



# City of Chicago



O2013-6072

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	9/11/2013
<b>Sponsor(s):</b>	City Clerk (transmitted by) (Clerk)
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification App No. 17801T1 at 3138-3140 S Indiana Ave
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

**ORDINANCE**

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RS-3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 8-E in area bound by

A line 195 feet North of and parallel to East 32<sup>nd</sup> Street, the alley next West of and parallel to South Indiana Avenue, a line 245 feet North of and parallel to East 32<sup>nd</sup> Street, South Indiana Avenue.

to those of a RM-6 Residential Multi-Unit District.

SECTION 2. This ordinance takes effect after its passage and approval.

Common Address of Property:

3138-40 S Indiana Avenue

#17801 T1  
INTRO DATE:  
SEPT. 11, 2013

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO  
THE CHICAGO ZONING ORDINANCE

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

3138-40 S Indiana Avenue

2. Ward Number that property is located in: 3

3. APPLICANT TRB Properties LLC

ADDRESS 3248 S Prairie Avenue

CITY Chicago STATE Illinois ZIP CODE 60616

PHONE 312-513-4625 CONTACT PERSON Tom Boney

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

OWNER \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_

PHONE \_\_\_\_\_ CONTACT PERSON \_\_\_\_\_

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

ATTORNEY Thomas S. Moore

ADDRESS 111 W Washington Suite 1720 CITY Chicago

CITY Chicago STATE IL ZIP CODE 60602

PHONE 312-251-1500 FAX 312-251-1500

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.

\_\_\_\_\_  
Thomas R. Boney  
\_\_\_\_\_  
Donal Barry Sr.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. On what date did the owner acquire legal title to the subject property? 5/14/13

8. Has the present owner previously rezoned this property? If Yes, when?  
No

9. Present Zoning District RS-3 Proposed Zoning District RM-6

10. Lot size in square feet (or dimensions?) 160.50 x 50.00

11. Current Use of the property 2 story brick church with attached 3 story brick building in a Black Metropolis-Bronzeville Landmark District and Black Metropolis Thematic Historical District.

12. Reason for rezoning the subject property: To renovate an existing 2 story historical brick Church and attached 3 story brick building in a Black Metropolis-Bronzeville Landmark District and Black Metropolis Thematic Historical District into 25 residential apartment dwelling units with no parking.

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)  
To renovate an existing 2 story historical brick Church and attached 3 story brick building in a Black Metropolis-Bronzeville Landmark District and Black Metropolis Thematic Historical District into 25 residential apartment dwelling units with no parking.

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

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

COUNTY OF COOK  
STATE OF ILLINOIS

Thomas Boney, 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.

*Thomas R Boney*

Signature of Applicant

Subscribed and Sworn to before me this  
14<sup>th</sup> day of June, 2013.

*Heather Hasenmiller*  
Notary Public



**For Office Use Only**

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

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

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

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

September 11, 2013

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

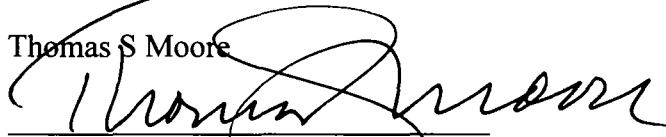
The undersigned, Thomas S. Moore, being first duly sworn on oath, deposes and says the following:

The undersigned certifies that he has complied with the requirements of Sec. 17-13-0107, of the Chicago Zoning Ordinance, by sending written notice to such 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 September 11, 2013.

The undersigned certifies that the applicant has made and 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.

Thomas S Moore



Subscribed and Sworn to before me  
this 11<sup>th</sup> day of September, 2013



Notary Public



ANDERSON & MOORE, P.C.

ATTORNEYS AT LAW

111 WEST WASHINGTON STREET, SUITE 1720

CHICAGO, ILLINOIS 60602

THOMAS S. MOORE  
JANE F. ANDERSON

TELEPHONE (312) 251-1500  
FACSIMILE (312) 251-1509

September 11, 2013

To Property Owner or Resident:

In accordance with requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about September 11, 2013, the undersigned will file an application for a change in zoning from RS-3 to RM-6 on behalf the applicant, TRB Properties LLC for the property located at 3138-40 S Indiana Avenue.

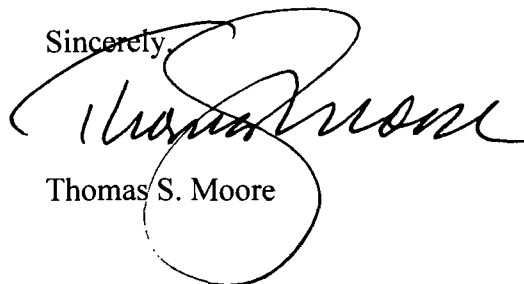
The applicant seeks to renovate an existing 2 story historical brick church and attached 3 story brick building located in a Black Metropolis-Bronzeville Landmark District and Black Metropolis Thematic Historical District into 25 residential apartment dwelling units with no parking.

The owner and applicant of the property is TRB Properties LLC whose business address is 3248 S Prairie Avenue; Chicago, IL 60616. You can reach Tom Boney at 312-513-4625 if you have any questions.

I am the attorney for the applicant and can be reached at the above number if you have any questions.

Please note 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.

Sincerely,



Thomas S. Moore

TSM:hah

W:\FORMS\Zoning Forms\Zoning Change\NeighborLtr.wpd

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

**SECTION I –GENERAL INFORMATION**

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

TRB Properties LLC

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

Indicate whether Disclosing Party submitting this EDS is:

1.  the Applicant

OR

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

OR

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

B. Business address of Disclosing Party: 3248 S Prairie Avenue  
Chicago, IL 60616

C. Telephone: 312-513-4625 Fax: \_\_\_\_\_ Email \_\_\_\_\_

D. Name of contact person: Tom Boney

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

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

Zoning Change-3138-40 S Indiana Avenue

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

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 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)

\*Note B.1.b below

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 title of all executive officers and all directors of the entity.

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

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

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

Name	Title
<u>Thomas R. Boney</u>	<u>Member</u>
<u>Donal Barry Sr.</u>	<u>Member</u>

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

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

Name	Business Address	Percentage Interest in the Disclosing party
Thomas R. Boney	3248 S Prairie Ave; Chicago, Il 60616	50%
Donal Barry Sr.	3248 S Prairie Ave; Chicago, IL 60616	50%

**SECTION III – BUSINESS RELATIONSHIPS WITH CITY ELECTED OFFICIALS**

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

Yes       No

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

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**SECTION IV – DISCLOSURE OF SUBCONTRACTORS & OTHER RETAINED PARTIES**

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

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

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

Name (indicate whether retained or anticipated to be retained)	Business Address	Relationship to Disclosing Party (subcontractor, attorney, lobbyist, etc)	Fees (indicate whether paid or estimated.) NOTE: "hourlyrate" or "t.b.d." is not an acceptable response.
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<u>Anderson &amp; Moore-Attorney 111 W Washington Ste 1720; Chicago, IL 60602</u>	<u>Estimated to be</u>
	<u>\$5,000.00</u>

(Add sheets if necessary)

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

**SECTION V —CERTIFICATIONS**

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

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

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

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

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

Yes                     No

**B. FURTHER CERTIFICATIONS**

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

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

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

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

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

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

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

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

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

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

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

N/A

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

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

N/A

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9. To the best of the Disclosing Party's knowledge after reasonable inquiry, the following is a complete list of all gifts that the Disclosing Party has given or caused to be given, at any time during the 12-month period preceding the execution date of this EDS, to an employee, or elected or appointed official, of the City of Chicago. For purposes of this statement, a "gift" does not include: (i) anything made generally available to City employees or to the general public, or (ii) food or drink provided in the course of official City business and having a retail value of less than \$20 per recipient (if non, indicate with a "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  is not

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

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

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

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

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

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

Yes             No

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

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

Does the Matter involve a City Property Sale?

Yes             No

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

Name	Business Address	Nature of Interest

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

**E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS**

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

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

  X   1. The Disclosing Party verifies that the Disclosing Party has searched any and all records of the Disclosing Party and any and all predecessor entities regarding records of investments or profits from slavery, or slaveholder insurance policies during the slavery era (including insurance policies issued to slaveholders that provide 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 allowed by the City and proceeds of debt obligations of the City are not federal funding.

**A. CERTIFICATION REGARDING LOBBYING**

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

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

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



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

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

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

#### B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY

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

Is the Disclosing Party the Applicant?

Yes             No

If "Yes," answer the three questions below:

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

Yes             No

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

Yes             No

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

Yes             No

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

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

The Disclosing Party understand and agrees that:

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

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

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

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

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

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

The Disclosing Party represents and warrants that:

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

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

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

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

### CERTIFICATION

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

TRB Properties LLC  
(Print or type name of Disclosing Party)

By: Thomas R Boney  
(Sign here)

Thomas R. Boney  
(Print or type name of person signing)

Member  
(Print or type title of person signing)

By: Donal Barry Sr.  
(Sign here)

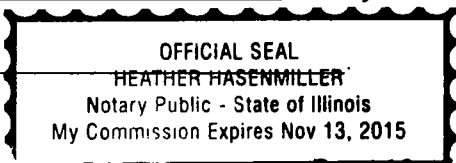
Donal Barry Sr.  
(Print or type name of person signing)

Member  
(Print or type title of person signing)

Signed and sworn to before me on (date) 6/14/13,  
at Cook County, Illinois.

Heather Hasenmiller Notary Public

Commission expires:



RECEIVED  
FEDERAL BUREAU OF INVESTIGATION  
U. S. DEPARTMENT OF JUSTICE  
WASHINGTON, D. C. 20535  
NOV 13 2013

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

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

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

Under Municipal Code Section 2-154-015, the Disclosing Party must disclose whether such Disclosing Party or any "Applicable Party" or any Spouse or Domestic Partner thereof currently has a "familial relationship" with any elected city official or department head. A "familial relationship" exists if, as of the date this EDS is signed, the Disclosing Party or any "Applicable Party" or any Spouse or Domestic Partner thereof is related, by blood or adoption, to the mayor, any alderman, the city clerk, the city treasurer, or any city department head as 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 Part" means (1) all corporate officers of the Disclosing Party, 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 member of the Disclosing Party, if the Disclosing Party is a limited liability company; (2) all principal officers of the Disclosing Party; and (3) any person having more than a 7.5 percent ownership interest in the Disclosing Party. "Principal officers" means the president, chief operating officer, executive director, chief financial officer, treasurer or secretary of a legal entity or any person exercising similar authority.

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

Yes                       No

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

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### NARRATIVE

Built in 1887 as the Lakeside Club and known since 1917 as Unity Hall, the building was the headquarters of a political organization called the Peoples Movement Club headed by Oscar Stanton DePriest. Mr. DePriest was the first African-American elected to the Chicago City Council and the first northern African-American elected to the U.S. House of Representatives. Designed by architect L.B. Dixon, Unity Hall became the center of African-American political activity in 1917 when City Councilman DePriest moved his Peoples Movement Club into the building.

Shortly after World War II, Unity Hall was used as a Church. The building's appearance remained largely as originally designed with the exception of its painted exterior masonry and alterations to the front doorway and porch. This rare surviving example of a 19th century clubhouse building is one of nine such structures in the Bronzeville Historic District.

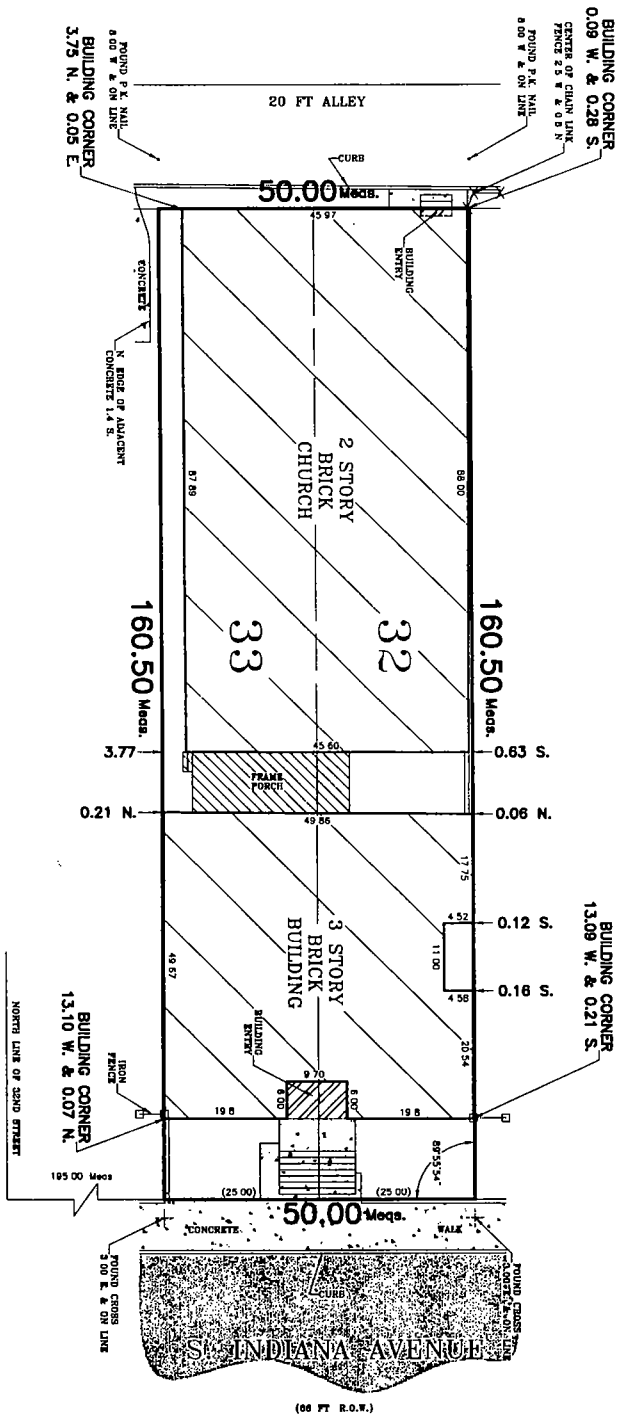
The current Owner of Unity Hall plans to renovate the historic masonry structure consisting of the 2 story church and 3 story attached front building into 25 residential student housing apartment dwelling units with no parking.

	Current Zoning	Required Proposed	Proposed Building
FAR	.90	4.40	4.40
Minimum Lot Area	2,500 sq. ft. per unit	1,650 sq. ft. per unit	1650 sq. ft. per unit
Max Buildable Area	8,334 sq. ft.	35, 200 sq. ft.	6,700 sq. ft.
Max No. of Units	2 (2.78)	300	25
Max Bldg Height	30'-0"	None	40'-0"
Front Setback	20'-0"	15'-0"	13'-0"
Rear Setback	50'-0"	50'-0"	0'-0"
West Side Setback	2' or 8% of lot width	10% of lot width	3'-0"
East Side Setback	2' or 8% of lot width	10% of lot width	0'-6"
Minimum Parking	1 Space per Unit	none	none
Rear Open Space	225/6.5	36/per D.U.	none

# PLAT OF SURVEY

of  
 LOTS 32 AND 33 IN BLOCK 1 IN C. H. WALKER'S SUBDIVISION OF THE SOUTH 60 ACRES OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS  
 ADDRESS: 3140 S. INDIANA AVENUE, CHICAGO, ILLINOIS

SCALE: 1" = 20'



### GENERAL NOTES:

- 1) THE LEGAL DESCRIPTION HAS BEEN PROVIDED BY THE CLIENT OR THEIR AGENT.
- 2) THIS SURVEY SHOWS THE BUILDING LINES AND EASEMENTS AS INDICATED BY THE RECORDED PLAT. THIS PLAT DOES NOT SHOW ANY RESTRICTIONS ESTABLISHED BY THE LOCAL ORDINANCES UNLESS SUPPLIED BY THE CLIENT.
- 3) BASIS OF BEARING FOR THIS SURVEY IS AS THE NORTH ARROW INDICATES, AND IS SHOWN TO INDICATE THE ANGULAR RELATIONSHIP OF THE BOUNDARY LINES.
- 4) MONUMENTS, IF SET, DURING THIS SURVEY, REPRESENT THE TRUE CORNERS OF THIS DESCRIPTION AS SURVEYED.
- 5) LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO INTERPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN HEREON.
- 6) ONLY COPIES WITH AN ORIGINAL SIGNATURE AND SEAL ARE OFFICIAL LEGAL DOCUMENTS. ALL SURVEYS AND COPYRIGHTED MATERIALS WITH ALL RIGHTS RESERVED.
- 7) THIS PROPERTY IS PART OF AN ANTE FIRE SUBDIVISION, THERE IS NO PLAT OF RECORD DIMENSIONS ARE BASED ON SUBSEQUENT DATA AND OCCUPATION.



STATE OF ILLINOIS )  
 COUNTY OF COOK ) S.S.

SURVEY ORDERED BY: TOM BONEY  
 I, JOSEPH P. MAJORSCH, AS AN EMPLOYEE OF PREFERRED SURVEY, INC., DO HEREBY STATE THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARD FOR A BOUNDARY SURVEY. PROFESSIONAL CORNERS HAVE BEEN SET ON THE BOUNDARY LINES, AND THE SURVEY IS ACCURATE AND CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.  
 GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ MAY 2011  
 JOSEPH P. MAJORSCH  
 PROFESSIONAL LAND SURVEYOR  
 NO. 118  
 STATE OF ILLINOIS

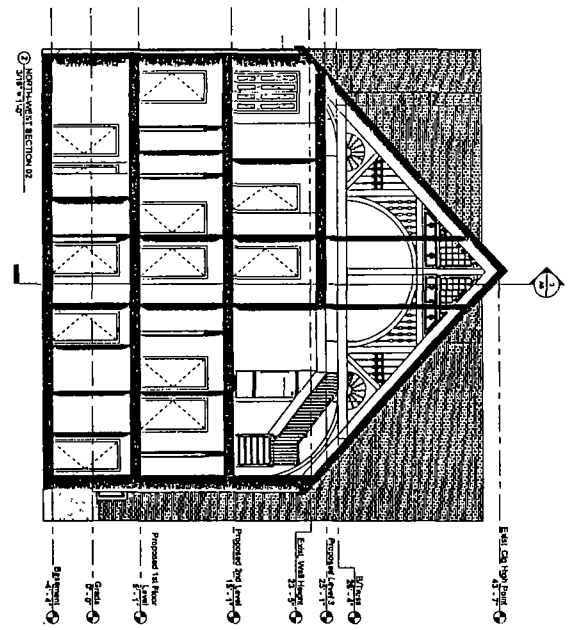
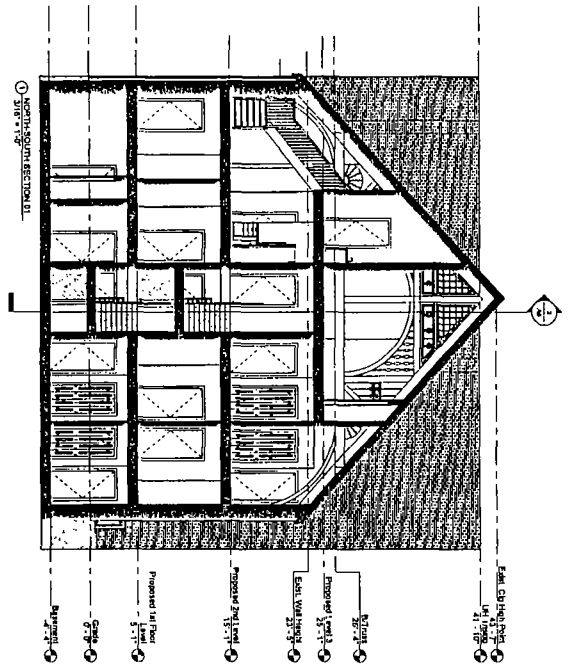
MY LICENSE EXPIRES ON 11/30/2011  
 P.S.I. NO. 1310069 OF ILLINOIS

Professional Design Registration #184-002795

## PREFERRED SURVEY, INC.

7845 W. 79TH STREET BRIDGEVIEW, IL. 60455  
 Phone 708-450-7845 / Fax 708-450-7855  
 www.pgsurvey.com

Field Work Completed	05/24/11	F.L.D. CREW	RS/JC
Land Area Surveyed	8,025 0 Sq. Ft.	CAD	SR
Drawing Revised			



PRASHANTH MAHAKALI P.C.  
 156 N. JEFFERSON ST. CHICAGO, IL 60661  
 P: 312.450.7574 F: 312.284.4100  
 email: info@prashantp.com

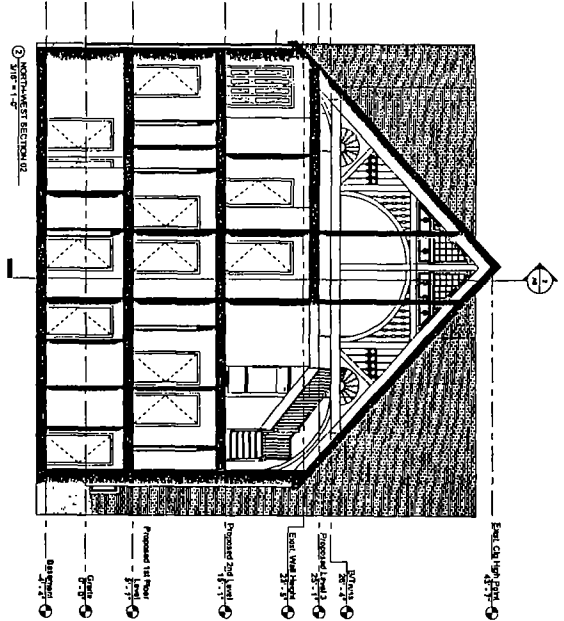
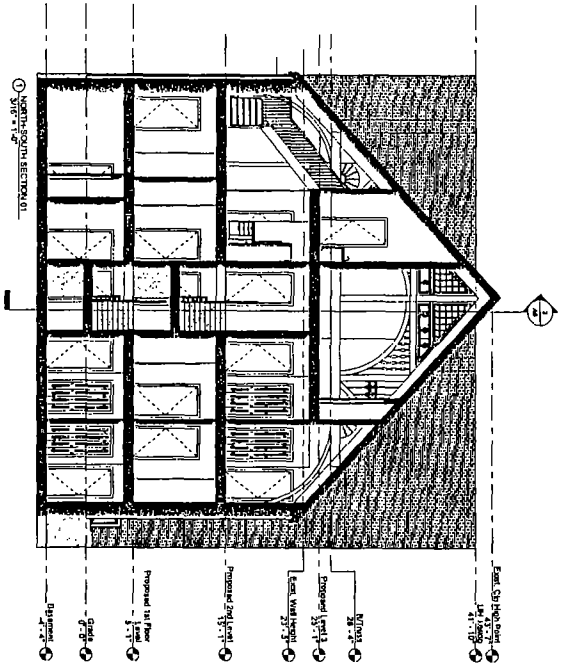
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 REVISION: 1  
 DRAWN BY: PRASHANTH MAHAKALI  
 CHECKED BY: PRASHANTH MAHAKALI

3138-40 S. INDIANA AVE

DATE: 1/1/2024  
 REVISION: 1  
 DRAWN BY: PRASHANTH MAHAKALI  
 CHECKED BY: PRASHANTH MAHAKALI

A7





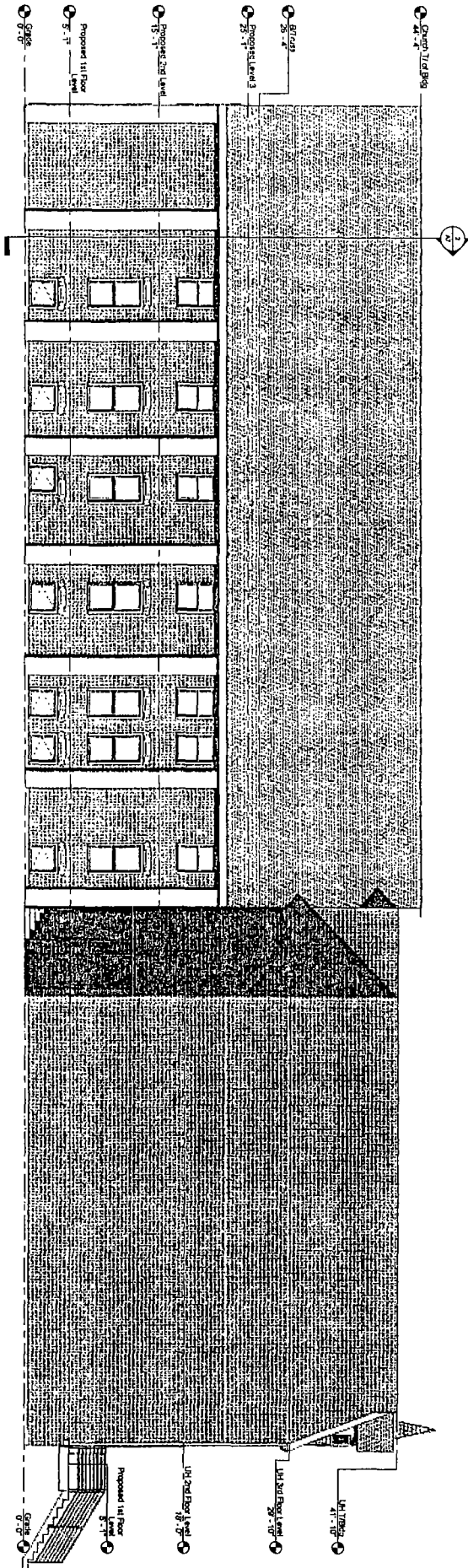
PRASHANTH MAHAKALI P.C.  
156 N. JEFFERSON ST. CHICAGO, IL 60641  
P. 312.450.7274 F. 312.284.8100  
email: info@prashantk.com

DATE: 10/15/2023  
REVISION: 1  
DRAWN BY: PRASHANTH MAHAKALI

3138-40 S. INDIANA AVE

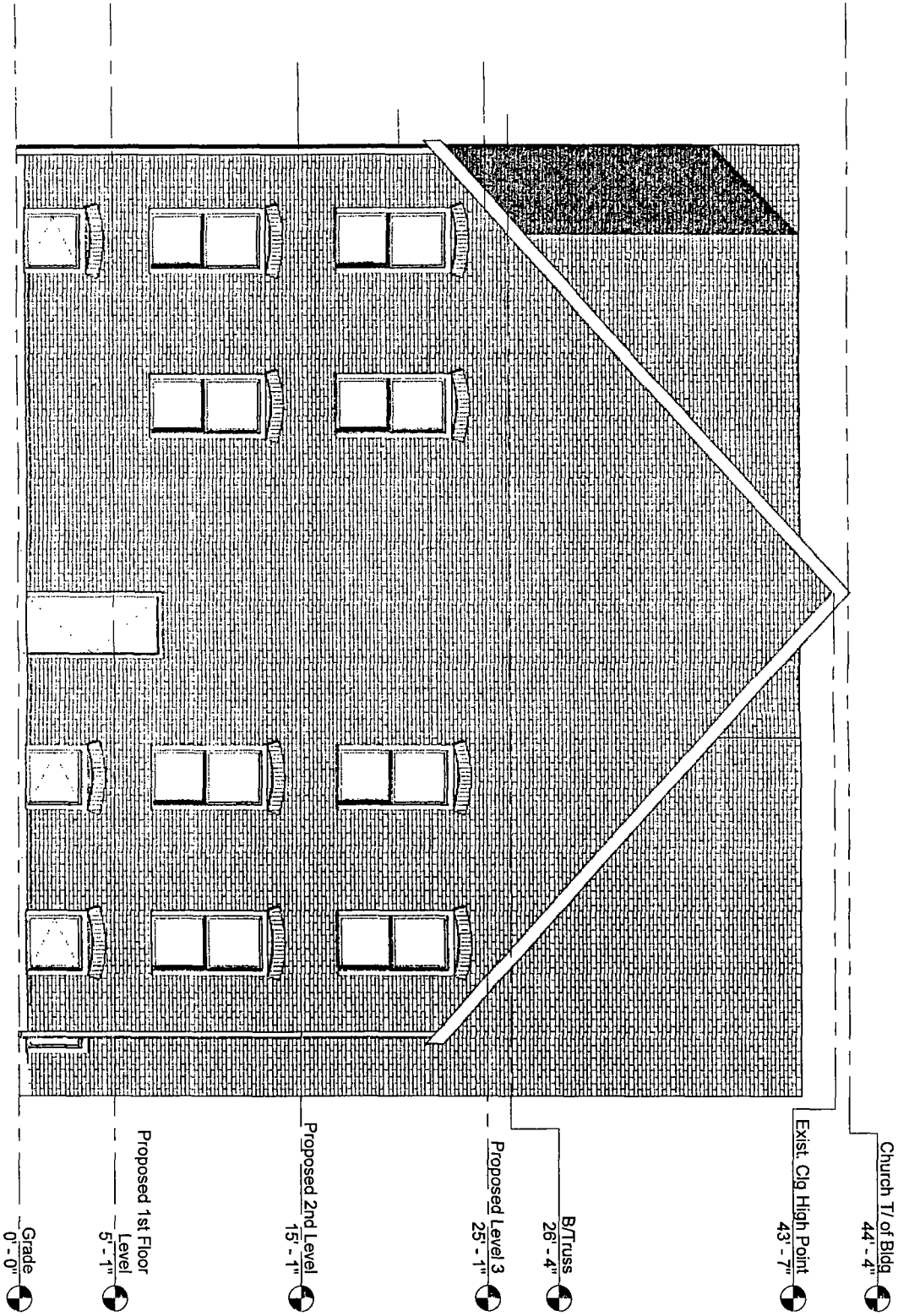
DATE: 10/15/2023  
DRAWN BY: PRASHANTH MAHAKALI

A7

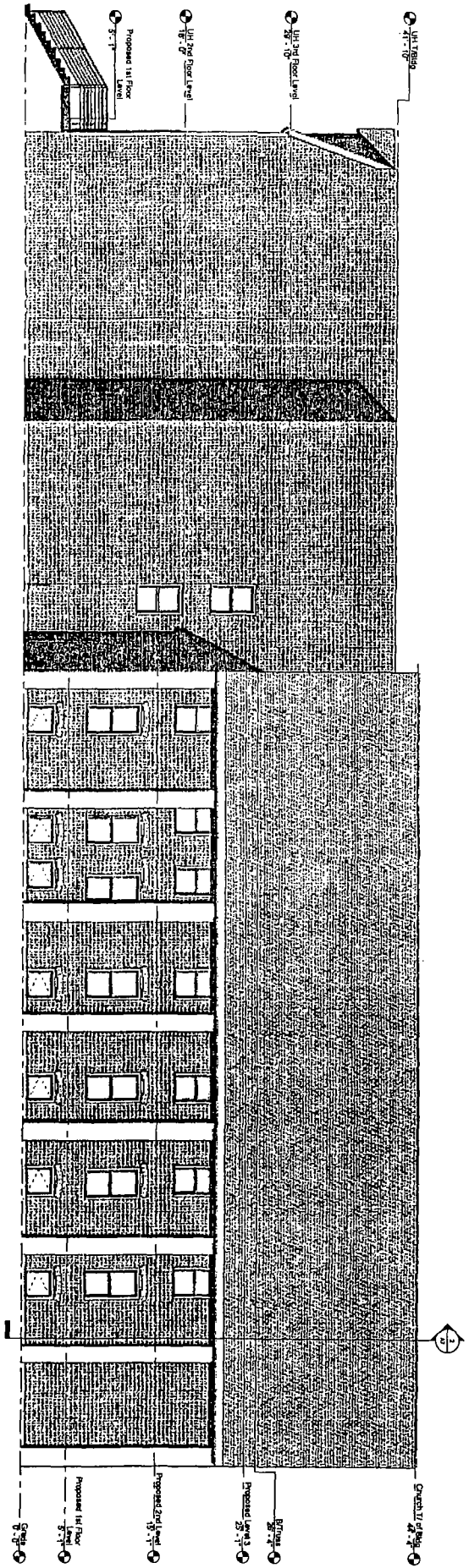


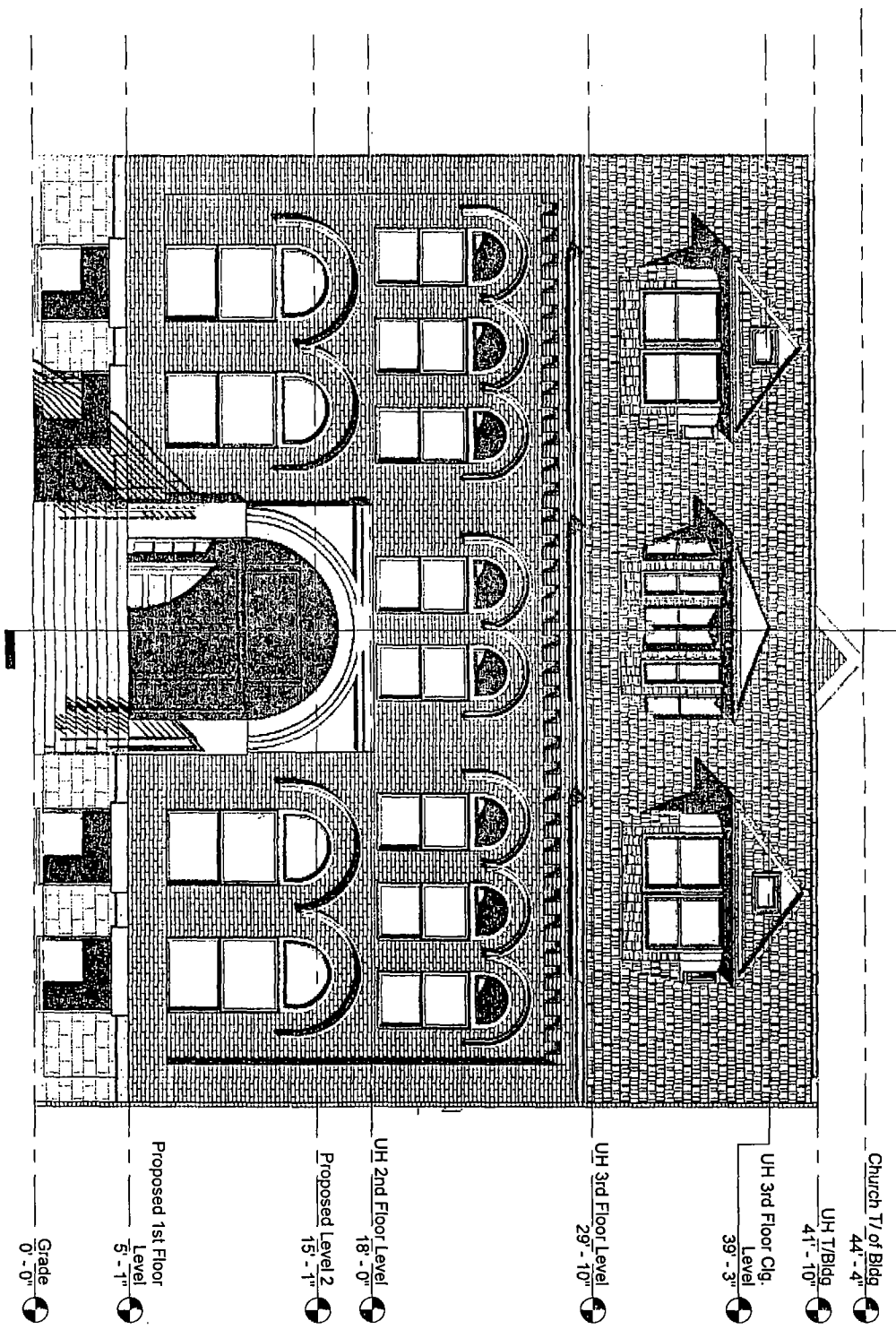
South Side Elevation

Rear Side Elevation

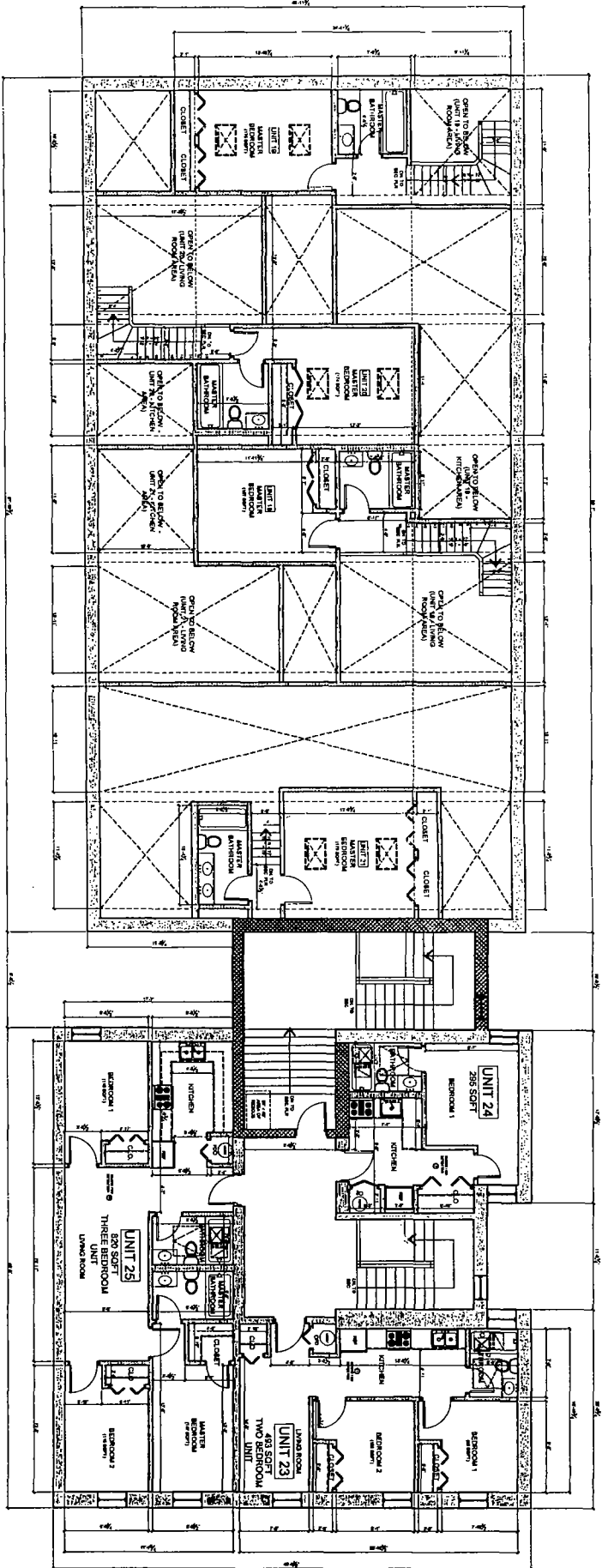


North Side Elevation





FRONT ELEVATION



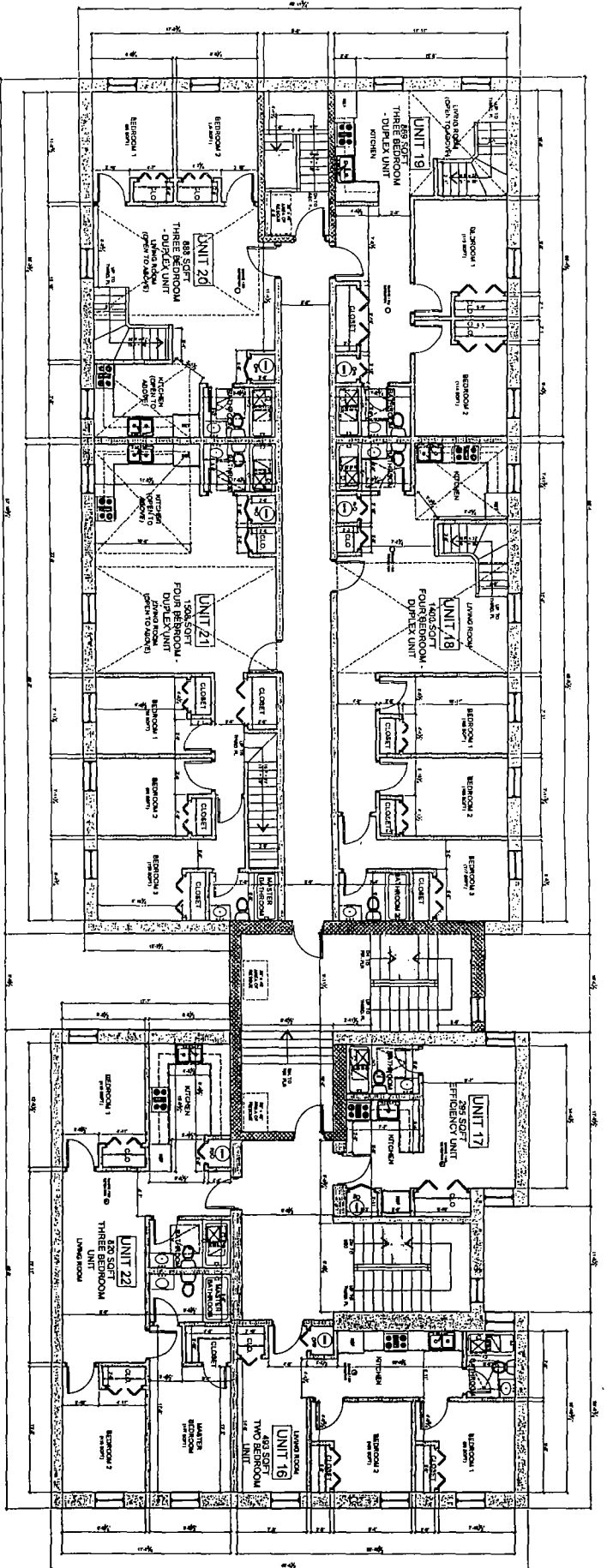
**THIRD FLOOR PLAN: NEW**  
 SCALE: 3/32" = 1'-0"

UNIT TYPE	NO. OF UNITS	NO. OF BEDROOMS	NO. OF BATHROOMS
EFFICIENCY UNITS	0	0	0
TWO BEDROOM UNITS	1	2	1
THREE BEDROOM UNITS	1	5	4
FOUR BEDROOM UNITS	0	2	2
<b>TOTAL</b>	<b>2</b>	<b>9</b>	<b>7</b>

**PRASHANTH MAHAKALI P.C.**  
 159 N. JEFFERSON ST. CHICAGO, IL 60661  
 P: 312.430.7574 F: 312.284.6100  
 email: info@prashanthpc.com

**3138-40 S. INDIANA AVE.**


**A4**  
 SCALE: AS SHOWN  
 DATE: AUG. 31, 2013



N  
 SECOND FLOOR PLAN: NEW  
 SCALE - 3/32" = 1'-0"

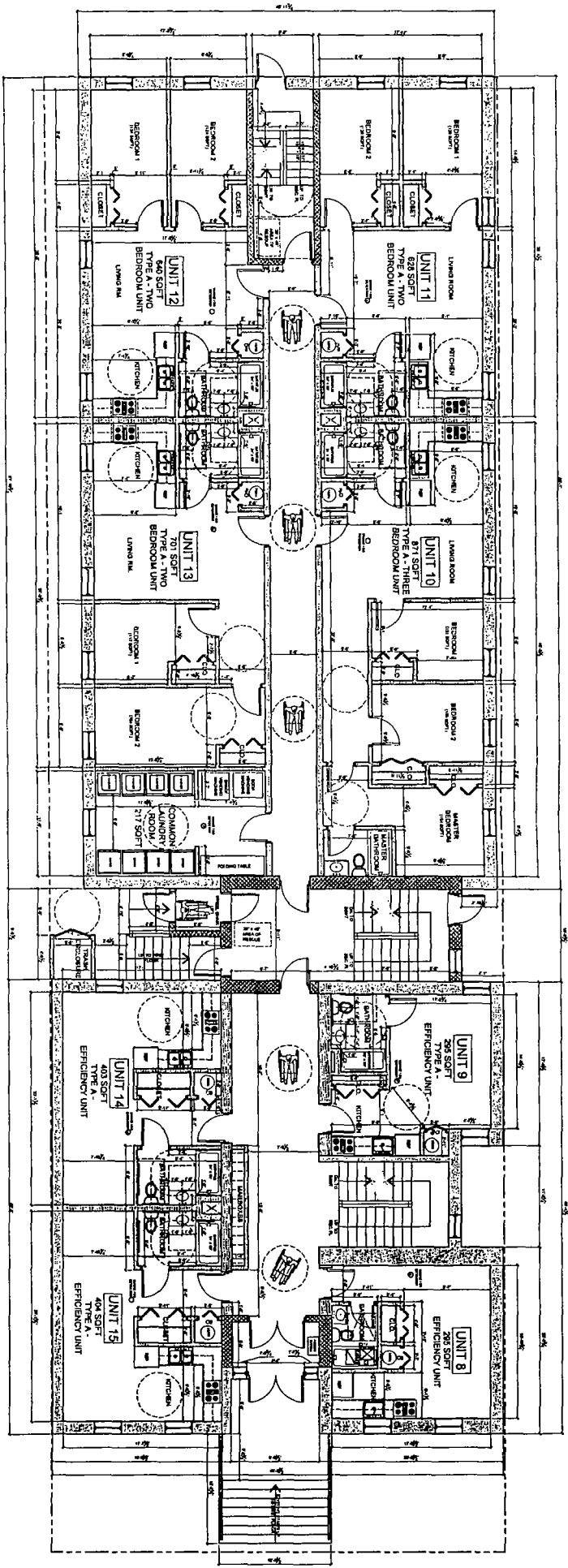
UNIT TYPE	NO. OF UNITS	NO. OF BEDROOMS	NO. OF BATHROOMS
EFFICIENCY UNITS	1	1	1
TWO BEDROOM UNITS	1	2	1
THREE BEDROOM UNITS	3	7	4
FOUR BEDROOM UNITS	2	6	4
<b>TOTAL</b>	<b>7</b>	<b>16</b>	<b>10</b>

NOT TO SCALE  
 ALL DIMENSIONS ARE APPROXIMATE  
 ALL ROOMS ARE TO BE FINISHED  
 ALL WALLS ARE TO BE CONCRETE  
 ALL FLOORS ARE TO BE CONCRETE  
 ALL CEILING ARE TO BE CONCRETE  
 ALL ROOFS ARE TO BE CONCRETE  
 ALL STAIRS ARE TO BE CONCRETE  
 ALL ELEVATORS ARE TO BE CONCRETE  
 ALL MECHANICAL ARE TO BE CONCRETE  
 ALL ELECTRICAL ARE TO BE CONCRETE  
 ALL PIPING ARE TO BE CONCRETE  
 ALL VENTILATION ARE TO BE CONCRETE  
 ALL EXTERIOR ARE TO BE CONCRETE  
 ALL INTERIOR ARE TO BE CONCRETE  
 ALL FINISHES ARE TO BE CONCRETE  
 ALL MATERIALS ARE TO BE CONCRETE  
 ALL LABOR ARE TO BE CONCRETE  
 ALL SUPPLIES ARE TO BE CONCRETE  
 ALL EQUIPMENT ARE TO BE CONCRETE  
 ALL UTILITIES ARE TO BE CONCRETE  
 ALL SERVICES ARE TO BE CONCRETE  
 ALL CONNECTIONS ARE TO BE CONCRETE  
 ALL DETAILS ARE TO BE CONCRETE  
 ALL NOTES ARE TO BE CONCRETE  
 ALL REFERENCES ARE TO BE CONCRETE  
 ALL SPECIFICATIONS ARE TO BE CONCRETE  
 ALL STANDARDS ARE TO BE CONCRETE  
 ALL CODES ARE TO BE CONCRETE  
 ALL REGULATIONS ARE TO BE CONCRETE  
 ALL ORDINANCES ARE TO BE CONCRETE  
 ALL LAWS ARE TO BE CONCRETE  
 ALL ORDINANCES ARE TO BE CONCRETE  
 ALL LAWS ARE TO BE CONCRETE

  
 PRASHANTH MAHAKALI P.C.  
 156 N. JEFFERSON ST. CHICAGO, IL 60661  
 P. 312 450 7574 F. 312 284 6100  
 email: info@prashanth.com

3138-40 S. INDIANA AVE.

A3  
 DATE: 11/17/2013  
 DRAWN BY: [Name]



N  
**FIRST FLOOR PLAN: NEW**  
 SCALE: 3/32" = 1'-0"

UNIT TYPE	NO. OF UNITS	NO. OF BEDROOMS	NO. OF BATHROOMS
EFFICIENCY UNITS	1	1	1
TYPE A - EFFICIENCY UNITS	3	3	3
TYPE A - TWO BEDROOM UNITS	3	6	3
TYPE A - THREE BEDROOM UNITS	1	3	2
FOUR BEDROOM UNITS	0	0	0
<b>TOTAL</b>	<b>8</b>	<b>13</b>	<b>9</b>

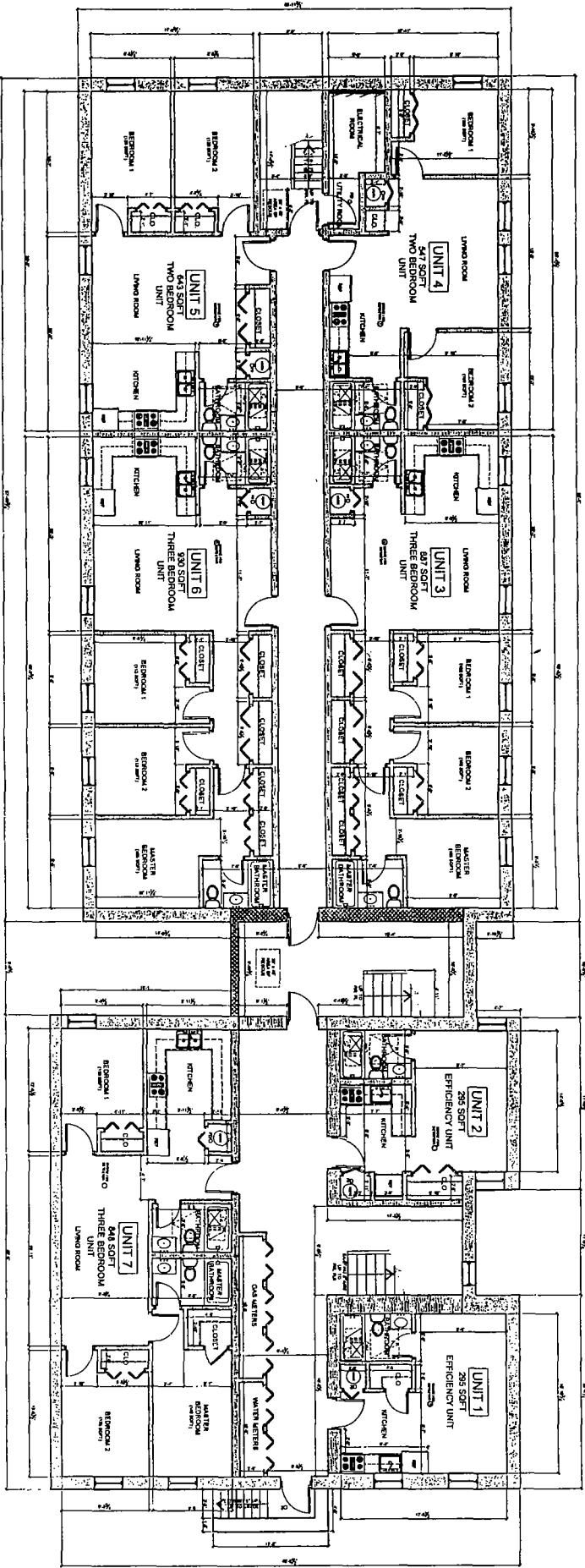
PRASHANTH MAHAKALI P.C.  
 156 N. JEFFERSON ST. CHICAGO, IL 60661  
 P 312 430 7574 F 312 204 6100  
 email: info@prashanti.com



3138-40 S. INDIANA AVE.

**A2**  
 SCALE AS SHOWN  
 DATE: MAY 24, 2015





N  
 BASEMENT FLOOR PLAN: NEW  
 SCALE: 1/32" = 1'-0"

UNIT TYPE	NO. OF UNITS	NO. OF BEDROOMS	NO. OF BATHROOMS
EFFICIENCY UNITS	2	2	2
TWO BEDROOM UNITS	2	4	2
THREE BEDROOM UNITS	3	9	6
FOUR BEDROOM UNITS	0	0	0
<b>TOTAL</b>	<b>7</b>	<b>15</b>	<b>10</b>

PRASHANTH MAHAKALI P.C.  
 136 N. WILSON ST. CHICAGO, IL 60601  
 TEL: 312.450.7574 F: 312.284.6100  
 email: info@prashanth.com

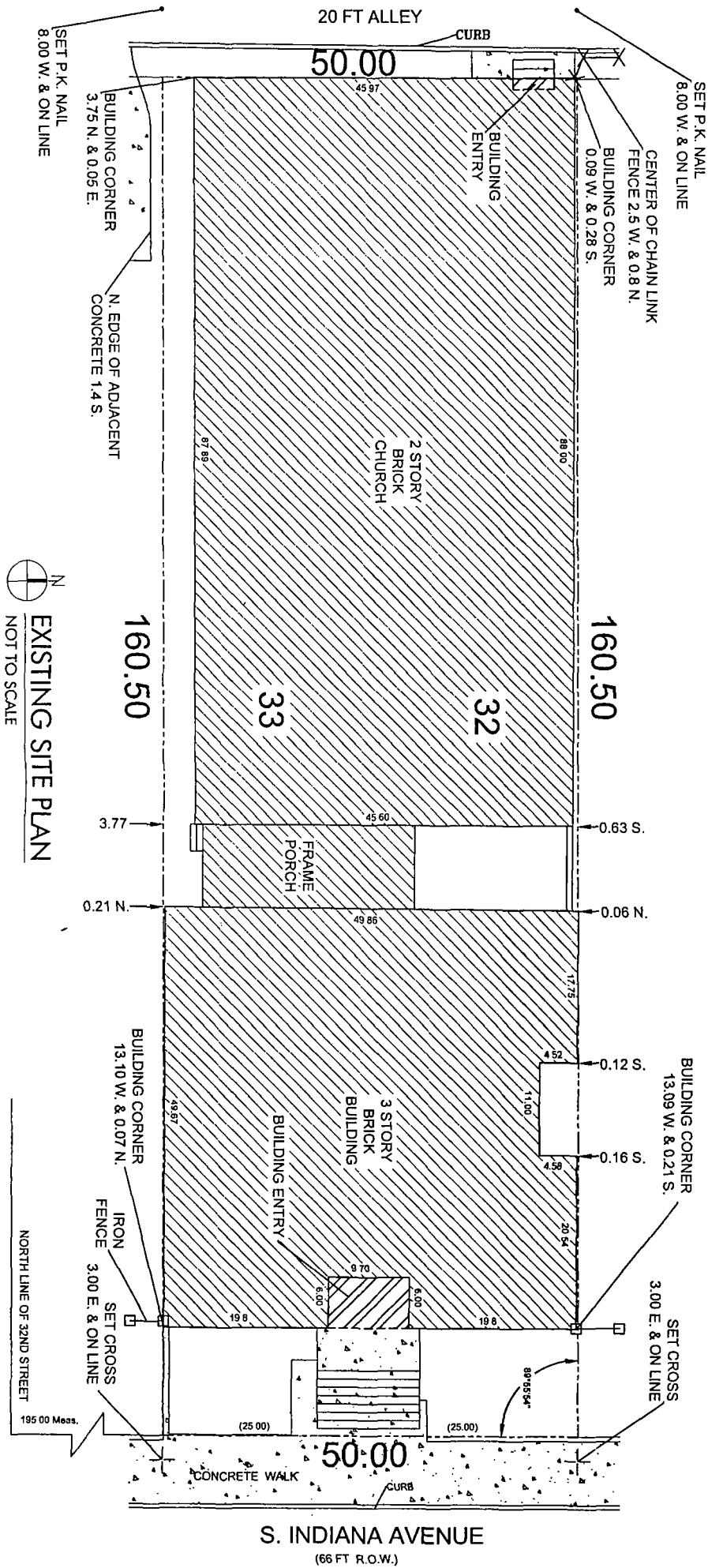
3138-40 S. INDIANA AVE.

A1  
 DATE: 12/20/2011  
 DWG: 11/24/2011

LOTS 32 AND 33 IN BLOCK 1 IN C. H. WALKER'S SUBDIVISION OF THAT PART NORTH OF THE SOUTH 60 ACRES OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 3140 S. INDIANA AVENUE, CHICAGO, ILLINOIS

GENERAL NOTES:  
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 7) THIS PROPERTY IS PART OF AN ANTE FIRE SUBDIVISION. THERE IS NO PLAT OF RECORD. DIMENSIONS ARE BASED ON SUBSEQUENT DATA AND OCCUPATION.



N  
 EXISTING SITE PLAN  
 NOT TO SCALE

PRASHANTH MAHAKALL P.C.  
 156 N. JEFFERSON ST. CHICAGO, IL 60641  
 P: 312.450.7574 F: 312.284.6100  
 email: info@prashant.com



3138-40 S. INDIANA AVE.

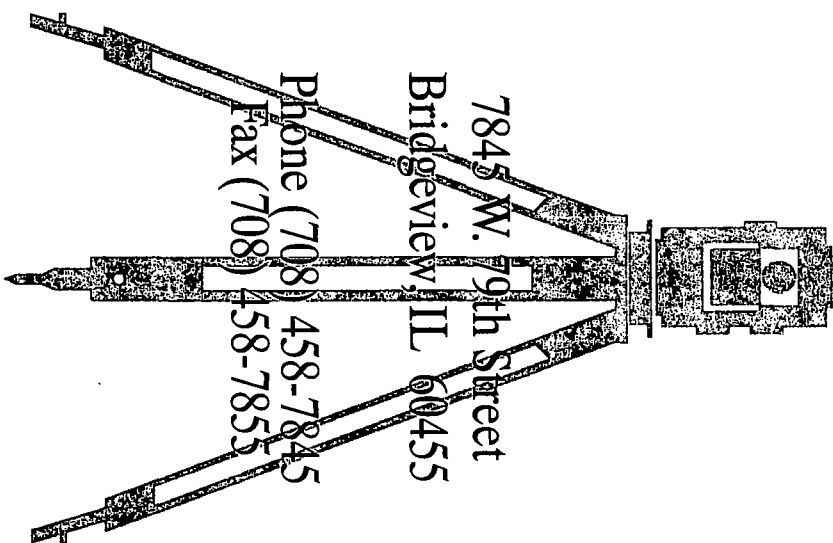
11

DATE: MAY 21, 2013

# LEGEND

A	=	Asphalt	N1S	=	Not to Scale
ASPH	=	Asphalt	OL	=	On Line
B/C	=	Back of Curb	OTW	=	Overhead Transmission Wire
BLDG	=	Building	PI	=	Point of Intersection
BW	=	Back of Walk	PL	=	Property line
CALC	=	Calculated Distance	POB	=	Point of Beginning
CHD	=	Chord	POC	=	Point of Commencement
CONC	=	Concrete	R	=	Radius
DE	=	Drainage Easement	REC	=	Platted Distance
EOW	=	Edge of Water	RES	=	Residence
E/P	=	Edge of Pavement	ROW	=	Right of Way
FC	=	Fence Corner	SEC	=	Section
FND	=	Found	SF	=	Square Feet
GA	=	Guy Anchor	T	=	Tangent
GAR	=	Garage	TELE	=	Telephone
IP	=	Iron Pipe	T/B	=	Top of Bank
IPF	=	Iron Pipe Found	TWP	=	Township
LP	=	Light Pole	UE	=	Utility Easement
MEAS	=	Measured Distance	UP	=	Utility Pole
MH	=	Manhole	WM	=	Water Meter
	=		WV	=	Water Valve
—————	=	Boundary Line	⊗	=	Tree
—————	=	Building Line	+	=	Cross
-----	=	Centerline	•	=	Iron Pipe
-----	=	Quarter Section Line		=	Notch
-----	=	Section Line	⊖	=	Utility Pole
*-*-*-*	=	Fence Line	○	=	Manhole
-----	=	Easement Line	□	=	Inlet

# PREFERRED SURVEY, INC.



7845 W. 79th Street  
 Bridgeview, IL 60455

Phone (708) 458-7845  
 Fax (708) 458-7855