



City of Chicago



O2021-1502

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 4/21/2021

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 101-B at 138-148 S Troy St, 3137-3159 W Fifth Ave, 201-213 S Kedzie Ave, 117-137 S Kedzie Ave and 3138-3158 W Fifth Ave - App No. 20674

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

ORDINANCE

#20674
INTRO DATE
APRIL 21, 2021

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C1-3, Neighborhood Commercial District symbols and indications as shown on Map Number 101-B in the area bounded by:

South Kedzie Avenue; West 5th Avenue; South Troy Street; and the public alley next south of and parallel to West 5th Avenue,

and

South Kedzie Avenue; the public alley next north of and parallel to West 5th Avenue; a line approximately 200 feet east of and parallel to South Kedzie Avenue; and West 5th Avenue,

to those of Planned Development [], which is hereby established in the area above described, subject to such use and bulk regulation as set forth in the Plan of Development herewith attached and made a part hereof and to no others.

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

COMMON ADDRESS: 138 - 148 S. Troy St.; 3137 - 3159 W. Fifth Ave.; 201 - 213 S. Kedzie Ave.; 117 - 137 S. Kedzie Ave.; and 3138 - 3158 W. Fifth Ave.

RESIDENTIAL BUSINESS PLANNED DEVELOPMENT NO. _____

PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Residential Business Planned Development No. _____ (the “Planned Development”) consists of a net site area of approximately 67,888 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (the “Property”). The Property is owned by the City of Chicago and the applicant for this Planned Development is the Preservation of Affordable Housing, Inc. (the “Applicant”).
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant, its successors and assigns. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, the Property shall be under single ownership or under single designated control. Single designated control for purposes of this Statement shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessees of the Property. An agreement among property owners (together with ground lessees and sub-ground lessees) or a covenant binding property owners (together with ground lessees and sub-ground lessees) may designate the authorized party for any future amendment, modification or change. In addition, where portions of the improvements located on the Property have been submitted to the Illinois Condominium Property Act, the term “owner” shall be deemed to refer solely to the condominium association of the owners of such portions of the improvements and not to the individual unit owners therein. Nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein (other than an assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness) and solely with respect to the portion of the Property so transferred, the term “Applicant”, “ground lessee” or “titleholder” shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder with respect to the portion of the Property so transferred.
3. All applicable official reviews, approvals or permits are required to be obtained by any owner of the Property, as applicable, or its successors, assigns or grantees, which require such reviews, approvals or permits. 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 applicable Property owner, its successors, assigns or grantees, seeking such action.

Applicant: Preservation of Affordable Housing
Address: 138 - 148 S. Troy St.; 3137 - 3159 W. Fifth Ave.; 201 - 213 S. Kedzie Ave.; 117 - 137 S. Kedzie Ave.; and 3138 - 3158 W. Fifth Ave.
Introduced: April 21, 2021

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans (as defined below).

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Departments of Planning and 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.

4. This Planned Development consists of 16 Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Landscape Plan; Elevations all prepared by Perkins & Will and Nia Architecture dated [_____] (collectively, the “Plans”). In addition, attached hereto as Exhibit A is an Affordable Requirements Ordinance Profile Form. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Chicago 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 following uses are permitted within the Planned Development: residential dwelling units; accessory parking; residential support services; eating and drinking establishments; banks, (excluding pay day loan stores and pawn shops), credit union and ATM facilities; food and beverage retail sales uses; medical service; office; personal service uses; consumer repair or laundry services (excluding on-premise plants); general retail sales; co-located wireless communications facilities; and incidental and related uses.
6. On-premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and 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 67,888 square feet.

9. The Applicant acknowledges and agrees that the rezoning of the Property to this Planned Development for the construction of the project triggers the requirements of Section 2-45-115 of the Municipal Code (the “Affordable Requirements Ordinance” or “ARO”). Any developer of a “residential housing project” within the meaning of the ARO must: (i) set aside 10% of the housing units in the residential housing project (the “Required Units”) as affordable units for thirty (30) years; (ii) pay a fee in lieu of the development of the Required Units; or (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25% of the Required Units on-site. The Property is located in a Low/Moderate Income within the meaning of the ARO, and the project has a total of up to 81 units. Applicant proposes to satisfy the ARO requirement by providing at least 25 dwelling units (based on 81 units built) as Required Units in the rental building to be constructed in the Planned Development, as set forth in the Affordable Housing Profile Form attached hereto. If the Applicant subsequently receives “financial assistance” from the City, as that term is defined in the ARO, then Applicant must set aside 20% of the housing units in the residential housing project as affordable units, and must update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development for review and approval. The Applicant agrees that the affordable rental units must be affordable to households earning no more than 60% of the Chicago Primary Metropolitan Statistical Area Median Income (“AMI”), as updated annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of housing units in the Planned Development, the Applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development for review and approval, and the Department may adjust the number of required Affordable Units without amending the Planned Development. Prior to the issuance of any building permits for any residential building in the Planned Development, including, without limitation, excavation or foundation permits, the Applicant must execute and record an affordable housing agreement in accordance with Section 2-45-115(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the Planned Development, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of the Department of Planning and Development may enforce remedies for any breach of this Statement No. 9, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

Notwithstanding the foregoing, if the Applicant receives Low-Income Housing Tax Credits or other financial assistance from the City, and the affordability requirements for such financing (the “Financing Requirements”) exceed the ARO requirements, then the Financing Requirements shall govern the Applicant's obligation to provide affordable housing for such subsidized portion of the Planned Development.

10. 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 Planning and Development. The fee, as determined by staff at the time, is final and binding and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
11. The Site and Landscape Plan 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 Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
12. 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.
13. Subject to the provisions of Statement No. 2 of this Planned Development, 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 titleholders and any ground lessors.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes and enables universal access throughout the Property as required by law. Plans for all new buildings and improvements on the Property constructed after the date hereof 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.
15. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.
16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse due to the passage of time, the Commissioner of the Department of shall initiate a Zoning Map Amendment to rezone this Planned Development to C1-3, Neighborhood Commercial District.

**RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
BULK REGULATIONS AND DATA TABLE**

Site Area

Gross Site Area	107,601 sq. ft.
Public Right-of-Way (adjacent ROW to centerline):	39,713 sq. ft.
Total Net Site Area:	= 67,888 sq. ft.

Net Site Area:	Phase 1	Phase 2	Total
	South building	North building	
	35,432 SF	32,456 SF	67,888 SF

Maximum Floor Area Ratio: 3.0

	Phase 1	Phase 2	Total
	South building	North building	
Maximum Number of Dwelling Units:	50	31	81
Minimum Off-Street Parking Spaces:	21	11	32
Minimum Off-Street Loading Spaces:	1	1	2
Maximum Building Height:	52.5'	52.5'	
Minimum Setbacks:	Per plans	Per plans	

Applicant: Preservation of Affordable Housing
 Address: 138 - 148 S. Troy St.; 3137 - 3159 W. Fifth Ave.; 201 - 213 S. Kedzie Ave.; 117 - 137 S. Kedzie Ave.; and 3138 - 3158 W. Fifth Ave.
 Introduced: April 21, 2021

**Project Narrative
Garfield Green
PD Application
City Council Introduction April 2021**

C40 Garfield Park is a mixed use campus, with neighborhood-serving retail space and approximately 81 affordable apartments for individuals and families in the heart of Garfield Park. The building in Phase 1 will include approximately 50 apartments. The development concept was designed to respond to the C40 Network's Reinventing Cities Initiative, which called for infill projects in cities around the world to respond to their 10 Challenges for Climate. The buildings will produce electricity through an extensive network of solar panels to offset all energy they use. They will be designed according to Passive House guidelines and includes a host of measures to boost sustainable life styles. Phase 2 of C40 Garfield Park is a homeownership or cooperative building with approximately 31 units. The project seeks to maximize community involvement and respond to the legacies of disinvestment and distrust in this area of the West Side of Chicago.

The site for Phase 1 is an irregular 32,000 square feet corner lot bounded by Kedzie Avenue on the west, Troy on the east, 5th Avenue, a radial street, on the North. It is across the street from the Marshall High School campus. The west façade of the building is scaled to match the height and street wall at Marshall high school and then steps down to the scale of the remaining residential construction on 5th Avenue to the east.

The building will be of wood and/or steel-frame construction. The building's roof and walls will be well-insulated and windows have high performance insulated glass. Its roof will have an R-value of 60 which includes a green roof to both add cooling and stormwater absorption but to maximize the performance of the solar panels. The walls will have an R-value of 25 and the windows a U-value of 0.17. The orientation of the building and planting of mature trees are also designed to maximize solar heat gain in the winter and natural cooling in the summer.

The building will be certified as Passive House and includes energy efficient lighting and VRF mechanical system, as well as Water Sense plumbing fixtures. It is an elevator building with three stories. Its first level is raised 3.6" above grade to promote privacy for the first-floor residential units. The 5,000 square feet of commercial face fronts Kedzie, while the residential units are set back from 5th Avenue. There are 1, 2 and 3-bedroom apartments. Tenant amenities include a terrace, exercise and community room on the second floor and rooftop gardening boxes. There are centralized laundry rooms. Parking is at a .35 ratio because the building is located in a transit rich corridor and can benefit from TOD zoning.

The development is designed to respond to opportunities and challenges. Opportunities include a location with strong City investments in transit, parks, job training, schools and green infrastructure in the immediate neighborhood and can build off of the strong architectural legacy of the Garfield Park/5th City neighborhood. The corner lot in a neighborhood with a lot of vacant land also creates an opportunity for a transformative building. Challenges include potential soil

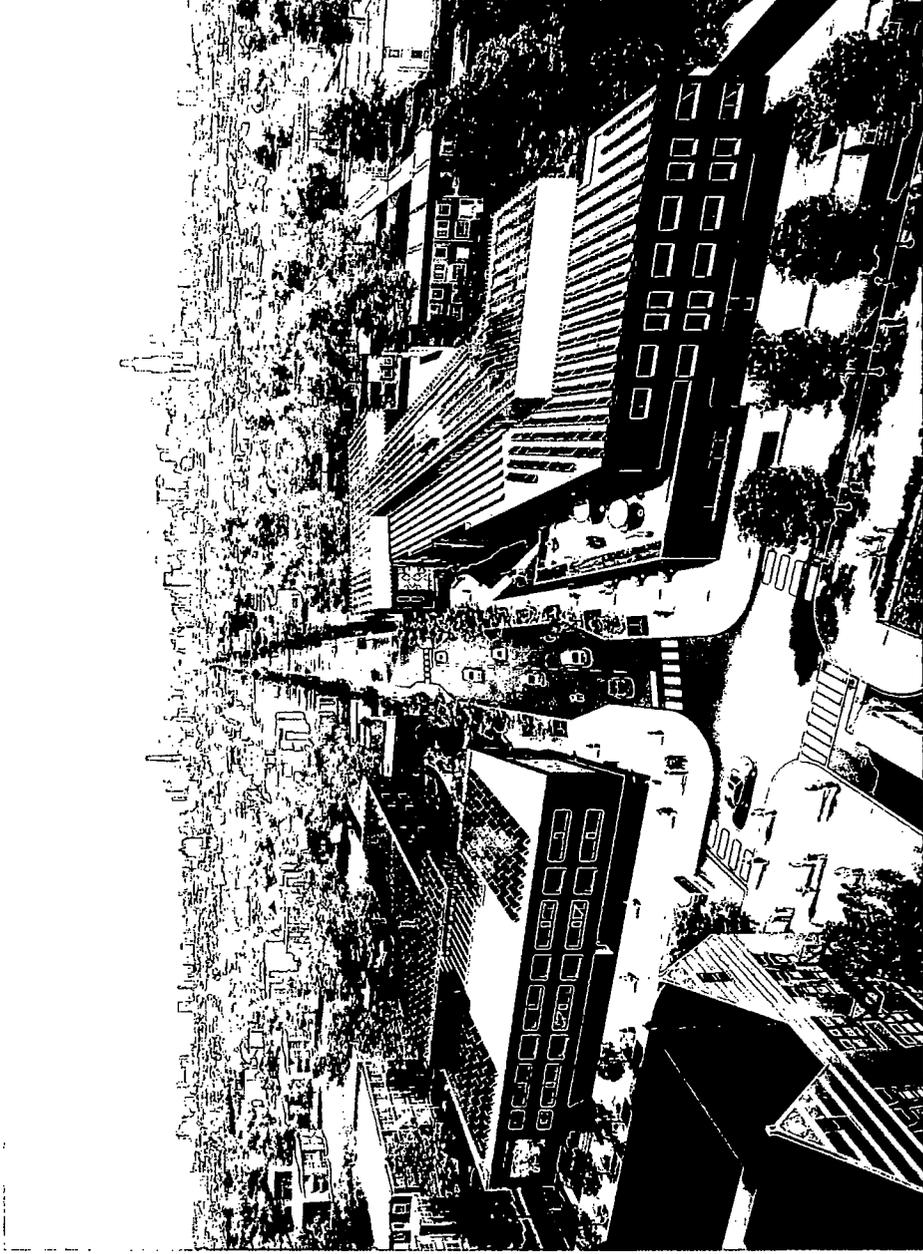
contamination from previous building uses and unsuitable urban fill from previous demolition and for this reason, the building uses only above-grade construction and minimizes foundations. There is additionally the challenge of making a private and desirable residential building on a busy corridor. The building's setback and design respond to these conditions. The neighborhood is also concerned about displacement pressure due to rent, sales price and real estate tax appreciation. Both phases of the project are designed to respond to that concern.

With regard to public process, the competition involved very little community input into design or team selection, aside from a small online survey and the meetings held with proposing teams by local organizations. After learning of the City funding for Phase 1 this spring, we had to delay our plan for in person community meetings due to Covid-19. In early July, we set up an interactive website to share information and solicit feedback. That website (c40garfieldpark.org) uses a community engagement platform called coUrbanize. We sent mailers to over 5000 neighborhood HH in August and now have over 150 followers and over 2200 unique visits. Alderman Ervin hosted a virtual community meeting to introduce a broad cross-section of the neighborhood to the project in December, which was hosted via Zoom and CAN TV. We estimated about 300 viewers that night and the video on the website has received an additional 93 views. We're hosting on-line design meetings that average 40-50 attendees and post video recordings for follow-up viewing. We also plan to distribute door hangers in the immediate neighborhood and mount a sign on the site directing people to the website once the weather and Covid numbers improve. We have a dedicated phone number for people who may not have access to the internet. We meet with the Garfield Park Community Council, the Garfield Park Advisory Council and as invited with other groups in the neighborhood. Neighbors who receive notice of the zoning change at the time of PD application should already be acquainted with the project.

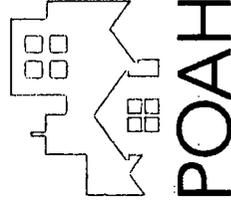
Garfield Park Apartments

PROJECT #022497.000

CHICAGO DEPARTMENT OF PLANNING AND DEVELOPMENT REVIEW



nia architects inc
Perkins&Will
TERRA ENGINEERING LTD.
OMNI WORKSHOP
RIME Rubinos & Messia Engineers, Inc.
 200 S. Michigan Avenue, Suite 1500, Chicago, IL 60604-2462
db|HMS



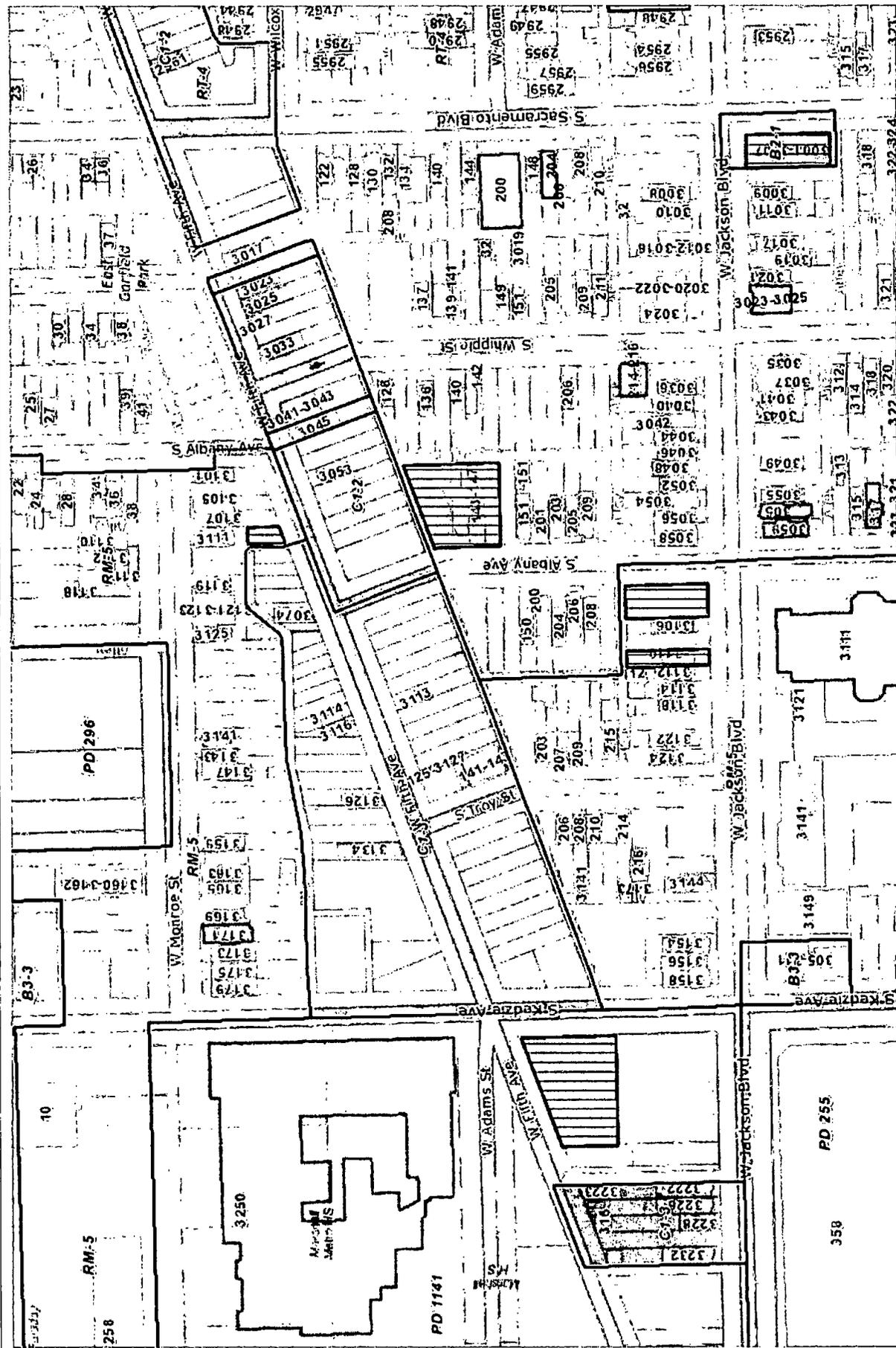
SHEET NO.	SHEET NAME
000	PLANNED DEVELOPMENT REVIEW - COVER
001	EXISTING ZONING
002	EXISTING LAND USE
003	PD BOUNDARY
004	LANDSCAPE PLAN
005	SITE PLAN
006	FLOOR PLANS
007	ROOF PLANS + 4TH FLOOR OPTION
008	NORTH PARCEL ELEVATIONS
009	NORTH PARCEL ELEVATIONS
010	SOUTH PARCEL ELEVATIONS
011	SOUTH PARCEL ELEVATIONS
012	SOUTH PARCEL - PARTIAL ELEVATIONS

INDEX OF DRAWINGS - PD

Applicant: Preservation of Affordable Housing, Inc.
Project Name: C40 Garfield Park
Address: 138 - 148 S. Troy St.; 3137 - 3159 W. Fifth Ave.; 201 - 213 S. Kedzie Ave.; 117 - 137 S. Kedzie Ave.; and 3138 - 3158 W. Fifth Ave.

PLANNED DEVELOPMENT REVIEW - COVER
Intro Date: 21 April, 2021 **Issue Date:** 13 April, 2021

000

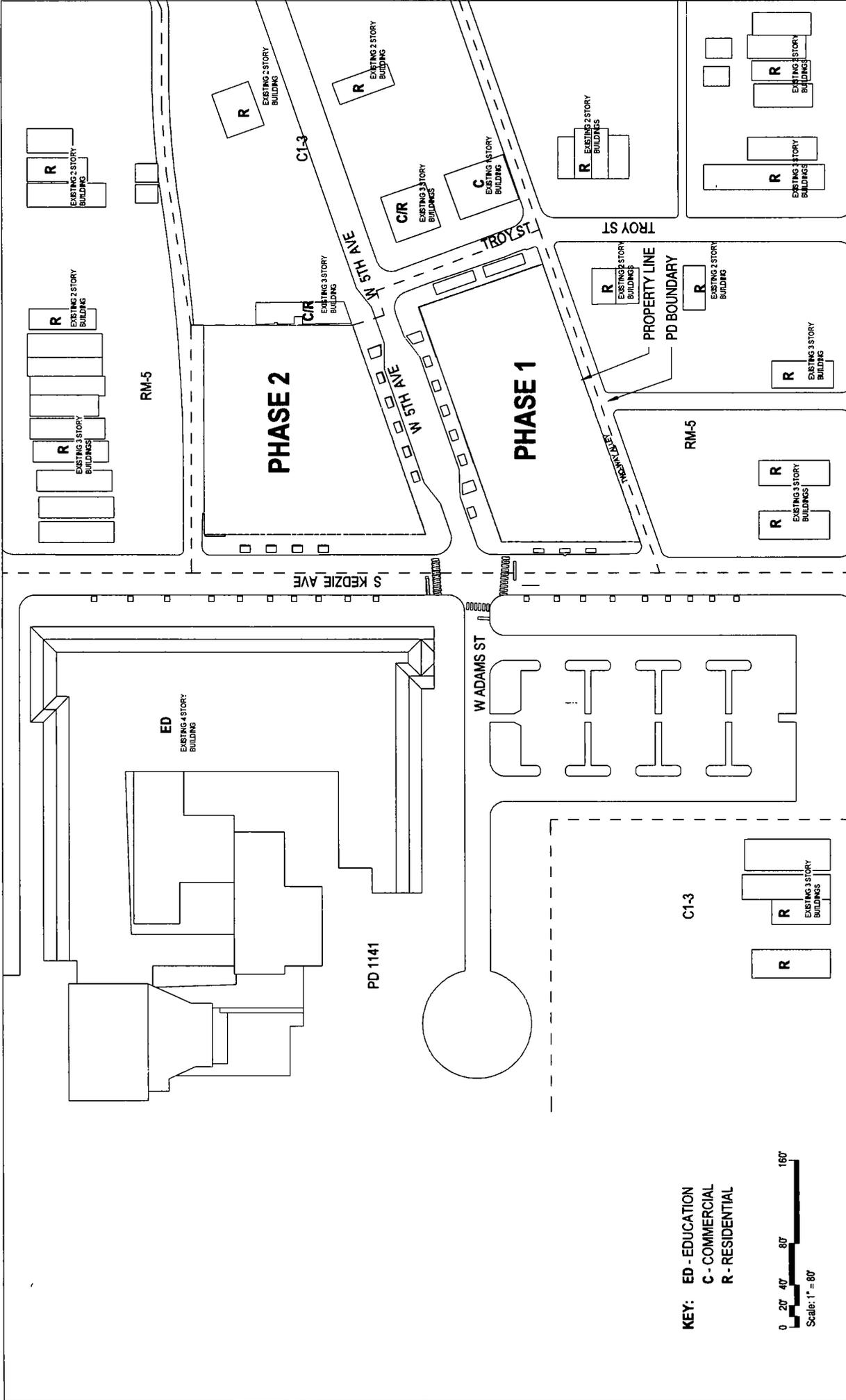


Applicant: Preservation of Affordable Housing, Inc.
 Project Name: C40 Garfield Park

Address: 138 - 148 S. Troy St.; 3137 - 3159 W. Fifth Ave.; 201 - 213 S. Kedzie Ave.; 117 - 137 S. Kedzie Ave.; and 3138 - 3158 W. Fifth Ave.

EXISTING ZONING

Intro Date: 21 April, 2021 Issue Date: 13 April, 2021



KEY:
 ED - EDUCATION
 C - COMMERCIAL
 R - RESIDENTIAL



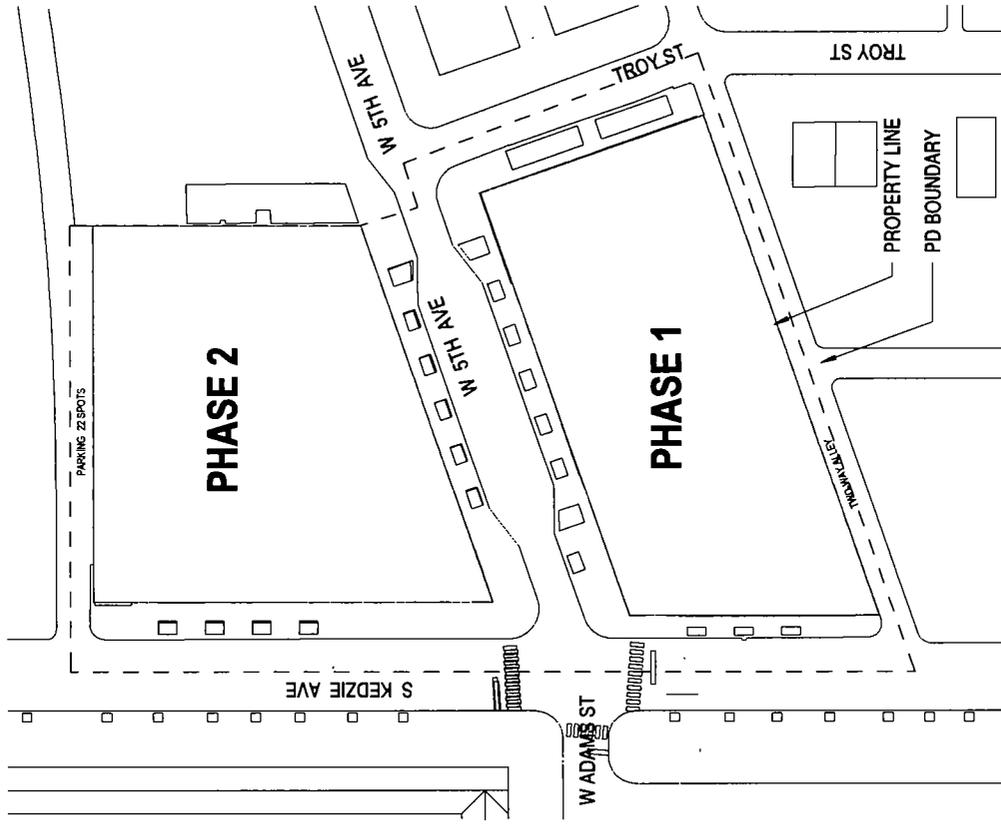
Applicant: Preservation of Affordable Housing, Inc.
Project Name: C40 Garfield Park

Address: 138 - 148 S. Troy St.; 3137 - 3159 W. Fifth Ave.; 201 - 213 S. Kedzie Ave.; 117 - 137 S. Kedzie Ave.; and 3138 - 3158 W. Fifth Ave.

EXISTING LAND USE

Intro Date: 21 April, 2021 **Issue Date:** 13 April, 2021

002



Applicant: Preservation of Affordable Housing, Inc.

Project Name: C40 Garfield Park

Address: 138 - 148 S. Troy St.; 3137 - 3159 W. Fifth Ave.; 201 - 213 S. Kedzie Ave.; 117 - 137 S. Kedzie Ave.; and 3138 - 3158 W. Fifth Ave.

PD BOUNDARY

Intro Date: 21 April, 2021 **Issue Date:** 13 April, 2021

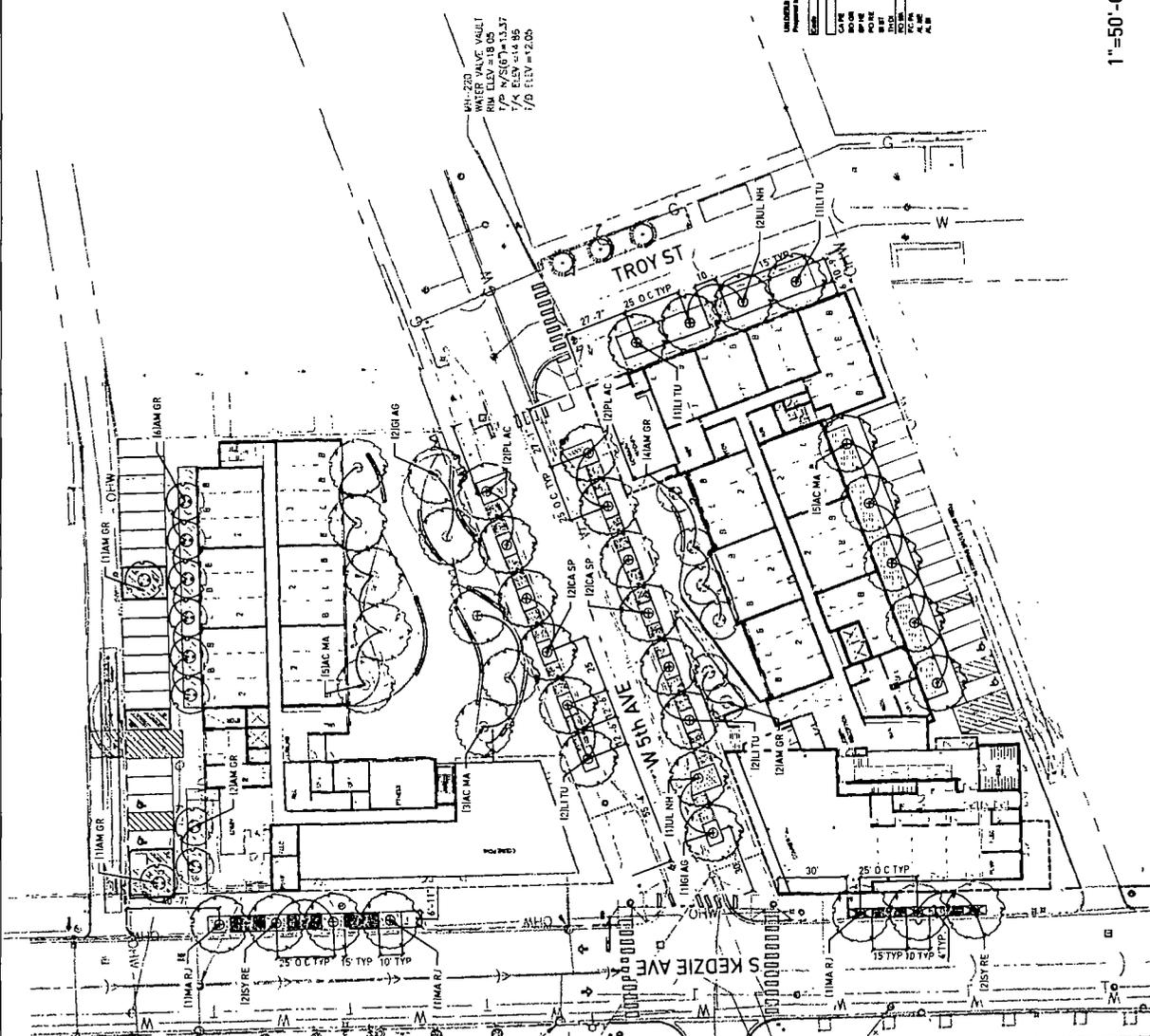
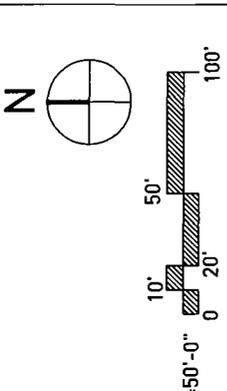
003

SYMBOL	PERENNIAL PLANT MIX
	MEADOW MIX #1 CONT. 18" O.C.
	STREET ESCAPE MIX #1 CONT. 18" O.C.
	BIOSWALE MIX #1 CONT. 18" O.C.
	BUFFER MIX #1 CONT. 18" O.C.
	SOD LAWN
	STRUCTURAL SOIL BELOW PAVEMENT
	SHADE TREE/2" TREE TREE
	ORNAMENTAL TREE

TREE LEGEND	CODE	SPACING	CITY	SIZE	
TULIP POPULAR Linderoedera tulipifera	LITU	25' O.C.	10	4" CAL	
LONDON PLANETREE Platanus occidentalis	FLAC	25' O.C.	6	4" CAL	
NEW HORIZON ELM Ulmus minor 'New Horizon'	ULNH	25' O.C.	3	4" CAL	
NORBY SILK JAPANESE TREE Lilacs by re	25' O.C.	4	2.5'-3'	CAL	
RED JEWEL GRABAPPLE Malus 'Red Jewel'	MA RJ	25' O.C.	3	2.5'-3'	CAL
NORTHERN CATALPA Catalpa bignonioides	CA SP	25' O.C.	4	4" CAL	
SHIMO Ulmus biloba 'Autumn Gold'	GIAG	25' O.C.	3	4" CAL	
MARMO MAPLE Acer 'Freemontii' 'Marmo'	AC MA VARIES	13	4" CAL		
APPLE SERVICEBERRY Amelanchier alnifolia	AM OR VARIES	16	4" CAL		

UNIVERSITY CITY SCHEDULE
Prepared by: [Name]

Code	Plant Name	Quantity	Notes
1	1" DC	1	
2	2" DC	1	
3	3" DC	1	
4	4" DC	1	
5	5" DC	1	
6	6" DC	1	
7	7" DC	1	
8	8" DC	1	
9	9" DC	1	
10	10" DC	1	
11	11" DC	1	
12	12" DC	1	
13	13" DC	1	
14	14" DC	1	
15	15" DC	1	
16	16" DC	1	
17	17" DC	1	
18	18" DC	1	
19	19" DC	1	
20	20" DC	1	



CONCRETE W/ 1224
BO 725 200 SGT
COMBINATION W/ 1273
RW=15.42 4" 30" (M)
RW=13.34 10" 20" (M)

CONCRETE W/ 1228
RW=18.87
CATCH BASIN 1252
RW=18.07
RW=14.24 8" LINED (E)
W/ 2132
W/ 2132
RW ELEV=15.36
T/P 2" (M) 7" 14.76
T/P 2" (M) 7" 14.76
T/P 2" (M) 7" 14.76

W/ 2132
W/ 2132
RW ELEV=18.20
T/P 2" (M) 7" 13.25
T/P 2" (M) 7" 14.80
T/P 2" (M) 7" 14.80

- EXISTING CURB CUTS TO BE REMOVED SHALL BE RECONSTRUCTED TO FULL-HEIGHT CURB
- TOP SOIL IS REQUIRED 2'-4" THROUGHOUT THE FULL SITE. ALL EXISTING CURB CUTS, MANHOLE COVERS, GARBAGE BARRICADES, CONCRETE LIMESTONE, BLACK TOP, AND ALL OTHER NON-TOPSOIL ITEMS MUST BE REMOVED FROM EACH PLANTER PRIOR TO SOIL INSTALLATION
- ALL REQUIRED LANDSCAPING WITHIN PUBLIC RIGHT-OF-WAY TO BE REPLACED, IF NEEDED, FOR A MINIMUM OF FIVE YEARS BY THE ORIGINAL APPLICANT AND ANY SUBSEQUENT OWNERS
- TREE GRATES SECURING GRATES TO FRAMES IS PROHIBITED. GRATE PANELS TO BE SECURED TOGETHER FROM BOTTOM SIDE OF EACH PANEL THROUGH THE BOLT LOGS AND MANUFACTURER'S HOLE. BOLT LOGS AND MANUFACTURER'S HOLE USED BENEATH EACH GRATE TO CONNECT EACH GRATE PANEL TOGETHER
- 4" LINES OF 1" BLACK LANA ROCK INSTALLED THROUGHOUT THE GRATE OPENING AND THE FULLEST DIMENSIONS OF THE AT-GRADE PLANTER IS REQUIRED. LEAVE NO VOIDS BETWEEN SOIL AND GRATE

STREET NAME	FEAS STREET FRONTAGE	NO. OF TREES REQUIRED 1 PER 25'	NO. OF TREES PROVIDED
5TH AVE	432'	*17	14*
KEDZIE AVE	313'	-8	8
TROY ST	126'	*5	4**

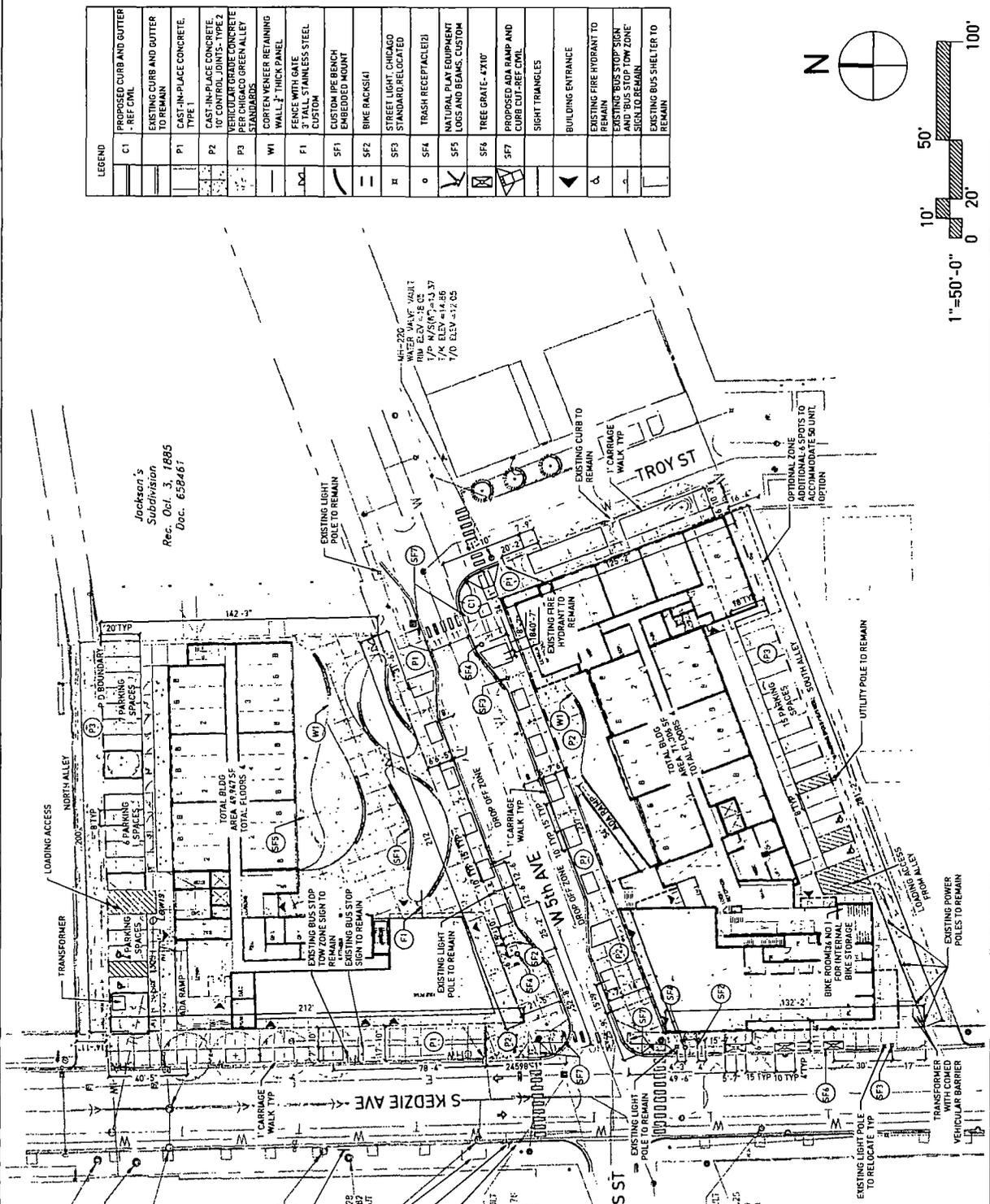
* EXISTING LIGHT POLES ARE LOCATED IN CONFLICT WITH TREE SPACING TO MEET THE REQUIRED NUMBER AND THE 12' OFFSET FROM THE LIGHT POLE
** EXISTING FIRE HYDRANT PLACEMENT IS IN CONFLICT WITH THE TREE SPACING, ULTIMATELY AFFECTING THE REQUIRED TREE NUMBERS

- 1 ALL EXISTING CURB CUTS TO BE REMOVED SHALL BE RECONSTRUCTED TO FULL-HEIGHT CURB
- 2 TOP SOIL IS REQUIRED 2'-4" THROUGHOUT THE FULL-EST DIMENSIONS OF ALL PARKWAY PLANTERS ALL CONSTRUCTION SPILL SUCH AS DEBRIS, BLACK TOP, AND ALL OTHER NON-TOPSOIL ITEMS MUST BE REMOVED FROM EACH PLANTER PRIOR TO SOIL INSTALLATION.
- 3 ALL REQUIRED LANDSCAPING WITHIN PUBLIC RIGHT-OF-WAY TO BE REPLACED, IF NEEDED, FOR A MINIMUM OF FIFTEEN YEARS BY THE ORIGINAL APPLICANT AND ANY SUBSEQUENT OWNERS
- 4 TREE GRATES, SECURING GRATES TO FRAMES IS PROHIBITED. GRATE PANELS TO BE SECURED TOGETHER FROM BOTTOM SIDE OF EACH PANEL THROUGH THE BOLT LOGS AND MANUFACTURER'S BOLTING HARDWARE. SECURING BOLTS MUST BE USED BEHIND EACH GRATE TO CONNECT EACH GRATE PANEL TOGETHER.
- 5 4" LAYER OF T-BLACK LAVA ROCK INSTALLED THROUGHOUT THE GRATE OPENINGS AND THE FULLEST REQUIRED LEAVE NO GAPS BETWEEN SOIL AND GRATE

COMBINATION MP 1272
 RW=18.87
 RM=18.87
 TYP ELEV=14.85
 TYP ELEV=14.85
 TYP ELEV=14.85

COMBINATION MP 1272
 RW=18.87
 RM=18.87
 TYP ELEV=14.85
 TYP ELEV=14.85
 TYP ELEV=14.85

COMBINATION MP 1272
 RW=18.87
 RM=18.87
 TYP ELEV=14.85
 TYP ELEV=14.85
 TYP ELEV=14.85



LEGEND	DESCRIPTION
C1	PROPOSED CURB AND GUTTER - REE CIVIL
	EXISTING CURB AND GUTTER TO REMAIN
P1	CAST-IN-PLACE CONCRETE, TYPE 1
P2	CAST-IN-PLACE CONCRETE TO CONTROL JOINTS - TYPE 2 PER CHICAGO GREEN ALLEY STANDARDS
W1	CORTEX VENEER RETAINING WALL, 1/2" THICK PANEL
F1	FENCE WITH GATE 3" TALL STAINLESS STEEL CUSTOM
SF1	CUSTOM IPE BENCH EMBEDDED MOUNT
SF2	BIKE RACKS/BI
SF3	STREET LIGHT, CHICAGO STANDARD RELOCATED
SF4	TRASH RECEPTACLE(S)
SF5	NATURAL PLAY EQUIPMENT LOGS AND BEAMS, CUSTOM
SF6	TREE GRATE - 4'X10'
SF7	PROPOSED ADA RAMP AND CURB CUT - REE CIVIL
	SIGHT TRIANGLES
	BUILDING ENTRANCE
	EXISTING FIRE HYDRANT TO REMAIN
	EXISTING 'BUS STOP SIGN' AREA TO REMAIN - LOW ZONE - SEE SCHEDULE
	EXISTING BUS SHELTER TO REMAIN

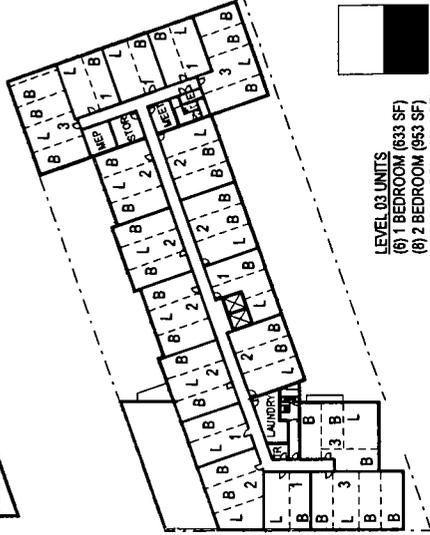
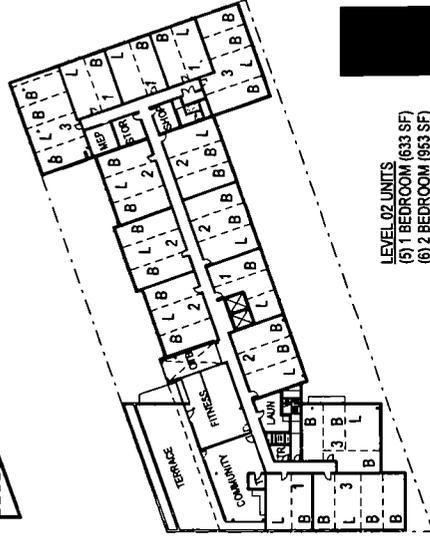
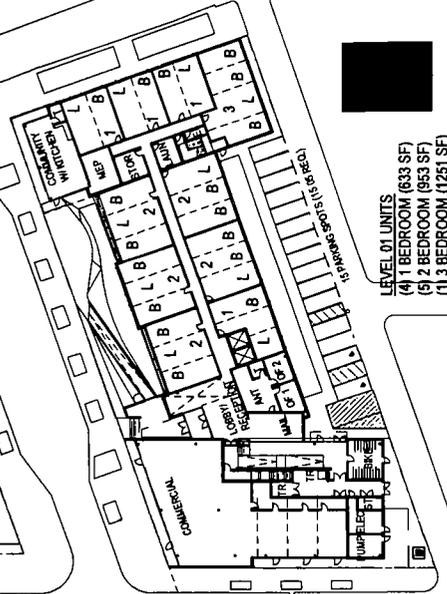
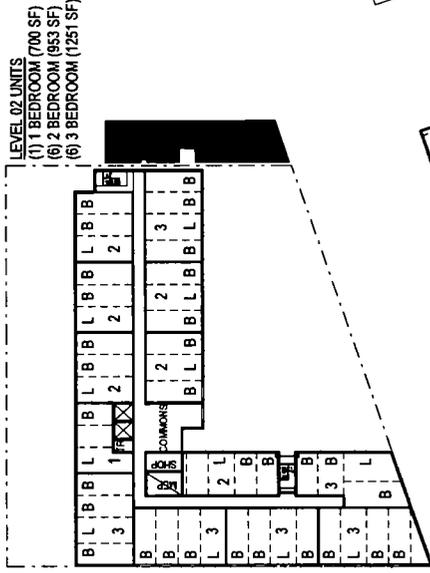
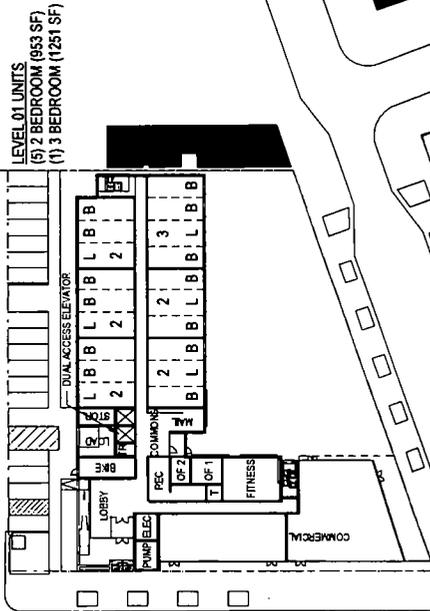
NORTH BUILDING TOTAL - 49947 SF

NORTH PARCEL: 32 UNITS
 (02) 1 BEDROOM (DOH min. 650 SF)
 (17) 2 BEDROOM (DOH min. 950 SF)
 (13) 3 BEDROOM (DOH min. 1200 SF)

LEVEL 01 - 15123 SF

LEVEL 02 - 17412 SF

LEVEL 03 - 14712 SF



LEVEL 01 - 19,079 SF

LEVEL 02 - 19,138 SF

LEVEL 03 - 20,566 SF

SOUTH PARCEL: 43 UNITS
 (14) 1 BEDROOM (DOH min. 625 SF)
 (17) 2 BEDROOM (DOH min. 950 SF)
 (11) 3 BEDROOM (DOH min. 1200 SF)

SOUTH PARCEL OPTION: 50 UNITS
 (19) 1 BEDROOM (DOH min. 625 SF)
 (21) 2 BEDROOM (DOH min. 950 SF)
 (10) 3 BEDROOM (DOH min. 1200 SF)

SOUTH BUILDING TOTAL GIA - 71306 SF



Applicant: Preservation of Affordable Housing, Inc.
Project Name: C40 Garfield Park

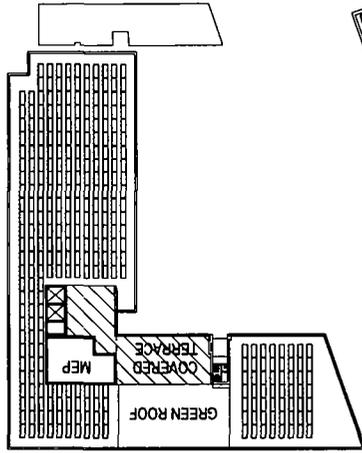
Address: 138 - 148 S. Troy St.; 3137 - 3159 W. Fifth Ave.; 201 - 213 S. Kedzie Ave.; 117 - 137 S. Kedzie Ave.; and 3138 - 3158 W. Fifth Ave.

FLOOR PLANS
Intro Date: 21 April, 2021 Issue Date: 13 April, 2021

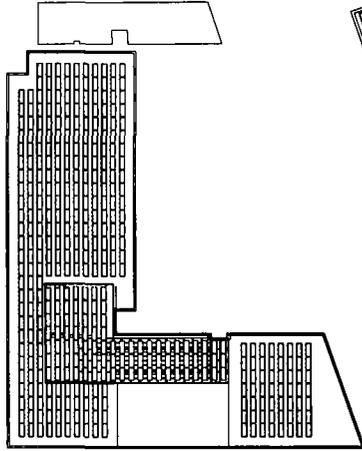
PROPOSED TOTAL SF BY USE ACROSS ALL ROOF LEVELS:

HARVESTABLE GARDEN - 3445 SF
 GREEN ROOF - 1748 SF
 PV PANEL ZONES: 25708 SF

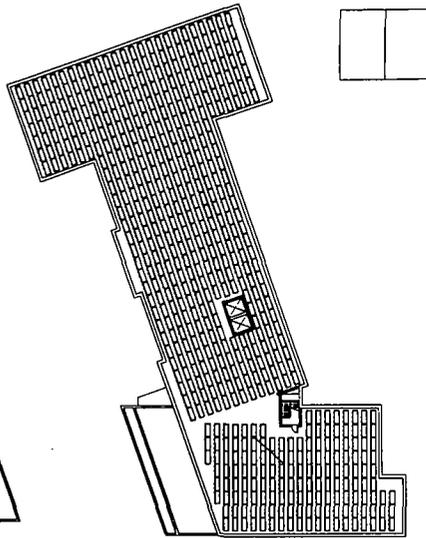
LOWER ROOF PLAN - 15600 SF



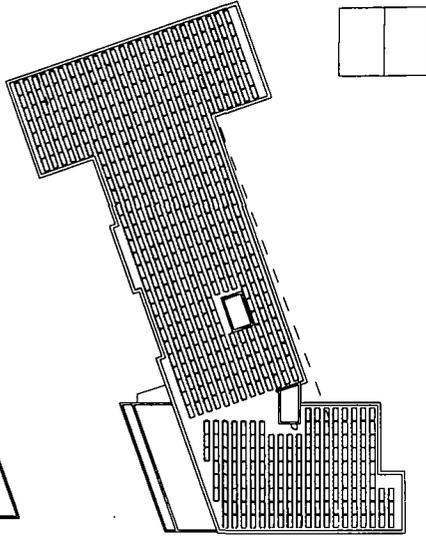
UPPER ROOF PLAN - 1710 SF



LOWER ROOF PLAN - 19800 SF



UPPER ROOF PLAN - 200 SF



BREAKDOWN:

NORTH PARCEL CO-OP LOWER ROOF
 GREEN ROOF: 1748 SF
 PV PANEL ZONE: 9144 SF

BREAKDOWN:

NORTH PARCEL CO-OP UPPER ROOF
 PV PANEL ZONE: 1710 SF

Applicant: Preservation of Affordable Housing, Inc.

Project Name: C40 Garfield Park

Address: 138 - 148 S. Troy St.; 3137 - 3159 W. Fifth Ave.; 201 - 213 S. Kedzie Ave.; 117 - 137 S. Kedzie Ave.; and 3138 - 3158 W. Fifth Ave.

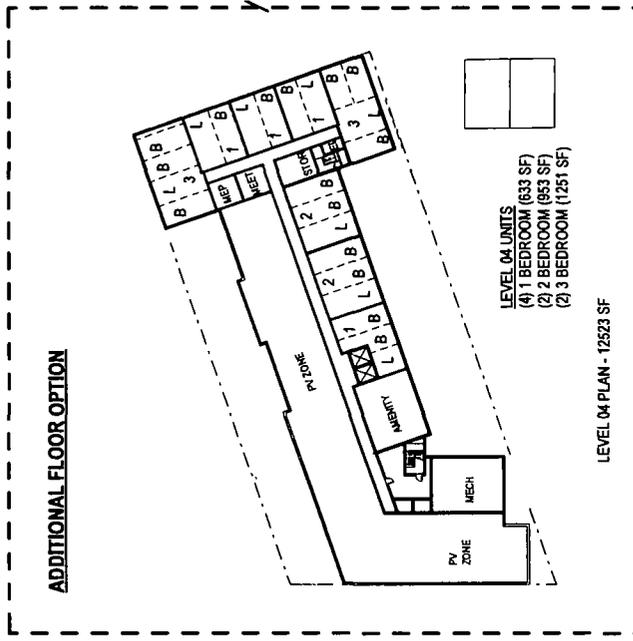
ROOF PLANS + 4TH FLOOR OPTION

Intro Date: 21 April, 2021

Issue Date: 13 April, 2021

007

ADDITIONAL FLOOR OPTION

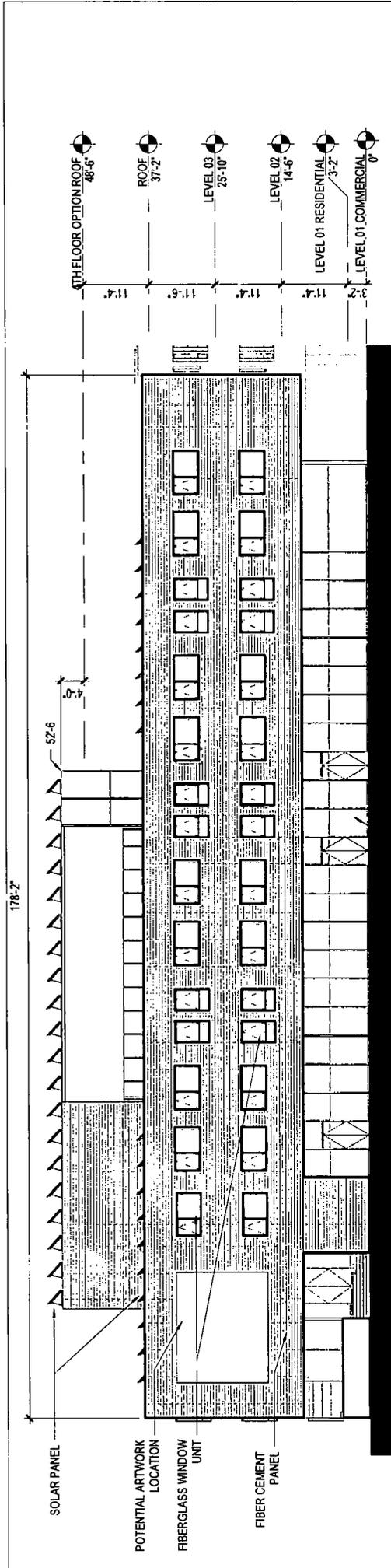


LEVEL 04 UNITS
 (4) 1 BEDROOM (633 SF)
 (2) 2 BEDROOM (953 SF)
 (2) 3 BEDROOM (1251 SF)

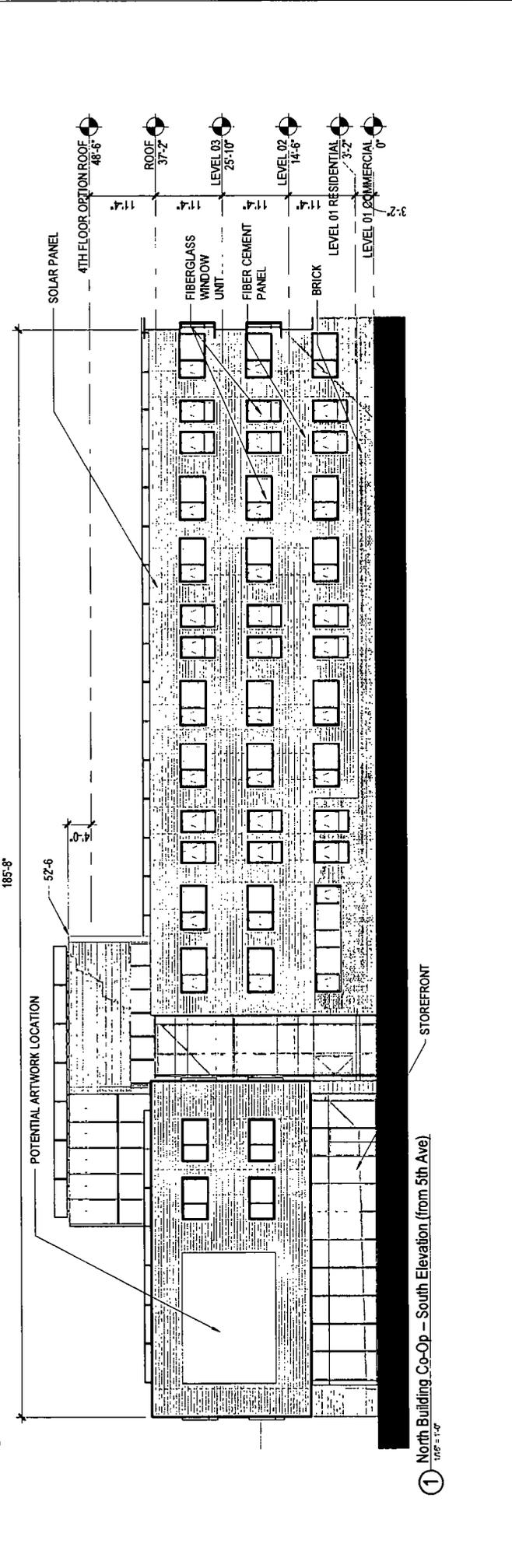
LEVEL 04 PLAN - 12523 SF



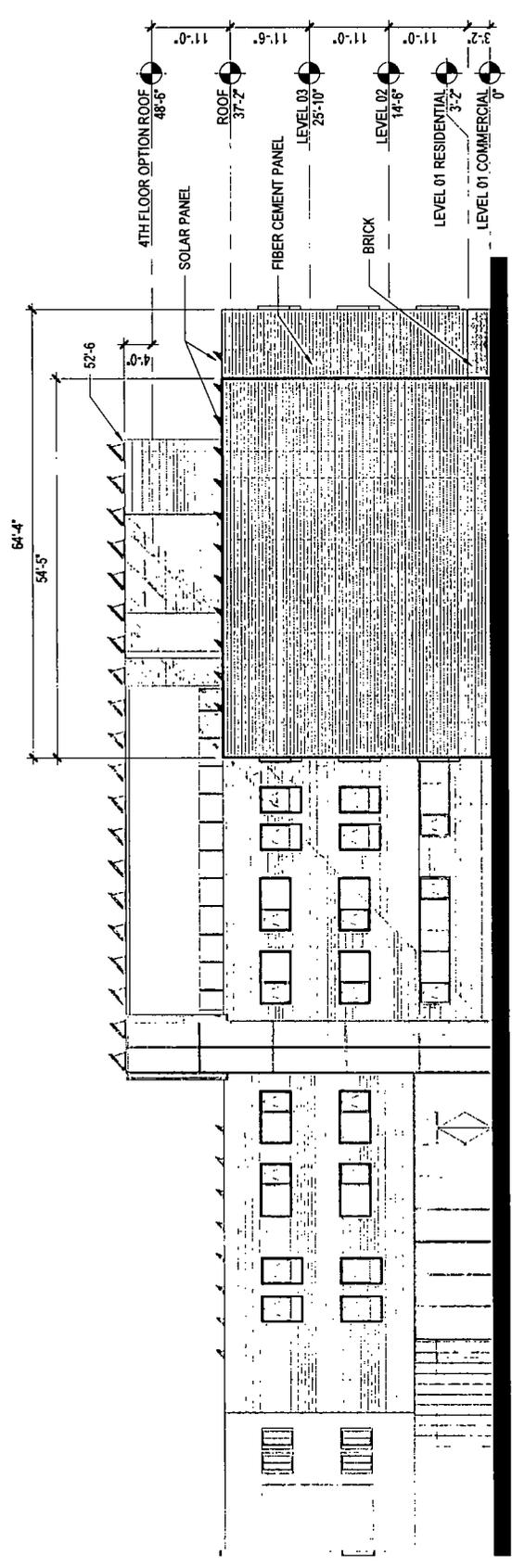
0 15' 30' 60' 120'
 Scale: 1" = 60'



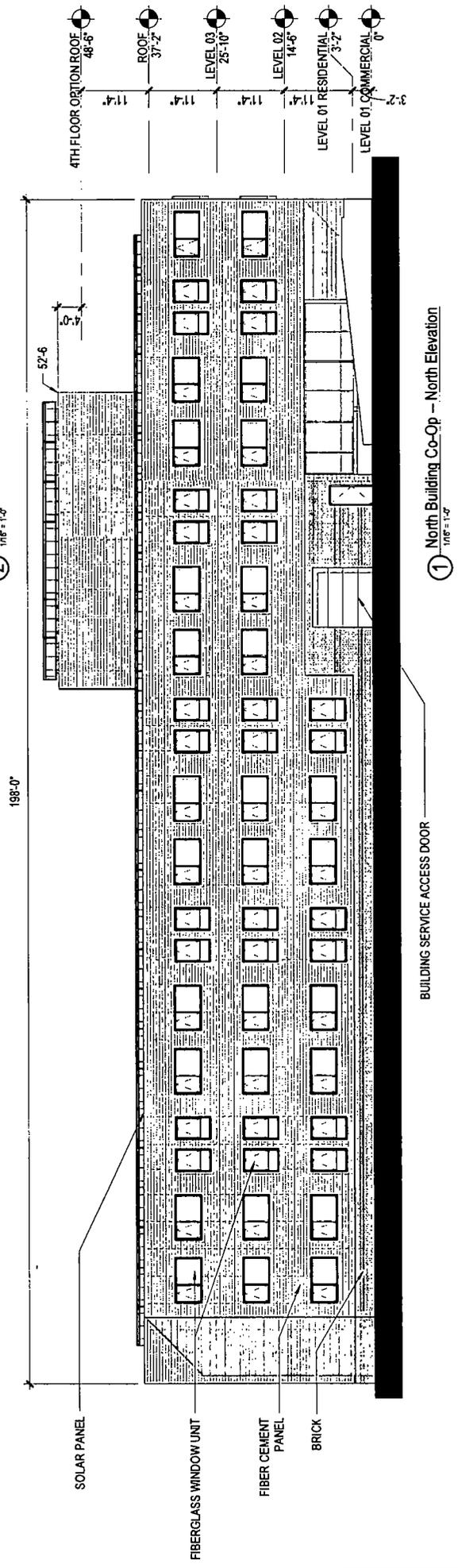
② North Building Co-Op – West Elevation (from Kedzie Ave)
178' = 1'-0"



① North Building Co-Op – South Elevation (from 5th Ave)
178' = 1'-0"



② North Building Co-Op - East Elevation
1/16" = 1'-0"

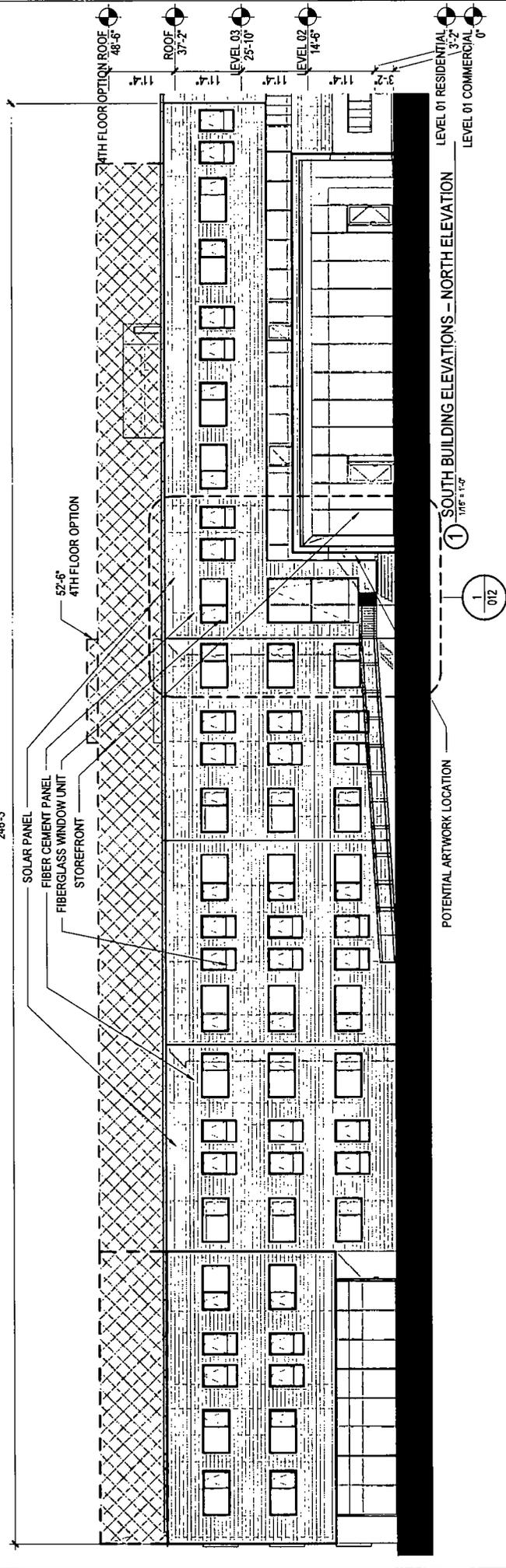
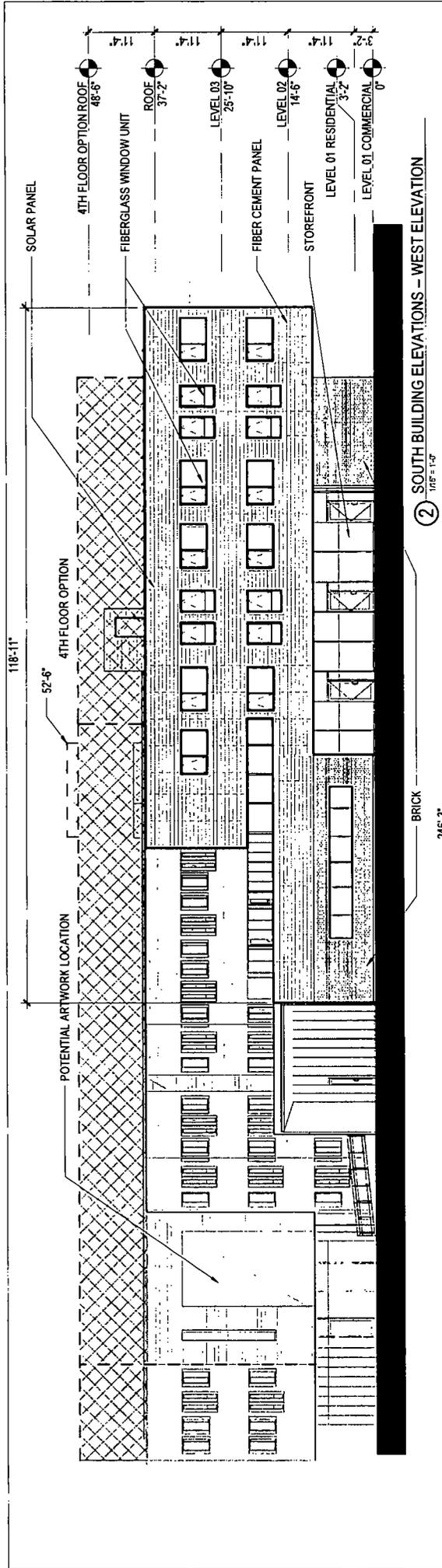


① North Building Co-Op - North Elevation
1/16" = 1'-0"

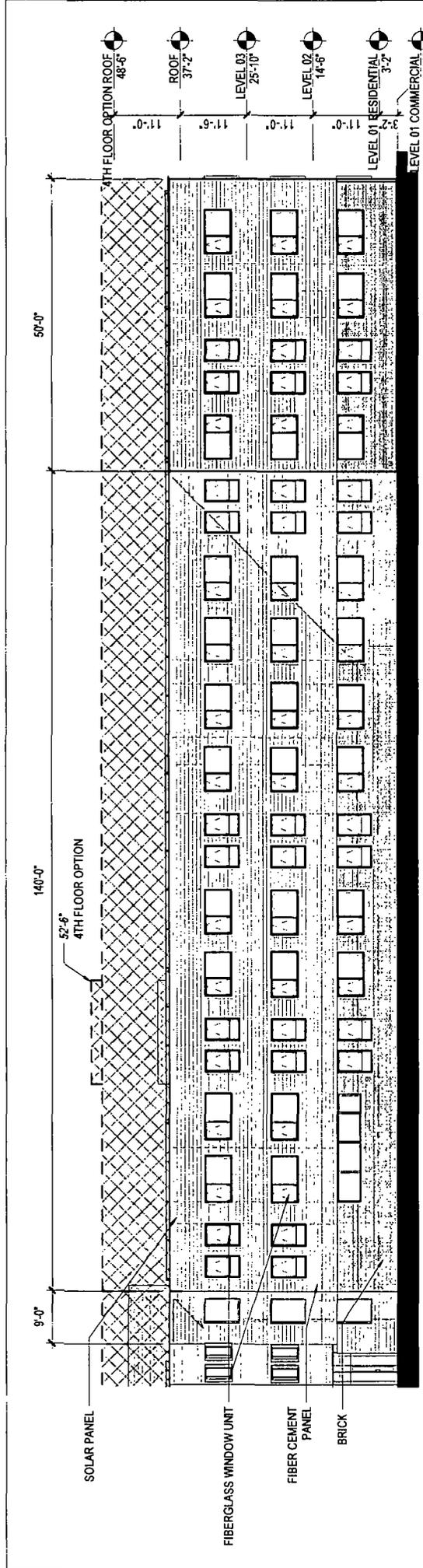
Address: 138 - 148 S. Troy St.; 3137 - 3159 W. Fifth Ave.; 201 - 213 S. Kedzie Ave.; 117 - 137 S. Kedzie Ave.; and 3138 - 3158 W. Fifth Ave.

Applicant: Preservation of Affordable Housing, Inc.
Project Name: C40 Garfield Park

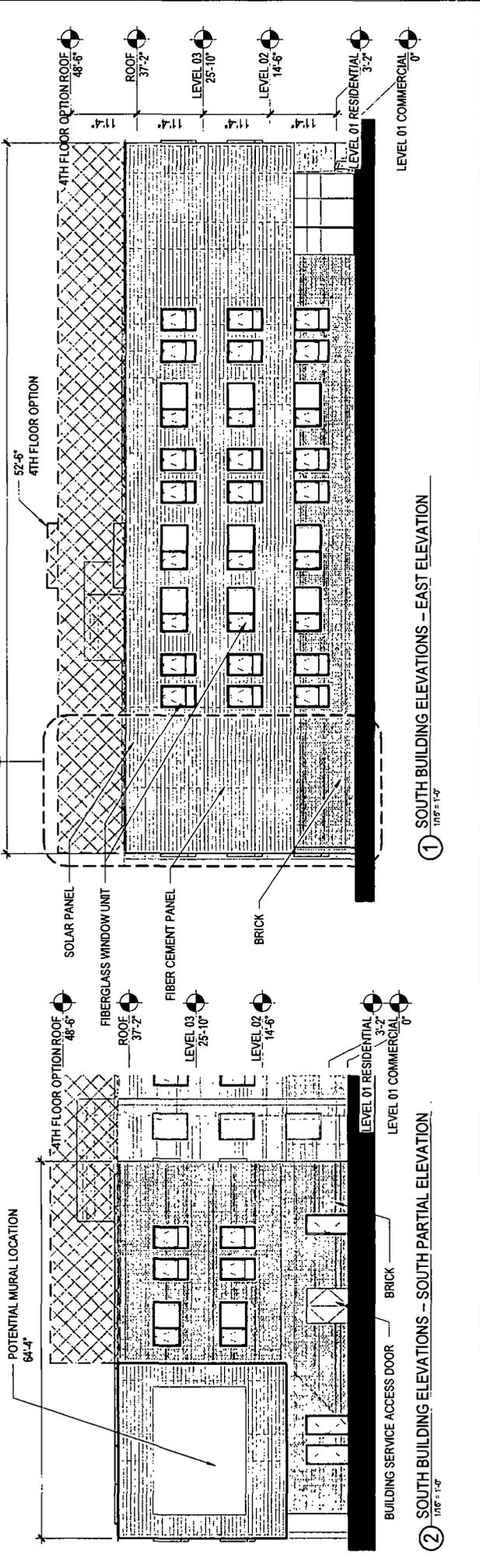
NORTH PARCEL ELEVATIONS
Intro Date: 21 April, 2021 Issue Date: 13 April, 2021



<p>2 SOUTH BUILDING ELEVATIONS – WEST ELEVATION 1/16" = 1'-0"</p>	
<p>1 SOUTH BUILDING ELEVATIONS – NORTH ELEVATION 1/16" = 1'-0"</p>	
<p>012</p>	
<p>Applicant: Preservation of Affordable Housing, Inc.</p>	<p>Address: 138 - 148 S. Troy St.; 3137 - 3159 W. Fifth Ave.; 201 - 213 S. Kedzie Ave.; 117 - 137 S. Kedzie Ave.; and 3138 - 3158 W. Fifth Ave.</p>
<p>Project Name: C40 Garfield Park</p>	
<p>SOUTH PARCEL ELEVATIONS</p>	
<p>Intro Date: 21 April, 2021 Issue Date: 13 April, 2021</p>	
<p>010</p>	

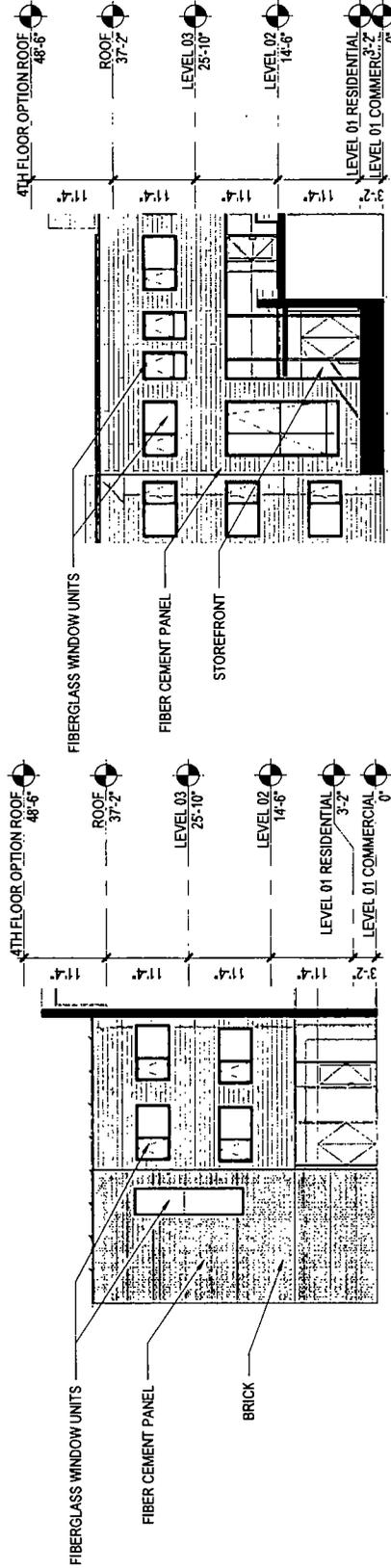


③ SOUTH BUILDING ELEVATIONS – SOUTH ELEVATION
1/16" = 1'-0"



① SOUTH BUILDING ELEVATIONS – EAST ELEVATION
1/16" = 1'-0"

Applicant: Preservation of Affordable Housing, Inc.
 Project Name: C40 Garfield Park
 Address: 138 - 148 S. Troy St.; 3137 - 3159 W. Fifth Ave.; 201 - 213 S. Kedzie Ave.; 117 - 137 S. Kedzie Ave.; and 3138 - 3158 W. Fifth Ave.
 Intro Date: 21 April, 2021 Issue Date: 13 April, 2021
 SOUTH PARCEL ELEVATIONS
 011



② SOUTH ENTRY - EAST ELEVATION
1/16" = 1'-0"

① NORTH ENTRY ELEVATION
1/16" = 1'-0"

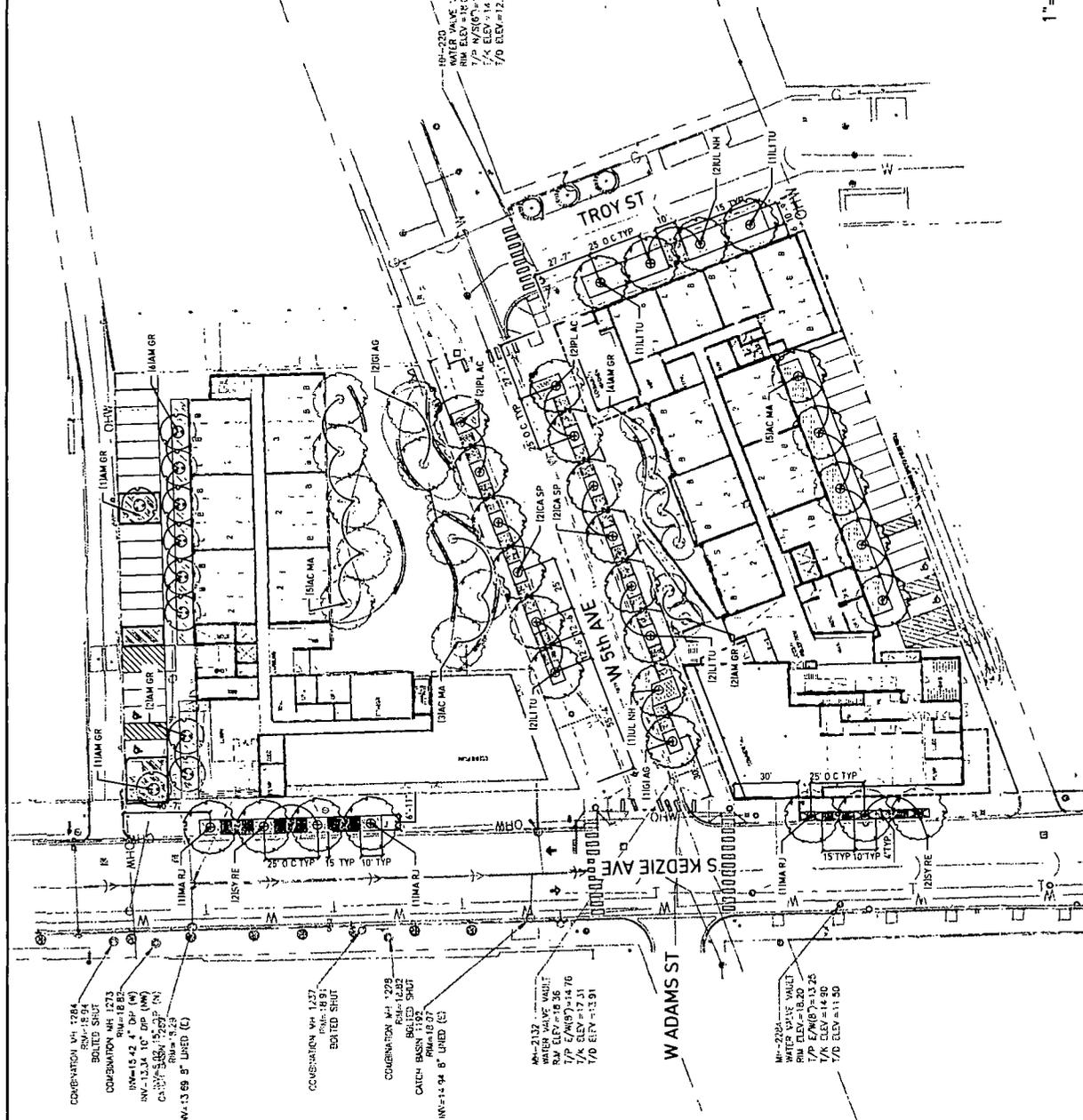
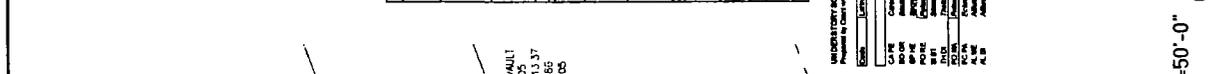
Applicant: Preservation of Affordable Housing, Inc.
Project Name: C40 Garfield Park

Address: 138 - 148 S. Troy St.; 3137 - 3159 W. Fifth Ave.; 201 - 213 S. Kedzie Ave.; 117 - 137 S. Kedzie Ave.; and 3138 - 3158 W. Fifth Ave.

SOUTH PARCEL - PARTIAL ELEVATIONS
Intro Date: 21 April, 2021 Issue Date: 13 April, 2021

SYMBOL	PERENNIAL PLANT MIX
[Symbol]	MEADOW MIX #1 CONT. 18" O.C.
[Symbol]	STREETSCAPE MIX #1 CONT. 18" O.C.
[Symbol]	BIOSSWALE MIX #1 CONT. 18" O.C.
[Symbol]	BUFFER MIX #1 CONT. 18" O.C.
[Symbol]	SOD LAWN
[Symbol]	STRUCTURAL SOIL BELOW PAVEMENT
[Symbol]	SHADE TREE/STREET TREE
[Symbol]	ORNAMENTAL TREE

TREE LEGEND	CODE	SPACING	QTY	SIZE
TULIP POPULAR Liriodendron tulipifera	LITU	25' O.C.	10	4" CAL
LONDON PLANETREE Parrotia persica	PLAC	25' O.C.	6	4" CAL
NEW HORIZON ELM Ulmus minor 'New Horizons'	ULNH	25' O.C.	3	4" CAL
IVORY SILK JAPANESE TREE Liliodendron tomentosum	LIJAS	25' O.C.	4	2.5"-3" CAL
RED JEWEL CRABAPPLE Malus 'Red Jewel'	MA RJ	25' O.C.	3	2.5"-3" CAL
NORTHERN CATALPA Catalpa bignonioides	CA SP	25' O.C.	4	4" CAL
GIUNGO Ginkgo biloba 'Autumn Gold'	GIAG	25' O.C.	3	4" CAL
MARMO MAPLE Acer 'Tramann Marmo'	AC MA	VARIABLES	13	4" CAL
SPRUE SPENBERGERRY Amelanchier spandiflora	AM GR	VARIABLES	16	4" CAL



STREET NAME	LE-OF-STREET FRONTAGE	NO. OF TREES (1" DBH) PROVIDED	NO. OF TREES (4" DBH) PROVIDED
SHAWNEE	432'	17	14*
KEDZIE AVE	313'	8	8
TROY ST	126'	5	4**

NOTES:
 1. EXISTING CURB CUTS TO BE REMOVED SHALL BE RECONSTRUCTED TO FULL-HEIGHT CURB.
 2. TOP SOIL IS REQUIRED 2'-4" THROUGHOUT THE FULL-DEPTH DIMENSIONS OF PLANTERS. FULL-DEPTH DIMENSIONS OF PLANTERS SHALL BE AS SHOWN. ALL CURB CUTS SHALL BE CONCRETE. CONCRETE BARRICADES SHALL BE 18" HIGH, 12" WIDE, AND ALL OTHER NON-TOPSOIL ITEMS MUST BE REMOVED FROM EACH PLANTER PRIOR TO SOIL INSTALLATION.
 3. ALL REQUIRED LANDSCAPING WITHIN PUBLIC RIGHT-OF-WAY TO BE REPLACED, IF NEEDED, FOR A MINIMUM OF FIVE (5) YEARS BY THE ORIGINAL APPLICANT AND ANY SUBSEQUENT OWNERS.
 4. TREE GRATES SECURING GRATES TO FRAMES IS PROHIBITED. GRATE PANELS TO BE SECURED TOGETHER FROM BOTTOM SIDE OF EACH PANEL THROUGH THE BOLT LOGS AND MANUFACTURER'S HOLE. BOLT LOGS AND MANUFACTURER'S HOLE USED BENEATH EACH GRATE TO CONNECT EACH GRATE PANEL TOGETHER.
 5. 4" LAYER OF 1" BLACK LAVA ROCK INSTALLED THROUGHOUT FULL-DEPTH DIMENSIONS OF THE AT-GRADE PLANTER IS REQUIRED. LEAVE NO VOIDS BETWEEN SOIL AND GRATE.

Address: 138 - 148 S. Troy St.; 3137 - 3159 W. Fifth Ave.; 201 - 213 S. Kedzie Ave.; 117 - 137 S. Kedzie Ave.; and 3138 - 3158 W. Fifth Ave.

Applicant: Preservation of Affordable Housing, Inc.

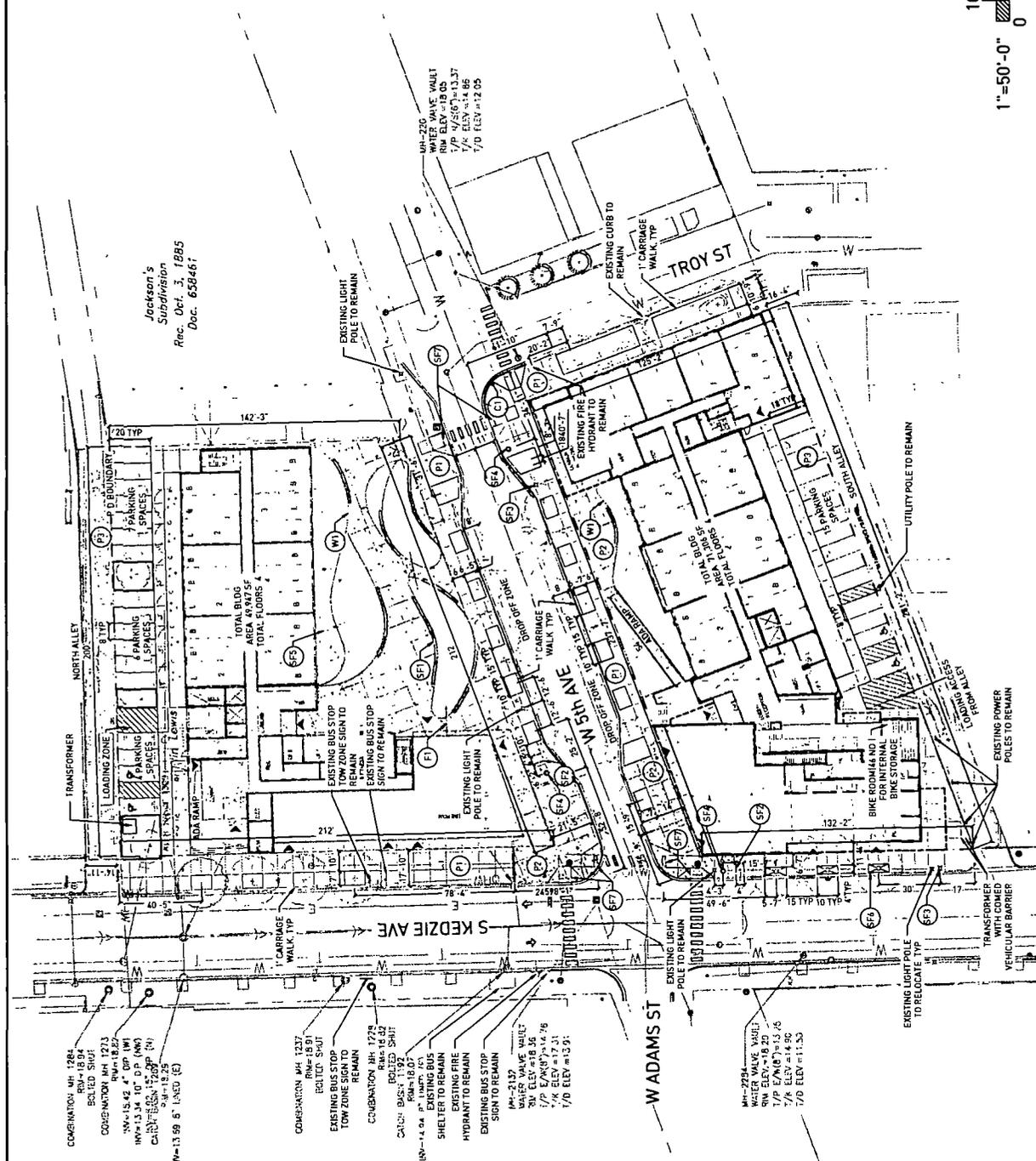
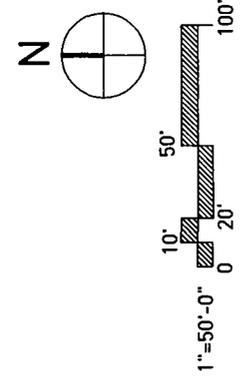
Project Name: C40 Garfield Park

Landscape Plan

Intro Date: 24 March, 2021 **Issue Date:** 1 April 2021

003

LEGEND	PROPOSED CURB AND GUTTER - REF CIVIL	EXISTING CURB AND GUTTER TO REMAIN	CASH-IN-PLACE CONCRETE, TYPE 1	CASH-IN-PLACE CONCRETE, 10' CONTROL JOINTS - TYPE 2	VERTICAL GRADE CONCRETE AND GREEN ALLEY STANDARDS	CORTEX WENGER RETAINING WALL 1" THICK PANEL	FENCE WITH GATE, 4" GALV. GALVANIZED STEEL CUSTOM	CUSTOM IPE BENCH, EMBEDDED JOINT, CUSTOM	BIKE RACKS/BI	STREET LIGHT, CHICAGO STANDARD/RELOCATED	TRASH RECEPTACLE/2	NATURAL PLAY EQUIPMENT LOGS AND BEAMS, CUSTOM	TREE GRATE, 4'X10'	PROPOSED ADA RAMP AND CURB CUT-REF CIVIL	SIGHT TRIANGLES	BUILDING ENTRANCE	EXISTING FIRE HYDRANT TO REMAIN	EXISTING FIRE STOP SIGN AND BUS STOP TOW ZONE SIGN TO REMAIN	EXISTING BUS SHELTER TO REMAIN		
C1																					
P1																					
P2																					
P3																					
W1																					
F1																					
SF1																					
SF2																					
SF3																					
SF4																					
SF5																					
SF6																					
SF7																					



- NOTES**
- 1 ALL EXISTING CURB CUTS TO BE REMOVED SHALL BE RECONSTRUCTED TO FULL-HEIGHT CURB
 - 2 TOP SOIL IS REQUIRED 2'-4" THROUGHOUT THE FULLEST DIMENSIONS OF ALL PARKWAY PLANTERS. ALL CONSTRUCTION SPILL SUCH AS DEBRIS, GRASS, MULCH, ETC. SHALL BE REMOVED FROM THE GRASSY TOP AND ALL OTHER NON-TOPSOIL ITEMS MUST BE REMOVED FROM EACH PLANTER PRIOR TO SOIL INSTALLATION
 - 3 ALL REQUIRED LANDSCAPING WITHIN PUBLIC RIGHT-OF-WAY TO BE REPLACED, IF NEEDED, FOR A MINIMUM OF FIFTEEN YEARS BY THE ORIGINAL APPLICANT AND ANY SUBSEQUENT OWNERS
 - 4 TREE GRATES, SECURING GRATES TO FRAMES IS PROHIBITED. GRATE PANELS TO BE SECURED TOGETHER FROM BOTTOM SIDE OF EACH PANEL THROUGH THE BOLT LUGS AND MANUFACTURER'S BOLTING HARDWARE. SECURING BOLTS MUST BE USED BENEATH EACH GRATE TO CONNECT EACH GRATE PANEL TOGETHER
 - 5 4" LAYER OF 1" BLACK LAVA ROCK INSTALLED THROUGHOUT THE GRATE OPENING AND THE FULLEST DIMENSIONS OF ALL PARKWAY PLANTERS IS REQUIRED. LEAVE NO GAPS BETWEEN SOIL AND GRATE

COMBINATION MH 1284
SOIL TO REMAIN
CORUS/INCHON MH 1213
1" W x 1.5 x 4.2 4" DP (W)
1" W x 1.5 x 3.4 10" DP (M)
CASH-IN-PLACE CONCRETE
1" W x 1.5 x 3.4 10" DP (M)
1" W x 1.5 x 3.4 10" DP (M)
1" W x 1.5 x 3.4 10" DP (M)
1" W x 1.5 x 3.4 10" DP (M)

COMBINATION MH 1237
BOLTED SHIRT
EXISTING BUS STOP
TOW ZONE SIGN TO
REMAIN

COMBINATION MH 1278
BOLTED SHIRT
EXISTING BUS STOP
TOW ZONE SIGN TO
REMAIN

COMBINATION MH 1279
BOLTED SHIRT
EXISTING BUS STOP
TOW ZONE SIGN TO
REMAIN

COMBINATION MH 1280
BOLTED SHIRT
EXISTING BUS STOP
TOW ZONE SIGN TO
REMAIN

COMBINATION MH 1281
BOLTED SHIRT
EXISTING BUS STOP
TOW ZONE SIGN TO
REMAIN

COMBINATION MH 1282
BOLTED SHIRT
EXISTING BUS STOP
TOW ZONE SIGN TO
REMAIN

COMBINATION MH 1283
BOLTED SHIRT
EXISTING BUS STOP
TOW ZONE SIGN TO
REMAIN

COMBINATION MH 1284
BOLTED SHIRT
EXISTING BUS STOP
TOW ZONE SIGN TO
REMAIN

COMBINATION MH 1285
BOLTED SHIRT
EXISTING BUS STOP
TOW ZONE SIGN TO
REMAIN

COMBINATION MH 1286
BOLTED SHIRT
EXISTING BUS STOP
TOW ZONE SIGN TO
REMAIN

COMBINATION MH 1287
BOLTED SHIRT
EXISTING BUS STOP
TOW ZONE SIGN TO
REMAIN

COMBINATION MH 1288
BOLTED SHIRT
EXISTING BUS STOP
TOW ZONE SIGN TO
REMAIN

COMBINATION MH 1289
BOLTED SHIRT
EXISTING BUS STOP
TOW ZONE SIGN TO
REMAIN

COMBINATION MH 1290
BOLTED SHIRT
EXISTING BUS STOP
TOW ZONE SIGN TO
REMAIN

COMBINATION MH 1291
BOLTED SHIRT
EXISTING BUS STOP
TOW ZONE SIGN TO
REMAIN

COMBINATION MH 1292
BOLTED SHIRT
EXISTING BUS STOP
TOW ZONE SIGN TO
REMAIN

COMBINATION MH 1293
BOLTED SHIRT
EXISTING BUS STOP
TOW ZONE SIGN TO
REMAIN

COMBINATION MH 1294
BOLTED SHIRT
EXISTING BUS STOP
TOW ZONE SIGN TO
REMAIN

COMBINATION MH 1295
BOLTED SHIRT
EXISTING BUS STOP
TOW ZONE SIGN TO
REMAIN

COMBINATION MH 1296
BOLTED SHIRT
EXISTING BUS STOP
TOW ZONE SIGN TO
REMAIN

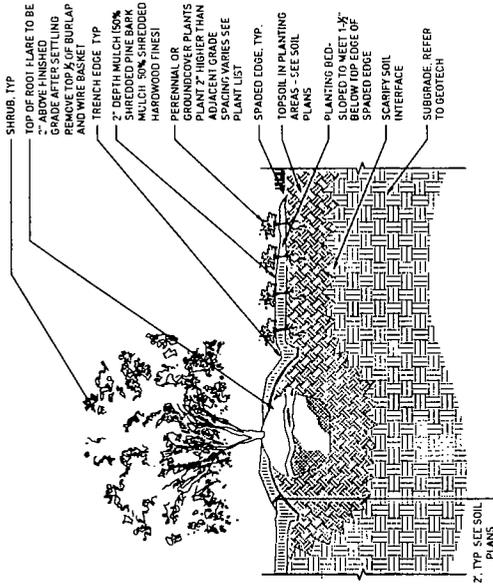
COMBINATION MH 1297
BOLTED SHIRT
EXISTING BUS STOP
TOW ZONE SIGN TO
REMAIN

COMBINATION MH 1298
BOLTED SHIRT
EXISTING BUS STOP
TOW ZONE SIGN TO
REMAIN

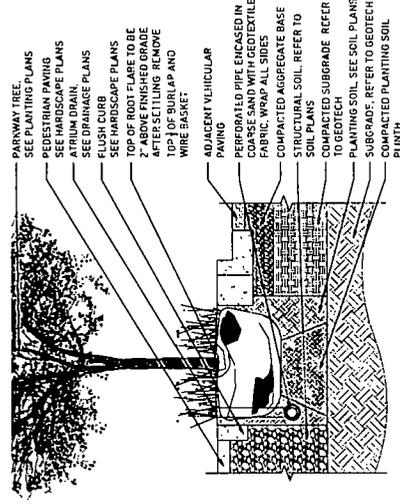
COMBINATION MH 1299
BOLTED SHIRT
EXISTING BUS STOP
TOW ZONE SIGN TO
REMAIN

COMBINATION MH 1300
BOLTED SHIRT
EXISTING BUS STOP
TOW ZONE SIGN TO
REMAIN

Applicant: Preservation of Affordable Housing, Inc.
Project Name: C40 Garfield Park
Address: 138 - 148 S. Troy St.; 3137 - 3159 W. Fifth Ave.; 201 - 213 S. Kedzie Ave.; 117 - 137 S. Kedzie Ave.; and 3138 - 3158 W. Fifth Ave.
Site Plan
Intro Date: 24 March, 2021 Issue Date: 1 April 2021
004

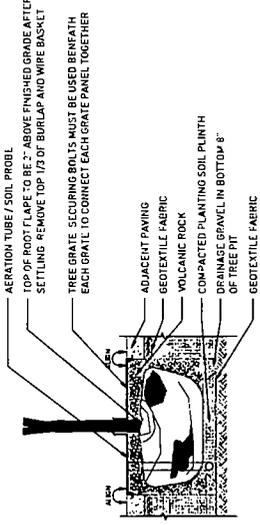


2 PERENNIAL AND SHRUB PLANTING 3/8" - 1/2"

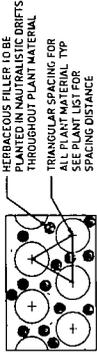


1 TREE IN PARKWAY PLANTER 1/8" - 1/4"

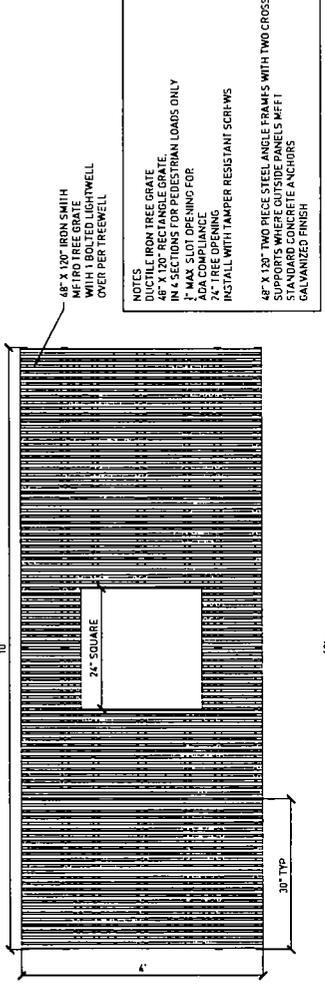
NOTES: SECURING GRATES TO FRAMES IS PROHIBITED. GRATE PANELS TO BE SECURED TOGETHER FROM BOTTOM SIDE OF EACH PANEL THROUGH THE BOLT LUGS AND MANUFACTURER'S 1/2" BOLTING HARDWARE THROUGHOUT THE GRATE OPENING AND THE FULL EST DIMENSIONS OF THE AT GRADE PLANTER IS REQUIRED. LEAVE NO VOIDS BETWEEN SOIL AND GRATE.



4 SF6: TREE GRATE SECTION 1/2" - 1 1/2"



5 PLANT SPACING 1/2" - 1 1/2"



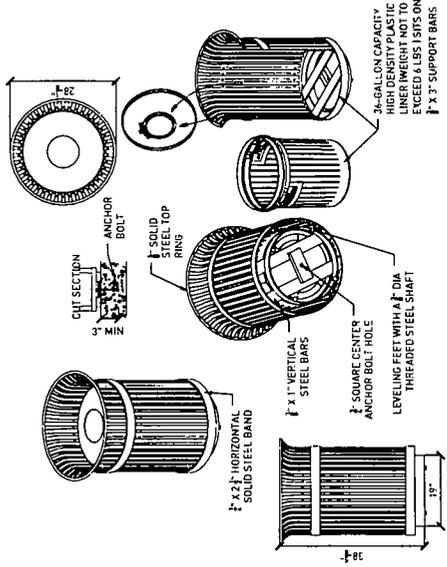
3 SF6 TREE GRATE PROFILE 1/2" - 1 1/2"

NOTES: SECURING GRATES TO FRAMES IS PROHIBITED. GRATE PANELS TO BE SECURED TOGETHER FROM BOTTOM SIDE OF EACH PANEL THROUGH THE BOLT LUGS AND MANUFACTURER'S 1/2" BOLTING HARDWARE. 4" LAYER OF 1" BLACK LAMAROCK INSTALLED THROUGHOUT THE GRATE OPENING. IF THE GRATE IS TO BE USED IN A GRADE PLANTER IS REQUIRED. LEAVE NO VOIDS BETWEEN SOIL AND GRATE.

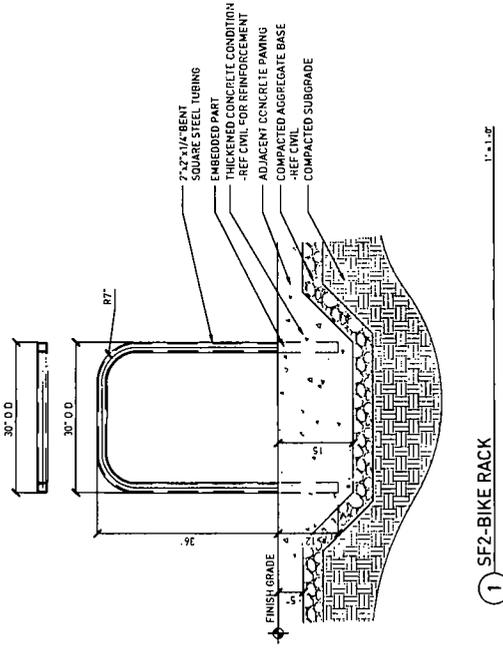
Applicant: Preservation of Affordable Housing, Inc. Address: 138 - 148 S. Troy St., 3137 - 3159 W. Fifth Ave.; 201 - 213 S. Kedzie Ave.; 117 - 137 S. Kedzie Ave.; and 3138 - 3158 W. Fifth Ave.

Site Details

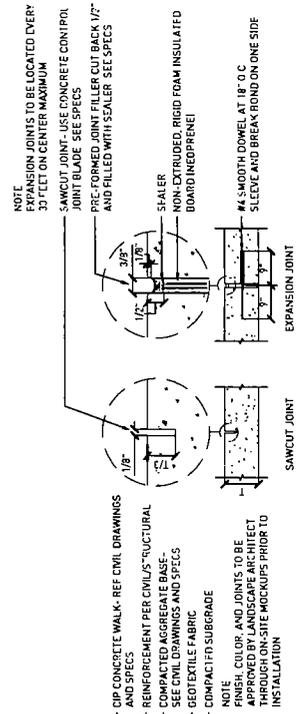
Intro Date: 24 March, 2021 Issue Date: 1 April 2021



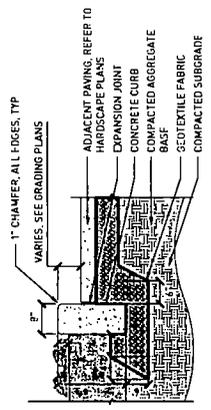
2 TRASH CAN 30" x 19"



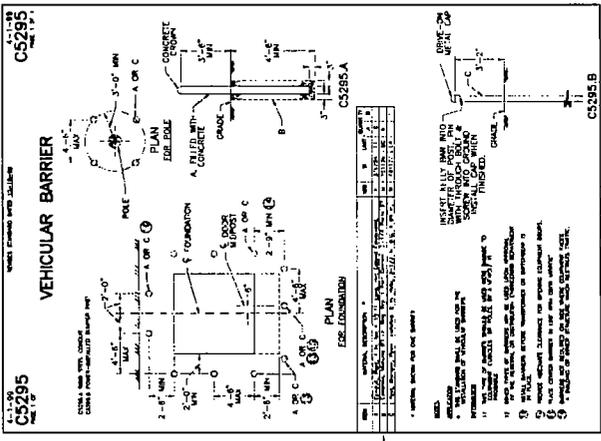
1 SF2-BIKE RACK 30" x 19"



4 CIP CONCRETE PAVEMENT 30" x 19"



3 PLANTING AT CURB 30" x 19"

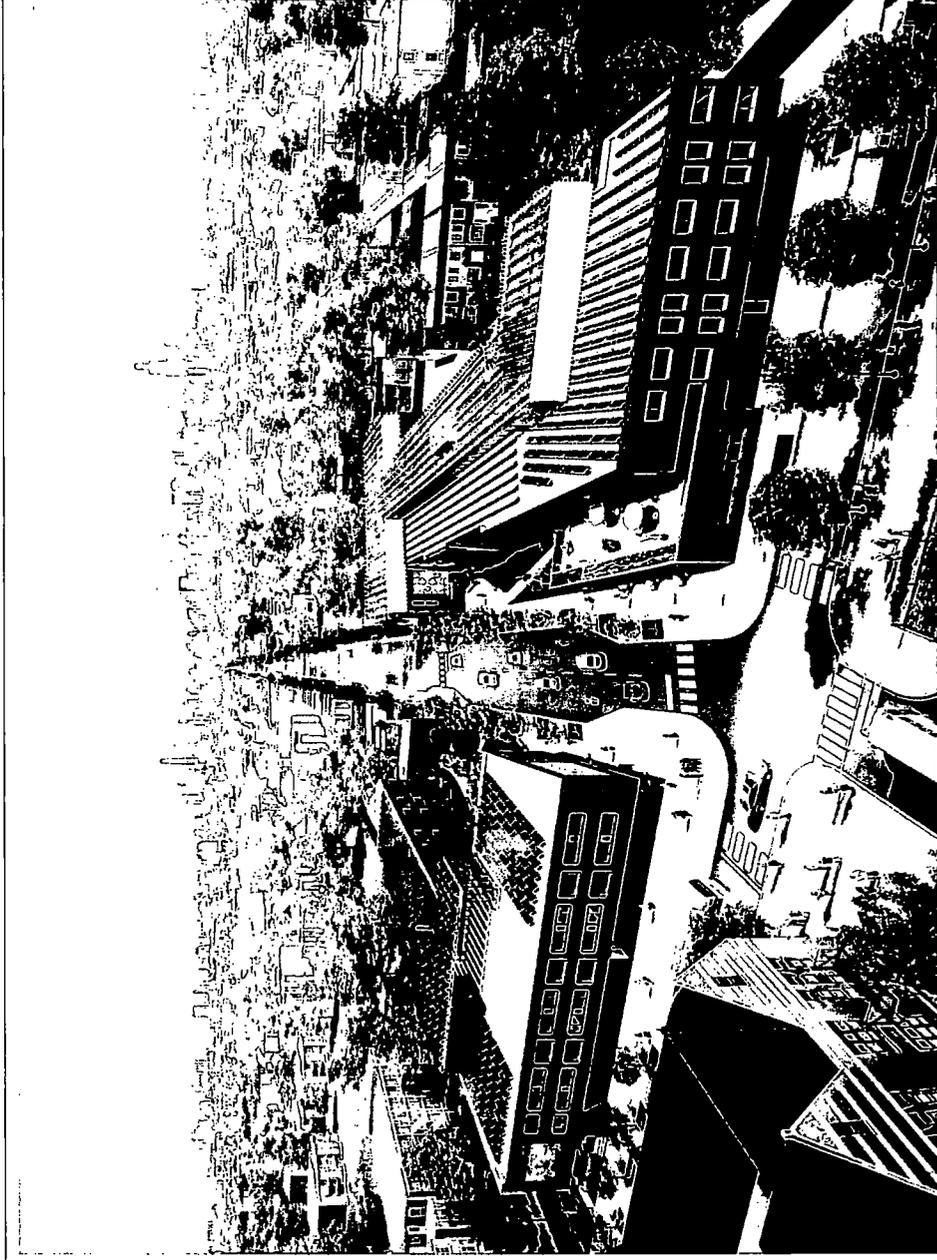


5 COMED STANDARD VEHICULAR BARRIER 30" x 19"

Garfield Park Apartments

PROJECT #022497.000

CHICAGO DEPARTMENT OF PLANNING AND DEVELOPMENT REVIEW



nia
nia architects Inc

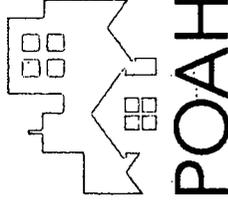
Perkins&Will
TERRA
ENGINEERING LTD.

OMNI
WORKSHOP

RIME

Rubinos &
Mesia
Engineers, Inc.
200 S. Michigan Avenue, Suite 1500, Chicago, IL 60604-2482

db|HMS



INDEX OF DRAWINGS - PD	
SHEET NO.	SHEET NAME
000	PLANNED DEVELOPMENT REVIEW - COVER
001	EXISTING ZONING
002	EXISTING LAND USE
003	PD BOUNDARY
004	LANDSCAPE PLAN
005	SITE PLAN
006	FLOOR PLANS
007	ROOF PLANS - 4TH FLOOR OPTION
008	NORTH PARCEL ELEVATIONS
009	SOUTH PARCEL ELEVATIONS
010	SOUTH PARCEL ELEVATIONS
011	SOUTH PARCEL ELEVATIONS
012	SOUTH PARCEL - PARTIAL ELEVATIONS

Applicant: Preservation of Affordable Housing, Inc.

Address: 138 - 148 S. Troy St.; 3197 - 3159 W. Fifth Ave.; 201 - 213 S. Kedzie Ave.; 117 - 137 S. Kedzie Ave.; and 3138 - 3158 W. Fifth Ave.

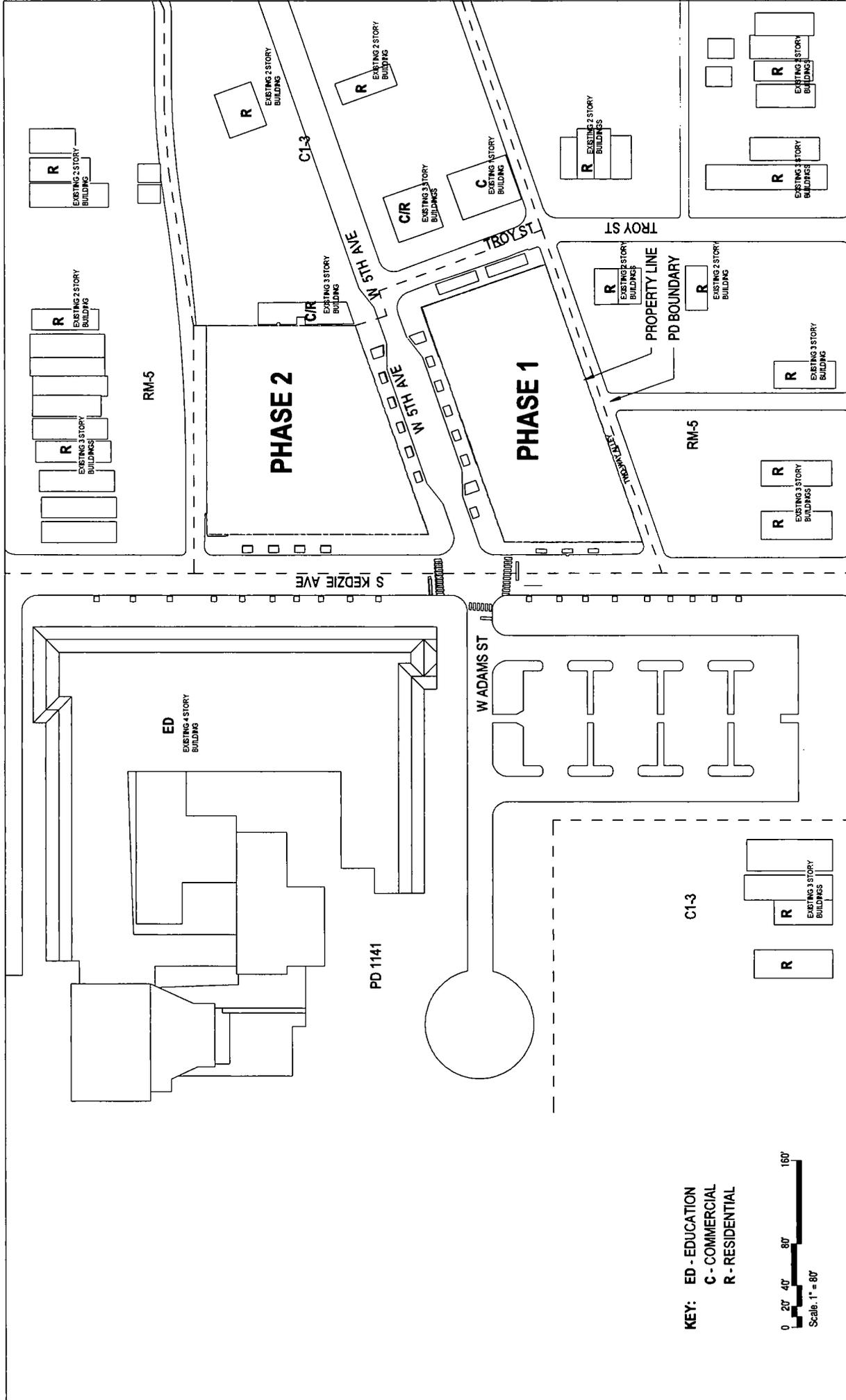
Project Name: C40 Garfield Park

PLANNED DEVELOPMENT REVIEW - COVER

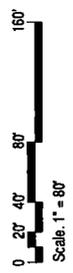
Intro Date: 21 April, 2021

Issue Date: 13 April, 2021

000



KEY:
 ED - EDUCATION
 C - COMMERCIAL
 R - RESIDENTIAL



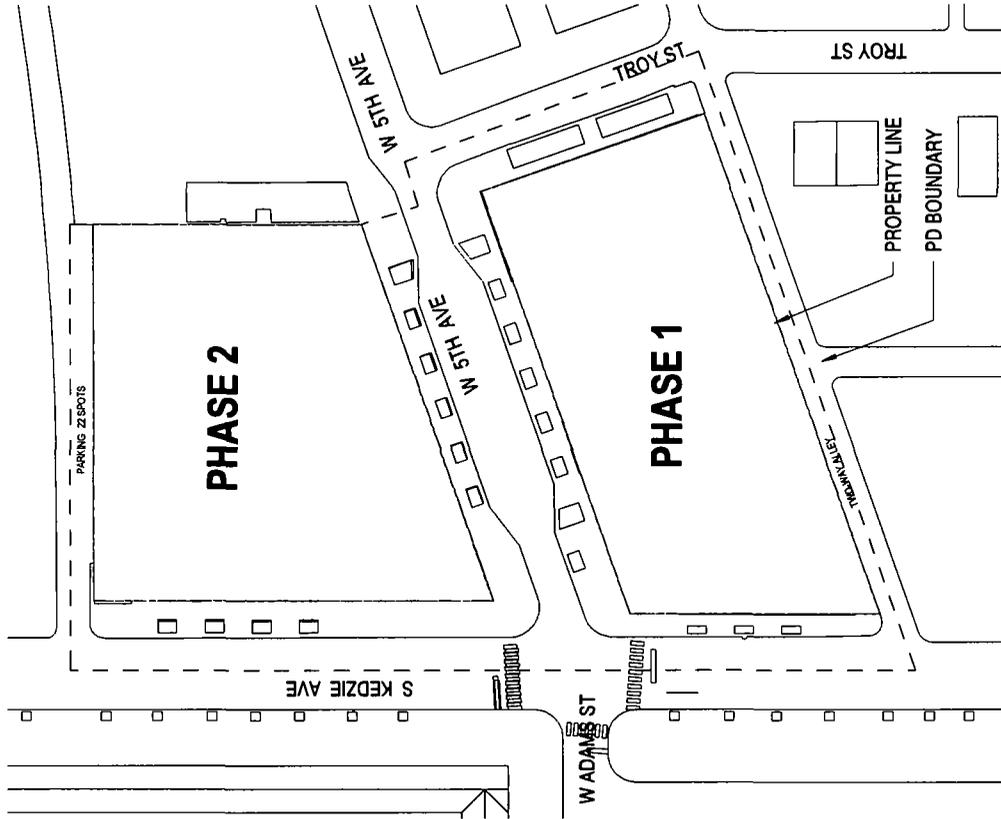
Applicant: Preservation of Affordable Housing, Inc.
Project Name: C40 Garfield Park

Address: 138 - 148 S. Troy St.; 3137 - 3159 W. Fifth Ave.; 201 - 213 S. Kedzie Ave.; 117 - 137 S. Kedzie Ave.; and 3138 - 3158 W. Fifth Ave.

EXISTING LAND USE

Intro Date: 21 April, 2021 **Issue Date:** 13 April, 2021

002



Applicant: Preservation of Affordable Housing, Inc.
Project Name: C40 Garfield Park

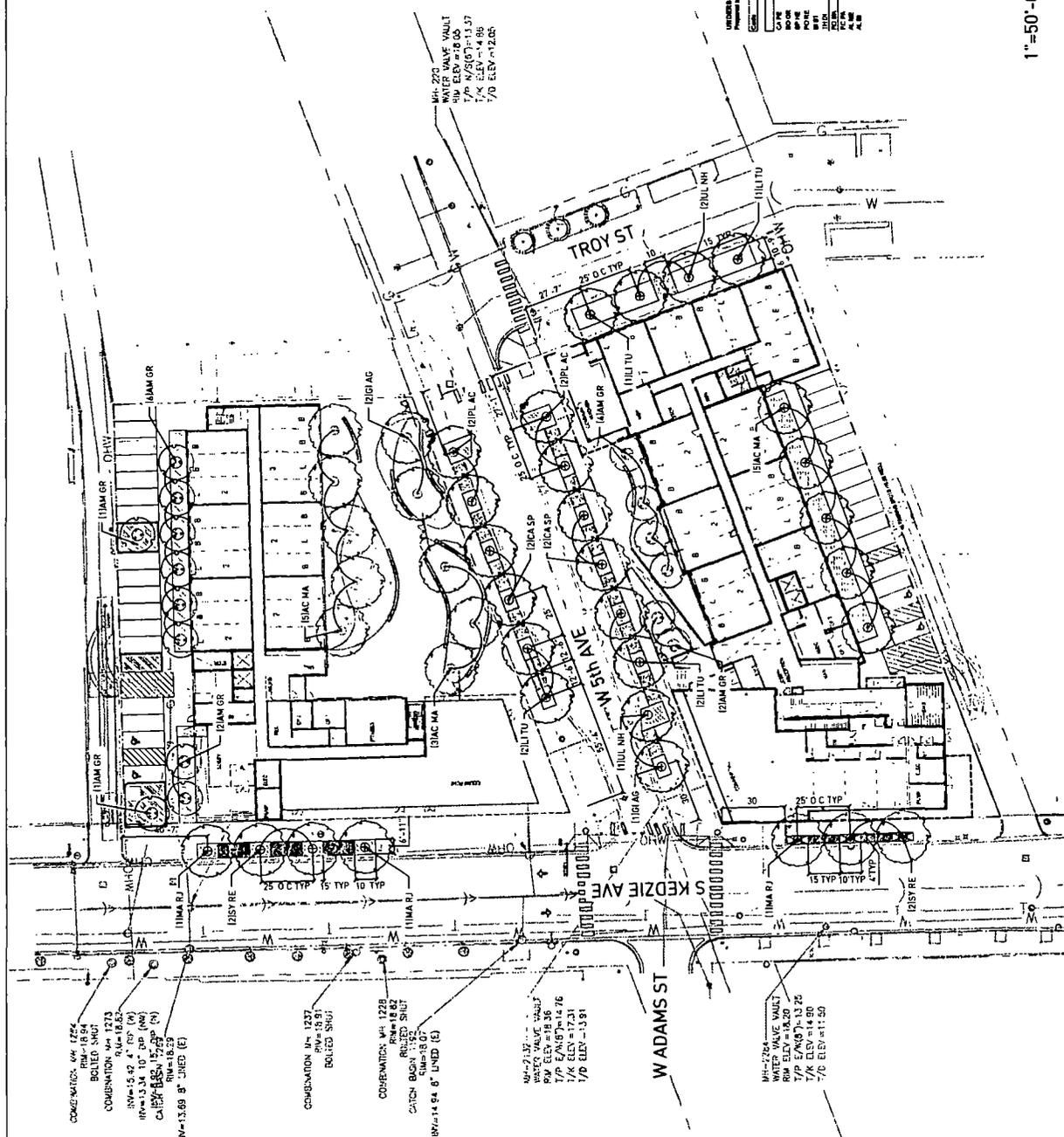
Address: 138 - 148 S. Troy St.; 3137 - 3159 W. Fifth Ave.; 201 - 213 S. Kedzie Ave.; 117 - 137 S. Kedzie Ave.; and 3138 - 3158 W. Fifth Ave.

PD BOUNDARY

Intro Date: 21 April, 2021 | **Issue Date:** 13 April, 2021

PERENNIAL PLANT MIX	MEADOW MIX #1 CONT. 18" O.C.
STREETSCAPE MIX #1 CONT. 18" O.C.	BIOSWALE MIX #1 CONT. 18" O.C.
BUFFER MIX #1 CONT. 18" O.C.	SOD LAWN
STRUCTURAL SOIL BELOW PAVEMENT	SHADE TREE/STREET TREE
	ORNAMENTAL TREE

TREE LEGEND	CODE	SPACING	QTY.	SIZE
TULIP POPULAR Linderostrum tubifera	LI TU	25' O.C.	10	4" CAL
LONDON PLANETREE Platanus occidentalis	PL AC	25' O.C.	6	4" CAL
NEW HORIZON ELM Ulmus minor 'A New Horizon'	UL NH	25' O.C.	3	4" CAL
MOYRI SILK JAPANESE TREE Lilac SYRE	LI AC SY RE	25' O.C.	4	2.5"-3" CAL
SYMPGAR FRAXINATA	MA RJ	25' O.C.	3	2.5"-3" CAL
RED JEWEL CRABAPPLE Malus 'Red Jewel'	CA SP	25' O.C.	4	4" CAL
NORTHERN CATALPA Catalpa speciosa	GI AG	25' O.C.	3	4" CAL
GIUNGO Ginkgo biloba 'Autumn Gold'	AC MA VARIES		13	4" CAL
MARNO MAPLE Acer 'Freeman's Marimo'	AM OR VARIES		16	4" CAL
LORILEE SERVICE BERRY Amelanchier canadensis				



- NOTES:
- EXISTING CURB CUTS TO BE REMOVED SHALL BE RECONSTRUCTED TO FULL-HEIGHT CURB.
 - TOP SOIL IS REQUIRED 2" THROUGHOUT THE FULLST DIMENSIONS OF ALL PARKWAY PLANTERS. FULLST DIMENSIONS OF ALL PARKWAY PLANTERS SHALL BE 12" MINIMUM. ALL PARKWAY PLANTERS SHALL BE CONCRETE, LIMESTONE, GARBAGE BARRICADES, CONCRETE, LIMESTONE, BLACK TOP, AND ALL OTHER NON-TOPSOIL ITEMS MUST BE REMOVED FROM EACH PLANTER PRIOR TO SOIL INSTALLATION.
 - ALL REQUIRED LANDSCAPING WITHIN PUBLIC RIGHT-OF-WAY TO BE REPLACED, IF NEEDED, FOR A MINIMUM OF FIVE YEARS BY THE ORIGINAL APPLICANT AND ANY SUBSEQUENT OWNERS.
 - ALL TREE GRATES TO BE SECURED TOGETHER THROUGH THE BOTTOM SIDE OF EACH PANEL THROUGH THE BOLT LUGS AND MANUFACTURER'S TAGS. ALL GRATES TO BE USED BEHIND EACH GRATE TO CONNECT EACH GRATE PANEL TOGETHER.
 - ALL LAYERS OF 1" BLACK LAVA ROCK INSTALLED WITHIN ALL PLANTERS. ALL PLANTERS SHALL BE FULLST DIMENSIONS OF THE ALL-GRADE PLANTER IS REQUIRED. LEAVE NO Voids BETWEEN SOIL AND GRATE.

STREET NAME	LF OF STREET FRONTAGE	NO. OF TREES PROVIDED	NO. OF TREES PROVIDED
5TH AVE	432'	17	14*
KEDZIE AVE	317'	8	8
TROY ST	126'	5	4**

* EXISTING LIGHT POLES ARE LOCATED IN CONFLICT WITH TREE SPACING TO MEET THE REQUIRED NUMBER AND THE 12" OFFSET FROM THE LIGHT POLE.

** EXISTING FIRE HYDRANT PLACEMENT CONFLICTS WITH THE TREE SPACING TO MEET THE REQUIRED NUMBER AND THE 12" OFFSET FROM THE LIGHT POLE.

UNIVERSITY MICROFILMS
Produced by: [Name]

Scale: 1" = 50'-0"

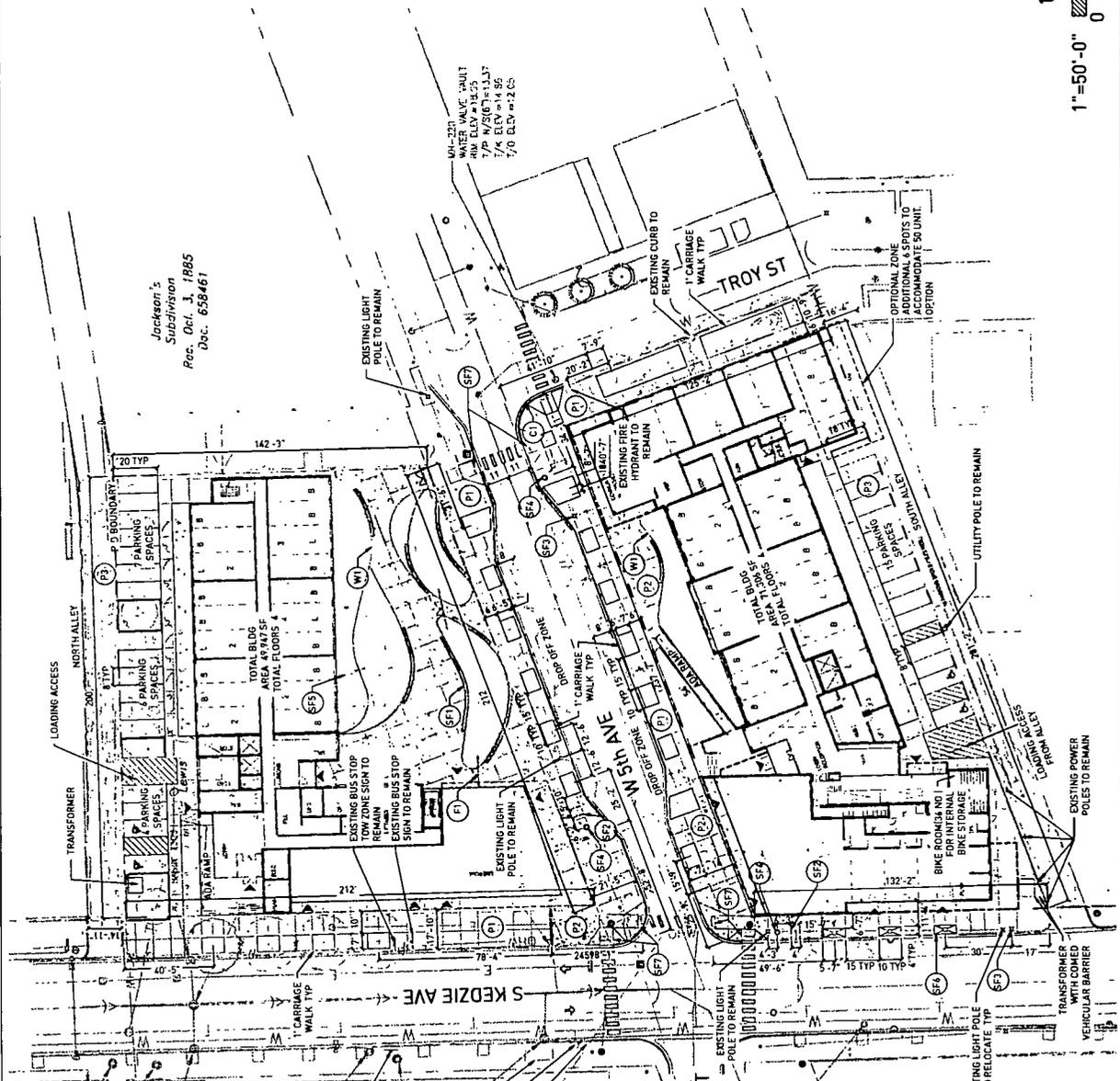
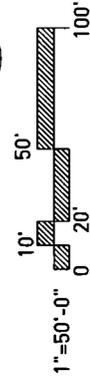
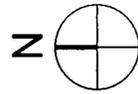
North Arrow

Graphic Scale: 0, 20, 50, 100'

Legend:

- LI TU: Tulip Poplar
- PL AC: London Planetree
- UL NH: New Horizon Elm
- LI AC SY RE: Moyri Silk Japanese Tree
- MA RJ: Sympgar Fraxinata
- CA SP: Red Jewel Crabapple
- GI AG: Northern Catalpa
- AC MA VARIES: Ginkgo biloba
- AM OR VARIES: Marno Maple
- AM OR VARIES: Lorilee Service Berry

LEGEND	PROPOSED CURB AND GUTTER - REF CIVIL	EXISTING CURB AND GUTTER TO REMAIN	CAST-IN-PLACE CONCRETE, TYPE 1	CAST-IN-PLACE CONCRETE, 10' CONTROL JOINTS, TYPE 2	VERTICAL CURB CONCRETE PER CHICAGO GREEN ALLEY	CURB FINISHER RETAINING WALL 4" THICK PANEL	FENCE WITH GATE	STAINLESS STEEL CUSTOM	CUSTOM PIPE BENCH ENGRAVED ADJUNT	BIKE RACK(S)	STREET LIGHT, CHICAGO STANDARD, RELOCATED	TRASH RECEPTACLE(S)	NATURAL PLANT EQUIPMENT LOGS AND BEAMS, CUSTOM	TREE GRATE, 4'X10'	PROPOSED ADA RAMP AND CURB CUT-REF CIVIL	SIGHT TRIANGLES	BUILDING ENTRANCE	EXISTING FIRE HYDRANT TO REMAIN	EXISTING FIRE HYDRANT AND BUS STOP TOW ZONE SIGN TO REMAIN	EXISTING BUS SHELTER TO REMAIN		
C1																						
P1																						
P2																						
P3																						
W1																						
F1																						
SF1																						
SF2																						
SF3																						
SF4																						
SF5																						
SF6																						
SF7																						



- CONCRETE CURB CUTS TO BE REMOVED SHALL BE RECONSTRUCTED TO FULL-HEIGHT CURB
- TOP SOIL IS REQUIRED 2-4" THROUGHOUT THE FULL ESTABLISHED CURB AND PARKWAY PLANTERS. ALL CONSTRUCTION SHALL BE DEBRIS, LIMESTONE, GARBAGE BARRICADES, CONCRETE, LIMESTONE, BRICK, OR OTHER MATERIALS. ALL OTHER MATERIALS MUST BE REMOVED FROM EACH PLANTER PRIOR TO SOIL INSTALLATION
- ALL REQUIRED LANDSCAPING WITHIN PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED TO A MINIMUM OF TWENTY FEET BY THE ORIGINAL APPLICANT AND ANY SUBSEQUENT OWNERS
- TREE GRATES, SECURING GRATES TO FRAMES IS REQUIRED. GRATES SHALL BE SECURED TOGETHER FROM BOTTOM SIDE OF EACH PANEL THROUGH THE BOLT LOGS AND MANUFACTURERS' BOLTING HARDWARE. SECURING BOLTS MUST BE USED BENEATH EACH GRATE TO CONNECT EACH GRATE PANEL TOGETHER
- 4" LAYER OF 1" BLACK LAVA ROCK INSTALLED THROUGHOUT THE GRATE OPENING AND THE FULLEST DIMENSIONS OF THE AT-GRADE PLANTER IS REQUIRED. LEAVE NO VOIDS BETWEEN SOIL AND GRATE

CONCRETE CURB CUTS TO BE REMOVED SHALL BE RECONSTRUCTED TO FULL-HEIGHT CURB

TOP SOIL IS REQUIRED 2-4" THROUGHOUT THE FULL ESTABLISHED CURB AND PARKWAY PLANTERS. ALL CONSTRUCTION SHALL BE DEBRIS, LIMESTONE, GARBAGE BARRICADES, CONCRETE, LIMESTONE, BRICK, OR OTHER MATERIALS. ALL OTHER MATERIALS MUST BE REMOVED FROM EACH PLANTER PRIOR TO SOIL INSTALLATION

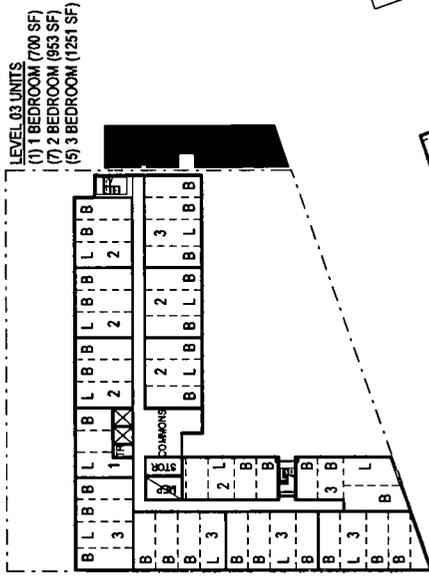
ALL REQUIRED LANDSCAPING WITHIN PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED TO A MINIMUM OF TWENTY FEET BY THE ORIGINAL APPLICANT AND ANY SUBSEQUENT OWNERS

TREE GRATES, SECURING GRATES TO FRAMES IS REQUIRED. GRATES SHALL BE SECURED TOGETHER FROM BOTTOM SIDE OF EACH PANEL THROUGH THE BOLT LOGS AND MANUFACTURERS' BOLTING HARDWARE. SECURING BOLTS MUST BE USED BENEATH EACH GRATE TO CONNECT EACH GRATE PANEL TOGETHER

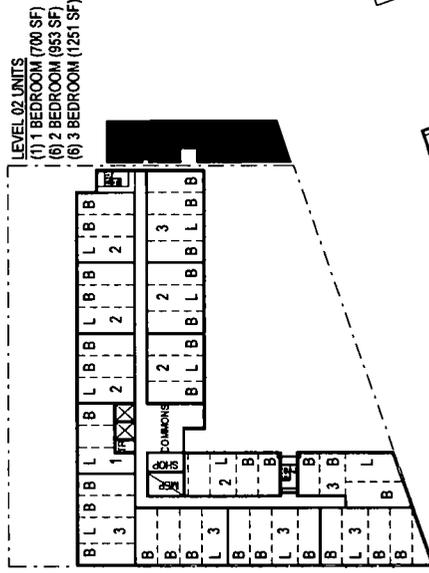
4" LAYER OF 1" BLACK LAVA ROCK INSTALLED THROUGHOUT THE GRATE OPENING AND THE FULLEST DIMENSIONS OF THE AT-GRADE PLANTER IS REQUIRED. LEAVE NO VOIDS BETWEEN SOIL AND GRATE

NORTH BUILDING TOTAL - 49947 SF

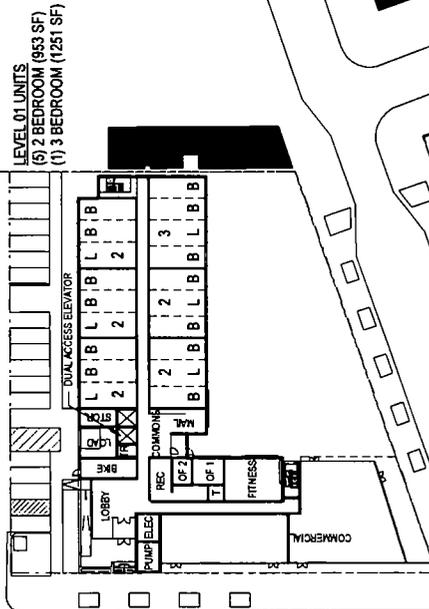
LEVEL 03 - 14712 SF



LEVEL 02 - 17412 SF

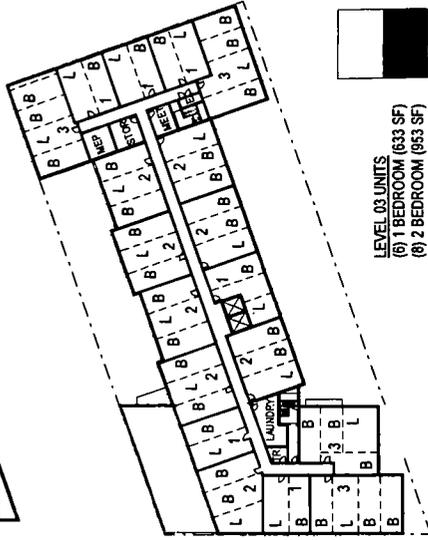


LEVEL 01 - 15123 SF

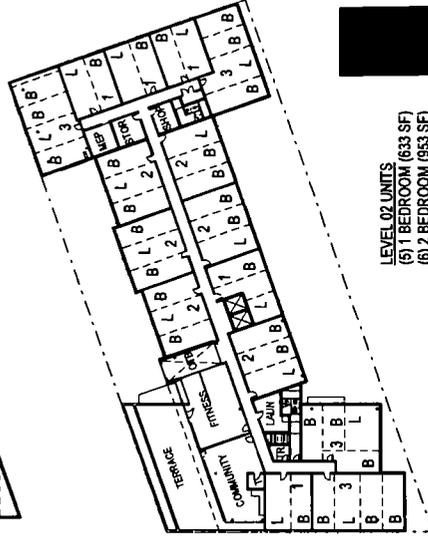


NORTH PARCEL - 32 UNITS
 (02) 1 BEDROOM (DOH min. 650 SF)
 (17) 2 BEDROOM (DOH min. 950 SF)
 (13) 3 BEDROOM (DOH min. 1200 SF)

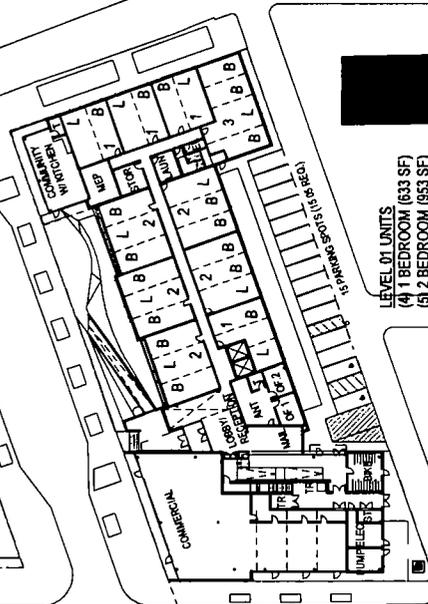
LEVEL 03 - 20,566 SF



LEVEL 02 - 19,138 SF



LEVEL 01 - 19,079 SF



SOUTH PARCEL TOTAL GIA - 71306 SF

SOUTH PARCEL OPTION: 50 UNITS
 (19) 1 BEDROOM (DOH min. 625 SF)
 (21) 2 BEDROOM (DOH min. 950 SF)
 (10) 3 BEDROOM (DOH min. 1200 SF)

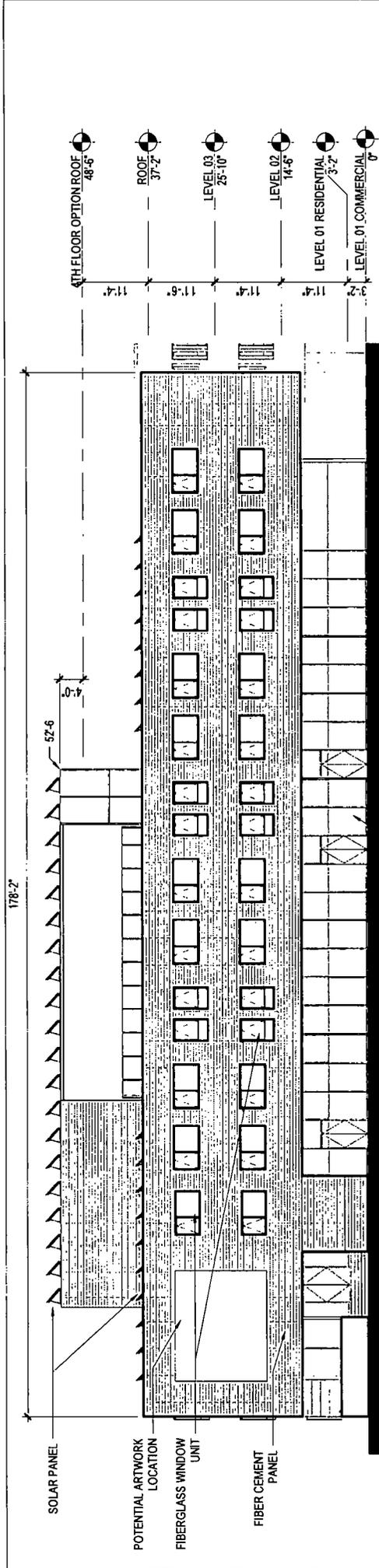
SOUTH PARCEL - 43 UNITS
 (14) 1 BEDROOM (DOH min. 625 SF)
 (17) 2 BEDROOM (DOH min. 950 SF)
 (11) 3 BEDROOM (DOH min. 1200 SF)

NEW REQUIREMENTS
 1 BEDROOM (DOH min. 600 SF)
 2 BEDROOM (DOH min. 875 SF)
 3 BEDROOM (DOH min. 1100 SF)

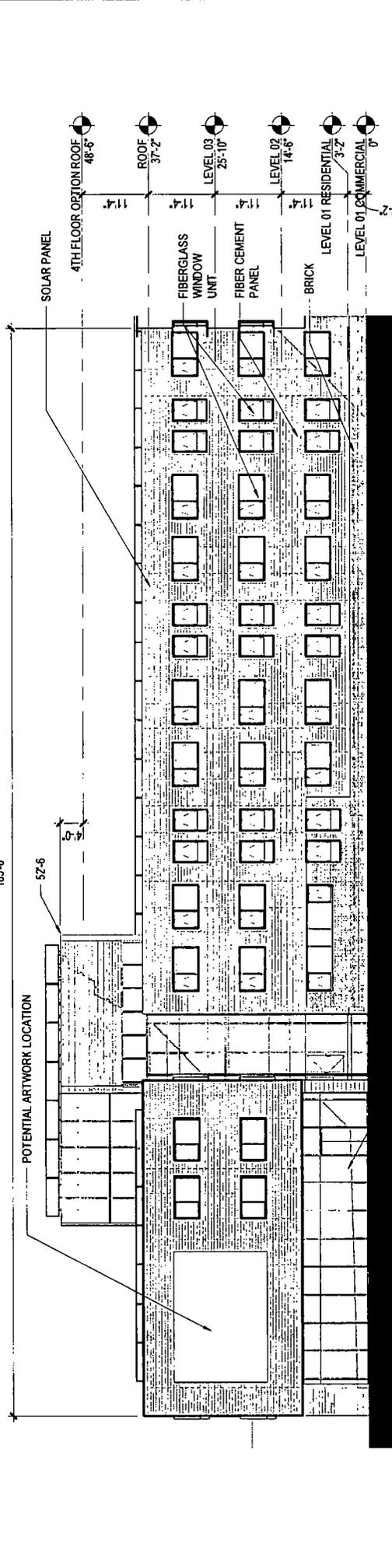


Applicant: Preservation of Affordable Housing, Inc.
Project Name: C40 Garfield Park
Address: 138 - 148 S. Troy St.; 3137 - 3159 W. Fifth Ave.; 201 - 213 S. Kedzie Ave.; 117 - 137 S. Kedzie Ave.; and 3138 - 3158 W. Fifth Ave.

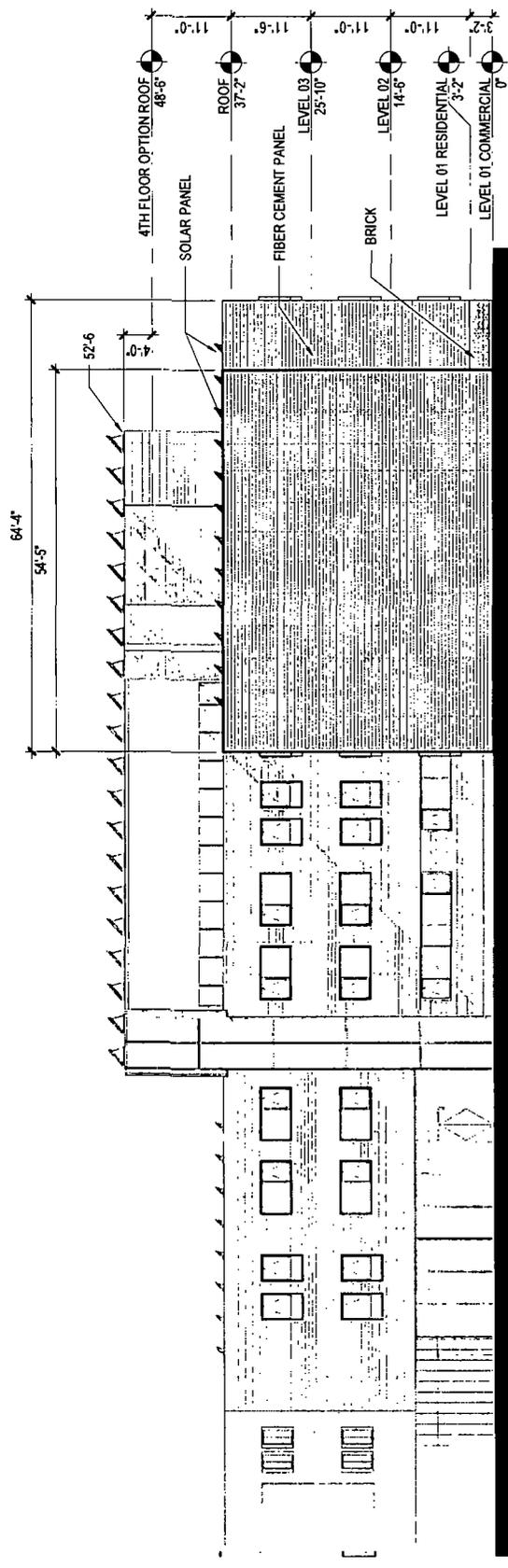
FLOOR PLANS
Intro Date: 21 April, 2021 **Issue Date: 13 April, 2021**



② North Building Co-Op – West Elevation (from Kedzie Ave)
1/8" = 1'-0"

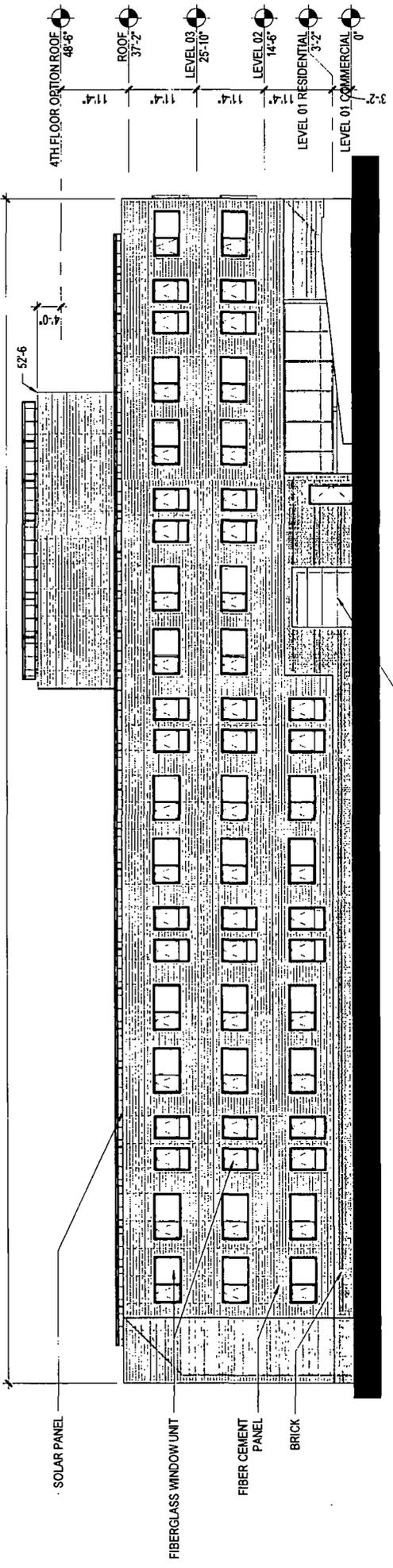


① North Building Co-Op – South Elevation (from 5th Ave)
1/8" = 1'-0"



② North Building Co-Op - East Elevation
116' x 14'

198'-0"



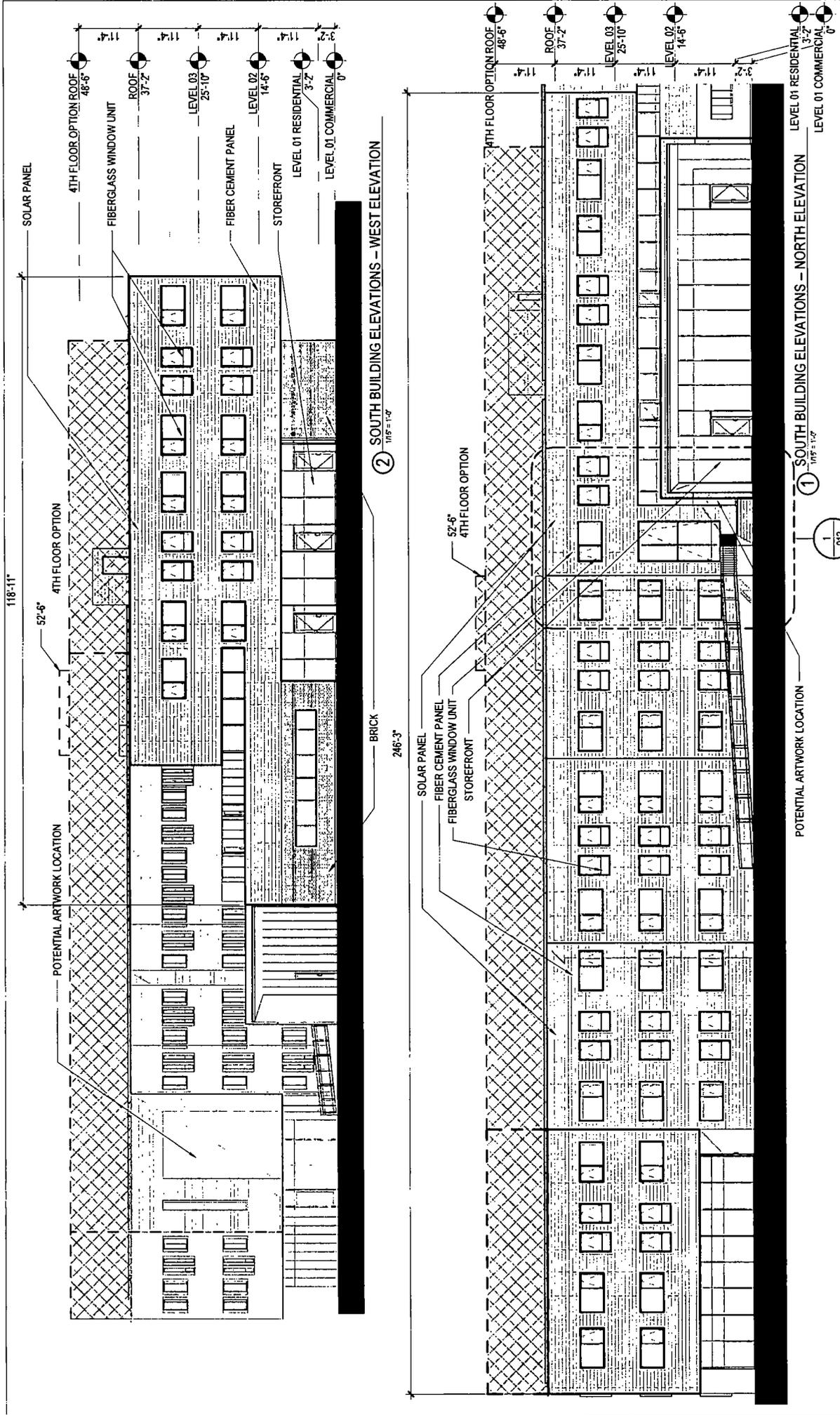
① North Building Co-Op - North Elevation
166' x 14'

Address: 138 - 148 S. Troy St.; 3137 - 3159 W. Fifth Ave.; 201 - 213 S. Kedzie Ave.; 117 - 137 S. Kedzie Ave.; and 3138 - 3158 W. Fifth Ave.

Applicant: Preservation of Affordable Housing, Inc.
Project Name: C40 Garfield Park

NORTH PARCEL ELEVATIONS

Intro Date: 21 April, 2021 Issue Date: 13 April, 2021

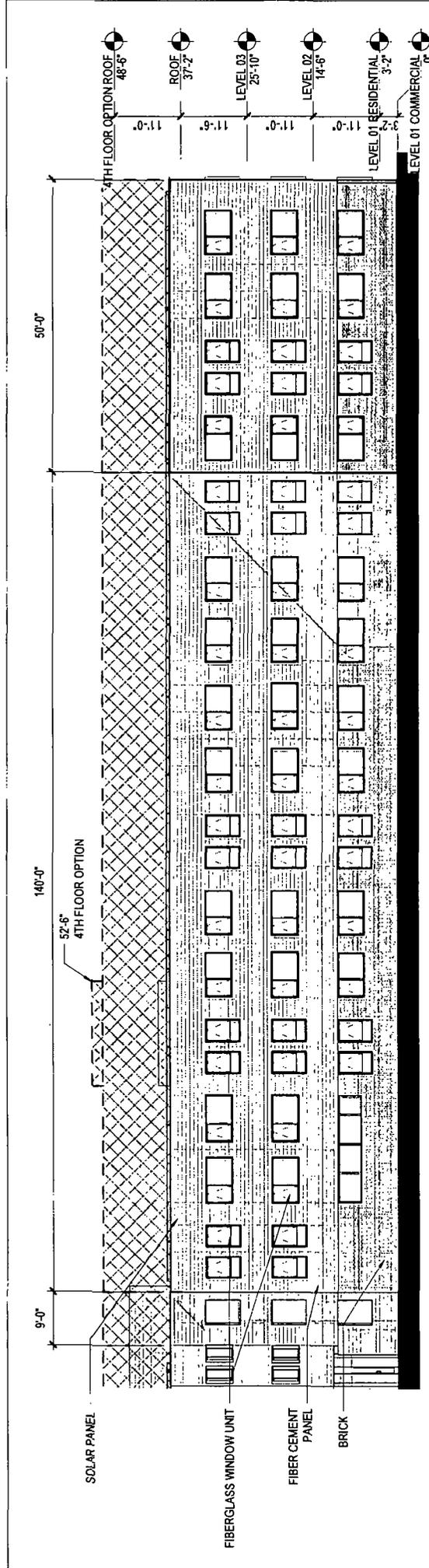


Applicant: Preservation of Affordable Housing, Inc.
Project Name: C40 Garfield Park

Address: 138 - 148 S. Troy St.; 3137 - 3159 W. Fifth Ave.; 201 - 213 S. Kedzie Ave.; 117 - 137 S. Kedzie Ave.; and 3138 - 3158 W. Fifth Ave.

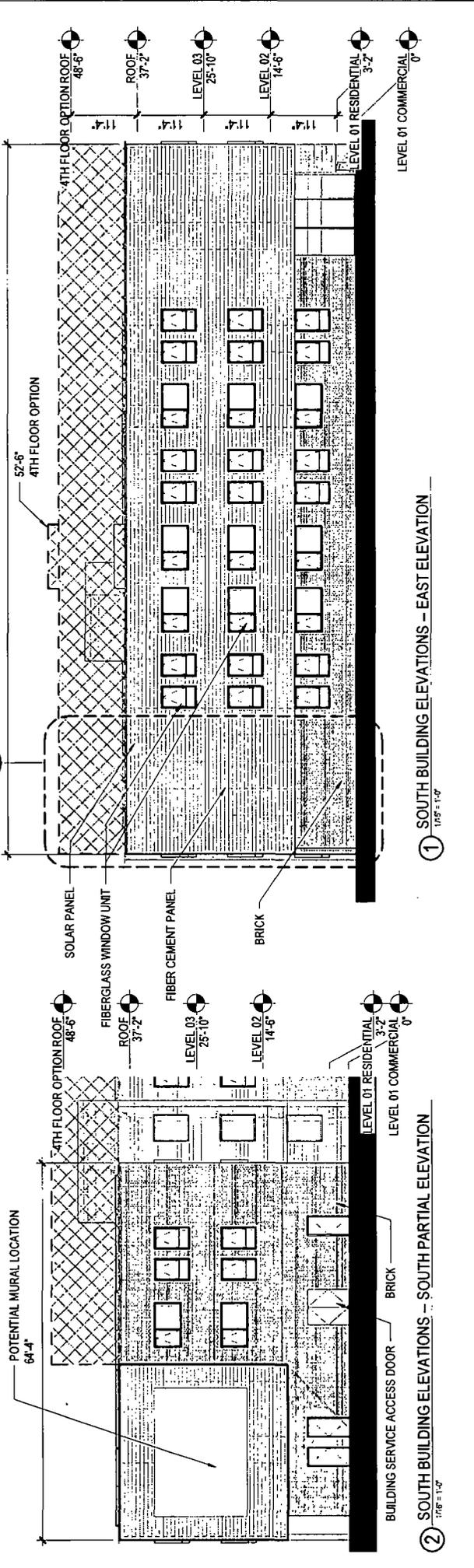
SOUTH PARCEL ELEVATIONS
Intro Date: 21 April, 2021 **Issue Date:** 13 April, 2021

010



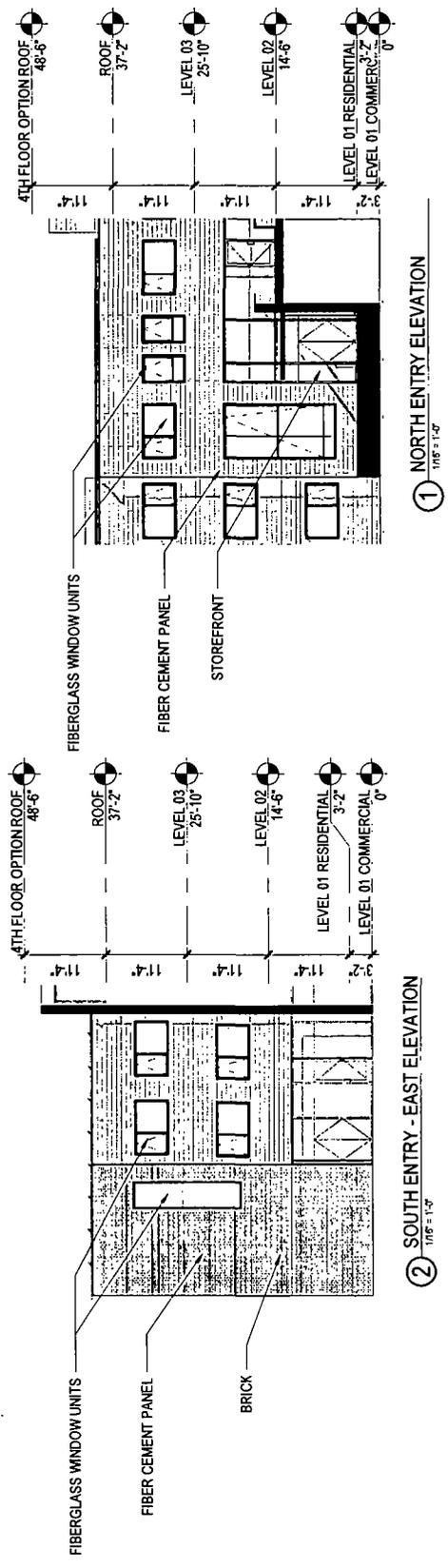
③ SOUTH BUILDING ELEVATIONS – SOUTH ELEVATION
1/8" = 1'-0"

2
012

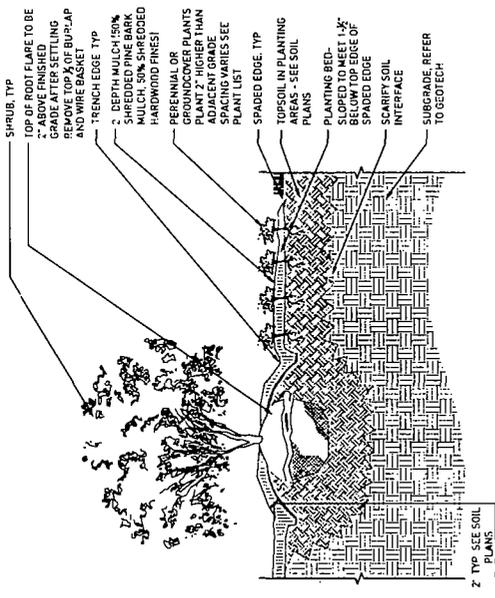


① SOUTH BUILDING ELEVATIONS – EAST ELEVATION
1/8" = 1'-0"

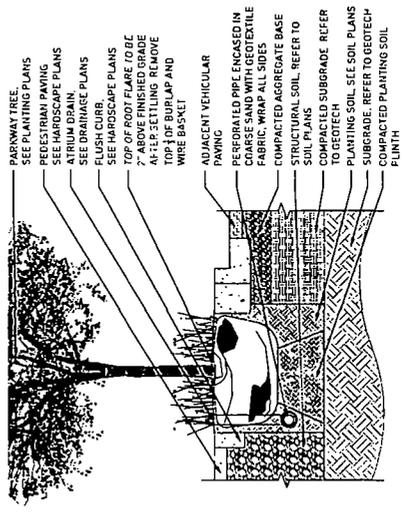
Applicant: Preservation of Affordable Housing, Inc.
 Project Name: C40 Garfield Park
 Address: 138 - 148 S. Troy St.; 3137 - 3159 W. Fifth Ave.; 201 - 213 S. Kedzie Ave.; 117 - 137 S. Kedzie Ave.; and 3138 - 3158 W. Fifth Ave.
 SOUTH PARCEL ELEVATIONS
 Intro Date: 21 April, 2021 Issue Date: 13 April, 2021
 011



Applicant: Preservation of Affordable Housing, Inc. Project Name: C40 Garfield Park	Address: 138 - 148 S. Troy St.; 3137 - 3159 W. Fifth Ave.; 201 - 213 S. Kedzie Ave.; 117 - 137 S. Kedzie Ave.; and 3138 - 3158 W. Fifth Ave.	SOUTH PARCEL - PARTIAL ELEVATIONS Intro Date: 21 April, 2021	012 Issue Date: 13 April, 2021
	1 NORTH ENTRY ELEVATION 1/16" = 1'-0"		

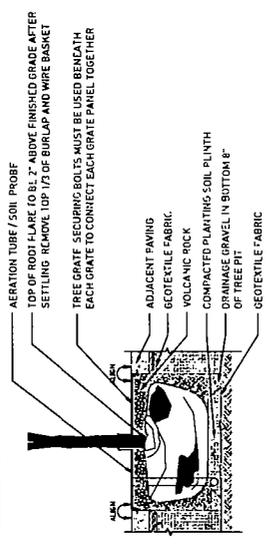


2 PERENNIAL AND SHRUB PLANTING 3/8" = 1'-0"

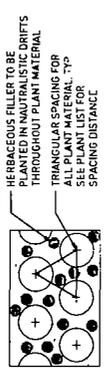


1 TREE IN PARKWAY PLANTER 1/8" = 1'-0"

NOTES: SECURING GRATES TO FRAMES IS PROHIBITED. GRATE PANELS TO BE SECURED TOGETHER FROM BOTTOM SIDE OF EACH PANEL THROUGH THE RODS AND MANUFACTURER'S 1/2" BOLTING HARDWARE THROUGHOUT THE GRATE OPENING AND THE FULLEST DIMENSIONS OF THE AT GRADE PLANTER IS REQUIRED. LEAVE NO VOIDS BETWEEN SOIL AND GRATE.

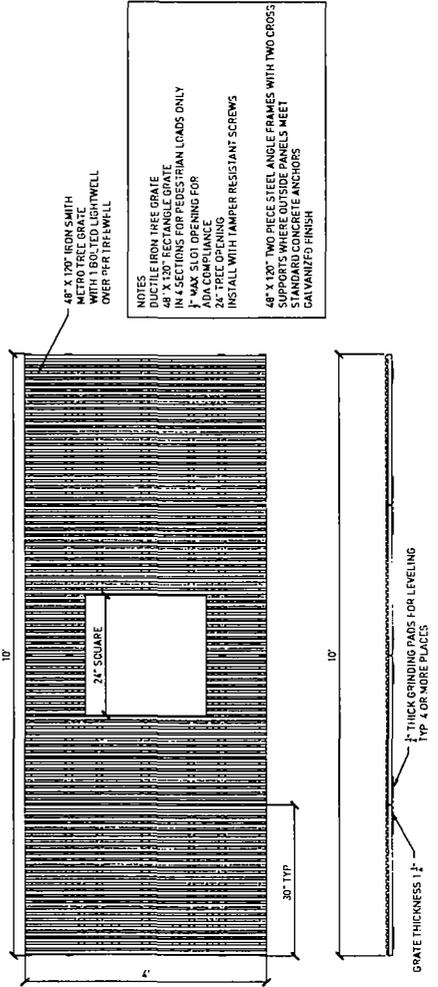


4 SF6: TREE GRATE SECTION 1/2" = 1'-0"

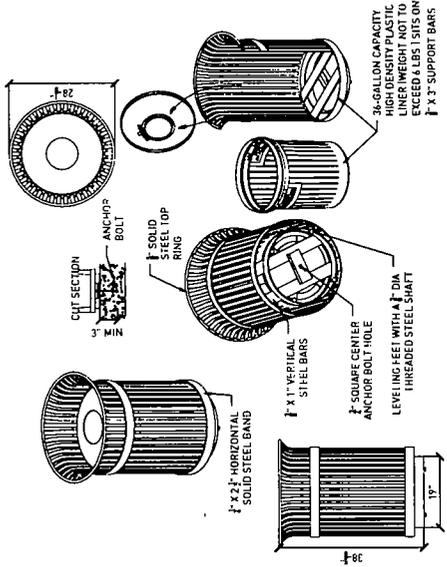


5 PLANT SPACING 1/2" = 1'-0"

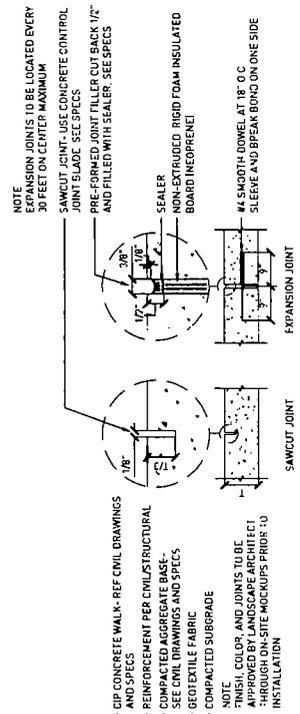
NOTES: SECURING GRATES TO FRAMES IS PROHIBITED. GRATE PANELS TO BE SECURED TOGETHER FROM BOTTOM SIDE OF EACH PANEL THROUGH THE RODS AND MANUFACTURER'S 1/2" BOLTING HARDWARE. 4" LAYER OF 1/2" DIA. GRANULAR FILLER TO BE INSTALLED THROUGHOUT THE GRATE OPENING AND THE FULLEST DIMENSIONS OF THE AT GRADE PLANTER IS REQUIRED. LEAVE NO VOIDS BETWEEN SOIL AND GRATE.



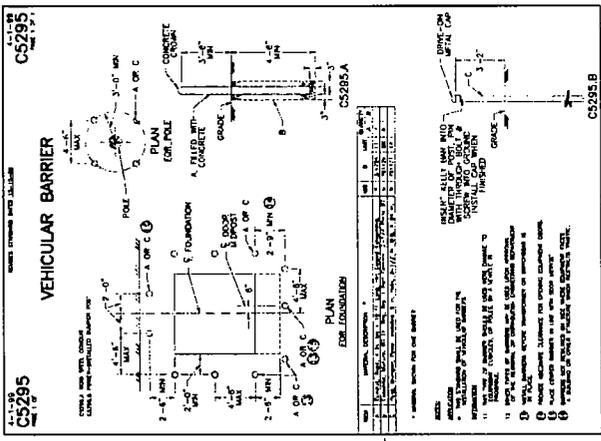
3 SF6: TREE GRATE PROFILE 1/2" = 1'-0"



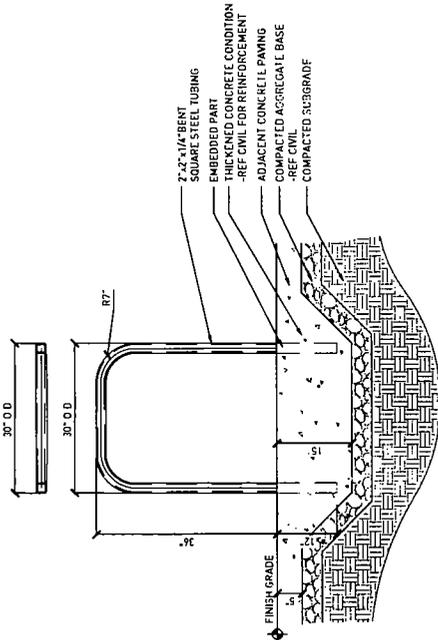
② TRASH CAN 30" x 15"



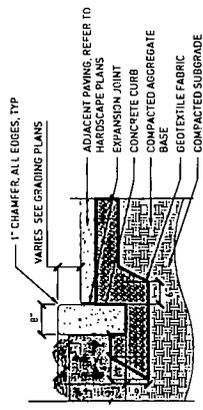
④ CIP CONCRETE PAVEMENT 30" x 15"



⑤ COMED STANDARD VEHICULAR BARRIER H.T.S.



① SF2-BIKE RACK 1' x 1.5'



③ PLANTING AT CURB 30" x 15"

#20674
INTRO DATE
APRIL 21, 2021

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
138 - 148 S. Troy St.; 3137 - 3159 W. Fifth Ave.; 201 - 213 S. Kedzie Ave.; 117 - 137 S. Kedzie Ave.;
and 3138 - 3158 W. Fifth Ave.

2. Ward Number that property is located in: 28

3. APPLICANT Preservation of Affordable Housing, Inc.

ADDRESS 1 N. LaSalle Street, Suite 1300 CITY Chicago

STATE IL ZIP CODE 60602 PHONE 312-283-0033

EMAIL mekerdt@poah.org CONTACT PERSON Molly Ekerdt

4. Is the applicant the owner of the property? YES _____ NO x

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

OWNER City of Chicago

ADDRESS 121 N. LaSalle Street, Suite 1000 CITY Chicago

STATE IL ZIP CODE 60602 PHONE 312-742-9225

EMAIL ethan.lassiter@cityofchicago.org CONTACT PERSON Ethan Lassiter, Department of Planning and
Development

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

ATTORNEY Carol D. Stubblefield c/o Neal & Leroy, LLC

ADDRESS 20 S. Clark Street, Suite 2050

CITY Chicago STATE IL ZIP CODE 60603

PHONE 312-641-7144 FAX 312-628-7072 EMAIL cstubblefield@nealandleroy.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.

7. On what date did the owner acquire legal title to the subject property? 1981, 1991, and 2006

8. Has the present owner previously rezoned this property? If yes, when?

No _____

9. Present Zoning District C1-3 Proposed Zoning District to PD

10. Lot size in square feet (or dimensions) 67,888 SF

11. Current Use of the property Vacant

12. Reason for rezoning the property Mandatory Planned Development per Section 17-8-0513-A

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

Applicant proposes to construct two, 4-story residential buildings with a total of 81 residential dwelling units and 32 parking spaces on the Property. Approximate building height is 52.5'

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 x NO

COUNTY OF COOK
STATE OF ILLINOIS

William Eager, 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.

William Eager
Signature of Applicant

Subscribed and Sworn to before me this 17th day of March, 2021.

Sasha De La Cruz
Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

April 21, 2021

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

Teresa Cordova, Chairman
Chicago Plan Commission
City Hall
121 North LaSalle Street
Chicago, Illinois 60602

**Re: Application for Rezoning
Affidavit of Notice**

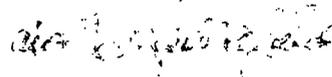
Dear Chairman Tunney and Chairwoman Cordova:

The undersigned, Carol D. Stubblefield, an attorney with the law firm of Neal & Leroy, LLC, which firm represents the Preservation of Affordable Housing, Inc, the applicant for an amendment to the Chicago Zoning Ordinance with respect to property commonly known 138 - 148 S. Troy St.; 3137 - 3159 W. Fifth Ave.; 201 - 213 S. Kedzie Ave.; 117 - 137 S. Kedzie Ave.; and 3138 - 3158 W. Fifth Ave. certifies that she has complied with the requirements of Section 17-13-0107 of the Municipal Code of the City of Chicago by sending the attached letter by United States Postal Service First Class Mail to the owners of all property within 250 feet in each direction of the subject property, as determined by the most recent Cook County tax records of Cook County, exclusive of public roads, streets, alleys and other public ways, or a total distance limited to 400 feet.

The undersigned certifies that the notice contains the common street address of the subject property, a description of the nature, scope and purpose of the application; the name and address of the Applicant; the name and address of the owner; the date the Applicant intends to file the applications on or about April 21, 2021.

The undersigned certifies that she has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Municipal Code of the City of Chicago and that the Applicant certifies that the accompanying list of names and addresses of surrounding properties located within 250 feet of the subject property, is a complete list containing the names and last known addresses of the owners of the property required to be served.

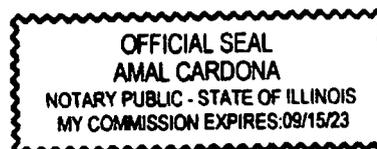
Very truly yours,



Carol D. Stubblefield

Subscribed and sworn to before me
this 21st day of April, 2021


Notary Public



NOTICE OF FILING OF REZONING APPLICATION

April 21, 2021

Dear Sir or Madam:

In accordance with the requirements of Section 17-13-0107 of the Municipal Code of the City of Chicago, please be informed that on or about April 21, 2021, the Preservation of Affordable Housing, Inc. (the "Applicant") will file an application for rezoning (the "Application"). The Applicant proposes to construct a residential and commercial project on the property commonly known as 138 - 148 S. Troy St.; 3137 - 3159 W. Fifth Ave.; 201 - 213 S. Kedzie Ave.; 117 - 137 S. Kedzie Ave.; and 3138 - 3158 W. Fifth Ave. (the "Property").

The proposed rezoning application will request City of Chicago approval to rezone the Property to a Planned Development for the purpose of constructing two, 4-story residential buildings with a total of 81 residential dwelling units and 32 parking spaces on the Property (the "Project").

Preservation of Affordable Housing, Inc. ("POAH") is the Applicant. POAH is located at 1 N. LaSalle Street, Suite 1300, Chicago, Illinois 60602. The Owner of the Property is the City of Chicago located at 121 N. LaSalle Street, Chicago, Illinois 60602. Questions regarding the proposed Project or the Application may be addressed to POAH, attention Molly Ekerdt, 1 N. LaSalle Street, Suite 1300, Chicago, Illinois 60602, 312-283-0033.

PLEASE NOTE: THE APPLICANT IS NOT SEEKING TO REZONE OR PURCHASE YOUR PROPERTY. YOU ARE RECEIVING THIS NOTICE AS REQUIRED BY THE CHICAGO MUNICIPAL CODE BECAUSE COOK COUNTY TAX RECORDS INDICATE YOU OWN PROPERTY WITHIN 250 FEET OF THE BOUNDARIES OF THE SUBJECT PROPERTY.

Very truly yours,



Neal & Leroy, LLC



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

March 11, 2021

Chairman Thomas Tunney
Committee on Zoning, Landmarks and Building Standards
121 N. LaSalle Street, Room 304
Chicago, IL 60602

Re: Owner's Consent to file Planned Development Application
C40 Garfield Green
3157 W 5th Ave (PIN 16-13-112-001 through -010)
3138 W 5th Ave (PIN 16-13-107-033 through -036)

Dear Chairman Tunney,

This letter serves to inform you that the City of Chicago owns the above referenced properties, and consents to the Preservation of Affordable Housing (POAH) to file an application for a new planned development to allow for the redevelopment of the city property. POAH intends to develop the site as a net zero and resilient mixed-use development. POAH has executed an offer to purchase for the property with the Department of Planning and Development.

This consent letter does not constitute the City's endorsement or approval of the exhibits or statements in the planned development application. The PD exhibits and statements will be revised as needed prior to a future Chicago Plan Commission meeting.

Sincerely,

Maurice D. Cox
Commissioner

Cc: P. Murphey, Zoning Administrator

**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:

Preservation of Affordable Housing, Inc.

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: 2 Oliver Street, Suite 500
Boston, MA 02109

C. Telephone: 312-283-0033 Fax: _____ Email: mekerdt@poah.org

D. Name of contact person: Molly Ekerdt

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

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

Application for Planned Development Ordinance for two parcels at Fifth and Kedzie Avenues

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

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

Illinois

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

- Yes No Organized in Illinois

B. IF THE DISCLOSING PARTY IS A LEGAL ENTITY:

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

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

Name	Title
No members are legal entities. See attached for list of the members of the POAH Inc Board of Directors	

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
None		

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 (<u>indicate whether paid or estimated.</u>) NOTE: "hourly rate" or "t.b.d." is not an acceptable response.
--	------------------	--	---

See attached list

(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").

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.

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):
None

(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.

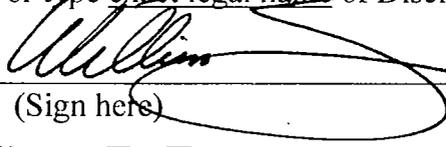
E. The information provided in this EDS must be kept current. In the event of changes, the Disclosing Party must supplement this EDS up to the time the City takes action on the Matter. If the Matter is a contract being handled by the City's Department of Procurement Services, the Disclosing Party must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

Preservation of Affordable Housing, Inc.

(Print or type exact legal name of Disclosing Party)

By: 
(Sign here)

William F. Eager

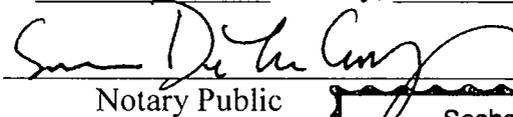
(Print or type name of person signing)

Senior Vice President

(Print or type title of person signing)

Signed and sworn to before me on (date) March 11th, 2024

at Cook County, Illinois (state).


Notary Public



Commission expires: _____

**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.



SECTION II -- DISCLOSURE OF OWNERSHIP INTERESTS

Preservation of Affordable Housing, Inc. Officers and Directors

<u>Name</u>	<u>Title</u>	<u>Address</u>
Aaron Gornstein	President and CEO	2 Oliver Street, Suite 500, Boston, MA 02109
Randy J. Parker	Treasurer	2 Oliver Street, Suite 500, Boston, MA 02109
Andrew Spofford	Secretary	2 Oliver Street, Suite 500, Boston, MA 02109
Judy Jacobson	Managing Director	2 Oliver Street, Suite 500, Boston, MA 02109
Rodger Brown	Managing Director	2 Oliver Street, Suite 500, Boston, MA 02109
Elizabeth Blume	Director	2 Oliver Street, Suite 500, Boston, MA 02109
Printice Gary	Director	2 Oliver Street, Suite 500, Boston, MA 02109
Ana Gelabert-Sanchez	Director	2 Oliver Street, Suite 500, Boston, MA 02109
Mark Goldhaber	Director	2 Oliver Street, Suite 500, Boston, MA 02109
Tobin Levy	Director	2 Oliver Street, Suite 500, Boston, MA 02109
Georgia Murray*	Director	2 Oliver Street, Suite 500, Boston, MA 02109
Jenny Netzer	Director	2 Oliver Street, Suite 500, Boston, MA 02109
Estelle Richman	Director	2 Oliver Street, Suite 500, Boston, MA 02109
Mark Snyderman	Director	2 Oliver Street, Suite 500, Boston, MA 02109
William Towns	Director	2 Oliver Street, Suite 500, Boston, MA 02109

* *Chair of the Board of Directors*

SECTION IV -- DISCLOSURE OF SUBCONTRACTORS AND OTHER RETAINED PARTIES

City of Chicago Economic Disclosure Statement
 C40 Garfield Park - PD Application
 Contractors and Fees primarily associated with Phase 1, south parcel

Name and Address	Relationship	Fees	Paid or Estimated	Entity Type
To be bid	Construction	\$ 17,000,000	Estimated	Subcontractor
To be bid	Solar Installation	\$ 750,000	Estimated	Subcontractor
Nia Architects 850 W Jackson Blvd #600 Chicago, IL 60607	Architecture/Design	\$ 380,000	Estimated	Consultant
Perkins&Will Architects 410 N Michigan Avenue, Suite 1600 Chicago, Illinois 60611	Architecture/Design	\$ 350,000	Estimated	Consultant
dbHMS 303 W Erie St #510 Chicago, IL 60654	MEP Engineer	\$ 310,000	Estimated	Consultant
Rubinos & Mestia Engineers Inc 200 S Michigan Ave UNIT 1500 Chicago, IL 60604	Structural Engineer	\$ 185,000	Estimated	Consultant
Applegate & Thorne-Thomsen, P.C. 626 West Jackson Chicago, IL	Legal - Transaction	\$ 125,000	Estimated	Attorney
Building Engineering Corp 138 Green St Suite 201 Worcester, MA 01604	Passive House Design and Consulting	\$ 125,000	Estimated	Consultant
To be bid	Security Camera and Building Access System	\$ 100,000	Estimated	Subcontractor
Skender Construction 1330 W Fulton St STE 200 Chicago, IL 60607	Pre-Construction Pricing	\$ 74,000	Estimated	Subcontractor
Omni Ecosystems 4131 S State Street Chicago, IL 60609	Landscape Architect	\$ 60,000	Estimated	Consultant
Terra Engineering 225 W Ohio St Chicago, IL 60654	Civil Engineer	\$ 60,000	Estimated	Consultant
Neal and Leroy 20 South Clark Street, Suite 2050 Chicago, Illinois 60603	Legal - Zoning	\$ 50,000	Estimated	Attorney
CohnReznick One Boston Place, Suite 500 Boston, MA 02108-4400	Accounting	\$ 40,000	Estimated	Accountant
Pioneer Environmental 2753 W 31st St Chicago, IL 60608	Phase 2 Testing and Geo-tech	\$ 35,000	Estimated	Consultant
To be bid	Title and Recording	\$ 30,000	Estimated	Consultant