



# City of Chicago



O2023-2002

Office of the City Clerk

## Document Tracking Sheet

**Meeting Date:** 5/24/2023

**Sponsor(s):** Misc. Transmittal

**Type:** Ordinance

**Title:** Zoning Reclassification Map No. 11-G at 4427-4459 N Clark St/1425-1427 W Sunnyside Ave/4440-4456 N Clark St/1437-1447 W Sunnyside Ave - App No. 22180

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

#22180  
Intro Date  
May 15, 2023

**ORDINANCE**

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

**SECTION 1.** That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B3-3 Community Shopping District and C1-2 Neighborhood Commercial District symbols as shown on Map Number 11-G in the area generally bounded by:

West Sunnyside Avenue; a line 39 feet east of North Clark Street as measured from and perpendicular to the south line of West Sunnyside Avenue; a line perpendicular to North Clark Street and 75.24 feet south of West Sunnyside Avenue; the 16 foot wide public alley next east of and parallel to North Clark Street; a line 355 feet south of and generally parallel to the south line of West Sunnyside Avenue; North Clark Street; a line 192.96 feet south of and parallel to West Sunnyside Avenue; and the 20 foot wide public alley next west of and parallel to North Clark Street

to those of the B3-3 Community Shopping District which is hereby established in the area described above.

**SECTION 2.** That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B3-3 Community Shopping District symbols as shown on Map Number 11-G in the area generally bounded by:

West Sunnyside Avenue; a line 39 feet east of North Clark Street as measured from and perpendicular to the south line of West Sunnyside Avenue; a line perpendicular to North Clark Street and 75.24 feet south of West Sunnyside Avenue; the 16 foot wide public alley next east of and parallel to North Clark Street; a line 355 feet south of and generally parallel to the south line of West Sunnyside Avenue; North Clark Street; a line 192.96 feet south of and parallel to West Sunnyside Avenue; the 20 foot wide public alley next west of and parallel to North Clark Street;

to those of an Business Institutional Residential Planned Development, which is hereby established in the area above described.

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

Common Address: 4427-59 North Clark St. / 1425-27 West Sunnyside Ave. / 4440-56 North Clark St./1437-47 West Sunnyside Ave.

Applicant: The Black Ensemble Theater Corporation  
Address: 4427-59 North Clark St. / 1425-27 West Sunnyside Ave. / 4440-56 North Clark St./1437-47 West Sunnyside Ave.  
Introduced: May 15, 2023  
Plan Commission: TBD

**BUSINESS INSTITUTIONAL RESIDENTIAL PLANNED DEVELOPMENT NO. \_\_\_\_**  
**DEVELOPMENT STATEMENTS**

1. The area delineated herein as Business Institutional Residential Planned Development Number \_\_\_\_ (the “Planned Development”) consists of approximately 63,883 square feet of net site area together with certain portions of adjacent rights-of-way, which are depicted on the attached Planned Development Boundary and Property Line Map (the “Property”) and is owned or controlled by The Black Ensemble Theater Corporation (the “Applicant”).
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant’s successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation (“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 Planned Development.

Ingress or egress shall be pursuant to the Planned Development 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.

Pursuant to a negotiated and executed Perimeter Restoration Agreement (“Agreement”) by and between CDOT’s Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the Property, which may include, but not be limited to, the following as shall be reviewed and determined by CDOT’s Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway & landscaping

The Perimeter Restoration Agreement must be executed prior to any CDOT and DPD Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of

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Transportation's Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow CDOT's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by CDOT.

4. This Plan of Development consists of these 16 Statements: a Bulk Regulations Table; an Existing Land Use Map; an Existing Zoning Map; a Planned Development Property Line and Boundary Map; a Planned Development Property Line and Boundary Map – Sub Area A; a Planned Development Property Line and Boundary Map – Sub Area B & C; a Planned Development Site Plan – Sub Area A; a Planned Development Site Plan Subarea B & C; a Landscape Plan – Sub Area A; a Landscape Plan - Subarea B and C; a Tree Preservation exhibit; a Planting Details exhibit; Building Elevations – Sub Area A (three sheets); a Basement Level Parking Plan – Sub Area A; Subarea A Floor Plans (five sheets); and a Subarea A Roof Plan prepared by Nia Architects, Gensler Architects, and Site Design and dated May 15, 2023 submitted herein.

Full-sized copies of the Design Exhibits are on file with DPD.

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 Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.

5. The following uses are permitted in the area delineated herein as a Planned Development: Artist Live/Work space located on and above the ground floor; Multi-unit (3+ units) Residential located on and above the ground floor; Cultural Exhibits and Libraries; Day Care; Community Center; Community Garden; Artist Work or Sales Space; Restaurant (Limited and General); Outdoor Patio (at grade or on a rooftop); Indoor Special Event; Small Venues; Medium Venues; Banquet or Meeting Halls; Financial Services; Bank; Credit Union; Automated Teller Machine Facility; Food and Beverage Retail Sales; Liquor Sales (as an accessory use); Bed and Breakfast; Medical Service; Office; Personal Service; Hair Salon; Nail Salon; Massage Establishment; Repair or Laundry Service, Consumer; Dry cleaning drop-off or pick-up; Retail Sales, General; Sports and Recreation, Participant (Outdoor/Indoor); Children's Play Center; Limited Manufacturing (catering and shared kitchen only).
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 Chicago 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 purpose 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 63,883 square feet and a base FAR of 3.0.

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9. Pursuant to Section 17-13-0610, a Part II Review Fee shall be assessed by DPD and paid by the Applicant as follows: The review fee is \$0.50 per square foot of buildable floor area. One-half of the review fee is due at the time of Plan Commission review, and one-half of the review is due at the time of permit review. The Plan Commission review fee is due at the time of filing the planned development application and is based on the total buildable floor area proposed to be developed, as identified in the planned development's Bulk Regulations and Data Table. If the Planned Development includes phases or sub areas which are subject to future review by the Department or the Chicago Plan Commission prior to the issuance of permits for that phase or sub area, the Plan Commission review fee for such phases or sub areas is due when the relevant phase or sub area submission is made, pursuant to Section 17-13-0800. If the buildable floor area square footage changes between Plan Commission review and permit review, the total review fee will be prorated, accordingly, at the time of permit review.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. 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 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, 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. Subject in all cases to the other statements, terms, regulations and provisions of this Planned Development, the Applicant shall have the right to designate subareas within the Planned Development from time to time in order to promote orderly development, to facilitate financing, acquisition, leasing or disposition of the Property or relevant portions thereof, to designate zoning control or to otherwise administer this Planned Development. The designation and redesignation of subareas shall not in and of itself require an amendment to this Planned Development and shall be approved as a minor change, pursuant to Section 17-13-0611; included in such minor change, the Applicant shall provide notice of all material terms of any such designation to DPD, including the designated area and the bulk regulations that will apply therein, for DPD's administrative purposes to facilitate Part II review for any such designated subarea. In furtherance of the foregoing, and in all cases subject to the other statements, terms, regulations and provisions of this Planned Development, the Applicant may allocate or assign previously unused development rights under the Planned Development from other designated or to be designated subareas including, but not limited to, floor area and floor area ratio, signage, building height, and parking; provided that the overall regulations and limitations set forth in the Bulk Regulations and Data Table and the Exhibits applicable to the entirety of the Planned Development shall not be exceeded or increased as a result of any such allocation(s) or assignment(s), and (iii) all such allocation(s) or assignment(s) of development rights are subject to the terms of Section 17-13-0611.
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

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Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.
15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of (i) 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.
16. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the property to the B3-3 Community Shopping District.

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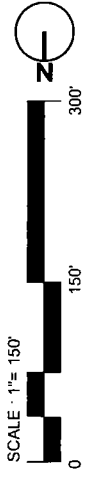
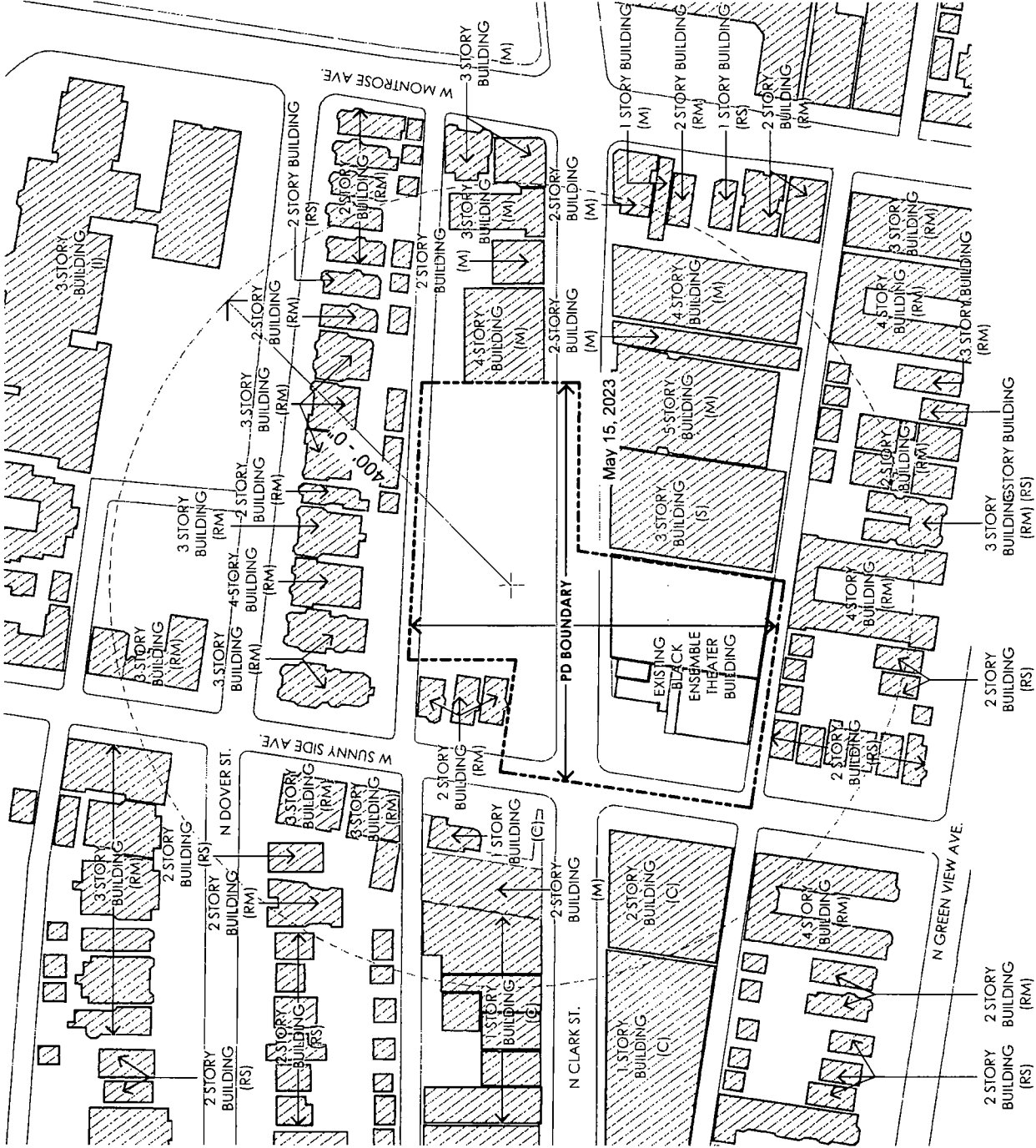
BUSINESS INSTITUTIONAL RESIDENTIAL PLANNED DEVELOPMENT NO. \_\_  
BULK REGULATIONS AND DATA TABLE

Gross Site Area (sf):	97,135
Area of Public Rights-of-Way (sf):	33,249
Net Site Area (sf):	63,886
Subarea A (sf):	35,132
Subarea B (sf):	4,568
Subarea C (sf):	24,186
Maximum Floor Area Ratio:	3.0
Maximum Dwelling Units:	50
Minimum Off-Street Accessory Parking Spaces:	135
Minimum Off-Street Loading Spaces:	2 (10'x25')
Maximum Building Height:	78'
Minimum Setbacks:	In accordance with the Site Plan

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**LEGEND**

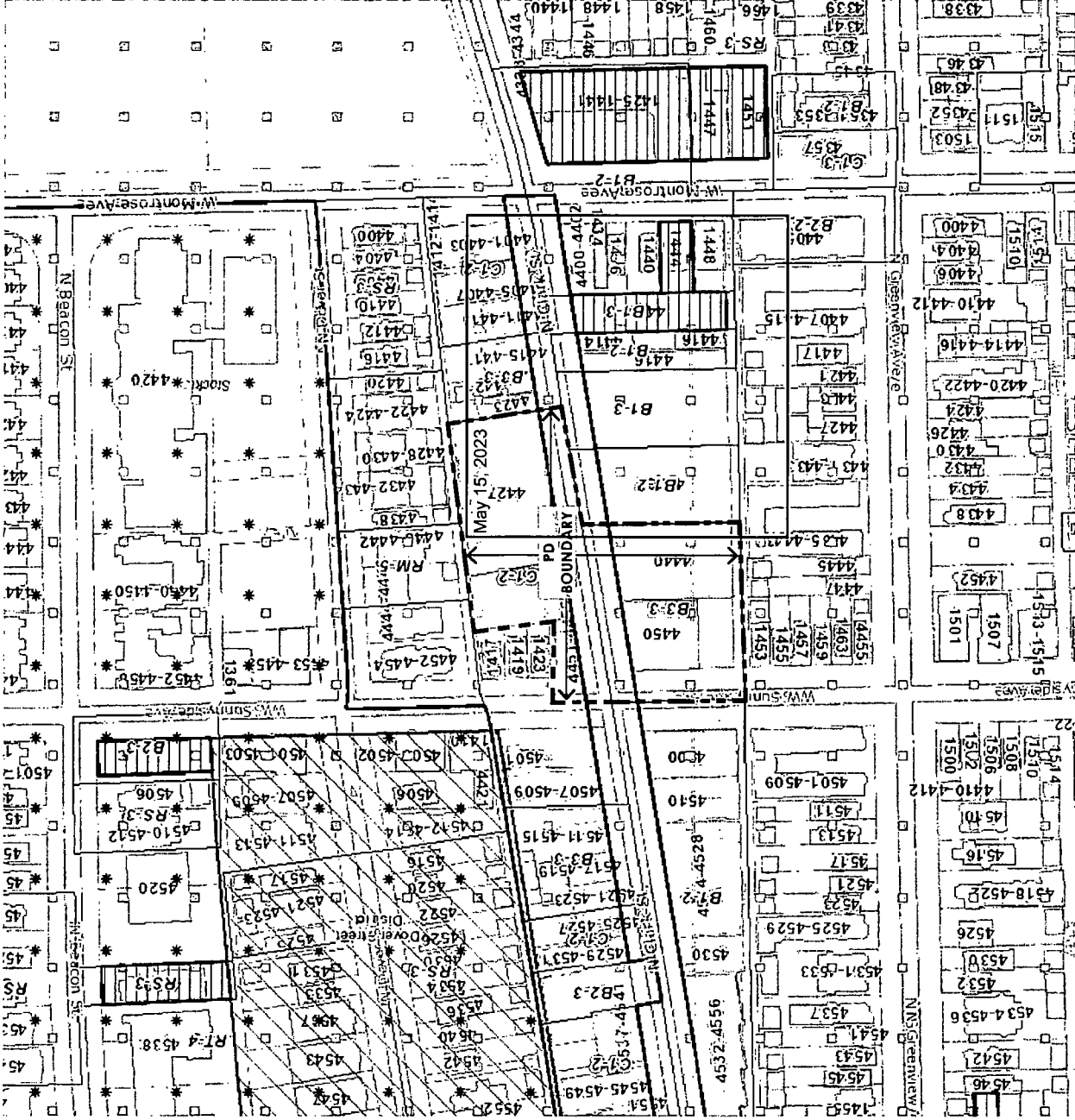
- C - COMMERCIAL
- M - MIXED USE
- I - INSTITUTION
- RM - RESIDENTIAL MULTI FAMILY
- RS - RESIDENTIAL SINGLE FAMILY



**EXISTING LAND USE MAP**

APPLICANT: THE BLACK ENSEMBLE THEATER CORPORATION  
 ADDRESS: 4427-59 NORTH CLARK/1 425-27 WEST SUNNYSIDE AVENUE; 4440-56 NORTH CLARK STREET/1 437-47 WEST SUNNYSIDE AVENUE  
 INTRODUCTION DATE: May 15, 2023  
 PLAN COMMISSION DATE: TBD

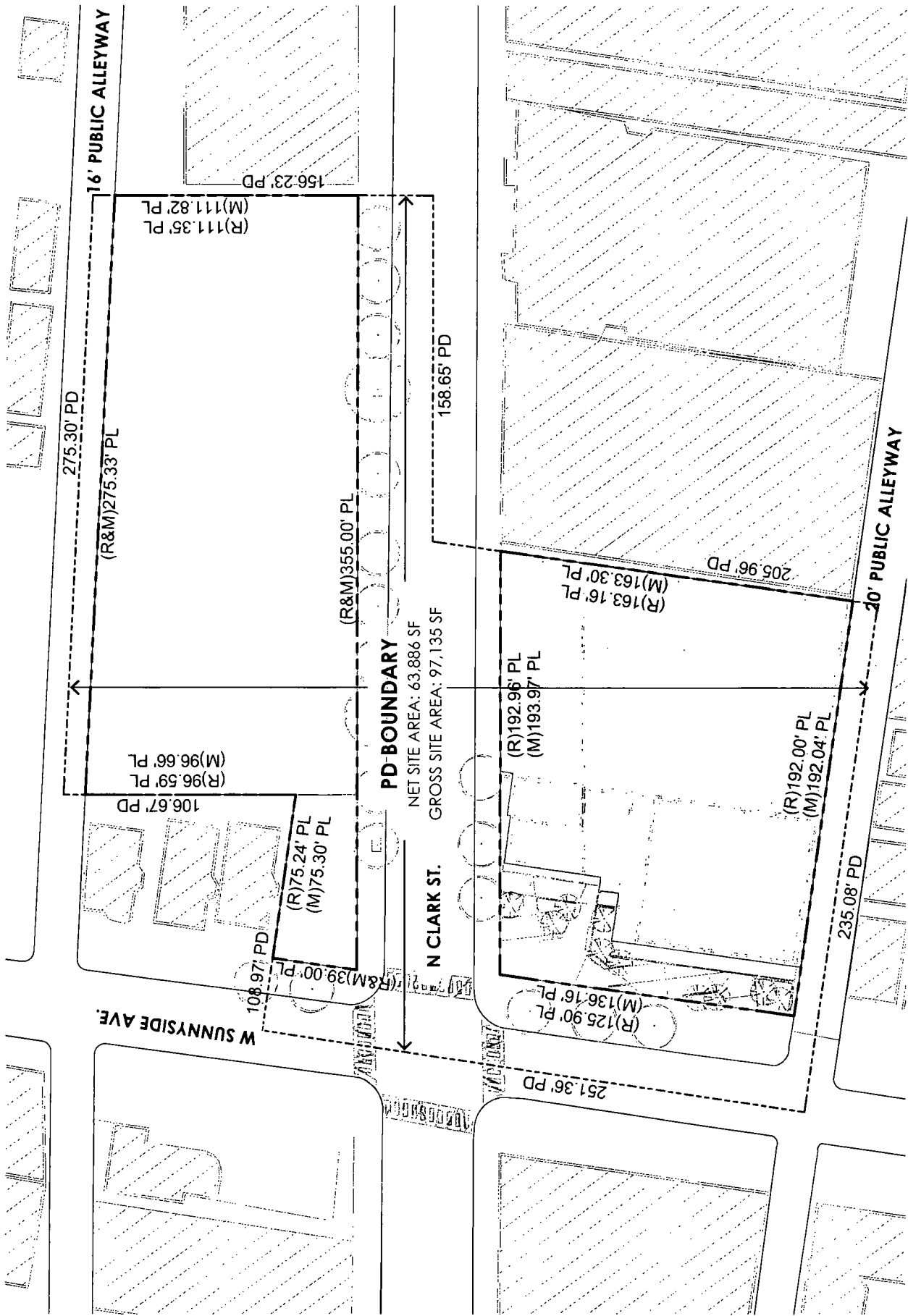




**EXISTING ZONING MAP**

APPLICANT: THE BLACK ENSEMBLE THEATER CORPORATION  
 ADDRESS: 4427-59 NORTH CLARK / 425-27 WEST SUNNYSIDE AVENUE; 4440-56 NORTH CLARK STREET / 1437-47 WEST SUNNYSIDE AVENUE  
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NET SITE AREA: 63,886 SF  
 GROSS SITE AREA: 97,135 SF



**PLANNED DEVELOPMENT PROPERTY LINE AND BOUNDARY MAP**

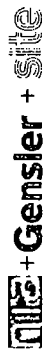
APPLICANT: THE BLACK ENSEMBLE THEATER CORPORATION  
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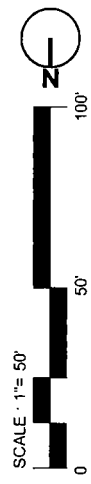
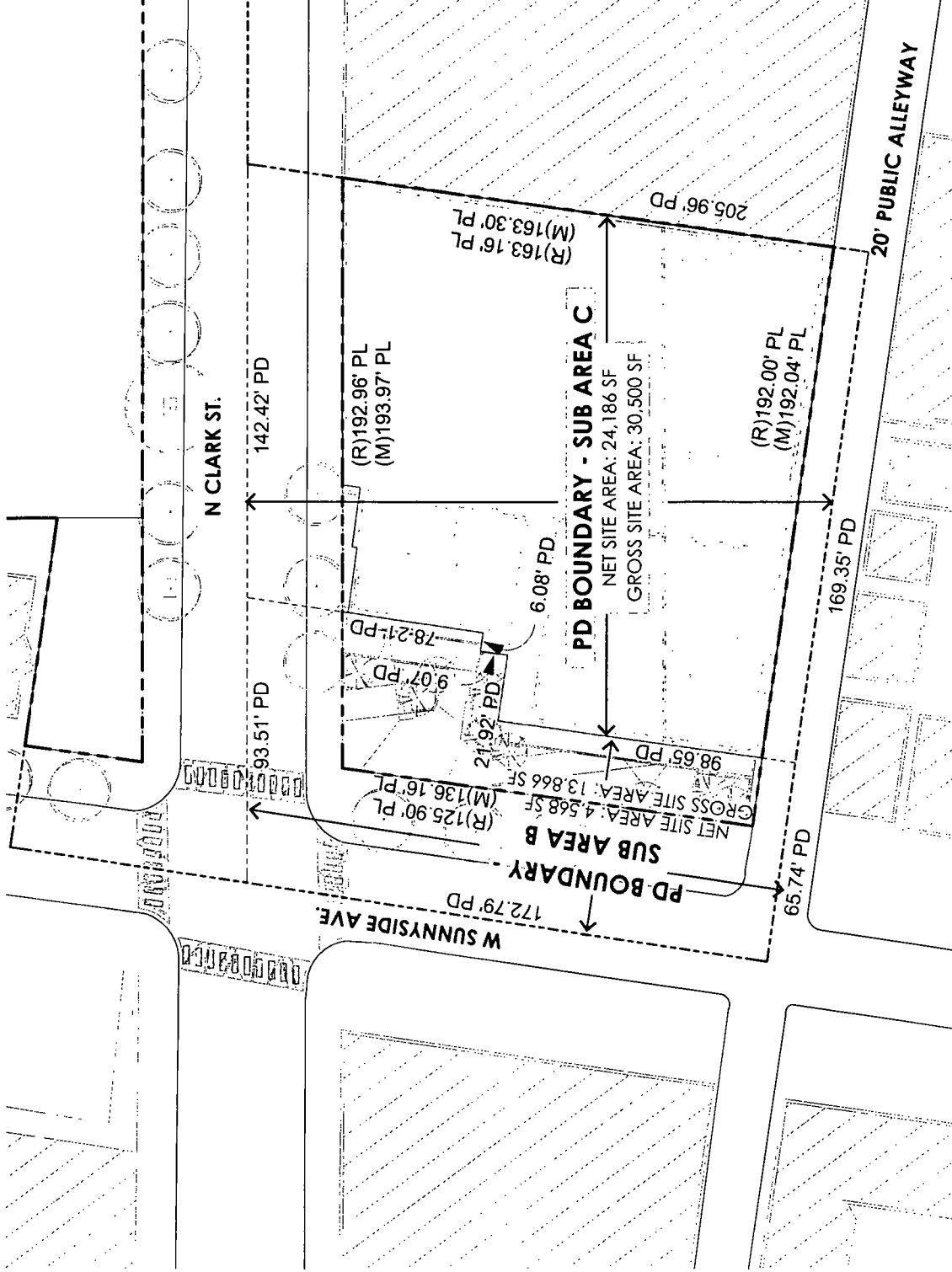




**PLANNED DEVELOPMENT PROPERTY LINE AND BOUNDARY MAP - SUB AREA A**

APPLICANT: THE BLACK ENSEMBLE THEATER CORPORATION  
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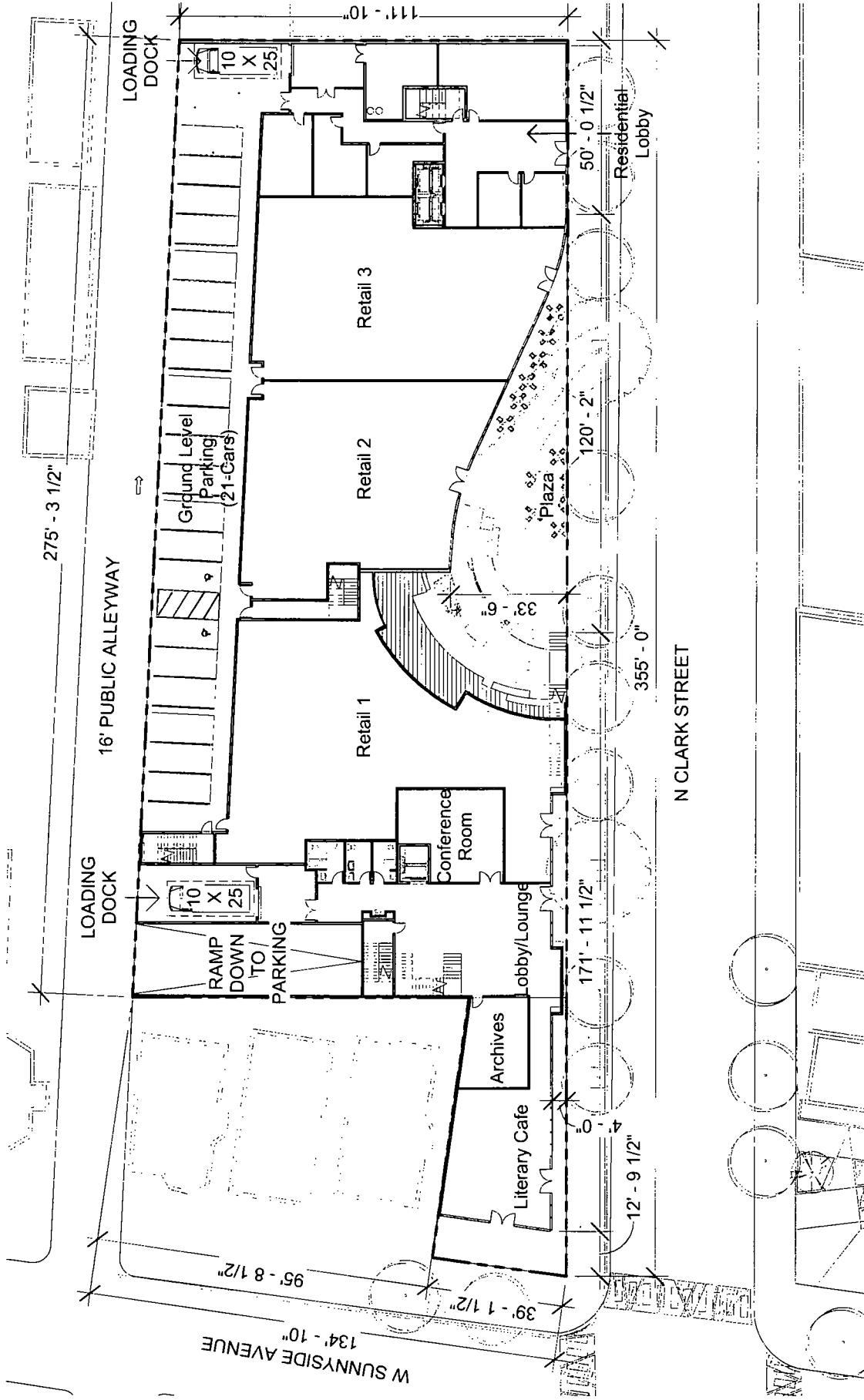




**PLANNED DEVELOPMENT PROPERTY LINE AND BOUNDARY MAP - SUB AREA B & C**

APPLICANT: THE BLACK ENSEMBLE THEATER CORPORATION  
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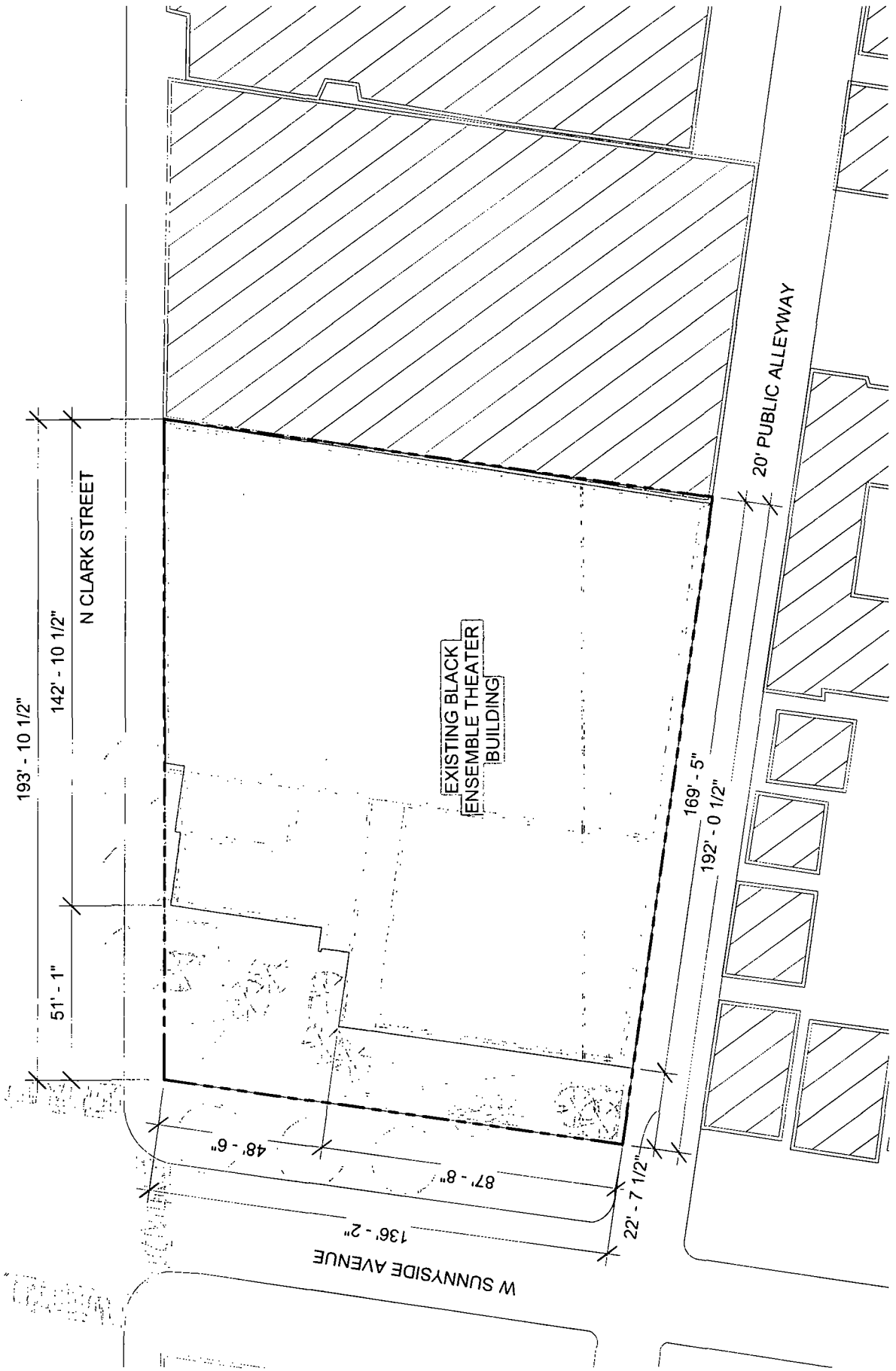




**PLANNED DEVELOPMENT SITE PLAN - SUB AREA A**

APPLICANT: THE BLACK ENSEMBLE THEATER CORPORATION  
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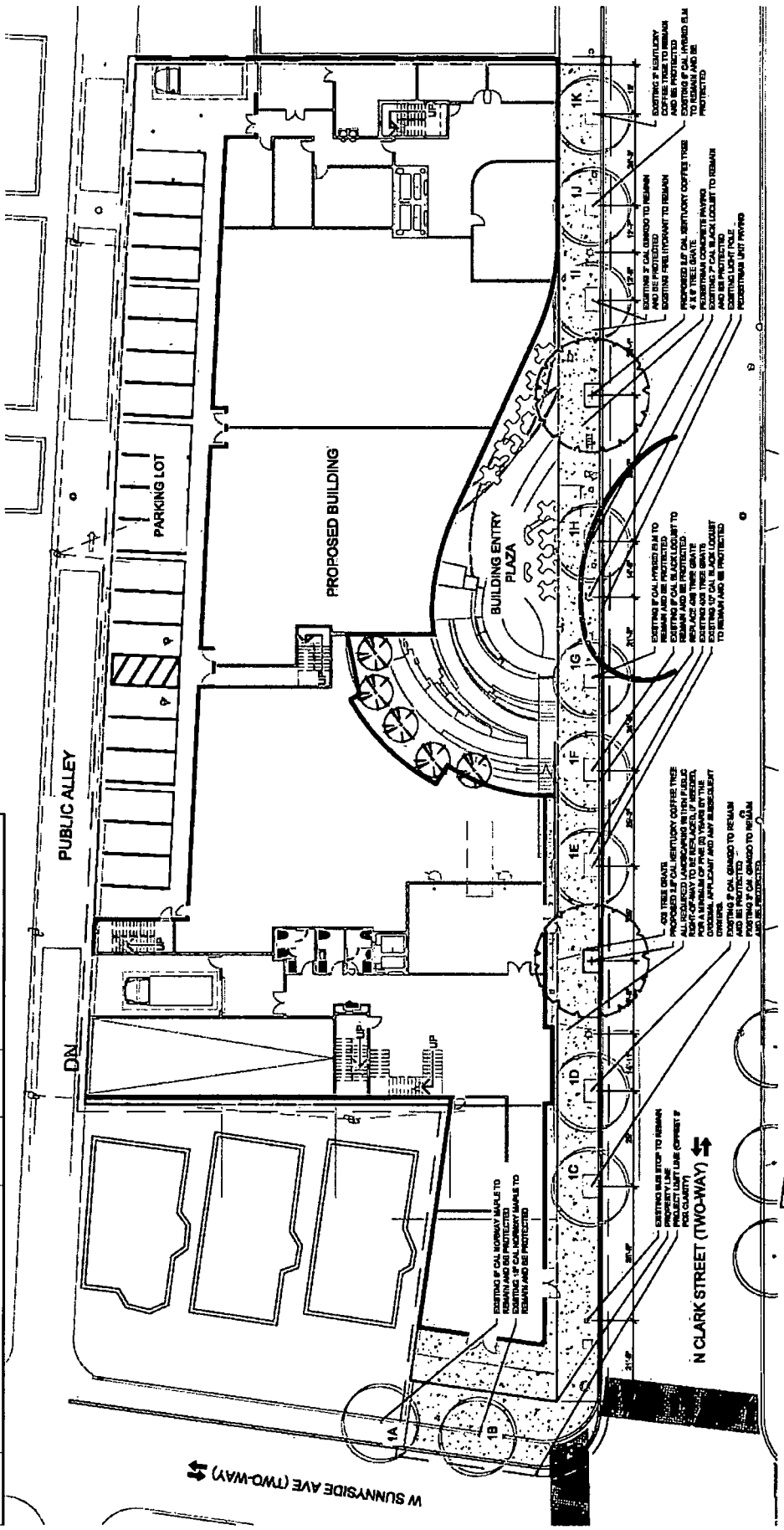
**PLANNED DEVELOPMENT SITE PLAN - SUB AREA B & C**

APPLICANT: THE BLACK ENSEMBLE THEATER CORPORATION  
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EXISTING PLANT SCHEDULE					
CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
IA	Acer glaberrimus	Norway Maple	5' cal	Poor	Outside of scope area - to remain and be protected
IB	Acer palmatum	Norway Maple	13' cal	Fair	To remain and be protected
IC	Ginkgo biloba	Ginkgo	3' cal	Fair	To remain and be protected
ID	Ginkgo biloba	Ginkgo	3' cal	Fair	To remain and be protected
IE	Rododendron	Black Locust	10' cal	Good	To remain and be protected
IF	Rododendron	Black Locust	8' cal	Fair	To remain and be protected
IG	Ulmus X	Hybrid Elm	5' cal	Fair	To remain and be protected
IH	Ribes pseudacacia	Black Currant	7' cal	Good	To remain and be protected
II	Ginkgo biloba	Ginkgo	3' cal	Good	To remain and be protected
IJ	Ulmus X	Hybrid Elm	6' cal	Fair	To remain and be protected
IK	Gynostemma densum	Nemophylla	3' cal	Fair	To remain and be protected

PLANT SCHEDULE						
CODE	CITY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS
SHADE TREES	2	Gymnocladia dioica	Espresso	Kentucky Coffee Tree	2.5' cal	Matching needs

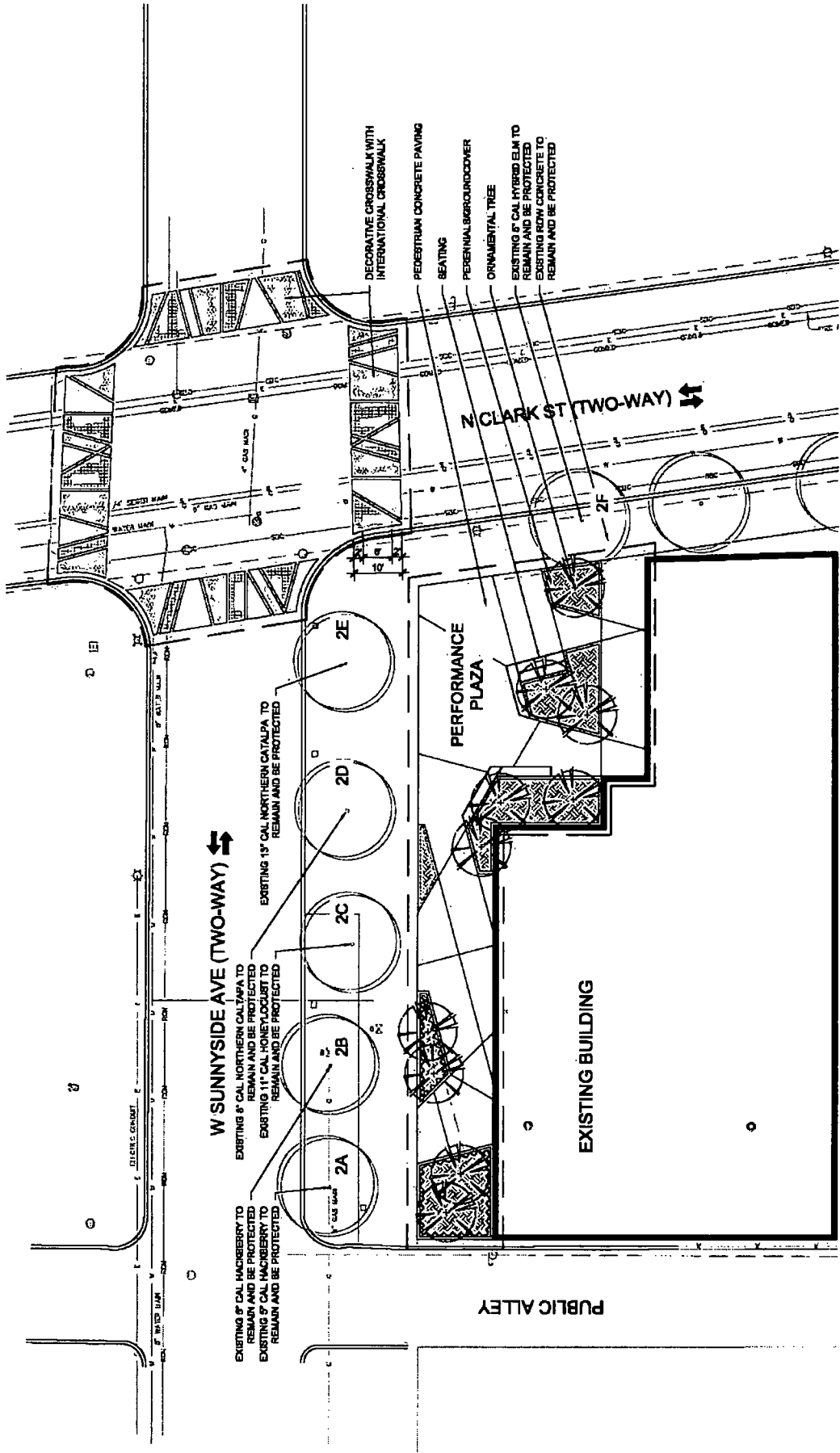


### LANDSCAPE PLAN - SUB AREA A

APPLICANT: THE BLACK ENSEMBLE THEATER CORPORATION  
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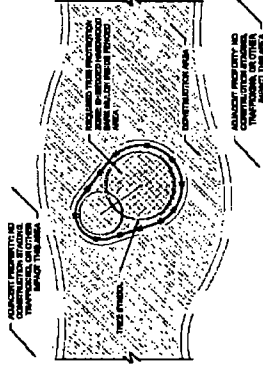
EXISTING PLANT SCHEDULE			
CODE	COMMON NAME	SIZE	REMARKS
<b>SHADE TREES</b>			
2A	Celtis occidentalis	5" cal.	Good
2B	Hackberry	5" cal.	Fair
2C	Gleditsia triacanthos	11" cal.	Good
2D	Catalpa Speciosa	8" cal.	Fair
2E	Catalpa Speciosa	13" cal.	Fair
2F	Ulmus X	5" cal.	Fair



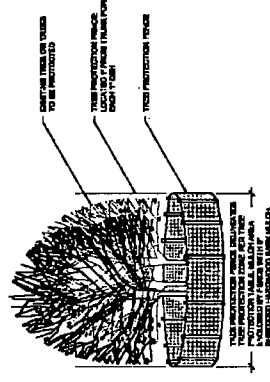
**LANDSCAPE PLAN - SUB AREA B & C**

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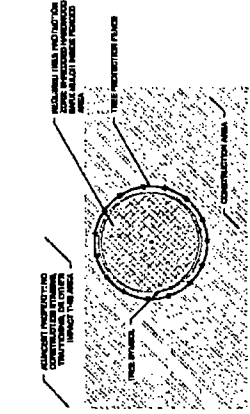




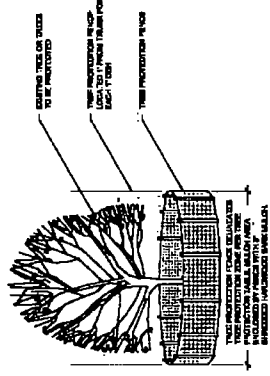
3A GROUP TREE PROTECTION ENTIRELY WITHIN CONSTRUCTION AREA PLAN  
NOT TO SCALE



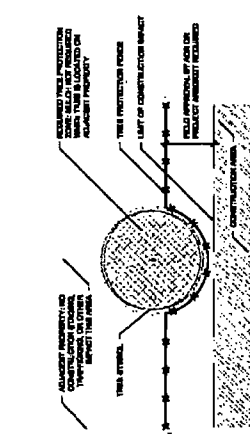
3B GROUP TREE PROTECTION ENTIRELY WITHIN CONSTRUCTION AREA ELEVATION  
NOT TO SCALE



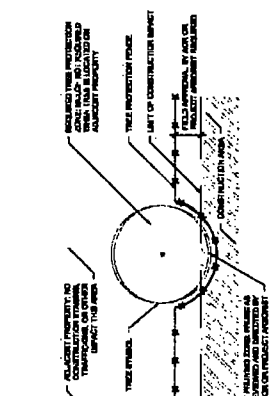
2A TREE PROTECTION ENTIRELY WITHIN CONSTRUCTION AREA PLAN  
NOT TO SCALE



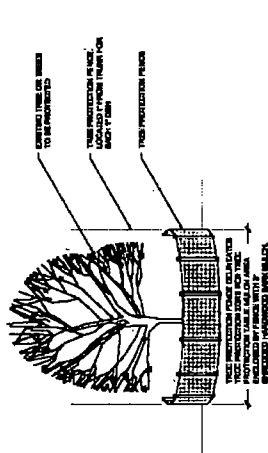
2B TREE PROTECTION ENTIRELY WITHIN CONSTRUCTION AREA ELEVATION  
NOT TO SCALE



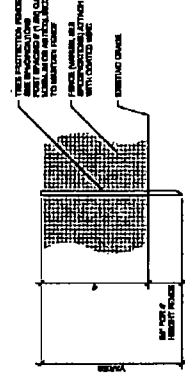
1A TREE PROTECTION FENCE INTERSECTS PROPERTY LIMIT; NO ROOT PRUNING REQUIRED PLAN  
NOT TO SCALE



1B TREE PROTECTION FENCE INTERSECTS PROPERTY LIMIT; NO ROOT PRUNING REQUIRED ELEVATION  
NOT TO SCALE



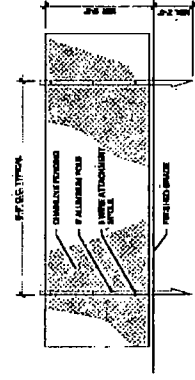
1C TREE PROTECTION FENCE INTERSECTS PROPERTY LIMIT; NO ROOT PRUNING REQUIRED ELEVATION  
NOT TO SCALE



4 TREE PROTECTION FENCE  
NOT TO SCALE

TREE PROTECTION	DATE THIS DRAWING WAS PREPARED BY	REASON FOR PROTECTION	REASON FOR PROTECTION
ADJACENT PROPERTY: NO CONTRIBUTION OF ROOTS TO BE MADE THROUGH THE TREE	DATE THIS DRAWING WAS PREPARED BY	REASON FOR PROTECTION	REASON FOR PROTECTION
ADJACENT PROPERTY: NO CONTRIBUTION OF ROOTS TO BE MADE THROUGH THE TREE	DATE THIS DRAWING WAS PREPARED BY	REASON FOR PROTECTION	REASON FOR PROTECTION
ADJACENT PROPERTY: NO CONTRIBUTION OF ROOTS TO BE MADE THROUGH THE TREE	DATE THIS DRAWING WAS PREPARED BY	REASON FOR PROTECTION	REASON FOR PROTECTION
ADJACENT PROPERTY: NO CONTRIBUTION OF ROOTS TO BE MADE THROUGH THE TREE	DATE THIS DRAWING WAS PREPARED BY	REASON FOR PROTECTION	REASON FOR PROTECTION
ADJACENT PROPERTY: NO CONTRIBUTION OF ROOTS TO BE MADE THROUGH THE TREE	DATE THIS DRAWING WAS PREPARED BY	REASON FOR PROTECTION	REASON FOR PROTECTION
ADJACENT PROPERTY: NO CONTRIBUTION OF ROOTS TO BE MADE THROUGH THE TREE	DATE THIS DRAWING WAS PREPARED BY	REASON FOR PROTECTION	REASON FOR PROTECTION

6 TREE PROTECTION TABLE AND NOTES  
NOT TO SCALE



8 6H CONSTRUCTION FENCE ELEVATION  
NOT TO SCALE

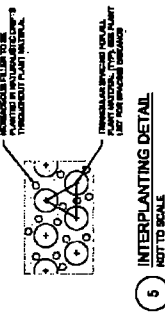
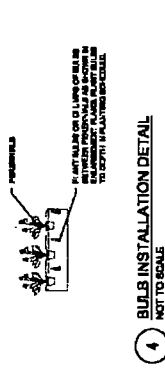
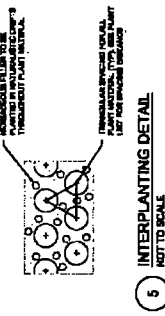
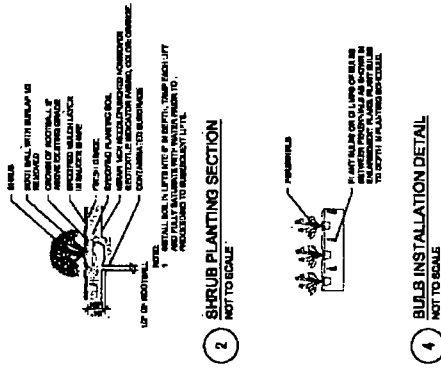
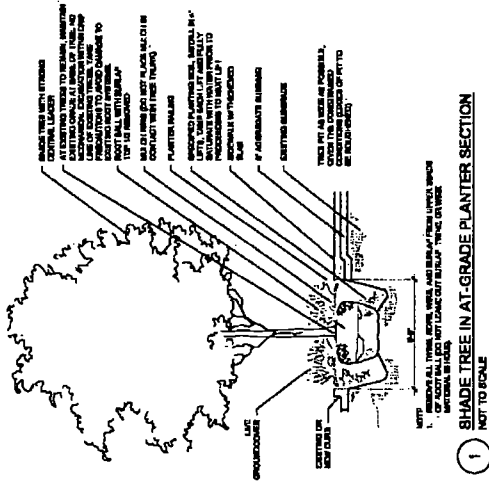


NOT TO SCALE

TREE PRESERVATION DETAILS

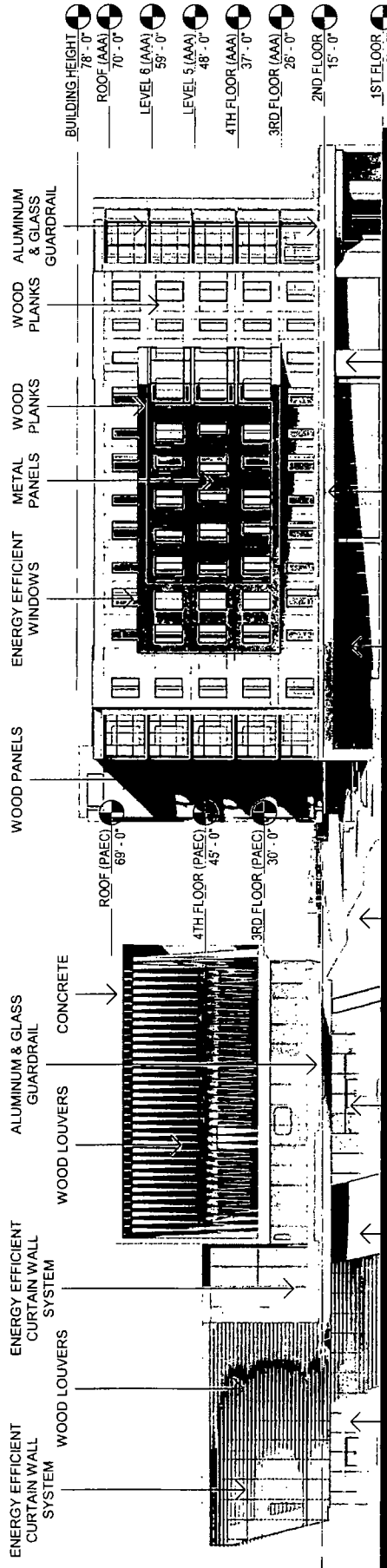
APPLICANT: THE BLACK ENSEMBLE THEATER CORPORATION  
 ADDRESS: 4427-59 NORTH CLARK / 425-27 WEST SUNNYSIDE AVENUE, 4440-56 NORTH CLARK STREET / 1437-47 WEST SUNNYSIDE AVENUE  
 INTRODUCTION DATE: May 15, 2023  
 PLAN COMMISSION DATE: TBD



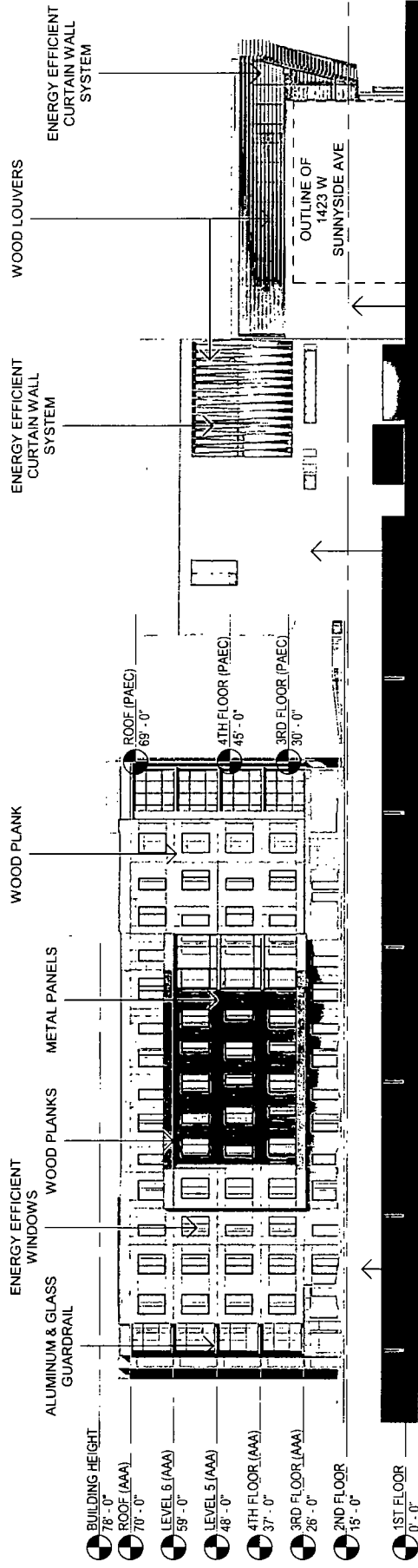


**PLANTING DETAILS**

APPLICANT: THE BLACK ENSEMBLE THEATER CORPORATION  
 ADDRESS: 4427-59 NORTH CLARK / 1425-27 WEST SUNNYSIDE AVENUE; 4440-56 NORTH CLARK STREET / 1437-47 WEST SUNNYSIDE AVENUE  
 INTRODUCTION DATE: May 15, 2023  
 PLAN COMMISSION DATE: TBD



**WEST ELEVATION**

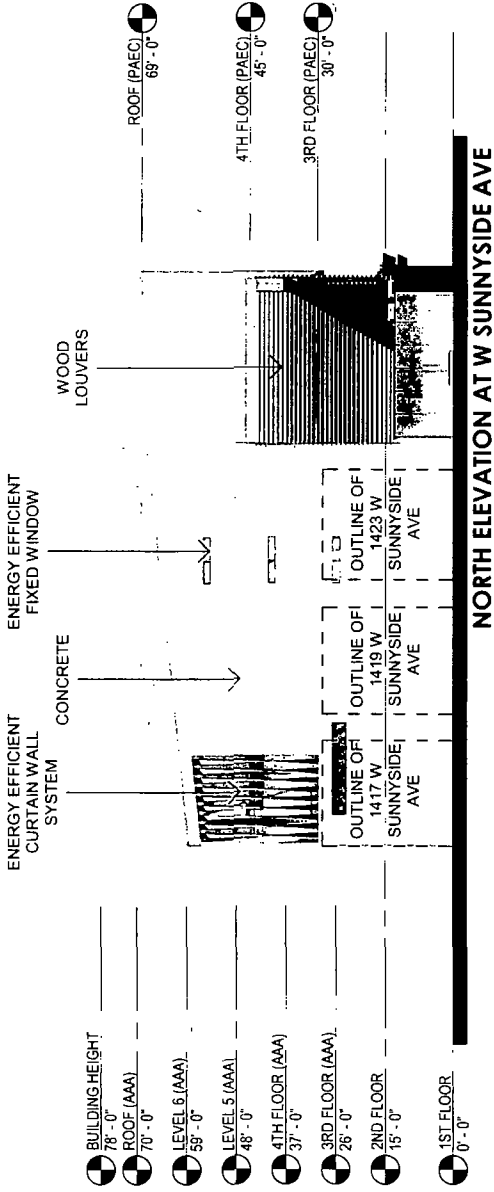


**EAST ELEVATION**

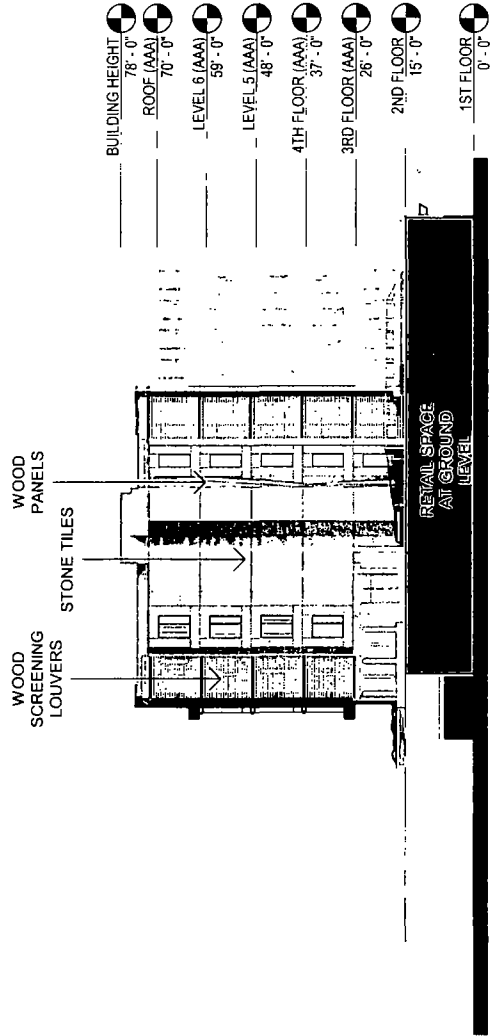


**BUILDING ELEVATIONS - SUB AREA A**

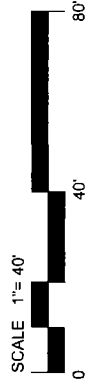
APPLICANT: THE BLACK ENSEMBLE THEATER CORPORATION  
 ADDRESS: 4427-59 NORTH CLARK/1425-27 WEST SUNNYSIDE AVENUE; 4440-56 NORTH CLARK STREET/1437-47 WEST SUNNYSIDE AVENUE  
 INTRODUCTION DATE: MAY 15, 2023  
 PLAN COMMISSION DATE: TBD



**NORTH ELEVATION AT W SUNNYSIDE AVE**

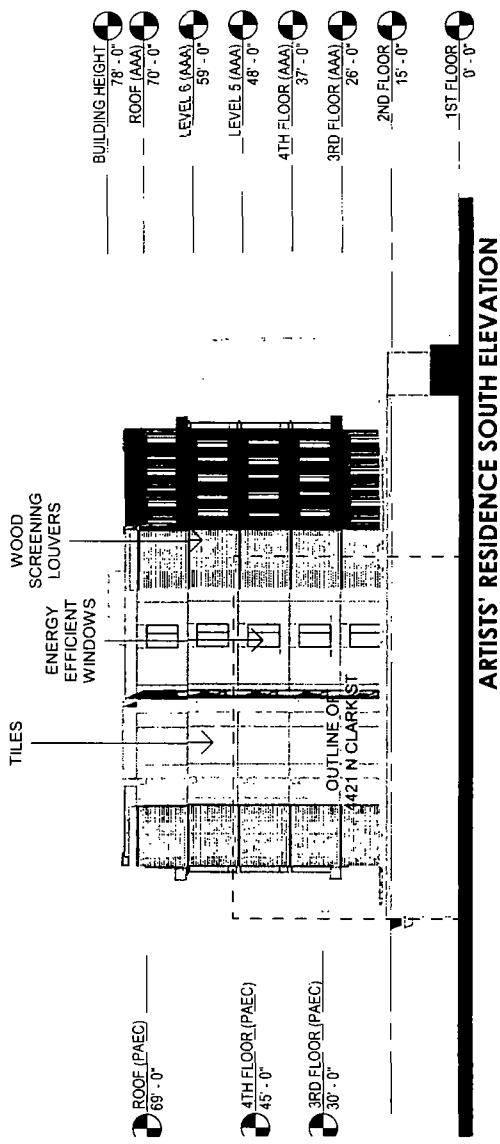


**ARTISTS' RESIDENCE NORTH ELEVATION AT TERRACE**

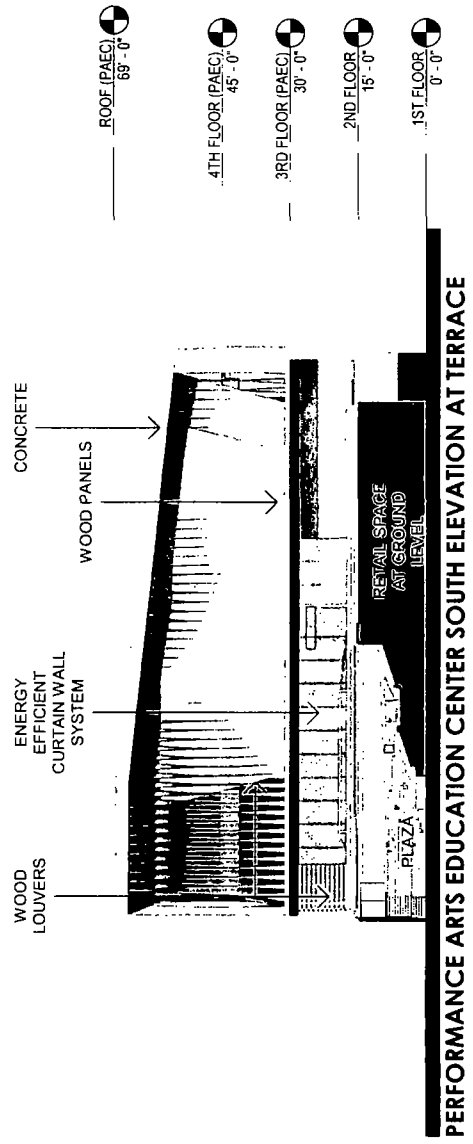


**BUILDING ELEVATIONS - SUB AREA A**

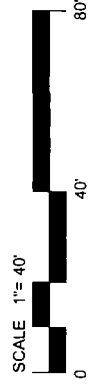
APPLICANT: THE BLACK ENSEMBLE THEATER CORPORATION  
 ADDRESS: 4427-59 NORTH CLARK/1425-27 WEST SUNNYSIDE AVENUE; 4440-56 NORTH CLARK STREET/1437-47 WEST SUNNYSIDE AVENUE  
 INTRODUCTION DATE: May 15, 2023  
 PLAN COMMISSION DATE: TBD



**ARTISTS' RESIDENCE SOUTH ELEVATION**

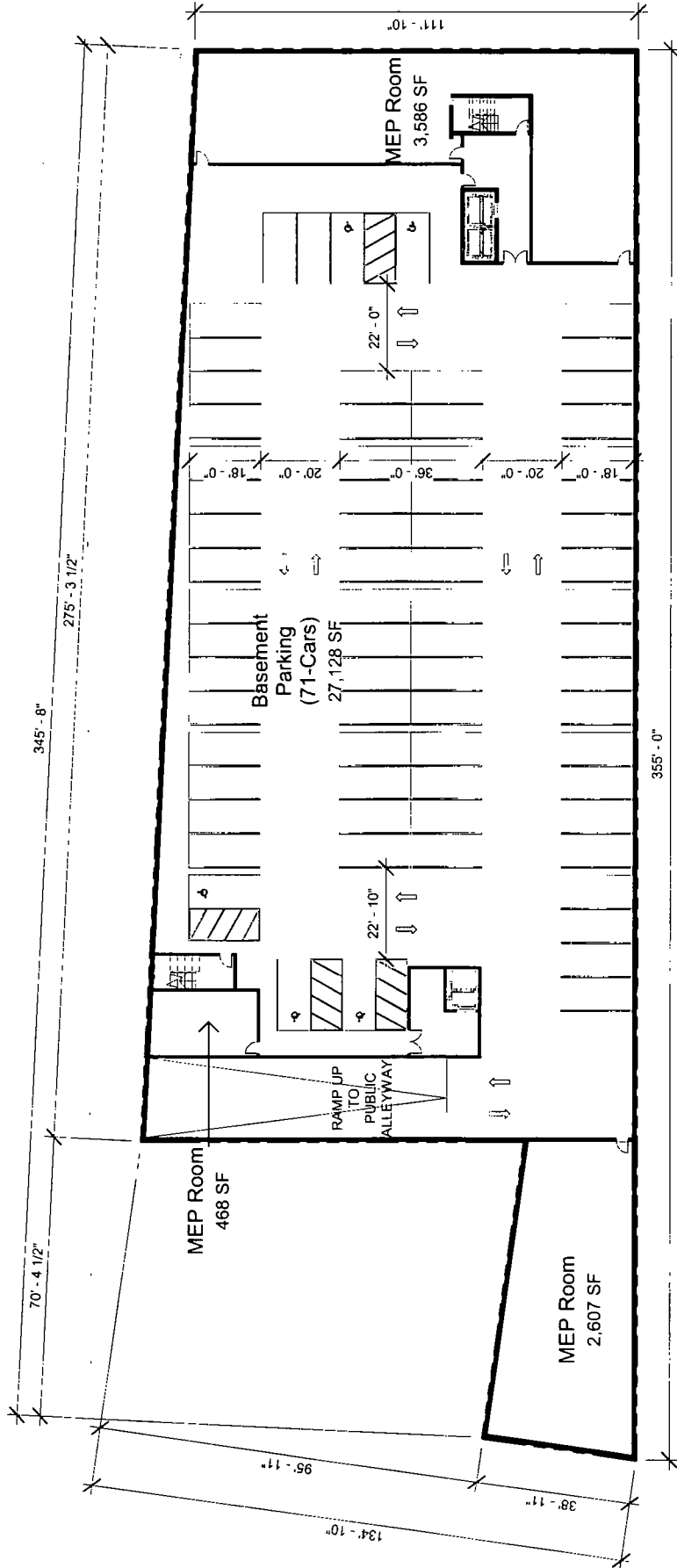


**PERFORMANCE ARTS EDUCATION CENTER SOUTH ELEVATION AT TERRACE**



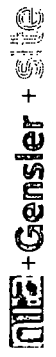
**BUILDING ELEVATIONS - SUB AREA A**

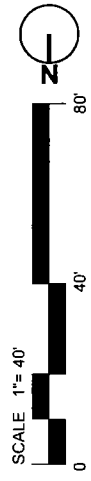
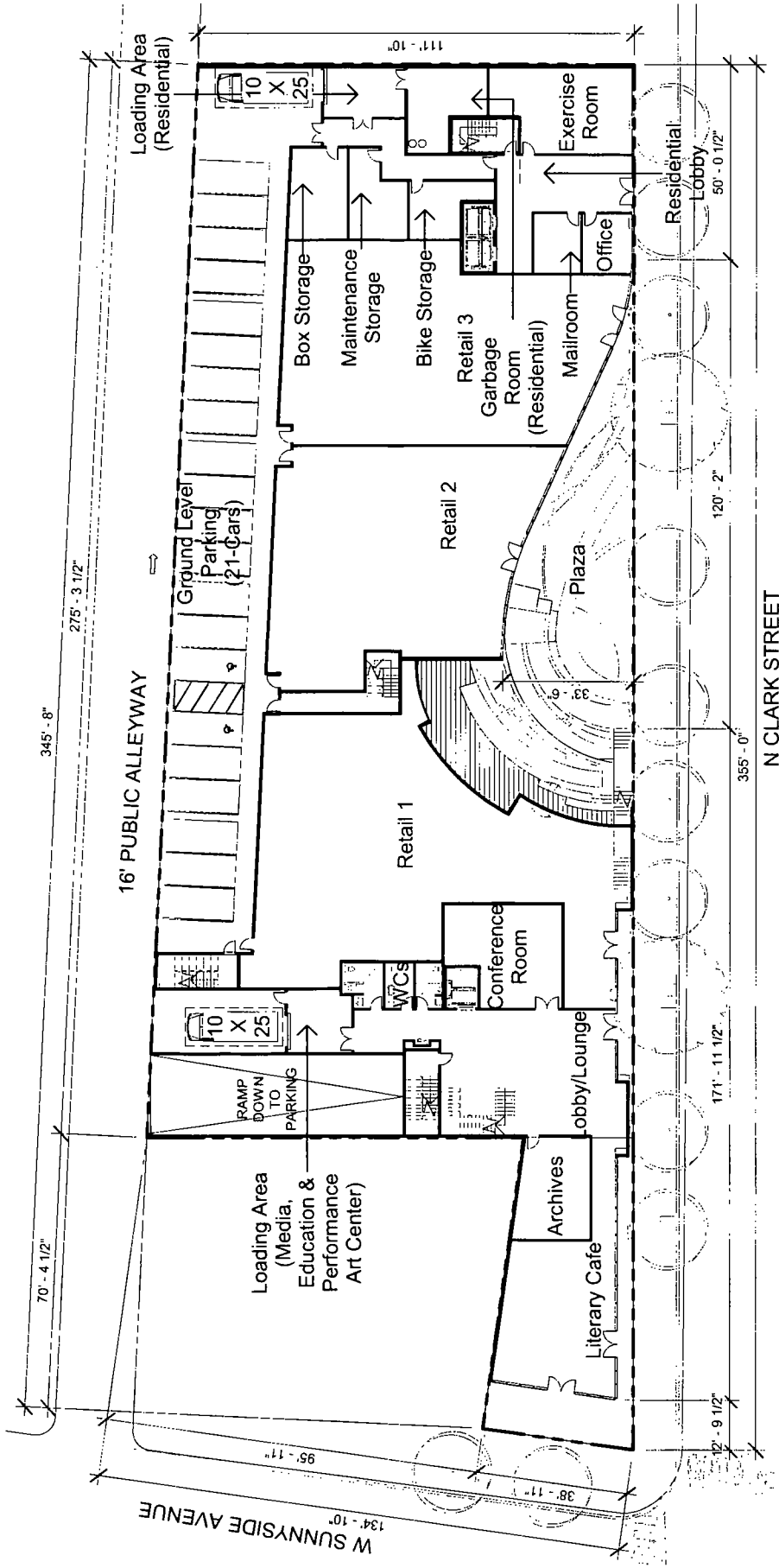
APPLICANT: THE BLACK ENSEMBLE THEATER CORPORATION  
 ADDRESS: 4427-59 NORTH CLARK/1425-27 WEST SUNNYSIDE AVENUE; 4440-56 NORTH CLARK STREET/1437-47 WEST SUNNYSIDE AVENUE  
 INTRODUCTION DATE: May 15, 2023  
 PLAN COMMISSION DATE: TBD



**BASEMENT LEVEL PARKING PLAN - SUB AREA A**

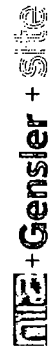
APPLICANT: THE BLACK ENSEMBLE THEATER CORPORATION  
 ADDRESS: 4427-59 NORTH CLARK / 1425-27 WEST SUNNYSIDE AVENUE; 4440-56 NORTH CLARK STREET / 1437-47 WEST SUNNYSIDE AVENUE  
 INTRODUCTION DATE: May 15, 2023  
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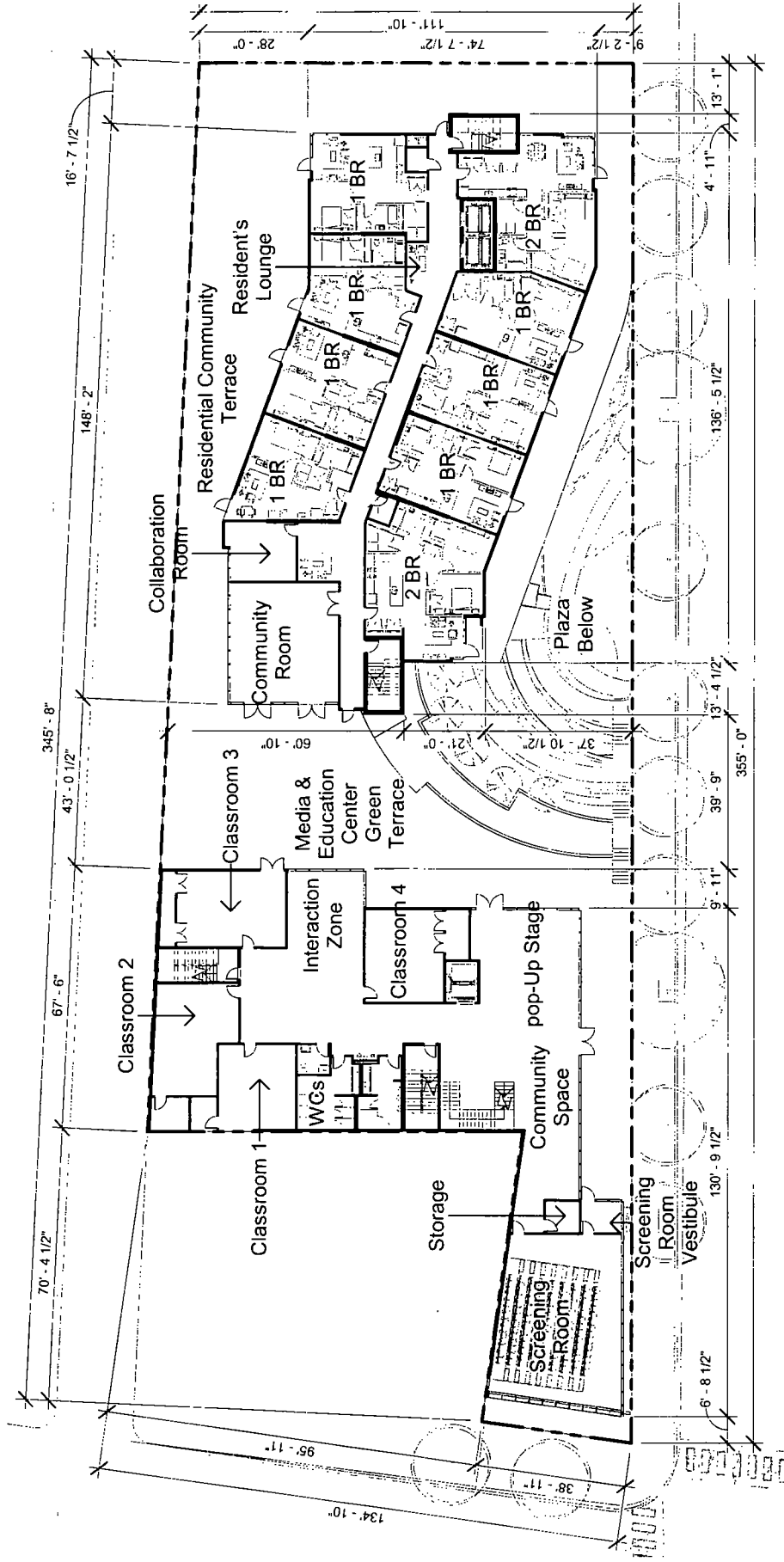




**FIRST FLOOR PLAN - SUB AREA A**

APPLICANT: THE BLACK ENSEMBLE THEATER CORPORATION  
 ADDRESS: 4427-59 NORTH CLARK/1425-27 WEST SUNNYSIDE AVENUE; 4440-56 NORTH CLARK STREET/1437-47 WEST SUNNYSIDE AVENUE  
 INTRODUCTION DATE: May 15, 2023  
 PLAN COMMISSION DATE: TBD



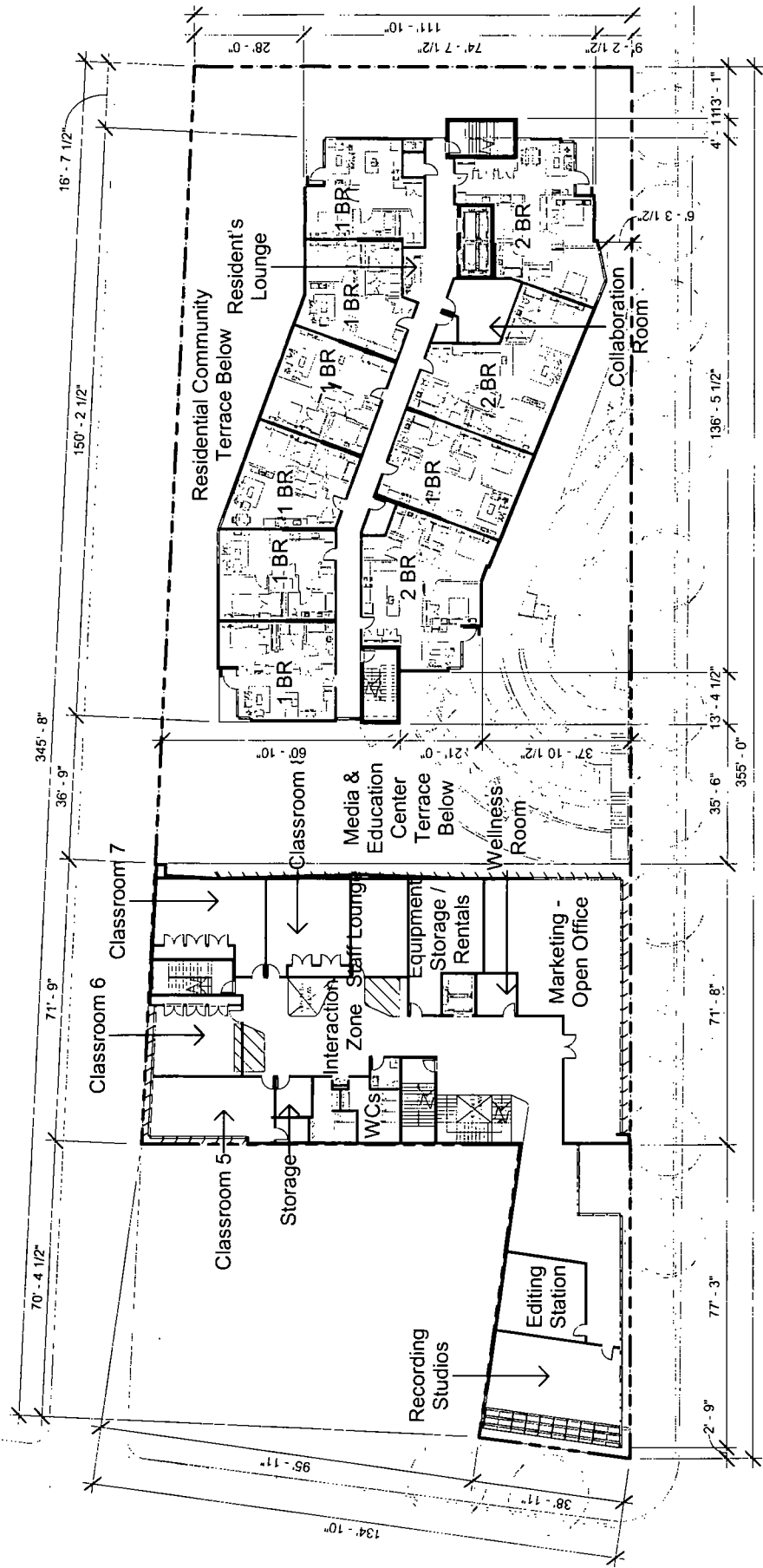


**SECOND FLOOR PLAN - SUB AREA A**

APPLICANT: THE BLACK ENSEMBLE THEATER CORPORATION  
 ADDRESS: 4427-59 NORTH CLARK / 425-27 WEST SUNNYSIDE AVENUE: 4440-56 NORTH CLARK STREET / 1437-47 WEST SUNNYSIDE AVENUE  
 INTRODUCTION DATE: May 15, 2023  
 PLAN COMMISSION DATE: TBD



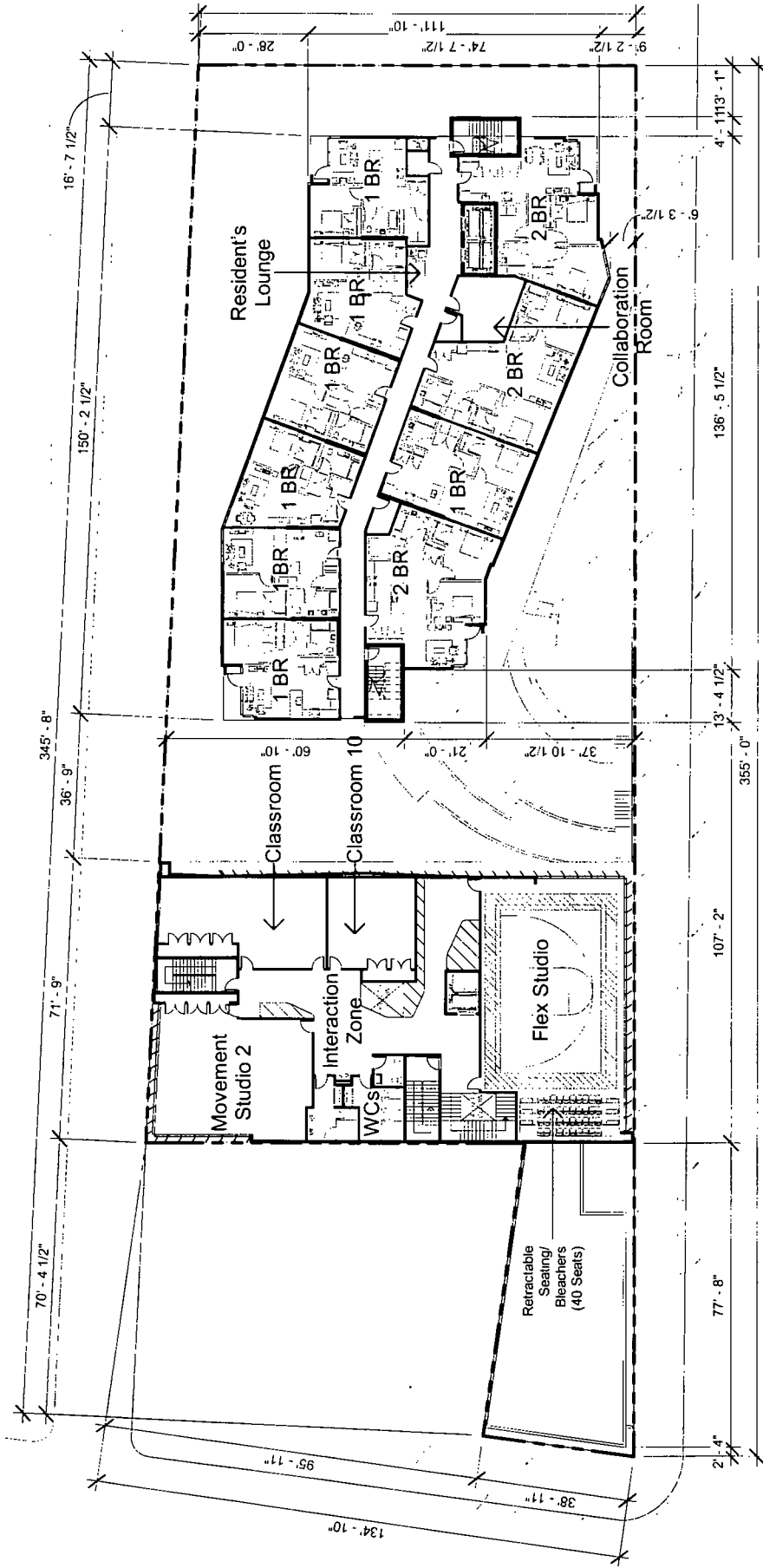




**THIRD FLOOR PLAN - SUB AREA A**

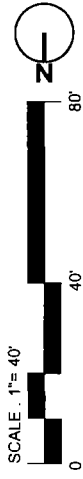
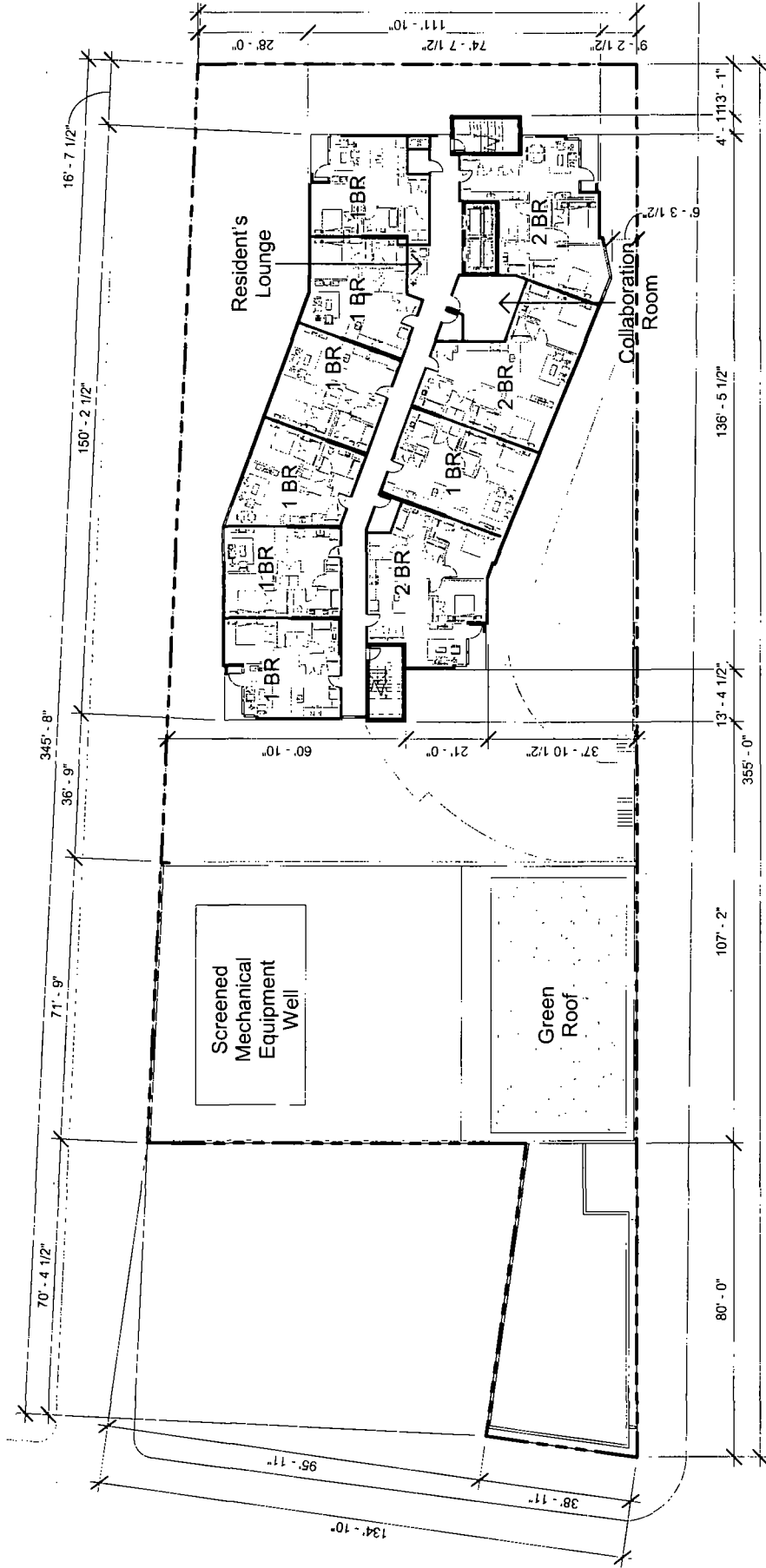
APPLICANT: THE BLACK ENSEMBLE THEATER CORPORATION  
 ADDRESS: 4427-59 NORTH CLARK/1425-27 WEST SUNNYSIDE AVENUE; 4440-56 NORTH CLARK STREET/1437-47 WEST SUNNYSIDE AVENUE  
 INTRODUCTION DATE: May 15, 2023  
 PLAN COMMISSION DATE: TBD





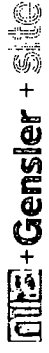
## FOURTH FLOOR PLAN - SUB AREA A

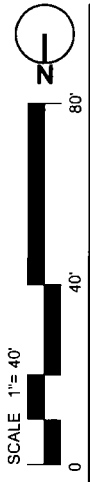
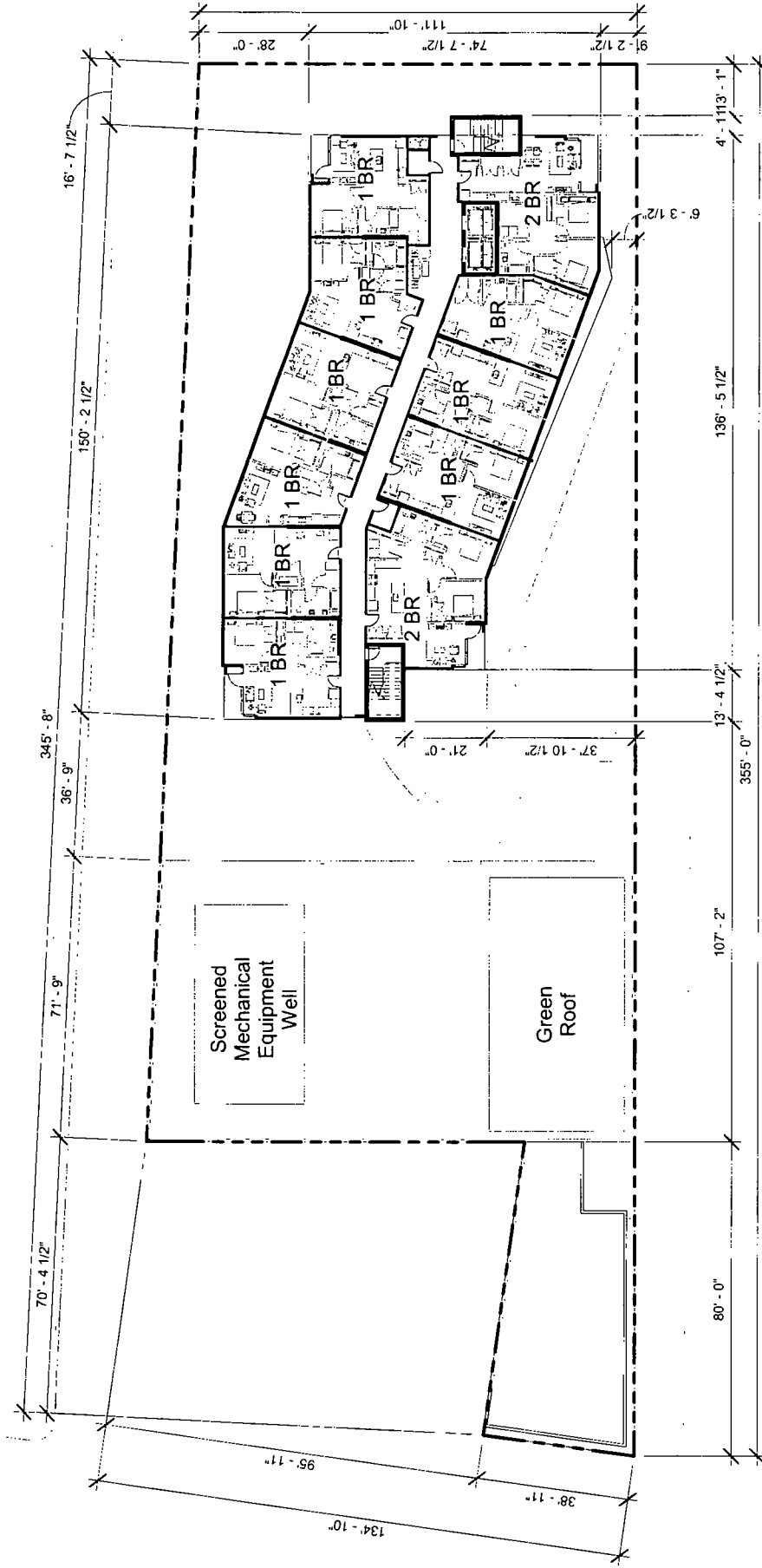
APPLICANT: THE BLACK ENSEMBLE THEATER CORPORATION  
 ADDRESS: 4427-59 NORTH CLARK/1 425-27 WEST SUNNYSIDE AVENUE; 4440-56 NORTH CLARK STREET/1 437-47 WEST SUNNYSIDE AVENUE  
 INTRODUCTION DATE: May 15, 2023  
 PLAN COMMISSION DATE: TBD



### FIFTH FLOOR PLAN - SUB AREA A

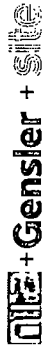
APPLICANT: THE BLACK ENSEMBLE THEATER CORPORATION  
 ADDRESS: 4427-59 NORTH CLARK/1425-27 WEST SUNNYSIDE AVENUE; 4440-56 NORTH CLARK STREET/1437-47 WEST SUNNYSIDE AVENUE  
 INTRODUCTION DATE: May 15, 2023  
 PLAN COMMISSION DATE: TBD

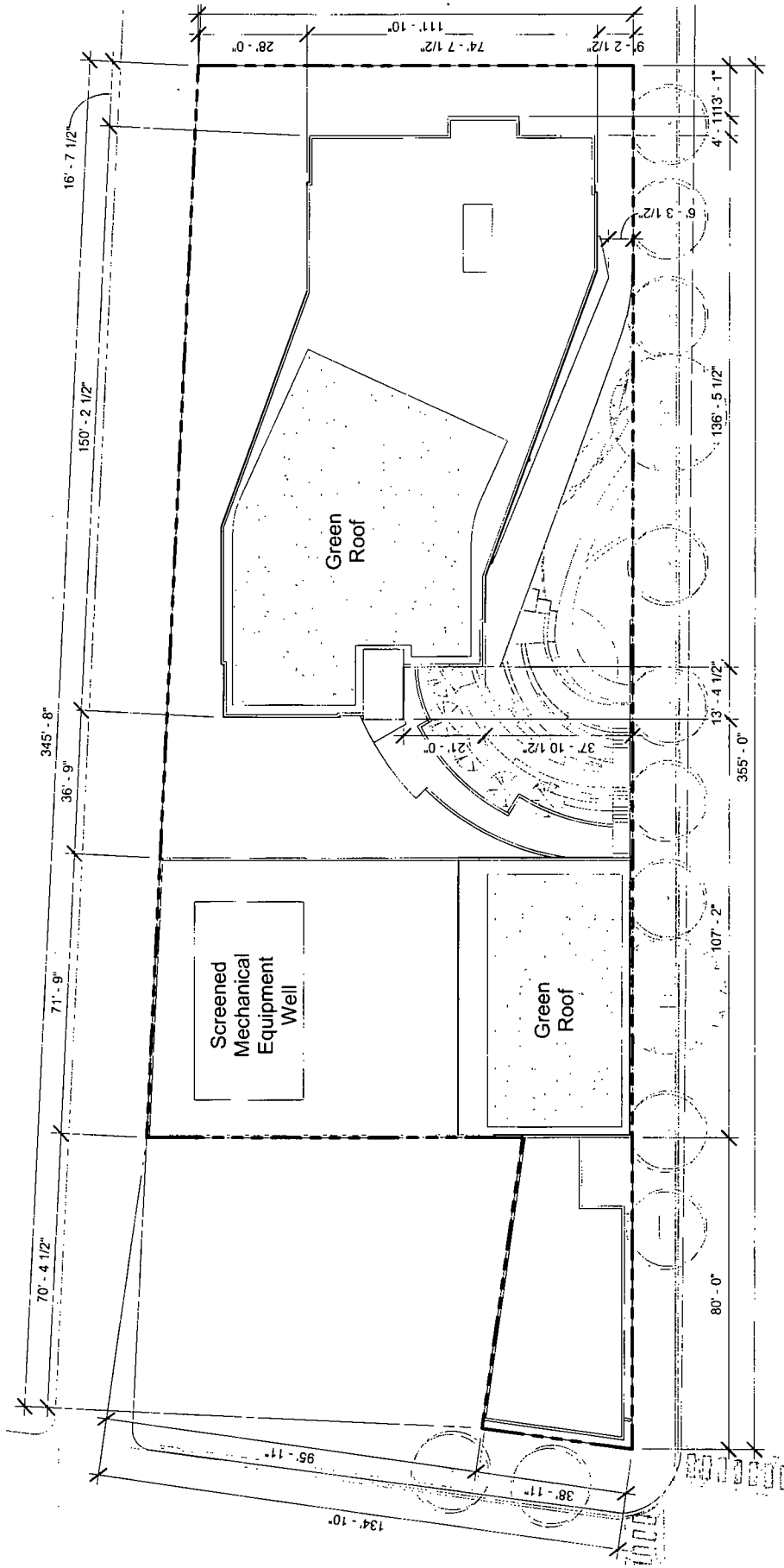




**SIXTH FLOOR PLAN - SUB AREA A**

APPLICANT: THE BLACK ENSEMBLE THEATER CORPORATION  
 ADDRESS: 4427-59 NORTH CLARK / 1425-27 WEST SUNNYSIDE AVENUE; 4440-56 NORTH CLARK STREET / 1437-47 WEST SUNNYSIDE AVENUE  
 INTRODUCTION DATE: May 15, 2023  
 PLAN COMMISSION DATE: TBD





## ROOF PLAN - SUB AREA A

APPLICANT: THE BLACK ENSEMBLE THEATER CORPORATION  
 ADDRESS: 4427-59 NORTH CLARK / 1425-27 WEST SUNNYSIDE AVENUE; 4440-56 NORTH CLARK STREET / 1437-47 WEST SUNNYSIDE AVENUE  
 INTRODUCTION DATE: May 15, 2023  
 PLAN COMMISSION DATE: TBD



#22180  
Intro Date  
May. 15, 2023

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO  
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:  
4427-59 North Clark Street / 1425-27 West Sunnyside Avenue / 4440-56 North Clark Street/1437-47 West Sunnyside Avenue, Chicago, IL

2. Ward Number that property is located in: 46<sup>th</sup> & 47<sup>th</sup> Wards

3. APPLICANT The Black Ensemble Theater Corporation

ADDRESS 4450 North Clark Street

CITY Chicago STATE IL ZIP CODE 60640

PHONE 773-754-3931 EMAIL knesitt@blackensemble.org

CONTACT PERSON Kris Nesbitt

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 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 Liz Butler & Graham Grady – Taft Stettinius & Hollister LLP

ADDRESS 111 East Wacker Drive, Suite 2600

CITY Chicago STATE IL ZIP CODE 60601

PHONE (312) 836-4121 EMAIL lbutler@taftlaw.com / ggrady@taftlaw.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? 2006 and 2022
8. Has the present owner previously rezoned this property? If yes, when? No
9. Present Zoning District B3-3 Community Shopping District and C1-2 Neighborhood Commercial District  
Proposed Zoning District B3-3 Community Shopping District and then Business Institutional Residential Planned Development
10. Lot size in square feet (or dimensions) 63,883 sf
11. Current Use of the property Theater, commercial, surface parking
12. Reason for rezoning the property To authorize the construction of a new, mixed-use residential development; Elective Planned Development pursuant to Section 17-8-0600-A
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 to a unified B3-3 Community Shopping District and then to a Business Institutional Residential Planned Development in order to develop a new, mixed-use building consisting of restaurant, retail, theater arts and programming space, and residential uses. The planned development will contain 50 residential units, 135 total vehicular parking spaces, 50 bicycle parking spaces, and two loading berths. The new building will contain 14,000 sf of ground floor commercial space and a maximum height of 78 feet. No exterior changes are proposed to the Existing Black Ensemble Theater Building located at 4450 North Clark Street.
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

JACKIE TAYLOR

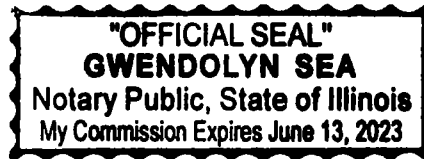
\_\_\_\_\_, authorized signatory of **The Black Ensemble Theater Corporation**, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.



\_\_\_\_\_  
Signature of Applicant

Subscribed and Sworn to before me this  
13 day of April, 2023.

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



\_\_\_\_\_  
**For Office Use Only**

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

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

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



# GREMLEY & BIEDERMANN

A Division of  
PLCS Corporation

PROFESSIONAL LAND SURVEYORS

1525 NORTH ELSTON AVENUE, CHICAGO, IL 60638  
TELEPHONE (773) 645-5102 EMAIL: INFO@PLCS-SURVEY.COM

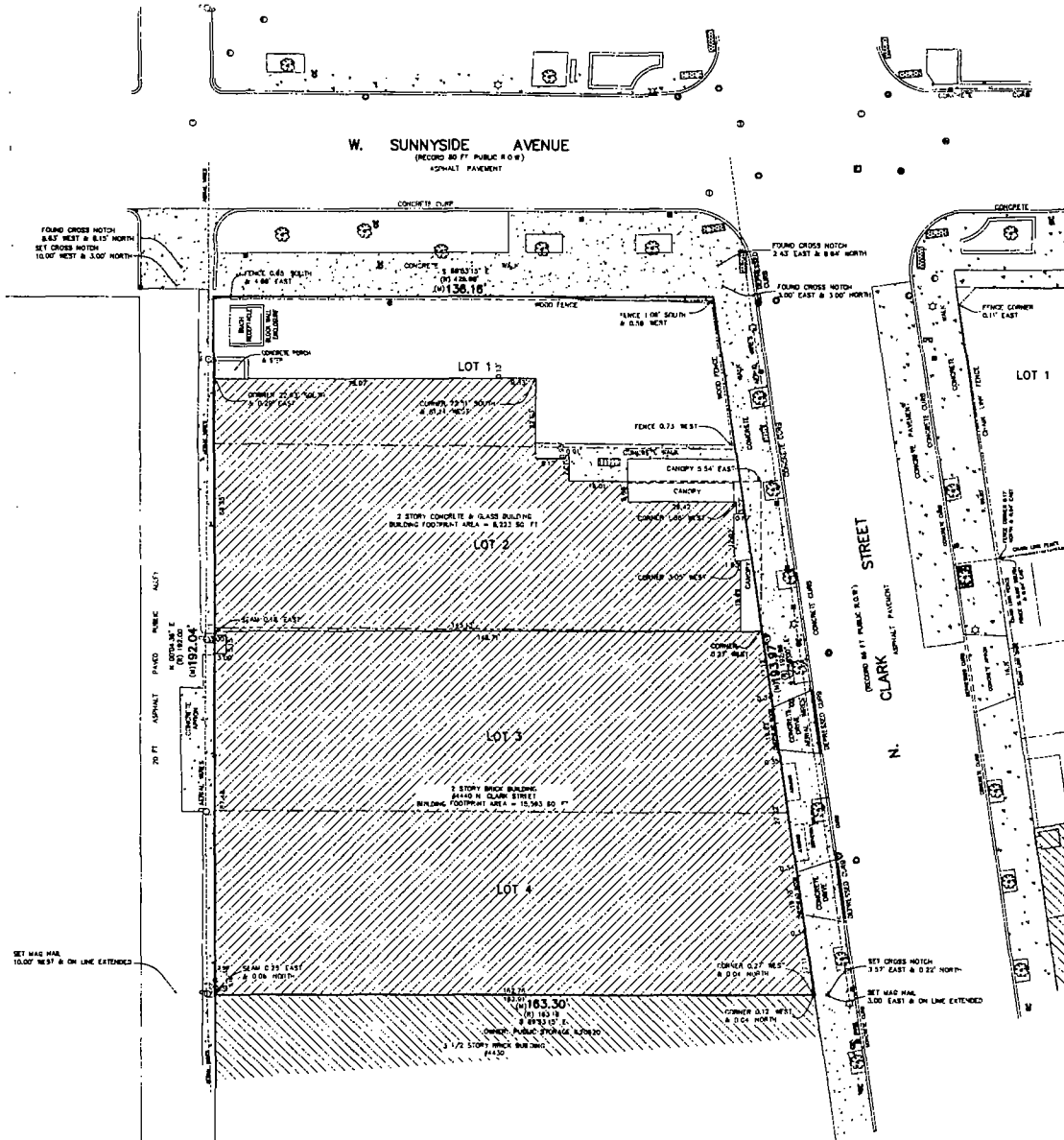
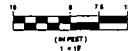
## Plat of Survey

LOTS 1, 2, 3 AND 4 IN BLOCK 23 IN RAVENSWOOD BEING A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 45 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS  
AREA OF PROPERTY = 28,754.82 OR 0.66 ACRES MORE OR LESS

## LEGEND

- Storm MH
- Storm CB
- Meter MH
- Meter Buffalo Box
- Meter Hand Hole
- Meter Fire Hydrant
- Telephone MH
- Utility Pole
- Electric Manhole
- Electric MH
- Electric Light Pole
- Electric Traffic Control Box
- Gas Buffalo Box
- Tree - Deciduous
- Parking Post Box
- Sign Post
- Bike Rack
- Underside Manhole
- Auto Sprinkler
- Cut Cross

## GRAPHIC SCALE



REVISED APRIL 10 2023 PER EMAIL (JRB)

ORDERED BY: BLACK HOLEBY TRAFFIC CONSULTING	PROJECT: 2023-31033-001
ADDRESS: CLARK & CLARK STREET	
<b>GREMLEY &amp; BIEDERMANN</b>	
PLCS Corporation	
1525 NORTH ELSTON AVENUE, CHICAGO, IL 60638	
TELEPHONE: (773) 645-5102 EMAIL: INFO@PLCS-SURVEY.COM	
ORDER NO: 2023-31033-001	PAGE NO: 1 of 1

### SURVEY NOTES

1. SURVEY DATE: 10/10/2022  
2. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE ILLINOIS SURVEYING ACT AND THE ILLINOIS PROFESSIONAL SURVEYOR REGULATION.  
3. THE SURVEY WAS CONDUCTED USING GPS SURVEYING TECHNIQUES.  
4. THE SURVEY WAS CONDUCTED AT THE TIME OF THE SURVEY.  
5. THE SURVEY WAS CONDUCTED AT THE TIME OF THE SURVEY.  
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STATE OF ILLINOIS  
COUNTY OF COOK

WE, GREMLEY & BIEDERMANN, INC. HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY CONDUCTED TO A TEMPORARY, PERMANENT, FAIRNESS.

FIELD MEASUREMENTS COMPLETED ON MARCH 21 2023

SIGNED ON APRIL 10 2023

BY: *[Signature]*

PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 3882  
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY





**LEGEND**

- Storm MH
- Storm CB
- San Storm Combo MH
- Water Buffalo Box
- Water Hand Hole
- Water Fire Hydrant
- Telephone MH
- Utility Pole
- Electric MH
- Electric Light Pole
- Tree - Deciduous
- Parking Post Bar
- Sign Post
- Bike Rack
- Unclassified Manhole
- Auto Scanner
- Cut Grass
- Cut Notch

**GREMLEY & BIEDERMANN**

A Division of  
**PLCS Corporation**

PROFESSIONAL LAND SURVEYORS

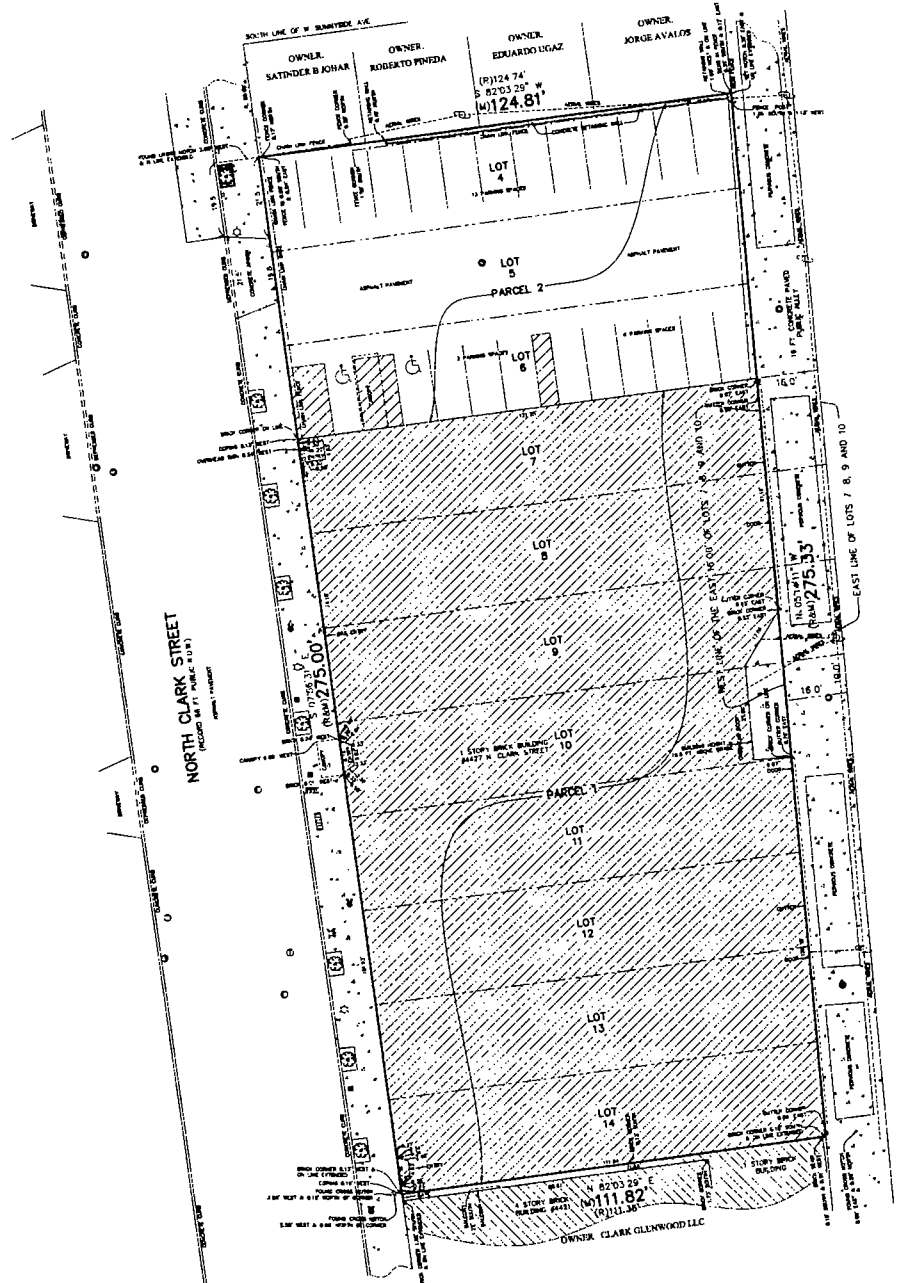
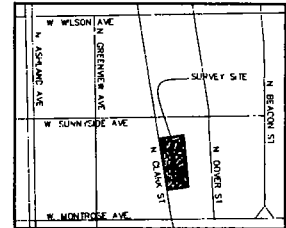
4535 NORTH ELSTON AVENUE, CHICAGO, IL 60630  
TELEPHONE (773) 485-5102 FAX (773) 292-4384 EMAIL INFO@PLCS-SURVEY.COM

**ALTA / NSPS Land Title Survey**

**PARCEL 1**  
LOTS 7 TO 14 BOTH INCLUSIVE (EXCEPT THE EASTERLY 18 FEET OF LOTS 7, 8 AND 9 AND EXCEPT THE EASTERLY 18 FEET OF THE NORTHERLY 10 FEET OF LOT 10 CONVEYED TO THE CITY OF CHICAGO FOR ALLEY) IN SUNNYSIDE ADDITION TO SHERIDAN PARK IN THE WEST 1/2 OF 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 4, 8 AND 9 IN SUNNYSIDE ADDITION TO SHERIDAN PARK, A SUBDIVISION OF THE SOUTH 803 FEET OF THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED, 1700 EAST OF GREEN BAY ROAD OR CLARK STREET (EXCEPT THE SOUTH 33 FEET THEREOF AND EXCEPT SUNNYSIDE AVENUE), IN COOK COUNTY, ILLINOIS

CONTAINING 32.57 SQUARE FEET OR 0.75 ACRES MORE OR LESS



ORDERED BY: BLACK INSURABLE TRUSTEE  
ORDERED BY: NORTH CLARK STREET

**GREMLEY & BIEDERMANN**  
P.L.C.S. CORPORATION  
4535 North Elston Avenue, Chicago, IL 60630  
Telephone: (773) 485-5102 Fax: (773) 292-4384 Email: info@plcs-survey.com

DATE: 2022-30705-001  
SHEET: 1 OF 1

**SURVEY NOTES**  
SURVEYOR'S LICENSE # 0018866 NOVEMBER 28, 2022  
New R. & M. Survey Record and Measured distances respecting  
Distances are marked in feet and decimal parts thereof. Corners of points BEFORE building by some used at date noted may differ from BEFORE. Damage is done.  
For information, building lines and other structures not shown on survey plat refer to your address, deed, contract, etc. and any other building line regulations.  
NO alterations shall be authorized by ASHS measurement, upon this plan.  
Unless otherwise noted herein the Bearing, Station, Distance and Coordinate Datum I used is ANSRS2011  
COPYRIGHT GREMLEY & BIEDERMANN, INC. 2022. All Rights Reserved.

**SURVEY NOTES**  
BUILDING FOOT PRINT AREA = 22 860 SQUARE FEET  
PARKING LOT AREA = 9 227 SQUARE FEET  
THIS SURVEY WAS PREPARED BASED ON CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT CCH2102878LD COMMITMENT DATE MAY 28, 2022 AS TO MATTERS OF RECORD.  
PROPERTY APPEARS IN "OTHER AREAS" ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FLOOD INSURANCE RATE MAP COOK COUNTY, ILLINOIS, MAP NO. 17031C 0410J EFFECTIVE DATE AUGUST 16, 2008

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 7(B), 7(C), 8, 9, 14 AND 10 OF TABLE A THEREOF.  
THE FIELD WORK WAS COMPLETED ON NOVEMBER 3, 2022  
DATE OF PLAT NOVEMBER 14, 2022  
BY: *[Signature]*  
ROBERT G. BIEDERMANN  
PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2162



# GREMLEY & BIEDERMANN

A DIVISION OF  
**PLCS Corporation**

LICENCE NO. 114-005332

PROFESSIONAL LAND SURVEYORS

4505 NORTH ELSTON AVENUE, CHICAGO, IL 60650  
TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM

## Plat of Survey

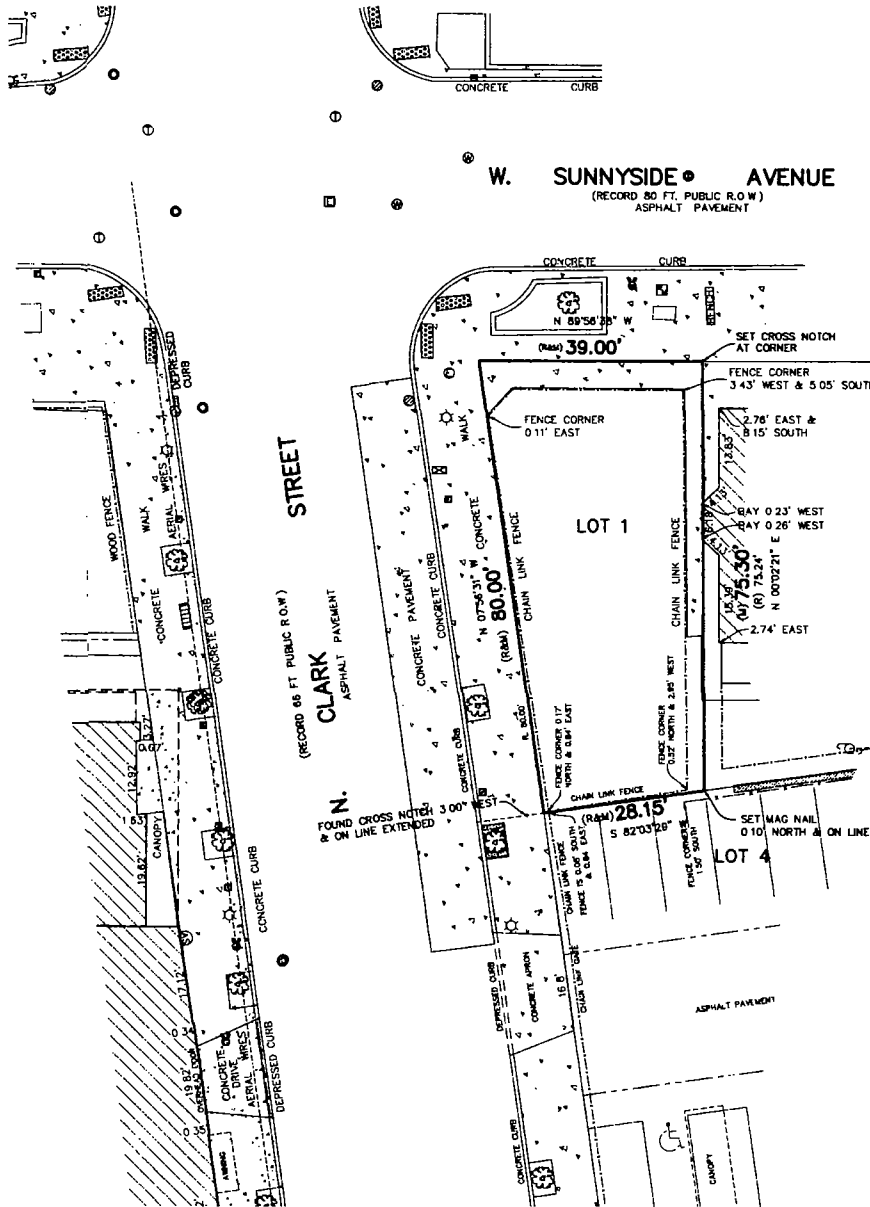
LOT 1 IN MRS HELEN PICKEL'S SUBDIVISION OF LOTS 1, 2 AND 3 IN SUNNYSIDE ADDITION TO SHERIDAN PARK IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

AREA OF PROPERTY = 2,585 SQ. OR 0.08 ACRES MORE OR LESS

## LEGEND

- ⊙ Storm MH
- ⊙ Storm CB
- ⊙ Water MH
- ⊙ Water Buffalo Box
- ⊙ Water Hand Hole
- ⊙ Water Fire Hydrant
- ⊙ Telephone MH
- ⊙ Utility Pole
- ⊙ Electric Manhole
- ⊙ Electric MH
- ⊙ Electric Light Pole
- ⊙ Electric Traffic Control Box
- ⊙ Gas Buffalo Box
- ⊙ Tree - Deciduous
- ⊙ Parking Pay Box
- ⊙ Sign Post
- ⊙ Bike Rack
- ⊙ Unclassified Manhole
- ⊙ Auto Sprinkler
- ⊙ Cut Cross

### GRAPHIC SCALE



STATE OF ILLINOIS  
COUNTY OF COOK

WE, GREMLEY & BIEDERMANN, INC. HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY CORRECTED TO A TEMPERATURE OF 82° FAHRENHEIT

FIELD MEASUREMENTS COMPLETED ON MARCH 21, 2023

SIGNED ON MARCH 30, 2023

BY

*Robert G. Biedermann*



PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2802  
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY

ORDERED BY BLACK ENSEMBLE THEATER CORPORATION	CHECKED JB	DRAWN JB
ADDRESS 4433 N. CLARK STREET		
<b>GREMLEY &amp; BIEDERMANN</b> A DIVISION OF PLCS CORPORATION LICENCE NO. 114-005332 PROFESSIONAL LAND SURVEYORS 4505 NORTH ELSTON AVENUE, CHICAGO, IL 60650 TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM		
ORDER NO. <b>2023-31033-002</b>	DATE MARCH 21, 2023	PAGE NO. 1 of 1
SCALE 1 inch = 15 Feet		

### SURVEY NOTES

SURVEYOR'S LICENSE EXPIRES November 30, 2024

Note (RAM) denotes Record and Measured distances respectively

Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done

For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations

NO dimensions shall be assumed by scale measurement upon this plat

Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED

COPYRIGHT GREMLEY & BIEDERMANN INC 2023 "All Rights Reserved"

May 15, 2023

**Braeden E. Lord**  
312.836.4165  
BLord@taftlaw.com

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

**Re: Application for Planned Development  
4427-59 North Clark/1425-27 West Sunnyside/4440-56 North Clark/1437-47 West Sunnyside**

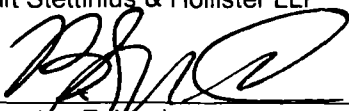
The undersigned, Braeden E. Lord, an attorney with the law firm of Taft Stettinius & Hollister LLP, which firm represents The Black Ensemble Theater Corporation, the applicant for a proposal to rezone the subject property from the B3-3 Community Shopping District and C1-2 Neighborhood Commercial District to a B3-3 Community Shopping District and then to a Business Institutional Residential Planned Development, certifies that he has complied with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance by sending written notice to such property owners who appear to be the owners of the property within the subject area not solely owned by the applicant, and to the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of public roads, streets, alleys and other public ways, or a total distance limited to 400 feet. Said written notice was sent by First Class U.S. Mail, no more than 30 days before filing the application.

The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately May 15, 2023; and a source for additional information on the application.

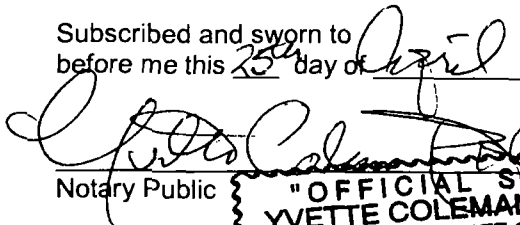
The undersigned certifies that he has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject site is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

Sincerely yours,

Taft Stettinius & Hollister LLP

  
\_\_\_\_\_  
Braeden E. Lord

Subscribed and sworn to  
before me this 25<sup>th</sup> day of April, 2023

  
Notary Public

**"OFFICIAL SEAL"**  
**YVETTE COLEMAN-PITTS**  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 6/23/2024

Liz Butler  
312.836.4121  
LButler@taftlaw.com

May 15, 2023

FIRST CLASS MAIL

To whom it may concern:

In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about May 15, 2023, the undersigned, on behalf of The Black Ensemble Theater Corporation (the "Applicant"), intends to file an application to rezone the property located at 4427-59 North Clark Street, 1425-27 West Sunnyside Avenue, 4440-56 North Clark Street, and 1437-47 West Sunnyside Avenue (the "Property") from the B3-3 Community Shopping District and C1-2 Neighborhood Commercial District to a Business Institutional Residential Planned Development. A map of the Property is printed on the reverse side of this letter.

The Applicant requests a rezoning of the Property to authorize construction of a new mixed-use building consisting of restaurant, retail, theater arts and education, programming, and residential uses. The planned development will contain 14,000 square feet of ground floor commercial space, 50 residential units, 135 vehicular parking spaces, 50 bicycle parking spaces, and two loading births. The new building will have a maximum height of 78 feet. No changes are proposed to the existing Black Ensemble Theater Building located at 4450 North Clark Street.

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

I am an authorized representative of the Applicant and my address is 111 East Wacker Drive, Suite 2600, Chicago, Illinois 60601. The Applicant is the owner of the Property and its business address is 4450 North Clark Street, Chicago, IL 60640.

Please feel free to contact me at (312) 836-4121 or at [LButler@taftlaw.com](mailto:LButler@taftlaw.com) with questions or to obtain additional information.

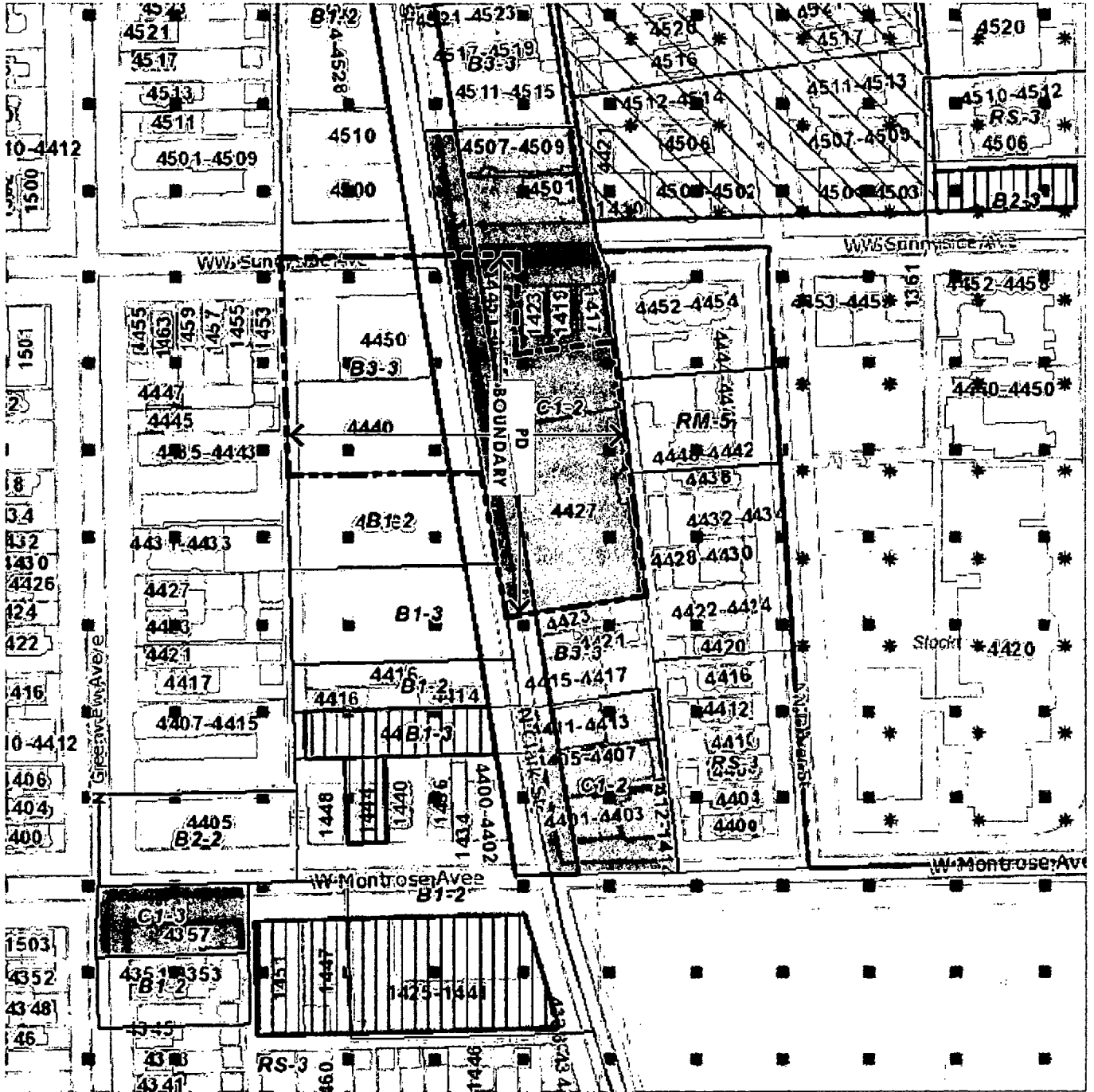
Sincerely yours,

Taft Stettinius & Hollister LLP



Liz Butler

## PROPERTY LOCATION MAP



**PINs:**

- 14-17-120-018-0000
- 14-17-120-019-0000
- 14-17-121-001-0000
- 14-17-121-005-0000
- 14-17-121-032-0000

**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.

The Black Ensemble Theater Corporation

**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: 4450 North Clark Street

Chicago, IL 60640

C. Telephone: 773-754-3931 Fax: 773-769-4533 Email: knesbitt@blackensemble.org

D. Name of contact person: Kris Nesbitt

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):

Application for Planned Development approval for property generally located at 4427-59 North Clark; 1425-27 West Sunnyside Avenue; 4440-56 North Clark Street; and 1437-47 West Sunnyside Avenue

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

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

Illinois

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

- Yes                       No                       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
------	-------

See Schedule A attachment to Economic Disclosure Statement.

No members which are legal entities.

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
N/A		

**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:

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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).

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**SECTION IV -- DISCLOSURE OF SUBCONTRACTORS AND OTHER RETAINED PARTIES**

The Disclosing Party must disclose the name and business address of each subcontractor, attorney, lobbyist (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.

ATTACHMENT TO ECONOMIC DISCLOSURE STATEMENT  
4427-59 AND 4440-56 NORTH CLARK STREET  
1425-27 AND 1437-47 WEST SUNNYSIDE AVENUE

**SCHEDULE A. Executive Officers and Directors**  
**The Black Ensemble Theater Corporation**

<b>Name</b>	<b>Title(s)</b>
Jackie Taylor	President
Tyronne Stoudemire	Chairman
Alan Bell	Vice Chairman
Jason Stapleton	Treasurer
Helen Shiller	Secretary
Ron Redd	Director
Andrea Zopp	Director
James Bryan	Director
Charles C. Calloway, Jr.	Director
Chanelle Bell	Director
Patrick Hendricks	Director

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

See Schedule B attachment to Economic Disclosure Statement

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(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.

ATTACHMENT TO ECONOMIC DISCLOSURE STATEMENT  
 4427-59 AND 4440-56 NORTH CLARK STREET  
 1425-27 AND 1437-47 WEST SUNNYSIDE AVENUE

**SCHEDULE B. Subcontractors and Other Retained Parties**  
**The Black Ensemble Theater Corporation**

Name	Business Address	Relationship to Disclosing Party	Fees
Taft Stettinius & Hollister LLP (retained)	111 East Wacker Drive, Suite 2600 Chicago, IL 60601	Attorney	\$25,000 (est.)
NIA architects (retained)	850 West Jackson Boulevard, Suite 600 Chicago, IL 60607	Project Architect	\$1,153,317.00 (est.)
Fish Transportation Group (retained)	1800 Des Plaines Avenue, Suite 103 Forest Park, IL 60130	Transportation Engineer	\$14,500 (est.)
Gensler (retained)	11 East Madison Street, Suite 300 Chicago, IL 60602	Architect	\$768,878.00 (est.)
Site Design Group (retained)	888 S. Michigan Avenue, Unit PH1 Chicago, IL 60605	Landscape Architect	\$225,000 (est.)
Milhouse Engineering & Construction (retained)	333 South Wabash Avenue, #2901 Chicago, IL 60604	Structural Engineer	\$500,000 (est.)
RTM Engineering (retained)	200 West Monroe Street, Suite 1750 Chicago, IL 60606	Engineering Consultant MEP/FP/Low Voltage	\$475,000.00 (est.)
CNI Group (retained for predevelopment)	1000 E. 111th Street, 10th Floor Chicago, IL 60628	Consultant	\$ 10,000 (est.)
Engage Civil (retained)	1 N State Street, Suite 1500 Chicago, IL 60602	Civil Engineer	\$95,000 (est.)

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

---

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
<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:

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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.

The Black Ensemble Theater Corporation  
(Print or type exact legal name of Disclosing Party)

By: *Jackie Taylor*  
(Sign here)

Jackie Taylor  
(Print or type name of person signing)

President  
(Print or type title of person signing)

Signed and sworn to before me on (date) 4/13/2023,

at COOK County, ILLINOIS (state).

*Gwendolyn Sea*  
Notary Public



Commission expires: 6/13/2023

**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.

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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.

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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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