City of Chicago

O2017-8890

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	12/13/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-G at 1340-1358 W Chestnut St; 901-927 N Noble St
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#19464
INTRO Date
Dec 13, 2017

ORDINANCE

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RS-3 Residential Single-Unit District symbols and indications as shown on Map Number 3-G in the area bounded by:

A line 218.0 feet north of and parallel to West Chestnut Street; a line 82.0 feet east of and parallel to North Noble Street; a line 128.0 feet north of and parallel to West Chestnut Street; a line 200 feet east of and parallel to North Noble Street; West Chestnut Street; North Noble Street.

To those of a B2-3 Neighborhood Mixed-Use District;

SECTION 2. Changing all of the B2-3 Neighborhood Mixed-Use District symbols and indications as shown on Map Number 3-G in the area bounded by:

A line 218.0 feet north of and parallel to West Chestnut Street; a line 82.0 feet east of and parallel to North Noble Street; a line 128.0 feet north of and parallel to West Chestnut Street; a line 200 feet east of and parallel to North Noble Street; West Chestnut Street; North Noble Street.

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

SECTION 3. This ordinance takes effect after its passage and due publication.

Common Address of the Property: 1340-1358 W. Chestnut Street; 901-927 N. Noble Street

RESIDENTIAL PLANNED DEVELOPMENT NO. ____
BULK REGULATIONS TABLE

Gross Site Area: 32,980 sq. ft. (0.76 acres)

Net Site Area: 32,980 sq. ft. (0.76 acres)

Maximum FAR: 2.86

Sub Area A: 1.68
Sub Area B: 3.16
Sub Area C: 2.92

Maximum Number of Dwelling Units:

Sub Area A: 4
Sub Area B: 17
Sub Area C: 24

Maximum Building Height:

Sub Area A: 26'-0"
Sub Area B: 121'-0" (existing steeple)
Sub Area C: 51'-0"

Commercial Space:

Sub Area A: 1,970 square feet
Sub Area B: 0 square feet
Sub Area C: 0 square feet

Minimum Parking Spaces:

Sub Area A: 4
Sub Area B: 17
Sub Area C: 27

Minimum Bicycle Parking

Sub Area A: 2
Sub Area B: 17
Sub Area C: 12

Applicant: St. Boniface, LLC
Address: 1340-1358 W. Chestnut; 901-927 N. Noble
Introduced: December 13, 2017
Plan Commission:

Minimum Loading Berths:

Sub Area A: 0
Sub Area B: 0
Sub Area C: 0

Applicant: St. Boniface, LLC
Address: 1340-1358 W. Chestnut; 901-927 N. Noble
Introduced: December 13, 2017
Plan Commission:

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. [ ]
PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Residential Planned Development Number [_____], ("Planned Development") consists of approximately 32,980 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, St. Boniface, LLC.

2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.

3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

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

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

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

4. This Plan of Development consists of 17 Statements: a Bulk Regulations Table; an Existing Land Use Map; an existing Zoning Map; a Planned Development Boundary and Property Line Map; a Site/Ground Floor Plan; a Landscape Plan; and Building Elevations prepared by Space Architects and Planners and dated [_____], submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned

Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.

5. The following uses are permitted in the area delineated herein as a Residential Planned Development: multi-unit residential dwelling units, accessory uses and accessory parking, neighborhood community center and accessory office space.

6. On-premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-Premise signs are prohibited within the boundary of the Planned Development.

7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.

8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area for each of the three subareas as follows: Subarea A: 4,100 square feet; Subarea B: 13,776 square feet and Subarea C: 15,104 square feet.

9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.

10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. 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 13-32-125 of the Municipal Code, or any other provision of that Code.

12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the

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

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 comply with the current City of Chicago Sustainable Development Policy (Green Matrix) set forth by the Department of Planning and Development.

15. The Applicant acknowledges and agrees that the rezoning of the Property from RS-3 to B2-3 for construction of this Planned Development triggers the requirements of Section 2-45-110 of the Municipal Code (the "Affordable Housing 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 (Required Units) as affordable units, or with the Commissioner of the Department of Planning and Development's (DPD) approval, provide the Required Units in an approved off-site location; (ii) pay a fee in lieu of the development of the Required Units; 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 Required Units on-site or off-site. If the developer elects to provide affordable units off-site, the off-site affordable 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. The Property is located in a higher income area, within the meaning of the ARO, and the project has a total of 45 units. As a result, the Applicant's affordable housing obligation is 5 affordable units (10% of 45 rounded up/down), 1 of which are Required Units (25% of 5, rounded up/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 $125,000 per unit (Cash Payment) and/or providing 5 affordable units in the rental building to be constructed in the PD and/or 5 affordable units in an off-site building and/or enter into an agreement with CHA to provide affordable units in the PD, as set forth in the Affordable Housing Profile Form attached hereto as [Exhibit A]. The Applicant agrees that the affordable 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 PD, or elects to build a for-sale project instead, the Applicant shall update and resubmit the Affordable Housing Profile Form to DPD for review and approval; DPD may adjust the requirements and number of required Affordable Units without amending the PD. Prior to the issuance of any building permits for any residential building in the PD, including,

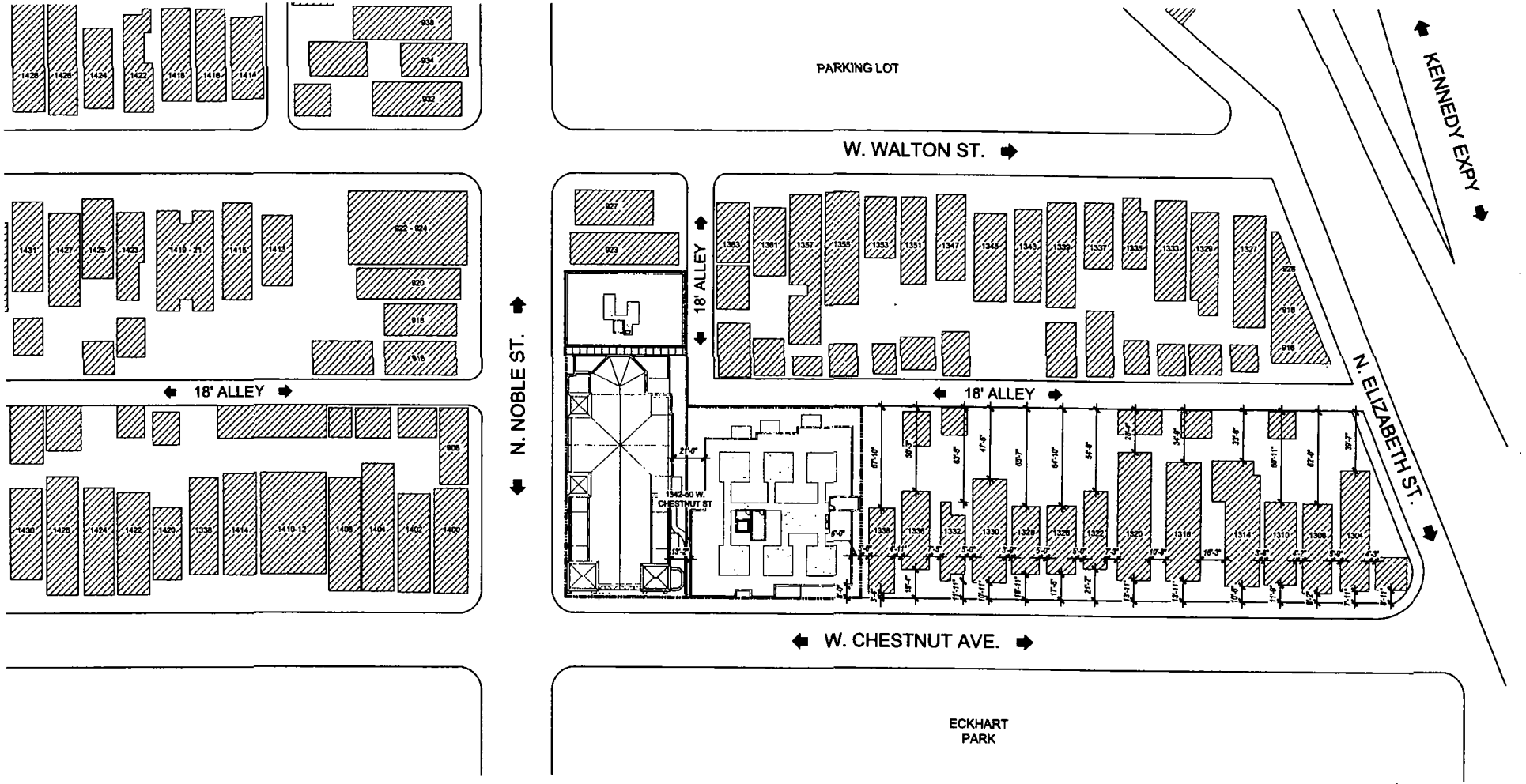
without limitation, excavation or foundation permits, the Applicant must make the required Cash Payment and/or execute and record an affordable housing agreement in accordance with Section 2-45-115(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the PD, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DPD may enforce remedies for any breach of this Statement 15, 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 PD.

16. 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, (i) 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 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 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.

17. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the

Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the property to B2-3 Neighborhood Mixed Use District.

Applicant:	St Boniface, LLC
Address	1340-1358 W Chestnut, 901-927 N. Noble
Introduced.	[_____]
Plan Commission:	



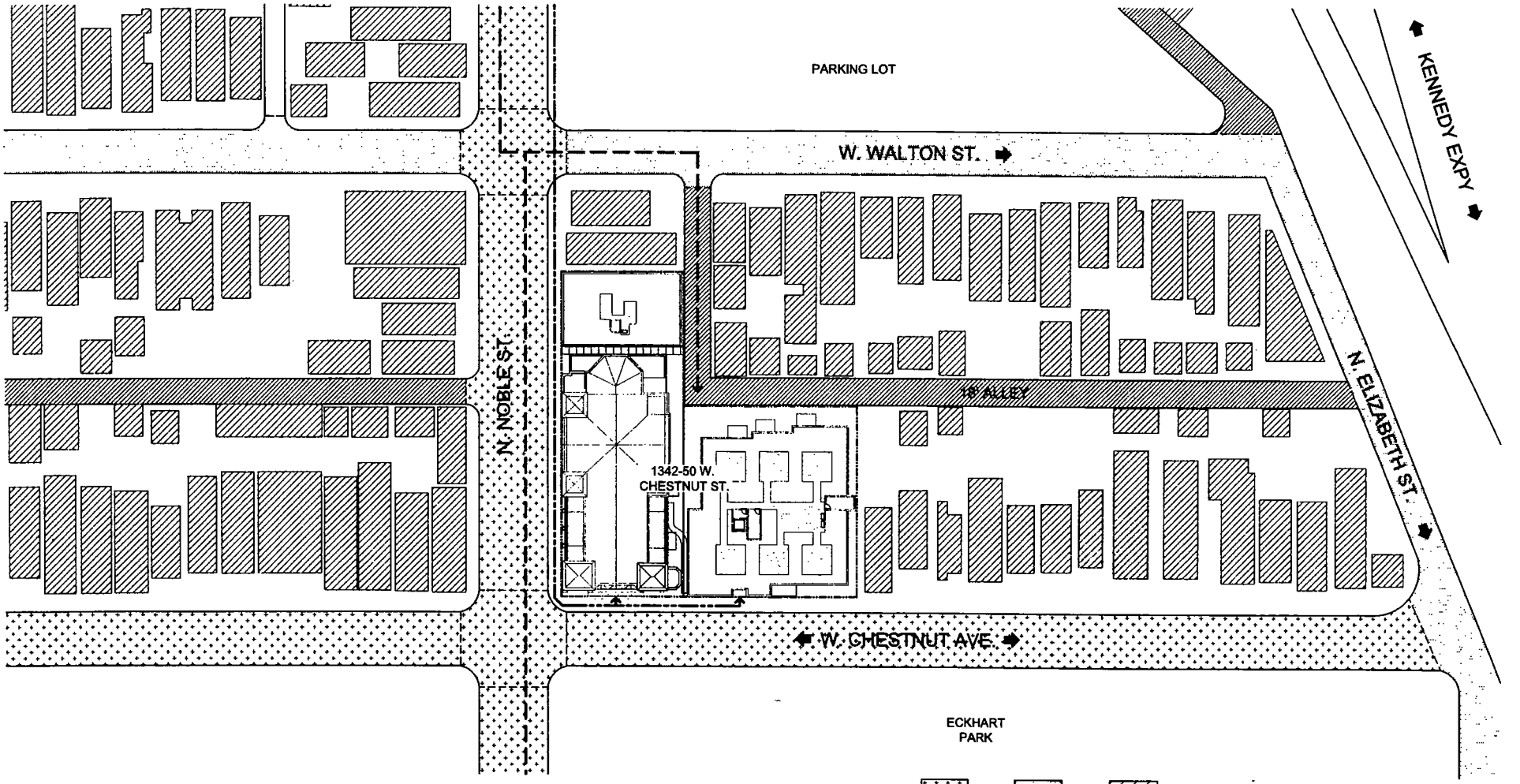
1 NEIGHBORHOOD CONTEXT PLAN - SETBACKS
SCALE: 1/64" = 1'-0"

0 16' 32' 64' 128'

ST. BONIFACE, CHESTNUT STREET AND NOBLE STREET RESIDENCES
N. NOBLE ST. AND W. CHESTNUT ST.
CHICAGO, ILLINOIS 60642

SPACE
ARCHITECTS + PLANNERS

VERSION
DPD.2
12 04.17



1 VEHICULAR ACCESS / PEDESTRIAN ROUTE PLAN

SCALE: 1/64" = 1'-0"

0 16' 32' 64' 128'

N

TWO-WAY STREET | ONE-WAY STREET | ALLEY | VEHICULAR ACCESS | PEDESTRIAN ACCESS

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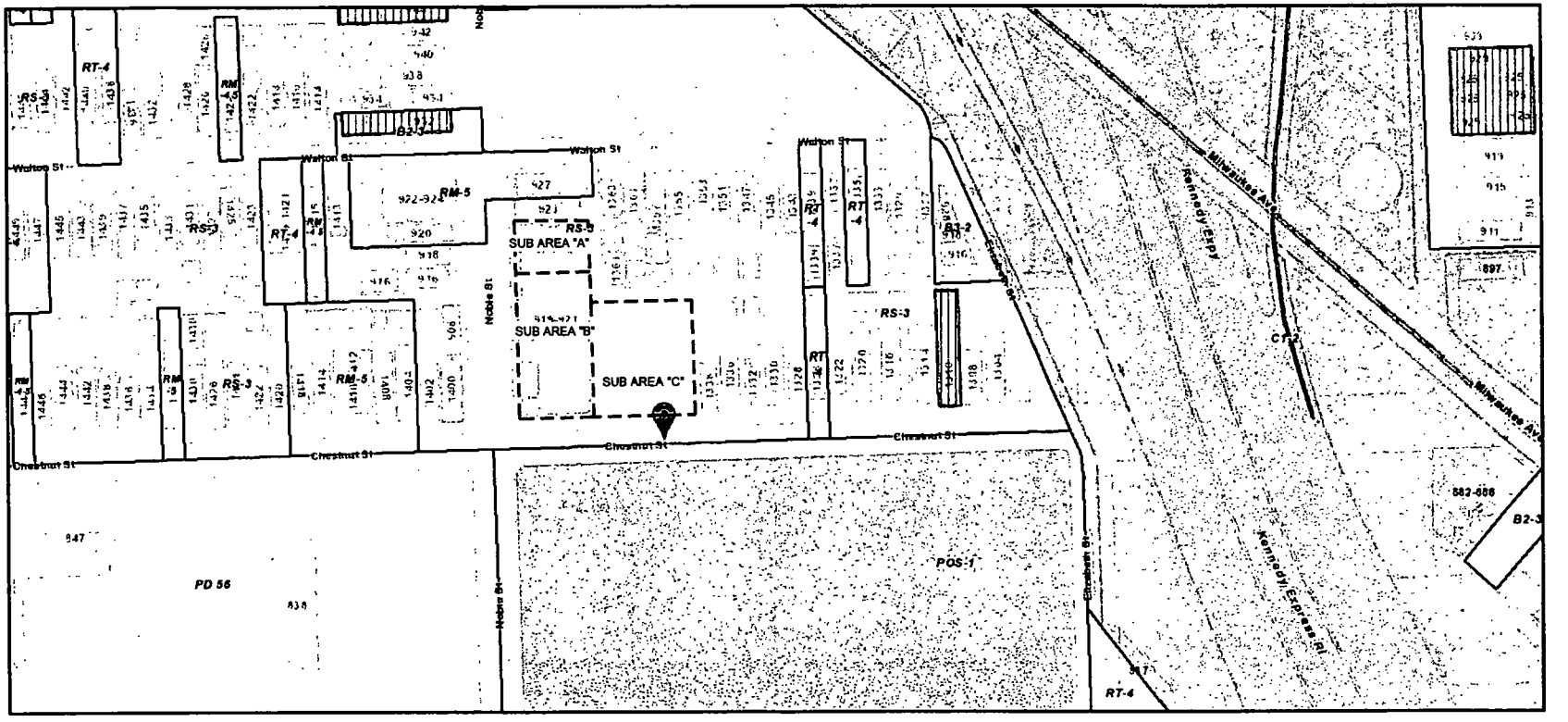

1 ZONING MAP
SCALE: N.T.S.

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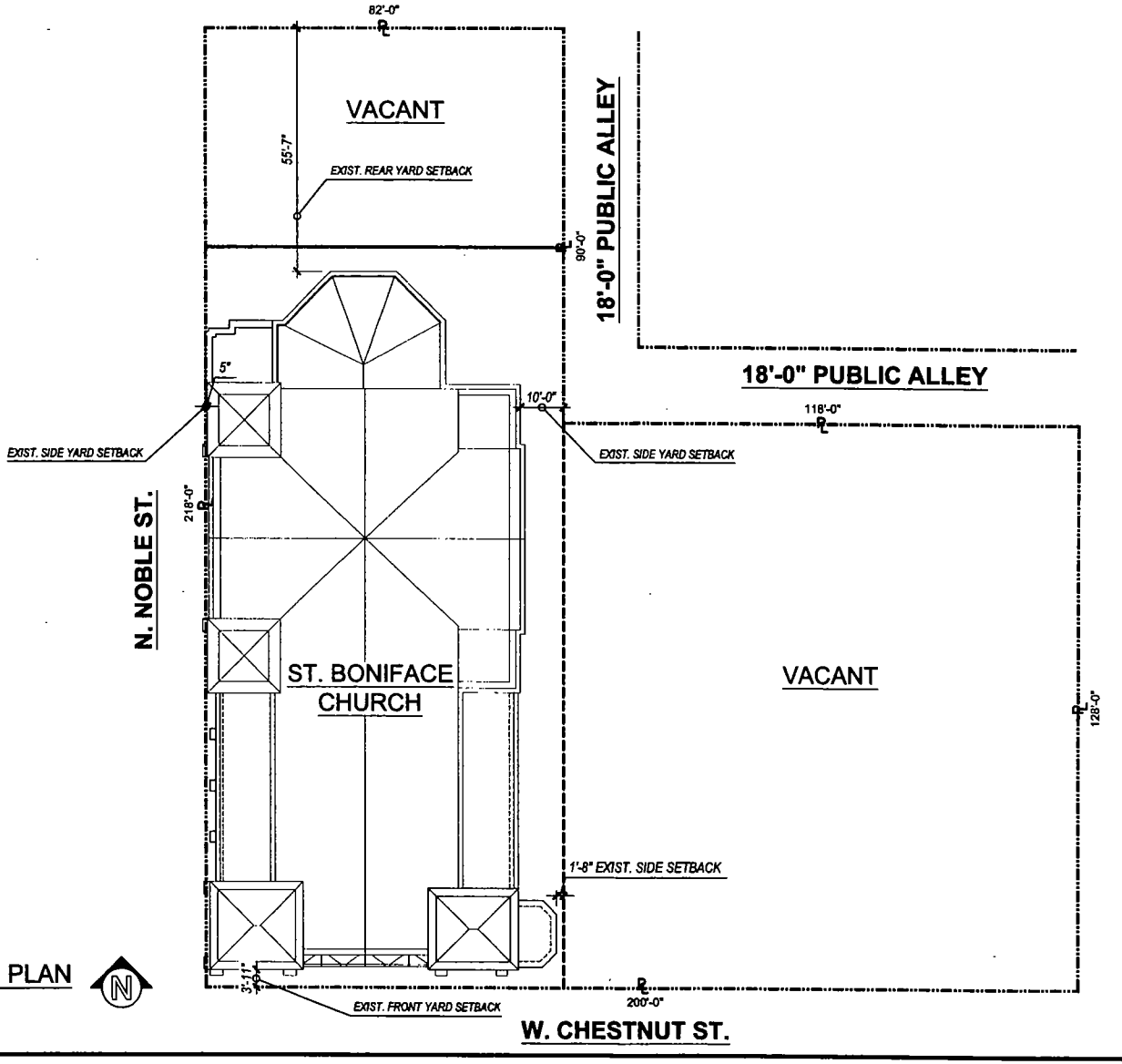

1 EXISTING SITE PLAN
SCALE: 1" = 25'-0"

ST. BONIFACE, CHESTNUT STREET AND NOBLE STREET RESIDENCES
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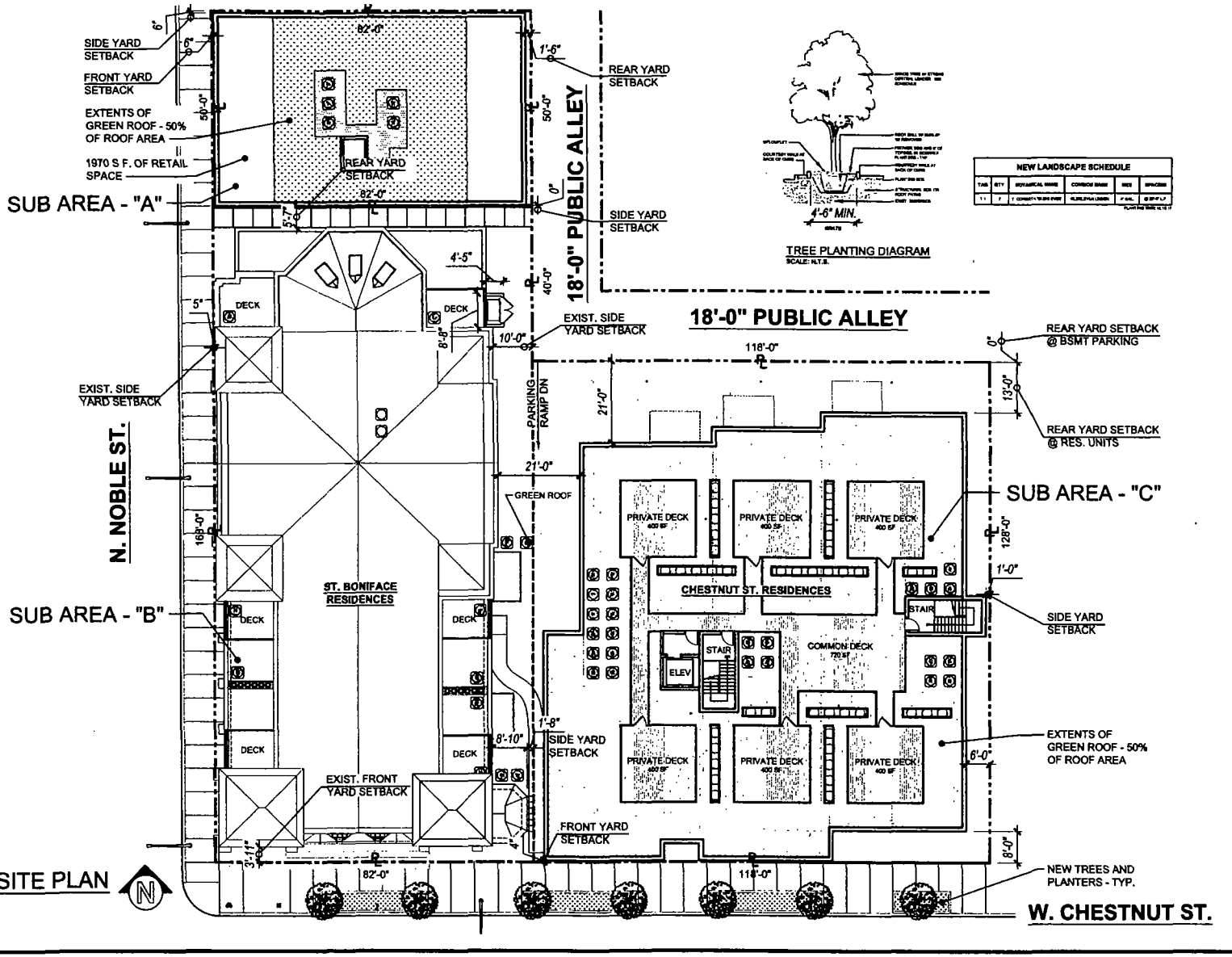

1 PROPOSED SITE PLAN
SCALE: 1" = 25'-0"

ST. BONIFACE, CHESTNUT STREET AND NOBLE STREET RESIDENCES
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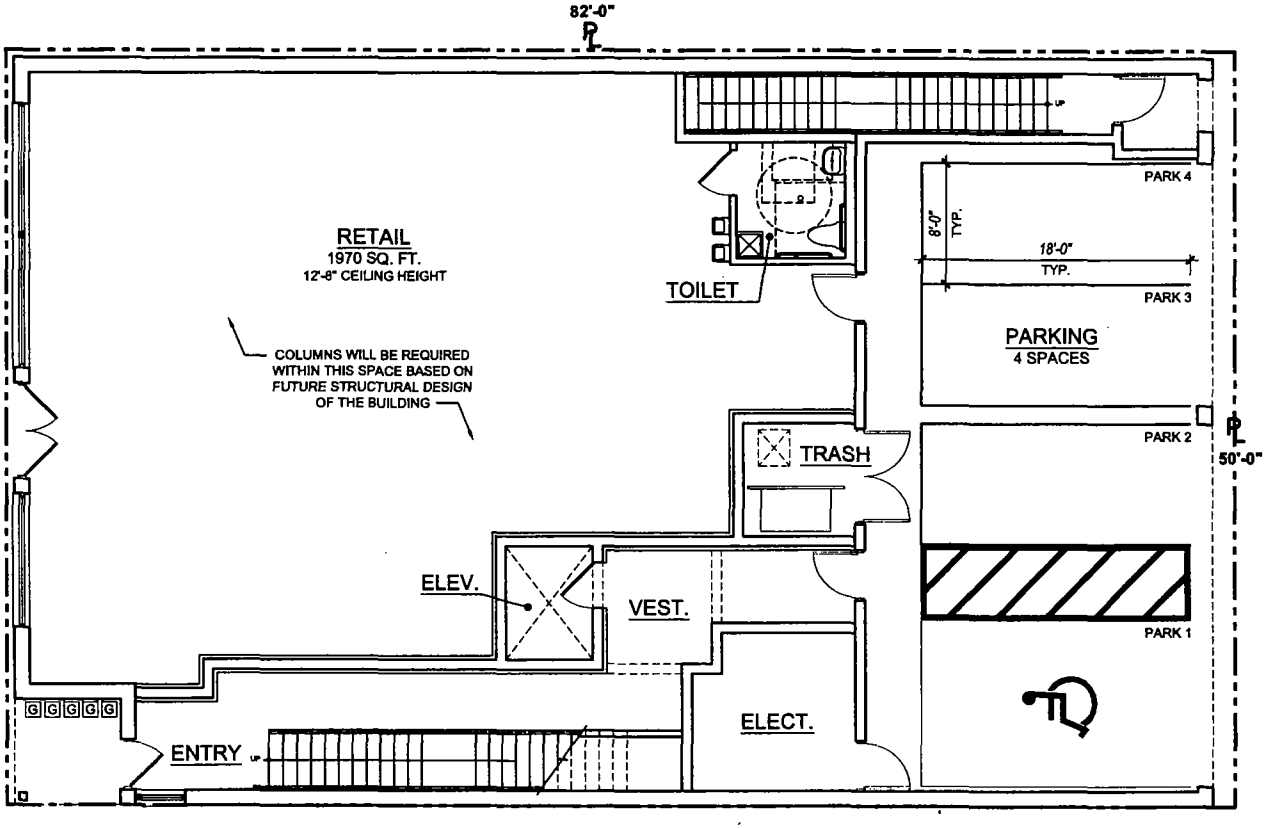

1 NOBLE ST. RESIDENCES (SUBAREA A) - 1ST FLR. PLAN
SCALE: 1/8" = 1'-0"

0 2' 4' 8' 16'

ST. BONIFACE, CHESTNUT STREET AND NOBLE STREET RESIDENCES
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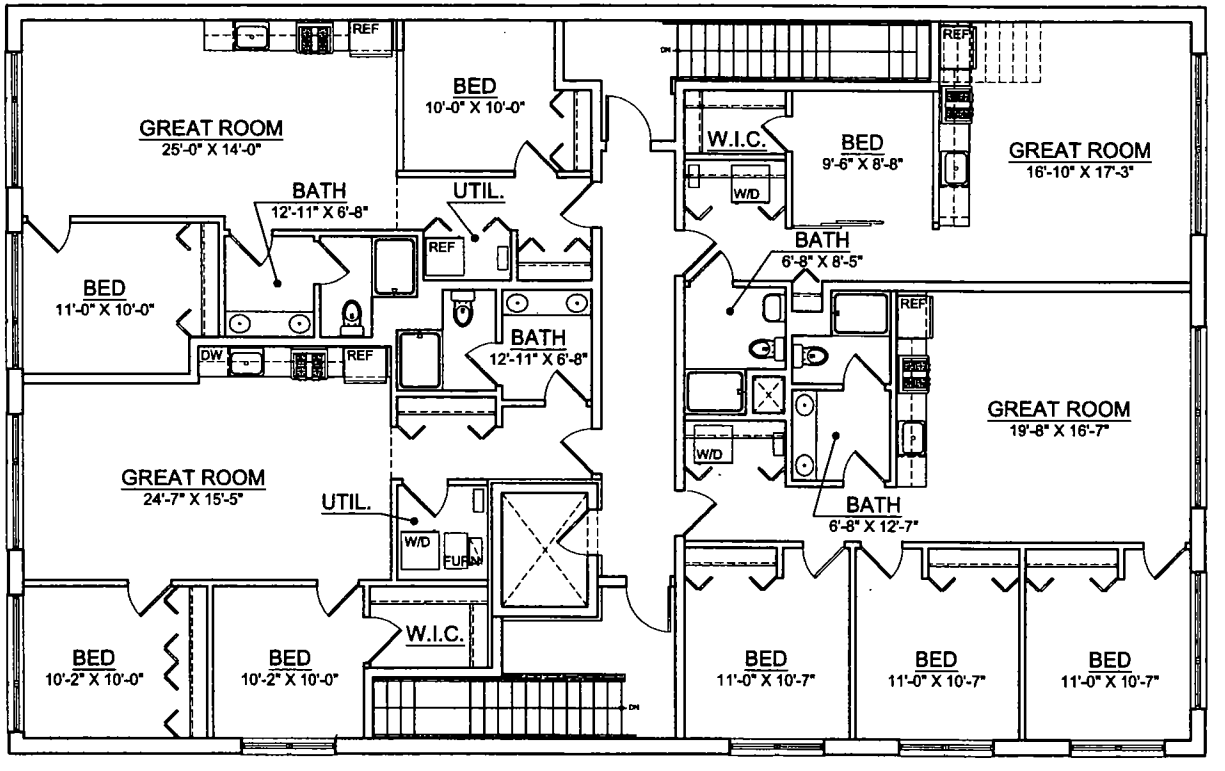

NOTE:

12'-0" CEILING HEIGHT ALL UNITS

1 NOBLE ST. RESIDENCES (SUBAREA A) - 2ND FLR. PLAN

SCALE: 1/8" = 1'-0"

0 2' 4' 8' 16'

N

ST. BONIFACE, CHESTNUT STREET AND NOBLE STREET RESIDENCES

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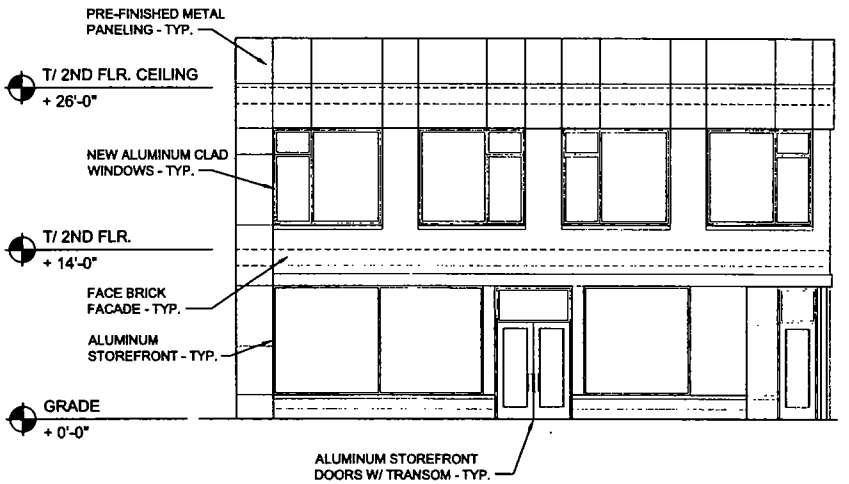
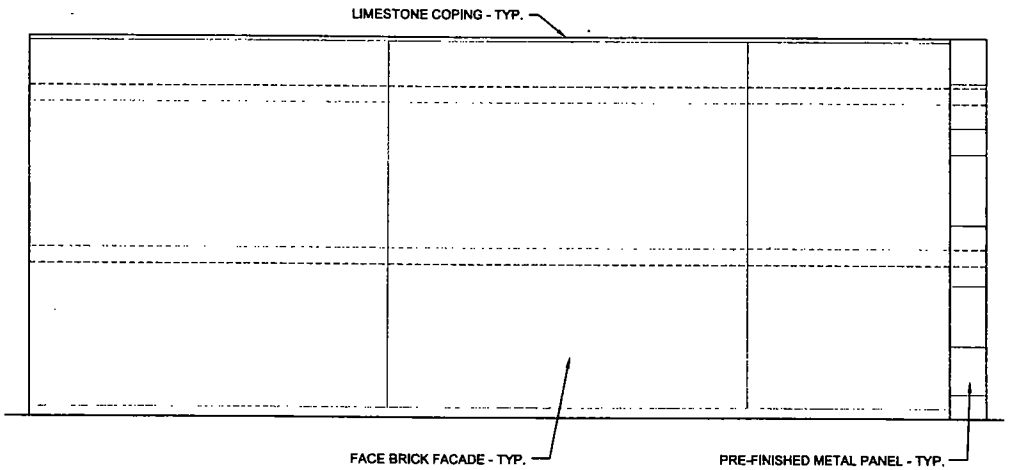


1 NOBLE ST. RESIDENCES (SUBAREA A) - WEST ELEVATION

SCALE: 1" = 10'-0"

0 2.5' 5' 10' 20'



2 NOBLE ST. RESIDENCES (SUBAREA A) - NORTH ELEVATION

SCALE: 1" = 10'-0"

0 2.5' 5' 10' 20'

ST. BONIFACE, CHESTNUT STREET AND NOBLE STREET RESIDENCES

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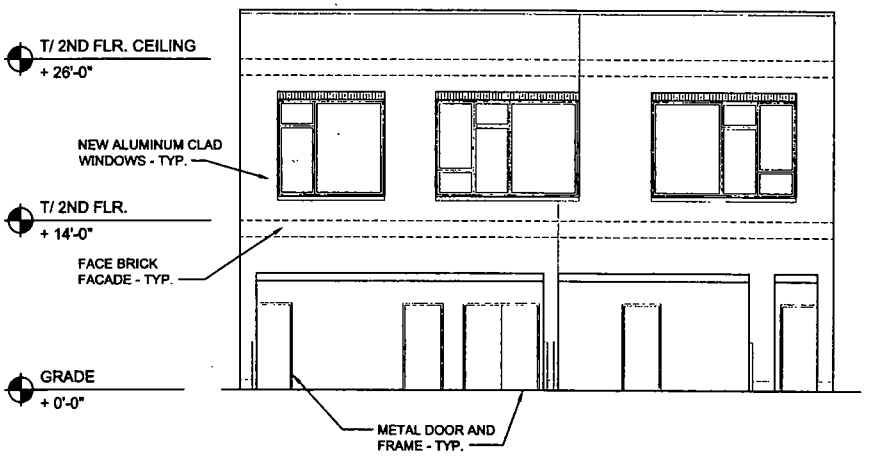
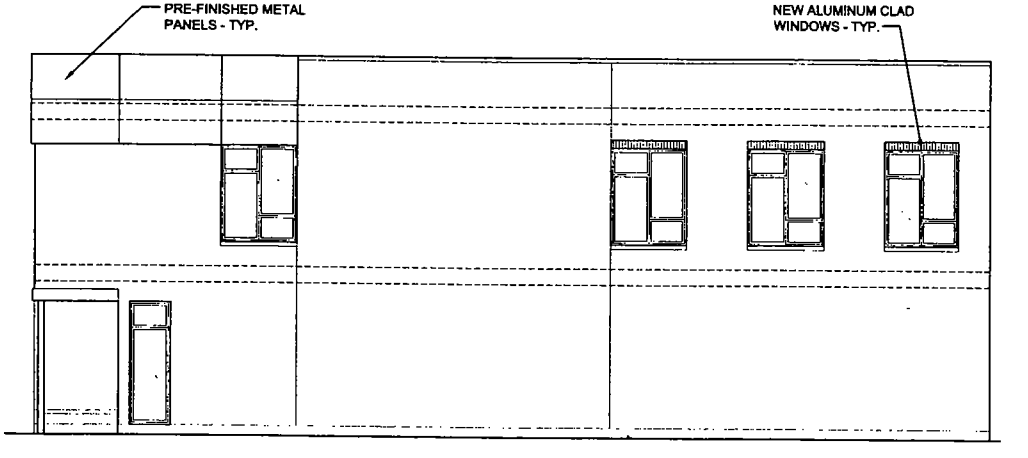


1 NOBLE ST. RESIDENCES (SUBAREA A) - EAST ELEVATION

SCALE: 1" = 10'-0"

0 2.5' 5' 10' 20'



2 NOBLE ST. RESIDENCES (SUBAREA A) - SOUTH ELEVATION

SCALE: 1" = 10'-0"

0 2.5' 5' 10' 20'

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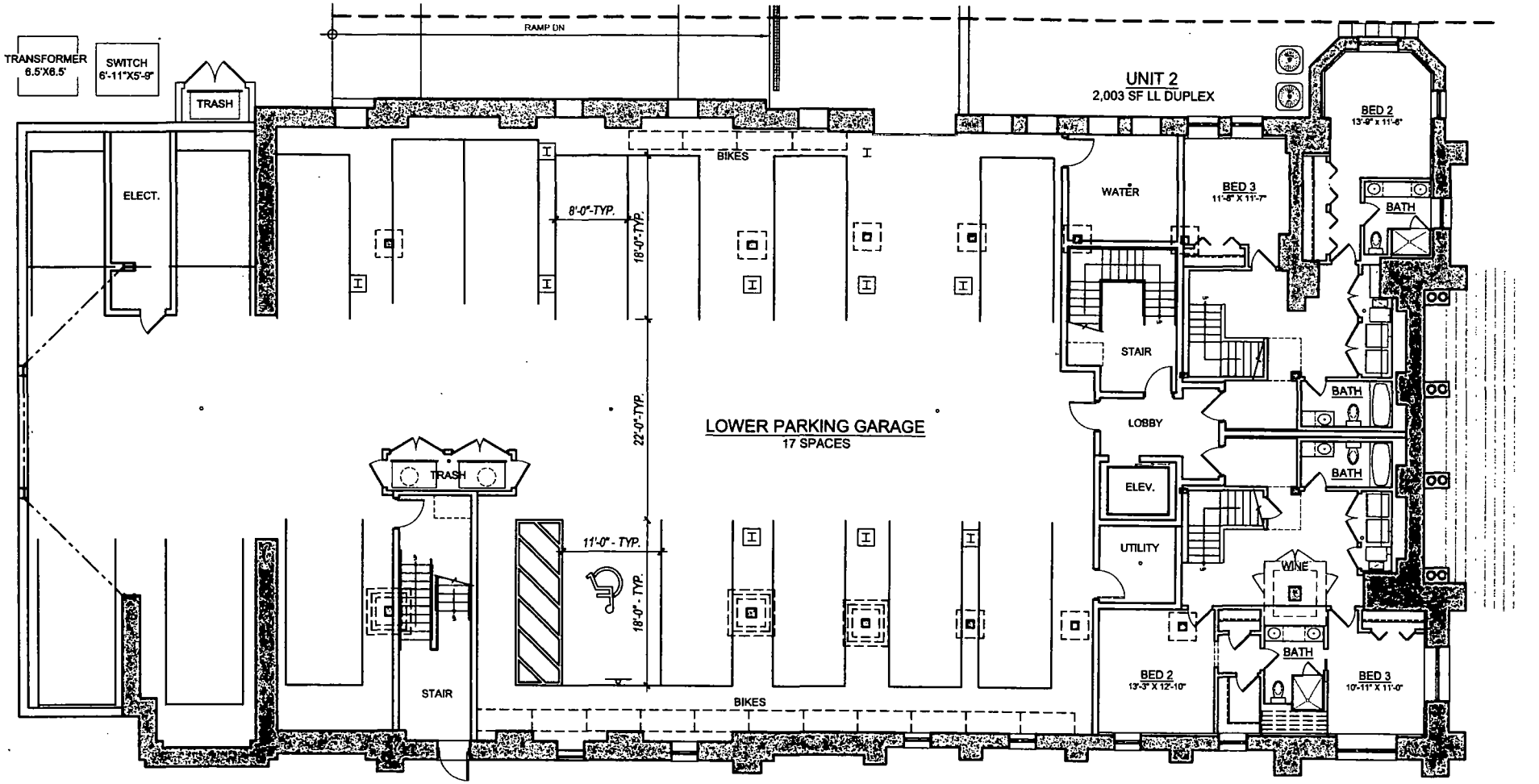

1 ST. BONIFACE RESIDENCES (SUBAREA B) - BSMT PLAN

SCALE: 3/32" = 1'-0"

0 2' 4' 8' 16'

ST. BONIFACE, CHESTNUT STREET AND NOBLE STREET RESIDENCES

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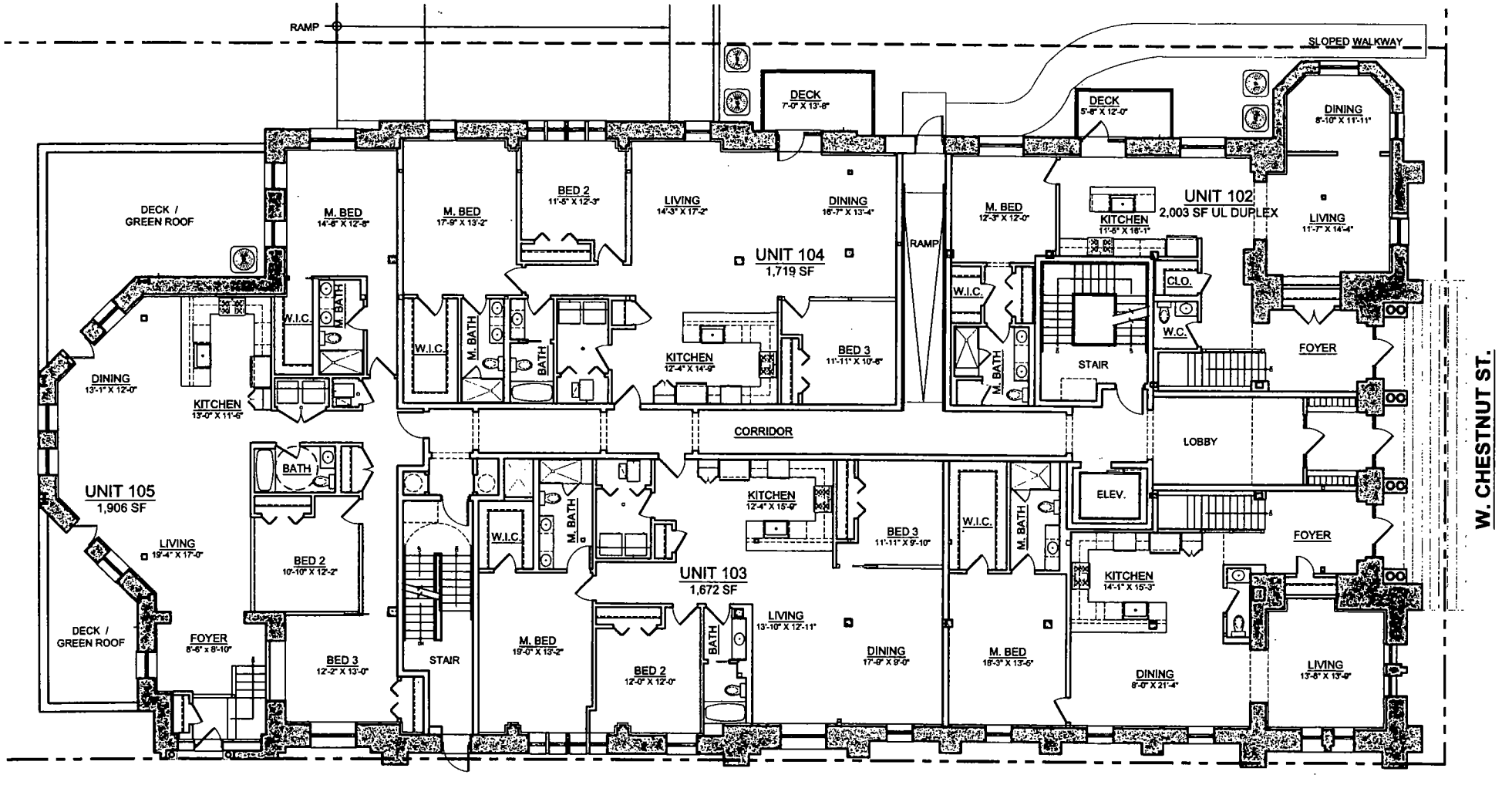

1 ST. BONIFACE RESIDENCES (SUBAREA B) - 1ST FLR PLAN
SCALE: 3/32" = 1'-0"

ST. BONIFACE, CHESTNUT STREET AND NOBLE STREET RESIDENCES
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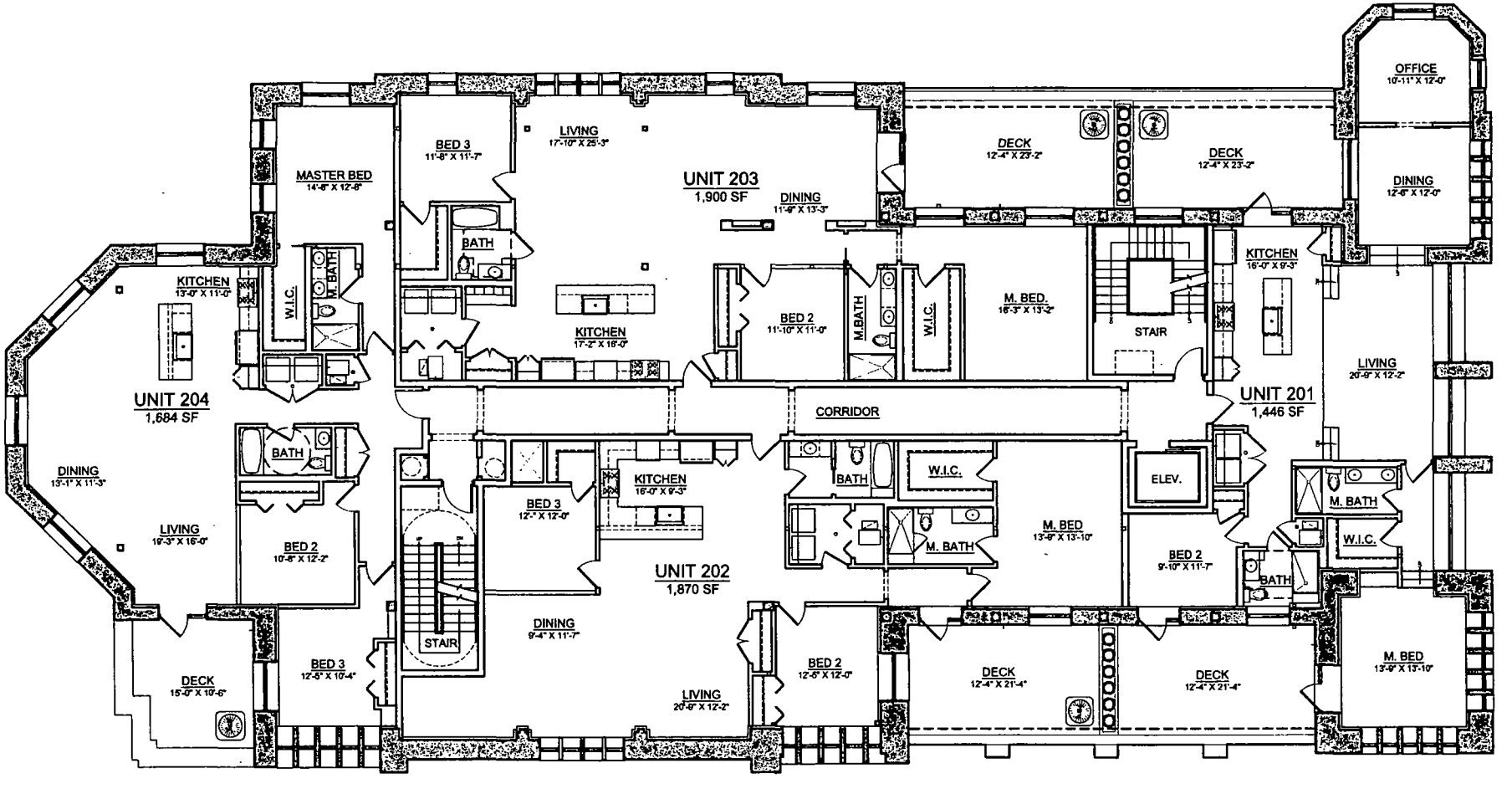

1 ST. BONIFACE RESIDENCES (SUBAREA B) - 2ND FLR PLAN

SCALE: 3/32" = 1'-0"

0 2' 4' 8' 16'

N

ST. BONIFACE, CHESTNUT STREET AND NOBLE STREET RESIDENCES

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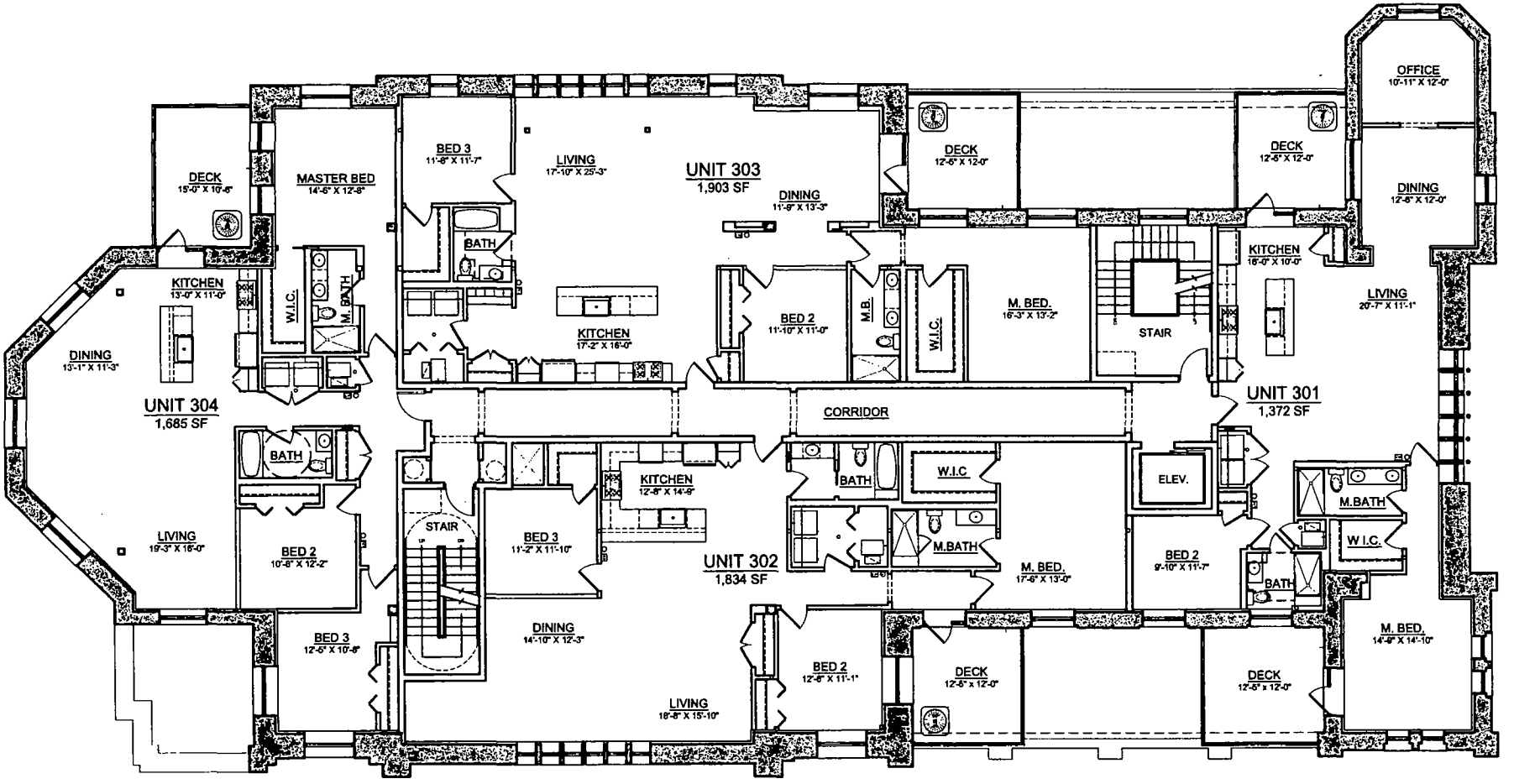

1 ST. BONIFACE RESIDENCES (SUBAREA B) - 3RD FLR PLAN

SCALE: 3/32" = 1'-0"

0 2' 4' 8' 16'

N

ST. BONIFACE, CHESTNUT STREET AND NOBLE STREET RESIDENCES

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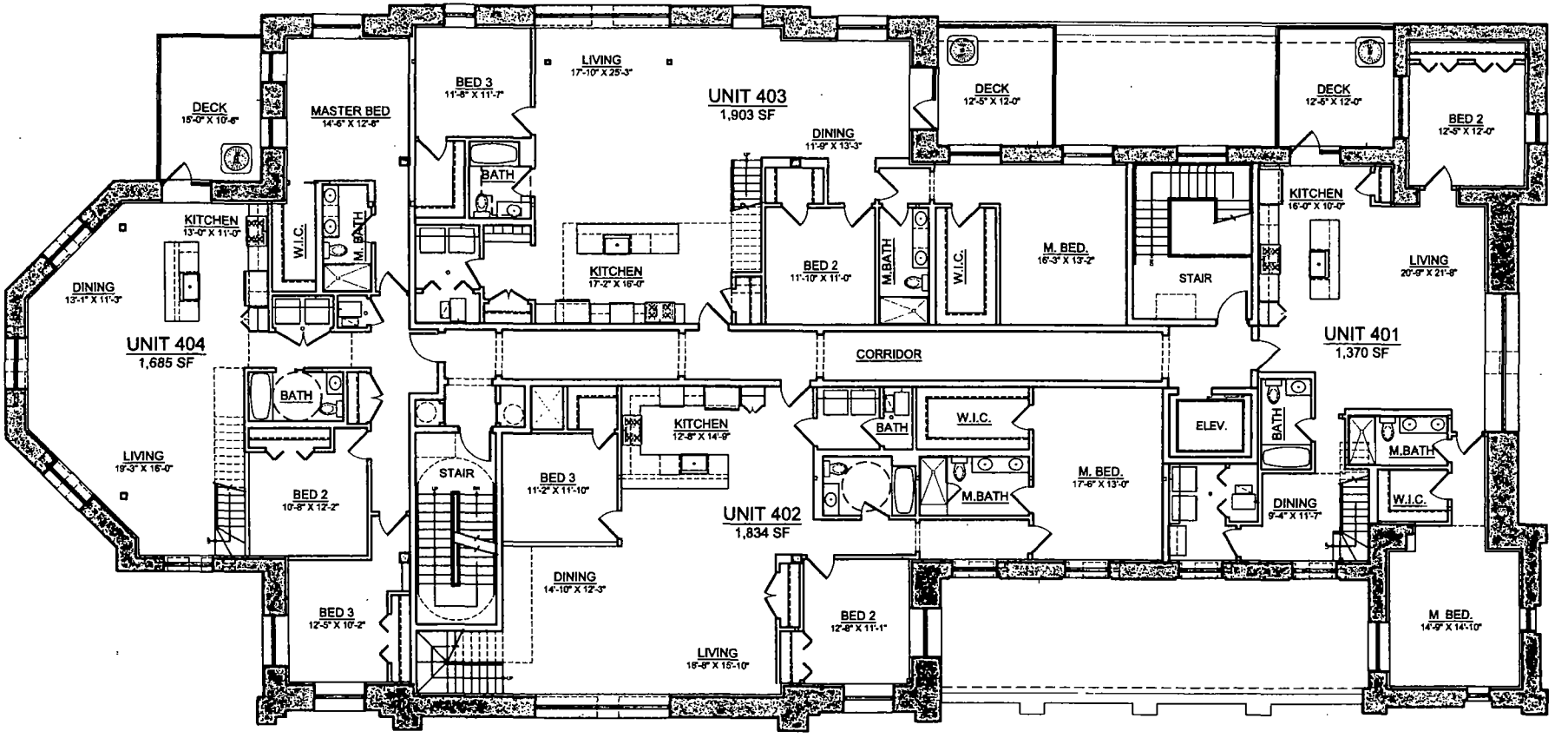

1 ST. BONIFACE RESIDENCES (SUBAREA B) - 4TH FLR PLAN

SCALE: 3/32" = 1'-0"

0 2' 4' 8' 16'

N

ST. BONIFACE, CHESTNUT STREET AND NOBLE STREET RESIDENCES

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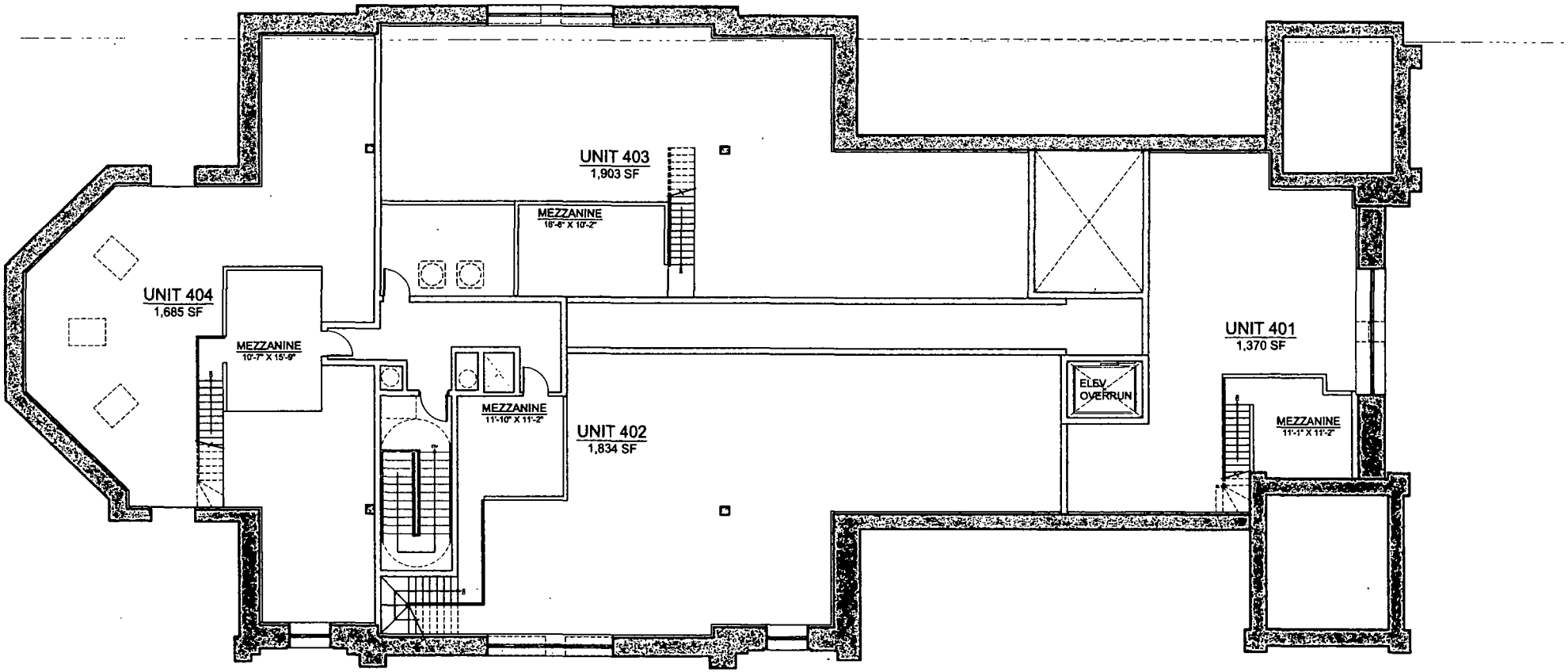

1 ST. BONIFACE RESIDENCES (SUBAREA B) - MEZZ FLR PLAN
SCALE: 3/32" = 1'-0"

0 2' 4' 8' 16'

N

ST. BONIFACE, CHESTNUT STREET AND NOBLE STREET RESIDENCES
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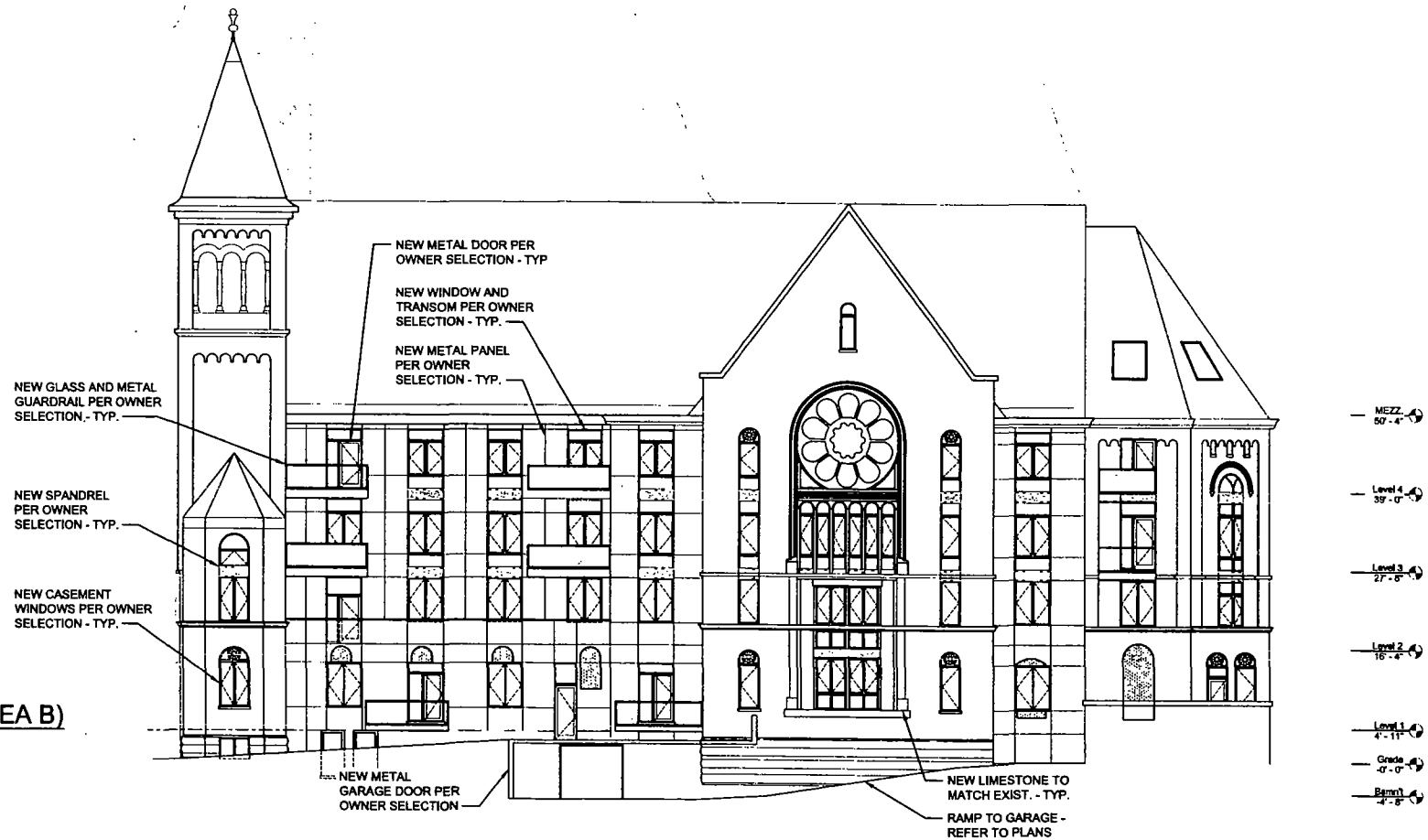


1 ST. BONIFACE (SUBAREA B) EAST ELEVATION

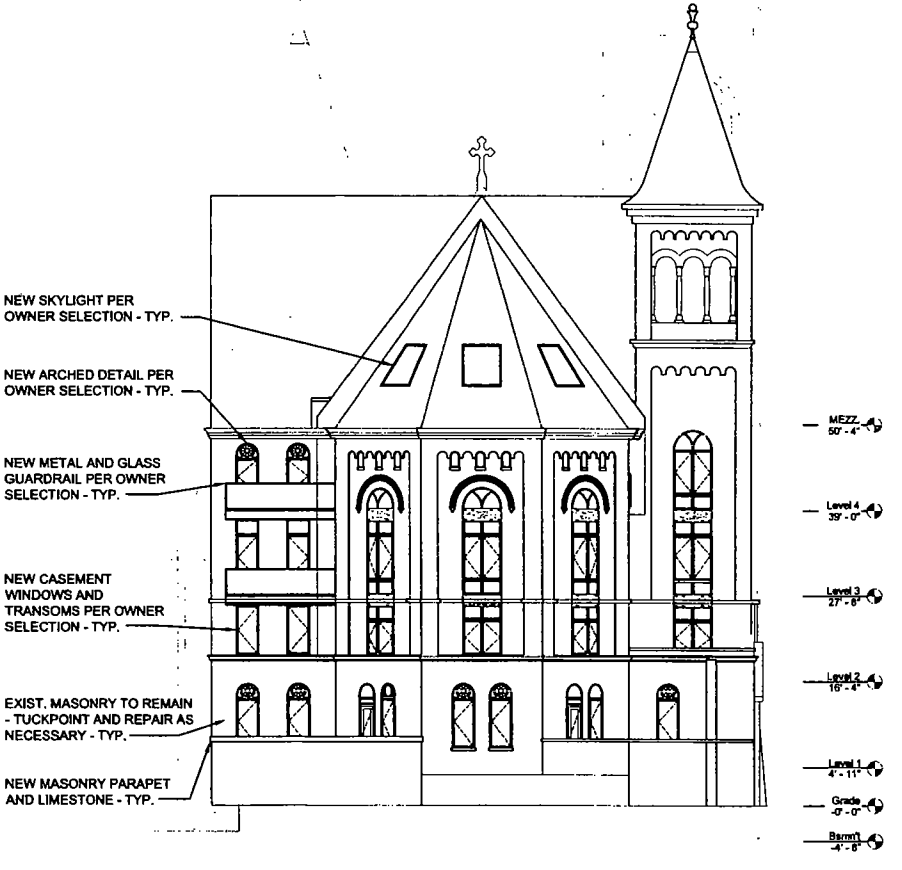
0 4' 8' 16' 32'

ST. BONIFACE, CHESTNUT STREET AND NOBLE STREET RESIDENCES

N. NOBLE ST. AND W. CHESTNUT ST.
CHICAGO, ILLINOIS 60642

SPACE
ARCHITECTS + PLANNERS

VERSION
DPD.2
12.04.17



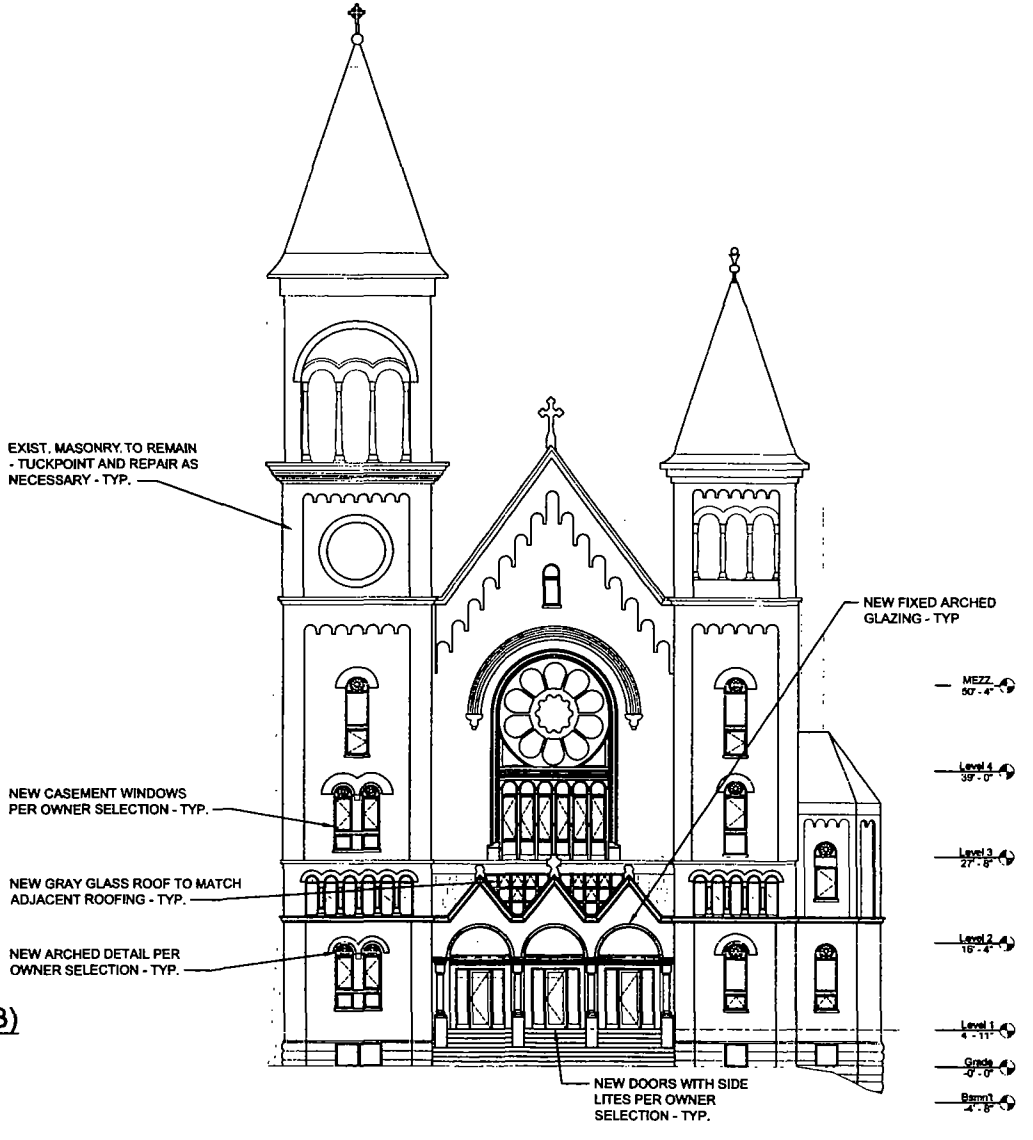
1 ST. BONIFACE (SUBAREA B) NORTH ELEVATION

0 4' 8' 16' 32'

ST. BONIFACE, CHESTNUT STREET AND NOBLE STREET RESIDENCES
N. NOBLE ST. AND W. CHESTNUT ST.
CHICAGO, ILLINOIS 60642

SPACE
ARCHITECTS + PLANNERS

VERSION
DPD.2
12.04 17



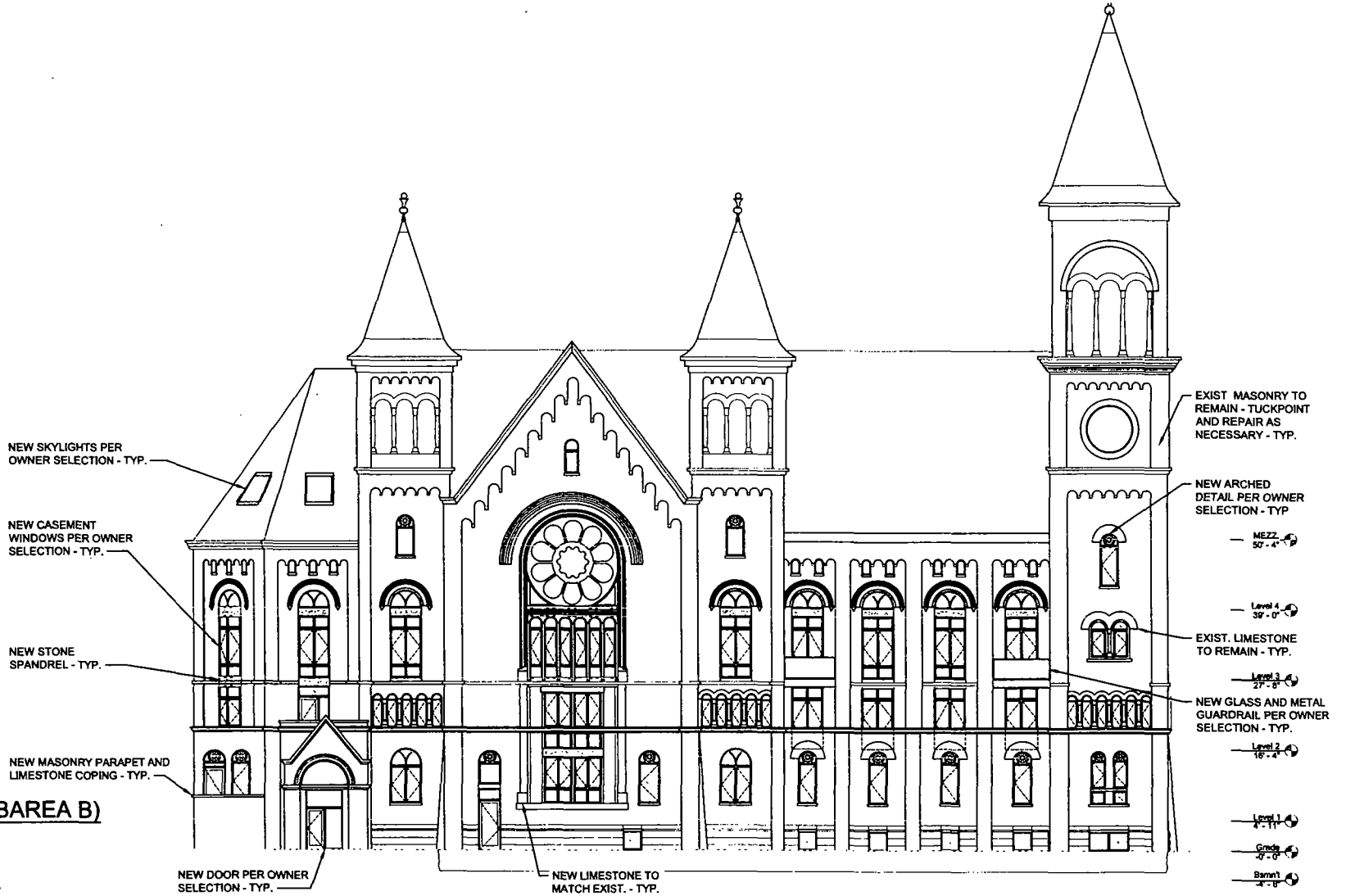
1 ST. BONIFACE (SUBAREA B) SOUTH ELEVATION

0 4' 8' 16' 32'

ST. BONIFACE, CHESTNUT STREET AND NOBLE STREET RESIDENCES
N. NOBLE ST. AND W. CHESTNUT ST.
CHICAGO, ILLINOIS 60642

SPACE
ARCHITECTS • PLANNERS

VERSION
DPD.2
12.04.17



1 ST. BONIFACE (SUBAREA B) WEST ELEVATION

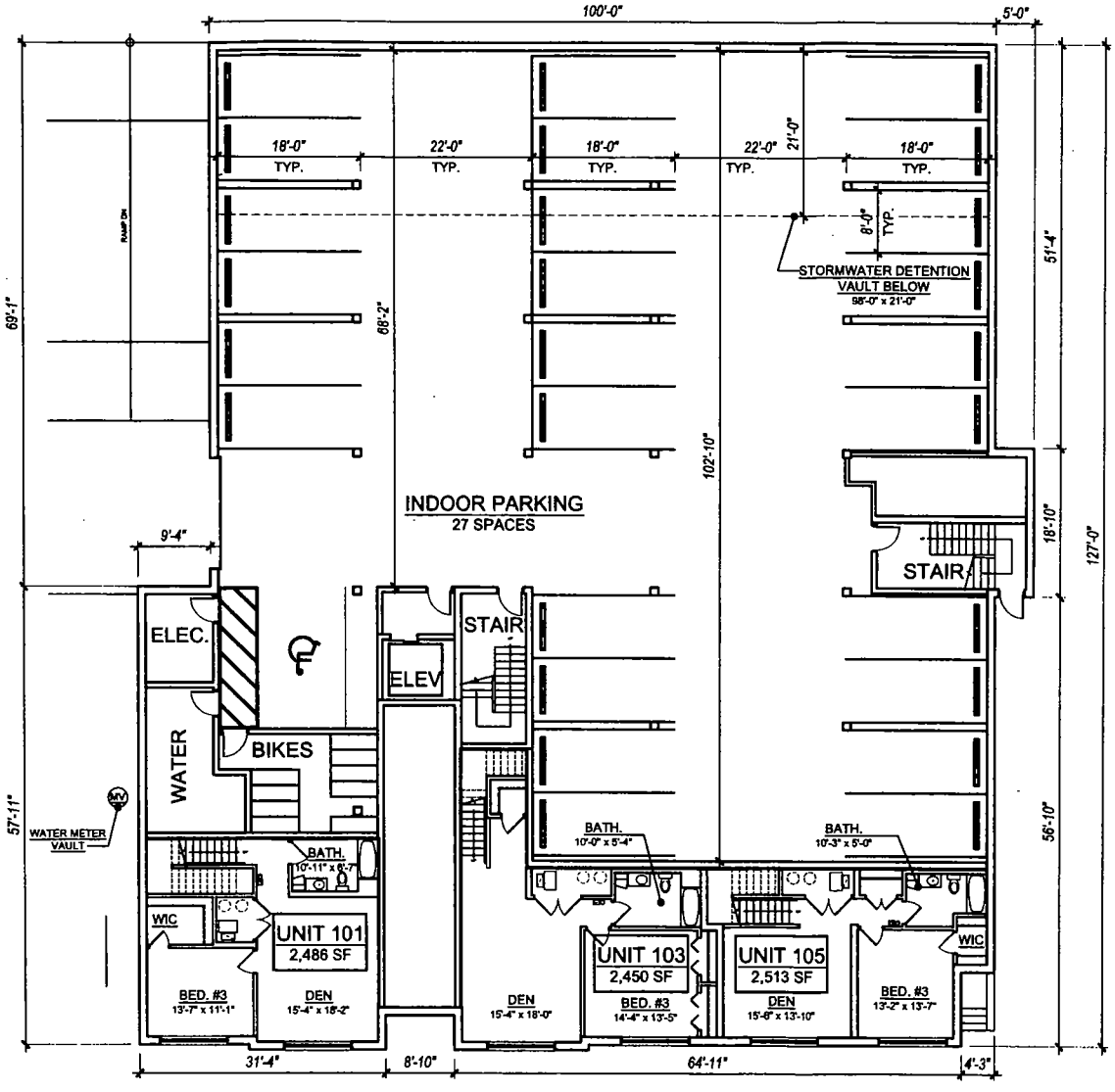
0 4' 8' 16' 32'

ST. BONIFACE, CHESTNUT STREET AND NOBLE STREET RESIDENCES

N. NOBLE ST. AND W. CHESTNUT ST.
CHICAGO, ILLINOIS 60642

SPACE
ARCHITECTS + PLANNERS

VERSION
DPD.2
12.04 17



1 CHESTNUT ST. RESIDENCES (SUBAREA C) - BSMT PLAN

SCALE: 1" = 15'-0"

N

0 3.75' 7.5' 15' 30'

ST. BONIFACE, CHESTNUT STREET AND NOBLE STREET RESIDENCES

N. NOBLE ST. AND W. CHESTNUT ST.
CHICAGO, ILLINOIS 60642

SPACE
ARCHITECTS + PLANNERS

VERSION
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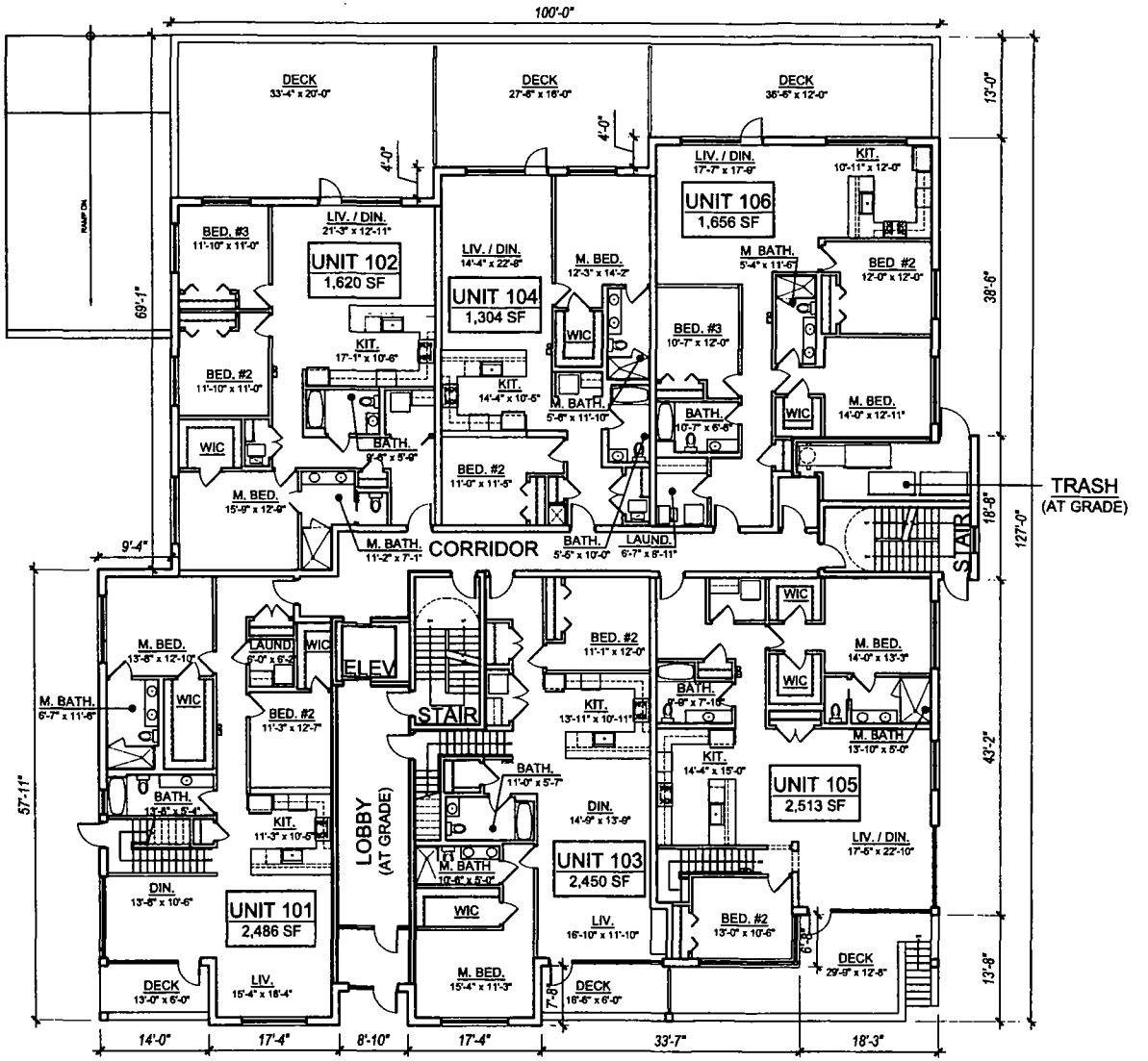
12.04 17



1 CHESTNUT ST. RESIDENCES (SUBAREA C) - 1ST FLR PLAN

SCALE: 1" = 15'-0"

N

0 3.75' 7.5' 15' 30'

ST. BONIFACE, CHESTNUT STREET AND NOBLE STREET RESIDENCES

N. NOBLE ST. AND W. CHESTNUT ST.

CHICAGO, ILLINOIS 60642

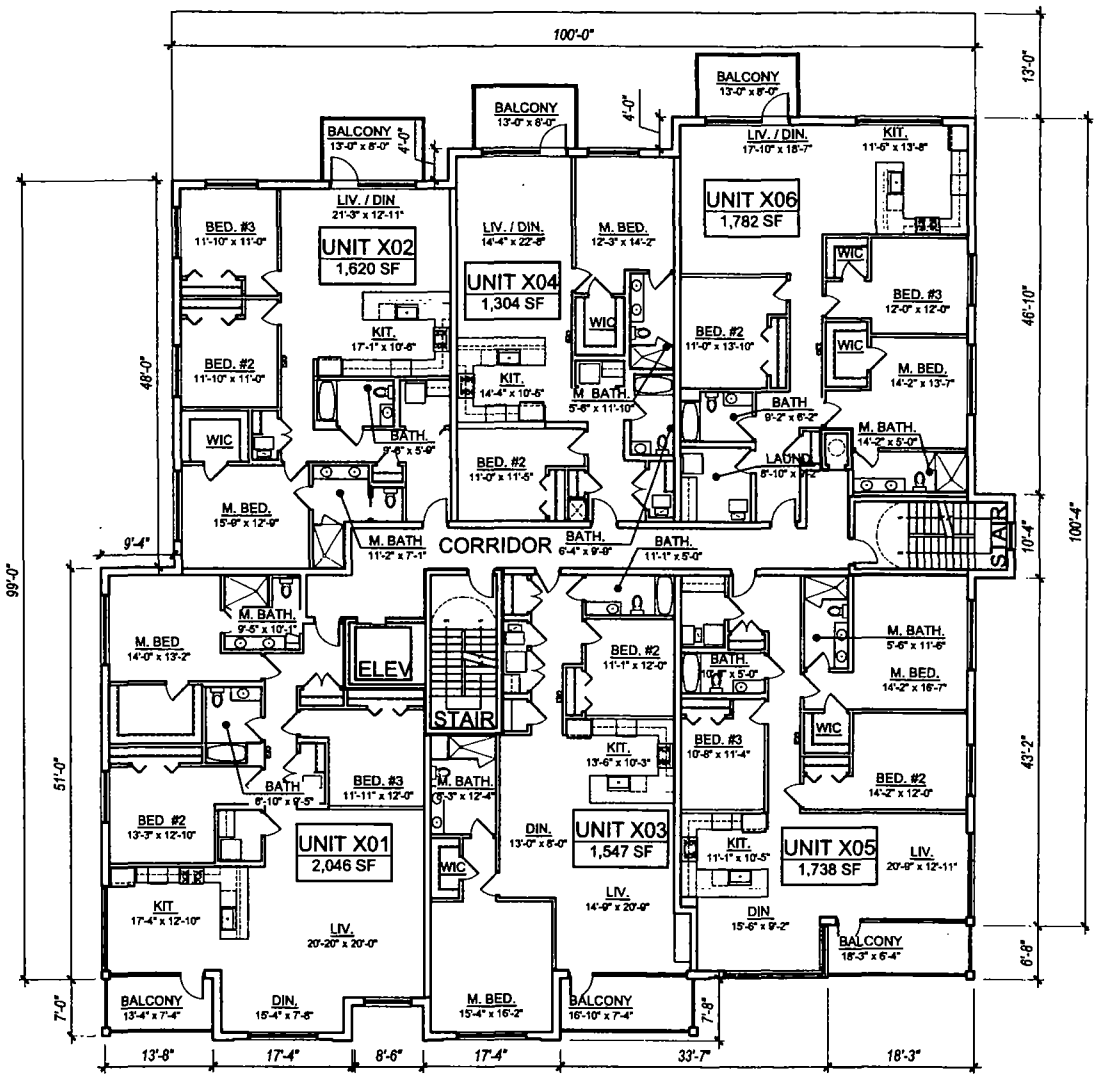
SPACE

ARCHITECTS + PLANNERS

VERSION

DPD.2

12.04.17



1 CHESTNUT ST. RESIDENCES (SUBAREA C) - 2ND-4TH FLR PLAN

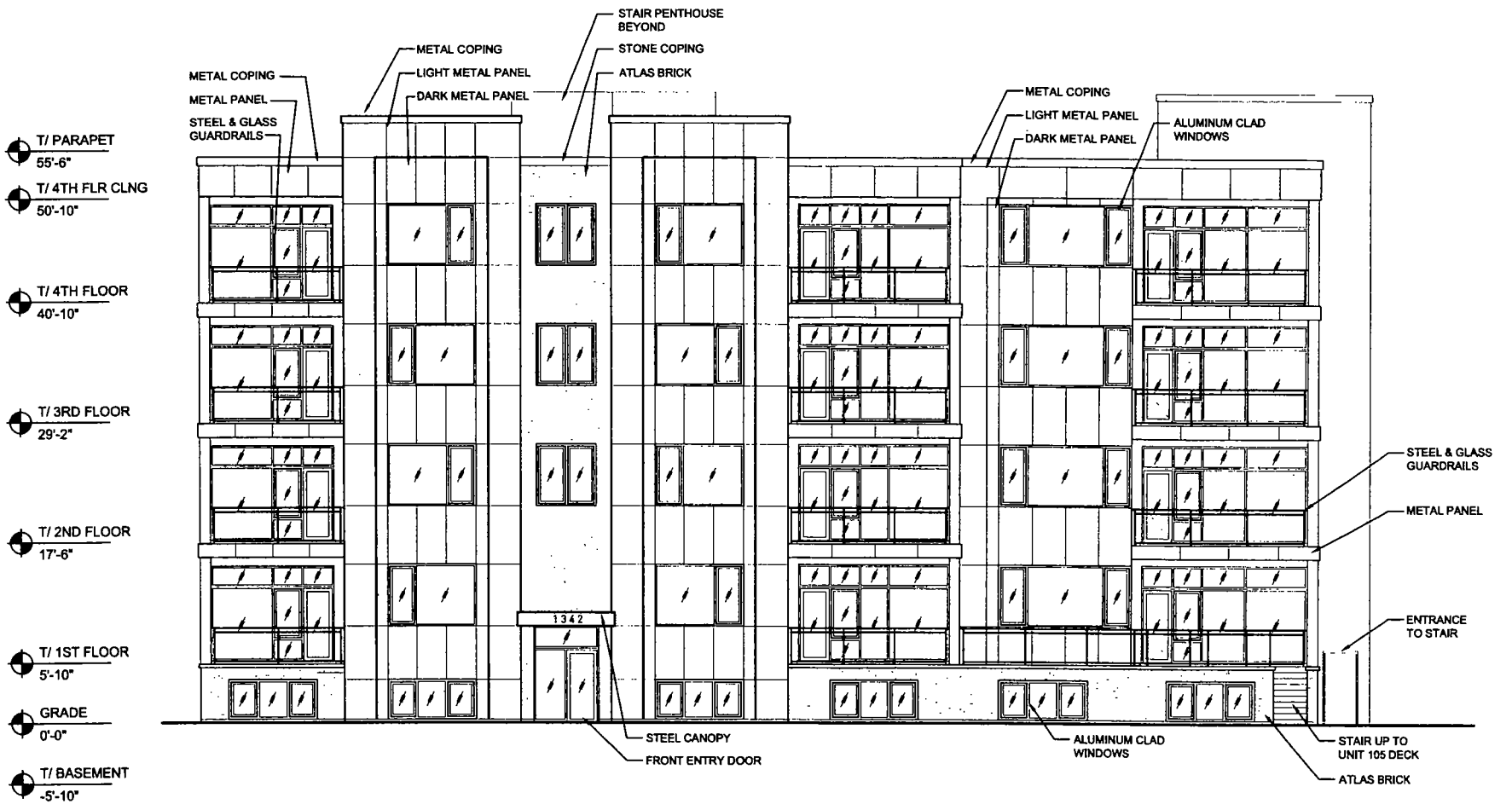
SCALE: 1" = 15'-0"

ST. BONIFACE, CHESTNUT STREET AND NOBLE STREET RESIDENCES

N. NOBLE ST. AND W. CHESTNUT ST.
CHICAGO, ILLINOIS 60642

SPACE
ARCHITECTS + PLANNERS

VERSION
DPD.2
12.04.17



1 CHESTNUT ST. RESIDENCES (SUBAREA C) - SOUTH ELEVATION

SCALE: 1" = 10'-0"

0 2.5' 5' 10' 20'

ST. BONIFACE, CHESTNUT STREET AND NOBLE STREET RESIDENCES

N. NOBLE ST. AND W. CHESTNUT ST.
CHICAGO, ILLINOIS 60642

SPACE
ARCHITECTS + PLANNERS

VERSION
DPD.2
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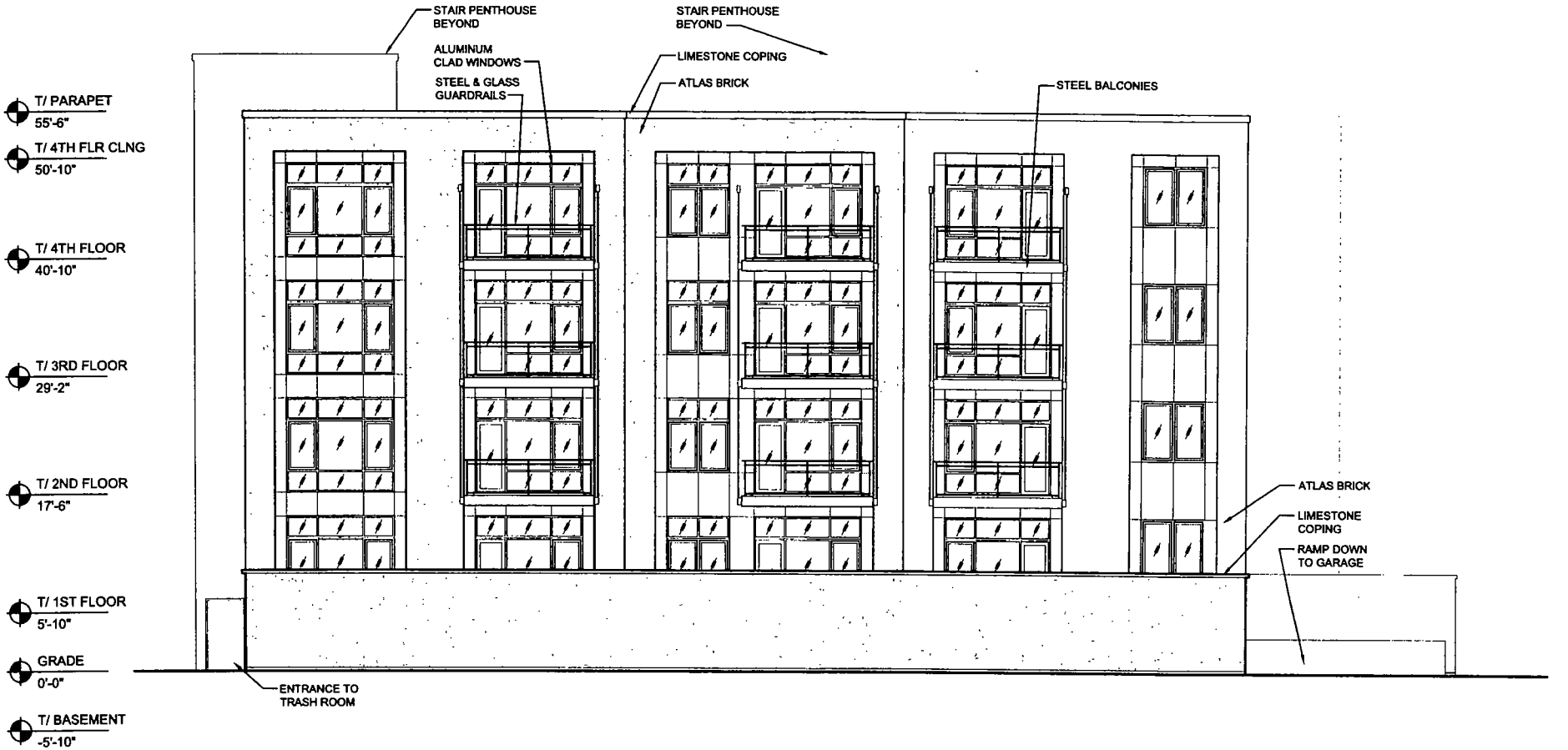


1 CHESTNUT ST. RESIDENCES (SUBAREA C) - NORTH ELEVATION

SCALE: 1" = 10'-0"

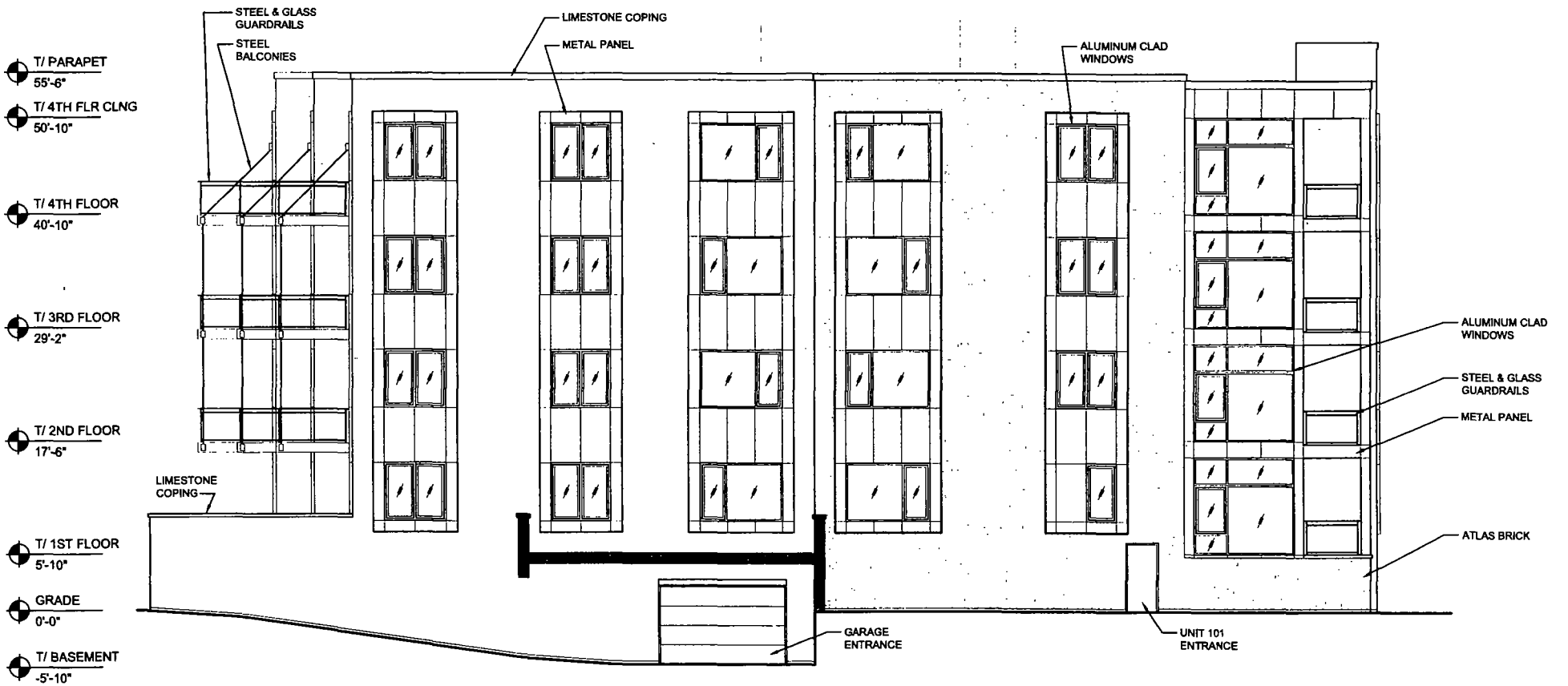
0 2.5' 5' 10' 20'

ST. BONIFACE, CHESTNUT STREET AND NOBLE STREET RESIDENCES

N. NOBLE ST. AND W. CHESTNUT ST.
CHICAGO, ILLINOIS 60642

SPACE
ARCHITECTS + PLANNERS

VERSION
DPD.2
12.04 17



1 CHESTNUT ST. RESIDENCES (SUBAREA C) - WEST ELEVATION

SCALE: 1" = 10'-0"

0 2.5' 5' 10' 20'

ST. BONIFACE, CHESTNUT STREET AND NOBLE STREET RESIDENCES

N. NOBLE ST. AND W. CHESTNUT ST.
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VERSION
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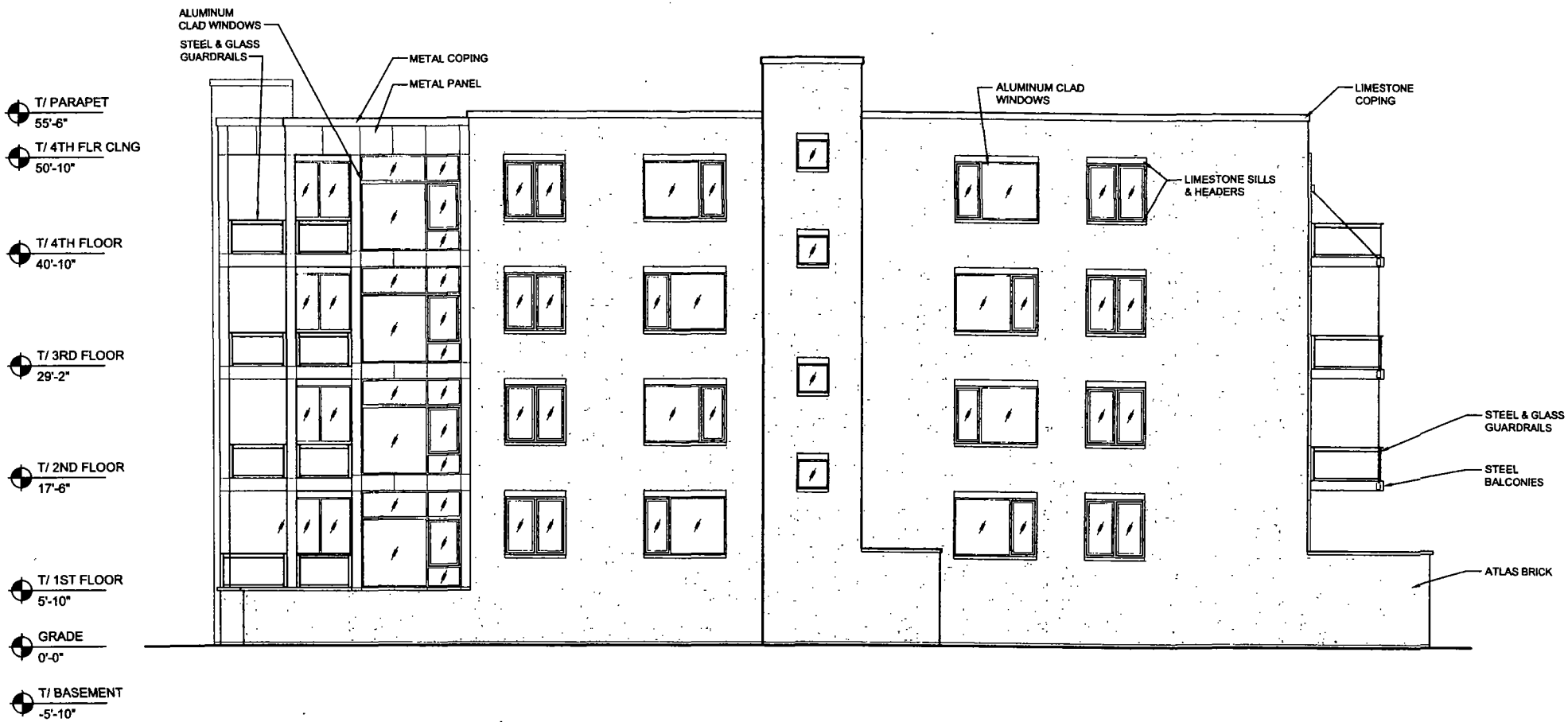


1 CHESTNUT ST. RESIDENCES (SUBAREA C) - EAST ELEVATION

SCALE: 1" = 10'-0"

0 2.5' 5' 10' 20'

ST. BONIFACE, CHESTNUT STREET AND NOBLE STREET RESIDENCES

N. NOBLE ST. AND W. CHESTNUT ST.
CHICAGO, ILLINOIS 60642

SPACE
ARCHITECTS + PLANNERS

VERSION
DPD.2
12.04 17

LEGEND

Some standard symbols will be found on the drawing.
FCS Chain Link
Electric Meter
Soil Cross

GREMLEY & BIEDERMANN

A Division of
PLCS Corporation
License No. 184-003232
PROFESSIONAL LAND SURVEYORS
4325 NORTH CLARK AVENUE CHICAGO, IL 60613
TELEPHONE (773) 525 5427 FAX (773) 284-4 84 EMAIL INFO@PLCS-SURVEY.COM

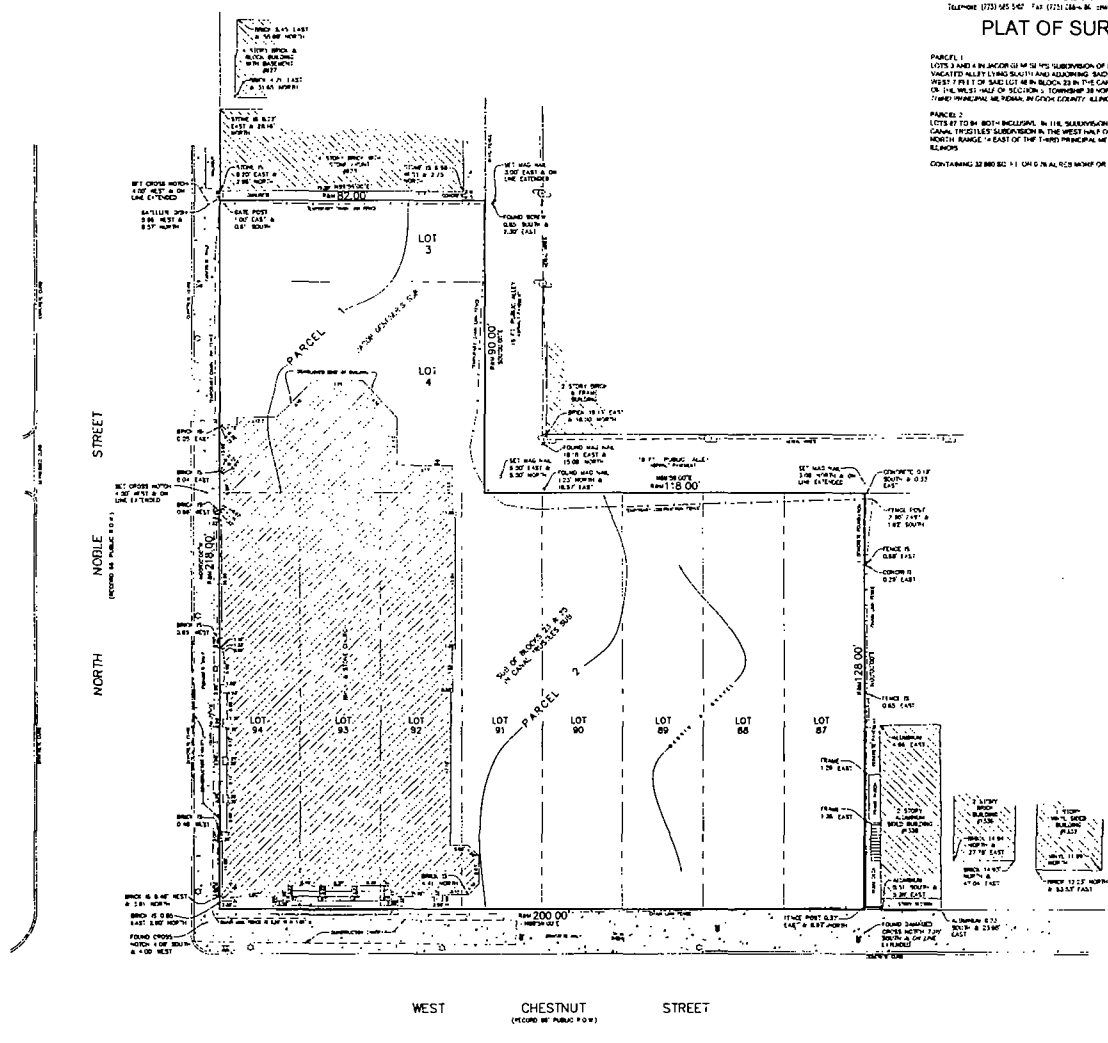
PLAT OF SURVEY

PARCEL 1
LOTS 3 AND 4 IN JACOB SIMON'S SUBDIVISION OF LOTS 46 TO 49 AND THE VACATED ALLEY LYING SOUTH AND ADJOINING SAID LOTS 46, 48, 47 AND THE WEST 7 FEET OF SAID LOT 46 IN BLOCK 23 IN THE CANAL TRUSTEES' SUBDIVISION OF THE WEST HALF OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2
LOTS 87 TO 94 (BOTH INCLUSIVE) IN THE SUBDIVISION OF BLOCKS 22 AND 23 IN CANAL TRUSTEES' SUBDIVISION IN THE WEST HALF OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

CONTAINING 32 880 SQ. FT. OR 0.76 ACRES MORE OR LESS

GRAPHIC SCALE



DRAWN BY:		SCALE:	DRAWN:
ADDRESS:			

GREMLEY & BIEDERMANN
A Division of PLCS Corporation
License No. 184-003232 Expires 4-30-2017
4325 North Clark Avenue Chicago, IL 60613
Telephone (773) 525 5427 Fax (773) 284-4 84 Email: INFO@PLCS-Survey.com

JOB NO. 2016-23242-001	PAGE NO. 1 of 1

SURVEY NOTES

Note A: As shown Measured and Measured distances respectively.

Distances are marked in feet and decimal plat thereof. Compare all points BEFORE building by same and at once report any difference BEFORE damage is done.

For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.

NO dimensions shall be assumed by scale measurements upon this plat.

Unless otherwise noted beneath the Bearing Basis, Elevation Datum and Coordinate Datum it must be ASSUMED.

State of Illinois
County of Cook ss

We GREMLEY & BIEDERMANN, INC. hereby certify that we have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey (corrected to a temperature of 62° Fahrenheit)

Field measurements completed on NOVEMBER 14, 2016

Signed on Nov 22, 2016

By

Professional Illinois Land Surveyor No. 2842
My license expires November 30, 2016
This professional service conforms to the current Illinois minimum standards for a boundary survey.

THOMPSON COBURN LLP

55 East Monroe Street
37th Floor
Chicago, IL 60603

312 346 7500 main
312 580 2201 fax
thompsoncoburn.com

Bernard I. Citron
P 312.580.2209
F 312.580.2201
bcitron@thompsoncoburn.com

December 6, 2017

Dear Property Owner:

In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-010, please be informed that on or about December 6, 2017 the undersigned will file an application for a change in zoning from a RS-3 Residential Single-Unit District to a B3-2 Community Shopping District then to a Residential Planned Development for the property located at 1340-1358 W. Chestnut/901-927 N. Noble, Chicago, Illinois

The applicant proposes a zoning amendment to redevelop and existing 121 foot tall church building into a residential building with 17 residential dwelling units and 17 parking spaces. As well as to establish a 51 foot tall, 24 unit residential dwelling building with 27 parking spaces and a 26 foot, 4 residential dwelling unit building with four parking spaces.

The applicant and owner of the property is St. Boniface, LLC located at 1462 N. Milwaukee Avenue, Suite 3, Chicago, Illinois 60622. I am the duly authorized attorney for the owner and applicant and can be reached at Thompson Coburn, LLP, 55 East Mo-roe Street, 37th Floor, Chicago, Illinois 60603. My telephone number is (312) 580-2209.

PLEASE NOTE THAT THE APPLICANT IS NOT SEEKING TO REZONE OR PURCHASE YOUR PROPERTY. THE APPLICANT IS REQUIRED BY LAW TO SEND THIS NOTICE BECAUSE YOU OWN PROPERTY WITHIN 250 FEET OF THE PROPERTY TO BE REZONED.

Very truly yours,

Thompson Coburn LLP

By
Bernard I. Citron

"WRITTEN NOTICE"
AFFIDAVIT
(Section 17-13-0107)

December 6, 2017

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

The undersigned, Bernard I. Citron, being first duly sworn on oath deposes and states the following:

The undersigned certifies that he has complied with the requirements of 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, or a total distance limited to 400 feet. 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; and a statement that the applicant intends to file the application for a change in zoning on approximately December 6, 2017.

The undersigned certifies that the applicant has 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.

Signature

Subscribed and Sworn to before me this
6 day of December, 2017.

Notary Public

OFFICIAL SEAL
LEIGH BAENA
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:05/13/19

19464
Intro Date
Dec. 13, 2017

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:

1340-1358 W Chestnut; 901-927 N. Noble

2. Ward Number that property is located in: 27

3. APPLICANT St. Boniface, LLC

ADDRESS 1462 Milwaukee Avenue, Suite 3 CITY Chicago

STATE IL ZIP CODE 60622 PHONE 773-219-3388

EMAIL ms@kmsdevelopment.com CONTACT PERSON Michael Skolsky

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

OWNER ____

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 Bernard I Citron/Thompson Coburn, LLP

ADDRESS 55 East Monroe, 37th Floor

CITY Chicago STATE Illinois ZIP CODE 60603

PHONE 312-580-2209 FAX 312-580-2201 EMAIL bcitron@thompsoncoburn 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.

Michael Skolsky, Manager and 100% Owner

7. On what date did the owner acquire legal title to the subject property? _____

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

No

9. Present Zoning District RS-3 Proposed Zoning District B2-3 then to a Residential Planned Development

10. Lot size in square feet (or dimensions) Total size: 32,980 square feet; Subarea A: 4,100 square feet; Subarea B: 13,776 square feet, and Subarea C: 15,104

11. Current Use of the property Church

12. Reason for rezoning the property To establish a 24 unit residential building with 27 parking spaces, a 4 unit residential building with 4 parking spaces and to redevelop and existing church building to a 17 unit residential building with 17 parking spaces.

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 proposes to rezone the property to redevelop an existing 121.0 foot church building into a residential building with 17 dwelling units and 17 parking spaces; to establish a 51 0 foot, 24 unit residential building with 27 parking spaces, and to establish a 26.0 foot, 4 unit residential building with 4 parking spaces.

14. The Affordable Requrements Ordinance (ARO) 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 for more information). Is this project subject to the ARO?

YES X NO _____

COUNTY OF COOK
STATE OF ILLINOIS

Michael Skoulsky, 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
5th day of December, 2017.

Notary Public

KOTRYNA DYADYUK
Official Seal
Notary Public - State of Illinois
My Commission Expires Aug 12, 2021

For Office Use Only

Date of Introduction:_____

File Number:_____

Ward:_____

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:

St. Boniface, LLC

Check ONE of the following three boxes:

Indicate whether the Disclosing Party submitting this EDS is:

1. [x] 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: 1462 Milwaukee Avenue, Suite 3, Chicago, Illinois 60622

C. Telephone: 847-219-3388 Fax: _____ Email: mike@stasdev.com

D. Name of contact person: Michael Skolsky

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):

Planned Development Application at 1340-1358 W. Chestnut; 901-927 N. Noble

G. Which City agency or department is requesting this EDS? Department of Planning and Development, City Council, Law Department, Plan Commission

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

[X] 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 [x] 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
Michael Skolsky	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
Michael Skolsky	1462 Milwaukee Ave, Suite 3, Chicago, Illinois 60622	100%

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.
Bernard I. Citron/Thompson Coburn LLP; 55 E. Monroe, 37th Fl., Chicago, IL, 60603; Attorney; Estimated $10,000			

(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 [x] No [ ] No person directly or indirectly owns 10% or more of the Disclosing Party.

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

[ ] Yes [ ] No

B. FURTHER CERTIFICATIONS

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

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

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

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

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

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

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

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

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

5. Certifications (5), (6) and (7) concern:
   - the Disclosing Party;
   - any "Contractor" (meaning any contractor or subcontractor used by the Disclosing Party in connection with the Matter, including but not limited to all persons or legal entities disclosed under Section IV, "Disclosure of Subcontractors and Other Retained Parties");
   - any "Affiliated Entity" (meaning a person or entity that, directly or indirectly: controls the Disclosing Party, is controlled by the Disclosing Party, or is, with the Disclosing Party, under common control of another person or entity). Indicia of control include, without limitation: interlocking management or ownership; identity of interests among family members, shared facilities and equipment; common use of employees; or organization of a business entity following the ineligibility of a business entity to do business with federal or state or local government, including the City, using substantially the same management, ownership, or principals as the ineligible entity. With respect to Contractors, the term Affiliated Entity means a person or entity that directly or indirectly controls the Contractor, is controlled by it, or, with the Contractor, is under common control of another person or entity;
   - any responsible official of the Disclosing Party, any Contractor or any Affiliated Entity or any other official, agent or employee of the Disclosing Party, any Contractor or any Affiliated Entity, acting pursuant to the direction or authorization of a responsible official of the Disclosing Party, any Contractor or any Affiliated Entity (collectively "Agents").

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

a. bribed or attempted to bribe, or been convicted or adjudged guilty of bribery or attempting to bribe, a public officer or employee of the City, the State of Illinois, or any agency of the federal government or of any state or local government in the United States of America, in that officer's or employee's official capacity;

b. agreed or colluded with other bidders or prospective bidders, or been a party to any such agreement, or been convicted or adjudged guilty of agreement or collusion among bidders or prospective bidders, in restraint of freedom of competition by agreement to bid a fixed price or otherwise; or

c. made an admission of such conduct described in subparagraph (a) or (b) above that is a matter of record, but have not been prosecuted for such conduct; or

d. violated the provisions referenced in MCC Subsection 2-92-320(a)(4)(Contracts Requiring a Base Wage); (a)(5)(Debarment Regulations); or (a)(6)(Minimum Wage Ordinance).

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

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

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

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

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

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

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

N/A

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

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

N/A

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

N/A

C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

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

   [ ] is [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

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 [x] 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 [x] 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:

_____

_____

_____

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):

_____

_____

_____

(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:

_____

_____

SECTION VII -- FURTHER ACKNOWLEDGMENTS AND CERTIFICATION

The Disclosing Party understands and agrees that:

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

B. The City's Governmental Ethics Ordinance, MCC Chapter 2-156, imposes certain duties and obligations on persons or entities seeking City contracts, work, business, or transactions. The full text of this ordinance and a training program is available on line at www.cityofchicago.org/Ethics, and may also be obtained from the City's Board of Ethics, 740 N. Sedgwick St., Suite 500, Chicago, IL 60610, (312) 744-9660. The Disclosing Party must comply fully with this ordinance.

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

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

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

CERTIFICATION

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

St. Boniface, LLC
(Print or type exact legal name of Disclosing Party)

By: _____
(Sign here)

Michael Skolsky
(Print or type name of person signing)

Manager
(Print or type title of person signing)

Signed and sworn to before me on (date) 5th of December,

at Cook County, Illinois (state).

_____
Notary Public

Commission expires: August 12, 2021

KOTRYNA DYADYUK
Official Seal
Notary Public – State of Illinois
My Commission Expires Aug 12, 2021

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 [X] 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.

_____

_____

_____

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 [X] 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 [X] The Applicant is not publicly traded on any exchange.

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

N/A