



# City of Chicago



O2021-1024

Office of the City Clerk

## Document Tracking Sheet

**Meeting Date:** 3/24/2021

**Sponsor(s):** Misc. Transmittal

**Type:** Ordinance

**Title:** Zoning Reclassification Map No. 3-F at 142-172 W Chicago Ave/800-934 N LaSalle St/152-314 W Walton St/801-921 and 828-950 N Wells St/201-315 and 230-314 W Oak St/859-1037 and 930-1036 N Franklin St/210-232 W Chestnut St/200-210 W Institute Pl - App No. 20650

**Committee(s) Assignment:** Committee on Zoning, Landmarks and Building Standards

#20650  
INTRO DATE  
MARCH 24, 2022

**ORDINANCE**

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

**SECTION 1.** That the Chicago Zoning Ordinance be amended by changing all of the Institutional Planned Development No. 477 and C1-3 Neighborhood Commercial District symbols and indications as shown on Map 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 (vacated); a line 100.21 feet west of and parallel with the west line of North LaSalle Street; a line 87.82 feet north of and parallel with the north line of West Walton Street (vacated); North LaSalle Street: West Chicago Avenue; North Wells Street; West Institute Place; a line 124 feet west of and parallel with the west line of North Wells Street; West Chestnut Street; North Franklin Street; West Walton Street; the east line of the right-of-way of the Chicago Transit Authority; West Wendell Street (vacated); and the east line of the right-of-way of the Chicago Transit Authority

to those of the DX-5 Downtown Mixed-Use District.

**SECTION 2.** That the Chicago Zoning Ordinance be amended by changing all of DX-5 Downtown Mixed-Use District symbols and indications as shown on Map 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 (vacated); a line 100.21 feet west of and parallel with the west line of North LaSalle Street; a line 87.82 feet north of and parallel with the north line of West Walton Street (vacated); North LaSalle Street: West Chicago Avenue; North Wells Street; West Institute Place; a line 124 feet west of and parallel with the west line of North Wells Street; West Chestnut Street; North Franklin Street; West Walton Street; the east line of the right-of-way of the Chicago Transit Authority; West Wendell Street (vacated); and the east line of the right-of-way of the Chicago Transit Authority

to those of an Institutional-Residential-Business 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 3.** This Ordinance shall be in force and effect from and after its passage and due publication.

Address: 142-172 W Chicago / 800-934 N LaSalle / 152-314 W Walton / 801-921 and 828-950 N Wells / 201-315 and 230-314 W Oak / 859-1037 and 930-1036 N Franklin / 210-232 W Chestnut / 200-210 W Institute, Chicago, Illinois

**RESIDENTIAL-BUSINESS-INSTITUTIONAL PLANNED DEVELOPMENT NO. \_\_\_\_**  
**PLANNED DEVELOPMENT STATEMENTS**

1. The area delineated herein as Planned Development Number \_\_\_\_ (Planned Development) consists of approximately 749,186.1 square feet of property which is depicted on the attached Planned Development Property Line and Boundary Map (the "Property"). North Union LLC and The Moody Bible Institute of Chicago are the "Applicant" for this Planned Development with the authorization of the remaining property owners.
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.
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 ("CDOT") on behalf of the Applicant or its successors, assigns or grantees.

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

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Department of Planning and Development ("DPD") and CDOT. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of CDOT.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between CDOT's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by CDOT's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway & landscaping

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Introduced: March 24, 2021

Plan Commission:

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The Agreement must be executed prior to any CDOT and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow CDOT's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by CDOT.

4. This Plan of Development consists of \_\_\_ Statements: a Bulk Regulations Table and the following "Plans":
- a. Existing Zoning Map
  - b. Existing Land Use Map
  - c. Property, Planned Development Boundary and Subarea Map
  - d. Site Plan
  - e. Open Space/Landscape Plan
  - f. 878 N. Wells Street (Subarea E) – Site/Ground Floor Plan
  - g. 878 N. Wells Street Elevations (Subarea E) (South, East, North, West)
  - h. 232 W. Chestnut Street (Subarea E) – Site/Ground Floor Plan
  - i. 232 W. Chestnut Street Elevations (Subarea E) (South, East, North, West)
  - j. 871 N. Franklin Street (Subarea E) – Site/Ground Floor Plan
  - k. 871 N. Franklin Street Elevations (Subarea E) (South, East, North, West)
  - l. 920 N. Wells Street (Subarea E) – Site/Ground Floor Plan
  - m. 920 N. Wells Street Elevations (Subarea E) (South, East, North, West)
  - n. 909 N. Franklin Street (Subarea E) – Site/Ground Floor Plan
  - o. 909 N. Franklin Street Elevations (Subarea E) (South, East, North, West)
  - p. 919 N. Franklin Street (Subarea E) – Site/Ground Floor Plan
  - q. 919 N. Franklin Street Elevations (Subarea E) (South, East, North, West)
  - r. 221 W. Walton Street (Subarea F) – Site/Ground Floor Plan
  - s. 221 W. Walton Street Elevations (Subarea F) (South, East, North, West)
  - t. 215 W. Walton Street (Subarea F) – Site/Ground Floor Plan
  - u. 215 W. Walton Street Elevations (Subarea F) (South, East, North, West)
  - v. 216 W. Locust Street (Subarea D) – Site/Ground Floor Plan
  - w. 216 W. Locust Street Elevations (Subarea D) (South, East, North, West)
  - x. 205 W. Oak Street (Subarea C) – Site/Ground Floor Plan
  - y. 205 W. Oak Street Elevations (Subarea C) (South, East, North, West)
  - z. 235-305 W. Oak Street (Subarea C) – Ground Floor Plan
  - aa. 235-305 W. Oak Street (Subarea C) – Overall Elevation
  - bb. 235-305 W. Oak Street (Subarea C) – Typical Residence Elevation
  - cc. 312 W. Walton Street (Subarea B) – Site/Ground Floor Plan
  - dd. 312 W. Walton Street Elevations (Subarea B) (South, East, North, West)
  - ee. 300-310 W. Oak Street (Subarea B) – Site/Ground Floor Plan
  - ff. 300-310 W. Oak Street Elevations (Subarea B) (South, East, North, West)

prepared by Hartshorne Plunkard Architects and dated \_\_\_\_\_, submitted herein. 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 Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for

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Plan Commission:

approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.

5. The following uses are permitted in the area delineated herein as a Planned Development \_\_\_:

Subareas A, C and D: 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; multi-unit residential; student, guest and employee housing and dining facilities; office uses; physical education and recreational spaces and facilities; off-street parking including servicing and maintenance of institute owned vehicles; and accessory and incidental uses. Wireless Communication Facilities and Earth station receiving dishes are expressly permitted.

Subareas B through F: Dwelling Units located on and above the ground floor (including Detached Houses, Multi-unit Residential and Townhouses); Animal Services (Sales and Grooming, Veterinary); Artist Work or Sales Space; Business Support Services; Eating and Drinking Establishments (all); Financial Services (all, excluding Payday/Title Secured Loan Store and Pawn Shop); Food and Beverage Retail Sales; Liquor Sales (as accessory use); Medical Service; Office; Personal Service (all); Retail Sales; Co-Located Wireless Communication Facilities; Lodging and Valuable Objects Dealer; and accessory and incidental 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 DPD. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The Applicant acknowledges that Subarea B has received a bonus FAR of 2.94; pursuant to Sec. 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 5.57. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17-4-1003-B & C, prior to the issuance of the first building permit for any building in Subarea B; provided, however, if Subarea B is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3. Further, the Applicant may reduce the FAR (and bonus) in Subarea B administratively in accordance with Section 17-13-0611-A.

The bonus payment will be split between three separate funds, as follows: 80% to the Neighborhoods Opportunity Fund, 10% to the Citywide Adopt-a-Landmark Fund and 10% to the Local Impact Fund. In lieu of paying the City directly, the Department may: (a) direct developers to deposit a portion of the funds with a sister agency to finance specific local improvement projects; (b) direct developers to deposit a portion of the funds with a landmark property owner to finance specific landmark restoration projects; or, (c) approve proposals for in-kind improvements to satisfy the Local Impact portion of the payment.

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9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review Fee shall be assessed by DPD. 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.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by DPD. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, 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.
13. 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 to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.
15. Prior to the Part II Approval (Section 17-13-0610 of the Chicago Zoning Ordinance) in Subarea A, the Applicant shall submit a site plan, landscape plan and building elevations for the specific Subareas for review and approval by the Department of Planning and Development (DPD). Review and approval by DPD is intended to assure that specific development components substantially conform with the Planned Development (PD) and to assist the City in monitoring ongoing development. Subarea Site Plan Approval Submittals (Section 17-13-0800) need only include that portion of the Property for which approval is being sought by the Applicant. If the Applicant is seeking approval for a portion of the Property that represents less than an entire Subarea, the Applicant shall also include a site plan for that area of the Property which is bounded on all sides by either public Rights-of-Way or the boundary of the nearest Sub-Area. The site plan provided shall include all dimensioned and planned street Rights-of-Way.

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Following approval by DPD, the approved Subarea Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the PD.

After approval of the Sub-Area Site Plan, changes or modifications may be made pursuant to the provisions of Statement 12. In the event of any inconsistency between approved plans and the terms of the PD, the terms of the PD shall govern. Any Subarea Site Plan Approval Submittals shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- fully-dimensioned building elevations;
- fully-dimensioned landscape plan(s); and,
- statistical information applicable to the subject Subarea, including floor area, the applicable floor area ratio, uses to be established, building heights and setbacks.

Subarea Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the PD.

16. Subject in all cases to the other statements, terms, regulations and provisions of this Planned Development, the Applicant shall have the right to designate additional subareas within the Planned Development from time to time in order to promote orderly development, to facilitate financing, acquisition, leasing or disposition of the Property or relevant portions thereof, to designate zoning control or to otherwise administer this Planned Development. The designation and re-designation of subareas shall not in and of itself require an amendment to this Planned Development and shall be approved as a minor change, pursuant to Section 17-13-0611; included in such minor change, the Applicant shall provide notice of all material terms of any such designation to DPD, including the designated area and the bulk regulations that will apply therein, for DPD's administrative purposes to facilitate Part II review for any such designated subarea. In furtherance of the foregoing, and in all cases subject to the other statements, terms, regulations and provisions of this Planned Development, the Applicant may allocate or assign previously unused development rights under the Planned Development from other designated or to be designated subareas including, but not limited to, floor area and floor area ratio, signage, building height, dwelling units and parking; provided that the overall regulations and limitations set forth in the Bulk Regulations and Data Table and the Plans applicable to the entirety of the Planned Development shall not be exceeded or increased as a result of any such allocation(s) or assignment(s), and (iii) all such allocation(s) or assignment(s) of development rights are subject to the terms of Section 17-13-0611.
17. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of (i) 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and

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EAST\179361072.2

contracting opportunities. Second, at the time of the Applicant's submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

18. The Applicant acknowledges and agrees that the rezoning of the Property from Institutional Planned Development No. 477 and C1-3 Neighborhood Commercial District to the DX-5 Downtown Mixed-Use District and then to this Institutional-Residential-Business Planned Development, triggers the requirements of Section 2-44-080 of the Municipal Code (the "Affordable Requirements Ordinance" or "ARO"). Any developer of a "residential housing project" within the meaning of the ARO must: (i) set aside 10% of the housing units in the residential housing project (ARO Units) as affordable units, or with the approval of the commissioner of the Department of Housing ("DOH") (subject to the transition provisions of Section 2-44-040(c)), in consultation with the commissioner of the Department of Planning and Development ("DPD") as appropriate; (ii) pay a fee in lieu of the development of the ARO Units (Cash Payment); or (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25% of the ARO Units on-site or off-site (Required Units). If the developer elects to provide ARO Units off-site, the off-site ARO Units must be located within a two-mile radius from the residential housing project and in the same or a different higher income area or downtown district.

Subarea A: Subarea A is located in a "downtown district" within the meaning of the ARO, and is approved for a total of 1,372 units. As a result, the Applicant's affordable housing obligation is 137 ARO units (10% of 1,372 rounded down), 34 of which are Required Units (25% of 137, rounded down). Applicant has agreed to satisfy its affordable housing obligation by making a cash payment to the Affordable Housing Opportunity Fund in the amount of \$182,748 per unit ("Cash Payment") and/or providing 137 ARO Units in the building(s) to be constructed in Subarea A and/or 137 ARO Units in one or more off-site buildings (with such off-site units to be approved by the Department of Housing in consultation with DPD as appropriate), as set forth in the Affordable Housing Profile Form attached hereto as Exhibit [ ].

Subareas B, C, E and F: Subareas B, C, E and F are located in a "downtown district" within the meaning of the ARO and are approved for a total of 2,656 units. As a result, the Applicant's affordable housing obligation for Subareas B, C, E and F is 266 ARO units (10% of 2,656 rounded up), 26 of which are Required Units (25% of 266, rounded up). Applicant has agreed to satisfy its affordable housing obligation by providing 236 ARO Units in the building(s) to be constructed in Subareas B, C, E and F and 118 ARO Units in one or more off-site buildings, to be approved by the

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EAST179361072.2



Department of Housing in consultation with DPD as appropriate, as set forth in the Affordable Housing Profile Form attached hereto as Exhibit [\_\_\_\_\_].

The Applicant agrees that the ARO Units must be affordable to households earning no more than 60% of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of housing units in the Planned Development, or elects to build a for-sale project instead, the Applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Housing for review and approval, and DOH may adjust the requirements and number of required ARO Units without amending the Planned Development. Prior to the issuance of any building permits for any residential building in the Planned Development, including, without limitation, excavation or foundation permits, the Applicant must make the required Cash Payment and/or execute and record an affordable housing agreement in accordance with Section 2-44-080(L). The cash payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in the consumer price index in accordance with Section 2-44-080. The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the Planned Development, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DOH may enforce remedies for any breach of this Statement 16, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

19. Subject to the receipt of all necessary permits and approvals, the Applicant or its successors and assigns, at its sole cost, shall design and construct the open space improvements as depicted on the Open Space Plan (hereinafter the "Park"). The Applicant, its successors and assigns and, if different than the Applicant, the legal title holders to and any ground lessors of the Property, shall be responsible for maintaining and managing the Park for the purposes set forth herein, including ensuring that the Park's landscaping is well maintained, that the vegetation and plantings are kept in a healthy condition and that the Park facilities are clean, well lit, litter free and clear of snow (hardscaped areas) and debris. The Applicant shall provide sufficient liability insurance coverage for the operation of the Park for public use. The Applicant shall provide informational and wayfinding signage at all entries that the Park is open to the public (subject to occasional partial closure for private use provided that a path providing access during such closures shall be maintained through the Park), free of charge, during normal park hours from 6:00am to 11:00pm every day of the year. The maintenance and management obligations contained herein shall continue for the life of this Planned Development subject to and in accordance with the DEMA (defined below).

Prior to issuance of building permits for the first principal building, the Applicant will enter into a development and maintenance agreement (the "DEMA") with the City for the construction, maintenance, and management of the Park. The DEMA obligations shall be binding upon the Applicant, its successors and assigns, including but not limited to a homeowners or master association whose purpose includes maintaining the Park. Upon completion of the Park, the public access provided for herein shall be memorialized in a public access easement agreement (which may be included in the DEMA) with and for the benefit of the City. The recording and other costs associated with establishing the easement shall be the responsibility of the Applicant. A copy of said public access easement agreement shall be on file with the Department of Planning and Development.

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The Commissioner is hereby authorized to enter into the DEMA (or more than one DEMA if the Commissioner deems necessary depending on the phasing of the development) and all other documents contemplated by the Statement and, in his/her sole discretion, may modify by minor change the foregoing requirements, without further City Council approval, for the DEMA(s) and public access easement agreement(s) so as to permit alternate forms of achieving compliance with the Applicant's construction, maintenance and management obligations and public access rights, such as, by means of example and not limitation, one or more restrictive covenants or owners' reciprocal easement and operation agreements in form and substance acceptable to the City which expressly grant the City necessary enforcement, self-help and lien rights as may be necessary to assure compliance with this Statement.

20. The Applicant acknowledges that the Planned Development (PD) includes the building commonly known as 221 W. Walton Street and identified as potentially significant in the Chicago Historic Resources Survey. Pursuant to the Municipal Code of Chicago, Sections 17-8-0911 and 13-32-230, the Applicant acknowledges that PDs should give priority to the adaptive reuse of historic buildings which are color-coded red or orange in the Chicago Historic Resources Survey. Therefore, the Applicant agrees to retain and preserve the character-defining features of the building. The character-defining features are identified as TBD. In general, original features and materials of the character-defining features should be retained and preserved as much as reasonably possible, while any changes should be compatible with the building's historic character. Such work to the character-defining features shall be subject to the review and approval of the Department of Planning and Development as a part of the Part II Review.
21. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the property to the DX-5 Downtown Mixed-Use District.

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**BULK REGULATIONS AND DATA TABLE**

Gross Site Area:	1,048,552.5
Area in Public Right of Way:	299,366.4
Net Site Area (sf):	749,186.1
Subarea A:	394,035.9
Subarea B:	145,325.4
Subarea C:	72,016.7
Subarea D:	10,957.8
Subarea E:	115,892.2
Subarea F:	10958.1
Maximum Floor Area Ratio:	5.57
Subarea A:	3.1723
Subarea B:	10.67
Subarea C:	5.8334
Subarea D:	2.2815
Subarea E:	7.5421
Subarea F:	5.0
Maximum Number of Dwelling Units:	4,028
Subarea A:	1,372 (Note: Does not include 588 existing dorm rooms)
Subarea B:	1,539
Subarea C:	248
Subarea D:	0

Applicant North Union LLC  
Address 142-172 W Chicago / 800-934 N LaSalle / 152-314 W Walton / 801-921 and 828-950 N Wells / 201-315 and 230-314 W Oak / 859-1037 and 930-1036 N Franklin / 210-232 W Chestnut / 200-210 W Institute  
Introduced March 24, 2021  
Plan Commission:

Subarea E:	809
Subarea F:	60
<b>Minimum Parking:</b>	
Subarea A:	Existing: Existing to remain Future Improvements: Per Site Plan Approval
Subarea B:	0.51 Spaces Per Dwelling Unit
Subarea C:	0.88 Spaces Per Dwelling Unit
Subarea D:	N/A
Subarea E:	0.48 Spaces per Dwelling Unit
Subarea F:	Per site plan approval
<b>Maximum Height:</b>	
Subarea A:	500'
Subarea B:	695'
Subarea C:	500'
Subarea D:	130'
Subarea E:	330'
Subarea F:	130'
<b>Minimum Loading:</b>	
Subarea A:	Existing to remain
All other Subareas:	1 (10'x25') per building
<b>Minimum Bicycle Parking:</b>	
Residential:	1 per 2 auto spaces
Non-residential:	1 per 10 auto spaces
Minimum Setbacks:	Per plans

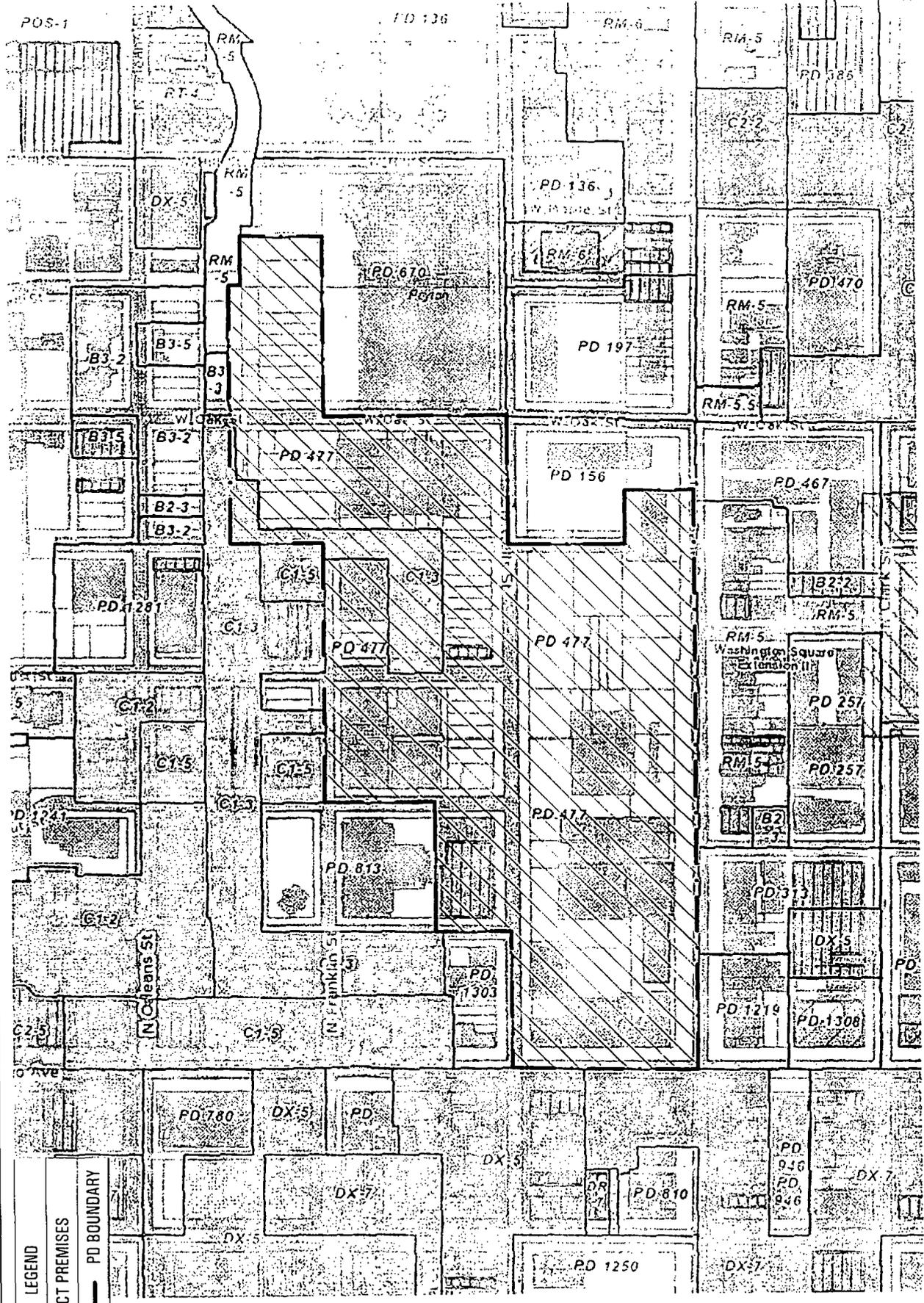
Applicant North Union LLC  
Address 142-172 W Chicago / 800-934 N LaSalle / 152-314 W Walton / 801-921 and 828-950 N Wells / 201-315 and 230-314 W Oak / 859-1037 and 930-1036 N Franklin / 210-232 W Chestnut / 200-210 W Institute  
Introduced March 24, 2021  
Plan Commission

**AUTHORIZATION**

The undersigned, JPMorgan Chase Bank, N.A, as Successor in Interest to Bank One Trust Company, N.A. and Patricia G. Dean as Trustee under the Last Will and Testament of Mary T. Goller, deceased, being the owner of real property generally located at 211-221 West Walton / 220 West Locust in Chicago, Illinois (the "Subject Property"), hereby authorizes North Union LLC, a Delaware limited liability company, The Moody Bible Institute of Chicago, an Illinois not-for-profit corporation, and any affiliate or designee thereof and their attorneys, DLA Piper LLP (US), to file one or more applications for zoning approvals and related permits and approvals with the City of Chicago relating to the Subject Property.

*gjh* **IN WITNESS WHEREOF**, the undersigned has executed this Authorization as of this 21<sup>st</sup> day of January, 2021.

By:   
Name: Michael Pearlman  
Its: Executive Director

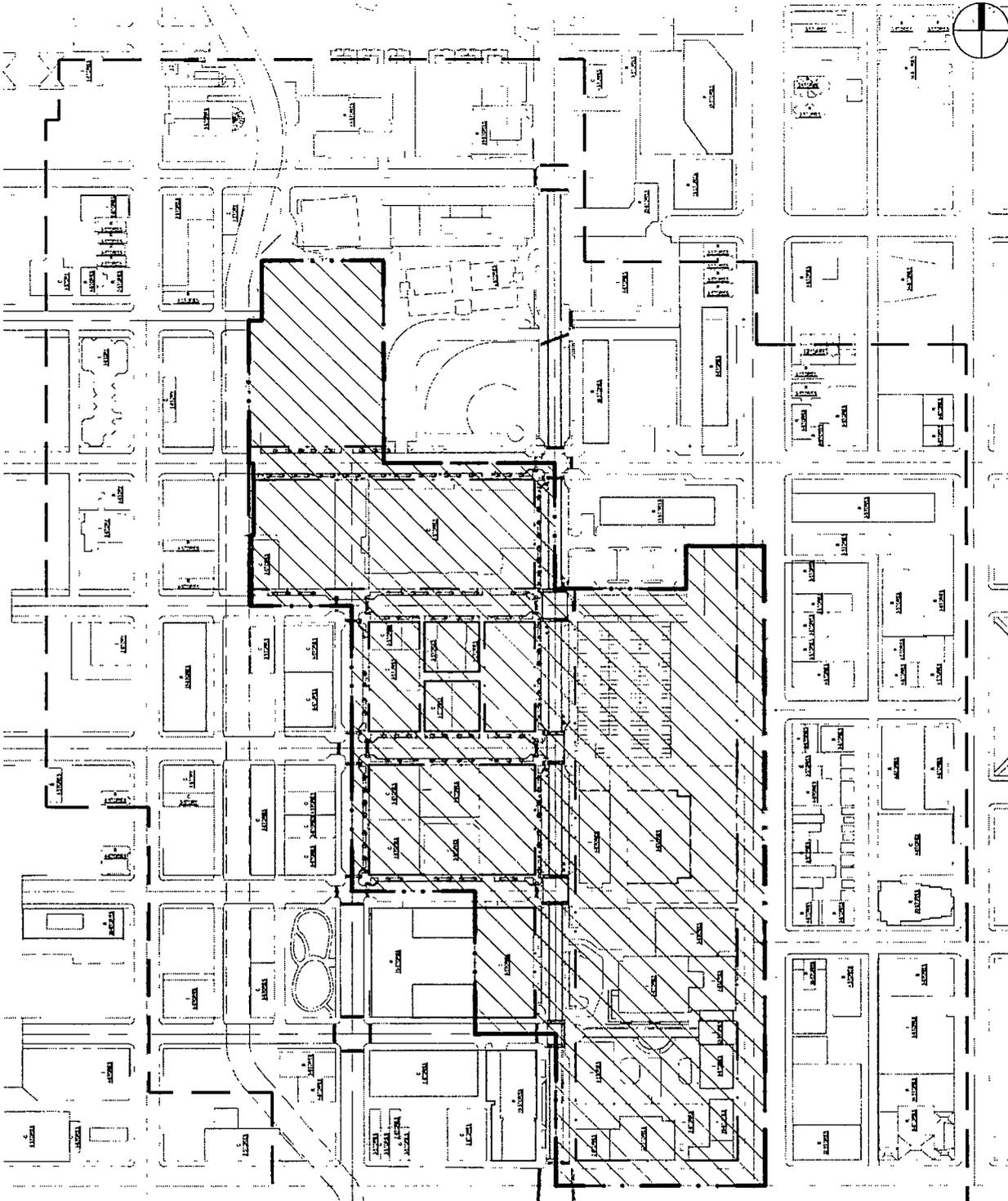


LEGEND  
 SUBJECT PREMISES  
 PD BOUNDARY

APPLICANT: NORTH UNION LLC / THE MOODY BIBLE INSTITUTE OF CHICAGO  
 ADDRESS OF PROJECT: 142-172 W Chicago / 800-934 N LaSalle / 152-314 W Walton / 801-921 and 828-950 N Wells / 201-315 and 230-314 W Oak / 859-1037 and 930-1036 N Franklin / 210-232 W Chestnut / 200-210 W Institute  
 INTRODUCTION: 03-24-2021  
 PLAN COMMISSION: TBD  
 SCALE: 1" = 300'-0"

EXISTING ZONING MAP

LEGEND	
	SUBJECT PREMISES
R	RESIDENTIAL
C	BUSINESS/COMMERCIAL
I	INSTITUTIONAL
	PD BOUNDARY
	PROPERTY LINE
	400' RADIUS



APPLICANT: NORTH UNION LLC / THE MOODY BIBLE INSTITUTE OF CHICAGO

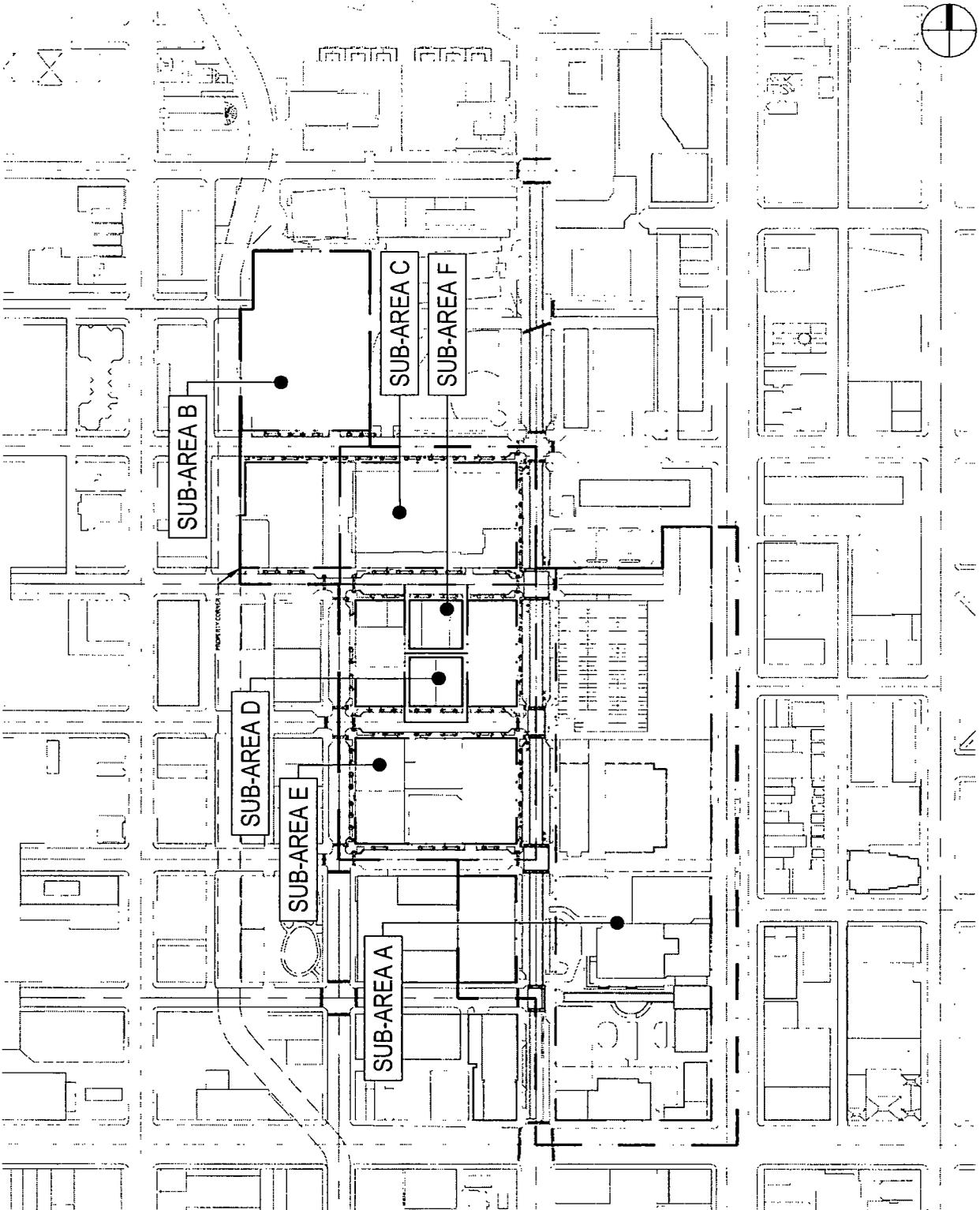
ADDRESS OF PROJECT: 142-172 W Chicago / 800-934 N LaSalle / 152-314 W Walton / 801-921 and 828-950 N Wells / 201-315 and 230-314 W Oak / 859-1037 and 930-1036 N Franklin / 210-232 W Chestnut / 200-210 W Institute

INTRODUCTION: 03-24-2021 PLAN COMMISSION: TBD SCALE: 1" = 300'-0"

EXISTING LAND USE MAP

LEGEND	
SUBJECT PREMISES	
—•—	PD BOUNDARY
—•—	PD SUB BOUNDARY
—•—	PROPERTY LINE

AREA LEGEND	
GROSS SITE AREA	1,048,552.5 SF
AREA IN R.O.W.	299,366.4 SF
SITE AREA	749,186.1 SF



**APPLICANT: NORTH UNION LLC / THE MOODY BIBLE INSTITUTE OF CHICAGO**

**ADDRESS OF PROJECT:** 142-172 W Chicago / 800-934 N LaSalle / 152-314 W Walton / 801-921 and 828-950 N Wells / 201-315 and 230-314 W Oak / 859-1037 and 930-1036 N Franklin / 210-232 W Chestnut / 200-210 W Institute

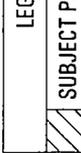
**INTRODUCTION: 03-24-2021**

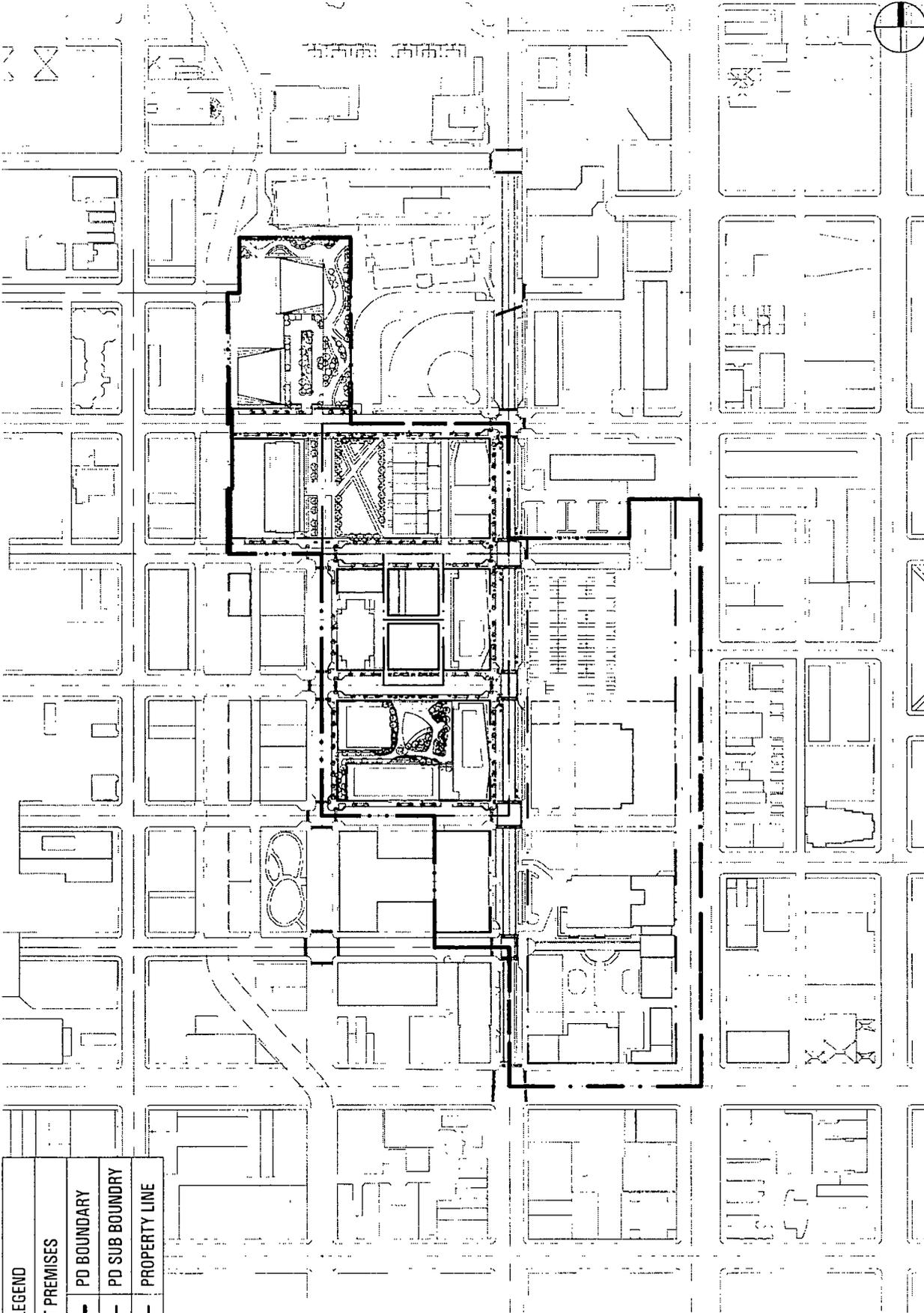
**PLAN COMMISSION: TBD**

**SCALE: 1" = 300'-0"**

**PROPERTY, PLANNED DEVELOPMENT BOUNDARY AND SUBAREA MAP**



LEGEND	
	SUBJECT PREMISES
	PD BOUNDARY
	PD SUB BOUNDARY
	PROPERTY LINE



APPLICANT: NORTH UNION LLC / THE MOODY BIBLE INSTITUTE OF CHICAGO

ADDRESS OF PROJECT: 142-172 W Chicago / 800-934 N LaSalle / 152-314 W Walton / 801-921 and 828-950 N Wells / 201-315 and 230-314 W Oak / 859-1037 and 930-1036 N Franklin / 210-232 W Chestnut / 200-210 W Institute

INTRODUCTION: 03-24-2021

PLAN COMMISSION: TBD

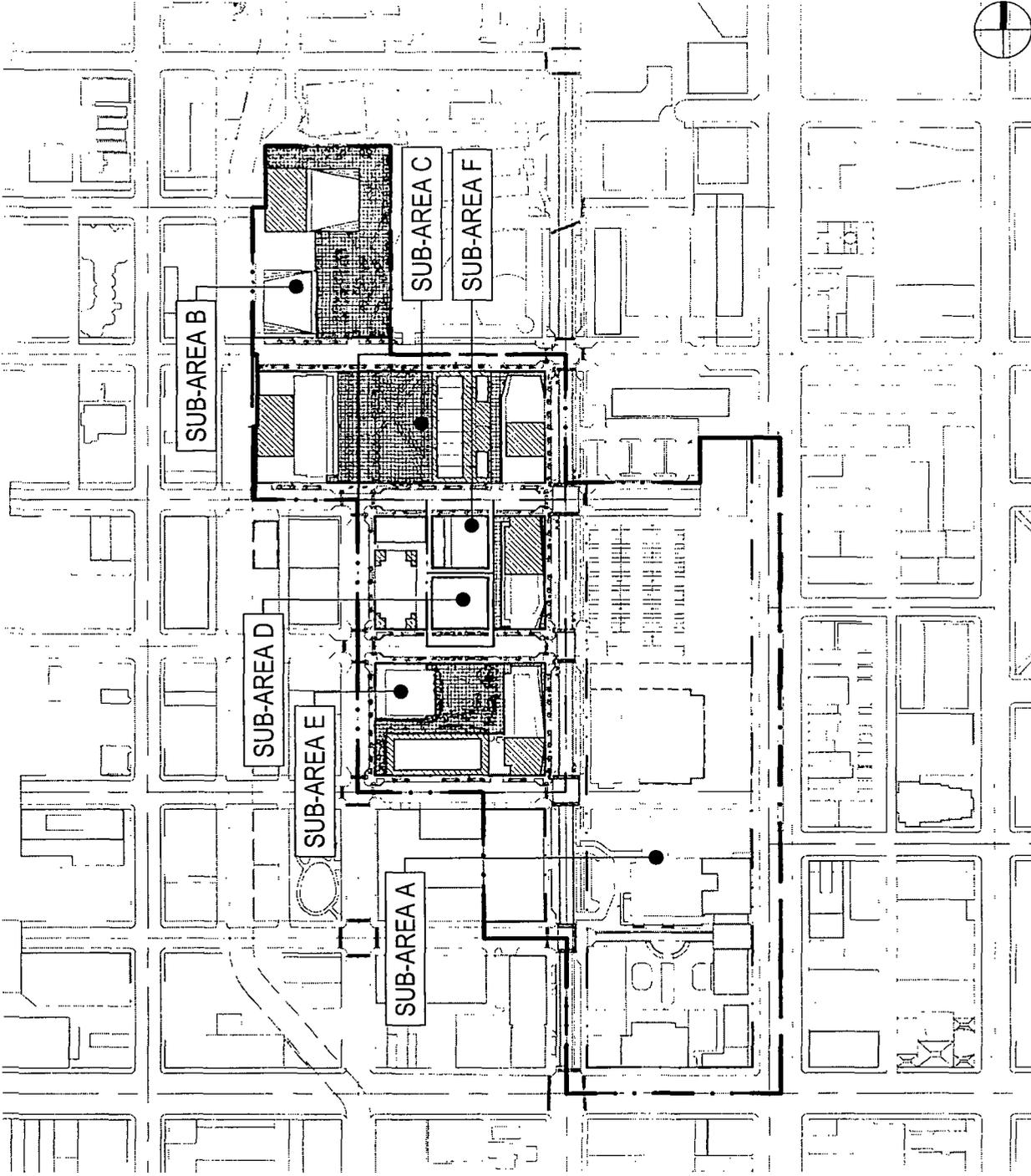
SCALE: 1" = 300'-0"

SITE PLAN

KEY	
	PUBLIC OPEN SPACE
	PRIVATE OPEN SPACE

OPEN SPACE AREA KEY	
SUB AREA B OPEN AREA	
TOTAL PUBLIC	51,500 SF
TOTAL PRIVATE	12,000 SF
SUB AREA C OPEN AREA	
TOTAL PUBLIC	36,000 SF
TOTAL PRIVATE	12,000 SF
SUB AREA D OPEN AREA	
TOTAL PUBLIC	0 SF
TOTAL PRIVATE	0 SF
SUB AREA E OPEN AREA	
TOTAL PUBLIC	23,000 SF
TOTAL PRIVATE	12,000 SF
SUB AREA F OPEN AREA	
TOTAL PUBLIC	0 SF
TOTAL PRIVATE	2,000 SF

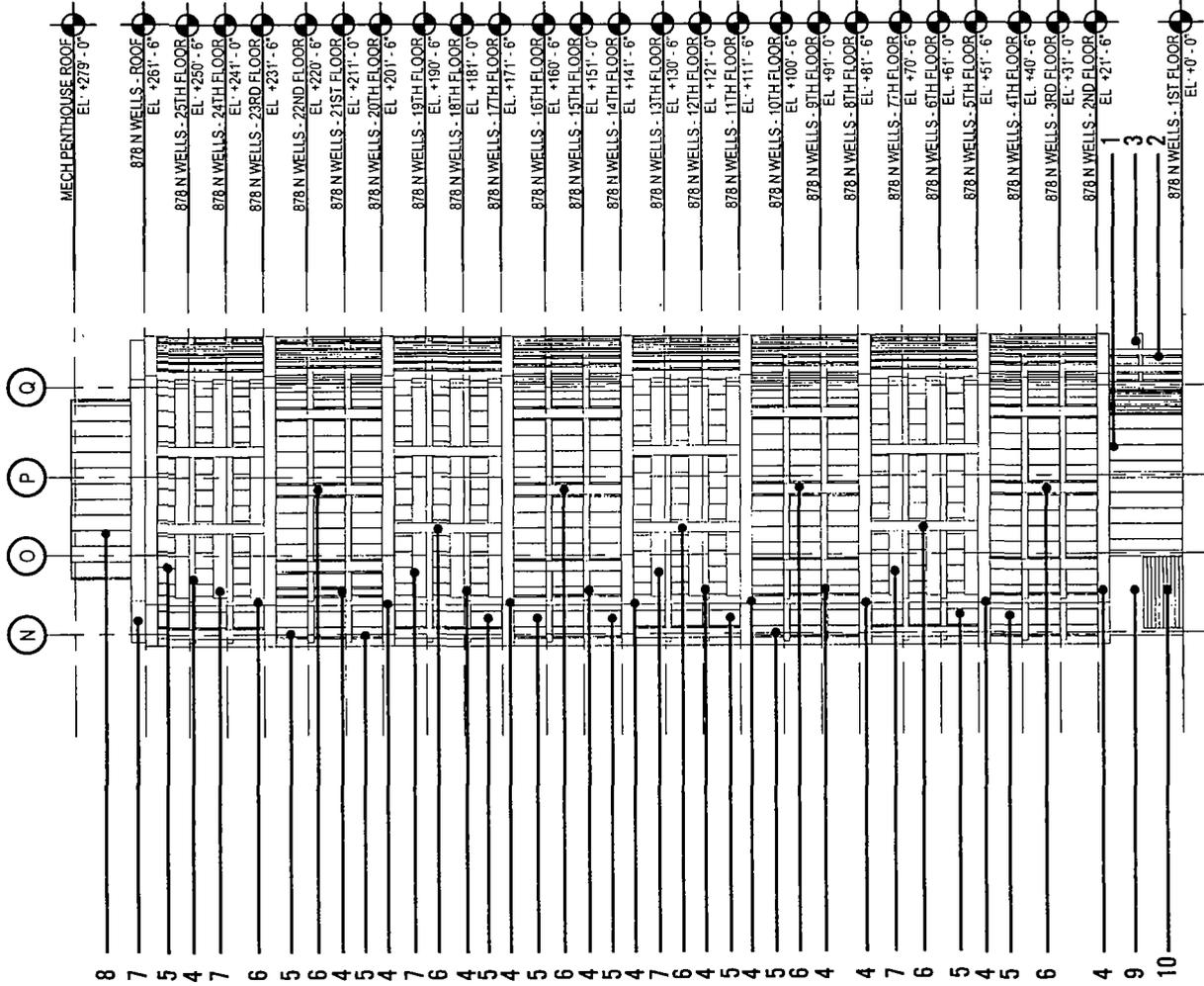
SUB AREA TOTAL OPEN AREA	
TOTAL PUBLIC	110,500 SF
TOTAL PRIVATE	38,000 SF



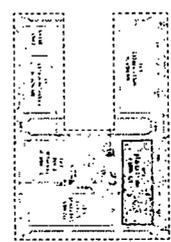
<b>APPLICANT: NORTH UNION LLC / THE MOODY BIBLE INSTITUTE OF CHICAGO</b> <b>ADDRESS OF PROJECT:</b> 142-172 W Chicago / 800-934 N LaSalle / 152-374 W Walton / 801-921 and 828-950 N Wells / 201-315 and 230-314 W Oak / 859-1037 and 930-1036 N Franklin / 210-232 W Chestnut / 200-210 W Institute <b>INTRODUCTION:</b> 03-24-2021		<b>PLAN COMMISSION: TBD</b> <b>SCALE: 1" = 300'-0"</b>
<b>OPEN SPACE / LANDSCAPE PLAN</b>		



- MATERIAL LEGEND**
1. STRUCTURALLY GLAZED RETAIL STOREFRONT
  2. METAL CLAD COLUMNS
  3. METAL CANOPY
  4. METAL SLAB EDGE COVER
  5. WINDOW WALL SYSTEM
  6. METAL PANEL IN-LINE WITH SLAB EDGE
  7. GLASS AND ALUMINUM RAILING
  8. METAL SCREEN TO MATCH WINDOW WALL
  9. CONCRETE WALL
  10. METAL OVERHEAD DOOR



SUB-AREA: E



APPLICANT: NORTH UNION LLC / THE MOODY BIBLE INSTITUTE OF CHICAGO

ADDRESS OF PROJECT: 878 N WELLS STREET

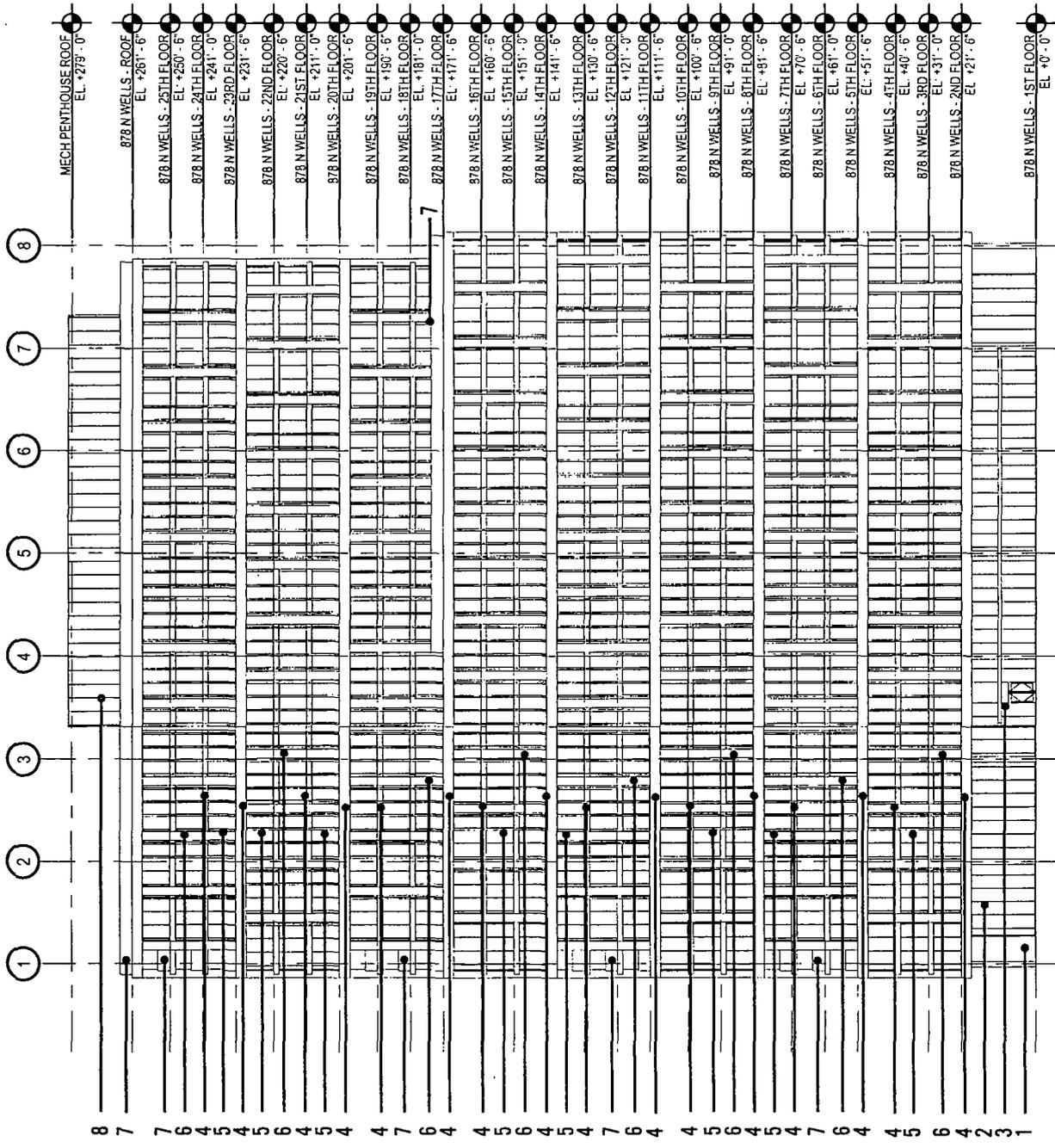
INTRODUCTION: 03-24-2021

PLAN COMMISSION: TBD

SCALE: 1"=40'

SOUTH ELEVATION

- MATERIAL LEGEND**
1. STRUCTURALLY GLAZED RETAIL STOREFRONT
  2. METAL CLAD COLUMNS
  3. METAL CANOPY
  4. METAL SLAB EDGE COVER
  5. WINDOW WALL SYSTEM
  6. METAL PANEL IN-LINE WITH SLAB EDGE
  7. GLASS AND ALUMINUM RAILING
  8. METAL SCREEN TO MATCH WINDOW WALL
  9. CONCRETE WALL
  10. METAL OVERHEAD DOOR



**SUB-AREA: E**

**APPLICANT: NORTH UNION LLC / THE MOODY BIBLE INSTITUTE OF CHICAGO**

**ADDRESS OF PROJECT: 878 N WELLS STREET**

**INTRODUCTION: 03-24-2021**

**PLAN COMMISSION: TBD**

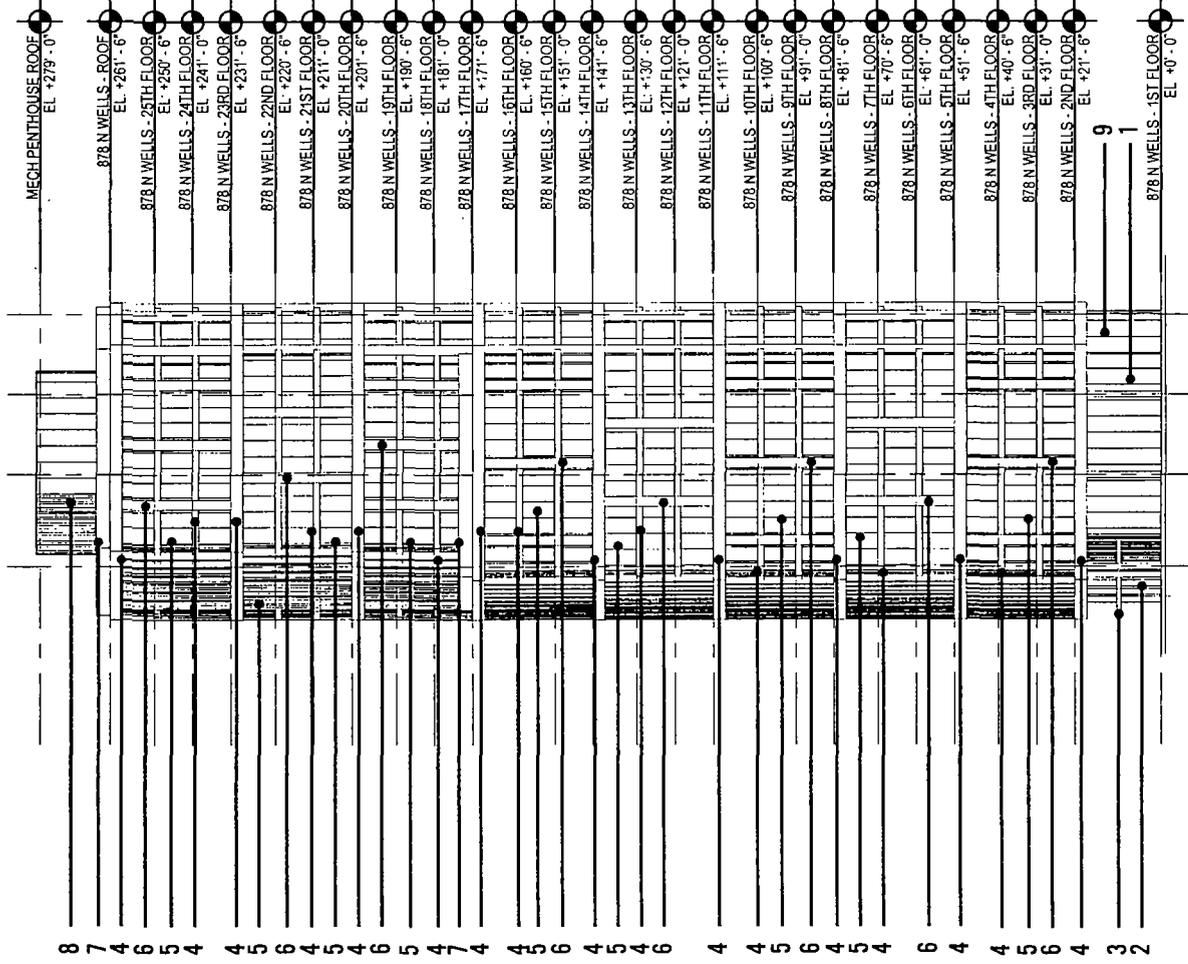
**SCALE: 1"=40'**

**EAST ELEVATION**

- MECH PENTHOUSE ROOF  
EL. +279'-0"
- 878 N WELLS - ROOF  
EL. +261'-6"
- 878 N WELLS - 25TH FLOOR  
EL. +250'-6"
- 878 N WELLS - 24TH FLOOR  
EL. +241'-0"
- 878 N WELLS - 23RD FLOOR  
EL. +231'-6"
- 878 N WELLS - 22ND FLOOR  
EL. +220'-6"
- 878 N WELLS - 21ST FLOOR  
EL. +211'-0"
- 878 N WELLS - 20TH FLOOR  
EL. +201'-6"
- 878 N WELLS - 19TH FLOOR  
EL. +190'-6"
- 878 N WELLS - 18TH FLOOR  
EL. +181'-0"
- 878 N WELLS - 17TH FLOOR  
EL. +171'-6"
- 878 N WELLS - 16TH FLOOR  
EL. +160'-6"
- 878 N WELLS - 15TH FLOOR  
EL. +151'-0"
- 878 N WELLS - 14TH FLOOR  
EL. +141'-6"
- 878 N WELLS - 13TH FLOOR  
EL. +130'-6"
- 878 N WELLS - 12TH FLOOR  
EL. +121'-0"
- 878 N WELLS - 11TH FLOOR  
EL. +111'-6"
- 878 N WELLS - 10TH FLOOR  
EL. +100'-6"
- 878 N WELLS - 9TH FLOOR  
EL. +91'-0"
- 878 N WELLS - 8TH FLOOR  
EL. +81'-6"
- 878 N WELLS - 7TH FLOOR  
EL. +70'-6"
- 878 N WELLS - 6TH FLOOR  
EL. +61'-0"
- 878 N WELLS - 5TH FLOOR  
EL. +51'-6"
- 878 N WELLS - 4TH FLOOR  
EL. +40'-6"
- 878 N WELLS - 3RD FLOOR  
EL. +31'-0"
- 878 N WELLS - 2ND FLOOR  
EL. +21'-6"
- 878 N WELLS - 1ST FLOOR  
EL. +0'-0"

**MATERIAL LEGEND**

1. STRUCTURALLY GLAZED RETAIL STOREFRONT
2. METAL CLAD COLUMNS
3. METAL CANOPY
4. METAL SLAB EDGE COVER
5. WINDOW WALL SYSTEM
6. METAL PANEL IN-LINE WITH SLAB EDGE
7. GLASS AND ALUMINUM RAILING
8. METAL SCREEN TO MATCH WINDOW WALL
9. CONCRETE WALL
10. METAL OVERHEAD DOOR



**SUB-AREA: E**

**APPLICANT: NORTH UNION LLC / THE MOODY BIBLE INSTITUTE OF CHICAGO**

**ADDRESS OF PROJECT: 878 N WELLS STREET**

**INTRODUCTION: 03-24-2021**

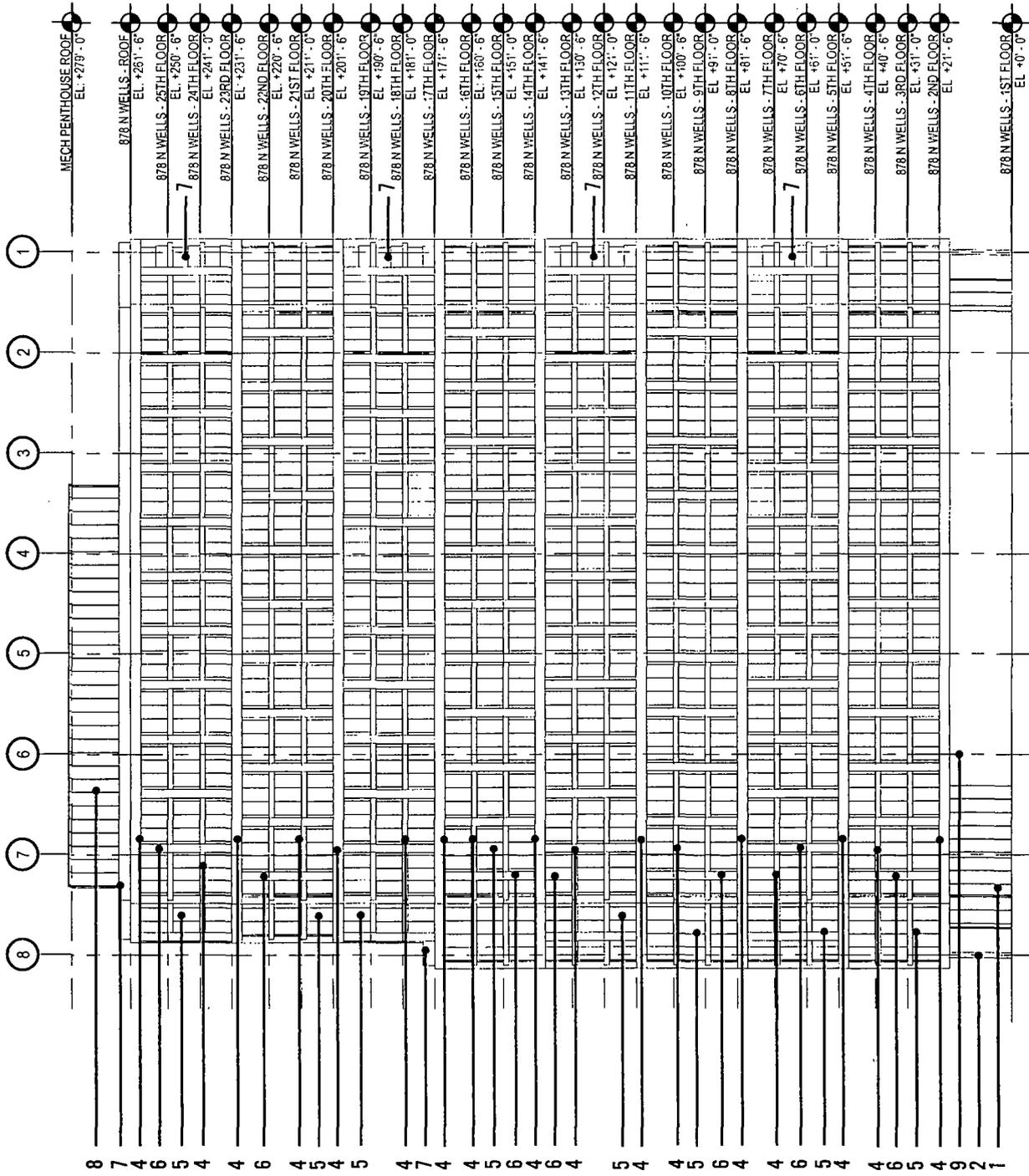
**PLAN COMMISSION: TBD**

**SCALE: 1"=40'**

**NORTH ELEVATION**

- MECH PENTHOUSE ROOF  
EL. +279'-0"
- 878 N WELLS - ROOF  
EL. +261'-6"
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EL. +0'-0"

- MATERIAL LEGEND**
1. STRUCTURALLY GLAZED RETAIL STOREFRONT
  2. METAL CLAD COLUMNS
  3. METAL CANOPY
  4. METAL SLAB EDGE COVER
  5. WINDOW WALL SYSTEM
  6. METAL PANEL IN-LINE WITH SLAB EDGE
  7. GLASS AND ALUMINUM RAILING
  8. METAL SCREEN TO MATCH WINDOW WALL
  9. CONCRETE WALL
  10. METAL OVERHEAD DOOR



APPLICANT: NORTH UNION LLC / THE MOODY BIBLE INSTITUTE OF CHICAGO

ADDRESS OF PROJECT: 878 N WELLS STREET

INTRODUCTION: 03-24-2021

PLAN COMMISSION: TBD

SCALE: 1"=40'

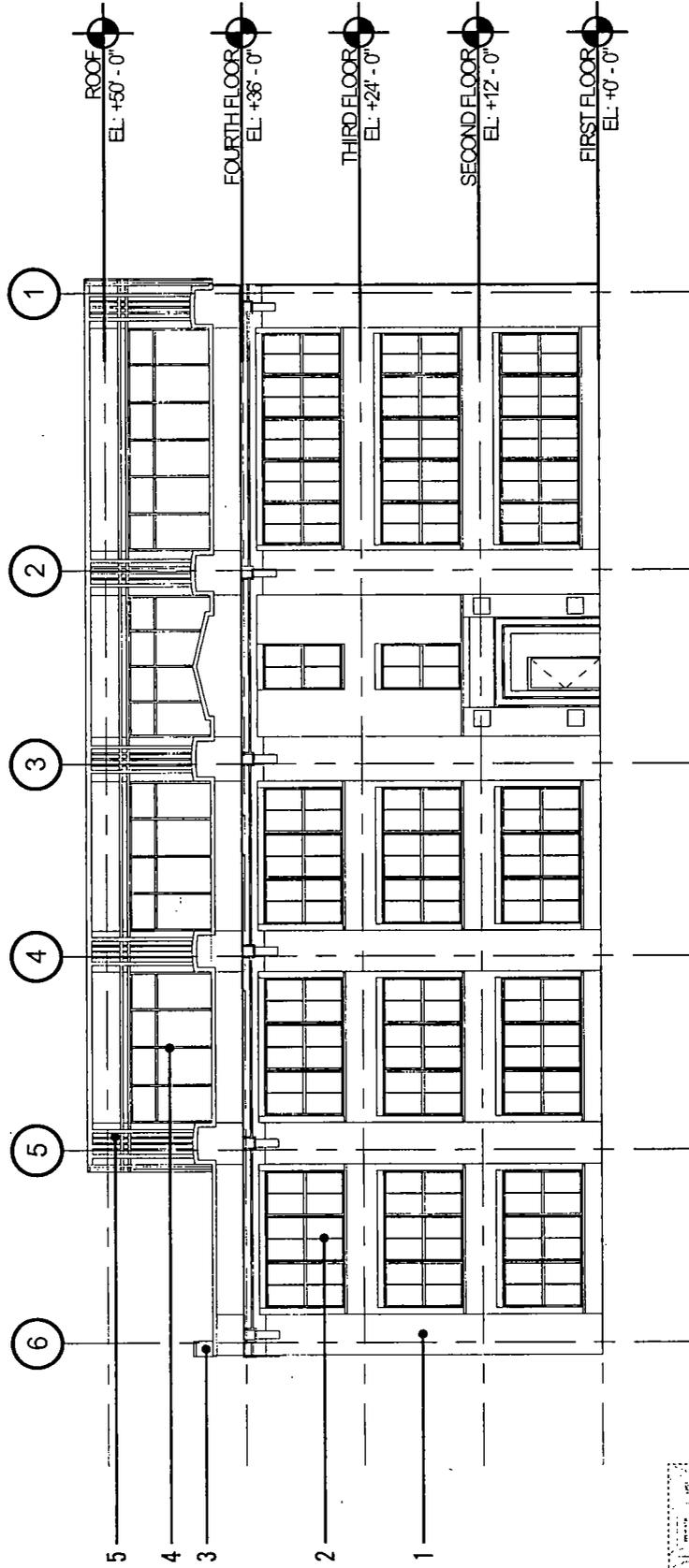
WEST ELEVATION





**MATERIAL LEGEND**

- 1. EXISTING MASONRY CLADDING
- 2. NEW ALUMINUM WINDOWS WITH EXTERIOR APPLIED HISTORIC MUNTINS
- 3. CAST STONE COPING
- 4. NEW ALUMINUM STOREFRONT
- 5. METAL PANEL CLADDING
- 6. OVERHEAD METAL DOOR



SUB-AREA: E

APPLICANT: NORTH UNION LLC / THE MOODY BIBLE INSTITUTE OF CHICAGO

ADDRESS OF PROJECT: 871 N FRANKLIN STREET

INTRODUCTION: 03-24-2021

PLAN COMMISSION: TBD

SCALE: 1/16"=1'

WEST ELEVATION

**MATERIAL LEGEND**

1. EXISTING MASONRY CLADDING
2. NEW ALUMINUM WINDOWS WITH EXTERIOR APPLIED HISTORIC MUNTINS
3. CAST STONE COPING
4. NEW ALUMINUM STOREFRONT
5. METAL PANEL CLADDING
6. OVERHEAD METAL DOOR



**SUB-AREA: E**

**APPLICANT: NORTH UNION LLC / THE MOODY BIBLE INSTITUTE OF CHICAGO**

**ADDRESS OF PROJECT: 871 N FRANKLIN STREET**

**INTRODUCTION: 03-24-2021**

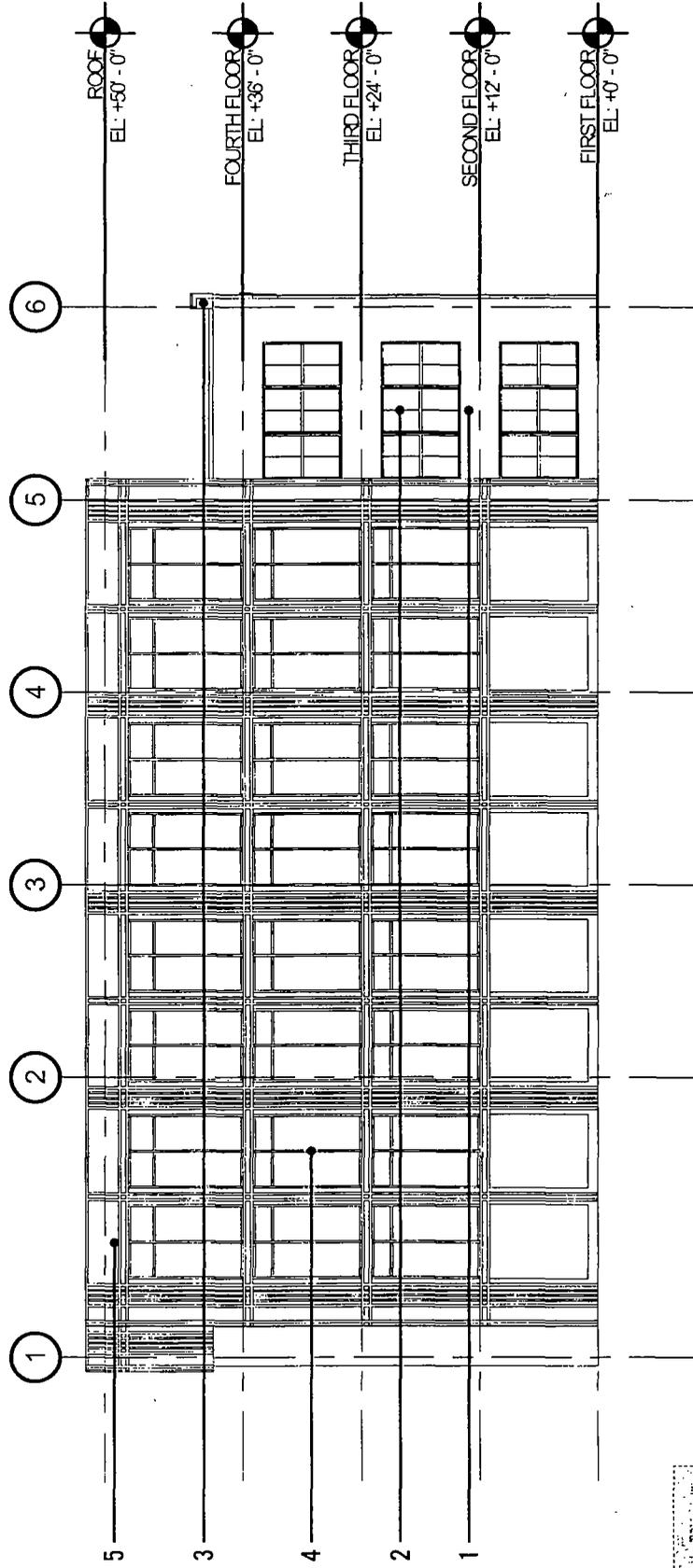
**PLAN COMMISSION: TBD**

**SCALE: 1/16"=1'**

**NORTH ELEVATION**

**MATERIAL LEGEND**

1. EXISTING MASONRY CLADDING
2. NEW ALUMINUM WINDOWS WITH EXTERIOR APPLIED HISTORIC MUNTINS
3. CAST STONE COPING
4. NEW ALUMINUM STOREFRONT
5. METAL PANEL CLADDING
6. OVERHEAD METAL DOOR



**SUB-AREA: E**

**APPLICANT: NORTH UNION LLC / THE MOODY BIBLE INSTITUTE OF CHICAGO**

**ADDRESS OF PROJECT: 871 N FRANKLIN STREET**

**INTRODUCTION: 03-24-2021**

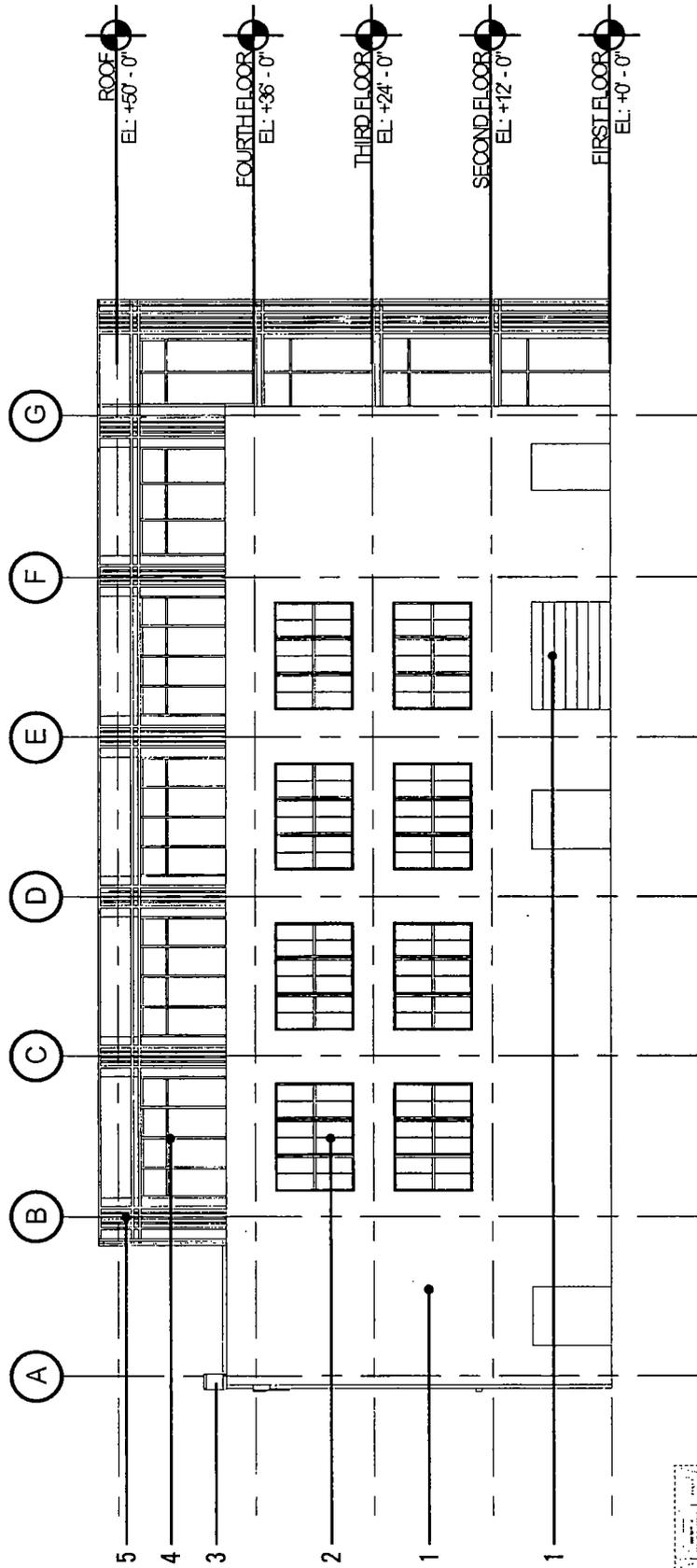
**PLAN COMMISSION: TBD**

**SCALE: 1/16"=1'**

**EAST ELEVATION**

**MATERIAL LEGEND**

1. EXISTING MASONRY CLADDING
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3. CAST STONE COPING
4. NEW ALUMINUM STOREFRONT
5. METAL PANEL CLADDING
6. OVERHEAD METAL DOOR



SUB-AREA: E

APPLICANT: NORTH UNION LLC / THE MOODY BIBLE INSTITUTE OF CHICAGO

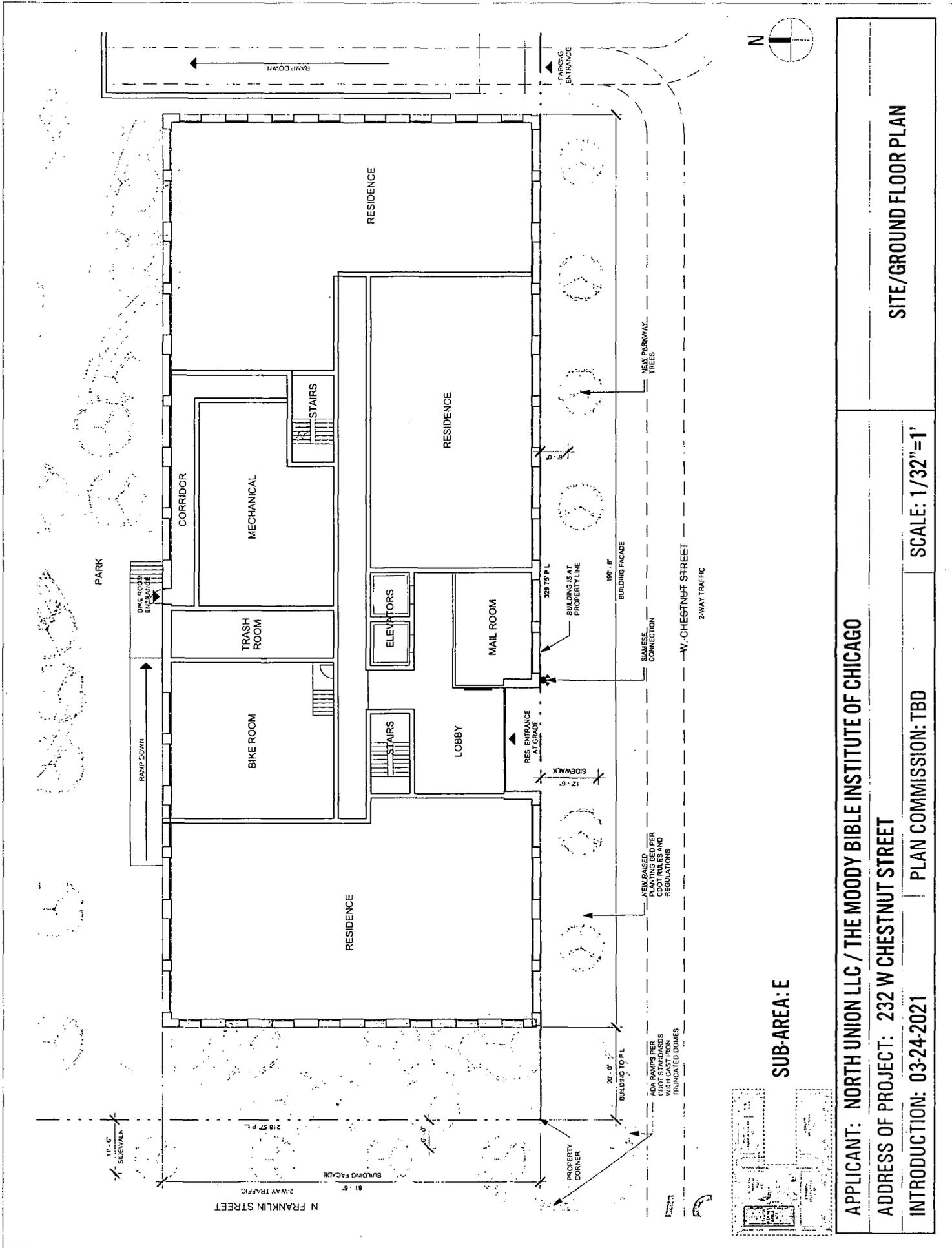
ADDRESS OF PROJECT: 871 N FRANKLIN STREET

INTRODUCTION: 03-24-2021

PLAN COMMISSION: TBD

SCALE: 1/16"=1'

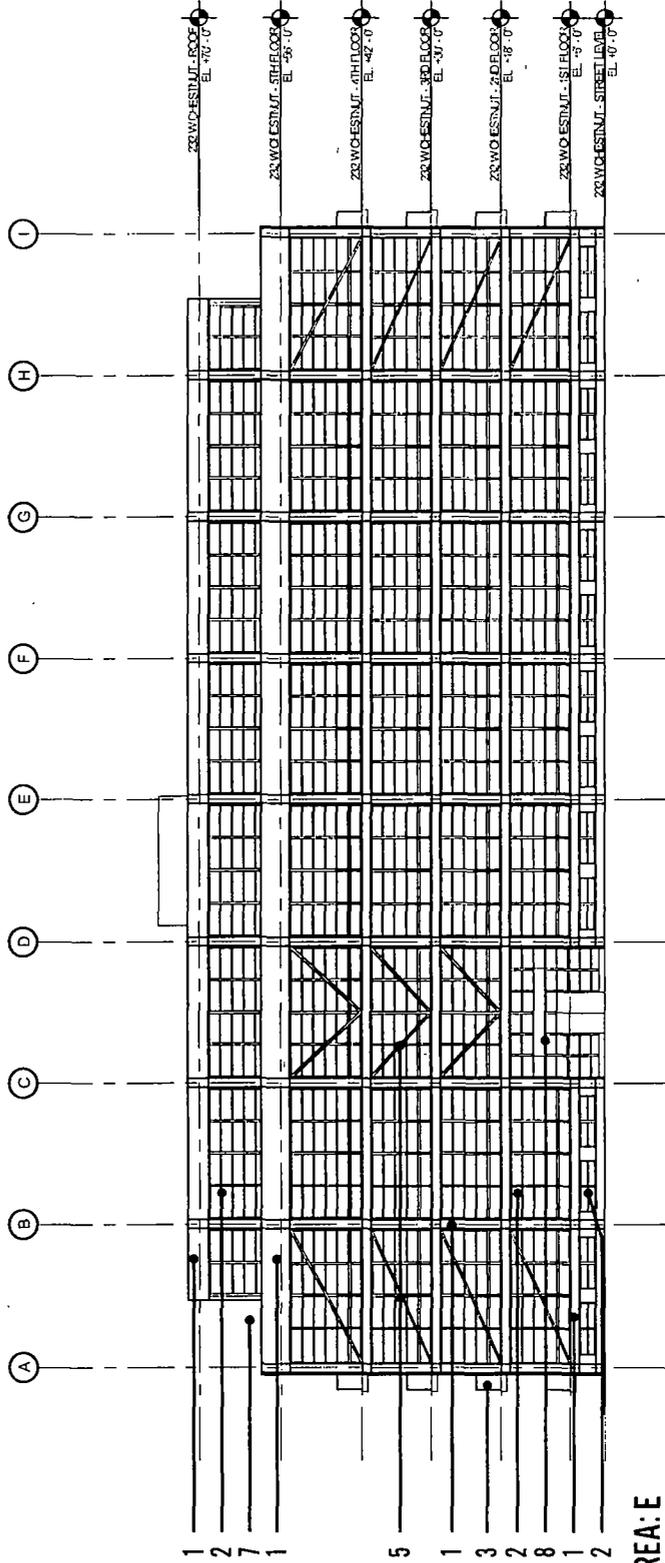
SOUTH ELEVATION



<b>APPLICANT: NORTH UNION LLC / THE MOODY BIBLE INSTITUTE OF CHICAGO</b>		<b>SITE/GROUND FLOOR PLAN</b>	
<b>ADDRESS OF PROJECT: 232 W CHESTNUT STREET</b>		<b>SCALE: 1/32"=1'</b>	
<b>INTRODUCTION: 03-24-2021</b>		<b>PLAN COMMISSION: TBD</b>	

**MATERIAL LEGEND**

1. EXTERIOR ALUMINUM PANELS
2. GLASS AND ALUMINUM WINDOW WALL SYSTEM AND OPAQUE SPANDREL GLASS PANELS WITH ALUMINUM AND GLASS GUARDRAIL
3. RESIDENTIAL BALCONY WITH ALUMINUM AND GLASS GUARD-RAIL
4. EXTERIOR ALUMINUM PANELS
5. ALUMINUM CLAD ARCHITECTURAL STEEL BRACING
6. MECHANICAL SCREEN TO MATCH WINDOW WALL SYSTEM
7. RESIDENTIAL TERRACE WITH ALUMINUM AND GLASS GUARDRAIL
8. EXTERIOR ALUMINUM CANOPY



**SUB-AREA: E**

**APPLICANT: NORTH UNION LLC / THE MOODY BIBLE INSTITUTE OF CHICAGO**

**ADDRESS OF PROJECT: 232 W CHESTNUT STREET**

**INTRODUCTION: 03-24-2021**

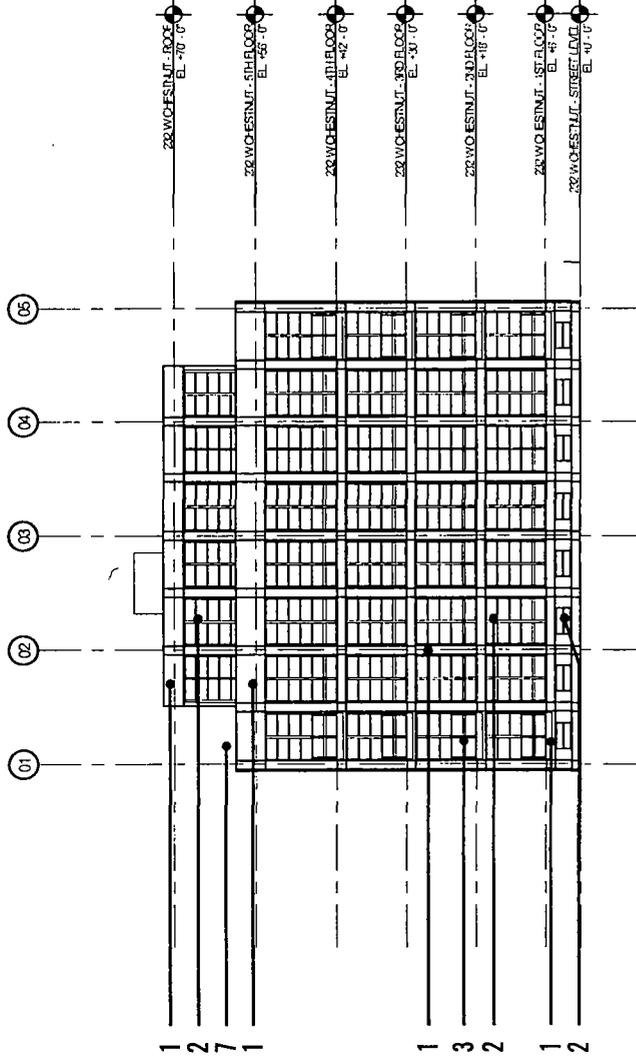
**PLAN COMMISSION: TBD**

**SCALE: 1/32"=1'**

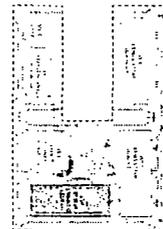
**SOUTH ELEVATION**

**MATERIAL LEGEND**

1. EXTERIOR ALUMINUM PANELS
2. GLASS AND ALUMINUM WINDOW WALL SYSTEM AND OPAQUE SPANDREL GLASS PANELS WITH ALUMINUM AND GLASS GUARDRAIL
3. RESIDENTIAL BALCONY WITH ALUMINUM AND GLASS GUARDRAIL
4. EXTERIOR ALUMINUM PANELS
5. ALUMINUM CLAD ARCHITECTURAL STEEL BRACING
6. MECHANICAL SCREEN TO MATCH WINDOW WALL SYSTEM
7. RESIDENTIAL TERRACE WITH ALUMINUM AND GLASS GUARDRAIL
8. EXTERIOR ALUMINUM CANOPY



**SUB-AREA: E**



**APPLICANT: NORTH UNION LLC / THE MOODY BIBLE INSTITUTE OF CHICAGO**

**ADDRESS OF PROJECT: 232 W CHESTNUT STREET**

**INTRODUCTION: 03-24-2021**

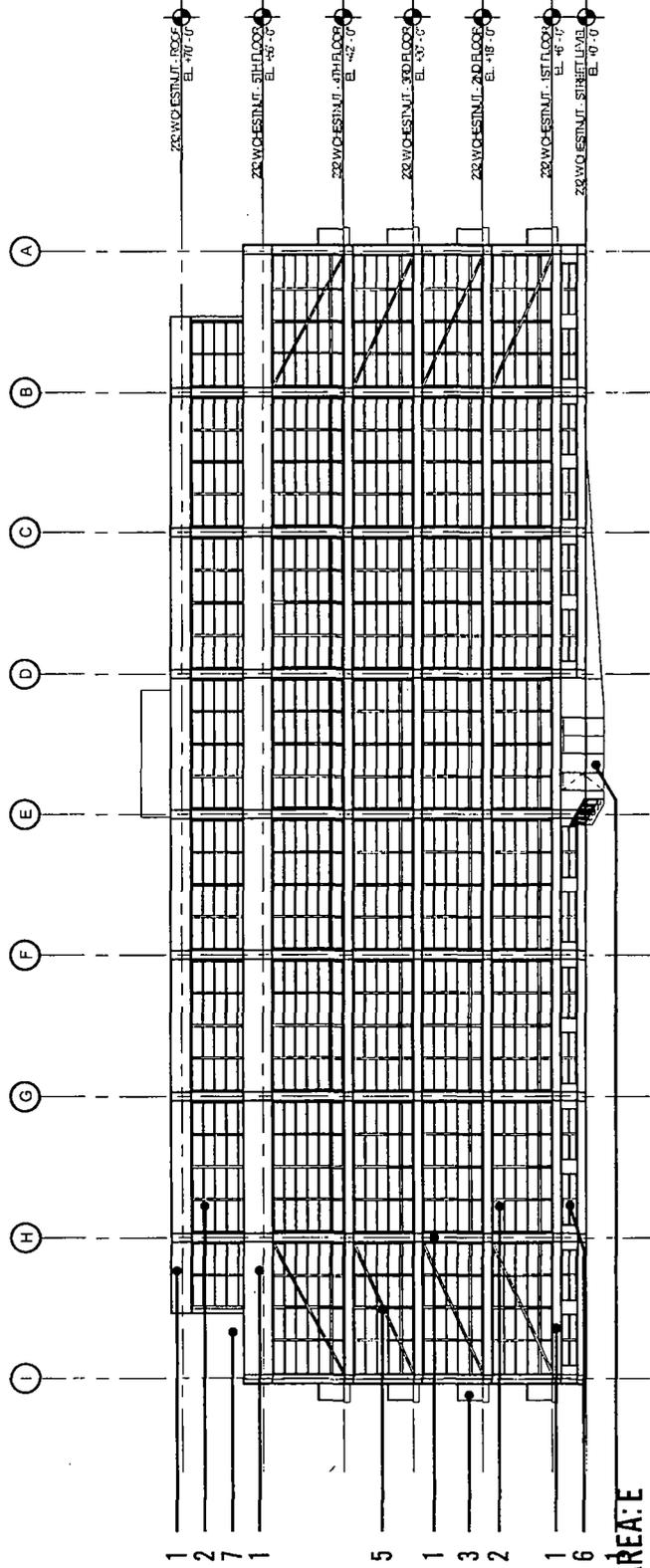
**PLAN COMMISSION: TBD**

**SCALE: 1/32"=1'**

**EAST ELEVATION**

**MATERIAL LEGEND**

1. EXTERIOR ALUMINUM PANELS
2. GLASS AND ALUMINUM WINDOW WALL SYSTEM AND OPAQUE SPANDREL GLASS PANELS WITH ALUMINUM AND GLASS GUARDRAIL
3. RESIDENTIAL BALCONY WITH ALUMINUM AND GLASS GUARDRAIL
4. EXTERIOR ALUMINUM PANELS
5. ALUMINUM CLAD ARCHITECTURAL STEEL BRACING
6. MECHANICAL SCREEN TO MATCH WINDOW WALL SYSTEM
7. RESIDENTIAL TERRACE WITH ALUMINUM AND GLASS GUARDRAIL
8. EXTERIOR ALUMINUM CANOPY



**SUB-AREA: E**

**APPLICANT: NORTH UNION LLC / THE MOODY BIBLE INSTITUTE OF CHICAGO**

**ADDRESS OF PROJECT: 232 W CHESTNUT STREET**

**INTRODUCTION: 03-24-2021**

**PLAN COMMISSION: TBD**

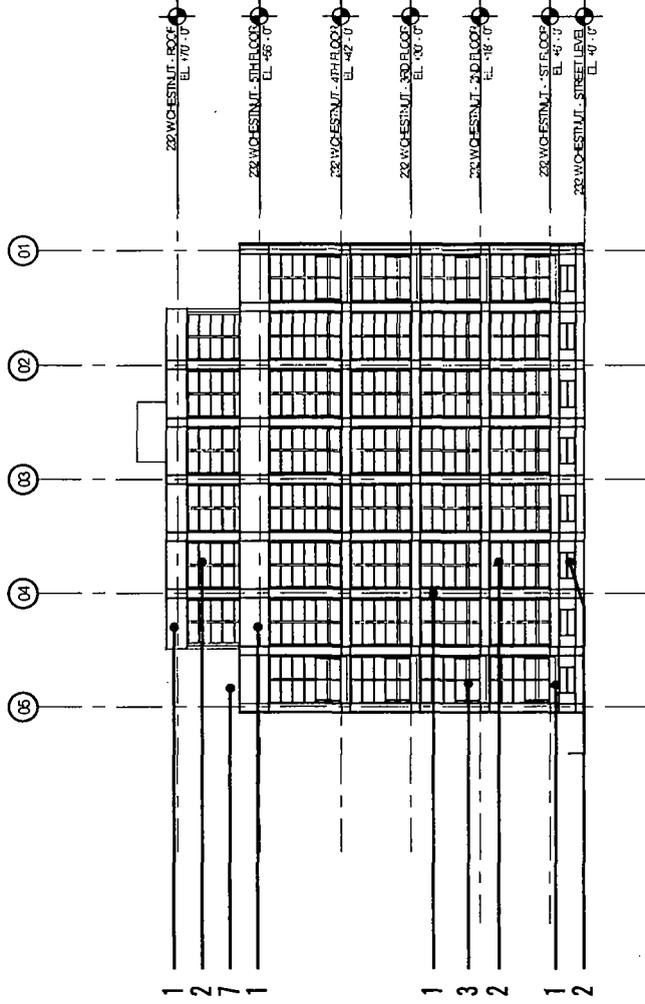
**SCALE: 1/32"=1'**

**NORTH ELEVATION**

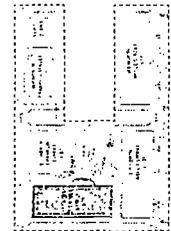


**MATERIAL LEGEND**

1. EXTERIOR ALUMINUM PANELS
2. GLASS AND ALUMINUM WINDOW WALL SYSTEM AND OPAQUE SPANDREL GLASS PANELS WITH ALUMINUM AND GLASS GUARDRAIL
3. RESIDENTIAL BALCONY WITH ALUMINUM AND GLASS GUARDRAIL
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5. ALUMINUM CLAD ARCHITECTURAL STEEL BRACING
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**SUB-AREA: E**



**APPLICANT: NORTH UNION LLC / THE MOODY BIBLE INSTITUTE OF CHICAGO**

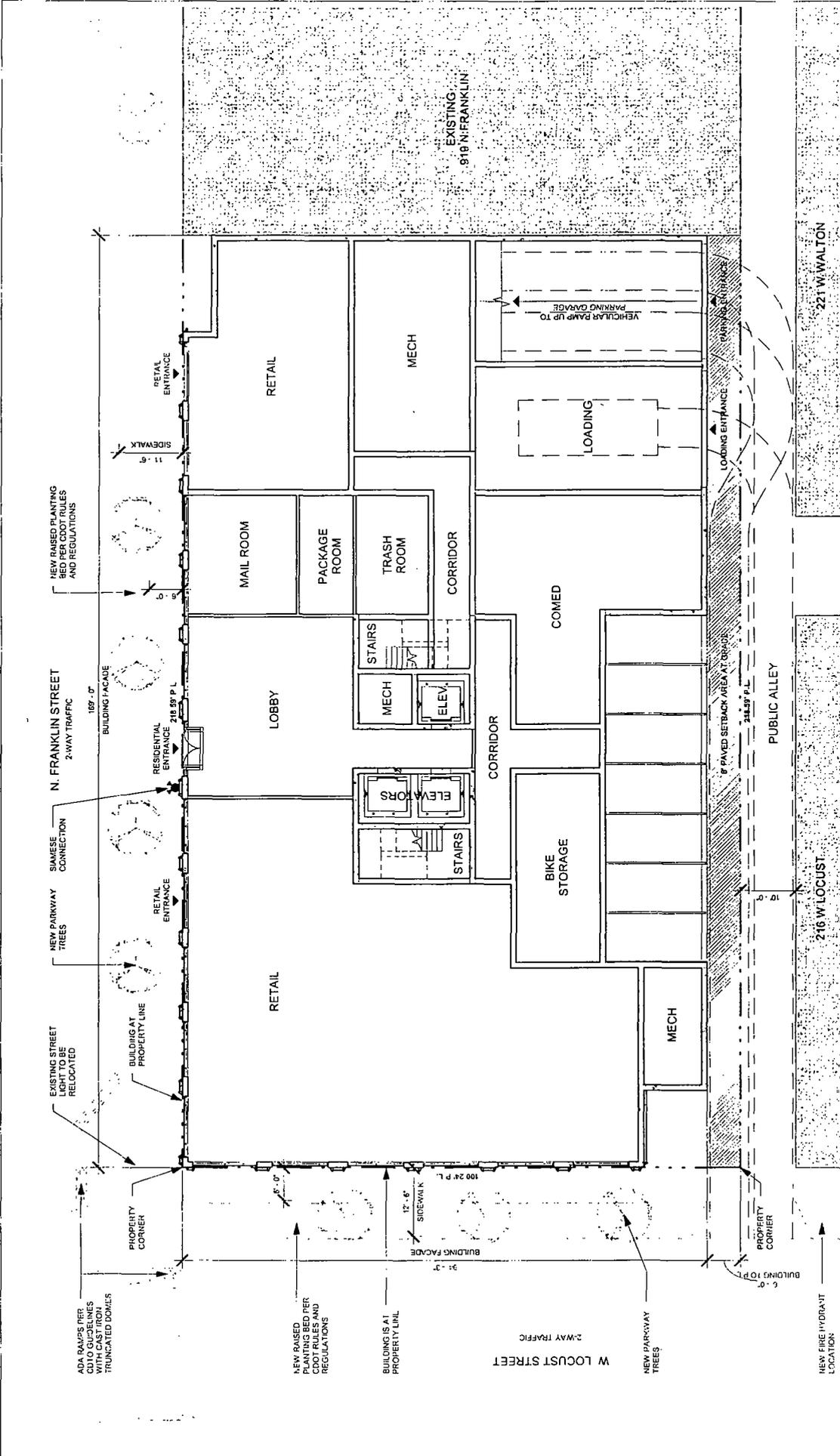
**ADDRESS OF PROJECT: 232 W CHESTNUT STREET**

**INTRODUCTION: 03-24-2021**

**PLAN COMMISSION: TBD**

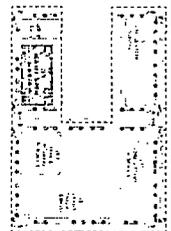
**SCALE: 1/32"=1'**

**WEST ELEVATION**



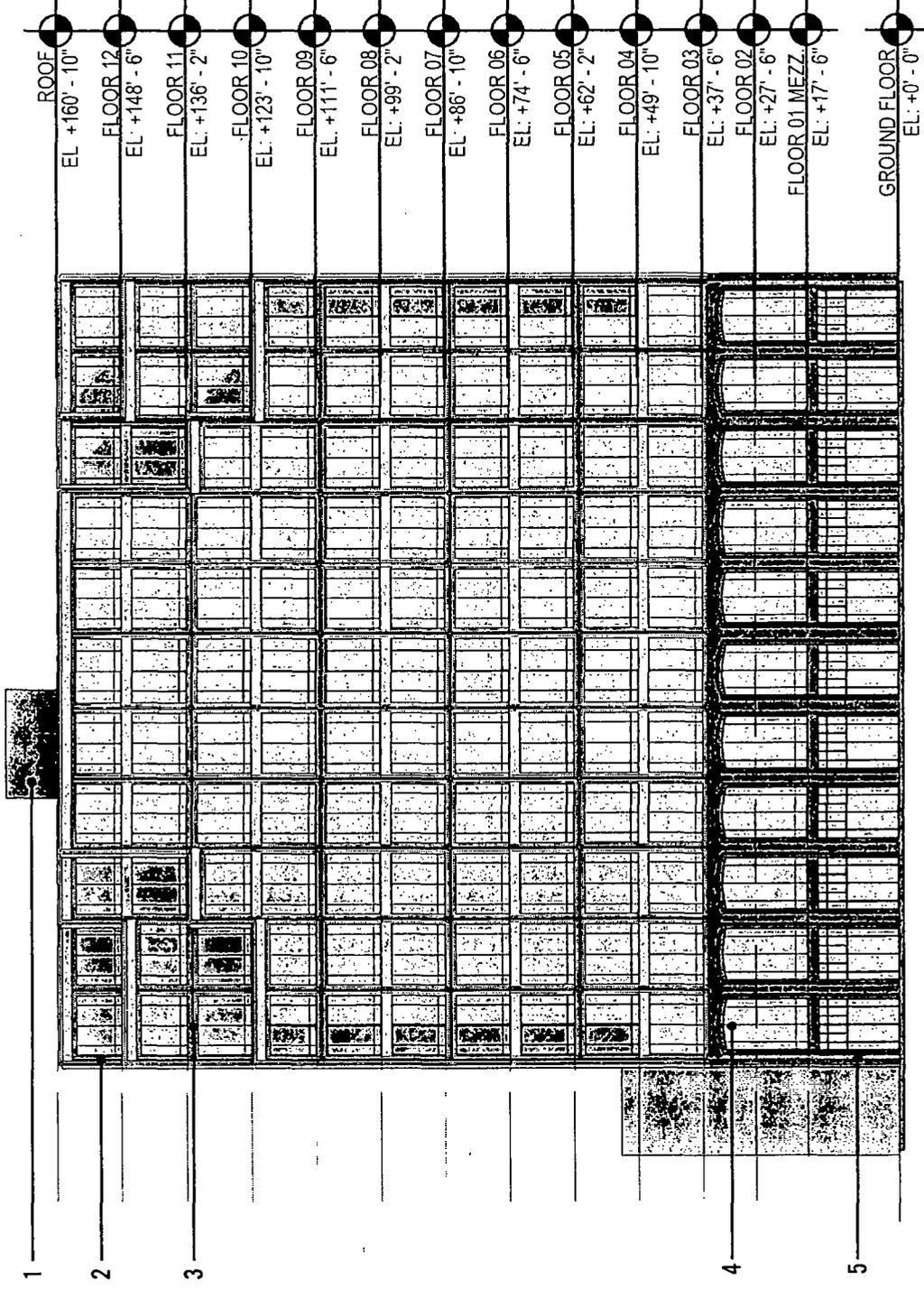
**SUB-AREA: E**

<p><b>APPLICANT: NORTH UNION LLC / THE MOODY BIBLE INSTITUTE OF CHICAGO</b></p> <p><b>ADDRESS OF PROJECT: 909 N FRANKLIN STREET</b></p> <p><b>INTRODUCTION: 03-24-2021</b></p>		<p><b>SCALE: 3/64"=1'</b></p> <p><b>PLAN COMMISSION: TBD</b></p>		<p><b>SITE/GROUND FLOOR PLAN</b></p>	
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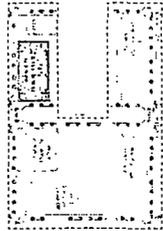


**MATERIAL LEGEND**

1. METAL PANEL CLADDING AT ELEVATOR OVERRUN
2. ALUMINUM AND GLASS WINDOW WALL
3. ARTICULATED PRE-CAST CLADDING AT WITH SCULPTED DETAILING AT EDGES
4. ARTICULATED METAL PANEL CLADDING WITH SCALLOPED/BEVELED DETAILS AT WINDOWS
5. ALUMINUM AND GLASS STOREFRONT WITH EXTERIOR APPLIED MUNTINS
6. DEFS EXTERIOR CLADDING



**SUB-AREA: E**



**APPLICANT: NORTH UNION LLC / THE MOODY BIBLE INSTITUTE OF CHICAGO**

**ADDRESS OF PROJECT: 909 N FRANKLIN STREET**

**INTRODUCTION: 03-24-2021**

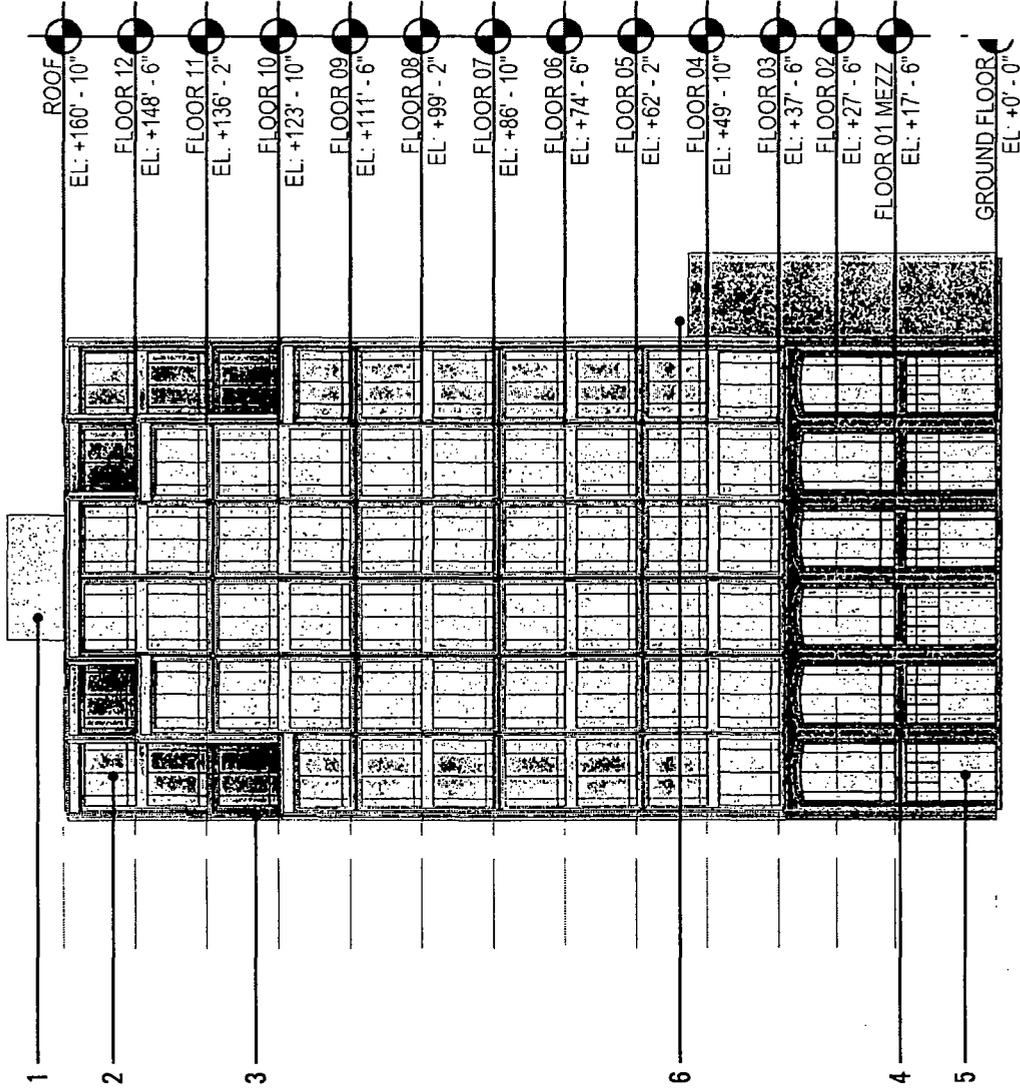
**PLAN COMMISSION: TBD**

**SCALE: 1/32"=1'**

**WEST ELEVATION**

**MATERIAL LEGEND**

1. METAL PANEL CLADDING AT ELEVATOR OVERRUN
2. ALUMINUM AND GLASS WINDOW WALL
3. ARTICULATED PRE-CAST CLADDING AT WITH SCULPTED DETAILING AT EDGES
4. ARTICULATED METAL PANEL CLADDING WITH SCALLOPED/BEVELED DETAILS AT WINDOWS
5. ALUMINUM AND GLASS STOREFRONT WITH EXTERIOR APPLIED MUNTINS
6. DEFS EXTERIOR CLADDING



**SUB-AREA: E**

**SOUTH ELEVATION**

**APPLICANT: NORTH UNION LLC / THE MOODY BIBLE INSTITUTE OF CHICAGO**

**ADDRESS OF PROJECT: 909 N FRANKLIN STREET**

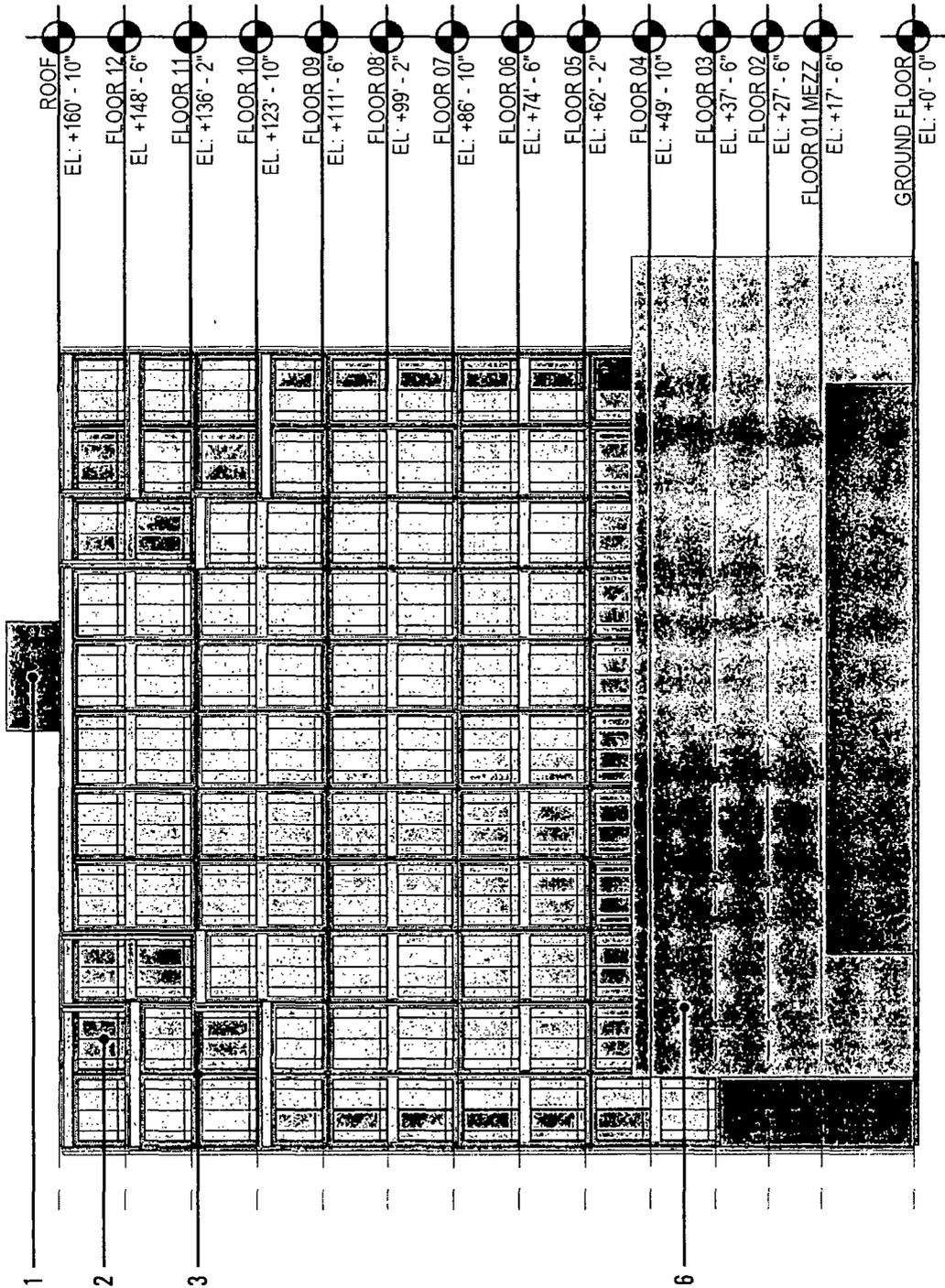
**INTRODUCTION: 03-24-2021**

**PLAN COMMISSION: TBD**

**SCALE: 1/32"=1'**

**MATERIAL LEGEND**

1. METAL PANEL CLADDING AT ELEVATOR OVERRUN
2. ALUMINUM AND GLASS WINDOW WALL
3. ARTICULATED PRE-CAST CLADDING AT WITH SCULPTED DETAILING AT EDGES
4. ARTICULATED METAL PANEL CLADDING WITH SCALLOPED/BEVELED DETAILS AT WINDOWS
5. ALUMINUM AND GLASS STOREFRONT WITH EXTERIOR APPLIED MUNTINS
6. DEFS EXTERIOR CLADDING



**SUB-AREA: E**

**EAST ELEVATION**

**APPLICANT: NORTH UNION LLC / THE MOODY BIBLE INSTITUTE OF CHICAGO**

**ADDRESS OF PROJECT: 909 N FRANKLIN STREET**

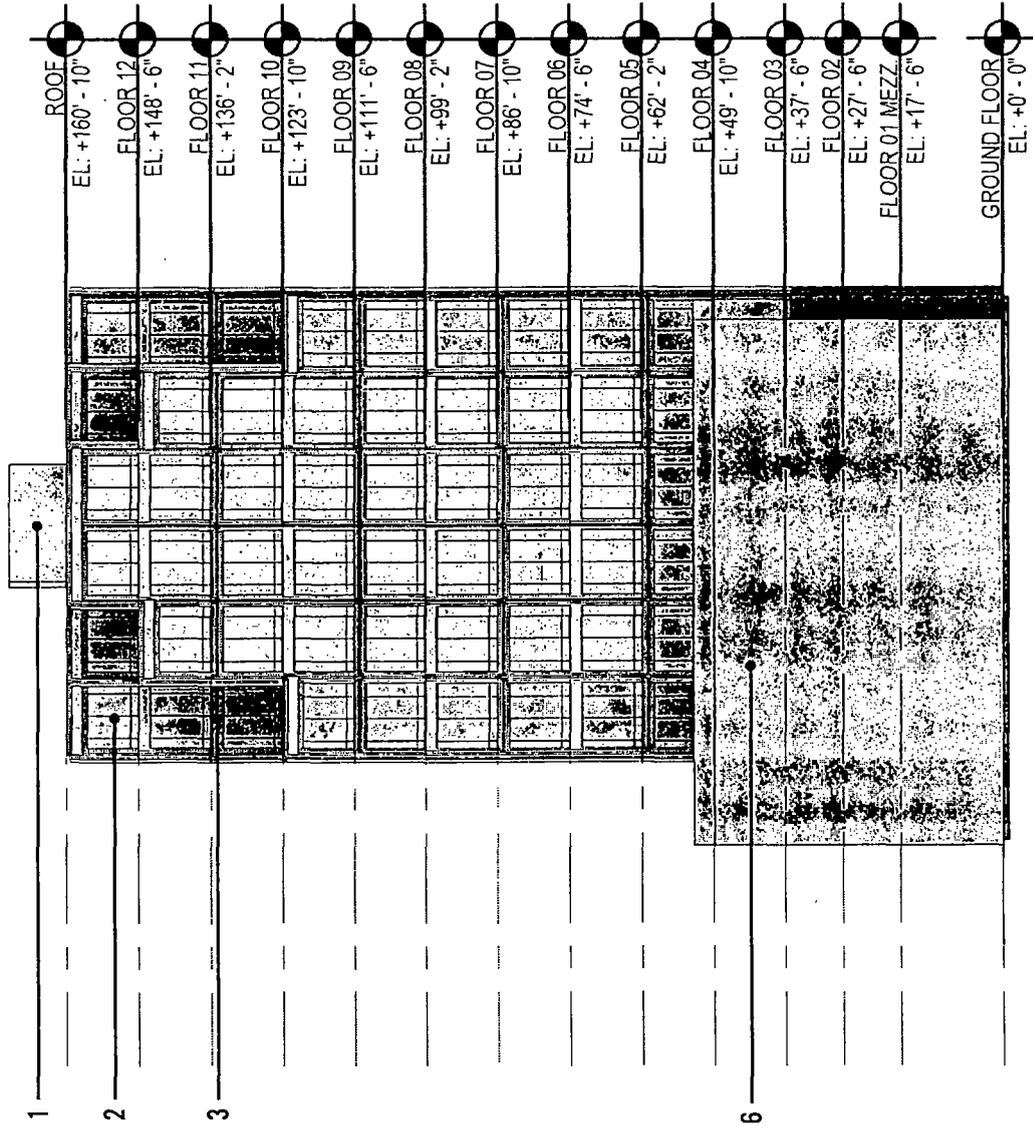
**INTRODUCTION: 03-24-2021**

**PLAN COMMISSION: TBD**

**SCALE: 1/32"=1'**

**MATERIAL LEGEND**

1. METAL PANEL CLADDING AT ELEVATOR OVERRUN
2. ALUMINUM AND GLASS WINDOW WALL
3. ARTICULATED PRE-CAST CLADDING AT WITH SCULPTED DETAILING AT EDGES
4. ARTICULATED METAL PANEL CLADDING WITH SCALLOPED/BEVELED DETAILS AT WINDOWS
5. ALUMINUM AND GLASS STOREFRONT WITH EXTERIOR APPLIED MUNTINS
6. DEFS EXTERIOR CLADDING



**SUB-AREA: E**



**APPLICANT: NORTH UNION LLC / THE MOODY BIBLE INSTITUTE OF CHICAGO**

**ADDRESS OF PROJECT: 909 N FRANKLIN STREET**

**INTRODUCTION: 03-24-2021**

**PLAN COMMISSION: TBD**

**SCALE: 1/32"=1'**

**NORTH ELEVATION**

ROOF  
EL: +160' - 10"

FLOOR 12  
EL: +148' - 6"

FLOOR 11  
EL: +136' - 2"

FLOOR 10  
EL: +123' - 10"

FLOOR 09  
EL: +111' - 6"

FLOOR 08  
EL: +99' - 2"

FLOOR 07  
EL: +86' - 10"

FLOOR 06  
EL: +74' - 6"

FLOOR 05  
EL: +62' - 2"

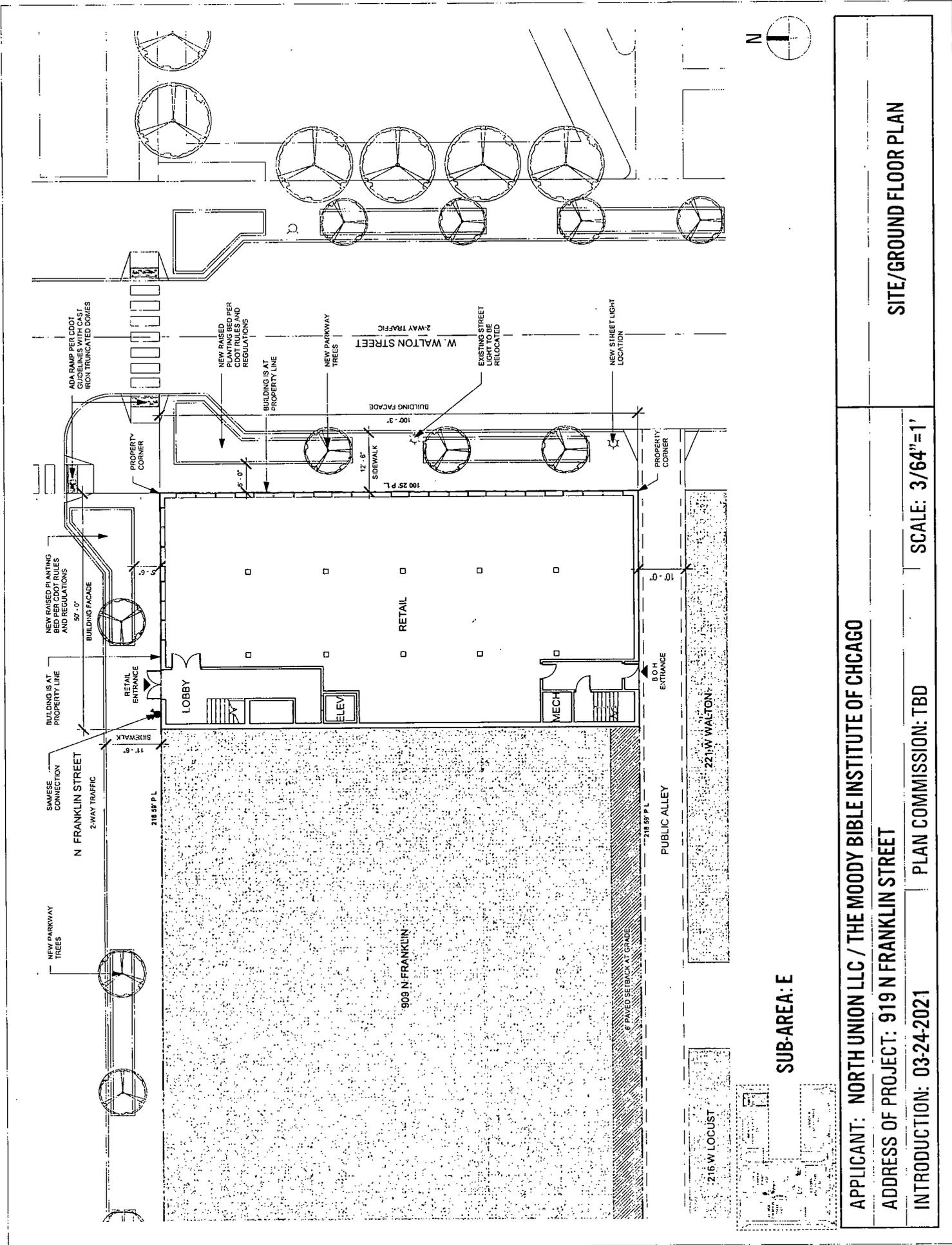
FLOOR 04  
EL: +49' - 10"

FLOOR 03  
EL: +37' - 6"

FLOOR 02  
EL: +27' - 6"

FLOOR 01 MEZZ.  
EL: +17' - 6"

GROUND FLOOR  
EL: +0' - 0"

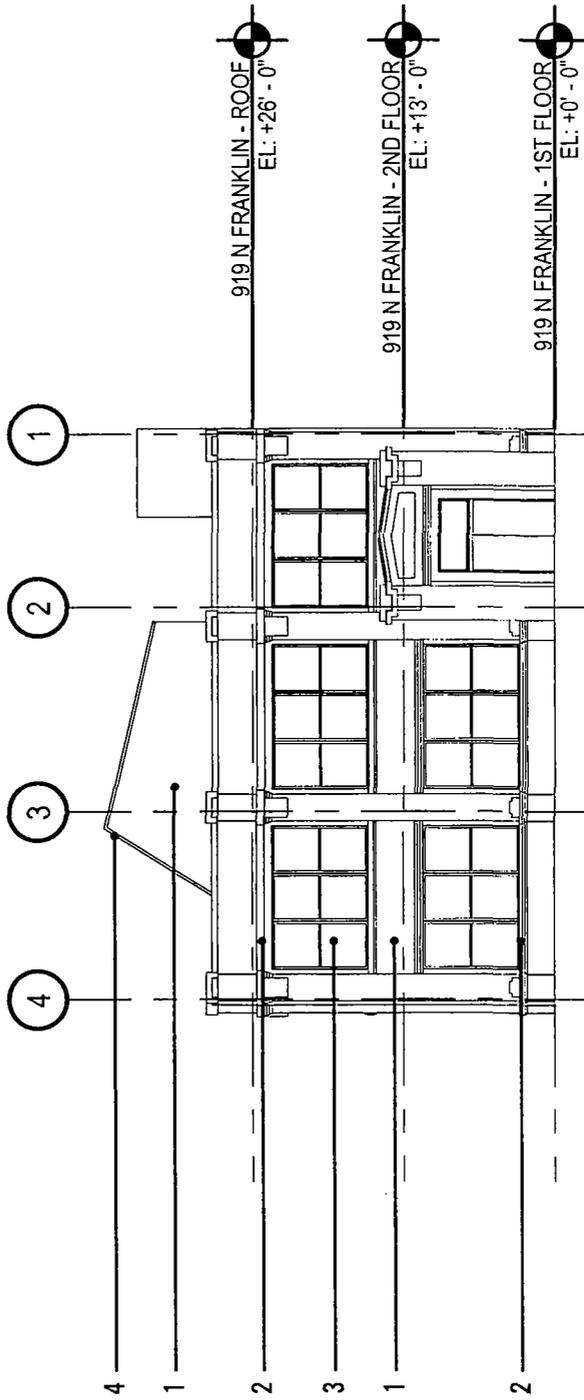


**SUB-AREA: E**

<p><b>APPLICANT: NORTH UNION LLC / THE MOODY BIBLE INSTITUTE OF CHICAGO</b></p>	
<p><b>ADDRESS OF PROJECT: 919 N FRANKLIN STREET</b></p>	
<p><b>INTRODUCTION: 03-24-2021</b></p>	<p><b>PLAN COMMISSION: TBD</b></p>
<p><b>SCALE: 3/64"=1'</b></p>	
<p><b>SITE/GROUND FLOOR PLAN</b></p>	

**MATERIAL LEGEND**

- 1. EXISTING MASONRY CLADDING
- 2. CAST STONE COPING/BANDING
- 3. NEW ALUMINUM WINDOWS WITH EXTERIOR APPLIED HISTORIC MUNTINS
- 4. METAL SEAMED ROOFING



**SUB-AREA: E**

**APPLICANT: NORTH UNION LLC / THE MOODY BIBLE INSTITUTE OF CHICAGO**

**ADDRESS OF PROJECT: 919 N FRANKLIN STREET**

**INTRODUCTION: 03-24-2021**

**PLAN COMMISSION: TBD**

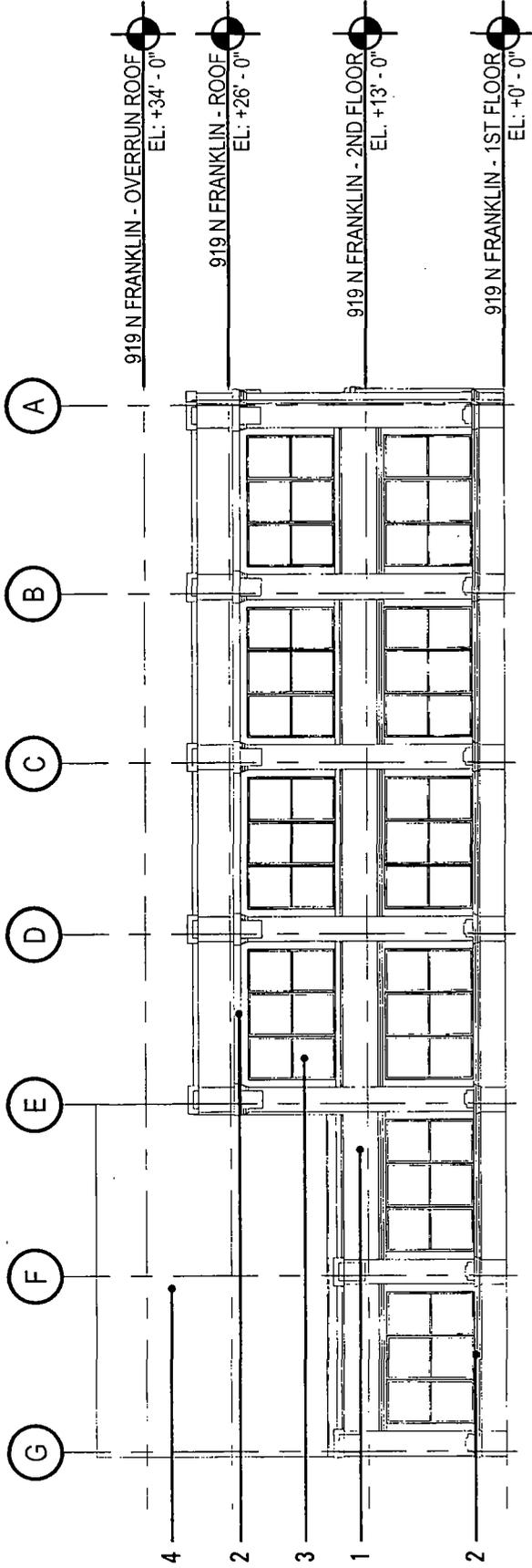
**SCALE: 1/16"=1'**

**SOUTH ELEVATION**



**MATERIAL LEGEND**

1. EXISTING MASONRY CLADDING
2. CAST STONE COPING/BANDING
3. NEW ALUMINUM WINDOWS WITH EXTERIOR APPLIED HISTORIC MUNTINS
4. METAL SEAMED ROOFING



**SUB-AREA: E**

**APPLICANT: NORTH UNION LLC / THE MOODY BIBLE INSTITUTE OF CHICAGO**

**ADDRESS OF PROJECT: 919 N FRANKLIN STREET**

**INTRODUCTION: 03-24-2021**

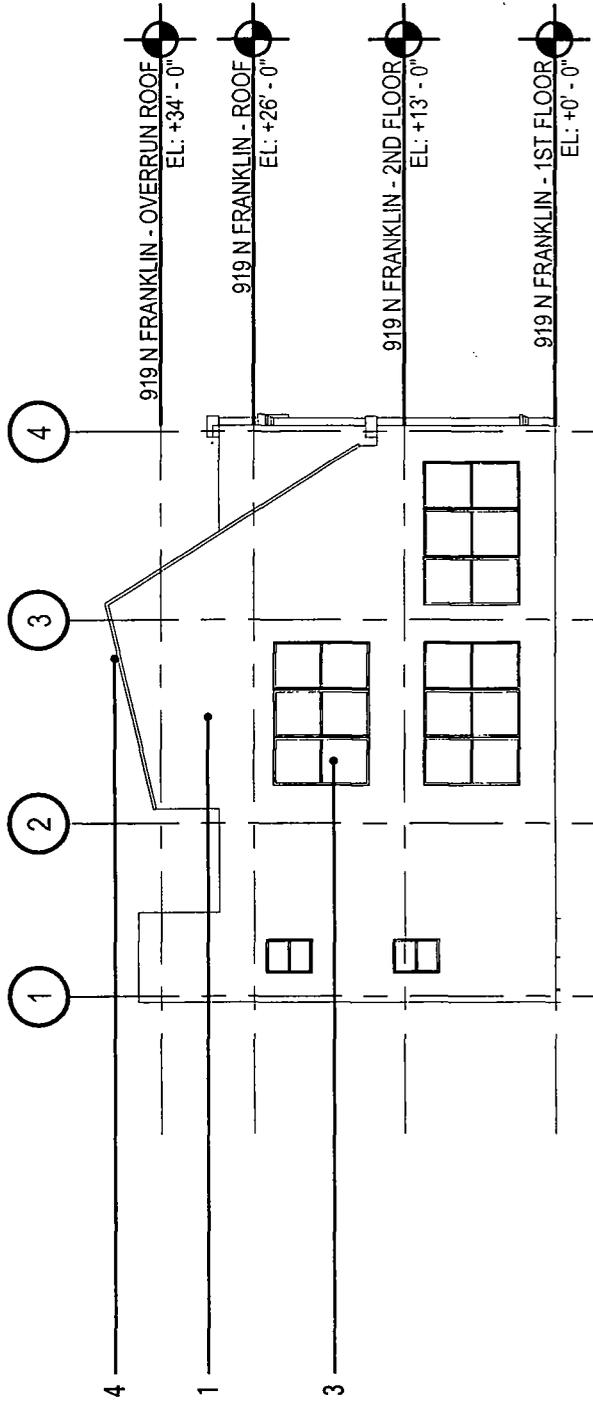
**PLAN COMMISSION: TBD**

**SCALE: 1/16"=1'**

**EAST ELEVATION**

**MATERIAL LEGEND**

1. EXISTING MASONRY CLADDING
2. CAST STONE COPING/BANDING
3. NEW ALUMINUM WINDOWS WITH EXTERIOR APPLIED HISTORIC MUNTINS
4. METAL SEAMED ROOFING



SUB-AREA: E



APPLICANT: NORTH UNION LLC / THE MOODY BIBLE INSTITUTE OF CHICAGO

ADDRESS OF PROJECT: 919 N FRANKLIN STREET

INTRODUCTION: 03-24-2021

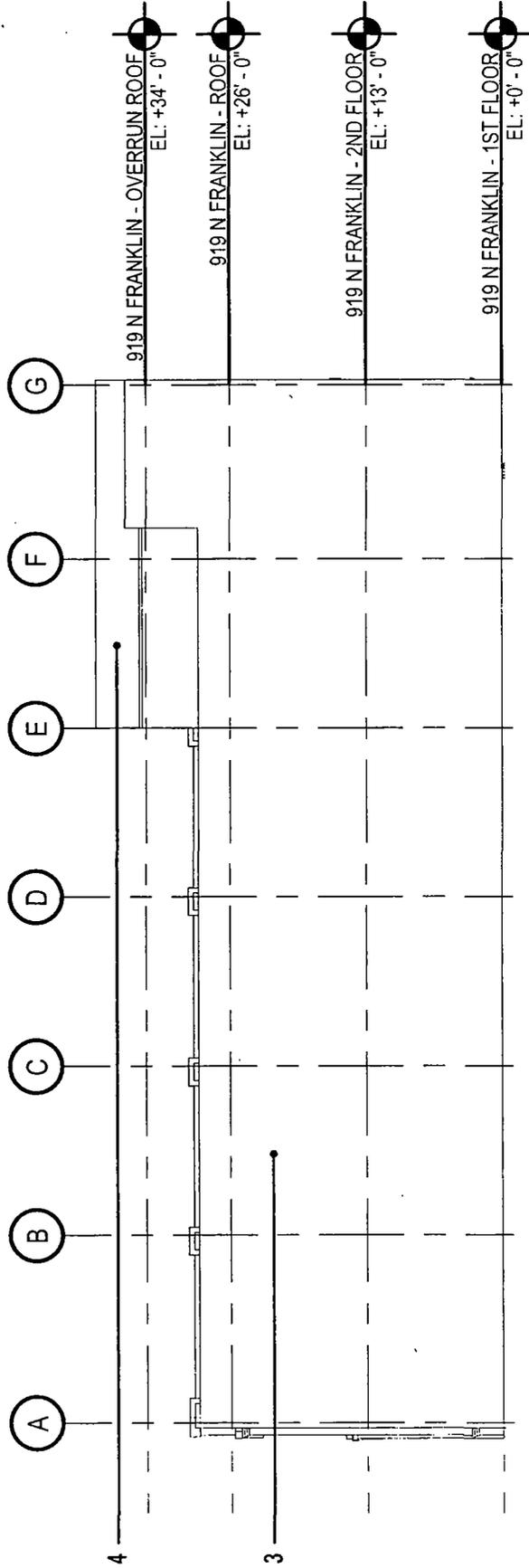
PLAN COMMISSION: TBD

SCALE: 1/16"=1'

NORTH ELEVATION

**MATERIAL LEGEND**

- 1. EXISTING MASONRY CLADDING
- 2. CAST STONE COPING/BANDING
- 3. NEW ALUMINUM WINDOWS WITH EXTERIOR APPLIED HISTORIC MUNTINS
- 4. METAL SEAMED ROOFING



**SUB-AREA: E**



**APPLICANT: NORTH UNION LLC / THE MOODY BIBLE INSTITUTE OF CHICAGO**

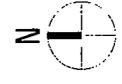
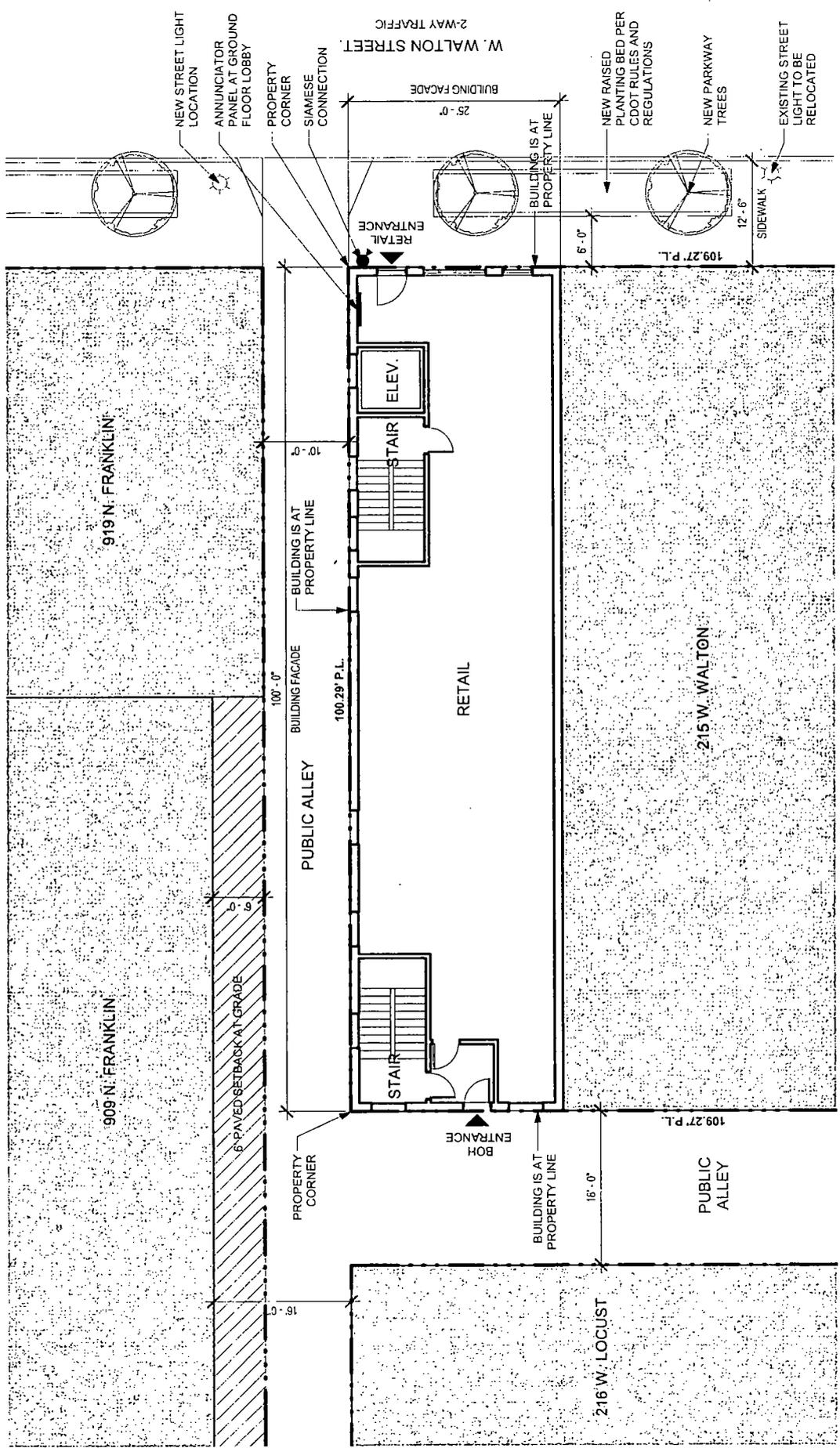
**ADDRESS OF PROJECT: 919 N FRANKLIN STREET**

**INTRODUCTION: 03-24-2021**

**PLAN COMMISSION: TBD**

**SCALE: 1/16"=1'**

**WEST ELEVATION**

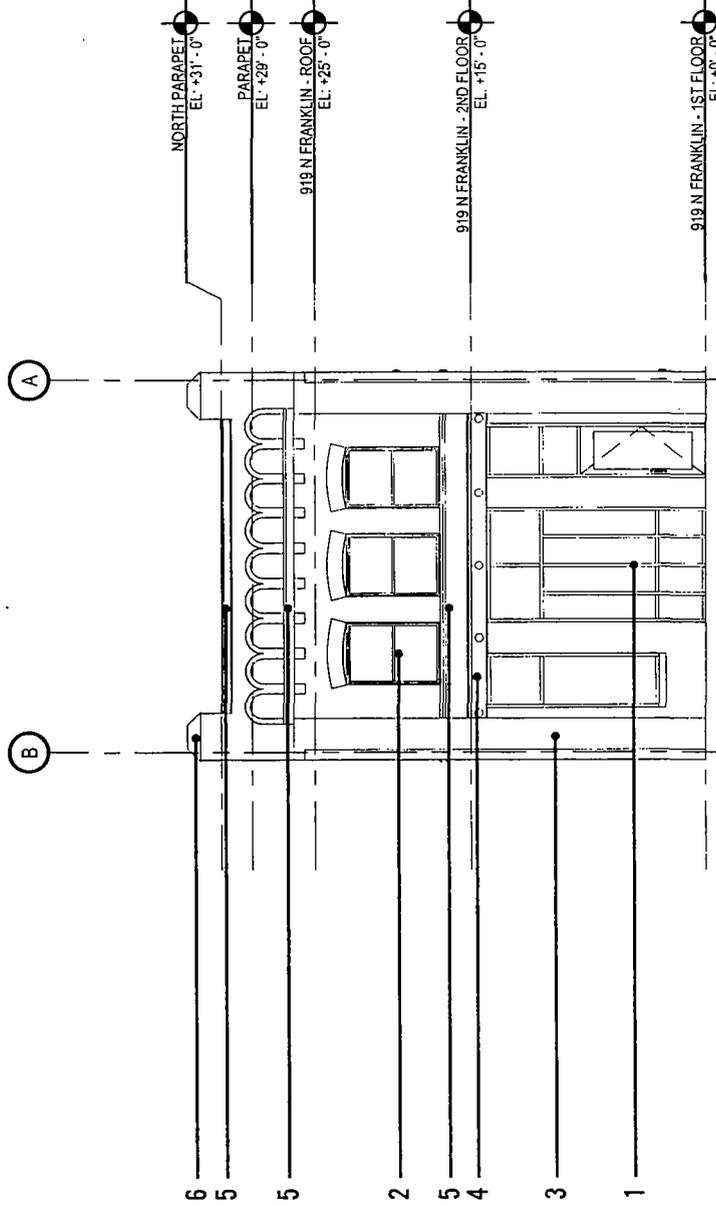


**SUB-AREA: F**

<p><b>APPLICANT: NORTH UNION LLC / THE MOODY BIBLE INSTITUTE OF CHICAGO</b></p>		<p><b>SCALE: 3/64"=1'</b></p>	
<p><b>ADDRESS OF PROJECT: 221 W WALTON STREET</b></p>		<p><b>PLAN COMMISSION: TBD</b></p>	
<p><b>INTRODUCTION: 03-24-2021</b></p>		<p><b>SCALE: 3/64"=1'</b></p>	
<p><b>SITE/GROUND FLOOR PLAN</b></p>			

**MATERIAL LEGEND**

1. GLASS AND ALUMINUM STOREFRON
2. NEW PUNCHED WINDOW IN EXISTING OPENING
3. EXISTING MASONRY
4. EXISTING STEEL LINTEL
5. EXISTING TERRA COTTA TILE DETAILING
6. PARAPET CAP
7. METAL DOOR



**SUB-AREA: F**

**APPLICANT: NORTH UNION LLC / THE MOODY BIBLE INSTITUTE OF CHICAGO**

**ADDRESS OF PROJECT: 221 W WALTON STREET**

**INTRODUCTION: 03-24-2021**

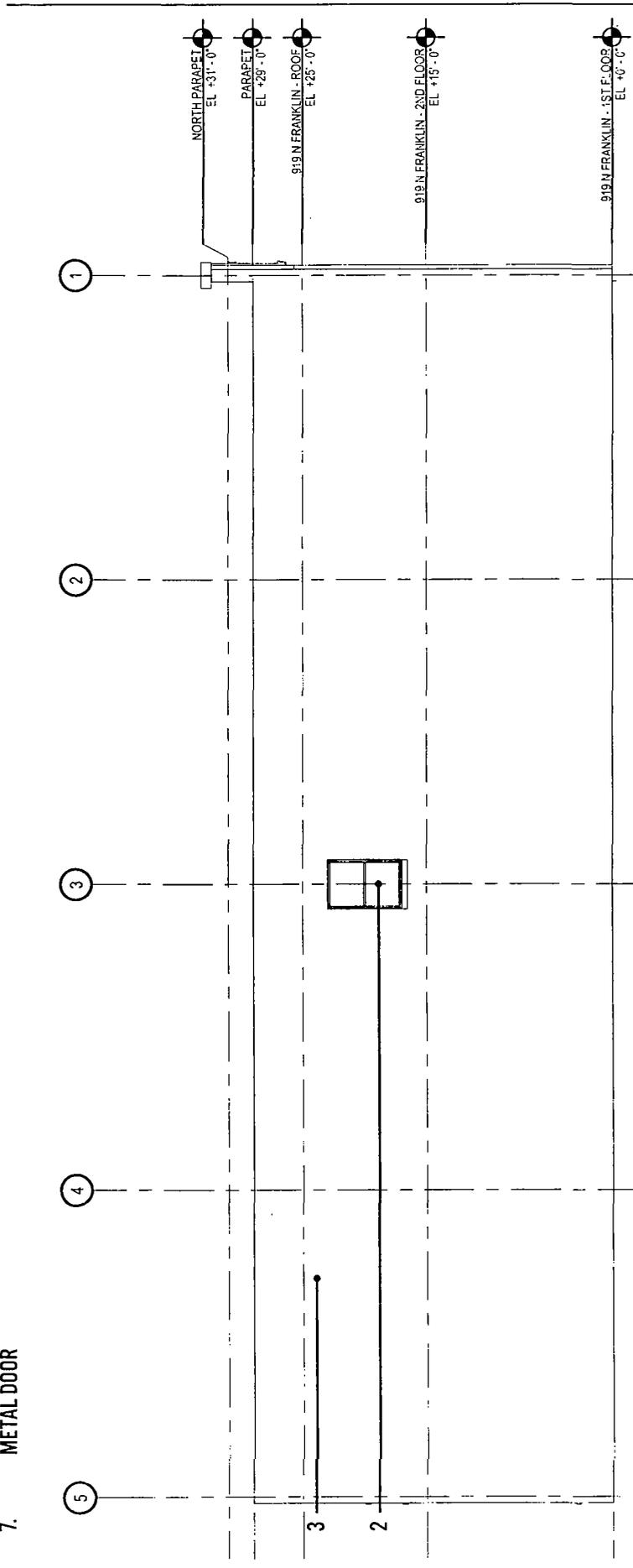
**PLAN COMMISSION: TBD**

**SCALE: 1/16"=1'**

**NORTH ELEVATION**

**MATERIAL LEGEND**

1. GLASS AND ALUMINUM STOREFRON
2. NEW PUNCHED WINDOW IN EXISTING OPENING
3. EXISTING MASONRY
4. EXISTING STEEL LINTEL
5. EXISTING TERRA COTTA TILE DETAILING
6. PARAPET CAP
7. METAL DOOR

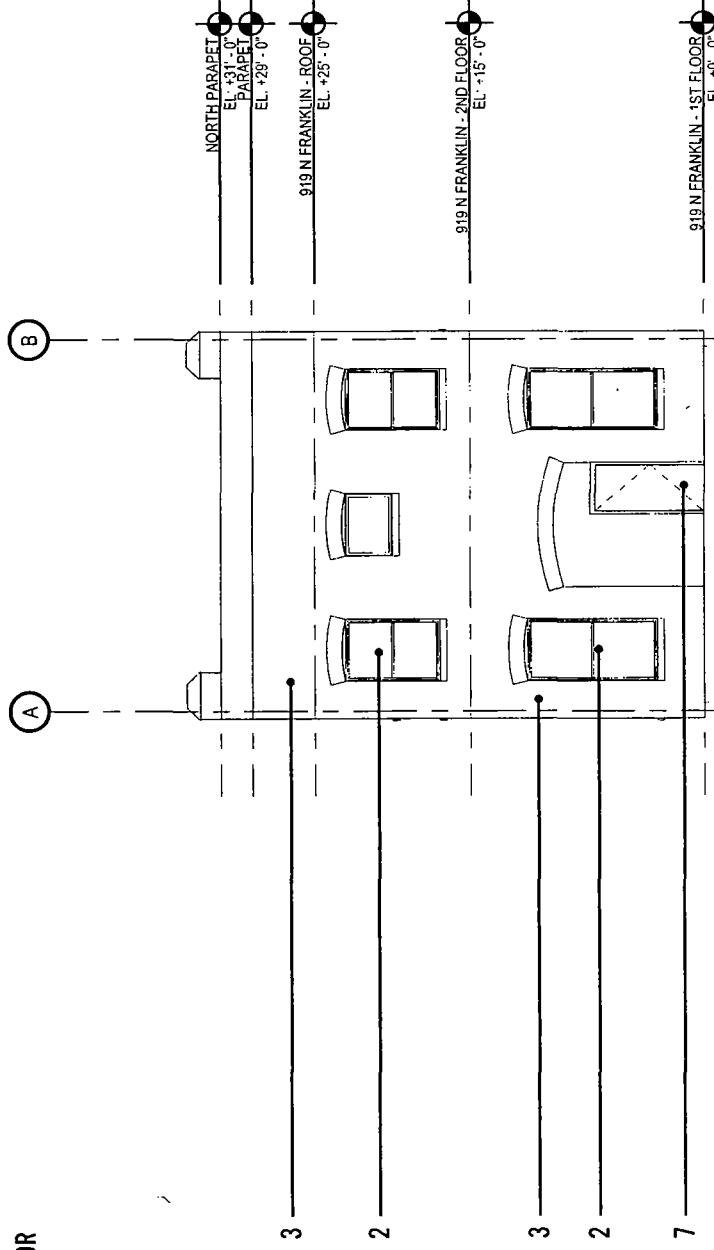


**SUB-AREA: F**

<p><b>APPLICANT: NORTH UNION LLC / THE MOODY BIBLE INSTITUTE OF CHICAGO</b></p>		<p><b>EAST ELEVATION</b></p>	
<p><b>ADDRESS OF PROJECT: 221 W WALTON STREET</b></p>		<p><b>SCALE: 1/16"=1'</b></p>	
<p><b>INTRODUCTION: 03-24-2021</b></p>		<p><b>PLAN COMMISSION: TBD</b></p>	

**MATERIAL LEGEND**

1. GLASS AND ALUMINUM STOREFRON
2. NEW PUNCHED WINDOW IN EXISTING OPENING
3. EXISTING MASONRY
4. EXISTING STEEL LINTEL
5. EXISTING TERRA COTTA TILE DETAILING
6. PARAPET CAP
7. METAL DOOR



**SUB-AREA: F**

**APPLICANT: NORTH UNION LLC / THE MOODY BIBLE INSTITUTE OF CHICAGO**

**ADDRESS OF PROJECT: 221 W WALTON STREET**

**INTRODUCTION: 03-24-2021**

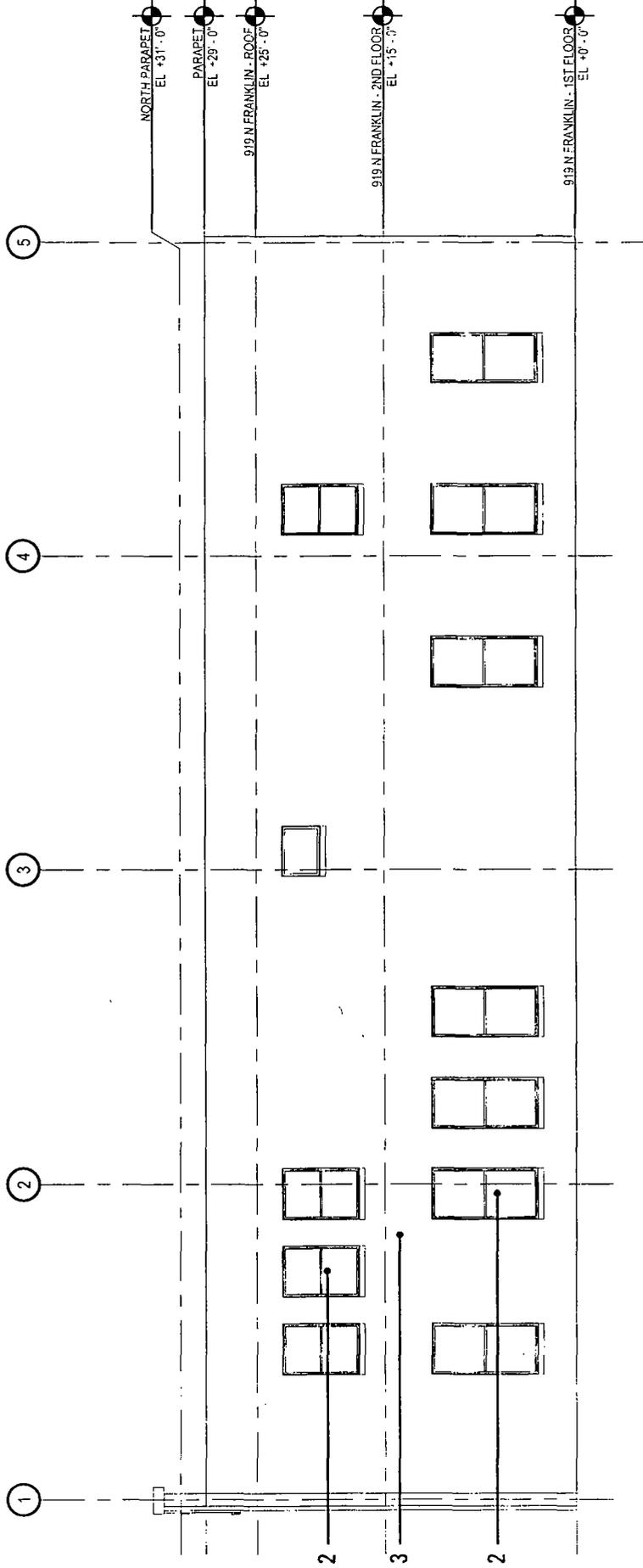
**PLAN COMMISSION: TBD**

**SCALE: 1/16"=1'**

**SOUTH ELEVATION**

**MATERIAL LEGEND**

1. GLASS AND ALUMINUM STOREFRON
2. NEW PUNCHED WINDOW IN EXISTING OPENING
3. EXISTING MASONRY
4. EXISTING STEEL LINTEL
5. EXISTING TERRA COTTA TILE DETAILING
6. PARAPET CAP
7. METAL DOOR



**SUB-AREA: F**

**APPLICANT: NORTH UNION LLC / THE MOODY BIBLE INSTITUTE OF CHICAGO**

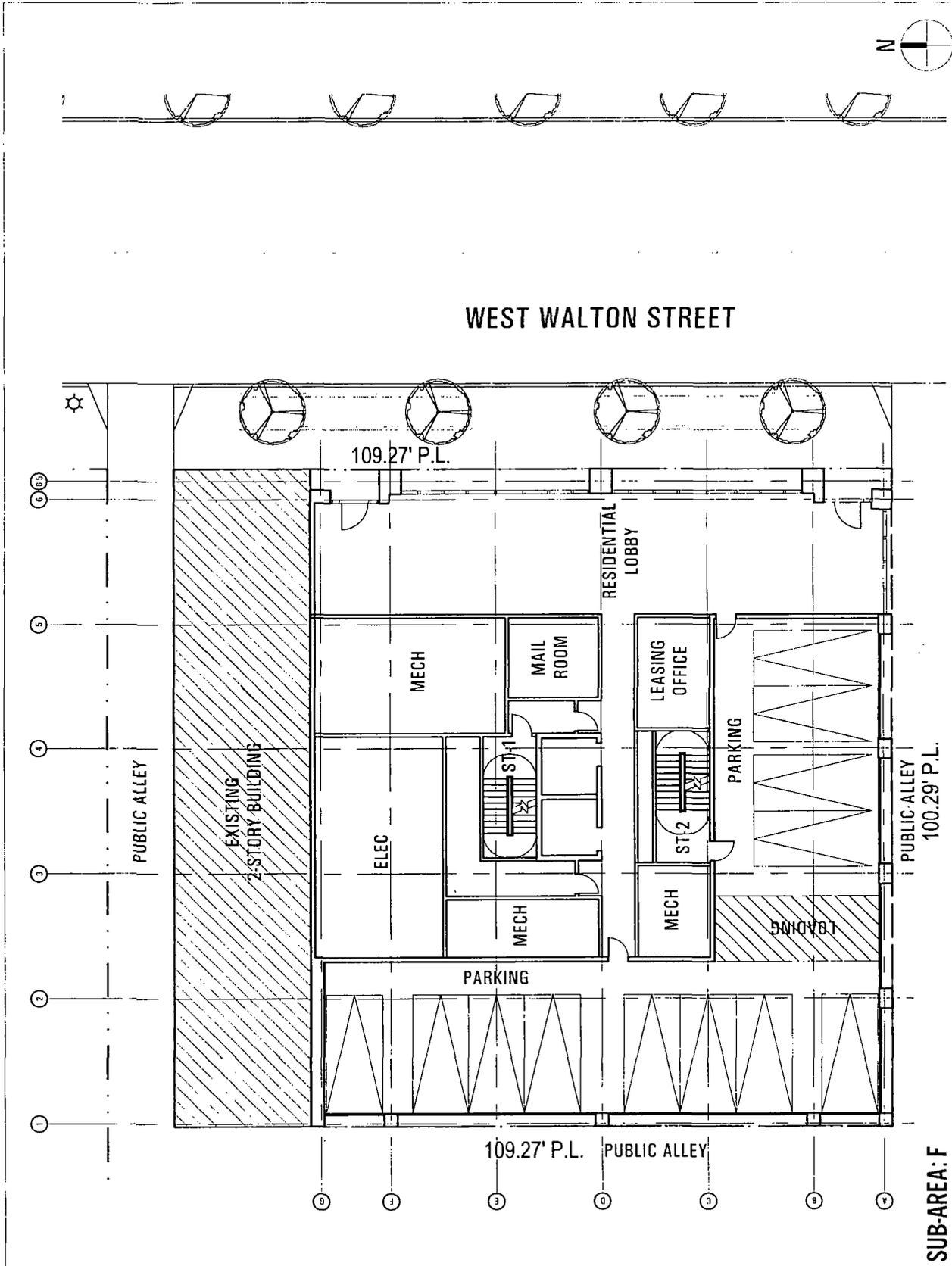
**ADDRESS OF PROJECT: 221 W WALTON STREET**

**INTRODUCTION: 03-24-2021 | PLAN COMMISSION: TBD**

**WEST ELEVATION**

**SCALE: 1/16"=1'**





**SITE/GROUND FLOOR PLAN**

**APPLICANT: NORTH UNION LLC / THE MOODY BIBLE INSTITUTE OF CHICAGO**

**ADDRESS OF PROJECT: 215 W WALTON STREET**

**INTRODUCTION: 03/24/2021**

**PLAN COMMISSION: TBD**

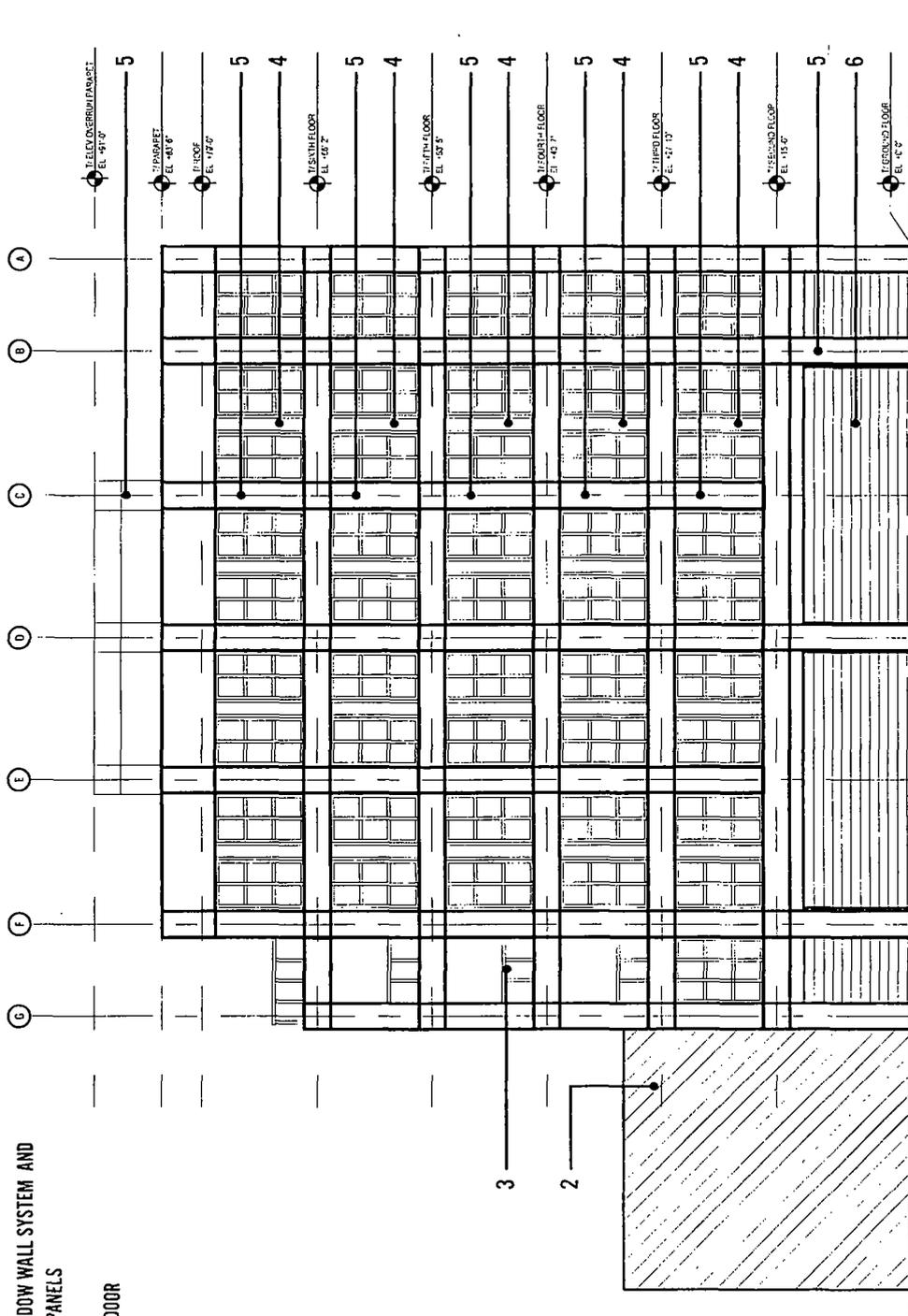
**SCALE: 1"=20'-0"**

**SUB-AREA: F**



**MATERIAL LEGEND**

1. STRUCTURALLY GLAZED RETAIL STOREFRONT
2. MASONRY FACE BRICK CLADDING
3. RESIDENTIAL TERRACE WITH ALUMINUM AND GLASS GUARDRAIL
4. GLASS AND ALUMINUM WINDOW WALL SYSTEM AND OPAQUE SPANDREL GLASS PANELS
5. METAL FRAME CLADDING
6. METAL OVERHEAD COILING DOOR



**SUB-AREA: F**



**APPLICANT: NORTH UNION LLC / THE MOODY BIBLE INSTITUTE OF CHICAGO**

**ADDRESS OF PROJECT: 215 W WALTON STREET**

**INTRODUCTION: 03/24/2021**

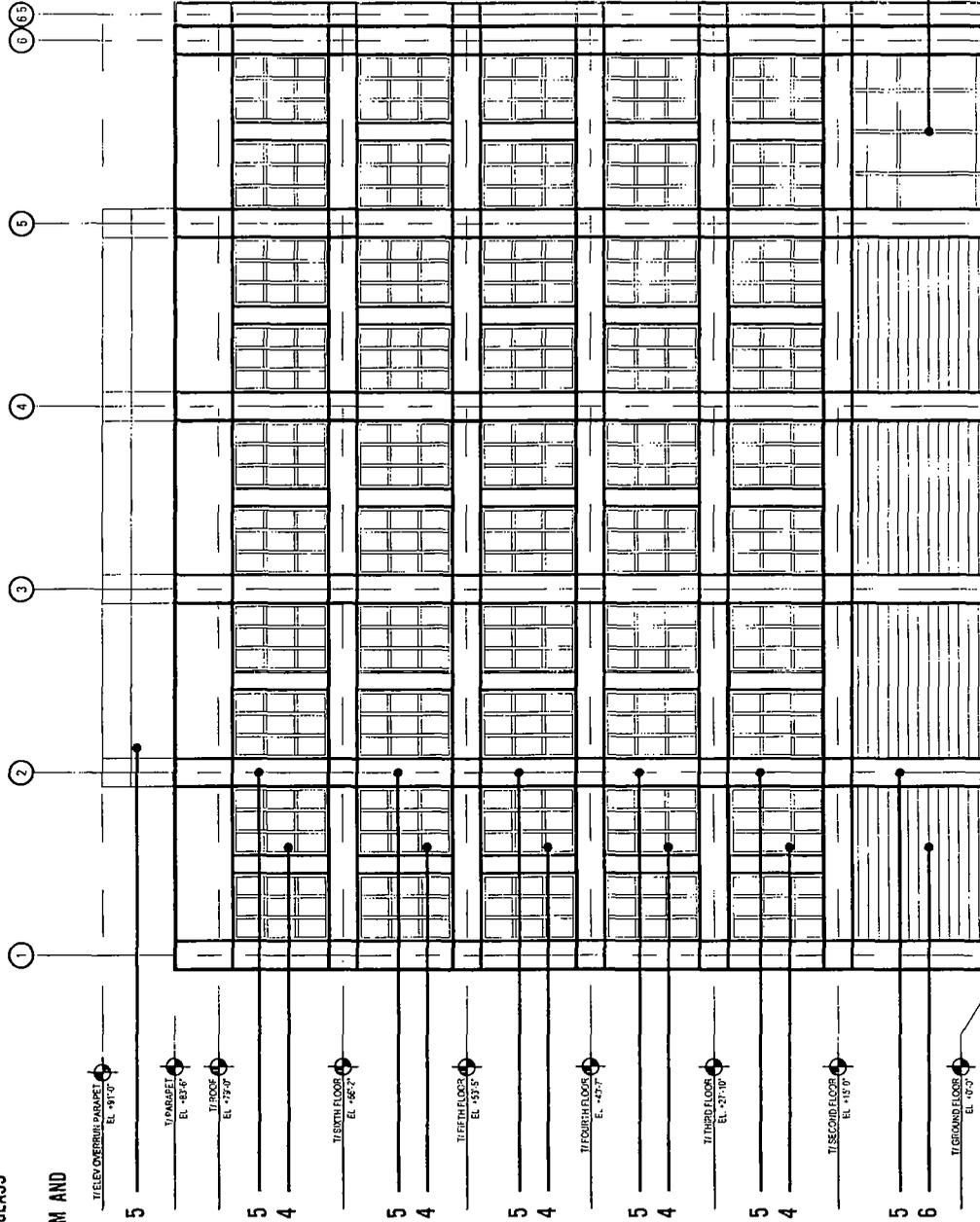
**PLAN COMMISSION: TBD**

**SCALE: 1"=20'-0"**

**SOUTH ELEVATION**

**MATERIAL LEGEND**

1. STRUCTURALLY GLAZED RETAIL STOREFRONT
2. MASONRY FACE BRICK CLADDING
3. RESIDENTIAL TERRACE WITH ALUMINUM AND GLASS GUARDRAIL
4. GLASS AND ALUMINUM WINDOW WALL SYSTEM AND OPAQUE SPANDREL GLASS PANELS
5. METAL FRAME CLADDING
6. METAL OVERHEAD COILING DOOR



**SUB-AREA: F**

**APPLICANT: NORTH UNION LLC / THE MOODY BIBLE INSTITUTE OF CHICAGO**

**ADDRESS OF PROJECT: 215 W WALTON STREET**

**INTRODUCTION: 03/24/2021**

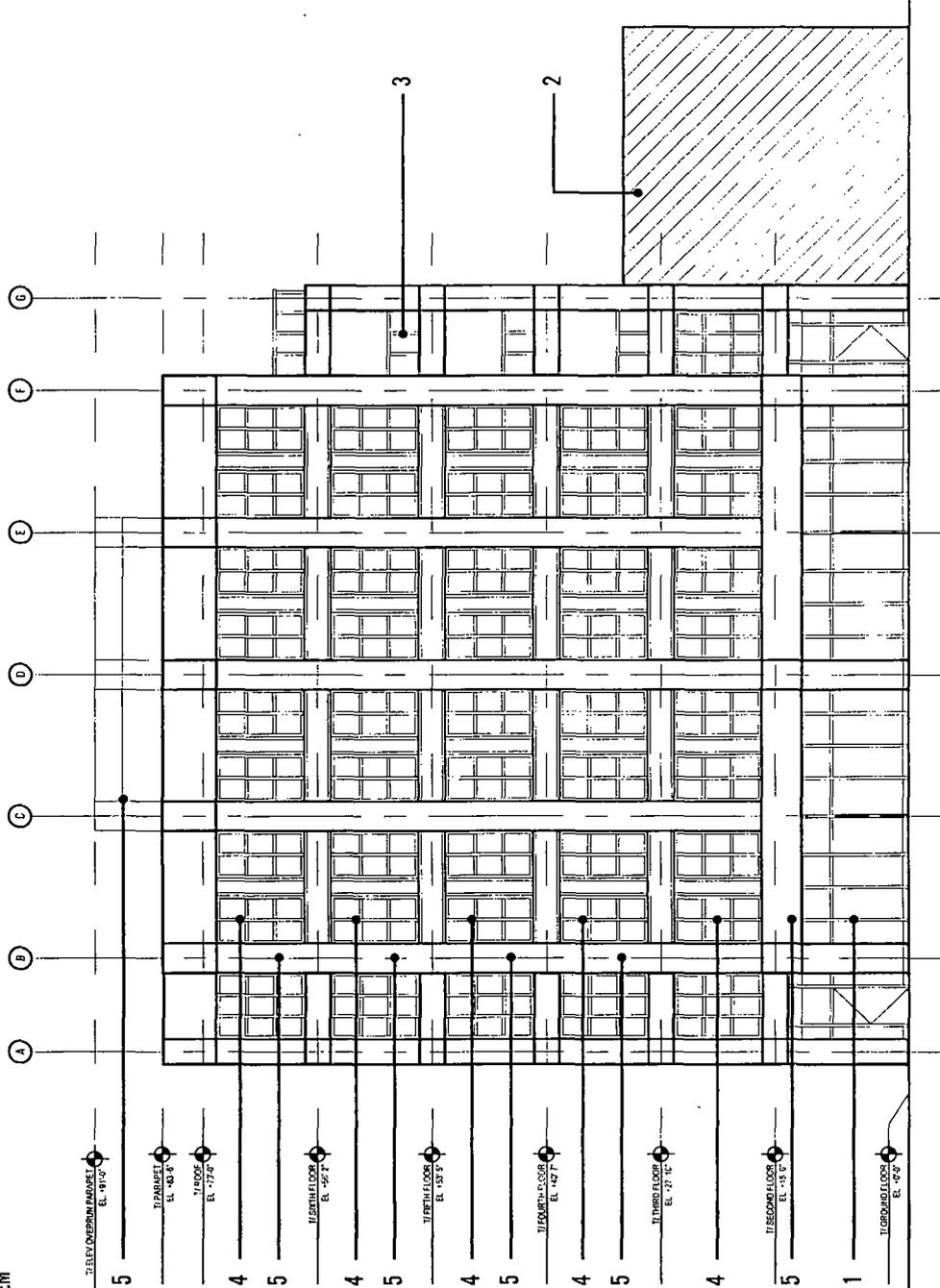
**PLAN COMMISSION: TBD**

**SCALE: 1"=20'-0"**

**EAST ELEVATION**

**MATERIAL LEGEND**

1. STRUCTURALLY GLAZED RETAIL STOREFRONT
2. MASONRY FACE BRICK CLADDING
3. RESIDENTIAL TERRACE WITH ALUMINUM AND GLASS GUARDRAIL
4. GLASS AND ALUMINUM WINDOW WALL SYSTEM
5. METAL FRAME CLADDING
6. METAL OVERHEAD COILING DOOR



**SUB-AREA: F**

APPLICANT: NORTH UNION LLC / THE MOODY BIBLE INSTITUTE OF CHICAGO

ADDRESS OF PROJECT: 215 W WALTON STREET

INTRODUCTION: 03/24/2021

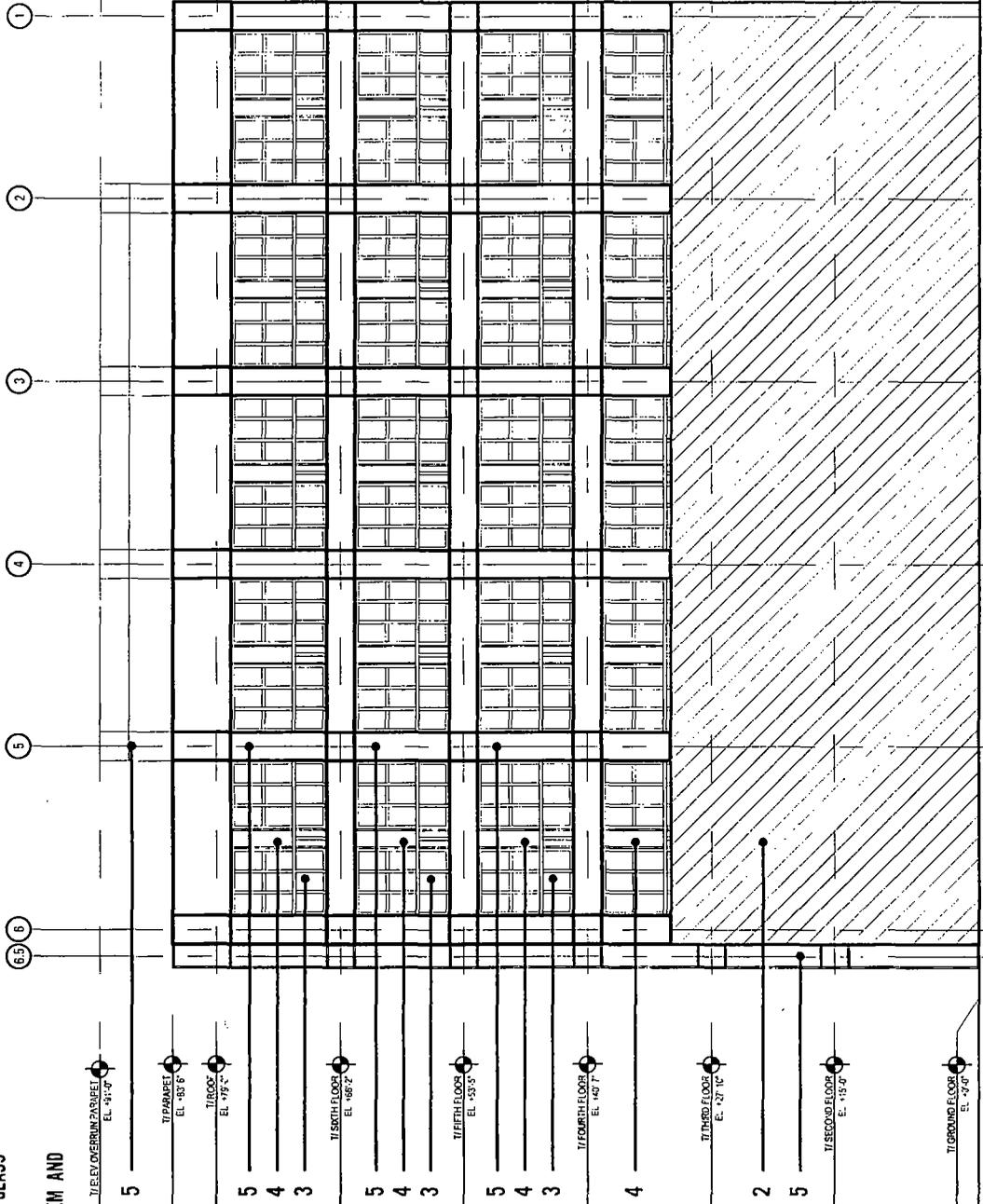
PLAN COMMISSION: TBD

SCALE: 1"=20'-0"

**NORTH ELEVATION**

**MATERIAL LEGEND**

1. STRUCTURALLY GLAZED RETAIL STOREFRONT
2. MASONRY FACE BRICK CLADDING
3. RESIDENTIAL TERRACE WITH ALUMINUM AND GLASS GUARDRAIL
4. GLASS AND ALUMINUM WINDOW WALL SYSTEM AND OPAQUE SPANDREL GLASS PANELS
5. METAL FRAME CLADDING
6. METAL OVERHEAD COILING DOOR



**SUB-AREA: F**

**APPLICANT: NORTH UNION LLC / THE MOODY BIBLE INSTITUTE OF CHICAGO**

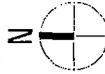
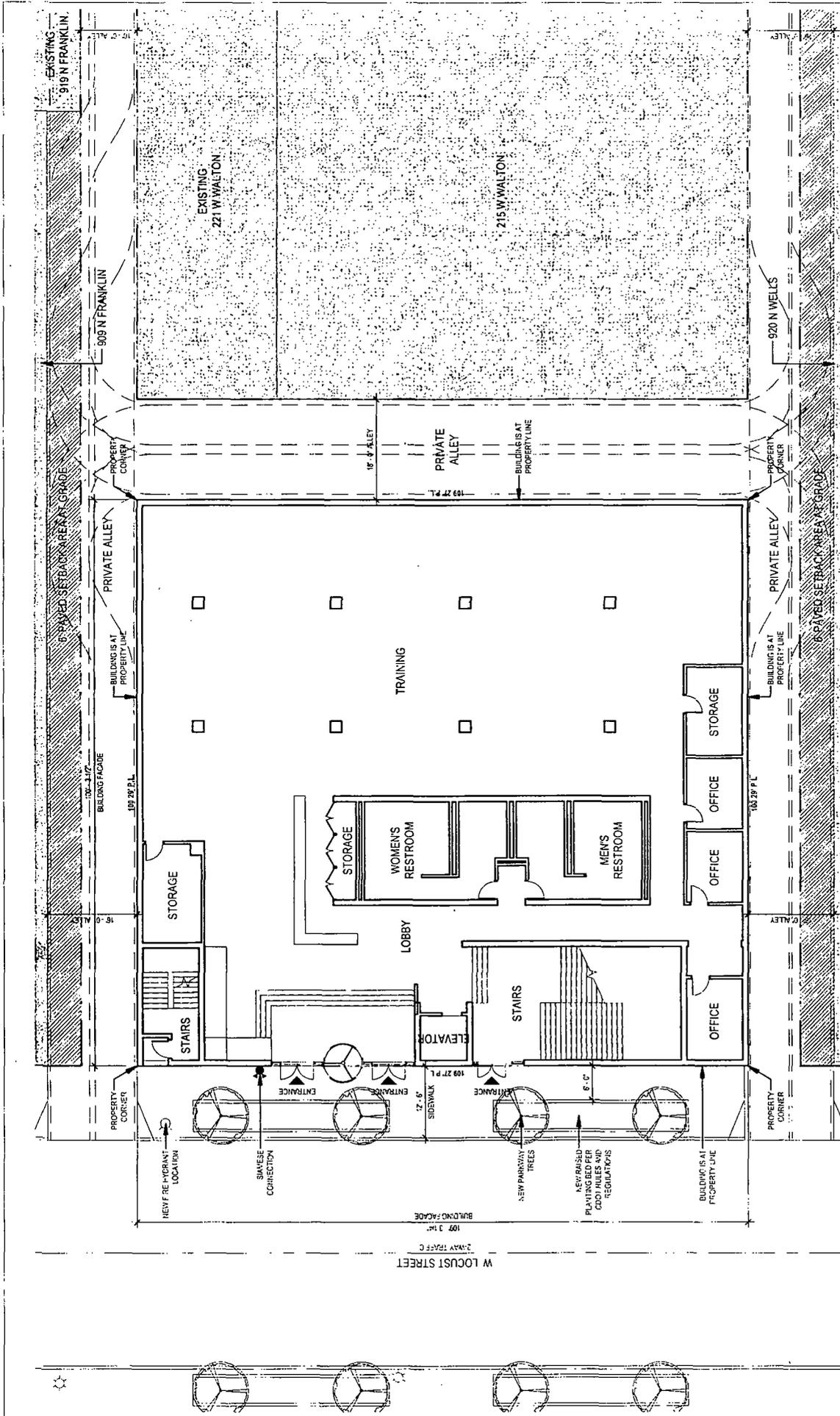
**ADDRESS OF PROJECT: 215 W WALTON STREET**

**INTRODUCTION: 03/24/2021**

**PLAN COMMISSION: TBD**

**SCALE: 1"=20'-0"**

**WEST ELEVATION**



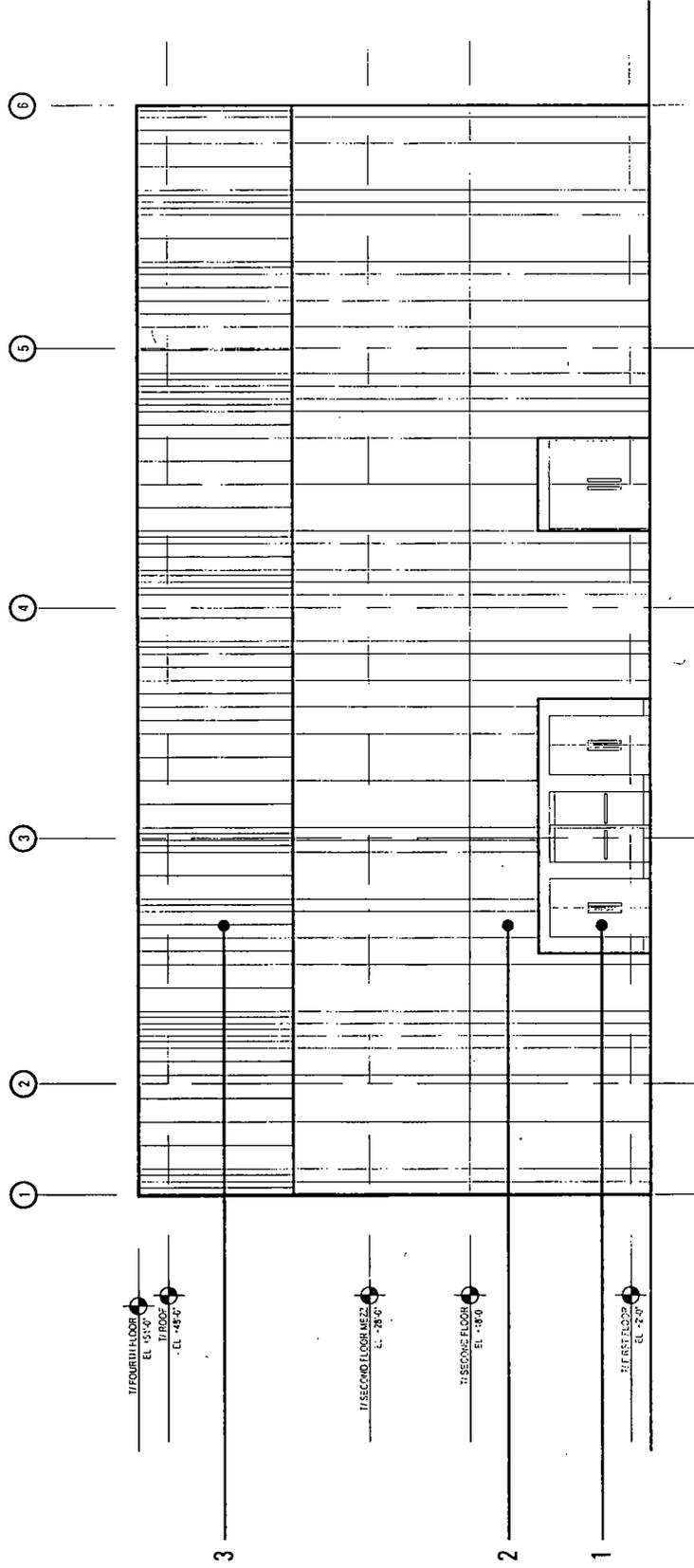
SUB-AREA: D



APPLICANT: NORTH UNION LLC / THE MOODY BIBLE INSTITUTE OF CHICAGO	
ADDRESS OF PROJECT: 216 W LOCUST STREET	
INTRODUCTION: 03/24/2021	PLAN COMMISSION: TBD
SCALE: 1"=25'-0"	
SITE/GROUND FLOOR PLAN	

**MATERIAL LEGEND**

1. STRUCTURALLY GLAZED RETAIL STOREFRONT
2. MASONRY FACE BRICK CLADDING
3. GLASS AND ALUMINUM WINDOW WALL SYSTEM AND OPAQUE SPANDREL GLASS PANELS
4. MASONRY UTILITY BRICK CLADDING
5. GLASS AND ALUMINUM WINDOW PUNCHED WINDOW



**SUB-AREA: D**

**APPLICANT: NORTH UNION LLC / THE MOODY BIBLE INSTITUTE OF CHICAGO**

**ADDRESS OF PROJECT: 216 W LOCUST STREET**

**INTRODUCTION: 03/24/2021**

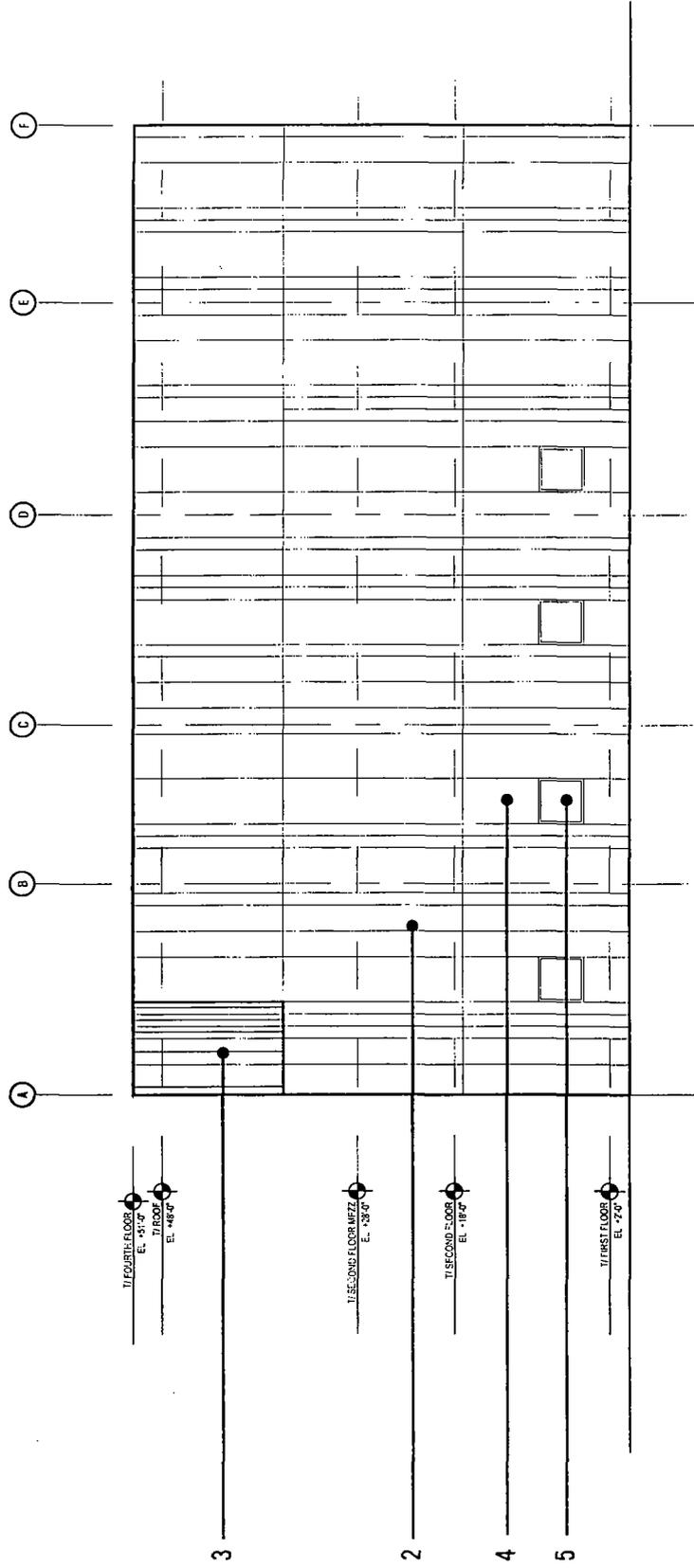
**PLAN COMMISSION: TBD**

**SCALE: 1"=20'-0"**

**SOUTH ELEVATION**

**MATERIAL LEGEND**

1. STRUCTURALLY GLAZED RETAIL STOREFRONT
2. MASONRY FACE BRICK CLADDING
3. GLASS AND ALUMINUM WINDOW WALL SYSTEM AND OPAQUE SPANDREL GLASS PANELS
4. MASONRY UTILITY BRICK CLADDING
5. GLASS AND ALUMINUM WINDOW PUNCHED WINDOW



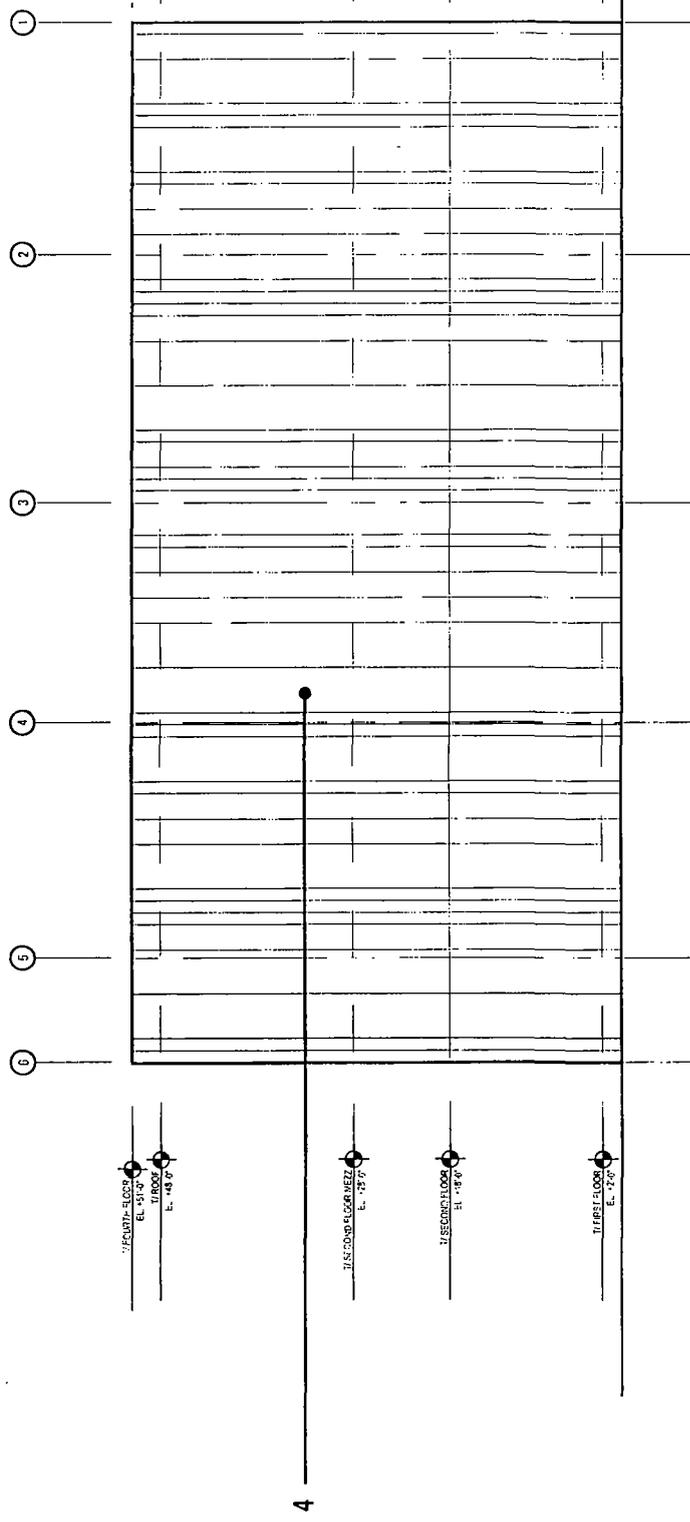
**SUB-AREA: D**

<b>EAST ELEVATION</b>	
APPLICANT: NORTH UNION LLC / THE MOODY BIBLE INSTITUTE OF CHICAGO ADDRESS OF PROJECT: 216 W LOCUST STREET INTRODUCTION: 03/24/2021	
PLAN COMMISSION: TBD	SCALE: 1"=20'-0"



**MATERIAL LEGEND**

1. STRUCTURALLY GLAZED RETAIL STOREFRONT
2. MASONRY FACE BRICK CLADDING
3. GLASS AND ALUMINUM WINDOW WALL SYSTEM AND OPAQUE SPANDREL GLASS PANELS
4. MASONRY UTILITY BRICK CLADDING
5. GLASS AND ALUMINUM WINDOW PUNCHED WINDOW



**SUB-AREA: D**

**APPLICANT: NORTH UNION LLC / THE MOODY BIBLE INSTITUTE OF CHICAGO**

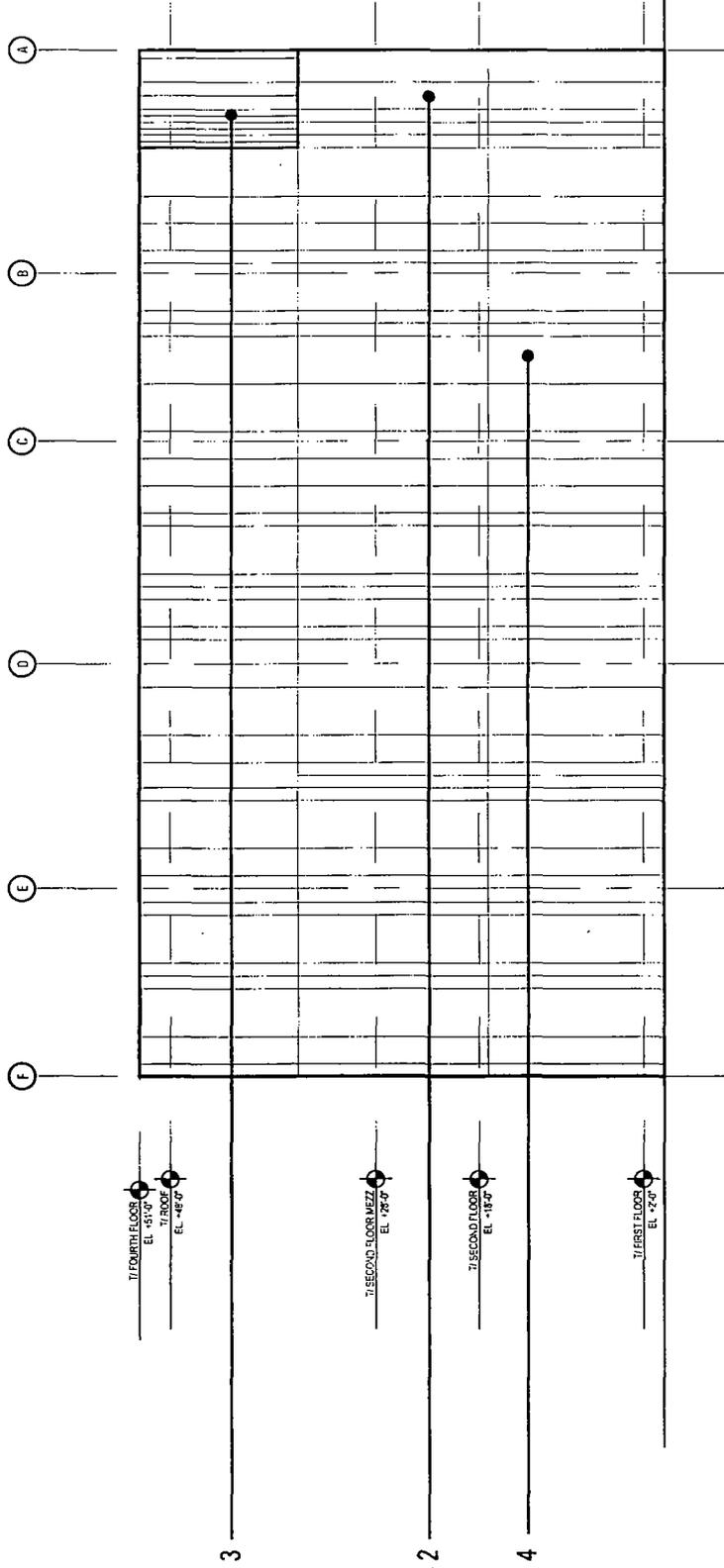
**ADDRESS OF PROJECT: 216 W LOCUST STREET**

**INTRODUCTION: 03/24/2021** | **PLAN COMMISSION: TBD** | **SCALE: 1"=20'-0"**

**NORTH ELEVATION**

**MATERIAL LEGEND**

1. STRUCTURALLY GLAZED RETAIL STOREFRONT
2. MASONRY FACE BRICK CLADDING
3. GLASS AND ALUMINUM WINDOW WALL SYSTEM AND OPAQUE SPANDREL GLASS PANELS
4. MASONRY UTILITY BRICK CLADDING
5. GLASS AND ALUMINUM WINDOW PUNCHED WINDOW



**SUB-AREA: D**

**APPLICANT: NORTH UNION LLC / THE MOODY BIBLE INSTITUTE OF CHICAGO**

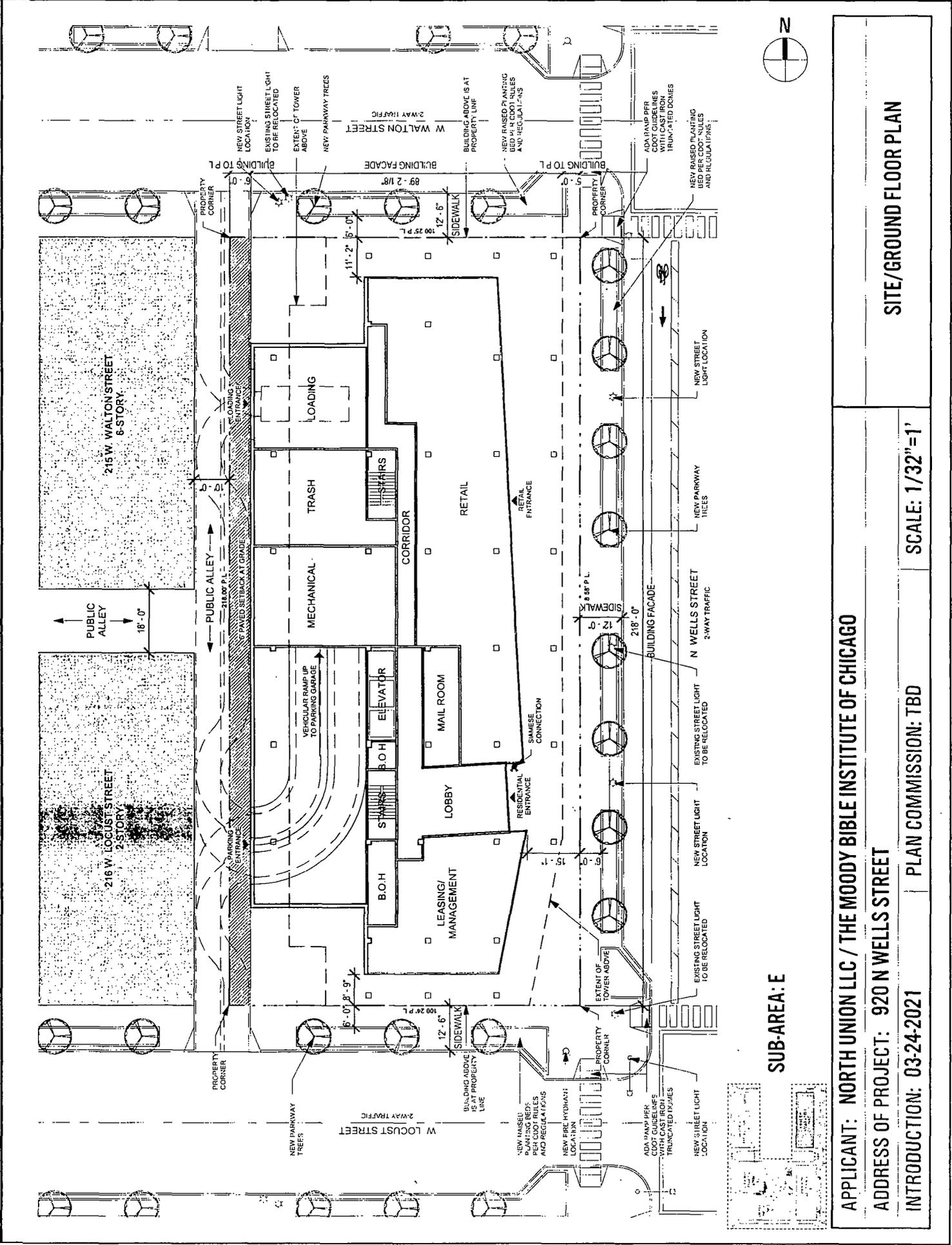
**ADDRESS OF PROJECT: 216 W LOCUST STREET**

**INTRODUCTION: 03/24/2021**

**PLAN COMMISSION: TBD**

**SCALE: 1"=20'-0"**

**WEST ELEVATION**



SUB-AREA: E

APPLICANT: NORTH UNION LLC / THE MOODY BIBLE INSTITUTE OF CHICAGO

ADDRESS OF PROJECT: 920 N WELLS STREET

INTRODUCTION: 03-24-2021

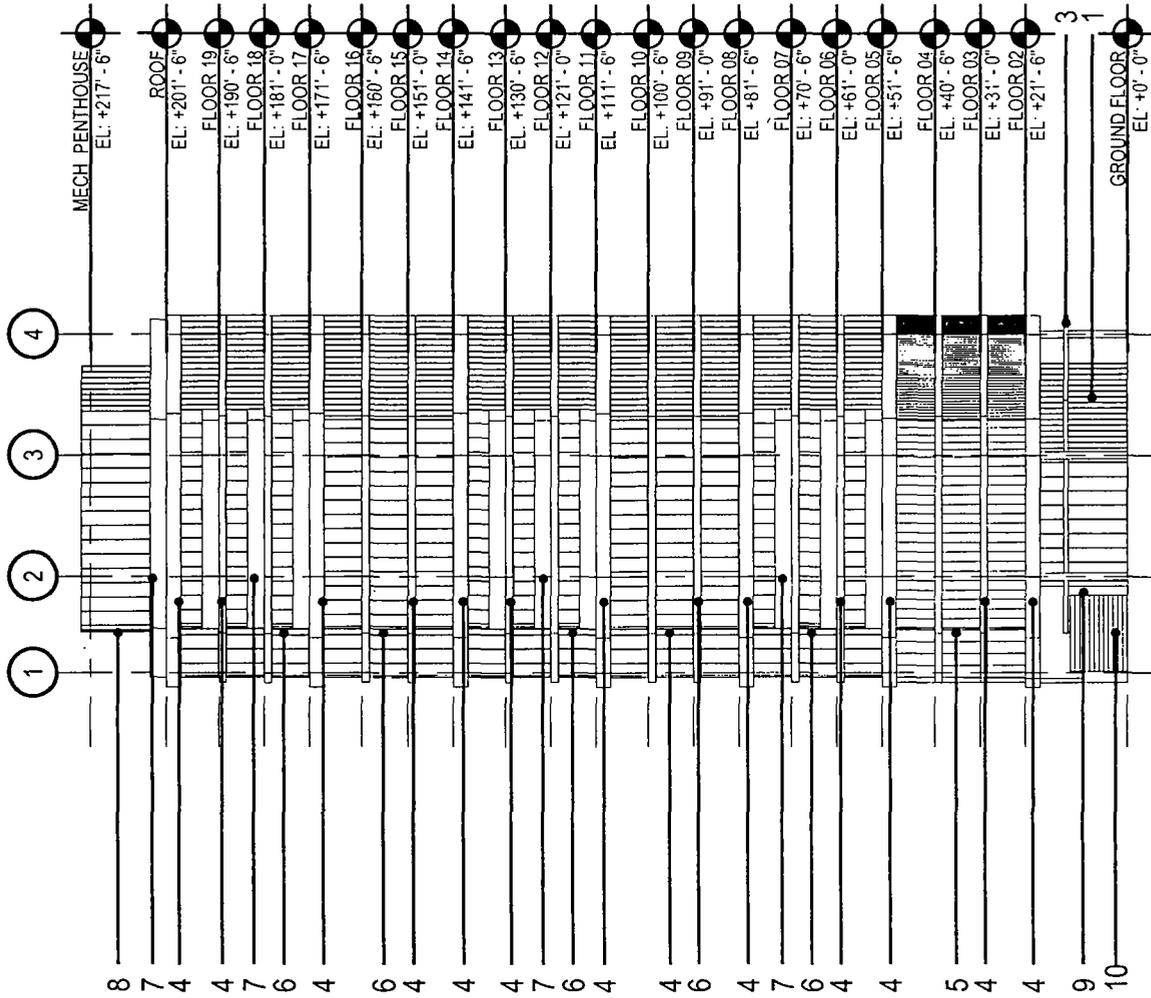
PLAN COMMISSION: TBD

SCALE: 1/32"=1'

SITE/GROUND FLOOR PLAN

**MATERIAL LEGEND**

- 1. STRUCTURALLY GLAZED STOREFRONT
- 2. METAL CLAD COLUMNS
- 3. METAL CANOPY
- 4. METAL SLAB EDGE COVER
- 5. SCALLOPED METAL PANELS
- 6. WINDOW WALL SYSTEM
- 7. GLASS AND ALUMINUM RAILING
- 8. METAL SCREEN SYSTEM TO MATCH WINDOW WALL
- 9. CONCRETE WALL
- 10. METAL OVERHEAD DOOR



SUB-AREA: E



APPLICANT: NORTH UNION LLC / THE MOODY BIBLE INSTITUTE OF CHICAGO

ADDRESS OF PROJECT: 920 N WELLS STREET

INTRODUCTION: 03-24-2021

PLAN COMMISSION: TBD

SCALE: 1/32"=1'

SOUTH ELEVATION

MECH. PENTHOUSE  
EL: +217'-6"

ROOF  
EL: +201'-6"

FLOOR 19  
EL: +190'-6"

FLOOR 18  
EL: +181'-0"

FLOOR 17  
EL: +171'-6"

FLOOR 16  
EL: +160'-6"

FLOOR 15  
EL: +151'-0"

FLOOR 14  
EL: +141'-6"

FLOOR 13  
EL: +130'-6"

FLOOR 12  
EL: +121'-0"

FLOOR 11  
EL: +111'-6"

FLOOR 10  
EL: +100'-6"

FLOOR 09  
EL: +91'-0"

FLOOR 08  
EL: +81'-6"

FLOOR 07  
EL: +70'-6"

FLOOR 06  
EL: +61'-0"

FLOOR 05  
EL: +51'-6"

FLOOR 04  
EL: +40'-6"

FLOOR 03  
EL: +31'-0"

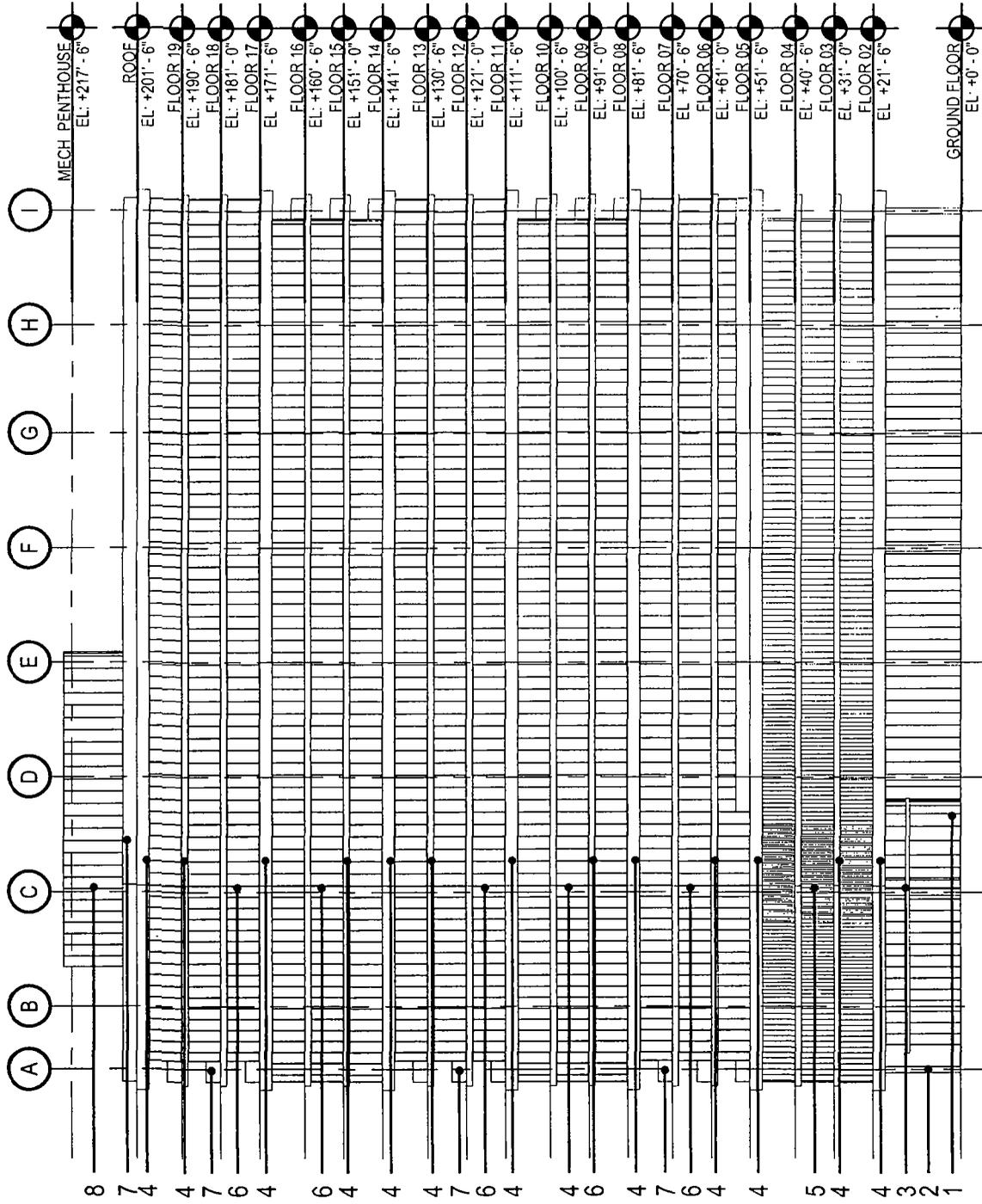
FLOOR 02  
EL: +21'-6"

GROUND FLOOR  
EL: +0'-0"

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**MATERIAL LEGEND**

1. STRUCTURALLY GLAZED STOREFRONT
2. METAL CLAD COLUMNS
3. METAL CANOPY
4. METAL SLAB EDGE COVER
5. SCALLOPED METAL PANELS
6. WINDOW WALL SYSTEM
7. GLASS AND ALUMINUM RAILING
8. METAL SCREEN SYSTEM TO MATCH WINDOW WALL
9. CONCRETE WALL
10. METAL OVERHEAD DOOR



SUB-AREA: E

APPLICANT: NORTH UNION LLC / THE MOODY BIBLE INSTITUTE OF CHICAGO

ADDRESS OF PROJECT: 920 N WELLS STREET

INTRODUCTION: 03-24-2021

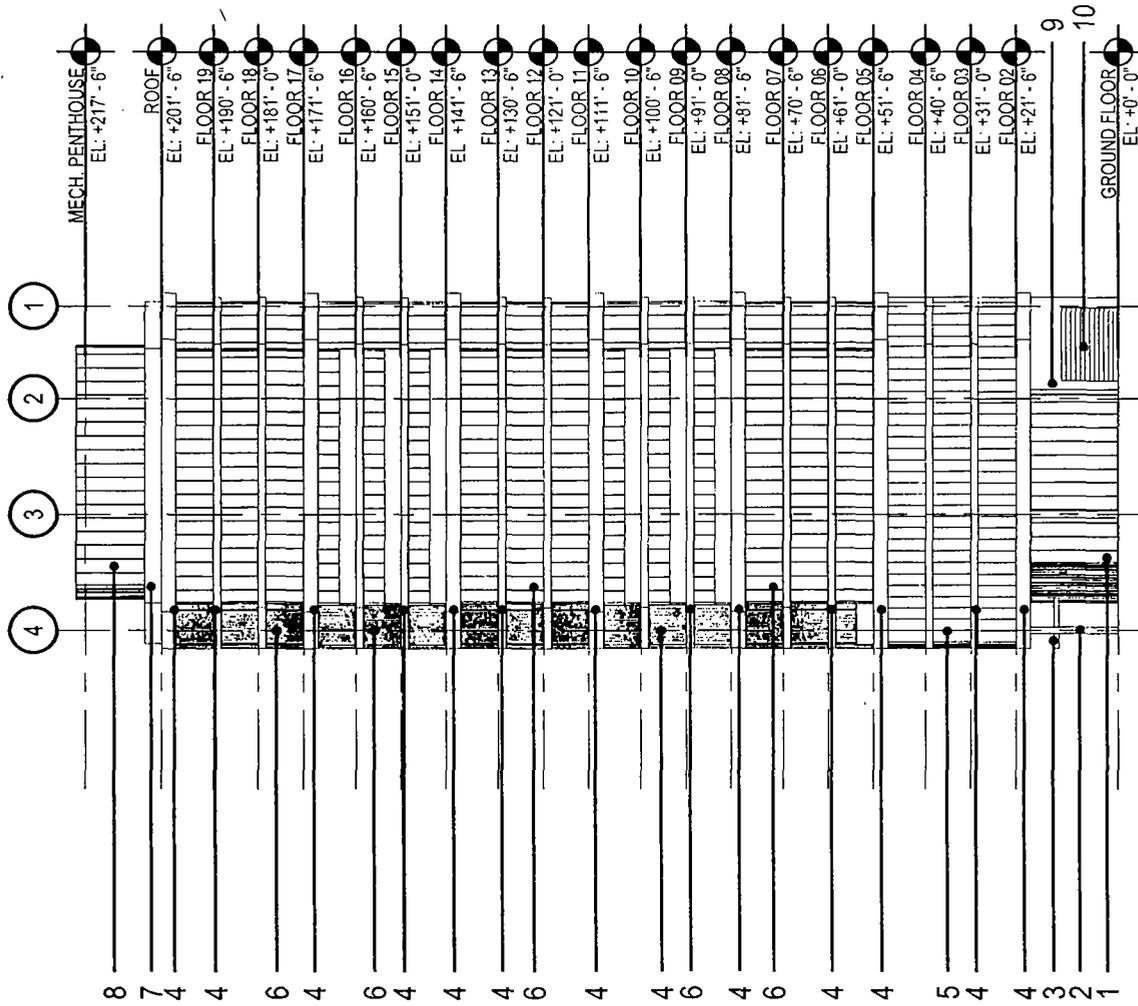
PLAN COMMISSION: TBD

SCALE: 1/32"=1'

EAST ELEVATION

**MATERIAL LEGEND**

- 1. STRUCTURALLY GLAZED STOREFRONT
- 2. METAL CLAD COLUMNS
- 3. METAL CANOPY
- 4. METAL SLAB EDGE COVER
- 5. SCALLOPED METAL PANELS
- 6. WINDOW WALL SYSTEM
- 7. GLASS AND ALUMINUM RAILING
- 8. METAL SCREEN SYSTEM TO MATCH WINDOW WALL
- 9. CONCRETE WALL
- 10. METAL OVERHEAD DOOR



SUB-AREA: E

APPLICANT: NORTH UNION LLC / THE MOODY BIBLE INSTITUTE OF CHICAGO

ADDRESS OF PROJECT: 920 N WELLS STREET

INTRODUCTION: 03-24-2021

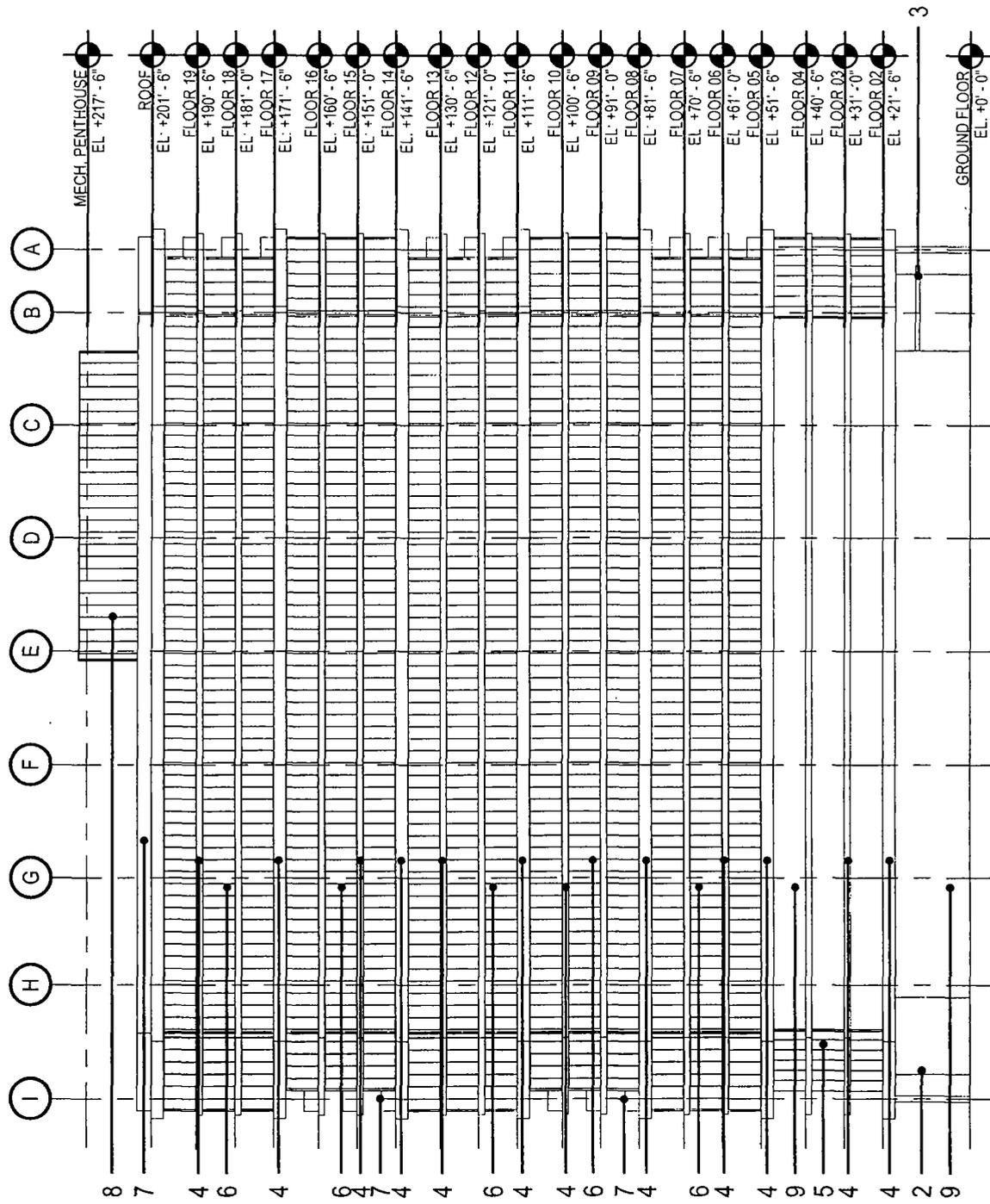
PLAN COMMISSION: TBD

SCALE: 1/32"=1'

NORTH ELEVATION

**MATERIAL LEGEND**

1. STRUCTURALLY GLAZED STOREFRONT
2. METAL CLAD COLUMNS
3. METAL CANOPY
4. METAL SLAB EDGE COVER
5. SCALLOPED METAL PANELS
6. WINDOW WALL SYSTEM
7. GLASS AND ALUMINUM RAILING
8. METAL SCREEN SYSTEM TO MATCH WINDOW WALL
9. CONCRETE WALL
10. METAL OVERHEAD DOOR



SUB-AREA: E

APPLICANT: NORTH UNION LLC / THE MOODY BIBLE INSTITUTE OF CHICAGO

ADDRESS OF PROJECT: 920 N WELLS STREET

INTRODUCTION: 03-24-2021

PLAN COMMISSION: TBD

SCALE: 1/32"=1'

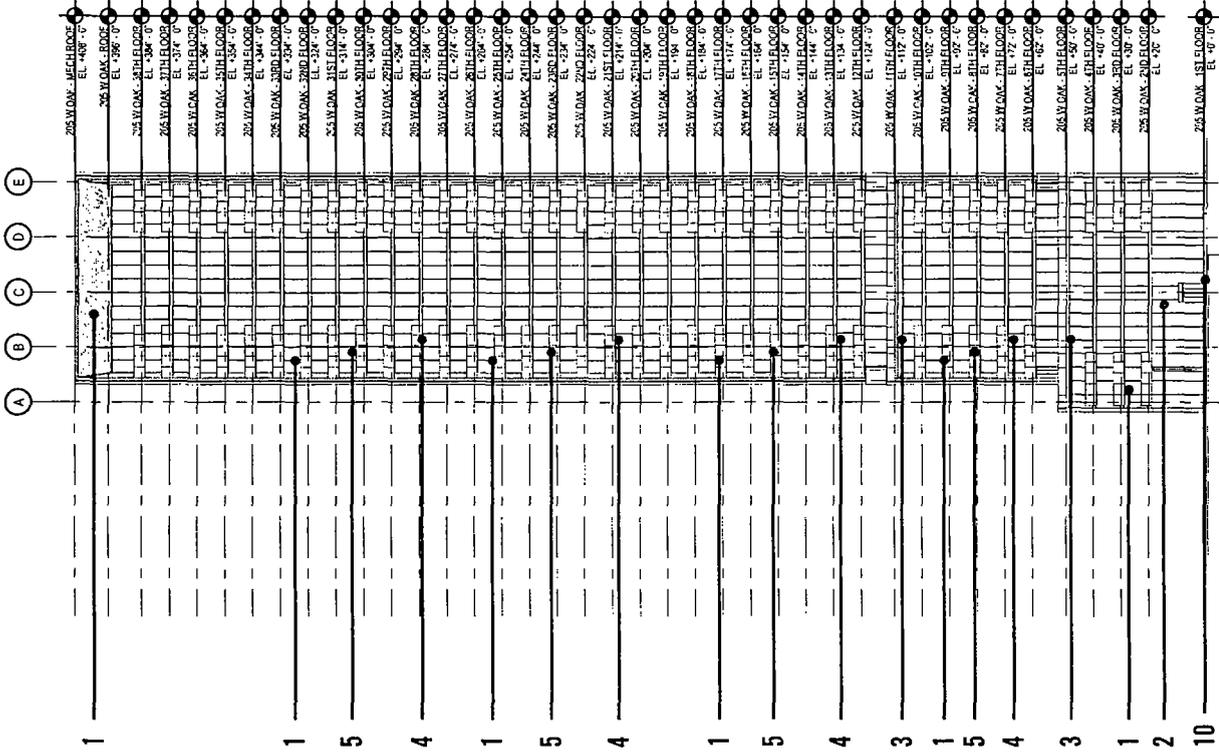
WEST ELEVATION





**MATERIAL LEGEND**

1. ARCHITECTURAL SPANDREL GLASS
2. PODIUM N/S GLASS AND ALUMINUM WALL SYSTEM AND OPAQUE SPANDREL GLASS PANELS
3. AMENITY AND/OR RESIDENTIAL TERRACE WITH ALUMINUM AND GLASS GUARDRAIL
4. GLASS AND ALUMINUM WALL SYSTEM & RESIDENTIAL BALCONY WITH ALUMINUM AND GLASS GUARDRAIL
5. GLASS AND ALUMINUM WALL SYSTEM AND OPAQUE SPANDREL GLASS PANELS
6. WINDOW WALL SYSTEM WITH GLASS AND ALUMINUM WITH METAL FINNS (6" - 8" PROJECTION)
7. ALUMINUM/METAL FINNS (16"X6" APPROX.)
8. MECHANICAL SCREEN
9. EXTERIOR ALUMINUM PANELS
10. STRUCTURALLY GLAZED RETAIL STOREFRONT WITH CANOPY ABOVE



SUB-AREA: C

APPLICANT: NORTH UNION LLC / THE MOODY BIBLE INSTITUTE OF CHICAGO

ADDRESS OF PROJECT: 205 W OAK STREET

INTRODUCTION: 03-24-2021

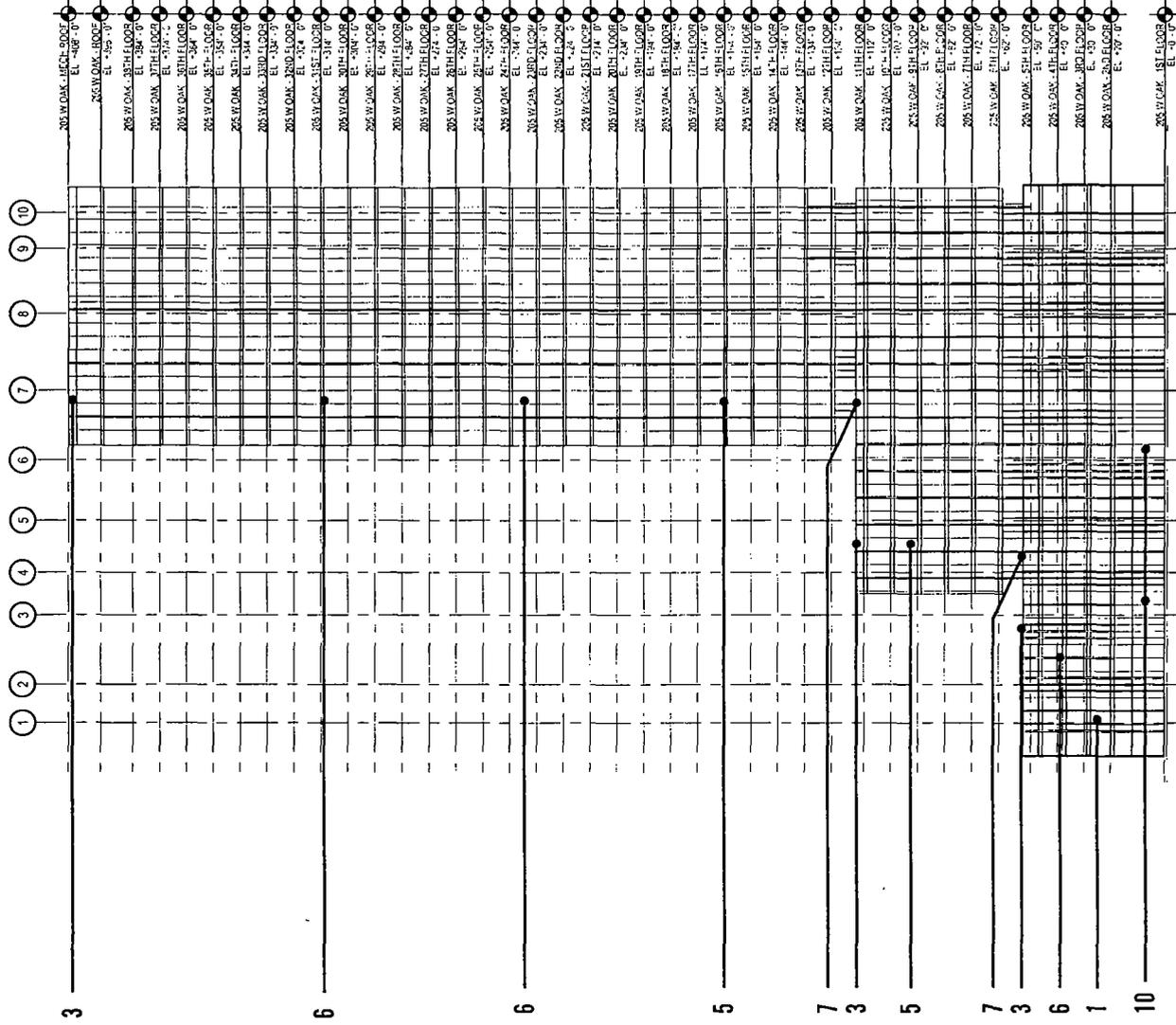
PLAN COMMISSION:

SCALE: 1"=80'

SOUTH ELEVATION

**MATERIAL LEGEND**

1. ARCHITECTURAL SPANDREL GLASS
2. PODIUM N/S GLASS AND ALUMINUM WALL SYSTEM AND OPAQUE SPANDREL GLASS PANELS
3. AMENITY AND/OR RESIDENTIAL TERRACE WITH ALUMINUM AND GLASS GUARDRAIL
4. GLASS AND ALUMINUM WALL SYSTEM & RESIDENTIAL BALCONY WITH ALUMINUM AND GLASS GUARDRAIL
5. GLASS AND ALUMINUM WALL SYSTEM AND OPAQUE SPANDREL GLASS PANELS
6. WINDOW WALL SYSTEM WITH GLASS AND ALUMINUM WITH METAL FINIS (6"-8" PROJECTION)
7. ALUMINUM/METAL FINIS (16"X6" APPROX.)
8. MECHANICAL SCREEN
9. EXTERIOR ALUMINUM PANELS
10. STRUCTURALLY GLAZED RETAIL STOREFRONT WITH CANOPY ABOVE



**SUB-AREA: C**



**APPLICANT: NORTH UNION LLC / THE MOODY BIBLE INSTITUTE OF CHICAGO**

**ADDRESS OF PROJECT: 205 W OAK STREET**

**INTRODUCTION: 03-24-2021**

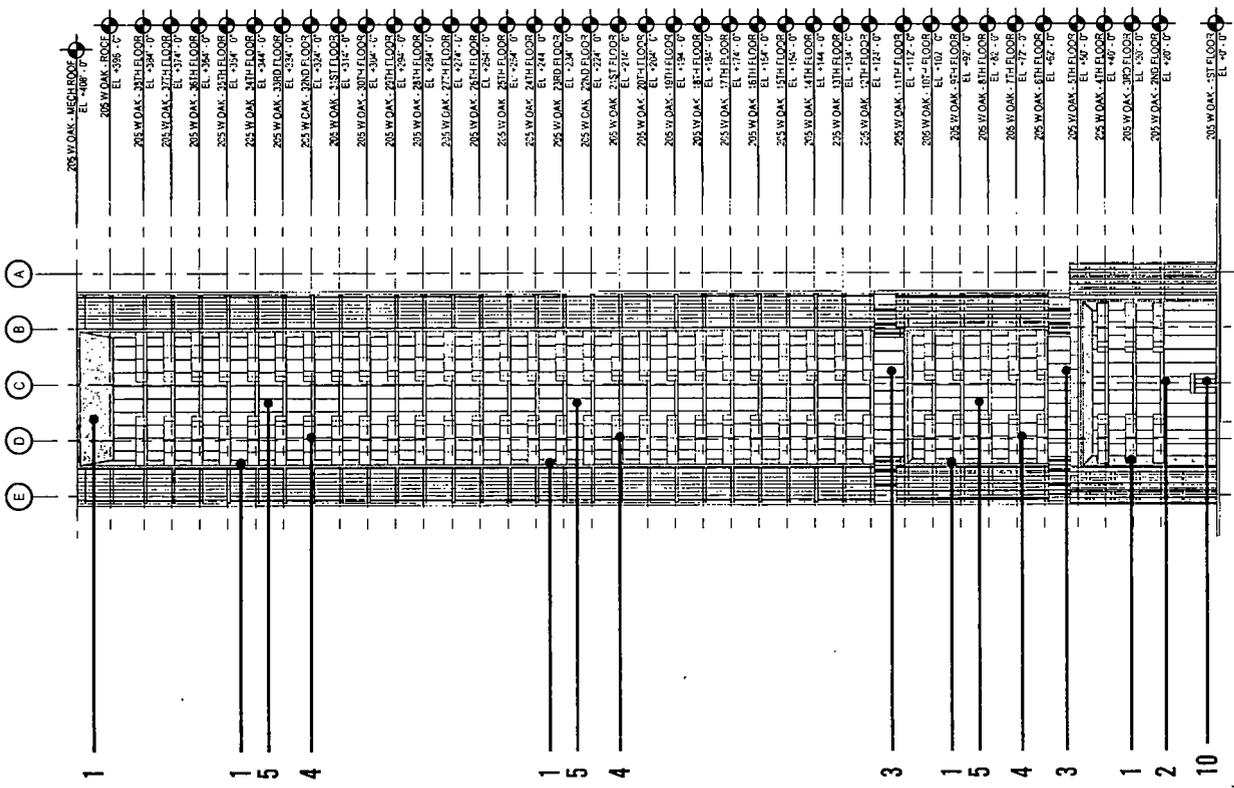
**PLAN COMMISSION:**

**SCALE: 1"=80'**

**EAST ELEVATION**

**MATERIAL LEGEND**

1. ARCHITECTURAL SPANDREL GLASS
2. PODIUM N/S GLASS AND ALUMINUM WALL SYSTEM AND OPAQUE SPANDREL GLASS PANELS
3. AMENITY AND/OR RESIDENTIAL TERRACE WITH ALUMINUM AND GLASS GUARDRAIL
4. GLASS AND ALUMINUM WALL SYSTEM & RESIDENTIAL BALCONY WITH ALUMINUM AND GLASS GUARDRAIL
5. GLASS AND ALUMINUM WALL SYSTEM AND OPAQUE SPANDREL GLASS PANELS
6. WINDOW WALL SYSTEM WITH GLASS AND ALUMINUM WINDOW AND OPAQUE SPANDREL GLASS PANELS, WITH METAL FIN (6"-8" PROJECTION )
7. ALUMINUM/METAL FIN (16"X6" APPROX.)
8. MECHANICAL SCREEN
9. EXTERIOR ALUMINUM PANELS
10. STRUCTURALLY GLAZED RETAIL STOREFRONT WITH CANOPY ABOVE



APPLICANT: NORTH UNION LLC / THE MOODY BIBLE INSTITUTE OF CHICAGO

ADDRESS OF PROJECT: 205 W OAK STREET

INTRODUCTION: 03-24-2021

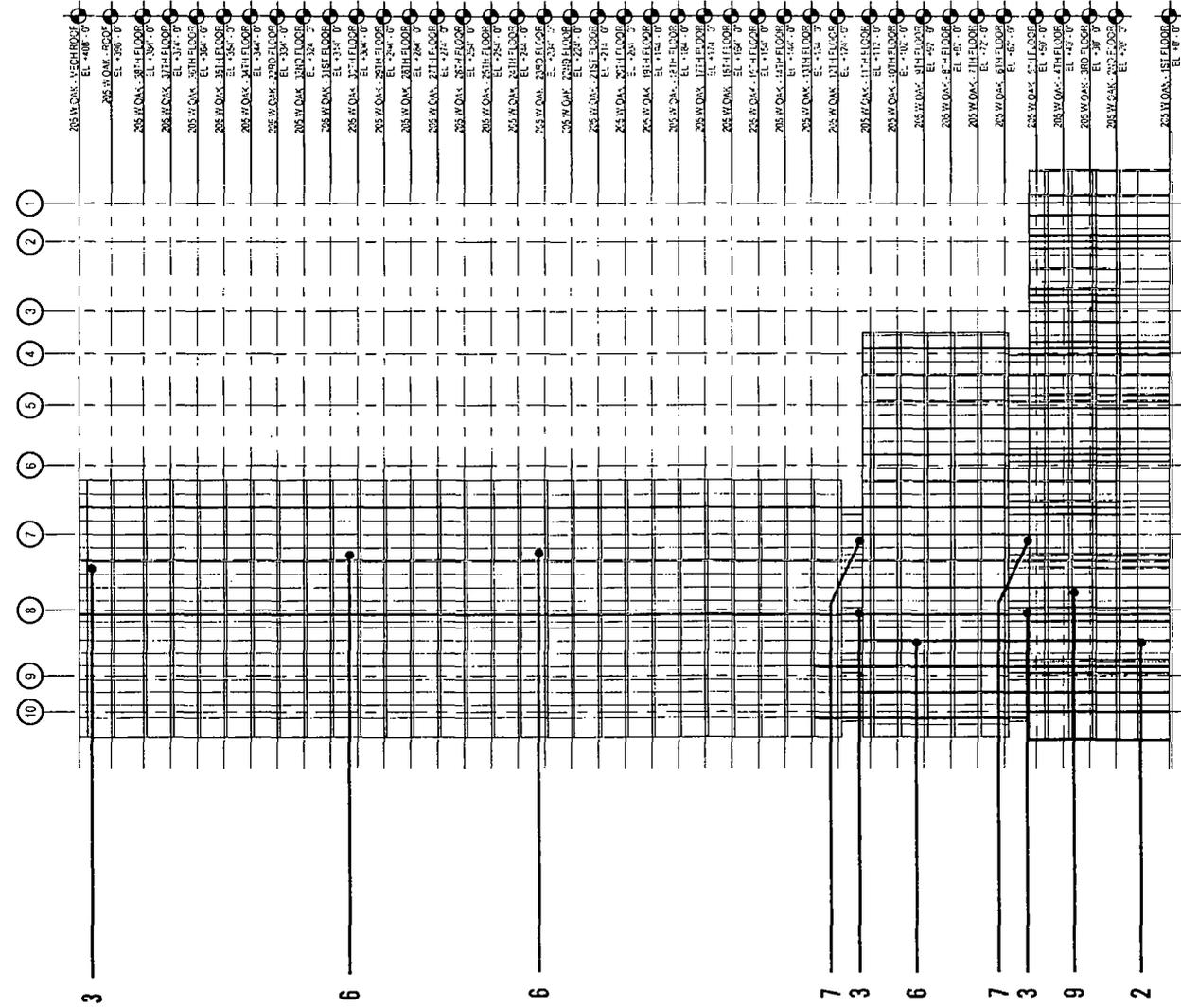
PLAN COMMISSION:

SCALE: 1"=80'

NORTH ELEVATION

**MATERIAL LEGEND**

1. ARCHITECTURAL SPANDREL GLASS
2. PODIUM N/S GLASS AND ALUMINUM WALL SYSTEM AND OPAQUE SPANDREL GLASS PANELS
3. AMENITY AND/OR RESIDENTIAL TERRACE WITH ALUMINUM AND GLASS GUARDRAIL
4. GLASS AND ALUMINUM WALL SYSTEM & RESIDENTIAL BALCONY WITH ALUMINUM AND GLASS GUARDRAIL
5. GLASS AND ALUMINUM WALL SYSTEM AND OPAQUE SPANDREL GLASS PANELS
6. WINDOW WALL SYSTEM WITH GLASS AND ALUMINUM WINDOW AND OPAQUE SPANDREL GLASS PANELS, WITH METAL FINNS (6"-8" PROJECTION)
7. ALUMINUM/METAL FINNS (16"X6" APPROX.)
8. MECHANICAL SCREEN
9. EXTERIOR ALUMINUM PANELS
10. STRUCTURALLY GLAZED RETAIL STOREFRONT WITH CANOPY ABOVE



**SUB-AREA: C**

**APPLICANT: NORTH UNION LLC / THE MOODY BIBLE INSTITUTE OF CHICAGO**

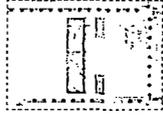
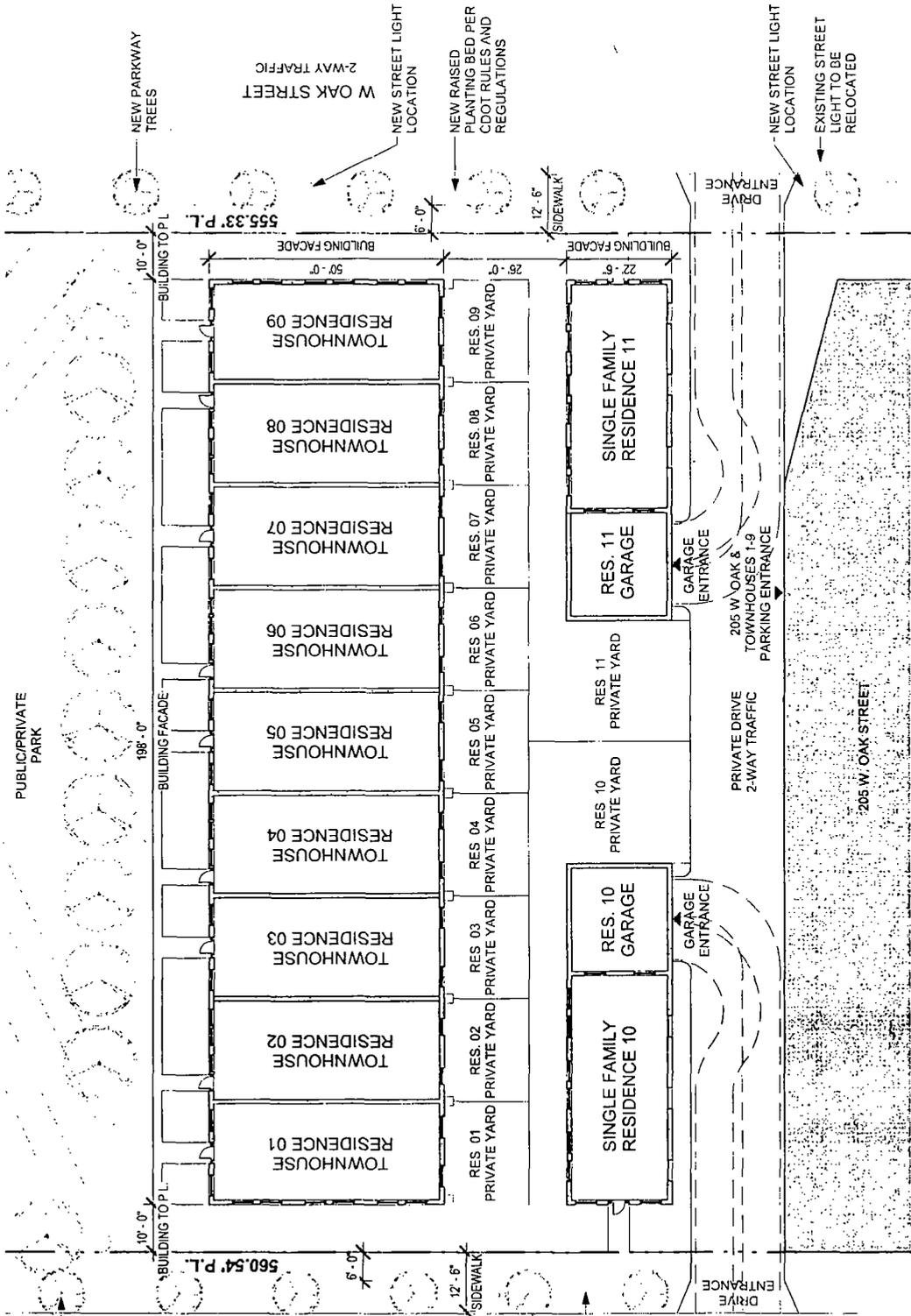
**ADDRESS OF PROJECT: 205 W OAK STREET**

**INTRODUCTION: 03-24-2021**

**PLAN COMMISSION:**

**SCALE: 1"=80'**

**WEST ELEVATION**



SUB-AREA: C

APPLICANT: NORTH UNION LLC / THE MOODY BIBLE INSTITUTE OF CHICAGO

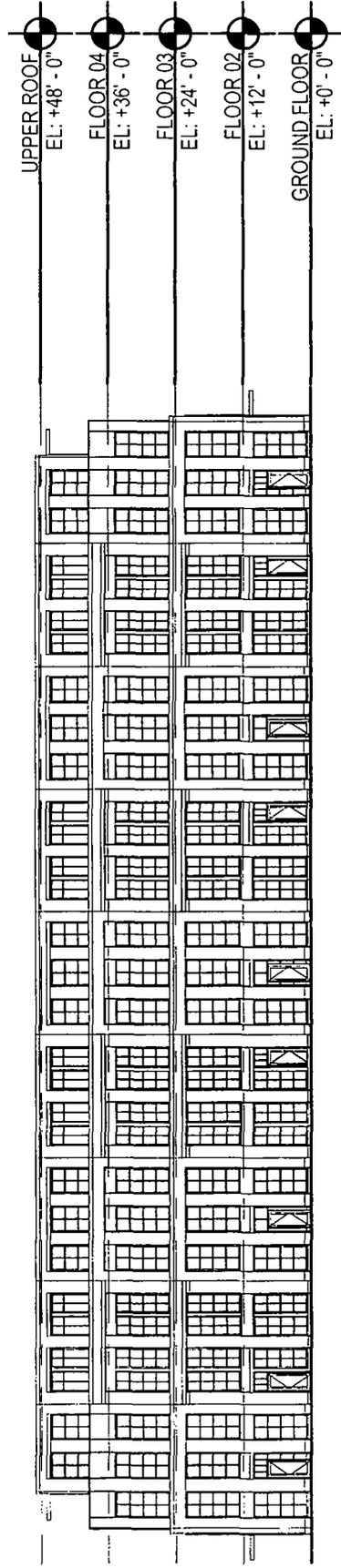
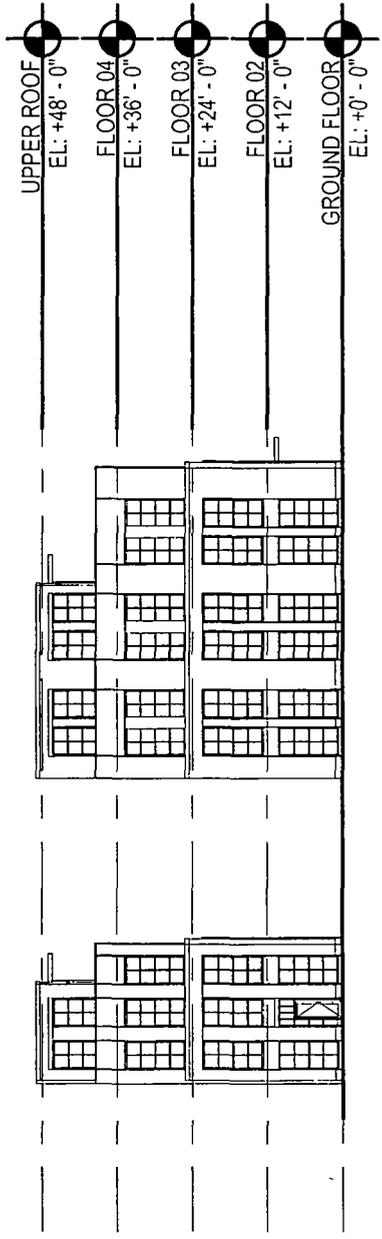
ADDRESS OF PROJECT: 235-305 W OAK STREET

INTRODUCTION: 03-24-2021

PLAN COMMISSION: TBD

SCALE: 1/32"=1'

GROUND FLOOR PLAN

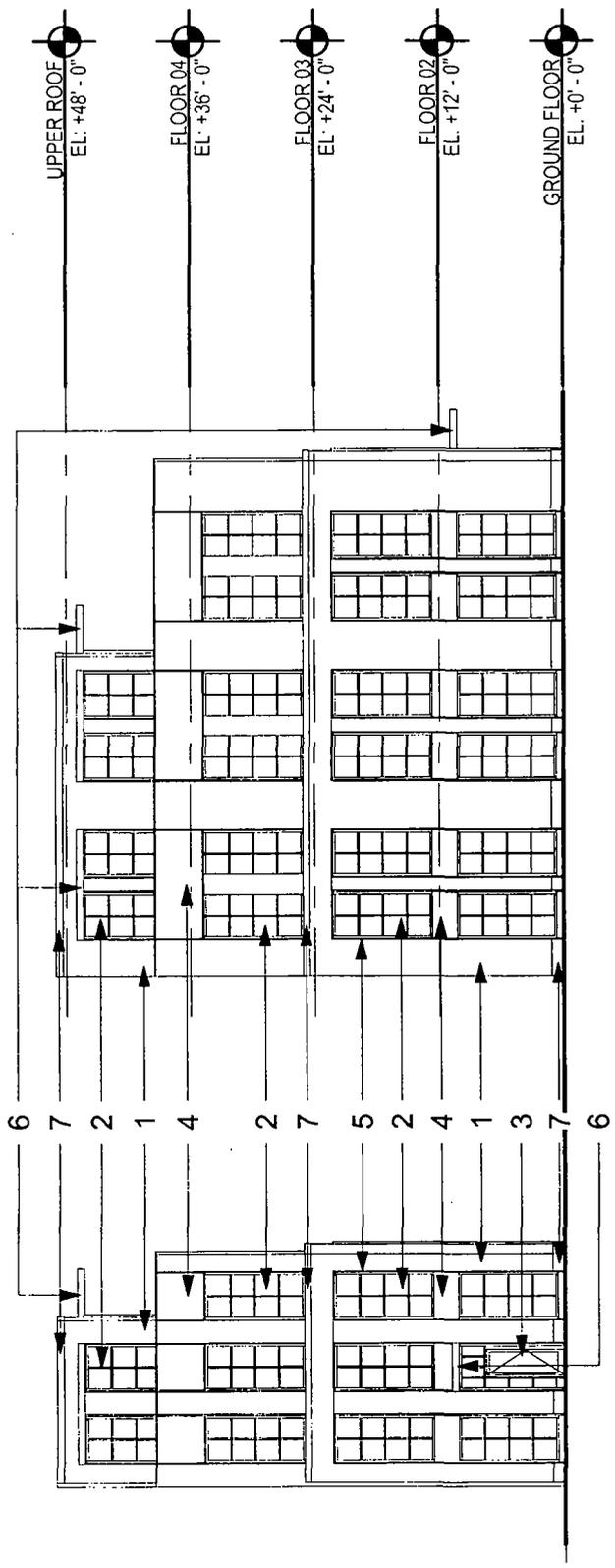


SUB-AREA: C

<p>APPLICANT: NORTH UNION LLC / THE MOODY BIBLE INSTITUTE OF CHICAGO</p>		<p>OVERALL ELEVATION</p>
<p>ADDRESS OF PROJECT: 235-305 W OAK STREET</p>		
<p>INTRODUCTION: 03-24-2021</p>	<p>PLAN COMMISSION: TBD</p>	

**MATERIAL LEGEND:**

- 1. MASONRY CLADDING
- 2. PUNCHED WINDOW
- 3. GLASS SIDE LITES AND TRANSOM
- 4. METAL PANEL CLADDING
- 5. EXTRUDED METAL FRAME
- 6. OPEN METAL CANOPY
- 7. CAST STONE



SUB-AREA: C

APPLICANT: NORTH UNION LLC / THE MOODY BIBLE INSTITUTE OF CHICAGO

ADDRESS OF PROJECT: 235-305 W OAK STREET

INTRODUCTION: 03-24-2021

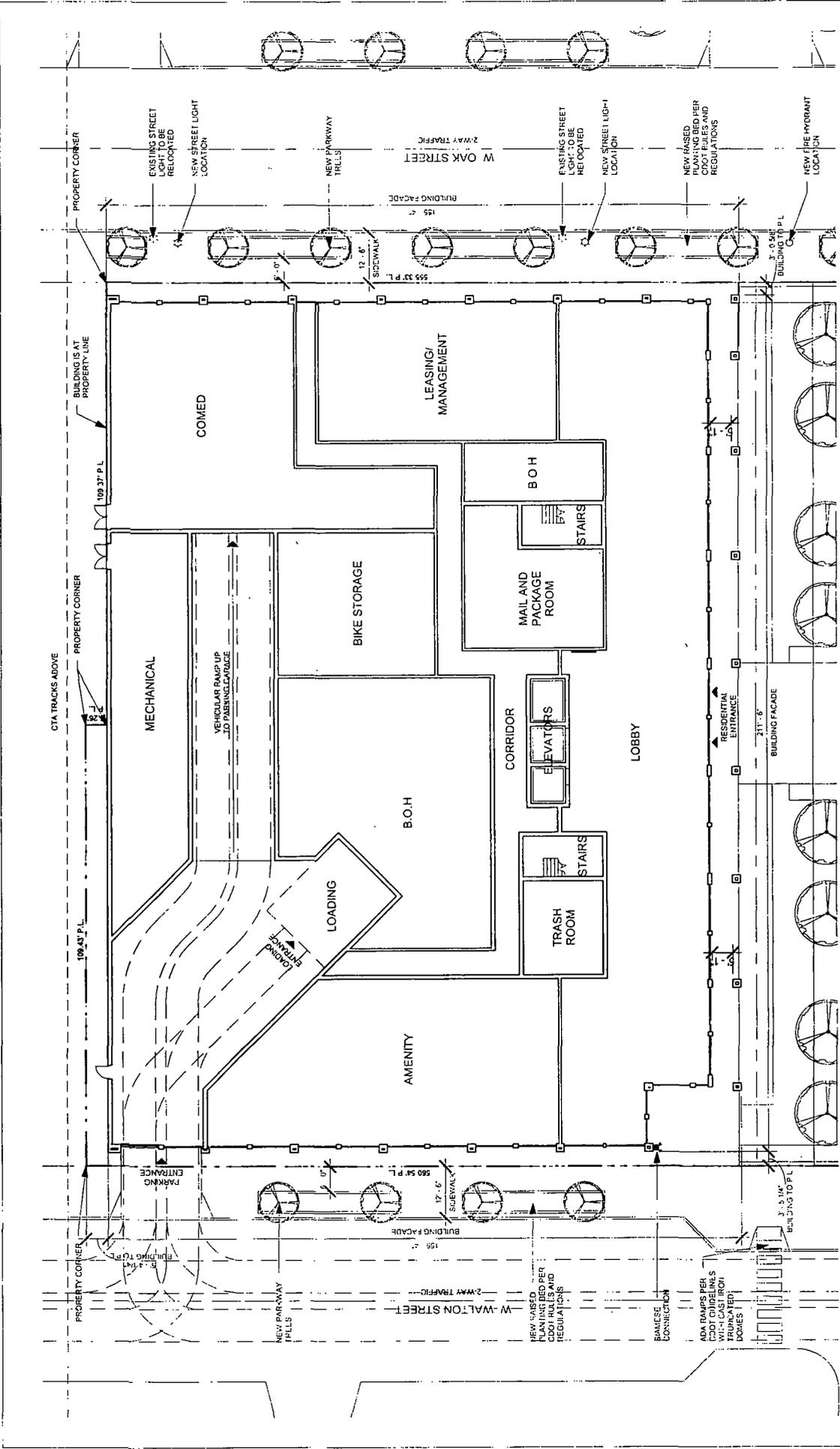
PLAN COMMISSION: TBD

SCALE: 1/16"=1'

TYPICAL RESIDENCE ELEVATION







**SUB-AREA: B**

**APPLICANT: NORTH UNION LLC / THE MOODY BIBLE INSTITUTE OF CHICAGO**

**ADDRESS OF PROJECT: 312 W WALTON STREET**

**INTRODUCTION: 03-24-2021**

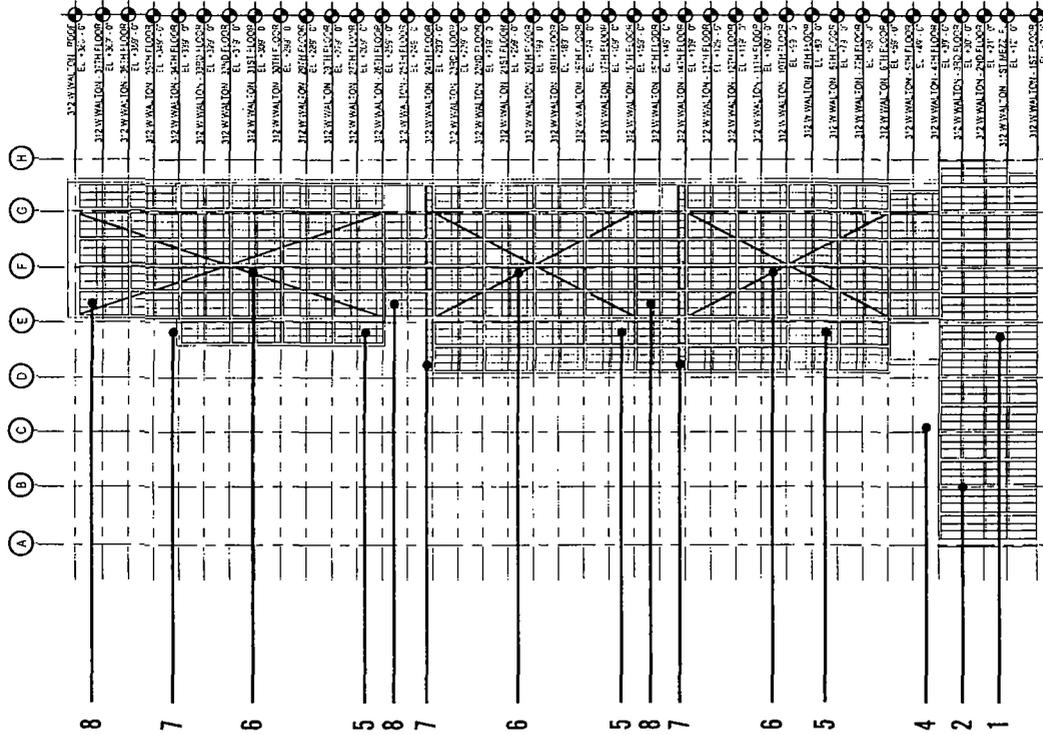
**PLAN COMMISSION: TBD**

**SCALE: 1/32"=1'**

**SITE/GROUND FLOOR PLAN**

**MATERIAL LEGEND**

1. PODIUM GLASS AND ALUMINUM WINDOW WALL SYSTEM AND OPAQUE SPANDREL GLASS PANELS
2. METAL CLADDING
3. METAL PANELS
4. AMENITY TERRACE WITH ALUMINUM AND GLASS GUARDRAIL
5. GLASS AND ALUMINUM WINDOW WALL SYSTEM AND OPAQUE SPANDREL GLASS PANELS
6. ALUMINUM CLAD ARCHITECTURAL STEEL BRACING
7. RESIDENTIAL TERRACE WITH ALUMINUM AND GLASS GUARDRAIL
8. OUTDOOR AMENITY WITH TERRACE SETBACK WITH WALL SYSTEM
9. MECHANICAL SCREEN TO MATCH WINDOW ALUMINUM AND SPANDREL GLASS
10. ALUMINUM AND SPANDREL GLASS



**SUB-AREA: B**

**APPLICANT: NORTH UNION LLC / THE MOODY BIBLE INSTITUTE OF CHICAGO**

**ADDRESS OF PROJECT: 312 W WALTON STREET**

**INTRODUCTION: 03-24-2021**

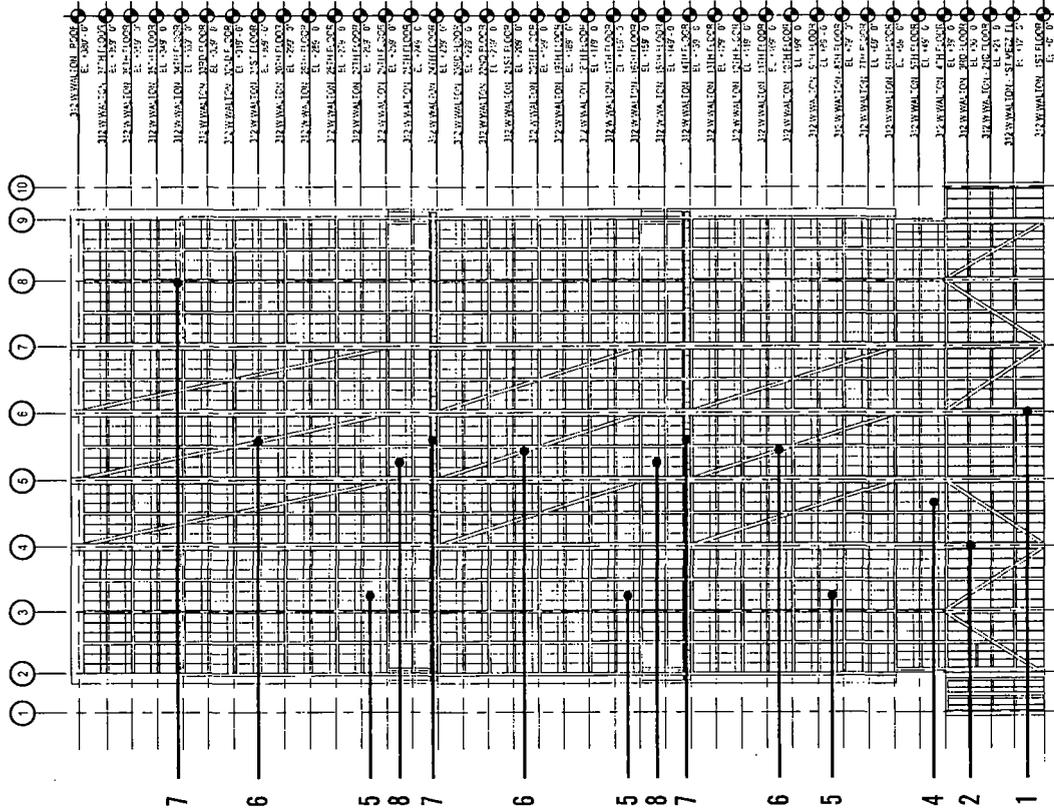
**PLAN COMMISSION: TBD**

**SCALE: 1"=60'**

**SOUTH ELEVATION**

**MATERIAL LEGEND**

1. PODIUM GLASS AND ALUMINUM WINDOW WALL SYSTEM AND OPAQUE SPANDREL GLASS PANELS
2. METAL CLADDING
3. METAL PANELS
4. AMENITY TERRACE WITH ALUMINUM AND GLASS GUARDRAIL
5. GLASS AND ALUMINUM WINDOW WALL SYSTEM AND OPAQUE SPANDREL GLASS PANELS
6. ALUMINUM CLAD ARCHITECTURAL STEEL BRACING
7. RESIDENTIAL TERRACE WITH ALUMINUM AND GLASS GUARDRAIL
8. OUTDOOR AMENITY WITH TERRACE SETBACK WITH WALL SYSTEM
9. MECHANICAL SCREEN TO MATCH WINDOW ALUMINUM AND SPANDREL GLASS
10. ALUMINUM AND SPANDREL GLASS



**SUB-AREA: B**

**APPLICANT: NORTH UNION LLC / THE MOODY BIBLE INSTITUTE OF CHICAGO**

**ADDRESS OF PROJECT: 312 W WALTON STREET**

**INTRODUCTION: 03-24-2021**

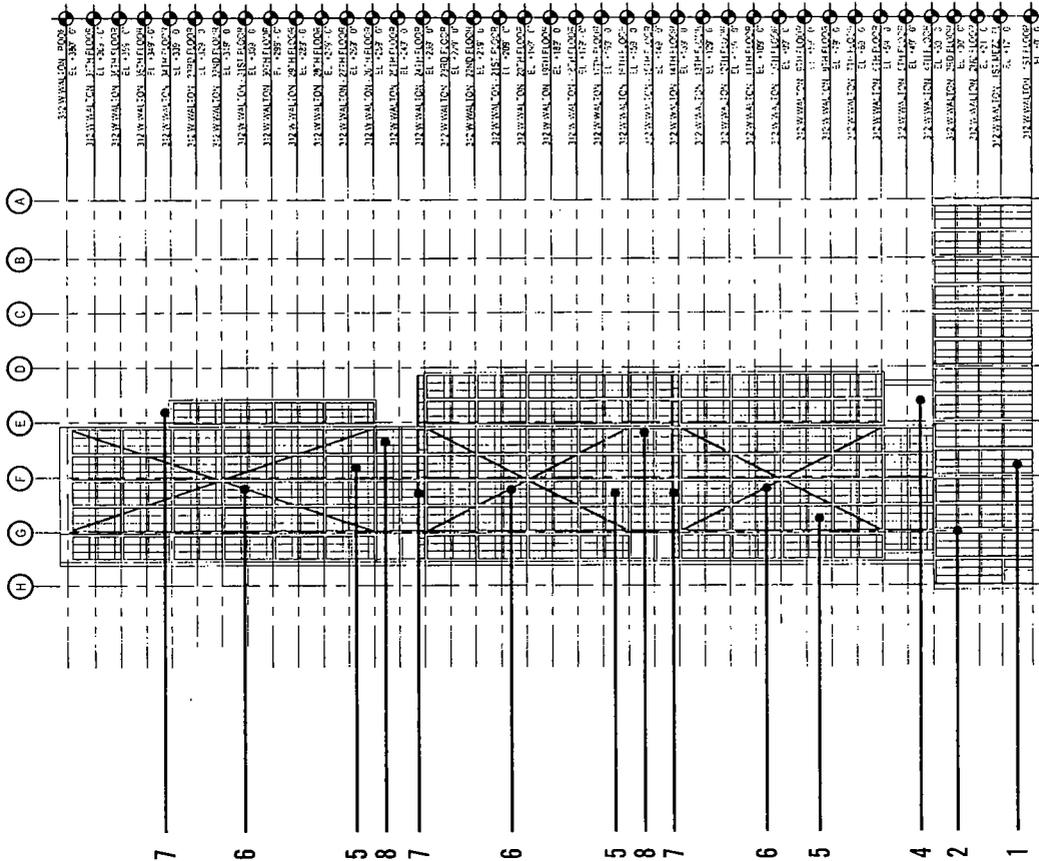
**PLAN COMMISSION: TBD**

**SCALE: 1"=60'**

**EAST ELEVATION**

**MATERIAL LEGEND**

1. PODIUM GLASS AND ALUMINUM WINDOW WALL SYSTEM AND OPAQUE SPANDREL GLASS PANELS
2. METAL CLADDING
3. METAL PANELS
4. AMENITY TERRACE WITH ALUMINUM AND GLASS GUARDRAIL
5. GLASS AND ALUMINUM WINDOW WALL SYSTEM AND OPAQUE SPANDREL GLASS PANELS
6. ALUMINUM CLAD ARCHITECTURAL STEEL BRACING
7. RESIDENTIAL TERRACE WITH ALUMINUM AND GLASS GUARDRAIL
8. OUTDOOR AMENITY WITH TERRACE SETBACK WITH WALL SYSTEM
9. MECHANICAL SCREEN TO MATCH WINDOW ALUMINUM AND SPANDREL GLASS
10. ALUMINUM AND SPANDREL GLASS



**SUB-AREA: B**

**APPLICANT: NORTH UNION LLC / THE MOODY BIBLE INSTITUTE OF CHICAGO**

**ADDRESS OF PROJECT: 312 W WALTON STREET**

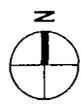
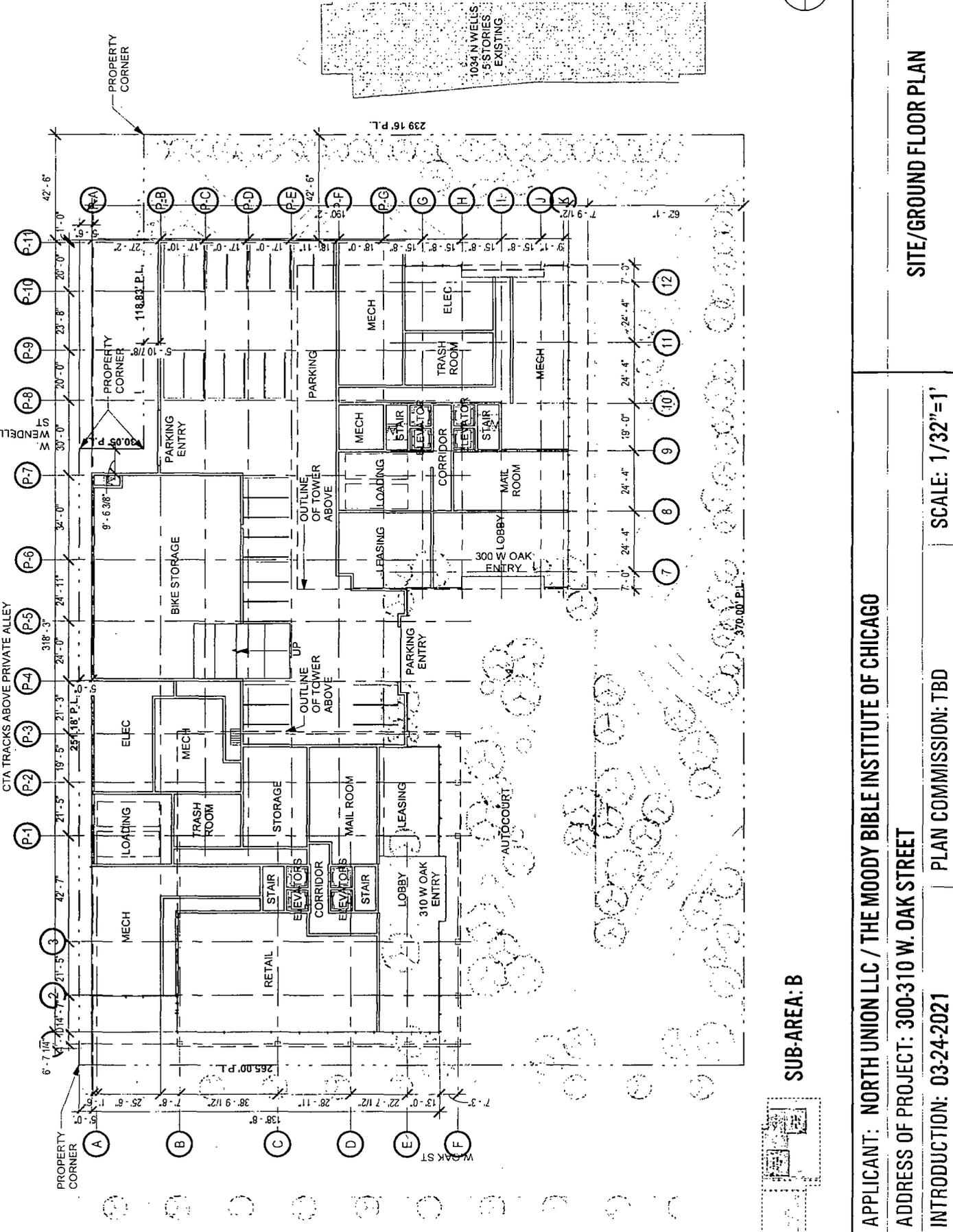
**INTRODUCTION: 03-24-2021**

**PLAN COMMISSION: TBD**

**SCALE: 1"=60'**

**NORTH ELEVATION**





SUB-AREA: B

APPLICANT: NORTH UNION LLC / THE MOODY BIBLE INSTITUTE OF CHICAGO

ADDRESS OF PROJECT: 300-310 W. OAK STREET

INTRODUCTION: 03-24-2021

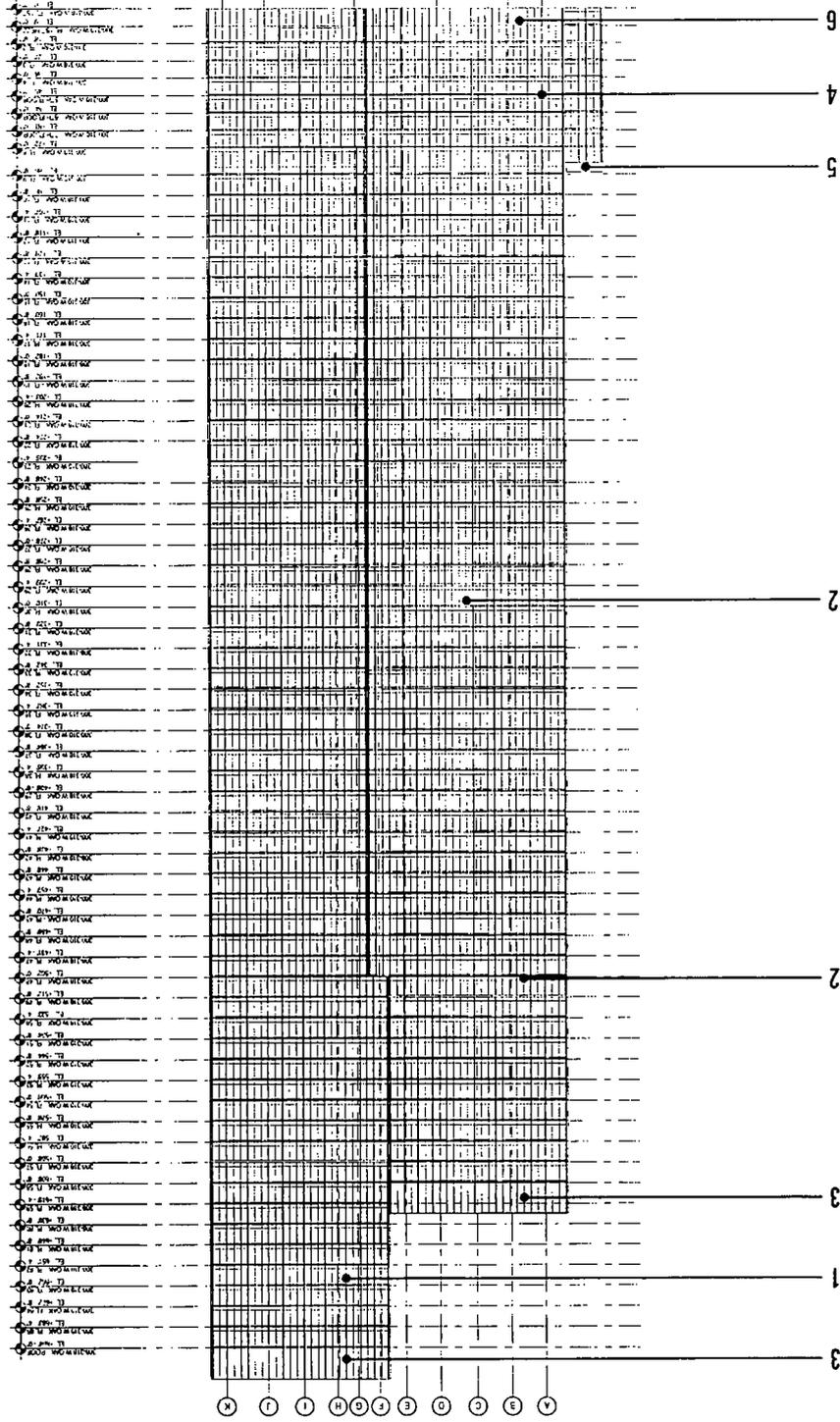
PLAN COMMISSION: TBD

SCALE: 1/32"=1'

SITE/GROUND FLOOR PLAN

**MATERIAL LEGEND**

1. GLASS AND ALUMINUM WINDOW WALL SYSTEM AND OPAQUE SPANDREL GLASS PANELS
2. RESIDENTIAL TERRACE WITH ALUMINUM AND GLASS GUARDRAIL
3. MECHANICAL SCREEN TO MATCH WINDOW WALL
4. PODIUM GLASS AND ALUMINUM WINDOW WALL SYSTEM AND OPAQUE SPANDREL GLASS PANELS
5. AMENITY TERRACE WITH ALUMINUM AND GLASS
6. STRUCTURALLY GLAZED RETAIL STOREFRONT
7. METAL PANEL CLAD WALL



**SUB-AREA: B**

**APPLICANT: NORTH UNION LLC / THE MOODY BIBLE INSTITUTE OF CHICAGO**

**ADDRESS OF PROJECT: 300-310 W. OAK STREET**

**INTRODUCTION: 03-24-2021**

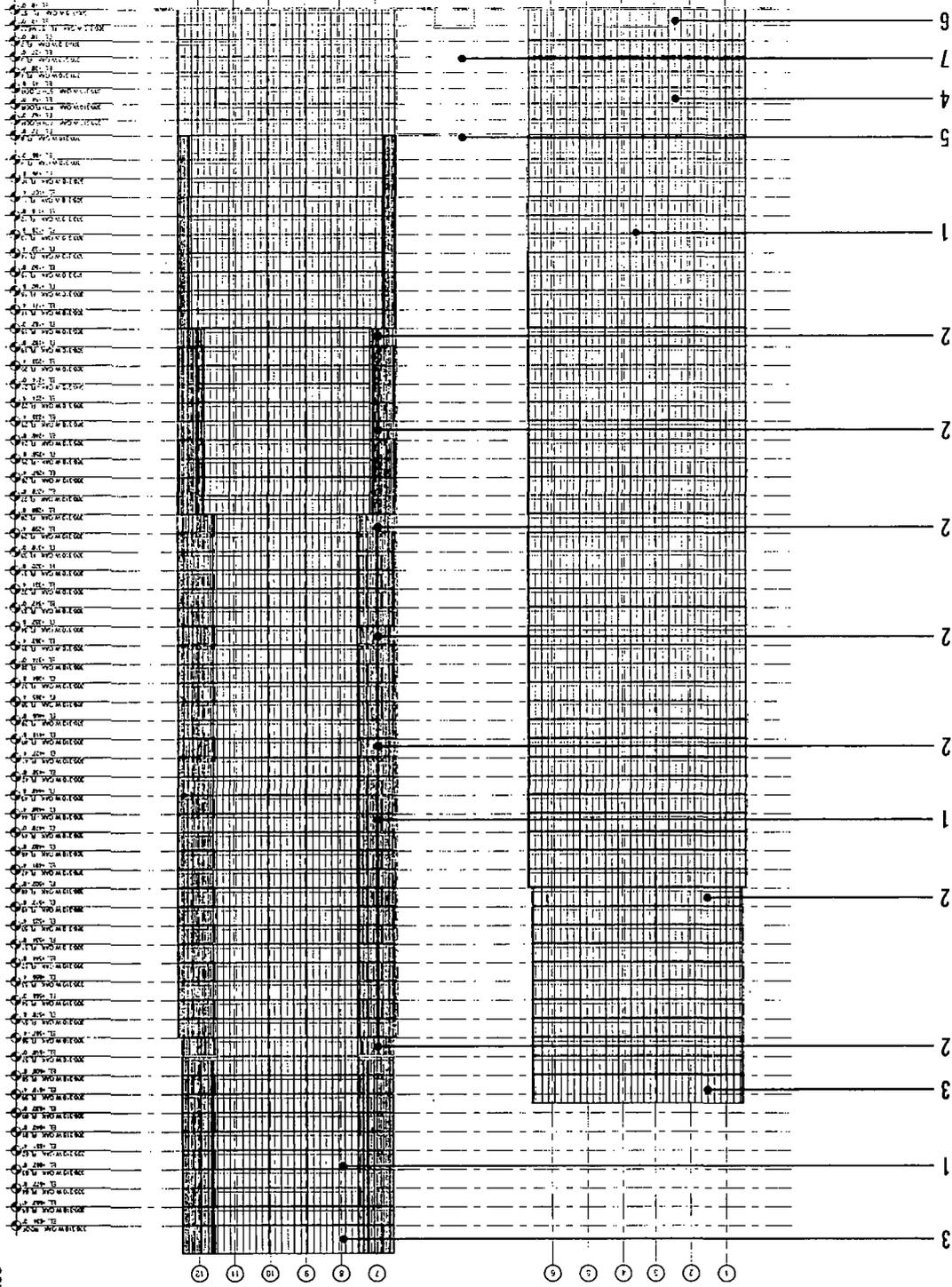
**PLAN COMMISSION: TBD**

**SCALE: 1/32"=1'**

**SOUTH ELEVATION**

**MATERIAL LEGEND**

1. GLASS AND ALUMINUM WINDOW WALL SYSTEM AND OPAQUE SPANDREL GLASS PANELS
2. RESIDENTIAL TERRACE WITH ALUMINUM AND GLASS GUARDRAIL
3. MECHANICAL SCREEN TO MATCH WINDOW WALL
4. PODIUM GLASS AND ALUMINUM WINDOW WALL SYSTEM AND OPAQUE SPANDREL GLASS PANELS
5. AMENITY TERRACE WITH ALUMINUM AND GLASS STRUCTURALLY GLAZED RETAIL STOREFRONT
7. METAL PANEL CLAD WALL



**SUB-AREA: B**

**APPLICANT: NORTH UNION LLC / THE MOODY BIBLE INSTITUTE OF CHICAGO**

**ADDRESS OF PROJECT: 300-310 W. OAK STREET**

**INTRODUCTION: 03-24-2021**

**PLAN COMMISSION: TBD**

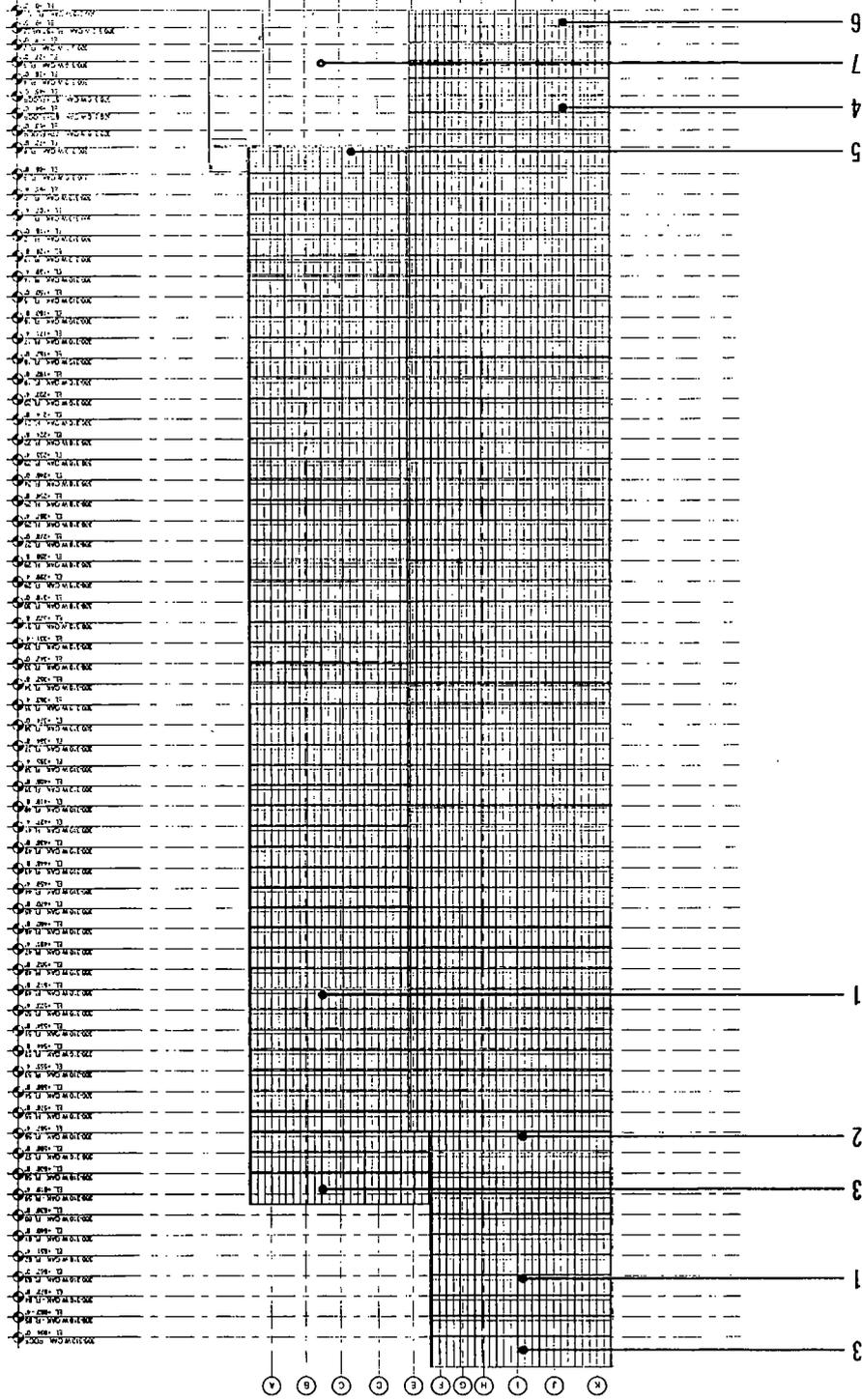
**SCALE: 1/32"=1'**

**EAST ELEVATION**



**MATERIAL LEGEND**

1. GLASS AND ALUMINUM WINDOW WALL SYSTEM AND OPAQUE SPANDREL GLASS PANELS
2. RESIDENTIAL TERRACE WITH ALUMINUM AND GLASS GUARDRAIL
3. MECHANICAL SCREEN TO MATCH WINDOW WALL
4. PODIUM GLASS AND ALUMINUM WINDOW WALL SYSTEM AND OPAQUE SPANDREL GLASS PANELS
5. AMENITY TERRACE WITH ALUMINUM AND GLASS
6. STRUCTURALLY GLAZED RETAIL STOREFRONT
7. METAL PANEL CLAD WALL



SUB-AREA: B



APPLICANT: NORTH UNION LLC / THE MOODY BIBLE INSTITUTE OF CHICAGO

ADDRESS OF PROJECT: 300-310 W. OAK STREET

INTRODUCTION: 03-24-2021

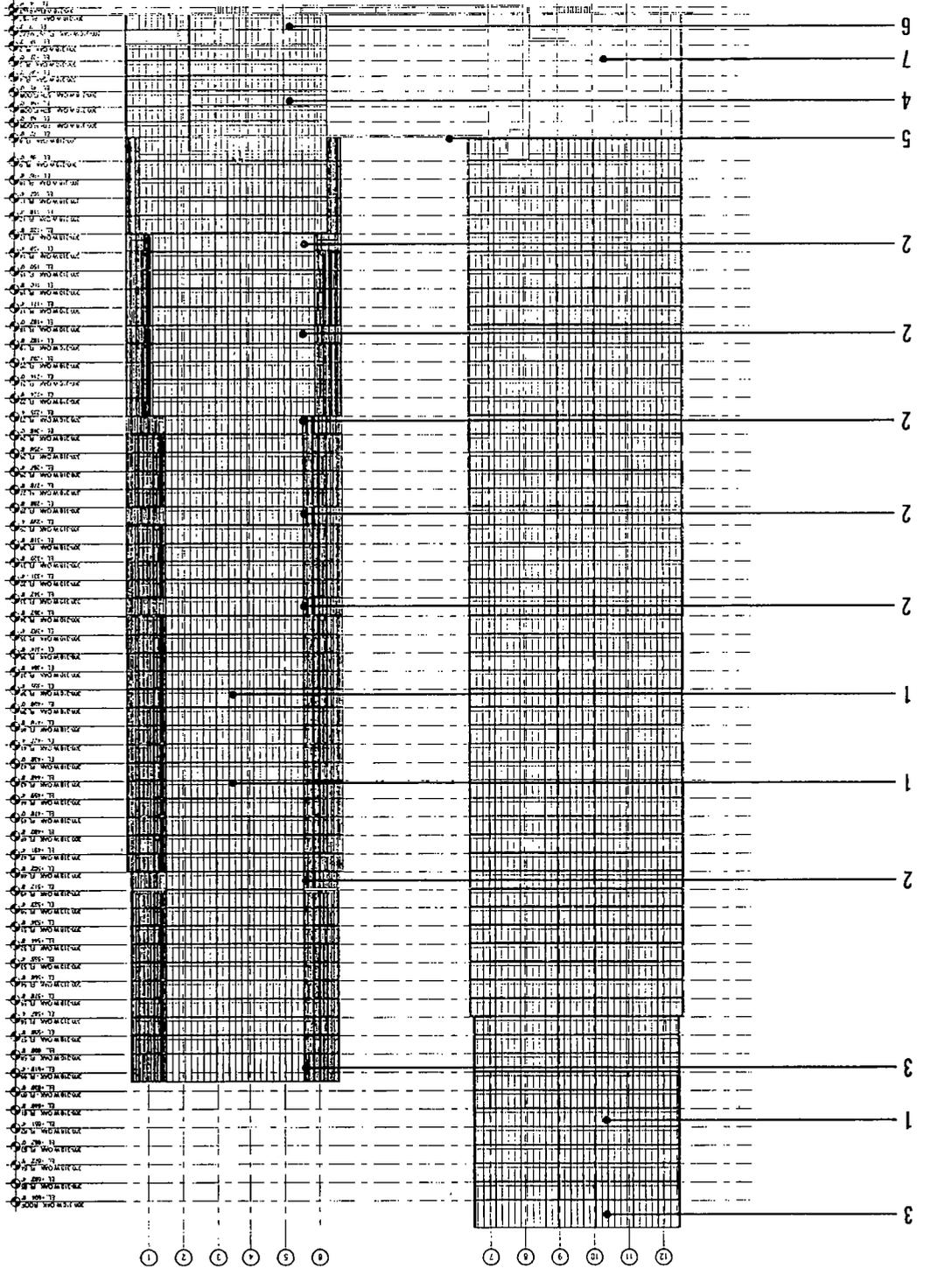
PLAN COMMISSION: TBD

SCALE: 1/32"=1'

NORTH ELEVATION

**MATERIAL LEGEND**

1. GLASS AND ALUMINUM WINDOW WALL SYSTEM AND OPAQUE SPANDREL GLASS PANELS
2. RESIDENTIAL TERRACE WITH ALUMINUM AND GLASS GUARDRAIL
3. MECHANICAL SCREEN TO MATCH WINDOW WALL
4. PODIUM GLASS AND ALUMINUM WINDOW WALL SYSTEM AND OPAQUE SPANDREL GLASS PANELS
5. AMENITY TERRACE WITH ALUMINUM AND GLASS
6. STRUCTURALLY GLAZED RETAIL STOREFRONT
7. METAL PANEL CLAD WALL



**SUB-AREA: B**

**WEST ELEVATION**

**APPLICANT: NORTH UNION LLC / THE MOODY BIBLE INSTITUTE OF CHICAGO**

**ADDRESS OF PROJECT: 300-310 W. OAK STREET**

**INTRODUCTION: 03-24-2021**

**PLAN COMMISSION: TBD**

**SCALE: 1/32"=1'**





#20650  
INTRO DATE  
MARCH 24, 2021

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO  
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:  
142-172 W Chicago / 800-934 N LaSalle / 152-314 W Walton / 801-921 and 828-950 N Wells / 201-315 and 230-314 W Oak / 859-1037 and 930-1036 N Franklin / 210-232 W Chestnut / 200-210 W Institute, Chicago, Illinois
  
2. Ward Number that property is located in: 27<sup>th</sup> / 2<sup>nd</sup> Ward
  
3. APPLICANT North Union LLC / The Moody Bible Institute of Chicago  
ADDRESS 908 North Halsted / 820 N LaSalle  
CITY Chicago STATE IL ZIP CODE 60642 / 60610  
PHONE 312-642-7005 / (312) 329-4232 EMAIL jim@jdlcorp.com / erik.hultquist@moody.edu  
CONTACT PERSON Jim Letchinger / Erik Hultquist
  
4. Is the applicant the owner of the property? YES X 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 applicant to proceed.  
OWNER See Attached Appendix A  
ADDRESS \_\_\_\_\_  
CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_  
PHONE \_\_\_\_\_ EMAIL \_\_\_\_\_  
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 Paul Shadle & Katie Jahnke Dale - DLA Piper LLP (US)  
ADDRESS 444 West Lake Street, Suite 900  
CITY Chicago STATE IL ZIP CODE 60606  
PHONE (312) 368-3493 / -2153 FAX (312) 236-7516  
EMAIL paul.shadle@dlapiper.com / katie.dale@dlapiper.com

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:

See attached Economic Disclosure Statements

7. On what date did the owner acquire legal title to the subject property? Various dates between 1978 and 2002

8. Has the present owner previously rezoned this property? If yes, when? Yes; 1989

9. Present Zoning District Institutional Planned Development No. 477 and C1-3 Neighborhood Commercial District

Proposed Zoning District DX-5 Downtown Mixed-Use District then to a Residential-Business-Institutional Planned Development

10. Lot size in square feet (or dimensions) 749,186.1SF

11. Current Use of the Property Institutional/Vacant

12. Reason for rezoning the property Mandatory Planned Development Pursuant to Section 17-8-0512 (Tall Buildings), 17-8-0513 (Large Residential Developments)

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 Applicant requests a rezoning of the subject property from Institutional Planned Development No. 477 and C1-3 Neighborhood Commercial District to the DX-5 Downtown Mixed-Use District then to a Residential-Business-Institutional Planned Development to permit (i) the continued institutional use of the Moody Bible Institute and the future development of up to 1,372 dwelling units on the Moody site (Subarea A and D) and (ii) the construction of a multi-building planned development consisting of 2,656 dwelling units and approximately 1 parking space per 2 residential units with accessory and incidental uses on the remaining site. The overall FAR will be 5.57 FAR.

14. The Affordable Requirements Ordinance (ARO) that requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, increases the number of units (see attached fact sheet or visit [www.cityofchicago.org/ARO](http://www.cityofchicago.org/ARO) for more information). Is this project subject to the ARO?

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

---

COUNTY OF COOK  
STATE OF ILLINOIS

James Letchinger, authorized signatory of **North Union LLC**, 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.



Signature of Applicant

Subscribed and Sworn to before me this  
\_\_\_\_ day of \_\_\_\_\_, 2020.

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

---

**For Office Use Only**

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

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

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

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COUNTY OF COOK  
STATE OF ILLINOIS

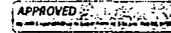
Greg Thornton, authorized signatory of **The Moody Bible Institute of Chicago**, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

**Greg Thornton**

Digitally signed by Greg  
Thornton  
Date: 2021.02.02 17:37:42  
-06'00'

---

**Signature of Applicant**



Subscribed and Sworn to before me this  
\_\_\_\_ day of \_\_\_\_\_, 2020.

---

Notary Public

---

**For Office Use Only**

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

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

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



## Appendix A

### **211-221 West Walton / 220 West Locust**

OWNER: JPMorgan Chase Bank, N.A. as Successor Trustee to Bank One Trust Company, N.A. and Patricia G. Dean as Trustee under the Last Will and Testament of Mary T. Goller, deceased

ADDRESS: 575 Maryville Centre Drive Suite 555, Saint Louis, MO 63141

PHONE: 312-448-0733

EMAIL: drew.schuster@cushwake.com

CONTACT PERSON: Drew Schuster

### **Remainder of the Property**

OWNER: The Moody Bible Institute of Chicago

ADDRESS: 820 N LaSalle, Chicago, IL 60610

PHONE: (312) 329-4232

EMAIL: erik.hultquist@moody.edu

CONTACT PERSON: Erik Hultquist



DLA Piper LLP (US)  
444 West Lake Street, Suite 900  
Chicago, Illinois 60606  
www.dlapiper.com

Paul W. Shadle  
paul.shadle@us.dlapiper.com  
T 312.368.3493

March 17, 2021

The Honorable Tom Tunney, Chairman  
City of Chicago Committee on Zoning  
Room 304, City Hall  
121 North LaSalle Street  
Chicago, Illinois 60602

Re: **Applications for Re-Zoning / Residential-Business Institutional Planned Development**  
**876 N Franklin**  
**142-172 W Chicago / 800-934 N LaSalle / 152-314 W Walton / 801-921 and 828-950 N Wells / 201-315**  
**and 230-314 W Oak / 859-1037 and 930-1036 N Franklin / 210-232 W Chestnut / 200-210 W Institute**

Dear Chairman Tunney:

The undersigned, Paul W. Shadle, an attorney with the law firm of DLA Piper LLP (US), which firm represents North Union LLC and The Moody Bible Institute of Chicago, the applicants for a proposal to rezone the subject property from Institutional Planned Development No. 477 and C1-3 Neighborhood Commercial District to (a) the DX-5 Downtown Mixed Use District for the property located at 876 N Franklin and (b) the DX-5 Downtown Mixed-Use District then to a Residential-Business-Institutional Planned Development, certifies that they have complied with the requirements for Section 17-13-0107 of the Chicago Zoning Ordinance 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 to the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of public roads, streets, alleys and other public ways. Said written notice was sent by First Class U.S. Mail, no more than 30 days before filing the application.

The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; a statement that the applicant intends to file the application for change in zoning on approximately March 17, 2021; and a source for additional information on the application.

The undersigned certifies that they have made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, 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.

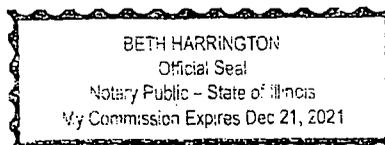
Very truly yours,

DLA Piper LLP (US)

Paul W. Shadle

Subscribed and sworn to before me  
This 17<sup>th</sup> day of March 2021.

Notary Public





DLA Piper LLP (US)  
444 W Lake Street Suite 900  
Chicago, Illinois 60606  
www.dlapiper.com

Paul W. Shadle  
paul.shadle@us.dlapiper.com  
T 312.368.3493

March 17, 2021

**FIRST CLASS MAIL**

Dear Sir or Madam:

In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107 of the Municipal Code of the City of Chicago, please be informed that on or about March 17, 2021 the undersigned, on behalf of North Union LLC and The Moody Bible Institute of Chicago (the "Applicants"), intends to file two applications to rezone the property located at (1) 876 N Franklin and (2) 142-172 W Chicago / 800-934 N LaSalle / 152-314 W Walton / 801-921 and 828-950 N Wells / 201-315 and 230-314 W Oak / 859-1037 and 930-1036 N Franklin / 210-232 W Chestnut / 200-210 W Institute, Chicago, IL (the "Property") from Institutional Planned Development No. 477 and C1-3 Neighborhood Commercial District to (a) the DX-5 Downtown Mixed Use District for the property located at 876 N Franklin and (b) the DX-5 Downtown Mixed-Use District then to a Residential-Business-Institutional Planned Development. A map of the Property is printed on the reverse side of this letter.

The Property is currently partially vacant and partially utilized for institutional services. The Applicants request a rezoning of the subject property from Institutional Planned Development No. 477 and C1-3 Neighborhood Commercial District to (a) the DX-5 Downtown Mixed Use District for the property located at 876 N Franklin to remove the property from the existing planned development and (b) the DX-5 Downtown Mixed-Use District then to a Residential-Business-Institutional Planned Development to permit (i) the continued institutional use of the Moody Bible Institute and the future development of up to 1,372 dwelling units on the Moody site (Subarea A and D) and (ii) the construction of a multi-building planned development consisting of 2,656 dwelling units and approximately 1 parking space per 2 residential units with accessory and incidental uses on the remaining site. The overall FAR will be 5.57.

Please note that the Applicants are not seeking to rezone or purchase your property. You are receiving this notice as required by the Chicago Municipal Code because the assessor's tax records indicate that you own property within 250 feet of the Property.

I am an authorized representative of the Applicants and my address is 444 W. Lake Street, Suite 900, Chicago, IL 60606. Harris Trust and Savings Bank, as Trustee under Trust Agreement dated September 2, 1999 and known as Trust Number L-738 owns the property located at 876 N. Franklin and its address is 876 N. Franklin, Chicago, IL 60610. JPMorgan Chase Bank, N.A, as Successor Trustee to Bank One Trust Company, N.A. and Patricia G. Dean as Trustee under the Last Will and Testament of Mary T. Goller, deceased, owns the property located at 211-221 West Walton and 220 West Locust and its address is 575 Maryville Centre Drive, Suite 555, Saint Louis, MO, 63141. The Applicant, The Moody Bible Institute of Chicago, owns the remainder of the property and has an address of 820 N. LaSalle, Chicago, IL 60610. The other Applicant, North Union LLC, has an address of 908 North Halsted, Chicago, IL 60642.

Please contact me or my colleague Katie Jahnke Dale at 312-368-2153 with questions or to obtain additional information.

Very truly yours,

DLA Piper LLP (US)

A handwritten signature in black ink, appearing to read 'Paul W. Shadle', written over a horizontal line.

Paul W. Shadle



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

OR

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

B. Business address of the Disclosing Party: 820 N. LaSalle Blvd.  
Chicago, IL 60610

C. Telephone: 312-329-4123 Fax: 312-329-4328 Email: janet.stiven@moody.edu

D. Name of contact person: Janet Stiven

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

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

PD-477

G. Which City agency or department is requesting this EDS? Department of Planning and 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

**SECTION II – DISCLOSURE OF OWNERSHIP INTERESTS**

**A. NATURE OF THE DISCLOSING PARTY**

1. Indicate the nature of the Disclosing Party:

- Person
- Publicly registered business corporation
- Privately held business corporation
- Sole proprietorship
- General partnership
- Limited partnership
- Trust
- Limited liability company
- Limited liability partnership
- Joint venture
- Not-for-profit corporation  
(Is the not-for-profit corporation also a 501(c)(3))?  
 Yes       No
- Other (please specify)

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

Illinois

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

- Yes                       No                       N/A

**B. IF THE DISCLOSING PARTY IS A LEGAL ENTITY:**

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

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

Name	Title
See Exhibit A	
No Members	

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

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

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

Name	Business Address	Percentage Interest in the Applicant
N/A		

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

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

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

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

Does any City elected official or, to the best of the Disclosing Party's knowledge after reasonable inquiry, any City elected official's spouse or domestic partner, have a financial interest (as defined in Chapter 2-156 of the Municipal Code of Chicago ("MCC")) in the Disclosing Party?  Yes  No

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

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

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

Name (indicate whether retained or anticipated to be retained)	Business Address	Relationship to Disclosing Party (subcontractor, attorney, lobbyist, etc.)	Fees (indicate whether paid or estimated.) NOTE: "hourly rate" or "t.b.d." is not an acceptable response. est. \$2,500
Paul Shadle and Katie Jahnke Dale	444 W. Lake St., Chicago, IL	Attorneys	

(Add sheets if necessary)

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

**SECTION V – CERTIFICATIONS**

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

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

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

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

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

Yes     No

**B. FURTHER CERTIFICATIONS**

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

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



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

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

b. have not, during the 5 years before the date of this EDS, been convicted of a criminal offense, adjudged guilty, or had a civil judgment rendered against them in connection with: obtaining, attempting to obtain, or performing a public (federal, state or local) transaction or contract under a public transaction; a violation of federal or state antitrust statutes; fraud; embezzlement; theft; forgery; bribery; falsification or destruction of records; making false statements; or receiving stolen property;

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

d. have not, during the 5 years before the date of this EDS, had one or more public transactions (federal, state or local) terminated for cause or default; and

e. have not, during the 5 years before the date of this EDS, been convicted, adjudged guilty, or found liable in a civil proceeding, or in any criminal or civil action, including actions concerning environmental violations, instituted by the City or by the federal government, any state, or any other unit of local government.

4. The Disclosing Party understands and shall comply with the applicable requirements of MCC Chapters 2-56 (Inspector General) and 2-156 (Governmental Ethics).

5. Certifications (5), (6) and (7) concern:

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

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

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

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

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

The Cook County Treasurer's records reflect \$461.55 due from Moody Bible Institute for 2018 property taxes related to a portion of sidewalk adjacent to 1438 N LaSalle (PIN is 17-04-205-014-0000). This sidewalk is not adjacent to Moody Bible Institute's campus and is adjacent to apartment/condo buildings not owned by Moody Bible Institute. Moody Bible Institute has been unable to determine the basis for any ownership connection to this sidewalk and, therefore, has not paid property tax bills related to this parcel.

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

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

N/A

13. To the best of the Disclosing Party's knowledge after reasonable inquiry, the following is a complete list of all gifts that the Disclosing Party has given or caused to be given, at any time during the 12-month period preceding the execution date of this EDS, to an employee, or elected or appointed official, of the City of Chicago. For purposes of this statement, a "gift" does not include: (i) anything made generally available to City employees or to the general public, or (ii) food or drink provided in the course of official City business and having a retail value of less than \$25 per recipient, or (iii) a political contribution otherwise duly reported as required by law (if none, indicate with "N/A" or "none"). As to any gift listed below, please also list the name of the City recipient.

N/A

### C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

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

is  is not

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

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

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

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

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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.

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

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

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

Yes                       No

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

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

Does the Matter involve a City Property Sale?

Yes                       No

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

Name	Business Address	Nature of Financial Interest
_____	_____	_____
_____	_____	_____
_____	_____	_____

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

**E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS**

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

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:

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

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

**A. CERTIFICATION REGARDING LOBBYING**

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

---

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

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

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

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

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

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

#### B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY

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

Is the Disclosing Party the Applicant?

Yes                       No

If "Yes," answer the three questions below:

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

Yes                       No

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

Yes                       No                       Reports not required

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

Yes                       No

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

---

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## SECTION VII -- FURTHER ACKNOWLEDGMENTS AND CERTIFICATION

The Disclosing Party understands and agrees that:

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

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

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

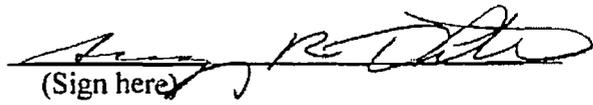
D. It is the City's policy to make this document available to the public on its Internet site and/or upon request. Some or all of the information provided in, and appended to, this EDS may be made publicly available on the Internet, in response to a Freedom of Information Act request, or otherwise. By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

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

**CERTIFICATION**

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

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

By:   
(Sign here)

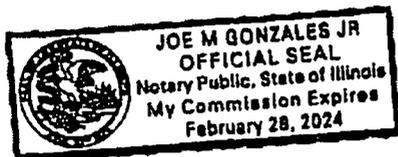
Gregory R. Thornton  
(Print or type name of person signing)

Chief Financial Officer  
(Print or type title of person signing)

Signed and sworn to before me on (date) JANUARY 12, 2021,  
at Will County, IL (state).

  
Notary Public

Commission expires: FEBRUARY 28, 2024





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

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

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

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

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

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

Yes                       No

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

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

**BUILDING CODE SCOFFLAW/PROBLEM LANDLORD CERTIFICATION**

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

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

Yes                       No

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

Yes                       No                       Not Applicable

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

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

**PROHIBITION ON WAGE & SALARY HISTORY SCREENING - CERTIFICATION**

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

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

Yes

No

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

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

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

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**The Moody Bible Institute of Chicago Officers and Trustees**

*as of November 9, 2020*

**OFFICERS:**

Samuel S. Choy	Vice President and Chief Marketing Officer
James G. Elliott	Vice President of Stewardship
Bruce A. Everhart	Vice President of Donor Development and Channel Strategy
Doug Hastings	Vice President of Moody Radio
Dr. Mark Jobe	President
Dr. Bryan O'Neal	Vice President and Dean of Moody Bible Institute
Dr. Winfred Neely	Vice President and Dean of Moody Theological Seminary
Roy Patterson	Interim Vice President and Dean of Student Life
Dr. Dwight Perry	Provost and Senior Vice President, Education
Edgar Santiago	Treasurer
Paul Santhouse	Vice President of Moody Publishers
John D. Saucedo	Chief Information Officer
Dr. Heather Shalley	Vice President and Dean of Student Enrollment Services
Janet A. Stiven	Vice President and General Counsel and Assistant Secretary
Greg R. Thornton	Chief Financial Officer and Assistant Secretary
Mark Wagner	Executive Vice President and Chief Operating Officer
Debbie Zelinski	Vice President of Human Resources

**TRUSTEES:**

T. Randall Fairfax	Chairman of Board of Trustees
Dr. Orbelina Eguizabal Escobar	
Dr. Michael Fabarez	
Mark Flannery	
Dr. Thomas S. Fortson	Assistant Secretary of Board of Trustees
Dr. Manuel J. Gutiérrez	
Dr. Mark Jobe	President and Ex Officio Trustee
Dr. Paul H. Johnson	Trustee Emeritus (non-voting)
Rev. James T. Meeks	
Robert J. Schuldt, Jr.	
Robert E. Seiffert	
Dr. Julianna Slattery	
Richard E. Warren	Vice Chairman of Board of Trustees
Dr. Richard Yook	Secretary Board of Trustees

**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:

North Union LLC

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

Indicate whether the Disclosing Party submitting this EDS is:

1.  the Applicant

OR

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

OR

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

B. Business address of the Disclosing Party: 908 N. Halsted Street  
Chicago, IL 60642

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C. Telephone: 312-642-9797 Fax: \_\_\_\_\_ Email: jim@jdlcorp.com

D. Name of contact person: James Letchinger

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

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

Zoning map amendment for the Moody Bible Institute/North Union property

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

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

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

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

**A. NATURE OF THE DISCLOSING PARTY**

1. Indicate the nature of the Disclosing Party:

- Person
  - Publicly registered business corporation
  - Privately held business corporation
  - Sole proprietorship
  - General partnership
  - Limited partnership
  - Trust
  - Limited liability company
  - Limited liability partnership
  - Joint venture
  - Not-for-profit corporation
- (Is the not-for-profit corporation also a 501(c)(3))?  
 Yes       No  
 Other (please specify)
- 

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

IL

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

- Yes                       No                       Organized in Illinois

**B. IF THE DISCLOSING PARTY IS A LEGAL ENTITY:**

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

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

Name	Title
James D. Letchinger	Manager

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

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

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

Name	Business Address	Percentage Interest in the Applicant
MBI Acquisitions LLC	908 N. Halsted Street, Chicago, IL 60642	97% (direct)
James D. Letchinger	908 N. Halsted Street, Chicago, IL 60642	97% (indirect)

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

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

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

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

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

Yes  No

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

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

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

Name (indicate whether retained or anticipated to be retained)	Business Address	Relationship to Disclosing Party (subcontractor, attorney, lobbyist, etc.)	Fees (indicate whether paid or estimated.) NOTE: "hourly rate" or "t.b.d." is not an acceptable response.
DLA Piper LLP (US) (ret.)	444 W. Lake, Suite 900, Chicago, IL 60606	Attorney	\$50k (est.)
Hartshorne Plunkard Ltd (ret.)	232 Carpenter Street, Chicago, IL 60607	Architect	\$100k (est.)
KLOA, Inc. (ret.)	9575 W Higgins, Suite 400, Rosemont, IL 60018	Engineer	\$25k (ext.)

(Add sheets if necessary)

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

## SECTION V -- CERTIFICATIONS

### A. COURT-ORDERED CHILD SUPPORT COMPLIANCE

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

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

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

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

Yes     No

### B. FURTHER CERTIFICATIONS

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

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



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

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

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

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

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

---

N/A

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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.

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

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N/A

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13. To the best of the Disclosing Party's knowledge after reasonable inquiry, the following is a complete list of all gifts that the Disclosing Party has given or caused to be given, at any time during the 12-month period preceding the execution date of this EDS, to an employee, or elected or appointed official, of the City of Chicago. For purposes of this statement, a "gift" does not include: (i) anything made generally available to City employees or to the general public, or (ii) food or drink provided in the course of official City business and having a retail value of less than \$25 per recipient, or (iii) a political contribution otherwise duly reported as required by law (if none, indicate with "N/A" or "none"). As to any gift listed below, please also list the name of the City recipient.

---

N/A

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### C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

1. The Disclosing Party certifies that the Disclosing Party (check one)  
[ ] is [x] is not

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

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

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

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

---

N/A

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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.

#### D. CERTIFICATION REGARDING FINANCIAL INTEREST IN CITY BUSINESS

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

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

Yes

No

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

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

Does the Matter involve a City Property Sale?

Yes

No

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

Name	Business Address	Nature of Financial Interest
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---

N/A

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

E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

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

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:

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SECTION VI -- CERTIFICATIONS FOR FEDERALLY FUNDED MATTERS

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

A. CERTIFICATION REGARDING LOBBYING

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

---

N/A

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

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

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

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

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

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

#### B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY

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

Is the Disclosing Party the Applicant?

Yes                       No

If "Yes," answer the three questions below:

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

Yes                       No

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

Yes                       No                       Reports not required

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

Yes                       No

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

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## SECTION VII -- FURTHER ACKNOWLEDGMENTS AND CERTIFICATION

The Disclosing Party understands and agrees that:

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

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

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

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

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





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

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

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

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

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

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

Yes

No

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

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

**BUILDING CODE SCOFFLAW/PROBLEM LANDLORD CERTIFICATION**

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

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

Yes                       No

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

Yes                       No                       The Applicant is not publicly traded on any exchange.

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

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

**PROHIBITION ON WAGE & SALARY HISTORY SCREENING - CERTIFICATION**

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

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

Yes

No

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

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

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

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

**SECTION I -- GENERAL INFORMATION**

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

MBI Acquisitions LLC

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

Indicate whether the Disclosing Party submitting this EDS is:

1.  the Applicant  
OR

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

OR

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

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B. Business address of the Disclosing Party: 908 N. Halsted Street  
Chicago, IL 60642

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C. Telephone: 312-642-9797 Fax: \_\_\_\_\_ Email: jim@jdlcorp.com

D. Name of contact person: James Letchinger

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

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

Zoning map amendment for the Moody Bible Institute/North Union property

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

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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
- Publicly registered business corporation
- Privately held business corporation
- Sole proprietorship
- General partnership
- Limited partnership
- Trust
- Limited liability company
- Limited liability partnership
- Joint venture
- Not-for-profit corporation  
(Is the not-for-profit corporation also a 501(c)(3))?  
 Yes       No
- Other (please specify)

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

IL

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

- Yes       No       Organized in Illinois

**B. IF THE DISCLOSING PARTY IS A LEGAL ENTITY:**

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

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

Name	Title
James D. Letchinger	Manager

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

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

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

Name	Business Address	Percentage Interest in the Applicant
James D. Letchinger	908 N. Halsted Street, Chicago, IL 60642	97%

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

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

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

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

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

Yes  No

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

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

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

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

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

**SECTION V -- CERTIFICATIONS**

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

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

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

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

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

Yes     No

**B. FURTHER CERTIFICATIONS**

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

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

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



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

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

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

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

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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.

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

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N/A

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13. To the best of the Disclosing Party's knowledge after reasonable inquiry, the following is a complete list of all gifts that the Disclosing Party has given or caused to be given, at any time during the 12-month period preceding the execution date of this EDS, to an employee, or elected or appointed official, of the City of Chicago. For purposes of this statement, a "gift" does not include: (i) anything made generally available to City employees or to the general public, or (ii) food or drink provided in the course of official City business and having a retail value of less than \$25 per recipient, or (iii) a political contribution otherwise duly reported as required by law (if none, indicate with "N/A" or "none"). As to any gift listed below, please also list the name of the City recipient.

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N/A

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### C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

1. The Disclosing Party certifies that the Disclosing Party (check one)  
 is  is not

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

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

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

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

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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.

#### D. CERTIFICATION REGARDING FINANCIAL INTEREST IN CITY BUSINESS

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

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

Yes

No

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

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

Does the Matter involve a City Property Sale?

Yes

No

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

Name	Business Address	Nature of Financial Interest
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N/A

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

E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

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

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:

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SECTION VI -- CERTIFICATIONS FOR FEDERALLY FUNDED MATTERS

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

A. CERTIFICATION REGARDING LOBBYING

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

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N/A

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

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

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

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

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

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

#### B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY

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

Is the Disclosing Party the Applicant?

Yes                       No

If "Yes," answer the three questions below:

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

Yes                       No

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

Yes                       No                       Reports not required

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

Yes                       No

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

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## SECTION VII -- FURTHER ACKNOWLEDGMENTS AND CERTIFICATION

The Disclosing Party understands and agrees that:

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

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

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

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

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

**CERTIFICATION**

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

MBI Acquisitions LLC

(Print or type exact legal name of Disclosing Party)

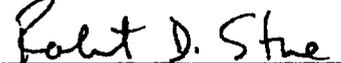
By:   
(Sign here)

James D. Letchinger  
(Print or type name of person signing)

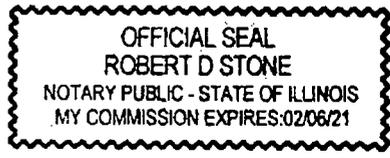
Manager  
(Print or type title of person signing)

Signed and sworn to before me on (date) 12/20/20,

at Cook County, IL (state).

  
Notary Public

Commission expires: 2/6/21



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

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

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

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

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

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

Yes

No

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

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

**BUILDING CODE SCOFFLAW/PROBLEM LANDLORD CERTIFICATION**

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

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

Yes

No

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

Yes

No

The Applicant is not publicly traded on any exchange.

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

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

**PROHIBITION ON WAGE & SALARY HISTORY SCREENING - CERTIFICATION**

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

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

Yes

No

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

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

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

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

**SECTION I -- GENERAL INFORMATION**

A. Legal name of the Disclosing Party submitting this EDS. Include d/b/a/ if applicable:  
Cushman and Wakefield U.S., Inc., Agent for JPMorgan Chase Bank, N.A., Co-Trustee of the  
Mary T Goller Trust

---

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

Indicate whether the Disclosing Party submitting this EDS is:

1.  the Applicant Property Owner

OR

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

OR

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

B. Business address of the Disclosing Party: 575 Maryville Centre Dr Suite 555  
Saint Louis, MO 63141

C. Telephone: 314-448-0733 Fax: \_\_\_\_\_ Email: drew.schuster@cushwake.com

D. Name of contact person: Drew Schuster

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

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

Zoning Map Amendment for property generally located at 211-221 West Walton.

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

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

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

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

**A. NATURE OF THE DISCLOSING PARTY**

1. Indicate the nature of the Disclosing Party:

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

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

Illinois

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

- Yes  No  Organized in Illinois

**B. IF THE DISCLOSING PARTY IS A LEGAL ENTITY:**

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

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

Name	Title
Trust Under Will of Mary T. Goller, deceased	Co-Trustee

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

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

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

Name	Business Address	Percentage Interest in the Applicant
<hr/>		
Trust Under Will of Mary T. Goller, deceased		
<hr/>		
575 Maryville Centre Dr, Suite 555 Saint Louis, MO 63141		
<hr/>		
100%		
<hr/>		

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

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

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

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

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

[ ] Yes [X] No

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

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

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

Name (indicate whether retained or anticipated to be retained)	Business Address	Relationship to Disclosing Party (subcontractor, attorney, lobbyist, etc.)	Fees (indicate whether paid or estimated.) NOTE: "hourly rate" or "t.b.d." is not an acceptable response.
FMS Law Group	200 W Monroe, Suite 750 Chicago, IL		Attorney, esimated \$25,000

(Add sheets if necessary)

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

**SECTION V -- CERTIFICATIONS**

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

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

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

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

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

Yes     No

**B. FURTHER CERTIFICATIONS**

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

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

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

- a. are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from any transactions by any federal, state or local unit of government;
- b. have not, during the 5 years before the date of this EDS, been convicted of a criminal offense, adjudged guilty, or had a civil judgment rendered against them in connection with: obtaining, attempting to obtain, or performing a public (federal, state or local) transaction or contract under a public transaction; a violation of federal or state antitrust statutes; fraud; embezzlement; theft; forgery; bribery; falsification or destruction of records; making false statements; or receiving stolen property;
- c. are not presently indicted for, or criminally or civilly charged by, a governmental entity (federal, state or local) with committing any of the offenses set forth in subparagraph (b) above;
- d. have not, during the 5 years before the date of this EDS, had one or more public transactions (federal, state or local) terminated for cause or default; and
- e. have not, during the 5 years before the date of this EDS, been convicted, adjudged guilty, or found liable in a civil proceeding, or in any criminal or civil action, including actions concerning environmental violations, instituted by the City or by the federal government, any state, or any other unit of local government.

4. The Disclosing Party understands and shall comply with the applicable requirements of MCC Chapters 2-56 (Inspector General) and 2-156 (Governmental Ethics).

5. Certifications (5), (6) and (7) concern:

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

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

- a. bribed or attempted to bribe, or been convicted or adjudged guilty of bribery or attempting to bribe, a public officer or employee of the City, the State of Illinois, or any agency of the federal government or of any state or local government in the United States of America, in that officer's or employee's official capacity;
- b. agreed or colluded with other bidders or prospective bidders, or been a party to any such agreement, or been convicted or adjudged guilty of agreement or collusion among bidders or prospective bidders, in restraint of freedom of competition by agreement to bid a fixed price or otherwise; or
- c. made an admission of such conduct described in subparagraph (a) or (b) above that is a matter of record, but have not been prosecuted for such conduct; or
- d. violated the provisions referenced in MCC Subsection 2-92-320(a)(4)(Contracts Requiring a Base Wage); (a)(5)(Debarment Regulations); or (a)(6)(Minimum Wage Ordinance).

6. Neither the Disclosing Party, nor any Affiliated Entity or Contractor, or any of their employees, officials, agents or partners, is barred from contracting with any unit of state or local government as a result of engaging in or being convicted of (1) bid-rigging in violation of 720 ILCS 5/33E-3; (2) bid-rotating in violation of 720 ILCS 5/33E-4; or (3) any similar offense of any state or of the United States of America that contains the same elements as the offense of bid-rigging or bid-rotating.

7. Neither the Disclosing Party nor any Affiliated Entity is listed on a Sanctions List maintained by the United States Department of Commerce, State, or Treasury, or any successor federal agency.

8. [FOR APPLICANT ONLY] (i) Neither the Applicant nor any "controlling person" [see MCC Chapter 1-23, Article I for applicability and defined terms] of the Applicant is currently indicted or charged with, or has admitted guilt of, or has ever been convicted of, or placed under supervision for, any criminal offense involving actual, attempted, or conspiracy to commit bribery, theft, fraud, forgery, perjury, dishonesty or deceit against an officer or employee of the City or any "sister agency"; and (ii) the Applicant understands and acknowledges that compliance with Article I is a continuing requirement for doing business with the City. NOTE: If MCC Chapter 1-23, Article I applies to the Applicant, that Article's permanent compliance timeframe supersedes 5-year compliance timeframes in this Section V.

9. [FOR APPLICANT ONLY] The Applicant and its Affiliated Entities will not use, nor permit their subcontractors to use, any facility listed as having an active exclusion by the U.S. EPA on the federal System for Award Management ("SAM").

10. [FOR APPLICANT ONLY] The Applicant will obtain from any contractors/subcontractors hired or to be hired in connection with the Matter certifications equal in form and substance to those in Certifications (2) and (9) above and will not, without the prior written consent of the City, use any such



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

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

Disclosing Party is sole record title holder of the real estate and has executed an authorization for North Union, LLC, a Delaware limited liability company, to file one or more applications for zoning approvals and related permits and approvals with the City of Chicago relating to the Subject Property.

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

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

None

13. To the best of the Disclosing Party's knowledge after reasonable inquiry, the following is a complete list of all gifts that the Disclosing Party has given or caused to be given, at any time during the 12-month period preceding the execution date of this EDS, to an employee, or elected or appointed official, of the City of Chicago. For purposes of this statement, a "gift" does not include: (i) anything made generally available to City employees or to the general public, or (ii) food or drink provided in the course of official City business and having a retail value of less than \$25 per recipient, or (iii) a political contribution otherwise duly reported as required by law (if none, indicate with "N/A" or "none"). As to any gift listed below, please also list the name of the City recipient.

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 MCC Section 2-32-455(b).

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

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

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

N/A

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

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

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

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

Yes

No

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

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

Does the Matter involve a City Property Sale?

Yes

No

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

Name	Business Address	Nature of Financial Interest
<hr/>		
<hr/>		
<hr/>		

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

E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

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

  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:

\_\_\_\_\_  
Disclosing party is Co-Trustee of a Trust that has no prior knowledge or information related to  
\_\_\_\_\_  
slavery business information.  
\_\_\_\_\_

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

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

A. CERTIFICATION REGARDING LOBBYING

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

\_\_\_\_\_  
N/A  
\_\_\_\_\_

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

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

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

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

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

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

## B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY

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

Is the Disclosing Party the Applicant?

Yes  No

If "Yes," answer the three questions below:

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

Yes  No

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

Yes  No  Reports not required

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

Yes  No

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

Disclosing Party is record title holder only, and has provided North Union, LLC, A Delaware limited liability company, an authorization to file zoning and permits with the City of Chicago relate to subject property.

## SECTION VII -- FURTHER ACKNOWLEDGMENTS AND CERTIFICATION

The Disclosing Party understands and agrees that:

- A. The certifications, disclosures, and acknowledgments contained in this EDS will become part of any contract or other agreement between the Applicant and the City in connection with the Matter, whether procurement, City assistance, or other City action, and are material inducements to the City's execution of any contract or taking other action with respect to the Matter. The Disclosing Party understands that it must comply with all statutes, ordinances, and regulations on which this EDS is based.
- B. The City's Governmental Ethics Ordinance, MCC Chapter 2-156, imposes certain duties and obligations on persons or entities seeking City contracts, work, business, or transactions. The full text of this ordinance and a training program is available on line at [www.cityofchicago.org/Ethics](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 this ordinance.
- C. If the City determines that any information provided in this EDS is false, incomplete or inaccurate, any contract or other agreement in connection with which it is submitted may be rescinded or be void or voidable, and the City may pursue any remedies under the contract or agreement (if not rescinded or void), at law, or in equity, including terminating the Disclosing Party's participation in the Matter and/or declining to allow the Disclosing Party to participate in other City transactions. Remedies at law for a false statement of material fact may include incarceration and an award to the City of treble damages.
- D. It is the City's policy to make this document available to the public on its Internet site and/or upon request. Some or all of the information provided in, and appended to, this EDS may be made publicly available on the Internet, in response to a Freedom of Information Act request, or otherwise. By completing and signing this EDS, the Disclosing Party waives and releases any possible rights or claims which it may have against the City in connection with the public release of information contained in this EDS and also authorizes the City to verify the accuracy of any information submitted in this EDS.
- E. The information provided in this EDS must be kept current. In the event of changes, the Disclosing Party must supplement this EDS up to the time the City takes action on the Matter. If the Matter is a contract being handled by the City's Department of Procurement Services, the Disclosing Party must update this EDS as the contract requires. **NOTE:** With respect to Matters subject to MCC Chapter 1-23, Article I (imposing **PERMANENT INELIGIBILITY** for certain specified offenses), the information provided herein regarding eligibility must be kept current for a longer period, as required by MCC Chapter 1-23 and Section 2-154-020.

**CERTIFICATION**

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

Andrew Schuster, Agent for JPMorgan Chase Bank, N.A. Co-Trustee  
(Print or type exact legal name of Disclosing Party)

By: Andrew Schuster  
(Sign here)

Andrew Schuster  
(Print or type name of person signing)

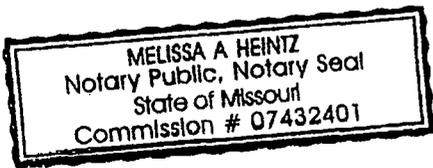
ASSET MANAGER  
(Print or type title of person signing)

Signed and sworn to before me on (date) 01/14/2021,

at SAINT LOUIS County, MISSOURI (state).

Melissa A. Heintz  
Notary Public

Commission expires: 12/20/2023



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

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

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

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

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

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

Yes

No

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

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

**BUILDING CODE SCOFFLAW/PROBLEM LANDLORD CERTIFICATION**

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

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

Yes                       No

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

Yes                       No                       The Applicant is not publicly traded on any exchange.

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

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

**PROHIBITION ON WAGE & SALARY HISTORY SCREENING - CERTIFICATION**

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

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

Yes

No

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

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

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

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