



Office of the Chicago City
Clerk



O2011-8034

Office of the City Clerk

City Council Document Tracking Sheet

Meeting Date:	10/5/2011
Sponsor(s):	Mendoza, Susana A. (Clerk)
Type:	Ordinance
Title:	Zoning Reclassification App. No. 17357
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. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B3-1 Community Shopping District symbols and indications as shown on Map Number 3-J in the area bounded by

West North Avenue; a line 216 feet East of and parallel to North Central Park Avenue; the first Easterly and Westerly public alley South of West North Avenue; and a line 312 feet East of and parallel to North Central Park Avenue.

to those of a B3-5 Community Shopping District which is hereby established in the area described above.

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

Common Address of Property: 3527-3533 W. North Avenue, Chicago, Illinois 60647

17357
INT DATE:
10-5-11

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

3527-3533 West North Avenue

2. Ward Number that property is located in: 26

3. APPLICANT La Casa Norte

ADDRESS 3533 West North Avenue CITY Chicago

STATE IL ZIP CODE 60647 PHONE 773-276-4900 x 208

EMAIL sol@lacasanorte.org CONTACT PERSON Sol Flores

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 Danielle Cassel, Vedder Price PC

ADDRESS 222 N. LaSalle Street, Suite 2600

CITY Chicago STATE IL ZIP CODE 60601

PHONE 312-609-7962 FAX 312-609-5005 EMAIL dcassel@vedderprice.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.

Applicant has no Owners

7. On what date did the owner acquire legal title to the subject property? 3527-31 W. North Ave: 2010
3533 W. North Ave: 2005

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

9. Present Zoning District B3-1 Community Shopping District Proposed Zoning District B3-5 Community Shopping District

10. Lot size in square feet (or dimensions) 11,530 s.f.
3527-33 W. North Ave: Vacant Building. 3533 W. North Ave: Office

11. Current Use of the property providing human services to homeless youth and families

12. Reason for rezoning the property To facilitate demolition of existing buildings and construction of proposed, mixed-use development to include affordable residential housing and multi-purpose community center.

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)
Proposed use: New construction of a five-story (65') mixed-use development with a maximum of 55,300 square feet and a minimum of 9 parking spaces. Building will be used for a maximum of 25 dwelling units targeted for occupancy by formerly homeless youth and families and a multi-purpose community center. Potential community center uses include community meeting space and art gallery, a community computer lab, health, dental and nutrition services, food & clothing pantries, a drop-in center for homeless youth with anti-violence programming, counseling, social services, offices for La Casa Norte and related uses.

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 X NO _____

COUNTY OF COOK
STATE OF ILLINOIS

JOL FLORES, 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.

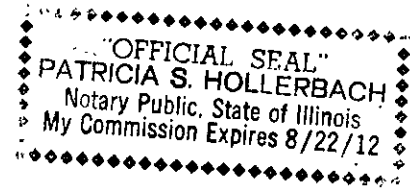
La Casa Norte by:

Jol Flores

Signature of Applicant

Subscribed and Sworn to before me this
27th day of September, 2011.

Patricia S. Hollerbach
Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

**17-13-0303-C.1 Narrative Zoning and Development Analysis
 For proposed Type 1 Map Amendment to Reclassify 3527-3533 West North Avenue from the B3-1 Community Shopping District to the B3-5 Community Shopping District**

Narrative

The subject property is located in the Humboldt Park neighborhood and is comprised of 4 lots on the South side of North Avenue, between St. Louis and Central Park.



The westernmost lot (3533 West North Avenue) is currently improved with a two-story building that is owned by Applicant and from which Applicant provides counseling and social services to homeless and other at-risk youth and families. The eastern three lots (3527-3531 West North Avenue) are improved with a vacant and extremely dilapidated 2-story structure that Applicant was able to purchase last year with the assistance of a large donation from one of its benefactors.

Provided the City of Chicago grants the necessary zoning and permitting approvals, La Casa Norte intends to demolish the two existing structures and create a new mixed-use development to be known as “Pierce House,” with extensive Green Building features, dwelling units targeted for occupancy by formerly homeless youth and families and a multi-purpose community center¹ that would include a community meeting space and art gallery, a community computer lab, health, dental and nutrition services, food & clothing pantries, a drop-in center for homeless youth with anti-violence programming, counseling, social services, offices for La Casa Norte, and similar uses. La Casa Norte believes that Pierce House will provide essential and desperately-needed affordable housing and services for its community and could also serve as a vibrant catalyst for additional revitalization in the area.

Please refer to the attached plans prepared by Landon Bone Baker Architects.

Development Analysis for Project as Proposed

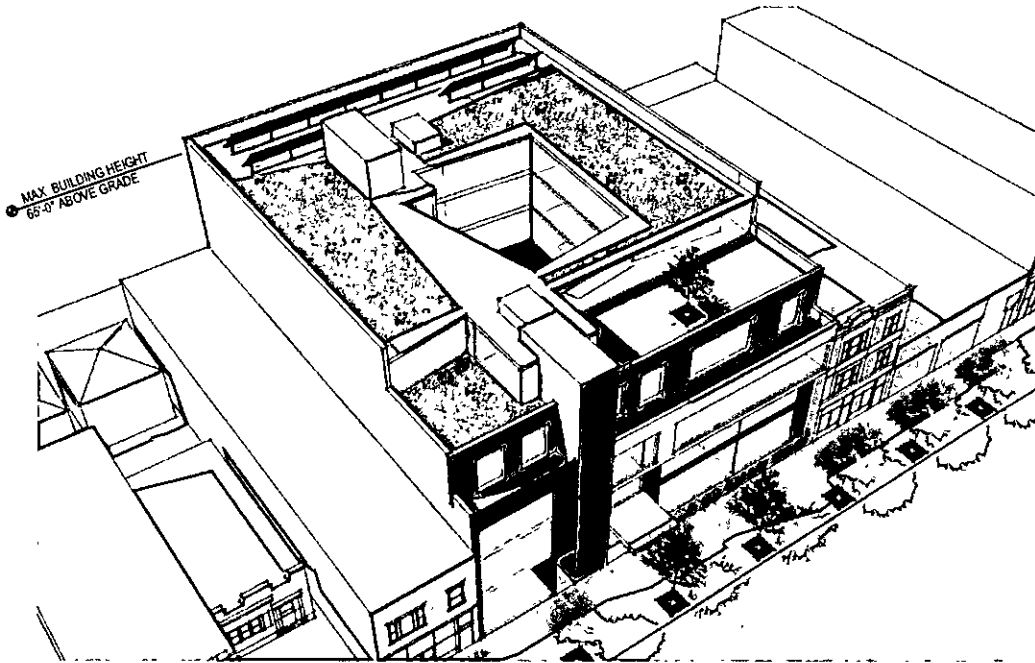
F.A.R	4.1 (47,000 s.f. of Gross Floor Area/11,530 s.f. of Lot Area) ²
Lot Area per Dwelling Unit	461 square feet per dwelling unit (11,530 s.f. Lot Area/25 d.u.)
Off-Street Parking	9 spaces ³
Bicycle Parking	3 spaces
Front Yard Set Back	0' (See First, Fourth and Fifth Level Plans for landscaping and building setbacks)
Side Yard Setbacks	0'
Rear Yard Setback at Grade	23'
Rear Yard Setback at Upper Floors	0' ⁴
Proposed Building Height	+/- 65' (5 story)

¹ Applicant will be applying to the Zoning Board of Appeals (ZBA) for a Special Use to allow the community center use.

² Floor Area of basement is not counted, given that basement will be more than 50% below grade.

³ Applicant will be seeking a Parking Determination from the Zoning Administrator in connection with the proposed parking improvements.

⁴ Applicant will seeking a variation from the Zoning Board of Appeals to permit this setback reduction.



3527-33 WEST NORTH AVENUE

TOTAL GROSS BUILDING AREA - 46,980 SF (EXCLUDES LOWER LEVEL/ BASEMENT GROSS AREA)

TOTAL NUMBER OF RESIDENTIAL UNITS - 25

LOWER LEVEL/ BASEMENT GROSS AREA - 9,315 SF
 FIRST FLOOR GROSS AREA - 9,050 SF
 SECOND FLOOR GROSS AREA - 10,470 SF
 THIRD FLOOR GROSS AREA - 10,270 SF
 FOURTH FLOOR GROSS AREA - 9,650 SF
 FIFTH FLOOR GROSS AREA - 7,540 SF

(7) STUDIO - 28%
 (9) 1 BEDROOM - 36%
 (9) 2 BEDROOM - 36%

PIERCE HOUSE

Zoning Submission 9/13/2011



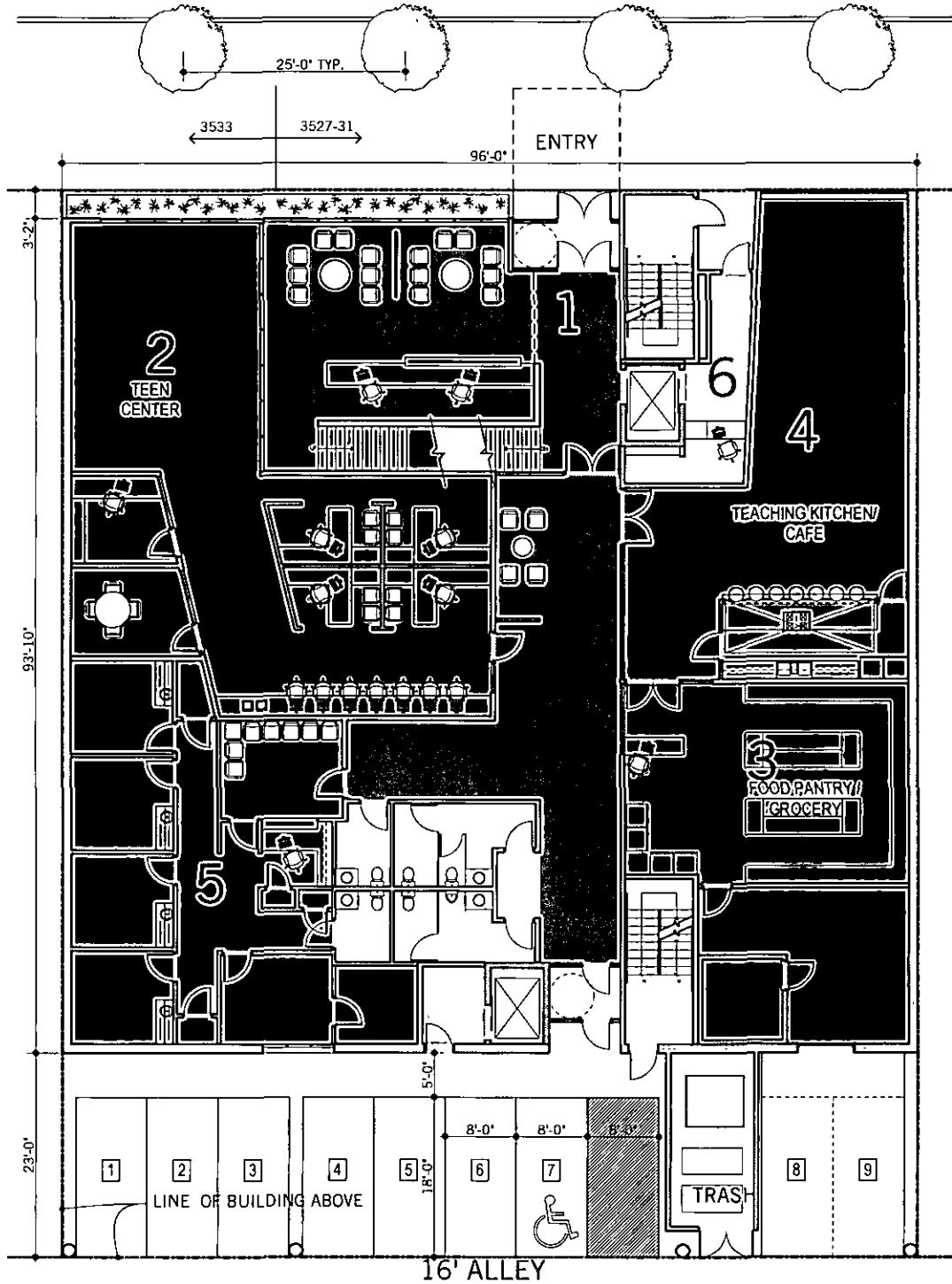
1

LONDON BONE BAKER ARCHITECTS

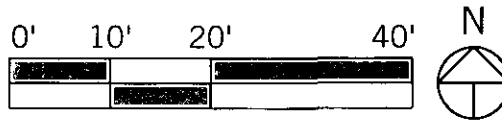
FIRST FLOOR

9,050 Gross SF

NORTH AVE



- 1 LOBBY / RECEPTION
- 2 TEEN CENTER
- 3 FOOD PANTRY / GROCERY
- 4 NUTRITION CENTER / TEACHING KITCHEN
- 5 HEALTH & WELLNESS CENTER
- 6 DEDICATED RESIDENTIAL ENTRY



PIERCE HOUSE

Zoning Submission 9/13/2011

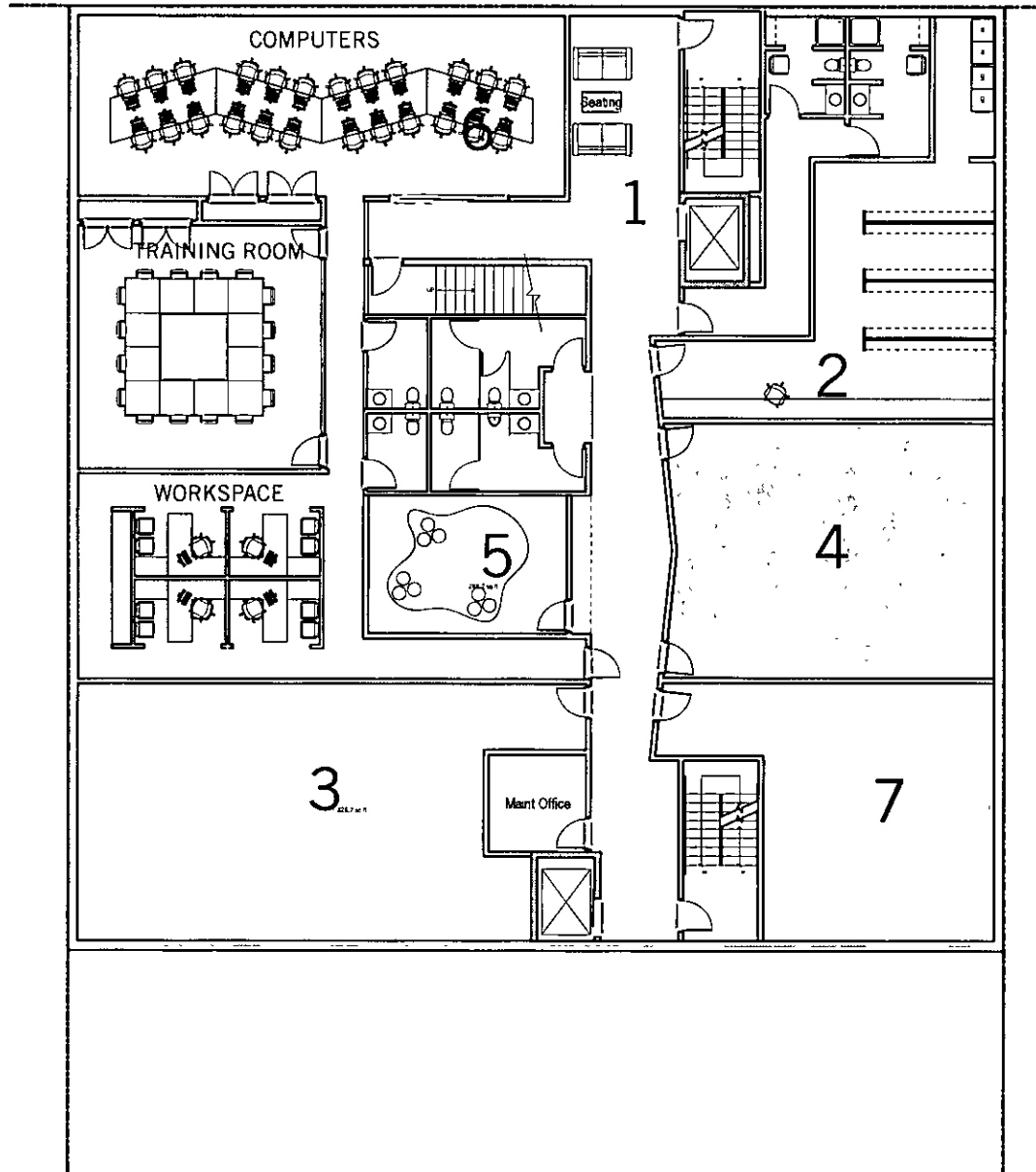


3

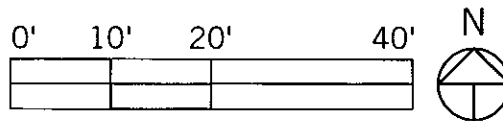
LONDON BONE BAKER ARCHITECTS

LOWER LEVEL/ BASEMENT

9,320 Gross SF



- 1 LOBBY
- 2 CLOTHING CLOSET
- 3 FUTURE EXPANSION
- 4 STORAGE ROOM
- 5 MEDITATION ROOM
- 6 LEARNING CENTER
- 7 MECHANICAL SPACE



PIERCE HOUSE

Zoning Submission 9/13/2011



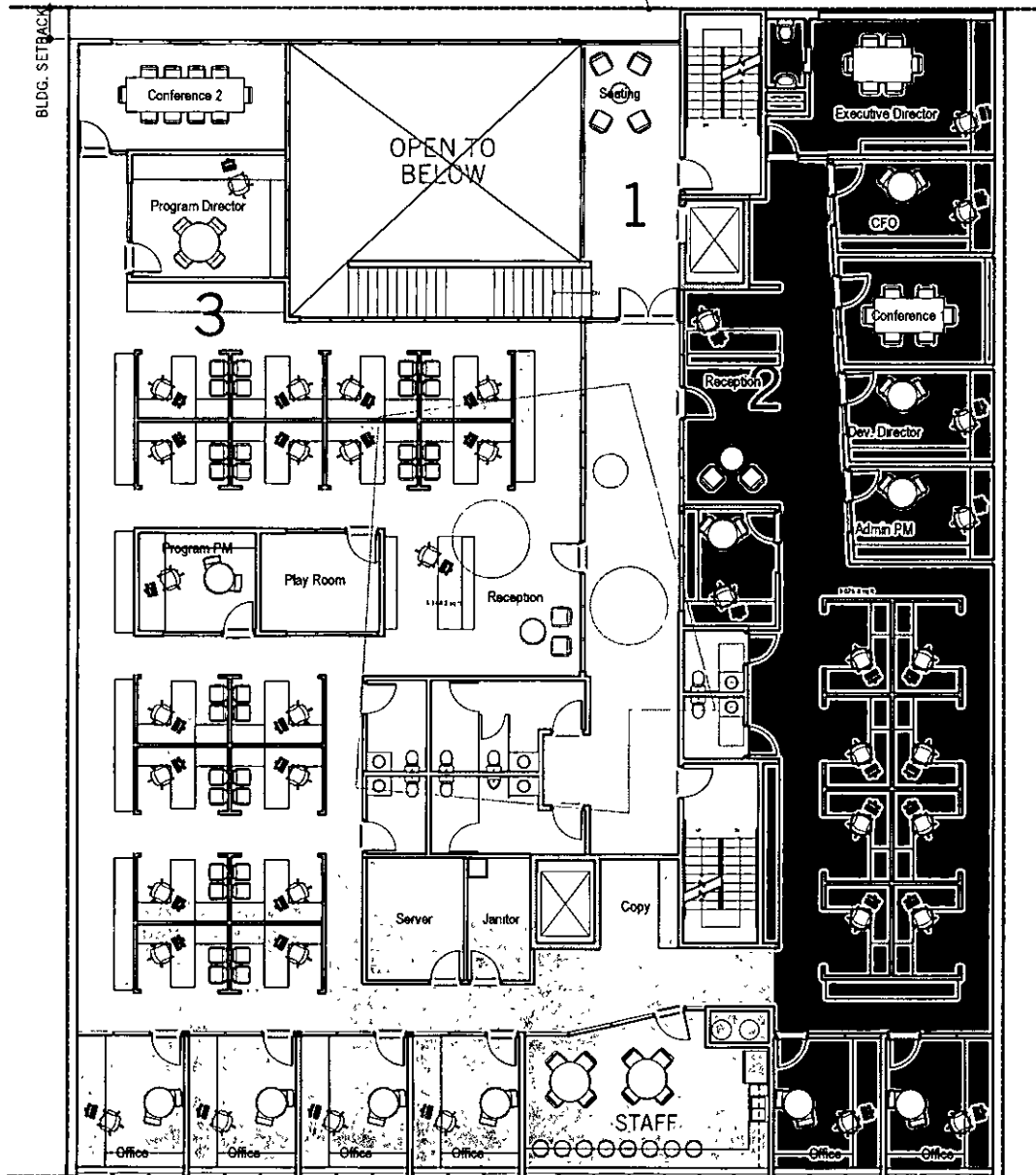
4

LONDON BONE BAKER ARCHITECTS

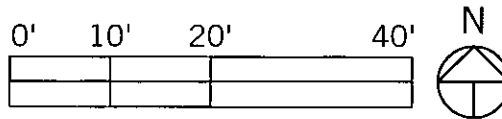
SECOND FLOOR

10,470 Gross SF

LINE OF BUILDING ABOVE



- 1 LOBBY
- 2 ADMINISTRATION
- 3 OFFICE



PIERCE HOUSE

Zoning Submission 9/13/2011

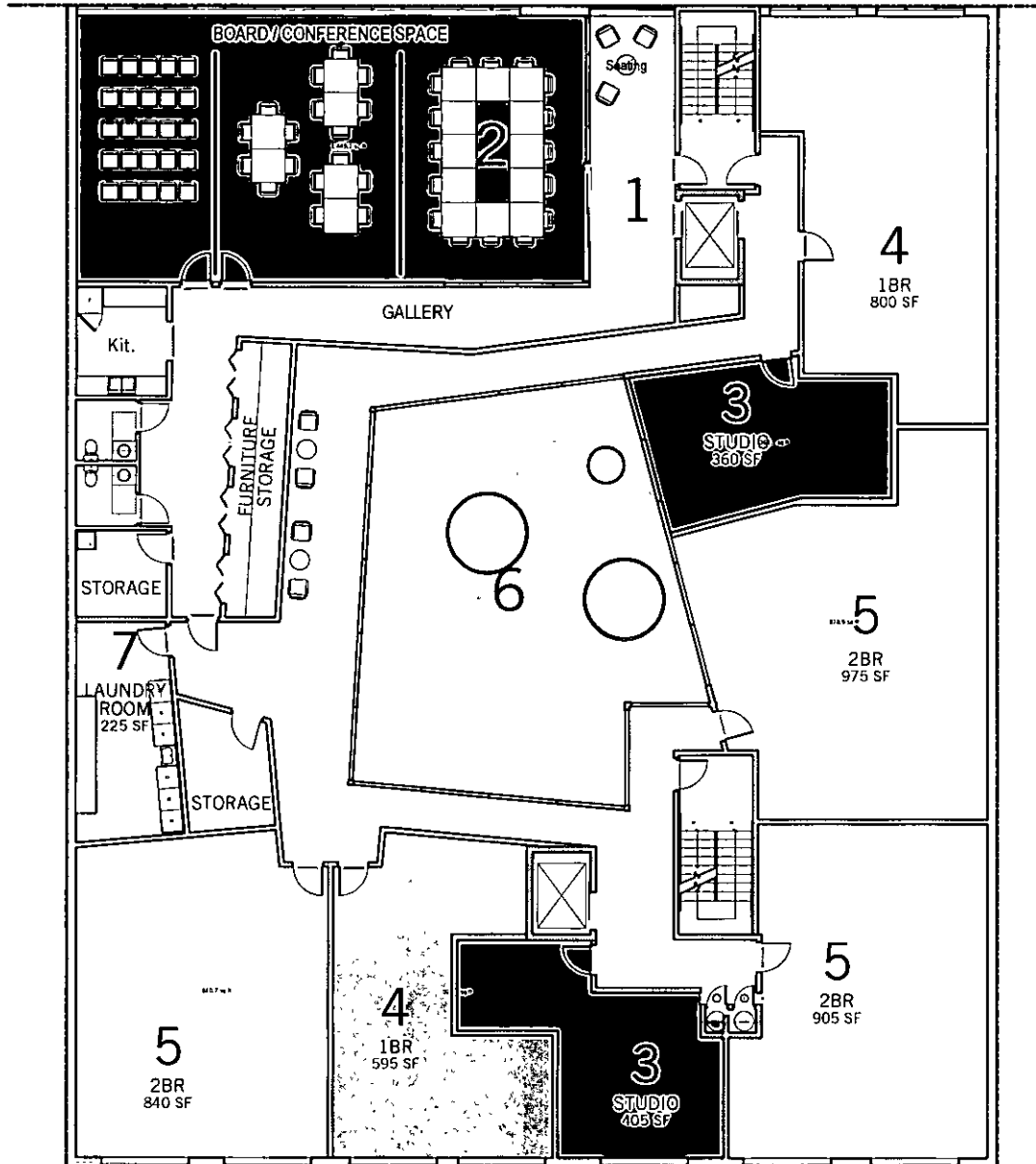


5

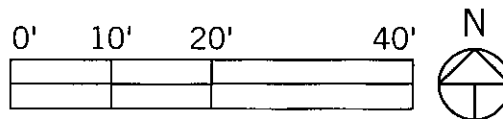
LONDON BONE BAKER ARCHITECTS

THIRD FLOOR

10,270 Gross SF



- 1 LOBBY
- 2 BOARD / CONFERENCE ROOMS
- 3 STUDIO
- 4 ONE BEDROOM
- 5 TWO BEDROOM
- 6 OPEN COURT GREEN ROOF
- 7 LAUNDRY



UNIT COUNT
 (2) STUDIO
 (2) 1 BEDROOM
 (3) 2 BEDROOM
 (7) TOTAL UNITS

PIERCE HOUSE

Zoning Submission 9/13/2011

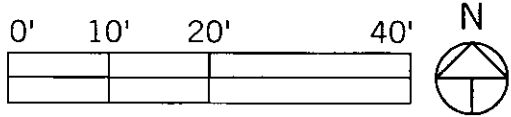
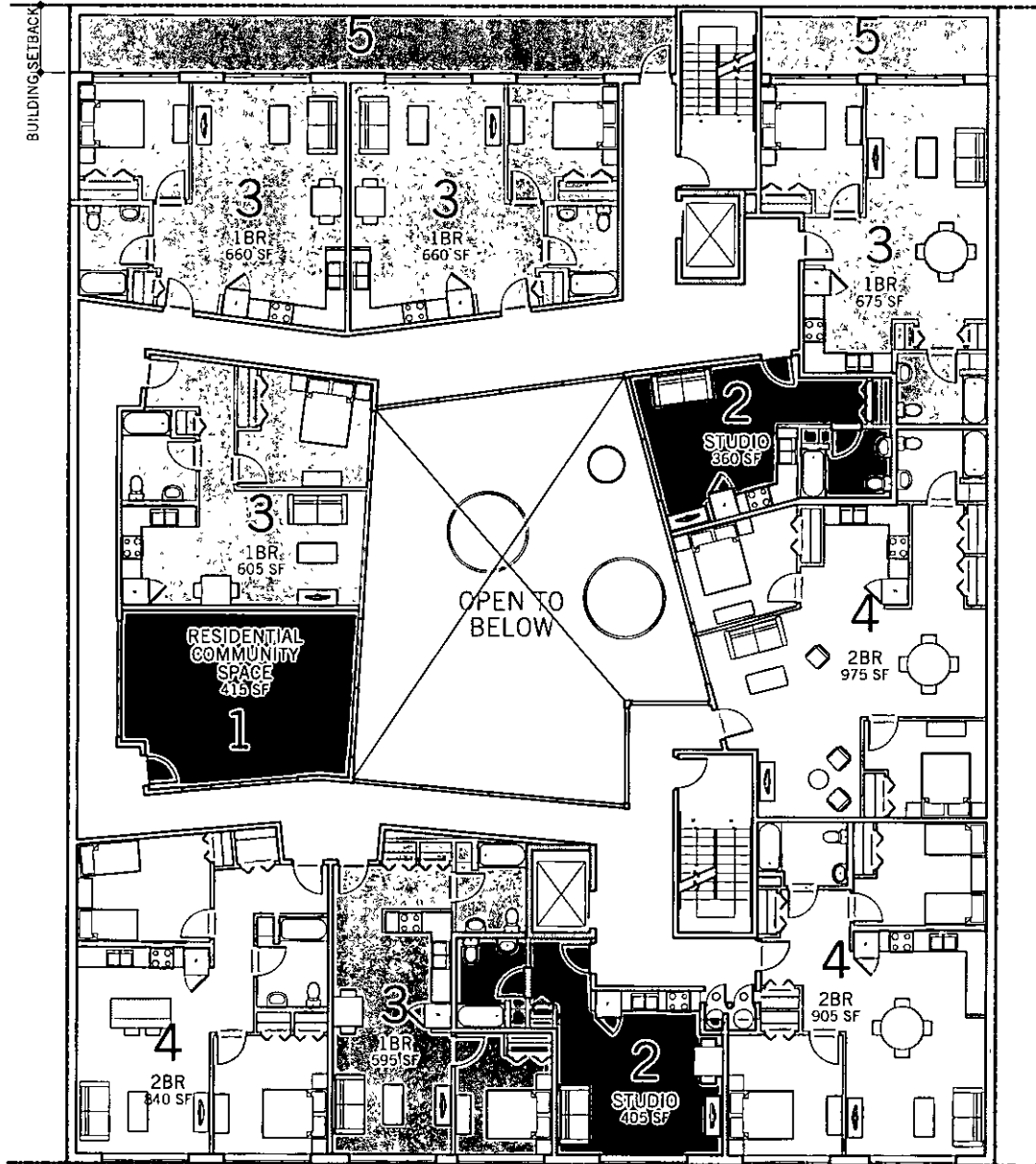


6

LONDON BONE BAKER ARCHITECTS

FOURTH FLOOR

9,650 Gross SF



- 1 COMMUNITY SPACE
- 2 STUDIO
- 3 ONE BEDROOM
- 4 TWO BEDROOM
- 5 GREEN ROOF

- UNIT COUNT
- (2) STUDIO
 - (5) 1 BEDROOM
 - (3) 2 BEDROOM
 - (10) TOTAL UNITS

PIERCE HOUSE
Zoning Submission 9/13/2011

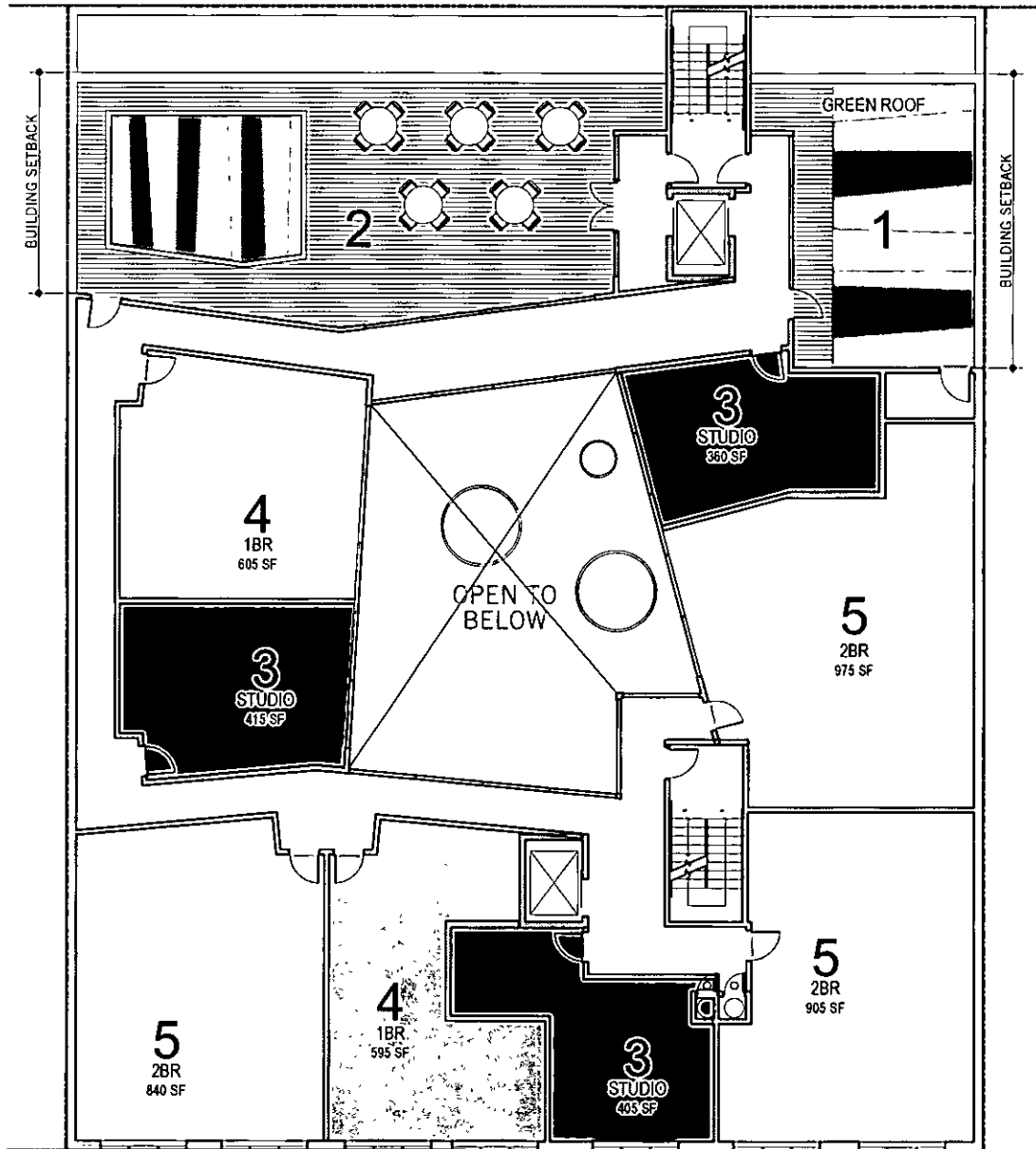
La Casa Norte

7

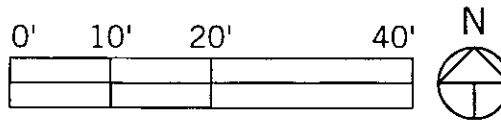
LONDON BONE BAKER ARCHITECTS

FIFTH FLOOR

7,540 Gross SF



- 1 GREEN ROOF
- 2 ROOF DECK
- 3 STUDIO
- 4 ONE BEDROOM
- 5 TWO BEDROOM



UNIT COUNT
 (3) STUDIO
 (2) 1 BEDROOM
 (3) 2 BEDROOM
 (8) TOTAL UNITS

PIERCE HOUSE

Zoning Submission 9/13/2011



8

LONDON BONE BAKER ARCHITECTS

Handwritten scribbles and marks at the bottom left of the page, including a vertical line and a cluster of illegible characters.

VEDDER PRICE

VEDDER PRICE P.C.
222 NORTH LASALLE STREET
CHICAGO, ILLINOIS 60601
312-609-7500
FAX. 312-609-5005

DANIELLE MELTZER CASSEL
312-609-7962
dcassel@vedderprice.com

CHICAGO • NEW YORK CITY • WASHINGTON, DC
September 28, 2011

Honorable Daniel Solis
Chairman, Committee on Zoning
121 North LaSalle Street
Room 203, City Hall
Chicago, Illinois 60602

Re: Application for Type 1 Map Amendment with respect to 3527-3533 West North Avenue, to Amend the Subject Property's Classification from B3-1 Community Shopping District to B3-5 Community Shopping District

Dear Chairman Solis:

The undersigned, Danielle Meltzer Cassel, being first duly sworn on oath deposes and states the following:

The undersigned certifies that she has complied with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance, by sending written notice to such property owners who appear to be the owners of the property within the subject area not solely owned by the applicant (La Casa Norte), and to the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of public roads, streets, alleys and other public ways. Said "written notice" was sent by First Class U.S. Mail, no more than 30 days before filing the application.

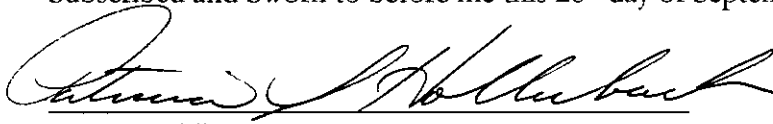
The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately September 28, 2011.

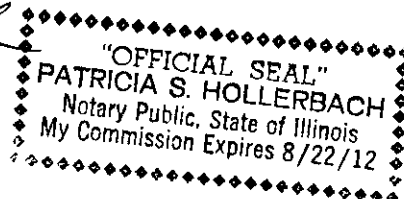
The undersigned certifies that the applicant has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject site is a complete list containing the names and addresses of the people required to be served as provided by Property Insight, together with tax-exempt parcel and condominium association contact information obtained from Cook County or State of Illinois sources.

Very truly yours,
VEDDER PRICE P.C.


Danielle Meltzer Cassel

Subscribed and Sworn to before me this 28th day of September, 2011.


Notary Public



SECRET

SECRET

VEDDER PRICE

DANIELLE MELTZER CASSEL
312-609-7962
dcassel@vedderprice.com

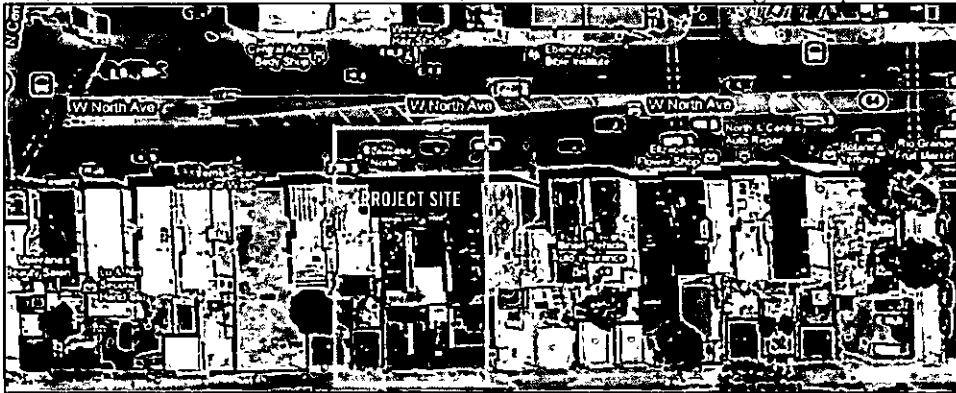
VEDDER PRICE P.C.
222 NORTH LASALLE STREET
CHICAGO, ILLINOIS 60601
312-609-7500
FAX. 312-609-5005

CHICAGO • NEW YORK CITY • WASHINGTON, DC

September 28, 2011

Dear Property Owner:

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 28, 2011, the undersigned will file an application on behalf of La Casa Norte, an Illinois not-for-profit corporation (“Applicant”), for a change in zoning from the B3-1 Community Shopping District to the B3-5 Community Shopping District for a property located at 3527-3533 West North Avenue, Chicago, Illinois (the “Property”). The Property consists of 4 lots on the South side of North Avenue, between St. Louis and Central Park, as shown in the following aerial photo:



Please note Applicant is not seeking to rezone or purchase your property. Applicant is required by law to send this notice because Cook County tax records provided to Applicant indicate you own or are the taxpayer of record for a property within 250 feet of the Property, excluding certain rights of way.

Reason for Rezoning: Applicant needs approval for the rezoning so that it can demolish the existing buildings and create a mixed-use development with a multi-purpose community center and up to 25 dwelling units targeted for occupancy by formerly homeless youth and families. Potential community center uses include community meeting space and art gallery, community computer lab, health, dental and nutrition services, food and clothing pantry, drop-in center for homeless youth with anti-violence programming, counseling, social services, offices for La Casa Norte, and similar uses. The current design contemplates a five-story building with a maximum height of 65 feet, a maximum floor area of 55,300 square feet and a minimum of 9 parking spaces.

Additional Notice: Please note you also may receive another notice letter from us, later in the development process, as we expect the project will require certain approvals from the City of Chicago Zoning Board Appeals relating to the community center use and the proposed building design.

Contact Information: Applicant currently owns the Property; its business address is 3533 West North Avenue, Chicago, Illinois 60647; and its contact person is Ms. Sol Flores, 773-276-4900 x208, sol@lacasanorte.org. I am the attorney for Applicant, and my contact information is: Danielle Meltzer Cassel, Vedder Price, PC, 222 North LaSalle Street, Chicago, Illinois 60601, (312) 609-7962; dcassel@vedderprice.com.

If you have any questions or concerns about this matter, please do not hesitate to contact Sol or me. Thank you very much for your support.

Very truly yours,
VEDDER PRICE P.C.

Danielle Meltzer Cassel
Danielle Meltzer Cassel

cc: Alderman Roberto Maldonado
Sol Flores (La Casa Norte)

1954

**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:

La Casa Norte

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: 3533 West North Avenue

Chicago IL 60647

C. Telephone: 773-276-4900 x 208 Fax: 773-342-4253 Email: sol@lacasanorte.org

D. Name of contact person: Sol Flores

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):

Type 1 Map Amendment to rezone Property located at 3527-3533 West North Avenue from the B3-1 Community Shopping District to the B3-5 Community Shopping District

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

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

Specification # _____ and Contract # _____



SECTION II -- DISCLOSURE OF OWNERSHIP INTERESTS

A. NATURE OF THE DISCLOSING PARTY

1. Indicate the nature of the Disclosing Party:

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

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

Illinois

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

- Yes No 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 or other similar entities, list below the legal titleholder(s).

If the entity is a general partnership, limited liability company, limited liability partnership or joint venture, list below the name of each person or entity that controls the management of the Disclosing Party. **NOTE:** Each legal entity listed below must list its own behalf.

Name	Title
Sol Flores	Executive Director
Please see attached list of Directors	
No Members	

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
None		

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.
--	------------------	--	--

Theresa Prim, 28 E Jackson Blvd, Chicago IL 60604, Development Consultant	\$140,000 (estimated)
---	-----------------------

Landon Bone Baker Architects, 734 N. Milwaukee, Chicago, IL 60642, Architects,	\$475,000 (estimated)
--	-----------------------

Danielle Cassel, Vedder Price, 222 North LaSalle St. , Suite 2600, Chicago IL 60601, Attorney,	\$30,000 (est.)
--	-----------------

(Add sheets if necessary)

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

SECTION V -- CERTIFICATIONS

A. COURT-ORDERED CHILD SUPPORT COMPLIANCE

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

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

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

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

Yes No

B. FURTHER CERTIFICATIONS

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

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

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

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

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

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

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

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

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

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

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

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):

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

D. CERTIFICATION REGARDING INTEREST IN CITY BUSINESS

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

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

Yes No

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

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

Does the Matter involve a City Property Sale?

Yes

No

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

Name	Business Address	Nature of Interest

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

E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

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

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

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

SECTION VI -- CERTIFICATIONS FOR FEDERALLY FUNDED MATTERS

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

A. CERTIFICATION REGARDING LOBBYING

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

N/A

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

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

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

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

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

B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY

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

Is the Disclosing Party the Applicant?

Yes No

If "Yes," answer the three questions below:

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

Yes No

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

Yes No

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

Yes No

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

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

The Disclosing Party understands and agrees that:

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

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

La Casa Norte
(Print or type name of Disclosing Party)

By: Sul Flores
(Sign here)

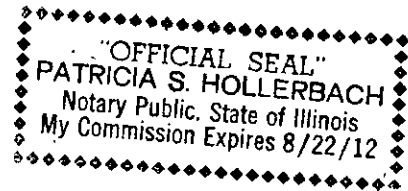
SUL FLORES
(Print or type name of person signing)

Exec Dir.
(Print or type title of person signing)

Signed and sworn to before me on (date) 9/27/2011,
at COOK County, ILLINOIS (state).

Patricia S. Hollerbach Notary Public.

Commission expires: 8-22-12



1. 3. 11

2. 1. 11

3. 1. 11

4. 1. 11

5. 1. 11

Name	Title	Address	Home #	Cell #	Email	Professional Affiliation	Year Joined
Bernadette Atuahene	Board Member	565 W. Adams St #1711 Chicago, IL 60661	312-281-9942	917-841-6112	atuahene@yahoo.com	Chicago Kent Law School - Professor	2006
Andrea Conklin Bueschel	Board Vice President	1445 W Summerdale Avenue, #2, Chicag, IL 60640		415-378-4258	bueschel@gmail.com	Spencer Foundation	2008
Pat Hitchens Bonow	Board Member	661 Bluff Street, Glencoe, IL 60022	847-835-2808	847-408-5995	pathitchens@me.com	Journalist /Writer	2011
Jeanette A Colyvas	Board Member	1505 Maple Ave, Apt 2, Evanston, IL 60202		650-245-7593	colyvas@sesp.northwestern.edu	Northwestern University	2010
Todd Connor	Board Member	849 W. Barry #38, Chgo, IL 60657		773-355-1377	todd@toddconnorconsulting.com	Management Consultant	2011
Keith Decker	Board Member (Emeritus)	456 Illinois Road, Wilmette, IL 60091	847-256-1571	847-651-1890	parkwestkt@yahoo.com	Parkwest Furniture	2002
Valerie Garcia	Board Member	4901 N. Monticello, Chicago, IL 60625		773-540-4789	valeriegarcia8@yahoo.com	Urban Partnership Bank	2011
Judy Hicks	Board Member	2206 Beechwood Wilmette, Illinois 60091	847-251-3144 (home)	630-698-7553 (cell)	judithicks@mac.com		2008
Gloria Hopewell	Board Member	7610 N. Eastlake Terrace, #35, Chicago, IL 60626	773-262-6681		Revhope1@sbcglobal.net	Pastor	2010
Rick Kean	Board Member	9349 Forestview Road, Evanston, Illinois 60203	847-674-6198	773-896-7459	rickykean@yahoo.com	Consultant	2011
Mario Ortiz	Board Member	5222 N. Moody Avenue, Chgo, IL 60630	773-467-8640	773-478-3655 (wk)	mgortiz5@yahoo.com	Chicago Public Schools Counselor	2005
Martha Pierce	Board Secretary	1231 Oak Avenue, Evanston, IL 60202	847-866-9864	847-254-5481	pierce@igc.org	Retired	2002
Julio Rodriguez	Board Member	6007 N. Sheridan, SC, Chgo, IL 60660	3128148421 (business)	(773) 848-3694	00mocha@msn.com	Illinois Dept of Commerce & Economic Security	2011
Sean Silver	Board Treasurer	855 W. Erie #106, Chgo, IL 60642	(312) 243-0130	(312) 636-9028	sean.silver@baml.com	Bank of America	2009
Mick Solimene	Board Member	623 S. Belmont Ave, Arlington Heights, IL 60005	847-253-9069	312-286-1415	lwsolimene@aol.com (personal) Mick.Solimene@macquarie.com (work)	Macquarie Capital (USA), Inc.	2011
Linda Stevenson	Board Member	2522 Hartzell, Evanston, IL 60201	847-475-2037	847-271-1116	lindsteve@aol.com	Retired	2002
Harry Zander	Board President	462 Illinois Road, Wilmette, IL 60091	312-756-3882 (wk)	847-920-9283 (h); 312-823-9632 (c)	hgz@me.com (personal) Harry.Zander@macquarie.com (work)	Macquarie Rail	2008
Nicole Staple	Board Fellow (through NWU Kellogg)	1602 Hinman Avenue, Apt. 30 Evanston, IL 60201		919.475.7594	nstaple2012@kellogg.northwestern.edu	Northwestern Univ. Kellogg School	2011
Peter McQueen	Board Member (Emeritus)	55 S Vail #201 Arlington Heights, IL 60005	847 602 0373	847-612-8027	PD71144@aol.com	Pastor	2002

WEST NORTH AVENUE

(IL STATE ROUTE 64)
CONCRETE CURB & GUTTER

BOUNDARY SURVEY

LOT 12 THROUGH LOT 15, INCLUSIVE, IN BLOCK 2 OF VAN SCHAACK AND HERRICK'S SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 28, 1890 AS DOCUMENT NUMBER 1215067, ALL IN COOK COUNTY, ILLINOIS.

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

NOTES

1. THIS SURVEY PREPARED FOR LA CASA NORTE
2. NO EASEMENTS OR SETBACKS WERE ESTABLISHED BY THE RECORDED FINAL PLAT OF SUBDIVISION. REFER TO DEED, ABSTRACT, TITLE POLICY, GOVERNMENT CODES/ORDINANCES OR OTHER DOCUMENTS FOR SETBACK, EASEMENT AND OTHER REQUIREMENTS.
3. DIMENSIONS SHALL NOT BE ASSUMED BY SCALE.
4. TOTAL LOT AREA = 11,530 SQ.FT.
5. VERIFY DIMENSIONS, LEGAL DESCRIPTION AND CORNERS AND NOTIFY THE LAND SURVEYOR OF ANY DISCREPANCIES PRIOR TO ANY CONSTRUCTION ON THE PROPERTY
6. LEGAL DESCRIPTION HEREON PROVIDED BY CLIENT.
7. BEARINGS BASED ON THE SOUTH RIGHT-OF-WAY LINE OF WEST NORTH AVENUE HAVING A BEARING OF SOUTH 89 DEGREES 39 MINUTES 39 SECONDS EAST.
8. IMPROVEMENTS COVERED BY EARTH, LANDSCAPING, OR OTHER MATERIALS OR OBSTRUCTIONS, IF ANY, ARE NOT SHOWN HEREON.
9. BUILDING TIES ARE SHOWN FROM THE OUTSIDE LIMITS OF THE BRICK, BLOCK OR FRAME CONSTRUCTION.
10. ADDRESS NUMBERS SHOWN ARE PER THE CITY OF CHICAGO 80 ACRE MAPS

SURVEYOR

WE, SIGHT ON SOLUTIONS, INC, DO HEREBY DECLARE THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY

PLAT DATE: AUGUST 25, 2011

[Signature]
IL PROF LAND SURVEYOR #3520 (EXP. 11/30/12)
DESIGN FIRM REG. #184 005510 (EXP. 04/30/13)
FIELD WORK COMPLETED AUGUST 24, 2011



**NORTH
ST. LOUIS
AVENUE**

WEST PIERCE AVENUE

LEGEND

NLY,SLY,WLY,ELY	= DIRECTION (1st NORTHERLY)
(###.#)	= RECORD DIMENSION
--- 3.16' SLY	= BUILDING TIE
	= ASPHALT PAVEMENT SURFACE
	= CONCRETE PAVEMENT SURFACE

PLAT OF SURVEY	3527-3533 WEST NORTH AVENUE	CHICAGO, ILLINOIS
DRAWN: M.S.U.	831 GAME TRAIL, SUITE #101, LAKEMOOR, IL 60051	
DATE: 08/25/11	PHONE: 847.313.5744	
SCALE: 1"=20'	email: mikeu@sightonsolutions.com	
	www.sightonsolutions.com	
SIGHT ON SOLUTIONS, INC.		SHEET 1 OF 1 00112