



# City of Chicago



O2013-8390

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	11/13/2013
<b>Sponsor(s):</b>	City Clerk (transmitted by) (Clerk)
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification App No. 17876 at 2420 S Halsted St
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

## ORDINANCE

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

***SECTION 1.*** Title 17, of the Municipal Code of Chicago, the Chicago Zoning Ordinance be amended by changing all the Planned Manufacturing District No. 11 (A) symbols and indications as shown on Map No. 6-G in the area bounded by

beginning at the centerline of the Chicago River South Branch; a line 15 feet west of and parallel to South Halsted Street; a line 19.85 feet south of the Southerly Dock Line of the Chicago River South Branch (Dock Line established by Sanitary District of Chicago Engineers April 9, 1945 by warranty deed recorded as doc. # 3341377) and perpendicular to South Halsted Street; South Halsted Street; the centerline of the vacated West 25<sup>th</sup> Street (per doc. # 14369923); the west right-of-way line of South Green Street (vacated and recorded on May 11, 1945 per doc. # 13505371) or the line thereof if extended where no street exists; a point located at the west right-of-way line of vacated South Green Street or the line thereof if extended where no street exists and 383.42 feet north of West Archer Avenue, measured along the west right-of-way line of vacated South Green Street; a line from a point located at the west right-of-way line of vacated South Green Street if extended and 383.42 feet north of West Archer Avenue measured along the west right-of-way line of vacated South Green Street; to a point, 197.12 feet northeasterly of the east right-of-way line of South Corbett Street and perpendicular thereto and 324.12 feet south of the Southerly Dock Line of the Chicago River South Branch and

(2)

perpendicular thereto; a line from a point 197.12 feet northeasterly of the east right-of-way line of South Corbett Street and perpendicular thereto and 324.12 feet south of the Southerly Dock line of the Chicago River South Branch and perpendicular thereto; to a point, 196.29 feet northeasterly of the east right-of-way line of South Corbett Street and perpendicular thereto and 257.40 feet south of the Southerly Dock line of the Chicago River South Branch and perpendicular thereto; a line from 196.29 feet northeasterly of the east right of way line of South Corbett Street and perpendicular thereto and 257.40 feet south of the Southerly Dock Line of the Chicago River South Branch and perpendicular thereto; to a point, 809.85 feet southwesterly of South Halsted Street as measured along the Southerly Dock Line of the Chicago River South Branch and the Southerly Dock Line of the Chicago River South Branch and returning to the centerline of the Chicago River South Branch (ToB),

to those of a Waterways-Heliport Planned Development No. \_\_\_\_\_ which is hereby established in the area described above, subject in such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

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

Common Address of Properties: 2420 South Halsted Street

CITY OF CHICAGO  
APPLICATION FOR AN AMENDMENT TO  
THE CHICAGO ZONING ORDINANCE

#17876

INTRO DATE:  
NOV 13, 2013

1. ADDRESS of the property Applicant is seeking to rezone:  
2420 South Halsted Street, Chicago, Illinois
2. Ward Number that property is located in: 11
3. APPLICANT: 2420 South Halsted Chicago, LLC  
ADDRESS: 141 West Jackson Boulevard, Suite 3200  
CITY: Chicago STATE: Illinois ZIP CODE: 60604  
PHONE: (312) 782-1983 CONTACT PERSON: Sara K. Barnes, Esq.  
**Attorney for Applicant**
4. Is the Applicant the owner of the property? YES  NO   
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.  
  
OWNER: SAME AS ABOVE  
ADDRESS: \_\_\_\_\_  
CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_  
PHONE: \_\_\_\_\_ CONTACT PERSON: \_\_\_\_\_
5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:  
  
ATTORNEY: Law Offices of Samuel V.P. Banks  
ADDRESS: 221 North LaSalle Street, 38<sup>th</sup> Floor  
CITY: Chicago STATE: Illinois ZIP CODE: 60601  
PHONE: (312) 782-1983 FAX: (312) 782-2433
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.  
Trevor Heffernan & Eric Chang
7. On what date did the owner acquire legal title to the subject property?  
November 1, 2013
8. Has the present owner previously rezoned this property? If Yes, when?  
No
9. Present Zoning: PMD-11(A) Planned Manufacturing District No. 11(A)  
  
Proposed Zoning: Waterways-Heliport Planned Development
10. Lot size in square feet (or dimensions): 198,822 sq. ft. (4.56 acres) (approx.)
11. Current Use of the Property: The subject property is currently vacant.

12. Reason for rezoning the property: To permit the location and establishment of a heliport/vertiport, with accessory buildings and ancillary uses, at the subject site, which is located within 100 ft. of a designated waterway (Chicago River).

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)

The proposed Planned Development is required in order to permit the location and establishment of a heliport/vertiport, with accessory buildings and ancillary uses, at the subject site. The proposed Planned Development will consist of, *inter alia*, (i) a touchdown and lift-off area ("TLOF")(6,000 sq. ft.); (ii) taxiway; (iii) 14 helipads (aircraft parking pads); (iv) a one-story aircraft hangar (17,500 sq. ft.); (v) a two-story terminal building (16,800 sq. ft.), with rooftop observation deck; (vi) an above-ground (self-contained) aircraft fueling station (12,000 gallons); (vii) onsite parking for 36 vehicles; and (viii) a water taxi (watercraft) dock. The hangar and terminal will be constructed of insulated metal and glass, and measure 28'-9" and 35'-0" in height, respectively.

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 \_\_\_\_\_ NO  X

## PROJECT NARRATIVE

2420 South Halsted Street, Chicago, Illinois

The Applicant is seeking to amend the zoning at the subject property from PMD-11(A) Planned Manufacturing District No. 11(A) to a Waterways-Heliport Planned Development ("the Planned Development") in order to locate and establish a heliport/vertiport, with accessory buildings and ancillary uses, at the site.

If the proposed Planned Development is approved, the Applicant intends on providing helicopter services to residents and visitors of the City of Chicago, including helicopter tours and private helicopter charter/shuttle services. The Planned Development will also accommodate transient landing and fueling for outside parties, including, in particular, for local emergency rescue and response services.

The proposed Planned Development will consist of 198,822 square feet (4.6 acres) of land. The Planned Development will allow for the location and establishment of a touchdown and lift-off area ("TLOF"), taxiway, fueling station and 14 helipads. The proposed Planned Development will also permit the construction of a one-story aircraft hangar and a two-story terminal building, with rooftop observation deck. The proposed Planned Development will provide onsite parking for 36 vehicles, including designated parking spots for 15 employees/charter guests and 21 parking spots for tour customers. The Proposed Planned Development will also provide a private dock for water taxi services and other watercraft.

The hangar will provide enclosed parking, storage and maintenance for up to 60 aircraft. The terminal building will contain, *inter alia*, an air traffic control room/tower, a passenger check-in desk, a tour passenger waiting room, a charter passenger waiting room, an employee lounge, a pilots' suite, offices, retail store(s), a café, men's and women's locker rooms, and public restrooms.

The proposed Planned Development will be securely maintained 24 hours a day, 7 days a week. All helicopter activities and services, however, will occur between the hours of 5:30 a.m. and midnight, 7 days a week. The proposed Planned Development will staff 30-40 employees, including pilots, flight crew, security personnel, valets/chauffeurs, maintenance crew, concierge, cleaning crew, fueling crew, guest relations personnel, air traffic control personnel, and retail/café staff.

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

November 5, 2013

Honorable Daniel Solis  
Chairman, Committee on Zoning  
121 North LaSalle Street  
Room 304 - City Hall  
Chicago, Illinois 60602

To Whom It May Concern:

The undersigned, **Sara K. Barnes**, being first duly sworn on oath, deposes and says the following:

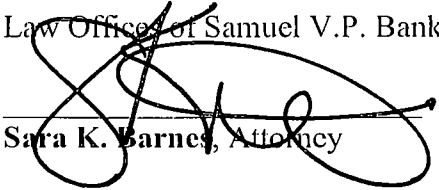
That the undersigned certifies that she has complied with the requirements of Section 17-13-0107 of the Zoning Code of the City of Chicago, by sending written notice to such property owners who appear to be the owners of the property within the subject area not solely owned by the Applicant, and on the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

That the undersigned certifies that the notice contained the address of the property sought to be rezoned as **2420 South Halsted Street, Chicago, Illinois**; a statement of intended use of said property; the name and address of the Applicant/Owner; and a statement that the Applicant intends to file an application for a change in zoning on approximately **November 5, 2013**.

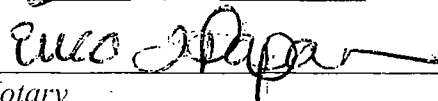
That the Applicant has made a bonafide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Zoning Code of the City of Chicago and that the Applicant certifies that the accompanying list of names and addresses of surrounding property owners within 250 feet is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

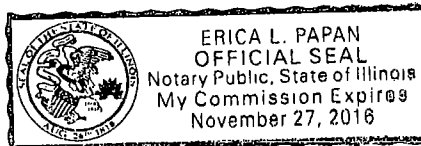
Law Office of Samuel V.P. Banks

By:

  
Sara K. Barnes, Attorney

Subscribed and Sworn to before me  
this 5th day of November, 2013.

  
Notary



**PUBLIC NOTICE**

Via USPS First Class Mail

November 5, 2013

Dear Sir or Madam:

In accordance with Amendment to the Zoning Code enacted by the City Council, Section 17-13-0107-A, please be informed that on or about **November 5, 2013**, I, the undersigned, filed an application for a change in zoning from PMD-11(A) Planned Manufacturing District No. 11(A) to a Waterways-Heliport Planned Development, on behalf of the Applicant/Owner, 2420 South Halsted Chicago, LLC, for the property located at **2420 South Halsted Street, Chicago, Illinois**.

The proposed Planned Development is required in order to permit the location and establishment of a heliport/vertiport, with accessory buildings and ancillary uses, at the subject site. The proposed Planned Development will consist of, *inter alia*, (i) a touchdown and lift-off area ("TLOF"); (ii) taxiway; (iii) 14 helipads; (iv) a one-story aircraft hangar; (v) a two-story terminal building, with rooftop observation deck; (vi) an above-ground (self-contained) aircraft fueling station; (vii) onsite parking for 36 vehicles; and (viii) a water taxi (watercraft) dock. The hangar and terminal will be constructed of insulated metal and glass, and measure 28'-9" and 35'-0" in height, respectively.

**2420 South Halsted Chicago, LLC**, the Applicant and Owner, is located at 141 West Jackson Boulevard, Suite 3200, Chicago, Illinois.

The contact person for this application is **Sara K. Barnes**. My address is 221 North LaSalle Street, Chicago, Illinois. My telephone number is 312-782-1983.

Very truly yours,

LAW OFFICES OF SAMUEL V.P. BANKS

  
\_\_\_\_\_  
Sara K. Barnes

**\*\*\*Please note that the Applicant is not seeking to purchase or rezone your property.**

**\*\*\*The Applicant is required by law to send this notice because you own property located within 250 feet of the property subject to the proposed zoning amendment.**



**WATERWAYS-HELIPORT PLANNED DEVELOPMENT NO. \_\_\_\_\_**  
**PLAN OF DEVELOPMENT STATEMENTS**

1. The area delineated herein as Waterways-Heliport Planned Development No. \_\_\_\_ (the "Planned Development"), consists of approximately one hundred and ninety-eight thousand, eight hundred and twenty-two (198,822) square feet (plus or minus), or four point fifty-six (4.56) acres, of property, which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"), and which is owned and/or controlled by *2420 South Halsted Chicago, LLC* (the "Applicant").
2. 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, alleys or easements or any adjustment of the right-of-way shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees and approval by the City Council.
3. 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 application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Designated control for the purpose of this paragraph shall mean that any application to the City for any amendments to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by the owners of the Property and any ground lessors. An agreement among property owners, the board of directors of any property owners association, or a covenant binding property owner, may designate the authorized party for any future amendment, modification or change.
4. This Plan of Development consists of: Eighteen (18) Statements, Bulk Regulations and Data Table; and Heliport Proposed Plan Package, including *inter alia*, a Plat of Survey, an Existing Zoning Map, a Planned Development Boundary Map, an Existing Land-Use Map, a Site Plan, a Landscape Plan, a Traffic Access Plan, a Helicopter Access Plan, Terminal Floor Plans, Hangar and Terminal Elevations, and Flight Path Diagrams, all prepared by Inbalance Buildings. A copy of the Heliport Proposed Plan Package is attached hereto and incorporated herein by reference. Full sized copies of the Heliport Proposed Plan Package, and all pages included therewith, are on file with the Department of Housing and Economic Development (DHED). These and no other zoning controls shall apply to this property. In any instance where a provision of this Plan of Development conflicts with the Chicago Building Code, the Building Code shall apply. This Plan of Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development.

5. The following uses, without limitation, are allowed in the Planned Development:

A heliport and/or vertiport, for charter and touring services, comprising of, *inter alia*, a touchdown and lift-off area ("TLOF")(landing pad), grade-level (exterior) helipads; hangar building(s), for (enclosed) storage, maintenance and repairs of at least 60 aircraft; a terminal building, including an air traffic control room; above-ground (self-contained) aircraft fueling station(s), including fuel storage tanks; maintenance shed(s); weather instrumentation and wind indicators; eating and drinking establishment(s); food and beverage - retail sales; general retail (merchandise) sales; outdoor (rooftop) patio/observation deck; on-premise and off- premise signs; river edge access/water taxi service; vehicular shuttle service; off-street parking and loading facilities; and all other accessory and ancillary uses.

6. On-premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Housing and Economic Development (DHED). New on-premise and off-premise signs are allowed provided they comply with Section 17-12 of the Chicago Zoning Ordinance.
7. Off-street parking and loading facilities shall be provided in compliance with this Planned Development, subject to the review and approval of the City of Chicago - Department of Transportation (CDOT) and the Department of Housing and Economic Development (DHED). If it is determined by DHED that additional off-street parking is required, then the Applicant must obtain the necessary parking through a special use or other acceptable means provided pursuant to the Municipal Code of Chicago, if such parking cannot be otherwise provided on the subject site.
8. Ingress and/or egress shall be subject to review and approval by the City of Chicago - Department of Transportation (CDOT) and the Department of Housing and Economic Development (DHED). The closure of any public street and/or alley during demolition or construction shall be subject to the review and approval of CDOT. All work proposed in any *public way* must be designed and constructed in accordance with CDOT Construction Standards and in compliance with the Municipal Code of Chicago.
9. The Heliport/Vertiport, and all related facilities, is designed in accord with the Federal Aviation Administration (FAA), the Illinois Department of Transportation (IDOT) and the Chicago Department of Aviation (CDA) regulations, guidelines and/or circulars, governing heliport, helistop and vertiport operations, as referenced in Sec 17-8-0508 and Sec. 17-8-0913 of the Chicago Zoning Ordinance (Section 17 of the Municipal Code of Chicago).

Applicant: 2420 South Halsted Chicago, LLC  
Address: 2420 South Halsted Street  
Date: November 13, 2013  
Revised:

3

1

1

10. The maximum permitted floor area ratio (F.A.R.) for the parcel shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of floor area ratio calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply.
11. The City of Chicago established a Part II Review Fee, in the amount of \$ 0.25 per square foot, for the total buildable square footage (F.A.R.). The Part II Review Fee is assessed by the Department of Housing and Economic Development (DHED) during the actual Part II Review. The fee, as determined by DHED staff at that 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.
12. The Applicant acknowledges the importance of the Chicago River as a resource for both commerce and recreation and also acknowledges the City's goals of improving the appearance, quality and accessibility of the river, as contained in the Waterways Planned Development Guidelines, contained in the Chicago Zoning Ordinance (Sec.17-8-0912), and the Chicago River Corridor Design Guidelines and Standards. To further these goals, the Applicant agrees to: (a) provide a landscaped 20-foot wide setback, as indicated on the Site Plan and Landscape Plan; and (b) permit the connection of such setback to adjacent properties when river edges of the adjacent properties are similarly improved. All improvements within the river setback must be substantially completed prior to receipt of the Certificate of Occupancy for the principal building, provided that landscaping may be delayed if consistent with good landscape practice, but not longer than one year following receipt of the occupancy certificate.
13. The improvements on the property, including the on-site exterior landscaping, as well as the landscaping along the adjacent rights-of-way and all entrances and exits to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the Site Plan and the Landscape Plan. In addition, parkway trees shall be planted and maintained in accordance with the Parkway Tree Planting provisions of the Chicago Zoning Ordinance, and corresponding regulations and guidelines.
14. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively, by the Commissioner of the Department of Housing and Economic Development (DHED), upon the application for such a modification by the Applicant, or its successors or assigns, and a determination by the Commissioner of DHED, that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development and the purposes underlying the provisions hereof. Any modification of the requirements of this Planned Development by the Commissioner of DHED shall be deemed to be a *minor change* in the Planned Development, as contemplated by Section 17-13-0611-A of the Chicago Zoning Ordinance.

Applicant: 2420 South Halsted Chicago, LLC  
Address: 2420 South Halsted Street  
Date: November 13, 2013  
Revised:

15. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities (MOPD), to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No building permit shall be issued by the Department of Buildings until the Director of MOPD has approved detailed construction drawings for the building or improvement proposed.
16. The Applicant will comply with Rules and Regulations for the Maintenance of Stock Piles promulgated by the Commissioner of Streets and Sanitation, the Commissioner of the Environment and the Commissioner of the Department of Buildings, pursuant to Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.
17. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that provides healthy indoor environments, reduces operating costs and conserves energy and natural resources. All development shall be in substantial compliance with the current City of Chicago Sustainable Development Policy, set forth by the Department of Housing and Economic Development (DHED). The proposed terminal building shall provide a vegetated ("green") roof, totaling a minimum of 50 % of the net roof area or 4,200 square feet on the terminal building, and obtain a LEED's and/or Energy Star certification.
18. Unless substantial construction of any improvements, as contemplated by this Plan of Development, has commenced within six (6) years following adoption of this Plan of Development, and unless completion thereof is diligently pursued, then this Plan of Development shall expire and the zoning of the Property shall automatically revert to its prior Planned Manufacturing District No.11 (A) (Pilsen). This six (6) year period may be extended for up to one additional year if, before expiration of the six (6) year period, the Commissioner of the Department of Housing and Economic Development (DHED) determines that good cause for an extension is shown.

Applicant: 2420 South Halsted Chicago, LLC  
Address: 2420 South Halsted Street  
Date: November 13, 2013  
Revised:

**WATERWAYS-HELIPORT PLANNED DEVELOPMENT NO. \_\_\_\_\_**

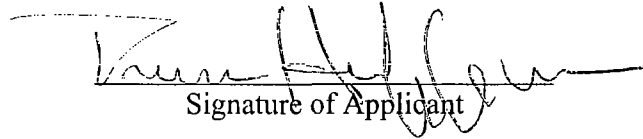
***BULK REGULATIONS AND DATA TABLE***

Gross Site Area:	205,224 square feet (4.71 acres)
Area in Public R.O.W.:	6,402 square feet (0.15 of an acre)
Net Site Area:	198,822 square feet (4.56 acres)
Floor Area Ratio Allowed:	0.5
Uses Allowed:	Heliport/Vertiport, with all ancillary and accessory uses, as further specified in Statement No. 5 of this Plan of Development.
Minimum Number of Accessory Off-Street Parking Spaces:	Total of 36 vehicle parking spaces.
Minimum Number of Bicycle Parking Spaces:	As required by Sec. 17-10-0200 of the Chicago Zoning Ordinance ("CZO").
Minimum Off-Street Loading Spaces:	As required by Sec. 17-10-1101 of the CZO.
Setbacks from Property Line:	In substantial compliance with the <u>attached</u> Site Plan.
Maximum Percentage of Site Coverage:	In substantial compliance with the <u>attached</u> Site Plan.
Maximum Building Height:	In substantial compliance with the <u>attached</u> Hangar and Terminal Elevations

Applicant: 2420 South Halsted Chicago, LLC  
Address: 2420 South Halsted Street  
Date: November 13, 2013  
Revised:

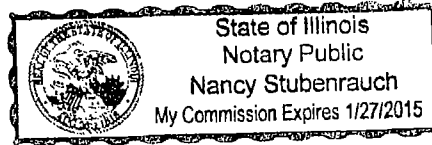
COUNTY OF COOK  
STATE OF ILLINOIS

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

  
Signature of Applicant

Subscribed and sworn to before me this  
31 day of October, 2013.

  
Notary Public



**For Office Use Only**

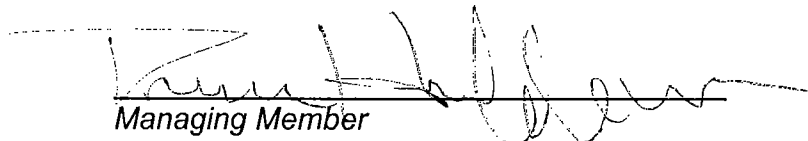
Date of Introduction: \_\_\_\_\_

File Number: \_\_\_\_\_

Ward: \_\_\_\_\_

To whom it may concern:

I, TREVOR HEFFERNAN, as Managing Member of 2420 South Halsted Chicago, LLC, the Owner with regard to the property located at 2420 South Halsted Street, Chicago, Illinois, authorize the Law Offices of Samuel V.P. Banks, to file a zoning amendment application before the City of Chicago for that property.



*Managing Member*  
2420 South Halsted Chicago, LLC



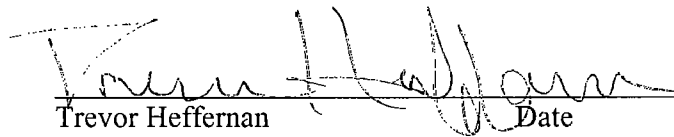
**-FORM OF AFFIDAVIT-**

Chairman, Committee on Zoning  
Room 304 - City Hall  
Chicago, IL 60602

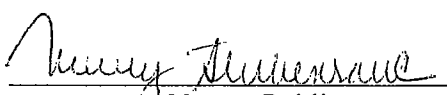
To Whom It May Concern:

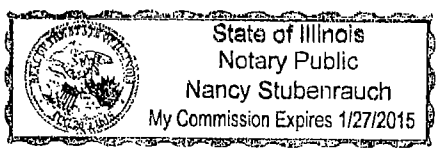
I, TREVOR HEFFERNAN, as Managing Member of 2420 South Halsted Chicago, LLC, understand that the Law Offices of Samuel V.P. Banks has filed a sworn affidavit identifying 2420 South Halsted Chicago, LLC, as Owner holding interest in land subject to the proposed zoning amendment for the property identified as 2420 South Halsted Street, Chicago, Illinois.

I, TREVOR HEFFERNAN, being first duly sworn under oath, depose and say that 2420 South Halsted Chicago, LLC holds that interest for itself and for no other person, association, or shareholder.

  
Trevor Heffernan \_\_\_\_\_ Date 10/21/13

Subscribed and sworn to before me  
this 3 day of October, 2013

  
\_\_\_\_\_  
Notary Public



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:

2420 SOUTH HALSTED CHICAGO LLC

Check ONE of the following three boxes:

Indicate whether the Disclosing Party submitting this EDS is:

1.  the Applicant  
OR

2.  a legal entity holding a direct or indirect interest in the Applicant. State the legal name of the Applicant in which the Disclosing Party holds an interest: \_\_\_\_\_  
OR

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

B. Business address of the Disclosing Party: 141 WEST JACKSON BLVD., STE. 3200  
CHICAGO, IL 60604

C. Telephone: 708-917-9320 Fax: N/A Email: N/A

D. Name of contact person: TREVOR HEFFERNAN

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):

THE APPLICANT IS SEEKING TO ESTABLISH A PLANNED DEVELOPMENT AT  
2420 S. HALSTED STREET.

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

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

Specification # \_\_\_\_\_ and Contract # \_\_\_\_\_

**SECTION II -- DISCLOSURE OF OWNERSHIP INTERESTS**

**A. NATURE OF THE DISCLOSING PARTY**

1. Indicate the nature of the Disclosing Party:

- Person
- Limited liability company
- Publicly registered business corporation
- Limited liability partnership
- Privately held business corporation
- Joint venture
- Sole proprietorship
- Not-for-profit corporation
- General partnership
- (Is the not-for-profit corporation also a 501(c)(3))?
- Limited partnership
- Yes  No
- Trust
- 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
<u>TREVOR HEFFERNAN</u>	<u>MANAGING MEMBER</u>

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

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

Name	Business Address	Percentage Interest in the Disclosing Party
TREVOR HEFFERNAN	141 N. JACKSON BLD.	90%
ERIC CHANG	STE. 3200	10%
	CHICAGO, IL 60604	

### 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.

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.
LAW OFFICES OF SAMUEL VP BANKS	221 N. LASALLE ST. 38TH FLOOR CHICAGO, IL 60601	ATTORNEYS	\$ 25,000 (est.)

(Add sheets if necessary)

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

**SECTION V -- CERTIFICATIONS**

**A. COURT-ORDERED CHILD SUPPORT COMPLIANCE**

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

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

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

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

Yes       No

**B. FURTHER CERTIFICATIONS**

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

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

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

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

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

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

- a. bribed or attempted to bribe, or been convicted or adjudged guilty of bribery or attempting to bribe, a public officer or employee of the City, the State of Illinois, or any agency of the federal government or of any state or local government in the United States of America, in that officer's or employee's official capacity;
- b. agreed or colluded with other bidders or prospective bidders, or been a party to any such agreement, or been convicted or adjudged guilty of agreement or collusion among bidders or prospective bidders, in restraint of freedom of competition by agreement to bid a fixed price or otherwise; or
- c. made an admission of such conduct described in a. or b. above that is a matter of record, but have not been prosecuted for such conduct; or
- d. violated the provisions of Municipal Code Section 2-92-610 (Living Wage Ordinance).

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

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

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

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

---

---

---

---

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

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

**NONE**

---

---

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

**NONE**

---

---

### C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

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

is  is not

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

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

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

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

---

---



---

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

**D. CERTIFICATION REGARDING INTEREST IN CITY BUSINESS**

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

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

Yes                       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.

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

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

---

---

---

---

**SECTION VI -- CERTIFICATIONS FOR FEDERALLY FUNDED MATTERS**

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

**A. CERTIFICATION REGARDING LOBBYING**

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

---

---

---

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

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

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

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

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

#### B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY

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

Is the Disclosing Party the Applicant?

Yes                       No

If "Yes," answer the three questions below:

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

Yes                       No

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

Yes                       No

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

Yes                       No

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

---

---

1

## 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), and may also be obtained from the City's Board of Ethics, 740 N.

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

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

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

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

The Disclosing Party represents and warrants that:

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

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

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

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

#### CERTIFICATION

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

2420 SOUTH HALSTED CHICAGO, LLC  
(Print or type name of Disclosing Party)

By: Trevor Heffernan

(Sign here)

TREVOR HEFFERNAN

(Print or type name of person signing)

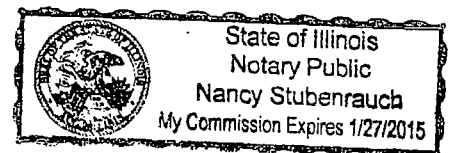
MANAGING MEMBER/OWNER

(Print or type title of person signing)

Signed and sworn to before me on (date) 10/31/13  
at Cook County, Illinois (state).

Nancy Stubenrauch Notary Public.

Commission expires: 1/27/2015



**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.

---

---

---

2420 SOUTH HALSTED, LLC

TABLE OF CONTENTS

00 Title Page  
 01 Plot Plan  
 02 Plat Map  
 03 Existing Topography  
 04 Proposed Site Plan/Grading  
 05 Lot Area  
 06 Site Plan  
 07 Dimensions  
 08 Landmark Plan  
 09 Site Area  
 10 Existing Conditions  
 11 Site Plan  
 12 Termination of Easement  
 13 Termination of Easement  
 14 Easement and Easements  
 15 Zoning Ordinance  
 16 Council Resolution  
 17 Certificate of Public Health  
 18 Certificate of Public Health

2420 SOUTH HALSTED, LLC

Inbalance Buildings

1000 N. LAUREL ST.  
CHICAGO, IL 60610  
PH: 312.329.1100  
WWW.INBALANCEBUILDINGS.COM



Bohnak Engineering, Inc

PO BOX 105  
MILWAUKEE, WI 53210  
WWW.BOHNAKENGINEERING.COM  
PH: 414.224.1100

TABLE OF CONTENTS

00 AS NOTED  
 01 AS NOTED







2420 SOUTH HALSTED, LLC

Inbalance Buildings

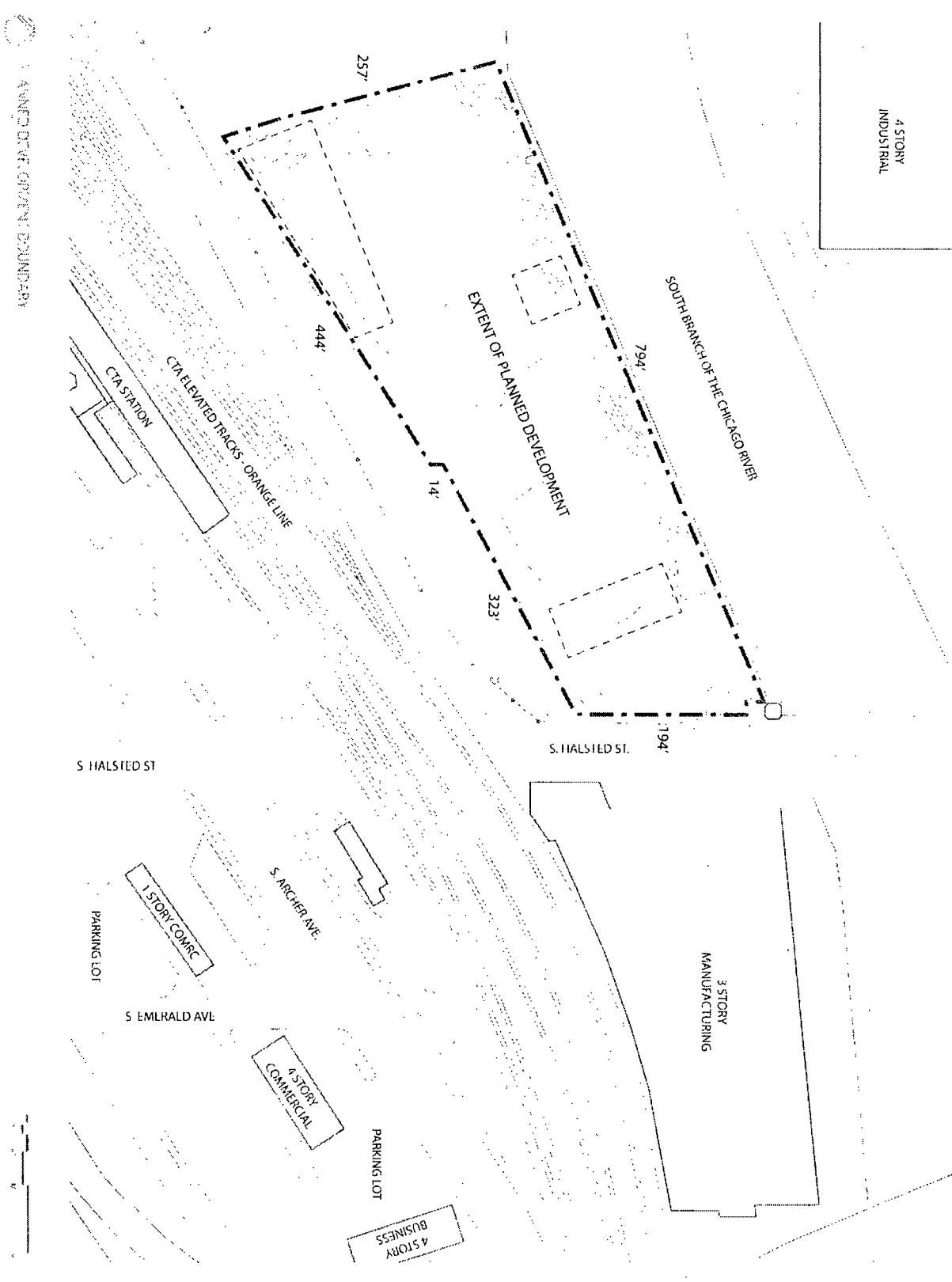
1111 S. CALDWELL  
 CHICAGO, IL 60607  
 WWW.INBALANCEBUILDINGS.COM  
 312.467.2213  
 312.467.2214



Bohnak Engineering, Inc

PO BOX 119  
 ROCKY PARK, IL 60477  
 WWW.BOHNAKENGINEERING.COM  
 T 708.314.9238

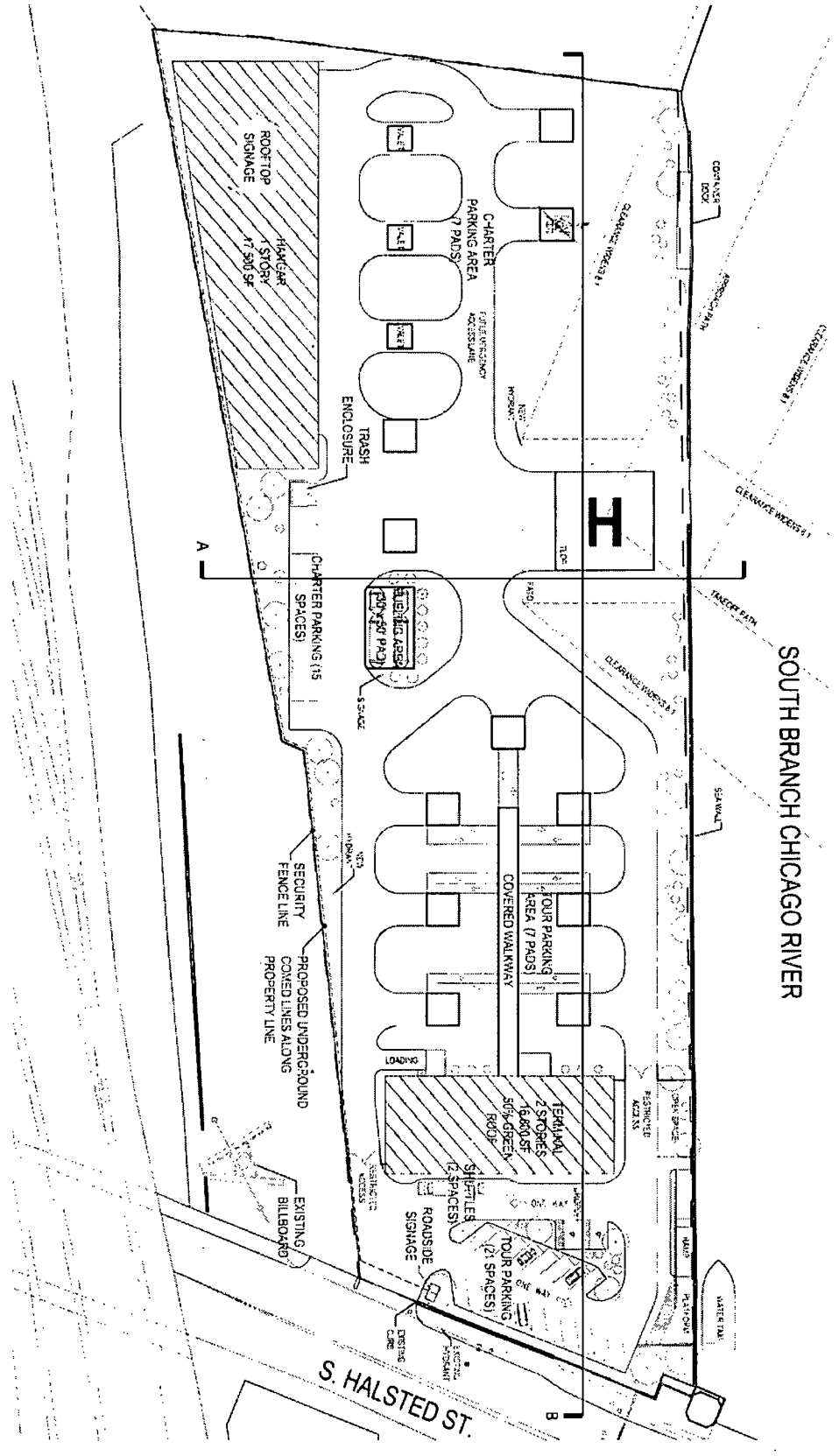
DATE: 03/15/2018  
 TIME: 10:58 AM  
 FILE: 03  
 AS NOTED  
 03



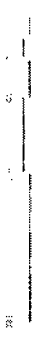
SHEET NO. 04  
 DATE 11/14/13  
 DRAWN BY  
 CHECKED BY  
 V.A.K.  
 AS NOTED  
 SHELTON, ILL.  
 PLANNED DEVELOPMENT  
 BOUNDARY  
 BOUNDARY

2420 SOUTH HALSTED, LLC  
 Inbalance Buildings  
 1100 N. STATE ST. SUITE 200  
 CHICAGO, ILL. 60610  
 TEL: 312.467.1000  
 FAX: 312.467.1001  
 WWW.INBALANCEBUILDINGS.COM  
 WWW.INBALANCEBUILDINGS.COM  
 11/14/13

**Inbalance**  
 BOHNAK ENGINEERING, INC.  
 Bohnak Engineering, Inc.  
 PO BOX 161  
 INDIAN CREEK, IL 60137  
 WWW.BOHNAKENGINEERING.COM  
 11/14/13



NOTE:  
SEE SHEET 11 FOR SITE SECTIONS



SCALE  
1/8" = 1'-0"

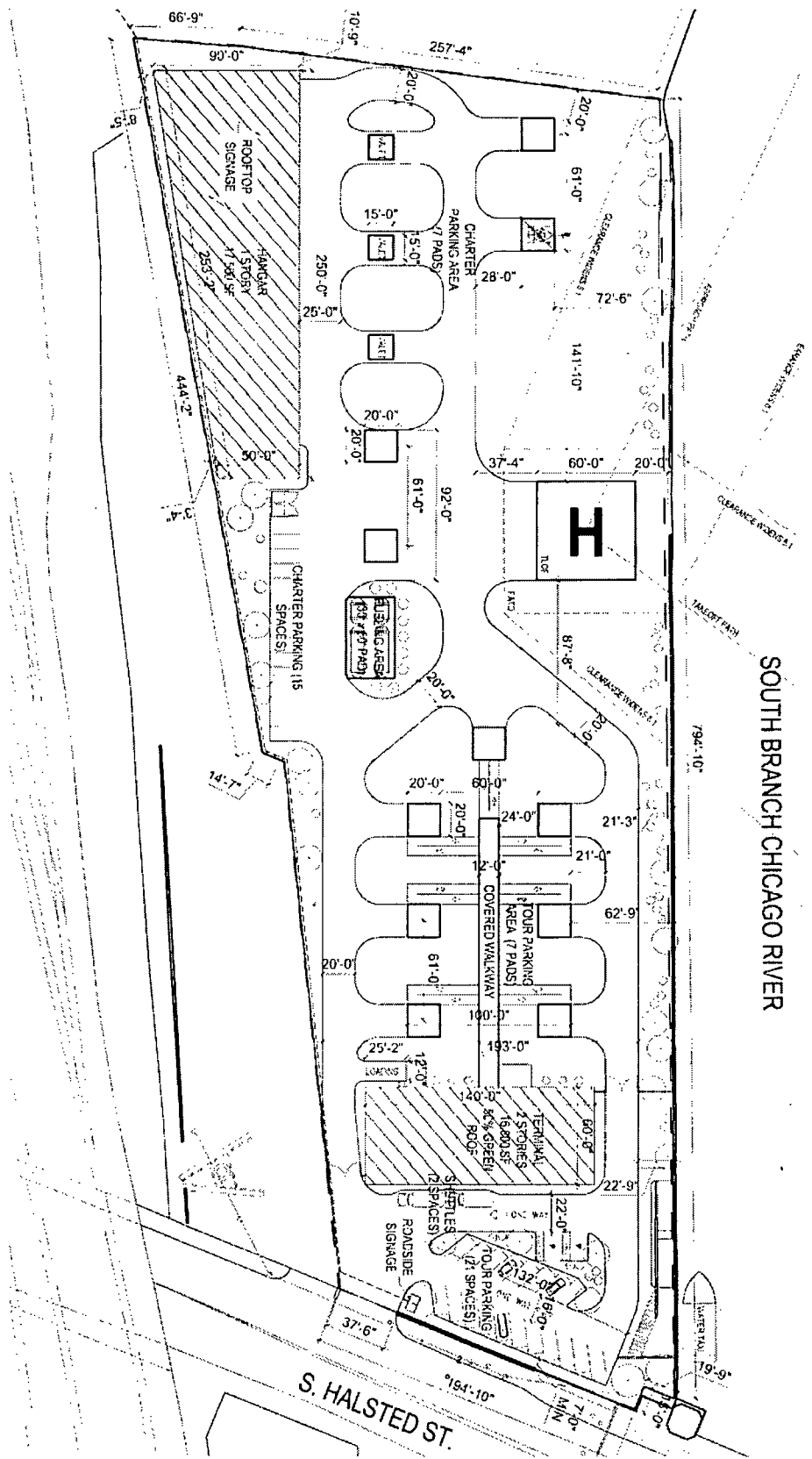
DATE: 06  
DRAWN BY: [Name]  
CHECKED BY: [Name]

2420 SOUTH HALSTED, LLC  
Inbalance Buildings



Bohnak Engineering, Inc  
100 EAST...  
[Address and contact information]

DIMENSIONED SHEET



SOUTH BRANCH CHICAGO RIVER

S. HALSTED ST.

2420 SOUTH HALSTED, LLC

Inbalance Buildings

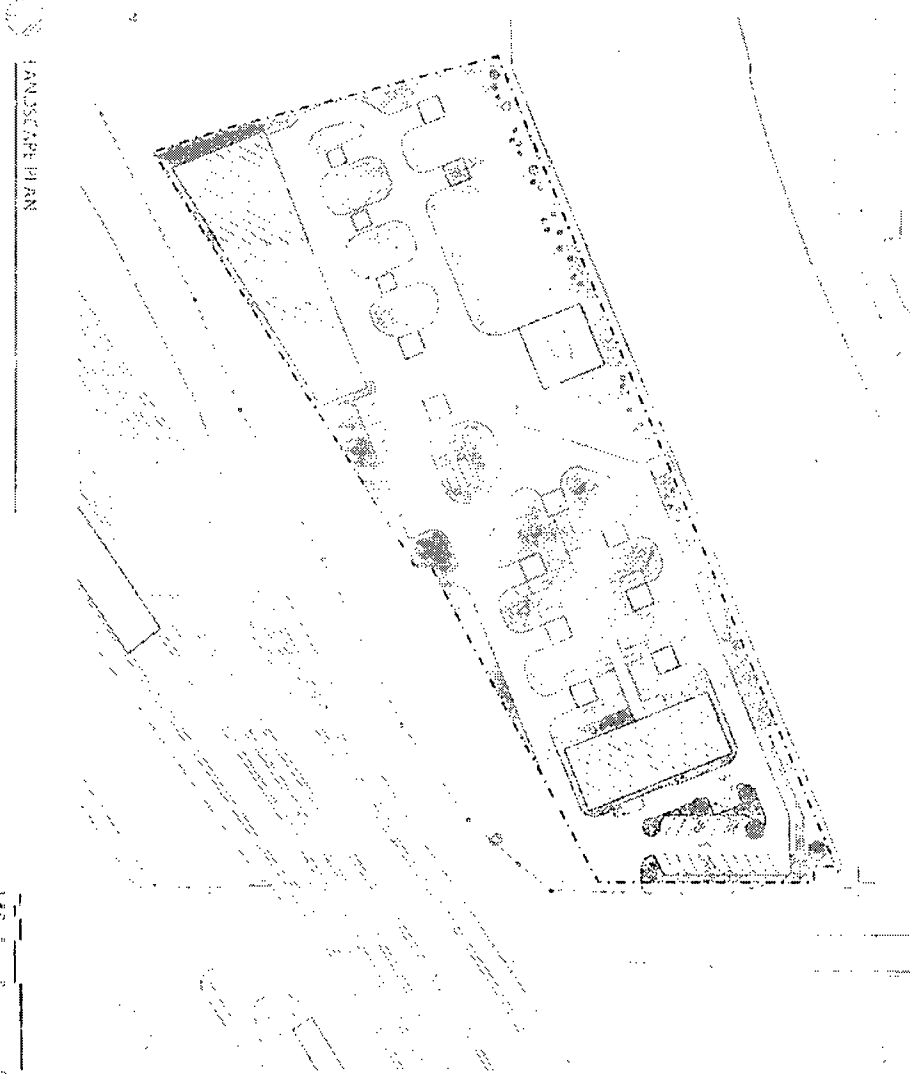


Bohnak Engineering, Inc

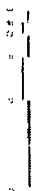
2500 N. LAKE ST.  
CHICAGO, IL 60641  
TEL: 773-344-1337  
WWW.BOHNAK-ENGINEERING.COM  
PROJECT NO. 2018-001  
DATE: 11/28/18

DIMENSIONED PLAN

SCALE  
1/64" = 1'-0"  
DRAWN BY  
07



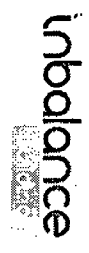
LANDSCAPE PLAN



2430 SOUTH HALSTED, LLC

Inbalance Buildings

1000 S. HALSTED  
 CHICAGO, IL 60607  
 (773) 462-1000  
 WWW.INBALANCEBUILDINGS.COM



Bohnak Engineering, Inc

PO BOX 103  
 BOSTON, MA 02111  
 (617) 552-1000  
 WWW.BOHNAK.COM

PROJECT NO. 15-000 SE  
 4109

LANDSCAPE PLAN

AS NOTED  
 08

2420 SOUTH HALSTED, LLC

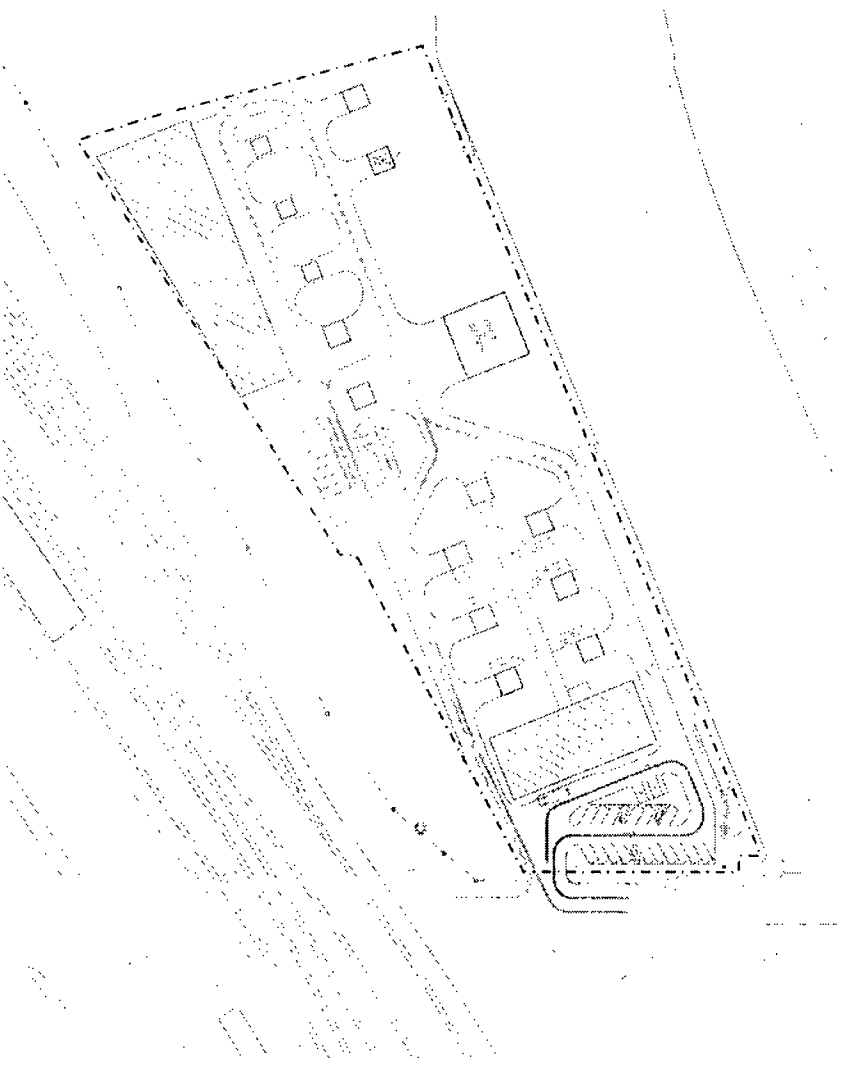
Inbalance Buildings

11111 S. HALSTED ST.  
CHICAGO, IL 60658  
PH: (773) 442-1111  
WWW.INBALANCEBUILDINGS.COM

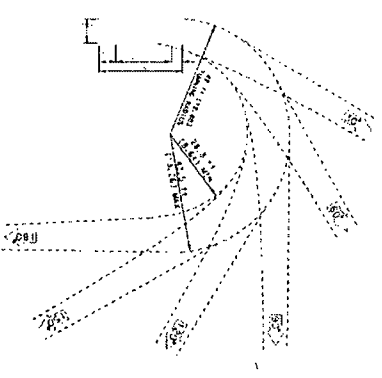


Bohnak Engineering, Inc

P.O. BOX 119  
THULEY PARK, IL 60477  
WWW.BOHNAKENGINEERING.COM  
T: (708) 471-1111



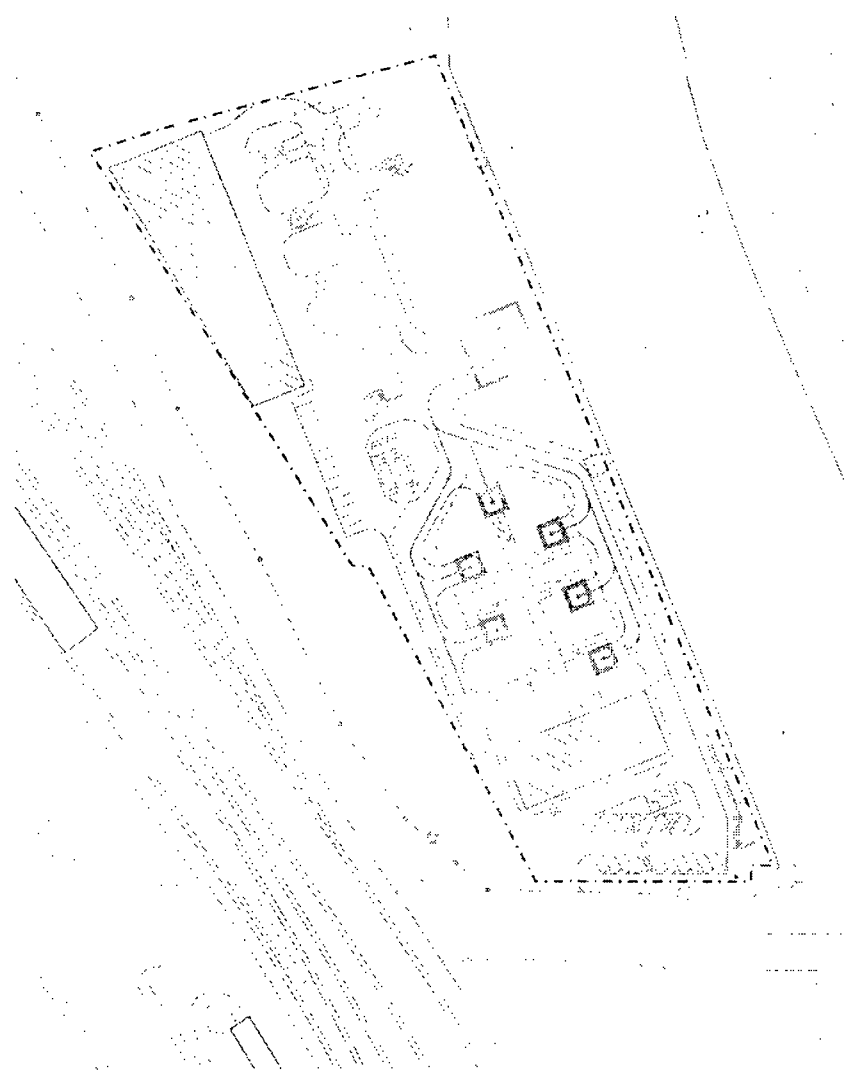
SITE ACCESS DIAGRAM



SITE ACCESS DETAILS

SITE TRAFFIC ACCESS

DATE: 09/11/14  
DRAWN BY: BJOHNSON  
CHECKED BY: BJOHNSON  
SCALE: AS NOTED



UNIVERSITY OF MICHIGAN



2420 SOUTH HALSTED, LLC

Inbalance Buildings

1000 WEST BROAD  
ANN ARBOR, MI 48106  
www.inbalancebuildings.com



Bohnak Engineering, Inc

PO BOX 163  
TULSA, OKLA. 74127  
www.bohnakengineering.com  
1.781.414.5218

PROJECT: 2420 SOUTH HALSTED, LLC  
SHEET: HELICOPTER ACCESS  
DATE: 08/14/2018  
DRAWN BY: BOHNAK ENGINEERING, INC.  
CHECKED BY: BOHNAK ENGINEERING, INC.  
SCALE: AS SHOWN

DATE: 08/14/2018  
DRAWN BY: BOHNAK ENGINEERING, INC.

SCALE: AS NOTED  
DATE: 08/14/2018

10 08/14/2018



2420 SOUTH HALSTED, LLC

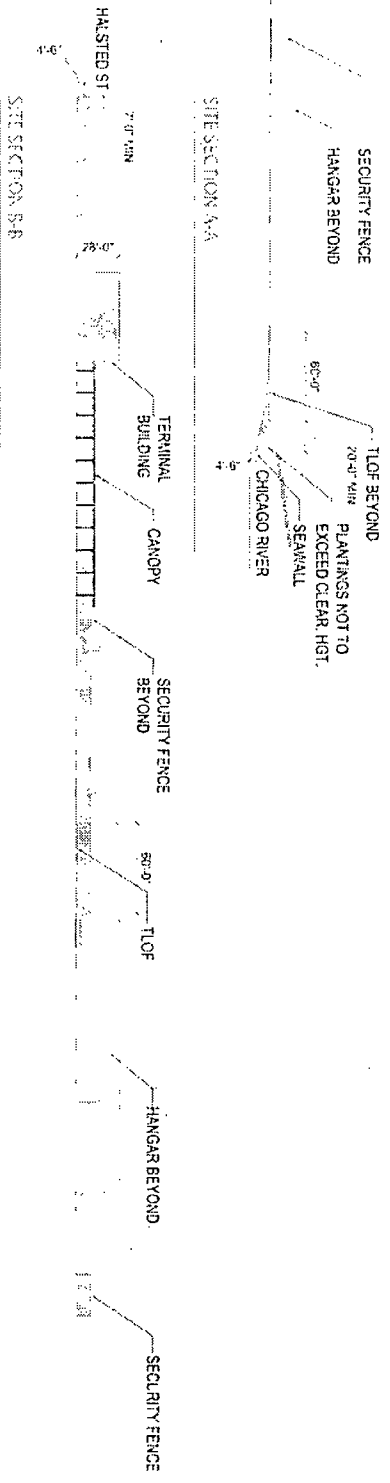
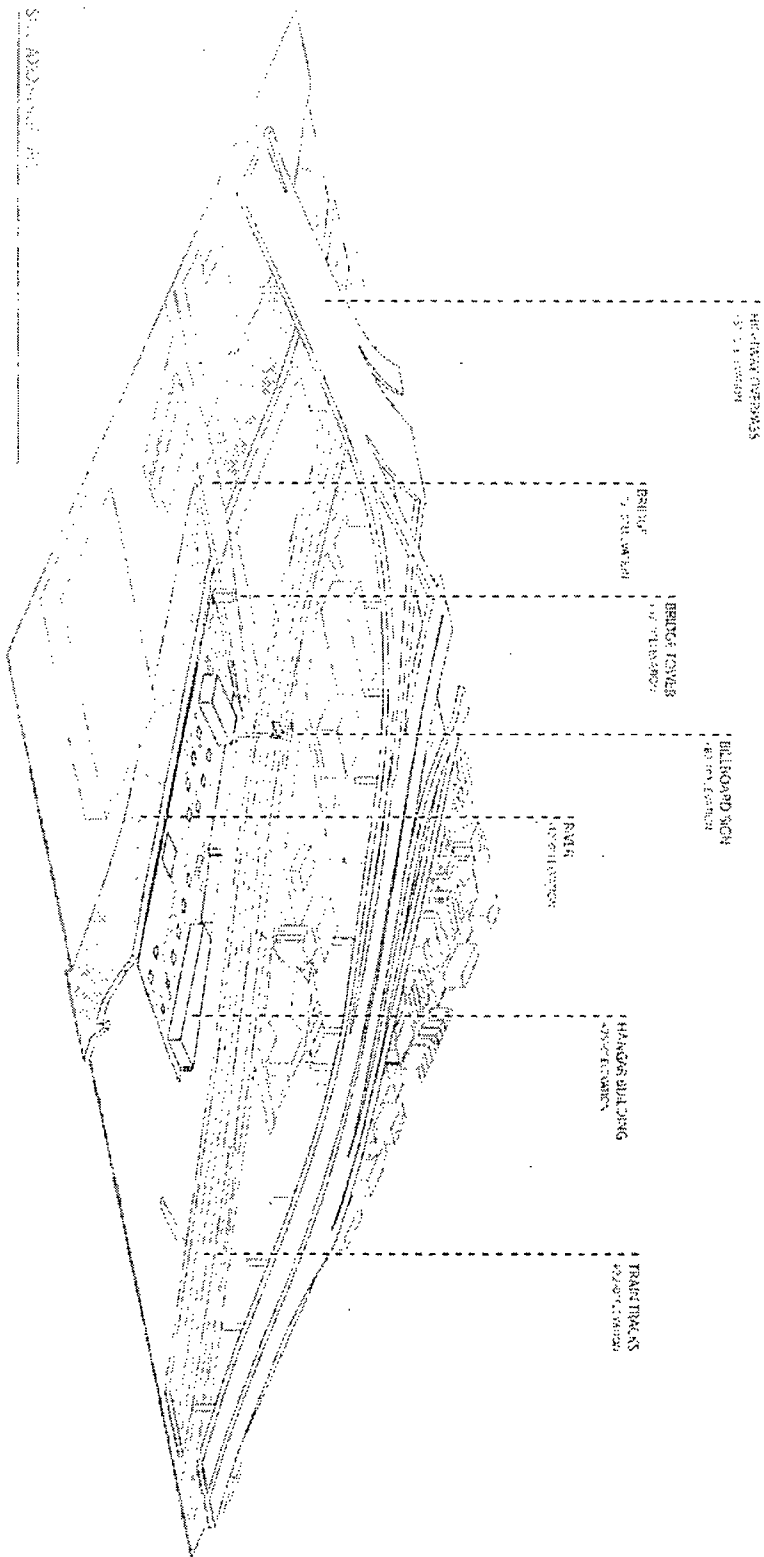
Inbalance Buildings

1800 S. HALSTED ST. CHICAGO, IL 60608  
773.462.1111  
www.inbalancebuildings.com

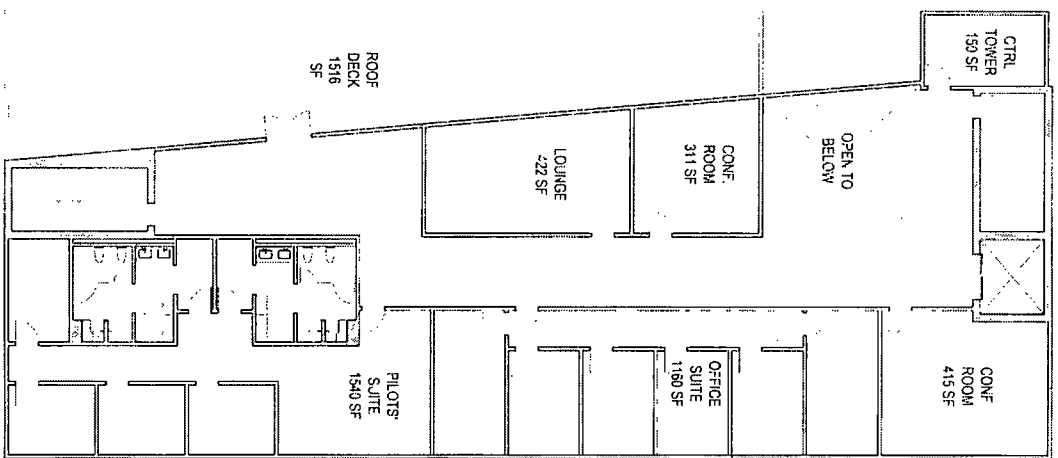
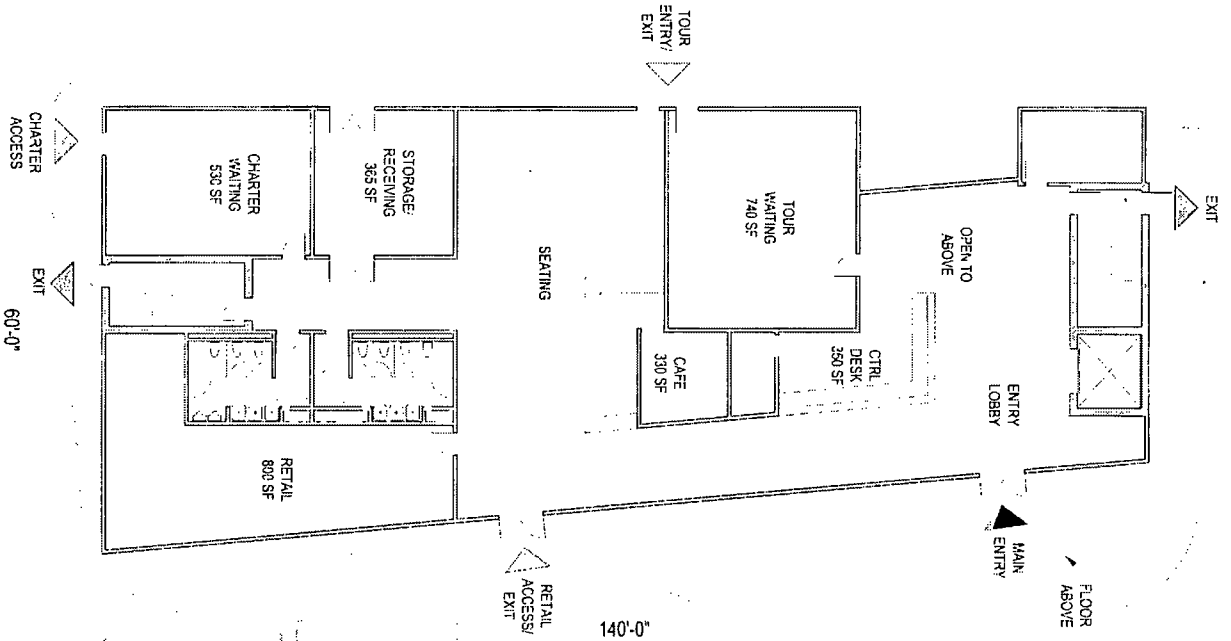


Bohnak Engineering, Inc

1800 S. HALSTED ST. CHICAGO, IL 60608  
773.462.1111  
www.bohnak.com



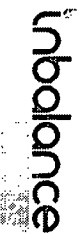
**SITE AXONOMETRIC**  
DATE: 11/11/11  
AS NOTED  
SHEET NUMBER: 11



2420 SOUTH HALSTED, LLC

Inbalance Buildings

1700 W. BROADWAY  
SUITE 200  
HOUSTON, TEXAS 77002  
713.596.1000  
www.inbalancebuildings.com



Bohnak Engineering, Inc

PO BOX 143  
HUNTSVILLE, AL 35897  
www.bohnakengineering.com  
256.833.4444  
1.800.314.4218

TERMINAL BUILDING  
PLANS

1/16"=1'-0"

12

2420 SOUTH HALSTED, LLC

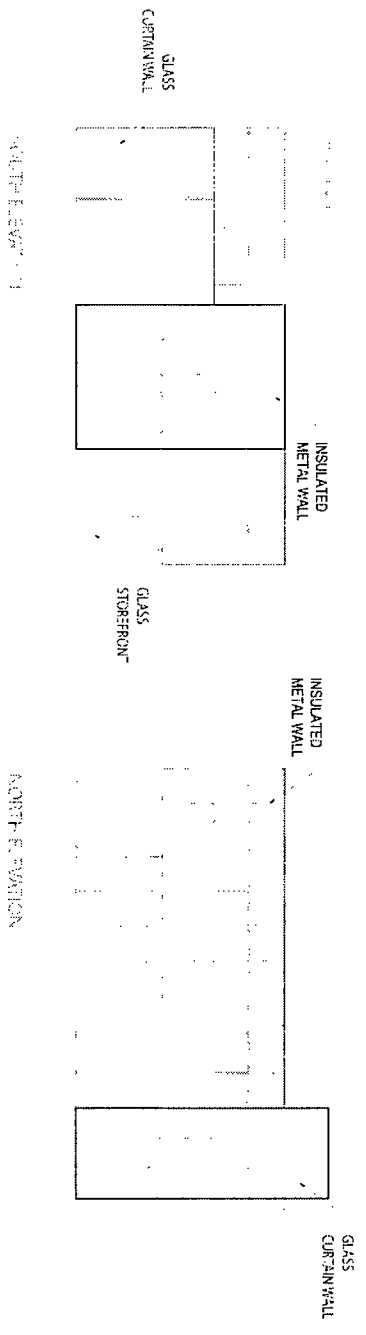
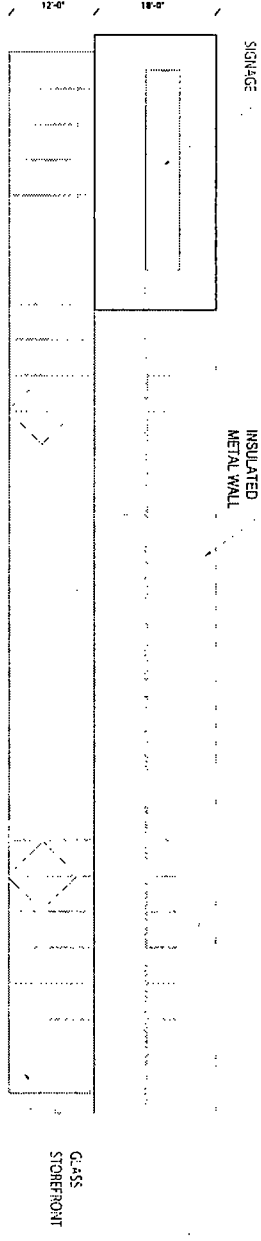
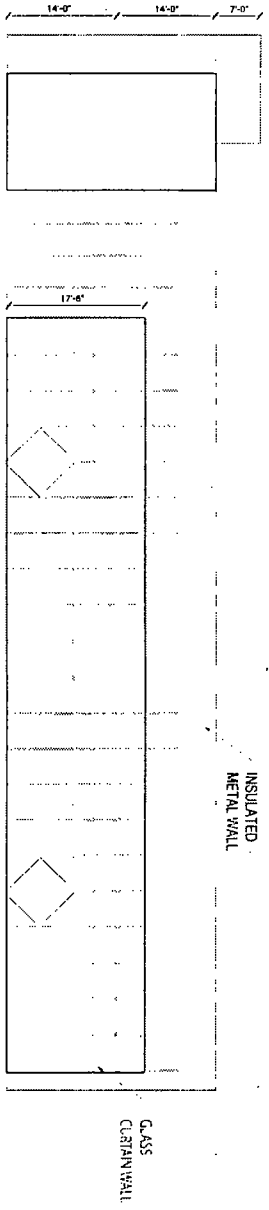
Inbalance Buildings

THOMAS R. BOHNACK  
ARCHITECT  
2420 SOUTH HALSTED, SUITE 100  
CHICAGO, ILLINOIS 60627  
PH: 773.334.7278  
WWW.BOHNAKENGINEERING.COM



Bohnack Engineering, Inc

PO BOX 148  
THULEY PARK, IL 60627  
www.bohnackengineering.com  
800.334.7278  
773.334.7278



2420 SOUTH HALSTED, LLC  
 INBALANCE BUILDINGS  
 TERMINAL BUILDING  
 ELEVATIONS  
 AS NOTED  
 13



2420 SOUTH HALSTED, LLC

FROM  
Inbalance Buildings

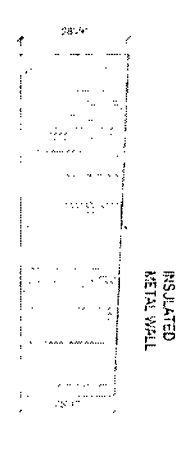
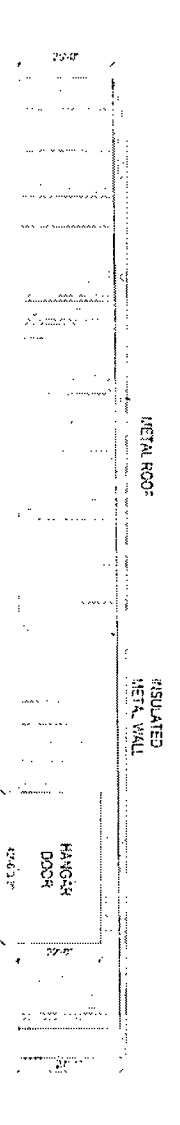
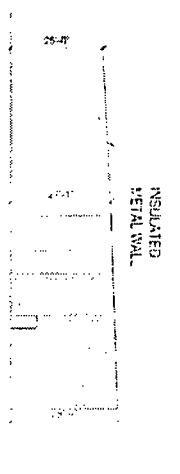
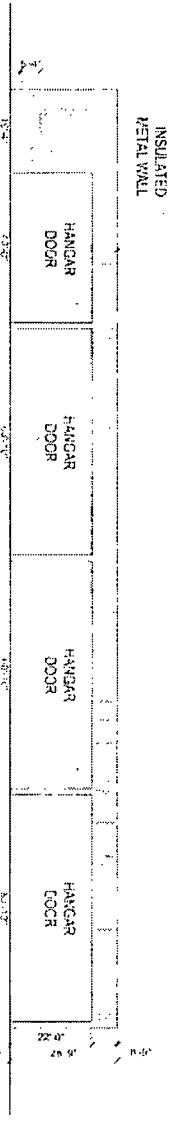
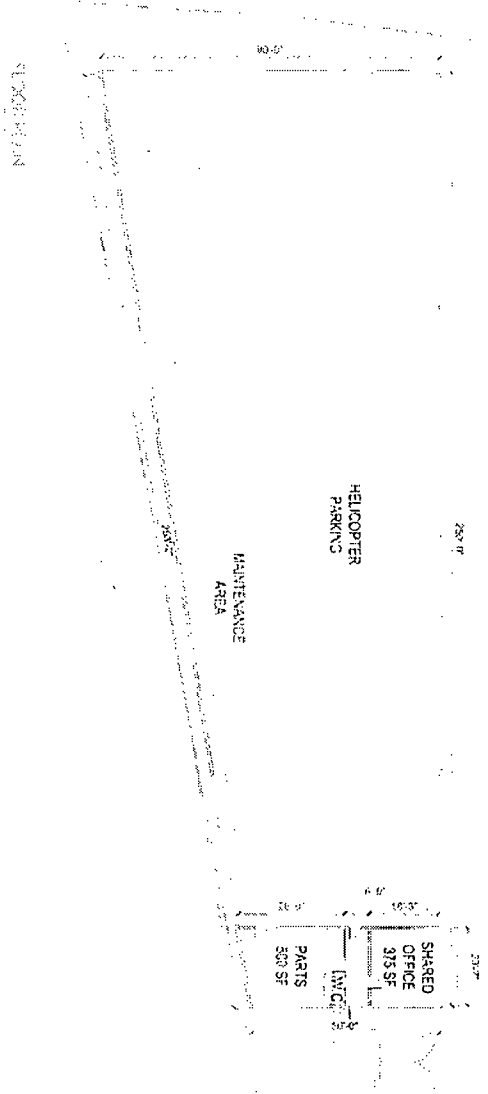
ARCHITECTURE  
CONSTRUCTION  
MECHANICAL  
ELECTRICAL  
PLUMBING  
PAINTING  
GENERAL CONTRACTING



Bohnak Engineering, Inc

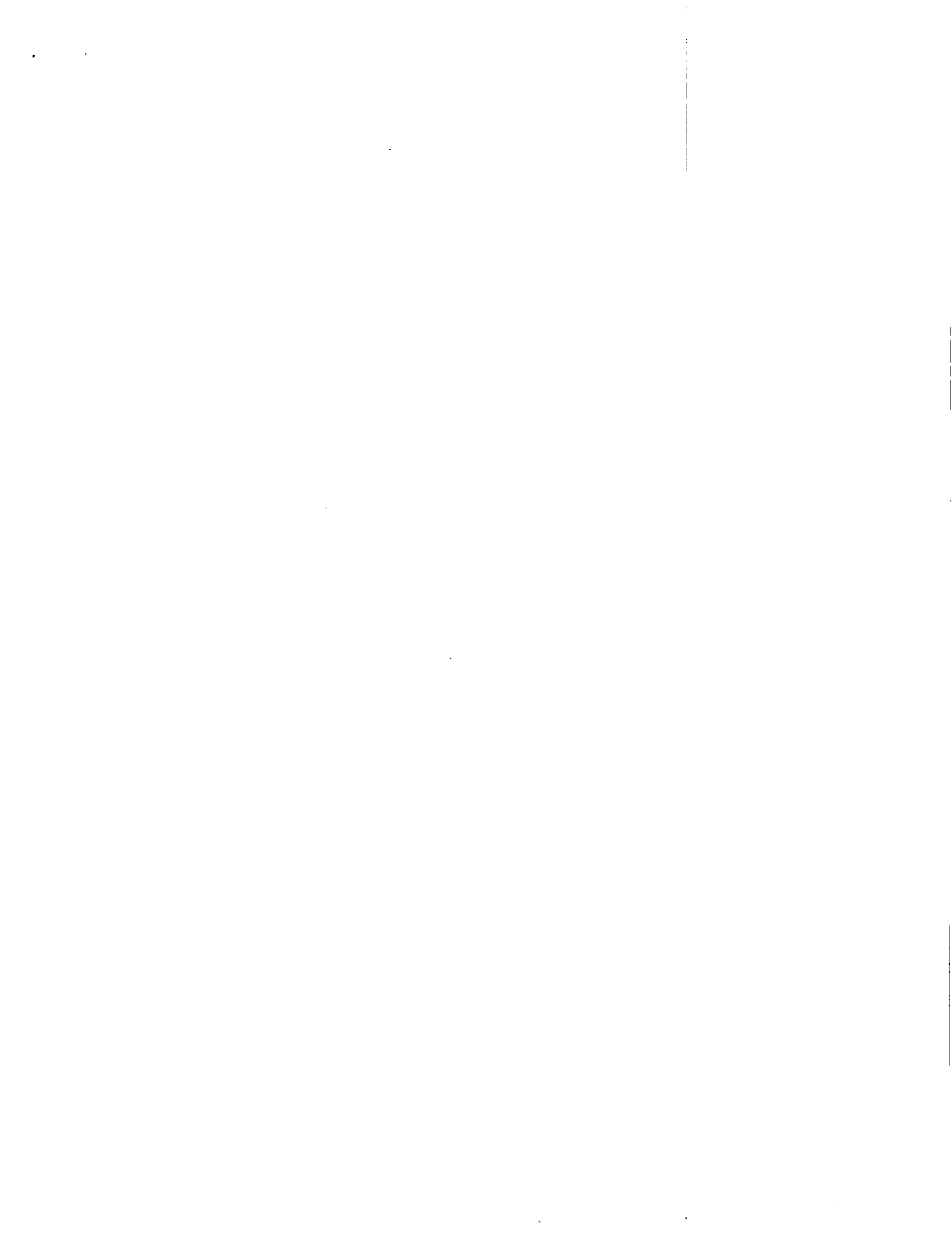
PROJECT  
TOTAL PROJECT COST  
TOTAL PROJECT VALUE  
PROJECT START DATE  
PROJECT END DATE

14



SCALE  
1/32" = 1'-0"

14



2420 SOUTH HALSTED, LLC

Inbalance Buildings

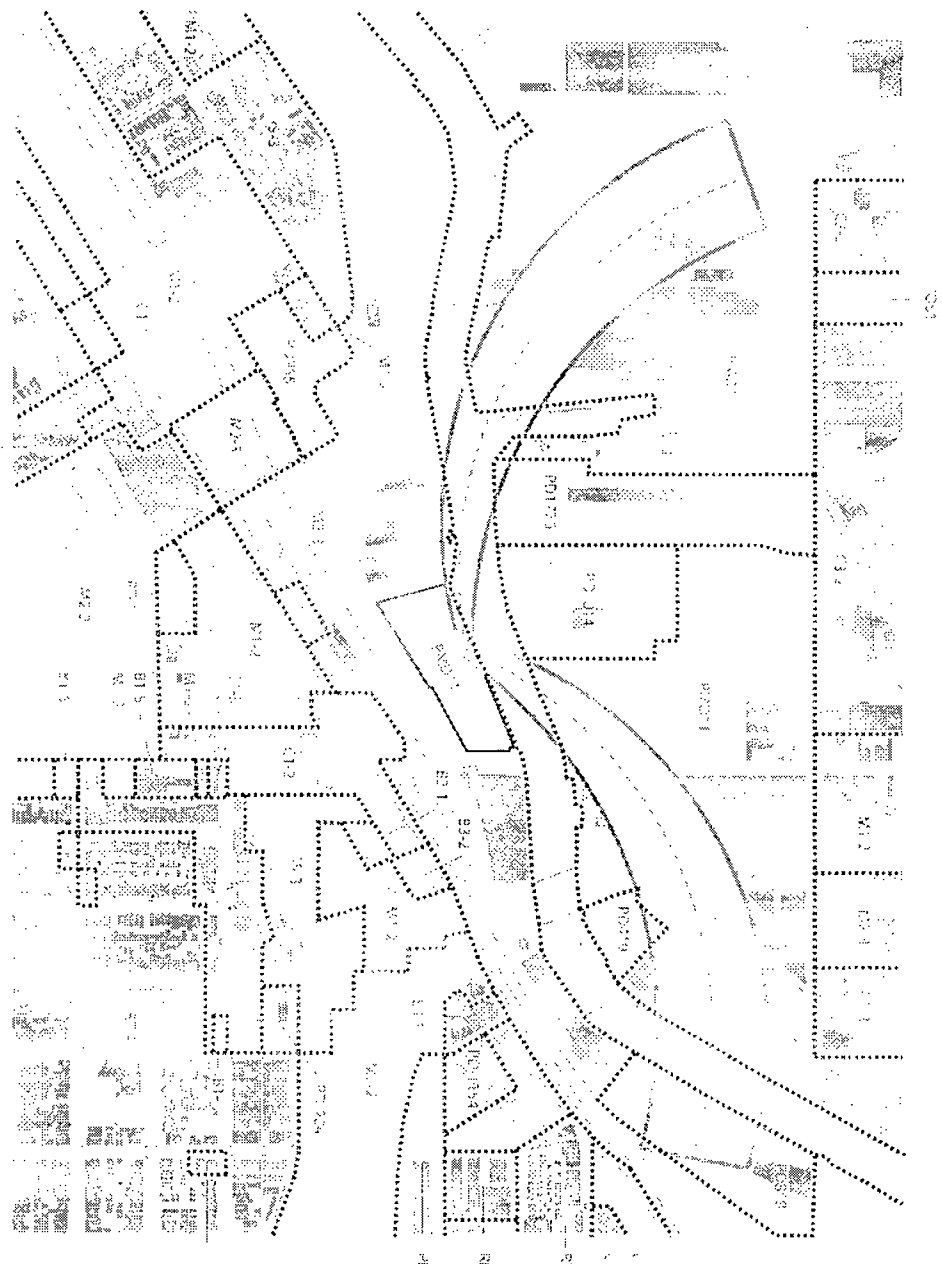
FOR INFORMATION:  
This document is  
not a contract. It is  
subject to the terms  
and conditions of the  
contract documents.  
2014.02.03



Bohnhak Engineering, Inc

PO BOX 143  
RILEY PARK, IL 60477  
www.bohnhakengineering.com  
708.234.9338

DATE: 02/03/14  
PROJECT: 2420 SOUTH HALSTED, LLC  
DRAWING: ZONING DIAGRAM  
SCALE: AS NOTED  
DRAWN BY: JAH  
CHECKED BY: JAH  
APPROVED BY: JAH  
DATE: 02/03/14



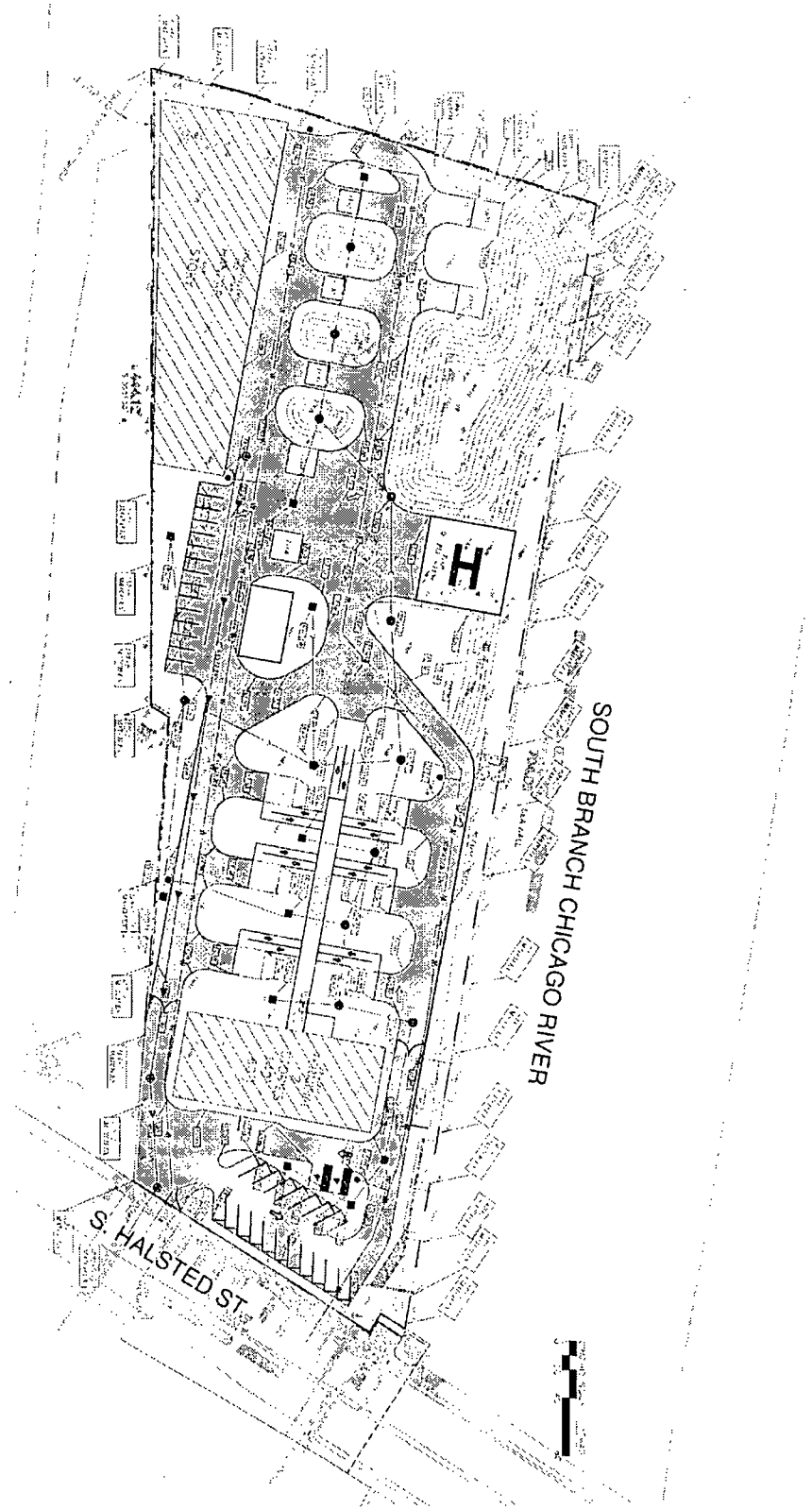
ZONING DIAGRAM

DATE: 02/03/14  
PROJECT: 2420 SOUTH HALSTED, LLC  
DRAWING: ZONING DIAGRAM  
SCALE: AS NOTED  
DRAWN BY: JAH  
CHECKED BY: JAH  
APPROVED BY: JAH  
DATE: 02/03/14







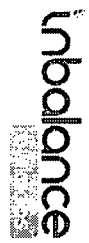


FORMAL DETENTION CALCULATIONS TO BE PROVIDED WITH FINAL ENGINEERING

2420 SOUTH HALSTED LLC

Inbalance Buildings

1001 S. WABASH ST.  
CHICAGO, IL 60605  
www.inbalancebuildings.com



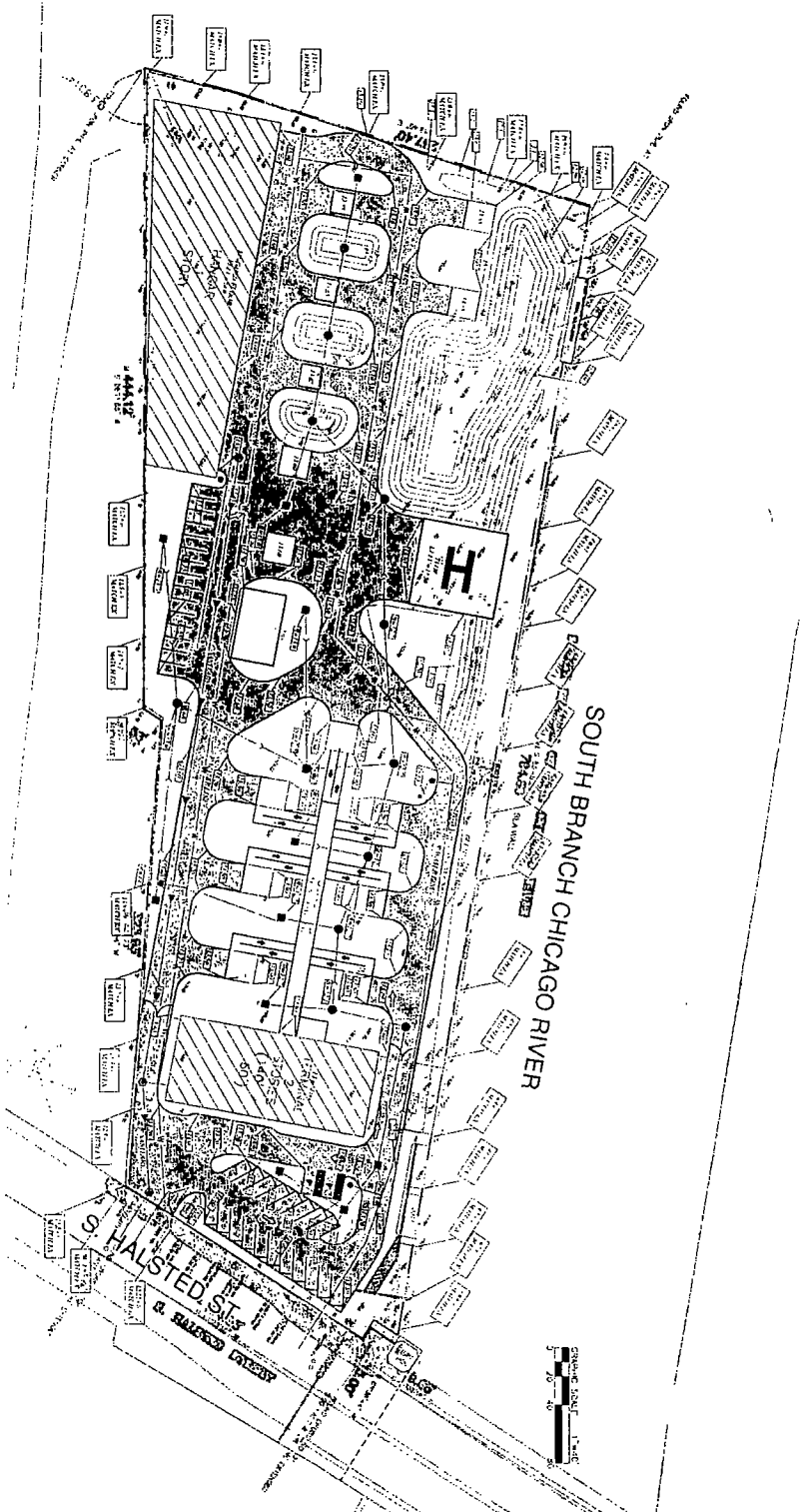
Bohnak Engineering, Inc

PROJECT: 15  
SOUTH BRANCH CHICAGO RIVER  
1500 S. WABASH ST.  
CHICAGO, IL 60605

DATE: 12/15/15  
DRAWN BY: J. BOHNAK  
CHECKED BY: J. BOHNAK

PRELIMINARY SITE PLAN

AS NOTED



FORMAL DETENTION CALCULATIONS TO BE PROVIDED WITH FINAL ENGINEERING

2420 SOUTH HALSTED LLC

Inbalance Buildings

10/12/2011  
 10/12/2011  
 10/12/2011  
 10/12/2011



Bohnek Engineering, Inc

10/12/2011  
 10/12/2011  
 10/12/2011  
 10/12/2011

PRELIMINARY SITE PLAN  
 AS NOTED  
 18

2420 SOUTH HALSTED LLC

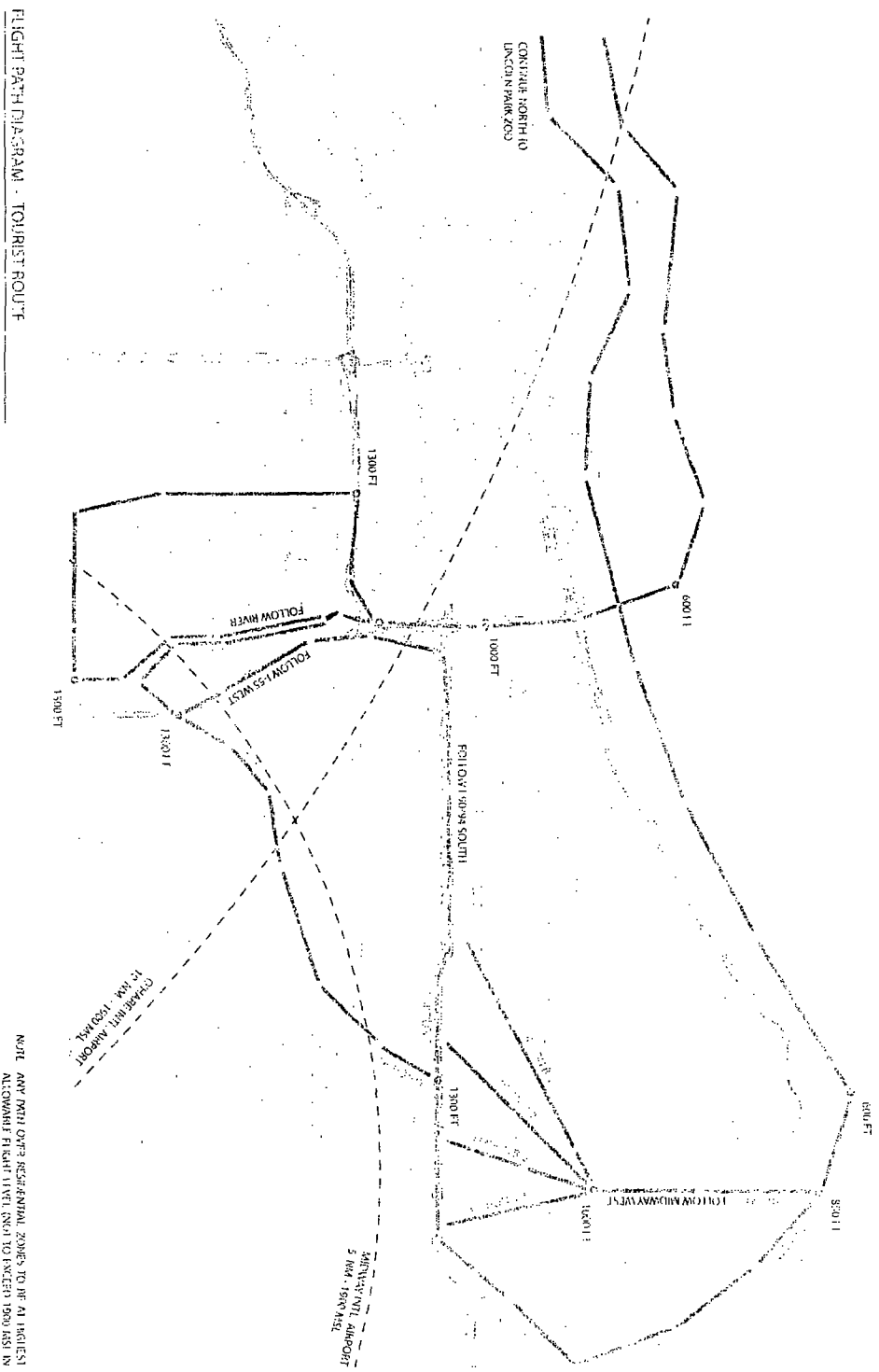
Inbalance Buildings

100011  
100012  
100013  
100014  
100015  
100016  
100017  
100018  
100019  
100020  
100021  
100022  
100023  
100024  
100025  
100026  
100027  
100028  
100029  
100030  
100031  
100032  
100033  
100034  
100035  
100036  
100037  
100038  
100039  
100040  
100041  
100042  
100043  
100044  
100045  
100046  
100047  
100048  
100049  
100050  
100051  
100052  
100053  
100054  
100055  
100056  
100057  
100058  
100059  
100060  
100061  
100062  
100063  
100064  
100065  
100066  
100067  
100068  
100069  
100070  
100071  
100072  
100073  
100074  
100075  
100076  
100077  
100078  
100079  
100080  
100081  
100082  
100083  
100084  
100085  
100086  
100087  
100088  
100089  
100090  
100091  
100092  
100093  
100094  
100095  
100096  
100097  
100098  
100099  
100100



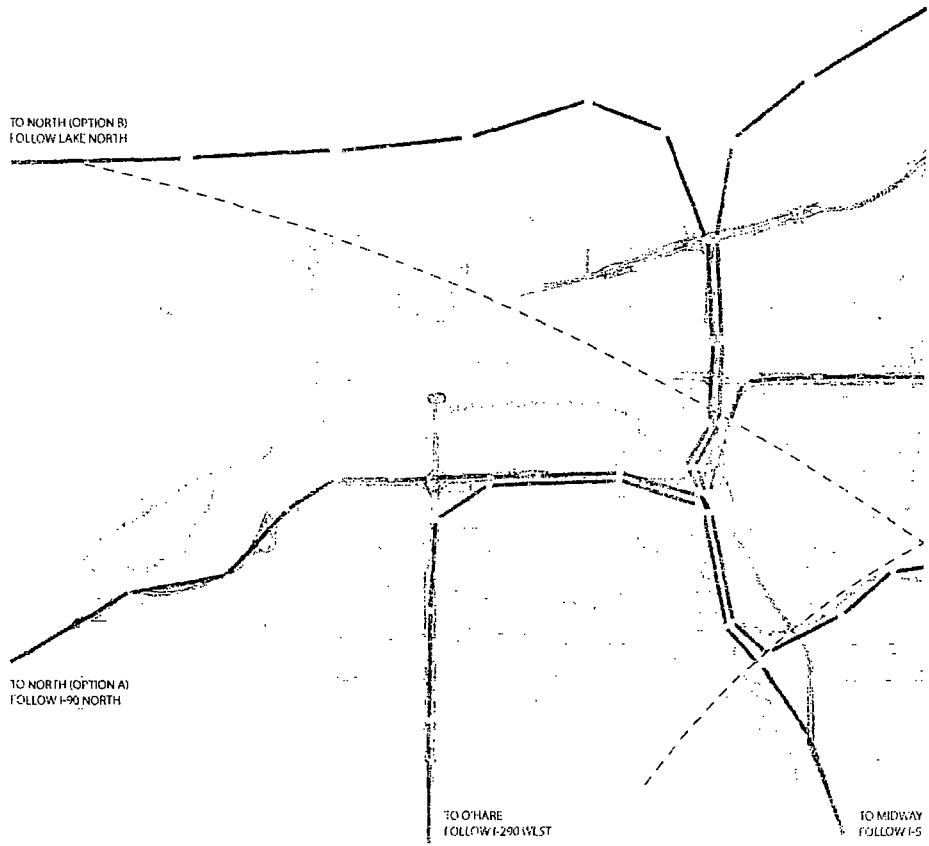
Bohnak Engineering, Inc

200 WEST 10TH  
THIRD FLOOR, SUITE 207  
ANN ARBOR, MI 48106  
PHONE: 734.769.1111  
WWW.BOHNAKENGINEERING.COM



FLIGHT PATH DIAGRAM - TOURIST ROUTE

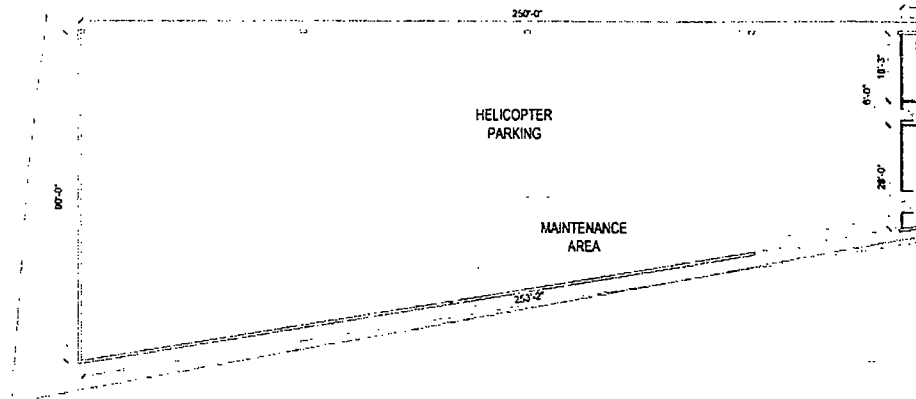
17



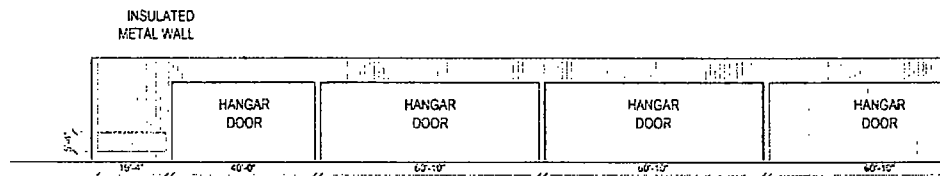
**FLIGHT PATH DIAGRAM - CHARTERED ROUTE**

NOTE: ALL CHARTERED ROUTES TO BE AT 1300 FT

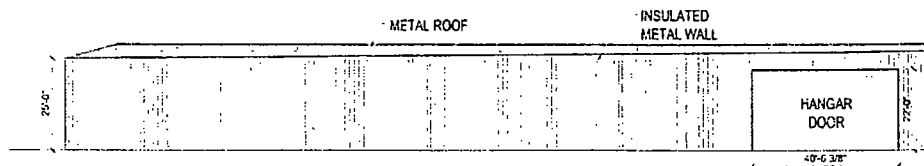




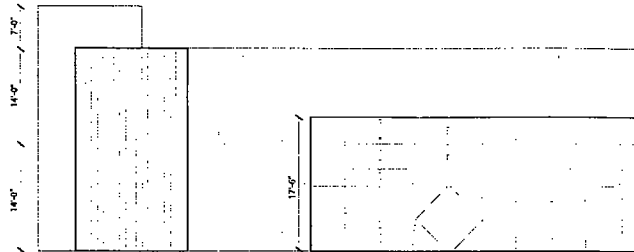
FLOOR PLAN



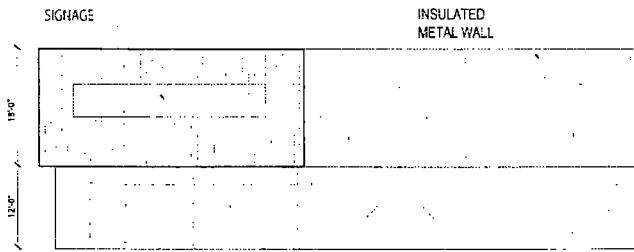
NORTH ELEVATION



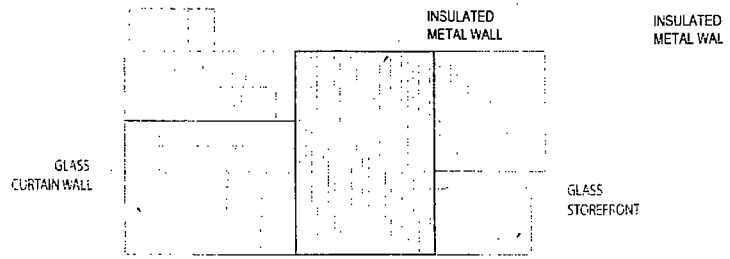
SOUTH ELEVATION



WEST ELEVATION

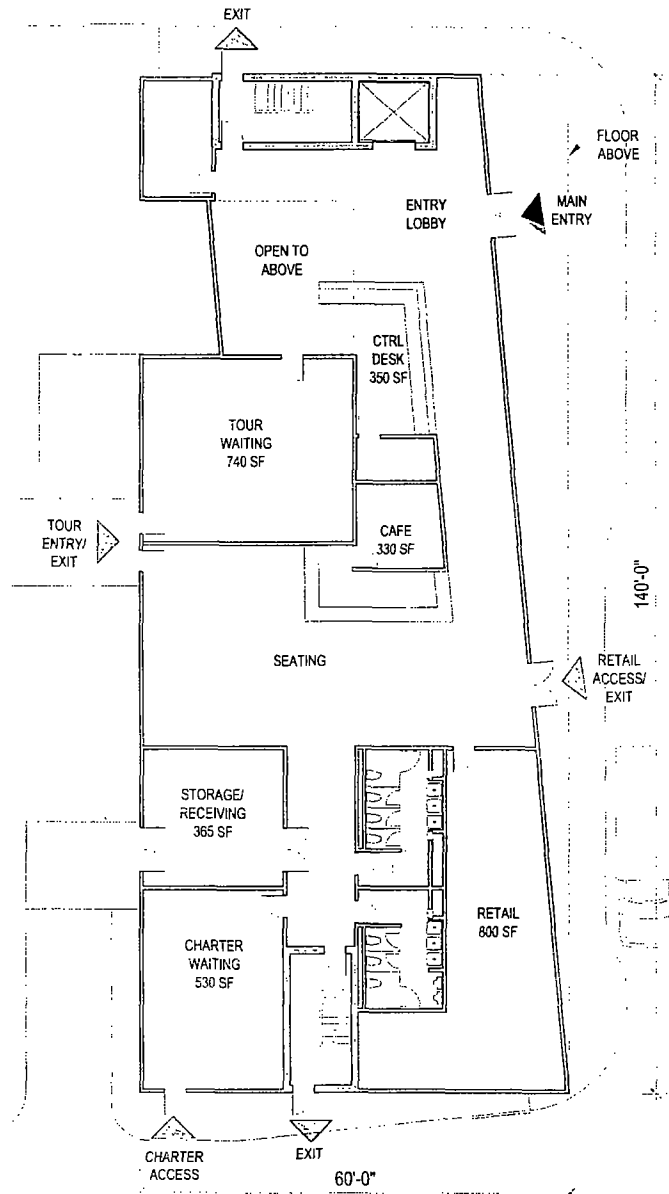


EAST ELEVATION

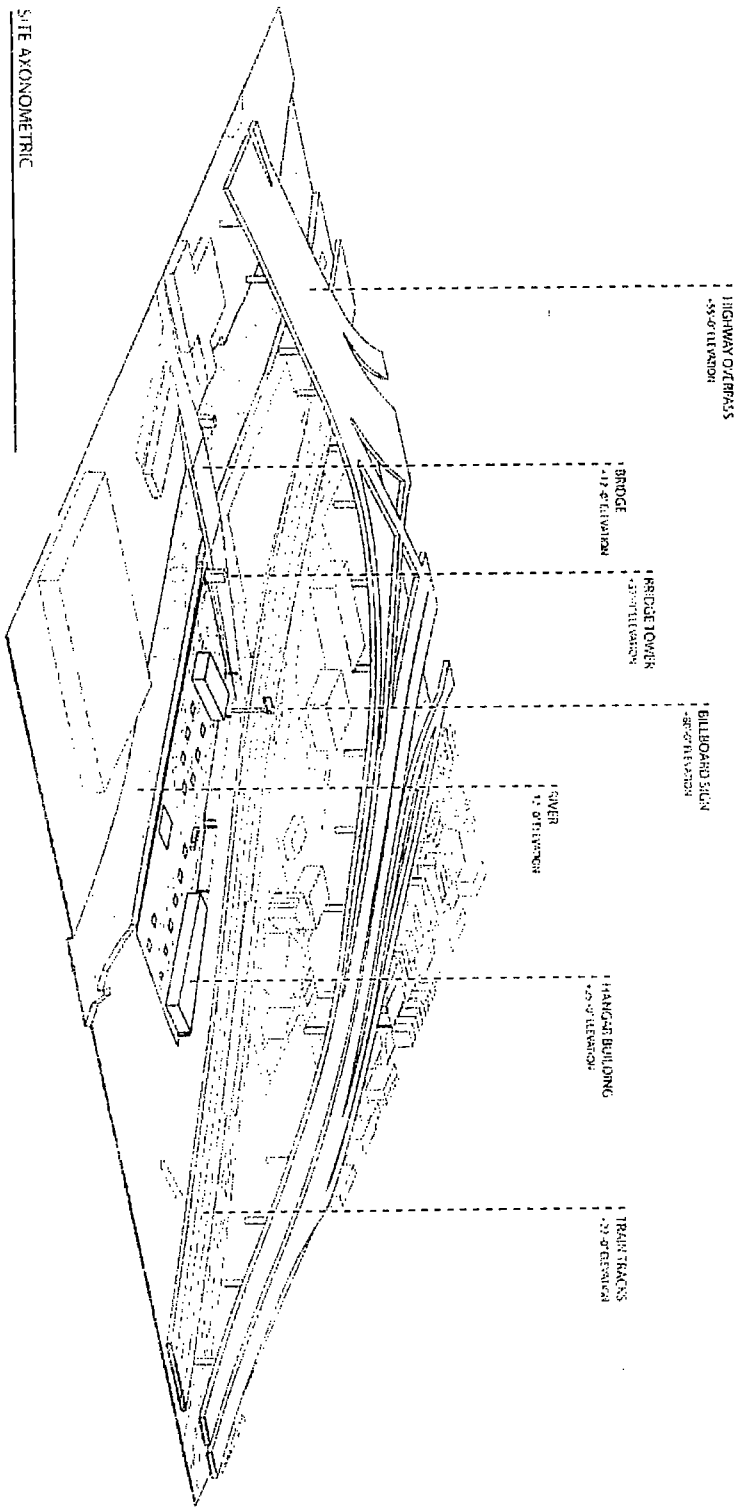


SOUTH ELEVATION

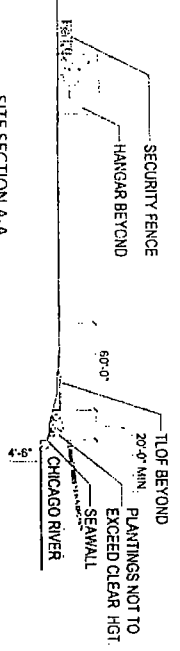




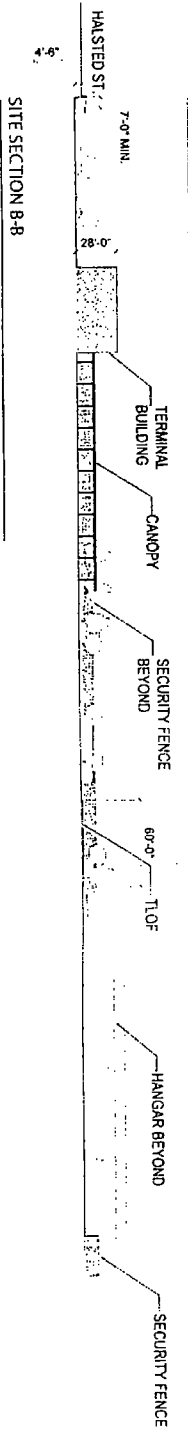
HIGHWAY OVERPASS  
 -55'-0" ELEVATION  
 BRIDGE  
 -41'-2" ELEVATION  
 BRIDGE TOWER  
 -23'-0" ELEVATION  
 BILLBOARD SIGN  
 -8'-0" ELEVATION  
 TOWER  
 1'-0" ELEVATION  
 HANGAR BUILDING  
 -4'-0" ELEVATION  
 TRAIN TRACKS  
 -2'-0" ELEVATION



**SITE AXONOMETRIC**



**SITE SECTION A-A**



**SITE SECTION B-B**

2420 SOUTH HALSTED, LLC

Inbalance Buildings

2420 SOUTH HALSTED  
 CHICAGO, ILLINOIS 60608  
 PHONE: (773) 331-3333  
 WWW.INBALANCEBUILDINGS.COM



Bohnak Engineering, Inc

200 WEST 113  
 SOUTH HALSTED, ILLINOIS  
 PHONE: (773) 331-3333  
 WWW.BOHNAKENGINEERING.COM

SITE AXONOMETRIC

DATE: 02/15/17  
 DRAWN BY: JMM/STP  
 CHECKED BY: JMM/STP  
 AS NOTED  
 CHICAGO, ILLINOIS

11 02/15/17

2420 SOUTH HALSTED, LLC

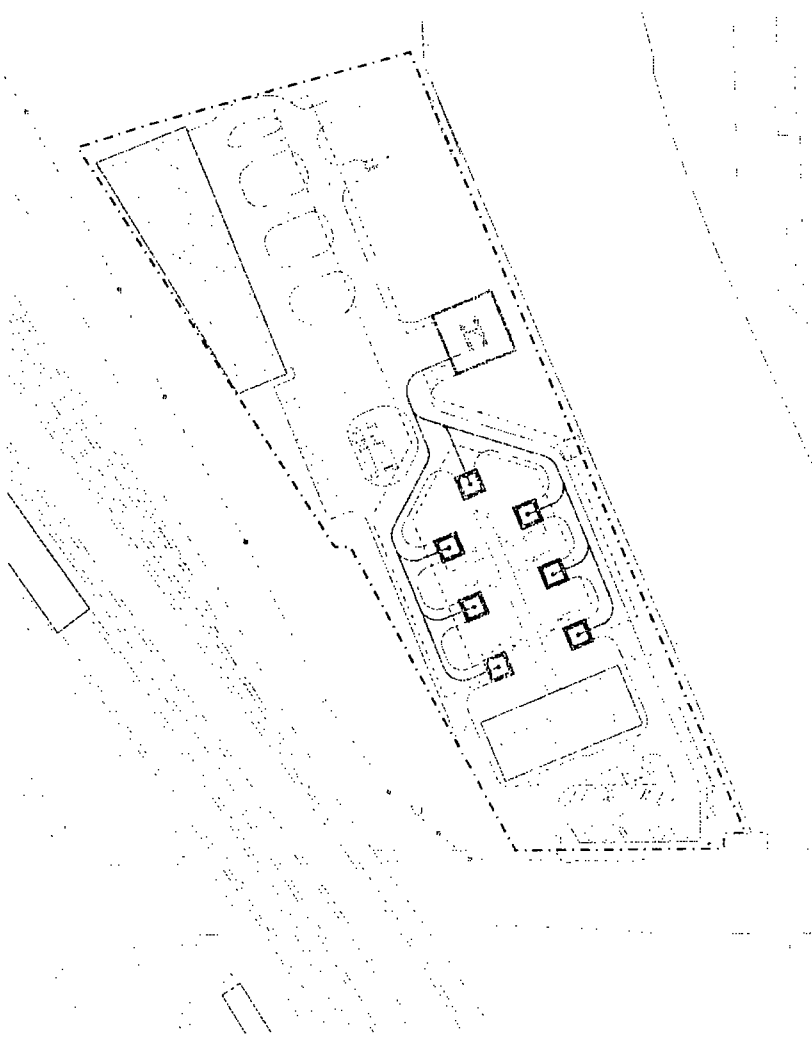
Inbalance Buildings

1000 N. Halsted Street  
Chicago, IL 60642  
Tel: 312.467.1111  
www.inbalancebuildings.com



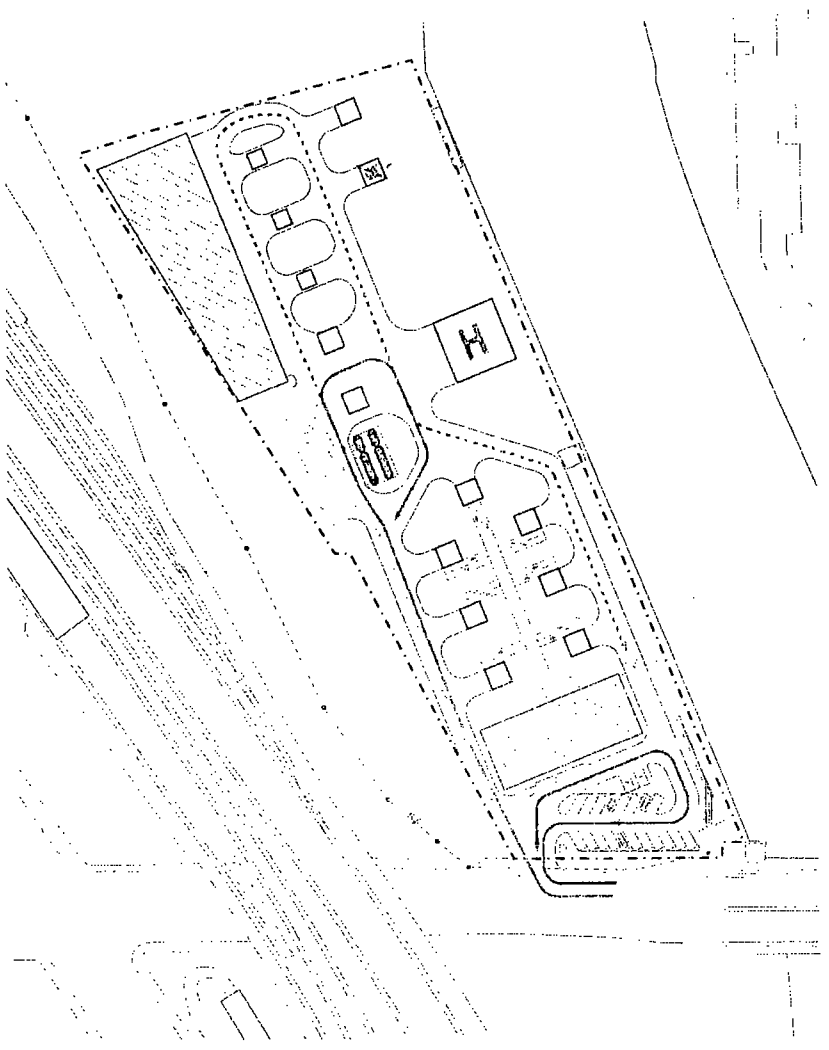
Bohnak Engineering, Inc

P.O. BOX 43  
11615 N. 39th St. #207  
Franklin Park, IL 60141  
Tel: 847.479.9999  
www.bohnak-engineering.com

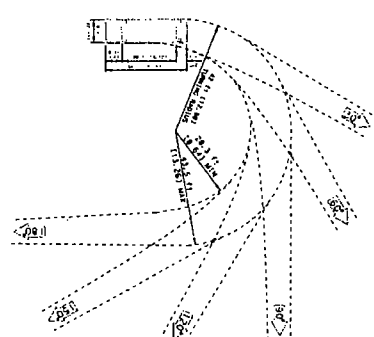


ON-SITE HELICOPTER MOVEMENT DIAGRAM

DATE: 08/14/17  
DRAWN BY: JTB  
CHECKED BY: JTB  
SCALE: AS NOTED  
SHEET NO: 10



SITE ACCESS DIAGRAM



TRUCK TURNING RADIUS

45:11

- REGULAR ACCESS  
3 FT. WALKWAY/DRIVEWAY
- PRIVATE ACCESS  
5 FT. DRIVEWAY
- TRUCK TURNING RADIUS  
100, 125, 150, 175, 200 FT.

2420 SOUTH HALSTED, LLC

Inbalance Buildings

1700 N. WOODWARD AVE.  
CHICAGO, IL 60611  
www.inbalancebuildings.com  
info@inbalancebuildings.com  
T 800-575-6111



Bohnak Engineering, Inc

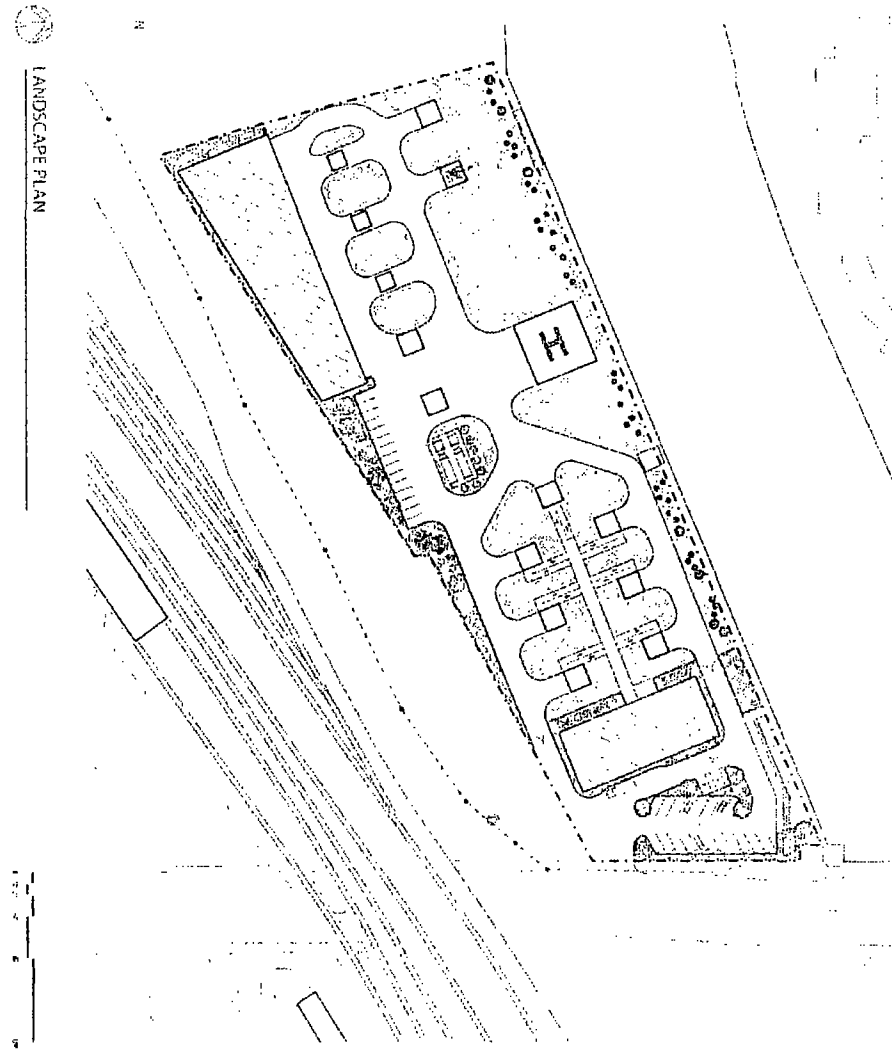
PO BOX 143  
7301 S. PAVEN AVE., SUITE 100  
CHICAGO, IL 60649  
www.bohnak-engineering.com  
T 708-514-5518

SITE TRAFFIC ACCESS

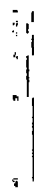
AS NOTED

09

DATE



LANDSCAPE PLAN



NOTE:  
PLAN SHALL ACCORDANT WITH 12460  
SIGNING ORDINANCE 17.11

198,000 SF  
115,400 SF  
82,600 SF  
41%

Bohnhak Engineering, Inc



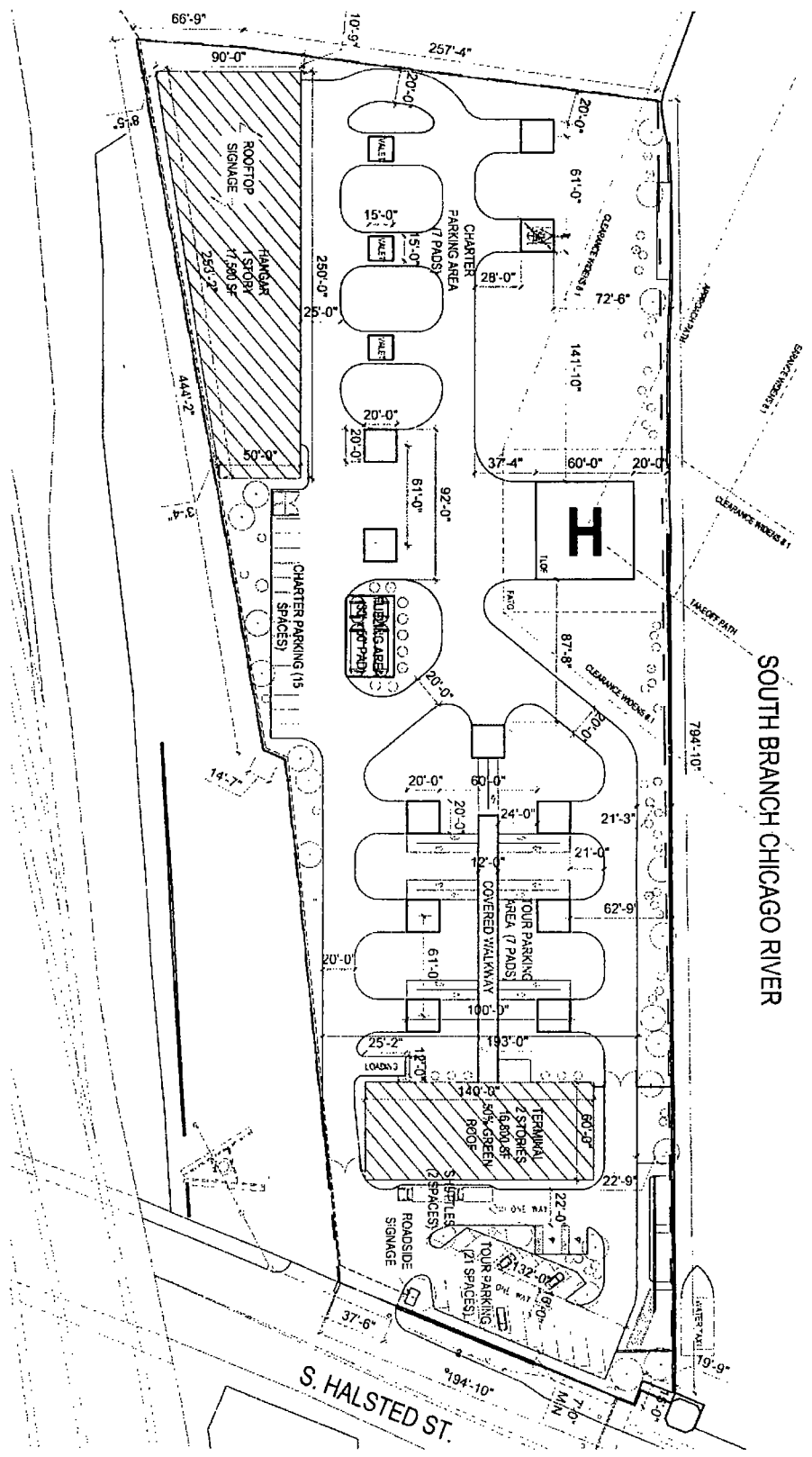
2420 SOUTH HALSTED, LLC  
Inbalance Buildings

50 BOHAK  
THURMAN PARK, L. 60617  
www.bohnhakengineering.com  
E: info@bohnhakengineering.com  
T: 708.214.0214

DATE: 08/11/2014  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
LANDSCAPE PLAN

SCALE: AS NOTED  
SHEET NUMBER: 08  
QUANTITY: 11/15/2014

DIMENSIONED SITE PLAN



SOUTH BRANCH CHICAGO RIVER

S. HALSTED ST.

2420 SOUTH HALSTED, LLC

Inbalance Buildings



Bohnek Engineering, Inc

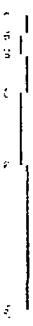
720 BOHNS  
1000 W. PARKER BL. SUITE 200  
CHICAGO, IL 60606  
PH: 773.221.2121

DIMENSIONED PLAN

DATE: 1/6/24  
SCALE: 1/64" = 1'-0"  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
DATE: 07

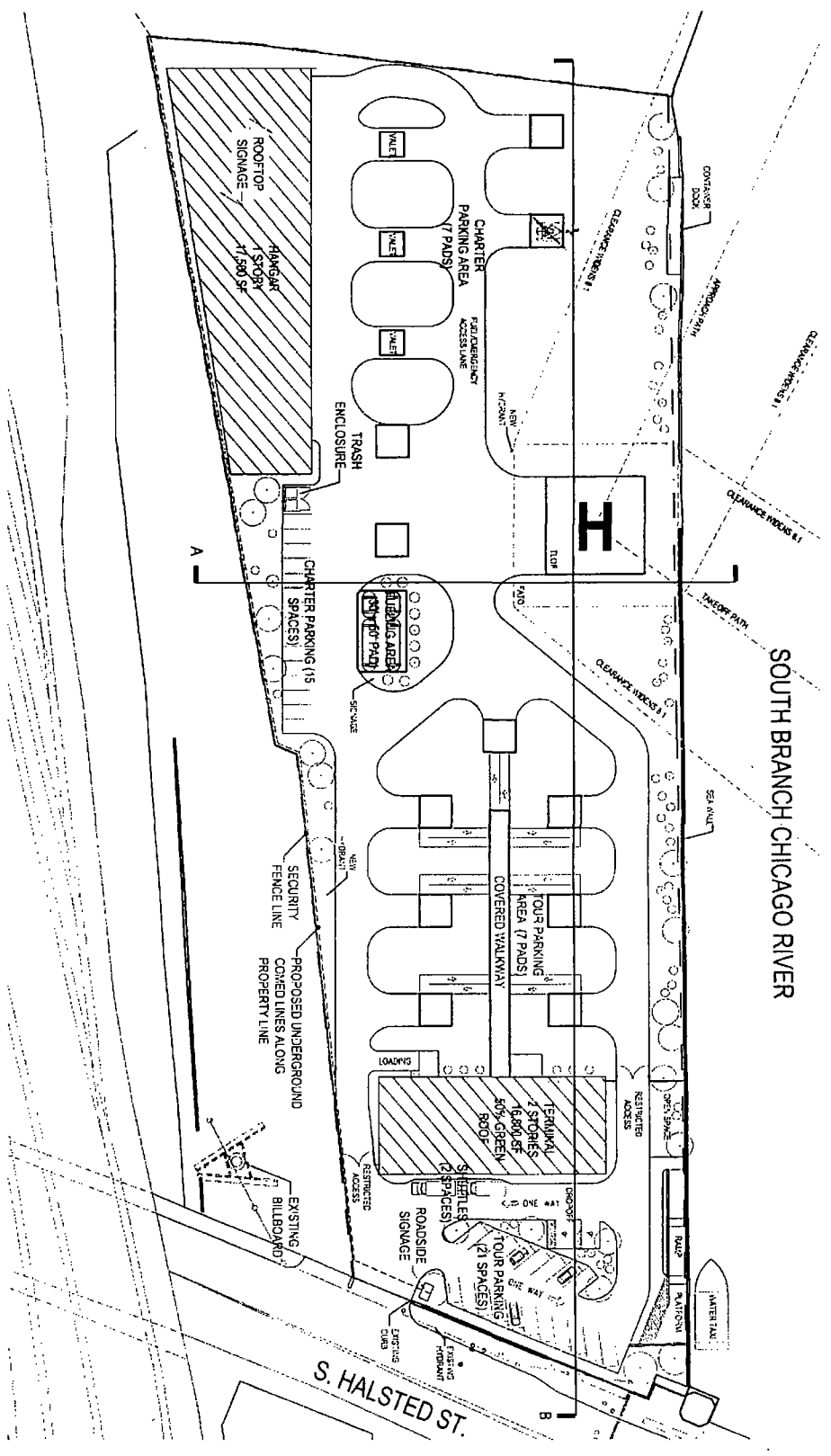
**SITE PLAN**

NOTE:  
SEE SHEET 11 FOR SITE SECTIONS



**SITE PLAN**

DATE: 06  
 DRAWN BY: J.C.K.C.D.B.  
 CHECKED BY: J.C.K.C.D.B.  
 SCALE: 1/64" = 1'-0"  
 SHEET NO.: 06



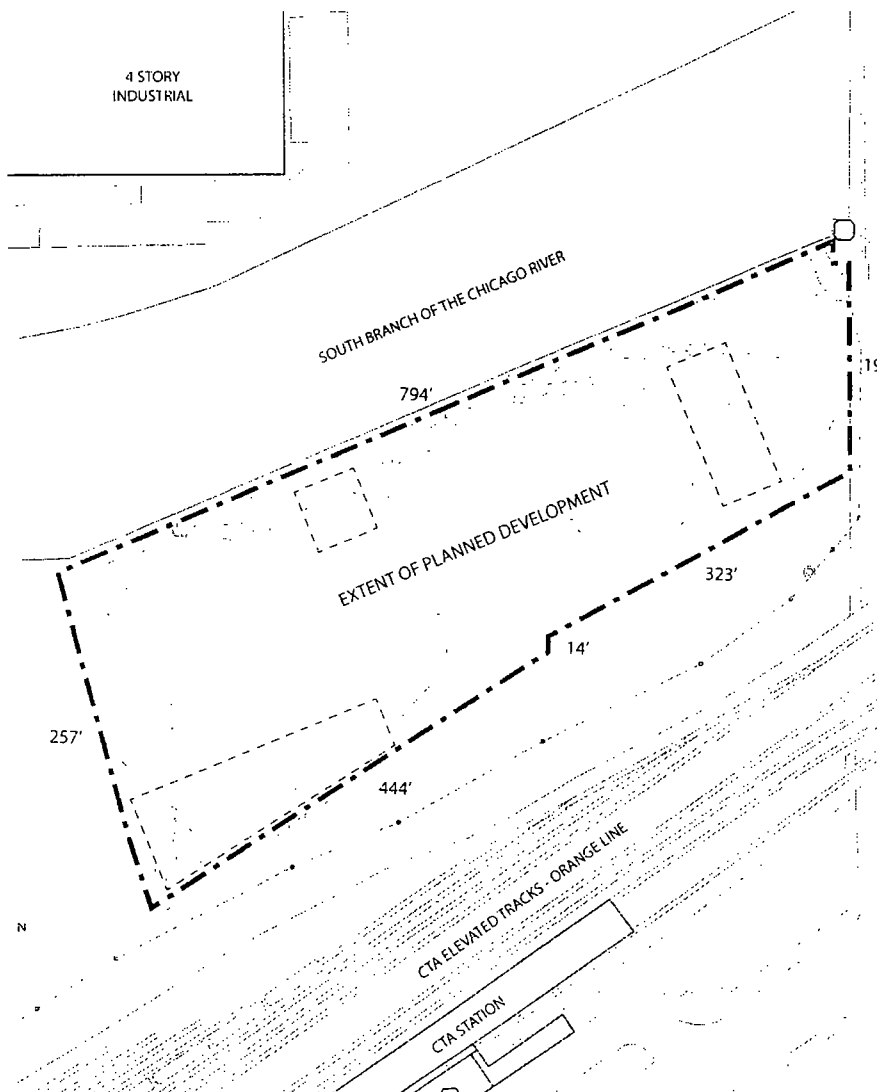
2420 SOUTH HALSTED, LLC

Inbalance Buildings



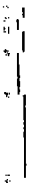
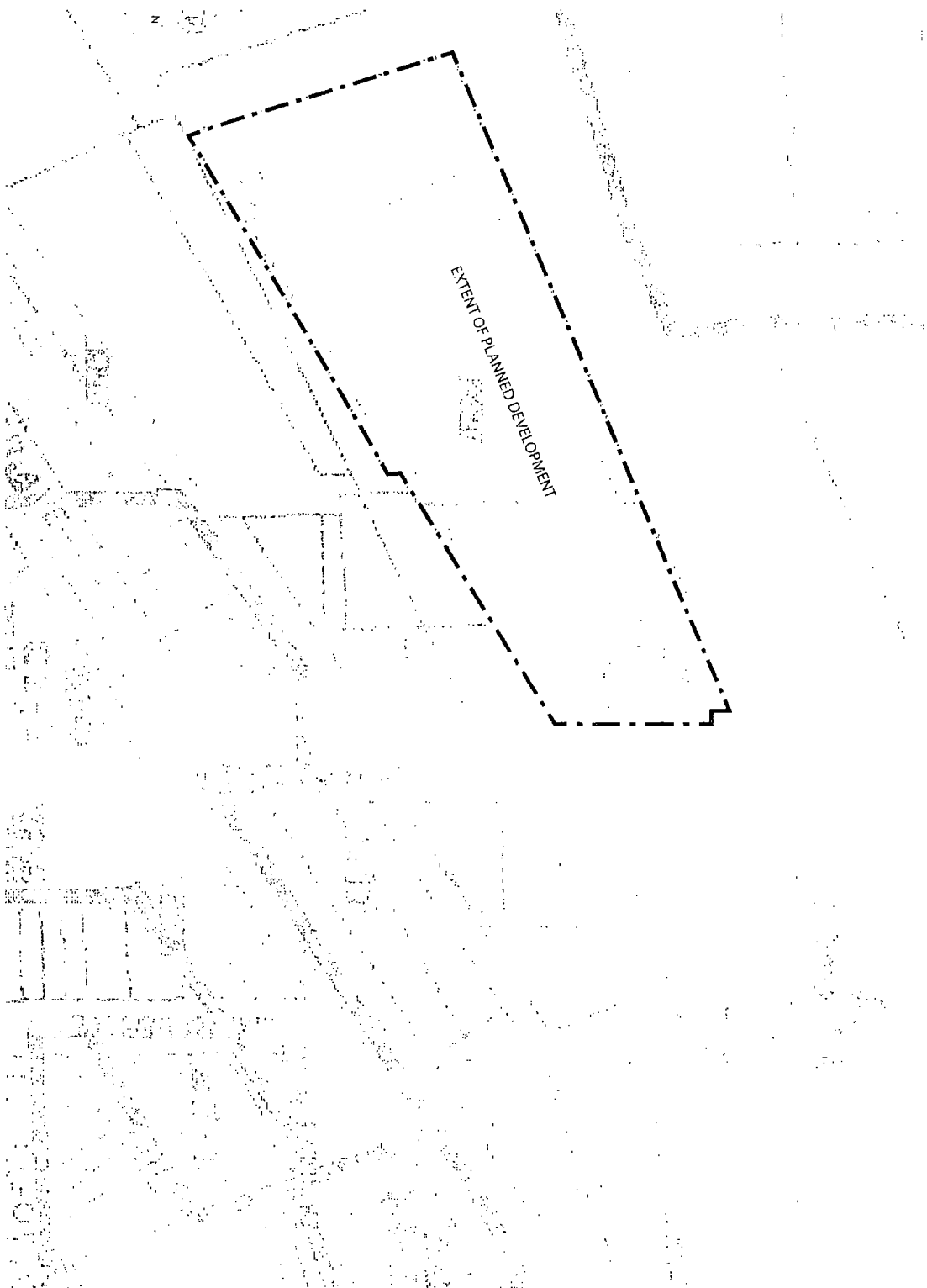
Bohnak Engineering, Inc

29 W. 41st St.  
 Suite 200  
 Chicago, IL 60618  
 Tel: 312.467.1111  
 Fax: 312.467.1112



PLANNED DEVELOPMENT BOUNDARY





2420 SOUTH HALSTED, LLC

Inbalance Buildings

1800 S. HALSTED ST.  
 CHICAGO, IL 60608  
 TEL: 773.462.1111  
 WWW.INBALANCEBUILDINGS.COM



Bohnek Engineering, Inc

RD 802143  
 1800 S. HALSTED ST.  
 CHICAGO, IL 60608  
 WWW.BHENGINEERING.COM  
 E: info@bohnek-engineering.com  
 T: 708.218.9318

DATE: \_\_\_\_\_

EXISTING ZONING MAP

AS NOTED

03

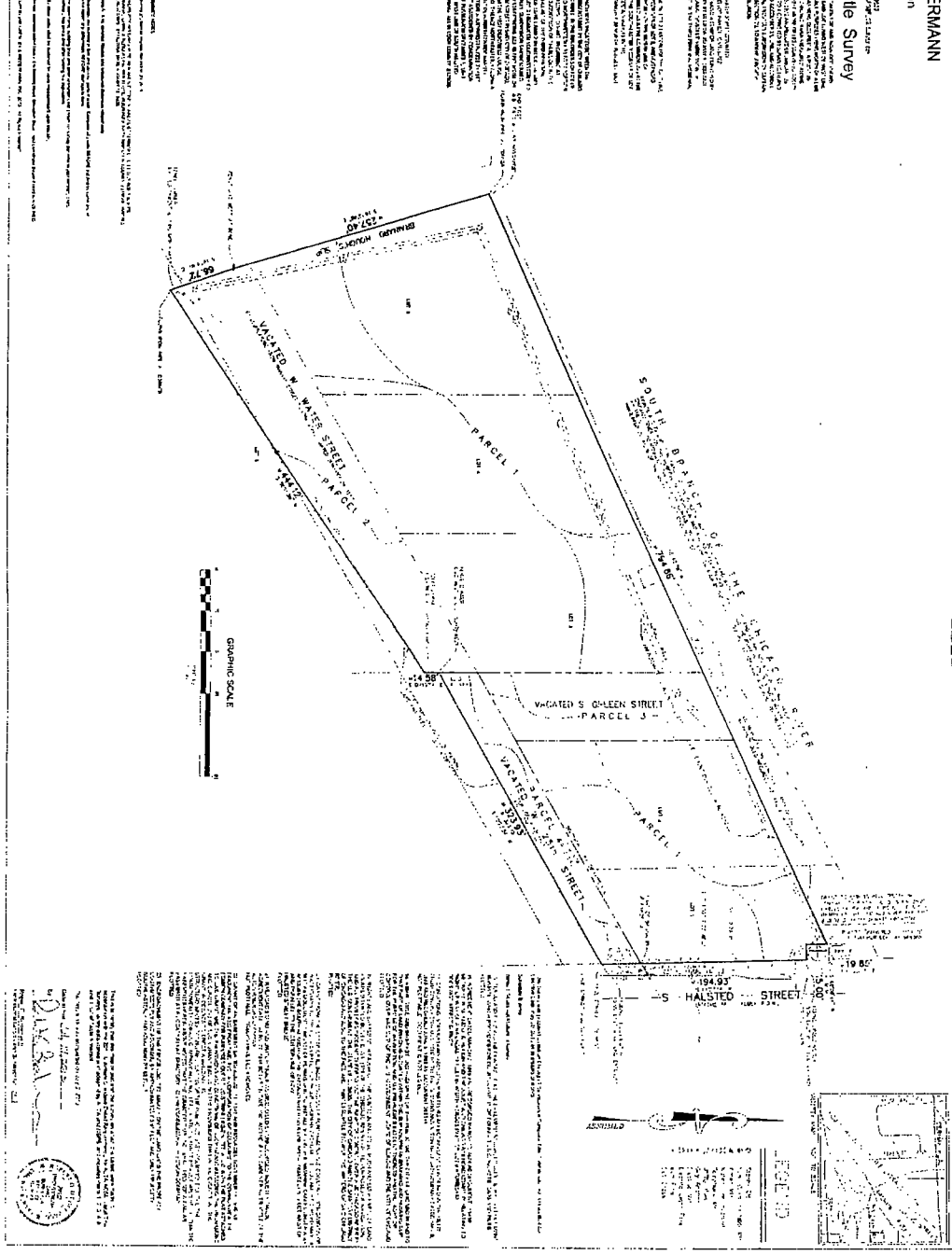
CHICAGO

**GREMLEY & BIEDERMANN**  
PLCS Corporation

**ALTA / ACSM Land Title Survey**

THIS SURVEY WAS MADE FOR THE PURPOSE OF DIVIDING THE LAND DESCRIBED IN THE FOREGOING INTO PARCELS AS SHOWN ON THE ATTACHED MAP. THE SURVEY WAS MADE BY THE METHOD OF MEASUREMENT AND CALCULATION OF THE DISTANCES AND ANGLES OF THE BOUNDARIES OF THE PARCELS AND THE AREA OF EACH PARCEL. THE SURVEY WAS MADE BY THE METHOD OF MEASUREMENT AND CALCULATION OF THE DISTANCES AND ANGLES OF THE BOUNDARIES OF THE PARCELS AND THE AREA OF EACH PARCEL. THE SURVEY WAS MADE BY THE METHOD OF MEASUREMENT AND CALCULATION OF THE DISTANCES AND ANGLES OF THE BOUNDARIES OF THE PARCELS AND THE AREA OF EACH PARCEL.

DATE	2015-11-01
BY	GREMLEY & BIEDERMANN
FOR	ALTA / ACSM
PROJECT	ALTA / ACSM
SCALE	AS SHOWN
PLAT	1793-001



THE SURVEY WAS MADE BY THE METHOD OF MEASUREMENT AND CALCULATION OF THE DISTANCES AND ANGLES OF THE BOUNDARIES OF THE PARCELS AND THE AREA OF EACH PARCEL. THE SURVEY WAS MADE BY THE METHOD OF MEASUREMENT AND CALCULATION OF THE DISTANCES AND ANGLES OF THE BOUNDARIES OF THE PARCELS AND THE AREA OF EACH PARCEL. THE SURVEY WAS MADE BY THE METHOD OF MEASUREMENT AND CALCULATION OF THE DISTANCES AND ANGLES OF THE BOUNDARIES OF THE PARCELS AND THE AREA OF EACH PARCEL.

PLAT SURVEY

2420 SOUTH HALSTED, LLC

InBalance Buildings



Bohnak Engineering, Inc

PO BOX 141  
TRISTAR PARK, IL 60477  
www.bohnak-engineering.com  
630.214.9318

PLAT SURVEY

AS NOTED

02

2420 SOUTH HALSTED, LLC

TABLE OF CONTENTS

00\_ Title Page  
01\_ Not Used  
02\_ Plat Survey  
03\_ Existing Zoning Map  
04\_ Planned Development Boundary  
05\_ Not Used  
06\_ Site Plan  
07\_ Dimensioned Plan  
08\_ Landscape Plan  
09\_ Site Traffic Access  
10\_ Site Helicopter Access  
11\_ Site Axonometric  
12\_ Terminal Building Plans  
13\_ Terminal Building Elevations  
14\_ Hangar Plans and Elevations  
15\_ Zoning Diagram  
16\_ Tourist Flight Path Diagram  
17\_ Chartered Flight Path Diagram  
19\_ Preliminary Site Plan

2420 SOUTH HALSTED, LLC

InBalance Buildings

2420 SOUTH HALSTED, LLC  
2420 SOUTH HALSTED, LLC  
2420 SOUTH HALSTED, LLC  
2420 SOUTH HALSTED, LLC



Bohnak Engineering, Inc

20 BOKER  
THAYER, L. BOYD  
BOHNAK ENGINEERING, INC  
1709 214 5314

SCALE  
DRAWING NUMBER

TABLE OF CONTENTS

SCALE  
AS NOTED  
SHEET NUMBER 00  
DRAWING NUMBER 2420-SP-00