



Office of the Chicago City
Clerk



O2011-7043

Office of the City Clerk

City Council Document Tracking Sheet

Meeting Date:	9/8/2011
Sponsor(s):	Mendoza
Type:	Ordinance
Title:	Zoning Reclassification App No. 17344
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

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

SECTION 1: That the Chicago Zoning Ordinance be amended by changing all of the M2-3 Light Industry District symbols and indications as shown on Map 6-G in the area bounded by:

the southeasterly boundary line of the South Fork of the South Branch of the Chicago River; West Fuller Street; South Lock Street; a line 124.61 feet southeasterly of and parallel to South Hillock Avenue

to those of an RT-4 Two Flat, Townhouse and Multi-Unit District.

SECTION 2: That the Chicago Zoning Ordinance be amended by changing all of the RT-4 Two Flat, Townhouse and Multi-Unit District symbols and indications as shown in Map 6-G in the area bounded by:

the southeasterly boundary line of the South Fork of the South Branch of the Chicago River; West Fuller Street; South Lock Street; a line 124.61 feet southeasterly of and parallel to South Hillock Avenue

to those of an 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 hereof and to no others.

SECTION 3: This Ordinance shall be in full force and effect from and after its passage and due publication.

17344
INT-DATE:
9-8-11

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

1501-17 W. Fuller Street; 2800-12 S. Lock Street; 2900-44 S. Hillock Street; 2901-47 S. Hillock Street

2. Ward Number that property is located in: 11th Ward, Alderman James A. Balcer

3. APPLICANT: Riverbend Real Estate Investment, LLC

ADDRESS: 4450 S. Morgan Street CITY: Chicago

STATE: Illinois ZIP CODE: 60609 PHONE: c/o 312-641-7144

EMAIL: sborstein@nealandleroy.com CONTACT PERSON: Scott R. Borstein

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

OWNER:

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: Scott R. Borstein, Neal & Leroy, LLC

ADDRESS: 203 N. LaSalle Street, Suite 2300

CITY: Chicago STATE: Illinois ZIP CODE: 60601

PHONE: 312-641-7144 FAX: 312-641-5137 EMAIL: sborstein@nealandleroy.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 Tadin, Sr.

Michael Tadin, Jr.

7. On what date did the owner acquire legal title to the subject property? July 1, 2008

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

9. Present Zoning District: M2-3 Light Industry District Proposed Zoning District: RT-4 District then to a Residential Planned Development

10. Lot size in square feet (or dimensions)

11. Current Use of the property: Vacant

12. Reason for rezoning the property: Mandatory Planned Development to allow for a residential development within 100 feet of the Chicago River.

13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units, number of parking spaces, approximate square footage of any commercial space, and height of the proposed building. (BE SPECIFIC)

The property will be rezoned to allow for a residential development containing 17 single family homes and 24 townhomes. Each unit will have an enclosed two car garage. Building heights will not exceed 38 feet.

14. On May 14th, 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

COUNTY OF COOK
STATE OF ILLINOIS

Michael T. ..., 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.

Michael T. ...

Subscribed and Sworn to before me this
31st day of August, 2011

Deborah M. Tadin
Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

**RESIDENTIAL PLANNED DEVELOPMENT
PLAN OF DEVELOPMENT STATEMENTS**

1. The area delineated herein as an Residential Planned Development No. _____ (“Planned Development”) consists of approximately 131,268 square feet (3.01 acres) of net site area which is depicted on the attached Planned Development Boundary, Property Line and Right of Way Adjustment Map. The property is owned and controlled by Riverbend Real Estate Investment, LLC (the “Applicant”) for the Amendment.
2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Planned Development. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or re-subdivision of parcels, shall require a separate submittal on behalf of the Applicant or their successors, assignees, or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns, grantees and Lessees, if different than the Applicant, the legal title holders or 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 or any ground lessors. Furthermore, pursuant to the requirements of Article 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors, or by a governmental agency with the power of eminent domain which has designated the Property for acquisition. An agreement among property owners, the board of directors of any property owners association, or covenant binding property owners, may designate the authorized party for any future amendment, modification or change. The Applicant shall retain single designated control and shall be deemed to be the authorized party for any future amendment, modification or change until the Applicant shall designate in writing the party or parties authorized to make application for any future amendment, modification or change.
4. This Plan of Development consists of the following seventeen (17) Statements: a Bulk Regulations and Data Table; Existing Zoning Map; Surrounding Land Use Map; Site and Landscape Plan; Planned Development Boundary, Property Line and Right of Way Adjustment Map; and Elevations prepared by Vari Architect, Ltd, dated September 8,

Applicant: Riverbend Real Estate Investments, LLC
Address: 1501-17 W. Fuller; 2800-12 S. Lock Street;
2900-44 S. Hillock Street; 2901-47 S. Hillock Street
Date: September 8, 2011

2011. Full size sets of the Site/Landscape Plan are on file with the Department of Housing and Economic Development (DHED). The Planned Development is applicable to the area delineated herein and these and no other zoning controls shall apply. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago and all requirements thereof, and satisfies the established criteria for approval as a Planned Development.

5. The uses permitted within the area of delineation herein as "Residential Planned Development" shall be residential, accessory parking and related uses incidental and relating thereto.
6. Identification signs, including but not limited to temporary construction signs, public announcement and notice signs, may be permitted within the Residential Planned Development, subject to the review and approval by DHED. No off-premise signs shall be permitted in the Planned Development.
7. Off-street parking and off-street loading facilities shall be provided in compliance with this Planned Development, subject to review and approval of the Departments of Transportation and DHED. A minimum of two percent (2%) of all required parking spaces shall be designated for parking for the handicapped.
8. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. All work proposed in the Public Way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago.
9. In addition to the maximum height of the building and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
10. The maximum permitted floor area ratio (F.A.R.) shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply.
11. The City of Chicago established a Part II Review Fee in the amount \$0.25 per square feet for the total buildable square feet (floor area ratio). The Part II Fee will be assessed by DHED during the actual Part II Review. The fee as determined by DHED staff at that time is final and binding on the Applicant and must be paid to the DHED prior to the issuance of any Part II Approval.

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12. The Applicant shall obtain the applicable official reviews, approvals and permits from the various City Departments and or Committees regarding the use of the public way for any encroachments of public way space including encroachments on, over or under the street, sidewalk, parkway or alley. Such approval and permits shall require a separate submittal on behalf of the Applicant or its successors, assignees, or grantees and approval by the City Council.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes that conservation of natural resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within the subject property in a manner generally consistent with the Leadership in Energy and Environmental Design (LEED) Green Building Rating System. Copies of these standards may be obtained from DHED.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the building and all other improvements in a manner that promotes, enables and maximizes universal access throughout the subject property. Plans for all buildings and improvements on subject property shall be reviewed and approved by the Mayor's Office for People with Disabilities (MOPD) to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote a high standard of accessibility. No building permit shall be issued by the Department of Buildings until the Director of MOPD has approved detailed construction drawings for the building or improvement proposed.
15. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the DHED upon the application for such a modification by the Applicant and after a determination is made by the Commissioner of the DHED that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this Planned Development by the Commissioner of DHED shall be deemed to be a minor change to the Planned Development provided it complies with the requirements of Section 17-13-0611 of the Chicago Zoning Ordinance.
16. The Applicant will comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of Streets and Sanitation, the Commissioner of Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.
17. Unless substantial new construction on the property has commenced within 6 years following adoption of this Planned Development, and unless completion is thereafter

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diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert back to its M2-3 Light Industry District zoning classification.

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Date: September 8, 2011

RESIDENTIAL PLANNED DEVELOPMENT
BULK REGULATION AND DATA TABLE

Gross Site Area:	187,389 square feet (4.30 acres)
Net Site Area: (Less proposed dedicated alley)	131,268 square feet (3.01 acres)
Public Area Right-of-Way: (Including proposed dedicated alley)	56,121 square feet (1.28 acres)
Maximum Floor Area Ratio:	1.2
Maximum Number of Dwelling Units:	41
Minimum Number of Off-Street Loading Spaces:	1
Minimum Number of Off-Street Parking Spaces:	82
Maximum Building Height:	38 feet (as measured in accordance with the Chicago Zoning Ordinance)
Minimum Required Setback:	In accordance with the Site Plan
Maximum Percent of Site Coverage:	In accordance with the Site Plan

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Date: September 8, 2011

**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:

Riverbend Real Estate Investments, LLC

Check ONE of the following three boxes:

Indicate whether the Disclosing Party submitting this EDS is:

1. the Applicant

OR

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

OR

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

B. Business address of the Disclosing Party: 4450 South Morgan Street
Chicago, IL 60609

C. Telephone: 773-326-5524 Fax: 773-847-4032 Email: _____

D. Name of contact person: Michael A. Tadin, Jr.

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

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

Planned Development application for property at 2800 S. Lock Street (1501-17 W. Fuller Street; 2800-12 S. Lock Street; 2900-44 S. Hillcock Street; 2901-47 S. Hillcock Street)

Department of Housing and Economic

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

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

Specification # _____ and Contract # _____

SECTION II -- DISCLOSURE OF OWNERSHIP INTERESTS

A. NATURE OF THE DISCLOSING PARTY

1. Indicate the nature of the Disclosing Party:

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

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

Illinois

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

- Yes No N/A

B. IF THE DISCLOSING PARTY IS A LEGAL ENTITY:

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

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

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

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

Name	Title
Michael A. Tadin	President
Michael A. Tadin, Jr.	Secretary

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
Michael A. Tadin, Sr.	4450 S. Morgan St., Chicago, IL 60609	50%
Michael A. Tadin, Jr.	4450 S. Morgan St., Chicago, IL 60609	50%

SECTION III -- BUSINESS RELATIONSHIPS WITH CITY ELECTED OFFICIALS

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

Yes No

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

SECTION IV -- DISCLOSURE OF SUBCONTRACTORS AND OTHER RETAINED PARTIES

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

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

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

Name (indicate whether retained or anticipated to be retained)	Business Address	Relationship to Disclosing Party (subcontractor, attorney, lobbyist, etc.)	Fees (indicate whether paid or estimated.) NOTE: "hourly rate" or "t.b.d." is not an acceptable response. estimated fee (\$35,000)
Scott R. Borstein	203 N. LaSalle St - #2300	Attorney	estimated fee (\$35,000)
Neal & Leroy, LLC	Chicago, IL 60601		

(Add sheets if necessary)

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

SECTION V -- CERTIFICATIONS

A. COURT-ORDERED CHILD SUPPORT COMPLIANCE

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

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

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

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

Yes No

B. FURTHER CERTIFICATIONS

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

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

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

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

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

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

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

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

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

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

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

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.

C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

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

is is not

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

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

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

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

N/A

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

D. CERTIFICATION REGARDING INTEREST IN CITY BUSINESS

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

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

Yes No

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

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

Does the Matter involve a City Property Sale?

Yes No

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

Name	Business Address	Nature of Interest
N/A		

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

E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

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

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

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

SECTION VI -- CERTIFICATIONS FOR FEDERALLY FUNDED MATTERS

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

A. CERTIFICATION REGARDING LOBBYING

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

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

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

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

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

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

B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY

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

Is the Disclosing Party the Applicant?

Yes No

If "Yes," answer the three questions below:

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

Yes No

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

Yes No

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

Yes No

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

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

The Disclosing Party understands and agrees that:

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

B. The City's Governmental Ethics and Campaign Financing Ordinances, Chapters 2-156 and 2-164 of the Municipal Code, impose certain duties and obligations on persons or entities seeking City contracts, work, business, or transactions. The full text of these ordinances and a training program is available online 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 the applicable ordinances.

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

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

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

The Disclosing Party represents and warrants that:

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

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

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

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

CERTIFICATION

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

Michael Tran
(Print or type name of Disclosing Party)

By: [Signature]
(Sign here)

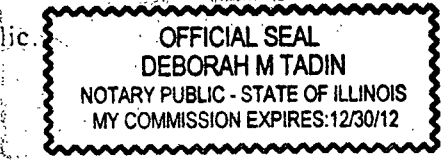
Michael Tran
(Print or type name of person signing)

President
(Print or type title of person signing)

Signed and sworn to before me on (date) 8-31-11
at Cook County, IL (state).

[Signature] Notary Public.

Commission expires: 12-30-12



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

FAMILIAL RELATIONSHIPS WITH ELECTED CITY OFFICIALS AND DEPARTMENT HEADS

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

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

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

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

Yes

No

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

CERTIFICATION

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

Michael Tadin
(Print or type name of Disclosing Party)

Date: 8/31/2011

By:

[Signature]
(Sign here)

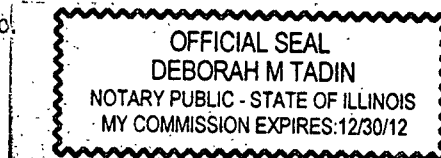
Michael Tadin
(Print or type name of person signing)

PRESIDENT
(Print or type title of person signing)

Signed and sworn to before me on (date) 8-31-11, by Michael Tadin,
at COOK County, IL (State).

[Signature] Notary Public

Commission expires: 12-30-12



AFFIDAVIT OF AUTHORIZATION

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

Linda Searle, Chairman
Chicago Plan Commission
City Council Chambers
121 North LaSalle Street
Chicago, Illinois 60602

APPLICANT: Riverbend Real Estate Investments, LLC
RE: Amendment to Chicago Zoning Ordinance
PROPERTY: 2800 South Lock Street, Chicago, Illinois
DATE: September 1, 2011

Dear Chairmans Solis and Searle:

Please be advised that the undersigned understands that a sworn affidavit has been filed identifying the undersigned as having an interest in land subject to the proposed application for an amendment to the Chicago Zoning Ordinance for the property located at 2800 South Lock Street, Chicago, Illinois. The undersigned, being first duly sworn on oath, deposes and says that the undersigned holds that interest for itself and for no other person or entity. Further, the undersigned hereby authorizes Scott R. Borstein and Neal & Leroy, LLC to file said application and any other related documents, on its behalf.

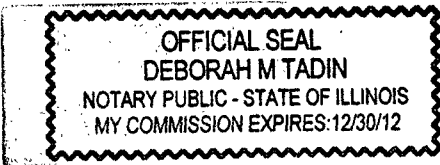
Riverbend Real Estate Investments, LLC

By: Michael Lee
Its: President

STATE OF ILLINOIS)
)
COUNTY OF COOK)

Subscribed to before me, this 31st day
of August, 2011.

Deborah M. Tadin
Notary Public



PROPERTY OWNER NOTICE LETTER

September 8, 2011

Dear Property Owner or Residence:

In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about September 8, 2011, the undersigned will file an application on behalf of Riverbend Real Estate Investments, LLC for a change in zoning from the M2-3 Light Industry District to an RT-4 Two Flat, Townhouse and Multi-Unit District and then to a Residential Planned Development for the property located at 2800 South Lock Street, 1501-17 W. Fuller; 2800-12 S. Lock Street; 2900-44 S. Hillock Street; 2901-47 S. Hillock Street, Chicago, Illinois (commonly known as 2800 S. Lock Street).

The plans call for seventeen (17) single family homes and twenty-four (24) townhomes. The seventeen (17) single family homes will have a detached (2) car garage accessed from the dedicated public alley. The twenty-four (24) townhomes will have a two (2) car attached garage accessed from a private drive. All the homes will be designed of brick and glass consistent with the housing stock in the neighborhood. The entire development will be landscaped, including the addition of a new river walk adjacent to the Chicago River. As a result, the project will significantly enhance the appearance of the neighborhood.

The Owner/Applicant, Riverbend Real Estate Investments, LLC, is located at 4450 South Morgan Street, Chicago, Illinois 60609. The contact person for this application is Scott R. Borstein, Esq., Neal & Leroy, LLC, 203 North LaSalle Street, Suite 2300, Chicago, Illinois 60601, 312-641-7144.

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 COMMONLY KNOWN AS 2800 S. LOCK STREET.

Sincerely,



Scott R. Borstein, Esq.
Attorney for Applicant / Owner

WRITTEN NOTICE
FORM OF AFFIDAVIT

September 8, 2011

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

Linda Searle, Chairman
Chicago Plan Commission
City Council Chambers
121 North LaSalle Street
Chicago, Illinois 60602

Chairmans Solis and Searle:

The undersigned, Scott R. Borstein, Esq., of Neal & Leroy, LLC, 203 N. LaSalle St., Site 2300, Chicago, Illinois 60601, attorney for Applicant/Owner being first duly sworn, deposes and states the following:

The undersigned certifies that it 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 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 and alleys and other public ways, or a total distance limited to 400 feet. Said "written notice" was sent 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 8, 2011.

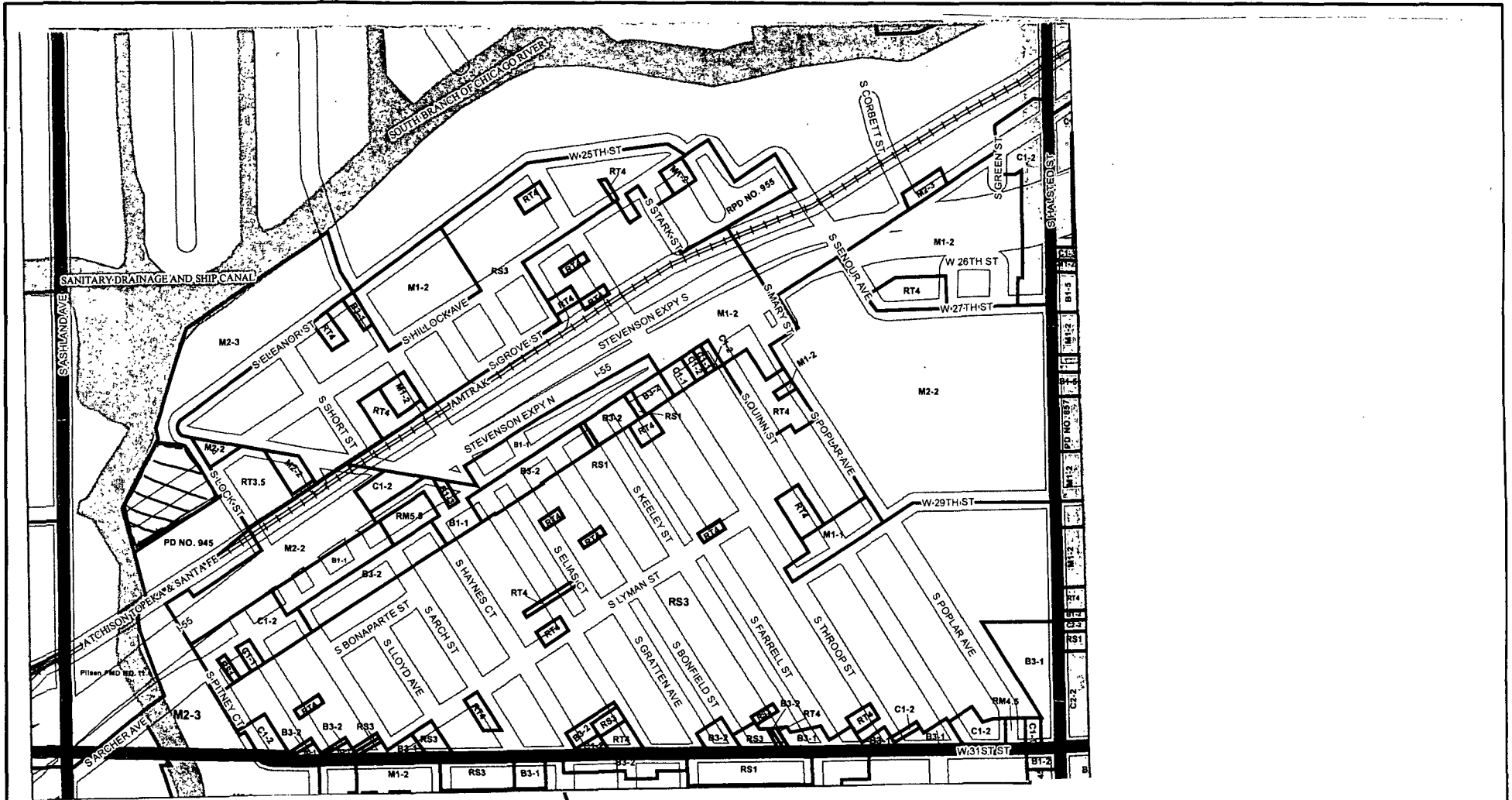
The undersigned certifies that the applicant has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject site is a complete list containing the names and addresses of the people required to be served.

By: Scott R Borstein
Scott R. Borstein, Esq.
Neal & Leroy, LLC
Attorneys for Owner/Applicant

Subscribed and sworn to before me
this 8th day of September, 2011

Hillie M. Sempritt
NOTARY PUBLIC





EXISTING ZONING MAP



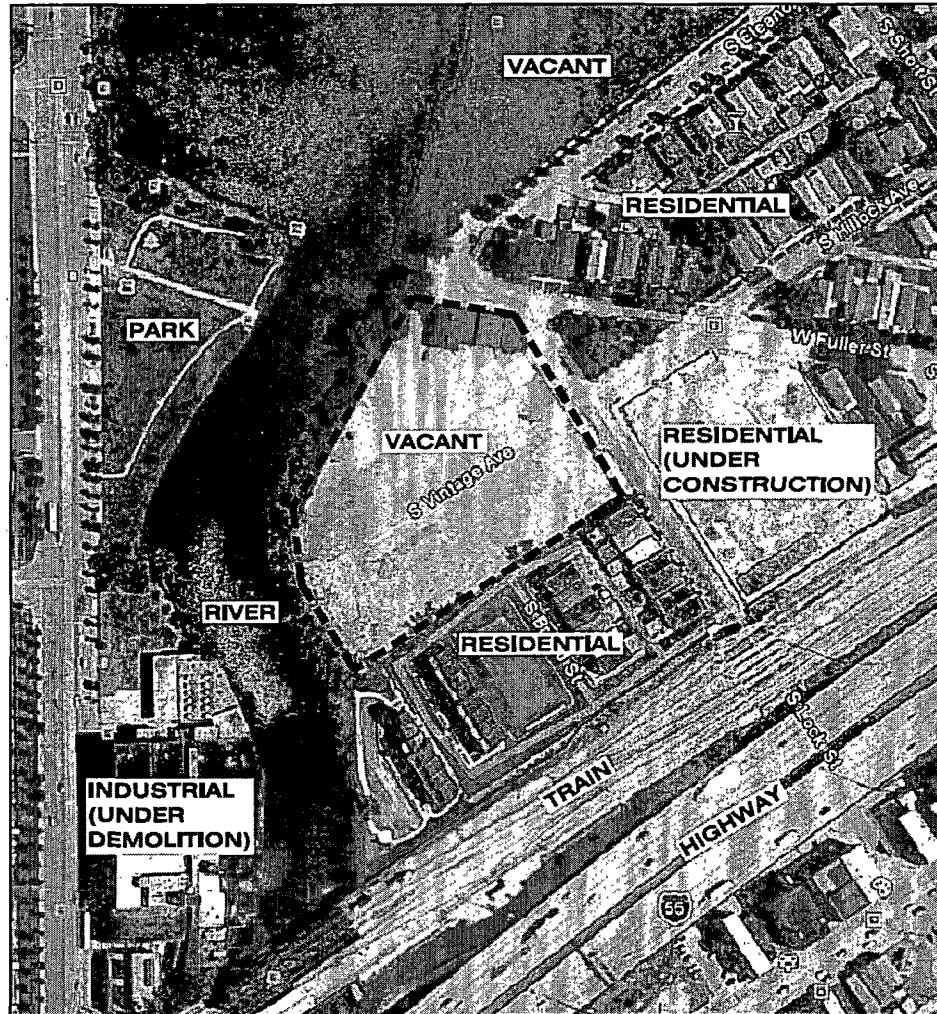
**SITE OF
PROPOSED
DEVELOPMENT**

APPLICANT:
RIVERBEND REAL ESTATE
INVESTMENTS, INC.

PROPOSED RESIDENTIAL DEVELOPMENT
2800 S. LOCK STREET
CHICAGO, IL.

SEPTEMBER 8, 2011

varl
architects ltd
824 N. MAGINE
CHICAGO, IL 60642



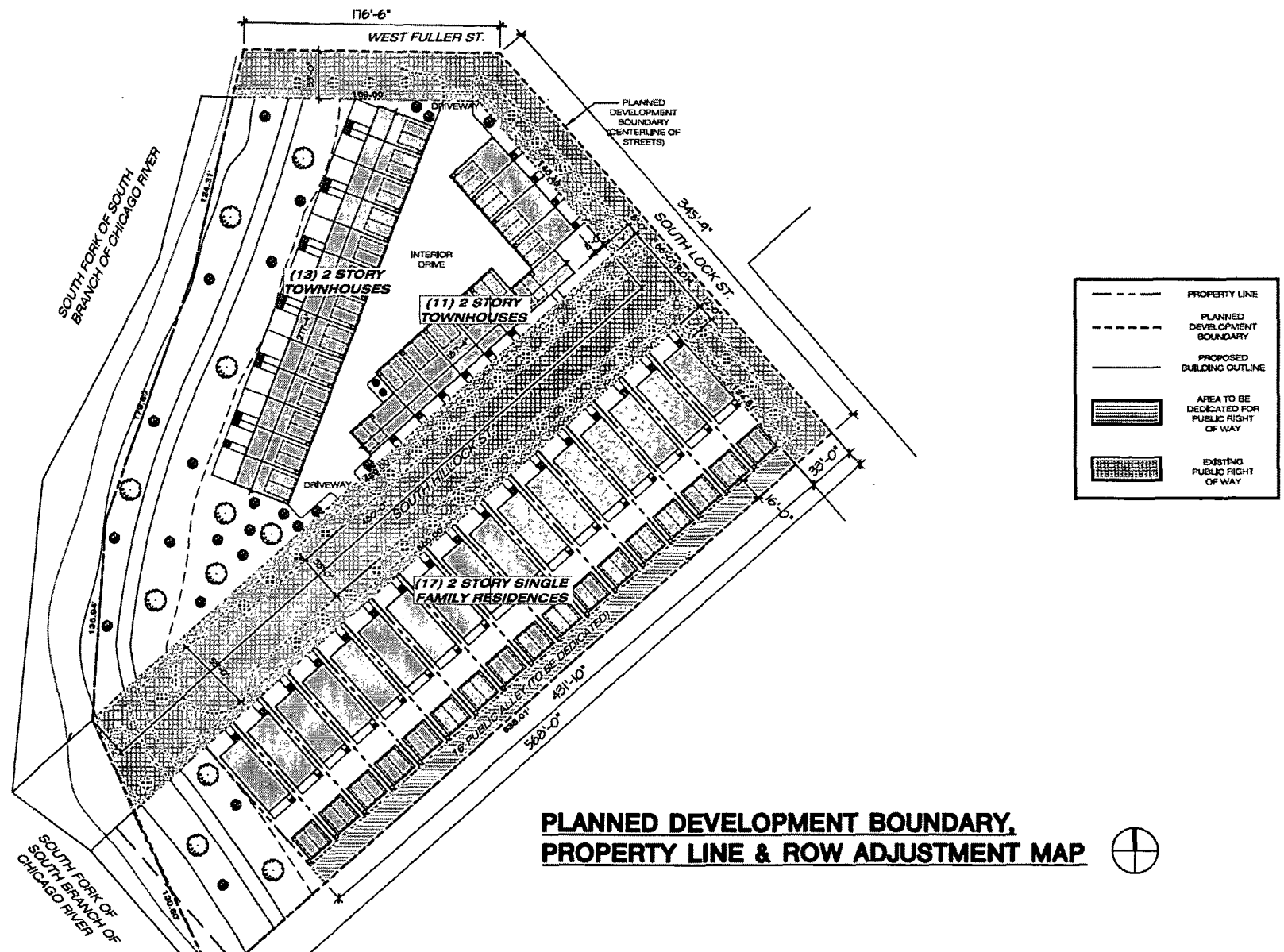
LAND USE MAP ⊕

APPLICANT:
RIVERBEND REAL ESTATE
INVESTMENTS, INC.

PROPOSED RESIDENTIAL DEVELOPMENT
2800 S. LOCK STREET
CHICAGO, IL.

SEPTEMBER 8, 2011

vari
architects ltd
824 N. RACINE
CHICAGO, IL 60642



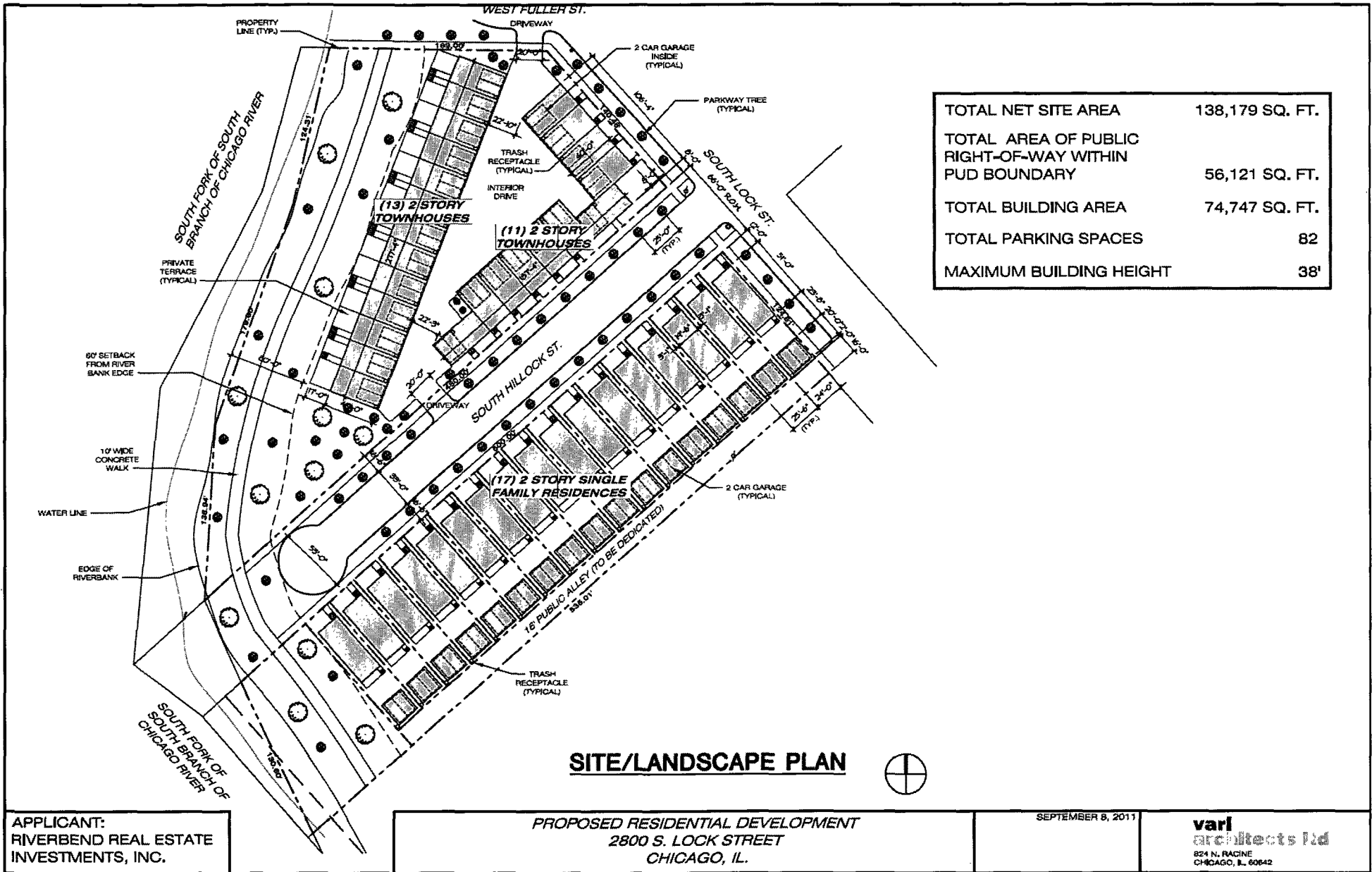
**PLANNED DEVELOPMENT BOUNDARY,
PROPERTY LINE & ROW ADJUSTMENT MAP**

APPLICANT:
RIVERBEND REAL ESTATE
INVESTMENTS, INC.

PROPOSED RESIDENTIAL DEVELOPMENT
2800 S. LOCK STREET
CHICAGO, IL.

SEPTEMBER 8, 2011

vari
architects ltd
824 N. RACINE
CHICAGO, IL 60642



APPLICANT:
RIVERBEND REAL ESTATE
INVESTMENTS, INC.

PROPOSED RESIDENTIAL DEVELOPMENT
2800 S. LOCK STREET
CHICAGO, IL.

SEPTEMBER 8, 2011

vari
architects llc
824 N. RACINE
CHICAGO, IL 60642



SIDE ELEVATION

FRONT ELEVATION



REAR ELEVATION

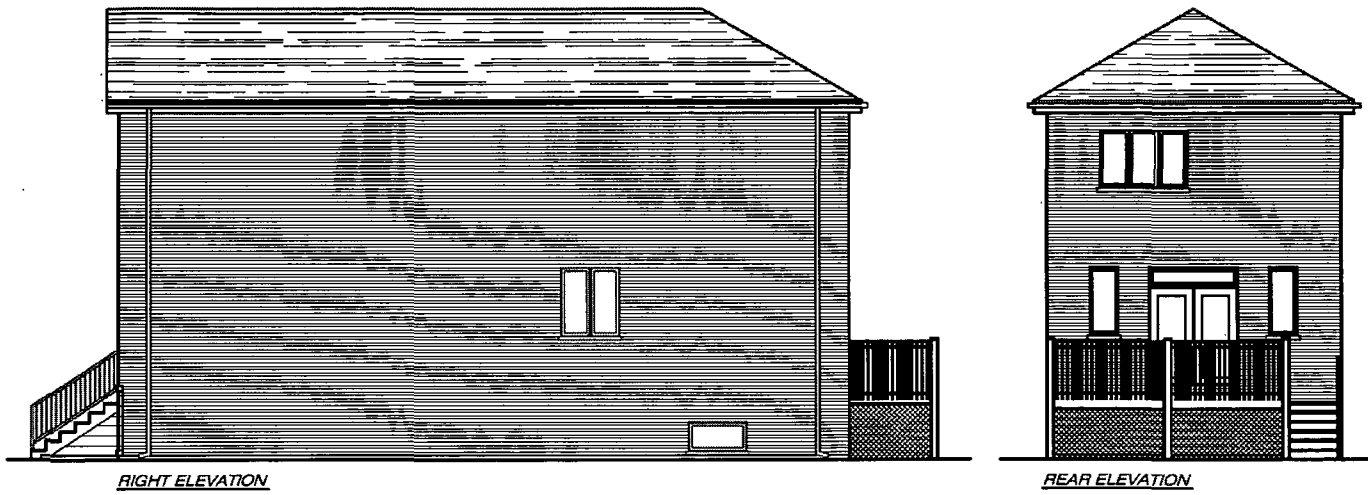
TOWHOUSE ELEVATIONS

APPLICANT:
RIVERBEND REAL ESTATE
INVESTMENTS, INC.

PROPOSED RESIDENTIAL DEVELOPMENT
2800 S. LOCK STREET
CHICAGO, IL.

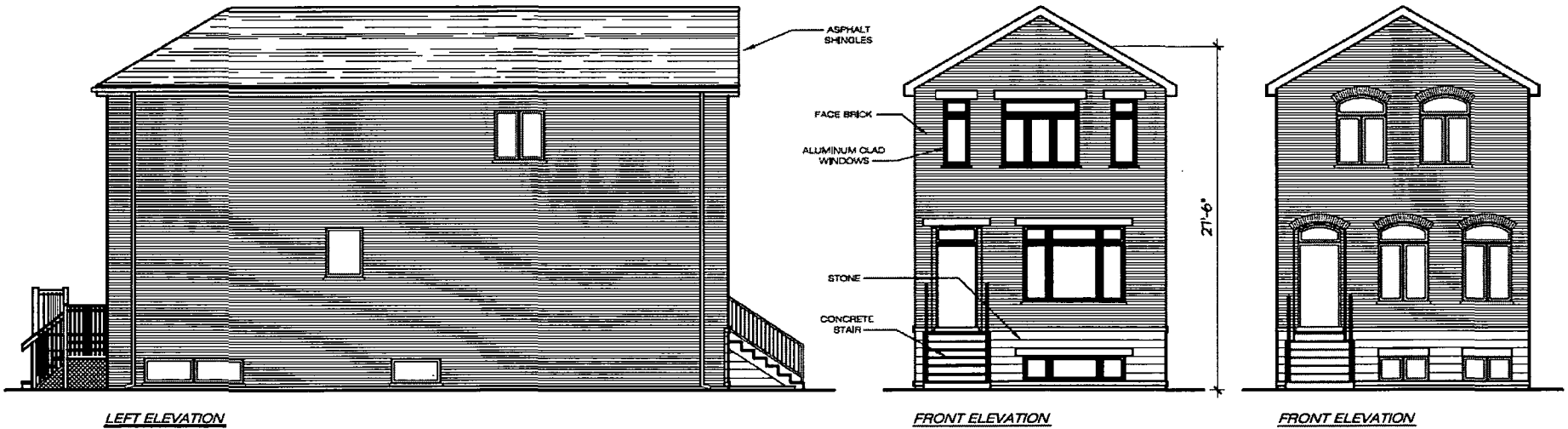
SEPTEMBER 8, 2011

varl
architects llc
824 N. PACE
CHICAGO, IL 60642



RIGHT ELEVATION

REAR ELEVATION



LEFT ELEVATION

FRONT ELEVATION

FRONT ELEVATION

SINGLE FAMILY RESIDENCE ELEVATIONS

APPLICANT:
RIVERBEND REAL ESTATE
INVESTMENTS, INC.

PROPOSED RESIDENTIAL DEVELOPMENT
2800 S. LOCK STREET
CHICAGO, IL.

SEPTEMBER 8, 2011

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824 N. RACINE
CHICAGO, IL 60642

