paving surfaces. The median should be planted with canopy trees, shrubs, ground cover, and perennials.

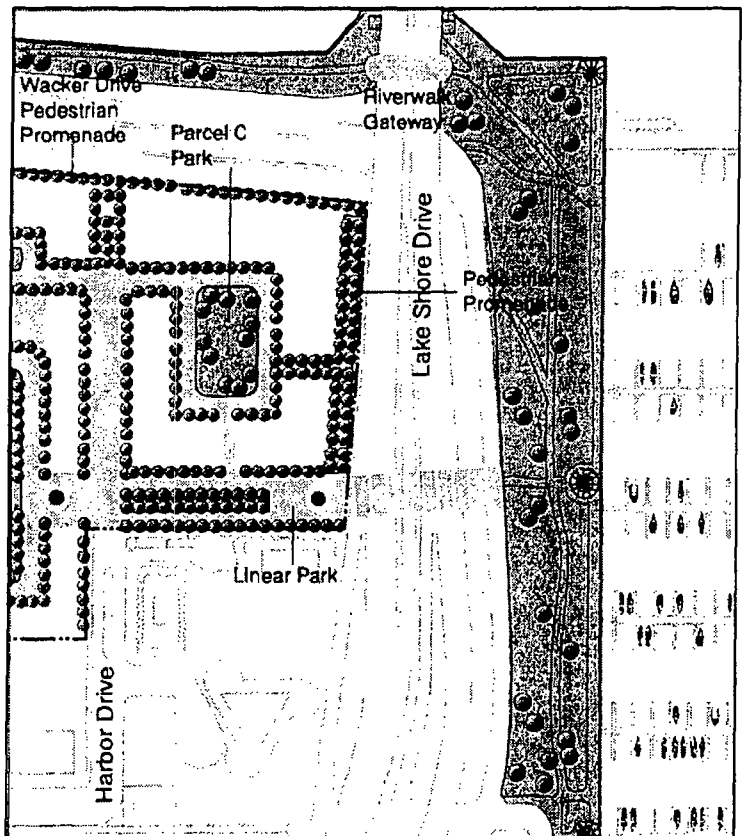
An interim driveway/drop off may be provided (if required) for access for buildings on Parcel C3 and C4. Once the entire Parcel C development is completed, and the internal Harbor Court drop off is operating, this space shall be converted into permanent open space. However, emergency vehicular access through this space, connected to Harbor Court, must be maintained.

At the eastern edge of this space, a stairway and elevator shall be provided for pedestrians to connect to the existing walkway under Lake Shore Drive, connecting Lakeshore East to the lakefront and DuSable Harbor. (See page 5.10 for further standards for this vertical connection)

PARCEL C LAKESHORE DRIVE PROMENADE

This linear green space shall be designed to provide a publicly accessible pedestrian promenade along the eastern edge of the development. This 40' wide (minimum) promenade shall be designed with canopy trees, special plantings, lighting, and special paving surfaces.

Special consideration must be given to its relationship to Lake Shore Drive. Its location may be at or above the elevation of Lake Shore Drive. Parking podiums must be screened front view through the use of architectural or landscaped elements.



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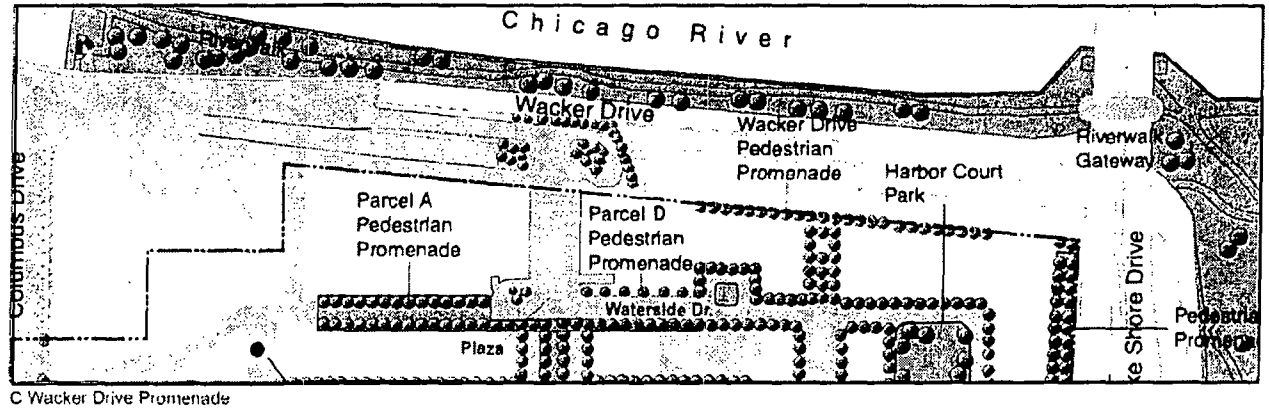
PARCEL B & C WACKER DRIVE PROMENADE

This linear green space shall be designed to provide a publicly accessible pedestrian promenade along the northern edge of the development at the upper level. This 20' wide (minimum) walkway shall be designed with canopy trees, special plantings, lighting, and special paving surfaces

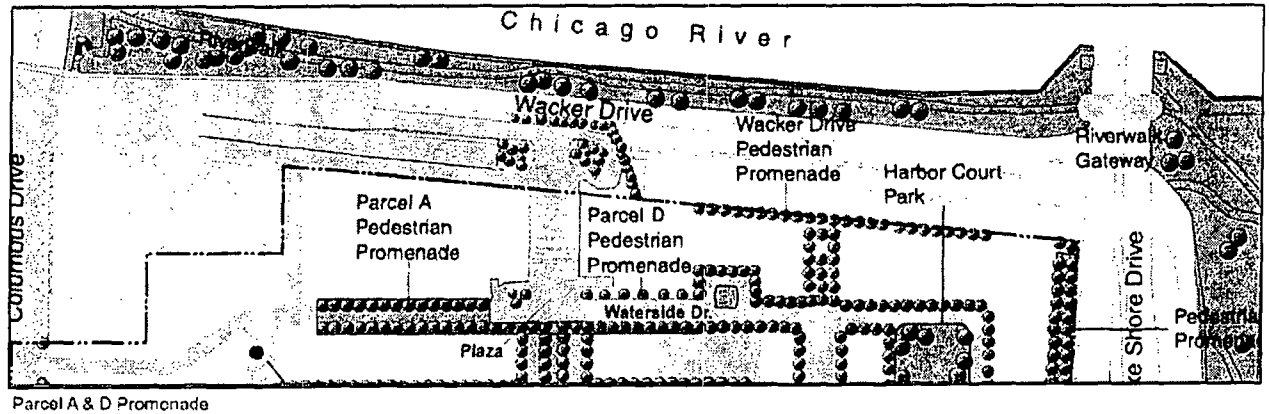
Opportunities for sidewalk cafes and terrace overlooks should be encouraged and integrated into the promenade design.



C Wacker Drive Promenade

PARCEL A & D PROMENADE

A linear green space shall be designed to provide a publically accessible pedestrian promenade between the buildings fronting Upper Wacker Drive & the Park Drive. This promenade shall lead to a plaza spanning Field Blvd. North. Both the promenade & the plaza shall provide an important secondary east west connection at the upper level through the future development. The pedestrian walk shall be designed to accommodate emergency vehicular access.



Parcel A & D Promenade

NOTE: These plans are diagrammatic in nature and are only intended to show approximate dimensions and locations.

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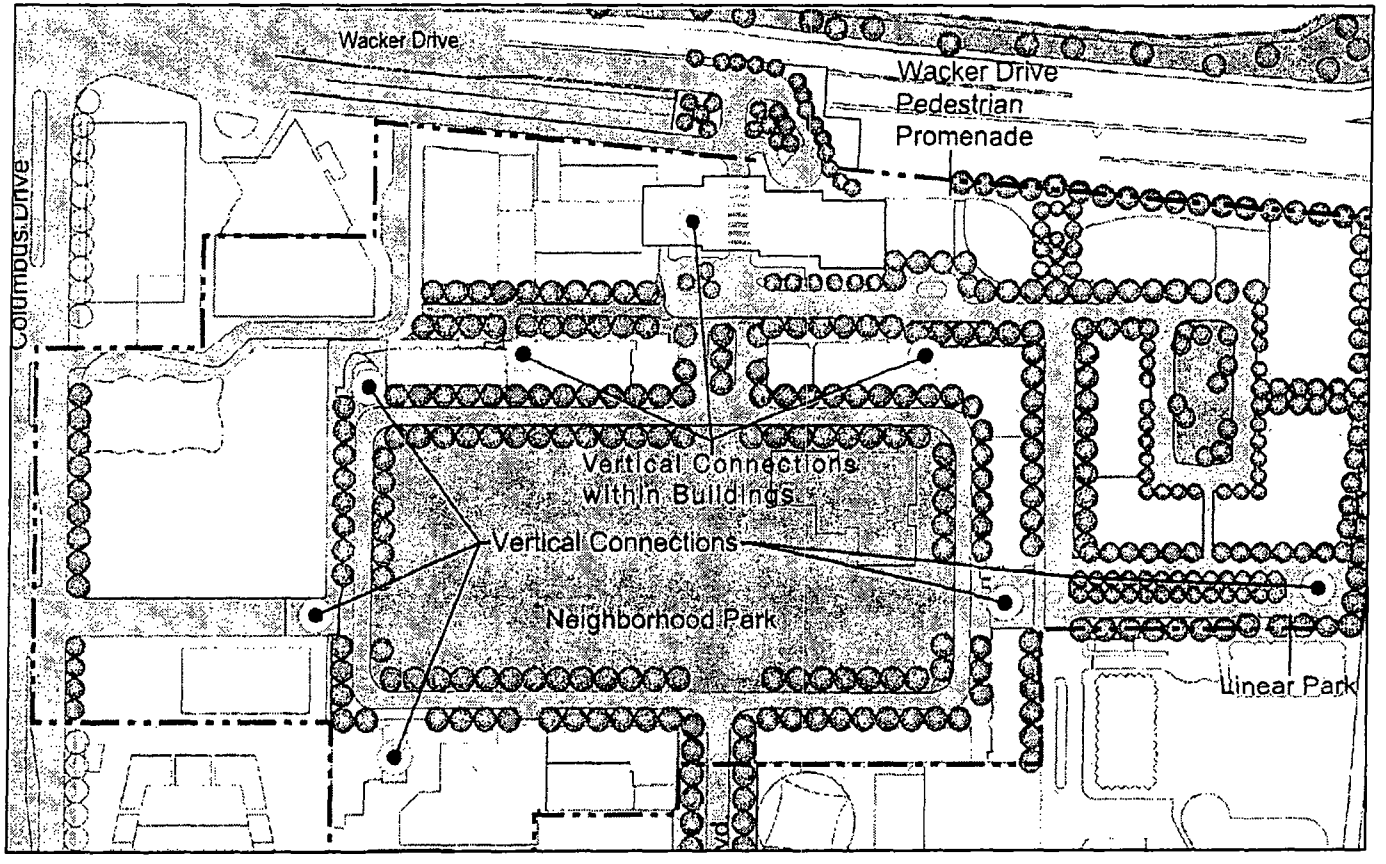
VERTICAL CONNECTIONS

A minimum of 4 vertical connections shall be created to connect upper level development with the park ring roads. As previously mentioned, one additional connection must be included in Parcel C along Lake Shore Drive. These connections must include stairways and elevators as is feasible.

Placed at each edge of the Neighborhood Park, these connections will ensure views into the park from the surrounding areas. These connections must provide attractive and convenient pedestrian friendly access between the upper and lower levels of the district. The design of the stairways shall complement the Neighborhood Park and streetscape design through the use of special paving, lighting, hand rails and planters. These connections shall be treated as landscape features incorporating plantings to help soften this connection between levels.



NOTE. These plans are diagrammatic in nature and they indicate the approximate location and the intent of the vertical connection, not the precise locations.

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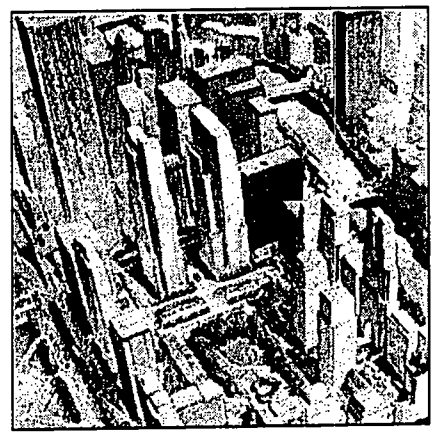

6.0 Design Standards

Introduction
Development Review Process
Controls for Development
Parcel Design Criteria
Building Design Criteria
Building Materials
Environmental Considerations

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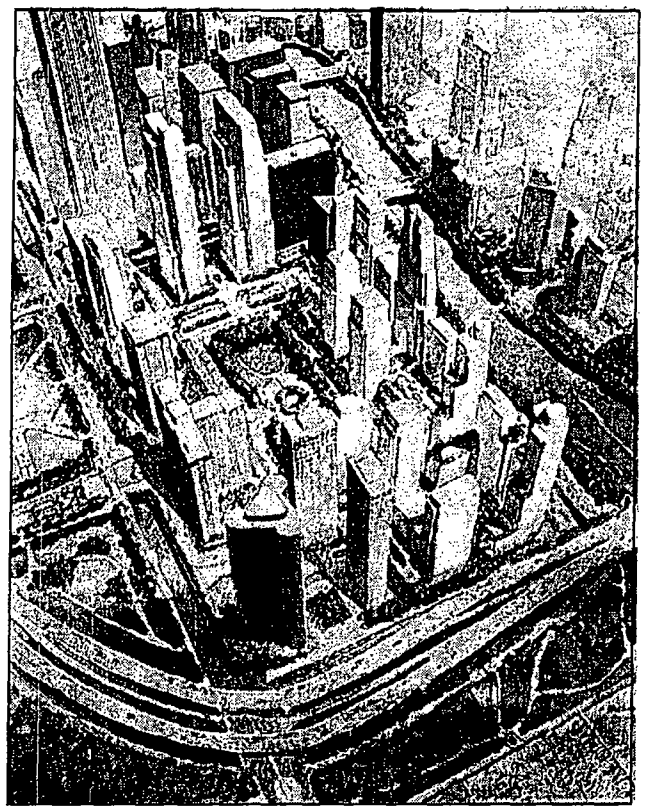

Introduction

The Design Standards included as part of the Lakeshore East Planned Development submittal are intended to ensure that the basic Lakeshore East Master Plan concepts are realized. These Master Plan Concepts include:

- Create urban street walls that support a diverse pedestrian experience.
- Create an enhanced pedestrian environment that physically and visually connects activities within existing and future buildings to adjacent public areas.
- Preserve views from existing development through new development to the greatest extent possible Establish view corridors for new development.
- Create a distinctive skyline

The following standards describe specific design intentions which should be used by the designers, developers and city agencies involved in the building of Lakeshore East.

Development Review Process

The Design Standards are intended to establish a self-policing structure for evaluation of projects which shall be submitted to the Department of Planning and Development for approval, prior to submission to the City for building permit.

The developer shall establish a Lakeshore East Design Review Committee for internal review of all development proposals for conformance with the Master Plan. All design submissions should include detailed site plans, building plans, elevations, material samples, and information on lighting and signage. The Design Review Committee may also request additional project information including models or three dimensional renderings.

Any modifications to the Master Plan or Design Standards will require discussion with the City of Chicago Department of Planning and Development and a consensus that the changes do not negatively impact the intent of the Master Plan. Any modifications deemed significant will require an update to the Master Plan & Partial PD Amendment.

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Controls for Development

The Lakeshore East Master Plan establishes seven development parcels organized around a neighborhood park. The parcels have been defined to accommodate the projected long term build-out. The parcels have also been divided into sub-parcels to permit flexibility in responding to specific development proposals. The sub-parcel divisions may adjust slightly in order to accommodate building design refinements over time.

The Master Plan envisions a mix of highrise, midrise and lowrise development. The development of each parcel within the Master Plan is governed by a set of site design criteria and building envelope controls. Site design criteria include pedestrian and vehicle access. The building envelope controls mandate the placement of buildings within the parcels, setting a pattern of development that creates a strong sense of place at the pedestrian level. Two distinct sets of controls, building mass criteria and streetwall criteria, are defined for each parcel. The building envelope controls have been created in a way to allow some design flexibility within each sub-parcel. Also, the Department of Planning and Development may administratively allow minor modifications or adjustments to the building envelope controls.

Maximum Developable F. A R.

Within Subarea E, a maximum developable area has been established. This maximum developable area will not fill the entire allowable building envelopes, but may be shifted from one parcel to another parcel as long as the maximum building envelopes are maintained.

For the purpose of calculating maximum developable F.A.R. area, only the inhabitable area at or above the building entry shall be included.

Parcel Design Criteria

Pedestrian Access

A well-connected pedestrian network is critical to successfully creating an urban neighborhood in Chicago. The maximum allowable distance between two pedestrian walkways along a single blockface should not exceed the length of a typical downtown Chicago block or approximately 320'. Midblock pedestrian walkways which pass through development parcels are also encouraged.

Vehicular Access

The multi-level plan of Lakeshore East should accommodate the bulk of parking and service below grade. Curb cuts should be kept to a minimum and the use of shared curb cuts along shared property lines is encouraged. Curb cuts should not exceed 20 feet in width. Parking entries should be integrated with the building's architecture through the use of similar materials, patterns, textures and color. All parking above the street level must be screened with occupied space

Service access is permitted at the lower level only.

Emergency Vehicle Access

Required emergency vehicle access easements are identified on the parcel diagrams.

Interim Uses

Undeveloped parcels may support interim uses such as recreational open space, dog friendly areas, and surface parking Interim use plans will be reviewed by the Department of Planning and Development They should identify all temporary improvements and timeframe of interim use.

Utility Easements

Utility easement corridors, varying in width and Dedicated and Conveyed to the City of Chicago below approximately +20.92 C.C.D. currently exist throughout the site. As future development fills in the site, the existing utility corridors will generally occur at the lowest level of the parking structure. A service roadway, generally at elevation +6 C C D, will typically occur along the easements and intermittent structural columns/caissons for the structures above may fall within the easement corridors. The placing of structural easements within existing easements must be coordinated with existing and future utilities.

These utility easement corridors must be accessible to all utility entities, and will also have controlled accessibility to building service vehicles and to adjacent parking structures.

Existing utilities, will either remain in place, or be relocated into the new, final utility corridors. New utilities will also occur within the new dedicated roadways on grade throughout the site.

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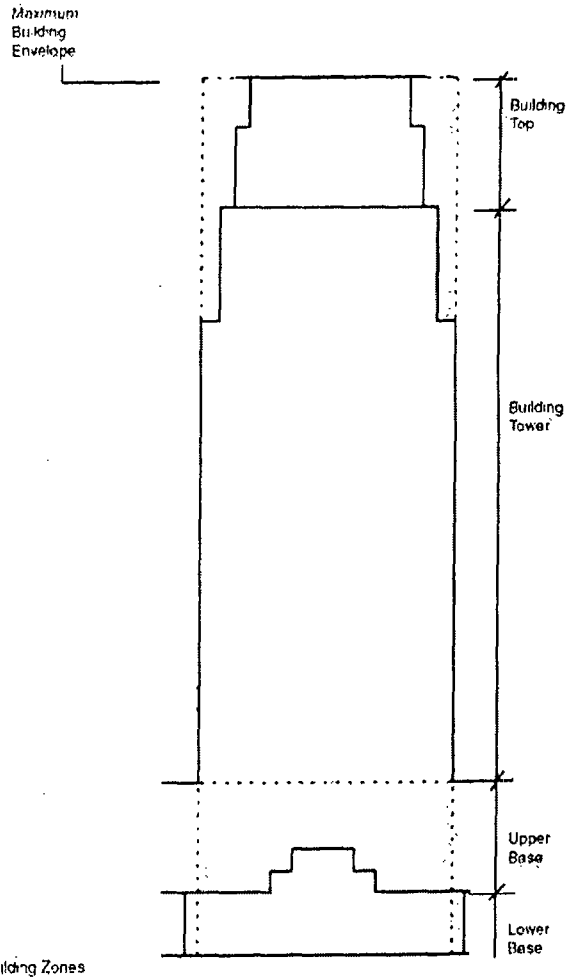

Highrise Building Zones

Highrise Building Design Criteria

Highrises are characterized by their three elements: the building base, the tower and the top. Transition lines should be articulated at the two or three story level lower base, between the base and tower, and between the tower and top. The transition lines may be achieved by a change of material, a setback, a reveal or a cornice line

Building Base

It is important that the base of the building extend to the sidewalk to define the urban street environment and support a close relationship between activities in each building. Special streetwall standards for the base include:

Setbacks and Building Lines

The building must extend to the defined edge of the sidewalk (specified by property line, easement or setback) for at least 80% of the frontage. The building may setback a maximum of 10 feet for up to 25% of the frontage from the defined edge of sidewalk if the additional setback is designed to include sidewalk cafes, seating, public art, landscaping or other amenities.

Ground Floor Active Building Uses and Transparency

Active uses that are visually connected to the pedestrian environment are encouraged along the ground floor of the building These active uses may include retail, lobbies or office space The ground level facade of the building should be transparent to allow viewing into the interior of the building Blank walls are not encouraged

Building Envelope

Building mechanical floors may extend beyond the maximum building envelope. Maximum building envelopes are identified for each sub parcel.

Building Tower

Generally, the preferred location for highrise towers should be toward the primary street frontage.

Building Top

A varied and distinctive skyline is desired. The building top should provide special architectural treatment to express building identity. Vertical design elements, such as spires, should be integrated with the design of the building tower and top. The height of a vertical design element may extend above the maximum building height, and is subject to administrative approval by the Department of Planning and Development.

All rooftop mechanical systems including communication devices should be concealed from view within an architectural enclosure.

Building Separation

To preserve views, a minimum separation of 40' between non-party walls is required. Building projections, such as balconies or bay windows, may not extend into the minimum building separation.

Building Height

Building height is defined as the vertical distance from the curb level opposite the front of the building to the top of the highest occupied floor of the building. For purposes of identifying occupied spaces, the following areas shall be excluded: mechanical rooms, elevator machine rooms & overruns, rooftop deck access rooms, habitable areas comprising less than 20% of the total room area. Maximum heights, identified in total feet, for the building base, tower and top are identified for each parcel.

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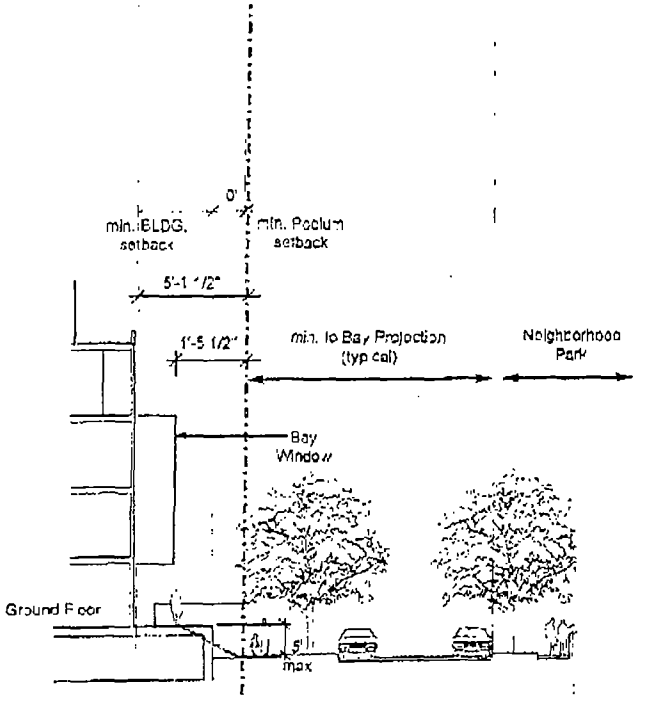

PARCEL G1

Property Line

Townhouses

It is important that the townhouses create a continuous streetwall that frames the park and special pedestrian ways. It is also important that the townhomes along the Park Drive screen all existing and future podiums from view. Special townhouse standards include:

Setbacks and Building Lines
The design of the townhouse podiums shall include a minimum landscape setback of 5' from the sidewalk (specified by property line, easement or setback) East of Field Blvd. South, along the East / West segment of Park Drive, the minimum podium setback may be 3'. Entry stairs may extend into the landscape setback. Townhouses within a particular grouping along the same street frontage should maintain a similar setback from the side walk & from their podium.

Orientation
Townhouse entries should be oriented to the street. The townhouses should be designed to include living space at the ground floor to ensure "eyes on the street". Stacked townhouses which have two street frontages should address both streets.

Variety
Variety in the use of materials and articulation is encouraged within groupings of townhouses, in order to create an aesthetically diverse neighborhood setting.

Building Height
Building height is defined as the vertical distance from the curb level opposite the front of the building to the highest point of the townhouse roof. If extending beyond the maximum building height, roof top enclosures may not exceed 10% of the rooftop area and should be architecturally integrated with the design of the townhouse roof. Maximum heights for the townhouses are identified for each parcel.

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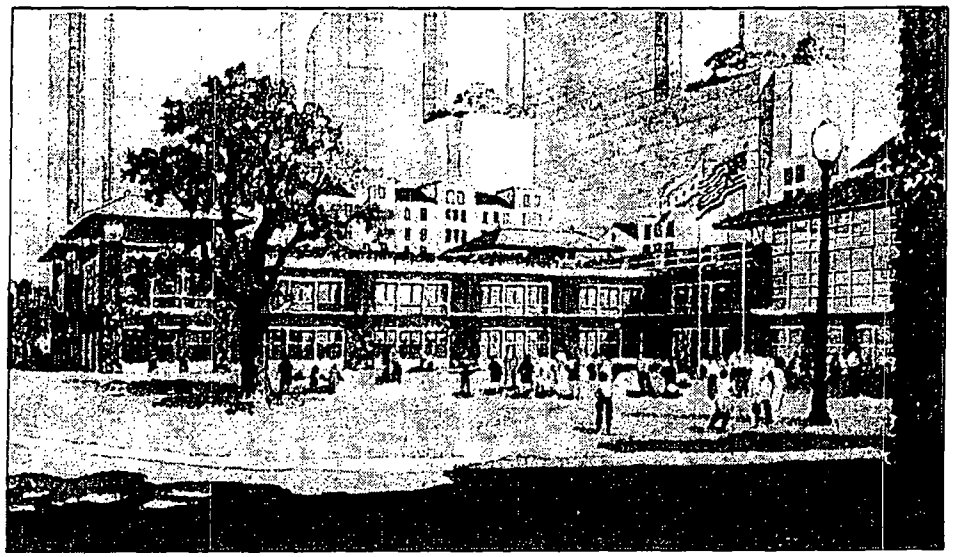
NOTE: These plans are diagrammatic in nature and are only intended to show approximate locations and dimensions.



School Building

The scope of the work for the 45,000 sq. ft. elementary school will include the site work required to prepare the site for construction of the proposed building. The developer shall also provide the "core and shell". It will include all cast in place concrete structural steel, steel joists, and roofing. Additionally, it will include complete exterior enclosures with windows, storefront, glass and glazing, exterior masonry, and exterior doors. Finally, it will include all utilities to a location within the building such as a pump room, or mechanical space. The "core and shell" of the building can be further defined by the following specifications sections from the Chicago Public Schools Project Manual dated 1999 / 2000 (a copy of which is on file at the Department of Planning and Development)

Demolition	02060
Site Clearing	02212
Excavation and Back filling	02221,02222
Water Distribution	02510
Sewers and Site Drainage	02700
Water Service	02707
Exterior Structure including	
Cast in Place Concrete	03300
Concrete Finishes	03312
Unit Masonry - Exterior Only	04200
Cast Stone - Exterior Only	04720
Structural Steel	05120
Steel Joists and Girders	05220
Steel Deck	05310
Metal Fabrications - Exterior Only	05500
Expansion Joint Assemblies - Exterior Only	05810
Bituminous Dampproofing	07160
Spray on Fireproofing	07250
Modified Bituminous Sheet Roofing	07257
Firestopping - Exterior Only	07270
Manufactured Roof Panels	07410
Flashing and Sheet Metal - Exterior Only	07600
Roof Accessories	07700
Joint Sealers - Exterior Only	07900
Steel Doors and Frames - Exterior Only	08110
Overhead Coiling Doors	08330
Aluminum Entrances and Storefronts	08410
Aluminum Windows	08520
Exterior Metal Window Guards	08661
Glass and Glazing - Exterior Only	08800

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Building Elements

Special consideration will be given to the following building elements during the development review process

Landscape Roofs
Green roofs, or roofs that are covered with planting, can provide great benefits to the building as well as the urban environment and are encouraged. Green roofs may be used to reduce the building's energy costs and also reduce stormwater runoff.

A majority of the defined green roof area should be covered by vegetation. Public access is not mandatory but maintenance access should be maintained. Future installations, such as mechanical equipment, should not have a negative impact on the landscaped area.
Drought resistant indigenous plants that require minimal maintenance are recommended.

Arcades
Arcades are allowed, but must be continuous along the entire length of the building frontage from one street right of way to the next street. Minimum width is 8 feet clear, maximum width is 20 feet and minimum clear interior height is 14 feet. Arcades shall have a minimum decorative pavement treatment, and landscaping, seating or other public amenities as appropriate. Arcades shall not contain parking spaces, passenger drop-offs, ramps, loading berths or any other vehicular use, or trash storage facilities.

Through Block Pedestrian Connections
Indoor and outdoor through block pedestrian connections are encouraged.

Enclosed Through Block Connections
The connection should provide a continuous unobstructed corridor of at least 20 feet in width and the unobstructed height must be a minimum of 15 feet. Material finishes and lighting should be selected to ensure a pleasant and safe pedestrian connection.

Exterior Through Block Connections
The connection should be a continuous unobstructed space at least 20 feet in width. A minimum clear height of 20 feet is required where the connection is not open to the sky. Building elevations that border the connection should include active building uses where possible or be treated with plantings, murals and other architectural details.

Balconies
Balconies are permitted but must be integrated within the design of the building facade.

Bay Windows
Bay windows are allowed and may extend above a ground level landscape setback but may not extend into the minimum building separation.

Canopies and Awnings
Canopies and awnings are permitted for retail development and building entries. Canopies and Awnings should be integrated with the design of the facade. Materials should be high quality and may be either fixed or retractable. They must meet all applicable City Codes and regulations.

Exhausts
Exhaust vents should not be located on a building's primary street frontage.

Signage
Signage is to be kept to an absolute minimum. The design of signs should be compatible with the building and street frontage High quality and durable materials are encouraged. Signs should be mounted in locations that respect the design of the building, including arrangements of bays and window openings. Fixtures for externally illuminated signs should be simple and unobtrusive.

Signage at building tops is limited to hotel uses and is subject to administrative review and approval of the Department of Planning and Development. Signage must be integrated with the design of the building.

Building Lighting
Lighting may vary within the Lakeshore East Development. Public spaces should be adequately lit to ensure a safe pedestrian environment.
Lighting used to highlight architectural features such as articulated building tops or building entrances is encouraged. Such architectural lighting should be planned to not visually impact adjacent buildings or public spaces.

Radio Antennae
Radio antennae may be allowed on Parcels G and D but must be integrated with the design of the building.

Parking
Parking Entrances
Parking garage entrances should be designed as an integrated element of the building's facade through the use of similar materials and detailing
Driveways and curb cuts should be compatible in material and detailing with adjacent sidewalks

Perimeter Walls
All Parking at or above the upper street level must be screened by occupied space Parking along the lower and intermediate levels may extend to the parcel line; however the parking must be architecturally screened when it is adjacent to a public accessway, such as intermediate Wacker Drive and Lake Shore Drive. Along Field Blvd. North parking must be screened by occupied space at the lower level, and architecturally screened above the lower level. Along the Park Drive, the townhomes and other residential buildings will screen all existing and future parking podiums from view

Ventilation
Parking garage ventilation should be well designed, with openings which should incorporate architectural screening. Ventilation structures should be designed as integral components of adjacent buildings or open space.

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Building Materials

The selection of appropriate building materials should be made with a concern for the existing context.

All Glass curtain-wall buildings are discouraged and highly reflective glass will not be permitted. If all glass-curtain-walls are used, high quality, low-e or clear glass should be used.

Two grades of building material quality, Grade 1 and Grade 2, have been identified in the Master Plan.

Grade 1
- Natural Stone
- Brick
- Architectural Precast
- Glass and Metal Curtain Walls

Grade 2
- Grade 1 Materials preferred
- Exposed Structural Concrete allowed with architectural detailing and clean, high quality construction formwork (such as steel forms or plastic faced plywood)

Generally, Grade 1 materials should be used for signature buildings at the perimeter of the site and Grade 2 materials may be used for buildings on the interior of the site. Unique materials and colors are encouraged along the ground level, at building entrances and on the rooftops.

In general, whether Grade 1 or Grade 2 materials are used, a high quality level of finishes and details is important.

Building Bases

Grade 1 materials should be used on the building bases and the townhouses. Clear or lightly tinted glass is preferred. Retail storefronts may include ornamental metals

Building Towers

The portion of the building above the base should use materials that are compatible with the material used for the base and also be complementary with neighboring buildings. Towers identified as signature buildings should use Grade 1 materials, however, the level of articulation and detailing may be simplified, Towers identified as Grade 2 may use exposed structural concrete clear or slightly tinted glass is preferred. Ornamental metals may be used for building accents.

Building Top

The materials used for the building tops should be of high quality and present a distinctive image for the building.

Material Color

Material colors should minimize differences between adjacent parcels. Predominantly dark buildings are discouraged.

Stone, brick and concrete colors should be light to medium warm neutral colors.

Glass colors may include clear panes or slightly tinted gray, silver, green or blue.

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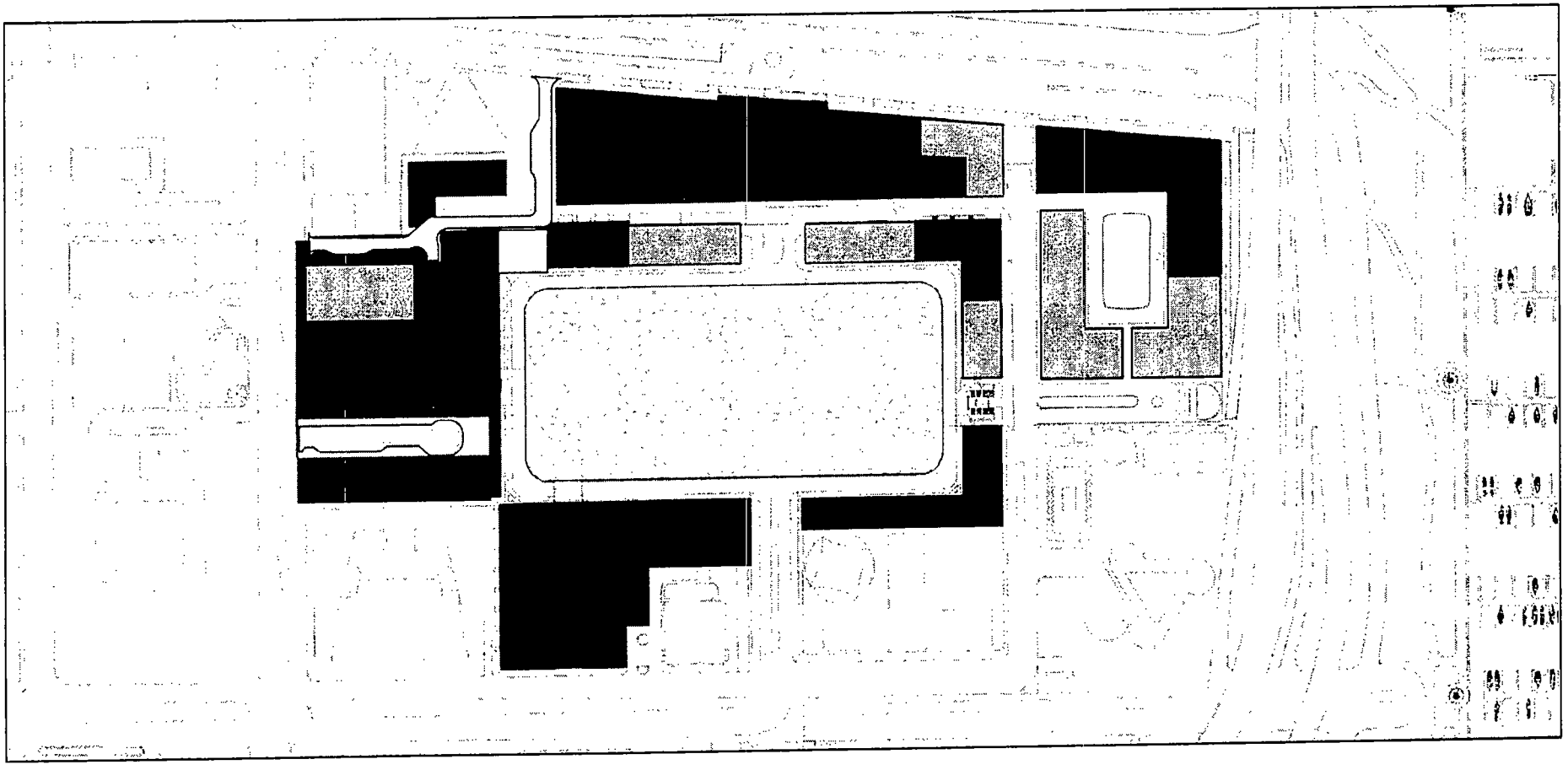

Base* - Grade 1 Materials
Tower - Grade 1 Materials (where applicable)

Base* - Grade 1 Materials
Tower - Grade 2 Materials (where applicable)

*Refer to parcel diagrams for height of base material

NOTE: These plans are diagrammatic in nature and are only intended to show approximate locations and dimensions.

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Environmentally Conscious Design

The Lake Shore East Development is a significant opportunity to showcase environmentally sensitive design. The *following recommendations can be* used as a checklist to evaluate and ensure an environmentally *sensitive approach to building a* neighborhood.

Site Design Recommendations

- Orient buildings to optimize solar exposure.
- Buildings near the Lakefront should reduce the amount of curtain wall in an effort to reduce the injury to migratory birds due to the transparent nature of the facade.
- Utilize indigenous landscape materials, with an appropriate diversity in plant species.
- Properly manage stormwater runoff
- Relocate and reuse existing trees.

Building Design Recommendations

- Coordinate programmed areas that will benefit from sun exposures in appropriate zones within the building.
- Manipulate building envelopes that will respond to climate and orientation.
- Consider the integration of photovoltaic panels and/or fuel cells for electric generation.
- Encourage operable windows that provide fresh air to interior workspaces and living spaces.
- Utilize energy efficient building systems.
- Include "landscape roofs."
- Develop exterior and interior shading devices that minimize heat gain.
- Utilize exterior and interior "light shelves" that bring daylight into the interior zones and workspaces of the buildings.
- Minimize the use of hazardous or "off gassing" materials, specifically materials with volatile organic compounds (VOC's).
- Employ wood products harvested from certified forests.
- When possible, select materials based on life-cycling costs.
- Develop lighting controls that manage energy consumption including task lighting, daylighting, an energy efficient artificial lighting.
- Coordinate a tenant recycling program with the City of Chicago's recycling program.

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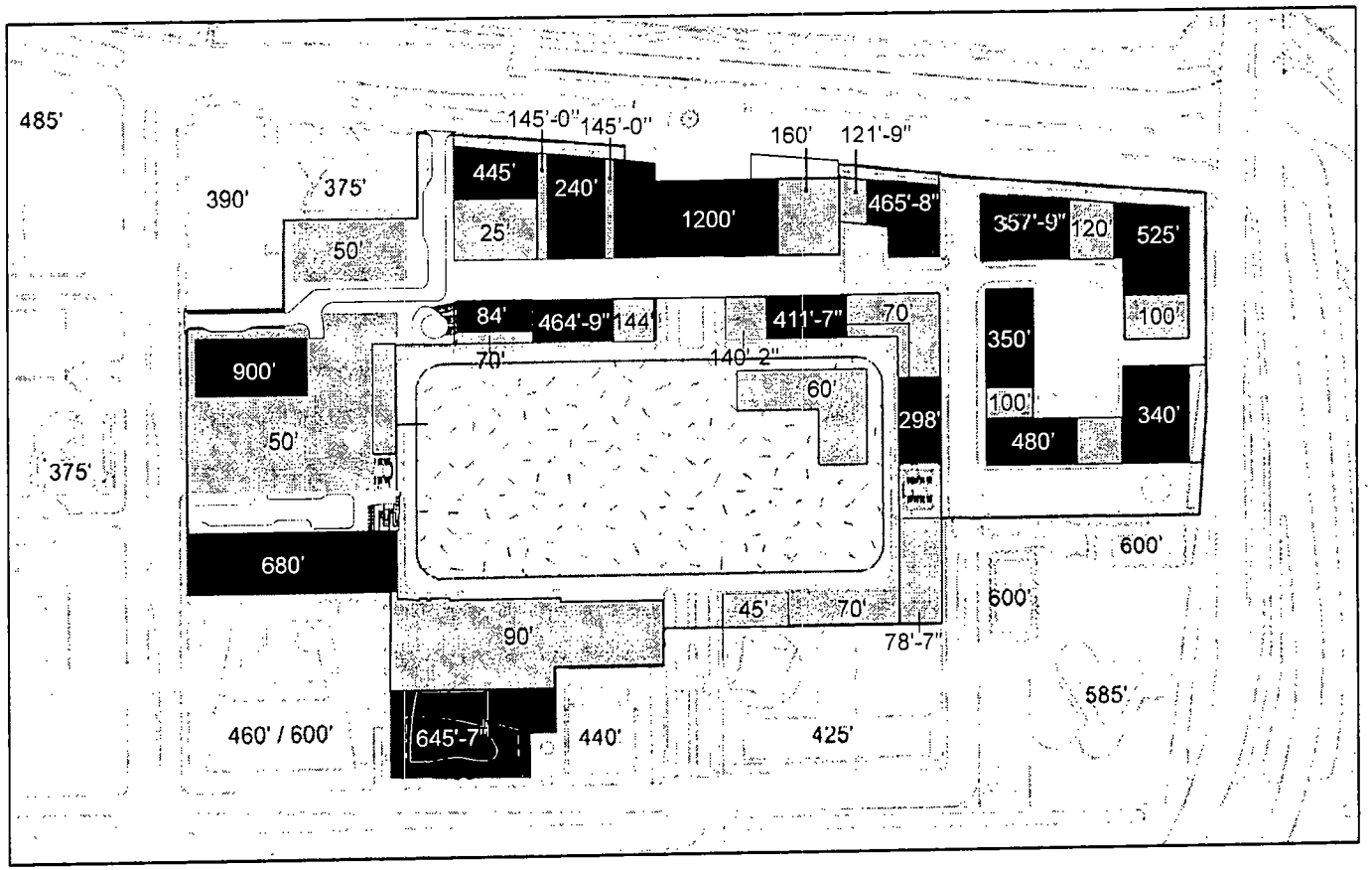
Maximum Building Envelope
Site Plan



NOTE: Elevations reflect height of buildings above average grade, unless specified as CCD.
NOTE These plans are diagrammatic in nature and
are only intended to show approximate locations.

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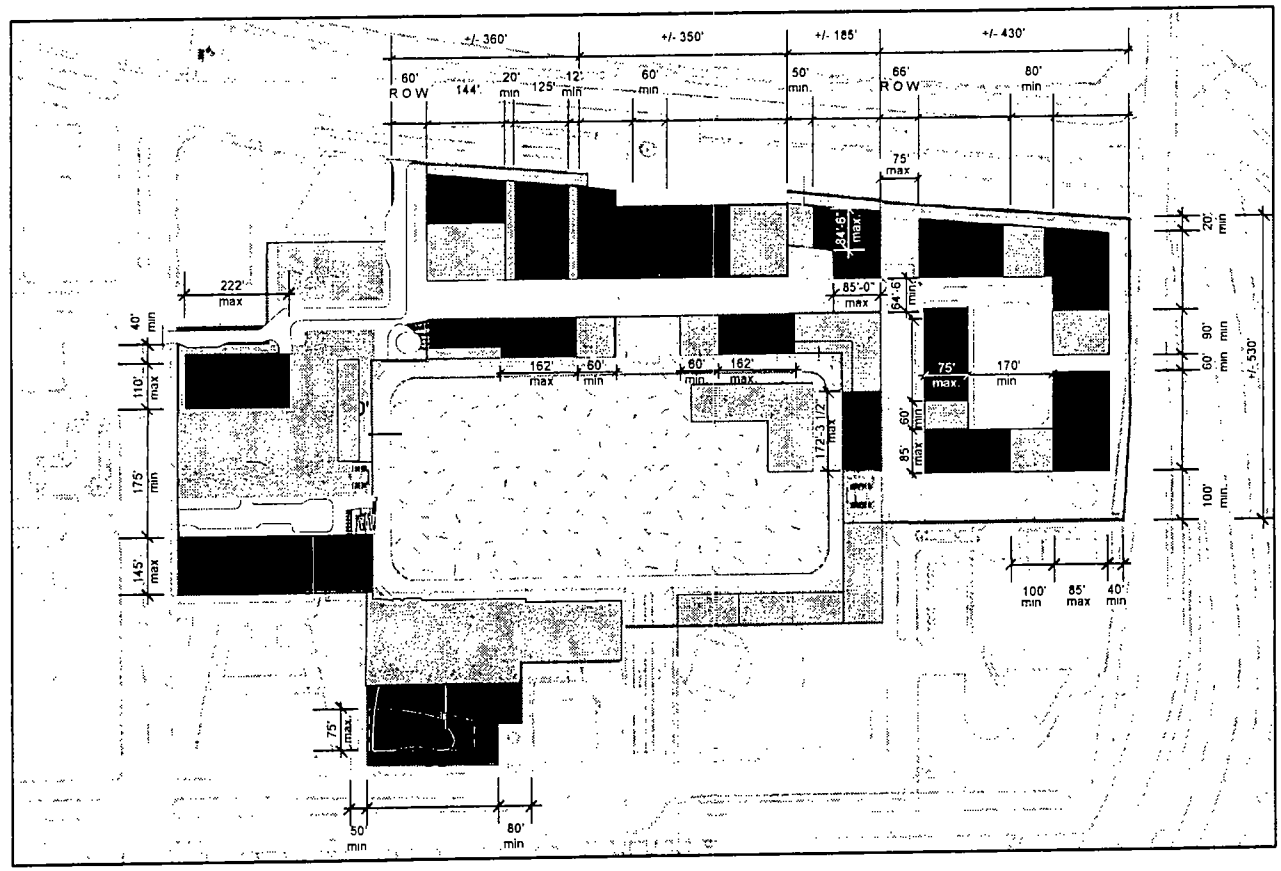
Maximum Building Envelope
Site Plan



Highrise Buildings - Maximum Building Envelopes

Midrise and lowrise Buildings - Maximum Building Envelopes

NOTE: All overall dimensions should be verified with land survey

NOTE: These plans are diagrammatic in nature and are only intended to show approximate locations.

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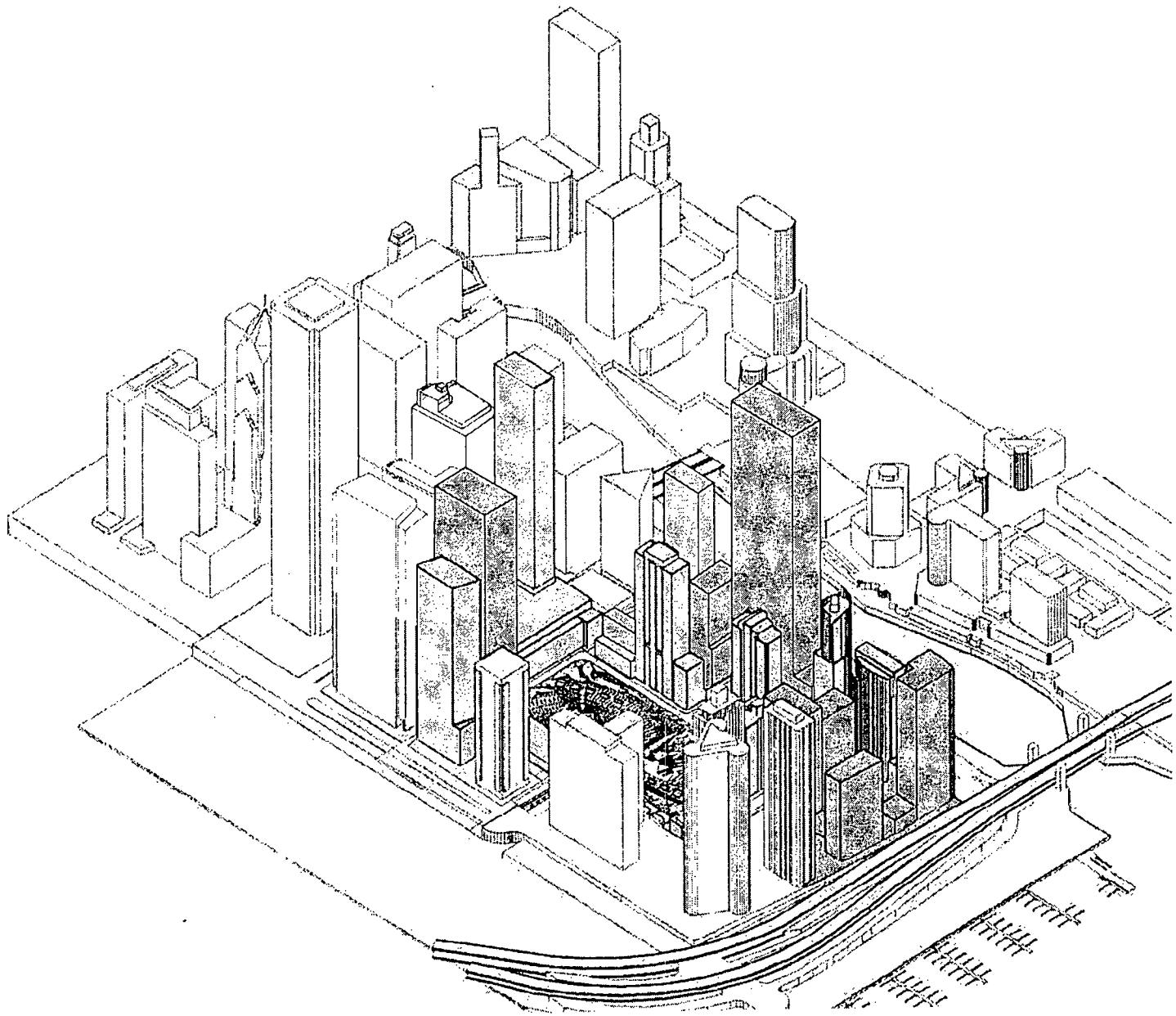
Maximum Building Envelope
View From the Southeast



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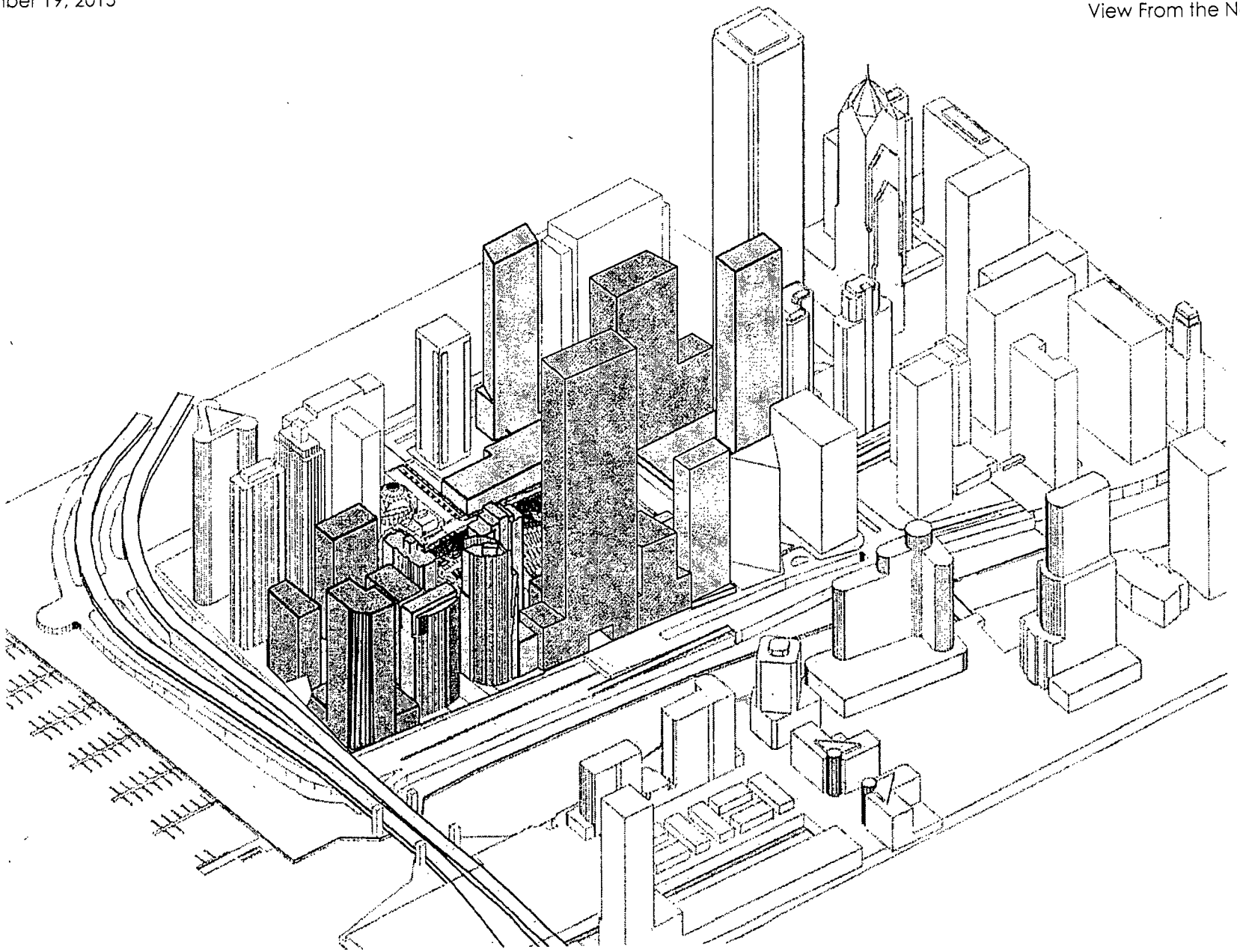
Maximum Building Envelope
View From the Northeast



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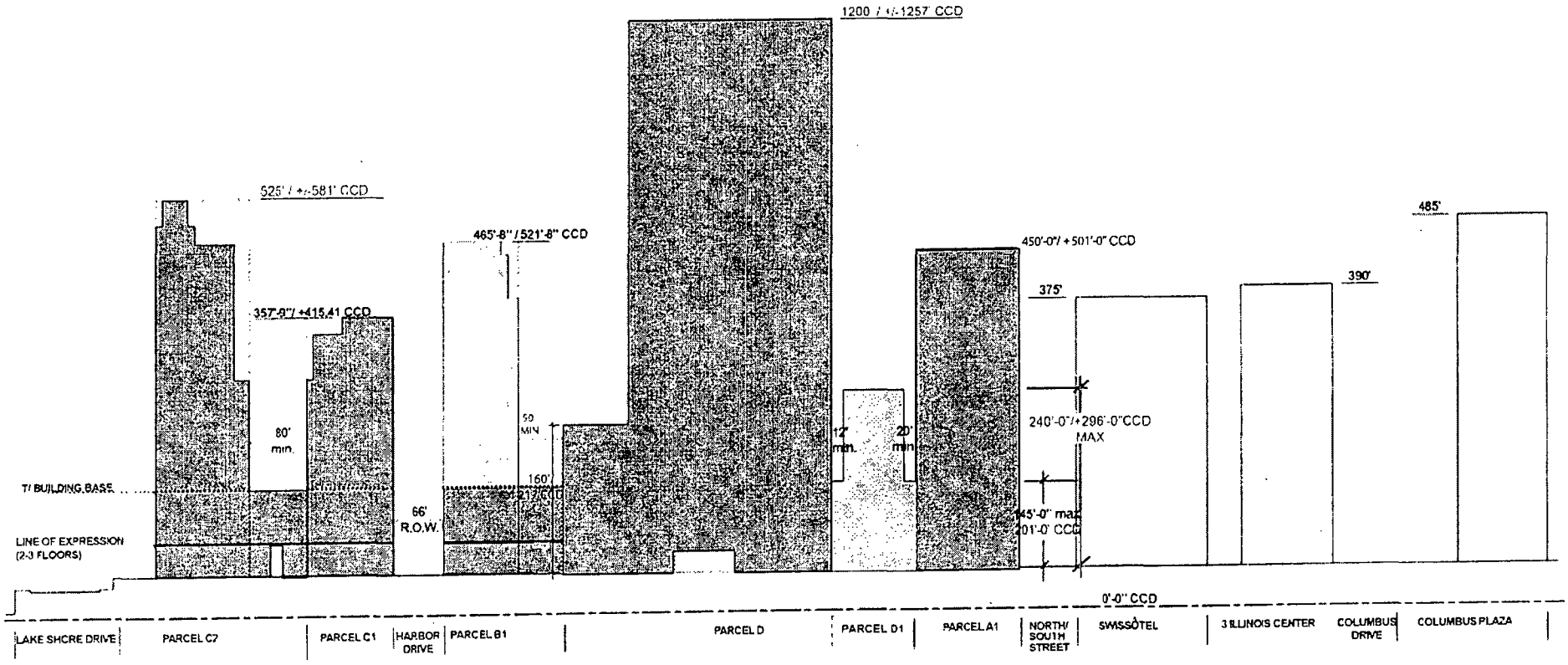
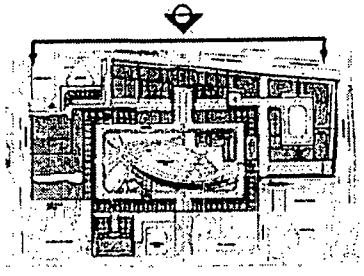
November 19, 2015

Illustrative Elevation
Wacker Drive





NOTE: These plans are diagrammatic in nature and are only intended to show approximate locations.

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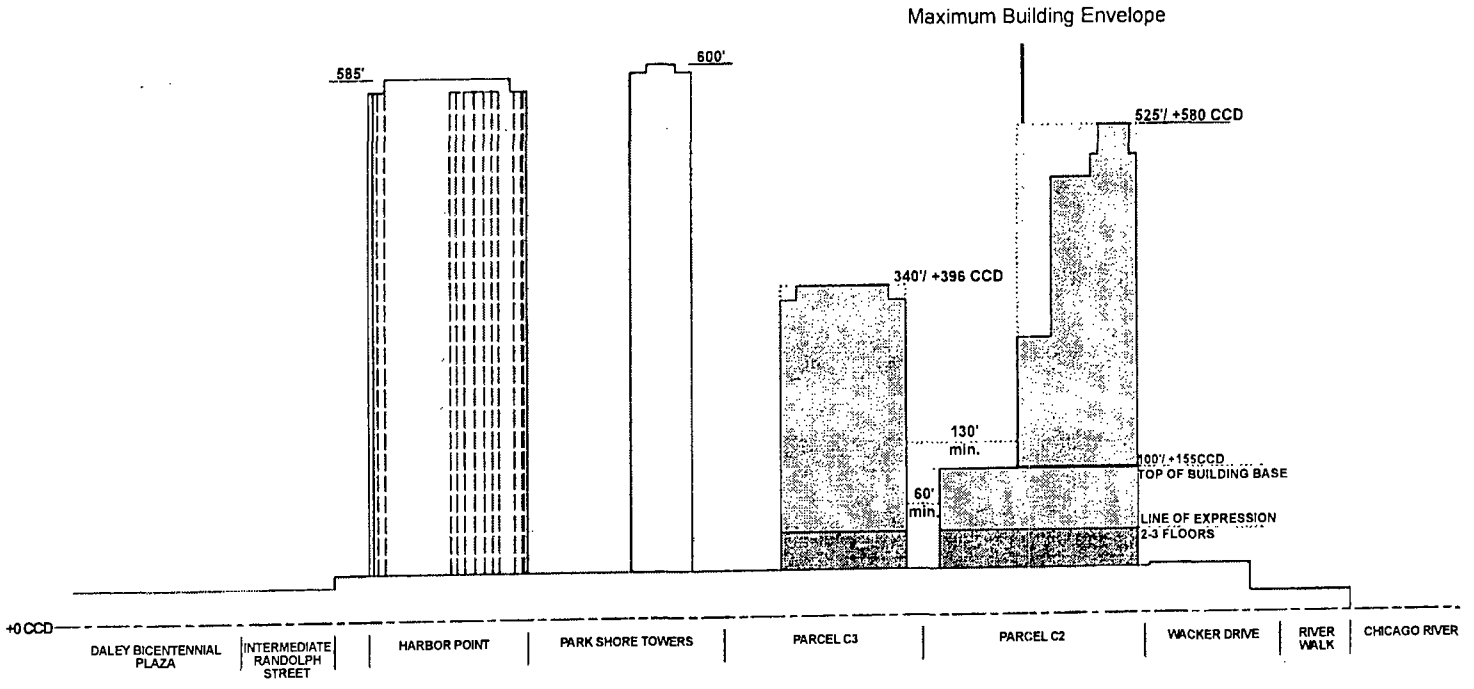
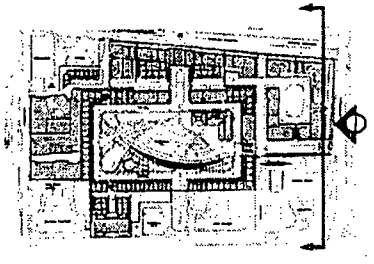
Illustrative Elevation
Lakeshore Drive





NOTE These plans are diagrammatic in nature and are only intended to show approximate locations.

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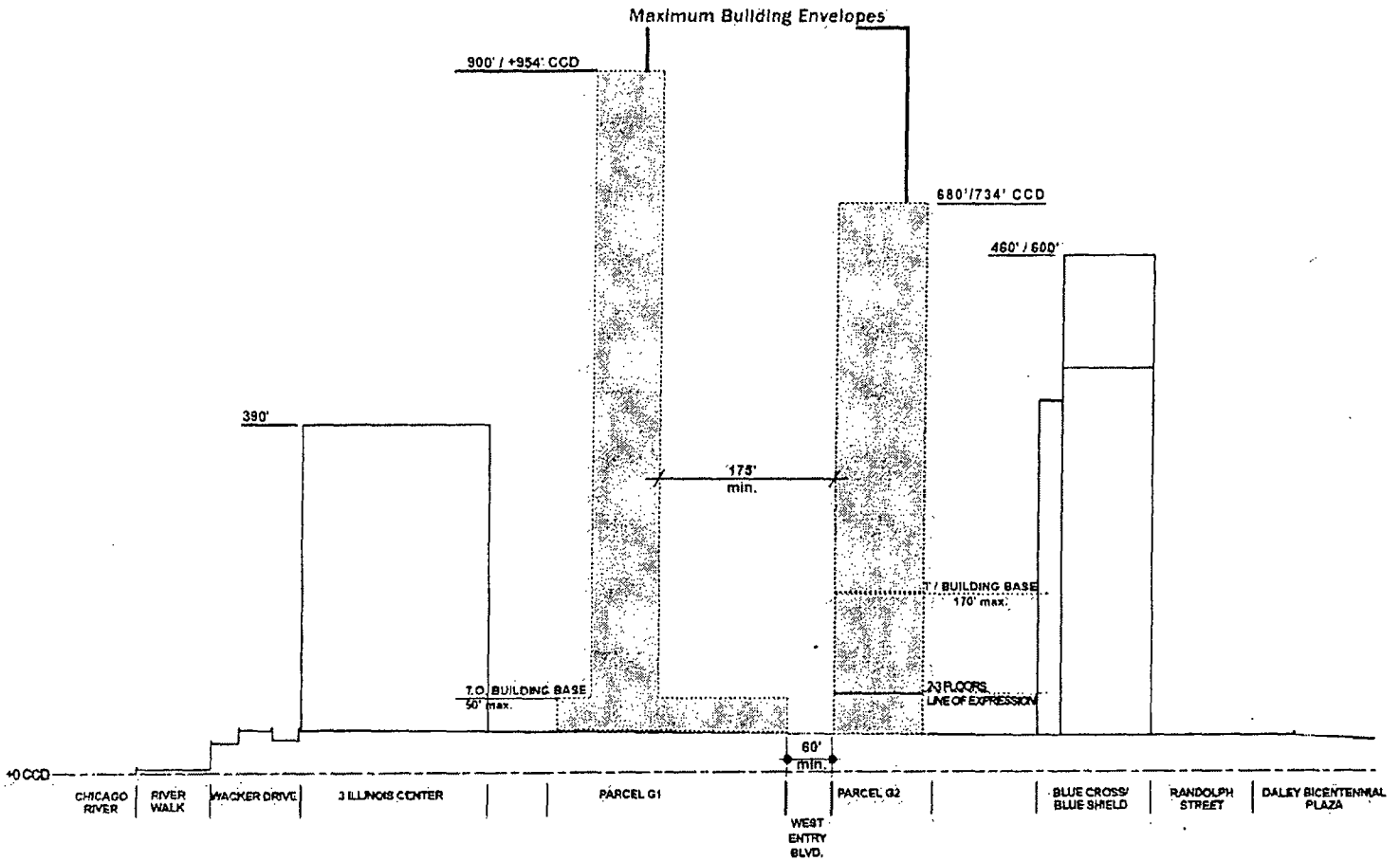
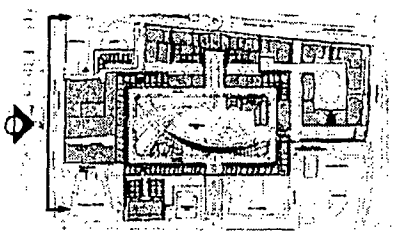
Illustrative Elevation
Columbus Drive



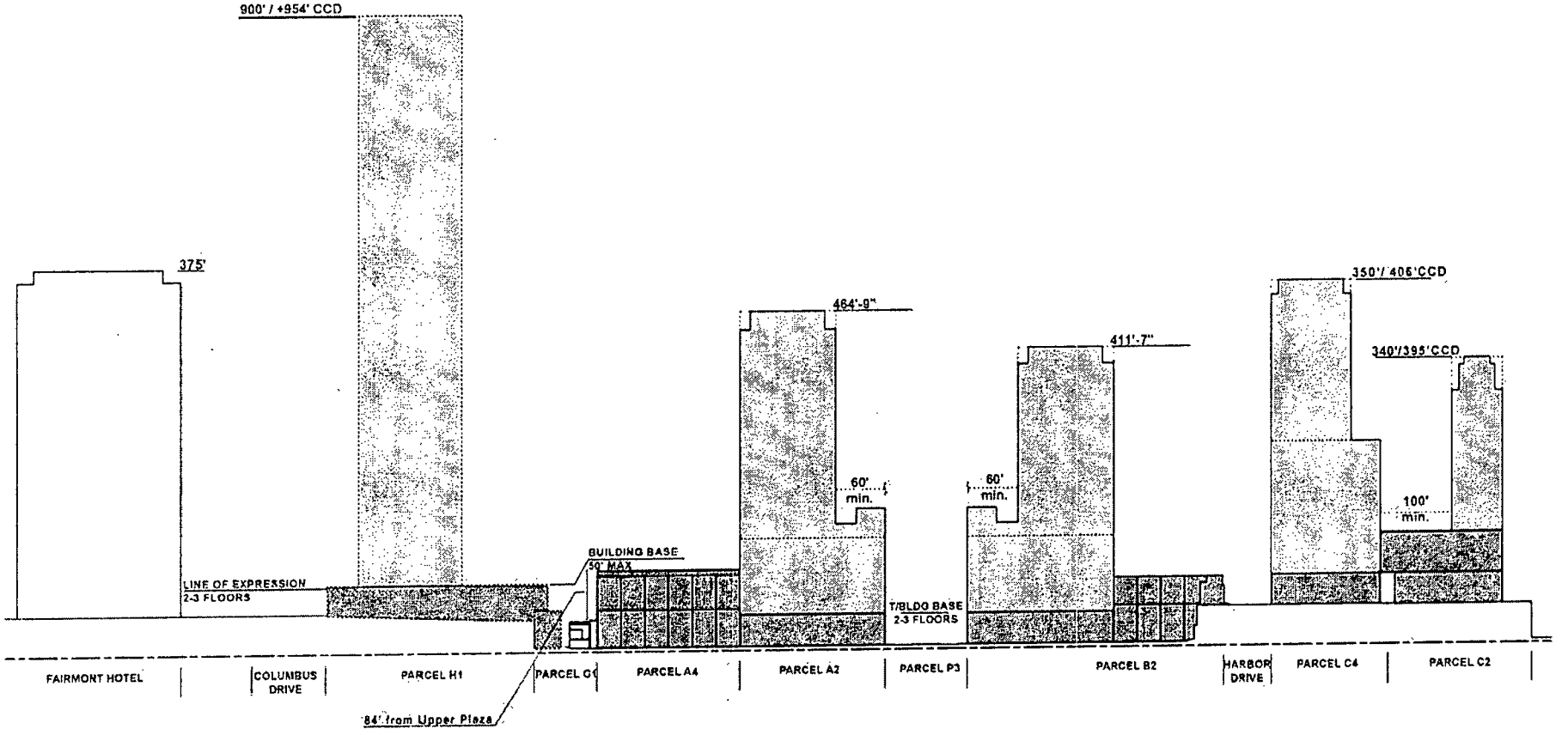


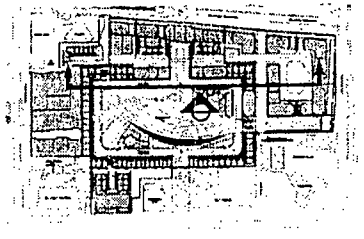
NOTE: These sections are diagrammatic in nature and are only intended to show approximate locations.

FINAL FOR PUBLICATION

November 19, 2015

Illustrative Elevation
East / West Section:
View Looking North





NOTE: These sections are diagrammatic in nature and are only intended to show approximate locations

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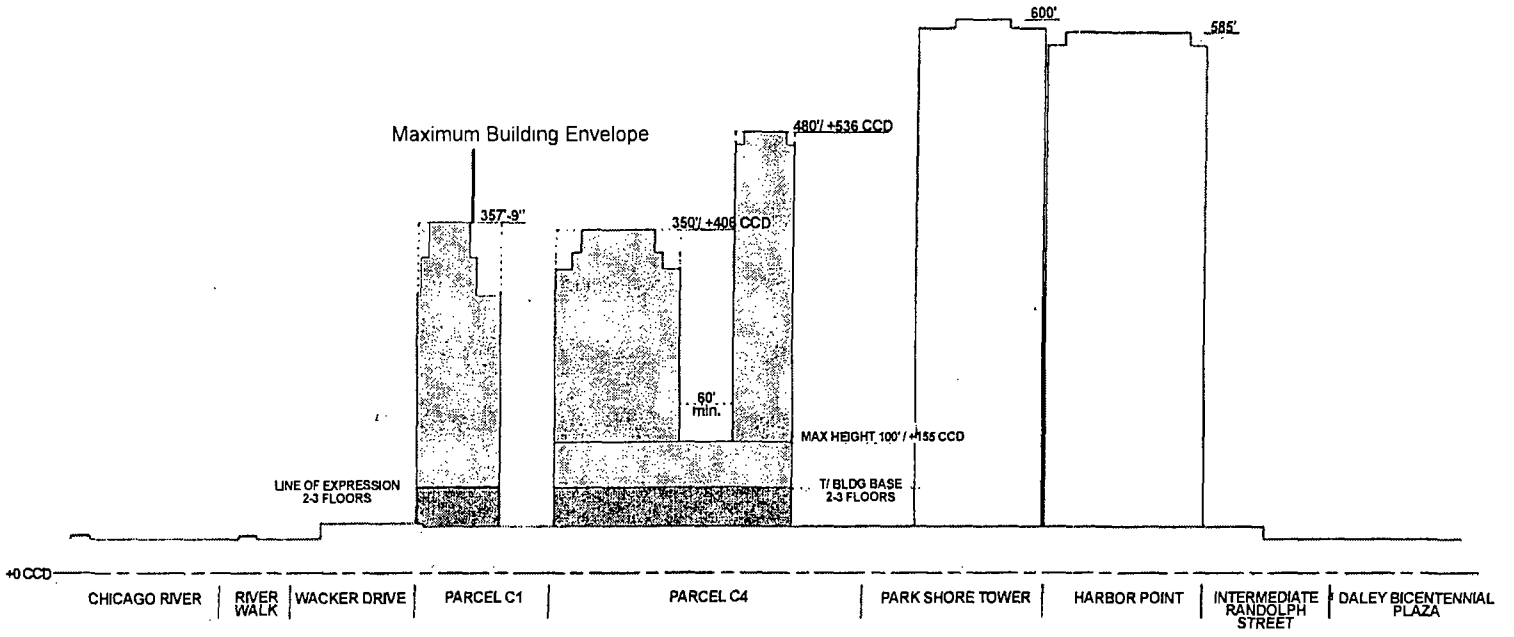
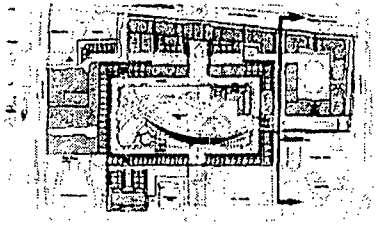
November 19, 2015

Illustrative Elevation
Harbor Drive:
View Looking East

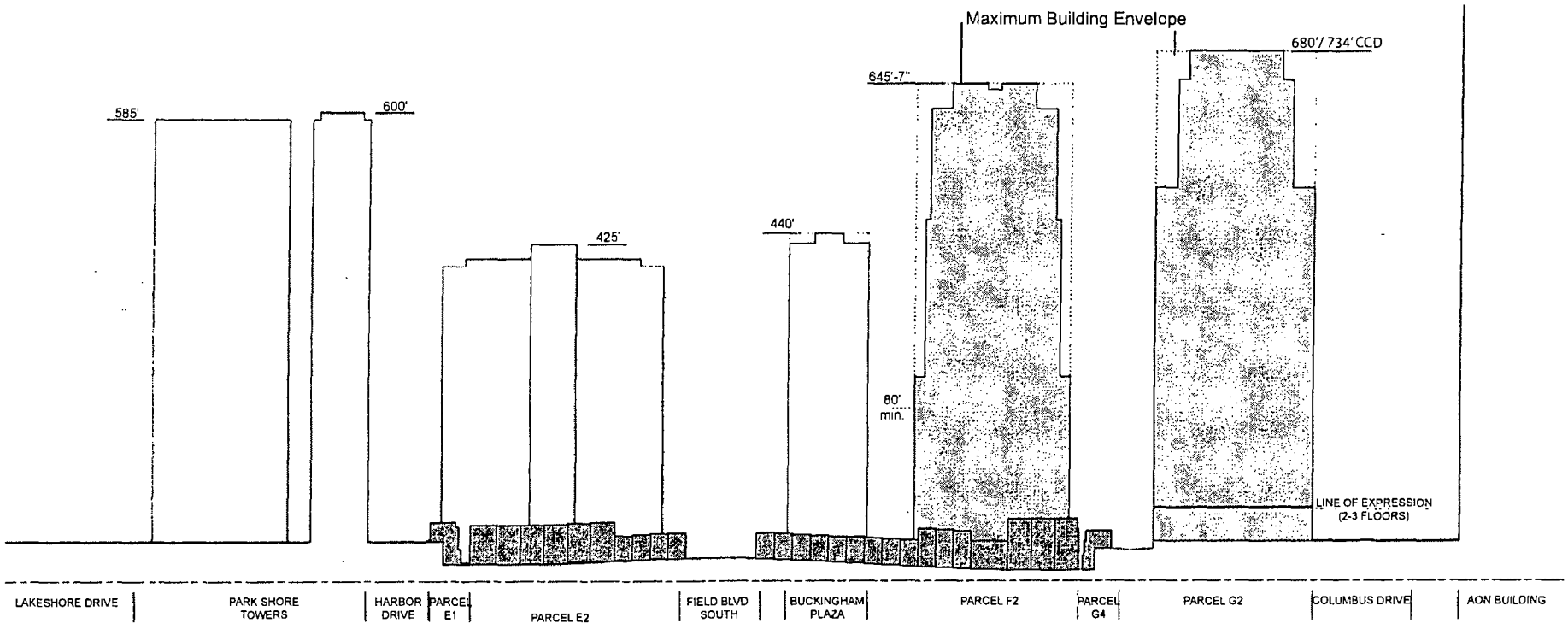


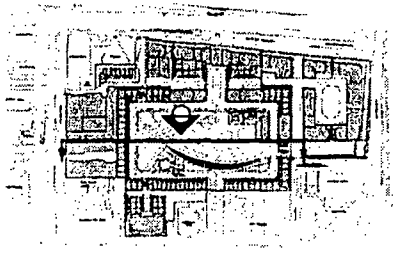


NOTE These sections are diagrammatic in nature and are only intended to show approximate locations.

FINAL FOR PUBLICATION

Illustrative Elevation
Neighborhood Park - View South



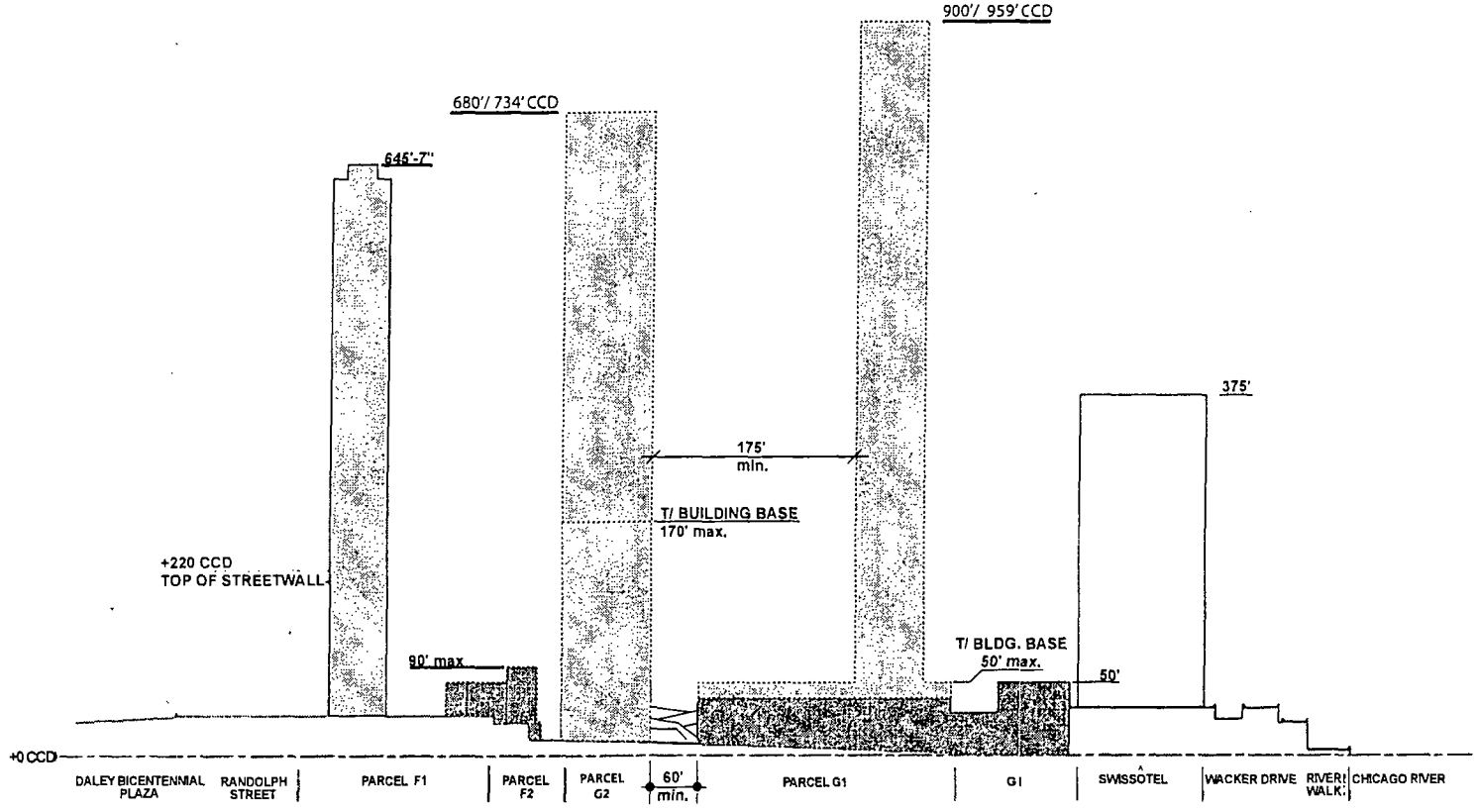


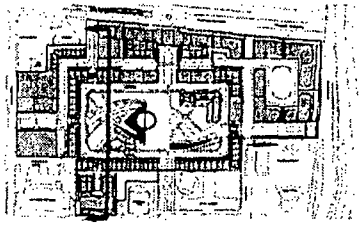
NOTE These sections are diagrammatic in nature and are only intended to show approximate locations.

FINAL FOR PUBLICATION

November 19, 2015

Illustrative Elevation
North / South Section:
View Looking West



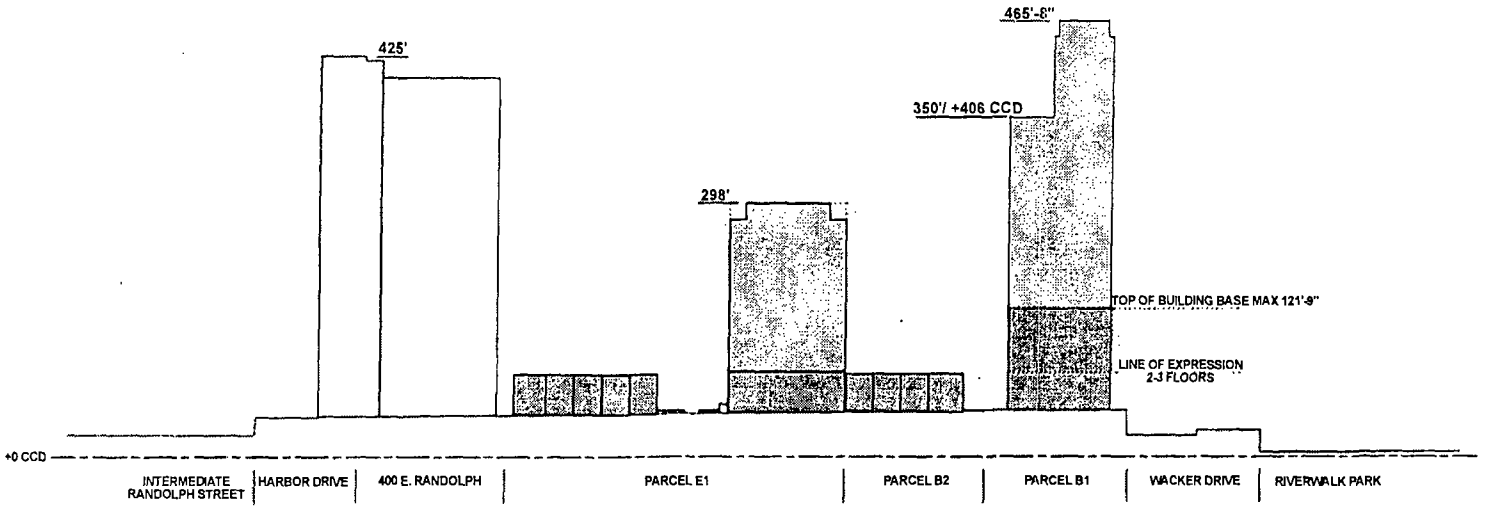


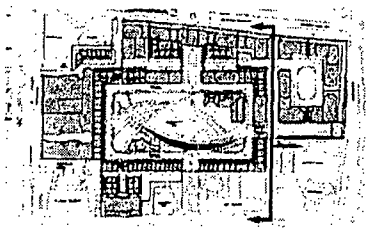
NOTE. These sections are diagrammatic in nature and are only intended to show approximate locations.

FINAL FOR PUBLICATION

November 19, 2015

Illustrative Elevation
Harbor Drive:
View Looking West

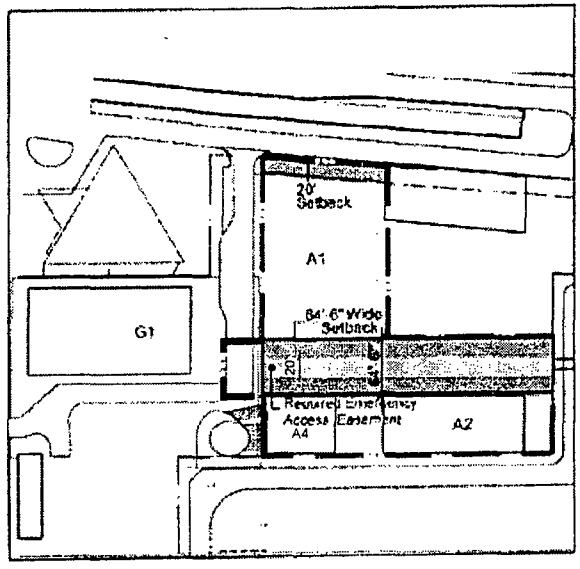




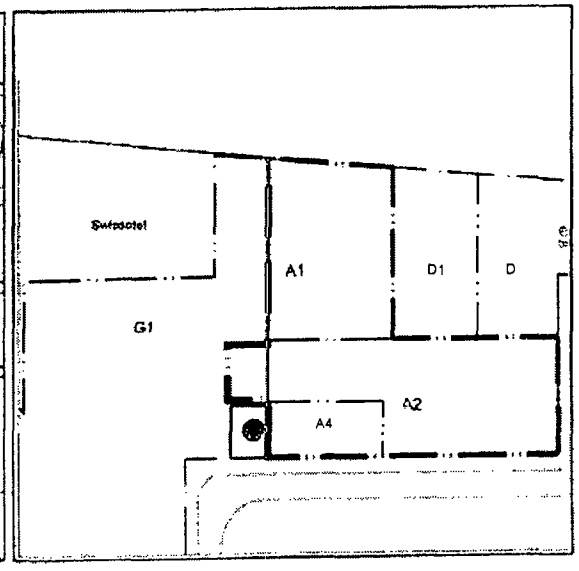
NOTE. These sections are diagrammatic in nature and are only intended to show approximate locations.

FINAL FOR PUBLICATION

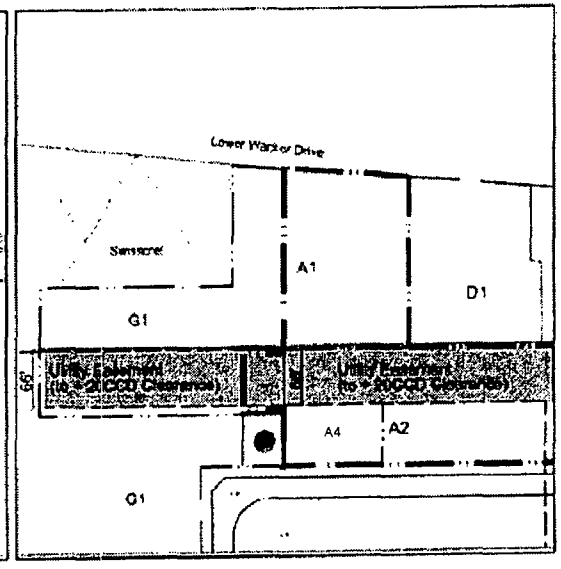
UPPER LEVEL - PARCEL A

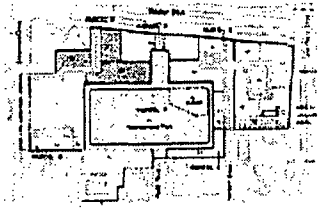


INTERMEDIATE LEVEL - PARCEL A



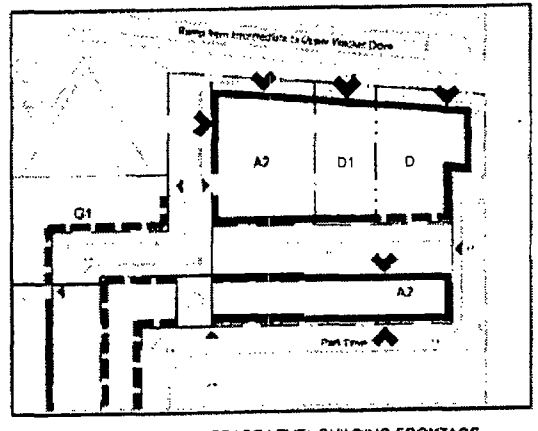
LOWER LEVEL - PARCEL A





FRONTAGE AND ACCESS AT PERCEIVED GRADE LEVEL

- Building Frontage - Townhouse
- Building Frontage - Midrise & Highrise
- Preferred Lobby Entry - Midrise & Highrise
- Preferred Parking Access

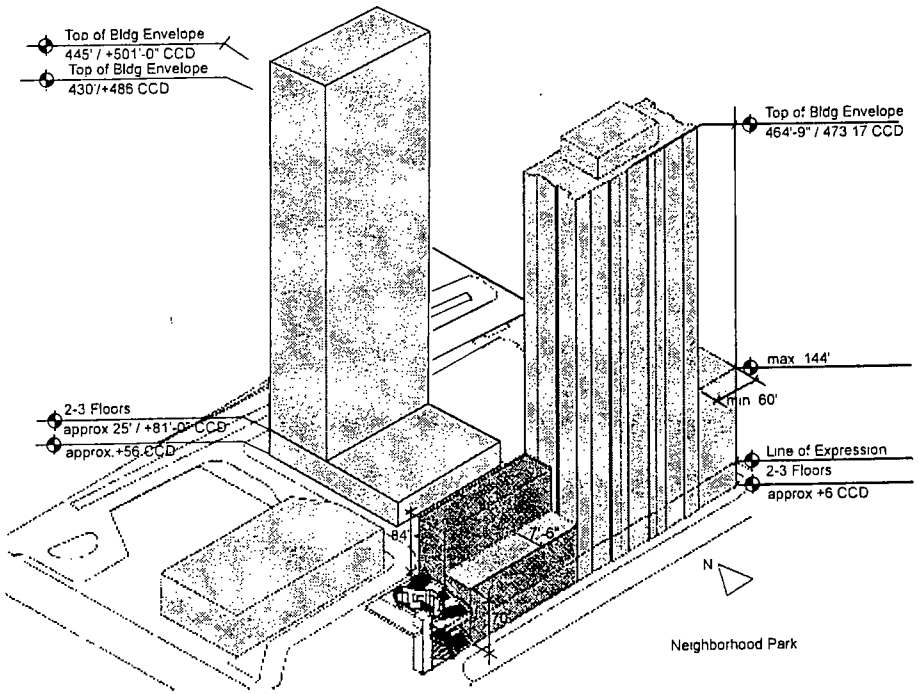


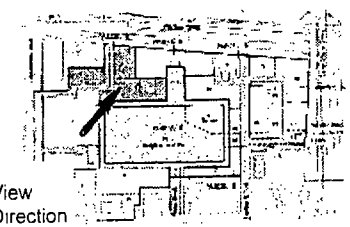
PARCEL A - GRADE LEVEL BUILDING FRONTAGE AND PREFERRED ACCESS PLAN

NOTE: These plans are diagrammatic in nature and are only intended to show suggested, not required locations for building frontage, lobby entries and parking access.

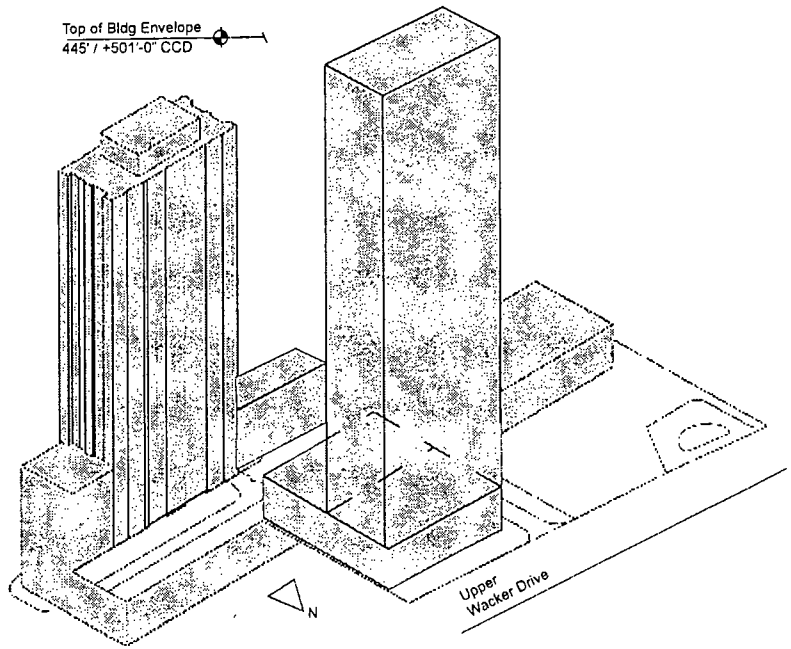
FINAL FOR PUBLICATION

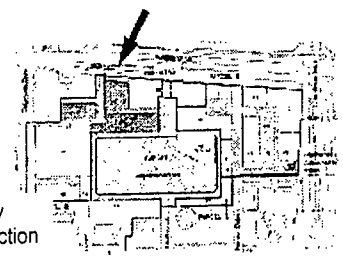
Maximum Building Envelope - Parcel A





View Direction

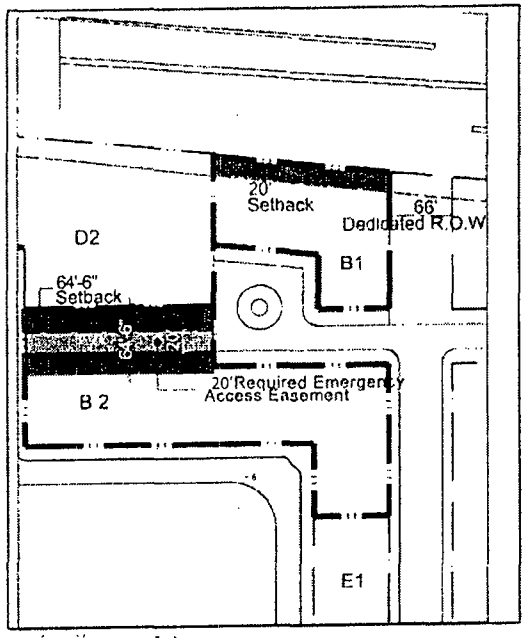




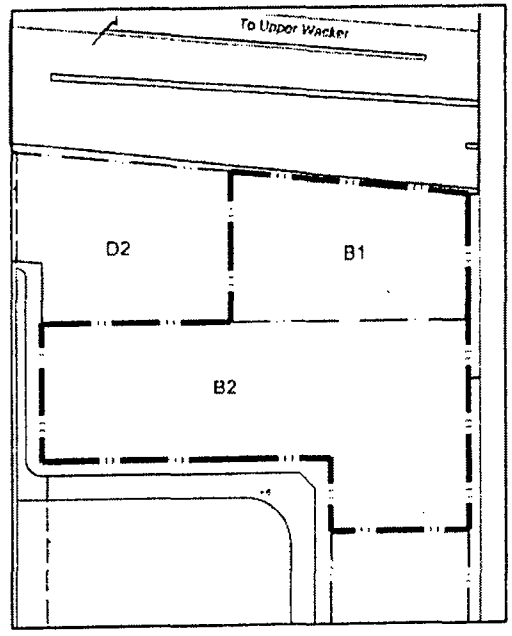
View Direction

FINAL FOR PUBLICATION

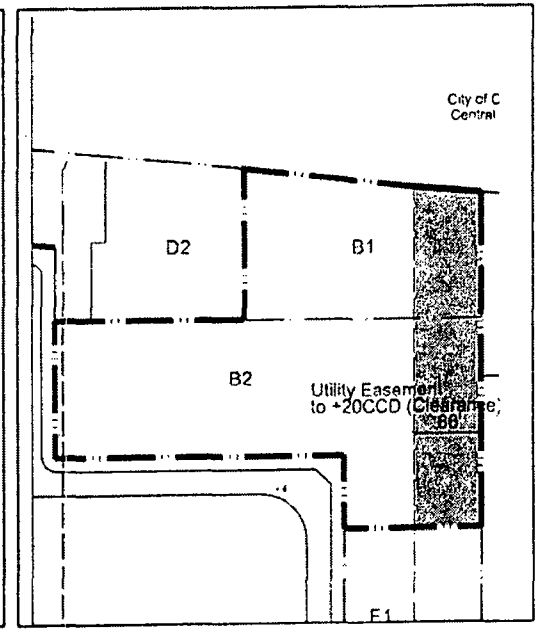
UPPER LEVEL - PARCEL B

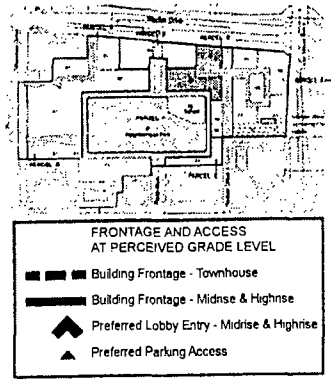


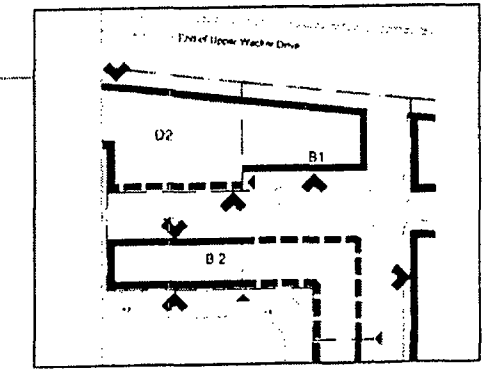
INTERMEDIATE LEVEL - PARCEL B



LOWER LEVEL - PARCEL B







PARCEL B - GRADE LEVEL BUILDING FRONTAGE
AND PREFERRED ACCESS PLAN

Net Site Area (Approx)	Upper	Intermediate	Lower
B1	17,493	33,177	22,246
B2	30,095	65,713	52,706

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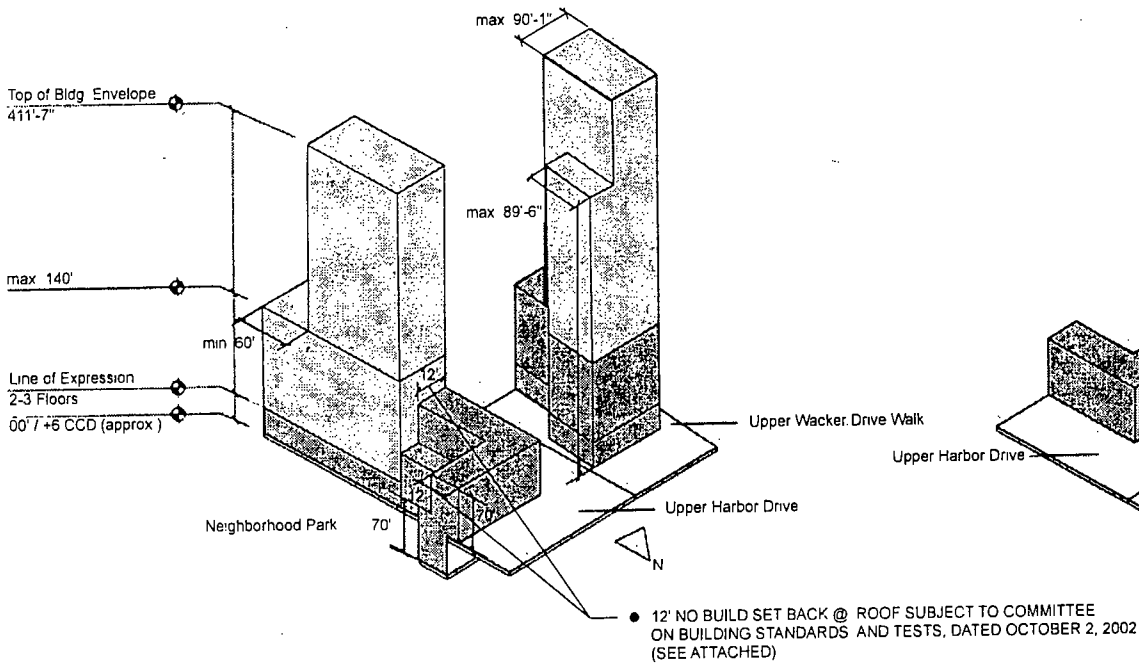
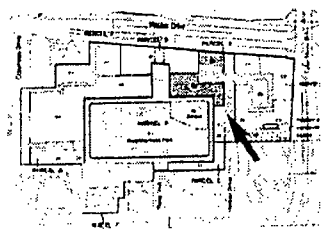
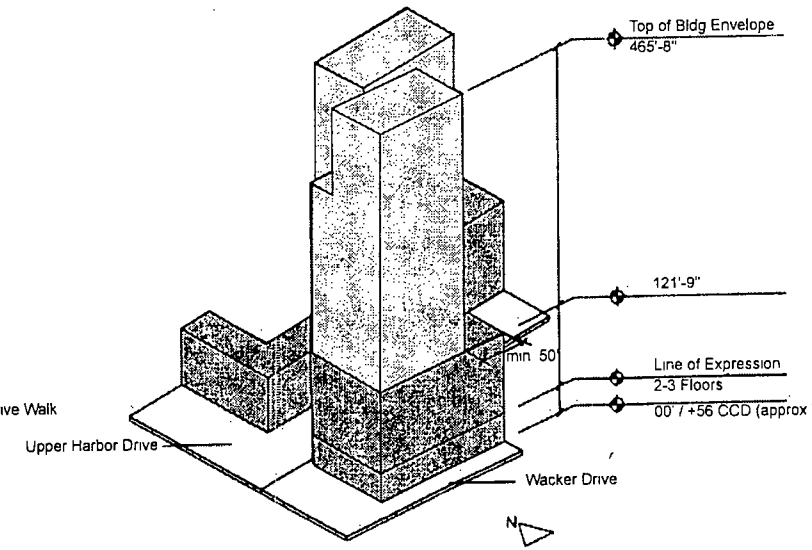
NOTE: These plans are diagrammatic in nature and are only intended to show suggested, not required locations for building frontage, lobby entries and parking access.

Maximum Building Envelope - Parcel B

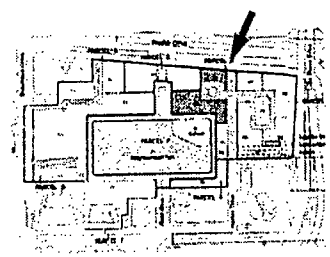




View Direction

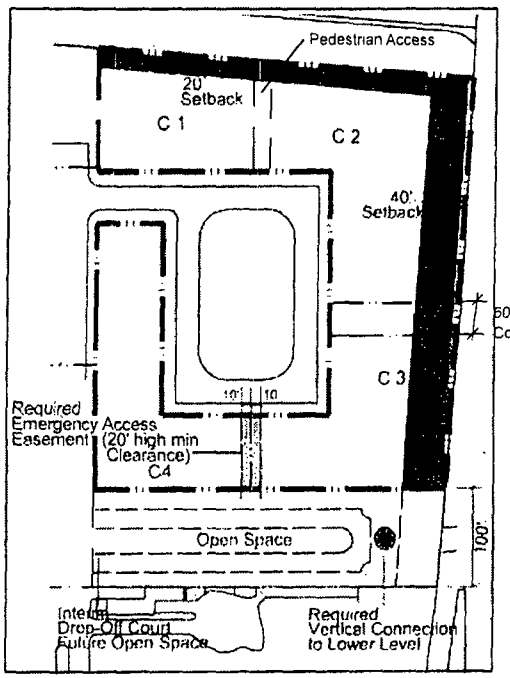


View Direction

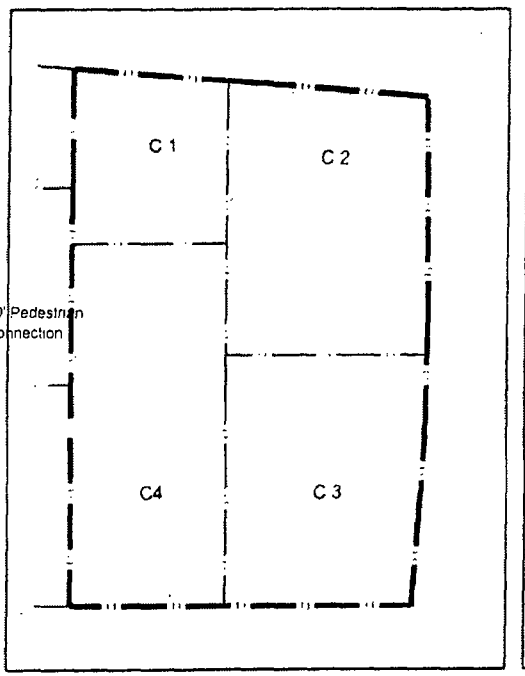


FINAL FOR PUBLICATION

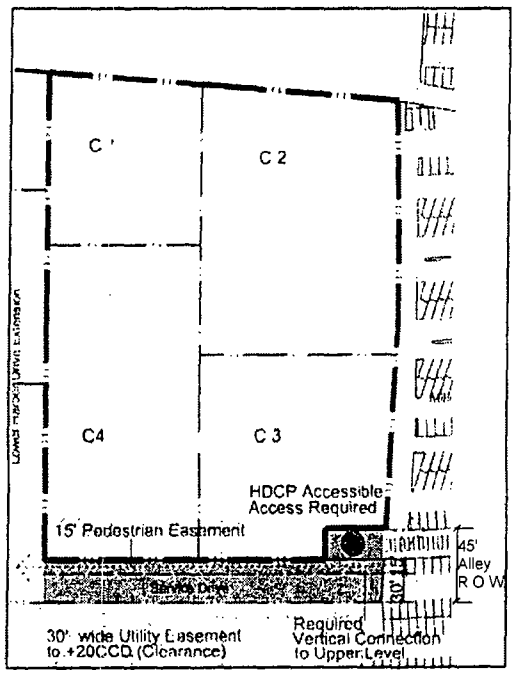
UPPER LEVEL - PARCEL C

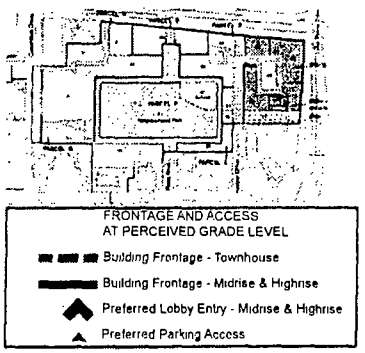


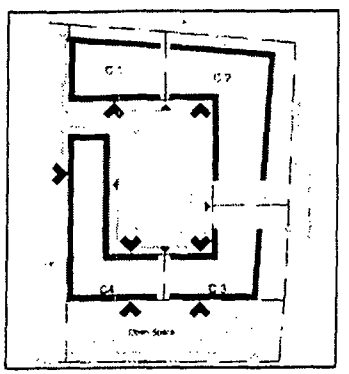
INTERMEDIATE LEVEL - PARCEL C



LOWER LEVEL - PARCEL C







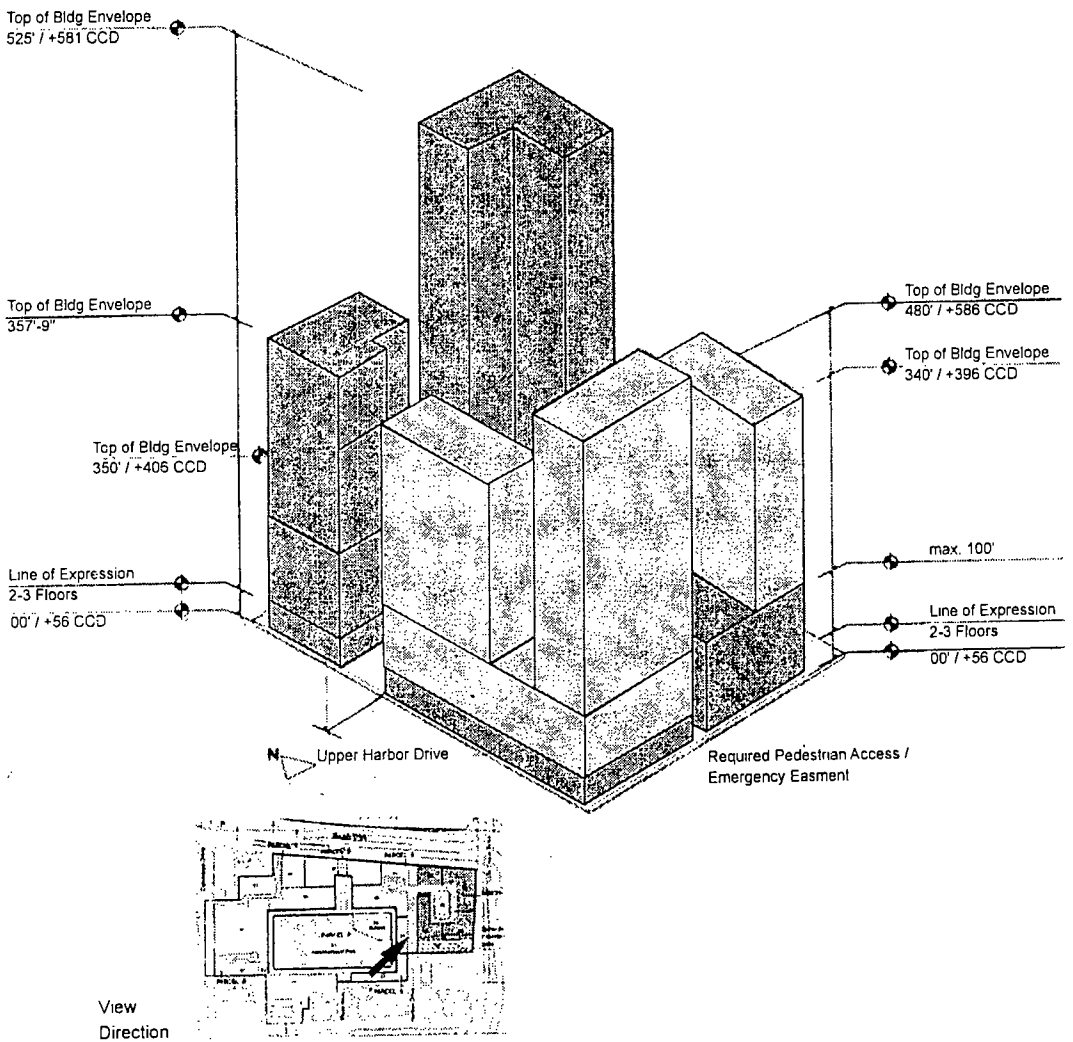
PARCEL C - GRADE LEVEL BUILDING FRONTAGE AND PREFERRED ACCESS PLAN

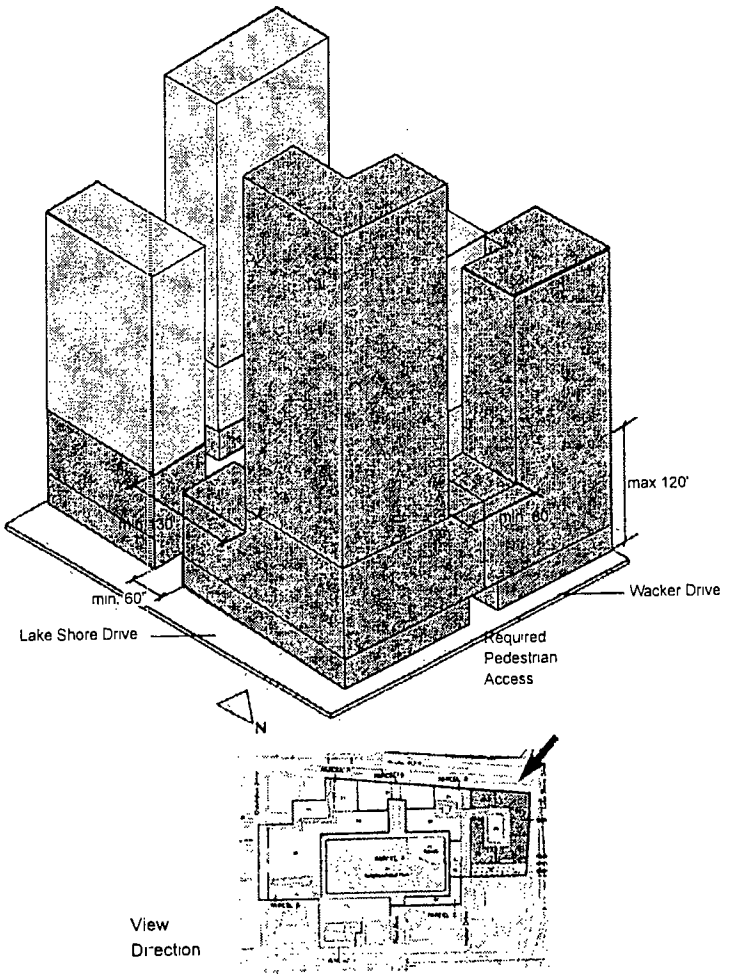
Net Site Area (Approx. Sq Ft.)	Upper	Intermediate	Lower
C1	15,751	29,737	29,717
C2	30,387	58,750	58,721
C3	20,855	48,260	43,777
C4	26,826	60,393	52,908

NOTE These plans are diagrammatic in nature and are only intended to show suggested, not required locations for building frontage, lobby entries and parking access.

FINAL FOR PUBLICATION

Maximum Building Envelope - Parcel C

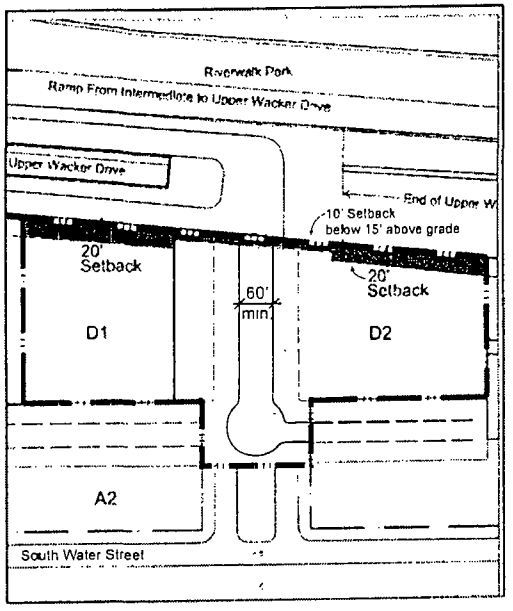




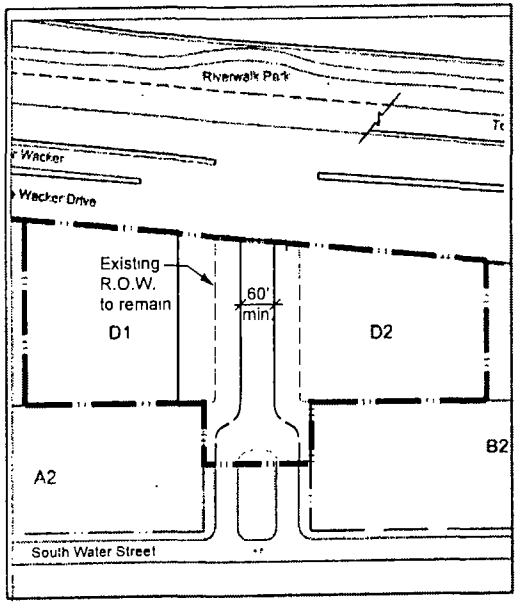
FINAL FOR PUBLICATION

Parcel Design Criteria - Parcel D

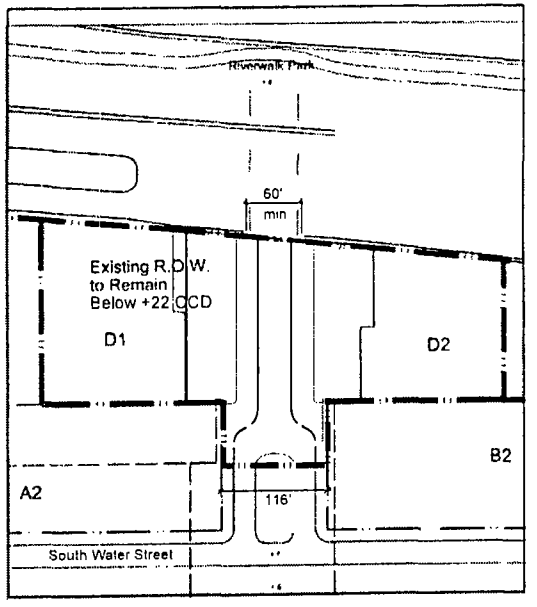
UPPER LEVEL - PARCEL D

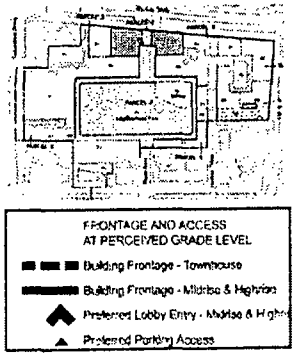


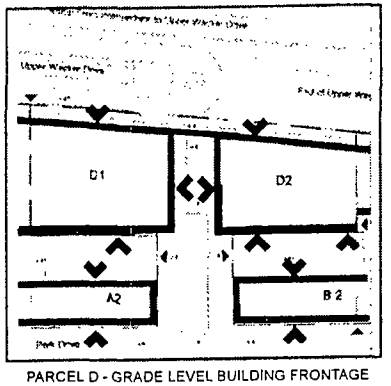
INTERMEDIATE LEVEL - PARCEL D



LOWER LEVEL - PARCEL D







PARCEL D - GRADE LEVEL BUILDING FRONTAGE
AND PREFERRED ACCESS PLAN

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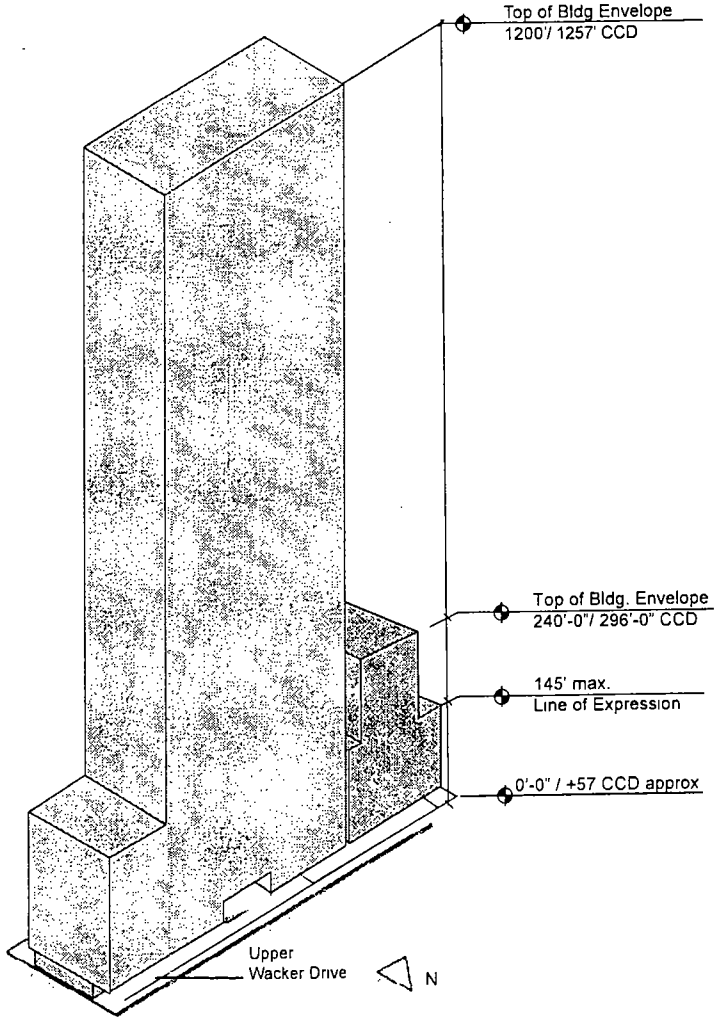
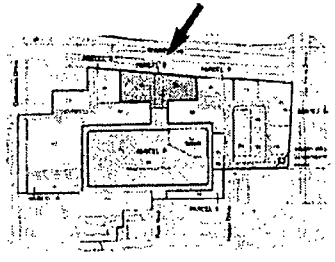
FINAL FOR PUBLICATION

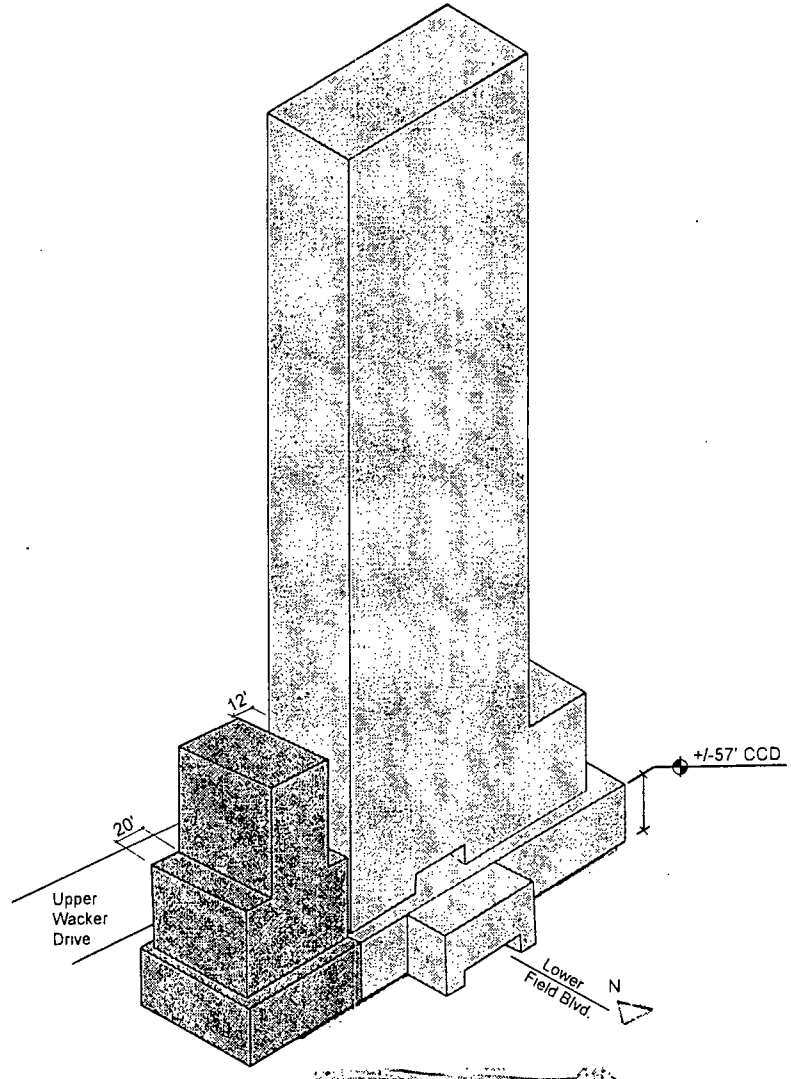
November 19, 2015

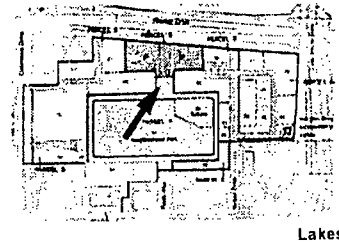
Maximum Building Envelope - Parcel D





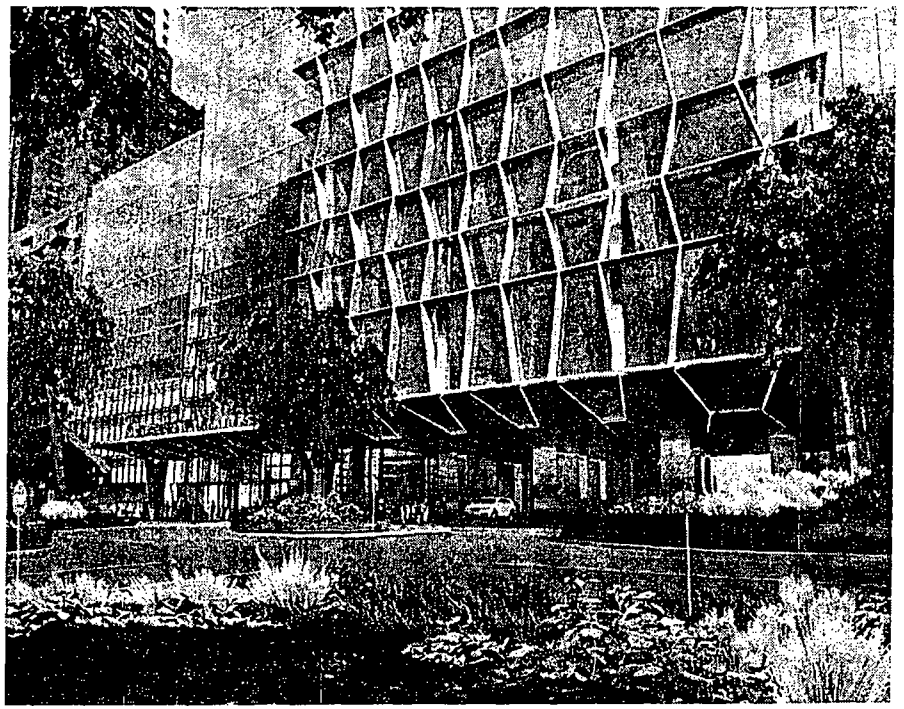
View
Direction





View
Direction

FINAL FOR PUBLICATION

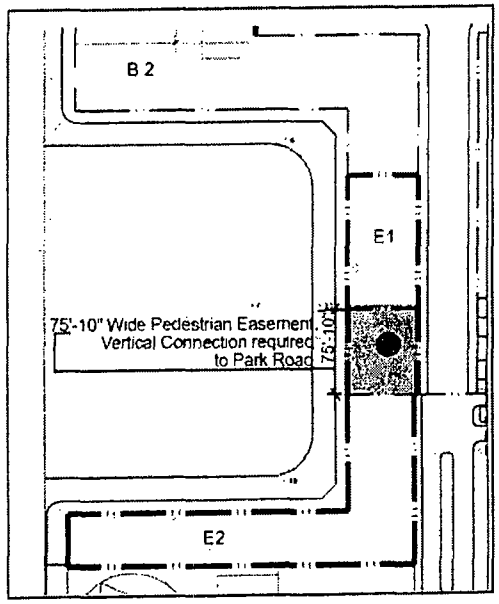


Opening - Parcel D

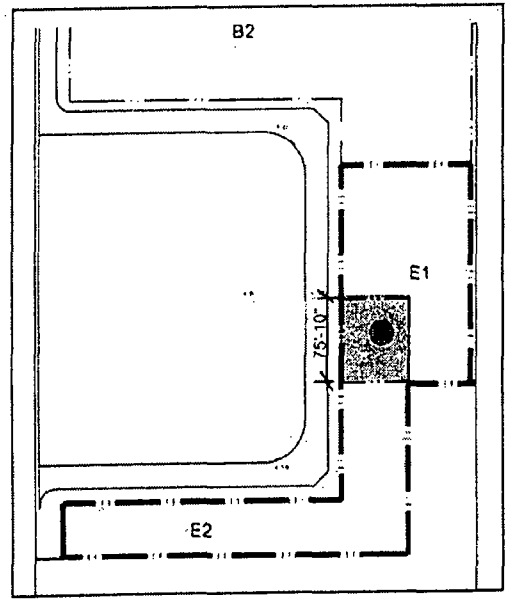
- Parcel D is intended to create a public 'Gateway" into Lakeshore East This also provides a visual connection to the Riverfront from the neighborhood park.
- The building spanning Field Blvd North is required to architecturally clad the existing structure of Upper and Intermediate level Wacker Drive within the opening.
- Proposed cladding solutions shall be reviewed and approved by the Department of Planning and Development, CDOT, and IDOT

FINAL FOR PUBLICATION

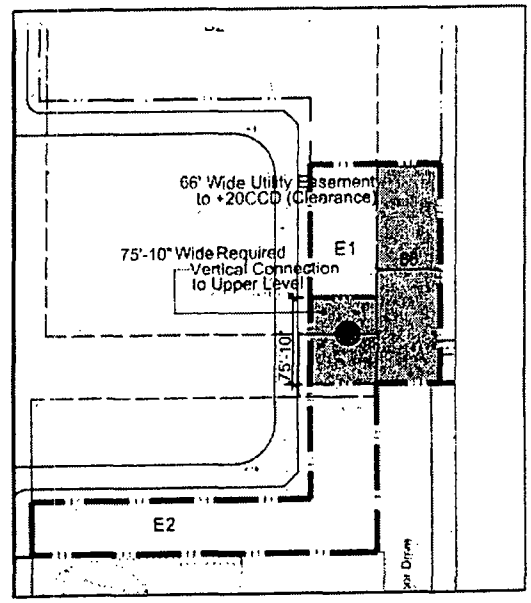
UPPER LEVEL - PARCEL E

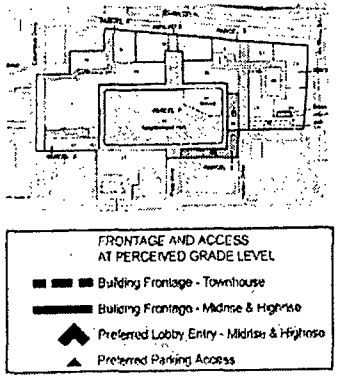


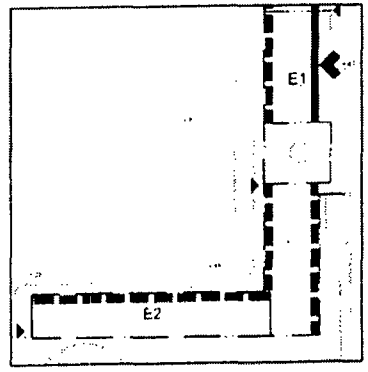
INTERMEDIATE LEVEL - PARCEL E



LOWER LEVEL - PARCEL E





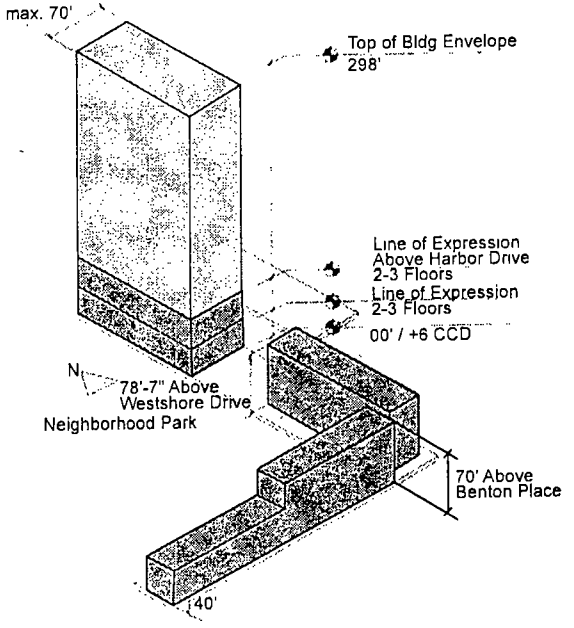


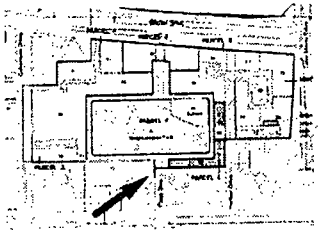
PARCEL E - GRADE LEVEL BUILDING FRONTAGE
AND PREFERRED ACCESS PLAN

NOTE: These plans are diagrammatic in nature and are only intended to show suggested, not required locations for building frontage, lobby entries and parking access.

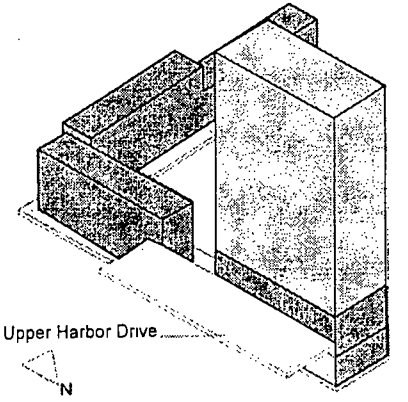
FINAL FOR PUBLICATION

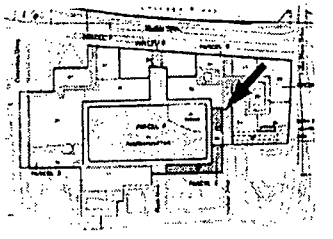
Maximum Building Envelope - Parcel E





View
Direction

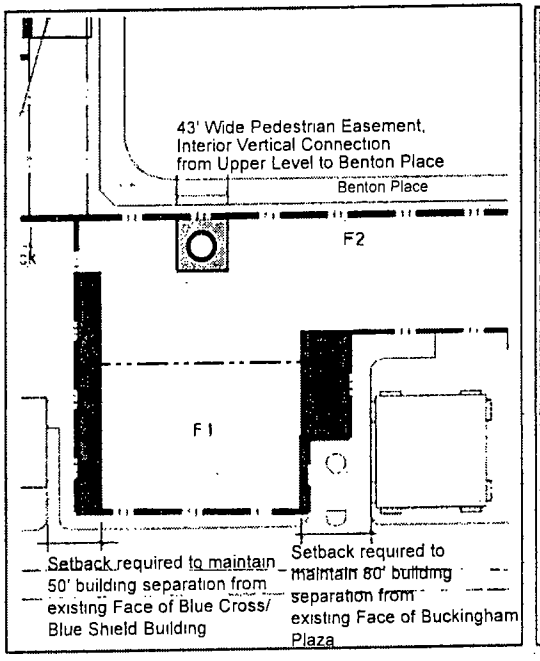




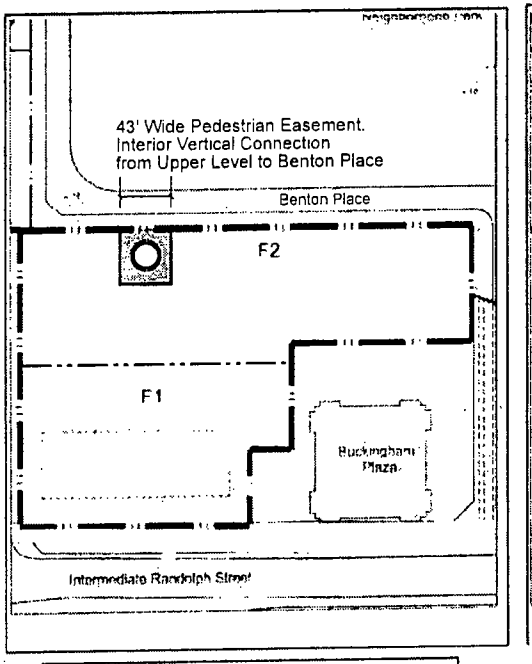
View
Direction

FINAL FOR PUBLICATION

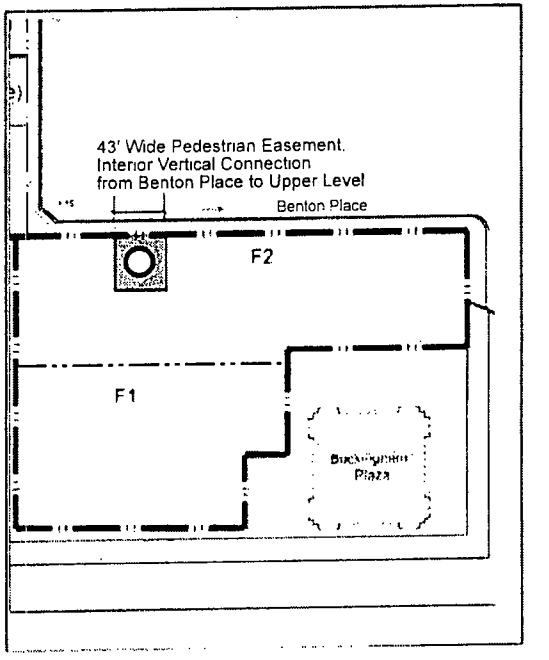
UPPER LEVEL - PARCEL F

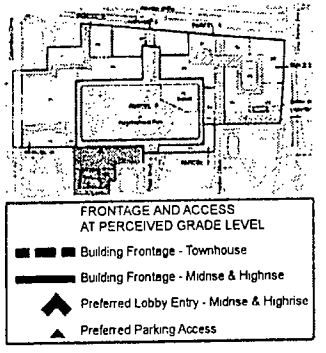


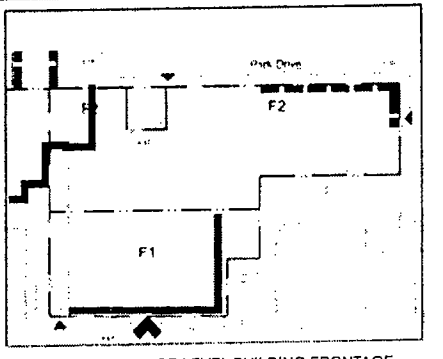
INTERMEDIATE LEVEL - PARCEL F



LOWER LEVEL - PARCEL F





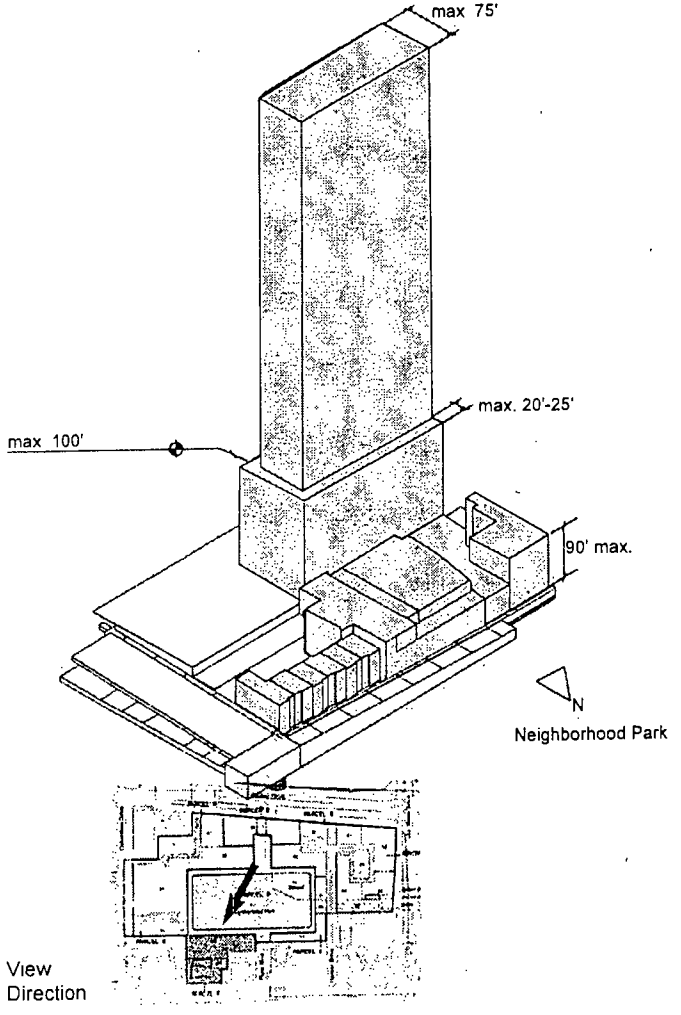


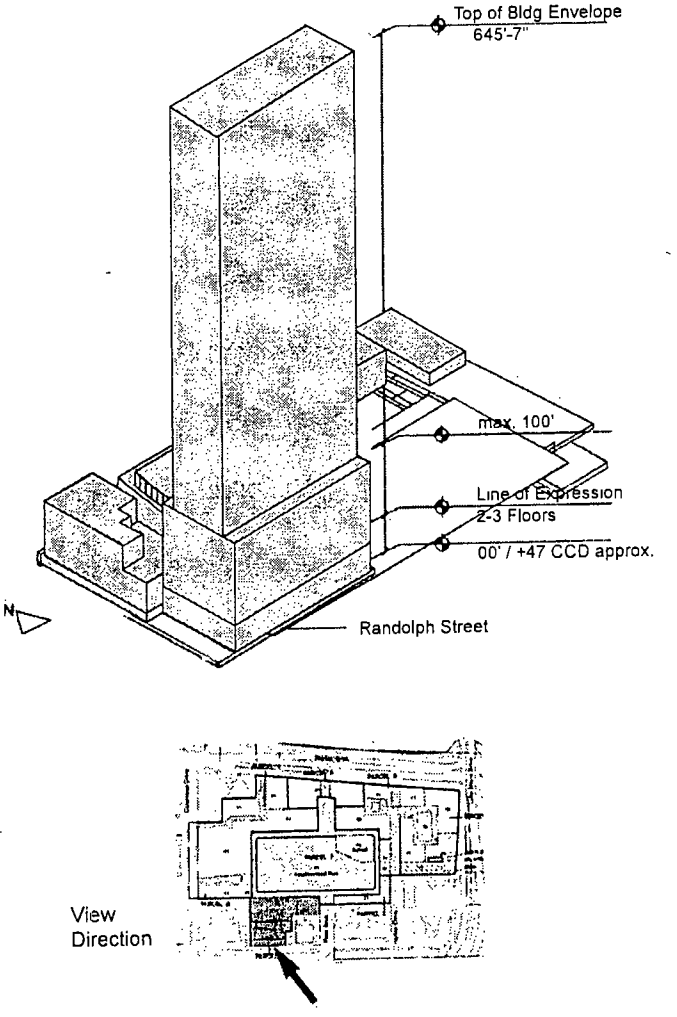
PARCEL F - GRADE LEVEL BUILDING FRONTAGE AND PREFERRED ACCESS PLAN

NOTE These plans are diagrammatic in nature and are only intended to show suggested, not required locations for building frontage, lobby entries and parking access.

FINAL FOR PUBLICATION

Maximum Building Envelope - Parcel F





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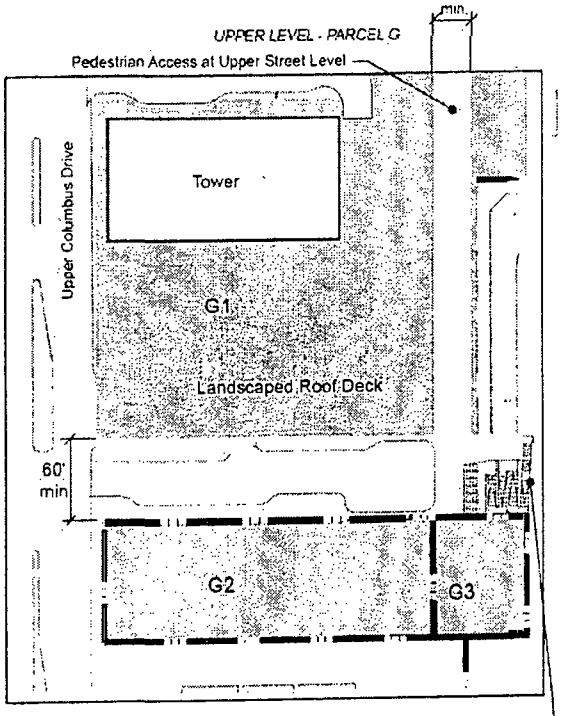
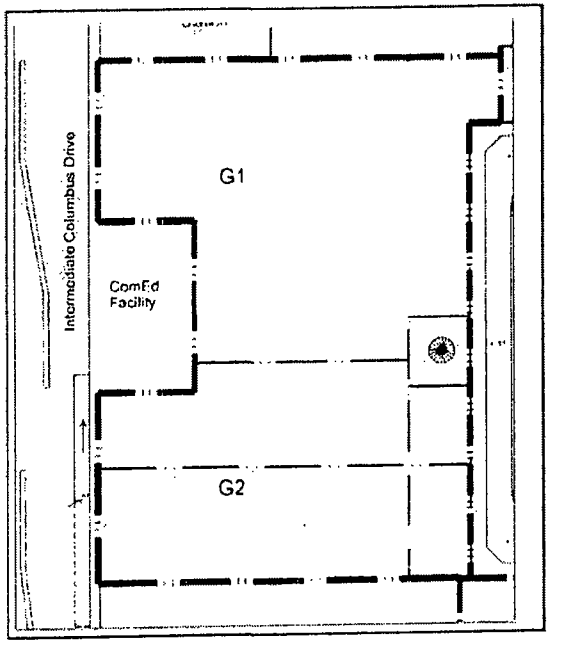
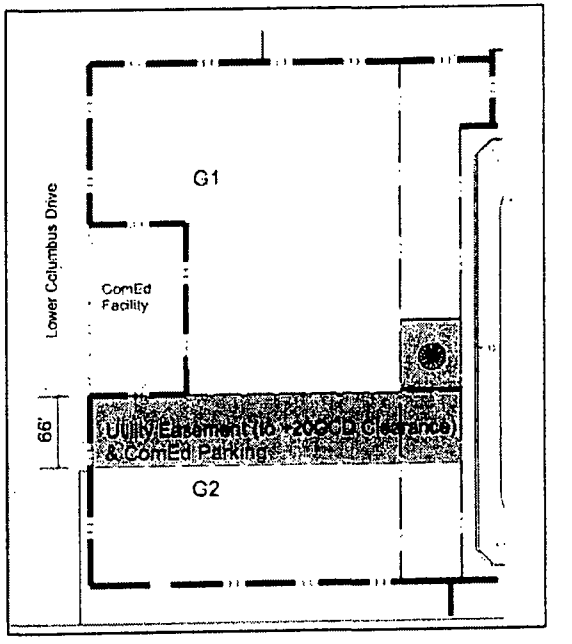
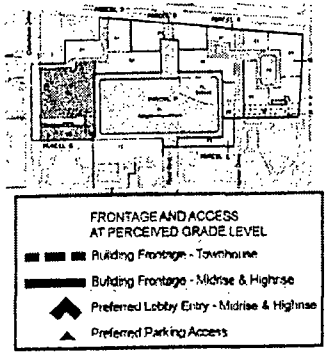
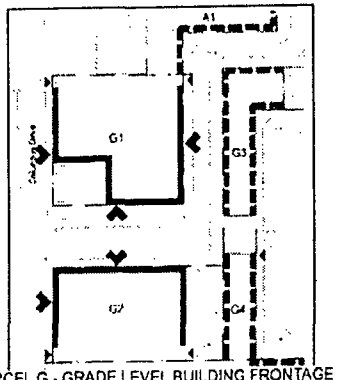






Public Access Vertical Connection to Park Drive





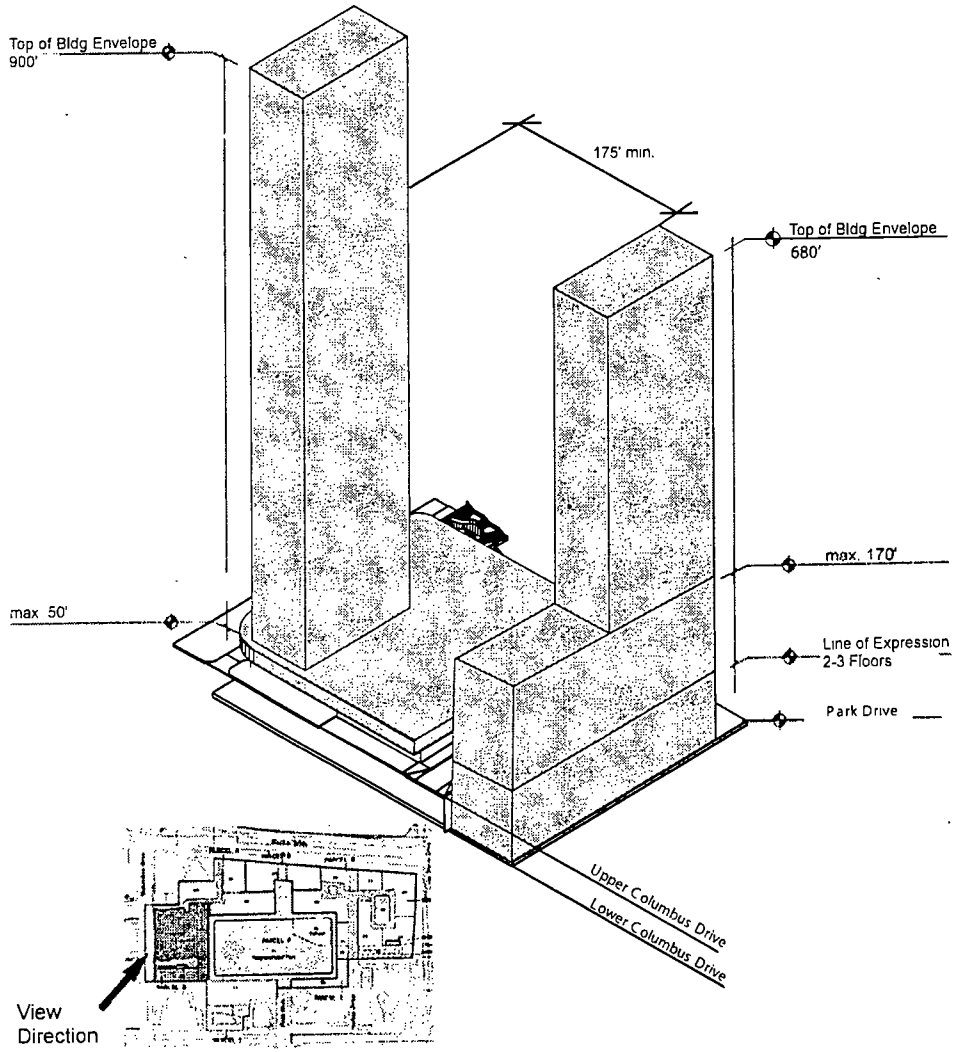
PARCEL G - GRADE LEVEL BUILDING FRONTAGE AND PREFERRED ACCESS PLAN

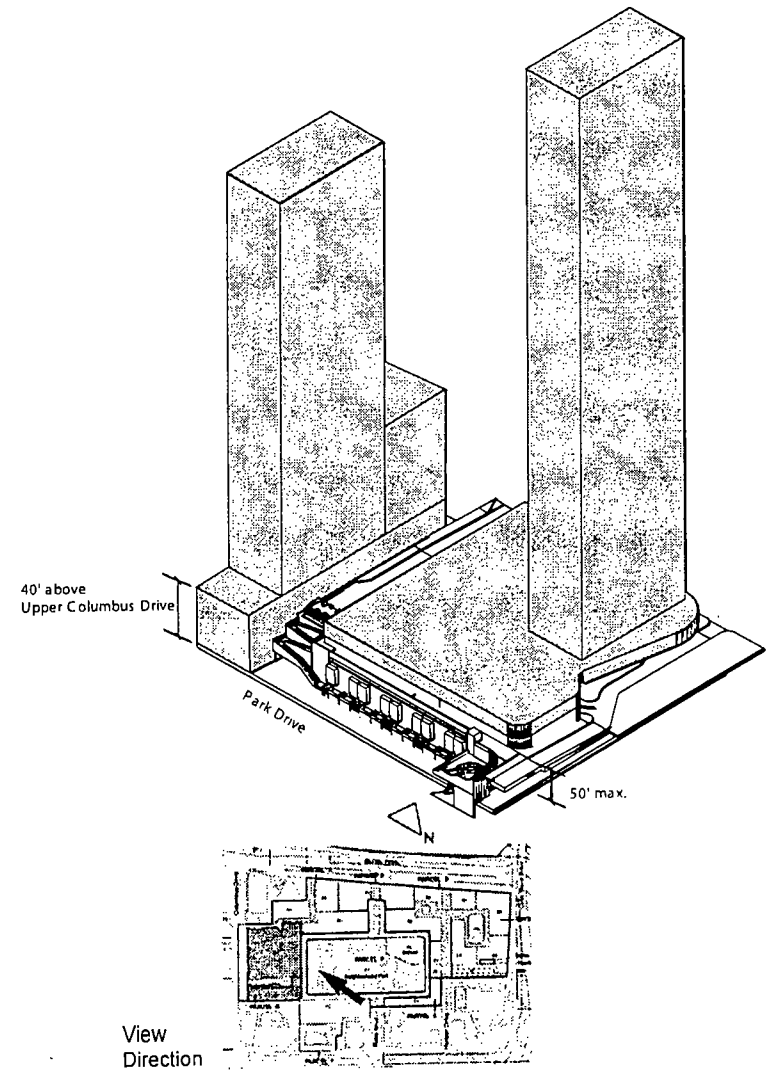
Net Site Area (Approx.)	Upper	Intermediate	Lower
G1	39,340	52,877	85,284
G2	32,344	66,226	33,945
G3	18,174	29,157	23,811

NOTE: These plans are diagrammatic in nature and are only intended to show suggested, not required locations for building frontage, lobby entries and parking access.

FINAL FOR PUBLICATION

Maximum Building Envelope - Parcel G





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REPORT
to the
CHICAGO PLAN COMMISSION
from the
DEPARTMENT OF PLANNING AND DEVELOPMENT
NOVEMBER 19, 2015

FOR APPROVAL: **PROPOSED 2015 AMENDMENT TO BUSINESS PLANNED DEVELOPMENT #70, AS AMENDED and,**

PROPOSED LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE APPLICATION NO. 649

APPLICANT: **LAKESHORE EAST, LLC**

LOCATION: **381-383 EAST WACKER DRIVE**

Pursuant to the provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, the Department of Planning and Development ("DPD") hereby submits this report and recommendation regarding a proposed 2015 Amendment to Residential-Business Planned Development #70, as amended, for your review and recommendation to the Chicago City Council. The application for the amendment to the Zoning Ordinance was introduced into the City Council on June 19, 2015.

DPD also submits for your review and approval proposed Lake Michigan and Chicago Lakefront Protection Ordinance Application No. 670 pursuant to Section 16-4-100 of the Lake Michigan and Chicago Lakefront Protection Ordinance. The subject site is located within the Private Use Zone. The lakefront application was filed with DPD June 10, 2015.

Proper legal notice of the public hearing for both the zoning application and lakefront application was published in the Chicago Sun-Times on November 4, 2015. The Applicant was separately notified of this hearing.

The Applicant intends to amend the Lakeshore East Master Plan and Design Standards associated with Subarea E of Residential-Business Planned Development #70 and to construct an approximately 1200' mixed-use building with 410 dwelling units, 210 hotel keys, additional commercial space and accessory parking on an approximately 67,163 square foot site located within Subarea E of Residential-Business Planned Development #70 at approximately 381-383 East Wacker Drive.

BACKGROUND

Residential Business Planned Development #70 was first created in 1969 and includes the area that is generally bounded by North Michigan Avenue, East Randolph Street, North Lake Shore Drive and East Wacker Drive. At that time, the subject area was largely the

terminus of the Illinois Central Railroad yard in downtown Chicago. Today, the area includes several notable buildings and significant redevelopment projects, including Illinois Center, Aon Center as well as Lakeshore East. Moreover, the planned development is notable as part of a larger area that includes a three level road network, resulting in sub-level, middle-level and upper-level Wacker Drive, Randolph Street and Columbus Drive, to name a few. This road network presents challenges and opportunities for redevelopment.

Lakeshore East, essentially Subarea E of PD #70, is approximately 28 acres in size and is generally bounded by North Columbus Drive, East Wacker Drive, North Lake Shore Drive and East Randolph Street. Lakeshore East is largely a residential/mixed use community that was begun by the Applicant in approximately 2001 and today has been substantially redeveloped with a variety of buildings such as Aqua, Regatta and Shoreham, among others, around a new public park. Lakeshore East is governed by the zoning controls in PD #70 which prescribes the overall development volume, number of dwelling units and hotel keys as well as commercial space that are allowed within the planned development and each Subarea. In addition, Subarea E is governed by the Lakeshore East Master Plan and Design Standards (Master Plan).

The proposed 2015 Amendment to PD #70 includes changes to the Master Plan that will accommodate a new residential/mixed use development project named Wanda Vista. The changes include adjustments to the allowed building heights in Lakeshore East as well as infrastructure and parcelization adjustments. Finally, the elevation drawings, site plans and other supporting exhibits prescribing the Wanda Vista project itself are being included in the proposed 2015 Amendment to streamline the site plan approval process.

SITE AND AREA DESCRIPTION

The subject site is officially located within the northeastern most section of the Loop Community Area immediately south of the intersection of North Field Boulevard and East Wacker Drive. East Wacker Drive at this location is improved at the upper, middle and sub levels. North Field Boulevard is currently improved at the sub level but exists as a public right of way at the middle and upper levels as well and essentially splits the subject site into two halves. The difference in height between the upper and sub levels of Field Boulevard and Wacker Drive is approximately 53'. The proposed site is approximately 67,163 square feet as measured at Upper-Level East Wacker Drive which includes the proposed vacation of portions of North Field Boulevard above 22'. The currently vacant site has an address of 381 East Wacker Drive and is referred to as Parcel D within the Master Plan.

As stated, the site is currently zoned Residential-Business Planned Development #70 (Subarea E), which will not change as part of the 2015 Amendment. While several parcels remain undeveloped within PD #70, the area is currently improved with a variety of residential, mixed use and commercial buildings. Immediately to the west, east as well as south of the subject site are residential towers located within Lakeshore East and known as the Regatta, Coast, Tides and Shoreham. Nearby uses include a grocery store, the Aqua residential/hotel tower, various townhomes and GEMS school. In addition to the multi-level street and pedestrian connections in the area, the defining feature of Lakeshore East is

Lakeshore East Park, a 5.3 acre Chicago Park District facility located in the center of the development, which provides walking paths, open space and a dog park, among other amenities. To the north of the subject site, located within the right of way of Sub-Level East Wacker Drive is a City of Chicago Auto Pound facility. Further north of Wacker Drive is the Chicago River Walk which is improved with a variety of seasonal uses such as kayaking, restaurants and tourism-related uses.

For broader context, the area to the north of Lakeshore East, across the Chicago River is currently zoned a variety of downtown zoning districts and planned developments that include residential, mixed use and commercial buildings. Uses in this area, which is part of the larger Streeterville area, include City Front Center and the Sheraton Hotel, among others.

The subject site is well served by existing public transit resources. In addition to many nearby bus routes, the Chicago Transit Authority's (CTA) Jackson Park Express bus (#6) is available on East Wacker Drive as well as the Blue Island/26th Street bus (#60) on North Harbor Drive, very close to the proposed Wanda Vista Tower. In addition, the subject site is well served by existing bike infrastructure and will be very well served by the Chicago Pedway System, providing a covered link from the site into the core of the Central Business District.

As stated, the site is located within the Private Use Zone of the Lake Michigan and Chicago Lakefront Protection District. It is not a Chicago Landmark nor is it located within a Chicago Landmark District. The property is also not located within a Tax Increment Financing District.

PROJECT DESCRIPTION

The Wanda Vista project consists of the construction of an approximately 98-story mixed use building (93 stories above Upper Wacker Drive) that will include approximately 410 dwelling units, 210 hotel keys, 247 accessory parking spaces and additional commercial space. The entire building is planned to include approximately 1,600,000 square feet of space. The project also includes significant infrastructure improvements and changes to the immediate area to support the proposed development project including the vacation and dedication of portions of Field Boulevard rights of way. Construction is anticipated to commence in the Spring of 2016 and be completed in 2019 and 2020.

DESIGN

The design of the building includes a five-story base that will be constructed below the level of Upper Wacker Drive and will largely include parking, mechanicals and other building support services. North Field Boulevard will continue to operate as a publicly dedicated street through the center of the building at the lowest level (lower level five), connecting East South Water Street, within the Lakeshore East area, to Sub-Level East Wacker Drive. Above this lowest level, Field Boulevard will be vacated, allowing lower levels four thru one of the proposed building to be built across the entire building site.

Above this five-story base, the building can best be described as four interconnected towers that increase in height from east to west across the site, creating smaller floor plates as height increases with the building. The first tower tops out at approximately eleven stories above Upper-Level East Wacker Drive. The second, third and fourth towers are designed to be approximately 47 stories, 71 stories and 93 stories above Upper-Level East Wacker Drive, respectively. The lower levels of the building (Floors 1-11) will primarily house the hotel functions while the upper floors (Floors 12-93) will primarily house the dwelling units. The tallest portion of the building, on the west side of the site, is planned to be approximately 1200'.

The overall design for the portion of the building above Upper-Level East Wacker Drive is a series of frustums, stacked on each other in an inverted manner that also alternate between the towers. The cladding of the building on all sides includes various types of glazing and stainless steel. A portion of the north façade up to the eleventh floor will extend out from the base, giving the building a prominent entry focal point and multi-level interior space. This portion of the building will be clad with a brushed stainless steel and glass. Balconies are designed into the floor plates for the residential floors, affording many of the units private outdoor amenity space. Additional common outdoor spaces will be provided at various other levels of the building for hotel guests, restaurant patrons and residents, as appropriate. The material callouts on the exhibits to this report detail all of the specific planned materials that make up the building's design.

LANDSCAPING

The project will fully comply with the Chicago Landscape Ordinance along the proposed and existing public and private rights of way as well as the proposed outdoor pedestrian promenades. Significant landscaping is proposed for the easternmost end of the proposed extension to Upper Level East Wacker Drive as well as the pedestrian overlook to Lakeshore East Park at Waterside Drive.

ACCESS/CIRCULATION

The primary vehicular access to the building is planned via the proposed Upper-Level Field Boulevard, which will connect to an extended Upper-Level East Wacker Drive as well as to Waterside Drive. This upper level includes a dropoff area as well as bypass area for hotel patrons and residents. The residential dropoff will be located on the easternmost side of the site via Upper-Level Field Boulevard. The hotel dropoff area will be constructed on an extended Upper-Level East Wacker Drive, which will also function as a landscaped pedestrian area.

Also at the upper level, access to the garage below is available on the west side of the site while an exit from the garage is planned for the east side of the site. In addition, vehicular access to the building garage is planned via Sub-Level East Wacker Drive, including space for six loading berths. The garage will contain space for approximately 247 vehicles (located on lower levels five thru one) while additional garage parking is planned for a future building project on the site immediately west of the proposed Wand Vista Tower, via

an interconnected garage.

Pedestrian access points to the building include via Sub-Level Field Boulevard as well as Upper-Level Field Boulevard and Upper-Level East Wacker Drive. A public access point and elevator to allow pedestrians access to Sub-Level Field Boulevard, Upper-Level Field Boulevard as well as the Pedway system, at approximately the level of Middle-Level Field Boulevard, will be installed completely within the Wanda Vista building. In addition, planned pedestrian improvements on the site include a promenade connection between the north side of the Wanda Vista building and the extended Upper-Level East Wacker Drive, a pedestrian overlook to Lakeshore East Park at Waterside Drive as well as Sub-Level Field Boulevard improvements, especially at the intersection of Sub-Level East Wacker Drive.

The right of way adjustments necessary to accommodate the proposed Wanda Vista project include: 1) Vacation of the air rights at 22' above a portion of Sub-Level Field Boulevard; 2) Vacation of additional portions of Field Boulevard completely; 3) Dedication of portions of private property to widen Sub-Level Field Boulevard; 4) Extension of Upper-Level East Wacker Drive, and; 5) Establishment of easements for the public use of Upper Field Boulevard and connections to Waterside Drive and Upper East Wacker Drive.

SUSTAINABILITY

The Applicant will provide approximately 11,000 square feet of green roof and will achieve LEED Silver certification for the Wanda Vista project. The project will also comply with the Storm Water Management Ordinance, implementing best practices in all storm water management. The Green Roof Plan included as an exhibit to this report highlights the locations of the green roofs on the various levels of the building.

BULK/USE/DENSITY

PD #70 contains an overall cap on Floor Area Ratio (FAR) volumes, allowed dwelling units, allowed hotel keys and allowed office/retail space throughout the entire PD and by Subarea. Subarea E limits total development to approximately 9,700,000 square feet of space, 4900 dwelling units and 2100 hotel keys. The effective FAR for Subarea E is 11.6.

No changes to the development limits prescribed within PD #70 as outlined above are necessary to accommodate the proposed Wanda Vista project. The Wanda Vista project will contain approximately 1,600,000 square feet of total space and as stated earlier, 410 dwelling units and 210 hotel keys. After the Wanda Vista project is completed, approximately 2,690,000 square feet of space will remain for future development projects within Subarea E of PD #70.

As stated, this proposed 2015 Amendment to PD #70 seeks to amend the Master Plan associated with Subarea E. Specifically, the Master Plan is being adjusted to increase the maximum height allowed for the parcel proposed to be redeveloped for the Wanda Tower

project (Parcel D) from 640' to 1200'. The maximum building height allowed for Parcel O, located immediately to the south of the Aqua Building on North Columbus Drive, is proposed to be decreased from 900' to 680'. Other changes to the Master Plan include changes to the parcelization plan and infrastructure adjustments necessary to accommodate the Wanda Vista project.

RECOMMENDATION

The Department of Planning and Development has reviewed the proposed Amendment to PD #70 and the materials submitted by the Applicant and compared this proposal to existing development in the community. The area around this project is part of a larger planned development with similar zoning controls while nearby downtown zoning districts are also similar and the proposal represents an opportunity to construct a compatible residential/mixed use development project along East Wacker Drive in Chicago's Loop Community Area.

Based on that analysis, the Department of Planning and Development has concluded that this proposal is appropriate for this site and supports this development for the following reasons:

1. The project meets the purpose and criteria set forth in Chapter 17-8 of the Zoning Ordinance and its adoption would not have any adverse impact on the public's health, safety or welfare. Specifically, this project meets the following provisions of Chapter 17-8:

a. Promotes pedestrian interest, safety and comfort by creating safe and attractive walkways and pedestrian routes and by emphasizing building entries through architecture and design (per 17-8-0905-A), as evidenced by the project's incorporation of improved pedestrian paths and the significant building entrance;
b. Upper-story setbacks should be used to reduce the apparent mass and bulk of tall buildings (per 17-8-0907-B) as evidenced by the proposal's incorporation of significant setbacks in the overall building's design;
c. Reinforces desirable urban features found within the surrounding area, such as siting patterns, massing arrangements and streetscape characteristics (per 17-8-0906-A), as evidenced by the compatibility of the project's mass and site design with the surrounding buildings in the Lakeshore East area and more broadly, in the Loop community area;
d. Provides adequate, inviting, usable and accessible open space for workers, visitors and residents, provides a sense of place associated with the development and provides substantial landscaping of the open areas (per 17-8-0909-A), as evidenced by the incorporation of a pedestrian promenades overlooking Lake Shore East Park and East Wacker Drive;
e. Conserves non-renewable energy and scarce materials (per 17-8-0908-A) as evidenced by the project's goal of LEED Silver certification;

f. Promotes the safe and efficient circulation of pedestrians, cyclists and motor vehicles (per 17-8-0904-A1) as evidenced by the project's site plan that provides appropriate drop-off, bypass and through connections between the site and surrounding Lakeshore East area, including an enclosed publically accessible connection to the lower level, upper level and Pedway level of the project; and
g. All sides and areas of the buildings that are visible to the public are treated with materials, finishes and architectural details that are of high-quality and appropriate for use on primary street-facing façade (17-8-0907-A-4), as evidenced through the material callouts in this report and on the elevations.

2. The site lies within the boundaries of the Central Area Action Plan, which was adopted by the Chicago Plan Commission on August 20, 2009. The project is completely consistent with the Central Loop Sub-district of the Central Area Action Plan which supports the residential development of Lakeshore East.

3. The public infrastructure facilities and city services will be adequate to serve the proposed development at the time of occupancy. The proposed project has been reviewed by the Mayor's Office for People with Disabilities and the Department of Transportation and all requested changes have been made. Copies of this application have been circulated to other City departments and agencies and no comments have been received which have not been addressed in the application.

4. The project will comply with the requirements for access in case of fire and other emergencies.

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

The Department of Planning and Development has reviewed the project materials submitted by the Applicant with regards to the Policies and Purposes of the Lake Michigan and Chicago Lakefront Protection Ordinance and has concluded that the proposed development would be in compliance with the applicable Policies of the Lakefront Plan of Chicago and the Purposes of the Lake Michigan and Chicago Lakefront Protection Ordinance, as they apply to development in the Private Use Zone, specifically:

1. Policy No. 10 (Ensure a harmonious relationship between lakeshore parks and community edges but in no instance allow private development east of Lake Shore Drive): The proposal consists of an appropriate residential infill project that will reinforce the multi-unit residential district that exists in this area of the City and minimally impact the lakefront park system.
2. Policy No. 8 (Increase personal safety): The proposal will improve personal safety by providing an improved link under East Wacker Drive for pedestrians accessing the Chicago River Front and will provide improved vehicular and pedestrian safety

by connecting Upper Wacker Drive, North Field Boulevard and Waterside Drive; and,

3. Policy No. 14 (Coordinate all public and private development within the water, park and community zones): This site is located within the Private-Use Zone and the development has been coordinated with the appropriate City departments and community to minimize the impact of construction and to ensure it remains in context with the surrounding neighborhood.

With respect to the Policies not enumerated here, the Department of Planning and Development has determined that they are either not applicable to development in the Private Use Zone or that the proposed project will not have a detrimental effect on the Lake Michigan shoreline or any wildlife habitats therein. This is because the proposed project is separated from the shoreline, does not reduce existing open space or wildlife habitat and does not interfere with existing access to, or use of, the lake and its parks.

Based on the foregoing, it is the recommendation of the Department of Planning and Development that this development application, being in conformance with the provisions of the Lake Michigan and Chicago Lakefront Protection Ordinance, be approved, subject to compliance with the Site and Landscape Plans and Building documents dated November 20, 2014 and presented before you today.

Bureau of Zoning and Land Use
Department of Planning and Development

FINAL

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

AMENDMENT TO RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT #70 LOCATED GENERALLY BETWEEN NORTH MICHIGAN AVENUE, EAST RANDOLPH STREET, NORTH LAKE SHORE DRIVE AND EAST WACKER DRIVE

RESOLUTION

WHEREAS, the Applicant, Lakeshore East, LLC, has submitted an application seeking approval for an Amendment to Residential-Business Planned Development #70; and,

WHEREAS, the Applicant intends to amend the Lakeshore East Master Plan and Design Standards associated with Subarea E of Residential-Business Planned Development #70 and to construct an approximately 1200' mixed-use building with 410 dwelling units, 210 hotel keys, additional commercial space and accessory parking on an approximately 67,163 square foot site located within Subarea E of Residential-Business Planned Development #70 at approximately 381-383 East Wacker Drive;

WHEREAS, the Applicant's request to rezone the property was introduced to the City Council on June 17, 2015; and,

WHEREAS, proper legal notice of the hearing before the Plan Commission was published in the Chicago Sun-Times on November 4, 2015. The Applicant was separately notified of this hearing and the proposed zoning application was considered at a public hearing by this Plan Commission on November 19, 2015; and,

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

WHEREAS, the Department of Planning and Development recommended approval of the application, with the recommendation and explanation contained in the written report dated November 19, 2015, a copy of which is attached hereto and made a part hereof; and,

WHEREAS, the Plan Commission has fully reviewed the application and all informational submissions associated with the proposed amendment, the report and recommendation of the Commissioner of the Department of Planning and Development and all other testimony presented at the public hearing held on November 19, 2015, giving consideration to the Zoning Ordinance;

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

1. THAT the above-stated recitals to this resolution together with the report of the Commissioner of the Department of Planning and Development be adopted as the findings of fact of the Plan Commission regarding this zoning map amendment application; and,

2. THAT this Plan Commission recommends approval to the City Council Committee on Zoning, Landmarks and Building Standards of the final zoning application dated June 17, 2015; and,

Martin Cabrera, Jr.
Chairman
Chicago Plan Commission

RBPD No. #70, as amended, 2015
Approved: November 19, 2015

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

381-383 EAST WACKER DRIVE
LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE
APPLICATION No. 670

RESOLUTION

WHEREAS, The Applicant, Lakeshore East , LLC, proposes to construct an approximately 1200' mixed-use building with 410 dwelling units, 210 hotel keys, additional commercial space and accessory parking located at 381-383 East Wacker Drive; this site is located within the Private Use Zone of the Lake Michigan and Chicago Lakefront Protection District; and,

WHEREAS, an application for Lake Michigan and Chicago Lakefront Protection Ordinance approval was filed with the Department of Planning and Development on June 10, 2015; and,

WHEREAS, proper legal notice of a hearing before the Chicago Plan Commission on the Lake Michigan and Chicago Lakefront Protection Ordinance application was published in the Chicago Sun-Times on November 4, 2015; the Applicant was separately notified of this hearing; and the Lake Michigan and Chicago Lakefront Protection Ordinance application was considered at a public hearing by this Plan Commission on November 19, 2015; and,

WHEREAS, this Plan Commission has reviewed the application with respect to the Lake Michigan and Chicago Lakefront Protection Ordinance and finds that the proposal would be consistent with the Purposes of that Ordinance and the Policies of the Lakefront Plan of Chicago; and,

WHEREAS, the Department of Planning and Development recommends approval of the application, which recommendation and the explanation thereof is contained in the Department's written report dated November 19, 2015, a copy of which is attached hereto and made a part hereof; and,

WHEREAS, this Plan Commission has fully reviewed the application and all informational submissions associated with the proposed development, the report and recommendation of the Commissioner of the Department of Planning and Development and all other testimony presented at the public hearing held November 19, 2015, giving consideration to the Lake Michigan and Chicago

Lakefront Protection Ordinance;

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

1. THAT the above-stated recitals to this resolution together with the report of the Commissioner of the Department of Planning and Development be adopted as the findings of fact of the Chicago Plan Commission regarding this application; and,

2. THAT the final application dated June 10, 2015, be approved as being in conformance with the provisions of the Lake Michigan and Chicago Lakefront Protection Ordinance.

Martin Cabrera Jr., Chairman
Chicago Plan Commission

Lakefront Application No. 670
Approved: November 19, 2015

M

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:

Loewenberg 2007 GST Trust

Check ONE of the following three boxes:

Indicate whether the Disclosing Party submitting this EDS is:

1. [ ] the Applicant
   OR
2. [✓] a legal entity holding a direct or indirect interest in the Applicant. State the legal name of the Applicant in which the Disclosing Party holds an interest: Lakeshore East LLC
   OR
3. [ ] a legal entity with a right of control (see Section II.B.1.) State the legal name of the entity in which the Disclosing Party holds a right of control: _____

B. Business address of the Disclosing Party: 225 N. Columbus, Suite 100
Chicago, IL 60601

C. Telephone: 312-642-8869 Fax: 312-642-2773 Email: lbuel@magellandevelopment.com

D. Name of contact person: Laura Buel

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

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

Application for Approval for Lake Michigan and Chicago Lakefront Protection Ordinance at 381-383 E. Wacker Dr.

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

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

Specification # N/A and Contract # _____

SECTION II -- DISCLOSURE OF OWNERSHIP INTERESTS

A. NATURE OF THE DISCLOSING PARTY

1. Indicate the nature of the Disclosing Party:

[ ] Person
[ ] Publicly registered business corporation
[ ] Privately held business corporation
[ ] Sole proprietorship
[ ] General partnership
[ ] Limited partnership
[X] Trust

[ ] Limited liability company
[ ] Limited liability partnership
[ ] Joint venture
[ ] Not-for-profit corporation
(Is the not-for-profit corporation also a 501(c)(3))?
[ ] Yes [ ] No
[ ] Other (please specify)

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

Illinois

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

[ ] Yes [ ] No [X] N/A

B. IF THE DISCLOSING PARTY IS A LEGAL ENTITY:

1. List below the full names and titles of all executive officers and all directors of the entity. **NOTE:** For not-for-profit corporations, also list below all members, if any, which are legal entities. If there are no such members, write "no members." For trusts, estates or other similar entities, list below the legal titleholder(s).

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

Name	Title
Robin Tebbe	Trustee

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

interest of a member or manager in a limited liability company, or interest of a beneficiary of a trust, estate or other similar entity. If none, state "None." **NOTE**: Pursuant to Section 2-154-030 of the Municipal Code of Chicago ("Municipal Code"), the City may require any such additional information from any applicant which is reasonably intended to achieve full disclosure.

Name	Business Address	Percentage Interest in the Disclosing Party
Robin Tebbe	225 N. Columbus Dr., Ste. 100 Chicago, IL 60601	100%

SECTION III -- BUSINESS RELATIONSHIPS WITH CITY ELECTED OFFICIALS

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

[ ] Yes [X] No

If yes, please identify below the name(s) of such City elected official(s) and describe such relationship(s):

SECTION IV -- DISCLOSURE OF SUBCONTRACTORS AND OTHER RETAINED PARTIES

The Disclosing Party must disclose the name and business address of each subcontractor, attorney, lobbyist, accountant, consultant and any other person or entity whom the Disclosing Party has retained or expects to retain in connection with the Matter, as well as the nature of the relationship, and the total amount of the fees paid or estimated to be paid. The Disclosing Party is not required to disclose employees who are paid solely through the Disclosing Party's regular payroll.

"Lobbyist" means any person or entity who undertakes to influence any legislative or administrative action on behalf of any person or entity other than: (1) a not-for-profit entity, on an unpaid basis, or (2) himself. "Lobbyist" also means any person or entity any part of whose duties as an employee of another includes undertaking to influence any legislative or administrative action.

If the Disclosing Party is uncertain whether a disclosure is required under this Section, the Disclosing Party must either ask the City whether disclosure is required or make the disclosure.

Name (indicate whether retained or anticipated to be retained)	Business Address	Relationship to Disclosing Party (subcontractor, attorney, lobbyist, etc.)	Fees (indicate whether paid or estimated.) **NOTE:** "hourly rate" or "t.b.d." is not an acceptable response.

(Add sheets if necessary)

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

SECTION V -- CERTIFICATIONS

A. COURT-ORDERED CHILD SUPPORT COMPLIANCE

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

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

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

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

[ ] Yes [ ] No

B. FURTHER CERTIFICATIONS

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

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

a. are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from any transactions by any federal, state or local unit of government;

b. have not, within a five-year period preceding the date of this EDS, been convicted of a criminal offense, adjudged guilty, or had a civil judgment rendered against them in connection with: obtaining, attempting to obtain, or performing a public (federal, state or local) transaction or contract under a public transaction; a violation of federal or state antitrust statutes; fraud; embezzlement; theft; forgery; bribery; falsification or destruction of records; making false statements; or receiving stolen property;

c. are not presently indicted for, or criminally or civilly charged by, a governmental entity (federal, state or local) with committing any of the offenses set forth in clause B.2.b. of this Section V;

d. have not, within a five-year period preceding the date of this EDS, had one or more public transactions (federal, state or local) terminated for cause or default; and

e. have not, within a five-year period preceding the date of this EDS, been convicted, adjudged guilty, or found liable in a civil proceeding, or in any criminal or civil action, including actions concerning environmental violations, instituted by the City or by the federal government, any state, or any other unit of local government.

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

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

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

a. bribed or attempted to bribe, or been convicted or adjudged guilty of bribery or attempting to bribe, a public officer or employee of the City, the State of Illinois, or any agency of the federal government or of any state or local government in the United States of America, in that officer's or employee's official capacity;

b. agreed or colluded with other bidders or prospective bidders, or been a party to any such agreement, or been convicted or adjudged guilty of agreement or collusion among bidders or prospective bidders, in restraint of freedom of competition by agreement to bid a fixed price or otherwise; or

c. made an admission of such conduct described in a. or b. above that is a matter of record, but have not been prosecuted for such conduct; or

d. violated the provisions of Municipal Code Section 2-92-610 (Living Wage Ordinance).

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

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

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

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

N/A

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

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

none

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

none

C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

1. The Disclosing Party certifies that the Disclosing Party (check one)

[ ] is [x] is not

a "financial institution" as defined in Section 2-32-455(b) of the Municipal Code.

2. If the Disclosing Party IS a financial institution, then the Disclosing Party pledges:

"We are not and will not become a predatory lender as defined in Chapter 2-32 of the Municipal Code. We further pledge that none of our affiliates is, and none of them will become, a predatory lender as defined in Chapter 2-32 of the Municipal Code. We understand that becoming a predatory lender or becoming an affiliate of a predatory lender may result in the loss of the privilege of doing business with the City."

If the Disclosing Party is unable to make this pledge because it or any of its affiliates (as defined in Section 2-32-455(b) of the Municipal Code) is a predatory lender within the meaning of Chapter 2-32 of the Municipal Code, explain here (attach additional pages if necessary):

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

D. CERTIFICATION REGARDING INTEREST IN CITY BUSINESS

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

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

[ ] Yes [X] No

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

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

Does the Matter involve a City Property Sale?

[ ] Yes [ ] No

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

Name	Business Address	Nature of Interest

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

E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

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

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

__X__1. The Disclosing Party verifies that the Disclosing Party has searched any and all records of the Disclosing Party and any and all predecessor entities regarding records of investments or profits from slavery or slaveholder insurance policies during the slavery era (including insurance policies issued to slaveholders that provided coverage for damage to or injury or death of their slaves), and the Disclosing Party has found no such records.

_____2. The Disclosing Party verifies that, as a result of conducting the search in step 1 above, the Disclosing Party has found records of investments or profits from slavery or slaveholder insurance policies. The Disclosing Party verifies that the following constitutes full disclosure of all such records, including the names of any and all slaves or slaveholders described in those records:

_____

_____

_____

_____

SECTION VI -- CERTIFICATIONS FOR FEDERALLY FUNDED MATTERS

NOTE: If the Matter is federally funded, complete this Section VI. **If the Matter is not federally funded**, proceed to Section VII. For purposes of this Section VI, tax credits allocated by the City and proceeds of debt obligations of the City are not federal funding.

A. CERTIFICATION REGARDING LOBBYING

1. List below the names of all persons or entities registered under the federal Lobbying Disclosure Act of 1995 who have made lobbying contacts on behalf of the Disclosing Party with respect to the Matter: (Add sheets if necessary):

_____

_____

_____

(If no explanation appears or begins on the lines above, or if the letters "NA" or if the word "None" appear, it will be conclusively presumed that the Disclosing Party means that NO persons or entities registered under the Lobbying Disclosure Act of 1995 have made lobbying contacts on behalf of the Disclosing Party with respect to the Matter.)

2. The Disclosing Party has not spent and will not expend any federally appropriated funds to pay any person or entity listed in Paragraph A.1. above for his or her lobbying activities or to pay any person or entity to influence or attempt to influence an officer or employee of any agency, as defined by applicable federal law, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress, in connection with the award of any federally funded contract, making any federally funded grant or loan, entering into any cooperative agreement, or to extend, continue, renew, amend, or modify any federally funded contract, grant, loan, or cooperative agreement.

3. The Disclosing Party will submit an updated certification at the end of each calendar quarter in which there occurs any event that materially affects the accuracy of the statements and information set forth in paragraphs A.1. and A.2. above.

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

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

B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY

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

Is the Disclosing Party the Applicant? N/A

[ ] Yes [ ] No

If "Yes," answer the three questions below:

1. Have you developed and do you have on file affirmative action programs pursuant to applicable federal regulations? (See 41 CFR Part 60-2.)
[ ] Yes [ ] No

2. Have you filed with the Joint Reporting Committee, the Director of the Office of Federal Contract Compliance Programs, or the Equal Employment Opportunity Commission all reports due under the applicable filing requirements?
[ ] Yes [ ] No

3. Have you participated in any previous contracts or subcontracts subject to the equal opportunity clause?
[ ] Yes [ ] No

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

_____

_____

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

The Disclosing Party understands and agrees that:

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

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

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

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

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

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

The Disclosing Party represents and warrants that:

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

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

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

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

CERTIFICATION

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

Loewenberg 2007 GST Trust
(Print or type name of Disclosing Party)

By: Robin Tebbe
(Sign here)

Robin Tebbe
(Print or type name of person signing)

Trustee
(Print or type title of person signing)

Signed and sworn to before me on (date) June 10, 2015,
at Cook County, Illinois (state).

Valerie J. Baldassin Notary Public.

"OFFICIAL SEAL"
VALERIE J. BALDASSIN
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 5/22/2018

Commission expires: 5-22-2018.

CITY OF CHICAGO
ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT
APPENDIX A

FAMILIAL RELATIONSHIPS WITH ELECTED CITY OFFICIALS AND DEPARTMENT HEADS

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

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

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

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

[ ] Yes [x] 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 percent (an "Owner"). It is not to be completed by any legal entity which has only an indirect ownership interest in the Applicant.

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

   [ ] Yes [X] No

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

   [ ] Yes [ ] No [X] Not Applicable

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

_____

_____

_____

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

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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:

DJ2 LLC

Check ONE of the following three boxes:

Indicate whether the Disclosing Party submitting this EDS is:

1. [ ] the Applicant
   OR
2. [✓] a legal entity holding a direct or indirect interest in the Applicant. State the legal name of the Applicant in which the Disclosing Party holds an interest: Lakeshore East LLC
   OR
3. [ ] a legal entity with a right of control (see Section II.B.1.) State the legal name of the entity in which the Disclosing Party holds a right of control: _____

B. Business address of the Disclosing Party: 225 N. Columbus, Suite 100
Chicago, IL 60601

C. Telephone: 312-642-8869 Fax: 312-642-2773 Email: lbuel@magellandevelopment.com

D. Name of contact person: Laura Buel

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

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

Application for Approval for Lake Michigan and Chicago Lakefront Protection Ordinance at 381-383 E. Wacker Dr.

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

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

Specification # N/A and Contract # N/A

SECTION II -- DISCLOSURE OF OWNERSHIP INTERESTS

A. NATURE OF THE DISCLOSING PARTY

1. Indicate the nature of the Disclosing Party:

[ ] Person
[ ] Publicly registered business corporation
[ ] Privately held business corporation
[ ] Sole proprietorship
[ ] General partnership
[ ] Limited partnership
[ ] Trust

[X] Limited liability company
[ ] Limited liability partnership
[ ] Joint venture
[ ] Not-for-profit corporation
(Is the not-for-profit corporation also a 501(c)(3))?
[ ] Yes [ ] No
[ ] Other (please specify)

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

Illinois

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

[ ] Yes [ ] No [ ] N/A

B. IF THE DISCLOSING PARTY IS A LEGAL ENTITY:

1. List below the full names and titles of all executive officers and all directors of the entity. **NOTE:** For not-for-profit corporations, also list below all members, if any, which are legal entities. If there are no such members, write "no members." For trusts, estates or other similar entities, list below the legal titleholder(s).

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

Name	Title
Joel M Carlins	A Manager
David J Carlins	A Manager
James R Loewenberg	A Manager

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

interest of a member or manager in a limited liability company, or interest of a beneficiary of a trust, estate or other similar entity. If none, state "None." **NOTE**: Pursuant to Section 2-154-030 of the Municipal Code of Chicago ("Municipal Code"), the City may require any such additional information from any applicant which is reasonably intended to achieve full disclosure.

Name	Business Address	Percentage Interest in the Disclosing Party
Loewenberg 2007 GST Trust	225 N Columbus, Chicago, IL	
Loewenberg Family Trust	225 N Columbus Chicago, IL 60601	
Carlins Limited Partnership	225 N Columbus Chicago, IL 60601	

No other persons or entities own in excess of 7.5% of disclosing party.

SECTION III -- BUSINESS RELATIONSHIPS WITH CITY ELECTED OFFICIALS

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

[ ] Yes [X] No

If yes, please identify below the name(s) of such City elected official(s) and describe such relationship(s):

SECTION IV -- DISCLOSURE OF SUBCONTRACTORS AND OTHER RETAINED PARTIES

The Disclosing Party must disclose the name and business address of each subcontractor, attorney, lobbyist, accountant, consultant and any other person or entity whom the Disclosing Party has retained or expects to retain in connection with the Matter, as well as the nature of the relationship, and the total amount of the fees paid or estimated to be paid. The Disclosing Party is not required to disclose employees who are paid solely through the Disclosing Party's regular payroll.

"Lobbyist" means any person or entity who undertakes to influence any legislative or administrative action on behalf of any person or entity other than: (1) a not-for-profit entity, on an unpaid basis, or (2) himself. "Lobbyist" also means any person or entity any part of whose duties as an employee of another includes undertaking to influence any legislative or administrative action.

If the Disclosing Party is uncertain whether a disclosure is required under this Section, the Disclosing Party must either ask the City whether disclosure is required or make the disclosure.

Name (indicate whether retained or anticipated to be retained)	Business Address	Relationship to Disclosing Party (subcontractor, attorney, lobbyist, etc.)	Fees (indicate whether paid or estimated.) **NOTE:** "hourly rate" or "t.b.d." is not an acceptable response.

(Add sheets if necessary)

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

SECTION V -- CERTIFICATIONS

A. COURT-ORDERED CHILD SUPPORT COMPLIANCE

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

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

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

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

[ ] Yes [ ] No

B. FURTHER CERTIFICATIONS

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

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

a. are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from any transactions by any federal, state or local unit of government;

b. have not, within a five-year period preceding the date of this EDS, been convicted of a criminal offense, adjudged guilty, or had a civil judgment rendered against them in connection with: obtaining, attempting to obtain, or performing a public (federal, state or local) transaction or contract under a public transaction; a violation of federal or state antitrust statutes; fraud; embezzlement; theft; forgery; bribery; falsification or destruction of records; making false statements; or receiving stolen property;

c. are not presently indicted for, or criminally or civilly charged by, a governmental entity (federal, state or local) with committing any of the offenses set forth in clause B.2.b. of this Section V;

d. have not, within a five-year period preceding the date of this EDS, had one or more public transactions (federal, state or local) terminated for cause or default; and

e. have not, within a five-year period preceding the date of this EDS, been convicted, adjudged guilty, or found liable in a civil proceeding, or in any criminal or civil action, including actions concerning environmental violations, instituted by the City or by the federal government, any state, or any other unit of local government.

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

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

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

a. bribed or attempted to bribe, or been convicted or adjudged guilty of bribery or attempting to bribe, a public officer or employee of the City, the State of Illinois, or any agency of the federal government or of any state or local government in the United States of America, in that officer's or employee's official capacity;

b. agreed or colluded with other bidders or prospective bidders, or been a party to any such agreement, or been convicted or adjudged guilty of agreement or collusion among bidders or prospective bidders, in restraint of freedom of competition by agreement to bid a fixed price or otherwise; or

c. made an admission of such conduct described in a. or b. above that is a matter of record, but have not been prosecuted for such conduct; or

d. violated the provisions of Municipal Code Section 2-92-610 (Living Wage Ordinance).

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

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

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

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

N/A

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

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

N/A

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

N/A

C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

1. The Disclosing Party certifies that the Disclosing Party (check one)

[ ] is [X] is not

a "financial institution" as defined in Section 2-32-455(b) of the Municipal Code.

2. If the Disclosing Party IS a financial institution, then the Disclosing Party pledges:

"We are not and will not become a predatory lender as defined in Chapter 2-32 of the Municipal Code. We further pledge that none of our affiliates is, and none of them will become, a predatory lender as defined in Chapter 2-32 of the Municipal Code. We understand that becoming a predatory lender or becoming an affiliate of a predatory lender may result in the loss of the privilege of doing business with the City."

If the Disclosing Party is unable to make this pledge because it or any of its affiliates (as defined in Section 2-32-455(b) of the Municipal Code) is a predatory lender within the meaning of Chapter 2-32 of the Municipal Code, explain here (attach additional pages if necessary):

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

D. CERTIFICATION REGARDING INTEREST IN CITY BUSINESS

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

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

[ ] Yes [X] No

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

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

Does the Matter involve a City Property Sale?

[ ] Yes [X] No

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

Name	Business Address	Nature of Interest

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

E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

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

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

___x_1. The Disclosing Party verifies that the Disclosing Party has searched any and all records of the Disclosing Party and any and all predecessor entities regarding records of investments or profits from slavery or slaveholder insurance policies during the slavery era (including insurance policies issued to slaveholders that provided coverage for damage to or injury or death of their slaves), and the Disclosing Party has found no such records.

____2. The Disclosing Party verifies that, as a result of conducting the search in step 1 above, the Disclosing Party has found records of investments or profits from slavery or slaveholder insurance policies. The Disclosing Party verifies that the following constitutes full disclosure of all such records, including the names of any and all slaves or slaveholders described in those records:

_____

_____

_____

_____

SECTION VI -- CERTIFICATIONS FOR FEDERALLY FUNDED MATTERS

NOTE: If the Matter is federally funded, complete this Section VI. **If the Matter is not federally funded,** proceed to Section VII. For purposes of this Section VI, tax credits allocated by the City and proceeds of debt obligations of the City are not federal funding.

A. CERTIFICATION REGARDING LOBBYING

1. List below the names of all persons or entities registered under the federal Lobbying Disclosure Act of 1995 who have made lobbying contacts on behalf of the Disclosing Party with respect to the Matter: (Add sheets if necessary):

_____

_____

_____

(If no explanation appears or begins on the lines above, or if the letters "NA" or if the word "None" appear, it will be conclusively presumed that the Disclosing Party means that NO persons or entities registered under the Lobbying Disclosure Act of 1995 have made lobbying contacts on behalf of the Disclosing Party with respect to the Matter.)

2. The Disclosing Party has not spent and will not expend any federally appropriated funds to pay any person or entity listed in Paragraph A.1. above for his or her lobbying activities or to pay any person or entity to influence or attempt to influence an officer or employee of any agency, as defined by applicable federal law, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress, in connection with the award of any federally funded contract, making any federally funded grant or loan, entering into any cooperative agreement, or to extend, continue, renew, amend, or modify any federally funded contract, grant, loan, or cooperative agreement.

3. The Disclosing Party will submit an updated certification at the end of each calendar quarter in which there occurs any event that materially affects the accuracy of the statements and information set forth in paragraphs A.1. and A.2. above.

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

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

B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY

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

Is the Disclosing Party the Applicant?

[ ] Yes [ ] No

If "Yes," answer the three questions below:

1. Have you developed and do you have on file affirmative action programs pursuant to applicable federal regulations? (See 41 CFR Part 60-2.)
[ ] Yes [ ] No

2. Have you filed with the Joint Reporting Committee, the Director of the Office of Federal Contract Compliance Programs, or the Equal Employment Opportunity Commission all reports due under the applicable filing requirements?
[ ] Yes [ ] No

3. Have you participated in any previous contracts or subcontracts subject to the equal opportunity clause?
[ ] Yes [ ] No

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

_____

_____

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

The Disclosing Party understands and agrees that:

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

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

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

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

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

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

The Disclosing Party represents and warrants that:

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

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

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

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

CERTIFICATION

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

DJ2 LLC
(Print or type name of Disclosing Party)

By: _____
(Sign here)

Joel Carlins
(Print or type name of person signing)

A Manager
(Print or type title of person signing)

Signed and sworn to before me on (date) June 10, 2015,
at Cook County, Illinois (state).

Valerie J Baldassin Notary Public.

"OFFICIAL SEAL"
VALERIE J. BALDASSIN
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 5/22/2018

Commission expires: 5-22-2018.

CITY OF CHICAGO
ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT
APPENDIX A

FAMILIAL RELATIONSHIPS WITH ELECTED CITY OFFICIALS AND DEPARTMENT HEADS

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

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

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

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

[ ] Yes [X] 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 percent (an "Owner"). It is not to be completed by any legal entity which has only an indirect ownership interest in the Applicant.

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

   [ ] Yes [X] No

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

   [ ] Yes [ ] No [X] Not Applicable

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

_____

_____

_____

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

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:

Lakeshore East LLC

Check ONE of the following three boxes:

Indicate whether the Disclosing Party submitting this EDS is:

1. [✓] the Applicant
   OR
2. [ ] a legal entity holding a direct or indirect interest in the Applicant. State the legal name of the Applicant in which the Disclosing Party holds an interest: _____
   OR
3. [ ] a legal entity with a right of control (see Section II.B.1.) State the legal name of the entity in which the Disclosing Party holds a right of control: _____

B. Business address of the Disclosing Party: 225 N. Columbus, Suite 100
Chicago, IL 60601

C. Telephone: 312-642-8869 Fax: 312-642-2773 Email: lbuel@magellandevelopment.com

D. Name of contact person: Laura Buel

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

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

Application for Approval for Lake Michigan and Chicago Lakefront Protection Ordinance at 381-383 E. Wacker Dr.

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

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

Specification # N/A and Contract # N/A

SECTION II -- DISCLOSURE OF OWNERSHIP INTERESTS

A. NATURE OF THE DISCLOSING PARTY

1. Indicate the nature of the Disclosing Party:

[ ] Person
[ ] Publicly registered business corporation
[ ] Privately held business corporation
[ ] Sole proprietorship
[ ] General partnership
[ ] Limited partnership
[ ] Trust

[x] Limited liability company
[ ] Limited liability partnership
[ ] Joint venture
[ ] Not-for-profit corporation
(Is the not-for-profit corporation also a 501(c)(3))?
[ ] Yes [ ] No
[ ] Other (please specify)

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

Illinois

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

[ ] Yes [ ] No [ ] N/A

B. IF THE DISCLOSING PARTY IS A LEGAL ENTITY:

1. List below the full names and titles of all executive officers and all directors of the entity. **NOTE:** For not-for-profit corporations, also list below all members, if any, which are legal entities. If there are no such members, write "no members." For trusts, estates or other similar entities, list below the legal titleholder(s).

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

Name	Title
David Carlins	A Manager
Joel Carlins	A Manager
James Loewenberg	A Manager
Robin Tebbe	A Manager

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

interest of a member or manager in a limited liability company, or interest of a beneficiary of a trust, estate or other similar entity. If none, state "None." **NOTE**: Pursuant to Section 2-154-030 of the Municipal Code of Chicago ("Municipal Code"), the City may require any such additional information from any applicant which is reasonably intended to achieve full disclosure.

Name	Business Address	Percentage Interest in the Disclosing Party
Loewenberg 2007 GST Trust	225 N Columbus Chicago, IL 60601	
DJ2 LLC	225 N Columbus Chicago, IL 60601	39.2%
Carlins Limited Partnership	Same as above	22.05%

No other persons or entities own in excess of 7.5% of Disclosing Party.

SECTION III -- BUSINESS RELATIONSHIPS WITH CITY ELECTED OFFICIALS

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

[ ] Yes [x] No

If yes, please identify below the name(s) of such City elected official(s) and describe such relationship(s):

SECTION IV -- DISCLOSURE OF SUBCONTRACTORS AND OTHER RETAINED PARTIES

The Disclosing Party must disclose the name and business address of each subcontractor, attorney, lobbyist, accountant, consultant and any other person or entity whom the Disclosing Party has retained or expects to retain in connection with the Matter, as well as the nature of the relationship, and the total amount of the fees paid or estimated to be paid. The Disclosing Party is not required to disclose employees who are paid solely through the Disclosing Party's regular payroll.

"Lobbyist" means any person or entity who undertakes to influence any legislative or administrative action on behalf of any person or entity other than: (1) a not-for-profit entity, on an unpaid basis, or (2) himself. "Lobbyist" also means any person or entity any part of whose duties as an employee of another includes undertaking to influence any legislative or administrative action.

If the Disclosing Party is uncertain whether a disclosure is required under this Section, the Disclosing Party must either ask the City whether disclosure is required or make the disclosure.

Name (indicate whether retained or anticipated to be retained)	Business Address	Relationship to Disclosing Party (subcontractor, attorney, lobbyist, etc.)	Fees (indicate whether paid or estimated.) **NOTE:** "hourly rate" or "t.b.d." is not an acceptable response.
Schuyler Roche & Crisham	180 N Stetson, #3700, Chicago, IL 60601	attorney	$25,000
Studio Gang Architects	1212 N Ashland, Chicago, IL 60622	architect	$20,000
BKL Architecture LLC	225 N Columbus Dr., #100, Chicago, IL 60601	architect	$30,000
Kimley-Horn and Assoc	111 W Jackson Blvd #700, Chicago, IL 60604	engineer	$10,000
Olin Partnership, Ltd.	150 S Independence Mall West, Philadelphia, PA 19106	architect	$5,000

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

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

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

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

[ ] Yes [ ] No

B. FURTHER CERTIFICATIONS

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

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

a. are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from any transactions by any federal, state or local unit of government;

b. have not, within a five-year period preceding the date of this EDS, been convicted of a criminal offense, adjudged guilty, or had a civil judgment rendered against them in connection with: obtaining, attempting to obtain, or performing a public (federal, state or local) transaction or contract under a public transaction; a violation of federal or state antitrust statutes; fraud; embezzlement; theft; forgery; bribery; falsification or destruction of records; making false statements; or receiving stolen property;

c. are not presently indicted for, or criminally or civilly charged by, a governmental entity (federal, state or local) with committing any of the offenses set forth in clause B.2.b. of this Section V;

d. have not, within a five-year period preceding the date of this EDS, had one or more public transactions (federal, state or local) terminated for cause or default; and

e. have not, within a five-year period preceding the date of this EDS, been convicted, adjudged guilty, or found liable in a civil proceeding, or in any criminal or civil action, including actions concerning environmental violations, instituted by the City or by the federal government, any state, or any other unit of local government.

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

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

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

a. bribed or attempted to bribe, or been convicted or adjudged guilty of bribery or attempting to bribe, a public officer or employee of the City, the State of Illinois, or any agency of the federal government or of any state or local government in the United States of America, in that officer's or employee's official capacity;

b. agreed or colluded with other bidders or prospective bidders, or been a party to any such agreement, or been convicted or adjudged guilty of agreement or collusion among bidders or prospective bidders, in restraint of freedom of competition by agreement to bid a fixed price or otherwise; or

c. made an admission of such conduct described in a. or b. above that is a matter of record, but have not been prosecuted for such conduct; or

d. violated the provisions of Municipal Code Section 2-92-610 (Living Wage Ordinance).

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

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

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

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

N/A

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

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

N/A

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

N/A

C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

1. The Disclosing Party certifies that the Disclosing Party (check one)

[ ] is [X] is not

a "financial institution" as defined in Section 2-32-455(b) of the Municipal Code.

2. If the Disclosing Party IS a financial institution, then the Disclosing Party pledges:

"We are not and will not become a predatory lender as defined in Chapter 2-32 of the Municipal Code. We further pledge that none of our affiliates is, and none of them will become, a predatory lender as defined in Chapter 2-32 of the Municipal Code. We understand that becoming a predatory lender or becoming an affiliate of a predatory lender may result in the loss of the privilege of doing business with the City."

If the Disclosing Party is unable to make this pledge because it or any of its affiliates (as defined in Section 2-32-455(b) of the Municipal Code) is a predatory lender within the meaning of Chapter 2-32 of the Municipal Code, explain here (attach additional pages if necessary):

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

D. CERTIFICATION REGARDING INTEREST IN CITY BUSINESS

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

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

[ ] Yes [x] No

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

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

Does the Matter involve a City Property Sale?

[ ] Yes [ ] No

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

Name	Business Address	Nature of Interest

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

E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

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

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

_x_1. The Disclosing Party verifies that the Disclosing Party has searched any and all records of the Disclosing Party and any and all predecessor entities regarding records of investments or profits from slavery or slaveholder insurance policies during the slavery era (including insurance policies issued to slaveholders that provided coverage for damage to or injury or death of their slaves), and the Disclosing Party has found no such records.

____2. The Disclosing Party verifies that, as a result of conducting the search in step 1 above, the Disclosing Party has found records of investments or profits from slavery or slaveholder insurance policies. The Disclosing Party verifies that the following constitutes full disclosure of all such records, including the names of any and all slaves or slaveholders described in those records:

_____

_____

_____

_____

SECTION VI -- CERTIFICATIONS FOR FEDERALLY FUNDED MATTERS

NOTE: If the Matter is federally funded, complete this Section VI. **If the Matter is not federally funded**, proceed to Section VII. For purposes of this Section VI, tax credits allocated by the City and proceeds of debt obligations of the City are not federal funding.

A. CERTIFICATION REGARDING LOBBYING

1. List below the names of all persons or entities registered under the federal Lobbying Disclosure Act of 1995 who have made lobbying contacts on behalf of the Disclosing Party with respect to the Matter: (Add sheets if necessary):

_____

_____

_____

(If no explanation appears or begins on the lines above, or if the letters "NA" or if the word "None" appear, it will be conclusively presumed that the Disclosing Party means that NO persons or entities registered under the Lobbying Disclosure Act of 1995 have made lobbying contacts on behalf of the Disclosing Party with respect to the Matter.)

2. The Disclosing Party has not spent and will not expend any federally appropriated funds to pay any person or entity listed in Paragraph A.1. above for his or her lobbying activities or to pay any person or entity to influence or attempt to influence an officer or employee of any agency, as defined by applicable federal law, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress, in connection with the award of any federally funded contract, making any federally funded grant or loan, entering into any cooperative agreement, or to extend, continue, renew, amend, or modify any federally funded contract, grant, loan, or cooperative agreement.

3. The Disclosing Party will submit an updated certification at the end of each calendar quarter in which there occurs any event that materially affects the accuracy of the statements and information set forth in paragraphs A.1. and A.2. above.

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

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

B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY

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

Is the Disclosing Party the Applicant?

[ ] Yes [ ] No

If "Yes," answer the three questions below:

1. Have you developed and do you have on file affirmative action programs pursuant to applicable federal regulations? (See 41 CFR Part 60-2.)
[ ] Yes [ ] No

2. Have you filed with the Joint Reporting Committee, the Director of the Office of Federal Contract Compliance Programs, or the Equal Employment Opportunity Commission all reports due under the applicable filing requirements?
[ ] Yes [ ] No

3. Have you participated in any previous contracts or subcontracts subject to the equal opportunity clause?
[ ] Yes [ ] No

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

_____

_____

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

The Disclosing Party understands and agrees that:

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

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

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

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

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

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

The Disclosing Party represents and warrants that:

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

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

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

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

CERTIFICATION

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

Lakeshore East, LLC
(Print or type name of Disclosing Party)

By: _____
(Sign here)

Joel Carlins
(Print or type name of person signing)

A Manager
(Print or type title of person signing)

Signed and sworn to before me on (date) June 10, 2015,
at Cook County, Illinois (state).

Valerie J. Baldassin Notary Public.

"OFFICIAL SEAL"
VALERIE J. BALDASSIN
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 5/22/2018

Commission expires: 5-22-2018.

CITY OF CHICAGO
ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT
APPENDIX A

FAMILIAL RELATIONSHIPS WITH ELECTED CITY OFFICIALS AND DEPARTMENT HEADS

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

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

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

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

[ ] Yes [X] 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 percent (an "Owner"). It is not to be completed by any legal entity which has only an indirect ownership interest in the Applicant.

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

   [ ] Yes [X] No

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

   [ ] Yes [ ] No [X] Not Applicable

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

_____

_____

_____

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

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:

Carlins Limited Partnership

Check ONE of the following three boxes:

Indicate whether the Disclosing Party submitting this EDS is:

1. [ ] the Applicant
   OR
2. [✓] a legal entity holding a direct or indirect interest in the Applicant. State the legal name of the Applicant in which the Disclosing Party holds an interest: Lakeshore East LLC
   OR
3. [ ] a legal entity with a right of control (see Section II.B.1.) State the legal name of the entity in which the Disclosing Party holds a right of control: _____

B. Business address of the Disclosing Party: 225 N. Columbus, Suite 100
Chicago, IL 60601

C. Telephone: 312-642-8869 Fax: 312-642-2773 Email: lbuel@magellandevelopment.com

D. Name of contact person: Laura Buel

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

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

Application for Approval for Lake Michigan and Chicago Lakefront Protection Ordinance at 381-383 E. Wacker Dr.

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

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

Specification # N/A and Contract # _____

SECTION II -- DISCLOSURE OF OWNERSHIP INTERESTS

A. NATURE OF THE DISCLOSING PARTY

1. Indicate the nature of the Disclosing Party:

[ ] Person
[ ] Publicly registered business corporation
[ ] Privately held business corporation
[ ] Sole proprietorship
[ ] General partnership
[✓] Limited partnership
[ ] Trust
[ ] Limited liability company
[ ] Limited liability partnership
[ ] Joint venture
[ ] Not-for-profit corporation
(Is the not-for-profit corporation also a 501(c)(3))?
[ ] Yes [ ] No
[ ] Other (please specify)

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

Illinois

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

[ ] Yes [ ] No [✓] N/A

B. IF THE DISCLOSING PARTY IS A LEGAL ENTITY:

1. List below the full names and titles of all executive officers and all directors of the entity. **NOTE:** For not-for-profit corporations, also list below all members, if any, which are legal entities. If there are no such members, write "no members." For trusts, estates or other similar entities, list below the legal titleholder(s).

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

Name	Title
Joel Carlins	Manager
J.M. Carlins LLC	General Partner

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

interest of a member or manager in a limited liability company, or interest of a beneficiary of a trust, estate or other similar entity. If none, state "None." **NOTE**: Pursuant to Section 2-154-030 of the Municipal Code of Chicago ("Municipal Code"), the City may require any such additional information from any applicant which is reasonably intended to achieve full disclosure.

Name	Business Address	Percentage Interest in the Disclosing Party
Joel M Carlins	225 N Columbus, Chicago IL	
Allen Carlins	same as above	
David Carlins	same as above	
Elizabeth Kotas	same as above	

No other persons or entities own in excess of 7.5% of Disclosing Party.

SECTION III -- BUSINESS RELATIONSHIPS WITH CITY ELECTED OFFICIALS

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

[ ] Yes [x] No

If yes, please identify below the name(s) of such City elected official(s) and describe such relationship(s):

SECTION IV -- DISCLOSURE OF SUBCONTRACTORS AND OTHER RETAINED PARTIES

The Disclosing Party must disclose the name and business address of each subcontractor, attorney, lobbyist, accountant, consultant and any other person or entity whom the Disclosing Party has retained or expects to retain in connection with the Matter, as well as the nature of the relationship, and the total amount of the fees paid or estimated to be paid. The Disclosing Party is not required to disclose employees who are paid solely through the Disclosing Party's regular payroll.

"Lobbyist" means any person or entity who undertakes to influence any legislative or administrative action on behalf of any person or entity other than: (1) a not-for-profit entity, on an unpaid basis, or (2) himself. "Lobbyist" also means any person or entity any part of whose duties as an employee of another includes undertaking to influence any legislative or administrative action.

If the Disclosing Party is uncertain whether a disclosure is required under this Section, the Disclosing Party must either ask the City whether disclosure is required or make the disclosure.

Name (indicate whether retained or anticipated to be retained)	Business Address	Relationship to Disclosing Party (subcontractor, attorney, lobbyist, etc.)	Fees (indicate whether paid or estimated.) **NOTE:** "hourly rate" or "t.b.d." is not an acceptable response.

(Add sheets if necessary)

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

SECTION V -- CERTIFICATIONS

A. COURT-ORDERED CHILD SUPPORT COMPLIANCE

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

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

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

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

[ ] Yes [ ] No

B. FURTHER CERTIFICATIONS

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

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

a. are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from any transactions by any federal, state or local unit of government;

b. have not, within a five-year period preceding the date of this EDS, been convicted of a criminal offense, adjudged guilty, or had a civil judgment rendered against them in connection with: obtaining, attempting to obtain, or performing a public (federal, state or local) transaction or contract under a public transaction; a violation of federal or state antitrust statutes; fraud; embezzlement; theft; forgery; bribery; falsification or destruction of records; making false statements; or receiving stolen property;

c. are not presently indicted for, or criminally or civilly charged by, a governmental entity (federal, state or local) with committing any of the offenses set forth in clause B.2.b. of this Section V;

d. have not, within a five-year period preceding the date of this EDS, had one or more public transactions (federal, state or local) terminated for cause or default; and

e. have not, within a five-year period preceding the date of this EDS, been convicted, adjudged guilty, or found liable in a civil proceeding, or in any criminal or civil action, including actions concerning environmental violations, instituted by the City or by the federal government, any state, or any other unit of local government.

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

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

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

a. bribed or attempted to bribe, or been convicted or adjudged guilty of bribery or attempting to bribe, a public officer or employee of the City, the State of Illinois, or any agency of the federal government or of any state or local government in the United States of America, in that officer's or employee's official capacity;

b. agreed or colluded with other bidders or prospective bidders, or been a party to any such agreement, or been convicted or adjudged guilty of agreement or collusion among bidders or prospective bidders, in restraint of freedom of competition by agreement to bid a fixed price or otherwise; or

c. made an admission of such conduct described in a. or b. above that is a matter of record, but have not been prosecuted for such conduct; or

d. violated the provisions of Municipal Code Section 2-92-610 (Living Wage Ordinance).

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

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

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

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

N/A

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

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

none

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

none

C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

1. The Disclosing Party certifies that the Disclosing Party (check one)

[ ] is [x] is not

a "financial institution" as defined in Section 2-32-455(b) of the Municipal Code.

2. If the Disclosing Party IS a financial institution, then the Disclosing Party pledges:

"We are not and will not become a predatory lender as defined in Chapter 2-32 of the Municipal Code. We further pledge that none of our affiliates is, and none of them will become, a predatory lender as defined in Chapter 2-32 of the Municipal Code. We understand that becoming a predatory lender or becoming an affiliate of a predatory lender may result in the loss of the privilege of doing business with the City."

If the Disclosing Party is unable to make this pledge because it or any of its affiliates (as defined in Section 2-32-455(b) of the Municipal Code) is a predatory lender within the meaning of Chapter 2-32 of the Municipal Code, explain here (attach additional pages if necessary):

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

D. CERTIFICATION REGARDING INTEREST IN CITY BUSINESS

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

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

[ ] Yes [X] No

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

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

Does the Matter involve a City Property Sale?

[ ] Yes [ ] No

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

Name	Business Address	Nature of Interest

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

E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

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

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

__X__1. The Disclosing Party verifies that the Disclosing Party has searched any and all records of the Disclosing Party and any and all predecessor entities regarding records of investments or profits from slavery or slaveholder insurance policies during the slavery era (including insurance policies issued to slaveholders that provided coverage for damage to or injury or death of their slaves), and the Disclosing Party has found no such records.

_____2. The Disclosing Party verifies that, as a result of conducting the search in step 1 above, the Disclosing Party has found records of investments or profits from slavery or slaveholder insurance policies. The Disclosing Party verifies that the following constitutes full disclosure of all such records, including the names of any and all slaves or slaveholders described in those records:

_____

_____

_____

_____

SECTION VI -- CERTIFICATIONS FOR FEDERALLY FUNDED MATTERS

NOTE: If the Matter is federally funded, complete this Section VI. **If the Matter is not federally funded,** proceed to Section VII. For purposes of this Section VI, tax credits allocated by the City and proceeds of debt obligations of the City are not federal funding.

A. CERTIFICATION REGARDING LOBBYING

1. List below the names of all persons or entities registered under the federal Lobbying Disclosure Act of 1995 who have made lobbying contacts on behalf of the Disclosing Party with respect to the Matter: (Add sheets if necessary):

_____

_____

_____

(If no explanation appears or begins on the lines above, or if the letters "NA" or if the word "None" appear, it will be conclusively presumed that the Disclosing Party means that NO persons or entities registered under the Lobbying Disclosure Act of 1995 have made lobbying contacts on behalf of the Disclosing Party with respect to the Matter.)

2. The Disclosing Party has not spent and will not expend any federally appropriated funds to pay any person or entity listed in Paragraph A.1. above for his or her lobbying activities or to pay any person or entity to influence or attempt to influence an officer or employee of any agency, as defined by applicable federal law, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress, in connection with the award of any federally funded contract, making any federally funded grant or loan, entering into any cooperative agreement, or to extend, continue, renew, amend, or modify any federally funded contract, grant, loan, or cooperative agreement.

3. The Disclosing Party will submit an updated certification at the end of each calendar quarter in which there occurs any event that materially affects the accuracy of the statements and information set forth in paragraphs A.1. and A.2. above.

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

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

B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY

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

Is the Disclosing Party the Applicant? N/A

[ ] Yes [ ] No

If "Yes," answer the three questions below:

1. Have you developed and do you have on file affirmative action programs pursuant to applicable federal regulations? (See 41 CFR Part 60-2.)
[ ] Yes [ ] No

2. Have you filed with the Joint Reporting Committee, the Director of the Office of Federal Contract Compliance Programs, or the Equal Employment Opportunity Commission all reports due under the applicable filing requirements?
[ ] Yes [ ] No

3. Have you participated in any previous contracts or subcontracts subject to the equal opportunity clause?
[ ] Yes [ ] No

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

_____

_____

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

The Disclosing Party understands and agrees that:

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

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

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

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

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

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

The Disclosing Party represents and warrants that:

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

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

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

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

CERTIFICATION

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

Carlins Limited Partnership
(Print or type name of Disclosing Party)

By: _____
(Sign here)

Joel Carlins
(Print or type name of person signing)

Manager of its General Partner
(Print or type title of person signing)

Signed and sworn to before me on (date) June 10, 2015,
at Cook County, Illinois (state).

Valerie J. Baldassin Notary Public.

Commission expires: 5-22-2018.

"OFFICIAL SEAL"
VALERIE J. BALDASSIN
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 5/22/2018

CITY OF CHICAGO
ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT
APPENDIX A

FAMILIAL RELATIONSHIPS WITH ELECTED CITY OFFICIALS AND DEPARTMENT HEADS

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

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

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

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

[ ] Yes [x] 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 percent (an "Owner"). It is not to be completed by any legal entity which has only an indirect ownership interest in the Applicant.

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

   [ ] Yes [X] No

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

   [ ] Yes [ ] No [X] Not Applicable

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

_____

_____

_____

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

m

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:

J.M. Carlins LLC

Check ONE of the following three boxes:

Indicate whether the Disclosing Party submitting this EDS is:

1. [ ] the Applicant
   OR
2. [✓] a legal entity holding a direct or indirect interest in the Applicant. State the legal name of the Applicant in which the Disclosing Party holds an interest: Lakeshore East LLC
   OR
3. [ ] a legal entity with a right of control (see Section II.B.1.) State the legal name of the entity in which the Disclosing Party holds a right of control: _____

B. Business address of the Disclosing Party: 225 N. Columbus Drive, Suite 100
Chicago, IL 60601

C. Telephone: 312-642-8869 Fax: 312-642-2773 Email: lbuel@magellandevelopment.com

D. Name of contact person: Laura Buel

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

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

Application for approval for Lake Michigan and Chicago Lakefront Protection Ordinance at 381-383 E. Wacker Dr.

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

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

Specification # N/A and Contract # _____

SECTION II -- DISCLOSURE OF OWNERSHIP INTERESTS

A. NATURE OF THE DISCLOSING PARTY

1. Indicate the nature of the Disclosing Party:

[ ] Person
[ ] Publicly registered business corporation
[ ] Privately held business corporation
[ ] Sole proprietorship
[ ] General partnership
[ ] Limited partnership
[ ] Trust

[x] Limited liability company
[ ] Limited liability partnership
[ ] Joint venture
[ ] Not-for-profit corporation
(Is the not-for-profit corporation also a 501(c)(3))?
[ ] Yes [ ] No
[ ] Other (please specify)

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

Illinois

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

[ ] Yes [ ] No [x] N/A

B. IF THE DISCLOSING PARTY IS A LEGAL ENTITY:

1. List below the full names and titles of all executive officers and all directors of the entity. **NOTE:** For not-for-profit corporations, also list below all members, if any, which are legal entities. If there are no such members, write "no members." For trusts, estates or other similar entities, list below the legal titleholder(s).

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

Name	Title
Joel Carlins	Manager
David Carlins	Manager

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

interest of a member or manager in a limited liability company, or interest of a beneficiary of a trust, estate or other similar entity. If none, state "None." **NOTE**: Pursuant to Section 2-154-030 of the Municipal Code of Chicago ("Municipal Code"), the City may require any such additional information from any applicant which is reasonably intended to achieve full disclosure.

Name	Business Address	Percentage Interest in the Disclosing Party
Joel M Carlins	225 N Columbus Dr., Chicago, IL	90%
David Carlins	same as above	10%

SECTION III -- BUSINESS RELATIONSHIPS WITH CITY ELECTED OFFICIALS

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

[ ] Yes [x] No

If yes, please identify below the name(s) of such City elected official(s) and describe such relationship(s):

SECTION IV -- DISCLOSURE OF SUBCONTRACTORS AND OTHER RETAINED PARTIES

The Disclosing Party must disclose the name and business address of each subcontractor, attorney, lobbyist, accountant, consultant and any other person or entity whom the Disclosing Party has retained or expects to retain in connection with the Matter, as well as the nature of the relationship, and the total amount of the fees paid or estimated to be paid. The Disclosing Party is not required to disclose employees who are paid solely through the Disclosing Party's regular payroll.

"Lobbyist" means any person or entity who undertakes to influence any legislative or administrative action on behalf of any person or entity other than: (1) a not-for-profit entity, on an unpaid basis, or (2) himself. "Lobbyist" also means any person or entity any part of whose duties as an employee of another includes undertaking to influence any legislative or administrative action.

If the Disclosing Party is uncertain whether a disclosure is required under this Section, the Disclosing Party must either ask the City whether disclosure is required or make the disclosure.

Name (indicate whether retained or anticipated to be retained)	Business Address	Relationship to Disclosing Party (subcontractor, attorney, lobbyist, etc.)	Fees (indicate whether paid or estimated.) **NOTE:** "hourly rate" or "t.b.d." is not an acceptable response.

(Add sheets if necessary)

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

SECTION V -- CERTIFICATIONS

A. COURT-ORDERED CHILD SUPPORT COMPLIANCE

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

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

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

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

[ ] Yes [ ] No

B. FURTHER CERTIFICATIONS

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

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

a. are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from any transactions by any federal, state or local unit of government;

b. have not, within a five-year period preceding the date of this EDS, been convicted of a criminal offense, adjudged guilty, or had a civil judgment rendered against them in connection with: obtaining, attempting to obtain, or performing a public (federal, state or local) transaction or contract under a public transaction; a violation of federal or state antitrust statutes; fraud; embezzlement; theft; forgery; bribery; falsification or destruction of records; making false statements; or receiving stolen property;

c. are not presently indicted for, or criminally or civilly charged by, a governmental entity (federal, state or local) with committing any of the offenses set forth in clause B.2.b. of this Section V;

d. have not, within a five-year period preceding the date of this EDS, had one or more public transactions (federal, state or local) terminated for cause or default; and

e. have not, within a five-year period preceding the date of this EDS, been convicted, adjudged guilty, or found liable in a civil proceeding, or in any criminal or civil action, including actions concerning environmental violations, instituted by the City or by the federal government, any state, or any other unit of local government.

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

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

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

a. bribed or attempted to bribe, or been convicted or adjudged guilty of bribery or attempting to bribe, a public officer or employee of the City, the State of Illinois, or any agency of the federal government or of any state or local government in the United States of America, in that officer's or employee's official capacity;

b. agreed or colluded with other bidders or prospective bidders, or been a party to any such agreement, or been convicted or adjudged guilty of agreement or collusion among bidders or prospective bidders, in restraint of freedom of competition by agreement to bid a fixed price or otherwise; or

c. made an admission of such conduct described in a. or b. above that is a matter of record, but have not been prosecuted for such conduct; or

d. violated the provisions of Municipal Code Section 2-92-610 (Living Wage Ordinance).

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

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

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

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

N/A

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

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

none

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

none

C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

1. The Disclosing Party certifies that the Disclosing Party (check one)

[ ] is [x] is not

a "financial institution" as defined in Section 2-32-455(b) of the Municipal Code.

2. If the Disclosing Party IS a financial institution, then the Disclosing Party pledges:

"We are not and will not become a predatory lender as defined in Chapter 2-32 of the Municipal Code. We further pledge that none of our affiliates is, and none of them will become, a predatory lender as defined in Chapter 2-32 of the Municipal Code. We understand that becoming a predatory lender or becoming an affiliate of a predatory lender may result in the loss of the privilege of doing business with the City."

If the Disclosing Party is unable to make this pledge because it or any of its affiliates (as defined in Section 2-32-455(b) of the Municipal Code) is a predatory lender within the meaning of Chapter 2-32 of the Municipal Code, explain here (attach additional pages if necessary):

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

D. CERTIFICATION REGARDING INTEREST IN CITY BUSINESS

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

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

[ ] Yes [X] No

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

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

Does the Matter involve a City Property Sale?

[ ] Yes [X] No

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

Name	Business Address	Nature of Interest

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

E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

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

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

__X__1. The Disclosing Party verifies that the Disclosing Party has searched any and all records of the Disclosing Party and any and all predecessor entities regarding records of investments or profits from slavery or slaveholder insurance policies during the slavery era (including insurance policies issued to slaveholders that provided coverage for damage to or injury or death of their slaves), and the Disclosing Party has found no such records.

____2. The Disclosing Party verifies that, as a result of conducting the search in step 1 above, the Disclosing Party has found records of investments or profits from slavery or slaveholder insurance policies. The Disclosing Party verifies that the following constitutes full disclosure of all such records, including the names of any and all slaves or slaveholders described in those records:

_____

_____

_____

_____

SECTION VI -- CERTIFICATIONS FOR FEDERALLY FUNDED MATTERS

NOTE: If the Matter is federally funded, complete this Section VI. **If the Matter is not federally funded**, proceed to Section VII. For purposes of this Section VI, tax credits allocated by the City and proceeds of debt obligations of the City are not federal funding.

A. CERTIFICATION REGARDING LOBBYING

1. List below the names of all persons or entities registered under the federal Lobbying Disclosure Act of 1995 who have made lobbying contacts on behalf of the Disclosing Party with respect to the Matter: (Add sheets if necessary):

_____

_____

_____

(If no explanation appears or begins on the lines above, or if the letters "NA" or if the word "None" appear, it will be conclusively presumed that the Disclosing Party means that NO persons or entities registered under the Lobbying Disclosure Act of 1995 have made lobbying contacts on behalf of the Disclosing Party with respect to the Matter.)

2. The Disclosing Party has not spent and will not expend any federally appropriated funds to pay any person or entity listed in Paragraph A.1. above for his or her lobbying activities or to pay any person or entity to influence or attempt to influence an officer or employee of any agency, as defined by applicable federal law, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress, in connection with the award of any federally funded contract, making any federally funded grant or loan, entering into any cooperative agreement, or to extend, continue, renew, amend, or modify any federally funded contract, grant, loan, or cooperative agreement.

3. The Disclosing Party will submit an updated certification at the end of each calendar quarter in which there occurs any event that materially affects the accuracy of the statements and information set forth in paragraphs A.1. and A.2. above.

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

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

B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY

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

Is the Disclosing Party the Applicant?

[ ] Yes [X] No

If "Yes," answer the three questions below:

1. Have you developed and do you have on file affirmative action programs pursuant to applicable federal regulations? (See 41 CFR Part 60-2.)
[ ] Yes [ ] No

2. Have you filed with the Joint Reporting Committee, the Director of the Office of Federal Contract Compliance Programs, or the Equal Employment Opportunity Commission all reports due under the applicable filing requirements?
[ ] Yes [ ] No

3. Have you participated in any previous contracts or subcontracts subject to the equal opportunity clause?
[ ] Yes [ ] No

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

_____

_____

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

The Disclosing Party understands and agrees that:

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

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

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

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

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

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

The Disclosing Party represents and warrants that:

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

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

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

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

CERTIFICATION

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

J.M. Carlins LLC
(Print or type name of Disclosing Party)

By: _____
(Sign here)

David Carlins
(Print or type name of person signing)

Manager
(Print or type title of person signing)

Signed and sworn to before me on (date) November 6, 2015,
at Cook County, Illinois (state).

Valerie J. Baldassin Notary Public.

Commission expires: 5-22-2018.

"OFFICIAL SEAL"
VALERIE J. BALDASSIN
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 5/22/2018

CITY OF CHICAGO
ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT
APPENDIX A

FAMILIAL RELATIONSHIPS WITH ELECTED CITY OFFICIALS AND DEPARTMENT HEADS

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

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

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

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

[ ] Yes [x] 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.

_____

_____

_____

(DO NOT SUBMIT THIS PAGE WITH YOUR EDS. The purpose of this page is for you to recertify your EDS prior to submission to City Council or on the date of closing. If unable to recertify truthfully, the Disclosing Party must complete a new EDS with correct or corrected information)

RECERTIFICATION

Generally, for use with City Council matters. Not for City procurements unless requested.

This recertification is being submitted in connection with Amendment to Residential/Business Planned Development #70 [identify the Matter]. Under penalty of perjury, the person signing below: (1) warrants that he/she is authorized to execute this EDS recertification on behalf of the Disclosing Party, (2) warrants that all certifications and statements contained in the Disclosing Party's original EDS are true, accurate and complete as of the date furnished to the City and continue to be true, accurate and complete as of the date of this recertification, and (3) reaffirms its acknowledgments.

Loewenberg 2007 GST Trust

(Print or type legal name of Disclosing Party)

Date: 11-6-15

By:

Robin Tebbe

(sign here)

Print or type name of signatory:

Robin Tebbe

Title of signatory:

Trustee

Signed and sworn to before me on [date] November 6, 2015, by Robin Tebbe, at Cook County, Illinois [state].

Valerie J Baldassin Notary Public.

Commission expires: 5-22-2018

"OFFICIAL SEAL"
VALERIE J. BALDASSIN
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 5/22/2018

Ver. 11-01-05

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RECERTIFICATION

Generally, for use with City Council matters. Not for City procurements unless requested.

This recertification is being submitted in connection with Application for approval for Lake Michigan and Chicago Lakefront Protection Ordinance [identify the Matter]. Under penalty of perjury, the person signing below: (1) warrants that he/she is authorized to execute this EDS recertification on behalf of the Disclosing Party, (2) warrants that all certifications and statements contained in the Disclosing Party's original EDS are true, accurate and complete as of the date furnished to the City and continue to be true, accurate and complete as of the date of this recertification, and (3) reaffirms its acknowledgments.

Loewenberg 2007 GT Trust

(Print or type legal name of Disclosing Party)

Date: 11-6-15

By:

Robin Tebbe

(sign here)

Print or type name of signatory:

Robin Tebbe

Title of signatory:

Trustee

Signed and sworn to before me on [date] November 6, 2015, by Robin Tebbe, at Cook County, Illinois [state].

Valerie J. Baldassin Notary Public.

Commission expires: 5-22-2018

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Carlins Limited Partnership
(Print or type legal name of Disclosing Party)

Date: 11-6-15

By:

(sign here)

Print or type name of signatory:

Joel M Carlins

Title of signatory:

Member

Signed and sworn to before me on [date] November 6, 2015, by Joel Carlins, at Cook County, Illinois [state].

Valerie J Baldassin Notary Public.

Commission expires: 5-22-2018.

"OFFICIAL SEAL"
VALERIE J. BALDASSIN
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 5/22/2018

Ver. 11-01-05

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Carlins Limited Partnership
(Print or type legal name of Disclosing Party)

Date: 11-6-15

By:

(sign here)

Print or type name of signatory:

Joel M Carlins

Title of signatory:

Member

Signed and sworn to before me on [date] November 6, 2015, by Joel Carlins, at Cook County, Illinois [state].

Valerie J Baldassin Notary Public.

Commission expires: 5-22-2018.

"OFFICIAL SEAL"
VALERIE J. BALDASSIN
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Ver. 11-01-05

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RECERTIFICATION

Generally, for use with City Council matters. Not for City procurements unless requested.

This recertification is being submitted in connection with Amendment to Residential/Business Planned Development #70 [identify the Matter]. Under penalty of perjury, the person signing below: (1) warrants that he/she is authorized to execute this EDS recertification on behalf of the Disclosing Party, (2) warrants that all certifications and statements contained in the Disclosing Party's original EDS are true, accurate and complete as of the date furnished to the City and continue to be true, accurate and complete as of the date of this recertification, and (3) reaffirms its acknowledgments.

DJ2 LLC

(Print or type legal ~~name of Disclosing~~ Party)

Date: 11-6-15

By:

(sign here)

Print or type name of signatory:

Joel M Carlins

Title of signatory:

Manager

Signed and sworn to before me on [date] November 6, 2015, by Joel Carlins, at Cook County, Illinois [state].

Valerie J Baldassin Notary Public.

Commission expires: 5-22-2018.

"OFFICIAL SEAL"
VALERIE J. BALDASSIN
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 5/22/2018

Ver. 11-01-05

(DO NOT SUBMIT THIS PAGE WITH YOUR EDS. The purpose of this page is for you to recertify your EDS prior to submission to City Council or on the date of closing. If unable to recertify truthfully, the Disclosing Party must complete a new EDS with correct or corrected information)

RECERTIFICATION

Generally, for use with City Council matters. Not for City procurements unless requested.

This recertification is being submitted in connection with Application for approval for Lake Michigan and Chicago Lakefront Protection Ordinance [identify the Matter]. Under penalty of perjury, the person signing below: (1) warrants that he/she is authorized to execute this EDS recertification on behalf of the Disclosing Party; (2) warrants that all certifications and statements contained in the Disclosing Party's original EDS are true, accurate and complete as of the date furnished to the City and continue to be true, accurate and complete as of the date of this recertification, and (3) reaffirms its acknowledgments.

DJ2 LLC
(Print or type legal name of Disclosing Party)

Date: 11-6-15

By:

(sign here)

Print or type name of signatory:

Joel M Carlins

Title of signatory:

Manager

Signed and sworn to before me on [date] November 6, 2015 by Joel Carlins, at Cook County, Illinois [state].

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RECERTIFICATION

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This recertification is being submitted in connection with Amendment to Residential/Business Planned Development #70 [identify the Matter]. Under penalty of perjury, the person signing below: (1) warrants that he/she is authorized to execute this EDS recertification on behalf of the Disclosing Party, (2) warrants that all certifications and statements contained in the Disclosing Party's original EDS are true, accurate and complete as of the date furnished to the City and continue to be true, accurate and complete as of the date of this recertification, and (3) reaffirms its acknowledgments.

Lakeshore East LLC
(Print or type legal name of Disclosing Party)

Date: 11-6-15

By:

(sign here)

Print or type name of signatory:

Joel M Carlins

Title of signatory:

Manager

Signed and sworn to before me on [date] November 6, 2015, by Joel Carlins, at Cook County, Illinois [state].

Valerie J Baldassin Notary Public.

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Lakeshore East LLC

(Print or type legal name of Disclosing Party)

Date: 11-6-15

By:

(sign here)

Print or type name of signatory:

Joel M Carlins

Title of signatory:

Manager

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