



City of Chicago



O2019-4017

Office of the City Clerk

Document Tracking Sheet

| | |
|---------------------------------|---|
| Meeting Date: | 5/29/2019 |
| Sponsor(s): | Misc. Transmittal |
| Type: | Ordinance |
| Title: | Zoning Reclassification Map No. 3-I at 2600-2624 W Hirsch St, 1439 N Talman Ave and 1400-1436 N Rockwell St - App No. 20045 |
| Committee(s) Assignment: | Committee on Zoning, Landmarks and Building Standards |

#20045
INTRO DATE
MAY 29, 2019

ORDINANCE

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the RS-3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map 3-I in the area bounded by:

West Hirsch Street; North Talman Avenue; a line 395.40 feet north of and parallel to West Hirsch Street; the public alley east of and parallel to North Talman Avenue; a line 379.20 feet north of and parallel to West Hirsch Street; and North Rockwell Street

to those of the B2-3 Neighborhood Mixed-Use District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the B2-3 Neighborhood Mixed-Use District symbols and indications as shown on Map 3-I in the area bounded by:

West Hirsch Street; North Talman Avenue; a line 395.40 feet north of and parallel to West Hirsch Street; the public alley east of and parallel to North Talman Avenue; a line 379.20 feet north of and parallel to West Hirsch Street; and North Rockwell Street

to those of a Residential-Business Planned Development.

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

Address: 2600-2624 W Hirsch St; 1401-1439 N Talman Ave; 1400-1436 N Rockwell St

EAST\166396537.3

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. _____
PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number TBD, (“Planned Development”) consists of approximately 103,225 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (“Property”). RBH Chicago Project, LLC is the owner of the Property and the “Applicant” for this planned development.
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 “Zoning Ordinance”), the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development, 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 Chicago Department of Transportation (“CDOT”) on behalf of the Applicant or its successors, assigns 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 Department of Planning and Development (“DPD”) and CDOT. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of CDOT.

All work proposed in the public way must be designed and constructed in accordance with CDOT 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 CDOT.

4. This Plan of Development consists of these 16 Statements; a Bulk Regulations and Data Table and the following exhibits and plans attached hereto prepared by Wight & Company and dated _____ (the “Plans”): an Existing Zoning Map; an Existing Land Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Landscape Plan; a Green Roof Plan; and Elevations (North, South, East and West). 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 thereof, 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 Business Planned Development: Dwelling Units located on and above the ground floor; Multi-Unit Residential; Cultural Exhibits and Libraries; Artist Work or Sales Space; Business Support Services; Eating and Drinking Establishments

Applicant: RBH Chicago Project, LLC
Address: 2600-2624 W Hirsch St; 1401-1439 N Talman Ave; 1400-1436 N Rockwell St
Introduced: May 20, 2019
Plan Commission:

(all, including outdoor patio on a rooftop and at grade); Small Venues; Financial Services (excluding payday loan, pawn shops and drive-through facilities); Food and Beverage Retail Sales; Vacation Rental; Medical Service; Office; Personal Service; General Retail Sales; Indoor Participant Sports and Recreation; Children's Play Center; Artisan Manufacturing; Co-located Wireless Communication Facilities; accessory parking and related, incidental 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 DPD. 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 Property shall be in accordance with the attached Bulk Regulations and Data 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 and Data Table has been determined using a Net Site Area of 103,225 square feet and an FAR of 3.0.
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 DPD. 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 DPD. Any interim 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, Fleet and Facility Management 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

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Address: 2600-2624 W Hirsch St; 1401-1439 N Talman Ave; 1400-1436 N Rockwell St
Introduced: May 20, 2019
Plan Commission:

conserves energy and natural resources. The Applicant shall achieve building certification and provide a 50% net green roof, equivalent to an actual total of approximately ____ square feet.

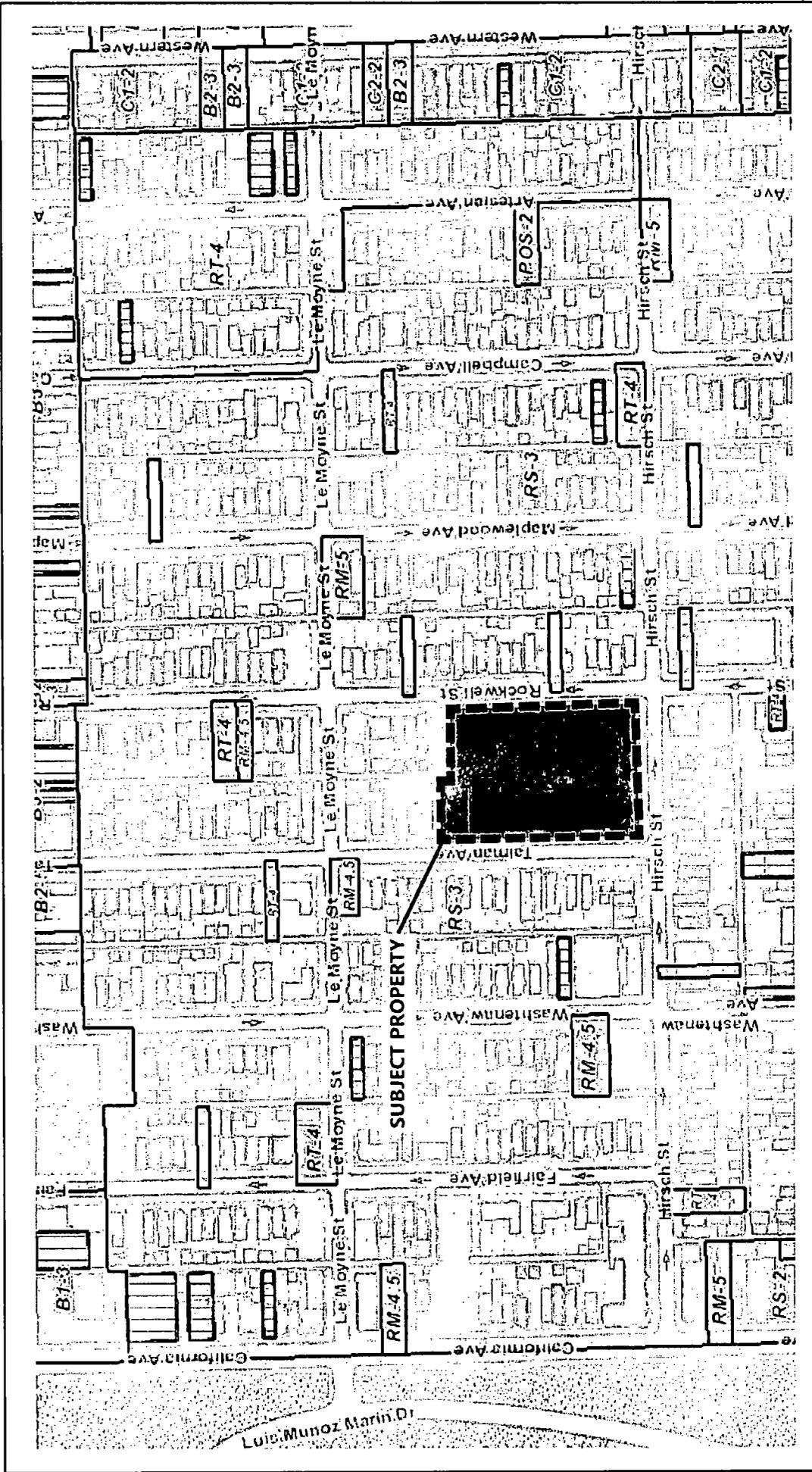
15. The Applicant acknowledges and agrees that the rezoning of the Property from the RS-3 Residential Single-Unit (Detached House) District to the B2-3 Neighborhood Mixed-Use District, and then to this Planned Development, triggers the requirements of Section 2-45-115 of the Municipal Code (the “Affordable 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, or provide the Required Units in an approved off-site location; (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 or, with the Commissioner’s approval, off-site. If the developer elects to provide affordable units off-site, the off-site affordable units must be located within a two-mile radius from the residential housing project and in a higher income area. The Property is located in a “higher income area” within the meaning of the ARO, and the Applicant has agreed to satisfy its affordable housing obligation by providing 12 affordable units in the rental buildings to be constructed in the Planned Development, as set forth in the Affordable Housing Profile Form attached hereto as Exhibit [____]. 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 (“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 execute and record an affordable housing agreement in accordance with Section 2-45-115(L) for a minimum of 10% of the housing units in the residential building or buildings for which the building permit is requested. 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(s) 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 15, 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.
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 DPD shall initiate a Zoning Map Amendment to rezone the property to the B2-3 Neighborhood Mixed-Use District.

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Address: 2600-2624 W Hirsch St; 1401-1439 N Talman Ave; 1400-1436 N Rockwell St
Introduced: May 20, 2019
Plan Commission:

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. _____
BULK REGULATIONS AND DATA TABLE

| | |
|------------------------------------|-------------------------------------|
| Gross Site Area (sf): | 120,075 |
| Area of Public Rights-of-Way (sf): | 16,850 |
| Net Site Area (sf): | 103,225 |
| Maximum Floor Area Ratio: | 3.0 |
| Maximum Number of Dwelling Units: | 116 |
| Minimum Off-Street Parking Spaces: | 53 |
| Minimum Off-Street Loading Spaces: | 1 |
| Maximum Building Height: | 102 feet (existing building height) |
| Minimum Setbacks: | Per plans |

Applicant: RBH Chicago Project, LLC
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Introduced: May 20, 2019
Plan Commission:



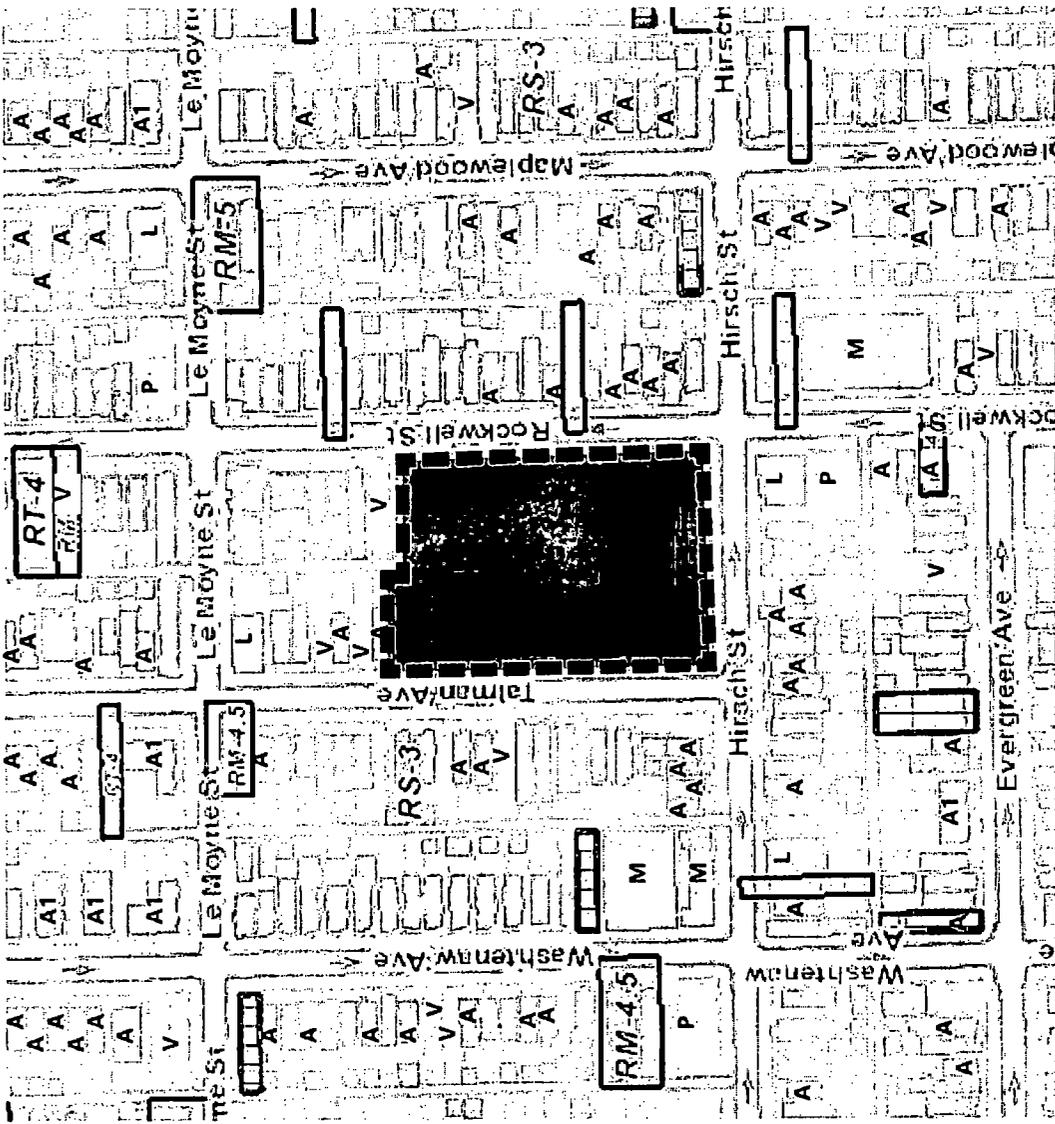
APPLICANT: RBH CHICAGO PROJECT, LLC
 ADDRESS: 2600-2624 W. Hirsch St, 1401-1439 N. Talman Ave.
 1400-1436 N. Rockwell St.
 INTRODUCTION DATE: 05.20.2019
 PLAN COMMISSION: TBD

Existing Zoning Map
 Scale: NTS

PLANNED DEVELOPMENT



Wight RBH GROUP



LEGEND

- * Subject Property (Not Occupied by School)
- Note: Multi-Unit Residential (3+ Units, 3+ Story Height) Typical Unless Noted Otherwise.
- A Detached Residential (2 Story+ Height)
- A1 Townhouses (2 Story Height)
- L Religious
- M School (1-3 Story Height)
- P On Site Parking
- V Vacant



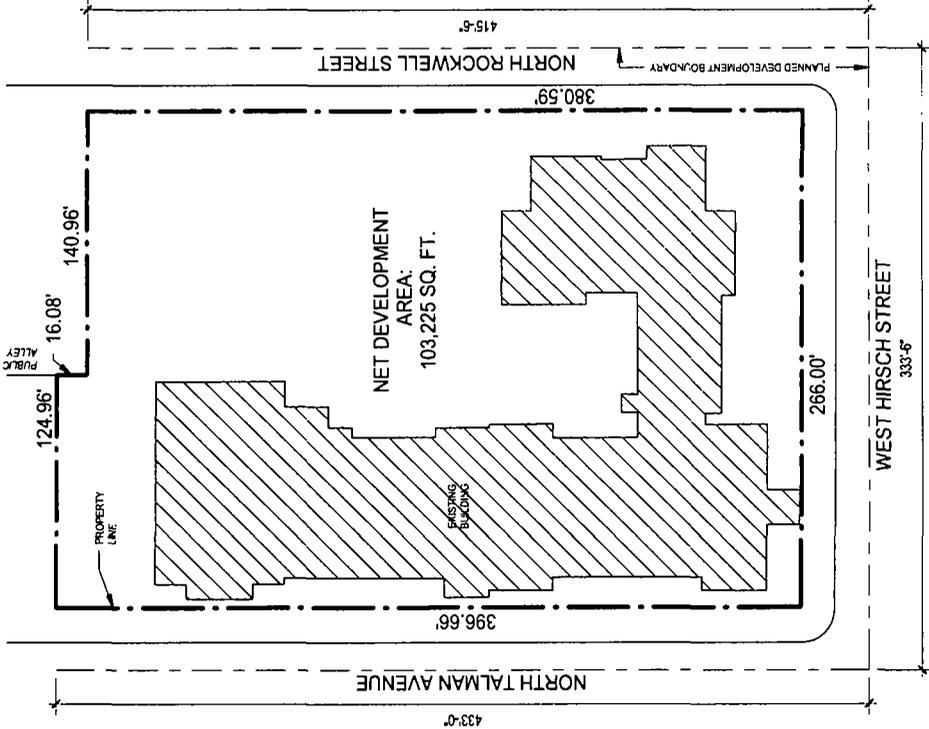
PLANNED DEVELOPMENT

Existing Land Use Map

Scale: NTS

APPLICANT: RBH CHICAGO PROJECT, LLC
 ADDRESS: 2600-2624 W. Hirsch St, 1401-1439 N. Talman Ave.
 1400-1436 N. Rockwell St

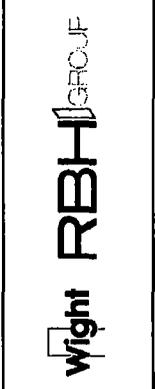
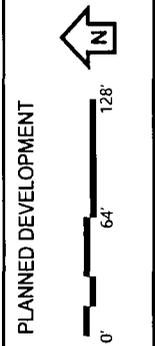
INTRODUCTION DATE: 05.20.2019
 PLAN COMMISSION: TBD

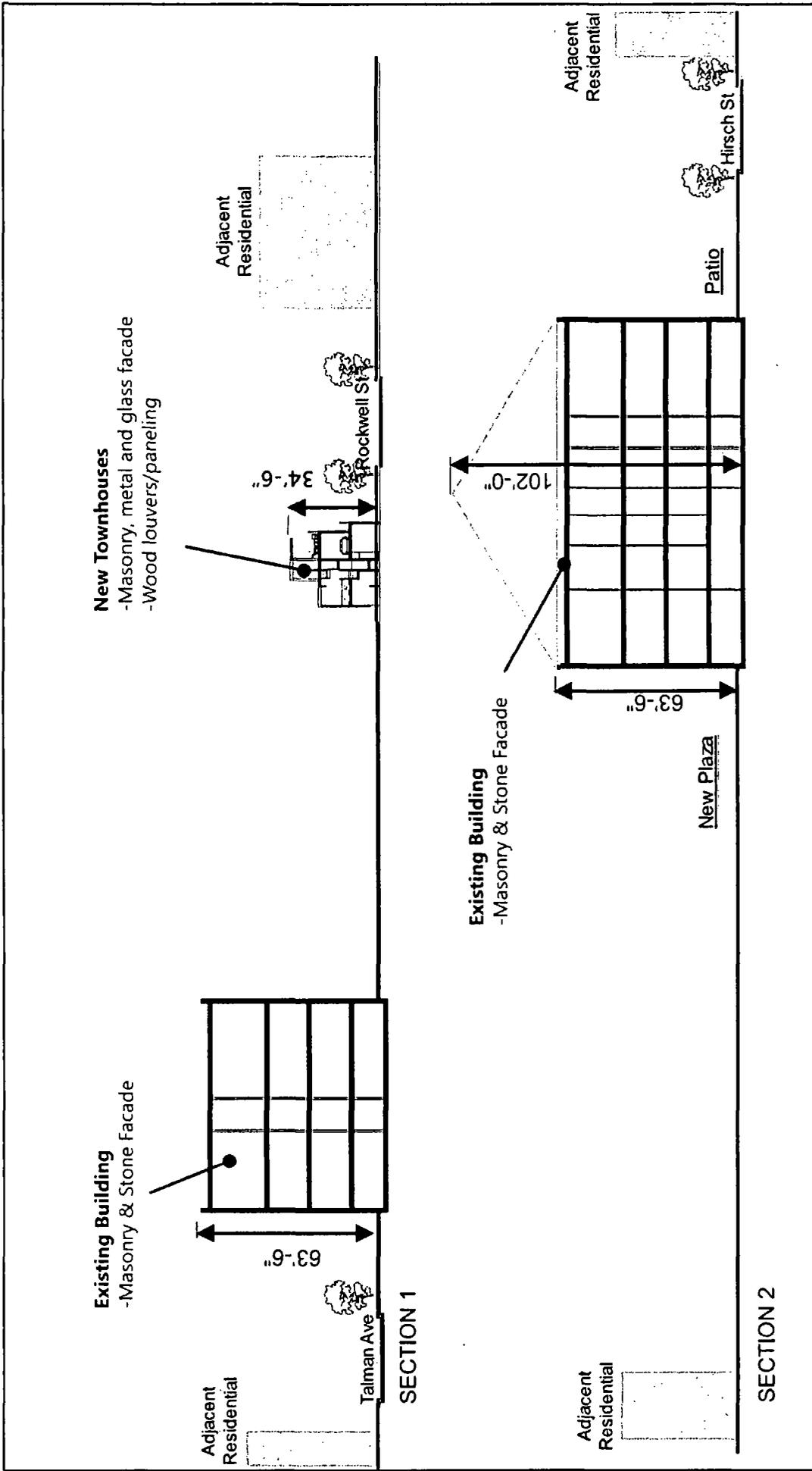


| | |
|------------------------------------|---------|
| Gross Site Area (SF): | 120,075 |
| Area of Public Rights-of-Way (SF): | 16,850 |
| Net Site Area (SF): | 103,225 |

APPLICANT: RBH CHICAGO PROJECT, LLC
 ADDRESS: 2600-2624 W. Hirsch St, 1401-1439 N. Talman Ave.
 1400-1436 N. Rockwell St.
 INTRODUCTION DATE: 05.20.2019
 PLAN COMMISSION: TBD

**Planned Development
 Property Line and
 Boundary Map**





APPLICANT: RBH CHICAGO PROJECT, LLC
 ADDRESS: 2600-2624 W. Hirsch St, 1401-1439 N. Talman Ave,
 1400-1436 N. Rockwell St.
 INTRODUCTION DATE: 05.20.2019
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Site Section

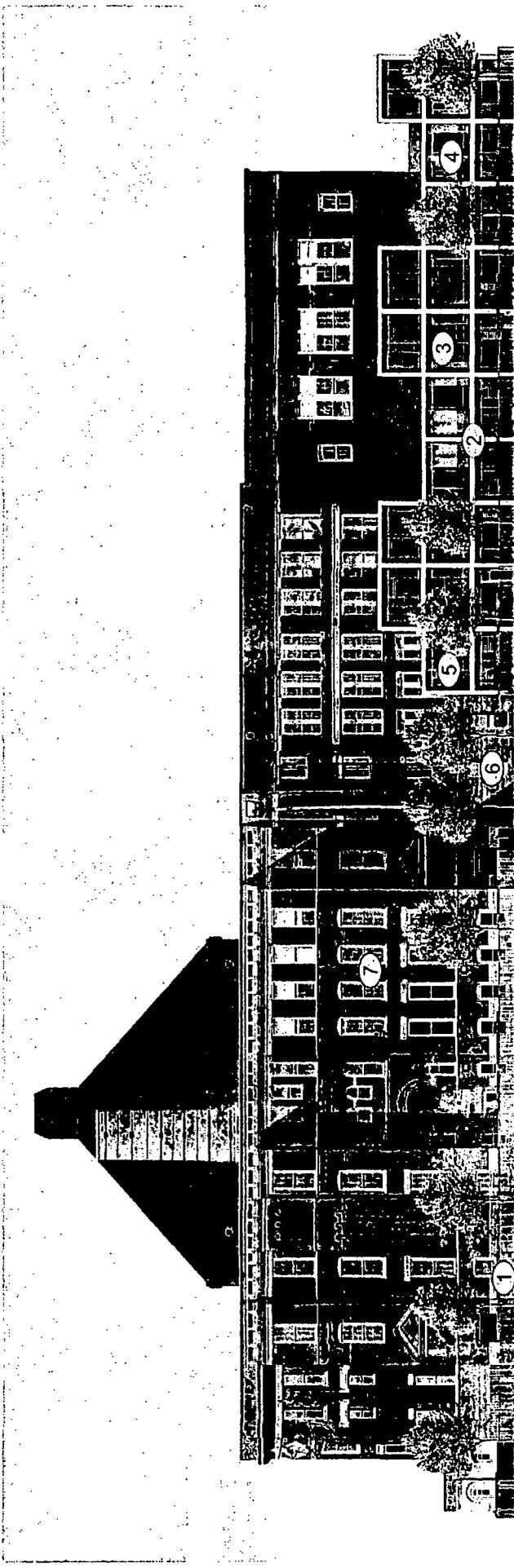
PLANNED DEVELOPMENT

wight RBH GROUP

East Elevation

Materials:

- 1 - Metal and wood fencing system which sits in an elevated landscaped planter.
 - 2 - Architecturally finished concrete panel structure with reveals.*
 - 3 - Wooden louver shading system.
 - 4 - Glass railings at recessed balconies
 - 5 - Aluminum and glass wall system.
 - 6 - New plaza with public access.
 - 7 - Existing masonry building.
- *NOTE: Townhome facade and fenestration currently being studied with alternate materiality options.



North Rockwell Street

APPLICANT: RBH CHICAGO PROJECT, LLC
ADDRESS: 2600-2624 W. Hirsch St, 1401-1439 N, Talman Ave.
1400-1436 N, Rockwell St.

INTRODUCTION DATE: 05.20.2019
PLAN COMMISSION: TBD

East Elevation
Scale: NTS

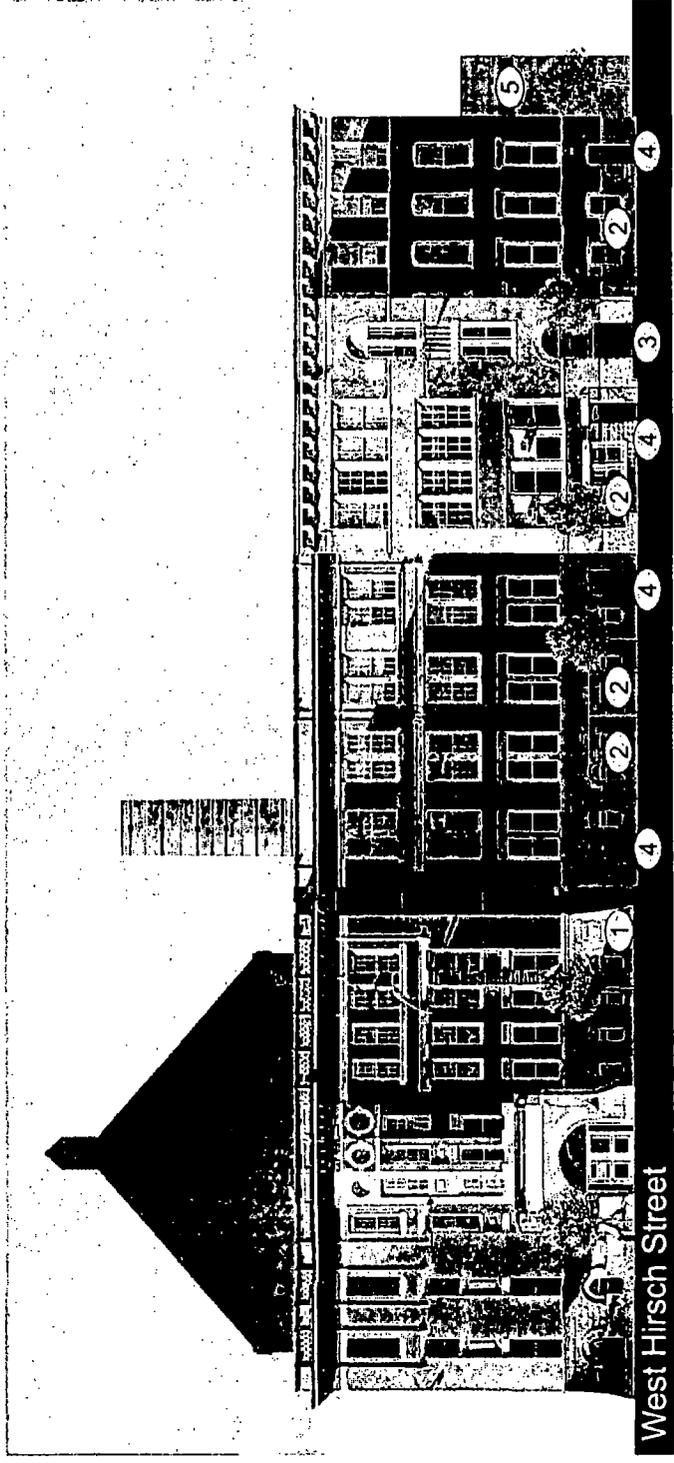
PLANNED DEVELOPMENT

Wright RBH GROUP

South Elevation

Materials:

- 1 – Metal and wood fencing system which sits in an elevated landscaped planter. (not pictured for clarity – located at sidewalk edge)
- 2 – Recessed patio space with wooden pergola and concrete planters for duplex units within existing building
- 3 - New aluminum & glass wall system within existing building door opening
- 4 - New aluminum & glass door within existing building window opening
- 5 - New townhomes beyond on Rockwell Street



APPLICANT: RBH CHICAGO PROJECT, LLC
 ADDRESS: 2600-2624 W. Hirsch St, 1401-1439 N. Taiman Ave,
 1400-1436 N. Rockwell St.
 INTRODUCTION DATE: 05.20.2019
 PLAN COMMISSION: TBD

South Elevation
 Scale: NTS

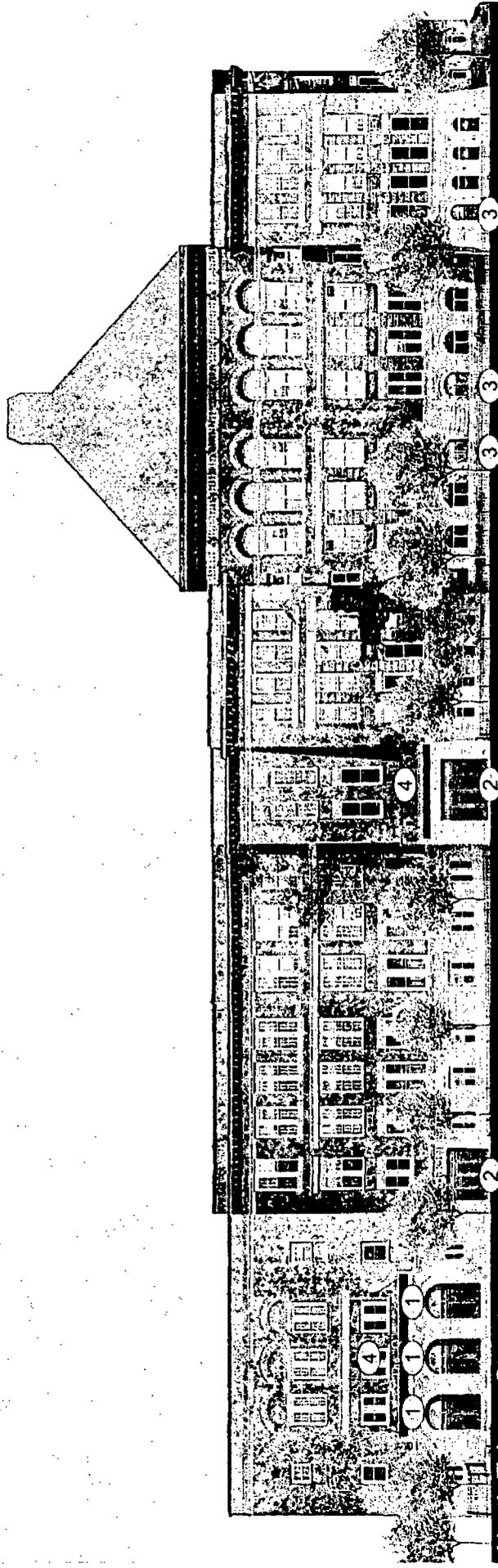
PLANNED DEVELOPMENT



West Elevation

Materials:

- 1 - New aluminum & glass wall system within existing building door opening.
- 2 - New aluminum & glass door system within existing building opening.
- 3 - New aluminum & glass wall system within existing building opening.
- 4 - New metal canopy at building entry



North Talman Street

APPLICANT: RBH CHICAGO PROJECT, LLC
ADDRESS: 2600-2624 W. Hirsch St, 1401-1439 N. Talman Ave.
1400-1436 N. Rockwell St

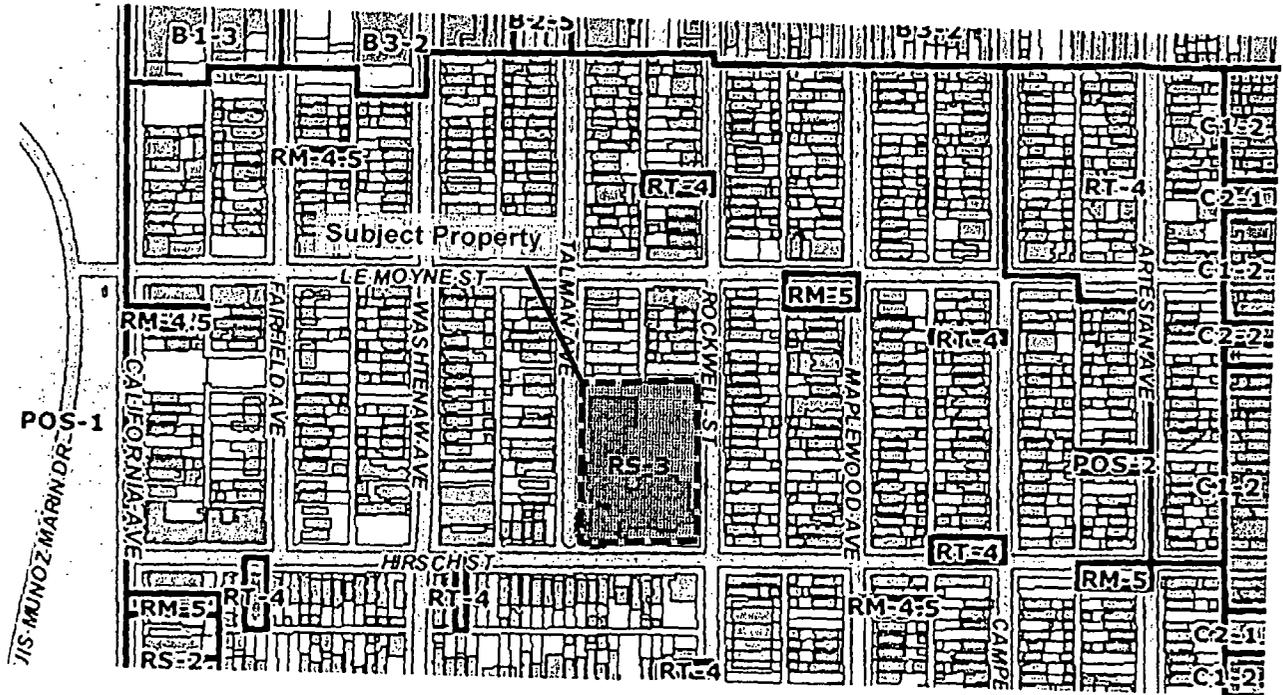
INTRODUCTION DATE: 05.20.2019
PLAN COMMISSION: TBD

West Elevation
Scale: NTS

PLANNED DEVELOPMENT



MAP



PINS

16-01-211-008-0000 and 16-01-211-016-0000

LEGEND

- ⊗ Water Meter
- ⊕ Utility Pole
- ⊙ Electric MH
- ⊙ Electric Light Pole
- ⊙ Bike Rack
- ⊙ Undersized Manhole
- ⊙ Storm CB
- ⊙ Storm Inlet
- ⊙ Water MH
- ⊙ Water Fire Hydrant
- ⊙ Sign Post
- ⊙ Bumper Post
- ⊙ Auto Sprinkler
- ⊙ Tree - Deciduous

GREMLEY & BIEDERMANN

A Division of
PLCS Corporation
13142 N. 40th St.
PROFESSIONAL LAND SURVEYORS

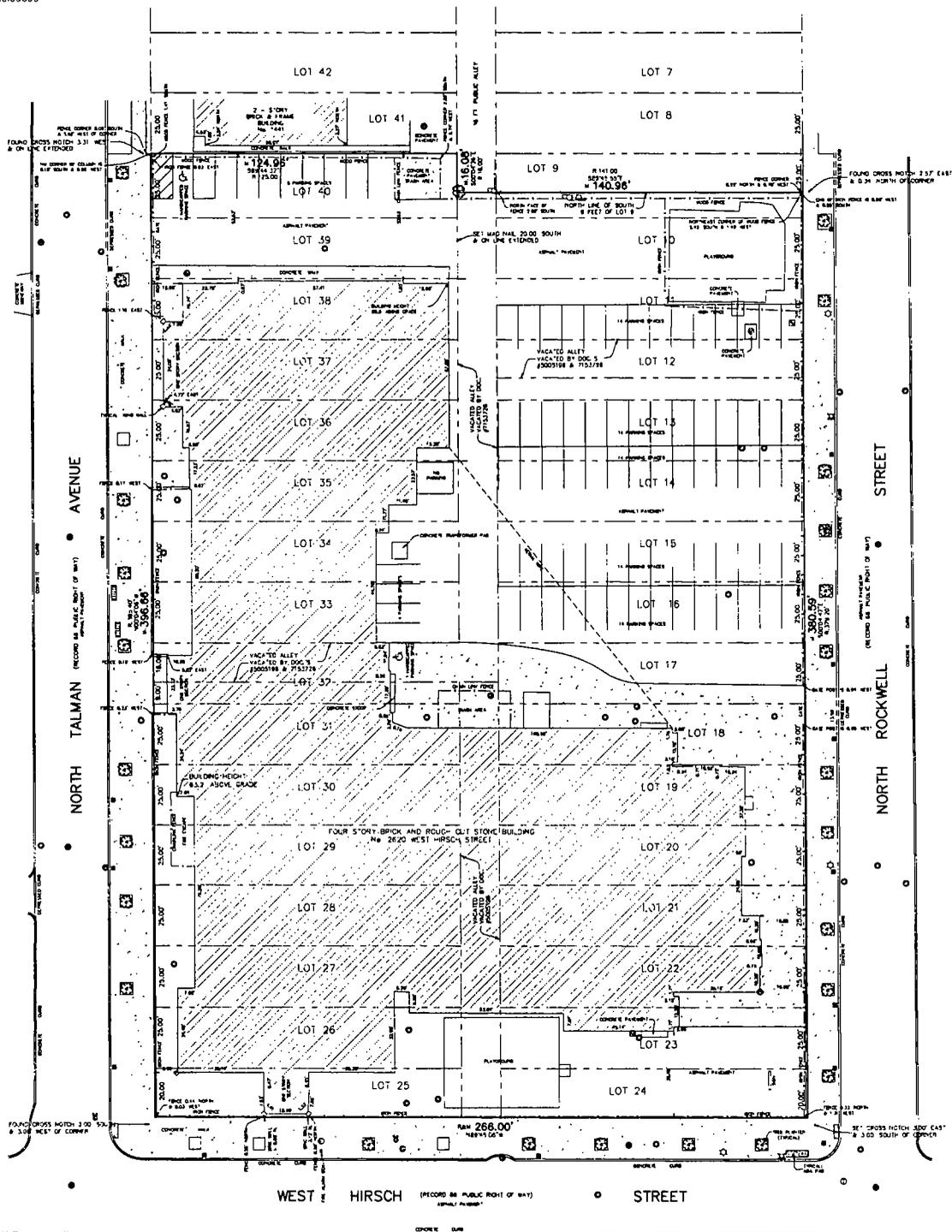
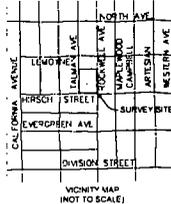
4508 NORTH ELSTON AVENUE CHICAGO, IL 60630
TELEPHONE (773) 685-5102 FAX (773) 685-5101

ALTA / NSPS Land Title Survey

THE SOUTH 8 FEET OF LOT 9 AND ALL OF LOTS 10 THROUGH 40, BOTH INCLUSIVE, IN BLOCK 814 IN THE CHICAGO SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTH 1/4 SECTION 1, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF THE VACATED NORTH-SOUTH ALLEY IN SAID BLOCK 814 LYING SOUTH OF THE NORTH LINE OF THE SOUTH 8 FEET OF SAID LOT 9 EXTENDED WEST AND TOGETHER WITH THE VACATED EAST WEST ALLEY LYING WITH LOT 11 AFORESAID AND THE VACATED EAST WEST ALLEY LYING WITH LOT 32 AFORESAID IN COOK COUNTY, ILLINOIS

CONTAINING 103,225 SQUARE FEET OR 2.37 ACRES MORE OR LESS

GRAPHIC SCALE



CREWED BY: **GREMLEY & BIEDERMANN**
 LICENSE NO. 001
 2019-26718-001
 SCALE: 1" = 100'

SURVEY NOTES
 Surveyor's name is shown on the title block.
 All distances are in feet and inches unless otherwise noted.
 All bearings are in degrees, minutes and seconds unless otherwise noted.
 All bearings are true unless otherwise noted.
 All distances are in feet unless otherwise noted.
 All bearings are true unless otherwise noted.
 All distances are in feet unless otherwise noted.

SURVEY NOTE
 THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AND IS SUBJECT TO ALL RESTRICTIONS AND MATTERS APPEARING OF RECORD AS MIGHT BE DISCLOSED BY A CURRENT TITLE COMMITMENT.
 PROPERTY APPEARS IN OTHER AREAS FOR X AREAS DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP COOK COUNTY ILLINOIS MAP NO. 17031C 0415J
 EFFECTIVE DATE AUGUST 19 2008

This is to certify that this map and the survey on which it is based were made in accordance with the 2014 International Standard Detail Requirements for ALTA/NSPS Land Title Surveys, partly established and adopted by ALTA and NSPS, and revised in 2014, 2015, 2016, 2017, 2018, 2019, 2020 and 2021. A record of this map was filed on May 4, 2019.
 Date of Plot: *May 1, 2019*
 Surveyor: *Gregory A. Gremler*
 Professional Seal: *Gregory A. Gremler*
 License No. 001



DLA Piper LLP (US)
 203 North LaSalle Street, Suite 1900
 Chicago, Illinois 60601-1293
 www.dlapiper.com

Katherine C. Jahnke Dale
 katie.dale@dlapiper.com
 T 312.368.2153
 F 312.251.2856

May 13, 2019

The Honorable James Cappleman, Acting
 Chairman
 City of Chicago Committee on Zoning
 Room 304, City Hall
 121 North LaSalle Street
 Chicago, Illinois 60602

Martin Cabrera, Jr., Chairman
 City of Chicago Plan Commission
 Room 1000, City Hall
 121 North LaSalle Street
 Chicago, Illinois 60602

**Re: Application for Residential Business Planned Development
 RBH Chicago Project, LLC**

Dear Acting Chairman Cappleman:

The undersigned, Katherine C. Jahnke Dale, an attorney with the law firm of DLA Piper LLP (US), which firm represents RBH Chicago Project, LLC, the applicant for an amendment to the Chicago Zoning Ordinance and proposed planned development amendment, certifies that she 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 of each direction of the lot line of the subject property, exclusive of public roads, streets, alleys and other public ways. Said written notice was sent by First Class U.S. Mail, no more than 30 days before filing the application.

The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; a statement that the applicant intends to file the application for change in zoning on approximately May 13, 2019, and a source for additional information on the application.

The undersigned certifies that she 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.

Very truly yours,

DLA Piper LLP (US)

Katherine C. Jahnke Dale

Subscribed and sworn to before me
 This 13th day of May, 2019.

Notary Public





DLA Piper LLP (US)
203 North LaSalle Street, Suite 1900
Chicago, Illinois 60601-1293
www.dlapiper.com

Richard F. Klawiter
richard.klawiter@dlapiper.com
T 312.368.7243
F 312.630.7337

May 13, 2019

FIRST CLASS MAIL

Dear Sir or Madam:

As required by Section 17-13-0107 of the Municipal Code of the City of Chicago, please be informed that on or about May 13, 2019, the undersigned, on behalf of RBH Chicago Project, LLC (the "Applicant"), intends to file an application to rezone the property located at 2600-2624 W Hirsch St; 1401-1439 N Talman Ave; and 1400-1436 N Rockwell St Chicago, Illinois, from the RS-3 Residential Single-Unit (Detached House) District to the B2-3 Neighborhood Mixed-Use District then to a Residential-Business Planned Development. A map of the development site is printed on the reverse side of this letter.

The development site is currently occupied by a vacant school building and surface parking lot. The application requests a rezoning of the subject property from the RS-3 Residential Single-Unit (Detached House) District to the B2-3 Neighborhood Mixed-Use District and then to a Residential-Business Planned Development to allow the rehabilitation and reuse of the existing vacant school building and the new construction of a residential building consisting of approximately 116 residential units, classroom, community and office space, 53 surface parking spaces, and 9,300 square feet of commercial/retail space.

The proposed change of zoning does *not* apply to your property. You are receiving this notice as required by the Chicago Municipal Code because the assessor's tax records indicate that you own property within 250 feet of the proposed Planned Development.

I am an authorized representative of the Applicant and my address is 444 W. Lake Street, Suite 900, Chicago, IL 60606. The Applicant owns the property and its address is 89 Market Street, 8th Floor, Newark, NJ 07102

Please contact me at 312-368-7243 with questions or to obtain additional information.

Very truly yours,

DLA Piper LLP (US)


Richard Klawiter

20045
INTRO DATE
MAY 29, 2019

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

2600-2624 W Hirsch St; 1401-1439 N Talman Ave; 1400-1436 N Rockwell St

2. Ward Number that property is located in: 1st Ward

3. APPLICANT RBH Chicago Project, LLC

ADDRESS 89 Market Street, 8th Floor

CITY Newark STATE NJ ZIP CODE 07102

PHONE (973)273-1600 CONTACT PERSON Linda Morgan

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

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

OWNER Same as above

ADDRESS _____

CITY _____ STATE _____ ZIP CODE _____

PHONE _____ CONTACT PERSON _____

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

ATTORNEY DLA Piper LLP (US), Attn: Rich Klawiter & Katie Jahnke Dale

ADDRESS 444 W Lake, Suite 900

CITY Chicago STATE IL ZIP CODE 60601

PHONE (312) 368-7243 / -2153 FAX (312) 251-2856

EMAIL richard.klawiter@dlapiper.com / katie.dale@dlapiper.com

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed on the Economic Disclosure Statements:

See attached Economic Disclosure Statements.

7. On what date did the owner acquire legal title to the subject property? March 2019

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

9. Present Zoning District RS-3 Residential Single-Unit (Detached House) District

Proposed Zoning District B2-3 Neighborhood Mixed-Use District then to a Residential-Business Planned Development

10. Lot size in square feet (or dimensions) 103,225 sf

11. Current Use of the Property Vacant School Building/Surface Parking

12. Reason for rezoning the property Mandatory Planned Development pursuant to Section 17-8-0513 (Large Residential Developments)

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

The Applicant requests a rezoning of the subject property from the RS-3 Residential Single-Unit (Detached House) District to the B2-3 Neighborhood Mixed-Use District then to a Residential-Business Planned Development, to allow the rehabilitation and reuse of the existing vacant school building and the new construction of a residential building consisting of approximately 116 residential units, classroom, community and office space, 53 surface parking spaces, and 9,300 square feet of commercial/retail space, as set forth in the enclosed project narrative and plans.

14. The Affordable Requirements Ordinance (ARO) that 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 _____

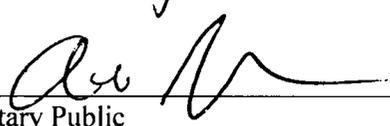
COUNTY OF COOK
STATE OF ILLINOIS

Ben Bell, authorized signatory of **RBH CHICAGO PROJECT, LLC**, 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
6th day of May, 2019.



Notary Public

ANTONIO M VALLA II
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 50006991
MY COMMISSION EXPIRES JAN. 5, 2020

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:

RBT Chicago Project, 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 currently holding, or anticipated to hold within six months after City action on the contract, transaction or other undertaking to which this EDS pertains (referred to below as the "Matter"), a direct or indirect interest in excess of 7.5% in the Applicant. State the Applicant's legal name: _____

OR

3. a legal entity with a direct or indirect right of control of the Applicant (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:

89 Market St., 8th fl.
Newark, NJ 07102

C. Telephone: 973-273-1600 Fax: 973-273-1600 Email: LMorgan@Rbtgrp.com

D. Name of contact person: Linda Morgan

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

F. Brief description of the Matter to which this EDS pertains. (Include project number and location of property, if applicable):

Zoning Map Amendment for 2620 W. Hirsch

G. Which City agency or department is requesting this EDS? Dept. of Planning & 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
- Limited liability company
- Publicly registered business corporation
- Limited liability partnership
- Privately held business corporation
- Joint venture
- Sole proprietorship
- Not-for-profit corporation
- General partnership
- (Is the not-for-profit corporation also a 501(c)(3))?
- Limited partnership
- Yes No
- Trust
- Other (please specify)

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

Delaware

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
- ^{Registered}~~Organized~~ in Illinois

B. IF THE DISCLOSING PARTY IS A LEGAL ENTITY:

1. List below the full names and titles, if applicable, of: (i) all executive officers and all directors of the entity; (ii) **for not-for-profit corporations**, all members, if any, which are legal entities (if there are no such members, write "no members which are legal entities"); (iii) **for trusts, estates or other similar entities**, the trustee, executor, administrator, or similarly situated party; (iv) **for general or limited partnerships, limited liability companies, limited liability partnerships or joint ventures**, each general partner, managing member, manager or any other person or legal entity that directly or indirectly controls the day-to-day management of the Applicant.

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

| | | | |
|------|------------------|-------|------------------------|
| Name | <u>Ron Beit,</u> | Title | <u>Managing Member</u> |
| | | | <u>100%</u> |

2. Please provide the following information concerning each person or legal entity having a direct or indirect, current or prospective (i.e. within 6 months after City action) beneficial interest (including ownership) in excess of 7.5% of the Applicant. 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: Each legal entity listed below may be required to submit an EDS on its own behalf.

Name Business Address Percentage Interest in the Applicant

Ron Beit 89 Market St, 8th Fl, Newark, NJ 07102 - 10070

SECTION III -- INCOME OR COMPENSATION TO, OR OWNERSHIP BY, CITY ELECTED OFFICIALS

Has the Disclosing Party provided any income or compensation to any City elected official during the 12-month period preceding the date of this EDS? [] Yes [X] No

Does the Disclosing Party reasonably expect to provide any income or compensation to any City elected official during the 12-month period following the date of this EDS? [] Yes [X] No

If "yes" to either of the above, please identify below the name(s) of such City elected official(s) and describe such income or compensation:

Does any City elected official or, to the best of the Disclosing Party's knowledge after reasonable inquiry, any City elected official's spouse or domestic partner, have a financial interest (as defined in Chapter 2-156 of the Municipal Code of Chicago ("MCC")) in the Disclosing Party?

[] Yes [X] No

If "yes," please identify below the name(s) of such City elected official(s) and/or spouse(s)/domestic partner(s) and describe the financial interest(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 (as defined in MCC Chapter 2-156), 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. 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. |
|--|--|--|---|
| Wight Company | 2500 N. Frontage Rd, Danon, IL 60561 | consultant | estimated \$1.7M |
| DLA Piper, LLP | Attorney, 444 West Lake St, Chicago IL 60606 | | Estimated: \$0,000 |

(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 MCC 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. [This paragraph 1 applies only if the Matter is a contract being handled by the City's Department of Procurement Services.] In the 5-year period preceding the date of this EDS, neither the Disclosing Party nor any Affiliated Entity [see definition in (5) below] has engaged, in connection with the performance of any public contract, the services of an integrity monitor, independent private sector inspector general, or integrity compliance consultant (i.e., an individual or entity with legal, auditing, investigative, or other similar skills, designated by a public agency to help the agency monitor the activity of specified agency vendors as well as help the vendors reform their business practices so they can be considered for agency contracts in the future, or continue with a contract in progress).

2. The Disclosing Party and its Affiliated Entities are not delinquent in the payment of any fine, fee, tax or other source of indebtedness owed to the City of Chicago, including, but not limited to, water and sewer charges, license fees, parking tickets, property taxes and sales taxes, nor is the Disclosing Party delinquent in the payment of any tax administered by the Illinois Department of Revenue.

3. 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, during the 5 years before 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 subparagraph (b) above;
 - d. have not, during the 5 years before the date of this EDS, had one or more public transactions (federal, state or local) terminated for cause or default; and
 - e. have not, during the 5 years before 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.
4. The Disclosing Party understands and shall comply with the applicable requirements of MCC Chapters 2-56 (Inspector General) and 2-156 (Governmental Ethics).
5. Certifications (5), (6) and (7) 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 5 years before the date of this EDS, or, with respect to a Contractor, an Affiliated Entity, or an Affiliated Entity of a Contractor during the 5 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 subparagraph (a) or (b) above that is a matter of record, but have not been prosecuted for such conduct; or
 - d. violated the provisions referenced in MCC Subsection 2-92-320(a)(4)(Contracts Requiring a Base Wage); (a)(5)(Debarment Regulations); or (a)(6)(Minimum Wage Ordinance).
6. Neither the Disclosing Party, nor any 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.
7. Neither the Disclosing Party nor any Affiliated Entity is listed on a Sanctions List maintained by the United States Department of Commerce, State, or Treasury, or any successor federal agency.
8. [FOR APPLICANT ONLY] (i) Neither the Applicant nor any "controlling person" [see MCC Chapter 1-23, Article I for applicability and defined terms] of the Applicant 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 MCC Chapter 1-23, Article I applies to the Applicant, that Article's permanent compliance timeframe supersedes 5-year compliance timeframes in this Section V.
9. [FOR APPLICANT ONLY] The Applicant and its Affiliated Entities will not use, nor permit their subcontractors to use, any facility listed as having an active exclusion by the U.S. EPA on the federal System for Award Management ("SAM").
10. [FOR APPLICANT ONLY] The Applicant 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 Certifications (2) and (9) 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 Applicant has reason to believe has not provided or cannot provide truthful certifications.

11. 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.

12. 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 date of this EDS, an employee, or elected or appointed official, of the City of Chicago (if none, indicate with "N/A" or "none").

None

13. 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 \$25 per recipient, or (iii) a political contribution otherwise duly reported as required by law (if none, indicate with "N/A" or "none"). As to any gift listed below, please also list the name of the City recipient.

None

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 MCC Section 2-32-455(b).

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 MCC Chapter 2-32. We further pledge that none of our affiliates is, and none of them will become, a predatory lender as defined in MCC Chapter 2-32. 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 MCC Section 2-32-455(b)) is a predatory lender within the meaning of MCC Chapter 2-32, explain here (attach additional pages if necessary):

N/A

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

D. CERTIFICATION REGARDING FINANCIAL INTEREST IN CITY BUSINESS

Any words or terms defined in MCC Chapter 2-156 have the same meanings if used in this Part D.

1. In accordance with MCC Section 2-156-110: To the best of the Disclosing Party's knowledge after reasonable inquiry, 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

[X] 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), skip Items D(2) and D(3) and 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 financial interest and identify the nature of the financial interest:

| Name | Business Address | Nature of Financial Interest |
|-------|------------------|------------------------------|
| <hr/> | | |
| <hr/> | | |
| <hr/> | | |

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 (2). Failure to comply with these disclosure requirements may make any contract entered into with the City in connection with the Matter voidable by the City.

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

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

SECTION VI -- CERTIFICATIONS FOR FEDERALLY FUNDED MATTERS

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

A. CERTIFICATION REGARDING LOBBYING

1. List below the names of all persons or entities registered under the federal Lobbying Disclosure Act of 1995, as amended, 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, as amended, 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," as that term is defined in the Lobbying Disclosure Act of 1995, as amended.

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

B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY

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

Is the Disclosing Party the Applicant?

Yes

No

If "Yes," answer the three questions below:

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

Yes

No

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

Yes

No

Reports not required

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 -- FURTHER ACKNOWLEDGMENTS AND CERTIFICATION

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 Ordinance, MCC Chapter 2-156, imposes certain duties and obligations on persons or entities seeking City contracts, work, business, or transactions. The full text of this ordinance 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 this ordinance.

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 City transactions. 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 in, and appended to, this EDS may be made publicly available 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 MCC Chapter 1-23, Article I (imposing **PERMANENT INELIGIBILITY** for certain specified offenses), the information provided herein regarding eligibility must be kept current for a longer period, as required by MCC Chapter 1-23 and Section 2-154-020.

CERTIFICATION

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

RBTT Chicago Project, LLC
(Print or type exact legal name of Disclosing Party)

By: _____
(Sign here)

Ron Beit
(Print or type name of person signing)

Managing Member
(Print or type title of person signing)

Signed and sworn to before me on (date) 3/28/19,

at ESL County, NJ (state).

[Signature]
Notary Public

Commission expires: 3/28/19

ANTONIO M VALLA II
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 50006991
MY COMMISSION EXPIRES JAN. 5, 2020

**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%. It is not to be completed by any legal entity which has only an indirect ownership interest in the Applicant.

Under MCC 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% 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% (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 MCC Section 2-154-010, is the Applicant or any Owner identified as a building code scofflaw or problem landlord pursuant to MCC Section 2-92-416?

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 MCC Section 2-92-416?

Yes

No

The Applicant is not publicly traded on any exchange.

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

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

PROHIBITION ON WAGE & SALARY HISTORY SCREENING - CERTIFICATION

This Appendix is to be completed only by an Applicant that is completing this EDS as a “contractor” as defined in MCC Section 2-92-385. That section, which should be consulted (www.amlegal.com), generally covers a party to any agreement pursuant to which they: (i) receive City of Chicago funds in consideration for services, work or goods provided (including for legal or other professional services), or (ii) pay the City money for a license, grant or concession allowing them to conduct a business on City premises.

On behalf of an Applicant that is a contractor pursuant to MCC Section 2-92-385, I hereby certify that the Applicant is in compliance with MCC Section 2-92-385(b)(1) and (2), which prohibit: (i) screening job applicants based on their wage or salary history, or (ii) seeking job applicants’ wage or salary history from current or former employers. I also certify that the Applicant has adopted a policy that includes those prohibitions.

Yes

No

N/A – I am not an Applicant that is a “contractor” as defined in MCC Section 2-92-385.

This certification shall serve as the affidavit required by MCC Section 2-92-385(c)(1).

If you checked “no” to the above, please explain.
