



# City of Chicago



O2017-4820

Office of the City Clerk

## Document Tracking Sheet

|                                 |  |
|---------------------------------|--|
| <b>Meeting Date:</b>            | 6/28/2017  |
| <b>Sponsor(s):</b>              | Misc. Transmittal  |
| <b>Type:</b>                    | Ordinance  |
| <b>Title:</b>                   | Zoning Reclassification Map No. 11-J at 4022-4040 N Elston Ave - App No. 19273 |
| <b>Committee(s) Assignment:</b> | Committee on Zoning, Landmarks and Building Standards                          |

#19273

INTRO. DATE:

JUNE 28, 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 C2-2 Motor Vehicle-Related Commercial District symbols and indications as shown on Map No. 11-J in the area bounded by

North Elston Avenue, a line perpendicular to North Elston Avenue 140 feet northwesterly of the north line of West Irving Park Road as measured along the west line of North Elston Avenue, a line 72 feet southwesterly of the west line of North Elston Avenue, a line perpendicular to North Elston Avenue 165.01 feet northwesterly of the north line of West Irving Park Road as measured along the west line of North Elston Avenue, the public alley next southwest of North Elston Avenue, a line perpendicular to North Elston Avenue 340.08 feet northwesterly of the north line of West Irving Park Road as measured along the west line of North Elston Avenue

to those of a B3-3 Community Shopping District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B3-3 Community Shopping District symbols and indications as shown on Map No. 11-J in the area bounded by

North Elston Avenue, a line perpendicular to North Elston Avenue 140 feet northwesterly of the north line of West Irving Park Road as measured along the west line of North Elston Avenue, a line 72 feet southwesterly of the west line of North Elston Avenue, a line perpendicular to North Elston Avenue 165.01 feet northwesterly of the north line of West Irving Park Road as measured along the west line of North Elston Avenue, the public alley next southwest of North Elston Avenue, a line perpendicular to North Elston Avenue 340.08 feet northwesterly of the north line of West Irving Park Road as measured along the west line of North Elston Avenue

to those of Planned Development Number \_\_\_\_\_, which is hereby established in the area described above and subject to such use and bulk regulations set forth in the Plan of Development attached hereto and to no others.

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

Common Street Address: 4022 - 4040 N. Elston Avenue

Planned Development \_\_\_\_\_

Plan of Development Statements

1. The area delineated herein as Planned Development Number \_\_\_\_\_, (“Planned Development”) consists of approximately 23,684 square feet (.543 acres) of Net Site Area which is depicted on the attached Planned Development Boundary Map (“Property”) and is owned or controlled by the Chicago Housing Authority. The Chicago Housing Authority has given consent to the Applicant, EREG Development LLC, an Illinois limited liability company, to file this application.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant’s successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assign or grantees.

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

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

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

Applicant: EREG Development, LLC  
Address: 4022 - 4040 N. Elston Avenue  
Introduced: June 28, 2017  
Plan Commission:

4. This Plan of Development consists of sixteen (16) Statements: a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land Use Map; a Planned Development Boundary Line Map; a Site Plan; East Elevation; South Elevation; West Elevation; North Elevation; prepared by John Ronan Architects submitted herein. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.
5. The following uses are permitted in the area delineated herein as a Planned Development: Elderly Housing; Cultural Exhibits and Libraries; Day Care; Postal Service; Business Support Services; Restaurants (Limited and General); Outdoor patio (if located at grade level); Bank, Savings Bank, Savings and Loan Association, and Credit Union; Automated Teller Machine Facility; Food and Beverage Retail Sales; Medical Service; Office; Personal Service; Retail Sales, General; Wireless Communication Facilities (Co-located); Accessory Parking and Accessory Uses.
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 194,188 square feet.
9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim

Applicant: EREG Development, LLC  
Address: 4022 - 4040 N. Elston Avenue  
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reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.

11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance
15. The Applicant acknowledges and agrees that the rezoning of the Property from C2-2 to B3-3, and then to this Planned Development 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; the project has a total of 44 units; and the project will receive TIF funds from the City. As a result, the Applicant's affordable housing obligation is 5 affordable units (10% of 44 units rounded up), 1 of which is a Required Unit (25% of 5). Applicant has agreed to satisfy its affordable housing obligation by providing 9 affordable units in the rental building to be constructed in the Planned Development. The Applicant agrees that the affordable rental units must be affordable to households earning no

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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 (“DPD”) for review and approval, and DPD 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 Commissioner of DPD may enforce remedies for any breach of this Statement 13, 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

16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the property to B3-3 Neighborhood Shopping District.

196429.2

Applicant: EREG Development, LLC  
Address: 4022 - 4040 N. Elston Avenue  
Introduced: June 28, 2017  
Plan Commission:

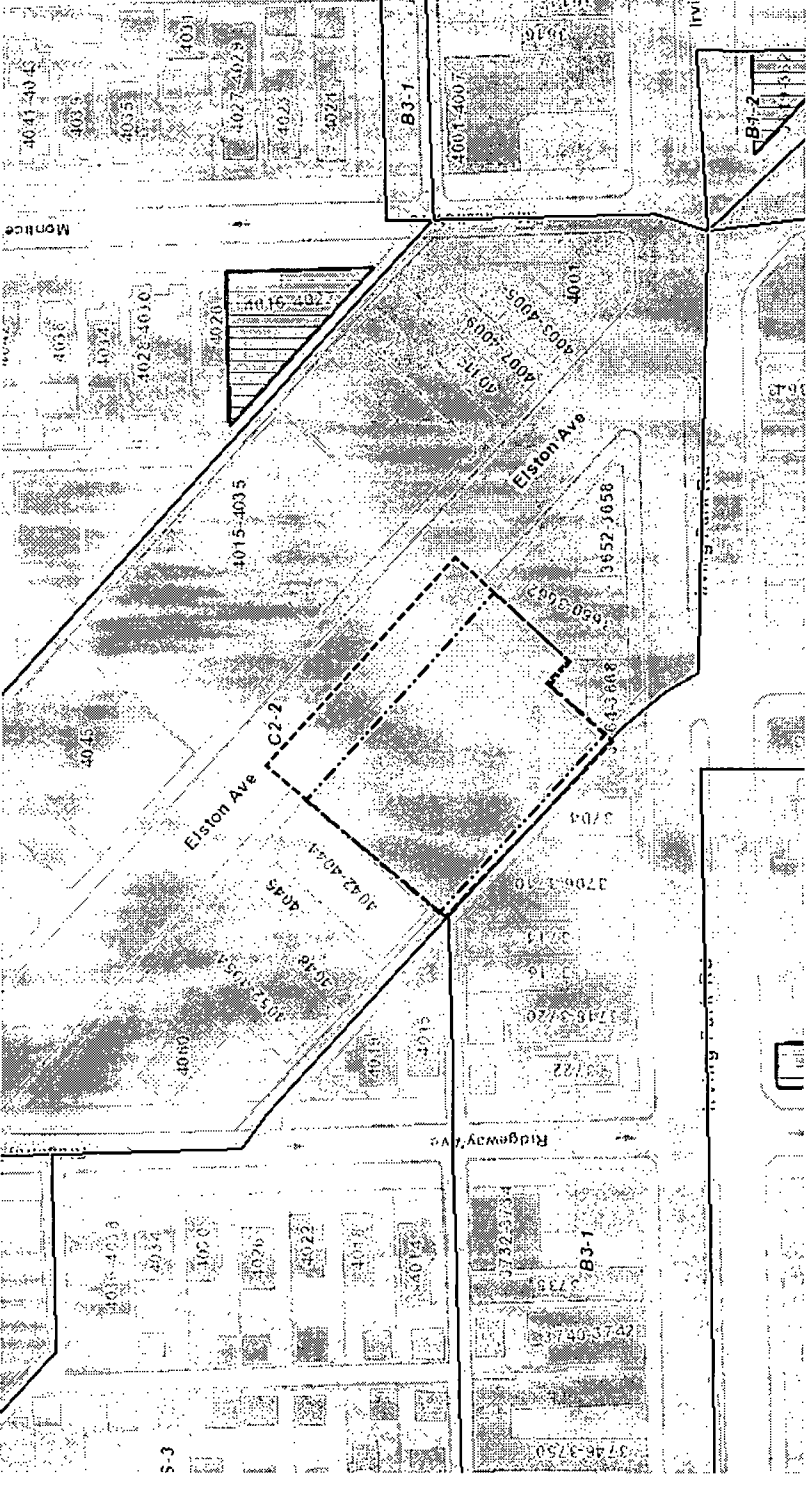
**PLANNED DEVELOPMENT NUMBER \_\_\_\_\_**  
**BULK REGULATIONS AND DATA TABLE**

|  |                                |
|--|--------------------------------|
| Gross Site Area:                             | 33,434 square feet (.77 acres) |
| Area Remaining in Public Right of Way        | 9,750 square feet (.22 acres)  |
| Net Site Area:                               | 23,684 square feet (.54 acres) |
| Maximum Number of Dwelling Units:            | 44 Units                       |
| Maximum Floor Area Ratio:                    | 2.6                            |
| Minimum Number of Off-Street Parking Spaces: | 29 Spaces                      |
| Off-Street Loading Spaces:                   | None                           |
| Minimum Required Setbacks:                   | As Per Site Plan               |
| Maximum Building Height:                     | 77'-9 1/2"                     |
| Minimum Number of Bicycle Spaces:            | 8 Spaces                       |

196441.2

Applicant: EREG Development, LLC  
Address: 4022 - 4040 N Elston Avenue  
Introduced: June 28, 2017  
Plan Commission:





- Residential Districts:**
- RS-2 Residential Single-Unit Districts
  - RS-3 Residential Single-Unit Districts
- Business Districts:**
- B1-2 Neighborhood Shopping District
  - B3-1 Community Shopping District
- Commercial Districts:**
- C1-1 Neighborhood Commercial District
  - C2-2 Motor Vehicle-Related Commercial District
- Parks and Open Space Districts:**
- POS-1 Regional or Community Park

**Drawing Legend.**

- Property Line (Net Site Area)
- Planned Development Boundary Line (Gross Site Area)



**EXISTING ZONING MAP**

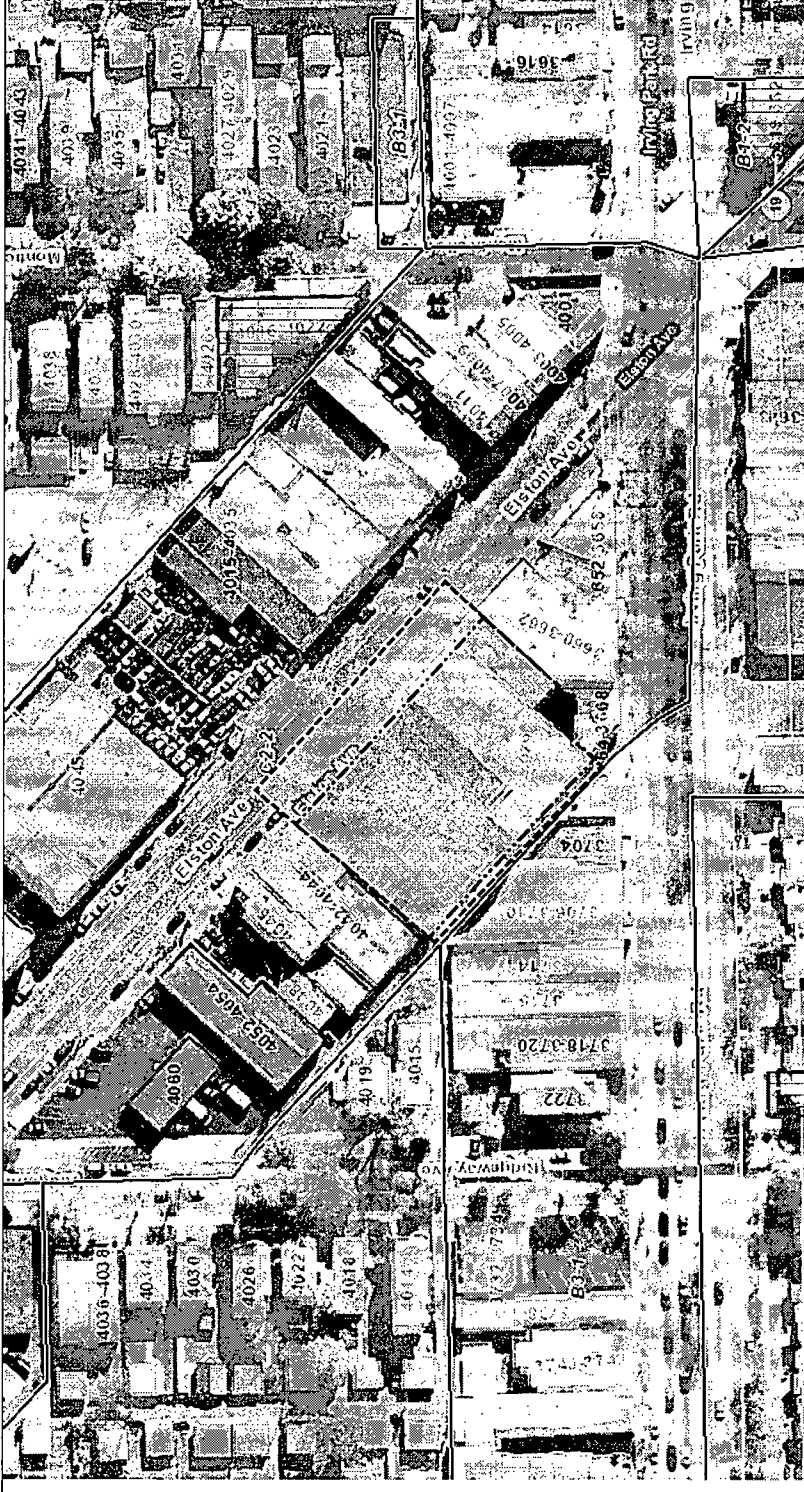
APPPLICANT  
EYEG Development, LLC

402311 Elston Avenue, Chicago, Illinois, 60618

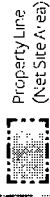
**PLANNED DEVELOPMENT #XXXX  
INDEPENDENCE LIBRARY AND APARTMENTS**

DATE: 20 June 2017

**ronan**  
John Ronan Architects  
430 West Fullerton Street  
Chicago, Illinois 60654  
312.951.6600  
www.ronan.com



Drawing Legend:



Property Line  
(Net Site Area)



Planned Development Boundary Line  
(Gross Site Area)



EXISTING LAND USE MAP

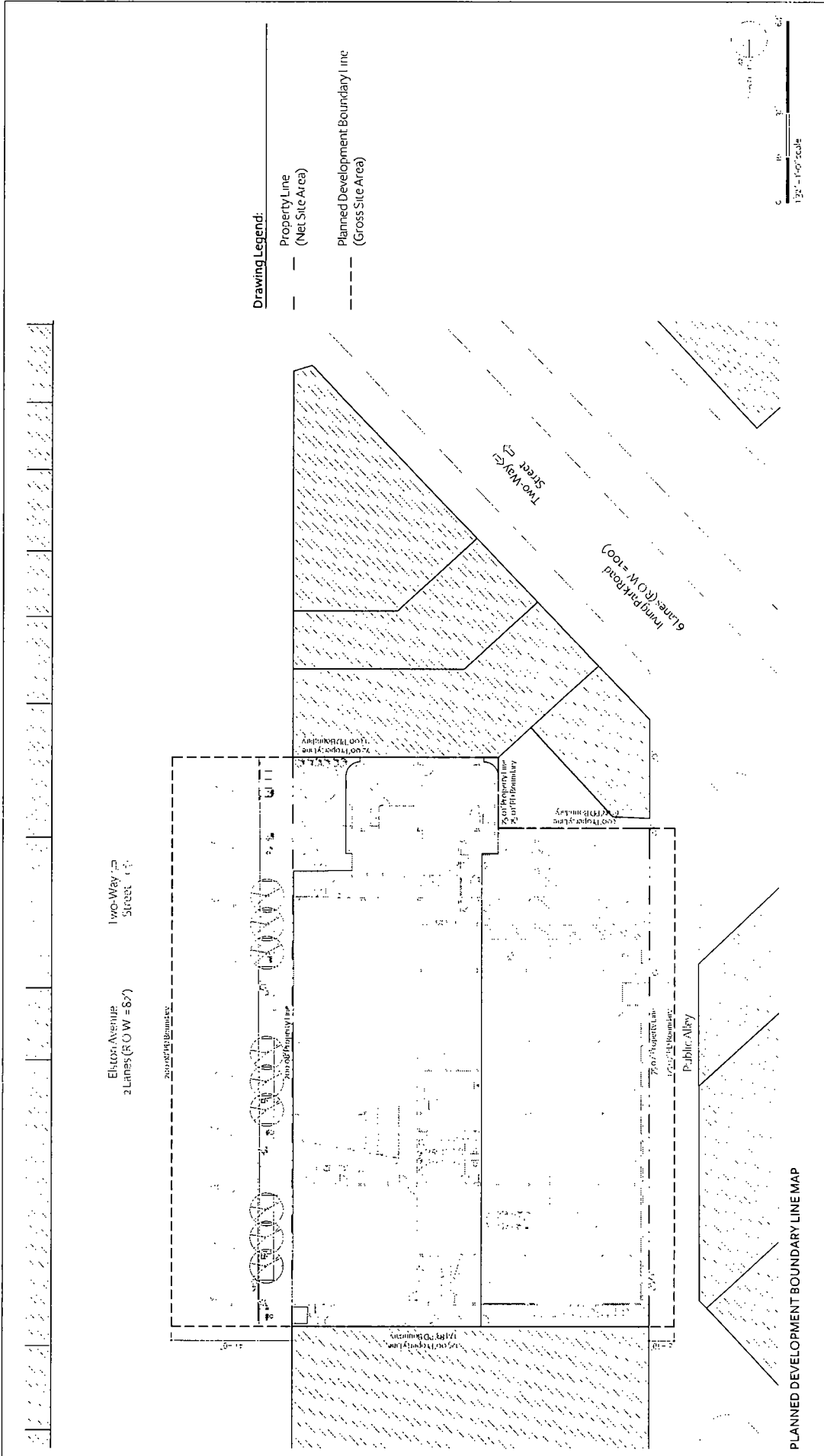
APPLICANT  
EREG Development, LLC

4032 N Elston Avenue Chicago, Illinois, 60618

PLANNED DEVELOPMENT #XXXX  
INDEPENDENCE LIBRARY AND APARTMENTS

DATE: 30 June 2017

**CONTO**  
John Roman Architects  
401 West Huron Street  
Chicago, Illinois 60654  
T: 312.951.6600  
www.jraarch.com



**Drawing Legend:**

- Property Line (Net Site Area)
- - - Planned Development Boundary Line (Gross Site Area)



**PLANNED DEVELOPMENT BOUNDARY LINE MAP**

APPLICANT  
 ERIS Development LLC

4032 N. Elston Avenue Chicago, IL 60618

**PLANNED DEVELOPMENT #XXXX  
 INDEPENDENCE LIBRARY AND APARTMENTS**

DATE: 20 JUNE 2017

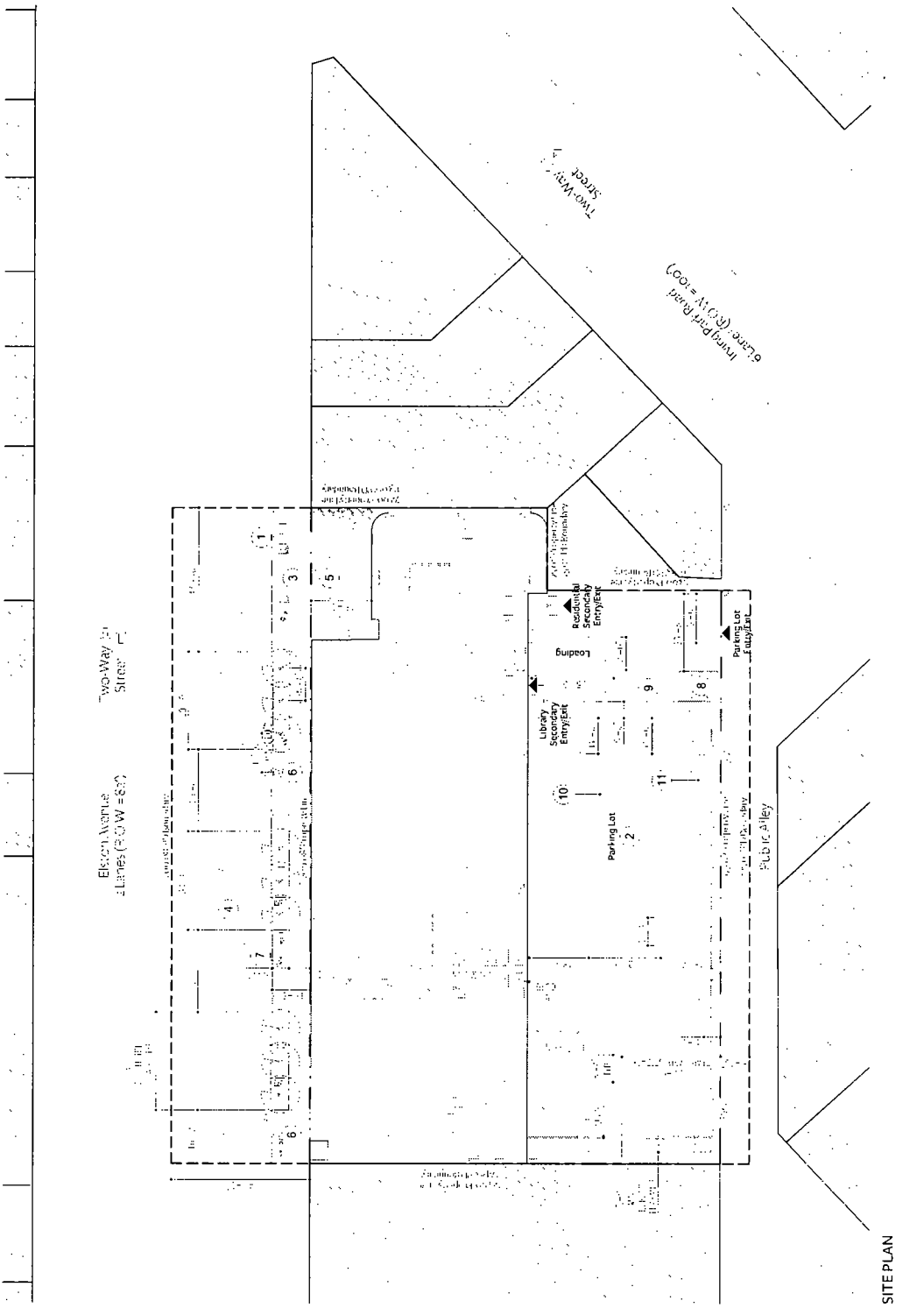
**ronan**  
 John Ronan Architects  
 400 West Huron Street  
 Chicago, Illinois 60654  
 T: 312.941.6633  
 wjra@ronan.com

**Keynote Legend.**

- 1 Existing Parking Spaces (Library-Residential)
- 2 Parking of 79 Spaces (Including 2 Accessible Spaces)
- 3 Existing Sidewalk
- 4 Existing Striped Sidewalk
- 5 Landscaped Entry Plaza
- 6 Existing Street Light
- 7 Existing Fire Hydrant
- 8 Wash Enclosure
- 9 Box Drop-off Bin
- 10 Stormwater Retention Tank, Underground
- 11 ComEd Transformer on Concrete Pad

**Drawing Legend.**

- Property Line (Not Site Area)
- - - Planned Development Boundary Line (Glass Sale Area)
- Proposed Street Tree in Push-Trek Grate (Mature Height Over 30', Installation Size 4" Caliper or Larger)
- Ornamental Tree
- Gravel



**SITE PLAN**

APRIL 01  
EPSCoArchitecture, LLC

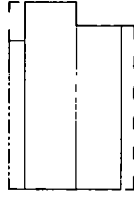
400 N. Elston Avenue Chicago, Illinois 60610

**PLANNED DEVELOPMENT #XXXX  
INDEPENDENT LIBRARY AND APARTMENTS**

DATE: 05/06/2017

**con**  
 John Roma Architects  
 400 West Hubbard Street  
 Chicago, Illinois 60610  
 T: 312.467.6667  
 www.con.com

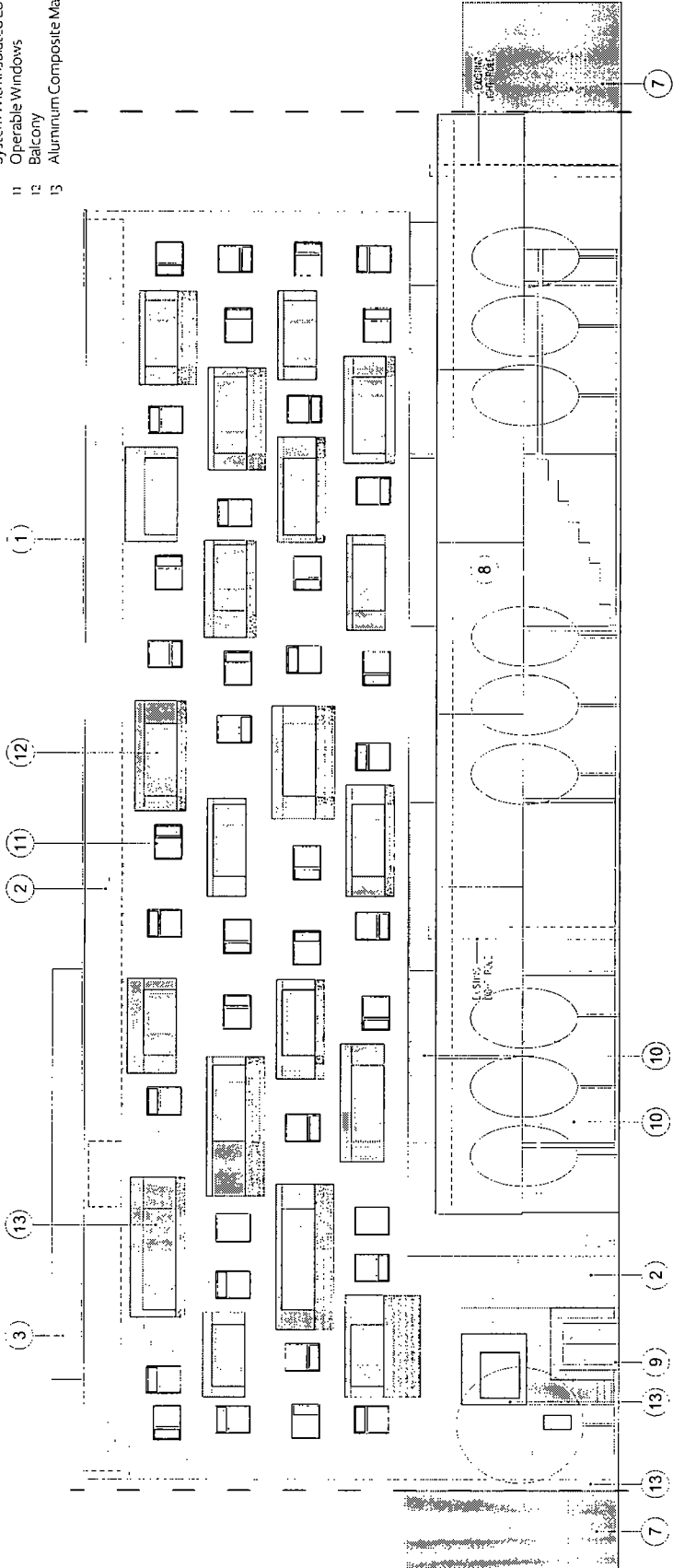
A



**Keynote Legend:**

- 1 Stainless Steel Coping
- 2 Corrugated Aluminum Siding
- 3 Mechanical Penthouse
- 4 CPL Logo in Siding
- 5 Outdoor Terrace
- 6 Covered Parking, 29 Spaces
- 7 Existing Adjacent Building
- 8 Precast Concrete
- 9 Doors
- 10 Anodized Aluminum Framed Window Wall
- 11 System With Insulated Low-E Glass
- 12 Operable Windows
- 13 Balcony
- 14 Aluminum Composite Material

- T/Parapet +77'-9 1/2"
- B/Structure +70'-5"
- Sixth Level +61'-4 1/2"
- Fifth Level +51'-4"
- Fourth Level +41'-3 1/2"
- Third Level +31'-3"
- T/Library Roof +24'-3"
- Second Level +12'-0"
- Ground Level +0'-0"



A EAST ELEVATION

APPLICANT  
EREG Development, LLC  
4000 N. Elston Avenue Chicago, Illinois, 60618

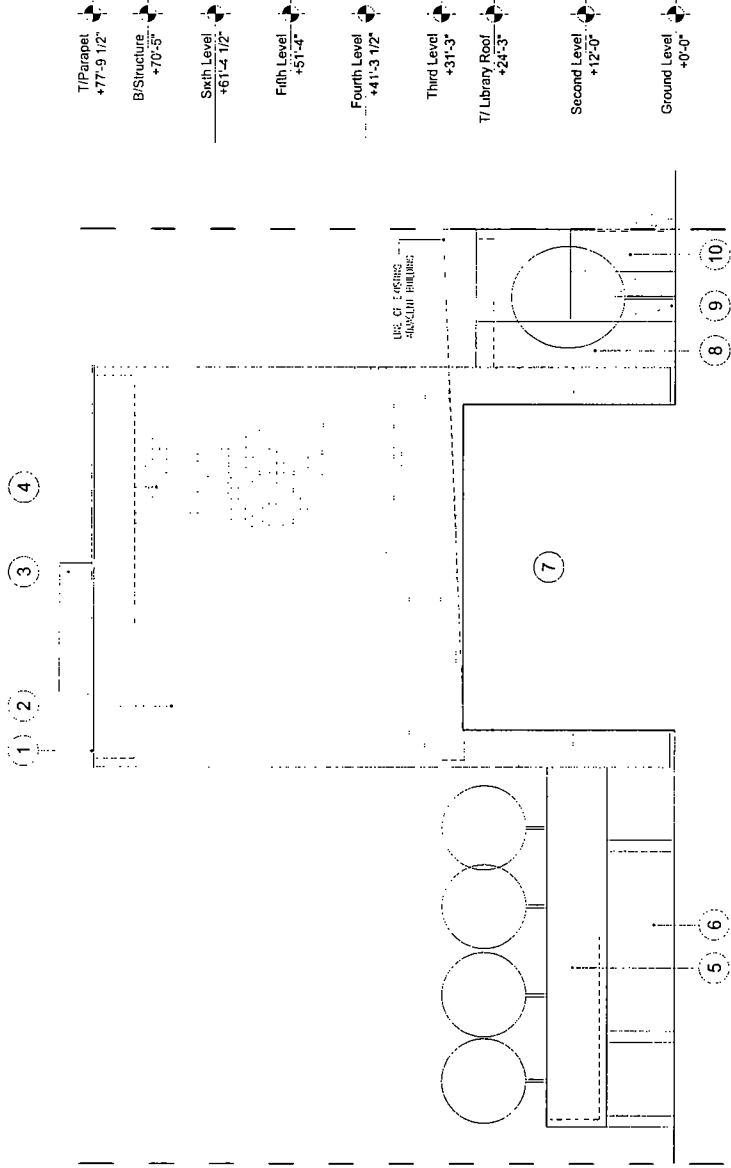
PLANNED DEVELOPMENT #XXXXX  
INDEPENDENCE LIBRARY AND APARTMENTS

DATE 30 June 2017

**ronan**  
John Ronan Architects  
420 West Huron Street  
Chicago, Illinois 60654  
T 312.951.6600  
wjr.arch.com

**Keynote Legend:**

- 1 Stainless Steel Coping
- 2 Corrugated Aluminum Siding
- 3 Mechanical Penthouse
- 4 CPL Loge in Siding
- 5 Outdoor Terrace
- 6 Covered Parking, 29 Spaces
- 7 Existing Adjacent Building
- 8 Precast Concrete
- 9 Doors
- 10 Anodized Aluminum Framed Window Wall
- 11 System With Insulated Low-E Glass
- 12 Operable Windows
- 13 Aluminum Composite Material



**B SOUTH ELEVATION**

APPLICANT:  
 THE U.S. DEVELOPMENT, LLC

1033 N.E. 3RD AVENUE, CHICAGO, ILLINOIS 60610

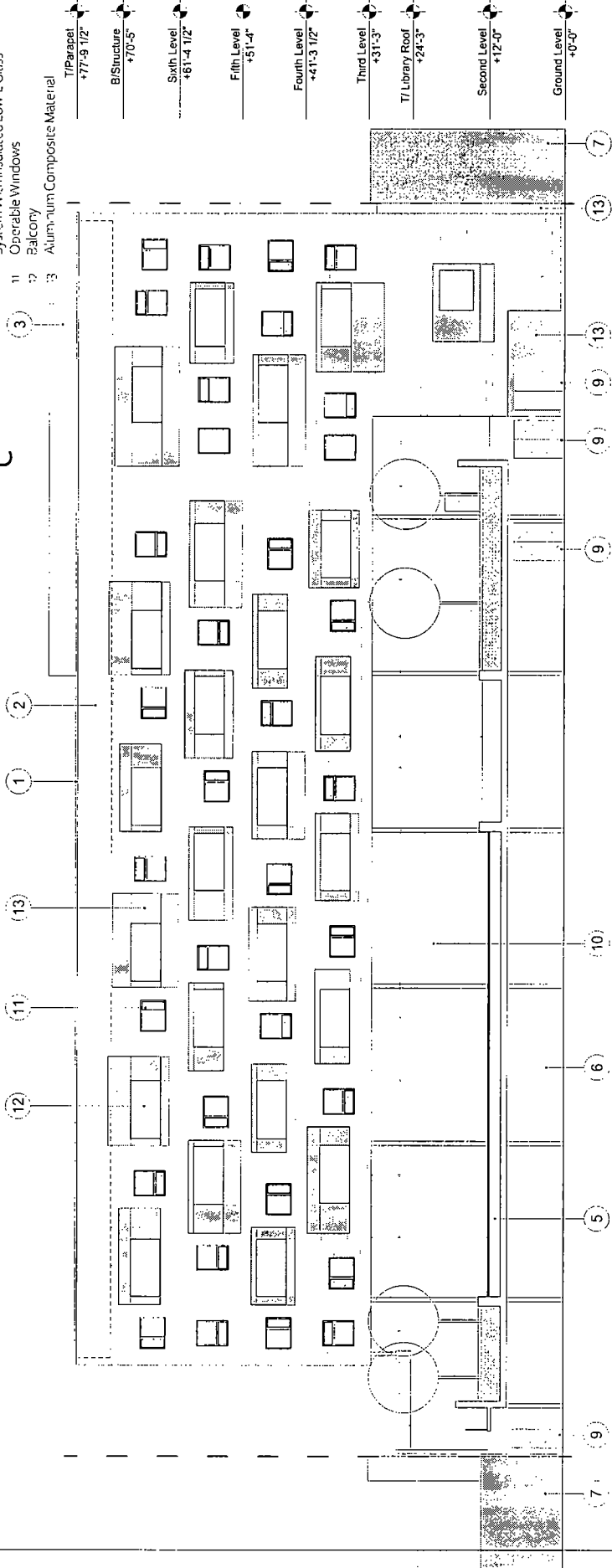
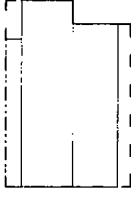
**PLANNED DEVELOPMENT #XXXX  
 INDEPENDENCE LIBRARY AND APARTMENTS**

DATE: 30 JUNE 2017

**ronan**  
 John Ronan Architects  
 420 West Huron Street  
 Chicago, Illinois 60654  
 T 312.951.6500  
 wjraich.com

**Keynote Legend:**

- 1. Stainless Steel Coping
- 2. Corrugated Aluminum Siding
- 3. Mechanical Penthouse
- 4. CPL Logo in Siding
- 5. Outdoor Terrace
- 6. Covered Parking, 29 Spaces
- 7. Existing Adjacent Building
- 8. Precast Concrete
- 9. Doors
- 10. Anodized Aluminum Framed Window Wall System With Insulated Low-E Glass
- 11. Operable Windows
- 12. Balcony
- 13. Aluminum Composite Material



C. WEST ELEVATION

APP. # 011  
E-150 Development, LLC

40011 Tilden Avenue, Chicago Illinois, 60610

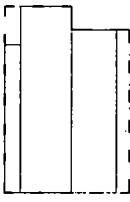
PLANNED DEVELOPMENT #XXXX  
INDEPENDENCE LIBRARY AND APARTMENTS

DATE 30-JUL-2017

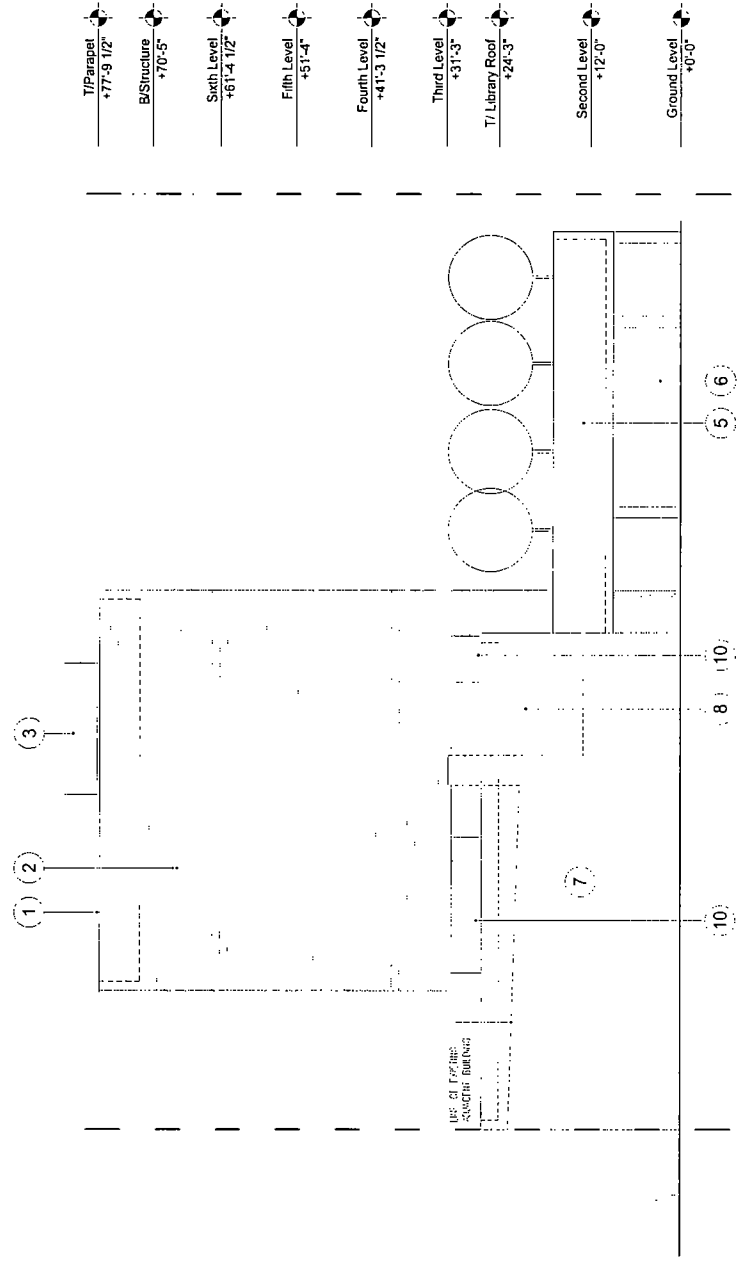
**CONAN**  
John Ronan Architects  
470 West Huron Street  
Chicago, IL 60654  
T 312-951-6600  
wjra@conan.com

**Keynote Legend:**

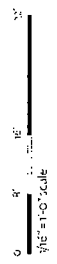
- 1 Stainless Steel Coping
- 2 Corrugated Aluminum Siding
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- 4 CPL Logo in Siding
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D



- T/Parapet +77'-9 1/2"
- B/Structure +70'-5"
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- Fifth Level +51'-4"
- Fourth Level +41'-3 1/2"
- Third Level +31'-3"
- T/ Library Roof +24'-3"
- Second Level +12'-0"
- Ground Level +0'-0"



D NORTH ELEVATION

APPLICANT:  
REGISTRATION, LLC

4022 S. Bryson Avenue, Chicago, Illinois 60653

PLANNED DEVELOPMENT #XXXX  
INDEPENDENCE LIBRARY AND APARTMENTS

DATE: 30 June 2017

**ronan**  
John Ronan Architects  
407 West Huron Street  
Chicago, IL 60654  
Tel: 312.955.6629  
www.ronan.com





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Chicago, IL 60605  
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f 312-491-4411  
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(312) 491-2207  
[sfriedland@att-law.com](mailto:sfriedland@att-law.com)

June 21, 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 June 21, 2017, the undersigned will file an application for a change in zoning from C2-2 Motor Vehicle-Related Commercial District to B3-3 Community Shopping District and then to a Planned Development on behalf of EREG Development LLC, an Illinois limited liability company, for the property located at 4022 - 4040 N. Elston Avenue, Chicago, Illinois and described as follows:

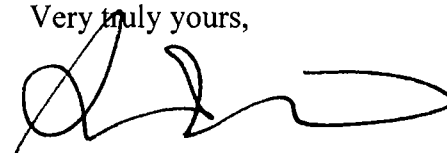
North Elston Avenue, a line perpendicular to North Elston Avenue 140 feet northwesterly of the north line of West Irving Park Road as measured along the west line of North Elston Avenue, a line 72 feet southwesterly of the west line of North Elston Avenue, a line perpendicular to North Elston Avenue 165.01 feet northwesterly of the north line of West Irving Park Road as measured along the west line of North Elston Avenue, the public alley next southwest of North Elston Avenue, a line perpendicular to North Elston Avenue 340.08 feet northwesterly of the north line of West Irving Park Road as measured along the west line of North Elston Avenue,

The purpose of the zoning amendment is to permit the applicant to develop a mixed-use development with a maximum of 44 Elderly Housing dwelling units and approximately 16,000 square feet of non-residential space including a new Chicago Public Library branch. There will be not less than 29 off-street parking spaces. The maximum building height will be 77'-9 1/2".

The property is owned by the Chicago Housing Authority, 60 E. Van Buren, Chicago, Illinois, 60605. The applicant is EREG Development LLC, 566 W. Lake Street, Suite 400, Chicago, Illinois, 60661. The contact person for this application is Steven Friedland, Applegate & Thorne-Thomsen, 440 S. LaSalle Street, Suite 1900, Chicago, Illinois, 60605, 312-491-2207.

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

Very truly yours,



Steven Friedland

June 21, 2017

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

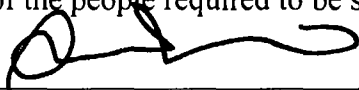
Re: 4022 - 4040 N. Elston Avenue, Chicago, Illinois ("subject property")

The undersigned, Steven D. Friedland, being first duly sworn on oath deposes and states the following:

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

The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately June 21, 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.

  
\_\_\_\_\_  
Steven D. Friedland  
Applegate & Thorne-Thomsen  
440 S. LaSalle Street, Suite 1900  
Chicago, IL 60605

Subscribed and Sworn to before me this  
21st day of June, 2017.

  
Notary Public





**CHA**

**CHICAGO HOUSING  
AUTHORITY**

June 2, 2017

Patricia A. Scudiero  
Managing Deputy Commissioner, Bureau of Planning and Zoning  
Chicago Department of Planning and Development  
121 North La Salle Street, Room 905  
Chicago, Illinois 60602

**John T. Hooker**  
Executive Director

Re: Planned Development for 4022-4036 N. Elston Ave.

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

Dear Managing Deputy Commissioner Scudiero,

This letter is to inform you that the Chicago Housing Authority, a property owner, consents to and fully supports the application for the planned development for the property at 4022-4036 N Elston Ave also known as Independence Apartments.

Thank you for your assistance with this important development initiative. Should you have questions, please do not hesitate to contact Diana Liu, Chief Development and Construction Officer, or Lee Pratter, Senior Director of Development at 312-913-7740.

**Eugene Jones, Jr.**  
Chief Executive Officer

Sincerely,

Eugene E. Jones, Jr.  
Chief Executive Officer

Cc: Diana Liu, CHA  
Lee Pratter, CHA

# 19273  
INTRO. DATE:  
JUNE 28, 2017

CITY OF CHICAGO

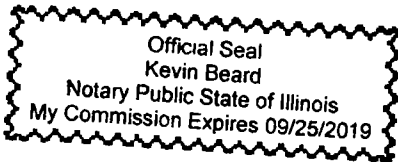
APPLICATION FOR AN AMENDMENT TO  
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:  
4022 - 4040 N. Elston
  
2. Ward Number that property is located in: 45th
  
3. APPLICANT EREG Development LLC, an Illinois limited liability company  
ADDRESS 566 W. Lake Street, Suite 400 CITY Chicago  
STATE IL ZIP CODE 60661 PHONE 312-491-2207  
EMAIL sfriedland@att-law.com CONTACT PERSON Steve Friedland
  
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 E. Van Buren CITY Chicago  
STATE IL ZIP CODE 60605 PHONE \_\_\_\_\_  
EMAIL LPratter@thecha.org CONTACT PERSON Lee Pratter
  
5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:  
ATTORNEY Steve Friedland, Applegate & Thorne-Thomsen  
ADDRESS 440 S. LaSalle Street, Suite 1900  
CITY Chicago STATE IL ZIP CODE 60605  
PHONE 312-491-2207 FAX 312-491-4411 EMAIL sfriedland@att-law.com



COUNTY OF COOK  
STATE OF ILLINOIS

[ ] Jeffrey Rappin 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.



Jeffrey Rappin  
Signature of Applicant  
EREG Development LLC, an Illinois limited liability company; By: Jeffrey Rappin one of its managing members.

Subscribed and Sworn to before me this 18 day of June, 2017.

[Signature]  
Notary Public

**For Office Use Only**

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

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

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

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

**SECTION I -- GENERAL INFORMATION**

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

EREG Development, LLC

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

Indicate whether the Disclosing Party submitting this EDS is:

1.  the Applicant

OR

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

OR

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

B. Business address of the Disclosing Party:

566 W Lake Street, Suite 400

Chicago, IL 60661

C. Telephone: 312-234-9400

Fax: 312-382-3250

Email: tkoranda@evergreenreg.com

D. Name of contact person: Tom Koranda

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):

Zoning application for planned development at 4022 - 4040 N Elston Avenue

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 # \_\_\_\_\_ and Contract # \_\_\_\_\_



**SECTION II -- DISCLOSURE OF OWNERSHIP INTERESTS**

**A. NATURE OF THE DISCLOSING PARTY**

1. Indicate the nature of the Disclosing Party:

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

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

Illinois

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

- Yes                       No                       N/A

**B. IF THE DISCLOSING PARTY IS A LEGAL ENTITY:**

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

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

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

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

| Name                     | Title         |
|--------------------------|---------------|
| <u>Jeffrey Rappin</u>    | <u>Member</u> |
| <u>Stephen Rappin</u>    | <u>Member</u> |
| <u>Lawrence Pusateri</u> | <u>Member</u> |
| <u>David Block</u>       | <u>Member</u> |

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

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

| Name              | Business Address                            | Percentage Interest in the Disclosing Party |
|-------------------|---|---|
| Jeffrey Rappin    | 566 W Lake St, Suite 400, Chicago, IL 60661 | 30.83%                                      |
| Stephen Rappin    | 566 W Lake St, Suite 400, Chicago, IL 60661 | 30.83%                                      |
| Lawrence Pusateri | 566 W Lake St, Suite 400, Chicago, IL 60661 | 30.83%                                      |

**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):

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**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.) <b>NOTE:</b> "hourly rate" or "t.b.d." is not an acceptable response. |
|--|---|--|--|
| Applegate Thorne-Thomsen                                       | 440 S LaSalle Street, Suite 1900, Chicago | Attorney   | Estimated \$15,000   |
| John Ronan Architects  | 420 W Huron St, Chicago                   | Architect  | Estimated \$1,301,040  |

(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:

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

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

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

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### C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

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

is                     is not

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

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

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

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

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

**D. CERTIFICATION REGARDING INTEREST IN CITY BUSINESS**

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

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

Yes  No

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

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

Does the Matter involve a City Property Sale?

Yes  No

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

| Name | Business Address | Nature of Interest |
|------|------------------|--------------------|
|      |                  |                    |
|      |                  |                    |
|      |                  |                    |

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

**E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS**

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

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

X 1. The Disclosing Party verifies that the Disclosing Party has searched any and all records of the Disclosing Party and any and all predecessor entities regarding records of investments or profits from slavery or slaveholder insurance policies during the slavery era (including insurance policies issued to slaveholders that 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:

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## SECTION VI -- CERTIFICATIONS FOR FEDERALLY FUNDED MATTERS

**NOTE: If the Matter is federally funded, complete this Section VI. If the Matter is not federally funded, proceed to Section VII.** For purposes of this Section VI, tax credits 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):

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(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:

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## **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](http://www.cityofchicago.org/Ethics), and may also be obtained from the City's Board of Ethics, 740 N.

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

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

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

E. The information provided in this EDS must be kept current. In the event of changes, the Disclosing Party must supplement this EDS up to the time the City takes action on the Matter. If the Matter is a contract being handled by the City's Department of Procurement Services, the Disclosing Party must update this EDS as the contract requires. **NOTE:** With respect to Matters subject to Article I of Chapter 1-23 of the Municipal Code (imposing **PERMANENT 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.

EREG Development, LLC  
(Print or type name of Disclosing Party)

By: [Signature]  
(Sign here)

Jeffrey Rappin  
(Print or type name of person signing)



Member  
(Print or type title of person signing)

Signed and sworn to before me on (date) 6/18/2017,  
at Lock County, IL (state).

[Signature] Notary Public.

Commission expires: 9/25/2019.

**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.

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**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.

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**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.**