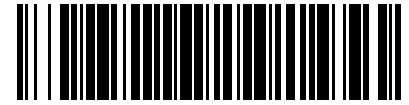




# City of Chicago



O2023-1289

## Office of the City Clerk Document Tracking Sheet

<b>Meeting Date:</b>	3/15/2023
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 11-G at 4701 N Clark St - App No. 22131T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

#22131-T1  
INTRO DATE  
MARCH 15, 2023

## ORDINANCE

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

**SECTION 1.** Title 17 of the Municipal Code - the *Chicago Zoning Ordinance*, be amended by changing all of the *B3-2 Community Shopping District* symbols and indications, as shown on Map No. 11-G, in the area bounded by

beginning along a line 150 feet north of West Leland Avenue as measured at the east right-of-way line of North Clark Street and perpendicular thereto; the alley next east of and parallel to North Clark Street; a line from a point 116.33 feet northwest of West Leland Avenue as measured along the westerly right-of-way line of the alley next east of and parallel to North Clark Street, to a point 64.54 feet east of North Clark Street; a line 64.54 feet east of and parallel to North Clark Street; West Leland Avenue; and North Clark Street,

to those of a *B2-3 Neighborhood Mixed-Use District*.

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

Common Address of Property: 4701 North Clark Street

**17-13-0303-C (1) Narrative Zoning Analysis**  
4701 North Clark Street, Chicago, Illinois

Proposed Zoning: *B2-3 Neighborhood Mixed-Use District*

Lot Area: 12,735 square feet (*irregular*)

Proposed Land Use: The Applicant is seeking a *Zoning Map Amendment* to permit the construction and occupancy of a new five-story *mixed-use* building, at the subject property. The programming for the proposed new building calls for the establishment of a *commercial-office* unit and a *residential amenity room* on the 1<sup>st</sup> Floor, along with a *residential lobby* and *package room*, with a total of thirty-six (36) dwelling units to be situated on and between the 2<sup>nd</sup> through 5<sup>th</sup> Floors. Additional communal outdoor space, for the *residents*, will be discreetly located above the 5<sup>th</sup> Floor (*roof deck*). Due to its close proximity to the *Lawrence CTA Train Station* AND its direct situation along the *Clark Street Bus Line Corridor Roadway Segment* – which such segment of Clark Street is also a designated *Pedestrian Street*, the proposal calls for the provision of off-street parking for eighteen (18) vehicles, within the 1<sup>st</sup> Floor (*garage*) of the proposed new building, which represents the maximum 50% allotment (*parking to dwelling unit*) mandated by the amended *Zoning Ordinance* (“*Connected Communities Ordinance*”). *\*[The subject property constitutes a Transit Served Location (TSL). (Section 17-10-0102-B)]* In further consideration of these conditions, the proposal also includes dedicated parking for at least four-eight (48) bicycles, to be located within the 1<sup>st</sup> Floor (*garage*) of the building. The new proposed building will measure *\*66 feet-3/4 inches (underside of roof)* and will be masonry in construction.

(A) The Project’s Floor Area Ratio: 44,560.3 square feet (3.5 FAR)

*\*The subject property is located on a designated Pedestrian Street, within 2,640 linear feet of the entrance to the Lawrence CTA Train Station and the Clark Street Bus Line Corridor Roadway Segment, thereby qualifying as a Transit Served Location. [17-10-0102-B] The programming for the development also calls for the provision of at least 50% of the required ‘affordable’ units to be located onsite and such programming is in compliance with \*Section 17-3-0308 of the Zoning Ordinance. Therefore, the Applicant is eligible for an increase in maximum floor area ratio (FAR) up to 3.5, pursuant to this Type 1 Zoning Map Amendment. [17-3-0403-B]*

(B) The Project’s Density (Lot Area Per Dwelling Unit): 36 *dwelling units*; 353.75 square feet per *dwelling unit*

*\*The subject property is located on a designated Pedestrian Street, within 2,640 linear feet of the entrance to the Lawrence CTA Train Station and the Clark Street Bus Line Corridor Roadway Segment, thereby qualifying as a Transit Served Location. [17-10-0102-B] The programming for the development also calls for the provision of at least 50% of the required ‘affordable’ units to be located onsite and such programming is in compliance with \*Section 17-3-0308 of the Zoning Ordinance.. Therefore, the Applicant is eligible for a reduction in the required minimum lot area (MLA) per dwelling unit - down to a minimum of 350 square feet per unit, pursuant to this Type 1 Zoning Map Amendment. [17-3-0402-B]*

- (C) The amount of off-street parking: 18 vehicular parking spaces + 48 bicycle parking-storage spaces

*\* The subject property is located on a designated Pedestrian Street, within 2,640 linear feet of the entrance to the Lawrence CTA Train Station and the Clark Street Bus Line Corridor Roadway Segment, thereby qualifying as a Transit Served Location. [17-10-0102-B] Therefore, the Applicant may not provide off-street vehicular parking in excess of 50% of the total number of dwelling units. [17-3-0308(4)]*

- (D) Setbacks:
- a. Front Setback: 0 foot-0 inches
  - b. Rear Setback: 2 feet-0 inches (1<sup>st</sup> Floor-Ground Floor)  
21 feet-3 15/16 inches (2<sup>nd</sup> – 5<sup>th</sup> Floors)
  - c. Side Setbacks:
    - North: 0 feet-0 inches
    - South: 0 feet-0 inches

*\*Subsequent to and independent of this Zoning Map Amendment, the Applicant will seek any further administrative relief that is necessary to ensure full compliance with the setback standards of the current Zoning Ordinance.*

- (E) Building Height: 66 feet-3/4 inches (*underside of roof-ceiling of 5<sup>th</sup> Floor*)  
76 feet-3/4 inches (*ceiling of rooftop access structure*)

*\*The subject property is located on a designated Pedestrian Street, within 2,640 linear feet of the entrance to the Lawrence CTA Train Station and the Clark Street Bus Line Corridor Roadway Segment, thereby qualifying as a Transit Served Location. [17-10-0102-B]. The programming for the development also calls for the provision of at least 50% of the required 'affordable' units to be located onsite and such programming is in compliance with \*Section 17-3-0308 of the Zoning Ordinance.). Therefore, the Applicant is eligible for an increase in maximum building height up to 75 feet-0 inches, pursuant to this Type 1 Zoning Map Amendment. [17-3-0408-B]*

**COMPLIANCE WITH SECTION 17-3-0308: Specific Criteria for Transit-Served Locations**

In all B and C districts, any new construction within 2,640 feet of a CTA or METRA rail station entrance must satisfy all of the following specific criteria:

**1. The project complies with the applicable standards of Section 17-10-0102-B.**

The project calls for the construction of a new *mixed-use* building that will contain a total of thirty-six (36) *dwelling units* and off-street accessory parking for eighteen (18) vehicles, which represents a 50% *reduction* in the otherwise required one-to-one parking ratio for *residential uses*, and which such reduction is permitted *as of right* pursuant to Section 17-10-0102-B(1). Toward these same ends, the project calls for a *Storage Room* to be located within the attached *garage* (1<sup>st</sup> Floor), which will be for the exclusive use of the residents and which can accommodate at least forty-eight (48) bicycles – more than double the amount of required *onsite* bicycle parking [Subsection (2)].

Furthermore, pursuant to the *2021 Affordable Requirements Ordinance (ARO)*, the Applicant is required to designate at least 20% (7 *dwelling units*) of the total number of (36) *dwelling units* as “affordable.” The programming for this particular project, calls for at least 50% of those seven (7) required *affordable units* – so a total of four (4) *affordable units*, to be located *onsite* (evenly represented and dispersed throughout the proposed new building).

2. **The project complies with the standards and regulations of Section 17-3-0504, except paragraph H if the project is not located along a *pedestrian street*, pertaining to *pedestrian streets* and *pedestrian retail streets*, even if the project is not located along a *pedestrian street* or a *pedestrian retail street*.**

The design for the new proposed building calls for the entirety of the Clark Street and the Leland Avenue facades to directly abut the sidewalk (i.e., 0 feet-0 inches *front* and *south side setbacks*), with the two respective primary *entrances* – *residential lobby* on Clark Street and *commercial-office* unit at the corner (Leland Avenue) NOT exceeding 12 feet of the width of either such façade, and – too, NOT exceeding two-stories in height. [Please see corresponding *Architectural Plan Package*.] Toward these same ends, per the design, a minimum of 60% of each such street facing façade will be comprised of *transparent non-reflective windows* and/or *doors*. [Please see corresponding *Architectural Plan Package* – Page 7.] Lastly, all of the required off-street *parking* will be located wholly within the four-corners of the 1<sup>st</sup> Floor of the new proposed building (*garage*), so to NOT be visible from either of the immediately abutting *public ways*, while – too, vehicular access to such parking will be accommodated via the existing *Public Alley* that runs along the east end of the site.

3. **The project complies with the general goals set forth in the Transit Friendly Development Guide: Station Area Typology, and any other station-specific plans, designs or guidelines adopted by the Chicago Plan Commission.**

The *Transit Friendly Development Guide* defines ‘transit friendly development’ as *[d]evelopment which is oriented towards and integrated with adjacent transit*. By way of relevant example, the proposed new development incorporates pedestrian accessibility and connectivity less than 2,630 linear feet from the entrance to the *Lawrence Avenue CTA Train Station* and directly on one of the City’s most exploited *CTA Bus Routes* (Clark Street), while – too, activating this significant, previously underserved, corner of Clark Street and Leland Avenue, which serves as the predominant transition-connection between the low-density family-oriented *residential neighborhoods* to the east (i.e., Dover Street), and the similarly utilized *Chase Park* (across the street – west), to the more bustling *commercial* corridor along Clark Street to the south and Broadway Avenue further to the east - with a new *business* that will be intended to service the *residents* of the immediate community and patrons of the same. Along these same lines, the new proposed improvements are situated in the heart of the neighborhood’s most robust *retail* and *hospitality* corridor, which extends for at least five blocks to the south and connects to the same such *corridor* along Broadway Avenue to the east, while – too, providing an immediate connection the other nearby communities via a short bus or train ride, or – weather pending, via bicycle (personal or with multiple *Divvy Bicycle Stations* along the way).

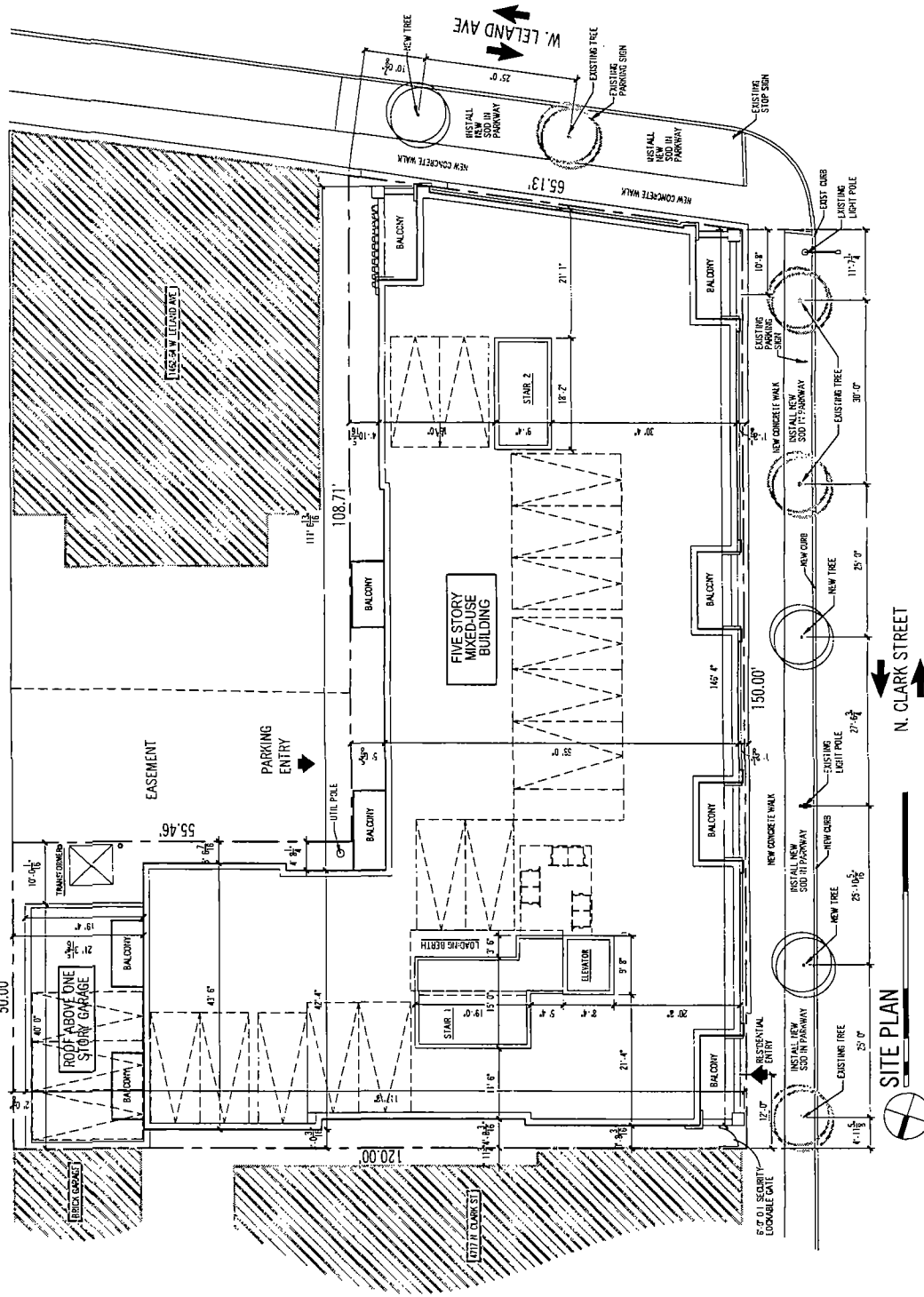
4. ***Residential building projects shall not have a number of parking spaces in excess of 50% of the Minimum Automobile Parking Ratio for the applicable district listed in Section 17-10-0207 with any fractional result rounded up to the next higher whole number, unless additional parking spaces are approved as an administrative adjustment under the provisions of Section 17-13-1003-EE.***

The project calls for the construction of a new *mixed-use* building that will contain a total of thirty-six (36) *dwelling units* and off-street accessory parking for eighteen (18) vehicles, which represents a 50% *reduction* in the otherwise required one-to-one parking ratio for *residential uses*, and which such reduction is permitted *as of right* pursuant to Section 17-10-0102-B(1).

5. **The project complies with the Travel Demand Study and Management Plan rules of the Chicago Department of Transportation. The City's Commissioner of Transportation is authorized to issue Travel Demand Study and Management Plan rules consistent with this section.**

In a direct and deliberate effort to promote public forms of transportation, and – too, to mitigate vehicular congestion and traffic in this pedestrian-oriented neighborhood, while still balancing the express interests and demands of the existing residents of the community, the proposed new development will provide only one (1) designated off-street *parking* space for every two (2) *dwelling units*, with priority being offered to tenants of the larger (*two-bedroom* and *three-bedroom* units) building, on a first come basis. Such considerations should dissuade residents who require and/or rely on individual automobile ownership from renting within the proposed new building, thereby attracting those residents who desire to rely on public and/or non-vehicular (carbon-neutral) forms of transit. As well, the proposed development includes a sizeable *Storage Room*, within the ground floor (*garage*) of the building that can accommodate interior parking for at least forty-eight (48) bicycles and/or scooters. Beyond these onsite accommodations, there are additional bicycle racks located on the sidewalk in front of the subject site and the Applicant is committed to working with the local Alderman and representatives from the CTA and CDOT, toward providing additional public bicycle racks and/or *Divvy Stations*, should such be desired. In further effort to promote more reliance on the City's bountiful public transit, the Applicant is also committed to working with the local Alderman and the CTA toward installing electronic CTA trackers within the common areas of the building, to allow for more efficient trip planning.

16'-0" ALLEY  
50.00'



SITE PLAN

N. CLARK STREET

CITY OF CHICAGO ZONING DATA	
CATEGORIES	PROPOSED CONSTRUCTION
ZONING CLASS	BE-3
LOT AREA	12,736.35 SF
FAR / FLOOR AREA	3.18 / 44,560.3 SQ. FT.
MINIMUM LOT AREA PER UNIT	(65) UNITS - .38 SF / UNIT (4) TREE UNITS / 28 TREE & UNITS
MINIMUM COMMERCIAL	NONE
SETBACK REQUIREMENTS	
FRONT YARD	NORTH 0'-0"
	SOUTH 0'-0"
SIDE YARD	2'-0" AT GROUND 21'-3 15/16" AT FLOORS 2-5
REAR YARD	59'-11" AT B / MAIN ROOF 76'-11" AT T / STAIR / ELEVATOR
HEIGHT	(35 DD) 18 SPACES 48 BIKE SPACES PROVIDED
VEHICLE PARKING	
BIKE SPACES	
LOADING	10'-0" x 25'-0" IN GARAGE



2453 S. ARCHER AVE  
UNIT C  
CHICAGO, IL 60608  
P. 312.842.2225  
F. 312.842.2253

SUBMITTAL DATES

ZONING CHANGE

DEVELOPER:  
PLATINUM DEVELOPMENT

PREMISES:  
4701 N. CLARK CHICAGO, IL

PROJECT DESCRIPTION

FIVE-STORY MIXED-USE BUILDING

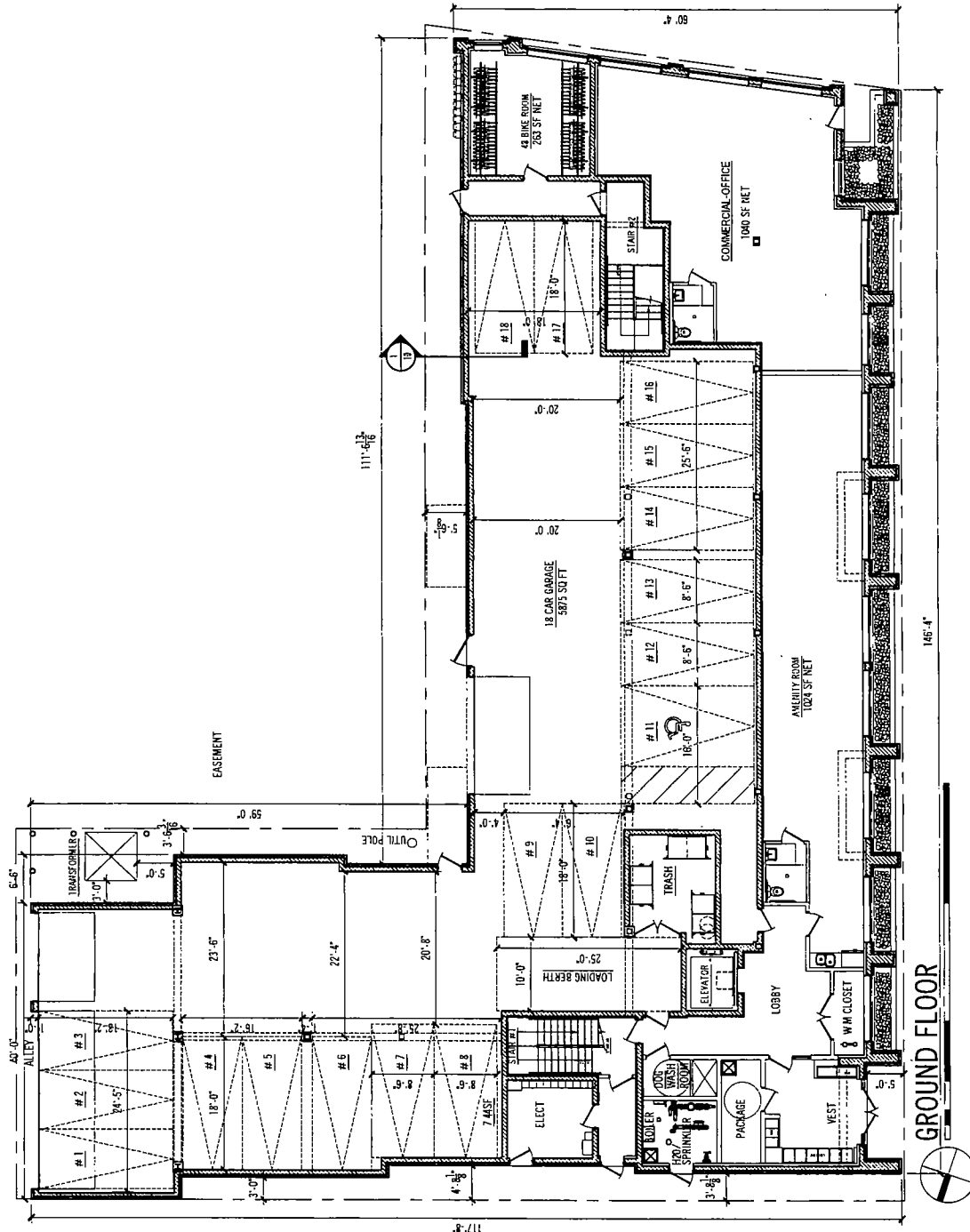
SHEET DESCRIPTION

SITE PLAN

SHEET NUMBER

01

01-23-2023



SHEET NUMBER  
**02**

SHEET DESCRIPTION  
**GROUND FLOOR**

PROJECT DESCRIPTION  
**FIVE STORY 37 UNIT BUILDING**

DEVELOPER  
**PLATINUM DEVELOPMENT**

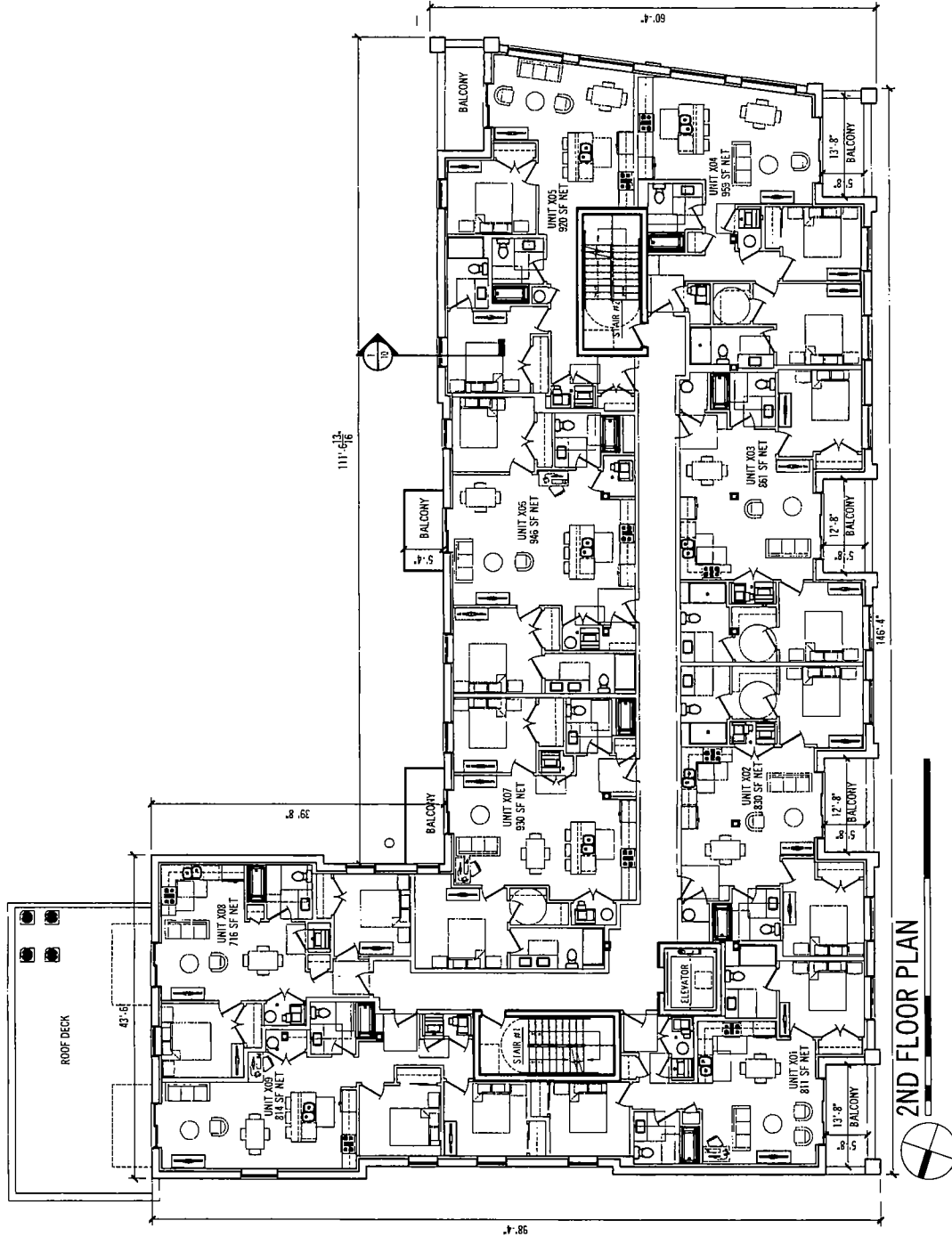
PREMISES:  
**4701 N. CLARK CHICAGO, IL.**

SUBMITTAL DATES  
**01-23-2023**

ZONING CHANGE

2453 S. ARCHER AVE  
UNIT C  
CHICAGO, IL 60608  
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2ND FLOOR PLAN

2453 S. ARCHER AVE  
 UNIT C  
 CHICAGO, IL 60608  
 P. 312.842.2225  
 F. 312.842.2233



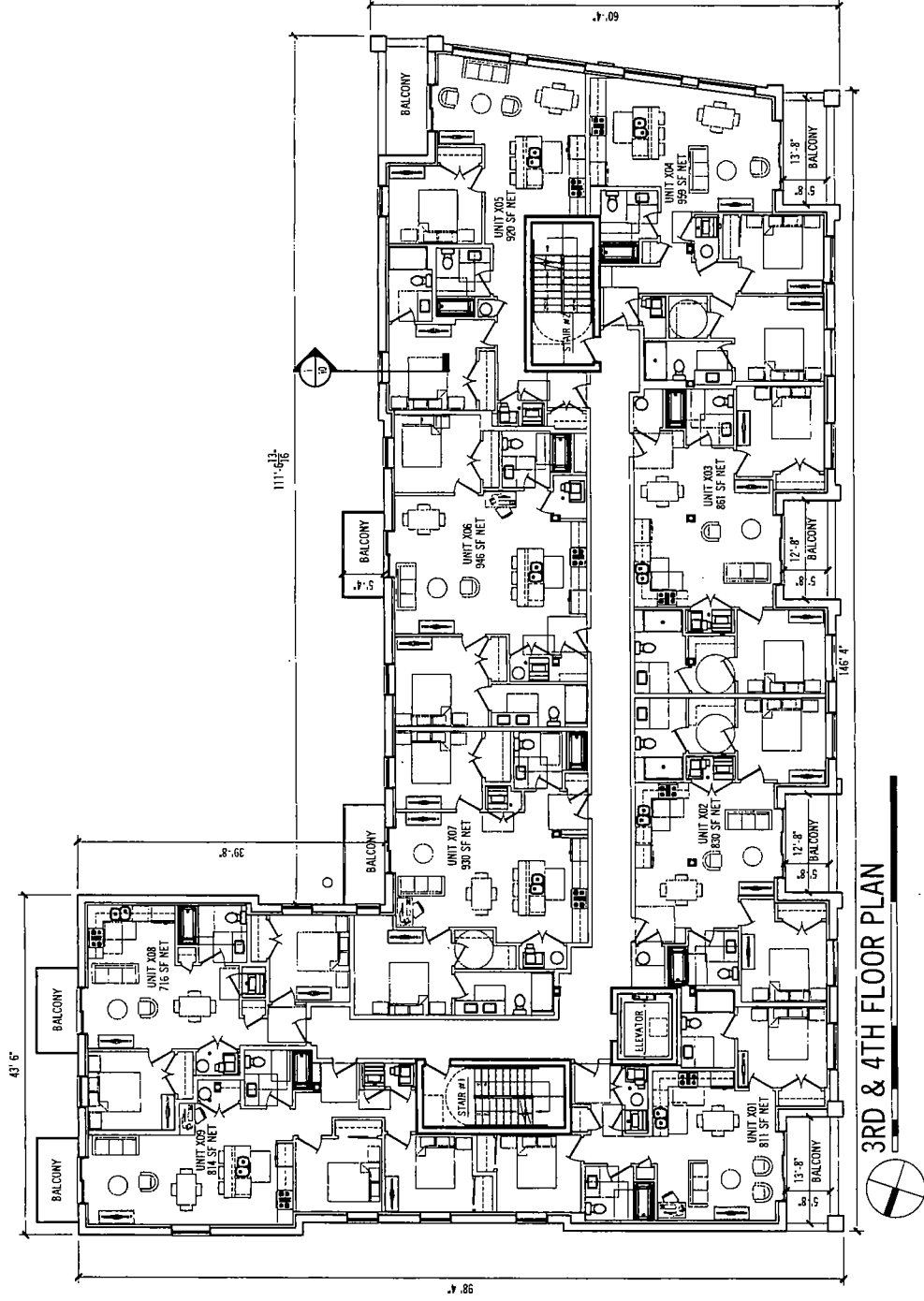
SUBMITTAL DATES  
 ZONING CHANGE  
 01-23-2023

DEVELOPER  
 PLATINUM DEVELOPMENT  
 PREMISES:  
 4701 N. CLARK CHICAGO, IL.

PROJECT DESCRIPTION  
 FIVE STORY 37 UNIT BUILDING

SHEET DESCRIPTION  
 SECOND FLOOR PLAN

SHEET NUMBER  
 03



3RD & 4TH FLOOR PLAN

2453 S. ARCHER AVE  
 UNIT C  
 CHICAGO, IL 60608  
 P. 312.842.2225  
 F. 312.842.2253

SUBMITTAL DATES  
 ZONING CHANGE  
 01-23-2023

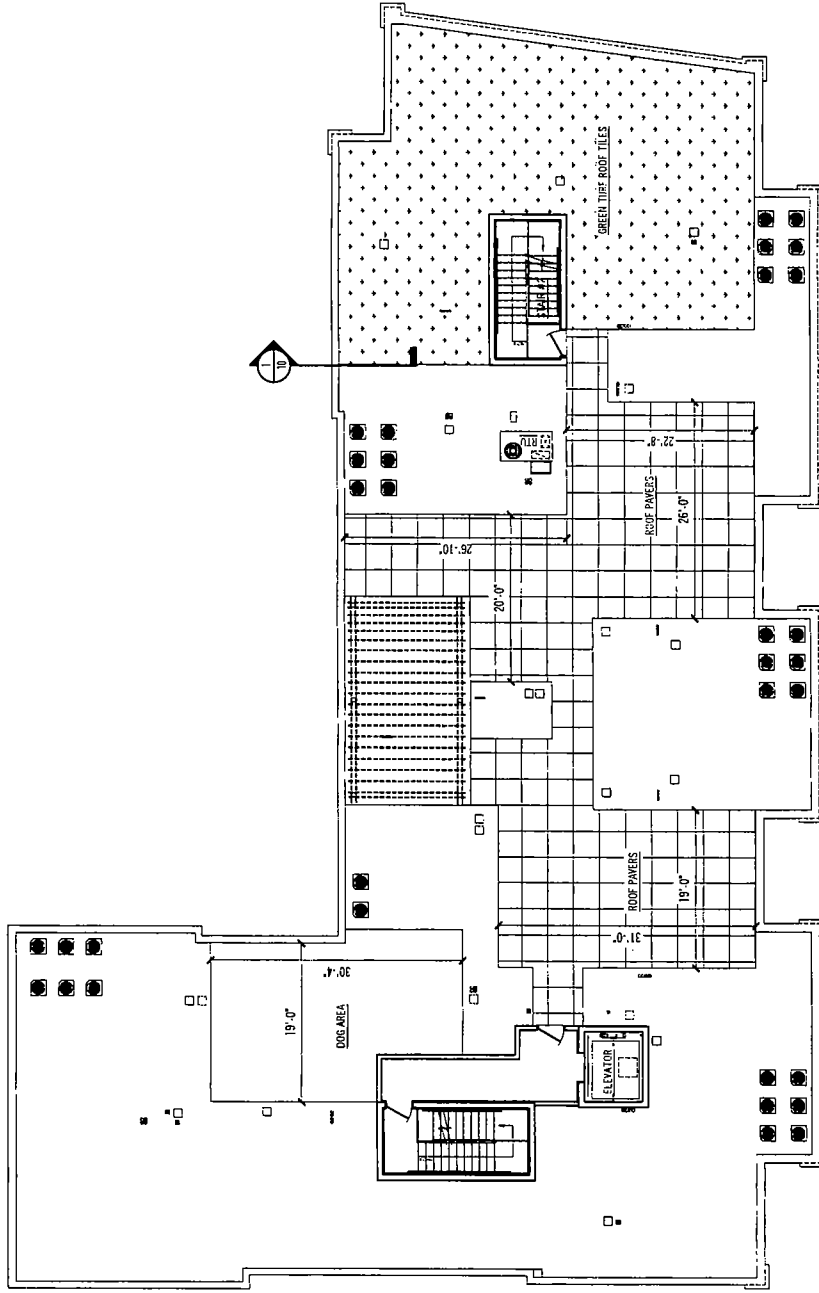
DEVELOPER:  
 PLATINUM DEVELOPMENT  
 PREMISES:  
 4701 N. CLARK CHICAGO, IL.

PROJECT DESCRIPTION  
 FIVE STORY 37 UNIT BUILDING

SHEET DESCRIPTION  
 3RD & 4TH FLOOR PLAN

SHEET NUMBER  
 04





ROOF PLAN



SHEET NUMBER  
**06**

SHEET DESCRIPTION  
**ROOF PLAN**

PROJECT DESCRIPTION  
**FIVE STORY 37 UNIT BUILDING**

DEVELOPER:  
**PLATINUM DEVELOPMENT**

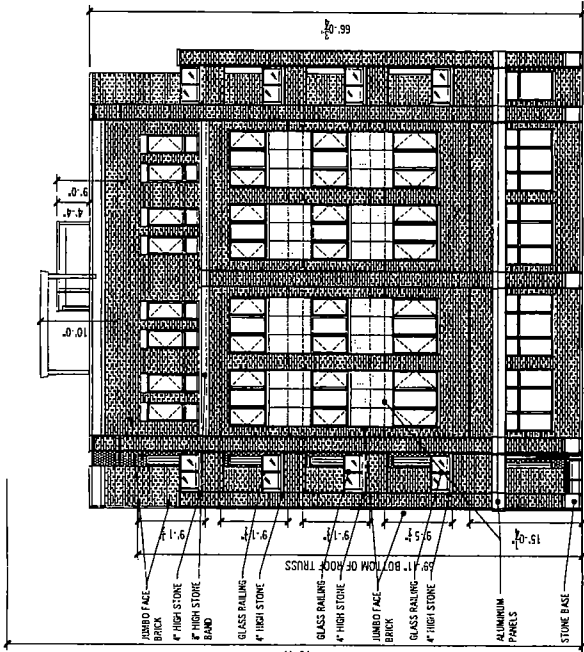
PREMISES:  
**4701 N. CLARK CHICAGO, IL**

SUBMITTAL DATES  
**01-23-2023**

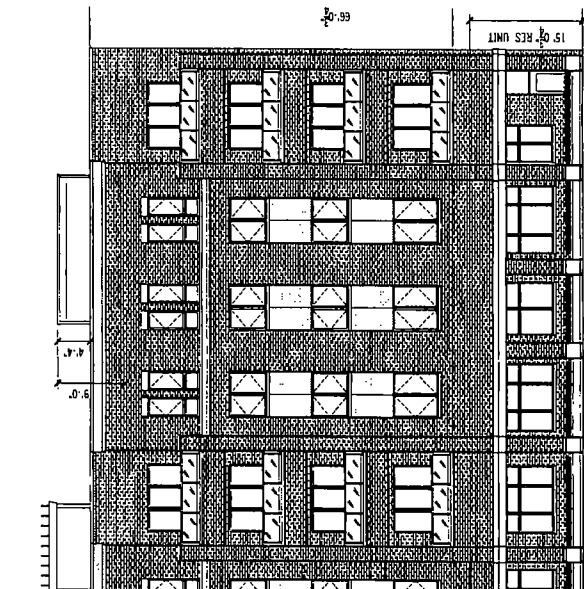
ZONING CHANGE

2453 S. ARCHER AVE  
UNIT C  
CHICAGO, IL 60608  
P. 312.842.2225  
F. 312.842.2253





**CLARK STREET ELEVATION**  
 CLARK STREET TRANSPARENCY CALCULATION (BETWEEN 4'-0" - 10'-0")  
 WALL 878 SF AREA x 6 = 5268 SF  
 ACTUAL GLASS = 527 SF



**LELAND AVE ELEVATION**  
 LELAND AVE TRANSPARENCY CALCULATION (BETWEEN 4'-0" - 10'-0")  
 WALL 674 SF AREA x 6 = 2196 SF  
 ACTUAL GLASS = 224 SF



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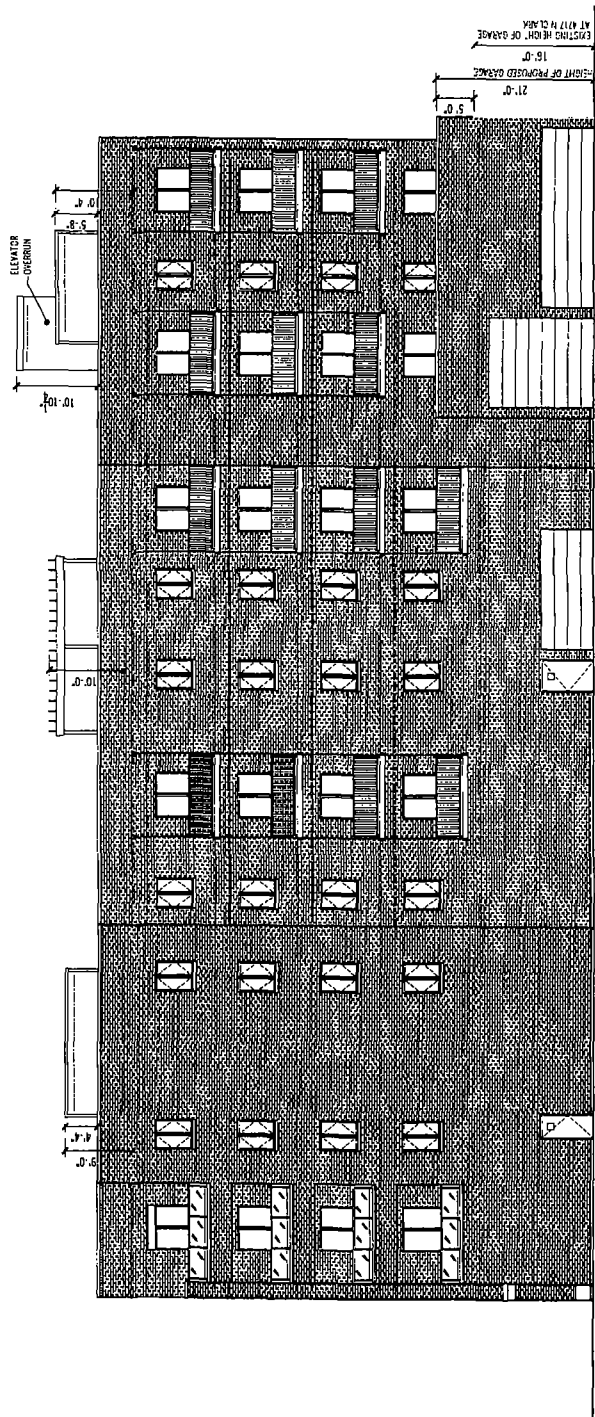
SUBMITTAL DATES  
 01-23-2023  
 ZONING CHANGE

DEVELOPER  
 PLATINUM DEVELOPMENT  
 PREMISES:  
 4701 N. CLARK CHICAGO, IL

PROJECT DESCRIPTION  
 FIVE STORY 37 UNIT BUILDING

SHEET DESCRIPTION  
 STREET ELEVATIONS

SHEET NUMBER  
 07



EAST ELEVATION



2453 S. ARCHER AVE  
 UNIT C  
 CHICAGO, IL 60608  
 p. 312.842.2225  
 f. 312.842.2253

SUBMITTAL DATES  
 01-23-2023

ZONING CHANGE

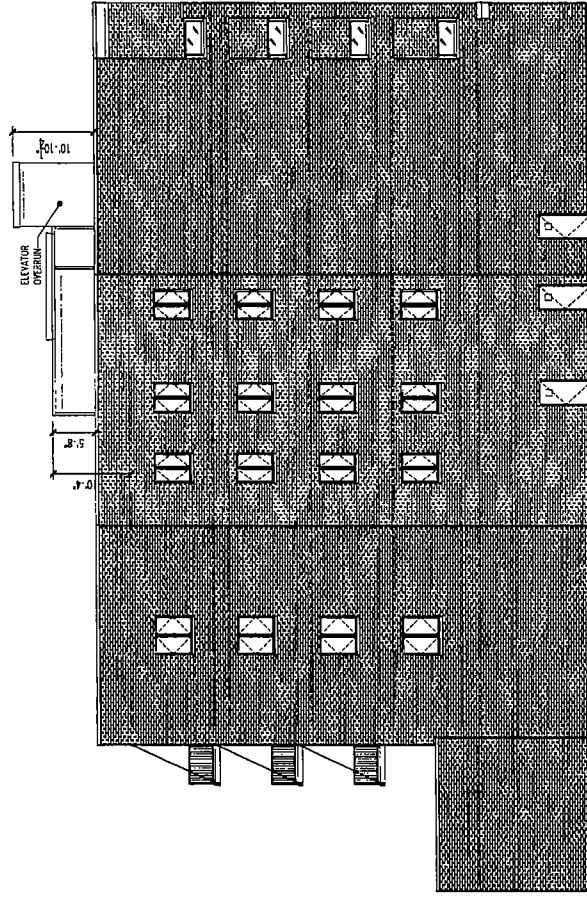
DEVELOPER  
 PLATINUM DEVELOPMENT

PREMISES:  
 4101 N. CLARK CHICAGO, IL

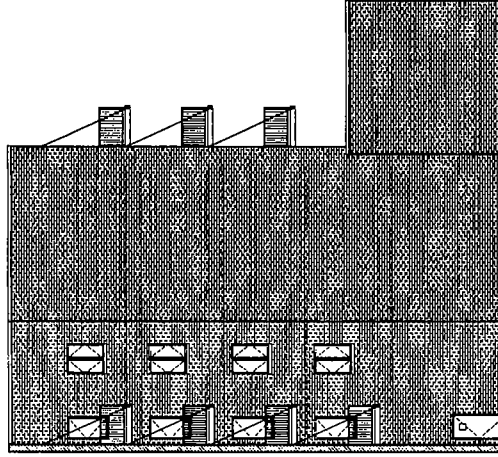
PROJECT DESCRIPTION  
 FIVE STORY 37 UNIT BUILDING

SHEET DESCRIPTION  
 STREET ELEVATIONS

SHEET NUMBER  
 08



NORTH ELEVATION



SOUTH PARTIAL ELEVATION



2453 S. ARCHER AVE  
UNIT C  
CHICAGO, IL 60608  
P. 312.842.2225  
T. 312.842.2253

SUBMITTAL DATES

ZONING CHANGE

01.22.2023

DEVELOPER:  
PLATINUM DEVELOPMENT

PREMISES:  
4701 N. CLARK, CHICAGO, IL

PROJECT DESCRIPTION

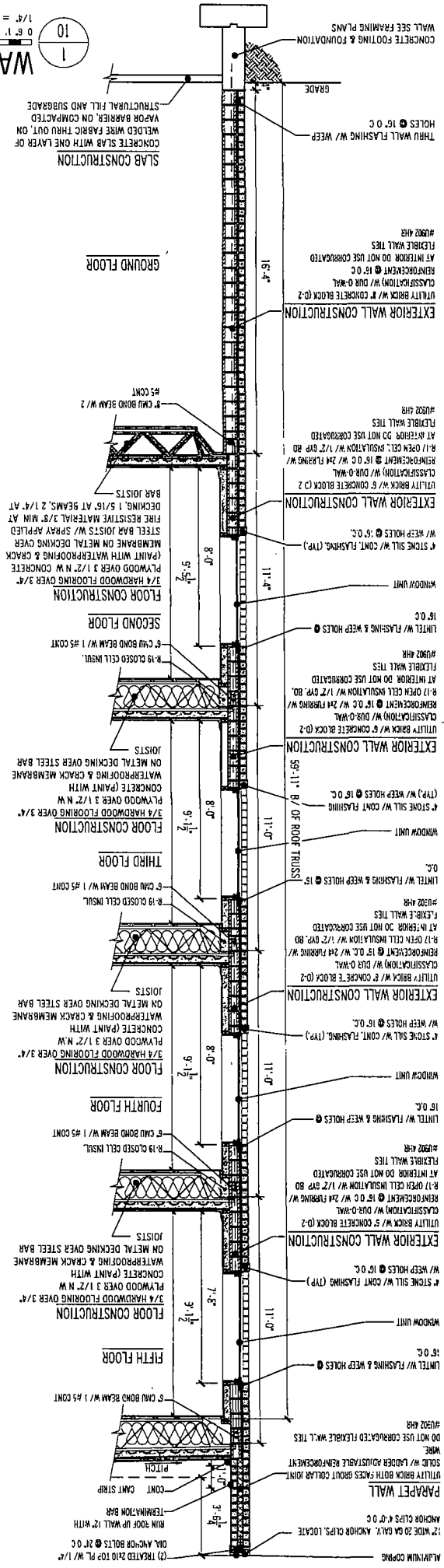
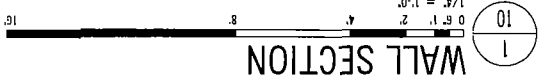
FIVE STORY 37 UNIT BUILDING

SHEET DESCRIPTION

STREET ELEVATIONS

SHEET NUMBER

09



SHEET NUMBER  
**10**

SHEET DESCRIPTION  
**SECTION**

PROJECT DESCRIPTION  
**FIVE STORY 37 UNIT BUILDING**

DEVELOPER- PLATINUM DEVELOPMENT  
**PREMISES: 4701 N. CLARK CHICAGO, IL.**

SUBMITTAL DATES  
**01-23-2023**

ZONING CHANGE

2453 S. ARCHER AVE  
UNIT C  
CHICAGO, IL 60638  
P. 312.842.2225  
F. 312.842.2253





CITY OF CHICAGO  
APPLICATION FOR AN AMENDMENT TO  
THE CHICAGO ZONING ORDINANCE

#22131-T1  
INTRO DATE  
MARCH 15, 2023

1. ADDRESS of the property Applicant is seeking to rezone:  
4701 North Clark Street, Chicago, Illinois

2. Ward Number that property is located: 46

3. APPLICANT: 4701 N. Clark St, Inc.

ADDRESS: 185 North York Street CITY: Elmhurst

STATE: Illinois ZIP CODE: 60126 PHONE: 312-782-1983

EMAIL: sara@sambankslaw.com CONTACT PERSON: Sara Barnes – Attorney for Applicant

4. Is the Applicant the owner of the property? YES  NO

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

OWNER: Same as Applicant – Above.

ADDRESS: \_\_\_\_\_ CITY: \_\_\_\_\_

STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_ PHONE: \_\_\_\_\_

EMAIL: \_\_\_\_\_ CONTACT PERSON: \_\_\_\_\_

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

ATTORNEY: Sara K. Barnes - Law Offices of Samuel V.P. Banks

ADDRESS: 221 North LaSalle Street, 38<sup>th</sup> Floor

CITY: Chicago STATE: Illinois ZIP CODE: 60601

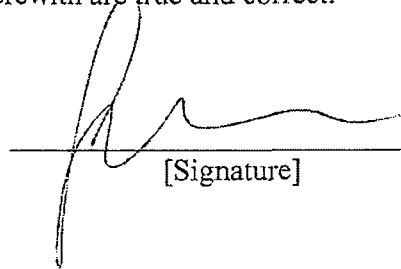
PHONE: 312-782-1983 FAX: 312-782-2433 EMAIL: sara@sambankslaw.com

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.  
Gerard Coyle – President-Sole Owner
7. On what date did the owner acquire legal title to the subject property?  
December 2021
8. Has the present owner previously rezoned this property? If Yes, when?  
No
9. Present Zoning District: B3-2 Proposed Zoning District: B2-3
10. Lot size in square feet (or dimensions): 12,735 square feet (irregular-shaped lot)
11. Current Use of the Property: The subject property consists of two parcels, which – together, create an irregularly-shaped zoning lot. The site, in its entirety, is currently improved with a one-story commercial building, with an accessory drive-through structure, and a paved surface parking lot.
12. Reason for rezoning the property: The Applicant is seeking a Zoning Map Amendment to permit the construction and occupancy of a new five-story mixed-use building, at the subject site.
13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling unit number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC) The Applicant is seeking a Zoning Map Amendment to permit the construction and occupancy of a new five-story mixed-use building, at the subject property. The programming for the proposed new building calls for the establishment of a commercial-office unit (1,040 square feet) and a residential amenity room (1,024 square feet) on the 1<sup>st</sup> Floor, along with a residential lobby and package room, with a total of thirty-six (36) dwelling units to be situated on and between the 2<sup>nd</sup> through 5<sup>th</sup> Floors. Additional communal outdoor space, for the residents, will be discreetly located above the 5<sup>th</sup> Floor (roof deck). \*Due to its close proximity to the Lawrence CTA Train Station AND its direct situation along the Clark Street Bus Line Corridor Roadway Segment – which such segment of Clark Street is also a designated Pedestrian Street, the proposal calls for the provision of off-street parking for eighteen (18) vehicles, within the 1<sup>st</sup> Floor (rear) of the proposed new building, which represents the maximum 50% allotment (parking to dwelling unit) mandated by the amended Zoning Ordinance (“Connected Communities Ordinance”). \*[The subject property constitutes a Transit Served Location (TSL). (Section 17-10-0102-B)] In further consideration of these conditions, the proposal also includes dedicated parking for at least four-eight (48) bicycles, to be located within the 1<sup>st</sup> Floor (garage) of the building. The new proposed building will measure \*66 feet-3/4 inches (underside of roof) and will be masonry in construction.
14. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, increases the number of units (see attached fact sheet or visit [www.cityofchicago.org/ARO](http://www.cityofchicago.org/ARO) for more information). Is this project subject to the ARO?

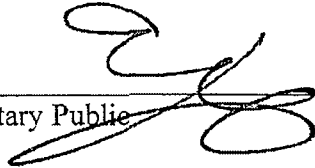
YES X NO \_\_\_\_\_

COUNTY OF COOK  
STATE OF ILLINOIS

I, GERARD COYLE, being first duly sworn on oath, state that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

  
[Signature]

Subscribed and sworn to before me this  
2<sup>nd</sup> day of FEBRUARY, 2023.

  
Notary Public



**For Office Use Only**

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

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

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

**UNITED SURVEY SERVICE, LLC**  
 CONSTRUCTION AND LAND SURVEYORS  
 7710 CENTRAL AVENUE, RIVER FOREST, IL 60305  
 TEL.: (847) 299-1010 FAX: (847) 299-5887  
 E-MAIL: USURVEY@USANDCS.COM

# PLAT OF SURVEY

**PARCEL 1:** LOT 345 IN SHERIDAN DRIVE SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

**PARCEL 2:** LOTS 343 AND 344 IN THE SHERIDAN DRIVE SUBDIVISION, EXCEPT THE EAST 55.46 FEET, BEING A SUBDIVISION OF THE NORTH 3/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF THE WEST 1/2 OF SAID NORTHWEST 1/4 WHICH LIES NORTH OF THE SOUTH 800 FEET THEREOF RECORDED, APRIL 17, 1991, AS DOCUMENT 1451851, IN COOK COUNTY, ILLINOIS.

**PARCEL 3:** A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 2 AS CREATED BY DECLARATION AND AGREEMENT FOR EASEMENT DATED APRIL 20, 2021 BY AND BETWEEN ALLEN HUZENS AND NEIL GOOD AND 1462 W. LELAND L.L.C. AN ILLINOIS LIMITED LIABILITY COMPANY AND RECORDED APRIL 26, 2021 AS DOCUMENT NUMBER 0010341537 AND MODIFIED BY MODIFICATION AGREEMENT FOR EASEMENT RECORDED AUGUST 11, 2001 AS DOCUMENT NUMBER 0010695431 FOR PURPOSE OF INGRESS, EGRESS AND ACCESS OVER, ACROSS AND UPON THE FOLLOWING DESCRIBED LAND AND INTEREST THEREIN: THE WEST 1/2 OF THE EAST 55.46 FEET OF LOT 344 IN SHERIDAN DRIVE SUBDIVISION

KNOWN AS 4701 N. CLARK STREET, CHICAGO, ILLINOIS

PERMANENT INDEX NUMBERS:  
 14-17-101-088-0000,  
 14-17-101-033-0000,  
 14-17-101-035-0000.

PARCEL 1 AREA = 6,000 SQ. FT. OR 0.137 ACRE  
 PARCEL 2 AREA = 6,735 SQ. FT. OR 0.155 ACRE  
 TOTAL AREA = 12,735 SQ. FT. OR 0.292 ACRE

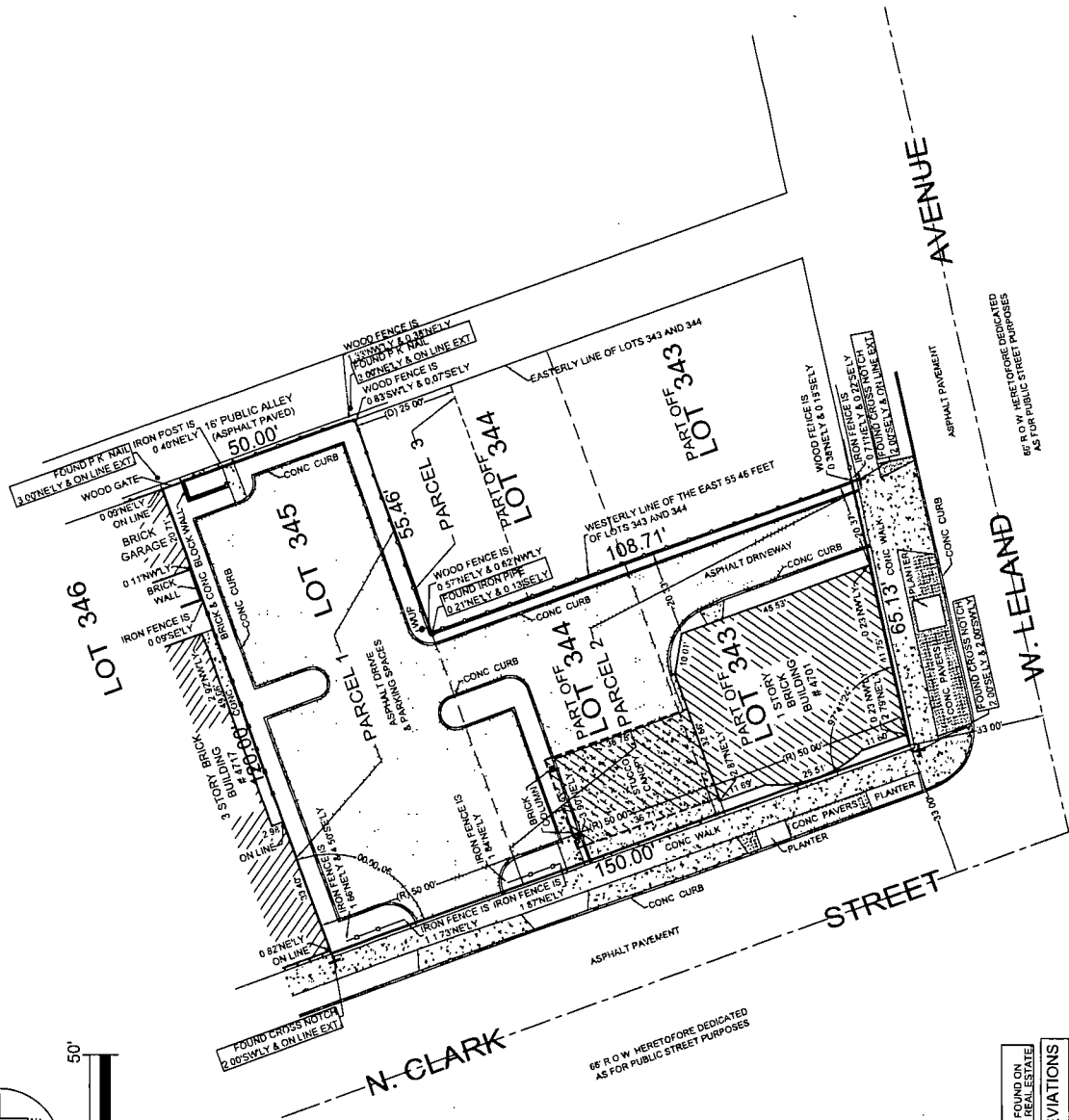
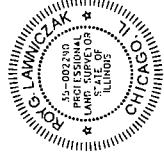
STATE OF ILLINOIS )  
 COUNTY OF COOK )

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR

RIVER FOREST, ILLINOIS, DECEMBER 21, A.D. 2022.

BY *Roy G. Lawniczak*  
 ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290  
 LICENSE NUMBER 2023  
 PROFESSIONAL DESIGN FIRM LICENSE NO. 184-004576  
 LICENSE EXPIRES: APRIL 30, 2023



LEGEND	ABBREVIATIONS
↑	WOOD UTILITY POLE

ORDERED BY	PLATINUM HOMES
SCALE: 1" = 20'	12/21/22
DATE: OCTOBER 26, 2021	UPDATED
FILE NO.:	REVISION
2021 - 29515	DATE
	REVISION

NOTE: THE LEGAL DESCRIPTION IS FOUND ON THE EASEMENT DEED TO THE LEGAL ESTATE

66' R.O.W. HERETOFORE DEDICATED AS FOR PUBLIC STREET PURPOSES

66' R.O.W. HERETOFORE DEDICATED AS FOR PUBLIC STREET PURPOSES

**Written Notice, Form of Affidavit: Section 17-13-0107**

March 15, 2023

Honorable Thomas Tunney  
Chairman, Committee on Zoning  
121 North LaSalle Street  
Room 304 - City Hall  
Chicago, Illinois 60602

To Whom It May Concern:

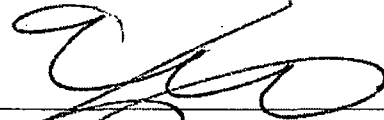
The undersigned, **Sara Barnes**, being first duly sworn on oath, deposes and says the following:

That the undersigned certifies that she has complied with the requirements of Section 17-13-0107 of the Zoning Code of the City of Chicago, 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 on the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of the public roads, streets, alleys and other public ways, or a total distance limited to 400 feet. That said written notice was sent by USPS First Class Mail no more than 30 days before filing the application.

That the undersigned certifies that the notice contained the address of the property sought to be rezoned as **4701 North Clark Street, Chicago, Illinois**; a statement of intended use of said property; the name and address of the Applicant-Property Owner; and a statement that the Applicant intends to file an application for a change in zoning on approximately **March 15, 2023**.

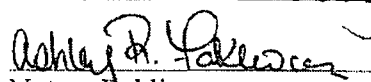
That the Applicant has made a bonafide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Zoning Code of the City of Chicago and that the Applicant certifies that the accompanying list of names and addresses of surrounding property owners within 250 feet is a complete list containing the names and last known addresses of the owners of the property required to be served.

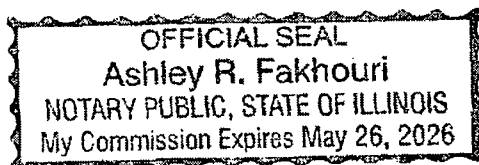
Law Offices of Samuel V.P. Banks

  
\_\_\_\_\_  
Sara K. Barnes  
*Attorney for Applicant*

Subscribed and sworn to before me

this 15<sup>th</sup> day of February, 2023.

  
\_\_\_\_\_  
Notary Public



**PUBLIC NOTICE**

Via USPS First Class Mail

March 15, 2023

Dear Sir or Madam:

In accordance with Amendment to the Zoning Code enacted by the City Council, Section 17-13-0107-A, please be informed that on or about **March 15, 2023**, I, the undersigned, intend to file an application for an amendment to the zoning map from a *B3-2 Community Shopping District* to a *B2-3 Neighborhood Mixed-Use District*, on behalf of the Applicant-Owner – *4701 N. Clark St., Inc.*, for the property generally located at **4701 North Clark Street, Chicago, Illinois**.

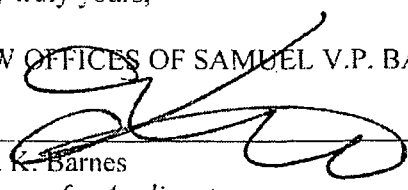
The Applicant is seeking a *Zoning Map Amendment* to permit the construction and occupancy of a new five-story *mixed-use* building, at the subject property. The programming for the proposed new building calls for the establishment of a *commercial-office* unit and a *residential amenity room* on the 1<sup>st</sup> Floor, along with a *residential lobby* and *package room*, with a total of thirty-six (36) dwelling units to be situated on and between the 2<sup>nd</sup> through 5<sup>th</sup> Floors. Additional communal outdoor space, for the *residents*, will be discreetly located above the 5<sup>th</sup> Floor (*roof deck*). Due to its close proximity to the *Lawrence CTA Train Station* AND its direct situation along the *Clark Street Bus Line Corridor Roadway Segment* – which such segment of Clark Street is also a designated *Pedestrian Street*, the proposal calls for the provision of off-street parking for eighteen (18) vehicles, within the 1<sup>st</sup> Floor (*garage*) of the proposed new building, which represents the maximum 50% allotment (*parking to dwelling unit*) mandated by the amended *Zoning Ordinance* (“*Connected Communities Ordinance*”). \**[The subject property constitutes a Transit Served Location (TSL). (Section 17-10-0102-B)]* In further consideration of these conditions, the proposal also includes dedicated parking for at least four-eight (48) bicycles, to be located within the 1<sup>st</sup> Floor (*garage*) of the building. The new proposed building will measure \*66 feet-3/4 inches (*underside of roof*) and will be masonry in construction.

The Applicant and Property Owner –*4701 N. Clark St., Inc.*, is located at 185 North York Street, Elmhurst, Illinois 60126.

The contact person for this application is **Sara K. Barnes** (*Attorney for Applicant*). My address is 221 North LaSalle Street, 38<sup>th</sup> Floor, Chicago, Illinois. My telephone number is 312-782-1983.

Very truly yours,

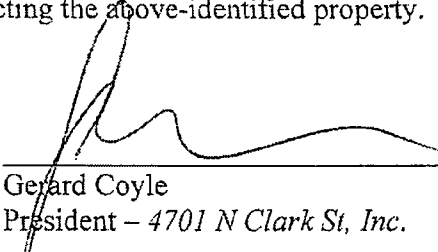
LAW OFFICES OF SAMUEL V.P. BANKS

  
Sara K. Barnes  
*Attorney for Applicant*

**\*\*\*Please note that the Applicant is NOT seeking to purchase or rezone your property.**  
**\*\*\*The Applicant is required by law to send this notice because you own property located within 250 feet of the property subject to the proposed Zoning Amendment.**

To Whom It May Concern:

I, GERARD COYLE, on behalf of *4701 N Clark St, Inc.* – the Applicant and Owner, with regard to the property generally located at 4701 North Clark Street, Chicago, Illinois, authorize the *Law Offices of Samuel V.P. Banks* to file an application for a *Zoning Map Amendment*, before the City of Chicago – City Council, for and affecting the above-identified property.



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Gerard Coyle  
President – *4701 N Clark St, Inc.*

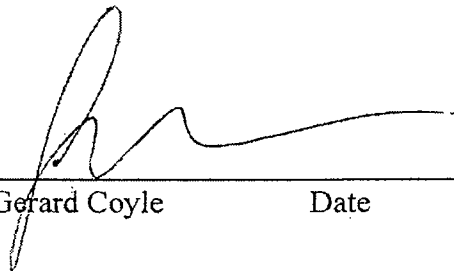
**-FORM OF AFFIDAVIT-**

Chairman Thomas Tunney  
City of Chicago - Committee on Zoning  
City Hall  
121 North LaSalle Street - Room 304  
Chicago, Illinois 60602


Dear Chairman Tunney:

I, GERARD COYLE, on behalf of *4701 N Clark St, Inc.*, understand that the *Law Offices of Samuel V.P. Banks* has filed a sworn affidavit identifying *4701 N Clark St, Inc.* as holding present title interest in certain parcels of land that are subject to the proposed *Zoning Map Amendment*, for the property generally identified as 4701 North Clark Street, Chicago, Illinois.

I, GERARD COYLE, being first duly sworn under oath, depose and say that *4701 N Clark St, Inc.* holds such interest for itself, and for no other person, association, or shareholder.

  
\_\_\_\_\_  
Gerard Coyle                      Date

Subscribed and sworn to before me  
this 2nd day of February, 2023.

  
\_\_\_\_\_  
Notary Public





**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:

4701 N. Clark St., Inc.

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**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: 185 North York Street

Chicago, Illinois 60126

C. Telephone: (312) 782-1983 Fax: N/A Email: sara@sambankslaw.com

D. Name of contact person: Sara Barnes - Attorney for Applicant

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):

The Applicant is seeking a Zoning Map Amendment for and affecting 4701 North Clark Street.

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

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

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

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

**A. NATURE OF THE DISCLOSING PARTY**

1. Indicate the nature of the Disclosing Party:

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

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

Illinois

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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       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	Title
Gerard Coyle	President

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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
Gerard Coyle	185 North York Street, Elmhurst, Illinois 60126	100%

**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  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  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:

N/A

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  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).

N/A

**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 ( <u>indicate whether paid or estimated.</u> ) <b>NOTE:</b> "hourly rate" or "t.b.d." is not an acceptable response.
Sara K. Barnes	Law Offices of Samuel V.P. Banks	Attorney at Law	Fee: \$17,500.00 (est.)/\$10,000.00 (paid)
	221 North LaSalle Street, Suite 3800		*Retained
	Chicago, Illinois, 60601		

(Add sheets if necessary)

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

## SECTION V -- CERTIFICATIONS

### A. COURT-ORDERED CHILD SUPPORT COMPLIANCE

Under 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

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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.

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").

N/A

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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.

N/A

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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 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

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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 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

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
N/A		

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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:

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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, as amended, 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, 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.

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:

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## 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](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 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.

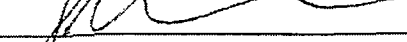
E. The information provided in this EDS must be kept current. In the event of changes, the Disclosing Party must supplement this EDS up to the time the City takes action on the Matter. If the Matter is a contract being handled by the City's Department of Procurement Services, the Disclosing Party must 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.

4701 N Clark St, Inc.

(Print or type exact legal name of Disclosing Party)

By:   
(Sign here)

Gerard Coyle

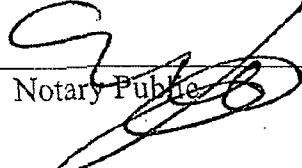
(Print or type name of person signing)

President - Owner

(Print or type title of person signing)

Signed and sworn to before me on (date) 02.02.2023,

at COOK County, ILLINOIS (state).

  
Notary Public

Commission expires: 11.15.2024



**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.

N/A

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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% (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.

N/A

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**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](http://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.

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