UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549

FORM 8-K

CURRENT REPORT
Pursuant to Section 13 or 15(d)
of The Securities Exchange Act of 1934

Date of Report (Date of earliest event reported): March 25, 2015

EQUITY LIFESTYLE PROPERTIES, INC.
(Exact name of registrant as specified in its charter)

Maryland **(State or other jurisdiction of incorporation)**	**0-11718** **(Commission File Number)**	**36-3857664** **(IRS Employer Identification No.)**

Two North Riverside Plaza, Chicago, Illinois, 60606
(Address of principal executive offices)

(312) 279-1400
(Registrant's telephone number, including area code)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

☐ Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)

☒ Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)

☐ Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))

☐ Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

Item 8.01. Other Events.

On March 25, 2015, Equity LifeStyle Properties, Inc. (referred to herein as “we,” “us,” and “our”) filed with the Securities and Exchange Commission (“SEC”) the Proxy Statement on Schedule 14A for our 2015 annual meeting of stockholders. On or about March 30, 2015, we will mail a Notice of Internet Availability of Proxy Materials to stockholders of record at the close of business on March 6, 2015, the record date for our 2015 annual meeting of stockholders. The booklet entitled “The Life in a Day of Equity Lifestyle Properties 2014” (the “2014 ELS Storybook”) will be available for stockholders to view, together with our Proxy Statement on Schedule 14A (including proxy card) and our 2014 Annual Report. The 2014 ELS Storybook contains a letter from our Chairman of the Board, Samuel Zell, and our President and Chief Executive Officer, Marguerite Nader; information about our properties; an industry growth comparison and pictures of certain of our properties. Accordingly, as the 2014 ELS Storybook could be deemed to be solicitation materials under the SEC’s proxy rules, we are filing this Current Report on Form 8-K.

Item 9.01 Financial Statements and Exhibits.

(d) Exhibits

Exhibit 99.1 The Life in a Day of Equity Lifestyle Properties, Inc. 2014

SIGNATURES

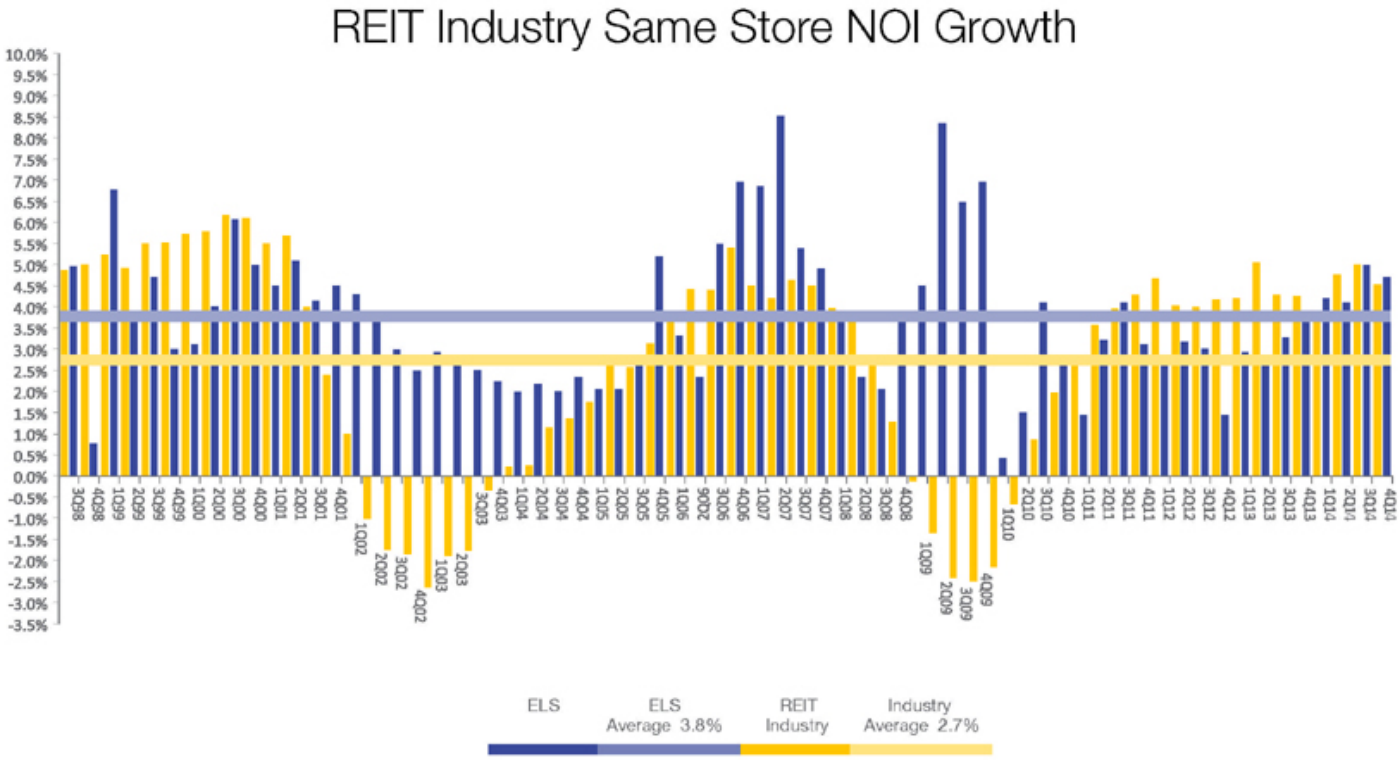
Pursuant to the requirements of the Securities Exchange Act of 1934, the Registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

EQUITY LIFESTYLE PROPERTIES, INC.

March 26, 2015

By: /s/ Paul Seavey
Name: Paul Seavey
Title: Executive Vice President, Chief Financial Officer and Treasurer

Exhibit 99.1



Source: Citi Investment Research March 2015

Dear Readers,

Each year, we pause to reflect on our past. We take note of the lessons we have learned, consider our key accomplishments, and determine how they can help us build a better future. In 2014, the foundations of our business, stability and consistency, were beacons of light that stood out against a backdrop of global issues that impacted other industries and sectors.

In 2014, we focused on increasing the strength of both our existing operating platform and balance sheet management. We had another strong year, having increased net operating income by 4.5% and funds from operation by 9%. We marked the 21st consecutive quarter of occupancy growth in our portfolio and continued to see stabilization in our homeowner base.

As always, we are focused on acquiring top tier assets in quality locations. In 2014, we expanded our footprint in key markets including Arizona, Florida, and the Northeast. We have a great business model and we will continue to make prudent capital decisions that allow us to increase shareholder value.

Going long…

We are currently in a period of exceptionally low interest rates. We looked to our maturity schedule and found opportunities to refinance our properties with longer terms. Our maturity schedule has changed dramatically over the last couple years, providing us with greater flexibility. We have been successful in increasing our long-term maturities, such that approximately 27% of our debt maturities are 20+ years in duration and fully amortizing, eliminating the refinance risk on these assets.

There is no place like home…

Our operational focus within our manufactured home communities is to raise the level of commitment from this customer segment. As markets improved in 2014, we saw a significant increase in new home sales. With the quality of occupancy growth top of mind, these new homes serve not only to upgrade the overall appearance of the community but also introduce the community to a loyal customer, who will be with ELS for an average of 10 years. These sales show the strength in our product and lifestyle offerings. Our goal is to continue to build on the home sales momentum witnessed in 2014. From our strategic community locations in popular retirement destinations to our updated product and amenity packages, we are well prepared to accommodate the 10,000 baby boomers who reach retirement age each day.

New channels, new viewers…

Initially, we invested in the RV platform because it had all of the hallmarks of our manufactured home business: stable cash flow, strong customer base, quality properties, and an overall sense of community. Now, 10 years from our first significant investment in this platform, we own more than 170 properties, comprising over 73,000 RV sites. Our RV footprint has a high concentration of annuals that delivered strong performance in both rate and occupancy increases in 2014.

The transient component, which represents less than 5% of our overall property revenue, has experienced double-digit annual growth over the last few years. These transient customers are an important feeder to us for the longer-term annual revenue streams. For many customers, transient stays represent their first experience exploring our properties. This strong growth is the result of exposing our properties to new customers. Our marketing outreach has expanded to include the outdoor enthusiast who is just starting to explore the RV lifestyle. Connecting with this customer online, either through websites or social media, continues to deliver strong results.

As we look ahead to 2015, we are excited about the quality of options we provide our customers, the stability of our business, and our ability to focus on growth opportunities. As in previous years, we invite you to enjoy the photos in this book, providing you a glimpse into the Life in a Day at ELS.

Sam Zell,
Chairman of the Board

Marguerite Nader,
President and CEO

When you think about *the story of your life*,

it's less about what you see,

but *how you see it*.

It's about *your view.*

Living room

It's the life in your years that truly counts. From clubhouses and fitness areas to pool cabanas and libraries, we continue to enhance our amenities for those who trust us to help put life in their years.

Cactus Gardens – Yuma, AZ

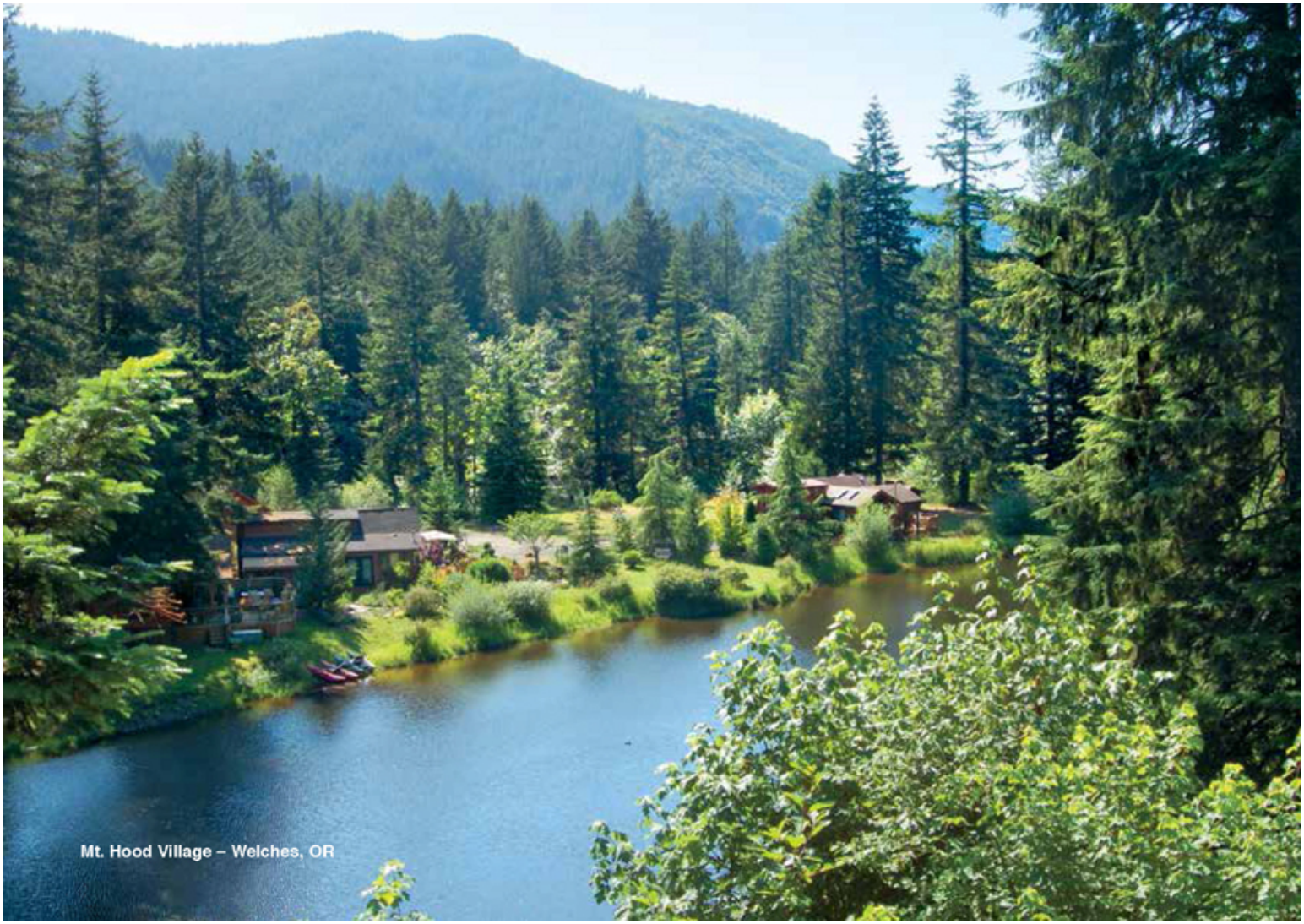
Room to *play*

We age the moment we stop playing. A strong focus on providing not just a home or vacation to our customers, but plenty of activities, ensures that we all stay young at heart.

Chesapeake Bay – Gloucester, VA

Room to *roam*

Choose to live your life as an adventure. Our locations are strategically situated in some of the top vacation destinations across the US and British Columbia. Go ahead. Go out of bounds.


Mt. Hood Village – Welches, OR

Room *mates*

In order to have a friend, you must be a friend. Customer service remains at the forefront of what we do, and we strive to become more than simply a location to our customers. We strive to form a long-term friendship.

La Conner ~ La Conner, WA

Room to *Bloom*

Flowers must have sunshine and strong roots to grow. With assets in both the outdoor vacation and real estate spheres, our locations have deep roots in an active lifestyle culture, giving our guests and residents the foundation they need to flourish.

Kloshe Illahee – Federal Way, WA

Room for the *Baby Boom*

You're not getting older; you're becoming a classic! We work to create plenty of fun memories for all of our guests, including those looking for a hint of nostalgia.

Monte Vista Village – Mesa, AZ

Sturbridge – Sturbridge, MA

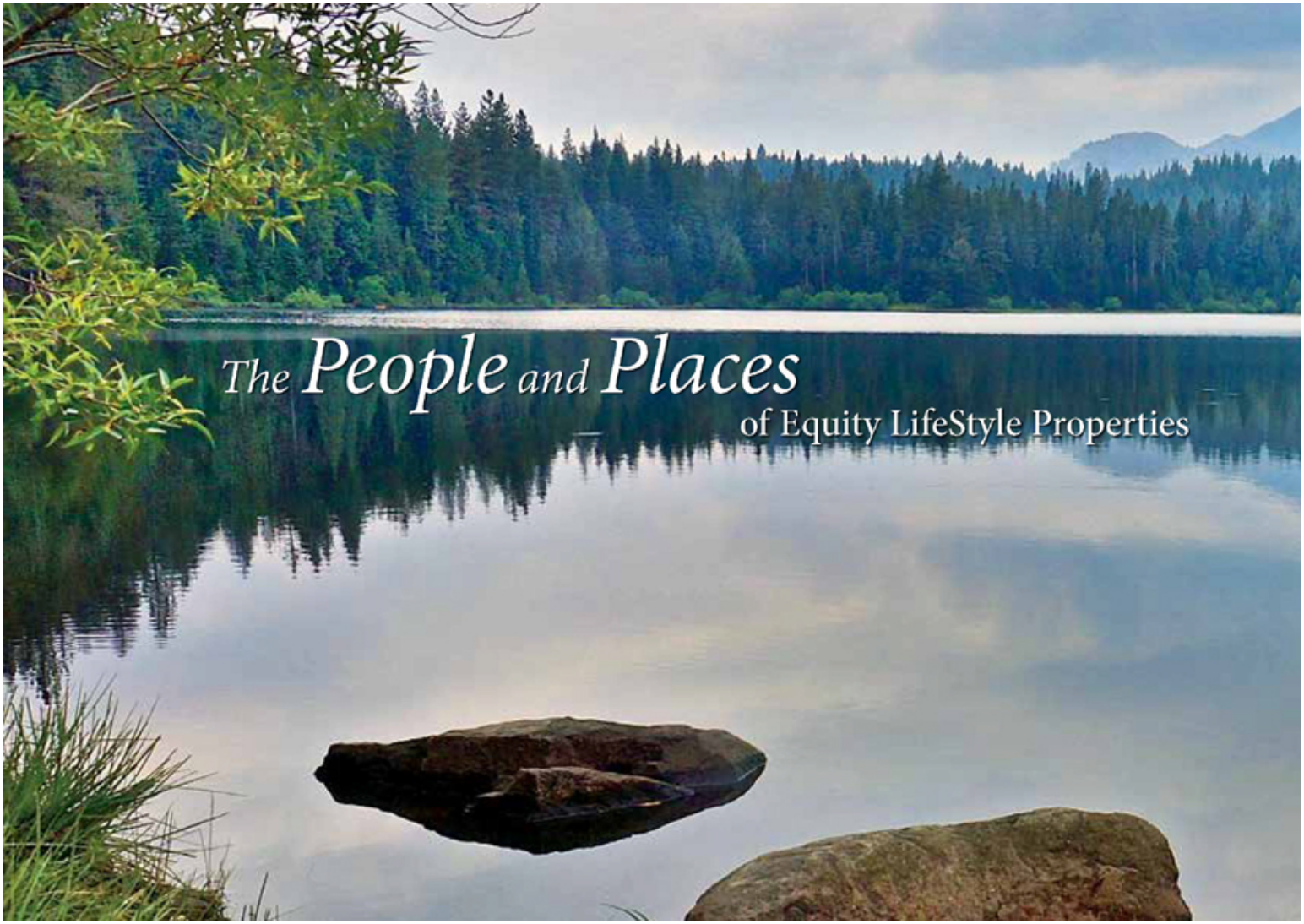
Elbow Room

Embrace your space. We work to provide numerous product offerings for every type of outdoor enthusiast, from young families through retirees, whatever the season.

Lake of the Springs – Oregon House, CA

Room to *Grow*

You grow and we all grow. We continue to build our portfolio of quality destinations that meet the wants and needs of those who matter most: our customers.

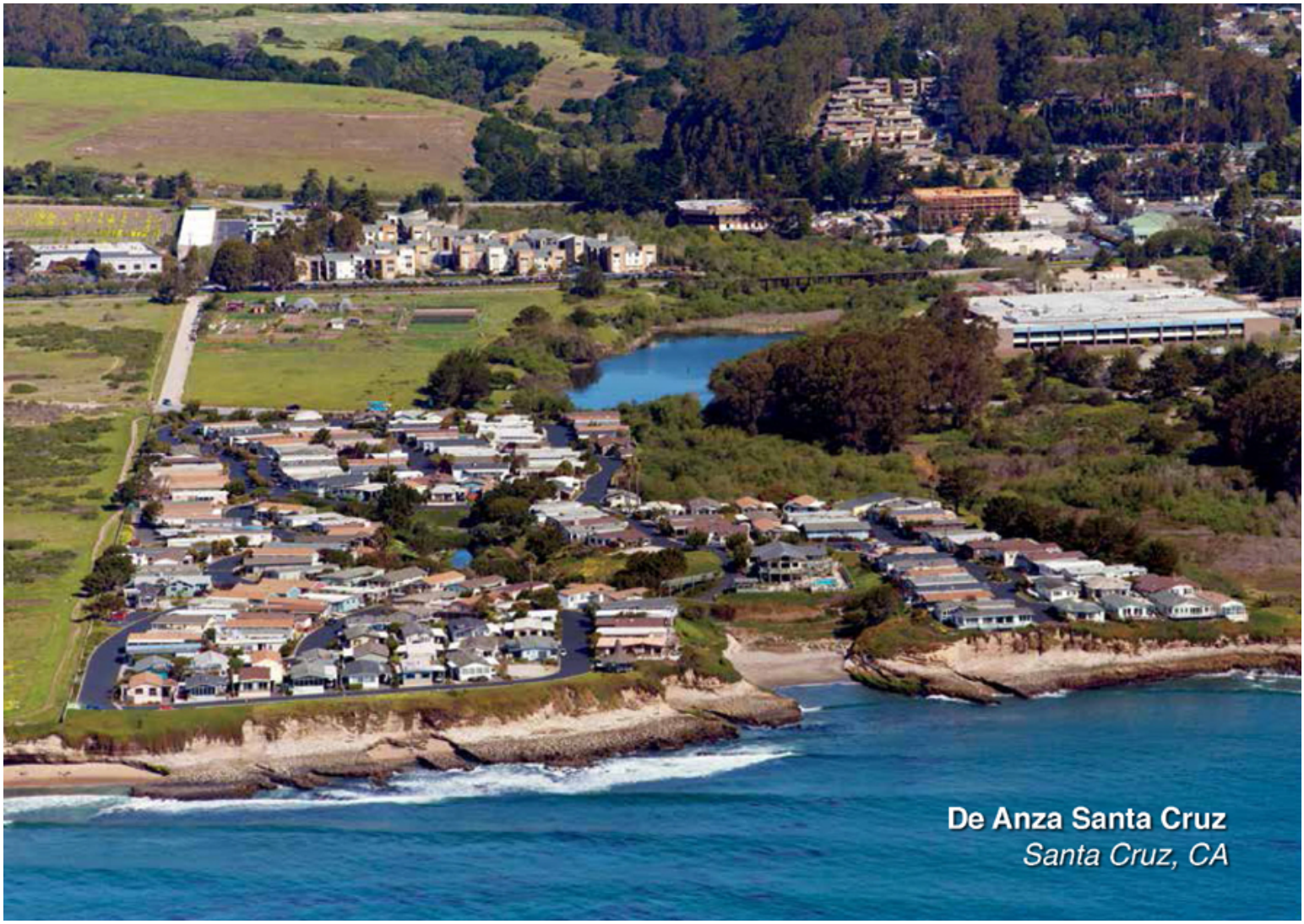

The People and Places
of Equity LifeStyle Properties

Lake of the Springs
Oregon House, CA

Mesa Spirit
Mesa, AZ

Cabana
Las Vegas, NV

Monte Vista Village
Mesa, AZ


De Anza Santa Cruz
Santa Cruz, CA

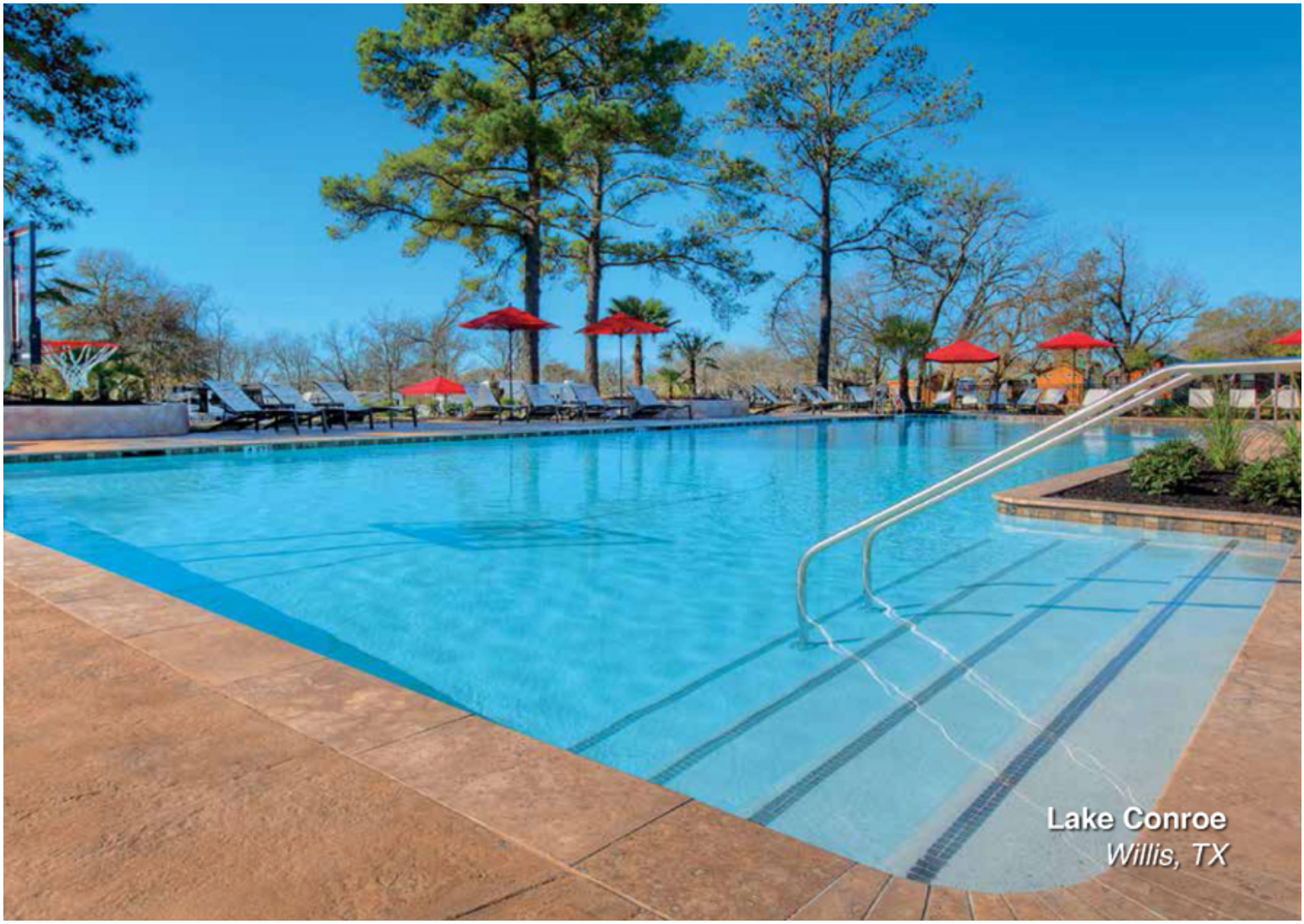
South Jetty
Florence, OR

Leavenworth
Leavenworth, WA

Yosemite Lakes
Groveland, CA

Mountain View
Henderson, NV

Victoria Palms
Donna, TX


Lake Conroe
Willis, TX

Palm Springs
Palm Desert, CA

Orlando
Clermont, FL

Sunrise Model Home
Colony Cove, Ellenton, FL

Orlando
Clermont, FL

Sunshine Key
The Florida Keys

Sunshine Key
The Florida Keys

Royal Coachman
Nokomis, FL

Pine Lakes Country Club
North Fort Myers, FL

The Meadows
Palm Beach Gardens, FL

Space Coast
Rockledge, FL

Heritage Plantation
Vero Beach, FL

Natchez Trace
Hohenwald, TN

Sea Pines
Swainton, NJ

Pinehirst
Old Orchard Beach, ME

Chesapeake Bay
Gloucester, VA

Aspen Meadows
Rehoboth Beach, DE

Neshonoc
West Salem, WI

Alpine Lake
Corinth, NY

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