



City of Chicago



O2019-6824

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/18/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 7-F at 2616-2618 N Clark St - App No. 20132T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#20132-T1
Intro Date
Sept. 18, 2019

ORDINANCE

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the B1-2 Neighborhood Shopping District symbols and indications as shown on Map 7-F in the area bounded by:

a line 44 feet north of the north line of the alley next north of West Wrightwood Avenue as measured along the west line of North Clark Street and perpendicular thereto; North Clark Street; the alley next north of and parallel to West Wrightwood Avenue; the westerly terminus line of the last said alley; the southerly line of the last said alley if extended 25 feet southwesterly where no alley exists; and a line 175 feet west of North Clark Street as measured along the north line of West Wrightwood Avenue and perpendicular thereto

to those of B3-5 Community Shopping District.

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

NARRATIVE ZONING ANALYSIS
TYPE 1 ZONING MAP AMENDMENT APPLICATION

Applicant: 2616 N Clark, LLC
Property Location: 2616-2618 North Clark Street
Proposed Zoning: B3-5 Community Shopping District
Lot Area: 4,850.22

2616 North Clark, LLC is the “Applicant” for a Type 1 Zoning Map Amendment for the subject property located at 2616-2618 North Clark Street from the B1-2 Neighborhood Shopping District to the B3-5 Community Shopping District in order to authorize the establishment and operation of a boutique hotel containing a maximum of 20 hotel rooms within an existing 5-story commercial mixed-use building and rear detached coach house.

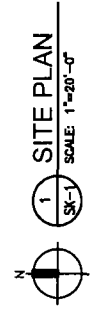
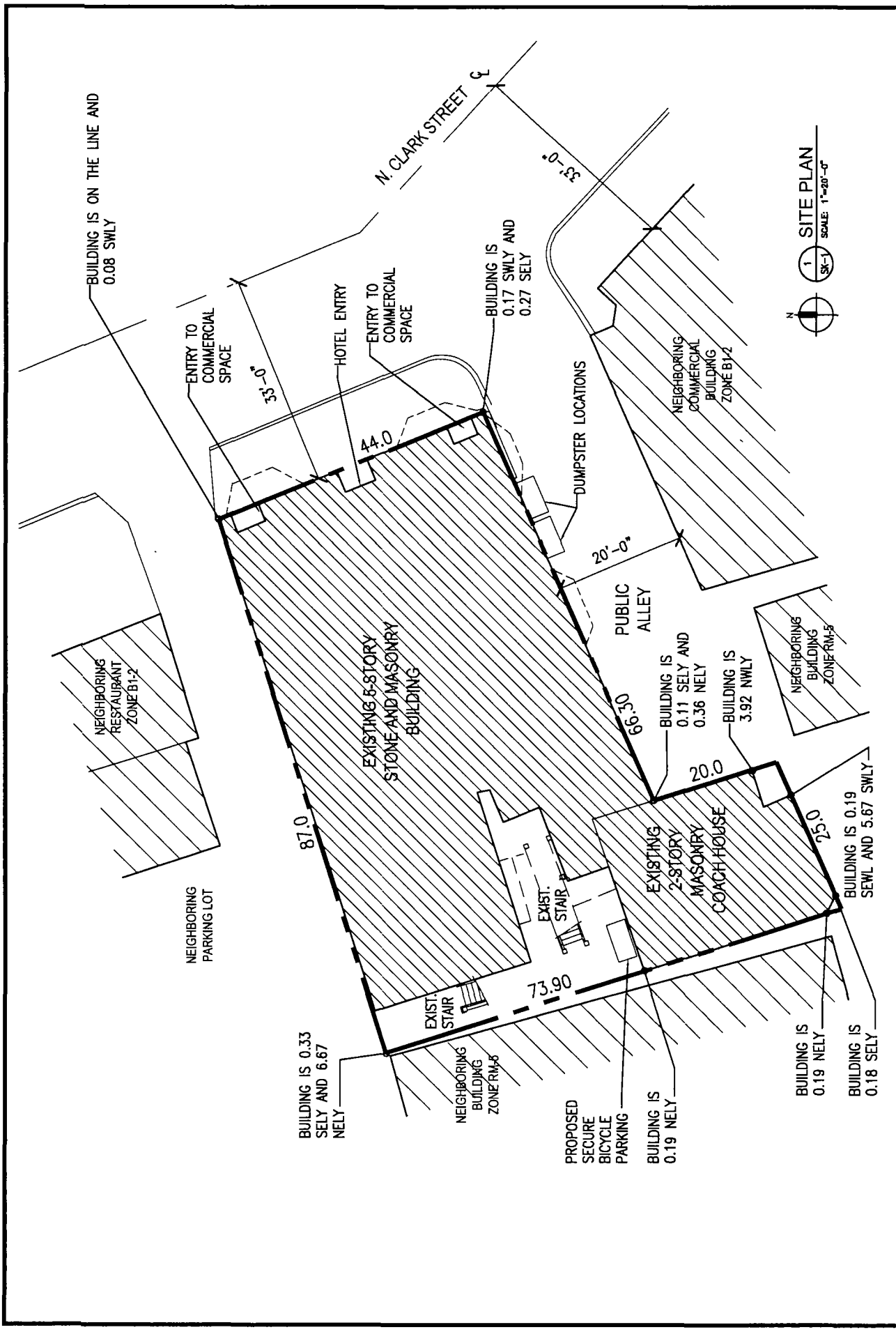
The site is bounded by commercial properties on the north, Clark Street on the east, a 20’ public alley to the south, and residential properties to the west. The subject property contains 4,850.22 square feet of site area and is currently improved with an existing 5-story mixed-use commercial building and a two-story detached coach house at the rear of the property. The Applicant proposes to establish a boutique hotel within the existing building and coach house. The overall project FAR will be 3.38.

The Applicant will seek approval of a Special Use from the Zoning Board of Appeals to authorize the establishment and operation of a hotel use in the B3-5 District.

The proposed use requires 0 off-street parking spaces. No parking spaces will be provided on site.

NARRATIVE ZONING ANALYSIS

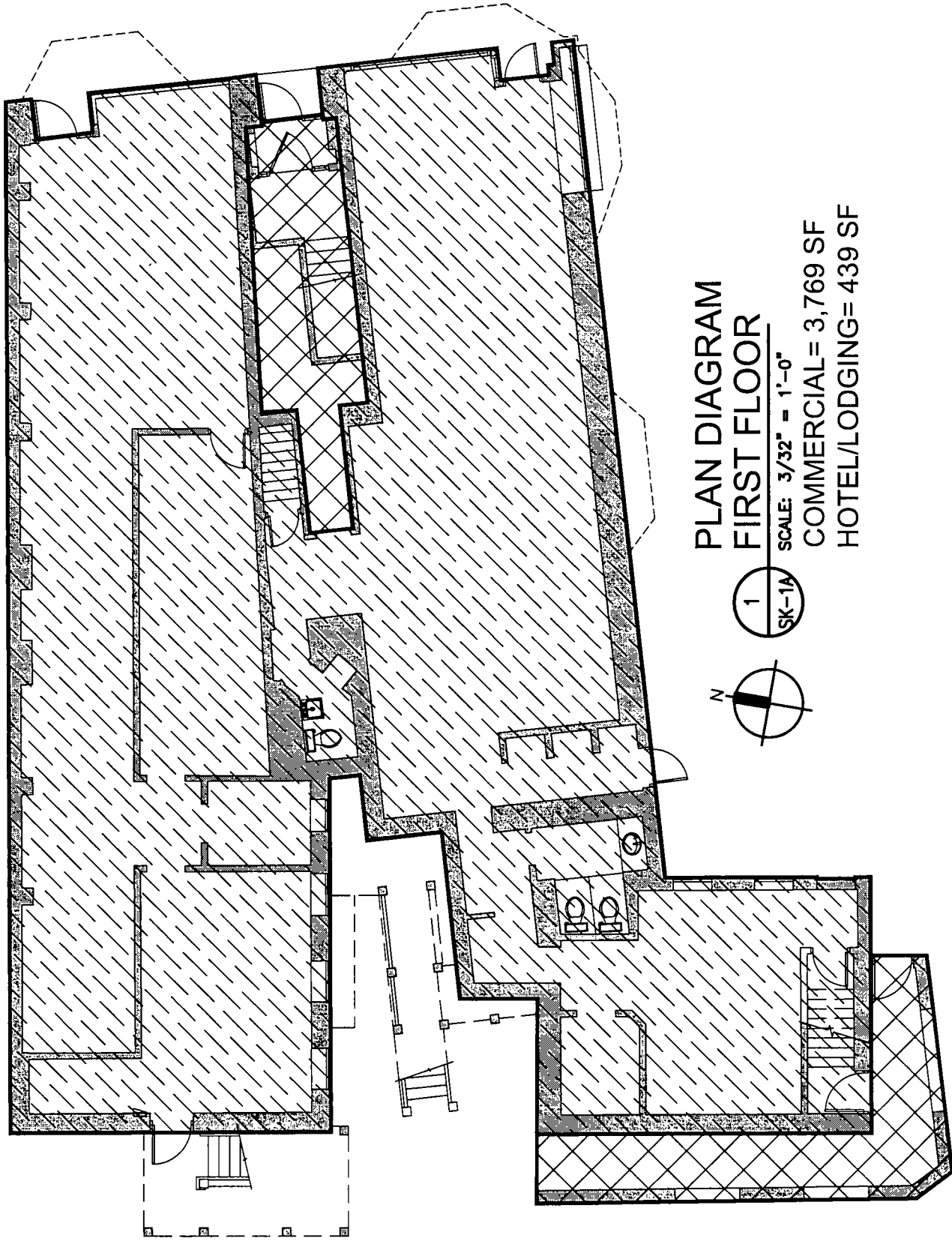
- (a) Floor Area and Floor Area Ratio:
 - i. Lot area: 4,850.22 square feet
 - iii. Total building area: 16,310 square feet
 - iv. FAR: 3.38
- (b) Density (Lot Area Per Dwelling Unit): N/A – no dwelling units
- (c) Number of Off-street Parking Spaces: 0 vehicular parking spaces
- (d) Setbacks:
 - i. Front setback: 0 feet
 - ii. Side setback (north): 0 feet
 - iii. Side setback (south): 0 feet
 - iv. Rear setback: 0 feet
- (e) Building height: 57 feet
- (f) Off-street Loading: 0 spaces



chadha + associates
 architecture + interiors + design
 200 WEST MONROE STREET
 T 312 332 2062 | F 312 332 9894
 SUITE 2070 CHICAGO ILLINOIS 60606
 WWW.NWSARCHITECTS.COM

Applicant Name: 2616 North Clark, LLC
Property Address: 2616-2618 North Clark Street
Introduction Date: To Be Determined

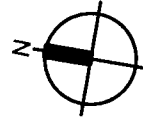
SK-1
 07.17.2019
 JOB NO 5402-01



PLAN DIAGRAM

FIRST FLOOR

1
SK-1A



SCALE: 3/32" = 1'-0"

COMMERCIAL= 3,769 SF

HOTEL/LODGING= 439 SF

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architecture + interiors + design

200 WEST MONROE STREET

T. 312.332.2082 | F. 312.332.6894

SUITE 2070 CHICAGO ILLINOIS 60606

WWW.NWSARCHITECTS.COM

Applicant Name: 2616 North Clark, LLC

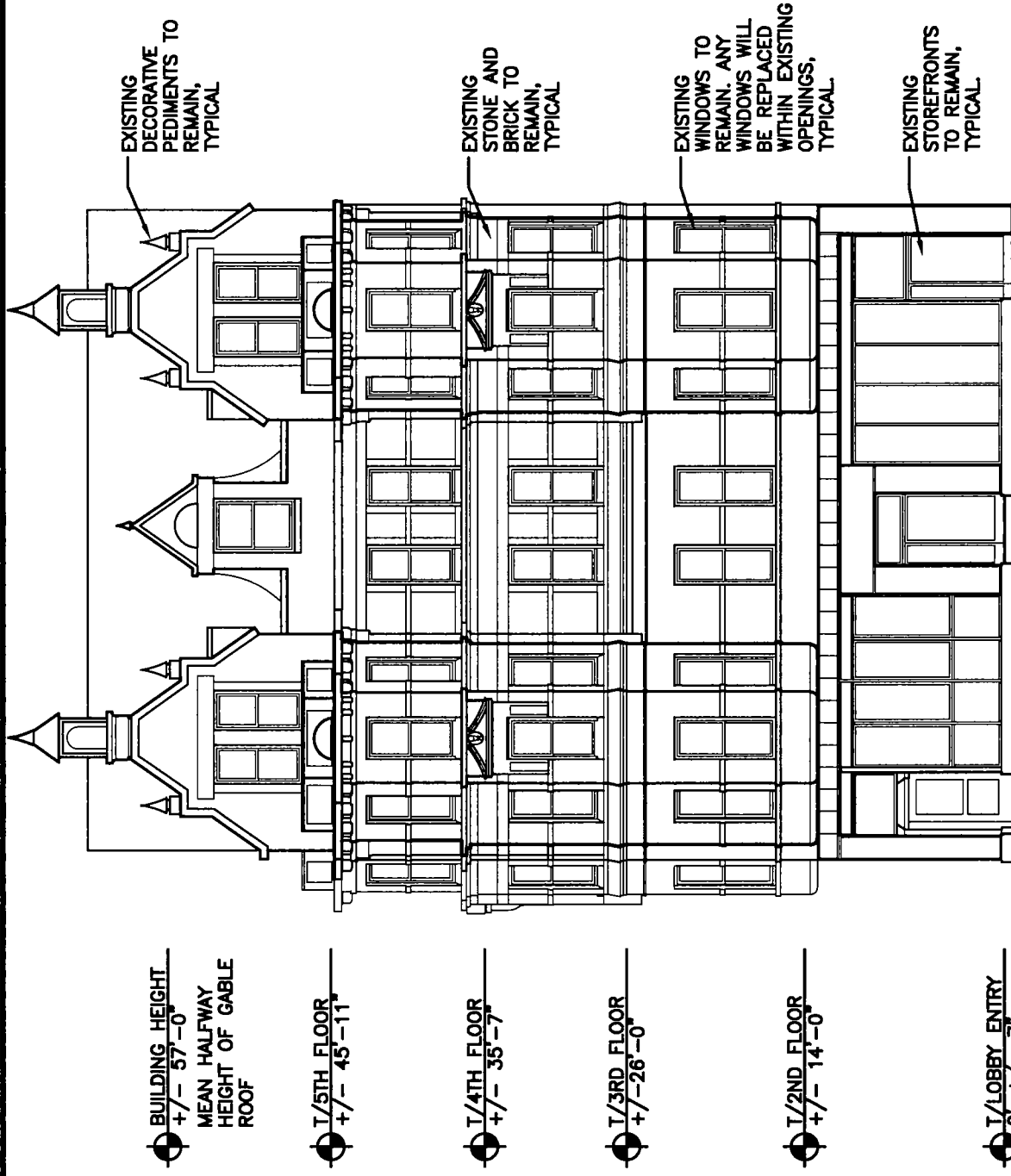
Property Address: 2616-2618 North Clark Street

Introduction Date: To Be Determined

SK-1a

07.16.2019

JOB NO 5402-01



1 EAST ELEVATION

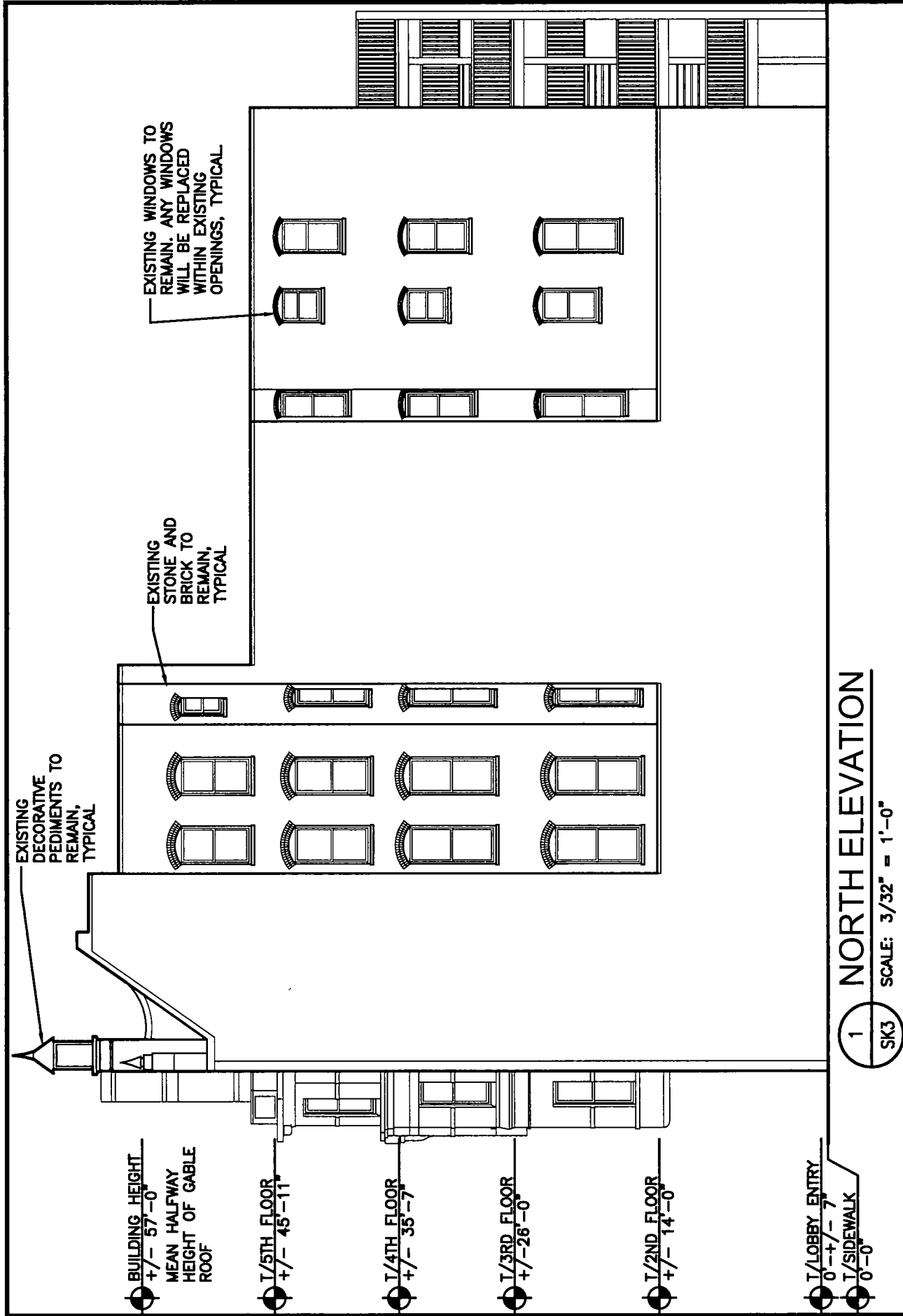
SCALE: 3/32" = 1'-0"

SK2

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architecture + interiors + design
200 WEST MONROE STREET
1 312 332 2062 | F 312 332 8854
SUITE 2070 CHICAGO ILLINOIS 60606
WWW.CHADHAARCHITECTS.COM

Applicant Name: 2616 North Clark, LLC
Property Address: 2616-2618 North Clark Street
Introduction Date: To Be Determined

SK-2
07.16.2019
JOB NO 5402-01



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T 312.333.3063 F 312.332.5854

SUITE 2070 CHICAGO ILLINOIS 60606

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Applicant Name: 2616 North Clark, LLC
Property Address: 2616-2618 North Clark Street
Introduction Date: To Be Determined

SK-3

07.16.2019

JOB NO 5402-01

BUILDING HEIGHT
+/- 57'-0"

MEAN HALFWAY
HEIGHT OF GABLE
ROOF

1/5TH FLOOR
+/- 45'-11"

1/4TH FLOOR
+/- 35'-7"

1/3RD FLOOR
+/- 26'-0"

1/2ND FLOOR
+/- 14'-0"

1/LOBBY ENTRY
0'-0"

1/SIDEWALK
0'-0"

EXISTING
STONE AND
BRICK TO
REMAIN,
TYPICAL

EXISTING WINDOWS TO
REMAIN. ANY WINDOWS
WILL BE REPLACED
WITHIN EXISTING
OPENINGS, TYPICAL.

1 WEST ELEVATION

SCALE: 3/32" = 1'-0"

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200 WEST MONROE STREET

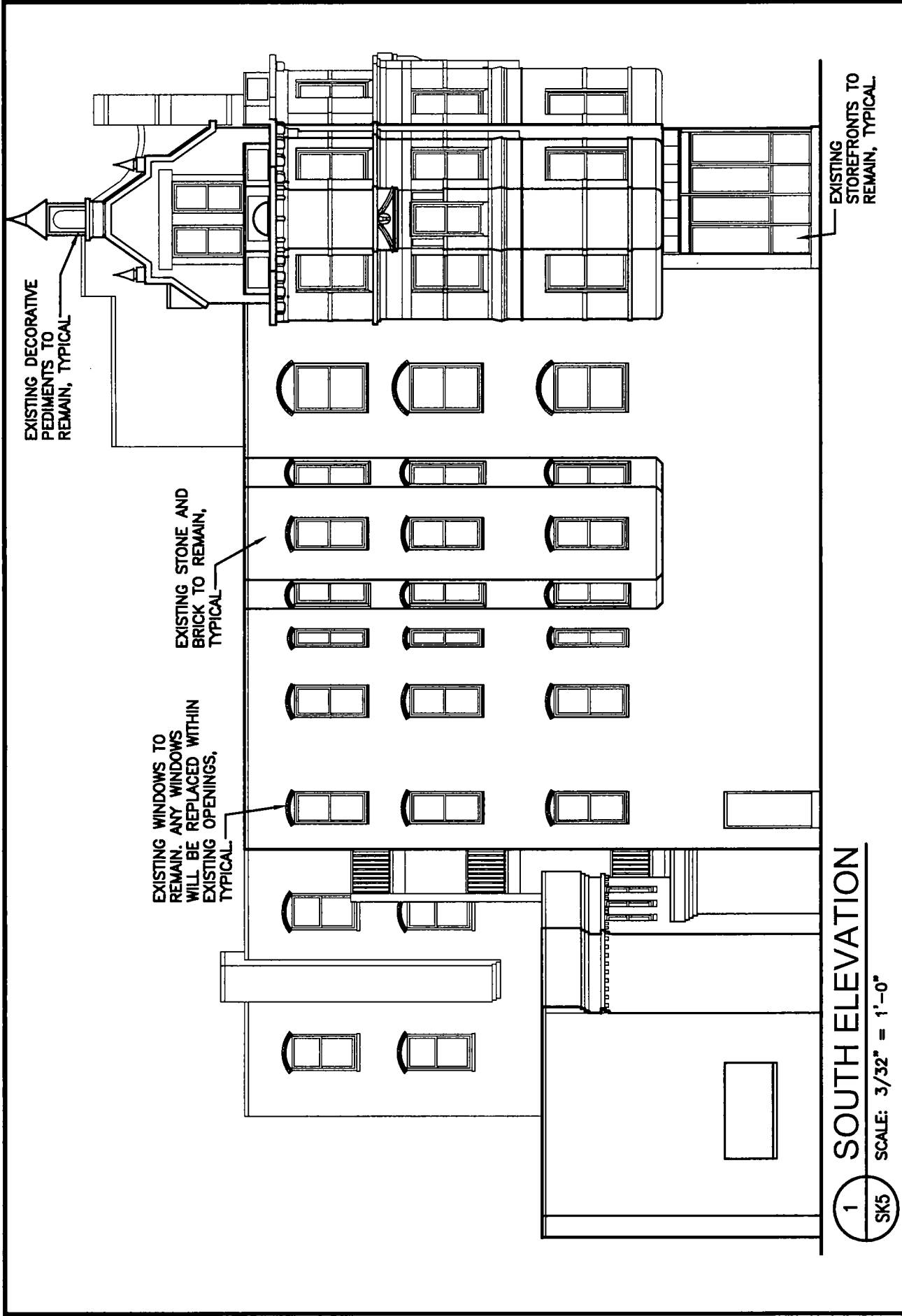
CHICAGO, ILLINOIS 60604

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Applicant Name: 2616 North Clark, LLC
Property Address: 2616-2618 North Clark Street
Introduction Date: To Be Determined

SK-4

07.16.2019
JOB NO 5402-01



SK-5
07.16.2019
JOB NO 5402-01

Applicant Name: 2616 North Clark, LLC
Property Address: 2616-2618 North Clark Street
Introduction Date: To Be Determined

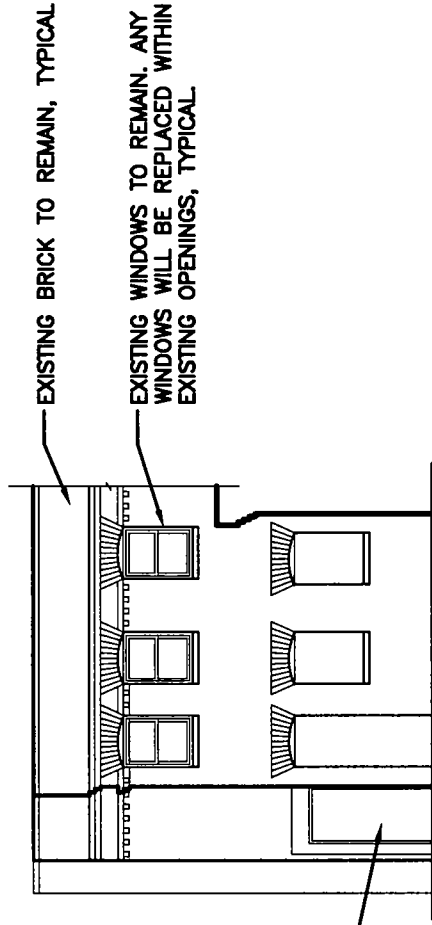
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SUITE 2070 CHICAGO ILLINOIS 60606
WWW.NWSARCHITECTS.COM

BUILDING HEIGHT
+/- 23'-2"
HEIGHT OF PARAPET

1/2ND FLOOR
+/- 11'-0"

EXISTING DOOR TO
BREEZEWAY TO REMAIN,
TYPICAL

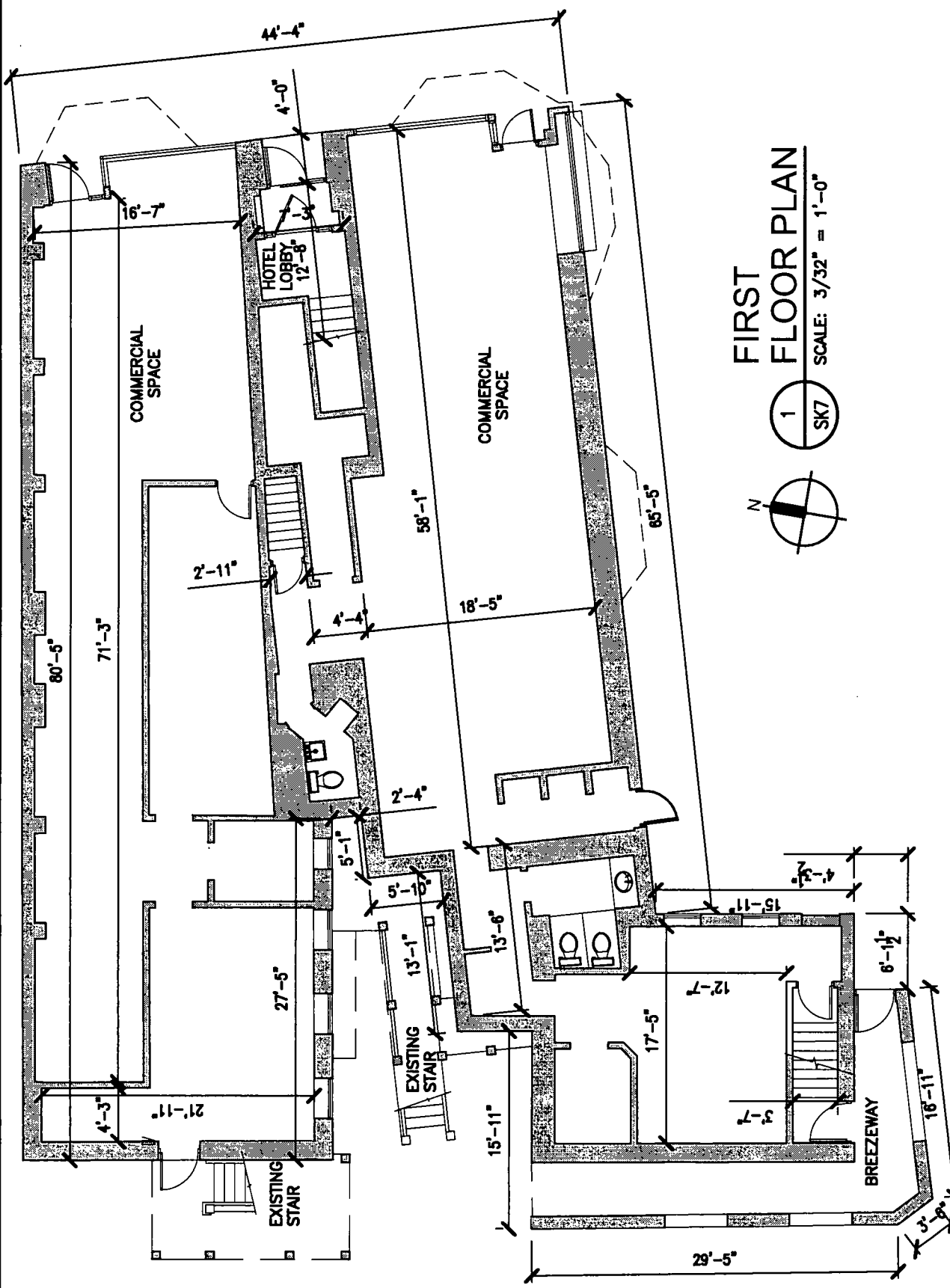
1/SIDEWALK
0'-0"



NORTH COACH
HOUSE ELEVATION

1
SK6

SCALE: 3/32" = 1'-0"

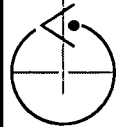


FIRST FLOOR PLAN
 SCALE: 3/32" = 1'-0"
 1 SK7
 N

SK-7
 07.16.2019
 JOB NO 5402-01

Applicant Name: 2616 North Clark, LLC
 Property Address: 2616-2618 North Clark Street
 Introduction Date: To Be Determined

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11614 ALCONQUIN RD.
HUNTLEY, IL 60143

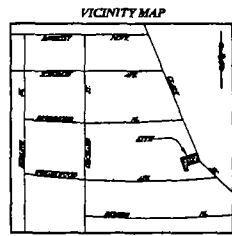
TOPOGRAPHICAL ALTA/ACM BOUNDARY SUBDIVISION SURVEY/AGE COMPENDIUM

PHONE: (847) 458-1778
FAX: (847) 458-1773

ORDER NO.
19-0391

Jens K. Doe
Professional Land Surveyors, P.C.
ALTA/NSPS LAND TITLE SURVEY
of

Scale - 1 inch = 15 feet



PARCEL ONE:
LOT 1 IN THE SUBDIVISION OF LOT 10 IN THE COUNTY CLERK'S DIVISION OF OUTLOT D IN WRIGHTWOOD, A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

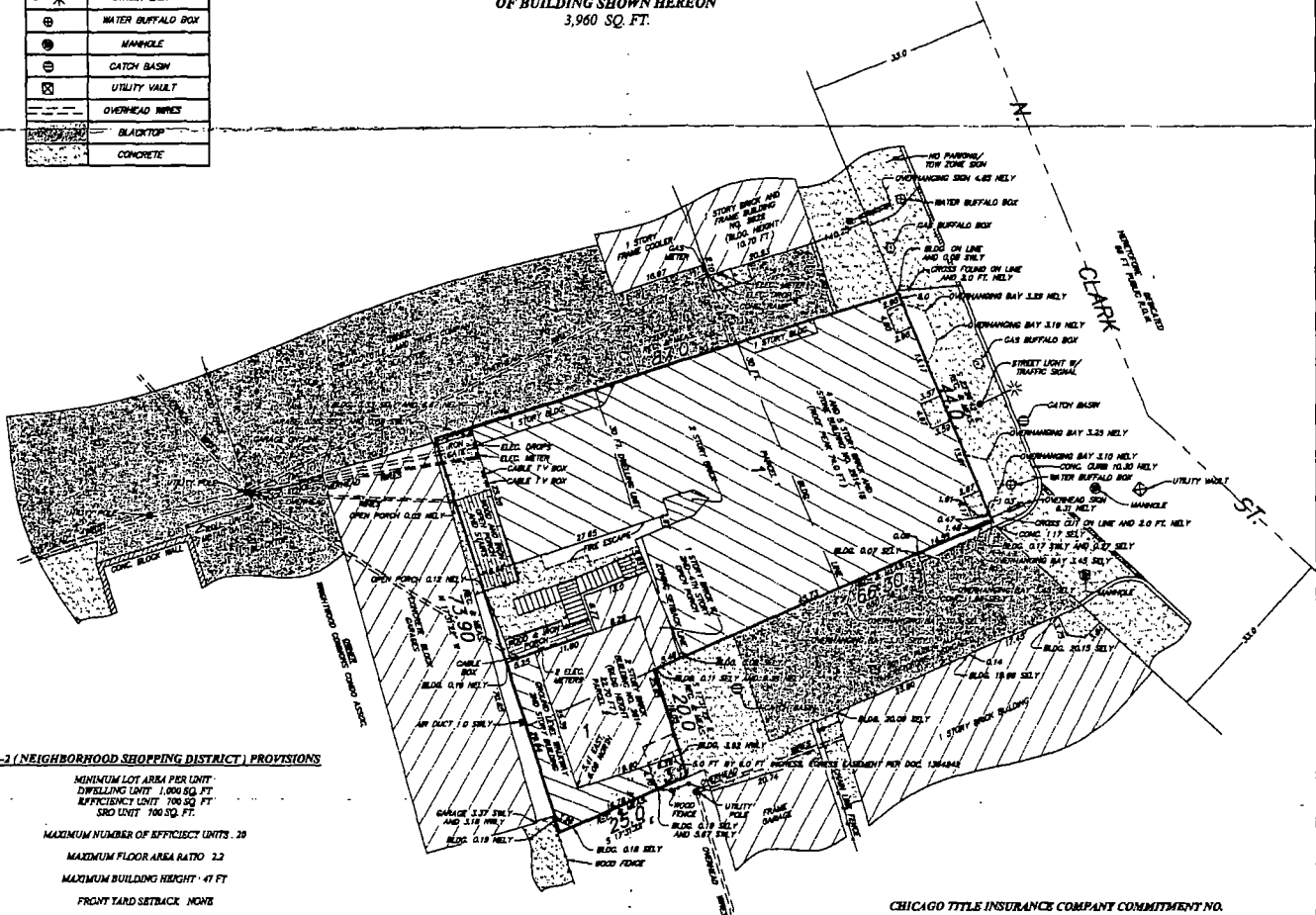
PARCEL TWO:
LOTS 1 AND 3 IN THE SUBDIVISION OF LOT 3 IN THE SUBDIVISION OF LOT 10 IN THE COUNTY CLERK'S DIVISION OF OUTLOT D IN WRIGHTWOOD, A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2614 - 18 N CLARK ST., CHICAGO, ILLINOIS.

LEGEND	
●	UTILITY POLE
○	GAS BUFFALO BOX
—	SIGN
⊙	STREET LIGHT
⊕	WATER BUFFALO BOX
⊖	MANHOLE
⊗	CATCH BASIN
⊘	UTILITY VAULT
---	OVERHEAD WIRES
▨	BLACKTOP
▩	CONCRETE

"AREA OF PROPERTY"
SHOWN HEREON
4,850.22 SQ. FT.
OR 0.11 ACRES

"AREA OF EXTERIOR FOOTPRINT"
OF BUILDING SHOWN HEREON
3,960 SQ. FT.



BI-2 (NEIGHBORHOOD SHOPPING DISTRICT) PROVISIONS

MINIMUM LOT AREA PER UNIT:
DWELLING UNIT: 1,000 SQ. FT.
EFFICIENCY UNIT: 700 SQ. FT.
SRO UNIT: 700 SQ. FT.

MAXIMUM NUMBER OF EFFICIENCY UNITS: 20

MAXIMUM FLOOR AREA RATIO: 2.2

MAXIMUM BUILDING HEIGHT: 47 FT

FRONT YARD SETBACK: NONE

SIDE YARD SETBACK: NONE

REAR YARD SETBACK: DWELLING UNITS 30 FT

CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO.
18NW713681RM DATED MARCH 12, 2019 EXCEPTIONS

SCHEDULE "B" § 16:
30 FT. BUILDING LINE AS SHOWN LOT 1 SUBDIVISION OF LOT 10 IS SHOWN AND PLOTTED HEREON

SCHEDULE "B" § 18:
BASEMENT FOR RIGHT OF WAY OVER THE SOUTHERLY 1/2 FEET OF SUBDIVISION LOT 3 IS SHOWN AND PLOTTED HEREON

NOTE:

THE PROPERTY SHOWN HEREON REFLECTS MATTERS OF TITLE AS CONTAINED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. 18NW713681RM, EFFECTIVE DATE: MARCH 12, 2019

THIS PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATES MAP COMMUNITY PANEL NUMBER 17031C04171, EFFECTIVE DATE: AUGUST 19, 2006

THERE ARE 6 STRIPED PARKING STALLS ON THE PROPERTY SHOWN HEREON

THERE IS NO VISIBLE EVIDENCE OF ANY SIDEWALK OR STREET REPAIRS BEING PERFORMED ON THE DEDICATED RIGHT-OF-WAYS SHOWN HEREON

THERE IS NO VISIBLE EVIDENCE OF ANY BATH MOVING WORK OR EXTERIOR BUILDING CONSTRUCTION BEING PERFORMED ON THE PROPERTY SHOWN HEREON

THERE ARE NO OFFSITE EASEMENTS OR SERVITUDES BENEFITING THE PROPERTY SHOWN HEREON

THIS PROPERTY SHOWN HEREON IS ZONED BI-2 (NEIGHBORHOOD SHOPPING DISTRICT) PER THE CITY OF CHICAGO ZONING RECORDS

THE PROPERTY SHOWN HEREON HAS DIRECT ACCESS TO N CLARK ST., BEING A DEDICATED PUBLIC RIGHT OF WAY

PARCELS 1 AND 2 SHOWN HEREON ARE CONTIGUOUS TO EACH OTHER

NOTES:

The legal descriptions noted on this plan in a copy of the land survey order placed by the client and for reference. ACCORDING TO THE CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 18NW713681RM, EFFECTIVE DATE: MARCH 12, 2019

Compare distances between points before building and report any discrepancy to the client before building.

Distances shown between any two points are as shown on this plan.

Distances shown between any two points are as shown on this plan.

Field work completion date: February 19, 2019.

ORDERED BY:
LAW OFFICE OF MITCHELL & ALLEN

State of Illinois)
County of Cook)

JENS K. DOE PROFESSIONAL LAND SURVEYORS, P.C., does hereby certify that a survey has been made under its direction, by an Illinois Professional Land Surveyor of the property described hereon and that the plan shown hereon is a correct representation of said survey.

Chicago, Illinois, Dated this 15th Day of July

This professional service conforms to the current Illinois minimum standards for Professional Land Surveyors.

JENS K. DOE PROFESSIONAL LAND SURVEYORS, P.C.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3228
LICENSE EXPIRATION: 11-30-20



DLA Piper LLP (US)
444 W. Lake Street Suite 900
Chicago, Illinois 60606
www.dlapiper.com

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

August 19, 2019

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

**Re: Application for Type 1 Zoning Map Amendment
2616-2618 North Clark Street**

Dear Chairman Tunney:

The undersigned, Richard F. Klawiter, an attorney with the law firm of DLA Piper LLP (US), which firm represents 2616 North Clark, LLC, the applicant for an amendment to the Chicago Zoning Ordinance and proposed Type 1 zoning map amendment, certifies that he has complied with the requirements for Section 17-13-0107 of the Chicago Zoning Ordinance by sending written notice to such property owners who appear to be the owners of the property within the subject area not solely owned by the applicant, and to the owners of all property within 250 feet of each direction of the lot line of the subject property, exclusive of public roads, streets, alleys and other public ways. Said written notice was sent by First Class U.S. Mail, no more than 30 days before filing the application.

The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; a statement that the applicant intends to file the application for change in zoning on approximately August 19, 2019, and a source for additional information on the application.

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


Very truly yours,

DLA Piper LLP (US)

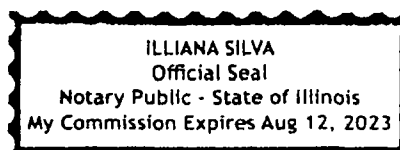


Richard F. Klawiter

Subscribed and sworn to before me
This 19th day of August, 2019.



Notary Public





DLA Piper LLP (US)
444 West Lake Street, Suite 900
Chicago, Illinois 60606
www.dlapiper.com

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

August 19, 2019

FIRST CLASS MAIL

Dear Sir or Madam:

In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about August 19, 2019, the undersigned, on behalf of 2616 North Clark, LLC, (the "Applicant"), intends to file an application to rezone the property located at 2616-2618 North Clark Street, Chicago, IL, from the B1-2 Neighborhood Shopping District to the B3-5 Neighborhood Shopping District. A map of the development site is printed on the reverse side of this letter.

The development site is currently utilized for residential and commercial uses. The Applicant requests a rezoning of the subject property from the B1-2 Neighborhood Shopping District to the B3-5 Neighborhood Shopping District, to allow for the establishment and operation of a boutique hotel within the existing 5-story mixed-use commercial building, containing approximately 16,310 square feet of commercial uses including a hotel with a maximum of 20 hotel rooms and accessory/incidental uses. The existing building measures 57 feet in height and will contain 0 dwelling units. The Property contains 0 parking spaces. The Applicant will seek approval from the Zoning Board of Appeals of a Special Use to authorize a hotel use.

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

I am an authorized representative of the Applicant and my address is 444 West Lake Street, Suite 900, Chicago, IL 60606. The Applicant owns the property and its address is 350 W. Hubbard Street, Suite 250, Chicago, IL 60654.

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

Very truly yours,

DLA Piper LLP (US)

A handwritten signature in black ink, appearing to read 'R. Klawiter', written over the printed name.

Richard F. Klawiter

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

See attached Economic Disclosure Statements.

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

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

9. Present Zoning District B1-2 Neighborhood Shopping District

Proposed Zoning District B3-5 Community Shopping District

10. Lot size in square feet (or dimensions) 4,850 square feet

11. Current Use of the Property Residential / Commercial

12. Reason for rezoning the property To allow for the establishment and operation of a boutique hotel with 20 hotel rooms within the existing 5-story commercial building.

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

The Applicant requests a rezoning of the subject property from B1-2 Neighborhood Shopping District to the B3-5 Neighborhood Shopping District, to allow for the establishment and operation of a boutique hotel within the existing 5-story mixed-use commercial building, containing approximately 16,310 square feet of commercial uses including a hotel with a maximum of 20 hotel rooms and accessory/incidental uses. The existing building measures 57 feet in height and will contain 0 dwelling units. The Property contains 0 parking spaces. The Applicant will seek approval from the Zoning Board of Appeals of a Special Use to authorize a hotel use.

14. The Affordable Requirements Ordinance (ARO) that requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, increases the number of units (see attached fact sheet or visit www.cityofchicago.org/ARO for more information). Is this project subject to the ARO?

YES _____ NO X _____

COUNTY OF COOK
STATE OF ILLINOIS

JONATHAN GOLGER

_____, authorized signatory of 2616 North Clark, LLC, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

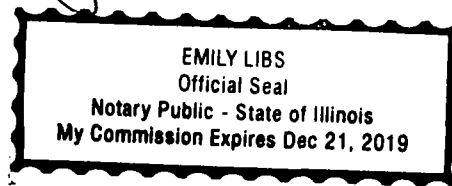
[Signature]

Signature of Applicant

Subscribed and Sworn to before me this
1st day of *April*, 2019.

Emily Libs

Notary Public

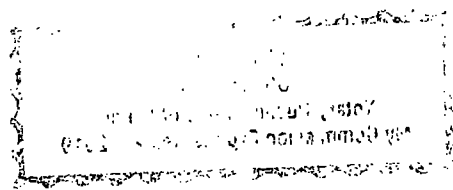


For Office Use Only

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:

2616 North Clark, 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: 350 W. Hubbard Street, Ste. 250

Chicago, Illinois 60606

C. Telephone: 773-710-4748 Fax: _____ Email: jgordon@experientialcg.com

D. Name of contact person: Jonathan Gordon

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

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

Zoning map amendment for the property located at 2616-18 North Clark

G. Which City agency or department is requesting this EDS? Department of Planning and Development

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

Specification # _____ and Contract # _____

SECTION II -- DISCLOSURE OF OWNERSHIP INTERESTS

A. NATURE OF THE DISCLOSING PARTY

1. Indicate the nature of the Disclosing Party:

- | | |
|---|---|
| <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:

Illinois

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

☐ Yes ☐ No ☒ Organized in Illinois

B. IF THE DISCLOSING PARTY IS A LEGAL ENTITY:

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

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

Name	Title	Manager
Jonathan Gordon		Manager
Jordan Mellovitz		Manager

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
Drew Marticke	3150 West Grace Avenue, Mequon, Wisconsin 53092	10.96%
Israel Levy	4 High Terrace, Bannockburn, IL 60015	8.22%
Jeff Aeder	853 North Elston Avenue, Chicago, IL	8.22%
Jonathan and Dana Gordon	1948 West Erie Street, Chicago, IL 60622	7.67%

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.
DLA Piper LLP - Retained	444 West Lake Street, Ste. 900, Chicago IL	Attorney	\$30,000 (est.)
NWS Architects - Retained	200 West Monroe St, Ste. 2070, Chicago, IL	Architect	\$1,500 (est.)

(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:

None

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

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

None

13. To the best of the Disclosing Party's knowledge after reasonable inquiry, the following is a complete list of all gifts that the Disclosing Party has given or caused to be given, at any time during the 12-month period preceding the execution date of this EDS, to an employee, or elected or appointed official, of the City of Chicago. For purposes of this statement, a "gift" does not include: (i) anything made generally available to City employees or to the general public, or (ii) food or drink provided in the course of official City business and having a retail value of less than \$25 per recipient, or (iii) a political contribution otherwise duly reported as required by law (if none, indicate with "N/A" or "none"). As to any gift listed below, please also list the name of the City recipient.

None

C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

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

☐ is ☒ is not

a "financial institution" as defined in MCC Section 2-32-455(b).

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

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

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

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.

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

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

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.

2616 North Clark, LLC

(Print or type exact legal name of Disclosing Party)

By: _____

(Sign here)

Jonathan Garcia

(Print or type name of person signing)

Manager

(Print or type title of person signing)

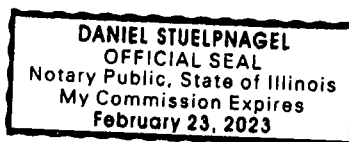
Signed and sworn to before me on (date) 07/22/2019,

at COOK County, IL (state).

Daniel Stuelpnagel

Notary Public

Commission expires: 02-23-2023



**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.
