

APPLICATION NUMBER 778

CITY OF CHICAGO
AN APPLICATION TO THE CHICAGO PLAN COMMISSION UNDER THE LAKE MICHIGAN AND
CHICAGO LAKEFRONT PROTECTION ORDINANCE

(This Application Must Be Typewritten)

The Chicago Plan Commission has provided this Application Form in accordance with Section 194B-6.1 (a) of the Lake Michigan and Chicago Lakefront Protection Ordinance. The Conditions under which the provisions of this Ordinance are applicable are stated in Section 194B-5.1 of the Ordinance. The process of Plan Commission review and public hearing on each proposal within the Lake Michigan and Chicago Lakefront Protection District will commence with the Applicant's submission to the Chicago Plan Commission of a completed Application Form and the required proof of notice. Strict compliance with Section 194B-6.1(c) is required.

The staff of the Department of Planning is available to provide technical assistance to the Applicant, before preparation of his application, during the processing stages, and to review the application at submission to the Chicago Plan Commission. Copies of the Ordinance and this Application Form and examples of forms for both notification and proof of notice, are available from the Commissioner of Planning, in Room 1003, Lakefront Unit, City Hall, 121 N. La Salle Street, Chicago, Illinois 60602. Phone 744-6551.

This Application Form consists of Five Parts on 17 pages:

- Part One: General Information
- Part Two: Character of Proposal
- Part Three: Zoning Information
- Part Four: Potential Impact of Proposal (2 Sections)
- Part Five: Disclosure Forms (6 Sections)

A copy of this Application will be available for public inspection in the office of the Commissioner of Planning, Room 1000, five days prior to the date of which the public hearing on this Application before the Chicago Plan Commission is to commence.

-SECTION BELOW FOR OFFICE USE ONLY-

Date of receipt in DP: _____ In Bldgs.: _____	ZBA action necessary? ____ yes ____ no: Type and Status: _____
Date of Applicant Notice to taxpayers of record: _____	Disclosure necessary? ____ yes ____ no
Date set for public hearing: _____	Simultaneous Planned Development processing ____ yes ____ no
Date on which Plan Commission published newspaper notice: _____	Previous Application this address? ____ yes ____ no; number: _____
Date of publication of report of Commissioner of DP: _____	Zoning map amendment? ____ yes ____ no; # _____
Date forwarded to: DIS _____: DSS _____ DPW _____: Pk. D. _____ Other _____	DISPOSITION Approved _____ Disapproved _____ Continued _____, to: _____ Date Applicant notified of decision: _____

SITE ADDRESS 1225 S. Indiana Ave.

GUIDELINES FOR COMPLETING PART ONE OF THE APPLICATION

Part One of this Application provides general information to the Plan Commission for use in preparing its public notices of the proposal set forth in the Application and in preparing its review of that proposal.

1. The date entered in I. should be the date on which the Application is filed.
2. The location of the site of the proposal should be given by street address; if there is no address, the location must be described in relation to existing streets, rights-of-way or other fixed points of reference.
3. The Applicant must state his own name, address and telephone number and the name, address and telephone number of the owner of the subject property. The Applicant must be either the owner of the subject property or his duly authorized agent or representative, and, if the Applicant is an agent or representative, the Applicant must submit proof to the Commission that he is authorized to represent the owner of the subject property.

Whenever the ownership of the subject property is complex - a partnership, corporation, land trust or association - the Applicant shall so indicate. Further, the Commission may require disclosure of all real parties of interest in the subject property.

4. The description of a proposal should include, at a minimum, types of land uses and space uses, floor area, number of dwelling units and height of proposed structures in feet or stories. Additional concise information may also be included.
5. Under the provisions of Section 194B-6.1(c) of the Lake Michigan and Chicago Lakefront Protection Ordinance, the Applicant must submit to the Commission at the time of filing an Application a list of the names and last known addresses of the owners of all property on which notice must be served, the method of service employed, the names and addresses of persons so served, and a statement certifying that the Applicant has complied with the noticing provisions of Section 194B-6.1(c) of the Lake Michigan and Chicago Lakefront Protection Ordinance. The Commission will not accept an application unless and until the Applicant furnishes the required list and certificate.
6. If there are any other approvals required from other public agencies before the Applicant can proceed with his proposal, they should be listed; except that other City of Chicago licenses and permits may be omitted as items requiring listing herein. If no other approvals are required, enter "NONE" under VI A. Examples of items which should be listed include approval of FHA financing, a U.S. Corps of Engineers permit, Federal Aviation Authority Approval, among others.

PART ONE: GENERAL INFORMATION

March 23,

I. Date of Application: JANUARY 5, 20 23.

II. Address or location of the Site of the Proposal: 1225 S. Indiana Ave., Chicago, IL

III. Information on the Applicant and the Owner

A. Applicant

1. Name: 1200 South Indiana, LLC Phone: 312-782-1983

2. Address: 1000 Skokie Blvd., Suite 400D, Wilmette, IL 60091

B. Owner

1. Name: Same as Above Phone: _____

2. Address: _____

C. If the Applicant is not the owner, check here _____ that proof has been attached to this Application that the Applicant is the duly authorized agent or representative of the owner.

D. If the ownership of the subject property is complex, the Applicant shall indicate the type of ownership:

1. _____ Land Trust

2. _____ Partnership or Association

3. _____ Corporation

4. X Limited Liability Company (LLC)

IV. Brief Description of the Proposal: The Applicant is proposing to develop the currently vacant land at 1225 S. Indiana Ave. with a new five-story residential building containing 100 dwelling units. The proposed building will be 61 ft. in height (70 ft. to the penthouse roof) and will be supported by 87 off-street parking spaces.

V. The noticing provisions of Section 194B-6.1(c) have been completed as they apply to the Applicant: Check here X.

VI. The Applicant must also obtain the following approvals in addition to the approval of the Plan Commission:

A. Nature of Approval: Minor Change Application to approve the transfer of FAR.

Agency: DPD

B. Nature of Approval: Site Plan Approval

Agency: DPD/Plan Commission

C. Nature of Approval: _____

Agency: _____

Address: 1225 S. Indiana Ave.

GUIDELINES FOR COMPLETING PART TWO OF THE APPLICATION

All graphic materials must be submitted in an 8.5" x 11" format and must be suitable for clear and sharp, black and white reproduction. Each map or diagram should have a scale and a north arrow. Each sheet of graphic material must be labeled with the appropriate figure number. If there are multiple sheets comprising one figure - for example figure 4 - those sheets should be labeled consecutively, for example Figure 4-1, Figure 4-2, etc., and each sheet should contain the address of the site of the proposal in the lower left corner.

For Figure 1, the Applicant should consider the "vicinity of the site" to be at least as extensive as the area for which he is required to give notice plus any intervening streets or other public rights-of-way.

For Figures 3 and 4, the Applicant should consider that "recreation areas" and "recreation space and facilities" include game courts, swimming pools and pool areas, game rooms, exercise rooms, party rooms, community rooms, observation decks and sun decks.

The required narrative statement should describe the features of the proposed development, including size and mix of dwelling units, mix of uses on the site, etc. It should present a basic rationale for the development.

For Figure 6, the Applicant is urged to provide any materials at 8.5" x 11" which will facilitate the review of his Application.

PART TWO: CHARACTER OF THE PROPOSAL

This portion of the Application must be completed by attaching the following items, correctly sized and labeled, to the Application:

- I. Figure 1: A Map of the Vicinity of the Site, showing Lake Michigan, lakefront parks, preferential streets, schools, parks, major institutions. All streets on this map should be named, and the outline and height on all structures on properties immediately adjacent to the site of the proposal must be shown.
- II. Figure 2: A Map of the Existing Site, showing locations and dimensions of lot lines; contour intervals (5-foot) ; existing structures, walkways, driveways, special features.
- III. Figure 3: The Proposed Site Plan, showing locations and dimensions of proposed structures, driveways and walkways; proposed exterior parking areas; proposed exterior open space and recreation areas.
- IV. Figure 4: Proposed Floor Plans, including the ground floor, a typical floor, any floor with recreation space or facilities.
- V. Figure 5: An Elevation or Cross-section, showing the height and number of stories for all proposed structures.
- VI. Narrative: A Statement Describing the Proposed Development.

In addition, the Applicant is encouraged to provide additional graphic materials, visual aids; e.g., photographs, renderings, data tables, among others. Any such exhibits shall be labeled Figure 6.

PART THREE: ZONING INFORMATION

The Applicant shall provide the basic data on zoning considerations for the site of the proposal. Calculations may be shown below on this page and on page 8.

I. Is a planned development ordinance or an amendment to an existing planned development required or permitted for the subject site?

required permitted no

If a planned development approach is required, or if it is permitted and the Applicant chooses to seek a planned development amendment, the Applicant is not required to complete the remainder of Part Three of this Application Form.

Address: 1225 S. Indiana Ave.

II Is Zoning Board of Appeals approval a variation or a special use either necessary or

contemplated in relation to the Applicant's proposal? yes no.

If "yes," please explain the nature of the approval.

N/A

III. Net Site Area and Existing Zoning District Classification (list that portion of the net site area in each):

<u>District Classification</u>	<u>Area</u>
A. <u>PD 499 (Parcels 2A and 2A-1)</u>	<u>44,188</u> sq. ft.
B. <u>PARCEL 2A</u>	<u>31,933</u> sq. ft.
C. <u>PARCEL 2A-1</u>	<u>12,255</u> sq. ft.
D. Total Net Site Area:	<u> </u> sq. ft.

IV. Dwelling Units

A. Maximum units allowed

1. Without efficiency units: 100.
2. With maximum percent of efficiency units: .

B. Proposed number of units

1. Dwelling units: 100.
2. Efficiency Units: 0.
3. Total Units: 100.

C. Does the Applicant intend to increase allowable floor area by reducing the number of units constructed below the maximum allowed?

yes no.

If "yes" there will be units fewer than the maximum allowed, and the Floor Area Ratio for the site will be increased by %.

Address: 1225 S. Indiana Ave.

This page for calculations.

Address: 1225 S. Indiana Ave.

V. Bulk

PARCEL 2A: 3.38

- A. Base Floor Area Ratio (F.A.R.), without bonuses: PARCEL 2A-1: 0.
- B. Proposed F.A.R., include all bonuses: PARCEL 2A: 3.44 PARCEL 2A-1: 0
- C. List all bonuses used in computing B., above:

- 1. _____
- 2. _____
- 3. _____

- D. Proposed Floor Area: _____ 109,752 sq. ft.
- E. Percentage of floor area devoted to interior recreation space, meeting rooms, etc. :
_____ 4.7 %.

VI. Off-street Parking and Loading

	<u>Minimum Required</u>	<u>Number Proposed</u>
A. Parking Spaces	<u>55</u>	<u>87</u>
B. Loading Docks	<u>1</u>	<u>1</u>

VII. Setbacks

	<u>Minimum</u>	<u>Proposed</u>
A. Front	<u>21 FT</u>	<u>21 FT</u>
B. Side	<u>0 FT</u>	<u>0 FT</u>
C. Rear	<u>0 FT</u>	<u>VARIES: 2' FT - 40FT</u>

Address: 1225 S. Indiana Ave.

PART FOUR: POTENTIAL IMPACT OF THE PROPOSAL

The Chicago Plan Commission requires that the Applicant address the Fourteen Basic Policies of the Lakefront Plan of Chicago and the Thirteen Purposes of the Lake Michigan and Chicago Lakefront Protection Ordinance, as listed below, in a written statement to the Commission attached to this Application Form and labeled Part Four. The statement should indicate which policies or purposes are or are not applicable to the Applicant's proposal, and, for those policies and purposes which are applicable, the statements should discuss the potential impact of the proposal.

I. Fourteen Basic Policies

1. Complete the publicly owned and locally controlled park system along the entire Chicago lakefront.
2. Maintain and enhance the predominantly landscaped, spacious and continuous character of the lake shore parks.
3. Continue to improve the water quality and ecological balance of Lake Michigan.
4. Preserve the cultural, historical, and recreational heritage of the lakeshore parks.
5. Maintain and improve the formal character and open water vista of Grant Park with no new above-ground structures permitted.
6. Increase the diversity of recreational opportunities while emphasizing lake-oriented leisure time activities.
7. Protect and develop natural lakeshore park and water areas for wildlife habitation.
8. Increase personal safety.
9. Design all lake edge and lake construction to prevent detrimental shoreline erosion.
10. Ensure a harmonious relationship between the lakeshore parks and the community edge, but in no instance will further private development be permitted East of Lake Shore Drive.
11. Improve access to the lakeshore parks and reduce through vehicular traffic on secondary park roads.
12. Strengthen the parkway characteristics of Lake Shore Drive and prohibit roadway of expressway standards.
13. Ensure that all port, water supply, and public facilities are designed to enhance lakefront character.
14. Coordinate all public and private development within the water, park, and community zones.

PART FOUR: POTENTIAL IMPACT OF THE PROPOSAL

II Thirteen Purposes

1. To promote and protect the health, safety, comfort, convenience, and the general welfare

of the people, and to conserve our natural resources;

2. To identify and establish the Lake Michigan and Chicago Lakefront Protection District and to divide that District into several zones wherein any and all development or construction, as specified in Article V hereinafter, shall be specifically restricted and regulated;
3. To maintain and improve the purity and quality of the waters of Lake Michigan;
4. To insure that construction in the Lake or modification of the existing shoreline shall not be permitted if such construction or modification would cause environmental or ecological damage to the Lake or would diminish water quality; and to insure that the life patterns of fish, migratory birds and other fauna are recognized and supported;
5. To insure that the Lakefront Parks and the Lake itself are devoted only to public purposes and to insure the integrity of and expand the quantity and quality of the Lakefront Parks;
6. To promote and provide for continuous pedestrian movement along the shoreline;
7. To promote and provide for pedestrian access to the Lake and Lakefront Parks from and through areas adjacent thereto at regular intervals of one-fourth mile and additional places wherever possible, and to protect and enhance vistas at these locations and wherever else possible;
8. To promote and provide for improved public transportation access to the Lakefront;
9. To insure that no roadway of expressway standards, as hereinafter defined, shall be permitted in the Lakefront Parks;
10. To insure that development of properties adjacent to the Lake or the Lakefront Parks is so defined as to implement the above-stated purposes, provided, however, that with respect to property located within the Private Use Zone as established by Article V, VI, and IX of this Ordinance, the permitted use, special use, lot area per dwelling unit, and floor area ratio provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, shall govern except where such provisions are in substantial conflict with the purposes of this Ordinance or the Fourteen Basic Policies of the Lakefront Plan of Chicago;
11. To achieve the above-stated purposes, the appropriate public agency should acquire such properties or rights as may be necessary and desirable;
12. To define and limit the powers and duties of the administrative body and officers as provided herein;
13. Nothing contained in the Lake Michigan and Chicago Lakefront Protection Ordinance shall be deemed to be a waiver or consent, license or permit to use any property or to locate, construct or maintain any building, structure or facility or to carry on any trade, industry, occupation or activity which may be otherwise required by law.

PART FOUR
1225 S. Indiana Ave., Chicago, Illinois

Fourteen Basic Policies:

1. Complete the publicly owned and locally controlled system along the entire Chicago Lakefront.

This application applies to property within the Private Use Zone of the Lakefront Protection District. The proposed development of the subject property will not affect or impact this policy. The Applicant owns and controls the subject property commonly known as 1225 S. Indiana Ave.

2. Maintain and enhance the predominantly landscaped, spacious and continuous character of the lakeshore parks.

This policy is not applicable because the subject property is within the Private Use Zone of the Lakefront Protection District and is not part of the lakeshore park system. The proposed development of the subject property will not affect or impact the landscaping, spacious and continuous character of the lakeshore parks or the immediate vicinity.

3. Continue to improve the water quality and ecological balance of Lake Michigan.

The subject property is located west of Lake Shore Drive. The proposed development of the subject site will not have a negative impact on the water quality and ecological balance of Lake Michigan.

4. Preserve the cultural, historical, and recreational heritage of the lakefront parks.

This policy is not applicable because the subject property is within the Private Use Zone of the Lakefront Protection District and is not part of the lakeshore park system. The proposed development of the subject property with a new five-story residential building will not affect or impact the lakefront parks.

5. Maintain and improve the formal character and open water vista of Grant Park with no new above ground structures permitted.

Does not apply, the subject site is not adjacent to the Grant Park area.

6. Increase the diversity of recreational opportunities while emphasizing lake-oriented leisure time activities.

This policy is not applicable because the subject property is within the Private Use Zone of the Lakefront Protection District and is not part of the lakeshore park system. Still, the Applicant's proposed site design incorporates open space at the corner of S. Indiana Ave. and E. 13th Street.

7. Protect and develop natural lakeshore parks and water areas for wildlife habitation.

This policy is not applicable because the subject property is within the Private Use Zone of the Lakefront Protection District and is not part of the lakeshore park system.

8. Increase personal safety.

The proposed development of the subject property with a new five-story multi-unit residential building will not adversely impact this policy. The subject property is currently vacant and unimproved. The proposed development contemplates new security cameras and garage parking to better ensure the safe use of the proposed building by residential tenants.

9. Design all lake edge and lake construction to prevent detrimental shoreline erosion.

The proposed development of the subject property will not adversely impact shoreline erosion, in as much as the subject property is located west of Lake Shore Drive.

10. Ensure a harmonious relationship between the lakeshore parks and the community edge, but in no instance will private development be permitted east of Lake Shore Drive.

The proposed development of the subject property will not impact the harmonious relationship between the lakeshore parks and the community edge. The subject site is located west of Lake Shore Drive and is not adjacent to any lakeshore parks.

11. Improve access to the lakeshore parks and reduce through vehicular traffic on secondary park roads.

This policy is not applicable because the subject property is located within the Private Use Zone of the Lakefront Protection District and is not part of the lakeshore park system. The proposed development of the subject property will not affect or impact the access to lakefront parks or vehicular traffic on secondary park roads. The lakeshore parks are separated from the subject site by Lake Shore Drive.

12. Strengthen the parkway characteristic of Lake Shore Drive and prohibit roadway and expressway standards.

This policy is not applicable because the subject property is located within the Private Use Zone of the Lakefront Protection District and is not part of the lakeshore park system. The proposed development of the subject property will not affect or impact the parkway characteristic of Lake Shore Drive.

13. Ensure that all port, water supply, and public facilities are designed to enhance lakefront characteristics.

This policy is not applicable because the proposed development of the subject property includes no such public facilities.

14. Coordinate all public and private development within the water, park and community zones.

The Applicant is committed to working with the local alderman and local community to ensure that the proposed development of the subject property will have a minimal impact on the surrounding neighborhood.

Thirteen Purposes:

1. To promote and protect the health, safety, comfort, convenience, and the general welfare of the people, and to conserve our natural resources.

The proposed development of the subject, currently vacant property will promote, protect and enhance the quality of life for not only the intended residents of the proposed multiunit residential building, but also the neighboring residents. Again, the proposed development contemplates accessible open space at the intersection of S. Indiana Ave. and E. 13th Street. As such, the project will not adversely impact on the natural resources of the area.

2. To identify and establish the Lake Michigan and Chicago Lakefront Protection District and to divide that District into several zones wherein any and all development or construction, as specified in Article V hereinafter, shall be specifically restricted and regulated.

The proposed development of the subject site will conform to the applicable regulation identified and established by the Lake Michigan and Lakefront Protection District, provided the necessary approvals are issued by the Chicago Plan Commission and the Department of Planning and Development.

3. To maintain and improve the purity and quality of the waters of Lake Michigan.

This purpose relates to the establishment of the public and private use zones and does not apply to individual properties or projects located in those zones. The proposed development of the subject property will not adversely affect or impact this purpose.

4. To insure that construction in the Lake or modification of the existing shoreline shall not be permitted if such construction or modification would cause environmental or ecological damage to the Lake or would diminish water quality; and to insure that the patterns of fish, migratory birds and other fauna are recognized and supported.

The proposed development of the subject property will have no impact on the lake or existing shoreline because the project does not involve any construction in the lake or modification of the existing shoreline.

5. To insure that the Lakefront Parks and the Lake itself are devoted only to public purposes and to insure the integrity of and expand the quantity and quality of the Lakefront Parks.

The subject property is located within the Private Use Zone of the Lakefront Protection District and is not part of the lakeshore park system. The proposed development of the subject property will not affect or impact the Lake or Lakefront Parks.

6. To promote and provide continuous pedestrian movement along the shoreline.

The proposed development will not affect or impact the pedestrian movement along the shoreline. The subject site is separated from the shoreline by Lake Shore Drive.

7. To promote and provide for pedestrian access to the Lake and Lakefront Parks from and through areas adjacent thereto at regular intervals of one-fourth mile and additional places wherever possible, and to protect and enhance vistas at these locations wherever possible.

The proposed development will not affect pedestrian access to the Lake and/or Lakefront Parks. The project lies to the west of Lake Shore Drive which is under the jurisdiction of the Illinois Department of Transportation (IDOT), thus any access to the Lake and Lakefront Parks which is controlled by the State of Illinois.

8. To promote and provide for improved transportation access to the Lakefront.

As mentioned above, the Illinois Department of Transportation has jurisdiction over Lake Shore Drive. Therefore, the requested development of the subject properties will not affect or impact public transportation and access to the Lakefront.

9. To insure that no roadway of expressway standards, as hereinafter defined, shall be permitted in the lakefront Parks.

As mentioned previously, the subject site is located on the west side of Lake Shore Drive and shall have no affect or impact on the lakefront Parks.

10. To insure that development of properties adjacent to the Lake or the Lakefront Parks is so defined as to implement the above-stated purpose, provided, however that with respect to property located within the Private Use Zone as established by Article V, VI and IX of this Ordinance, the permitted use, special use, lot area per dwelling unit, and floor area ratio provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, shall govern except where such provisions are in

substantial conflict with the purposes of this Ordinance or the Fourteen Basic Policies of the Lakefront Plan of Chicago.

The proposed development of the subject property will conform to all of the above-mentioned requirements of Title 17 of the Municipal Code of Chicago and is compatible with the existing multi-story and multi-unit residential buildings surrounding the subject site.

11. To achieve the above-stated purposes, the appropriate public agency should acquire such properties or rights as may be necessary or desirable.

The subject property is located within the Private Use Zone and does not have the potential to contribute to the lakefront park system or other lake shore public amenities.

12. To define and limit the powers and duties of the administrative body and officers as provided herein.

This purpose does not apply to individual properties or projects.

13. Nothing contained in the Lake Michigan and Chicago Lakefront Protection Ordinance shall be deemed to be a waiver or consent, license or permit to use any property or to locate, construct or maintain any building, structure or facility or to carry on any trade, industry occupation or activity which may be otherwise required by law.

The proposed development of the subject property with a new five-story multi-unit residential building will be in compliance with the Municipal Code of the City of Chicago, and all other relevant requirements therein, in order to obtain building permits, proceed with the construction of the structure, and ultimately obtain a certificate of occupancy to allow the safe residential occupancy of the new construction building.

Address: 1225 S. Indiana Ave.
Date: March 21, 2023

1.3.2023

Department of Planning and Development

Chicago Plan Commission

RE: 1225 S Indiana

Proposed 5 Story Multifamily Residential Building Class 3A Construction

Project Narrative

The proposed building is 5 stories comprised of 100 dwelling units. The makeup of the dwelling units are 2 story duplexes, 3 bedroom, 2 bedroom and 1 bedroom apartments. Building Amenity space is located at the first floor. Parking is located entirely below grade for 87 vehicles and 100 bike spaces.

The building is rooted to its site by being influenced by its neighbors. The modern building fills a void left in the neighborhood and activates the pedestrian route and provides a public park for the community at the southwest corner of the site. The proposed first floor duplex units continues the character of the townhouse residences directly South of the site. The apartments above have floor to ceiling glass windows with balconies which enhances the facades impact on the street.

Below is a breakdown of the units provided per floor with their respective average square footage:

1ST FLOOR DUPLEX UNIT TYPES W/ AVERAGES:

(13) 3 BED DUPLEX UNITS AVERAGE = 1,366 SF

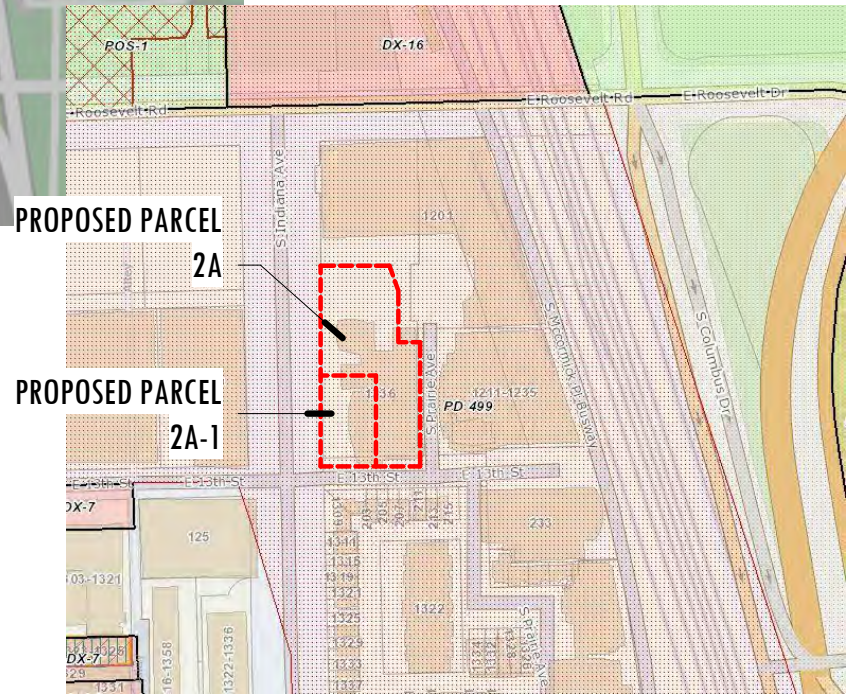
(2) 4 BED DUPLEX UNITS AVERAGE = 2,089 SF

Area Schedule Unit Types w Average 2ND FLOOR			
Name	Area	Count	Average
1 BED	3,677 SF	6	613 SF
2 BED	974 SF	1	974 SF
3 BED	4,616 SF	3	1539 SF
10	9,267 SF	10	3125 SF

Area Schedule Unit Types w Average FLOORS 3-5 TYP.			
Name	Area	Count	Average
1 BED	11,894 SF	18	661 SF
2 BED	3,850 SF	4	963 SF
3 BED	4,301 SF	3	1434 SF
25	20,046 SF	25	3057 SF



1 LPO - Site Context Plan
1/64" = 1'-0"



2 LPO - Zoning Map
1" = 300'-0"

PARKWAY RESIDENCES

1225 S INDIANA AVE
GRIEF PROPERTIES

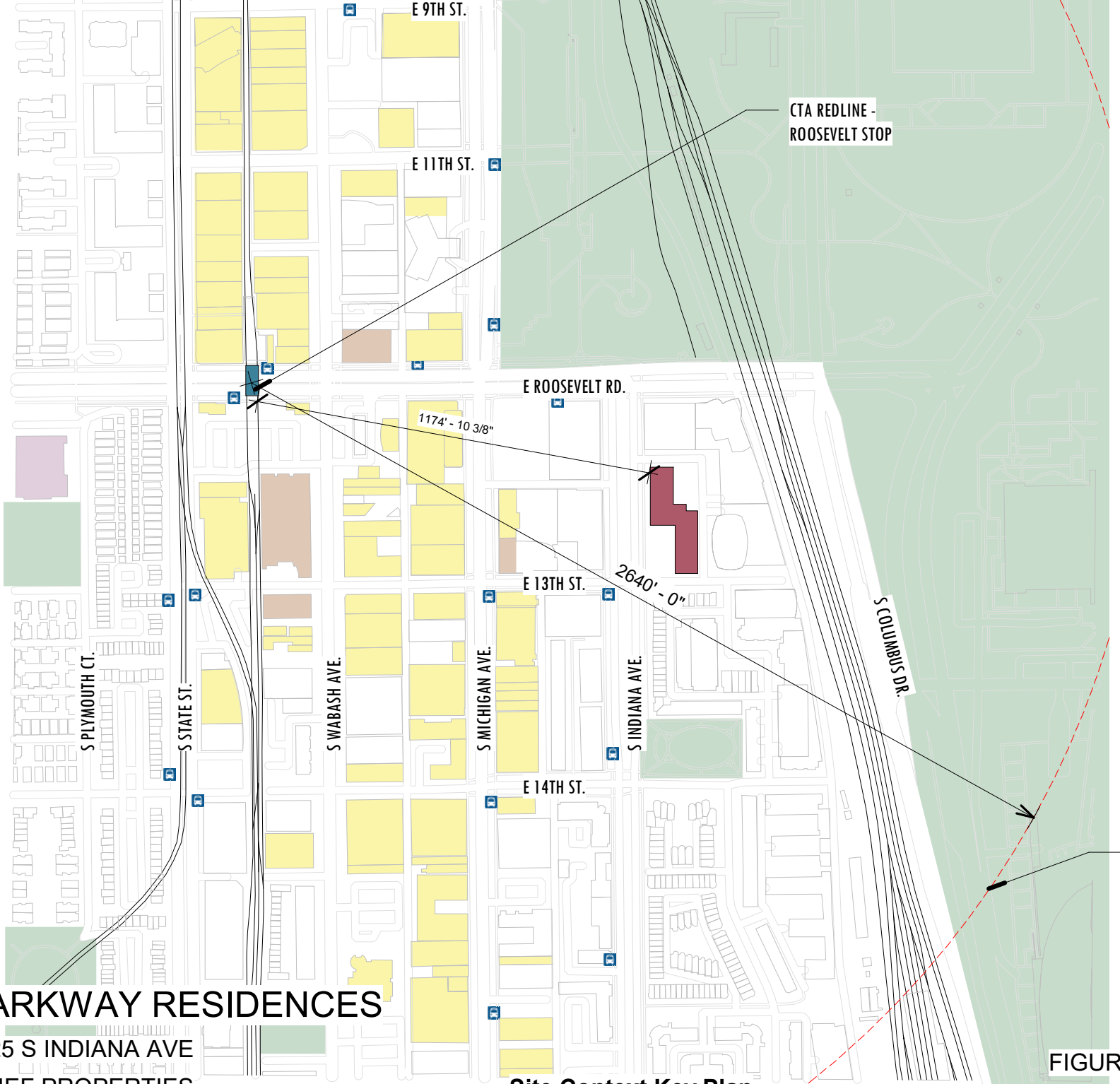
Zoning Map

LPO 0.01
FIGURE 1
As indicated
2 R Z
architecture

PARKWAY RESIDENCES

1225 S INDIANA AVE
GRIEF PROPERTIES

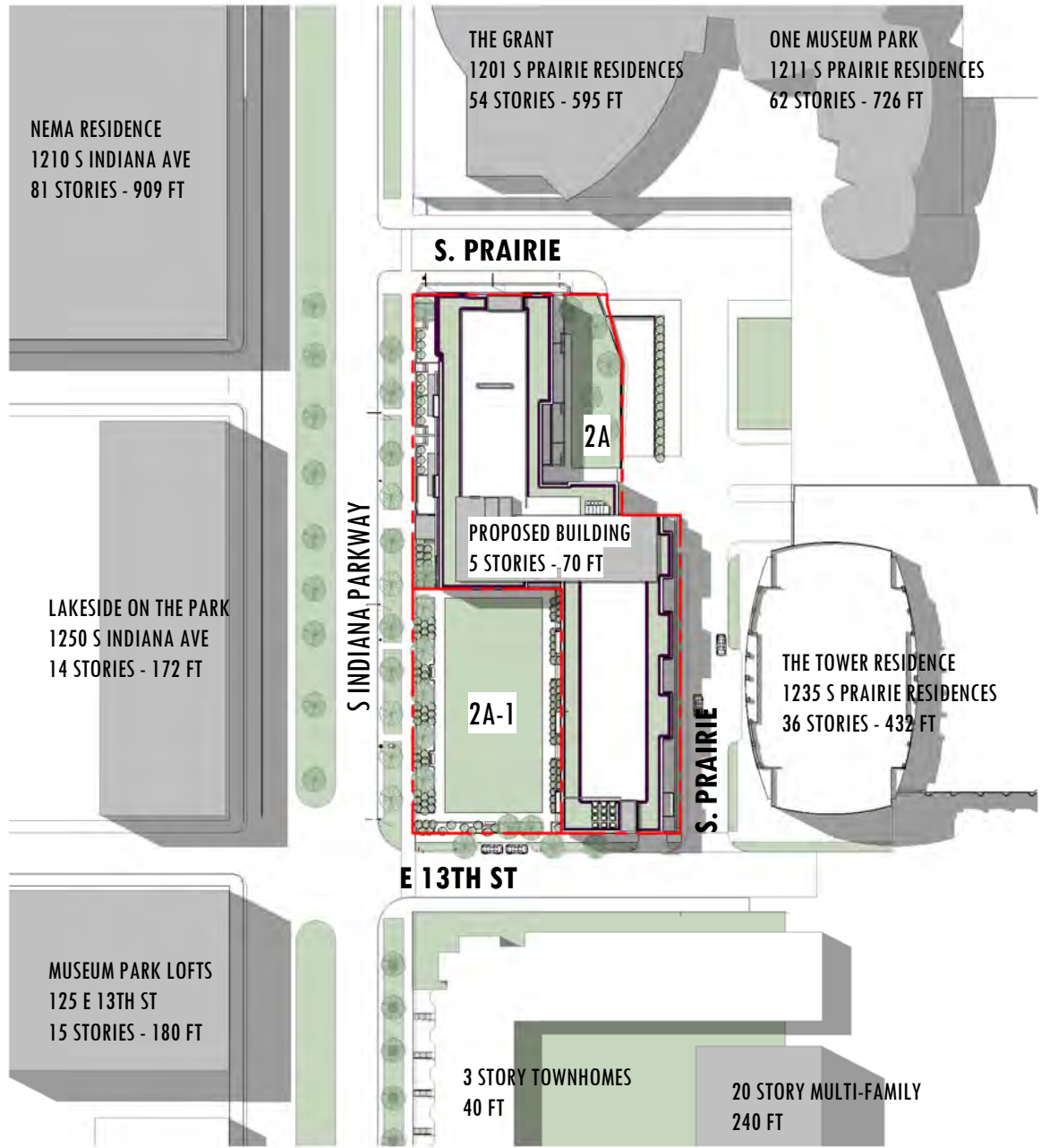
Site Context Key Plan



NEIGHBORHOOD ANCHORS

- PROPOSED SITE, 1225 S INDIANA
- BUSINESS
- GREEN SPACE
- GROCERY STORE
- SCHOOL
- RED LINE STATION
- BUS STOP

FIGURE 1.2
As indicated



PARKWAY RESIDENCES

1225 S INDIANA AVE
GRIEF PROPERTIES

Site Context

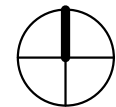


FIGURE 1.3

1" = 100'-0"

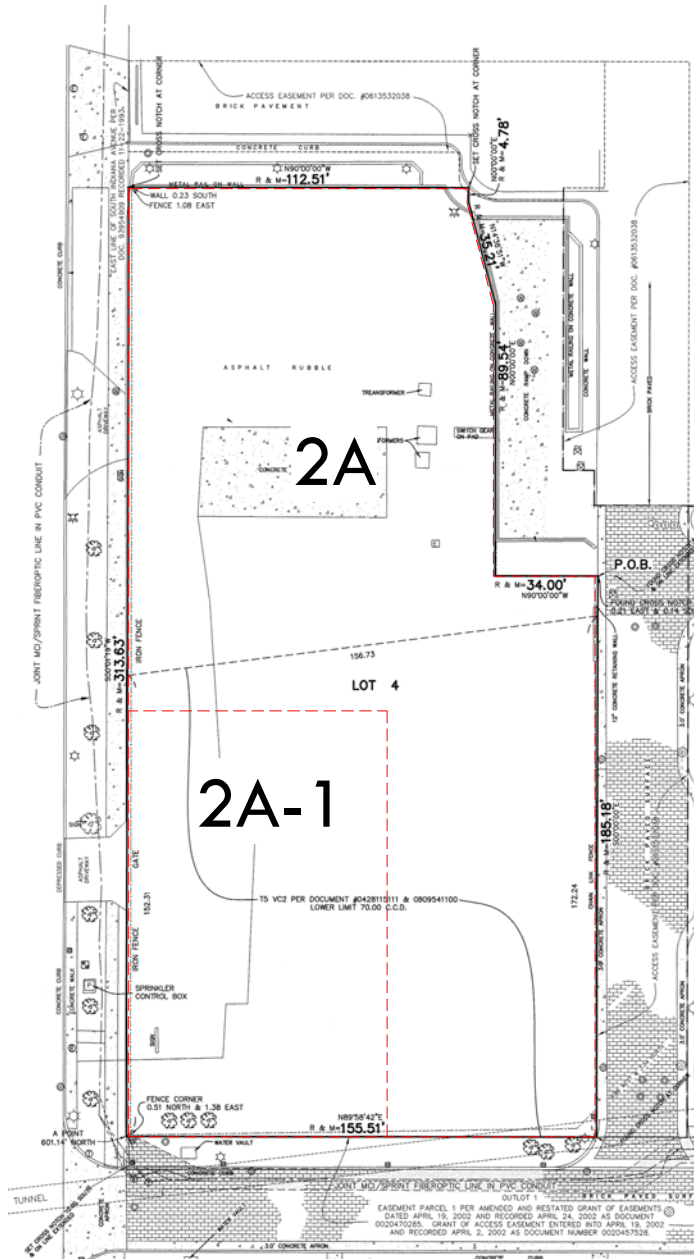
LPO 0.03

2	R	Z
	architecture	

PARKWAY RESIDENCES

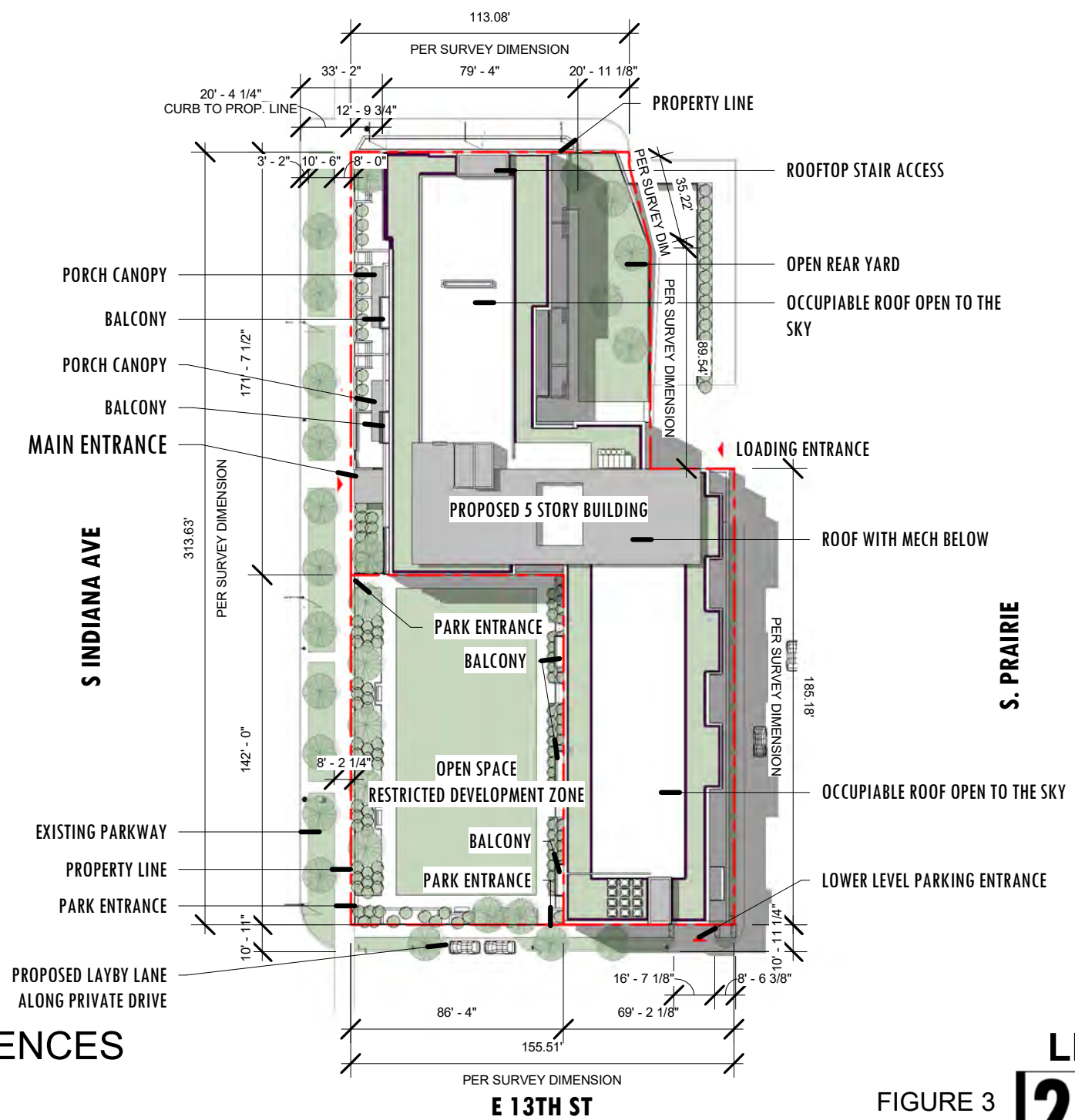
1225 S INDIANA AVE
GRIEF PROPERTIES

Existing Survey



LPO 0.04
FIGURE 2
1/64" = 1'-0"

S. PRAIRIE



PARKWAY RESIDENCES

1225 S INDIANA AVE
GRIEF PROPERTIES

Site Plan

FIGURE 3

1" = 60'-0"

LPO 0.05

2 R Z
architecture

EXISTING STREET LIGHTS TO REMAIN, TYP.

EXISTING PLANTER TO REMAIN

NEW TREES TO BE PROVIDED IN PARKWAY ALONG INDIANA

EXISTING PARKWAY TO BE PREPARED FOR NEW GROUND COVER

NEW TREES TO BE PROVIDED IN PARKWAY ALONG INDIANA

EXISTING TREE TO REMAIN

NEW TREES TO BE PROVIDED IN PARKWAY ALONG INDIANA

NEW TREES TO BE PROVIDED IN PARKWAY ALONG INDIANA

EXISTING DEPRESSED CURB TO BE REMOVED, PERMIT FROM CDOT IS REQ'D TO REMOVE DRIVEWAYS AND RETURN PARKWAY, CURB, AND GUTTER TO CDOT STANDARDS

EXISTING TREE TO REMAIN

EXISTING PARKWAY TO BE PREPARED FOR NEW GROUND COVER

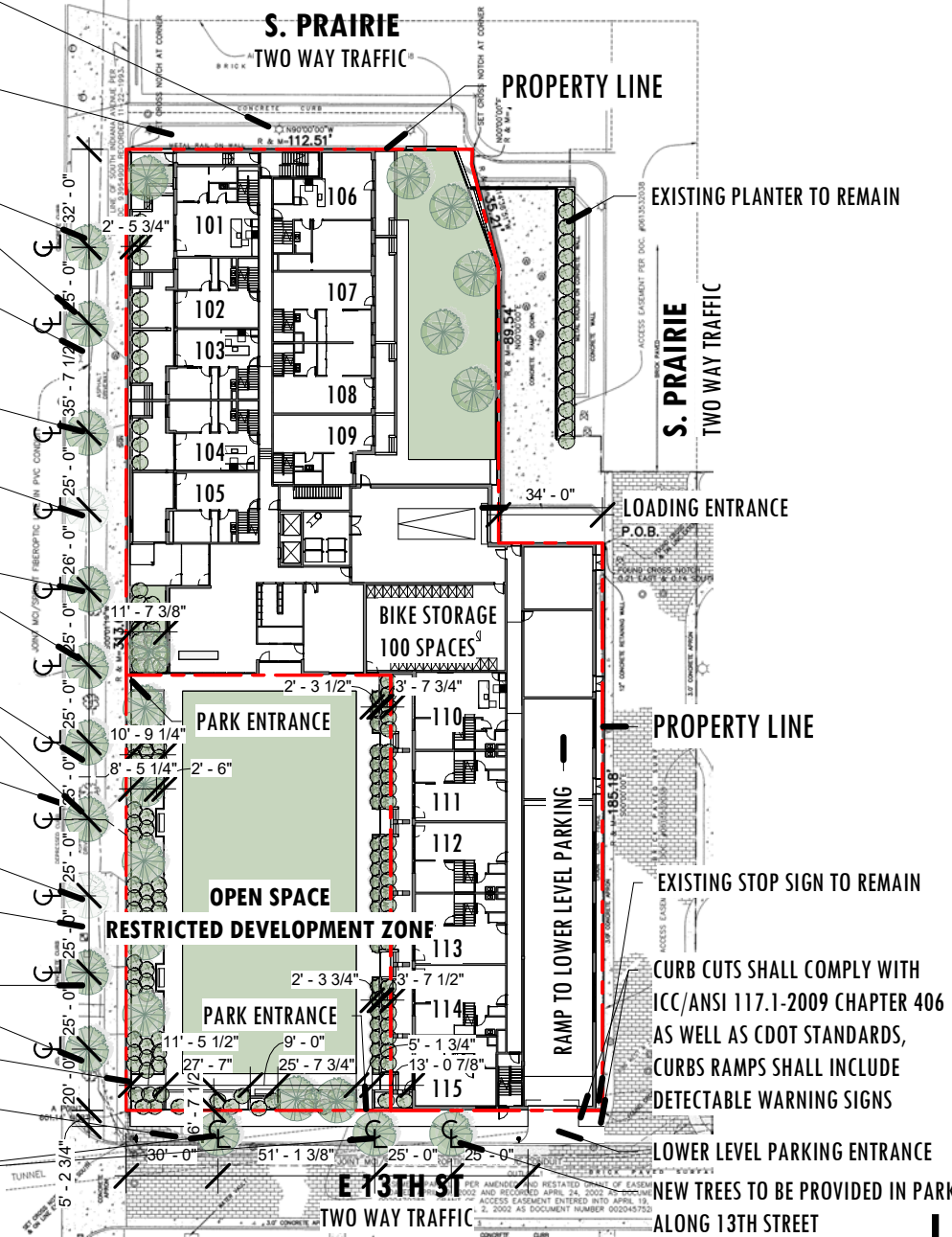
NEW TREES TO BE PROVIDED IN PARKWAY ALONG INDIANA

PARK ENTRANCE

EXISTING PARKWAY TO BE PREPARED FOR NEW GROUND COVER

NEW TREES TO BE PROVIDED IN PARKWAY ALONG 13TH STREET

S INDIANA AVE
ONE WAY TRAFFIC



EXISTING PLANTER TO REMAIN

S. PRAIRIE
TWO WAY TRAFFIC

LOADING ENTRANCE
P.O.B.

PROPERTY LINE

EXISTING STOP SIGN TO REMAIN

CURB CUTS SHALL COMPLY WITH ICC/ANSI 117.1-2009 CHAPTER 406 AS WELL AS CDOT STANDARDS, CURBS RAMPS SHALL INCLUDE DETECTABLE WARNING SIGNS

LOWER LEVEL PARKING ENTRANCE

NEW TREES TO BE PROVIDED IN PARKWAY ALONG 13TH STREET

PARKWAY RESIDENCES

1225 S INDIANA AVE
GRIEF PROPERTIES

Landscape Plan w/ Facilities

FIGURE 3.1

1" = 60'-0"

LPO 0.06

2 R Z
architecture



EX. 1 KENTUCKY COFFEETREE, 5', PRESERVE, REMOVE DEAD BRANCHES



EX. 2 GREEN ASH, 10', TAG #06542, REMOVE



EX. 3 GREEN ASH, 10', TAG #06541, REMOVE



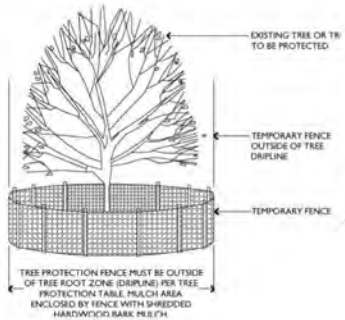
EX. 4 HORSE CHESTNUT, 4', PRESERVE



EX. 5 GREEN ASH, 7 1/2', TAG #06536, REMOVE



EX. 6 GREEN ASH, 12', TAG #06537, REMOVE

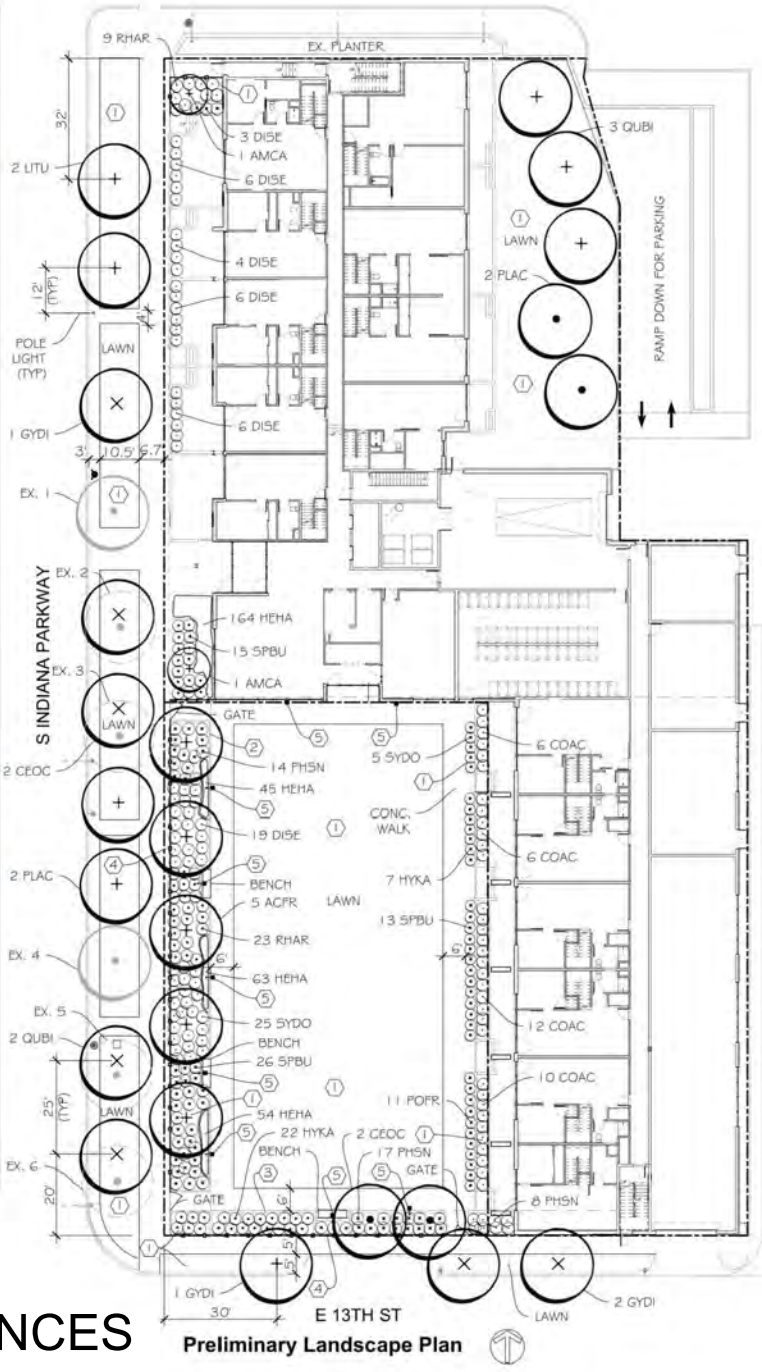


EXISTING TREE OR TR TO BE PROTECTED

TEMPORARY FENCE OUTSIDE OF TREE DRILINE

TEMPORARY FENCE

TREE PROTECTION FENCE MUST BE OUTSIDE OF TREE ROOT ZONE DRILINE FOR TREE PROTECTION TABLE PLANT AREA ENCLOSED BY FENCE WITH SHREDED HANDSAWED BARK PLANT



Preliminary Landscape Plan

PLANT LIST

Table with columns: SYM, BOTANIC NAME, COMMON NAME, INST. SIZE, BLM PERIOD, FLWR COLOR, H x W SIZE. Lists plants like Kentucky Coffeetree, Green Ash, etc.

- NOTES: 1. Plant beds and turf areas are flush with the top of curb or walkways and have 30" of topsoil. All construction spill such as debris, garbage, barricades, limestone, blacktop and all other non-topsoil items must be removed from each planter prior to soil installation...



5' FENCE



5'-6" BENCH



12' POLE LIGHT



WALL MOUNTED FIXTURE

BLUE STEM DESIGN, INC. Planning - Urban Design - Landscape Architecture 503 S. 16th Street, St Charles IL 60174 630-618-8316

PARKWAY RESIDENCES

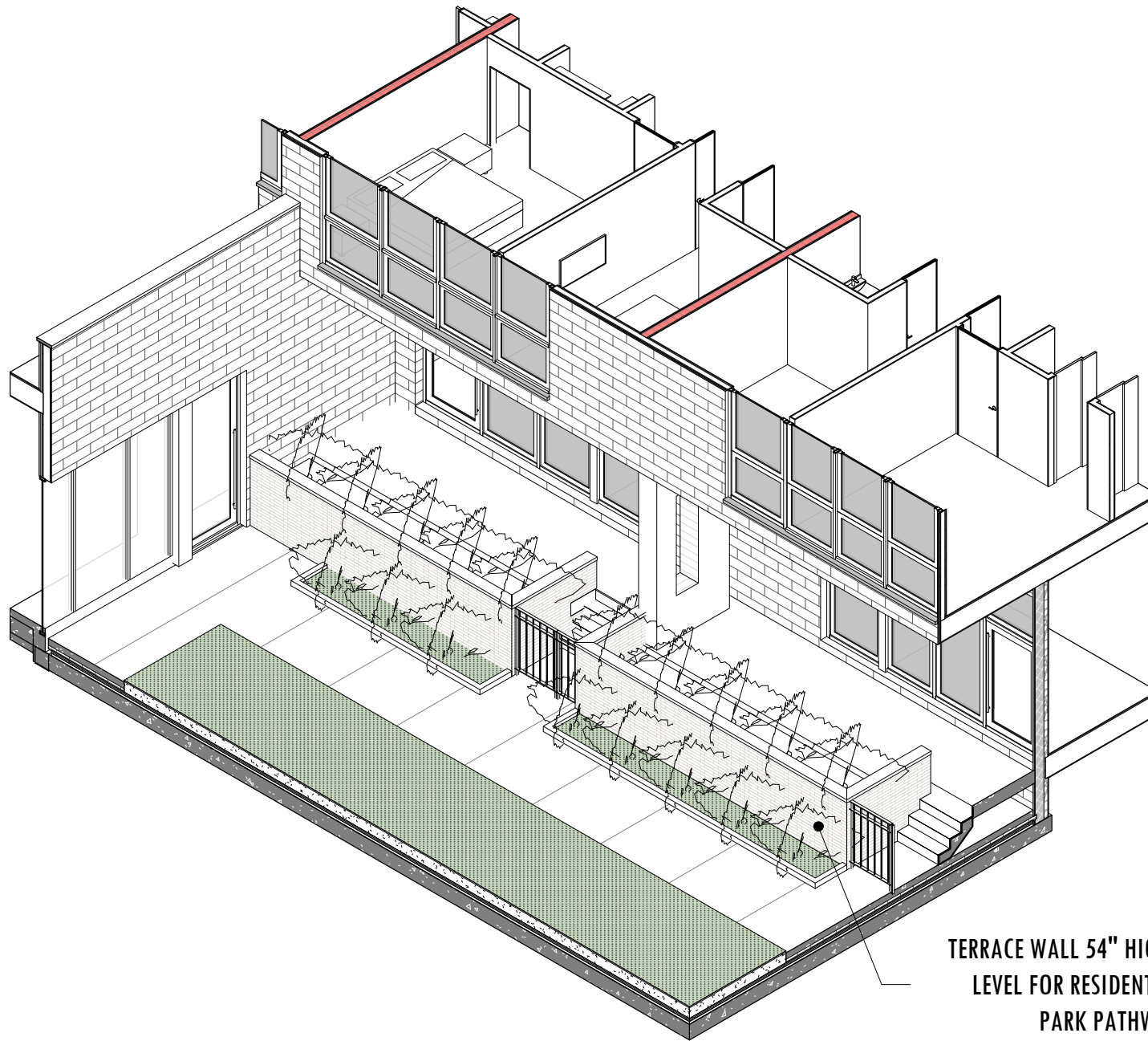
1225 S INDIANA AVE GRIEF PROPERTIES

Landscape Plan - Plantings

LPO 0.07

FIGURE 3.2 NOT TO SCALE





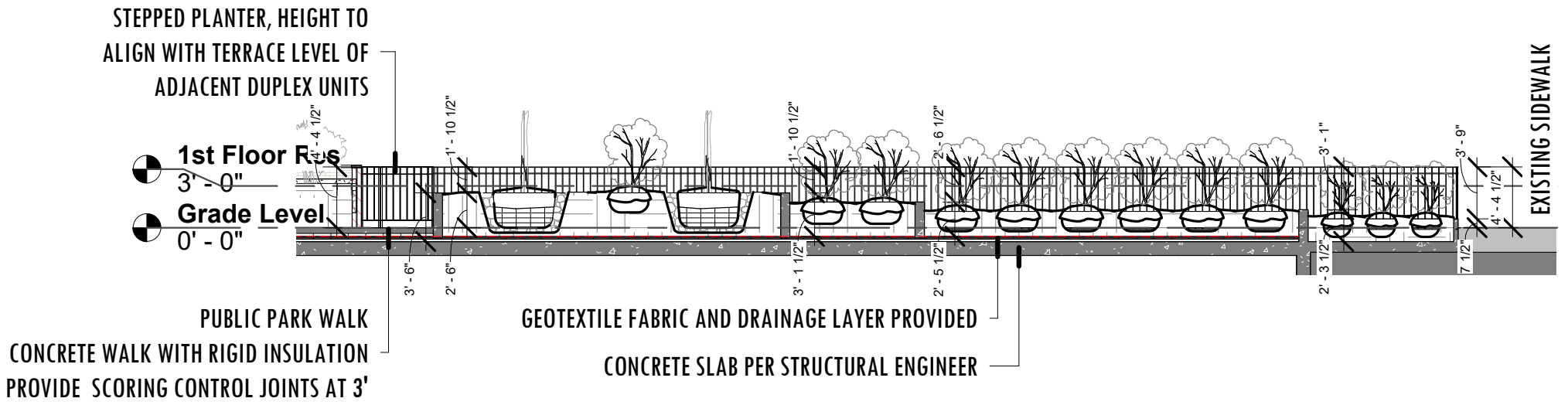
TERRACE WALL 54" HIGH WITH PLANTER AT TERRACE LEVEL FOR RESIDENT AND AT GRADE LEVEL ALONG PARK PATHWAY TO MITIGATE SOLID WALL

PARKWAY RESIDENCES

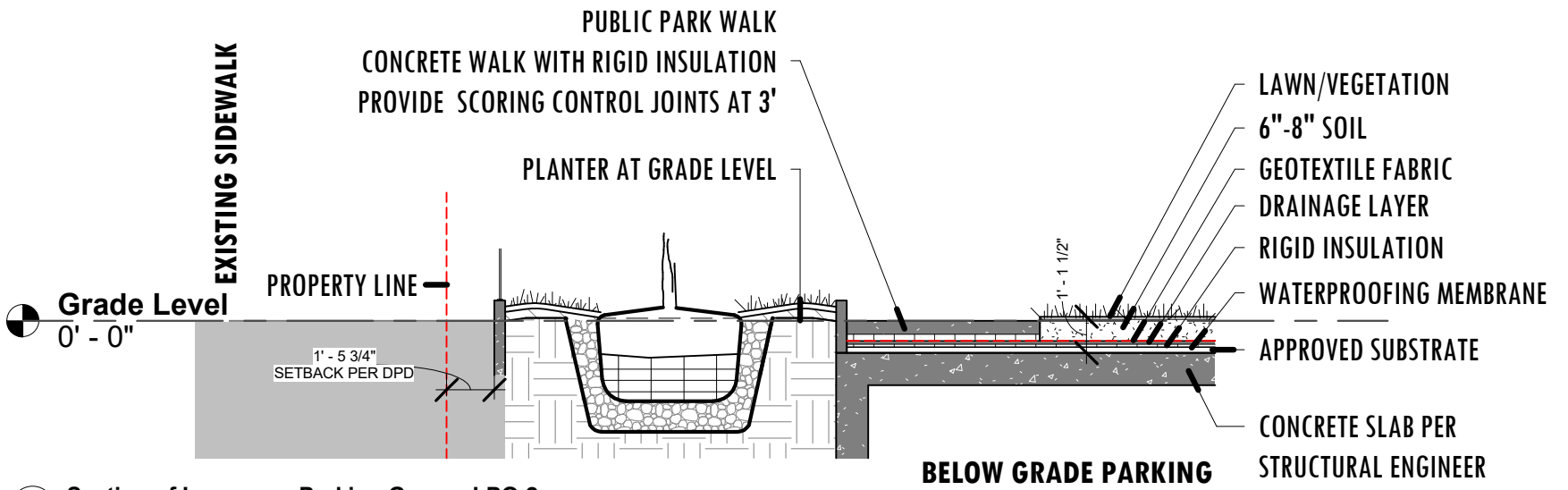
1225 S INDIANA AVE
GRIEF PROPERTIES

Duplex Terrace at Park

LPO 0.08
FIGURE 3.3
2 R Z
architecture



1 Stepped Planter Section LPO
3/32" = 1'-0"



2 Section of Lawn over Parking Garage LPO 2
3/16" = 1'-0"

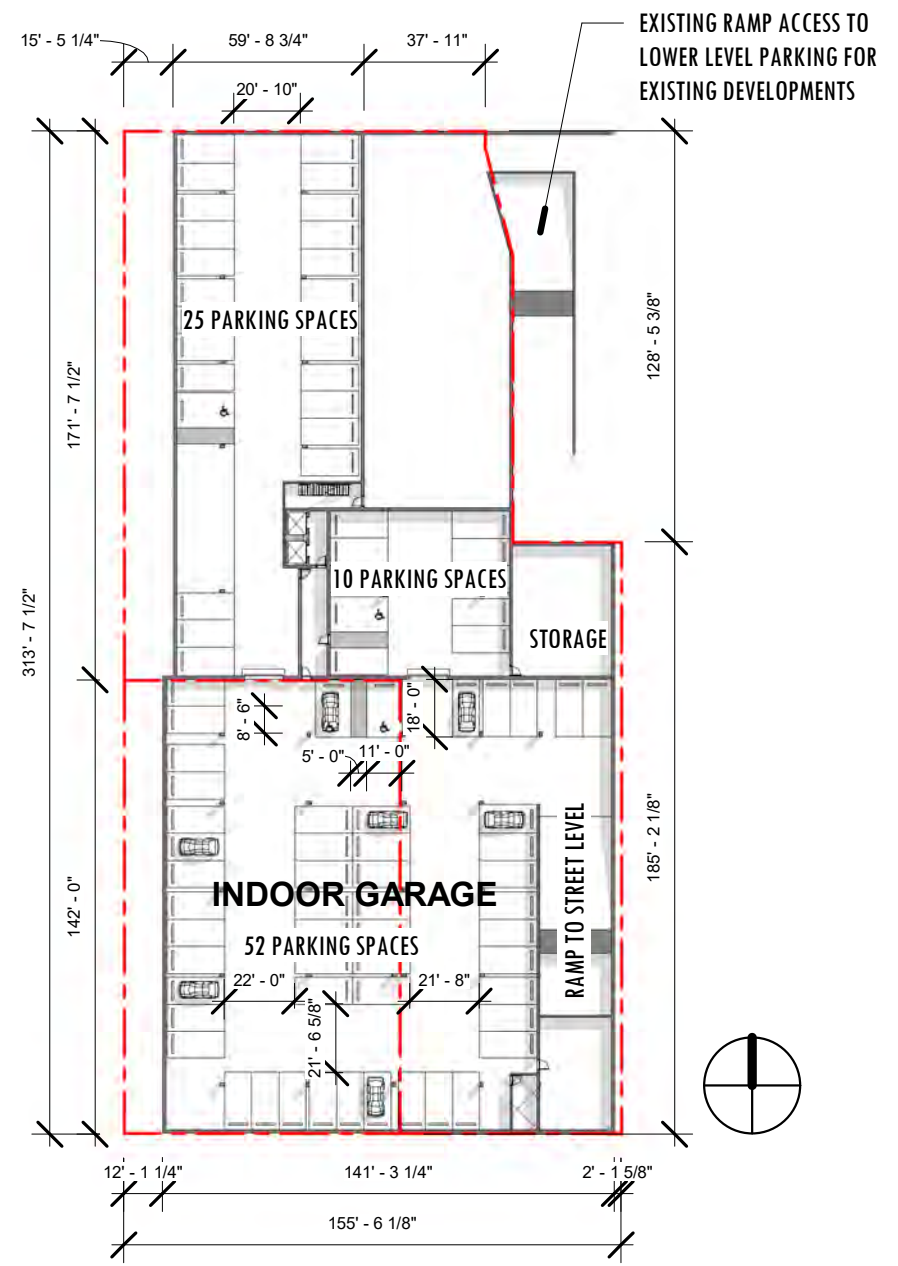
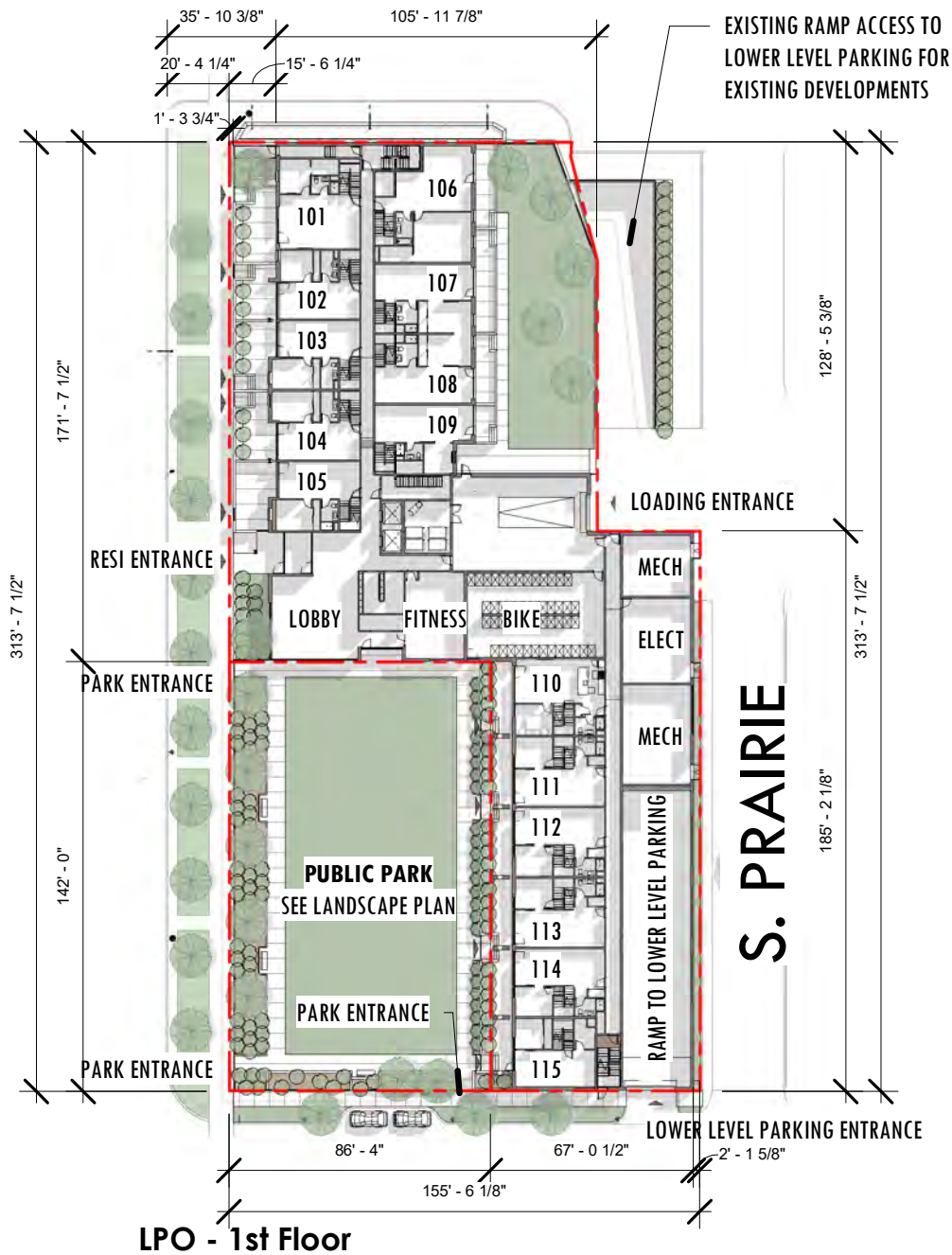
PARKWAY RESIDENCES

1225 S INDIANA AVE
GRIEF PROPERTIES

Planting Section Details

LPO 0.09

FIGURE 3.4
As indicated



LPO - Basement 87 INDOOR PARKING SPACES BELOW GRADE
100 BIKE PARKING SPACES AT 1ST FLOOR

PARKWAY RESIDENCES

1225 S INDIANA AVE
GRIEF PROPERTIES

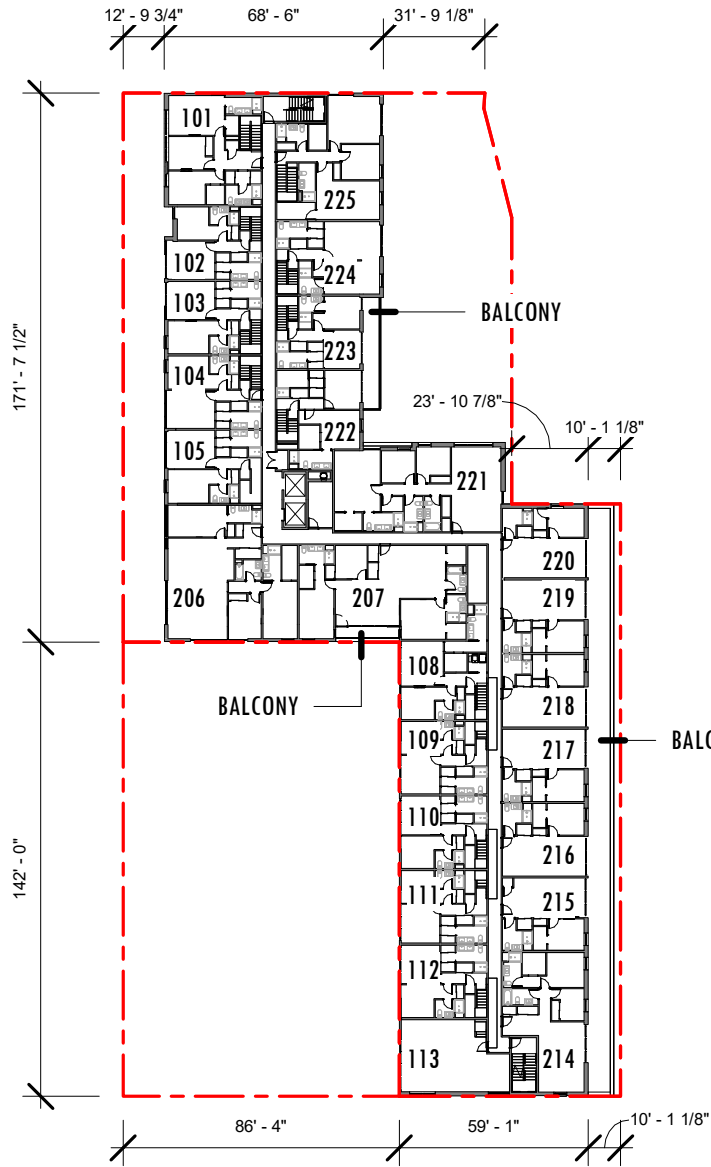
Floor Plans

FIGURE 4

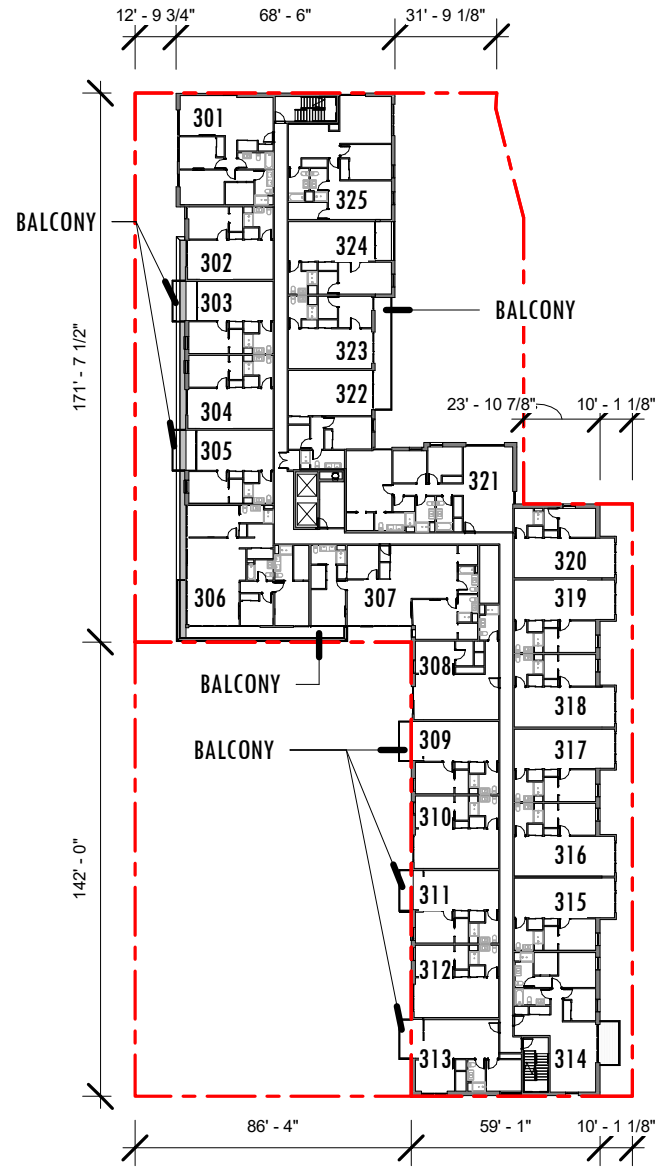
1" = 60'-0"

LPO 0.10

2 R Z
architecture



LPO - 2nd Floor



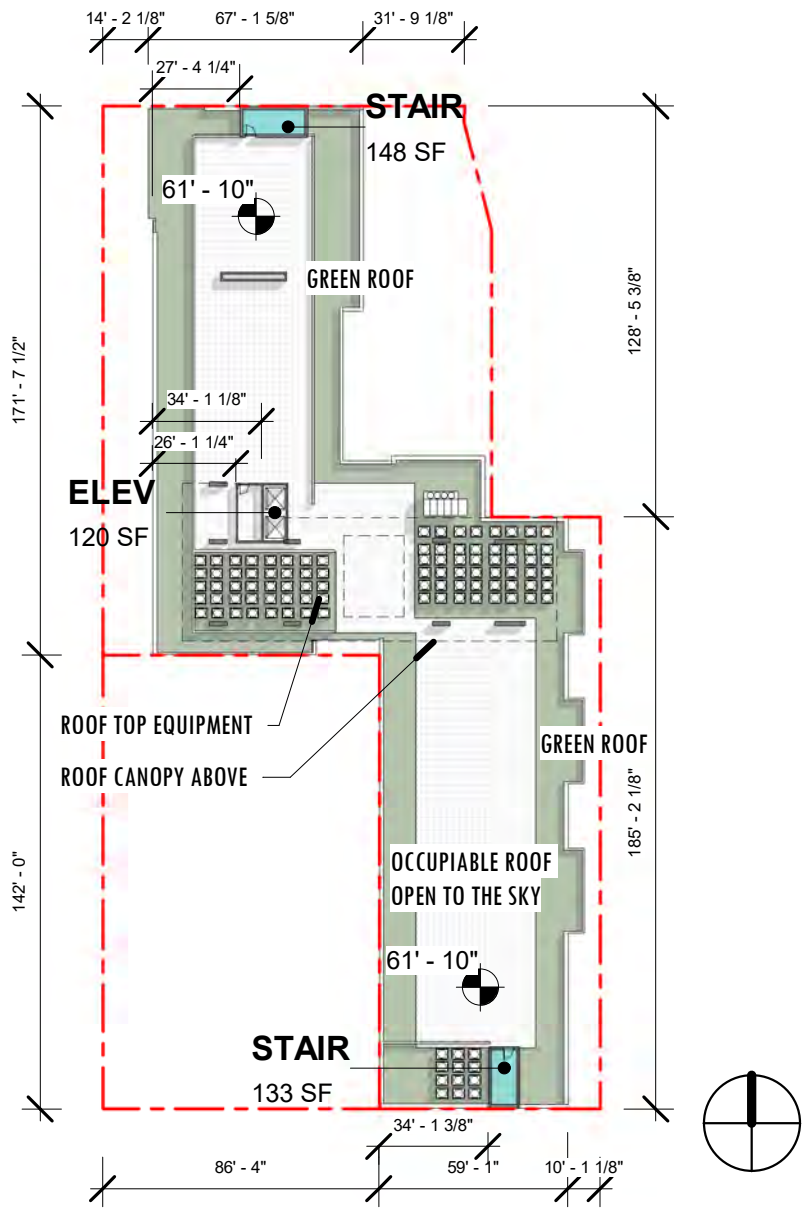
LPO - Floor Typical

PARKWAY RESIDENCES

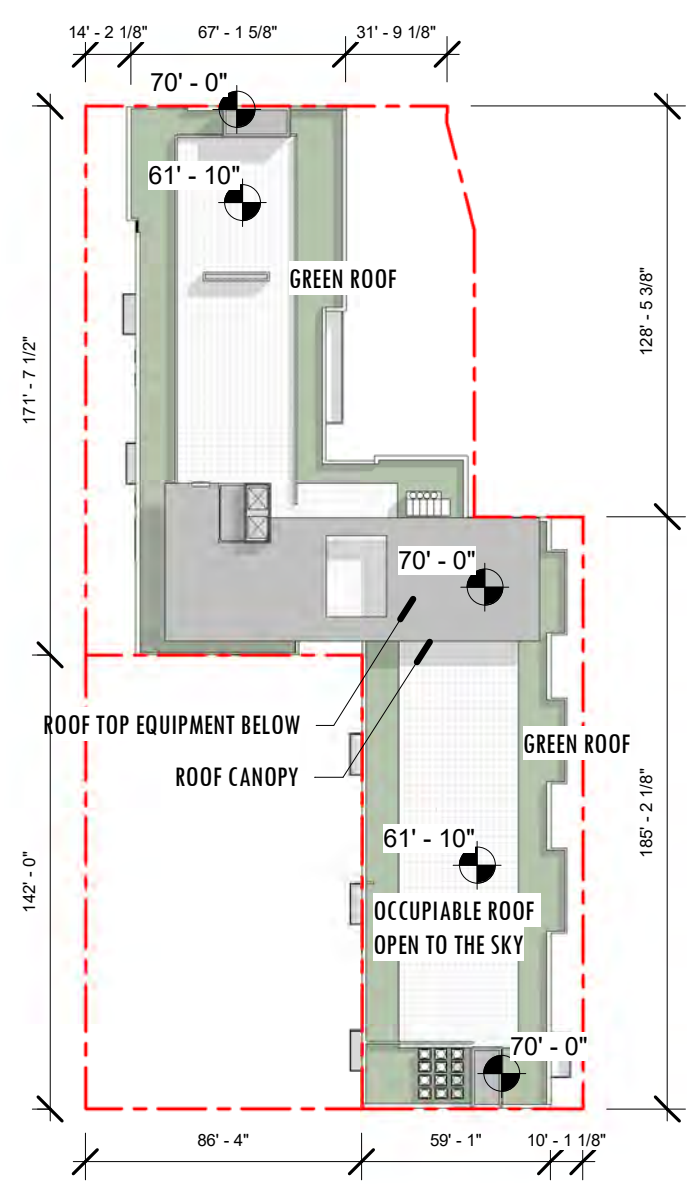
1225 S INDIANA AVE
GRIEF PROPERTIES

Floor Plans

LPO 0.11
FIGURE 4.1
1" = 60'-0"



LPO - Roof Plan

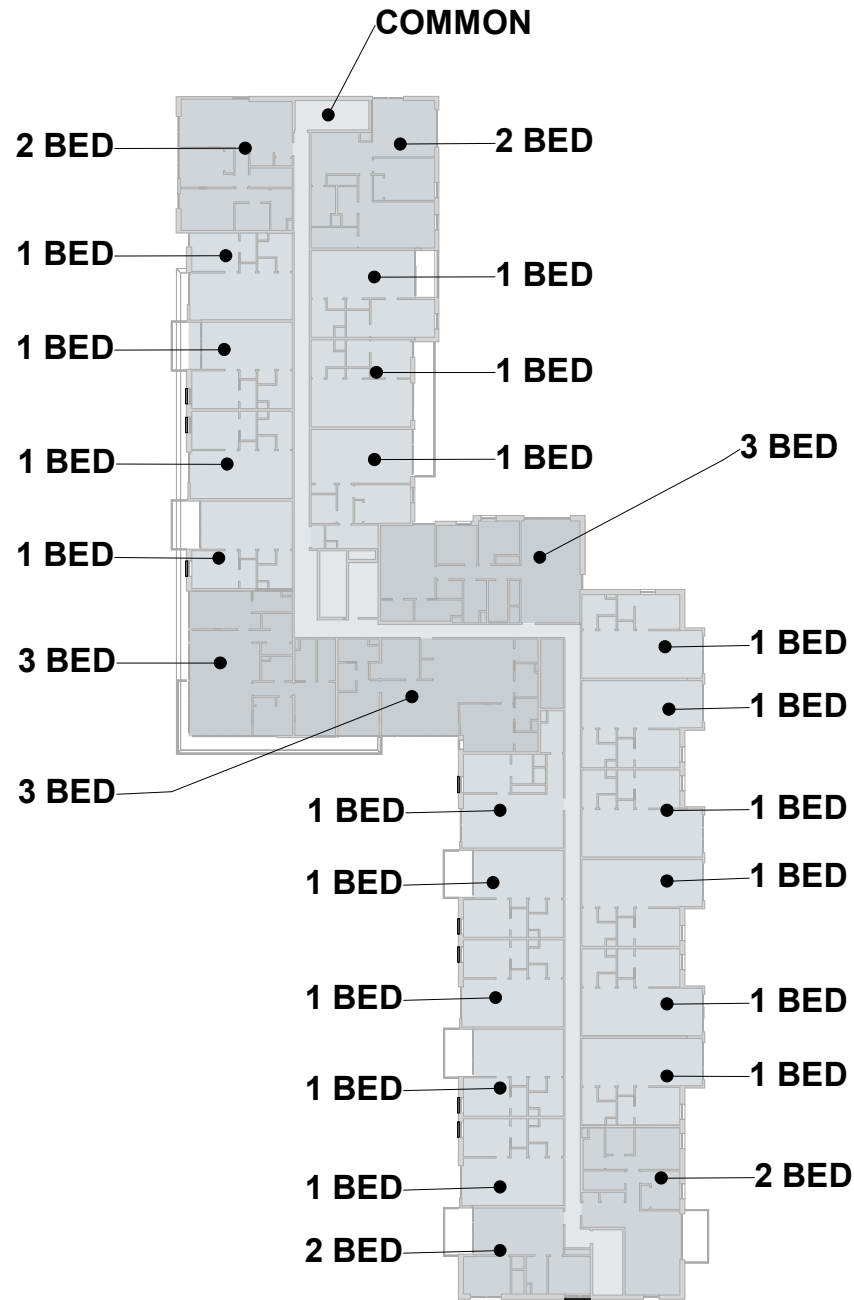


Penthouse Roof LPO

PARKWAY RESIDENCES
 1225 S INDIANA AVE
 GRIEF PROPERTIES

Floor Plans

LPO 0.12
 FIGURE 4.2
 1" = 60'-0"



1ST FLOOR DUPLEX UNIT TYPES W/ AVERAGES:

(13) 3 BED DUPLEX UNITS AVERAGE = 1,366 SF
 (2) 4 BED DUPLEX UNITS AVERAGE = 2,089 SF

**Area Schedule Unit Types w Average
2ND FLOOR**

Name	Area	Count	Average
1 BED	3,677 SF	6	613 SF
2 BED	974 SF	1	974 SF
3 BED	4,616 SF	3	1539 SF
10	9,267 SF	10	3125 SF

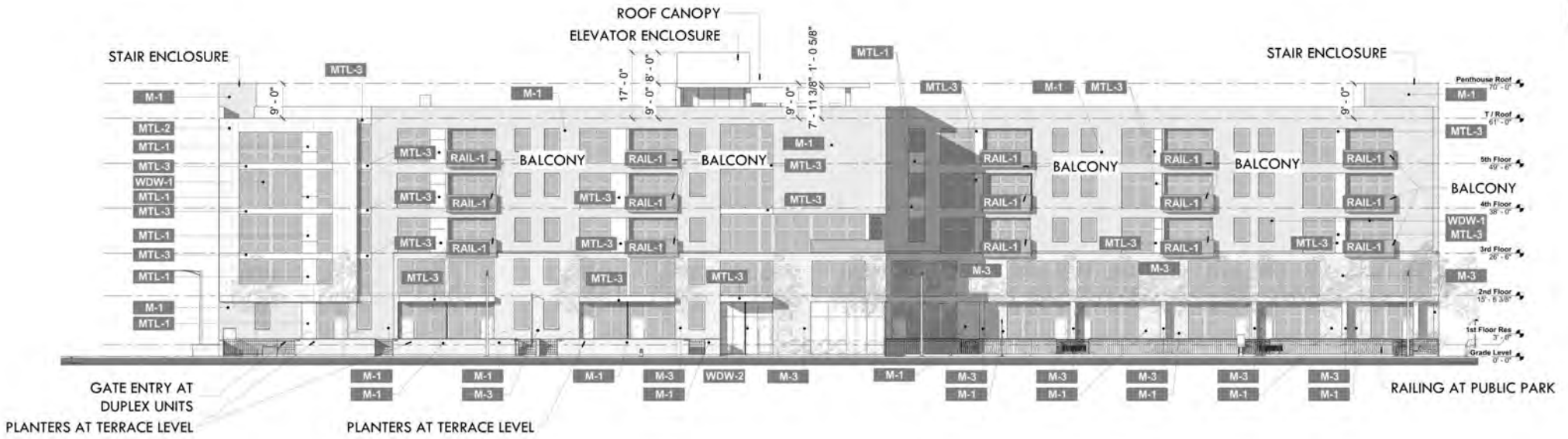
**Area Schedule Unit Types w Average
FLOORS 3-5 TYP.**

Name	Area	Count	Average
1 BED	11,894 SF	18	661 SF
2 BED	3,850 SF	4	963 SF
3 BED	4,301 SF	3	1434 SF
25	20,046 SF	25	3057 SF

PARKWAY RESIDENCES

1225 S INDIANA AVE
 GRIEF PROPERTIES

Area Plan, Typ. Floor



WEST ELEVATION



SOUTH ELEVATION

- M-1** MASONRY BRICK, CLOUD CERAMICS, COLOR: WINTER BLEND, TEXTURE: VELOUR, NORMAN SIZE WITH RAKED MORTAR JOINT, PATTERN: 1/3 OFFSET
- M-2** MASONRY CMU (INTERIOR USE ONLY) TO BE PAINTED
- M-3** CAST STONE, 3 5/8" X 7 5/8" X 23 5/8" PANEL SIZE, RUNNING BOND PATTERN, SMOOTH CHARLOTTE TAN FINISH
- RAIL-1** GUARDRAIL - METAL W/ PERFORATED PANELS MTL-4
- MTL-1** ATAS METAL PANEL, 12 3/8" PANEL RIB, COPPERTONE FINISH
- MTL-2** STANDING SEAM METAL PANEL, PETERSON ALUMINUM, 18" PANEL RIB, COLOR DARK GRAY
- MTL-3** ALUMINUM BRAKE METAL FLASHING, COLOR TO MATCH WINDOW COLOR USES: COPING FLOOR SLAB EDGES, COLUMN ENCLOSURES.
- MTL-4** PERFORATED METAL PANEL COLOR TO MATCH MTL-2, USES EXTERIOR RAILINGS
- STN-1** 2 1/4" LIMESTON SILL + COPING
- WD-1** WOOD CEILING, GEO LAM WPC ALUM CLAD PANELS, COLOR TEAK
- WDW-1** WINDOW PINCHED OPENING, COLOR TO MATCH MTL-2
- WDW-2** ALUMINUM STOREFRONT INSUL GLAZING, CLEAR GLASS FULL HEIGHT OPENING, ALUM COLOR TO MATCH MTL-3
- WDW-3** ALUMINUM STOREFRONT INSUL GLAZING, ETCHED GLASS, FULL HEIGHT OPENING, ALUM COLOR TO MATCH MTL-3
- WDW-4** ALUMINUM STOREFRONT ENTRY DOOR W INSUL GLAZING, CLEAR GLASS, ALUM COLOR TO MATCH MTL-3

PARKWAY RESIDENCES

1225 S INDIANA AVE
GRIEF PROPERTIES

Elevations

FIGURE 5
NOT TO SCALE

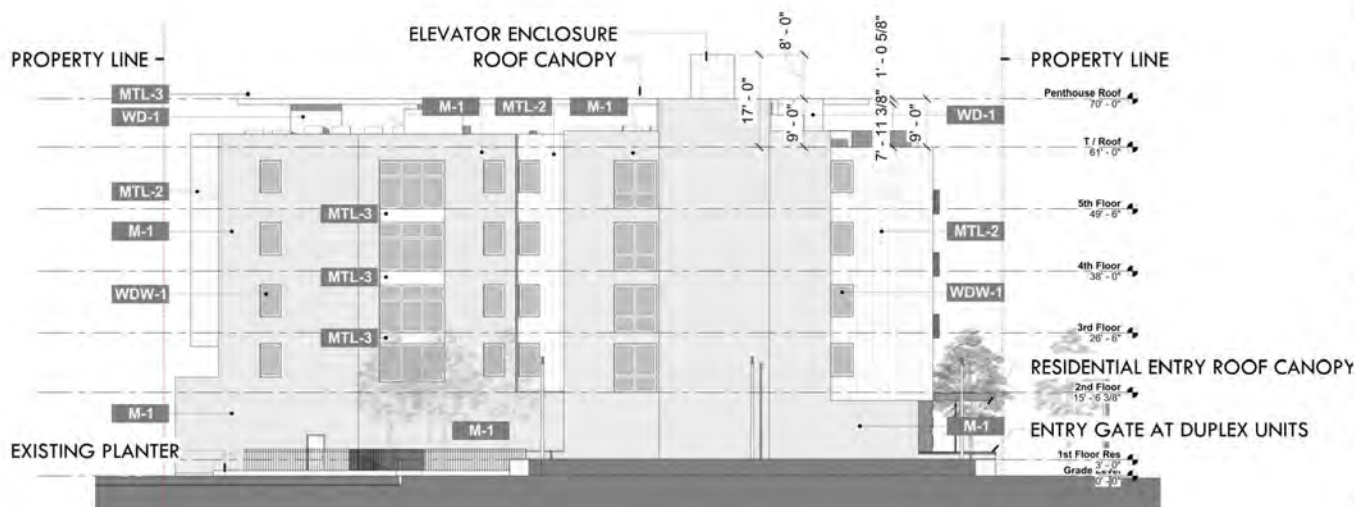




EAST ELEVATION

Materials Legend-Exterior

- M-1** MASONRY BRICK, CLOUD CERAMICS, COLOR: WINTER BLEND, TEXTURE: VELOUR, NORMAN SIZE WITH RAKED MORTAR JOINT, PATTERN: 1/3 OFFSET
- M-2** MASONRY CMU (INTERIOR USE ONLY) TO BE PAINTED
- M-3** CAST STONE, 3 5/8" X 7 5/8" X 23 5/8" PANEL SIZE, RUNNING BOND PATTERN, SMOOTH CHARLOTTE TAN FINISH
- RAIL-1** GUARDRAIL - METAL W/ PERFORATED PANELS MTL-4
- MTL-1** ATAS METAL PANEL, 12 3/8" PANEL RIB, COPPERTONE FINISH
- MTL-2** STANDING SEAM METAL PANEL, PETERSON ALUMINUM, 16" PANEL RIB, COLOR DARK GRAY
- MTL-3** ALUMINUM BRAKE METAL FLASHING, COLOR TO MATCH WINDOW COLOR USES: COPING FLOOR SLAB EDGES, COLUMN ENCLOSURES.
- MTL-4** PERFORATED METAL PANEL COLOR TO MATCH MTL-2, USES EXTERIOR RAILINGS
- STN-1** 2 1/4" LIMESTON SILL + COPING
- WD-1** WOOD CEILING, GED LAM WPC ALUM CLAD PANELS, COLOR TEAK
- WDW-1** WINDOW PUNCHED OPENING, COLOR TO MATCH MTL-2
- WDW-2** ALUMINUM STOREFRONT INSUL GLAZING, CLEAR GLASS FULL HEIGHT OPENING, ALUM COLOR TO MATCH MTL-3
- WDW-3** ALUMINUM STOREFRONT INSUL GLAZING, ETCHED GLASS, FULL HEIGHT OPENING, ALUM COLOR TO MATCH MTL-3
- WDW-4** ALUMINUM STOREFRONT ENTRY DOOR W INSUL GLAZING, CLEAR GLASS, ALUM COLOR TO MATCH MTL-3



NORTH ELEVATION

PARKWAY RESIDENCES

1225 S INDIANA AVE
GRIEF PROPERTIES

Elevations

FIGURE 5.1

NOT TO SCALE

LPO 0.15





PARKWAY RESIDENCES

1225 S INDIANA AVE
GRIEF PROPERTIES

Building Section

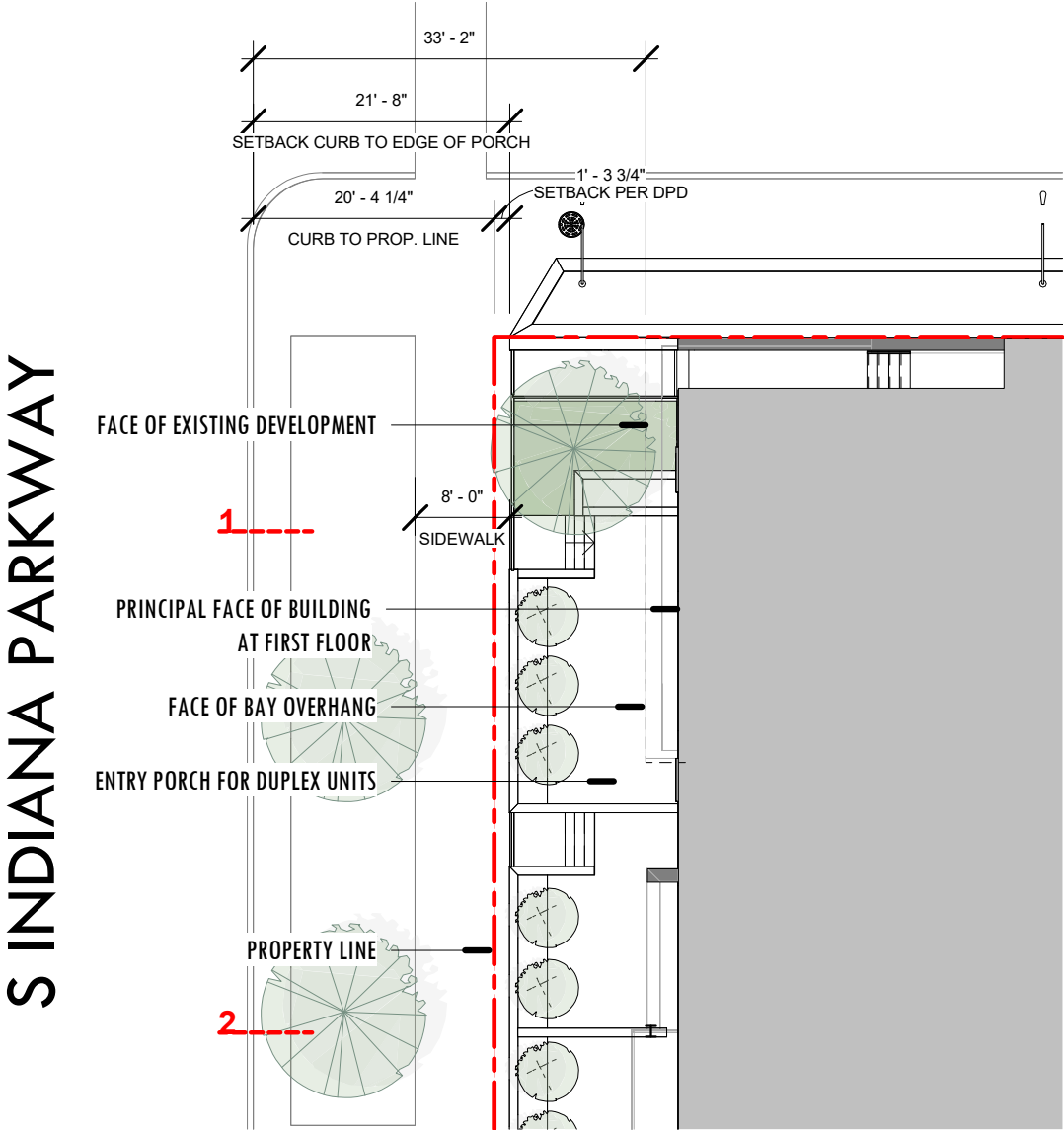
LPO 0.16

FIGURE 5.2

NOT TO SCALE

2 R Z
architecture

S. PRAIRIE



S INDIANA PARKWAY

PARKWAY RESIDENCES

1225 S INDIANA AVE
GRIEF PROPERTIES

Pedestrian Street Setbacks

FIGURE 6

1/16" = 1'-0"

LPO 0.17

2	R	Z
	architecture	



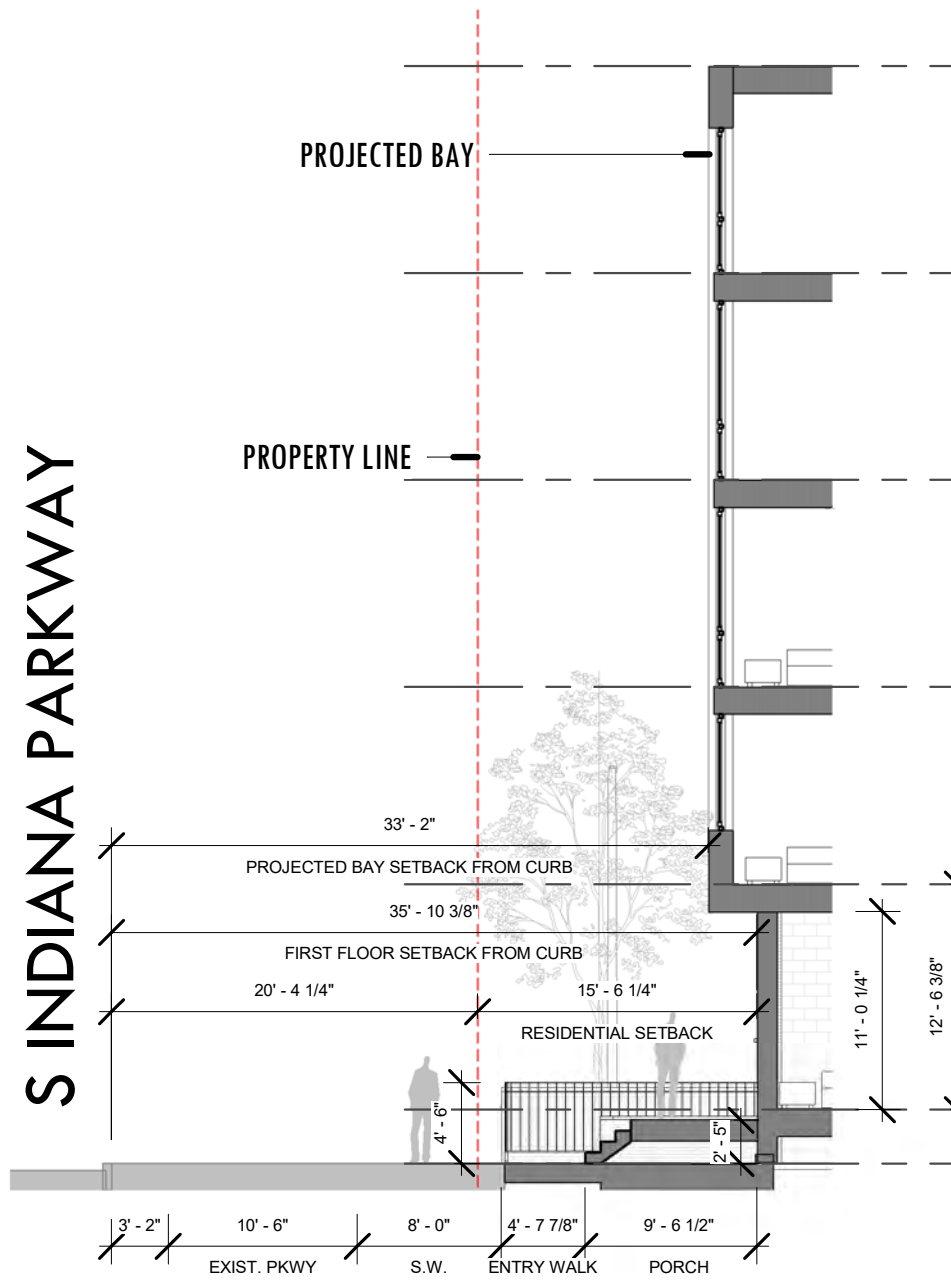
PARKWAY RESIDENCES

1225 S INDIANA AVE
 GRIEF PROPERTIES

Pedestrian Street Setback Diagram

LPO 0.18
 FIGURE 6.1
 3/8" = 1'-0"

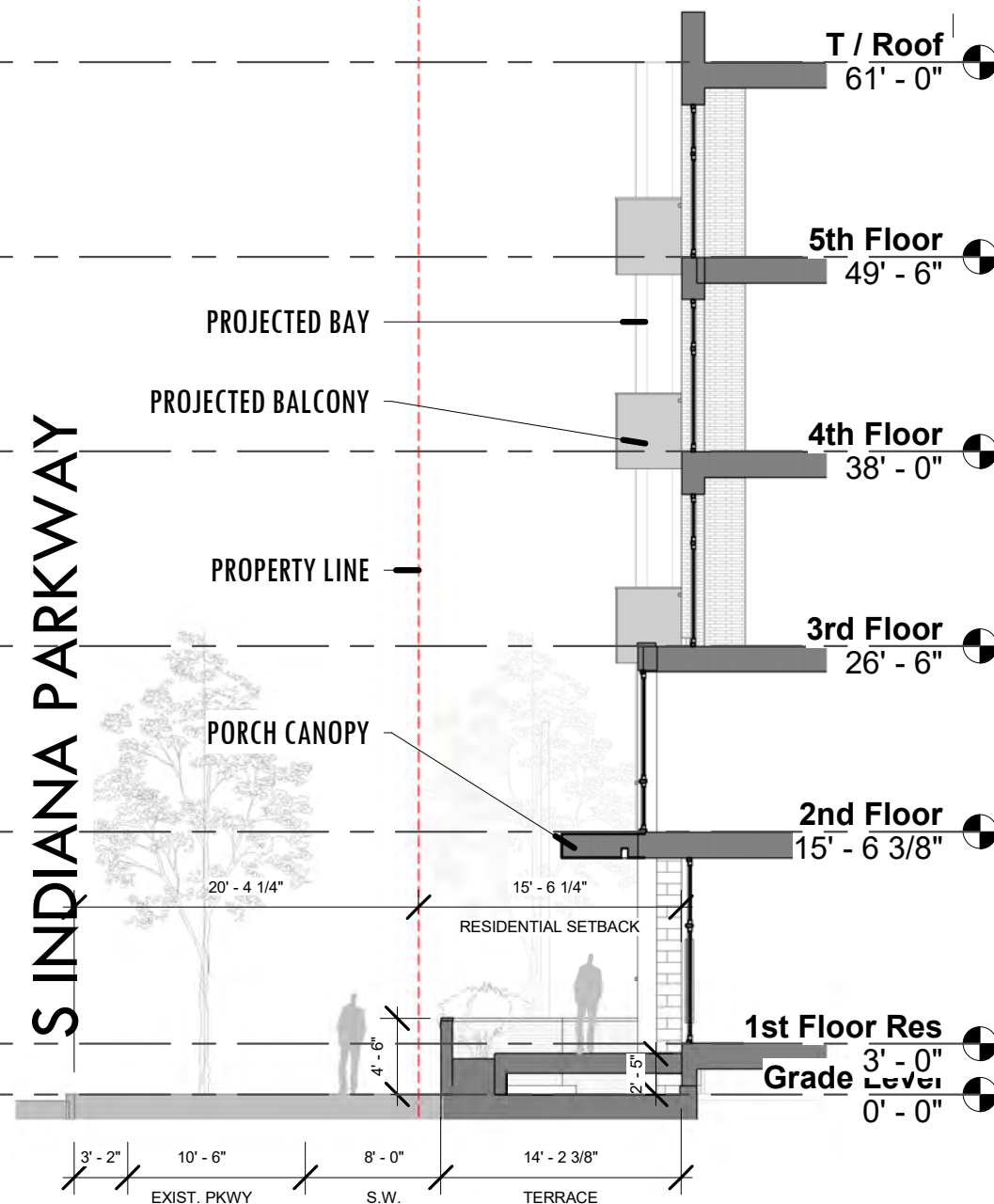
S INDIANA PARKWAY



Street Section @ Duplex 101 LPO
PARKWAY RESIDENCES

1225 S INDIANA AVE
 GRIEF PROPERTIES

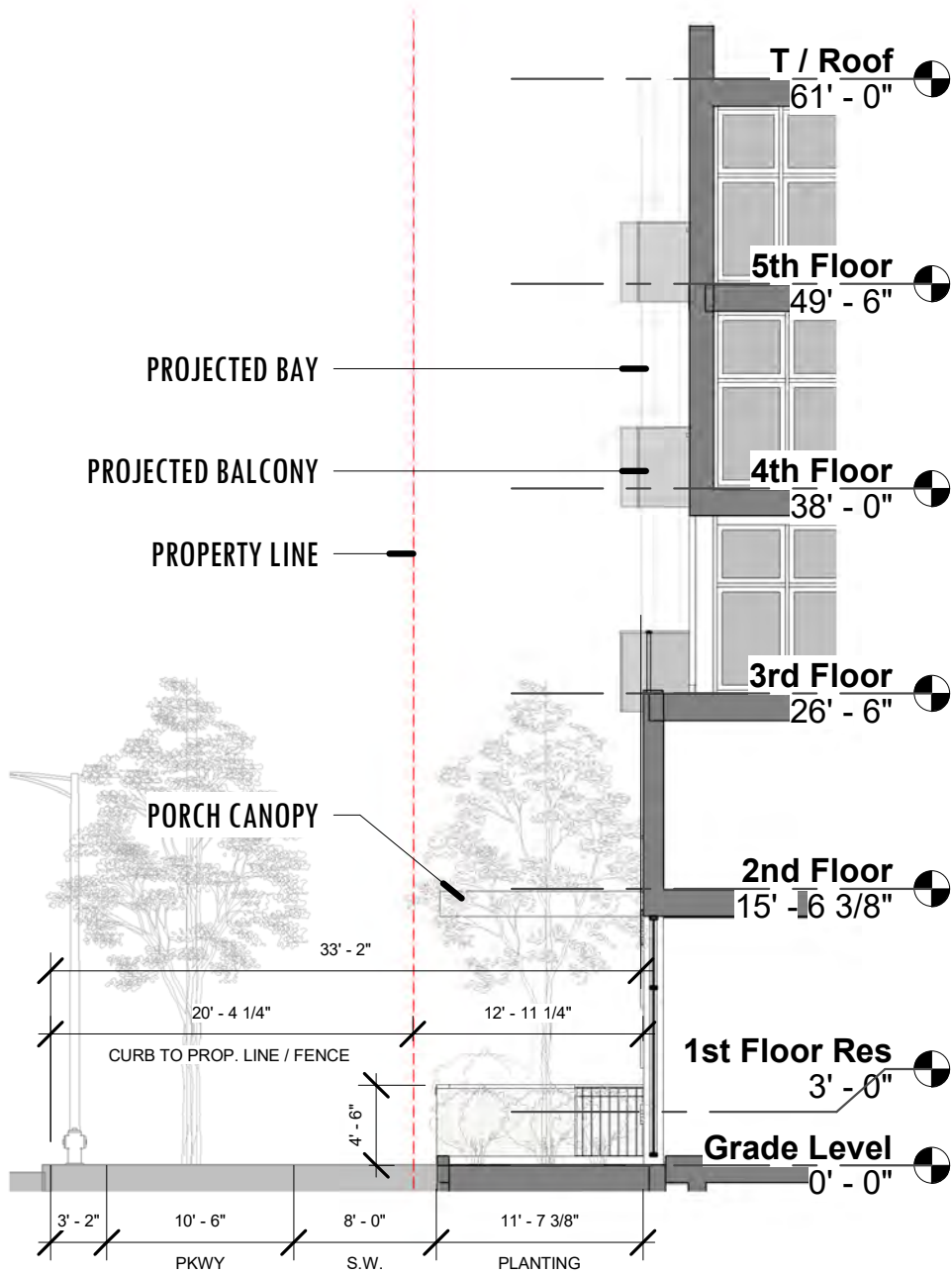
S INDIANA PARKWAY



Street Section @ Duplex 104 LPO

Pedestrian Street Setback Sections

S INDIANA PARKWAY

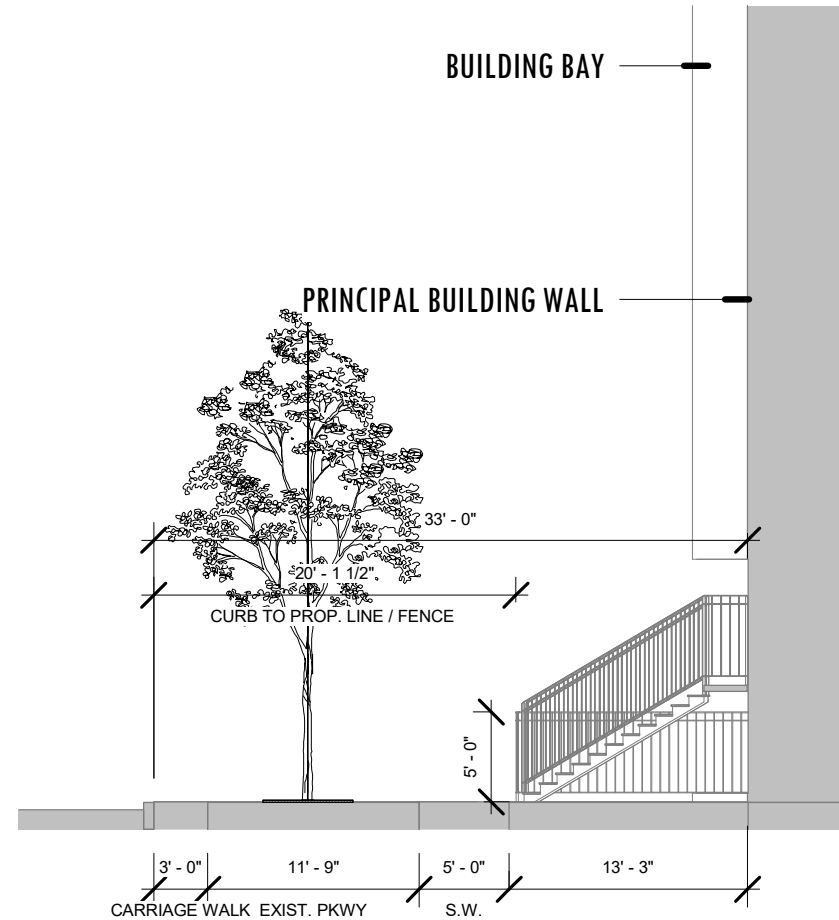


Street Section Through Residential Entry LPO

PARKWAY RESIDENCES

1225 S INDIANA AVE
GRIEF PROPERTIES

Pedestrian Street Setback Sections



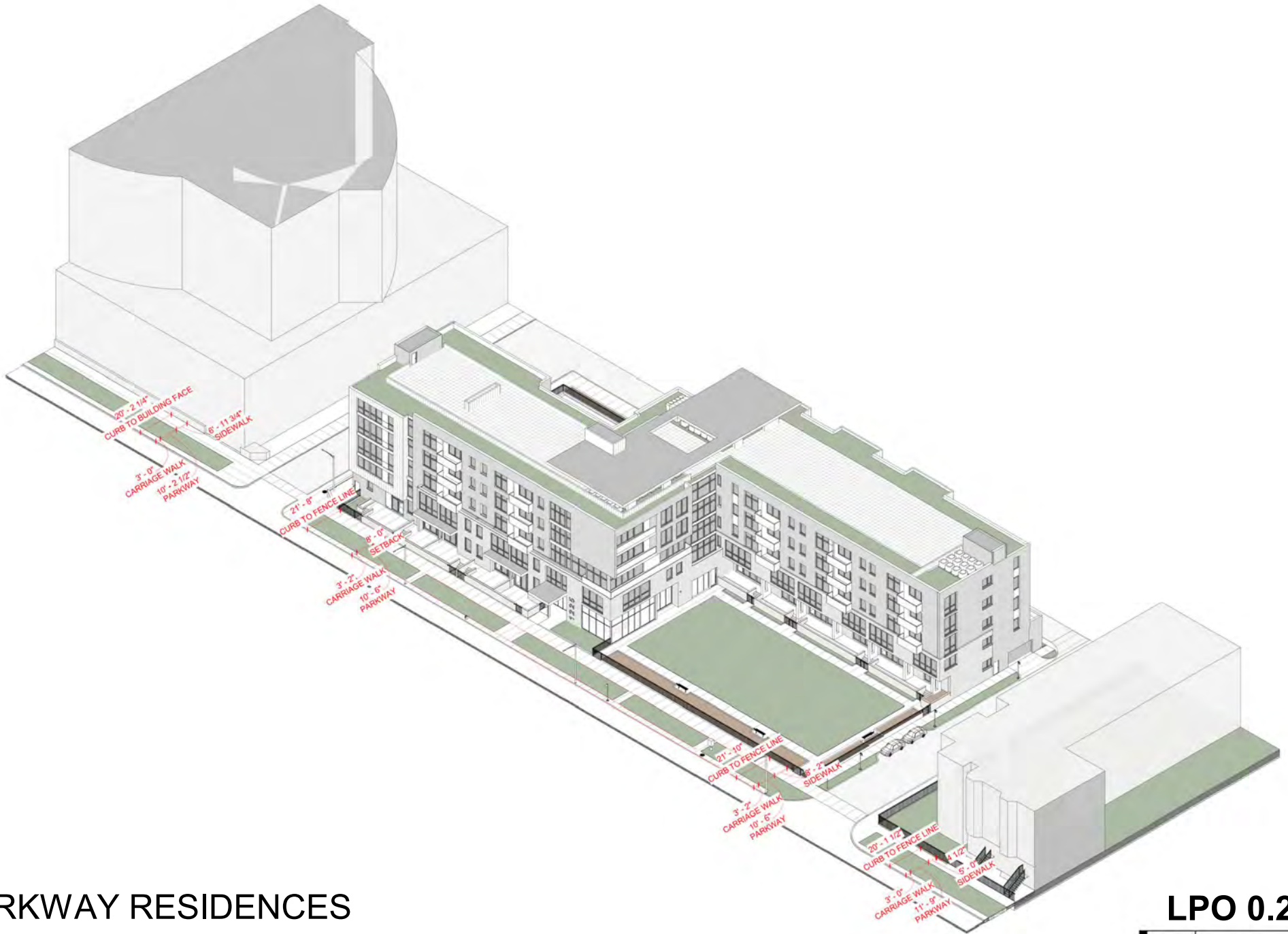
Street Section @ Existing 3 Story Townhomes LPO

LPO 0.20

FIGURE 6.3

3/32" = 1'-0"





PARKWAY RESIDENCES

1225 S INDIANA AVE
GRIEF PROPERTIES

Pedestrian Street Setback Axon

FIGURE 6.4
NOT TO SCALE

LPO 0.21

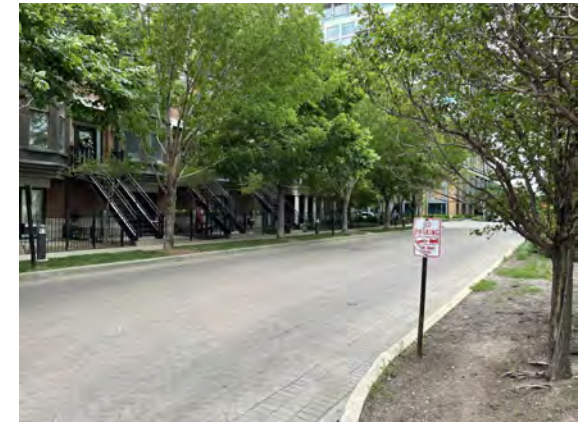
2	R	Z
	architecture	



VIEW LOOKING SOUTH



VIEW LOOKING SOUTHWEST



VIEW OF 13TH STREET



VIEW LOOKING NORTH AT INDIANA PARKWAY SIDEWALK



VIEW LOOKING NORTH



VIEW LOOKING SOUTHEAST

PARKWAY RESIDENCES

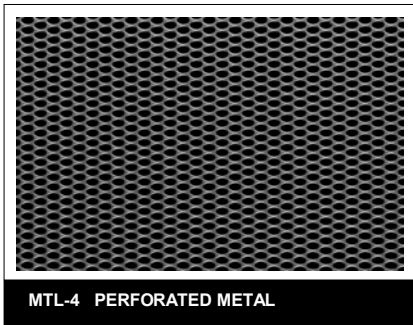
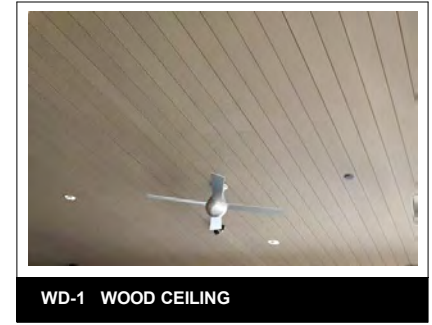
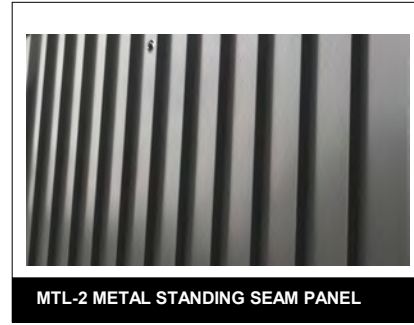
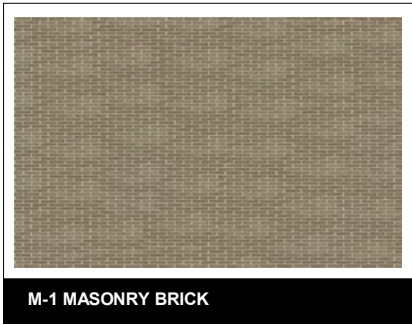
1225 S INDIANA AVE
GRIEF PROPERTIES

Existing Site Photos

LPO 0.22

FIGURE 6.5

NOT TO SCALE



PARKWAY RESIDENCES

1225 S INDIANA AVE
GRIEF PROPERTIES

Exterior Building Material

FIGURE 6.6
NOT TO SCALE





PARKWAY RESIDENCES

1225 S INDIANA AVE
GRIEF PROPERTIES

Northeast View

FIGURE 6.7
NOT TO SCALE

LPO 0.24

2	R	Z
architecture		



PARKWAY RESIDENCES

1225 S INDIANA AVE
GRIEF PROPERTIES

View Along Indiana At Residential Entrance

LPO 0.25
FIGURE 6.8
NOT TO SCALE

2	R	Z
	architecture	



PARKWAY RESIDENCES

1225 S INDIANA AVE
GRIEF PROPERTIES

View Within Park

LPO 0.26
FIGURE 6.9
NOT TO SCALE

2	RZ
	architecture



PARKWAY RESIDENCES

1225 S INDIANA AVE
GRIEF PROPERTIES

View Along Prairie Avenue

FIGURE 6.10
NOT TO SCALE

LPO 0.27

2	RZ
architecture	



PARKWAY RESIDENCES

1225 S INDIANA AVE
GRIEF PROPERTIES

View North At Park Entrance

FIGURE 6.11

NOT TO SCALE

LPO 0.28





DUPLEX APARTMENT ENTRANCES LOCATED ALONG INDIANA



VIEW OF PARK ALONG INDIANA AND 13TH STREET

PARKWAY RESIDENCES

1225 S INDIANA AVE
GRIEF PROPERTIES

Residential Entrance

FIGURE 6.12
NOT TO SCALE



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

SECTION I -- GENERAL INFORMATION

A. Legal name of the Disclosing Party submitting this EDS. Include d/b/a/ if applicable:

1200 South Indiana, LLC

Check ONE of the following three boxes:

Indicate whether the Disclosing Party submitting this EDS is:

1. the Applicant and Property Owner

OR

2. a legal entity currently holding, or anticipated to hold within six months after City action on the contract, transaction or other undertaking to which this EDS pertains (referred to below as the "Matter"), a direct or indirect interest in excess of 7.5% in the Applicant. State the Applicant's legal name: _____

OR

3. a legal entity with a direct or indirect right of control of the Applicant (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: 1000 Skokie Boulevard, Suite 400D

Wilmette, Illinois 60091

C. Telephone: (312) 782-1983 Fax: (312) 782-2433 Email: nick@sambankslaw.com

D. Name of contact person: Nicholas Ftikas - Attorney for Applicant

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

F. Brief description of the Matter to which this EDS pertains. (Include project number and location of property, if applicable):

Chicago Lakefront Protection Application for 1225 South Indiana.

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

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

Specification # _____ and Contract # _____

SECTION II -- DISCLOSURE OF OWNERSHIP INTERESTS

A. NATURE OF THE DISCLOSING PARTY

1. Indicate the nature of the Disclosing Party:

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

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

Illinois

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

- Yes No Organized in Illinois

B. IF THE DISCLOSING PARTY IS A LEGAL ENTITY:

1. List below the full names and titles, if applicable, of: (i) all executive officers and all directors of the entity; (ii) **for not-for-profit corporations**, all members, if any, which are legal entities (if there are no such members, write "no members which are legal entities"); (iii) **for trusts, estates or other similar entities**, the trustee, executor, administrator, or similarly situated party; (iv) **for general or limited partnerships, limited liability companies, limited liability partnerships or joint ventures**, each general partner, managing member, manager or any other person or legal entity that directly or indirectly controls the day-to-day management of the Applicant.

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

Name	Title
Gregory Greif	Manager

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

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

NOTE: Each legal entity listed below may be required to submit an EDS on its own behalf.

Name	Business Address	Percentage Interest in the Applicant
Gregory Grelf	1000 Skokie Boulevard, Suite 400D	100%
	Wilmette, Illinois 60091	

SECTION III -- INCOME OR COMPENSATION TO, OR OWNERSHIP BY, CITY ELECTED OFFICIALS

Has the Disclosing Party provided any income or compensation to any City elected official during the 12-month period preceding the date of this EDS? Yes No

Does the Disclosing Party reasonably expect to provide any income or compensation to any City elected official during the 12-month period following the date of this EDS? Yes No

If "yes" to either of the above, please identify below the name(s) of such City elected official(s) and describe such income or compensation:

N/A

Does any City elected official or, to the best of the Disclosing Party's knowledge after reasonable inquiry, any City elected official's spouse or domestic partner, have a financial interest (as defined in Chapter 2-156 of the Municipal Code of Chicago ("MCC")) in the Disclosing Party?

Yes No

If "yes," please identify below the name(s) of such City elected official(s) and/or spouse(s)/domestic partner(s) and describe the financial interest(s).

N/A

SECTION IV -- DISCLOSURE OF SUBCONTRACTORS AND OTHER RETAINED PARTIES

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

Name (indicate whether 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.
Nicholas Ftikas	Law Offices of Samuel V.P. Banks 221 North LaSalle Street, Suite 3800 Chicago, Illinois 60601	Attorney at Law	Fees: \$14,500.00 (est.) *Retained

(Add sheets if necessary)

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

SECTION V -- CERTIFICATIONS

A. COURT-ORDERED CHILD SUPPORT COMPLIANCE

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

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

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

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

Yes No

B. FURTHER CERTIFICATIONS

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

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

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

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

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

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

11. 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.

12. To the best of the Disclosing Party's knowledge after reasonable inquiry, the following is a complete list of all current employees of the Disclosing Party who were, at any time during the 12-month period preceding the 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

13. To the best of the Disclosing Party's knowledge after reasonable inquiry, the following is a complete list of all gifts that the Disclosing Party has given or caused to be given, at any time 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 \$25 per recipient, or (iii) a political contribution otherwise duly reported as required by law (if none, indicate with "N/A" or "none"). As to any gift listed below, please also list the name of the City recipient.

N/A

C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

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

is is not

a "financial institution" as defined in MCC Section 2-32-455(b).

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

"We are not and will not become a predatory lender as defined in MCC Chapter 2-32. We further pledge that none of our affiliates is, and none of them will become, a predatory lender as defined in MCC Chapter 2-32. 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 MCC Section 2-32-455(b)) is a predatory lender within the meaning of MCC Chapter 2-32, explain here (attach additional pages if necessary):

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.

D. CERTIFICATION REGARDING FINANCIAL INTEREST IN CITY BUSINESS

Any words or terms defined in MCC Chapter 2-156 have the same meanings if used in this Part D.

1. In accordance with MCC Section 2-156-110: To the best of the Disclosing Party's knowledge after reasonable inquiry, does any official or employee of the City have a financial interest in his or her own name or in the name of any other person or entity in the Matter?

Yes

No

NOTE: If you checked "Yes" to Item D(1), proceed to Items D(2) and D(3). If you checked "No" to Item D(1), skip Items D(2) and D(3) and 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 financial interest and identify the nature of the financial interest:

Name	Business Address	Nature of Financial Interest
N/A		

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

E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

Please check either (1) or (2) below. If the Disclosing Party checks (2), the Disclosing Party must disclose below or in an attachment to this EDS all information required by (2). Failure to comply with these disclosure requirements may make any contract entered into with the City in connection with the Matter voidable by the City.

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

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

SECTION VI -- CERTIFICATIONS FOR FEDERALLY FUNDED MATTERS

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

A. CERTIFICATION REGARDING LOBBYING

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

N/A

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

2. The Disclosing Party has not spent and will not expend any federally appropriated funds to pay any person or entity listed in paragraph A(1) above for his or her lobbying activities or to pay any person or entity to influence or attempt to influence an officer or employee of any agency, as defined by applicable federal law, a member of Congress, an officer or employee of Congress, or an employee

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

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

4. The Disclosing Party certifies that either: (i) it is not an organization described in section 501(c)(4) of the Internal Revenue Code of 1986; or (ii) it is an organization described in section 501(c)(4) of the Internal Revenue Code of 1986 but has not engaged and will not engage in "Lobbying Activities," as that term is defined in the Lobbying Disclosure Act of 1995, as amended.

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

B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY

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

N/A - NOT FEDERALLY FUNDED

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

Reports not required

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 -- FURTHER ACKNOWLEDGMENTS AND CERTIFICATION

The Disclosing Party understands and agrees that:

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

B. The City's Governmental Ethics Ordinance, MCC Chapter 2-156, imposes certain duties and obligations on persons or entities seeking City contracts, work, business, or transactions. The full text of this ordinance and a training program is available on line at 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 this ordinance.

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

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

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

CERTIFICATION

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

1260 South Indians LLC
(Print or type exact legal name of Disclosing Party)

By: Greg Grief
(Sign here)

GREGORY GRIEF
(Print or type name of person signing)

MANAGING MEMBER
(Print or type title of person signing)

Signed and sworn to before me on (date) January 3rd 2023

at COOK County, ILLINOIS (state).

[Signature]
Notary Public



Commission expires: 12/1/2024

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

**FAMILIAL RELATIONSHIPS WITH ELECTED CITY OFFICIALS
AND DEPARTMENT HEADS**

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

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

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

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

Yes

No

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

N/A

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

BUILDING CODE SCOFFLAW/PROBLEM LANDLORD CERTIFICATION

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

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

Yes

No

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

Yes

No

The Applicant is not publicly traded on any exchange.

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

N/A

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

PROHIBITION ON WAGE & SALARY HISTORY SCREENING - CERTIFICATION

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

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

Yes

No

N/A – I am not an Applicant that is a “contractor” as defined in MCC Section 2-92-385.

This certification shall serve as the affidavit required by MCC Section 2-92-385(c)(1).

If you checked “no” to the above, please explain.

Plat of Survey

of

Lot 4 in Block 2 being a subdivision of Lot 2 in Kiley's Subdivision of part of the fractional Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, according to the plat of Block 2 subdivision recorded January 19, 2007 as Document 0701909063, in Cook County, Illinois

Commonly known as: 1225 S. INDIANA AVENUE, CHICAGO, ILLINOIS.

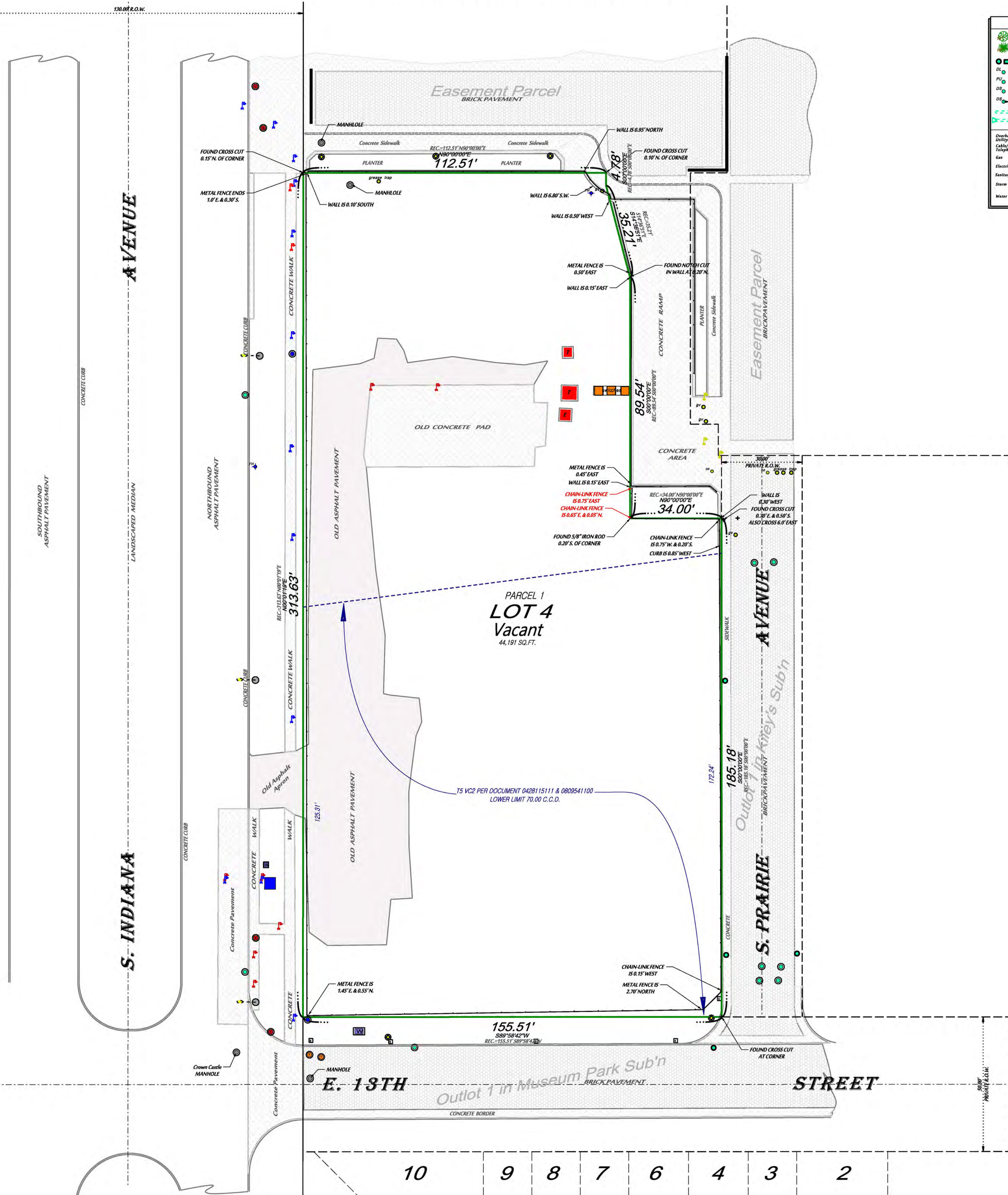


The Meridian is assumed but reflects the record Subdivision or Deed, except when noted.

Scale 1" = 20' ft

- LEGEND**
- N. = North
 - S. = South
 - E. = East
 - W. = West
 - N.W. = Northwest
 - N.E. = Northeast
 - S.E. = Southeast
 - S.W. = Southwest
 - P.O.B. = Point of Beginning
 - SQ.FT. = Square Feet
 - R.O.W. = Right of Way
 - Doc. = Document
 - Rec. = Recorded as
 - Meas. = Measured
 - T.F. = Top of Foundation
 - MIN. = Minimum
 - MAX. = Maximum

- LEGEND**
- Existing Deciduous Tree with Trunk Diameter
 - Existing Conifer with Trunk Diameter
 - Inter or Curb Inlet
 - Downspout Daylight
 - Downspout Pop Up
 - Downspout Connected
 - Downspout Splashpad
 - Driveway/Road Culvert with flared end sections
 - Overhead Utility Line
 - Cable/Telephone
 - Gas
 - Electric
 - Sanitary
 - Storm
 - Water
 - Light Pole on column
 - Light Pole
 - Light on Crossarm
 - Traffic Light
 - Window Well
 - Traffic Sign
 - Traffic Vault
 - Air Conditioner
 - Underground Utility Marker
 - Wind Utility Pole
 - Manhole
 - Valve
 - Meter
 - Transformer
 - Box
 - Shut-Off
 - Valve



ORDER NUMBER 22-764
 ORDERED BY: GREIF PROPERTIES, INC
 FOR: _____
 REVISIONS: _____

THE RAISED SEAL INDICATES
THIS IS AN ORIGINAL PRINT



R E DECKER
 PROFESSIONAL LAND SURVEYORS PC
 333 W. PETERSON RD SUITE B
 LIBERTYVILLE, IL 60048
 TEL. 847-362-0091
 DeckerSurvey@gmail.com
 Website: DeckerSurvey.com



Field Work Completed on: 10-13-22
 STATE OF ILLINOIS }
 COUNTY OF LAKE } ss
 This Professional service conforms to the current Illinois minimum standards for a "Boundary Survey."
 R. E. DECKER, P.C.
 By: [Signature] 10-21-22
 Professional Land Surveyor

Compare the Description on this Plat with your Deed and Title; also compare all stakes to this Plat before building by them, and report any differences at once. Dimensions are shown in feet and decimal parts thereof. Refer to Title, Covenants or Building Department for additional Easements, Setbacks or Restrictions which may exist.

Via USPS First Class Mail
March 23, 2023

PUBLIC NOTICE

Dear Property Owner:

In accordance with the applicable terms of the *Lake Michigan and Chicago Lakefront Protection Ordinance*, specifically Section 16-4-100 (194B-6.1.) thereof, please be informed that on or about March 23, 2023, I, the undersigned, on behalf of the Owner/Applicant, 1200 South Indiana, LLC, will file a Lakefront Protection Application with the Plan Commission of the City of Chicago seeking approval for a proposed residential development at the subject property located at **1225 S. Indiana Ave., Chicago, IL.**

The Applicant is seeking to redevelop the subject property with a new five-story residential building that will contain 100 residential units. The proposed residential building will measure 61 ft. in height (70 ft. to the penthouse roof). The development will be supported by 87 off-street parking spaces.

1200 South Indiana, LLC, the Applicant and Property Owner, is located at 1000 Skokie Blvd., Suite 400D, Wilmette, IL 60091.

I am the attorney for the Applicant, and I will serve as the contact person for this zoning application. My address is 221 N. LaSalle St., 38th Floor, Chicago, IL 60601. My telephone number is 312-782-1983.

Sincerely,

Law Offices of Samuel V. P. Banks



Nicholas Ftikas

***Please note the Applicant is not seeking to purchase or rezone your property. The Applicant is required by Ordinance to send this notice to you because you are shown to own property located within 250 feet of the property subject to the proposed Lakefront Protection Application.**

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

March 23, 2023

Honorable Laura Flores
Chairman, Chicago Plan Commission
City Hall, Rm. 1000
121 North LaSalle St.
Chicago, Illinois 60602

To Whom It May Concern:


The undersigned, **Nicholas Ftikas**, being first duly sworn on oath, deposes and says the following:

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

That the undersigned certifies that the notice contained the address of the property subject to the Lakefront Protection Ordinance Application as **1225 S. Indiana Ave., Chicago, Illinois**; a statement of intended use of said property; the name and address of the Applicant and Property Owner; and a statement that the Applicant intends to file a Lakefront Protection Ordinance Application involving the subject property on approximately **March 23, 2023**.

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

Law Offices of Samuel V.P. Banks

By: 
Nicholas J. Ftikas
Attorney for Applicant

Subscribed and Sworn to before me
this 23rd day of March, 2023.


Notary Public

