



# Office of the City Clerk

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

## Legislation Text

File #: O2013-5503, Version: 1

### ORDINANCE

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

SECTION 1: Title 17 of the Municipal Code of Chicago, Chicago Zoning Ordinance, is amended by changing all the Institutional Planned Development No. 477 symbols and indications as shown on Map No. 8-F in the area bounded by:

A line 370 feet north of and parallel with the north line of West Oak Street; a line 29.87 feet east of and parallel with the east line of North Franklin Street (vacated); West Oak Street; North Wells Street; the north line of West Walton Street; a line 100 feet west of and parallel with the west line of North LaSalle Street; a line 120 feet south of and parallel with the south line of West Oak Street; North LaSalle Street; West Chicago Avenue; North Wells Street; West Institute Place; a line 125 feet west of and parallel with the west line of North Wells Street; West Chestnut Street; North Franklin Street; a line 50.13 feet south of and parallel with West Locust Street; a line 100 feet west of North Franklin Street; West Locust Street; North Franklin Street; the south line of West Walton Street; the alley next east of and parallel with the east line of North Franklin Street; West Locust Street; the alley next west of and parallel with North Wells Street; the north line of West Walton Street; and the east line of the right-of-way of the Chicago Transit Authority,

to those of Institutional Planned Development No. 477, as amended, which is hereby established in the area described.

This ordinance shall take effect upon its passage and due publication.

**^77-73**

CITY OF CHICAGO

APPLICATION FOR AN  
AMENDMENT TO THE CHICAGO  
ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:  
201-315 W. Oak St. and 200-314 W. Walton St. (Subarea C) See attachment for full range of addresses for entire PD 477
2. Ward Number that property is located in: 27th Ward (Site & Subarea C) ; also 2nd Ward for other areas of PD (in accordance with Ward Remap)
3. APPLICANT Turnstone Development Corporation  
(See below for co-applicant/owner)  
ADDRESS 10 S. LaSalle Street, Suite 3510 CITY Chicago

STATE IL                      ZIP CODE 60603                      PHONE (312) 453-0615

EMAIL BschneideroturnBtonedev.orcr CONTACT PERSON Bill Schneider

also Mara Georges (312) 726-8797

4. Is the applicant the owner of the property? YES                      NO x  
If the applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the application to proceed.

Co-Applicant &

**(Site & Subarea C) :**

OWNER            The Moody Bible Institute of Chicago

ADDRESS    820 N. LaSalle Blvd.                      CITY    chin ago

STATE IL            ZIP CODE 60610                      PHONE (312) 329-4000

EMAIL ken.heulitt@moody.edu <mailto:ken.heulitt@moody.edu> CONTACT PERSON Ken Heulitt

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

**Attorneys for applicant Turnstone Development Corporation:**

**ATTORNEY        Mara Georges, Daley and Georges, Ltd.**

**Richard Toth, Daley and Georges, Ltd.**

**ADDRESS            20 S. Clark St.. Suite 400**

**CITY        Chicago            STATE    \_\_IL            ZIP CODE 60603**

**PHONE (312)    726-8797    FAX (312)    726-8819        EMAIL**  
**mgeorges@daleygeorges.com**  
**rtoth@daleygeorges.**

**Attorney for The Moody Bible Institute of Chicago: Nicholas J. Brunick Applegate & Thorne-Thomson 626 W. Jackson Blvd., Suite 400 Chicago, IL 60661**

»



6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed on the Economic Disclosure Statements.  
**Not applicable: the co-applicants are not-for-profit corporations.**
  
7. On what date did the owner acquire legal title to the subject property?  
**Prior to 1989 (The Moody Bible Institute of Chicago).**
8. Has the present owner previously rezoned this property? If yes, when?  
**PD 477 was approved on 5/10/89.**
  
9. Present Zoning District PD 477                      Proposed Zoning District PD 477. as amended
10. Lot size in square feet (or dimensions) The subject site is approx. 213' x 218' -6"  
**A portion of the campus of**
11. Current Use of the property The Moody Bible Institute of Chicago
12. Reason for rezoning the property To allow the construction, in Subarea C.
12. of a 7-story. 106 dwelling unit senior residence building.
  
13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)  
**A 7-story, 78' high, 106 dwelling unit senior residence building.**  
**No commercial space. 46 parking; spaces.**

14. On May 14 , 2007, the Chicago City Council passed the Affordable Requirements Ordinance (ARO) that requires on-site affordable housing units or a financial contribution if residential housing projects receive a zoning change under certain circumstances. Based on the lot size of the project in question and the proposed zoning classification, is this project subject to the Affordable Requirements Ordinance? (See Fact Sheet for more information)

YES X NO

(Anticipated financial assistance from TIF)

COUNTY OF COOK STATE OF ILLINOIS

being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

Subscribed and Sworn to before me this

11^ day of July , 20 13

UK J L  
1 r/Y

Signature of Applicant Executive Director, Turnstone Development Corporation  
OFFICIAL SEAL CYNTHIA L TENNANT

For Office Use Only

Date of Introduction:.

File Number:

Ward:

Ken Heulitt, being ftrst duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

Signature of Co-Applicant  
By Ken Heulitt,  
VP & Chief Financial Officer  
The Moody Bible Institute of Chicago

Subscribed and Sworn to before me this  
of July 2013.

Notary Public  
COUNTY OF COOK STATE OF  
ILLINOIS  
Bill Schneider

., being first duly sworn on oath, states that ail of the above  
statements and the statements contained in the documents submitted herewith are true and correct

Subscribed and Sworn to before me this  
davof July 2013

Signature of Applicant Executive Director, Turnstone Development Corporation  
10ffIOALSEAL \_ CYNTHIA1TENNANT

For Office Use Only

Date of Introduction:.

File Number:

Ward:.

Ken Heulitt, being f trst duly sworn on oath, states that all of the above statements  
and .the; statements contained in the documents submitted herewith are true- and correct.

Signature of Co-Applicant  
By Ken<sup>7</sup>Heulitt,  
VP 6 Chief Financial Officer  
The Moody Bible Institute of Chicago

Subscribed and Sworn to before me this fjk of July  
2013.

AMYRA f. RODRIGUEZ OFFICIALSEAL Notary Public. State of Illinois My Commission Expires February 09, 2016

ADDRESS RANGES FOR ENTIRE PD 477

314 W. Wendell St.; 230-314 W. Oak St.; 201-315 W. Oak St.; 152-314 W. Walton St.; 155-209 W. Walton St.; 223-233 W. Walton St.;  
200 208 W. Locust St.; 222-232 W. Locust St.;  
201 309 W. Locust St.;  
152 232 W. Chestnut St.;  
153 211 W. Chestnut St.; 200-210 W. Institute PL; 142-172 W. Chicago Ave.; 874-878 N. Franklin St.; 859-921 N. Franklin St.; 828-950 N. Wells St.; 801-921 N. Wells St.; 800-936 N. LaSalle St.

ADDRESS RANGES FOR EXISTING SUBAREA C

201-315 W. Oak St.; 200-314 W. Walton St.

ADDRESS RANGES FOR SUBJECT PROPERTY IN SUBAREA C (NEW SUBAREA C2)

301-315 W. Oak St.; 300-314 W. Walton St.

**JOURNAL-CITY COUNCIL-CHICAGO**

***Reclassification Of Area Shown On Map 1V0. 3-F.***

***Be It Ordained by the City Council of the City of Chicago:***

**SECTION 1.** That the Chicago Zoning Ordinance be amended by changing all the B7-5 General Central Business District; B4-3 and B4-4 Restricted Service District; C1-3 and C1-4 Restricted Commercial District; and R5 and R6 General Residence District symbols and indications as shown on Map No. 3-F in the area bounded by

a line 370 feet north of and parallel with the north line of West Oak Street; a line 29.87 feet east of and parallel with the east line of North Franklin Street (vacated); West Oak Street; North Wells Street; the north line of West Walton Street; a line 100 feet west of and parallel with the west line of North LaSalle Street; a line 120 feet south of and parallel with the south line of West Oak Street; North LaSalle Street; West Chicago Avenue; North Wells Street; West Institute Place; a line 125 feet west of and parallel with the west line of North Wells Street; West Chestnut Street; North Franklin Street; a line 50.13 feet south of and parallel with West Locust Street; a line 100 feet west of North Franklin Street; West Locust Street; North Franklin Street; the south line of West Walton Street; the alley next east of and parallel with the east line of North Franklin Street; West Locust Street; the

alley next west of and parallel with North Wells Street; the north line of West Walton Street; and the east line of the right-of-way of the Chicago Transit Authority,

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

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development attached to this ordinance reads as follows:

5/10/89 UNFINISHED BUSINESS 1021

*Institutional Planned Development As Amended.*

*Plan Of Development*

*Statements.*

1. The area delineated herein as "Institutional Planned Development" is owned and controlled by the Moody Bible Institute.
2. Any dedication of streets or alleys or adjustments of rights-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the Moody Bible Institute, and approval by the City Council.
3. Use of land will consist of public ministry facilities including worship and assembly spaces, publication and radio and television broadcasting facilities, and preparation and distribution of visual materials including video and motion pictures; retail sales; academic and related permitted and special uses; student and guest housing and dining facilities; office uses; physical education and recreational spaces and facilities; and off-street parking including servicing and maintenance of institute owned vehicles. Earth station receiving dishes are expressly permitted. The use of subarea D is recreational only, as provided in a redevelopment agreement with the Chicago Department of Urban Renewal.
4. All applicable official reviews, approvals, or permits are required to be obtained by the Moody Bible Institute or its successors. Any pedestrian bridge shall be coordinated with the Department of Planning and the Chicago Transit Authority.
5. Service drives or any other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Public Works and in compliance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking permitted within such paved areas.
6. Off-street perking and loading facilities will be provided in compliance with this Plan of

Development Required loading facilities shall be provided in the same subarea as the principal use served. Parking may be provided in the same or an adjoining subarea. So required parking may be provided in subarea D.

7. The following information sets forth data concerning the property included in said ■ planned development and data concerning a generalised land use plan (Site Plan)

**JOURNAL-CITY COUNCIL-CHICAGO 5/10/89**

illustrating tht development of said property in accordance with the intent and purpose of this Plan of Development.

8. Permanent identification and other necessary signs may be permitted within the Planned Development in accordance with the Chicago Zoning Ordinance and subject to the review and approval of the Commissioner of Planning and the Department of Inspectional Services.
9. The Plan of Development shall be subject to the "Rules, Regulations, and Procedures in Relation to Planned Developments", as promulgated by the Commissioner of Planning.

[Property Line Map and Right-of-Way Adjustments, Existing Zoning and Preferential Street System Map and Generalised Land Use Plan printed on pages 1025 through 1027 of this Journal.]

Use and Bulk Regulations and Data attached to this Plan of Development reads as follows:

**Hi 1**

Institutional Planned Development No. ■/'

*Use And Bulk Regulations And Data.*

Subarea

A.

B.

Net Site Area  
So. Ft. + Vac Acres

370.200 + 14.000 8.50 0.32

142.S40 + 4.360 2.90 0.10

**Generalized Description Of Permitted Uses**

Public ministry, publication, broadcasting, worship, assembly, academic, office, residential and recreational related permitted and special uses.

Maximum Maximum  
Floor Percentage  
Area Site  
5.0  
Ratio Coverage  
3.5

60%

100%

As above but

**UNFINISHED BUSINESS**

2.79 0

primarily support,  
physical education, and recreational uses.

95.300 + 2.19

Sports field and necessary ancillary facilities only.

729.540 + 18.360 See statement

16.75 0.42 number 3 regarding  
ail permitted uses.

Gross Site Area: Net Site Area, 16.75 acres plus rights-of-way to be vacated, 0.42 acres plus existing rights-of-way to remain, 6.18 acres = 23.35 acres.

Maximum Permitted F.A.R. for Total Net Site Area:

Maximum Permitted Site Coverage for Total Net Site Area:

Maximum Resident Student ■ Population:

Estimated Employment:

Off-Street Parking:

Off-Street Loading:

60%

2.500

680 full-time

450 part-time

Minimum required = 500

Maximum permitted = 1,000

Per R6 or C1-4 requirements according to use served.

None required.

JOURNAL-CITY COUNCIL-CHICAGO 5/10/89

*Reclassification*

IAL PLANNED DEVELOPMENT S. N7 NO

*.Ordained by the City C*

SECTION 1. That the Planned Development bounded by,  
ING AND PREFERENTIAL STREETS SYSTEM  
West North-West line 102.0 Street,

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UASACUC OSIVC 0\*ri: January 20. 1989

UNFINISHED BUSINESS

INSTITUTIONAL PLANNED DEVELOPMENT NO.  
PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS

LEGEM

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DEVELOPMENT 80UN0AHT

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81smt-of-wat to be vacated

NOTE: All bound\*ri\*i art rifhtt- «fn«r as stawn unl\*si

A\*\*L:CANT{ \*0007 SI8L! INSTITUTE

A00SESS: 820 NOSTM LASALLE 3«tV€

OATS: -Ar.uAry 20. 1989

## JOURNAL-CITY COUNCIL-CHICAGO 5/10/89

INSTITUTIONAL PLANNED DEVELOPMENT NO.  
EXISTING ZONING ANO' PREFERENTIAL STREETS SYSTg

■»««• MC'tXEMmt. STREETS

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## UNFINISHED BUSINESS

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Boundary

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\_ Designation

G«ntral Location Ptdtatrlan -Brioae

far uses stt  
STATEMENT NO. 3

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APPLICANT: SO00T 9 ISLE INSTITUTE aooMIS: 320 NOXTH LASALLE  
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JOUKNAL-CITY COUNCIL-CHICAGO

(Continued from page 1024)

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JCTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Plan ofjBevelopment attached to this ordinance reads as follows:  
^Commercial Planned Development No.

*As Amended.*

*Plan Of Development*

*. Statements.*

The area delineated herein as "Commercial Planned Development" is owned or controlled by North Avenue Warehouse/Incorporated, an Illinois corporation.

Off-street parking and off-street loading facilities shall be provided in compliance with this plan of development, subject to the review and approval of the Commissioner of the Departments of

The Applicant or its successors, assignees, or grantees shall obtain all official reviews, approvals and permits.

Any dedication or vacation of streets or alleys or easements or any adjustments of rights-of-way shall require a separate submittal on behalf of the Applicant or its successors, assignees, or grantees, and approval by the City Council.

The following uses shall be permitted within the area delineated herein as "Commercial Planned Development": Business and related uses permitted in the Protected Manufacturing District, motor vehicle sales indoor and outdoor; indoor and outdoor storage of new and used motor vehicles intended for sale; off-street parking and loading and related uses. The area delineated herein as "Commercial Planned Development" lies within the Clybourn Corridor Planned Manufacturing District and lies within the "Buffer Area" of that district.

Business and business identification signs may be permitted within the area delineated herein as "Commercial Planned Development" subject to the review and approval of the Department of Inspectional Services and the Department of Planning.

ADDRESS RANGES FOR ENTIRE PD 477

314 W. Wendell St.; 230-314 W. Oak St.; 201-315 W. Oak St.; 152-314 W. Walton St.; 155-209 W. Walton St.; 223-233 W. Walton St.;  
200 208 W. Locust St.; 222-232 W. Locust St.;  
201 309 W. Locust St.;  
152 232 W. Chestnut St.;  
153 211 W. Chestnut St.; 200-210 W. Institute Pl.; 142-172 W. Chicago Ave.; 874-878 N. Franklin St.; 859-921 N. Franklin St.; 828-950 N. Wells St.; 801-921 N. Wells St.; 800-936 N. LaSalle St.

ADDRESS RANGES FOR EXISTING SUBAREA C

201-315 W. Oak St.; 200-314 W. Walton St.

ADDRESS RANGES FOR SUBJECT PROPERTY<sup>TN</sup> SUBAREA C (NEW SUBAREA C2)

301-315 W. Oak St.; 300-314 W. Walton St.

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:

TURNSTONE DEVELOPMENT CORPORATION

Check ONE of the following three boxes:

Indicate whether the Disclosing Party submitting this EDS is:

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

B. Business address of the Disclosing Party: 10 S. LaSalle St., Suite 3510  
Chicago, IL 60603-1038

C. Telephone: (312) 453-0615 fax: (312) 453-0622 Email: bschneider@turnstonedev.org  
<mailto:bschneider@turnstonedev.org>

D. Name of contact person: William Schneider, Executive Director

Attorney: Mara Georges, 312-726-8797, mgeorges@dale\_ygeorges.com <mailto:mgeorges@dale\_ygeorges.com>

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

F. Brief description of contract, transaction or other undertaking (referred to below as the "Matter") to which this EDS pertains. (Include project number and location of property, if applicable): Application to amend Planned Development No. 477, Subarea C

Subarea C: 201-315 W. Oak St. and 200-314 W. Walton St.

See attachment for full range of addresses for entire PD 477

G. Which City agency or department is requesting this EDS? Dept. of Housing & Economic Dev<sup>1</sup>

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

Specification # n/a and Contract # N/A

**SECTION II - DISCLOSURE OF OWNERSHIP INTERESTS**

A. NATURE OF THE DISCLOSING PARTY 1. Indicate the nature of the Disclosing Party:

- Person
- Publicly registered business corporation
- Privately held business corporation
- Sole proprietorship
- General partnership (Is
- Limited partnership
- Trust

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

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

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

Yes  No  N/A

B. IF THE DISCLOSING PARTY IS A LEGAL ENTITY:

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

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

Name Title

William Schneider

Executive Director

Alicia Rodman McCray Chairman

Elzie Higginbottom Treasurer

Linford Coleman, Patricia Rios, Maze Jackson, Audrey R. Peebles - Directors

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

Page 2 of 13

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

Name	Business Address	Percentage Interest in the Disclosing Party
Not applicable / not-for-profit corporation.		

### SECTION III -- BUSINESS RELATIONSHIPS WITH CITY ELECTED OFFICIALS

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

Yes                       No

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

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

The Disclosing Party must disclose the name and business address of each subcontractor, attorney, lobbyist, accountant, consultant and any other person or entity whom the Disclosing Party has retained or expects to

retain in connection with the Matter, as well as the nature of the relationship, and the total amount of the fees paid or estimated to be paid. The Disclosing Party is not required to disclose employees who are paid solely through the Disclosing Party's regular payroll.

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

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

Page 3 of 13

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.
Mara Georges (estimated)		Daley and Georges, Ltd.  20 S. Clark St., #400  Chicago, IL 60603	Attorney \$7,500

(Add sheets if necessary)

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

## SECTION V - CERTIFICATIONS

### A. COURT-ORDERED CHILD SUPPORT COMPLIANCE

Under Municipal Code Section 2-92-41 5, 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. Pursuant to Municipal Code Chapter 1-23, Article I ("Article I")(which the Applicant should consult for defined terms (e.g., "doing business") and legal requirements), if the Disclosing Party submitting this EDS is the Applicant and is doing business with the City, then the Disclosing Party certifies as follows: (i) neither the Applicant nor any controlling person is currently indicted or charged with, or has admitted guilt of, or has ever been convicted of, or placed under supervision for, any criminal offense involving actual, attempted, or conspiracy to commit bribery, theft, fraud, forgery, perjury, dishonesty or deceit against an officer or employee of the City or any sister agency; and (ii) the Applicant understands and acknowledges that compliance with Article I is a continuing requirement for doing business with the City. NOTE: If Article I applies to the Applicant, the permanent compliance timeframe in Article I supersedes some five-year compliance timeframes in certifications 2 and 3 below.

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

- a. are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from any transactions by any federal, state or local unit of government;
- b. have not, within a five-year period preceding the date of this EDS, been convicted of a criminal offense, adjudged guilty, or had a civil judgment rendered against them in connection with: obtaining, attempting to obtain, or performing a public (federal, state or local) transaction or contract under a public transaction; a violation of federal or state antitrust statutes; fraud; embezzlement; theft; forgery; bribery; falsification or destruction of records; making false statements; or receiving stolen property;
- c. are not presently indicted for, or criminally or civilly charged by, a governmental entity (federal, state or local) with committing any of the offenses set forth in clause B.2.b. of this Section V;
- d. have not, within a five-year period preceding the date of this EDS, had one or more public transactions (federal, state or local) terminated for cause<sup>r</sup> default; and
- e. have not, within a five-year period preceding the date of this EDS, been convicted, adjudged guilty, or found liable in a civil proceeding, or in any criminal or civil action, including actions concerning

environmental violations, instituted by the City or by the federal government, any state, or any other unit of local government.

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

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

Page 5 of 13

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

- a. bribed or attempted to bribe, or been convicted or adjudged guilty of bribery or attempting to bribe, a public officer or employee of the City, the State of Illinois, or any agency of the federal government or of any state or local government in the United States of America, in that officer's or employee's official capacity;
- b. agreed or colluded with other bidders or prospective bidders, or been a party to any such agreement, or been convicted or adjudged guilty of agreement or collusion among bidders or prospective bidders, in restraint of freedom of competition by agreement to bid a fixed price or otherwise; or
- c. made an admission of such conduct described in a. or b. above that is a matter of record, but have not been prosecuted for such conduct; or

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

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

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

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

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

N/A

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

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

9. To the best of the Disclosing Party's knowledge after reasonable inquiry, the following is a complete list of all gifts that the Disclosing Party has given or caused to be given, at any time during the 12-month period preceding the execution date of this EDS, to an employee, or elected or appointed official, of the City of Chicago. For purposes of this statement, a "gift" does not include: (i) anything made generally available to City

employees or to the general public, or (ii) food or drink provided in the course of official City business and having a retail value of less than \$20 per recipient (if none, indicate with "N/A" or "none"). As to any gift listed below, please also list the name of the City recipient. None.

C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

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

1.  is  is not

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

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

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

If the Disclosing Party is unable to make this pledge because it or any of its affiliates (as defined in Section 2-32-45 5(b) of the Municipal Code) is a predatory lender within the meaning of Chapter 2-32 of the Municipal Code, explain here (attach additional pages if necessary): 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 INTEREST IN CITY BUSINESS

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

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

Yes  No

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

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

Does the Matter involve a City Property Sale?

Yes

No

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

Name	Business Address	Nature of Interest
------	------------------	--------------------

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

#### E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

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

Page 8 of 13

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

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

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

## SECTION VI -- CERTIFICATIONS FOR FEDERALLY FUNDED MATTERS

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

### A. CERTIFICATION REGARDING LOBBYING

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

(Add sheets if necessary):

This section is not applicable; the matter is not federally funded.

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

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

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

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

5. If the Disclosing Party is the Applicant, the Disclosing Party must obtain certifications equal in form

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

**B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY**

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

Is the Disclosing Party the Applicant?

Yes                       No

If "Yes," answer the three questions below:

1. Have you developed and do you have on file affirmative action programs pursuant to applicable federal regulations? (See 41 CFR Part 60-2.)

Yes                       No

2. Have you filed with the Joint Reporting Committee, the Director of the Office of Federal Contract Compliance Programs, or the Equal Employment Opportunity Commission all reports due under the applicable filing requirements?

Yes                       No

3. Have you participated in any previous contracts or subcontracts subject to the equal opportunity clause?

Yes                       No

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

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

The Disclosing Party understands and agrees that:

A. The certifications, disclosures, and acknowledgments contained in this EDS will become part of any contract or other agreement between the Applicant and the City in connection with the Matter, whether procurement, City assistance, or other City action, and are material inducements to the City's execution of any

contract or taking other action with respect to the Matter. The Disclosing Party understands that it must comply with all statutes, ordinances, and regulations on which this EDS is based.

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

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

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

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

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

The Disclosing Party represents and warrants that:

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

F.2. If the Disclosing Party is the Applicant, the Disclosing Party and its Affiliated Entities will not use, nor

permit their subcontractors to use, any facility listed by the U.S. E.P.A. on the federal Excluded Parties List System ("EPLS") maintained by the U. S. General Services Administration.

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

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

**CERTIFICATION**

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

TURNSTONE DEVELOPMENT CORPORATION  
(Print or type name of Disclosing Party)

By: l/fr

(Sign here) William

Schneider

(Print or type name of person signing)

Executive Director

(Print or type title of person signing)

Signed and sworn to before me on (date) f^,  
at Cook County, Illinois (/state)

*A" hi*

Notary Public.

Commission expires: (j\_

OFFICIAL SEAL  
CYNTHIA L TENNANT

NOTARY PUBLIC - STATE OF ILLINOIS

MY COMMISSION EXPIRES: 11/07/14

\*\*\*\*\* «...mfu-uuuLj

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

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

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

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

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

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

Yes  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

***ADDRESS RANGES FOR ENTIRE PD 477***

314 W. Wendell St.: 230-314 W. Oak St.  
201-315 W. Oak St. 152-314 W. Walton St.  
St.; 155-209 W. Walton St.; 223-233 W.  
Walton St.;  
200 208 W. Locust St.; 222-232 W. Locust  
St.;  
201 309 W. Locust St.;  
152 232 W. Chestnut St.;  
153 211 W. Chestnut St.; 200-210 W. Institute  
Pl.; 142-172 W. Chicago Ave.; 874-878 N.  
Franklin St.; 859-921 N. Franklin St.; 828-950  
N. Wells St.; 801-921 N. Wells St.; 800-936 N.  
LaSalle St.

**ADDRESS RANGES FOR EXISTING SUBAREA C**

201-315 W. Oak St.; 200-314 W. Walton St.

**ADDRESS RANGES FOR SUBJECT PROPERTY IN SUBAREA C (NEW SUBAREA C2)**

301-315 W. Oak St.; 300-314 W. Walton St.

**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:

The Moody Bible Institute of Chicago

**Check ONE of the following three boxes:**

Indicate whether the Disclosing Party submitting this EDS is:

1.  the Applicant

OR

2.  a legal entity holding a direct or indirect interest in the Applicant. State the legal name of the

2. Applicant in which the Disclosing Party holds an interest: Turnstone Development Corp.

OR

3.  a legal entity with a right of control (see Section II.B. 1.) State the legal name of the entity in which the Disclosing Party holds a right of control:

B. Business address of the Disclosing Party: 820 N. LaSalle Blvd.

Chicago, IL 60610

C. Telephone: (312)329-4000 Fax: (312)329-4328 Email: [ken.heulitt@moody.edu](mailto:ken.heulitt@moody.edu)  
<<mailto:ken.heulitt@moody.edu>>

D. Name of contact person: Ken Heulitt

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

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

Application to amend Planned Development No. 477, Subarea C

Subarea C: 201-315 W. Oak St. and 200-314 W. Walton St.

See attachment for full range of addresses for entire PD 477

G. Which City agency or department is requesting this EDS? Dept. of Housing & Economic Development

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

Specification # N/A

and Contract # N/A

A. NATURE OF THE DISCLOSING PARTY

1. Indicate the nature of the Disclosing Party:

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

Limited liability company Limited liability partnership Joint venture

Not-for-profit corporation

the not-for-profit corporation also a 501(c)(3)?

- Yes  No

Other (please specify)

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

Illinois

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

- Yes  No  N/A

B. IF THE DISCLOSING PARTY IS A LEGAL ENTITY:

1. List below the full names and titles of all executive officers and all directors of the entity.

NOTE: For not-for-profit corporations, also list below all members, if any, which are legal entities. If there are no such members, write "no members." For trusts, estates or other similar entities, list below the legal titleholder(s).

If the entity is a general partnership, limited partnership, limited liability company, limited liability partnership or joint venture, list below the name and title of each general partner, managing member, manager or any other person or entity that controls the day-to-day management of the Disclosing Party.

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

Name Title Please see attached document.

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

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

Name	Business Address	Percentage Interest in the Disclosing Party
N/A	Not-for-profit Corporation	

### SECTION III - BUSINESS RELATIONSHIPS WITH CITY ELECTED OFFICIALS

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

Yes  No

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

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

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

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

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

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Name (indicate whether Business retained or anticipated Address to be retained)

Nicholas J. Brunick (Attorney)

Applegate & Thome-Thomson; 626 W. Jackson Blvd., Suite 400. Chicago. IL 60661

All of our contractors work for Turnstone.

\$6,000.00

(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 N/A

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

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

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

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

Yes                       No

**B. FURTHER CERTIFICATIONS**

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

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2. The Disclosing Party and, if the Disclosing Party is a legal entity, all of those persons or entities identified in Section II.B.I. of this EDS:
- a. are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from any transactions by any federal, state or local unit of government;
  - b. have not, within a five-year period preceding the date of this EDS, been convicted of a criminal offense, adjudged guilty, or had a civil judgment rendered against them in connection with: obtaining, attempting to obtain, or performing a public (federal, state or local) transaction or contract under a public transaction; a violation of federal or state antitrust statutes; fraud; embezzlement; theft; forgery; bribery; falsification or destruction of records; making false statements; or receiving stolen property;
  - c. are not presently indicted for, or criminally or civilly charged by, a governmental entity (federal, state or local) with committing any of the offenses set forth in clause B.2.b. of this Section V;
  - d. have not, within a five-year period preceding the date of this EDS, had one or more public transactions (federal, state or local) terminated for cause or default; and
  - e. have not, within a five-year period preceding the date of this EDS, been convicted, adjudged guilty, or found liable in a civil proceeding, or in any criminal or civil action, including actions concerning environmental violations, instituted by the City or by the federal government, any state, or any other unit of local government.

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

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

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

- a. **bribed or attempted to bribe, or been convicted or adjudged guilty of bribery or attempting to bribe, a public officer or employee of the City, the State of Illinois, or any agency of the federal government or of any state or local government in the United States of America, in that officer's or employee's official capacity;**
- b. **agreed or colluded with other bidders or prospective bidders, or been a party to any such agreement, or been convicted or adjudged guilty of agreement or collusion among bidders or prospective bidders, in restraint of freedom of competition by agreement to bid a fixed price or otherwise; or**
- c. **made an admission of such conduct described in a. or b. above that is a matter of record, but have not been prosecuted for such conduct; or**

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

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

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

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

7. If the Disclosing Party is unable to certify to any of the above statements in this Part B (Further Certifications), the Disclosing Party must explain below:  
None

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

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

None

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

C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

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

1.  is  is not

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

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

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

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

Page 7 of 13

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

D. CERTIFICATION REGARDING INTEREST IN CITY BUSINESS

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

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

Yes  No

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

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

Does the Matter involve a City Property Sale?

Yes  No

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

Name	Business Address	Nature of Interest
------	------------------	--------------------

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

#### E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

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

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

x 1. The Disclosing Party verifies that the Disclosing Party has searched any and all records of the

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

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

## SECTION VI - CERTIFICATIONS FOR FEDERALLY FUNDED MATTERS

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

### A. CERTIFICATION REGARDING LOBBYING

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

This section is not applicable; the matter is not federally funded.

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

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

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

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

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

**B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY** N/A

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

Is the Disclosing Party the Applicant?

Yes  No

If "Yes," answer the three questions below:

1. Have you developed and do you have on file affirmative action programs pursuant to applicable federal regulations? (See 41 CFR Part 60-2.)

Yes  No

2. Have you filed with the Joint Reporting Committee, the Director of the Office of Federal Contract Compliance Programs, or the Equal Employment Opportunity Commission all reports due under the applicable filing requirements?

Yes  No

3. Have you participated in any previous contracts or subcontracts subject to the equal opportunity clause?

Yes  No

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

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

The Disclosing Party understands and agrees that:

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

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

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

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

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

E. The information provided in this EDS must be kept current. In the event of changes, the Disclosing Party must supplement this EDS up to the time the City takes action on the Matter. If the Matter is a contract being

handled by the City's Department of Procurement Services, the Disclosing Party must update this EDS as the contract requires. NOTE: With respect to Matters subject to Article I of Chapter 1-23 of the Municipal Code (imposing PERMANENT INELIGIBILITY for certain specified offenses), the information,^^provided herein regarding eligibility must be kept current for a longer period, as required by Chapter. 1-2 3 and Section 2-154-020 of the Municipal Code.

The Disclosing Party represents and warrants that:

Page 11 of 13

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

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

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

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

#### CERTIFICATION

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

**The Moody Bible Institute of Chicago (Print or type name of Disclosing Party)**

*(Sign here) ^*

**Ken Heulitt  
(Print or type name of person signing)**

**Chief Financial Officer (Print or type**

title of person signing)

Signed and sworn to before me on (date)/jM IhjZ^IS

at Cook County, Illinois (state).

Commission expires: fE^>^NXH 4. jZ&i&

Page 12 of 13

CITY OF CHICAGO ECONOMIC DISCLOSURE  
STATEMENT AND AFFIDAVIT  
APPENDIX A

FAMILIAL RELATIONSHIPS WITH ELECTED CITY OFFICIALS AND DEPARTMENT HEADS

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

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

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

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

Yes

No



Property and of all of the property in Planned Development No. 477. The Moody Bible Institute of Chicago hereby authorizes the Applicant to file an Application for an Amendment to the Chicago Zoning Ordinance to amend the Planned Development on the Property.

The Moody Bible Institute of Chicago states that it holds the Property for itself and for no other person, association or shareholder.

## THE MOODY BIBLE INSTITUTE OF CHICAGO

### *Institutional Planned Development Number 477, As Amended Plan of Development Statements*

1. The area delineated herein as "Institutional Planned Development" is owned and controlled by The Moody Bible Institute of Chicago.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assign or grantees.

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

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

Department of Transportation.

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

APPLICANTS: ADDRESS:

INTRO. DATE: REVISED/CPC DATE:

Turnstone Development Corporation; The Moody Bible Institute of Chicago Subarea C: 201 -315 W. Oak St. and 200-314 W. Walton St.

Entire PD: 314 W. Wendell St.; 230-314 W. Oak St.; 201-315 W. Oak St.; 152-314 W. Walton St.; 155-209 W. Walton St.; 223-233 W. Walton St.; 200-208 W. Locust St.; 222-232 W. Locust St.; 201-309 W. Locust St.; 152-232 W. Chestnut St.; 153-211 W. Chestnut St.; 200-210 W. Institute PL; 142-172 W. Chicago Ave.; 874-878 N. Franklin St.; 859-921 N. Franklin St.; 828-950 N. Wells St.; 801-921 N. Wells St.; 800-936 N. LaSalle St. July 24,2013

4. This Plan of Development consists of 16 Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan and Landscape Plan; Sub-Area Map; Building Elevations (North, South, East and West) and Chicago Builds Green form prepared by Design Organization, Inc. and dated , 2013, submitted herein. Full-sized copies of the Site Plan and Landscape Plan and Building Elevations are on file with the Department of Housing and Economic Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.
5. The following uses shall be permitted in Subarea C2: Dwelling units designed and marketed for persons who are fifty-five years of age or older; elderly housing; assisted living; nursing home; personal service; residential support services; co-located wireless communication facilities; and permitted and special uses accessory, customary and incidental to any of the foregoing uses (including but not limited to accessory dining, recreational, office, and parking uses).

In all other Subareas, use of land will consist of public ministry facilities including worship and assembly spaces, publication and radio and television broadcasting facilities, and preparation and distribution of visual materials including video and motion pictures; retail sales; academic and related permitted and special uses; student and guest housing and dining facilities; office uses; physical education and recreational spaces and facilities; and off-street parking including servicing and maintenance of institute owned vehicles. Earth station receiving dishes are expressly permitted. The use of Subarea D is recreational only, as provided in a redevelopment agreement with the Chicago Department of Urban Renewal.

6. Off-street parking and loading facilities will be provided in compliance with this Plan of Development. Required loading facilities shall be provided in the same subarea as the principal use served. Parking may be provided in the same or an adjoining subarea. No required parking may be provided in Subarea D.
7. Permanent identification and other necessary signs may be permitted within the Planned Development in accordance with the Chicago Zoning Ordinance and subject to the review and approval of the Commissioner of Housing and Economic Development and the Department of Inspectional Services.

APPLICANTS: ADDRESS:

INTRO. DATE: REVISED/CPC DATE:

Turnstone Development Corporation; The Moody Bible Institute of Chicago Subarea C: 201-315 W. Oak St. and 200-314 W. Walton St.

Entire PD: 314 W. Wendell St.; 230-314 W. Oak St.; 201-315 W. Oak St.; 152-314 W. Walton St.; 155-209 W. Walton St.; 223-233 W. Walton St.; 200-208 W. Locust St.; 222-232 W. Locust St.; 201-309 W. Locust St.; 152-232 W. Chestnut St.; 153-211 W. Chestnut St.; 200-210 W. Institute Pl.; 142-172 W. Chicago Ave.; 874-878 N. Franklin St.; 859-921 N. Franklin St.; 828-950 N. Wells St.; 801-921 N. Wells St.; 800-936 N. LaSalle St. July 24, 2013

8. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 730,134.7 square feet.
9. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply.
10. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Housing and Economic Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
11. The Subarea C2 Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Housing and Economic Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
12. Subarea C2 shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Zoning

Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.

14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements in Subarea C2 shall be reviewed and approved by the Mayor's Office for People with Disabilities to

APPLICANTS: Turnstone Development Corporation; The Moody Bible Institute of Chicago  
ADDRESS: Subarea C: 201 -315 W. Oak St. and 200-314 W. Walton St.  
Entire PD: 314 W. Wendell St.; 230-314 W. Oak St.; 201-315 W. Oak St.; 152-314 W. Walton St.; 155-209 W. Walton St.; 223-233 W. Walton St.; 200-208'W. Locust St.; 222-232 W. Locust St.; 201-309 W. Locust St.; 152-232 W. Chestnut St.; 153-211 W. Chestnut St.; 200-210 W. Institute Pl.; 142-172 W. Chicago Ave.; 874-878 N. Franklin St.; 859-921 N. Franklin St.; 828-950 N. Wells St.; 801-921 N. Wells St.; 800-936 N. LaSalle St.  
INTRO. DATE: July 24, 2013  
REVISED/CPC DATE: -

ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

15. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in Subarea C2 in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. All newly constructed buildings in Subarea C2 shall be LEED certified.
16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Housing and Economic Development shall initiate a Zoning Map Amendment to rezone the property to pre-amendment Institutional Planned Development

No. 477.

APPLICANTS: ADDRESS:

INTRO. DATE: REVISED/CPC DATE:

Turnstone Development Corporation; The Moody Bible Institute of Chicago Subarea C: 201-315 W. Oak St. and 200-314 W. Walton St.

Entire PD: 314 W. Wendell St.; 230-314 W. Oak St.; 201-315 W. Oak St.; 152-314 W. Walton St.; 155-209 W. Walton St.; 223-233 W. Walton St.; 200-208 W. Locust St.; 222-232 W. Locust St.; 201-309 W. Locust St.; 152-232 W. Chestnut St.; 153-211 W. Chestnut St.; 200-210 W. Institute Pl.; 142-172 W. Chicago Ave.; 874-878 N. Franklin St.; 859-921 N. Franklin St.; 828-950 N. Wells St.; 801-921 N. Wells St.; 800-936 N. LaSalle St. July 24, 2013

*t*

Use and Bulk Regulations and Data attached to this Plan of Development reads as follows:

Institutional Planned Development No. 477 Use

and Bulk Regulations and Data

Subarea	Net Site Area Sq. Ft. + Vac. Acres	Generalized Description of Permitted Uses	Maximum Floor Area Ratio	Maximum Percentage Site Coverage
A.	370,200+ 14,000	Public ministry,	5.0	60%
A.	8.50 0.32	publication, broadcasting, worship, assembly, academic, office, residential and recreational related permitted and special uses.		
B.	142,540 + 4,360	As above	3.5	100%
B.	2.90 0.10			

75.275.78 1.73

As above but primarily support, physical education, and recreational uses.

46,818.92 s.f. 1.07 acres

As above,  
but with senior housing.

95,300 + 0 2.19 0

Sports field and necessary ancillary facilities only.

APPLICANTS: ADDRESS:



INTRO. DATE: REVISED/CPC DATE:

Turnstone Development Corporation; The Moody Bible Institute of Chicago Subarea C: 201-315 W. Oak St. and 200-314 W. Walton St.

Entire PD: 314 W. Wendell St.; 230-314 W. Oak St.; 201-315 W. Oak St.; 152-314 W. Walton St.; 155-209 W. Walton St.; 223-233 W. Walton St.; 200-208 W. Locust St.; 222-232 W. Locust St.; 201-309 W. Locust St.; 152-232 W. Chestnut St.; 153-211 W. Chestnut St.; 200-210 W. Institute PL; 142-172 W. Chicago Ave.; 874-878 N. Franklin St.; 859-921 N. Franklin St.; 828-950 N. Wells St.; 801-921 N. Wells St.; 800-936 N. LaSalle St. July 24, 2013

Law Offices

Michael Daley Mara S. Georges Richard A. Toth Adam J. Penkhuis

**Daley and Georges, Ltd.**

20 South Clark Street

Suite 400 Chicago, Illinois 60603-1835

Telephone (312)726-8797

Facsimile (312) 726-8819

July 24, 2013

Re: 314 W. Wendell St.; 230-314 W. Oak St.; 201-315 W. Oak St.; 152-314 W. Walton St.; 155-209 W. Walton St.; 223-233 W. Walton St.; 200-208 W. Locust St.; 222-232 W. Locust St.; 201-309 W. Locust St.; 152-232 W. Chestnut St.; 153-211 W. Chestnut St.; 200-210 W. Institute PI.; 142-172 W. Chicago Ave.; 874-878 N. Franklin St.; 859-921 N. Franklin St.; 828-950 N. Wells St.; 801-921 N. Wells St.; 800-936 N. LaSalle St.

Dear Property Owner or Resident:

In accordance with the requirements of the Chicago Zoning Ordinance for a Zoning Map Amendment, specifically Section 17-13-0107, please be informed that on or about July 24, 2013, I, the undersigned attorney, will file an application on behalf of the Applicant, Turnstone Development Corporation, for a change in zoning from Institutional Planned Development Number 477 to Institutional Planned Development Number 477, as amended, for the property generally located at 314 W. Wendell St.; 230-314 W. Oak St.; 201-315 W. Oak St.; 152-314 W. Walton St.; 155-209 W. Walton St.; 223-233 W. Walton St.; 200-208 W. Locust St.; 222-232 W. Locust St.; 201-309 W. Locust St.; 152-232 W. Chestnut St.; 153-211 W. Chestnut St.; 200-210 W. Institute Pi.; 142-172 W. Chicago Ave.; 874-878 N. Franklin St.; 859-921 N. Franklin St.; 828-950 N. Wells St.; 801-921 N. Wells St.; 800-936 N. LaSalle St., and generally bounded by:

A line 370 feet north of and parallel with the north line of West Oak Street; a line 29.87 feet east of and parallel with the east line of North Franklin Street (vacated) ; West Oak Street; North Wells Street; the north line of West Walton Street; a line 100 feet west of and parallel with the west line of North LaSalle Street; a line 120 feet south of and parallel with the south line of West Oak Street; North LaSalle Street; West Chicago Avenue; North Wells Street; West Institute Place; a line 125 feet west of and parallel with the west line of North Wells Street; West Chestnut Street; North Franklin Street; a line 50.13 feet south of and parallel with West Locust Street; a line 100 feet west of North

Franklin Street; West Locust Street; North Franklin Street; the south line of West Walton Street; the alley next east of and parallel with the east line of North Franklin Street; West Locust Street; the alley next west of and parallel with North Wells Street; the north line of West Walton Street; and the east line of the right-of-way of the Chicago Transit Authority

**The Applicant seeks an amendment to allow the construction of a senior residence building in 'Subarea C of Planned Development Number 477. 'Subarea C is located at 201-315 W. Oak St. and 200-314 W. Walton St., and is bounded by West Oak Street; North Wells Street; West Walton Street; and the east line of the right-of-way of the Chicago Transit Authority. The Applicant proposes, on the western portion of 'Subarea C (301-315 W. Oak St.; 300-314 W. Walton St.), to construct a 7-story, 78' high, 106 dwelling unit senior residence building, with 46 accessory parking spaces.**

The Applicant is Turnstone Development Corporation, 10 S. LaSalle Street, Suite 3510, Chicago, IL 60603.

The Owner of the property and Co-Applicant is The Moody Bible Institute of Chicago, 820 N. LaSalle Blvd., Chicago, IL 60610.

July 24, 2013  
Page 2

I am the attorney for the Applicant and can provide additional information on the application. My address is 20 S. Clark St., Suite 400, Chicago, Illinois 60603.

**Please note that the Applicant is not seeking to purchase or rezone your property. The Applicant is required by law to send you this notice because you own property located within 250 feet of Institutional Planned Development Number 477.**

Richard A. Toth

Sincerely,

July 24, 2013  
Page 2

I am the attorney for the Applicant and can provide additional information on the application. My address is 20 S. Clark St., Suite 400, Chicago, Illinois 60603.

**Please note that the Applicant is not seeking to purchase or rezone your property. The Applicant is required by law to send you this notice because you own property located within 250 feet of Institutional Planned Development Number 477.**

Richard A. Toth

Sincerely,

Law Offices

Michael Daley Mara S. Georges Richard A. Toth Adam J. Penkhus

**Daley and Georges, Ltd.**

20 South Clark Street Suite 400 Chicago, Illinois 60603-1835

July 24, 2013

Chairman, Committee on Zoning  
City Hall - Room 304 121 N.  
LaSalle St. Chicago, Illinois  
60602

Re: Application for Zoning Map Amendment  
Institutional Planned Development Number 477 - Subarea C  
314 W. Wendell St.; 230-314 W. Oak St.; 201-315 W. Oak St.; 152-314 W. Walton St.; 155-209  
W. Walton St.; 223-233 W. Walton St.; 200-208 W. Locust St.; 222-232 W. Locust St.; 201-309  
W. Locust St.; 152-232 W. Chestnut St.; 153-211 W. Chestnut St.; 200-210 W. Institute Pl.; 142-  
172 W. Chicago Ave.; 874-878 N. Franklin St.; 859-921 N. Franklin St.; 828-950 N. Wells St.;  
801-921 N. Wells St.; 800-936 N. LaSalle St.

The undersigned, Richard A. Toth, being first duly sworn on oath, deposes and states the following:

The undersigned certifies that he has complied with the requirements of § 17-13-0107 of the Chicago Zoning Ordinance by sending the attached letter to such property owners who appear to be the owners of the property within the subject area not solely owned by the applicant, and to the owners of all property within 250 feet in each direction of the lot lines of the subject property, exclusive of public roads, streets, alleys and other public ways. The attached letter was sent by USPS first class mail, no more than 30 days before filing the application.

The undersigned certifies that the notice contained: the addresses and boundaries of the property that is the subject of the application; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file an application for a change in zoning on approximately July 24, 2013.

Richard A. Toth

The undersigned certifies that he has made a bona fide effort to determine the names and last known addresses of the persons to be notified under § 17-13-0107 of the Chicago Zoning Ordinance by obtaining ownership information from the most recent authentic tax records of Cook County, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject site is a complete list containing the names and addresses of the people required to be served.

Subscribed and sworn to

before me this July 24, 2013.

**PROJECT NARRATIVE**

Turnstone Development Corporation, a not-for-profit and 501(c)(3) corporation, was created to facilitate the construction and preservation of affordable housing, specifically to carry out the U.S. Department of Housing and Urban Development's (HUD) Housing Choice Voucher Program and to assist with mixed-finance and low-income housing tax credit developments. Turnstone Development regularly provides support to Public Housing Authorities in their effort to create and preserve affordable housing opportunities for low-income families in Illinois and throughout the United States. Since 1998, Turnstone Development has developed over 1,300 affordable housing units for families and seniors.

The instant project involves the construction of affordable senior housing on the campus of The Moody Bible Institute of Chicago on the block at 301-315 W. Oak Street and 300-314 W. Walton Street, just to the east of the elevated train tracks. The proposed building is a 7-story (78 feet high), 106 dwelling unit, senior residence building. The site will have 46 parking spaces. The plan is to have the new building L.E.E.D. certified. The goal is to transfer the existing HUD Housing Assistance Payments Contract / Housing Choice Voucher Program at Jenkins Hall to the new building.

Also on Moody's campus, Jenkins Hall is an existing 14-story apartment building that houses students and approximately 90 senior citizens. It is Moody's desire to convert Jenkins Hall to house only students, and to relocate the senior citizens to the new development.

The new site is located in a planned development that allows student housing, but which does not allow senior housing. Therefore, an amendment to the planned development is being sought to allow senior housing as a permitted use and to approve the proposed building.

# Chicago BuildsGreen

Turnstone Development Corporation - "Wisdom Village of Oak Street"  
Select Street Type'

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

From'	To'	Direction:	Street Name:	
301	315	W	Oak	St

Ward No: Community Area No:  
**27**

Check applicable

I\* PD No: [477] Public project

Total land area in sq ft

^Planned Development QRedevelopment Agreement DZoning Change

l»From: I [To

L RDA No: ]

Landmark

*Total buildmg(s) footprint in sq ft:*

*Total vehicular use area in sq.ft.:*

**Project Size:**

**DPD Project Manager: BG/GR Matrix: Financial Incentives:**  
46,818

*Enter First Name Last Name*

To Be Determined.

*Select project category:*

Res. > 20% affordable or CP/

*Check applicable.*

rEITiF grif

SBIF

Land Sale Write Down

13,113

19,053

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

*Check applicable-*

Public plaza & pocket park

Chicago Riverwalk improvements

Winter gardens

indoor through-block connection

Sidewalk widening

Arcades

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

Underground parking and loading Concealed above-ground parking

Chicago Builds Green

Required per Zoning  
Code or Green To be Provided by Roof/Building  
Green the development: Matrix

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

Square Square  
Please fill, if applicable

0	0
	11,050
	18
	14

River Setback Private Open Space  
Privately developed Public Open Space square footage

0	0
0	0
0	0

Stormwater Management (At-grade volume control):  
Permeable paving Raingarden Filter strip Bioswale Detention pond Native landscaping  
Rain-water collection cistern/barrel Total impervious area reduction

Square footage Check applicable.

Square footage Gallons Square footage:

Other sustainable surface treatments:  
Green roof Energy Star roof High-albedo pavement

Square footage: Square footage:

Square footage'

No. of accessory parking spaces

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

No. of bicycle parking

Within 600 ft of CTA or Metra station entrance

46

46

0 0

9

Check // applicable:

Chicago Builds Green

**Building Certification:**

Energy Star building

LEED certification LEED Certified LEED Silver LEED Gold LEED

Platinum

Chicago Green Homes

Chicago Green Homes [one-star] Chicago Green Homes [two-star] Chicago Green Homes [three-star]

**Energy efficiency strategies not captured above:**

*-IE. Other than Energy Star Roof - or Energy Star Building Certification-*

**Other sustainable strategies and/or Project Notes:**

Chicago Builds Green

## EXISTING ZONING MAP

**APPLICANTS:** Turnstone Development Corporation; The Moody Bible Institute of Chicago  
**ADDRESS:** Subarea C: 201-315 W. Oak St. and 200-314 W. Walton St.  
Entire PD: 314 W. Wendell St.; 230-314 W. Oak St.; 201-315 W. Oak St.;  
152-314 W. Walton St.; 155-209 W. Walton St.; 223-233 W. Walton St.;  
200-208 W. Locust St.; 222-232 W. Locust St.; 201-309 W. Locust St.;  
152-232 W. Chestnut St.; 153-211 W. Chestnut St.; 200-210 W. Institute PL;  
142-172 W. Chicago Ave.; 874-878 N. Franklin St.; 859-921 N. Franklin St.;  
828-950 N. Wells St.; 801-921 N. Wells St.; 800-936 N. LaSalle St.

**INTRO. DATE:** July 24, 2013  
**REVISED/CPC DATE:** --

## EXISTING LAND USE MAP / AERIAL MAP

APPLICANTS: Turnstone Development Corporation; The Moody Bible Institute of Chicago ADDRESS:  
Subarea C: 201-315 W. Oak St. and 200-314 W. Walton St.

Entire PD: 314 W. Wendell St.; 230-314 W. Oak St.; 201-315 W. Oak St.;  
152-314 W. Walton St.; 155-209 W. Walton St.; 223-233 W. Walton St.;  
200-208 W. Locust St.; 222-232 W. Locust St.; 201-309 W. Locust St.;  
152-232 W. Chestnut St.; 153-211 W. Chestnut St.; 200-210 W. Institute PL;  
142-172 W. Chicago Ave.; 874-878 N. Franklin St.; 859-921 N. Franklin St.;  
828-950 N. Wells St.; 801-921 N. Wells St.; 800-936 N. LaSalle St.

INTRO. DATE: July 24, 2013 REVISED/CPC  
DATE: --

## PD BOUNDARY / PROPERTY LINE MAP

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NOTE: All Boundaries

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APPLICANTS: Turnstone Development Corporation; The Moody Bible Institute of Chicago ADDRESS: Subarea C: 201-315 W. Oak St. and 200-314 W. Walton St.

Entire PD: 314 W. Wendell St.; 230-314 W. Oak St.; 201-315 W. Oak St.;  
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INTRO. DATE: July 24, 2013 REVISED/CPC DATE: -

## SUB-AREA MAP

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APPLICANTS Turnstone Development Corpor; \_ ADDRESS Subarea C- 201-315 W Oak St and 200-314 W Walton St  
Entire PD 314 W Wendell St, 230-314 W Oak St; 201-315 W Oak St. 152-314W Walton St. 155-209 W Walton St, 223-233 W Walton St, 200-208 W Locust St; 222-232 W Locust St, 201-309 W Locust St; 152-232W  
Chestnut St, 153-211 W Chestnut St; 200-210 W Institute Pl, 142-172 W Chicago Ave , 874-878 N Franklin St. 859-921 N Franklin St, 828-950 N Wells St; 801-921 N Wells St. 600-936 N LaSalle St

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N Franklin St, 859-921 N. Franklin St, 828-950 N Wells St; 801-921 N Wells St, 800-936 N LaSalle St

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INTRO DATE July 24, 2013 REVISED/CPC DATE -

**CONTEXTUAL RENDERING - SUBAREA C2**

APPLICANTS Turnstone Development Corporation, The Moody Bible Institute of Chicago ADDRESS Subarea C 201-315 W Oak St and 200-314 W Walton St  
Entire PD 314 W Wendell St, 230-314 W Oak St; 201-315 W Oak St, 152-314W Walton St; 155-209 W Walton St, 223-233 W Walton St, 200-208 W  
Locust St, 222-232 W Locust St, 201-309 W Locust St; 152-232W Chestnut St, 153-211 W Chestnut St, 200-210 W Institute Pl, 142-172 W Chicago  
Ave . 874-878 N Franklin St; 859-921 N Franklin St, 828-950 N Wells St. 801-921 N Wells St, 800-936 N LaSalle St

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