



City of Chicago



O2019-6832

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/18/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 6-G at 2841 S Ashland Ave, 2951 S Ashland Ae and 2955 S Ashland Ave - App No. 20178
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#20178
INTRO DATE
SEPT 18, 2019

ORDINANCE

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended changing all of the Planned Development Number PMD 11 symbols and indications as shown on Map No. 6-G in the area bound by

Parcel 1:

That part of the Illinois Michigan Canal Property lying South of the main Canal and west of the South Branch of the Chicago River and known as Block 13 in Canal Commissioners subdivision of the Southwest ¼ of Section 29, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Also

The North ½ of the vacated part of Hillock (formerly Hickory) street of the tract of land lying between blocks 13 and 14, East of Ashland Ave in the Canal Trustee's Subdivision of the Southwest ¼ of Section 29, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

Parcel 2:

That part of Block 14 in Canal Trustee's Subdivision of South Fractional Section 29, Township 39 North, Range 14, East of the Third Principal Meridian, Lying North of the Northerly Boundary Line of the Land conveyed to Chicago, Madison and Northern Rail Road Company by deed recorded April 5, 1902 as documented 3226191 also the Southerly 33 feet of a track of land formerly Hickory Street (now vacated) lying North of the adjoining Block 14 aforesaid, in Cook County, Illinois.

to the designation of Waterway Planned Development, as amended, subject to such use and bulk regulations as are set forth in the Planned Development attached hereto and to no others.

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

Common Address of Property: 2841, 2951 and 2955 South Ashland Avenue, Chicago Illinois

2801 SOUTH ASHLAND PLANNED DEVELOPMENT STATEMENT

This Planned Development Statement describes the legal regulations and conditions that will control the development of the proposed project. The following statements shall be included in the ordinance; any proposed changes to these statements must be discussed and reviewed with the Chicago Department of Housing and Economic Development. Based on the scope of the project, additional statements (listed at the end of this document) are to be required. The following statements are to be included in the ordinance:

1. The area delineated herein as Planned Development #xx, (“Planned Development”) consists of approximately 124,692 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (“Property”) and is owned or controlled by the Applicant, 2841 S Ashland LLC.

2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant’s successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.

3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assign or grantees. Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans. Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Departments of Housing and Economic Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation. All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.

Applicant:	2841 S. Ashland LLC
Address:	2801 S. Ashland, Chicago, Illinois 60608
Introduced:	TBD
Plan Commission:	TBD

4. This Plan of Development consists of the following Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; Building Elevations (North, South, East and West) and dated (date of Plan Commission presentation), submitted herein. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.
5. The uses that are allowed and the uses that shall be prohibited in the area delineated herein as a Planned Development are to be the same as described in the current Zoning District PMD-11.
6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Housing and Economic Development. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 124,692 square feet.
9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Housing and Economic Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Housing and Economic Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.

Applicant: 2841 S. Ashland LLC
Address: 2801 S. Ashland, Chicago, Illinois 60608
Introduced: TBD
Plan Commission: TBD

11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources.
15. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Housing and Economic Development shall initiate a Zoning Map Amendment to rezone the property to (underlying zoning that formed the basis of this Planned Development).

Applicant: 2841 S. Ashland LLC
Address: 2801 S. Ashland, Chicago, Illinois 60608
Introduced: TBD
Plan Commission: TBD

M/WBE Statement:

• 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.

Applicant: 2841 S. Ashland LLC
 Address: 2801 S. Ashland, Chicago, Illinois 60608
 Introduced: TBD
 Plan Commission: TBD

Planned Development along the Chicago River:

The Applicant acknowledges the importance of the Chicago River as a resource for both commerce and recreation and also acknowledges the City's goals of improving the appearance, quality and accessibility of the river, as contained in the waterway planned development guidelines contained in the Zoning Ordinance (Section 17-8-0912) and the Chicago River Corridor Design Guidelines and Standards. To further these goals, the Applicant agrees to: (a) provide a landscaped approximately 60-foot-wide river setback and continuous riverside trail as indicated on the Site Plan, Public and Common Open Space Plan and Landscape Plan; and (b) permit connection of such setback and trail to the setback and trails of adjacent properties when the river edges of the adjacent properties are similarly improved. All improvements within the river setback must be substantially completed prior to receipt of Certificate of Occupancy for the principal building, provided that planting may be delayed, if consistent with good landscape practice, but not longer than one year following receipt of the occupancy certificate.

Applicant: 2841 S. Ashland LLC
Address: 2801 S. Ashland, Chicago, Illinois 60608
Introduced: TBD
Plan Commission: TBD

Use and Bulk Area Summary

Site Area	=	124,692 S.F. = 2.86 Acres
Building Footprint Area	=	33,280 SF
Building Area	=	37,680 SF
Total Paved Area	=	41,610 SF
Total Open Green Area	=	49,802 SF
River Front Green Area	=	43,807 SF
Front Yard Setback	=	0'-0"
Side Yard Setback	=	142'-0" ± South/225'-0" ± North
Rear Yard Setback	=	60'-0"±/River Front Setback
Car Parking	=	60 Spaces
Truck Docks	=	7

Bulk Area Summary Table

Lot Area Coverage	26.7%
F.A.R.	30.2%
Front Area Coverage	33.4%
Green Area Coverage	40.0%
River Front Area Coverage	35.1%
Building Height	34'-0"



BYRON SIGCHO-LOPEZ

25TH WARD ALDERMAN

CITY COUNCIL COMMITTEES

**ZONING, LANDMARKS AND BUILDING STANDARDS
HOUSING AND REAL ESTATE
CONTRACT OVERSIGHT AND EQUITY
TRANSPORTATION AND PUBLIC WAY
PEDESTRIAN AND TRAFFIC SAFETY
HUMAN RELATIONS AND HEALTH
COMMITTEES AND RULES**

WARD OFFICE

**1645 S. BLUE ISLAND AVE.
CHICAGO, IL 60608
TELEPHONE: (773) 523-4100**

COUNCIL CHAMBERS

**CITY HALL
121 N. LA SALLE ST.
CHICAGO, IL 60602
TELEPHONE: (312) 744-9491**

**WARD NIGHTS:
TUESDAYS (6-8PM)**

CDOT PRC 6/6/19 DPD City of Chicago

Dear Committee
Members,

This letter indicates my support for the development known as 2841 S Ashland by the Cogle Foods.

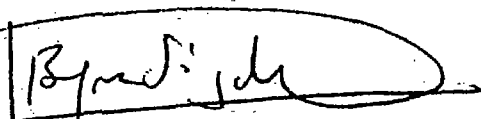
Cogle Foods is a 146-year-old fourth generation Freidheim family owned company specializing in poultry processing and distribution. Ironically, they started on the Chicago River, at lower Wacker Drive and Clark Street, and hope to develop a new warehouse again on the Chicago River along Bubbly Creek at 2841 S Ashland. Their objective is to move from our gentrifying Fulton Market location to an inviting PMD where the food market synergies seem to have developed.

This new site is currently a crowded truck parking and repair facility on 2.8 acres. The proposal will follow the Riverfront Guidelines, creating a river front walkway with landscaping, and erect an attractive state of the art warehouse and processing facility of about 40,000 SF. which is set back approximately 60 feet from the river. They will have about 50 parking spaces for employees and 6 docks spaces to accommodate shipping and receiving. As viewed from the river, this facility will function as a green sound and site buffer from the traffic of Ashland Avenue.

Most importantly, this new facility will allow them to grow the business substantially and continue the job retention, about 70, and creation, about 40 more, which is vital to the economic health of the City. These are well paying union jobs, Food Handlers Local 1546 and Teamsters Local 703 with security and benefits. The proximity to the CTA Orange Line (one block away) and the Ashland Avenue bus service make this an attractive location to attract and retain Chicago workers. The access to the Interstate highway system and closeness to the Loop area is important to their suppliers and customers.

I, as Alderman of the effected 25th Ward, hope that CDOT can support this development as we feel it to be a perfect fit for all parties involved. It will be a growing tax generator, substantial local employer, and contribute to the beautification of the River.

Sincerely,

A handwritten signature in black ink, appearing to read "Byron Sigcho-Lopez", written over a horizontal line.

Byron Sigcho-Lopez

Alderman

25th Ward

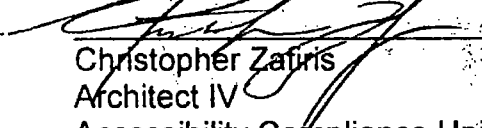
City of Chicago



MAYOR'S OFFICE FOR PEOPLE WITH DISABILITIES
CITY OF CHICAGO

MEMORANDUM

To: Nancy Radzevich
Assistant Commissioner
Department of Planning and Development

From: 
Christopher Zafiris
Architect IV
Accessibility Compliance Unit

Date: July 16, 2019

Re: Cogle Commission Co.
2841 S. Ashland Avenue

MOPD has reviewed and given a preliminary approval of the above-mentioned project on July 10, 2019 with the understanding it will fully comply with all the accessibility requirements of the Chicago Building Code Chapter 18-11 and as referenced, the ICC/ANSI A117.1-2003 and the Illinois Accessibility Code.

Cc: Nina Idemudia, DPD
Jeremy Bentley, United Insulated Structures

RE: MOPD Meeting Minutes for Cogle Commission

Jeremy Bentley <jeremyb@unitedinsulated.com>

Tue 7/16/2019 11:00 AM

To: Mansoor Khan <Mansoor.Khan@cityofchicago.org>;


Cc: Rich Maleczka <richm@unitedinsulated.com>;

📎 3 attachments (14 MB)

Cogle_MOPD Minutes.pdf; MOPD-Arch set.pdf; MOPD-Civil set.pdf;

Mansoor,

Hi, here are the plans and a copy again of meeting minutes. Please let me know if you can get the letter to the Planning Department out today.

JEREMY BENTLEY, NCARB
A R C H I T E C T 
UNITED-INSULATED STRUCTURES CORP.
5430 St. Charles rd., Berkeley, IL 60163 p: 708.544.8200
g: 708.544.8297 jeremyb@unitedinsulated.com f: 708.544.8274

From: Jeremy Bentley

Sent: Thursday, July 11, 2019 2:34 PM

To: Mansoor Khan <Mansoor.Khan@cityofchicago.org>

Subject: RE: MOPD Meeting Minutes for Cogle Commission

This is who I have as our planning coordinator. Thank you

~~Nina O. Idemudia, AICP~~

~~Coordinating Planner~~

~~City of Chicago | Department of Planning and Development~~

~~Bureau of Zoning and Land Use | Planned Developments~~

~~121 N. LaSalle Street, RM 905~~

~~Chicago, IL 60602~~

~~P: 312-744-4891 | F: 312-744-6552~~

JEREMY BENTLEY, NCARB

A R C H I T E C T



UNITED INSULATED STRUCTURES CORP.

5430 St. Charles rd., Berkeley, IL 60163 p: 708.544.8200

g: 708.544.8297 jeremyb@unitedinsulated.com f: 708.544.8274

From: Jeremy Bentley

Sent: Wednesday, July 10, 2019 4:43 PM

To: Mansoor Khan <Mansoor.Khan@cityofchicago.org>

Cc: christopher.zafiris@cityofchicago.org; Rich Maleczka <richm@unitedinsulated.com>; 'dant@unitedinsulated.com' <dant@unitedinsulated.com>; lee.freidheim@coglefoods.com; scholefield.joyce@gmail.com

Subject: MOPD Meeting Minutes for Cogle Commission

Mr. Khan,

Please see attached meeting minutes from this morning's meeting with Chris Zafiris.

We are requesting an approval letter from the MOPD directed to Nancy Redzevich of the Planning Department indicating the site and building for our proposed project is in compliance with the applicable codes as referenced below.

The MOPD had approved this project on the understanding that it complies with the following codes: the 2018 Illinois Accessibility Code, The Chicago Building Code Chapters 18-11, the ICC/ANSI A111.7 2003, & the 2010 ADA Standards for Accessible Design.

Thank you,

JEREMY BENTLEY, NCARB

A R C H I T E C T



UNITED INSULATED STRUCTURES CORP.

5430 St. Charles rd., Berkeley, IL 60163 p: 708.544.8200

g: 708.544.8297 jeremyb@unitedinsulated.com f: 708.544.8274



UNITED INSULATED STRUCTURES CORP.

5430 St. Charles Road
Berkeley, IL 60163
FAX 708/544-8274
708/544-8200

July 10, 2019

Christopher Zafiris
Mayor's Office for People with Disabilities (MOPD)
121 N. LaSalle, Suite 104
Chicago, IL 60602

Project Name & Address: Cogle Commission Co. – 2841 South Ashland, Chicago, IL 60608

Meeting Date: July 10, 2019 **Time:** 8:30 AM CDT

Attendees:	Name	Representing
	Christopher Zafiris	City of Chicago, MOPD
	Jeremy Bentley	United Insulated
	Dan Tyler	United Insulated
	Rich Maleczka	United Insulated
	Lee Freidheim	Cogle
	Joyce Scholefield	Cogle

Meeting Notes:

A meeting was held to review site and building drawings for the above address for the Planning Department requirements under Planned Development. The building is one story with a mezzanine. It's occupancy is H-2 (moderate hazard- warehouse), G (food processing) with accessory office space. It is along the South Branch of the Chicago River

The following issues were discussed and conclusions reached. All issues identified have been addressed on the noted sheets.

General:	Sheet
<ol style="list-style-type: none"> MOPD Form: When applying for building permit, the new MOPD form dated April 25th shall be used. The architectural contract as well as construction start date begin after the dates of October 23, 2018 & October 23, 2019 respectively. So this project will need to comply with the new 2018 Illinois Accessibility Code. 	See MOPD Form
Site	
<ol style="list-style-type: none"> ADA Parking Spaces <ul style="list-style-type: none"> A total of 53 parking spaces are present in the North Parking area (3) of which are to be ADA Parking spaces. They need to be 11'-0" w/ 5'-0" of striped area which can be shared. The South Parking area with 7 spots will include (1) ADA spot. The accessible route is on grade and will have curb cuts from the parking on both North and South Parking areas. The depressed area will include all (3) spots on North area and will include wheel stops. Proper signage will be present centered on parking spot and is shown on Civil Drawings. 	See Sheet A1.0 & Civil

Building	
<ol style="list-style-type: none"> 4. General: MOPD provided notes that will be checked to insure applicable items are on Contract Document plans 5. Exterior grade is down 3/8" from entrance threshold finish floor and will be proved with threshold having a 1:12 slope. 6. If lockers are provided as shown, 5% will be ADA compliant, and one bench that is 4' x 2' will be adjacent to them and up against the wall. 7. Single user toilet to have a seat height between 17"-19". 8. One teller window in truck driver lounge to have ADA counter height of 2'-10" (see details on A7.1) 9. Dimensions need to be provided to show 2'-3" clear under sink with a max of 6-1/2" sink depth in break room and lunch room. 10. 50% of shelving in break room to be at accessible heights of 15" to top of bottom shelf & 48" to top of highest compliant shelf. 11. Stove top to have all front operable parts. All appliances to be ADA compliant and have proper floor area clearances. 12. 18" of closet rod and shelf to be within ADA accessible height of 15" – 48" AFF 13. Knurled hardware to be noted for doors to Electrical Room, IT Room, Fire Protection Room, and Mechanical Room on first floor with hot water tank. 14. The exercise room shall have and accessible route to each piece of equipment provided. 	<p>See Sheet A1.0, A1.1, A2.0, A7.0, A7.1, A7.2</p>

These notes have been produced as a record of the meeting with the MOPD ACU referenced above on this date July 10, 2018. Any attendee that does not agree with the contents should contact the author in writing within 48 hours.

The MOPD had approved this project on the understanding that it complies with the following codes: the **NEW** 2018 Illinois Accessibility Code, The ~~2018~~²⁰⁰⁴ Chicago Building Code Chapters 18-11, the ICC/ANSI A111.7 2003, & the 2010 ADA Standards for Accessible Design.

We are requesting an approval letter from the MOPD directed to Nancy Redzevich of the Planning Department indicating the site and building for our proposed project is in compliance with the applicable codes as referenced above.

Sincerely,

Jeremy Bentley
 Senior Project Architect

cc: Meeting Participants



UNITED INSULATED STRUCTURES CORP.

5430 St. Charles Road
Berkeley, IL 60163
Fax: 708.544.8274
708.544.8200

July 25, 2019

To: All City of Chicago Assist Agencies

Re: **Cogle Foods Outreach Plan – 2841 S. Ashland**
Minority and Women-Owned Business Enterprise Participation

To Whom It May Concern:

United Insulated Structures Corp. (UISC) is seeking to retain Minority and Women-Owned Business Enterprises, as certified by the City of Chicago or Cook County, to work on the development of a new Cold Storage and Food Processing Facility for Cogle Foods located at 2841 S. Ashland, Chicago, IL.

The construction of this project is anticipated to require participation of the following trades: (See attached Preliminary Budget Breakdown for further information.)

- Dynamic Compaction
- Excavation
- Site Concrete
- Asphalt Paving
- Site Utilities
- Fencing
- Landscaping
- Building Concrete
- Precast Concrete
- Masonry
- Structural Steel
- Roofing & Sheet Metal
- Hollow Metal & Wood Doors
- Overhead Doors
- Glass & Glazing
- Office Finishes
- Painting
- Dock Equipment
- Sprinklers
- Building Plumbing
- HVAC
- Electrical

UNITED INSULATED STRUCTURES CORP.

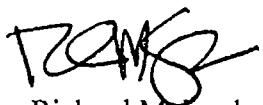
Minority and Women-Owned Business Enterprise Participation
Page 2 of 2

We anticipate construction to start in the First Quarter of 2020 with completion by the end of 2020.

Please forward this opportunity to all members of your organization and direct them to contact me via email at richm@unitedinsulated.com within two weeks from the date of this letter if they wish to be considered for this project.

Thank you in advance for your assistance.

Sincerely,



Richard Maleczka
Sr. Vice President

Enclosures

cc: [Name of Local Alderman/Aldermen]
[Name of DPD Part I Staff]

UNITED INSULATED STRUCTURES CORP.

COUGLE FOODS
CHICAGO, ILLINOIS

July 25, 2019

PRELIMINARY BUDGET BREAKDOWN

PAGE 1 OF 1

<u>CODE</u>	<u>TRADE</u>	<u>AMOUNT</u>
02100	Dynamic Compaction	\$265,000
02200	Excavation	\$204,000
02530	Site Concrete	\$177,000
02500	Asphalt Paving	\$225,000
02700	Site Utilities	\$300,000
02830	Fencing	\$96,000
02900	Landscaping	\$100,000
03300	Building Concrete	\$612,000
03400	Precast Concrete	\$450,000
04200	Masonry	\$60,000
05100	Structural Steel	\$492,000
07500	Roofing & Sheet Metal	\$330,000
08100	Hollow Metal & Wood Doors	\$5,000
08360	Overhead Doors	\$21,000
08800	Glass & Glazing	\$85,000
09000	Office Finishes	\$200,000
09900	Painting	\$60,000
11160	Dock Equipment	\$110,000
15300	Sprinklers	\$164,000
15400	Building Plumbing	\$205,000
15500	HVAC	\$123,000
16000	Electrical	\$410,000



Assist Agencies are comprised of not-for-profit agencies and/or chamber of commerce agencies that represent the interest of small, minority and/or women owned businesses.

<p>51st Street Business Association * 220 E. 51st Street Chicago, IL 60615 Phone: 773-285-3401 Fax: 773-285-3407 Email: the51ststreetbusinessassociation@yahoo.com Web: www.51stStreetChicago.com Maintains list of certified firms: Yes Provides training for businesses: Yes</p>	<p>Association of Asian Construction Enterprises * 5677 W. Howard Niles, IL 60714 Phone: 847-673-7377 Fax: 847-673-2358 Email: nakmancorp@aol.com Maintains list of certified firms: Yes Provides training for businesses: Yes</p>
<p>Austin African American Business Networking Assoc. 5820 W. Chicago Ave., Chicago, IL 60651 Phone: 773-626-4497 Email: aaabna@yahoo.com Web: www.aaabna.org Maintains list of certified firms: No Provides training for businesses: Yes</p>	<p>Black Contractors United * 12000 S. Marshfield Ave. Calumet Park, IL 60827 Phone: 708-389-5730 Fax: 708-389-5735 Email: bcunewera@att.net Web: www.blackcontractorsunited.com Maintains list of certified firms: Yes Provides training for businesses: Yes</p>
<p>Business Leadership Council * 230 W. Monroe Street, Ste 2650 Chicago, IL 60606 Phone: 312-628-7844 Fax: 312-628-7843 Email: Karen.r@businessleadershipcouncil.org Web: www.businessleadershipcouncil.org Maintains list of certified firms: Yes Provides training for businesses: Yes</p>	<p>LGBT Chamber of Commerce of Illinois * 3179 N. Clark St., 2nd Floor Chicago, IL 60657 Phone: 773-303-0167 Fax: 773-303-0168 Email: jholston@lgbtcc.com Web: www.lgbtcc.com Maintains list of certified firms: Yes Provides training for businesses: Yes</p>
<p>Chatham Business Association Small Business Dev. * 800 E. 78th Street Chicago, IL 60619 Phone: melindakelly@cbaworks.org Fax: 773-855-8905 Email: melindakelly@cbaworks.org Web: www.cbaworks.org Maintains list of certified firms: Yes Provides training for businesses: Yes</p>	<p>Chicago Minority Supplier Development Council Inc. * 105 W. Adams, Suite 2300 Chicago, IL 60603-6233 Phone: 312-755-2550 Fax: 312-755-8890 Email: pbarreda@chicagomsgdc.org Web: www.chicagomsgdc.org Maintains list of certified firms: Yes Provides training for businesses: Yes</p>
<p>Chicago Urban League * 4510 S. Michigan Ave. Chicago, IL 60653 Phone: 773-624-8810 Fax: 773-451-3579 Email: sbrinston@thechicagourbanleague.org Web: www.cul-chicago.org Maintains list of certified firms: Yes Provides training for businesses: Yes</p>	<p>Chicago Women in Trades (CWIT) 2444 W. 16th Street Chicago, IL 60608 Phone: 773-942-1444 Fax: 312-942-1599 Email: jvellinga@cwit2.org Web: www.chicagowomenintrades2.org Maintains list of certified firms: No Provides training for businesses: Yes</p>

*Prime Contractors should contact with subcontracting opportunities to connect certified firms.

<p>Contractor Advisors Business Development Corp. * 1507 E. 53rd Street, Suite 906 Chicago, IL. 60615 Phone: 312-436-0301 Email: info@contractoradvisors.us Web: www.contractoradvisors.us Maintains list of certified firms: Yes Provides training for businesses: Yes</p>	<p>Do For Self Community Development Co. * 7447 S South Shore Drive, Unit 22B Chicago, IL 60649 Phone: 773-356-7661 Email: dennisdoforself@hotmail.com Web: www.doforself.org Maintains list of certified firms: No Provides training for businesses: Yes</p>
<p>Far South Community Development Corporation 9923 S. Halsted Street, Suite D Chicago, IL 60628 Phone: 773-941-4833 Fax: 773-941-5252 Email: lacy@farsouth.org Web: www.farsouthcdc.org Maintains list of certified firms: No Provides training for businesses: Yes</p>	<p>Federation of Women Contractors * 216 W. Jackson Blvd. #625 Chicago, IL 60606 Phone: 312-360-1122 Fax: 312-750-1203 Email: fwcchicago@aol.com Web: www.fwcchicago.com Maintains list of certified firms: Yes Provides training for businesses: Yes</p>
<p>Greater Englewood Community Development Corp. * 815 W. 63rd Street Chicago, IL 60621 Phone: 773-651-2400 Fax: 773-651-2400 Email: jharbin@greaterenglewoodcdc.org Web: www.greaterenglewoodcdc.org Maintains list of certified firms: Yes Provides training for businesses: Yes</p>	<p>Greater Pilsen Economic Development Assoc. * 1801 S. Ashland Chicago, IL 60608 Phone: 312-698-8898 Email: greaterpilsen@gmail.com Web: www.greaterpilsen.org Maintains list of certified firms: Yes Provides training for businesses: Yes</p>
<p>Greater Far South Halsted Chamber of Commerce * 10615 S. Halsted Street Chicago, IL 60628 Phone: 518-556-1641 Fax: 773-941-4019 Email: halstedchamberevents@gmail.com Web: www.greaterfarsouthhalstedchamber.org Maintains list of certified firms: Yes Provides training for businesses: Yes</p>	<p>Hispanic American Construction Industry Association (HACIA) * 650 W. Lake St., Unit 415 Chicago, IL 60661 Phone: 312-575-0389 Fax: 312-575-0544 Email: jperez@haciaworks.org Web: www.haciaworks.org Maintains list of certified firms: Yes Provides training for businesses: Yes</p>
<p>Illinois Hispanic Chamber of Commerce * 222 Merchandise Mart Plaza, Suite 1212 c/o 1871 Chicago, IL 60654 Phone: 312-425-9500 Email: aalcantar@ihccbusiness.net Web: www.ihccbusiness.net Maintains list of certified firms: Yes Provides training for businesses: Yes</p>	<p>Illinois State Black Chamber of Commerce * 411 Hamilton Blvd., Suite 1404 Peoria, Illinois 61602 Phone: 309-740-4430 / 773-294-8038 Fax: 309-672-1379 Email: LarryIvory@IllinoisBlackChamber.org / vgilb66709@yahoo.com Web: www.illinoisblackchamberofcommerce.org Maintains list of certified firms: Yes Provides training for businesses: Yes</p>
<p>Latin American Chamber of Commerce * 3512 W. Fullerton Avenue Chicago, IL 60647 Phone: 773-252-5211 Fax: 773-252-7065 Email: d.lorenzopadron@LACCUSA.com Web: www.LACCUSA.com Maintains list of certified firms: Yes Provides training for businesses: Yes</p>	<p>National Association of Women Business Owners * 500 Davis Street, Ste 812 Evanston, IL 60201 Phone: 773-410-2484 Fax: 847-328-2018 Email: wjaehn@nawbochicago.org Web: www.nawbochicago.org Maintains list of certified firms: Yes Provides training for businesses: Yes</p>

*Prime Contractors should contact with subcontracting opportunities to connect certified firms.

<p>National Black Wall Street * 4655 S. King Drive, Suite 203 Chicago, IL 60653 Phone: 773-268-6900 Fax: 773-392-0165 Email: markallen2800@aol.com Web: http://www.nationalblackwallstreetchicago.org Maintains list of certified firms: Yes Provides training for businesses: Yes</p>	<p>National Organization of Minority Engineers (NOME) * 33 W. Monroe, Suite 1540 Chicago, IL 60603 Phone: 312-960-1239 Email: grandevents1@sbcglobal.net Web: www.nomeonline.org Maintains list of certified firms: Yes Provides training for businesses: Yes</p>
<p>Neighborhood Development Services, NFP * 10416 South Maryland Avenue Chicago, IL 60628 Phone: 773-413-9348 Fax: 773-371-0032 Email: neighborhooddevservices@gmail.com Web: www.ndsnfp.org Maintains list of certified firms: Yes Provides training for businesses: Yes</p>	<p>Rainbow/PUSH Coalition * 930 E. 50th Street Chicago, IL 60615 Phone: 773-256-2768 Fax: 773-373-4103 Email: jmitchell@rainbowpush.org Web: www.rainbowpush.org Maintains list of certified firms: Yes Provides training for businesses: No</p>
<p>South Shore Chamber, Inc. * 1750 E. 71st Street, Suite 208 Chicago, IL 60649-2000 Phone: 773-955- 9508 Email: ttrice@southshorechamberinc.org Web: www.southshorechamberinc.org Maintains list of certified firms: Yes Provides training for businesses: Yes</p>	<p>The Monroe Foundation 1547 South Wolf Road Hillside, Illinois 60162 Phone: 773-315-9720 Email: omonroe@themonroefoundation.org Web: www.themonroefoundation.org Maintains list of certified firms: No Provides training for businesses: Yes</p>
<p>US Minority Contractors Association, Inc. * 1250 Grove Ave. Suite 200 Barrington, IL 60010 Phone: 847-708-1597 Fax: 847-382-1787 Email: admin@usminoritycontractors.org Web: USMinorityContractors.org Maintains list of certified firms: Yes Provides training for businesses: Yes</p>	<p>Women's Business Development Center * 8 S. Michigan Ave., 4th Floor Chicago, IL 60603 Phone: 312-853-3477 Fax: 312-853-0145 Email: fcurry@wbdc.org Web: www.wbdc.org Maintains list of certified firms: Yes Provides training for businesses: Yes</p>
<p>Women Construction Owners & Executives (WCOE) * Chicago Caucus 308 Circle Avenue Forest Park, IL 60130 Phone: 708-366-1250 Email: mkm@mkmservices.com Web: www.wcoeusa.org Maintains list of certified firms: Yes Provides training for businesses: No</p>	<p>Your Community Consultants Foundation 9301 S. Parnell Ave., Chicago, IL 60620 Phone: 773-224-9299 Fax: 773-371-0032 Email: allen81354@aol.com Maintains list of certified firms: No Provides training for businesses: Yes</p>

*Prime Contractors should contact with subcontracting opportunities to connect certified firms.

Minority and Women - Owned Business outreach for Contractors / Consultants
New Development for Cogle Foods, 2801 S. Ashland Ave, Chicago IL 60608

Date

Mr./Mrs.

Title

Organization

Address

City State and Zip Code

**Re: Minority and Women-Owned Business Enterprise Participation
2841 S. Ashland LLC
2801 S. Ashland Ave, Chicago IL. 60608**

Dear [Name]:

2841 S Ashland LLC is seeking to retain Minority and Women-Owned Business Enterprises, as certified by the City of Chicago or Cook County, to work on the development of 2801 S Ashland Ave., Chicago IL. The Main Entrance to the New Food Processing and Cold Storage Facility is located at 2801 S Ashland Ave. on the north end of the site.

- The Building Construction Type is: II-B
- This is a two story building, the height of the building above grade is: 34'-0"
- The Occupancy Type of the building is: Use Group H-2 / G-2
- The buildings SF is 37,680 SF. 1st floor; Food Processing, Cold Storage and Loading Dock Area = 33,280 SF. Mezzanine; Office Area = 4,400 SF
- 2801 S Ashland Ave. building will have a Fire Alarm System. The complete building is sprinklered.

The construction of this project is anticipated to require participation of the Construction Trades as outlined in the attachment. It is also anticipated that Furniture, IT, Move Coordination and other services will be needed. Relevant information, including the project's preliminary budget and anticipated schedule, is attached. Refer to 2841 S Ashland LLC's Outreach Plan for 2801 S. Ashland Ave. dated 7.25.19

Please forward this opportunity to all members of your organization and direct them to contact Joyce Scholefield at scholefield.joyce@gmail.com if they wish to be considered for this project.

Thank you in advance for your assistance.

Sincerely,

Joyce Scholefield

Enclosures: 2841 S Ashland LLC Outreach Plan for 2801 S. Ashland Ave. dated 7.25.19

cc Byron Sigcho-Lopez, Alderman 25th Ward

Nina O Idemudia, ACIP

MEMORANDUM OF UNDERSTANDING

By and Between the Industrial Council of Nearwest Chicago and Kinzie Industrial Development Corporation (KIDC) KIDC is the charitable organization of the Industrial Council of Nearwest Chicago located at **320 N. Damen Ave., First Floor, Chicago, IL. 60612 and 2841 S Ashland LLC located at 8 South Idaho Street, Suite A, Dillon MT 59725**

Purpose: The parties to this Memorandum of Understanding (MOU) intend to establish a clear and shared understanding of relationship between Industrial Council of Nearwest Chicago and the 2841 S Ashland LLC relating to the preparation of a City of Chicago Sustainable Development Policy, Section 8.2 Workforce Development, Option 1 Qualified Sourcing. The workforce created thru the project is estimated to be 120 employees of **which 6 employees (5%) or more would be sourced thru KIDC.**

The Industrial Council of Nearwest Chicago (ICNC) advocates for the interests of business on Chicago's Nearwest Side. ICNC strengthens both start-up & emerging companies by providing business development assistance as well as information and links to public and private resources and services. In addition, ICNC provides quality and streamlined services that connect a skilled and qualified workforce with employment, as well as a variety of labor market services to meet the needs of business.

Customizable human resource offerings

- Job description creation or update
- Post and manage job advertisements
- Resume and phone interview screening
- Credit or criminal record
- Pre-employment assessments
- Employment or education verification
- Employment policy creation
- Staff training and development

ICNC has relationships with over 30 community based organizations who work with job seekers. Many of the job seekers are Chicago residents from the following underserved communities: North Lawndale; Austin, Humboldt Park and Garfield Park. They may have barriers to employment including: being affected by the justice department, homelessness, poverty or being a veteran.

ICNC would provide 2841 S Ashland LLC a pipeline of screened candidates for their open positions.

2841 S Ashland LLC would provide job descriptions for open positions and allocate time to interview candidates in a timely manner

Communication by both organizations would be ongoing.

Wherefore, the undersigned authorized parties hereby agree to this MOU.

ICNC

Steve DeBretto, Executive Director

Date

2841 S Ashland LLC:

Max A. Hansen

Date

Certification Options

If the project will achieve one of the below certifications, select which one and complete the rest of the form knowing that you are starting out with that point total.

Please note that certain sustainable strategies are not applicable toward your point total if they are already covered by certification. For example, if you achieve LEED Silver, you can't also take points for exceeding Energy Code by 5 percent, as that is already covered by the LEED certification. To view a complete list, see the Chicago Sustainable Development Policy matrix at <http://bit.ly/2hZJu0Z>.

If the project does not achieve certification, all of the below sustainable strategies can count toward your point total.

For more information on certification, visit <http://bit.ly/2i1yptj>.

Select this project's certification level *

- LEED Platinum (95 points)
- LEED Gold (90 points)
- LEED Silver (80 points)
- Green Globes 4-Star (90 points)
- Green Globes 3-Star (80 points)
- Green Globes 2-Star (70 points)
- Living Building Challenge (100 points)
- Living Building Challenge Petal (90 points)
- Enterprise Green Communities (80 points, available just to projects funded by DPD's housing bureau)
- PassiveHouse (70 points)
- No certification (0 points)

1. Health Options

For more information, visit <http://bit.ly/2ii22c4>.

1.1: Applicable to all certification levels

1.2: Applicable to all Green Globes

- 1.1 WELL Building Standard (40 points)
- Option 2

2. Energy Options

For more information, visit <http://bit.ly/2iRrPvX>

2.1: Not applicable for any certification level

2.2 and 2.3: Applicable to Living Building Challenge Petal

2.4: Applicable to LEED Silver, Green Globes 2- and 3-Star, and Living Building Challenge Petal

2.5: Applicable to LEED Gold and Silver, all Green Globes, and Living Building Challenge Petal

2.7 and 2.8: Applicable to LEED Gold and Silver, all Green Globes, Enterprise Green Communities and PassiveHouse

2.1 Earn the Energy Star (30 points)

Exceed Energy Code (choose no more than one)

2.2 Exceed Energy Code by 5 percent (20 points)

2.3 Exceed Energy Code by 10 percent (30 points)

2.4 Exceed Energy Code by 25 percent (40 points)

2.5 Exceed Energy Code by 40 percent (50 points)

Onsite Renewable Energy (choose no more than one)

2.7 At least 3 percent (10 points)

2.8 At least 5 percent (20 points)

3. Stormwater Strategies

For more information, visit <http://bit.ly/2i1EdYS>

All strategies applicable to all certification levels

Stormwater Volume Reduction (choose no more than one)

3.1 Exceed Stormwater Ordinance by 25 percent (10 points)

3.2 Exceed Stormwater Ordinance by 50 percent (20 points)

3.3 Stormwater Infiltration at 100 percent (40 points)

Other Stormwater Strategies

3.4 Sump Pump Capture and Reuse (5 points)

3.5 100-Year Detention for Lot-to-Lot Buildings (5 points)

3.6 100-Year Detention for Bypass (5 points)

4. Sustainable Landscape Strategies

For more information, visit <http://bit.ly/2i1Doj0>.

4.1 and 4.3: Applicable to LEED Silver and Gold, all Green Globes, Living Building Challenge Petal, Enterprise Green Communities and PassiveHouse

4.2: Applicable to LEED Silver, Green Globes 2-Star, Enterprise Green Communities and PassiveHouse

4.4: Applicable to all certification levels

- 4.1 Working Landscapes (5 points)
- 4.2 Natural Landscapes (5 points)
- 4.3 Tree Planting (5 points)
- 4.4 Sustainable Sites Certification (20 points)

5. Green Roofs

For more information, visit <http://bit.ly/2jd2c5i>

5.1 and 5.2: Applicable to all certification levels except for Living Building Challenge

Choose no more than one

- 5.1 Green Roof 50-100 percent (10 points)
- 5.2 Green Roof 100 percent (20 points)

6. Water Conservation

For more information, visit <http://bit.ly/2ikDtA9>.

6.1: Applicable to Living Building Challenge Petal, Enterprise Green Communities and PassiveHouse

6.2: Applicable to LEED Silver, Green Globes 2-Star, Living Building Challenge Petal, Enterprise Green Communities and PassiveHouse

Choose no more than one

- 6.1 Conserve 25 percent (10 points)
- 6.2 Conserve 40 percent (20 points)

7. Transportation Strategies

For more information, visit <http://bit.ly/2iRiRev>.

7.1: Applicable to Enterprise Green Communities and PassiveHouse

7.2 and 7.7: Applicable to all certification levels except for Living Building Challenge

7.3 and 7.4: Applicable to PassiveHouse

7.5: Applicable to all certification levels except for LEED Platinum

7.6: Applicable to all certification levels

- 7.1: Proximity to Transit Service (5 points)
- 7.2: Bikeshare Sponsorship (5 points)
- 7.3: Bike Parking Residential (5 points)
- 7.4: Bike Parking Commercial and Industrial (5 points)
- 7.5: EV Charging Stations (10 points)
- 7.6: EV Charger Readiness (5 points)
- 7.7: CTA Digital Displays (5 points)

8. Solid Waste/Work Force

For more information, visit <http://bit.ly/2hYRCTj>.

8.1: Applicable to LEED Silver and Gold, all Green Globes, Living Building Challenge Petal, Enterprise Green Communities and PassiveHouse

8.2: Applicable to all certification levels

- 8.1: 80 percent waste diversion (10 points)
- 8.2: Workforce Development (10 points)

9. Wildlife

For more information, visit <http://bit.ly/2id155u>

All strategies applicable to all certification levels.

Choose no more than one

- 9.1 Bird Protection (5 points)
- 9.2: Enhanced Bird Protection (10 points)

A copy of your responses will be emailed to the address you provided.

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PLAT OF SURVEY

BY
GENTILE AND ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS

800 E. ST. CHARLES PLACE
 LOMBARD, ILLINOIS 60148
 PHONE : (815) 918-8282

PARCEL 1:
 THAT PART OF THE ILLINOIS MICHIGAN CANAL PROPERTY LYING SOUTH OF THE MAIN CANAL AND WEST OF THE SOUTH BRANCH OF THE CHICAGO RIVER AND KNOWN AS BLOCK 13 IN CANAL COMMISSIONER'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
 ALSO
 THE NORTH 1/2 OF THE VACATED PART OF HILLOCK (FORMERLY HICKORY) STREET OF THE TRACT OF LAND LYING BETWEEN BLOCKS 13 AND 14, EAST OF ASHLAND AVENUE IN THE CANAL TRUSTEE'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

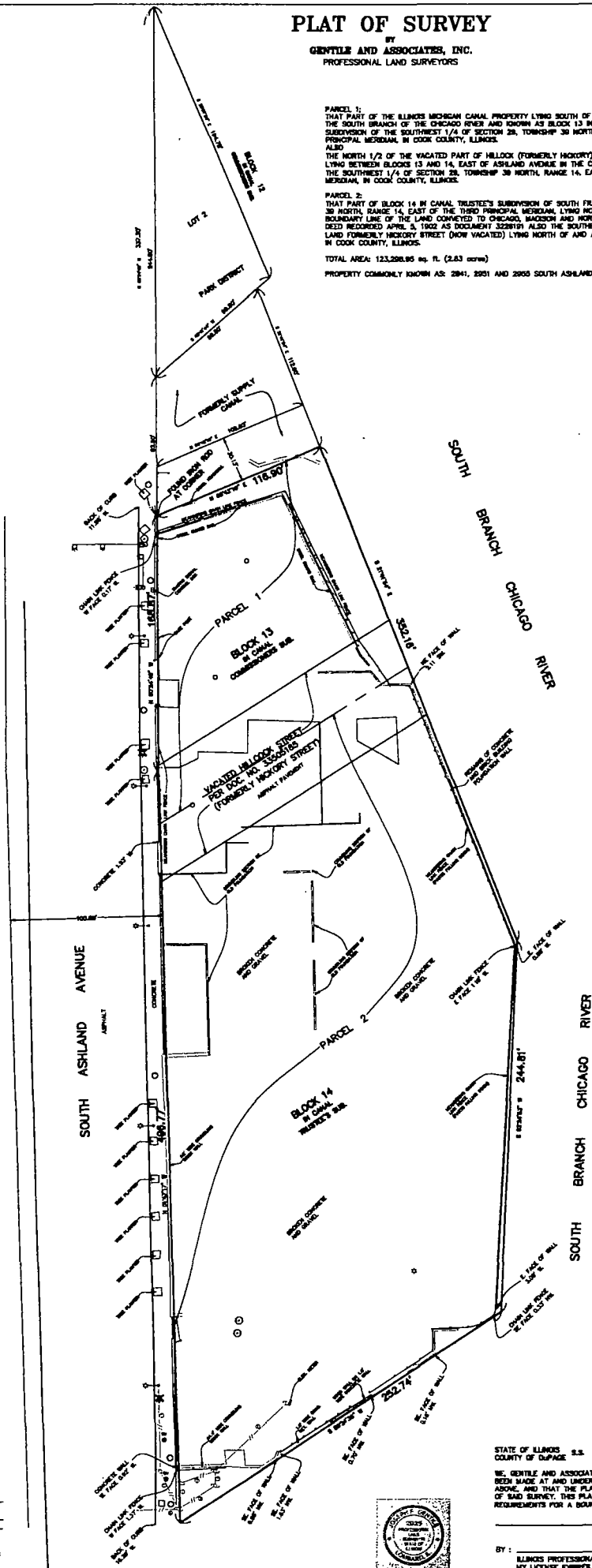
PARCEL 2:
 THAT PART OF BLOCK 14 IN CANAL TRUSTEE'S SUBDIVISION OF SOUTH FRACTIONAL SECTION 28, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHERLY BOUNDARY LINE OF THE LAND CONVEYED TO CHICAGO, JACKSON AND NORTHERN RAIL ROAD COMPANY BY DEED RECORDED APRIL 5, 1902 AS DOCUMENT 3283919 ALSO THE SOUTHERLY 33 FEET OF A TRACT OF LAND FORMERLY HICKORY STREET (NOW VACATED) LYING NORTH OF AND ADJOINING BLOCK 14 AFORESAID, IN COOK COUNTY, ILLINOIS.

TOTAL AREA: 123,298.85 sq. ft. (2.83 acres)
 PROPERTY COMMONLY KNOWN AS: 2841, 2931 AND 2955 SOUTH ASHLAND AVENUE, CHICAGO, ILLINOIS.

- LEGEND**
- OVERHEAD WIRE (2 OF WIRE)
 - UTILITY PRESET
 - UTILITY POLE
 - LIGHT POLE
 - LIGHT POLE WITH ARM
 - SIGN POST
 - BOLLARDS
 - TRAFFIC SIGNAL CONTROL WALL
 - FIRE HYDRANT
 - WATER SERVICE SHUTOFF VALVE
 - MANHOLE
 - OPEN OTHER DRAINAGE STRUCTURE
 - WATER SHUTOFF VALVE WITH 2' COVER
 - CITY ELECTRIC MANHOLE
 - TRAFFIC SIGNAL LIGHT
 - ELECTRIC BOX

NOTES:
 EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BOUNDARY SETBACK LIMITS; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAWS, ORDINANCES, REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

BASE SCALE: 1 INCH = 30 FEET
 DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF
 ORDERED BY: JAMES INSULATED STRUCTURES CORP.
 DRAWN BY: JMO
 CHECKED BY: JMO
 SURVEYED BY: JMO
 COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT DEED, CONTRACT AND ZONING ORDINANCE.
 ORDER NO. 18-21089



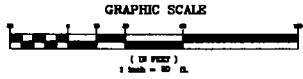
STATE OF ILLINOIS
 COUNTY OF DUPAGE

WE, GENTILE AND ASSOCIATES, INC., HEREBY CERTIFY THAT A SURVEY HAS BEEN MADE AT AND UNDER MY DIRECTION, OF THE PROPERTY DESCRIBED ABOVE, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PLAT CONFORMS TO THE MINIMUM STANDARD REQUIREMENTS FOR A BOUNDARY SURVEY.

AUGUST 28, A.D. 2018

By: *[Signature]*
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 29229, LICENSED
 ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.0022870





PLAT OF SURVEY

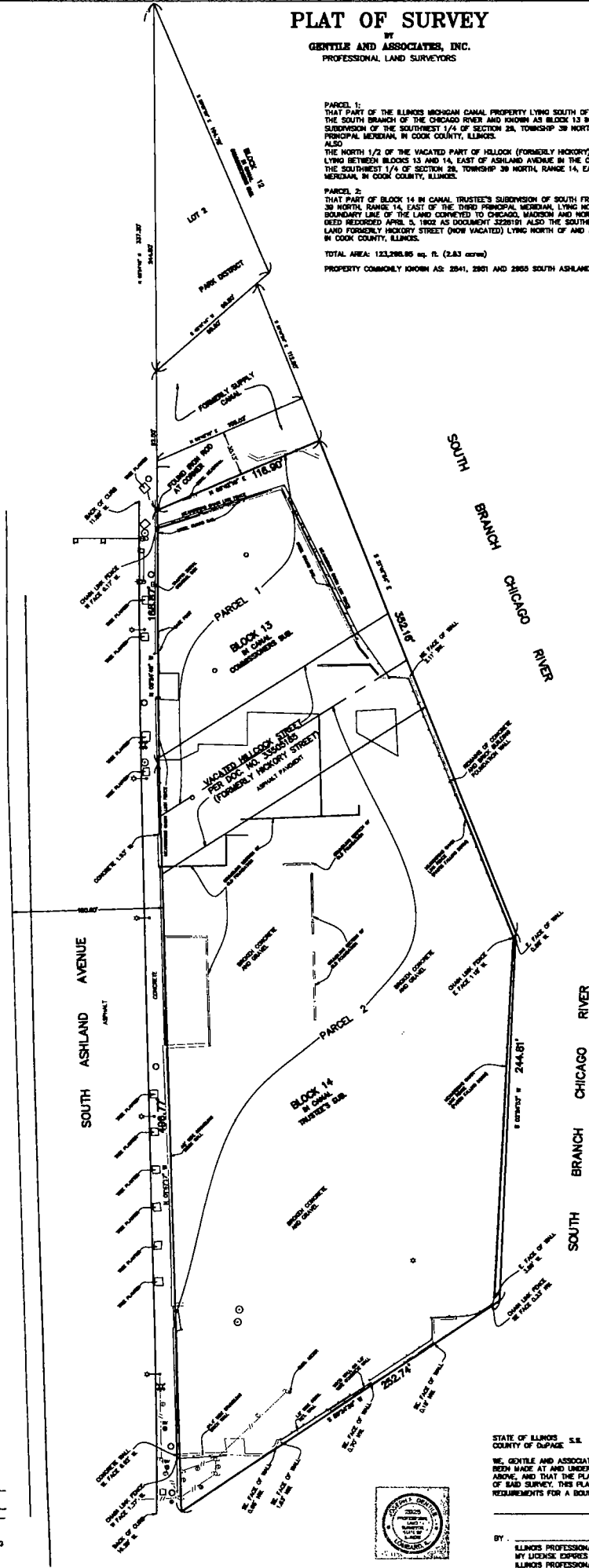
BY
GENTILE AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

560 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS 60148
PHONE - (630) 918-0282

PARCEL 1:
THAT PART OF THE ILLINOIS MICHIGAN CANAL PROPERTY LYING SOUTH OF THE MAIN CANAL AND WEST OF THE SOUTH BRANCH OF THE CHICAGO RIVER AND KNOWN AS BLOCK 13 IN CANAL COMMISSIONER'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
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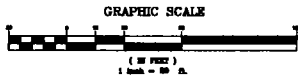
- LEGEND**
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NOTE:
EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING RESTRICTIONS; ADJACENT COMMERCE; SUBDIVISION RESTRICTIONS; ZONING; OTHER LAND-USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

BASE SCALE - 1 INCH = 30 FEET
DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF
DROCKED BY - LIMITED INSULATED STRUCTURES CORP.
DRAIN BY - 1/2" DIA.
CHECKED BY - J.M.S.
SURVEYED BY - J.M.S.
COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT DEED, CONTRACT AND ZONING ORDINANCE.
ORDER NO. 18-21089

STATE OF ILLINOIS S.B.
COUNTY OF COOK
WE, GENTILE AND ASSOCIATES, INC., HEREBY CERTIFY THAT A SURVEY HAS BEEN MADE AT AND UNDER MY DIRECTION, OF THE PROPERTY DESCRIBED ABOVE, AND THAT THE PLAT HEREON DRAINED IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PLAT CONFORMS TO THE ILLINOIS STANDARD REQUIREMENTS FOR A BOUNDARY SURVEY.
AUGUST 26, A.D. 2019
BY: ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 29825
MY LICENSE EXPIRES NOVEMBER 30, 2020
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.002870





PLAT OF SURVEY

BY
GEHTLE AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

580 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS 60148
PHONE (830) 918-6282

PARCEL 1:
THAT PART OF THE ELMERS MICHIGAN CANAL PROPERTY LYING SOUTH OF THE MAIN CANAL AND WEST OF THE SOUTH BRANCH OF THE CHICAGO RIVER AND KNOWN AS BLOCK 13 IN CANAL COMMISSIONERS SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THE NORTH 1/2 OF THE VACATED PART OF HILLOCK (FORMERLY HICKORY) STREET OF THE TRACT OF LAND LYING BETWEEN BLOCKS 13 AND 14, EAST OF ASHLAND AVENUE IN THE CANAL TRUSTEE'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF BLOCK 14 IN CANAL TRUSTEE'S SUBDIVISION OF SOUTH FRACTIONAL SECTION 28, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHERLY BOUNDARY LINE OF THE LAND CONVEYED TO CHICAGO, MADISON AND NORTHERN RAIL ROAD COMPANY BY DEED RECORDED APRIL 8, 1902 AS DOCUMENT 308781 ALSO THE SOUTHERLY 33 FEET OF A TRACT OF LAND FORMERLY HICKORY STREET (NOW VACATED) LYING NORTH OF AND ADJOINING BLOCK 14 AFORESAID, IN COOK COUNTY, ILLINOIS.

TOTAL AREA: 123,298.85 sq. ft. (2.83 acres)

PROPERTY COMMONLY KNOWN AS: 2841, 2901 AND 2905 SOUTH ASHLAND AVENUE, CHICAGO, ILLINOIS.

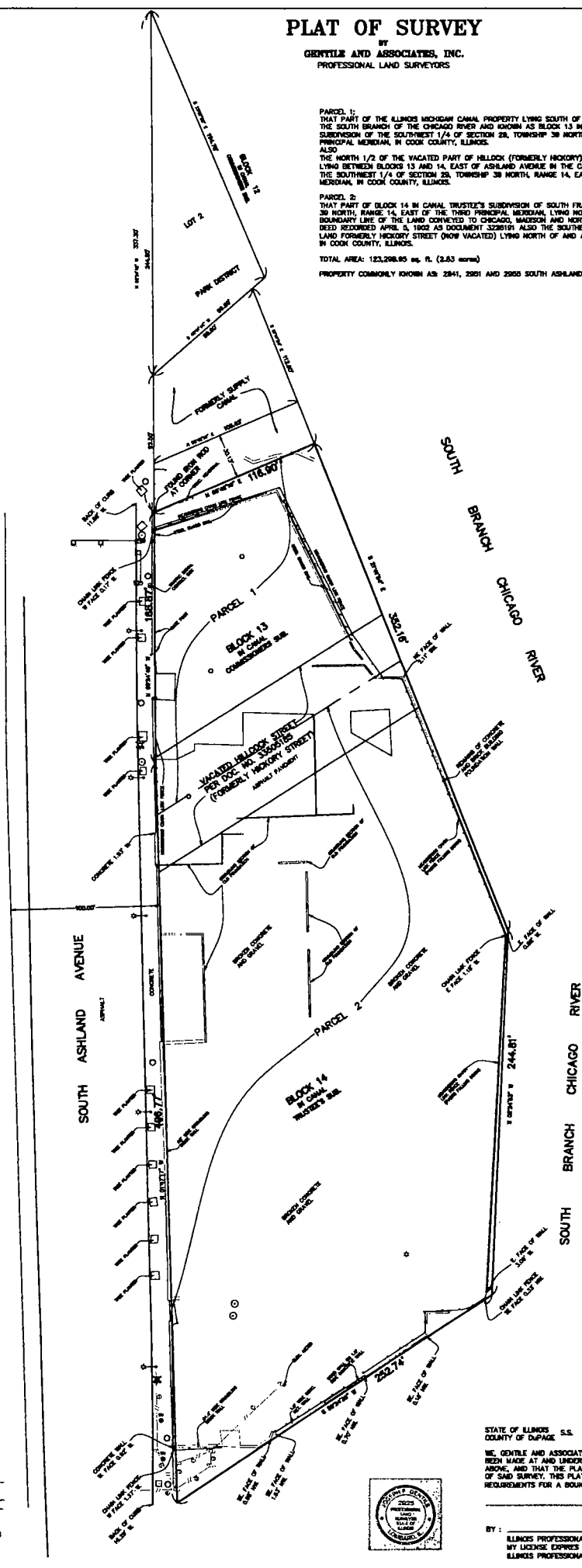
LEGEND

- OVERHEAD WIRE (A OF WIRE)
- UTILITY PEGGING
- UTILITY POLE
- LIGHT POLE
- LIGHT POLE WITH ARM
- BOX POST
- BOLLARDS
- TRAFFIC SIGNAL CONTROL WALL
- XX FIRE HYDRANT
- WATER SERVICE SHUTOFF VALVE
- MANHOLE
- OPEN COVER DRAINAGE STRUCTURE
- WATER SHUTOFF VALVE WITH 4" COVER
- CITY ELECTRIC MANHOLE
- TRAFFIC SIGNAL LIGHT
- ELECTRIC BOX

NOTES

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT INTEND TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS OTHER THAN POSSIBLE EASEMENTS WHICH WERE USABLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LIMITS; RESTRICTIVE COVENANTS, BUSINESS RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

BASE SCALE: 1" = 30' FEET
DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF
ORDERED BY: LIMITED INSULATED STRUCTURE CORP.
DRAWN BY: MNO
CHECKED BY: JH-JS
SURVEYED BY: JH-JS
COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT DEED, CONTRACT AND ZONING ORDINANCE.
ORDER NO. 18-21089



STATE OF ILLINOIS
COUNTY OF DUPAGE

WE, GEHTLE AND ASSOCIATES, INC. HEREBY CERTIFY THAT A SURVEY HAS BEEN MADE AT AND UNDER MY DIRECTION, OF THE PROPERTY DESCRIBED ABOVE, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PLAT CONFORMS TO THE MINIMUM STANDARD REQUIREMENTS FOR A BOUNDARY SURVEY.

AUGUST 26, A.D. 2019

BY: *Joseph F. Gentile*
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 29025
MY LICENSE EXPIRES NOVEMBER 30, 2020
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.002870



"WRITTEN NOTICE"
FORM OF AFFIDAVIT
(Section 17-13-0107)

September 5, 2019

Honorable Thomas Tunney
Chairman, Committee on Zoning, Landmarks and Building Standards
121 North LaSalle Street
Room 300, City Hall
Chicago, Illinois 60602

The undersigned, Thomas S. Moore, being first duly sworn on oath, deposes and says the following:

That the undersigned certifies that he or she 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 lines of the subject property, exclusive of public roads, street, 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.

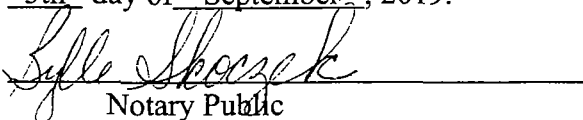
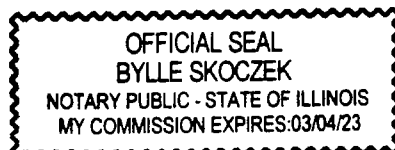
The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately September 5, 2019.

The undersigned certifies that the applicant has made an 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.

Thomas S. Moore



Subscribed and sworn to before me this
5th day of September, 2019.


Notary Public

ANDERSON & MOORE, P.C.

ATTORNEYS AT LAW

111 WEST WASHINGTON STREET, SUITE 1720

CHICAGO, ILLINOIS 60602

THOMAS S. MOORE
JANE F. ANDERSON

TELEPHONE (312) 251-1500
FACSIMILE (312) 251-1509

September 11, 2019

To Property Owner:

In accordance with requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about September 11, 2019 the undersigned will file an application for a change in zoning from Planned Development PMD-11, Subarea A to a Waterway Planned Development on behalf the applicant, 2841 S Ashland, LLC, for the property located at 2801 South Ashland Avenue.

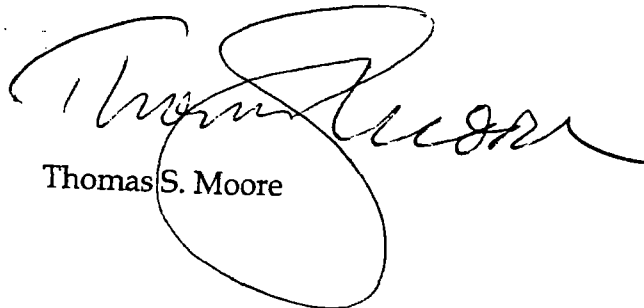
The applicant wishes to rezone the property in order to construct a proposed 2-story, 37,680 square foot Food Processing and Cold Storage facility, approximately 34' in height. The proposed development will include a continuation of the Chicago Riverwalk and 60' wide landscaped river setback per Chicago River development guidelines.

The applicant and owner of the subject property is 2841 S Ashland, LLC. Their business address is 1331 17th Street, Suite 1250, Denver, Colorado 80202. Joyce Scholefield is the contact for the applicant; she can be reached at 312-320-6020 if you have any questions.

I am the attorney for the applicant and can be reached at the above number if you have any questions.

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

Sincerely,



Thomas S. Moore

TSM:lce

2841 S. Ashland LLC.


1331 17th St., Suite 1250
Denver, CO 80202-1556
Office: (800) 237-1031

STATE OF ILLINOIS

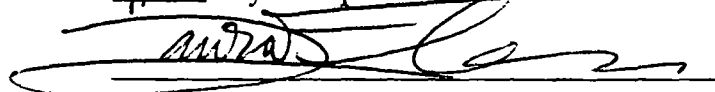
COUNTY OF COOK

AFFIDAVIT OF MAILING

The undersigned certifies that on the 11th day of September, 2019 pursuant to the Section 17-13-0107-A, they sent written notice in the form of Exhibit A hereto by regular mail to the property owners identified in Exhibit B hereto with respect to the construction of a warehouse at 2801 S Ashland Ave., Chicago Il 60608.


Thomas S Moore, Affiant

Subscribed and sworn to before me this
11th day of September, 2019


Notary Public



#20178

INTRO DATE

SEPT 18, 2019

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone: 2801 So. Ashland Ave., Chicago IL 60608

2. Ward Number that property is located in: 25th Ward; Alderman Byron Sigcho-Lopez

3. APPLICANT: 2841 S Ashland LLC

ADDRESS: 8 South Idaho Street, Suite A CITY: Dillon
STATE: Montana ZIP CODE: 59725 PHONE: (406) 660-1031
EMAIL: maxh@accruit.com CONTACT PERSON: Max A. Hansen

4. Is the applicant the owner of the property? YES: X

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

ATTORNEY: Thomas Moore; Anderson Moore Law
ADDRESS: 111 W. Washington St., Suite #1720
CITY: Chicago STATE: IL ZIP CODE: 60602 PHONE: 312 251-1500
EMAIL: email@andersonmoorelaw.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.

Owner: 2841 S Ashland LLC

7. On what date did the owner acquire legal title to the subject property? July 26, 2019

8. Has the present owner previously rezoned this property? NO

9. Present Zoning District: PMD-11 Proposed Zoning District: Planned Development

10. Lot size in square feet (or dimensions): 124,692 SF

11. Current Use of the property: Vacant, formally used as Truck Storage

12. Reason for rezoning the property: 2841 S Ashland LLC's new Food Processing and Cold Storage Facility site is on the Chicago River.

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.

- 2841 S Ashland LLC's New Food Processing and Cold Storage Facility is located at 2801 S Ashland Ave., Chicago IL 60608
- The site is 2.8 acres
- This is a two story building, the height of the building above grade is: 34'-0"
- The buildings SF is 37,680 SF
 - 1st floor; Food Processing, Cold Storage and Loading Dock Area = 33,280 SF
 - Mezzanine; Office Area = 4,400 SF
- The Building Construction Type is: II-B. The Occupancy Type is: Use Groupe H-2 / G-2
- There is a Loading Dock with 6 dock spaces on the south side of the lot. There are 52 parking spaces for employee parking on the north side of the lot.

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 for more information). Is this project subject to the ARO?

YES _____ NO: X not applicable

COUNTY OF BEAVERHEAD
STATE OF MONTANA

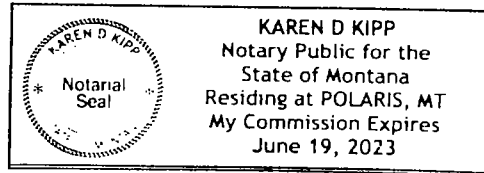
Max A. Hansen, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

2841 S Ashland LLC
A Colorado Limited Liability Company
By Accruit Equity Acquisitions, LLC, Sole Member

By Max A. Hansen
Max A. Hansen, Vice President

Subscribed and Sworn to before me this
30th day of August, 2019.

Karen D. Kipp
Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

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

SECTION I -- GENERAL INFORMATION

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

2841 S Ashland LLC

Check ONE of the following three boxes:

Indicate whether the Disclosing Party submitting this EDS is:

1. the Applicant

OR

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

OR

3. a legal entity with a direct or indirect right of control of the Applicant (see Section II(B)(1)) State the legal name of the entity in which the Disclosing Party holds a right of control: _____

B. Business address of the Disclosing Party: 1331 17th St. STE 1250

Denver, Co 80202-1556

C. Telephone: 406 660-1031 Fax: _____ Email: maxh@accruit.com

D. Name of contact person: Max A. Hansen

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):

Development of Industrial building at 4801 S. Ashland Ave, Chicago IL 60608

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

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

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
Max A. Hansen	Vice President

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
Accruit Equity Acquisitions, LLC, 1331 17th Street, Suite 1250, Denver, CO 80202-1556		Sole Member

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:

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).

SECTION IV -- DISCLOSURE OF SUBCONTRACTORS AND OTHER RETAINED PARTIES

The Disclosing Party must disclose the name and business address of each subcontractor, attorney, lobbyist (as defined in MCC Chapter 2-156), accountant, consultant and any other person or entity whom the Disclosing Party has retained or expects to retain in connection with the Matter, as well as the nature of the relationship, and the total amount of the fees paid or estimated to be paid. The Disclosing Party is not required to disclose employees who are paid solely through the Disclosing Party's regular payroll. If the Disclosing Party is uncertain whether a disclosure is required under this Section, the Disclosing Party must either ask the City whether disclosure is required or make the disclosure.

Name (indicate whether retained or anticipated to be retained)	Business Address	Relationship to Disclosing Party (subcontractor, attorney, lobbyist, etc.)	Fees (indicate whether paid or estimated.) NOTE: "hourly rate" or "t.b.d." is not an acceptable response.
--	------------------	--	---

None

(Add sheets if necessary)

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

SECTION V -- CERTIFICATIONS

A. COURT-ORDERED CHILD SUPPORT COMPLIANCE

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

Has any person who directly or indirectly owns 10% or more of the Disclosing Party been declared in arrearage on any child support obligations by any Illinois court of competent jurisdiction?

Yes No No person directly or indirectly owns 10% or more of the Disclosing Party.

If "Yes," has the person entered into a court-approved agreement for payment of all support owed and is the person in compliance with that agreement?

Yes No

B. FURTHER CERTIFICATIONS

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

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

3. The Disclosing Party and, if the Disclosing Party is a legal entity, all of those persons or entities identified in Section II(B)(1) of this EDS:

- a. are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from any transactions by any federal, state or local unit of government;
- b. have not, during the 5 years before the date of this EDS, been convicted of a criminal offense, adjudged guilty, or had a civil judgment rendered against them in connection with: obtaining, attempting to obtain, or performing a public (federal, state or local) transaction or contract under a public transaction; a violation of federal or state antitrust statutes; fraud; embezzlement; theft; forgery; bribery; falsification or destruction of records; making false statements; or receiving stolen property;
- c. are not presently indicted for, or criminally or civilly charged by, a governmental entity (federal, state or local) with committing any of the offenses set forth in subparagraph (b) above;
- d. have not, during the 5 years before the date of this EDS, had one or more public transactions (federal, state or local) terminated for cause or default; and
- e. have not, during the 5 years before the date of this EDS, been convicted, adjudged guilty, or found liable in a civil proceeding, or in any criminal or civil action, including actions concerning environmental violations, instituted by the City or by the federal government, any state, or any other unit of local government.

4. The Disclosing Party understands and shall comply with the applicable requirements of MCC Chapters 2-56 (Inspector General) and 2-156 (Governmental Ethics).

5. Certifications (5), (6) and (7) concern:

- the Disclosing Party;
- any "Contractor" (meaning any contractor or subcontractor used by the Disclosing Party in connection with the Matter, including but not limited to all persons or legal entities disclosed under Section IV, "Disclosure of Subcontractors and Other Retained Parties");
- any "Affiliated Entity" (meaning a person or entity that, directly or indirectly: controls the Disclosing Party, is controlled by the Disclosing Party, or is, with the Disclosing Party, under common control of another person or entity). Indicia of control include, without limitation: interlocking management or ownership; identity of interests among family members, shared facilities and equipment; common use of employees; or organization of a business entity following the ineligibility of a business entity to do business with federal or state or local government, including the City, using substantially the same management, ownership, or principals as the ineligible entity. With respect to Contractors, the term Affiliated Entity means a person or entity that directly or indirectly controls the Contractor, is controlled by it, or, with the Contractor, is under common control of another person or entity;
- any responsible official of the Disclosing Party, any Contractor or any Affiliated Entity or any other official, agent or employee of the Disclosing Party, any Contractor or any Affiliated Entity, acting pursuant to the direction or authorization of a responsible official of the Disclosing Party, any Contractor or any Affiliated Entity (collectively "Agents").

Neither the Disclosing Party, nor any Contractor, nor any Affiliated Entity of either the Disclosing Party or any Contractor, nor any Agents have, during the 5 years before the date of this EDS, or, with respect to a Contractor, an Affiliated Entity, or an Affiliated Entity of a Contractor during the 5 years before the date of such Contractor's or Affiliated Entity's contract or engagement in connection with the Matter:

- a. bribed or attempted to bribe, or been convicted or adjudged guilty of bribery or attempting to bribe, a public officer or employee of the City, the State of Illinois, or any agency of the federal government or of any state or local government in the United States of America, in that officer's or employee's official capacity;
 - b. agreed or colluded with other bidders or prospective bidders, or been a party to any such agreement, or been convicted or adjudged guilty of agreement or collusion among bidders or prospective bidders, in restraint of freedom of competition by agreement to bid a fixed price or otherwise; or
 - c. made an admission of such conduct described in subparagraph (a) or (b) above that is a matter of record, but have not been prosecuted for such conduct; or
 - d. violated the provisions referenced in MCC Subsection 2-92-320(a)(4)(Contracts Requiring a Base Wage); (a)(5)(Debarment Regulations); or (a)(6)(Minimum Wage Ordinance).
6. Neither the Disclosing Party, nor any Affiliated Entity or Contractor, or any of their employees, officials, agents or partners, is barred from contracting with any unit of state or local government as a result of engaging in or being convicted of (1) bid-rigging in violation of 720 ILCS 5/33E-3; (2) bid-rotating in violation of 720 ILCS 5/33E-4; or (3) any similar offense of any state or of the United States of America that contains the same elements as the offense of bid-rigging or bid-rotating.
7. Neither the Disclosing Party nor any Affiliated Entity is listed on a Sanctions List maintained by the United States Department of Commerce, State, or Treasury, or any successor federal agency.
8. [FOR APPLICANT ONLY] (i) Neither the Applicant nor any "controlling person" [see MCC Chapter 1-23, Article I for applicability and defined terms] of the Applicant is currently indicted or charged with, or has admitted guilt of, or has ever been convicted of, or placed under supervision for, any criminal offense involving actual, attempted, or conspiracy to commit bribery, theft, fraud, forgery, perjury, dishonesty or deceit against an officer or employee of the City or any "sister agency"; and (ii) the Applicant understands and acknowledges that compliance with Article I is a continuing requirement for doing business with the City. NOTE: If MCC Chapter 1-23, Article I applies to the Applicant, that Article's permanent compliance timeframe supersedes 5-year compliance timeframes in this Section V.
9. [FOR APPLICANT ONLY] The Applicant and its Affiliated Entities will not use, nor permit their subcontractors to use, any facility listed as having an active exclusion by the U.S. EPA on the federal System for Award Management ("SAM").
10. [FOR APPLICANT ONLY] The Applicant will obtain from any contractors/subcontractors hired or to be hired in connection with the Matter certifications equal in form and substance to those in Certifications (2) and (9) above and will not, without the prior written consent of the City, use any such

contractor/subcontractor that does not provide such certifications or that the Applicant has reason to believe has not provided or cannot provide truthful certifications.

11. If the Disclosing Party is unable to certify to any of the above statements in this Part B (Further Certifications), the Disclosing Party must explain below:

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").

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.

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):

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

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

E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

Please check either (1) or (2) below. If the Disclosing Party checks (2), the Disclosing Party must disclose below or in an attachment to this EDS all information required by (2). Failure to comply with these disclosure requirements may make any contract entered into with the City in connection with the Matter voidable by the City.

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

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

SECTION VI -- CERTIFICATIONS FOR FEDERALLY FUNDED MATTERS

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

A. CERTIFICATION REGARDING LOBBYING

1. List below the names of all persons or entities registered under the federal Lobbying Disclosure Act of 1995, as amended, who have made lobbying contacts on behalf of the Disclosing Party with respect to the Matter: (Add sheets if necessary):

(If no explanation appears or begins on the lines above, or if the letters "NA" or if the word "None" appear, it will be conclusively presumed that the Disclosing Party means that NO persons or entities registered under the Lobbying Disclosure Act of 1995, as amended, have made lobbying contacts on behalf of the Disclosing Party with respect to the Matter.)

2. The Disclosing Party has not spent and will not expend any federally appropriated funds to pay any person or entity listed in paragraph A(1) above for his or her lobbying activities or to pay any person or entity to influence or attempt to influence an officer or employee of any agency, as defined by applicable federal law, a member of Congress, an officer or employee of Congress, or an employee

of a member of Congress, in connection with the award of any federally funded contract, making any federally funded grant or loan, entering into any cooperative agreement, or to extend, continue, renew, amend, or modify any federally funded contract, grant, loan, or cooperative agreement.

3. The Disclosing Party will submit an updated certification at the end of each calendar quarter in which there occurs any event that materially affects the accuracy of the statements and information set forth in paragraphs A(1) and A(2) above.

4. The Disclosing Party certifies that either: (i) it is not an organization described in section 501(c)(4) of the Internal Revenue Code of 1986; or (ii) it is an organization described in section 501(c)(4) of the Internal Revenue Code of 1986 but has not engaged and will not engage in "Lobbying Activities," as that term is defined in the Lobbying Disclosure Act of 1995, as amended.

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

B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY

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

Is the Disclosing Party the Applicant?

Yes

No

If "Yes," answer the three questions below:

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

Yes

No

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

Yes

No

Reports not required

3. Have you participated in any previous contracts or subcontracts subject to the equal opportunity clause?

Yes

No

If you checked "No" to question (1) or (2) above, please provide an explanation:

SECTION VII -- FURTHER ACKNOWLEDGMENTS AND CERTIFICATION

The Disclosing Party understands and agrees that:

A. The certifications, disclosures, and acknowledgments contained in this EDS will become part of any contract or other agreement between the Applicant and the City in connection with the Matter, whether procurement, City assistance, or other City action, and are material inducements to the City's execution of any contract or taking other action with respect to the Matter. The Disclosing Party understands that it must comply with all statutes, ordinances, and regulations on which this EDS is based.

B. The City's Governmental Ethics Ordinance, MCC Chapter 2-156, imposes certain duties and obligations on persons or entities seeking City contracts, work, business, or transactions. The full text of this ordinance and a training program is available on line at www.cityofchicago.org/Ethics, and may also be obtained from the City's Board of Ethics, 740 N. Sedgwick St., Suite 500, Chicago, IL 60610, (312) 744-9660. The Disclosing Party must comply fully with this ordinance.

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

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

E. The information provided in this EDS must be kept current. In the event of changes, the Disclosing Party must supplement this EDS up to the time the City takes action on the Matter. If the Matter is a contract being handled by the City's Department of Procurement Services, the Disclosing Party must update this EDS as the contract requires. **NOTE:** With respect to Matters subject to MCC Chapter 1-23, Article I (imposing **PERMANENT INELIGIBILITY** for certain specified offenses), the information provided herein regarding eligibility must be kept current for a longer period, as required by MCC Chapter 1-23 and Section 2-154-020.

CERTIFICATION

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

2841 S Ashland LLC

(Print or type exact legal name of Disclosing Party)

By: 

(Sign here)

Max A. Hansen

(Print or type name of person signing)

Vice President

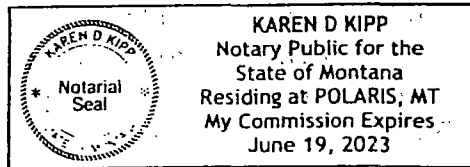
(Print or type title of person signing)

Signed and sworn to before me on (date) August 30, 2019.

at Beaverhead County, Montana (state).


Notary Public

Commission expires: 6/19/2023



**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.

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

BUILDING CODE SCOFFLAW/PROBLEM LANDLORD CERTIFICATION

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

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

Yes

No

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

Yes

No

The Applicant is not publicly traded on any exchange.

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

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

PROHIBITION ON WAGE & SALARY HISTORY SCREENING - CERTIFICATION

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

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

Yes

No

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

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

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