



City of Chicago



O2017-906

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 2/22/2017

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 19-B at 6400-6446 N
Sheridan Rd, 1200-1222 W Devon Ave and 6401-6409 N
Magnolia Ave - App No. 19130

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

19130

INTRO. DATE:

FEB. 22, 2017

ORDINANCE

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B3-5 Community Shopping District symbols and indications as shown on Map No. 19-B in the area bounded by

a line 479 feet north of the north line of West Devon Avenue;
North Sheridan Road; West Devon Avenue; North Magnolia
Avenue; the alley next north of West Devon Avenue; and the alley
next west of North Sheridan Road

to those of a Residential-Business Planned Development.

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

Addresses: 6400 to 6446 North Sheridan Road, 1200 to 1222 West Devon Avenue,
and 6401 to 6409 North Magnolia Avenue

PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Residential-Business Planned Development No. _____ (the "Planned Development") consists of a net site area of approximately 72,629 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). The Property is owned by the Chicago Housing Authority ("CHA"). Three Corners Development, Inc. (the "Applicant") makes this application with the consent of the CHA.

2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant, its successors and assigns. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, the Property shall be under single ownership or under single designated control. Single designated control for purposes of this Statement 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 lessees of the Property. An agreement among property owners (together with ground lessees and sub-ground lessees) or a covenant binding property owners (together with ground lessees and sub-ground lessees) may designate the authorized party for any future amendment, modification or change. Provided, however, that after adoption of an ordinance wherein the Property is divided into specifically delineated subareas, each having its own bulk and density standards, or similar subarea specific development controls or requirements, the owners of, or designated controlling party for, each subarea may seek amendments, changes or modifications for that subarea without the consent of the owners (or other ground lessees and sub-ground lessees) or designated controlling party of the other subareas. In addition, where portions of the improvements located on the Property have been submitted to the Illinois Condominium Property Act, the term "owner" shall be deemed to refer solely to the condominium association of the owners of such portions of the improvements and not to the individual unit owners therein. Nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein (other than an assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness) and solely with respect to the portion of the Property so transferred, the term "Applicant", "ground lessee" or "titleholder" shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder with respect to the portion of the Property so transferred.

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Introduced: February 22, 2017
Plan Commission: _____, 2017

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

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

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

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

4. This Planned Development consists of 16 Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land Use Map; a Planned Development Boundary and Property Line Map; a Subarea Map; a Site and Landscape Plan-Subarea A; a Site and Landscape Plan-Subarea B; a Roof Plan Subarea B; Below Grade Parking Plan-Subarea B Elevations (North, South, East and West – Subarea A); and Elevations (North, South, East and West – Subarea B) all prepared by GREC Architects and dated _____, 2017 (collectively, the “Plans”). In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Chicago Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.
5. The following uses are permitted within Subarea A: Dwelling units above the ground floor; accessory parking; incidental and related uses. The following uses are permitted within Subarea B: Dwelling units above the ground floor; animal services – sales and grooming and veterinary; eating and drinking establishments; amusement arcades (accessory only to eating and drinking establishments); day care; business support services; above grade outdoor patios; auto supply sales; banks, currency exchange, credit union and ATM facilities; food and beverage retail sales uses; vacation rental; medical service; office; personal service uses; consumer repair or laundry services; general retail sales; wireless communications facilities; accessory parking (limited to no more than two spaces for car sharing services); and incidental and related uses.

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6. On-premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio (“FAR”) for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 72,665 square feet.
9. The Applicant acknowledges and agrees that any receipt of City financial assistance triggers the requirements of Section 2-45-115 of the Municipal Code (the “Affordable Requirements Ordinance” or “ARO”). Any developer of a “residential housing project” within the meaning of the ARO must: (i) set aside 10% of the housing units in the residential housing project (the “Required Units”) as affordable units; (ii) pay a fee in lieu of the development of the Required Units; or (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25% of the Required Units on-site. The Property is located in a “low-moderate income area” within the meaning of the ARO, and the project has a total of 111 units. As a result, the Applicant’s affordable housing obligation is 11 affordable units (10% of 111 rounded down), three of which are Required Units (25% of 11, rounded up). Applicant has agreed to satisfy its affordable housing obligation by making a cash payment to the Affordable Housing Opportunity Fund in the amount of \$50,000 per unit (“Cash Payment”) and/or providing three affordable units in the rental building to be constructed in the Planned Development, as set forth in the Affordable Housing Profile Form attached hereto as Exhibit A. The Applicant agrees that the affordable rental units must be affordable to households earning no more than 60% of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of housing units in the Planned Development, the Applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development for review and approval, and the Department may adjust the number of required Affordable Units without amending the Planned Development. Prior to the issuance of any building permits for any residential building in the Planned Development, including, without limitation, excavation or foundation permits, the Applicant must make the required Cash Payment and/or execute and record an affordable housing agreement in accordance with Section 2-45-115(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the Planned Development, or the applicable portion thereof, and will constitute a lien against such property. The

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Commissioner of the Department of Planning and Development may enforce remedies for any breach of this Statement No. 9, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

Notwithstanding the foregoing, if the Applicant receives Low-Income Housing Tax Credits, tax increment financing or other financial assistance whose affordability requirements exceed those of the Affordable Housing Ordinance from the City to develop affordable housing in any portion of the Planned Development, the regulatory, redevelopment, loan or other agreement(s) to be executed by the City and the Applicant in connection with such tax credits or other financial assistance shall govern and control the Applicant's obligation to provide affordable housing for such subsidized portion of the Planned Development.

10. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
11. It is acknowledged that the improvements on Subarea A are existing and no improvements are proposed for Subarea A. The Site and Landscape Plan-Subarea B shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
12. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
13. Subject to the provisions of Statement No. 2 of this Planned Development, the terms and conditions of development under this Planned Development ordinance may be modified administratively pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property as required by law. Plans for all new buildings and improvements on the Property constructed after the date hereof shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities.

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15. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. In furtherance of this policy, improvements within Subarea B of the Planned Development shall be in conformity with the City of Chicago's Sustainable Development Policy in effect as of the date of introduction of this Planned Development.
16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse due to the passage of time, the Commissioner of the Department of shall initiate a Zoning Map Amendment to rezone this Planned Development to B3-5 Community Shopping District.

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RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT NO. ____

BULK REGULATIONS AND DATA TABLE

GROSS SITE AREA: 114,763 sf

AREA IN THE PUBLIC RIGHT OF WAY: 42,098 sf

NET SITE AREA: 72,629 sf

Subarea A – 27,214 sf

Subarea B – 45,415 sf

MAXIMUM PERMITTED FAR:

Subarea A – 3.52

Subarea B – 2.34

MAXIMUM NUMBER OF DWELLING UNITS:

Subarea A – 450

Subarea B - 111

MINIMUM NUMBER OF OFF STREET PARKING SPACES:

Subarea A – 6¹

Subarea B – 125

MINIMUM NUMBER OF BIKE PARKING SPACES:

¹ The applicant will provide at least 55 parking spaces within Subarea B upon completion of the Subarea B improvements. During construction of the Subarea B improvements, applicant shall be permitted to satisfy the parking requirements for Subarea A by temporarily providing parking spaces in the public parking garage at 1210 West Arthur Avenue. Such temporary parking arrangement shall not exceed 16 months from the date of publication of this planned development.

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Subarea A -- None
Subarea B -- 25

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MINIMUM NUMBER OF OFF STREET
LOADING BERTHS:

Subarea A -- None
Subarea B – 2 10' x 25'

SETBACKS FROM THE PROPERTY
LINE:

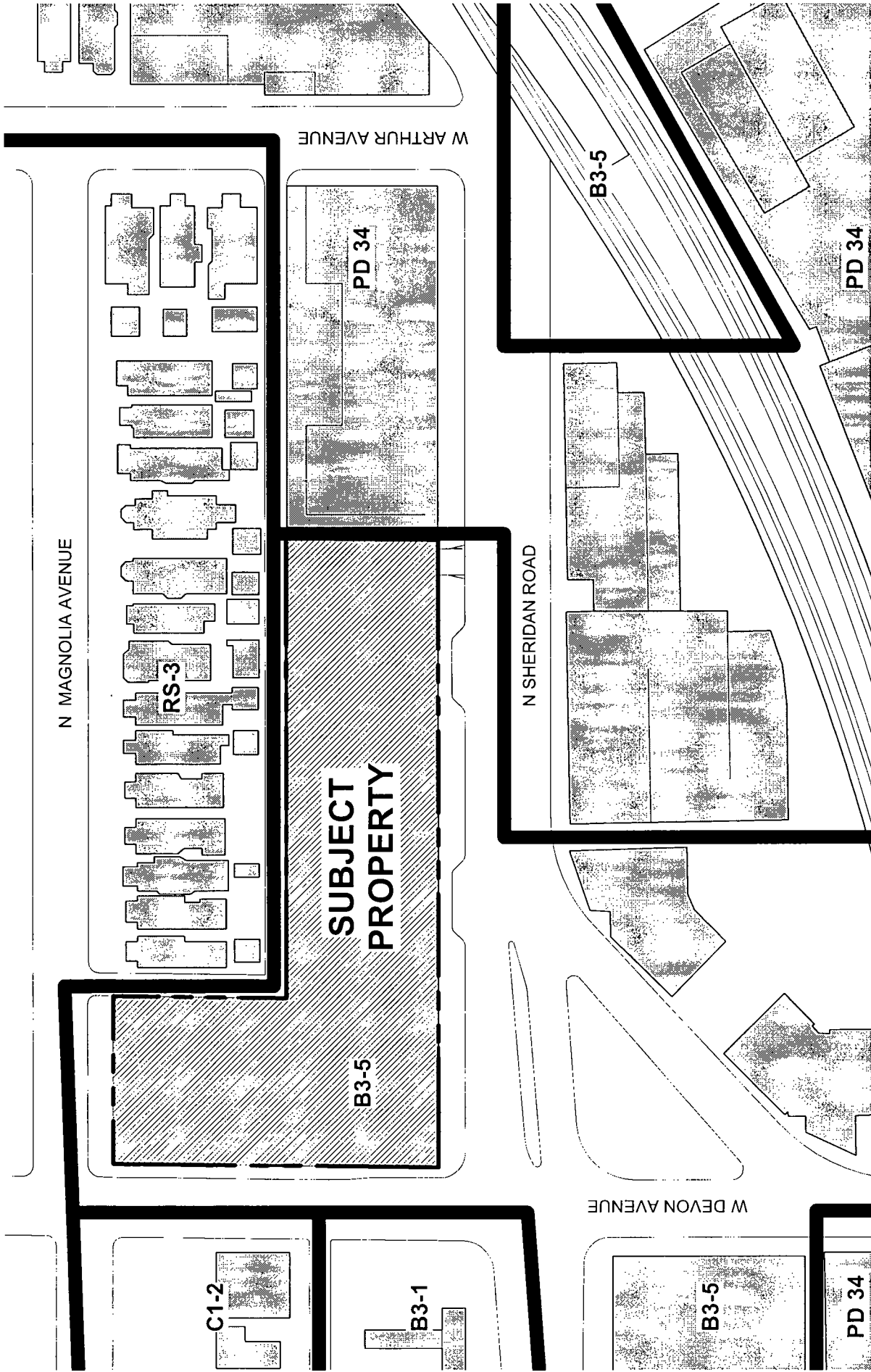
Subarea A – In accordance with Subarea A
Site and Landscape Plan.

Subarea B – In accordance with Subarea B
Site and Landscape Plan.

MAXIMUM BUILDING HEIGHT:

Subarea A – In accordance with Subarea A
Elevations.
Subarea B – 80 feet

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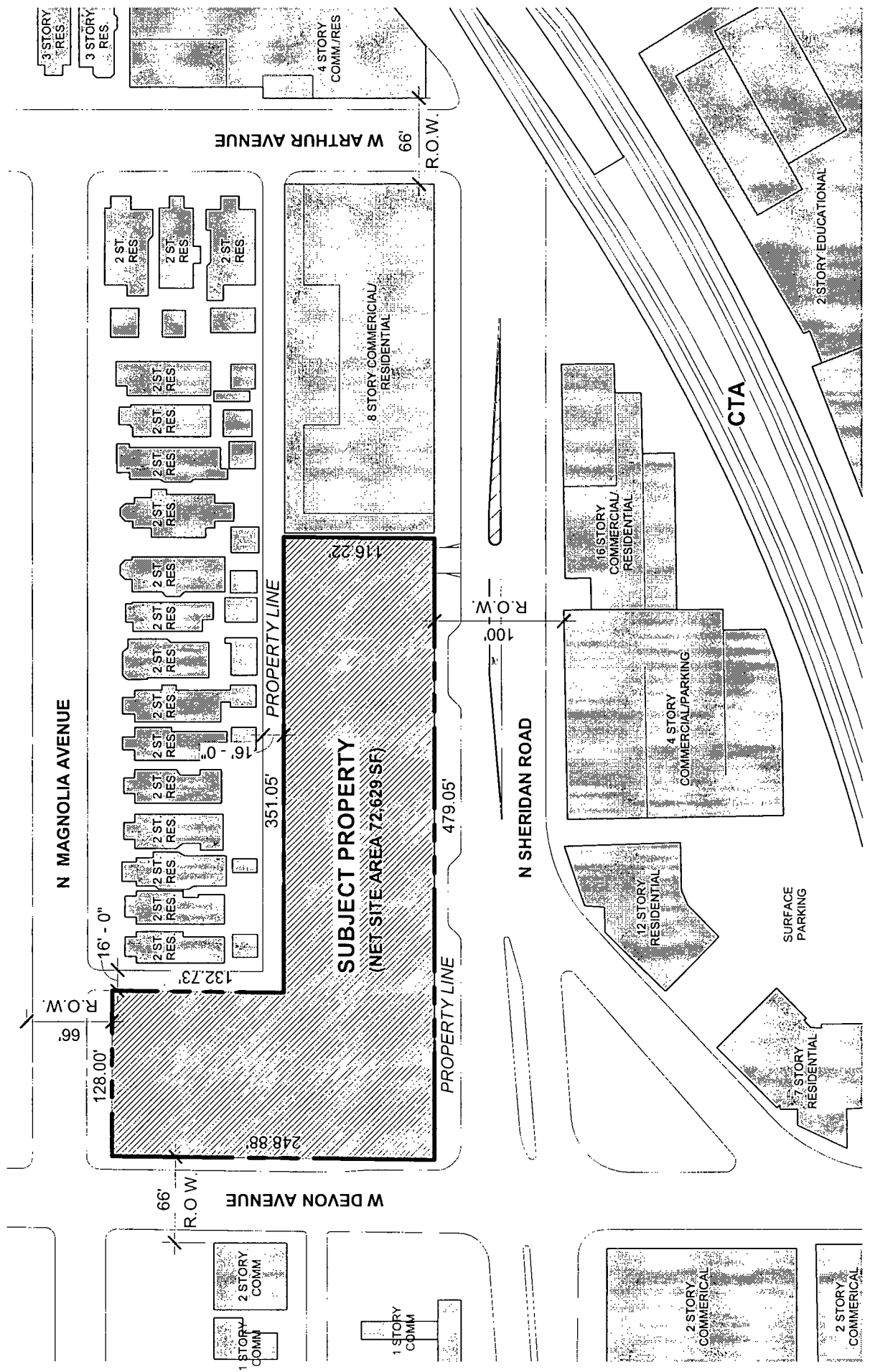


EXISTING ZONING MAP

SCALE NTS

APPLICANT: THREE CORNERS DEVELOPMENT, INC.
 ADDRESS: 6438 N. SHERIDAN RD.
 INTRODUCTION DATE: FEBRUARY 22, 2017
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EXISTING LAND USE MAP

SCALE 1" = 100'-0"

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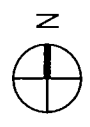


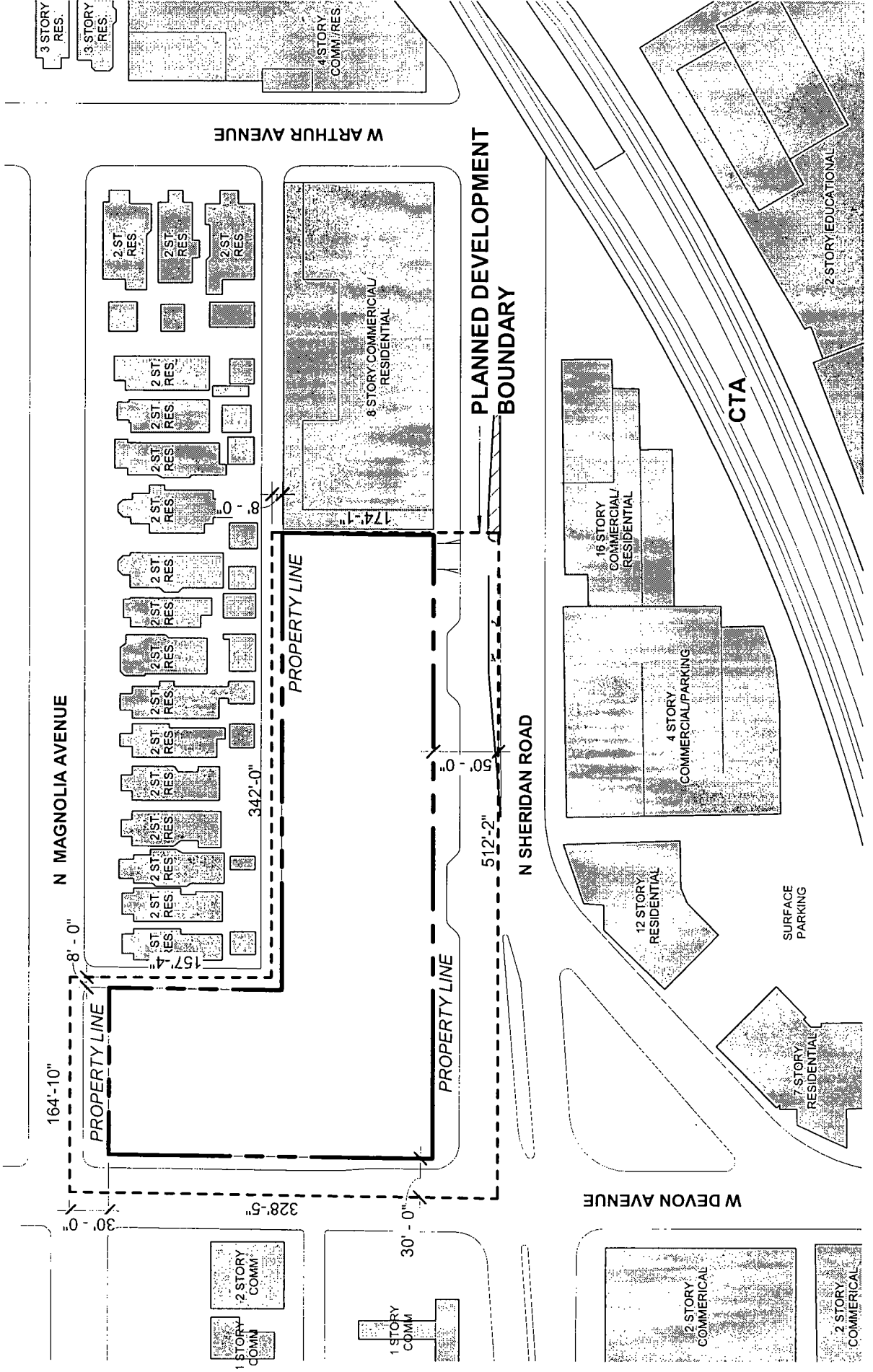
MADISON



THREE CORNERS

GR|E|C ARCHITECTS





PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

SCALE 1" = 100'-0"

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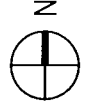


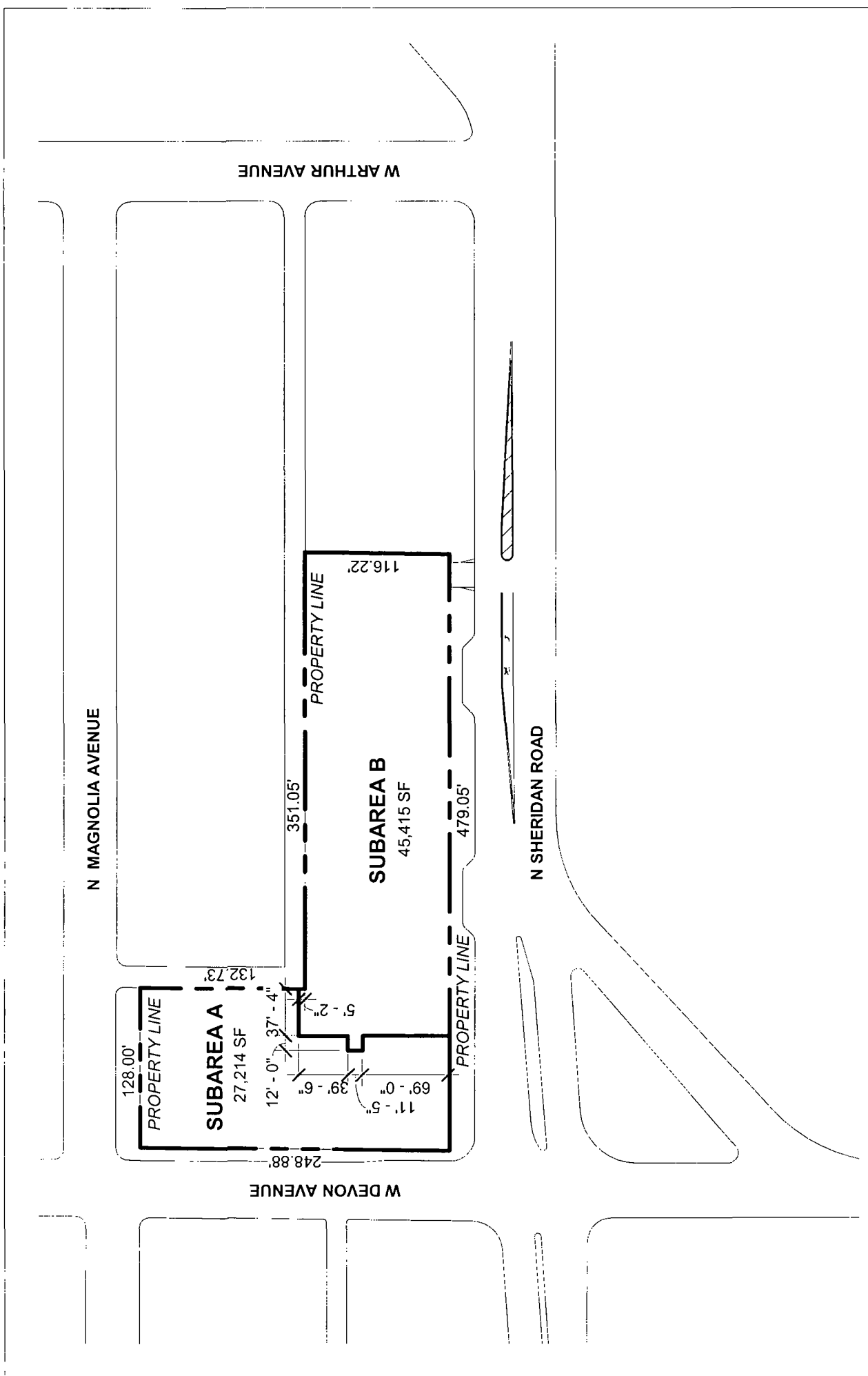
MADISON



THREE CORNERS

GRIEIC ARCHITECTS

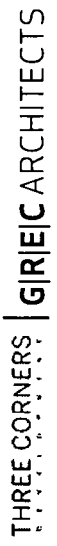


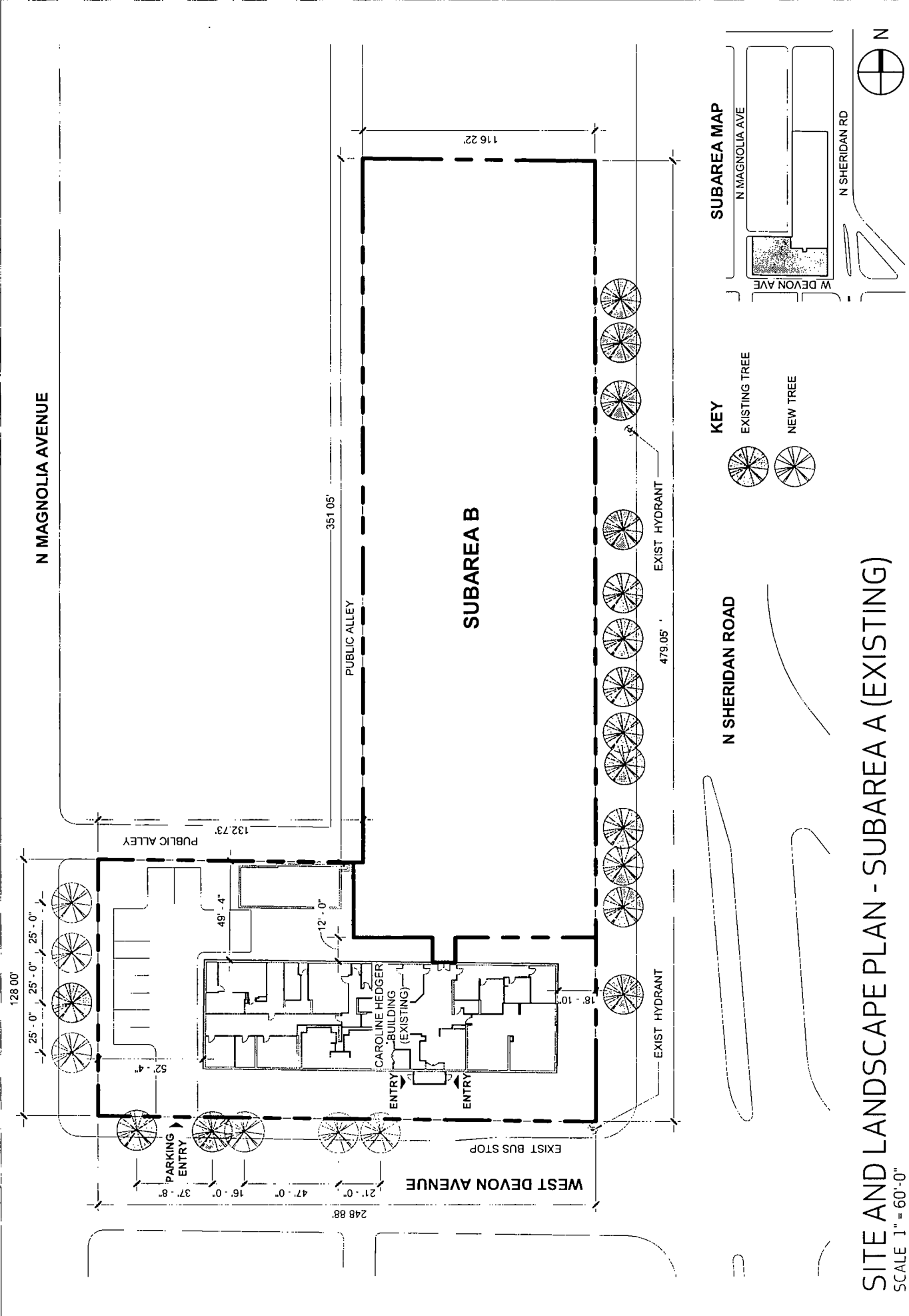


SUBAREA MAP

SCALE 1" = 100'-0"

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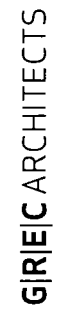


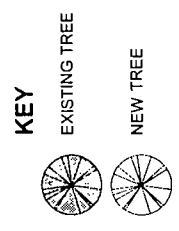
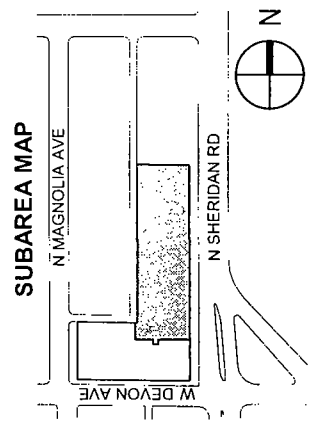
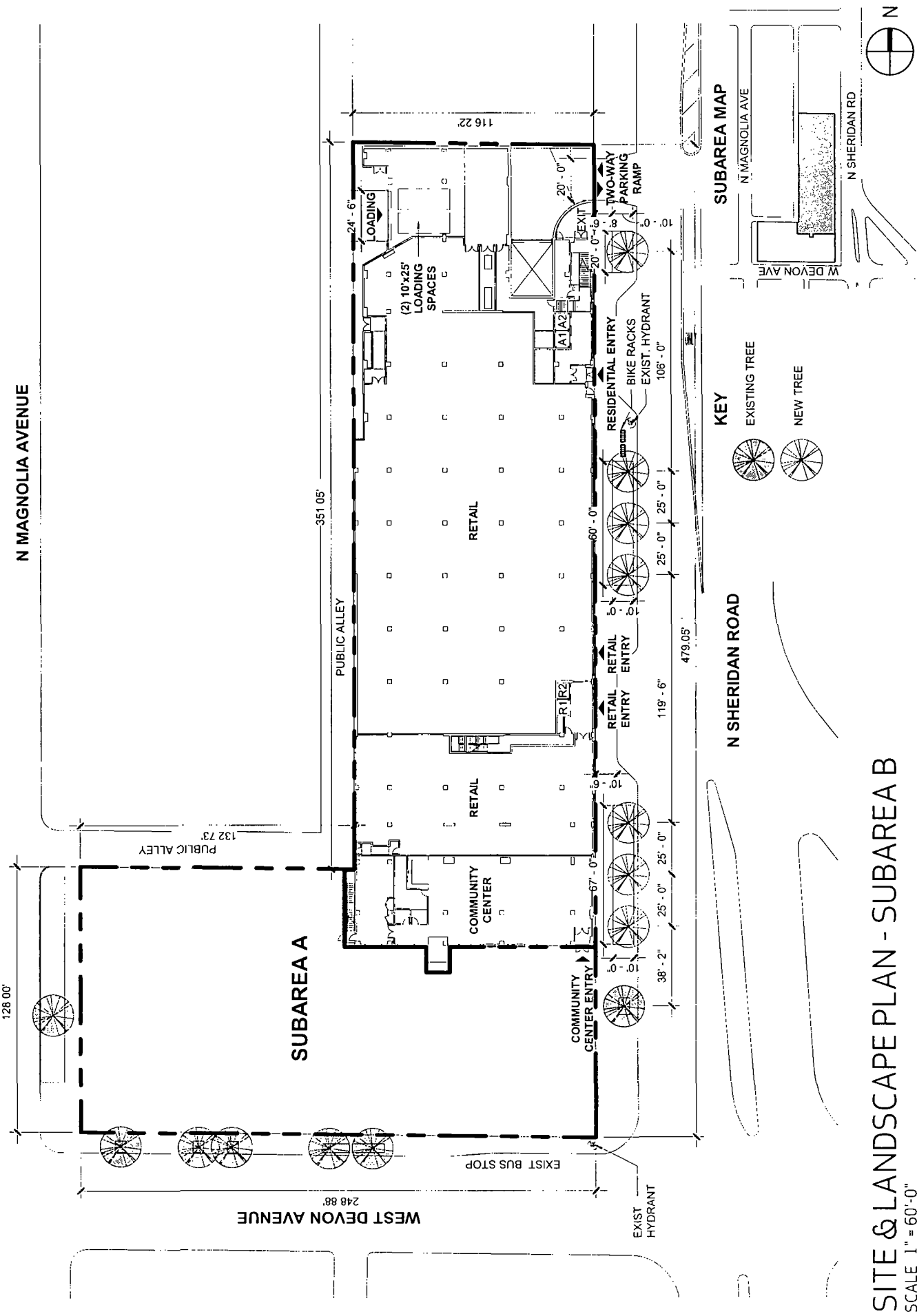


SITE AND LANDSCAPE PLAN - SUBAREA A (EXISTING)

SCALE 1" = 60'-0"

APPLICANT: THREE CORNERS DEVELOPMENT, INC.
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N SHERIDAN ROAD

SITE & LANDSCAPE PLAN - SUBAREA B
 SCALE 1" = 60'-0"

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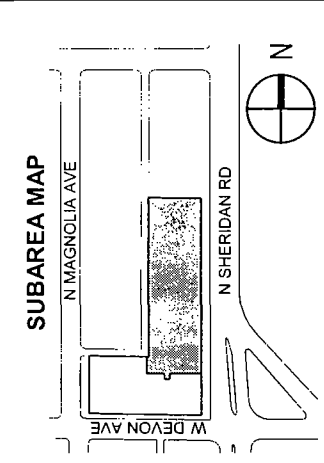
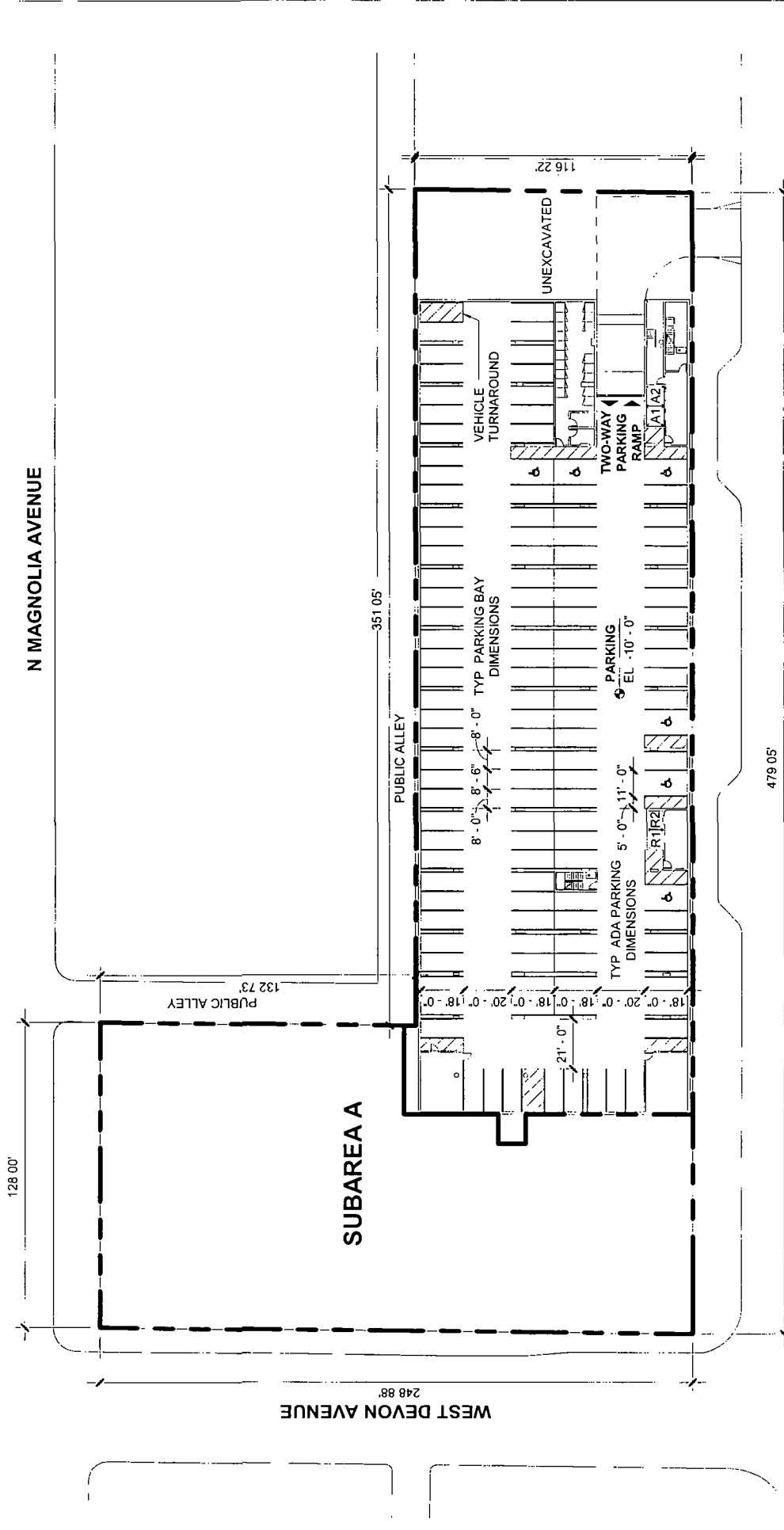


MADISON



THREE CORNERS

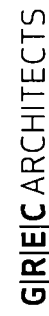
GR|E|C ARCHITECTS



BELOW GRADE PARKING PLAN - SUBAREA B

SCALE 1" = 60'-0"

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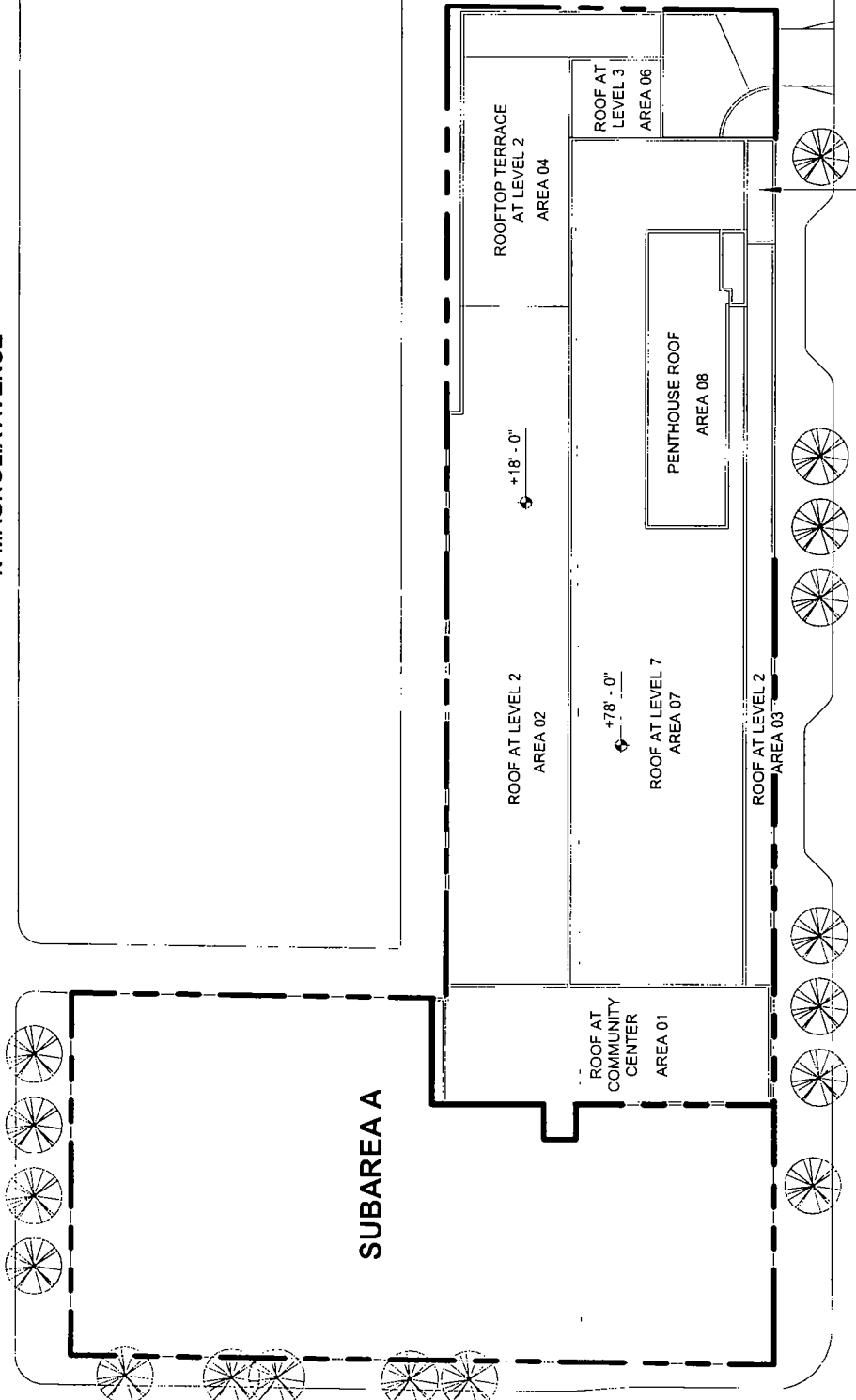
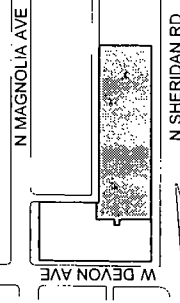


N MAGNOLIA AVENUE

WEST DEVON AVENUE

N SHERIDAN ROAD

SUBAREA MAP



GREEN ROOF CALCULATIONS

GROSS ROOF AREA NOT AVAILABLE.
NET 50% OF ALL ROOF AREAS

IF GREEN ROOF IS ELECTED, OWNER MAY MEET REQUIREMENT IN ANY LOCATION.

ROOF PLAN - SUBAREA B
SCALE 1" = 60'-0"

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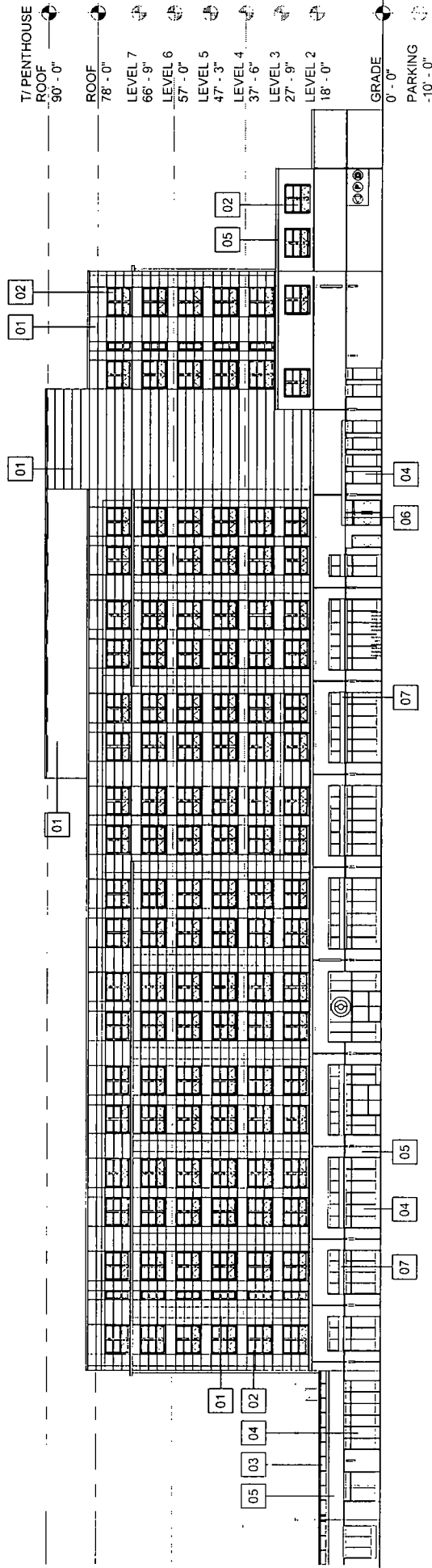
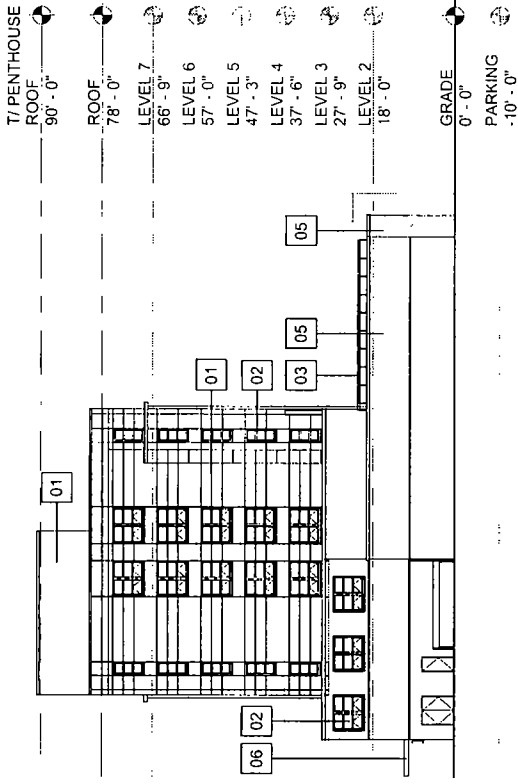


THREE CORNERS

GRIE|C ARCHITECTS

MATERIAL LEGEND

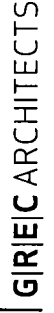
- 01 METAL PANEL
- 02 METAL & GLASS WINDOW SYSTEM
- 03 ORNAMENTAL METAL RAILING
- 04 METAL & GLASS STOREFRONT SYSTEM
- 05 MASONRY
- 06 METAL CANOPY
- 07 FABRIC CANOPY



EAST & NORTH ELEVATIONS - SUBAREA B

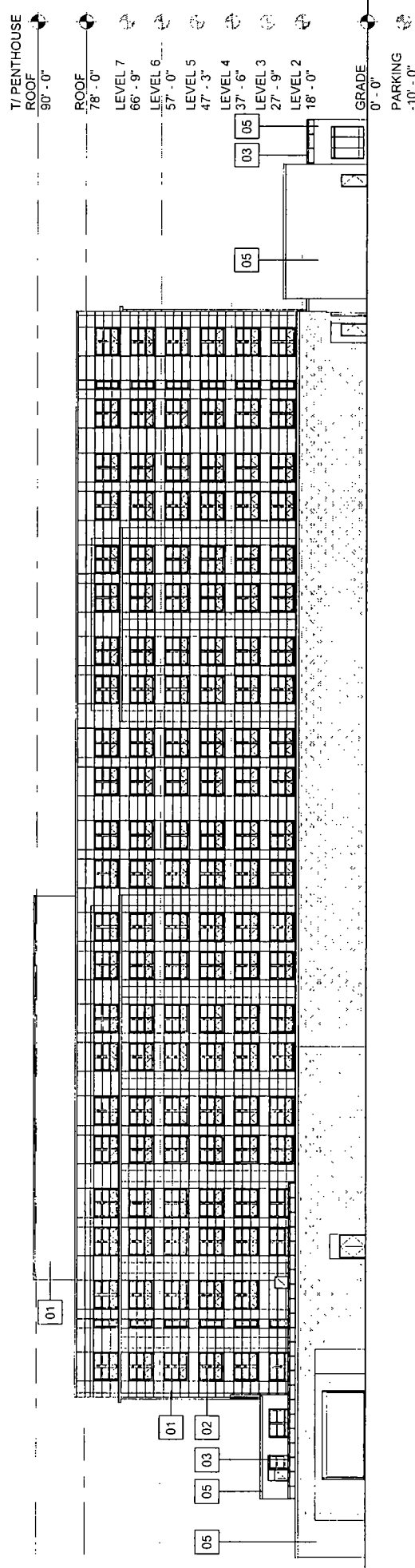
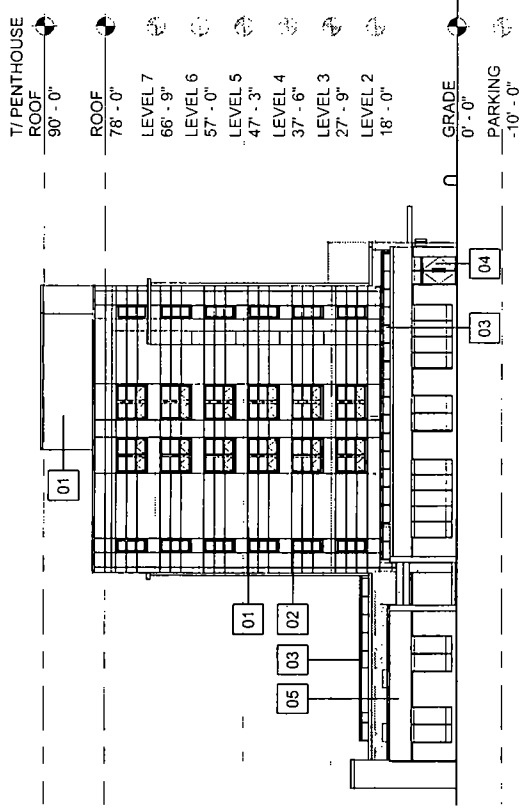
SCALE NTS

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MATERIAL LEGEND

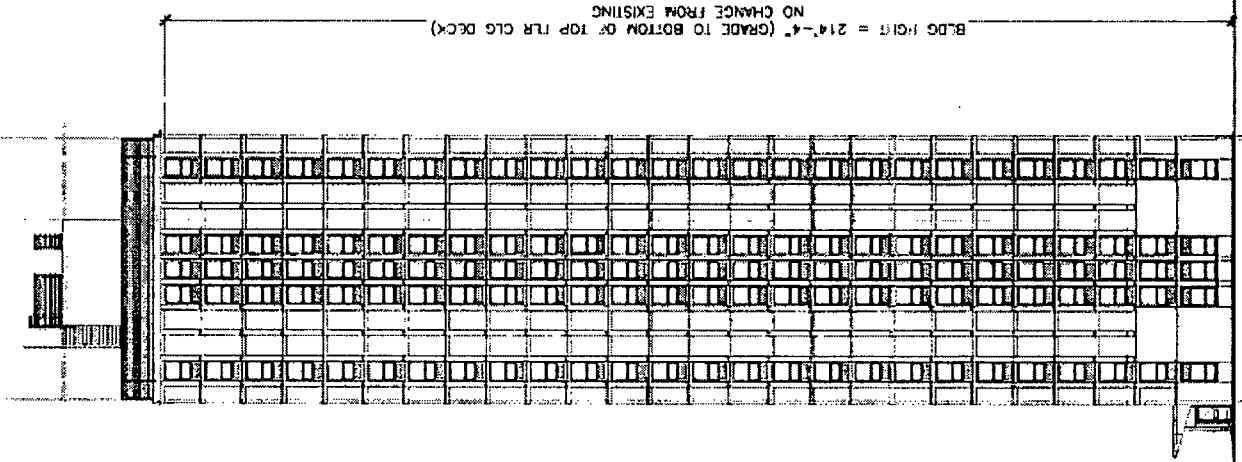
- 01 METAL PANEL
- 02 METAL & GLASS WINDOW SYSTEM
- 03 ORNAMENTAL METAL RAILING
- 04 METAL & GLASS STOREFRONT SYSTEM
- 05 MASONRY
- 06 METAL CANOPY
- 07 FABRIC CANOPY



WEST & SOUTH ELEVATIONS - SUBAREA B
 SCALE NTS

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EAST ELEVATION - SUBAREA A (EXISTING)

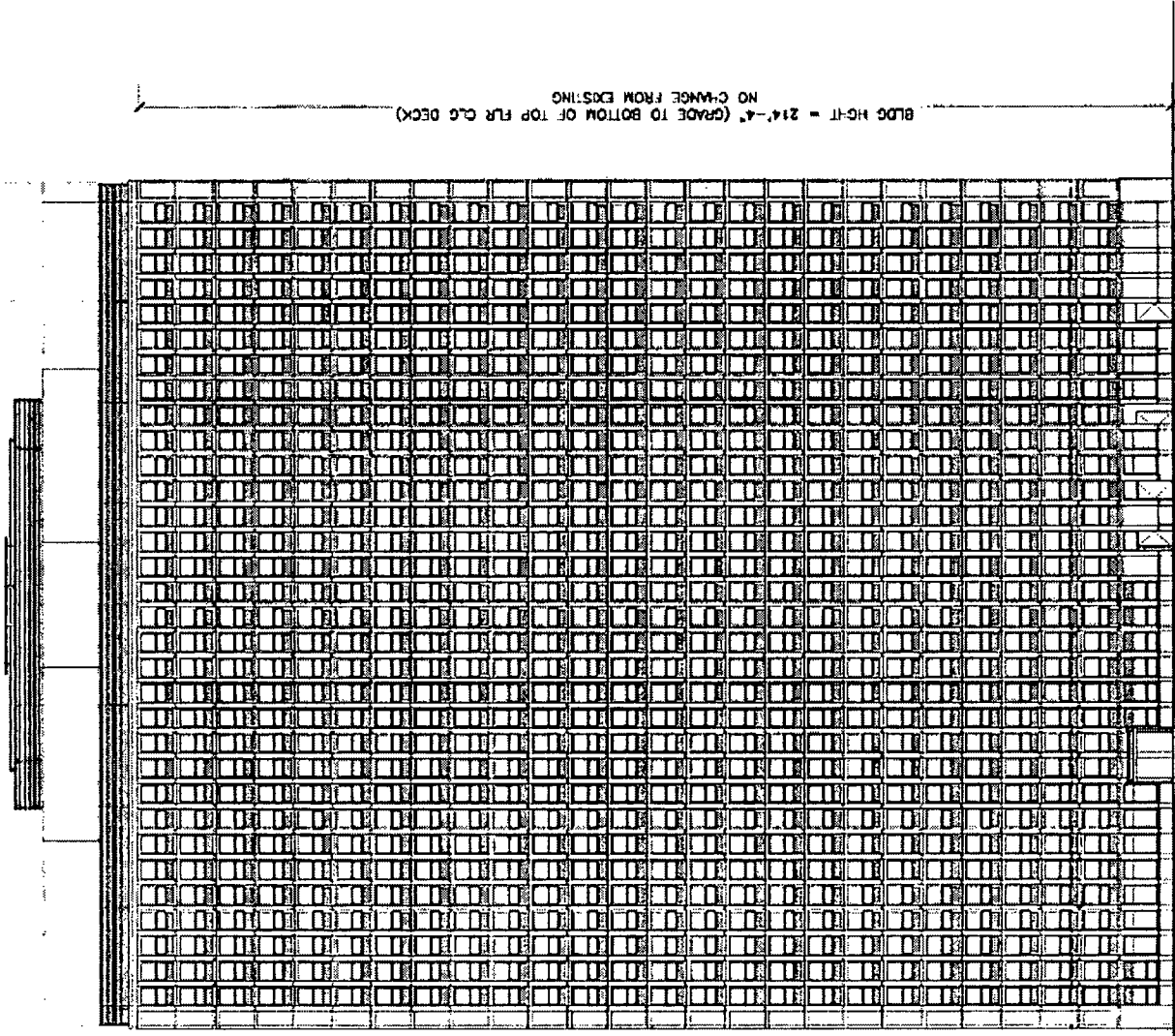
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THREE CORNERS





NORTHELEVATION - SUBAREA A (EXISTING)

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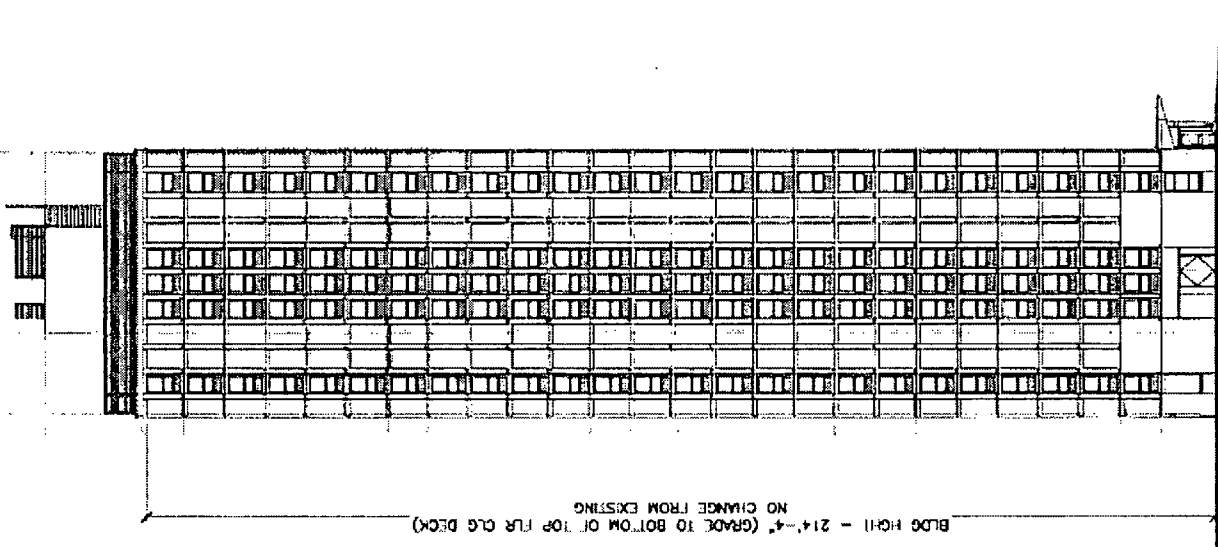


MADISON



THREE CORNERS

ARCHITECTS



WEST ELEVATION - SUBAREA A (EXISTING)

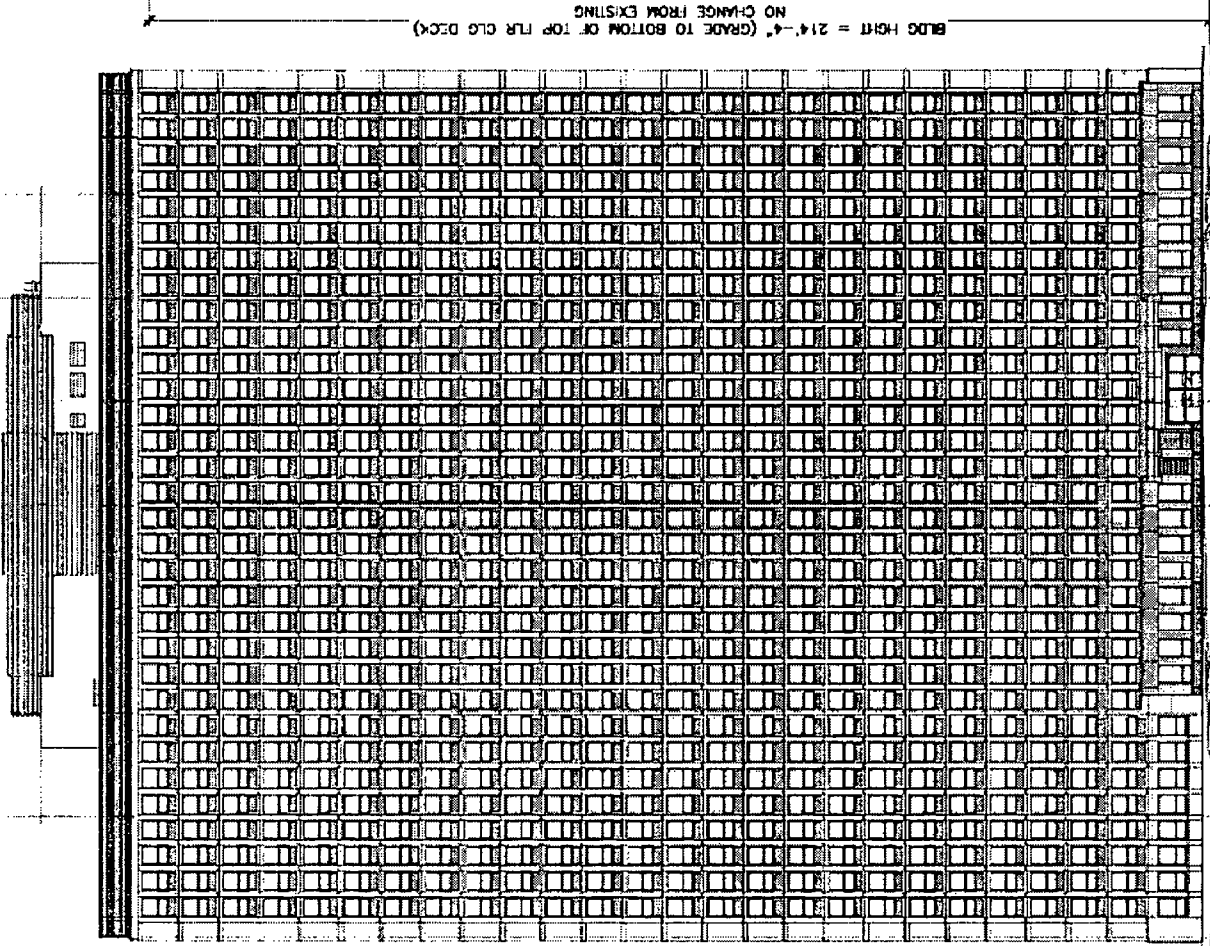
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THREE CORNERS





SOUTHELEVATION - SUBAREA A (EXISTING)

SCALE NTS

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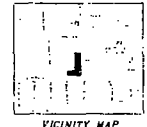


THREE CORNERS

GRIE|ARCHITECTS

PLAT OF TOPOGRAPHIC SURVEY SHERIDAN & DEVON, CHICGO, ILLINOIS

ALL OF LOT 6 (EXCEPT THE NORTH 21 00 FEET THEREOF) AND ALL OF LOTS 7 TO 14, BOTH INCLUSIVE, AND LOT 15 (EXCEPT THE NORTH 36 50 FEET), TOGETHER WITH THE VACATED ALLEY, LYING SOUTH, SOUTHEAST AND EAST OF THE AFORESAID LOT 15 (EXCEPT THE NORTH 36 50 FEET), IN BLOCK 2 IN A. T. GALT'S EDGEWATER GOLF SUBDIVISION OF THE SOUTH 30 ACRES OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS



VICINITY MAP
6400-6418 SHERIDAN RD
CHICAGO IL 60626
PTN 11-32-331-032

- LEGEND
- CONCRETE
 - ASPHALT
 - GRAVEL
 - TRAILERS
 - BUILDING
 - FENCE
 - DRIVE
 - ALLEY
 - SIDEWALK
 - CURB
 - STREET LIGHT
 - UTILITY POLE
 - UTILITY LINE
 - TREE
 - BUSH
 - SAND PIT
 - CONSTRUCTION FENCE
 - CONSTRUCTION TRAILER
 - GRAVEL LOT
 - ASPHALT PARKING
 - CONCRETE PAVEMENT
 - 1 STORY BUILDING
 - 2 STORY CHILLER
 - STORAGE
 - AREA NOT DETAILED UNDER CONSTRUCTION
 - 75 STORY CONCRETE BUILDING RESIDENTIAL
 - 8 STORY CONCRETE BUILDING RESIDENTIAL & COMMERCIAL
 - CONSTRUCTION TRAILERS NOT SHOWN
 - GRAVEL LOT TEMP CONSTRUCTION FENCE NOT SHOWN
 - TRAILERS
 - CONCRETE PAVEMENT
 - GRAVEL DRIVE
 - 18' PUBLIC CONCRETE ALLEY
 - 5' BUILDING SHADOW LINE
 - 166' 0" ROW ONE WAY NORTHBOUND
 - 166' 0" ROW TWO WAY TRAFFIC

NOTE: THE UTILITY LINES ARE APPROXIMATED FROM SOLELY THE RECORDS OF THE CHICAGO WATER AND SEWER DEPARTMENT TO THE EXTENT OF THE INFORMATION THEREIN. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS AND ANY POSSIBLE DISCREPANCIES SHOULD BE NOTED AND VERIFIED. FIELD VERIFICATION IS REQUIRED.

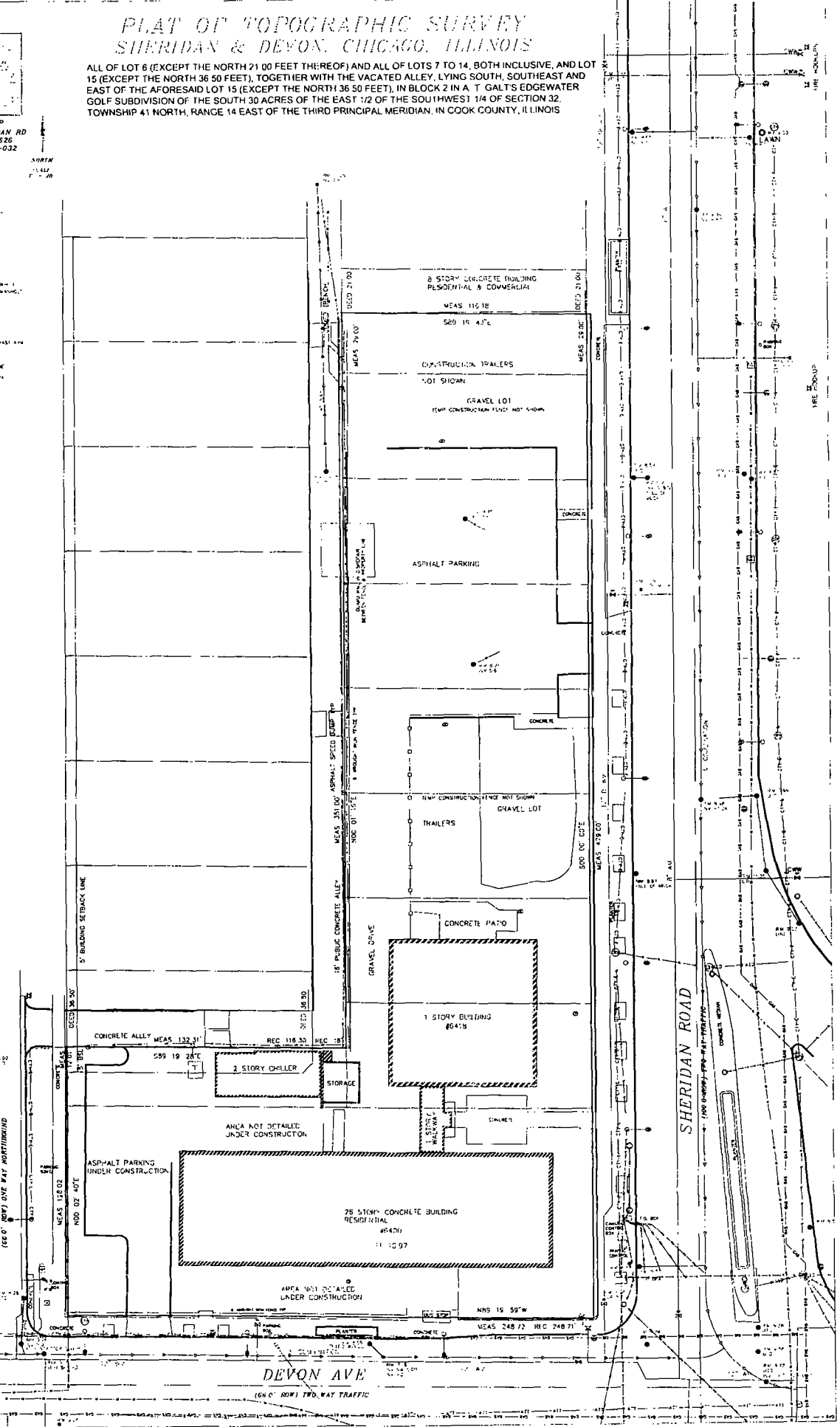
AREA OF PROPERTY IS 72,323.20 SF

CONTRIBUTORS:
DTC ENGINEERING

U.S. & CANADIAN NATIONAL MAPS USE THE NAD 83 DATUM OF 1983. THE NAD 83 DATUM IS THE STANDARD DATUM FOR THE UNITED STATES AND CANADA. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS AND ANY POSSIBLE DISCREPANCIES SHOULD BE NOTED AND VERIFIED. FIELD VERIFICATION IS REQUIRED.

CONTRIBUTORS:
DTC ENGINEERING

NO.	DATE	DESCRIPTION
1	11/15/2023	FIELD SURVEY
2	11/15/2023	FIELD SURVEY
3	11/15/2023	FIELD SURVEY
4	11/15/2023	FIELD SURVEY
5	11/15/2023	FIELD SURVEY
6	11/15/2023	FIELD SURVEY
7	11/15/2023	FIELD SURVEY
8	11/15/2023	FIELD SURVEY
9	11/15/2023	FIELD SURVEY
10	11/15/2023	FIELD SURVEY



MAGNOLIA AVENUE
166' 0" ROW ONE WAY NORTHBOUND

SHERIDAN ROAD
166' 0" ROW TWO WAY TRAFFIC

DEVON AVE
166' 0" ROW TWO WAY TRAFFIC



Dykema Gossett PLLC
 10 S. Wacker Drive
 Suite 2300
 Chicago, IL 60606
 WWW.DYKEMA.COM
 Tel: (312) 876-1700
 Fax: (312) 876-1155
Andrew P. Scott
 Direct Dial: 312-627-8325
 Direct Fax: 866-950-3678
 Email: APScott@dykema.com

February 15, 2017

Honorable Daniel S. Solis
 Chairman, Committee on Zoning
 Landmarks and Building Standards
 121 North LaSalle Street, Room 200
 Chicago, Illinois 60602

The undersigned, Andrew Scott, being first duly sworn on oath deposes and states the following:

The undersigned certifies that he has complied with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance by sending written notices to such property owners who appear to be the owners of the property within the subject area not solely owned by the owner of the subject property, and to the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of public roads, streets, alleys and other public ways, or at total distance limited to 400 feet. Said "written notice" was sent by First Class U.S. Mail, no more than 30 days before filing the application.


The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately February 15, 2017.

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



 Andrew P. Scott
 Dykema Gossett PLLC

Subscribed and Sworn to before me this
 15th day of Feb., 2017.



 Notary Public





Dykema Gossett PLLC
10 S. Wacker Drive
Suite 2300
Chicago, IL 60606

WWW.DYKEMA.COM

Tel: (312) 876-1700

Fax: (312) 876-1155

Andrew P. Scott

Direct Dial: 312-627-8325

Direct Fax: 866-950-3678

Email: APScott@dykema.com

February 15, 2017

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 February 15, 2017, the undersigned intends to file an application for a change in zoning for the property with an address range of 6400 to 6446 North Sheridan Road, 1200 to 1222 West Devon Avenue, and 6401 to 6409 North Magnolia Avenue (the "Property") from B3-5 Community Shopping District to Residential-Business Planned Development.

The applicant is filing this application at its own risk. Approval of the rezoning and the proposed improvements, as described below, is not certain and remains subject to securing aldermanic support. That support is being sought but has not been received as of this date.

The applicant proposes to develop an approximately 80-foot building with 111 dwelling units, approximately 30,000 square feet of ground floor retail space and at least 125 off-street parking spaces. No changes are proposed to the existing Caroline Hedger building other than the construction of a new, approximately 5,000 square foot community center to serve Hedger residents.

The owner of the Property is Chicago Housing Authority, and its address is 60 East Van Buren Street, Chicago, Illinois 60605. The applicant is Three Corners Development, Inc., and its address is 444 North Orleans Street, Suite 350, Chicago, Illinois 60654. The contact person for the application is the undersigned, Andrew Scott. My address is 10 South Wacker Drive, Suite 2300, Chicago, Illinois 60606. I can be reached at (312) 627-8325.

Please note that the applicant is not seeking to rezone or purchase your property. The applicant is required by law to send this notice because you own property within 250 feet of the property to be rezoned.

Again, as noted above, the applicant has filed this application for a zoning change at its own risk and is awaiting aldermanic approval for the project to move forward.

Very truly yours,

Andrew P. Scott
Attorney



CHA

CHICAGO HOUSING
AUTHORITY™

February 13, 2017

John T. Hooker
Chairman

Matthew Brewer
Craig Chico
Mark Cozzi
Dr. Mildred Harris
Meghan Harte
John G. Markowski
Cristina Matos
Francine Washington
Board of Commissioners

Eugene Jones, Jr.
Chief Executive Officer

Ms. Patricia Scudiero
Zoning Administrator
Department of Planning and Development
121 North LaSalle Street
Room 905
Chicago, Illinois 60602

***Re: Authorization to file Planned Development Application;
6418 North Sheridan Road***

Dear Ms. Scudiero:

The Chicago Housing Authority (the "Owner") holds title to that certain property commonly known as 6418 North Sheridan Road (the "Property"). The Property is presently zoned B3-5 Community Shopping District. Three Corners Development, Inc. ("Applicant") intends to file an application to re-zone the Property to a residential-business planned development. In connection with this application, the Owner hereby consents to the Applicant, and any affiliated or authorized entity or entities (including, without limitation, legal counsel), to: (i) file an application; (ii) pursue approval of said application; and (iii) take any and all related actions which may be necessary or appropriate in connection with processing such application.

Thank you for your consideration. If you have any questions regarding the foregoing consent, please contact Thomas Worthy at 312-913-7628.

OWNER:

Chicago Housing Authority

By:


Name: Eugene Jones Jr.
Chief Executive Officer

Chicago Housing Authority
60 E. Van Buren
12th Floor
Chicago, IL 60605

☎ 312-743-8500

www.thecha.org

#19130
INTRO. DATE:
FEB. 22, 2017

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

6400 to 6446 North Sheridan Road, 1200 to 1222 West Devon Avenue, and 6401 to 6409 North Magnolia Avenue

2. Ward Number that property is located in: 49

3. APPLICANT Three Corners Development, Inc.

ADDRESS 444 North Orleans Street, Suite 350

CITY Chicago STATE IL ZIP CODE 60654

PHONE (708) 704-8480 CONTACT PERSON Matt Ferrino

4. Is the applicant the owner of the property? YES _____ NO X

If the applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the application to proceed.

OWNER Chicago Housing Authority

ADDRESS 60 East Van Buren Street

CITY Chicago STATE IL ZIP CODE 60605

PHONE (312) 313-7628 CONTACT PERSON Thomas Worthy

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

ATTORNEY Andrew Scott

ADDRESS 10 South Wacker Drive CITY Chicago, IL

PHONE (312) 627-8325 FAX _____

6. If the applicant is a corporation please provide the names of all shareholders as disclosed on the Economic Disclosure Statements.

Robert Ferrino – 100% shareholder

7. On what date did the owner acquire legal title to the subject property? On or before 1969

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

No

9. Present Zoning District B3-5 Community Shopping District

Proposed Zoning District Residential Business Planned Development

10. Lot size in square feet (or dimensions) 72,665 square feet

11. Current Use of the property The property is improved with a residential high-rise building.

Reason for rezoning the property To allow for the development of a mixed use project.

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

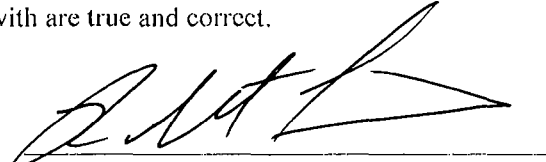
The applicant proposes to develop a new, approximately 80-foot building with 111 dwelling units, about 30,000 square feet of ground floor retail space and at least 125 off-street parking spaces. No changes are proposed to the existing 450-unit high rise building other than a new, about 5,000 square foot community center.

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

YES X NO _____

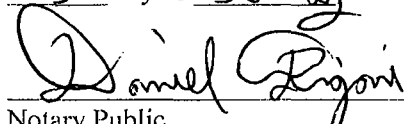
COUNTY OF COOK
STATE OF ILLINOIS

Robert Ferrino, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

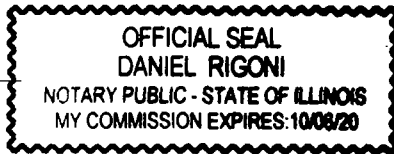


Signature of Applicant

Subscribed and Sworn to before me this
13 day of February 2017.



Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

OFFICE OF THE
ATTORNEY GENERAL
STATE OF ILLINOIS
JAN 10 1900

**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:

Three Corners Development, Inc.

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: 15657 South 70th Court
Orland Park, IL 60462

C. Telephone: 708-704-8480 Fax: 708-925-9869 Email: mferrino@3cornersdevelopment.com

D. Name of contact person: Matthew Ferrino

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):

Re-zoning of 6418 North Sheridan Road into a Planned Development.

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

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

Specification # N/A and Contract # N/A

SECTION II -- DISCLOSURE OF OWNERSHIP INTERESTS

A. NATURE OF THE DISCLOSING PARTY

1. Indicate the nature of the Disclosing Party:

- | | |
|---|--|
| <input type="checkbox"/> Person | <input type="checkbox"/> Limited liability company |
| <input type="checkbox"/> Publicly registered business corporation | <input type="checkbox"/> Limited liability partnership |
| <input checked="" type="checkbox"/> Privately held business corporation | <input type="checkbox"/> Joint venture |
| <input type="checkbox"/> Sole proprietorship | <input type="checkbox"/> Not-for-profit corporation |
| <input type="checkbox"/> General partnership | (Is the not-for-profit corporation also a 501(c)(3))? |
| <input type="checkbox"/> Limited partnership | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input 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." For trusts, estates or other similar entities, list below the legal titleholder(s).

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

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

Name	Title
<u>Robert Ferrino</u>	<u>Principal</u>
<u>Christopher Woods</u>	<u>President</u>

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

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

Name	Business Address	Percentage Interest in the Disclosing Party
Robert Ferrino	15657 South 70th Court, Orland Park, IL 60462	100%

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.
<u>Dykema Gossett, PLLC</u>	<u>10 South Wacker Drive Suite 2300, Chicago, IL 60606</u>	<u>Attorney</u>	<u>\$35,000</u>
<u>GREC Architects, LLC</u>	<u>645 North Michigan Avenue Suite 300, Chicago, IL</u>	<u>Architect</u>	<u>\$70,000</u>
<u>Kenig, Lindren, O'Hara, Aboona, Inc.</u>	<u>9575 West Higgins Road, Rosemont, IL 60018</u>	<u>Traffic Consultant</u>	<u>\$25,000</u>

(Add sheets if necessary)

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

SECTION V -- CERTIFICATIONS

A. COURT-ORDERED CHILD SUPPORT COMPLIANCE

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

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

N/A

9. To the best of the Disclosing Party's knowledge after reasonable inquiry, the following is a complete list of all gifts that the Disclosing Party has given or caused to be given, at any time during the 12-month period preceding the execution date of this EDS, to an employee, or elected or appointed official, of the City of Chicago. For purposes of this statement, a "gift" does not include: (i) anything made generally available to City employees or to the general public, or (ii) food or drink provided in the course of official City business and having a retail value of less than \$20 per recipient (if none, indicate with "N/A" or "none"). As to any gift listed below, please also list the name of the City recipient.

N/A

C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

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

is is not

a "financial institution" as defined in 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.

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.

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.

Three Corners Development, Inc
(Print or type name of Disclosing Party)

By: [Signature]
(Sign here)

Robert Ferrino
(Print or type name of person signing)

Principal
(Print or type title of person signing)

Signed and sworn to before me on (date) Feb. 13, 2017,
at Cook County, IL (state).

Daniel Rigoni Notary Public.

Commission expires: 10/6/20.



ILLINOIS ENGINEERS BOARD
STATE OF ILLINOIS
CHICAGO, ILLINOIS
JAN 10 1960

**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.

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

BUILDING CODE SCOFFLAW/PROBLEM LANDLORD CERTIFICATION

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

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

Yes No

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

Yes No Not Applicable

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

FILLING OUT THIS APPENDIX B CONSTITUTES ACKNOWLEDGMENT AND AGREEMENT THAT THIS APPENDIX B IS INCORPORATED BY REFERENCE INTO, AND MADE A PART OF, THE ASSOCIATED EDS, AND THAT THE REPRESENTATIONS MADE IN THIS APPENDIX B ARE SUBJECT TO THE CERTIFICATION MADE UNDER PENALTY OF PERJURY ON PAGE 12 OF THE ASSOCIATED EDS.