



# City of Chicago



O2021-4545

Office of the City Clerk

## Document Tracking Sheet

**Meeting Date:** 10/14/2021

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

**Type:** Ordinance

**Title:** Zoning Reclassification Map No. 4-J at 3401-3423 W Ogden Ave, 1842-1854 S Homan Ave and 1901-1909 S Trumbull Ave - App No. 20852

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

#20852  
INTRO DATE  
OCT 14, 2021

**ORDINANCE**

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

**SECTION 1:** Title 17 of the Municipal Code of Chicago, Chicago Zoning Ordinance, is amended by changing all the Institutional Planned Development Number 833 symbols and indications as shown on Map No. 4-J in the area bounded by:

West Ogden Avenue;  
South Homan Avenue;  
the alley next southeast of and parallel to West Ogden Avenue;  
the alley next north of and parallel to West 21st Street; and  
South Trumbull Avenue;

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

**SECTION 2:** Title 17 of the Municipal Code of Chicago, Chicago Zoning Ordinance, is amended by changing all the RM4.5 Residential Multi-Unit District symbols and indications as shown on Map No. 4-J in the area bounded by:

West Ogden Avenue;  
South Homan Avenue;  
the alley next southeast of and parallel to West Ogden Avenue;  
the alley next north of and parallel to West 21st Street; and  
South Trumbull Avenue;

to those of Residential Business Planned Development Number \_\_\_\_\_, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

**SECTION 3:** This ordinance shall take effect upon its passage and due publication.

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**Common Address(es):** 3401-3423 W. Ogden Ave.; 1842-1854 S. Homan Ave.;  
1901-1909 S. Trumbull Ave.

*Residential-Business  
Planned Development No. \_\_\_\_\_*

**PLANNED DEVELOPMENT STATEMENTS**

1. The area delineated herein as Residential-Business Planned Development Number \_\_\_\_\_ (“Planned Development”) consists of approximately 26,792 net square feet (0.615 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (“Property”) and is owned or controlled by the Applicant, Eastlake management Corp.
  
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant’s successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
  
3. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assign or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development 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.

Pursuant to a negotiated and executed Perimeter Restoration Agreement (“Agreement”) by and between the Department of Transportation's Division of Infrastructure

APPLICANT: East Lake Management Corp  
ADDRESS: 3401-3423 W Ogden Ave  
INTRODUCTION DATE: October 14, 2021  
REVISED / CPC DATE: ---

Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

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

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This Plan of Development consists of 18 Statements and:

- Bulk Regulations and Data Table;
- Existing Zoning Map;
- Existing Land Use Map;
- Existing Conditions Map;
- Property Line and Planned Development Boundary Line Map;
- Site Plan;
- Landscape Plan;
- Green Space Requirements Plan;
- Tree Requirements Plan;
- West Street Elevation;
- East Street Elevation;
- South & North Street Elevation;

APPLICANT: East Lake Management Corp  
ADDRESS: 3401-3423 W Ogden Ave  
INTRODUCTION DATE: October 14, 2021  
REVISED / CPC DATE: ---

all prepared by Juan Gabriel Moreno Architects and dated September 14, 2021, submitted herein. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.

5. The following uses are permitted in the area delineated herein as a Residential-Business Planned Development:

Dwelling Units (including but not limited to dwelling units located above the ground floor); Eating and Drinking Establishments (all); Food and Beverage Retail Sales; General Retail Sales; Office; Personal Service; Financial Services (excluding pawn shops); and related, incidental and accessory uses including but not limited to accessory parking.

6. On-premises 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. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 26,792 square feet and a base FAR of 3.2.
9. Upon review and determination, Part II review, pursuant to Section 17-13-0610, 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 on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section

APPLICANT: East Lake Management Corp  
ADDRESS: 3401-3423 W Ogden Ave  
INTRODUCTION DATE: October 14, 2021  
REVISED / CPC DATE: ---

17-13-0800. 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.

11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs, and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction

APPLICANT: East Lake Management Corp  
ADDRESS: 3401-3423 W Ogden Ave  
INTRODUCTION DATE: October 14, 2021  
REVISED / CPC DATE: ---

work. The City encourages goals of (i) 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II permit review for the project or any phase thereof, the applicant must submit to DPD (a) updates (if any) to the applicant's preliminary outreach plan, (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

16. The Applicant acknowledges and agrees that the rezoning of the Property from PD 833 to a B3-3 Community Shopping District and then to this Residential Business Planned Development (P.D.), for construction of the Project triggers the requirements of Section 2-44-080 of the Municipal Code (the "Affordable Requirements Ordinance" or the "ARO"). Any developer of a residential housing project within the meaning of the ARO must: (i) set aside 10 percent of the housing units in the residential housing project (the Required Units) as affordable units, or with the Commissioner of the Department of Planning and Development's (DPD) approval, provide the Required Units in an approved off-site location; (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 percent of the Required Units on-site or off-site. If the developer elects to provide affordable units off-site, the off-site affordable units must be located within a two-mile radius from the residential housing project and in the same or a different higher income area or downtown district. The Property is located in a lower income area, within the meaning of the ARO. As a

APPLICANT:	East Lake Management Corp
ADDRESS:	3401-3423 W Ogden Ave
INTRODUCTION DATE:	October 14, 2021
REVISED / CPC DATE:	---

result, the Applicant's affordable housing obligation is 7 affordable units (10 percent of 63 total units rounded up). Applicant has agreed to satisfy its affordable housing obligation by providing required affordable units in the rental/for sale buildings to be constructed in the P.D., as set forth in the Affordable Housing Profile Form attached hereto as Exhibit A. The Applicant agrees that the affordable rental/for sale units must be affordable to households earning no more than 60 percent 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 P.D., the Applicant shall update and resubmit the Affordable Housing Profile Form to DPD for review and approval; DPD may adjust the number of required Affordable Units without amending the P.D. Prior to the issuance of any building permits for any residential building in the P.D., including, without limitation, excavation or foundation permits, the Applicant must make the required Cash Payment and/or 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 P.D., or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DPD may enforce remedies for any breach of this Statement (to be determined), 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 P.D.

Notwithstanding the foregoing, if the Applicant receives Low-Income Housing Tax Credits, tax increment financing or other financial assistance whose affordability requirements exceed those of the Affordable Housing Ordinance from the City to develop affordable housing in any portion of the Planned Development, the regulatory, redevelopment, loan or other agreement(s) to be executed by the City and the Applicant in connection with such tax credits or other financial assistance shall govern and control the Applicant's obligation to provide affordable housing for such subsidized portion of the Planned Development.

17. The Applicant acknowledges the importance of the Chicago River as a resource for both commerce and recreation and also acknowledges the City's goals of improving the appearance, quality and accessibility of the river, as contained in the waterway planned development guidelines contain in the Chicago Zoning Ordinance (Section 17-8-0912) and the Chicago River Corridor Design Guidelines and Standards. To further these goals, the Applicant agrees to: (a) provide a landscaped 30-foot-wide river setback and continuous riverside trail as indicated on the Site Plan, Overall Landscape Plan; Landscape Plan – North; Landscape Plan – South; Riverwalk

APPLICANT: East Lake Management Corp  
ADDRESS: 3401-3423 W Ogden Ave  
INTRODUCTION DATE: October 14, 2021  
REVISED / CPC DATE: ---

Connection Plan; Green Space Requirements Plan; and Tree Requirements Plan; and, (b) permit connection of such setback and trail to the setback and trails of adjacent properties when the river edges of the adjacent properties are similarly improved. The Applicant shall permit un-gated public access to the river setback and provide signage on the riverwalk that the riverwalk is open to the public during typical Chicago Park District hours. All improvements within the river setback must be substantially completed prior to receipt of Certificate of Occupancy for the principal building, provided that planting may be delayed, if consistent with good landscape practice, but not longer than one year following receipt of the occupancy certificate.

18. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the property to the RM5.5 Residential Multi-Unit District.

APPLICANT: East Lake Management Corp  
ADDRESS: 3401-3423 W Ogden Ave  
INTRODUCTION DATE: October 14, 2021  
REVISED / CPC DATE: ---

Residential-Business Planned Development No. \_\_\_\_

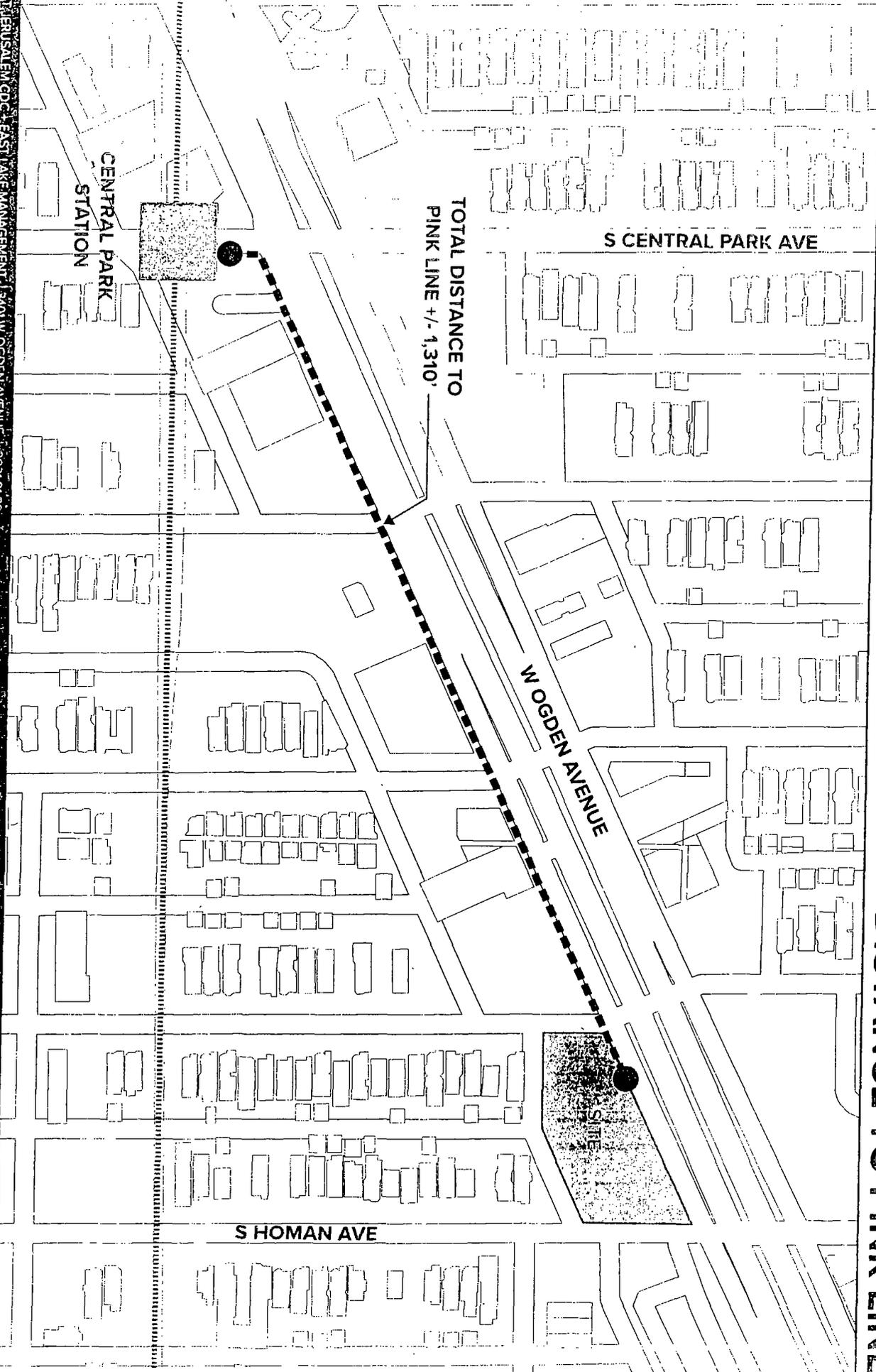
**Bulk Regulations and Data Table**

<b>Net Site Area:</b>	26,792 sq. ft. ( 0.61 acres )
<b>Gross Site Area:</b>	59,078 sq. ft. ( 1.36 acres )
<b>Maximum Floor Area Ratio (FAR):</b>	2.2
<b>Maximum Number of Dwelling Units:</b>	64 dwelling units
<b>Minimum Number of Parking Spaces:</b>	20 parking spaces
<b>Minimum Number of Bicycle Spaces:</b>	38 bicycle spaces
<b>Minimum Number of Loading Berths:</b>	1 berth(s) (10' x 25')
<b>Maximum Building Height:</b>	74 feet, 0 inches
<b>Minimum Setbacks from Periphery Property Lines (PD):</b>	
North:	Per site plan.
East:	Per site plan.
South:	Per site plan.
West:	Per site plan.

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**APPLICANT:** East Lake Management Corp.  
**ADDRESS:** 3401 W Ogeden Avenue  
**INTRODUCTION DATE:** October 14, 2021  
**REVISED / CPC DATE:** ---

**DISTANCE TO PINK LINE**

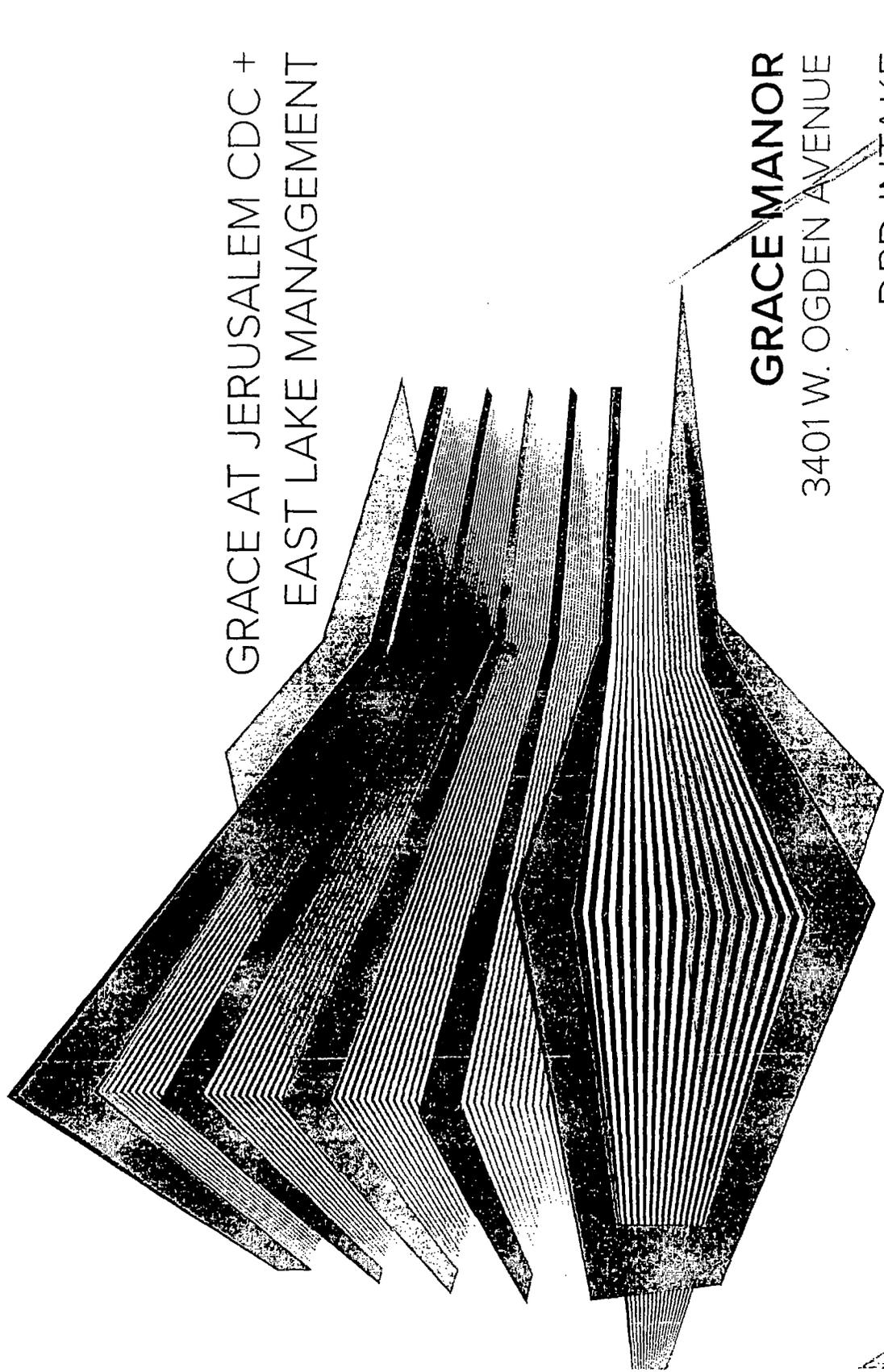


TOTAL DISTANCE TO  
PINK LINE +/- 1,310'

SPACE ALTERS SALEM CDC, EAST LAKE MANAGEMENT, 13401 W. OGDEN AVENUE, 2021.01.28



# GRACE



GRACE AT JERUSALEM CDC +  
EAST LAKE MANAGEMENT

GRACE MANOR  
3401 W. OGDEN AVENUE

DPD INTAKE  
2021 october 14

# TABLE OF CONTENTS

## SITE ANALYSIS

2021.10.14  
2021.10.14  
2021.10.14  
2021.10.14

## CONTEXT

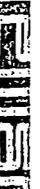
2021.10.14  
2021.10.14  
2021.10.14

## ARCHITECTURAL DRAWINGS

2021.10.14  
2021.10.14

## CONTEXTUAL RENDERINGS

2021.10.14  
2021.10.14  
2021.10.14

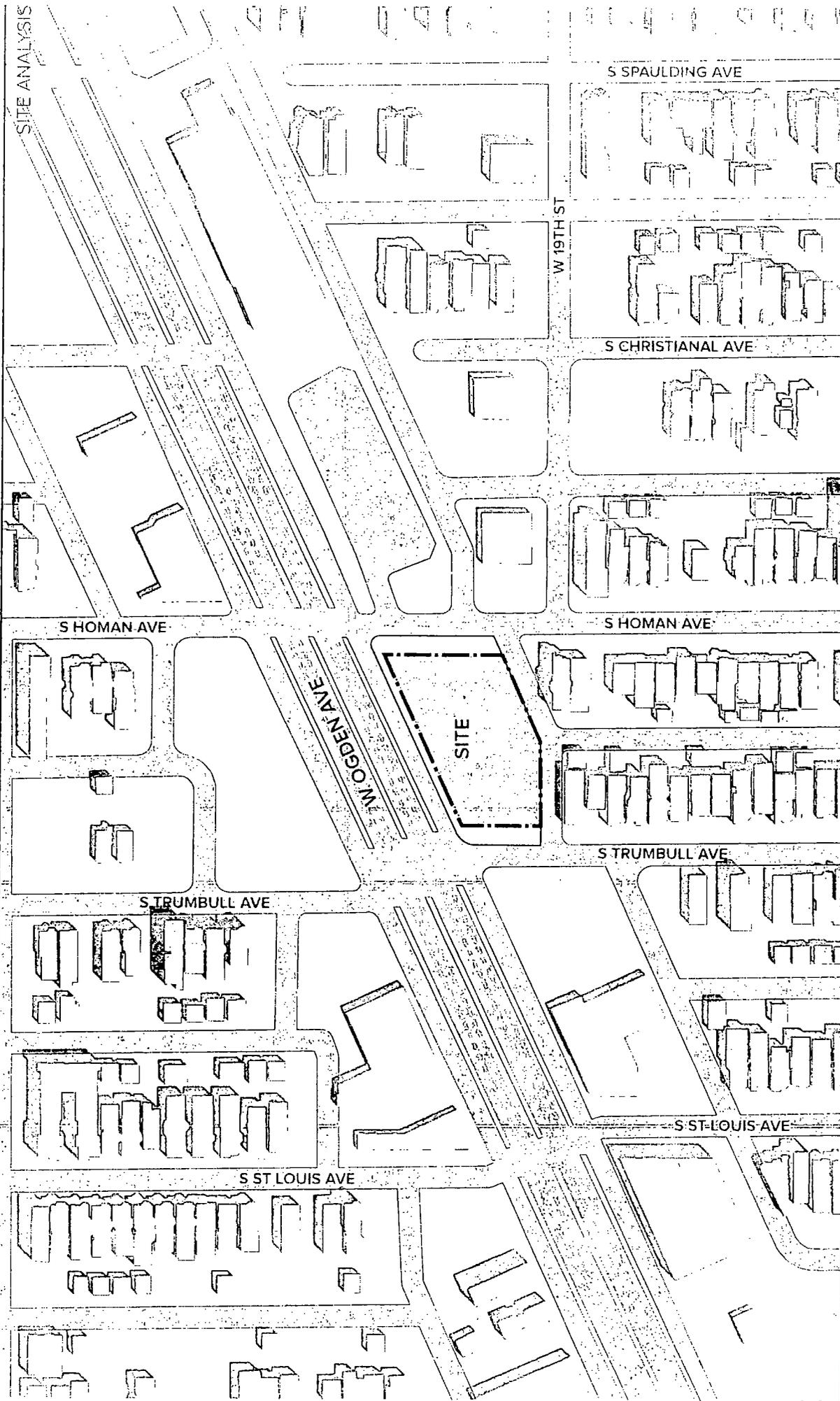


# SITE ANALYSIS

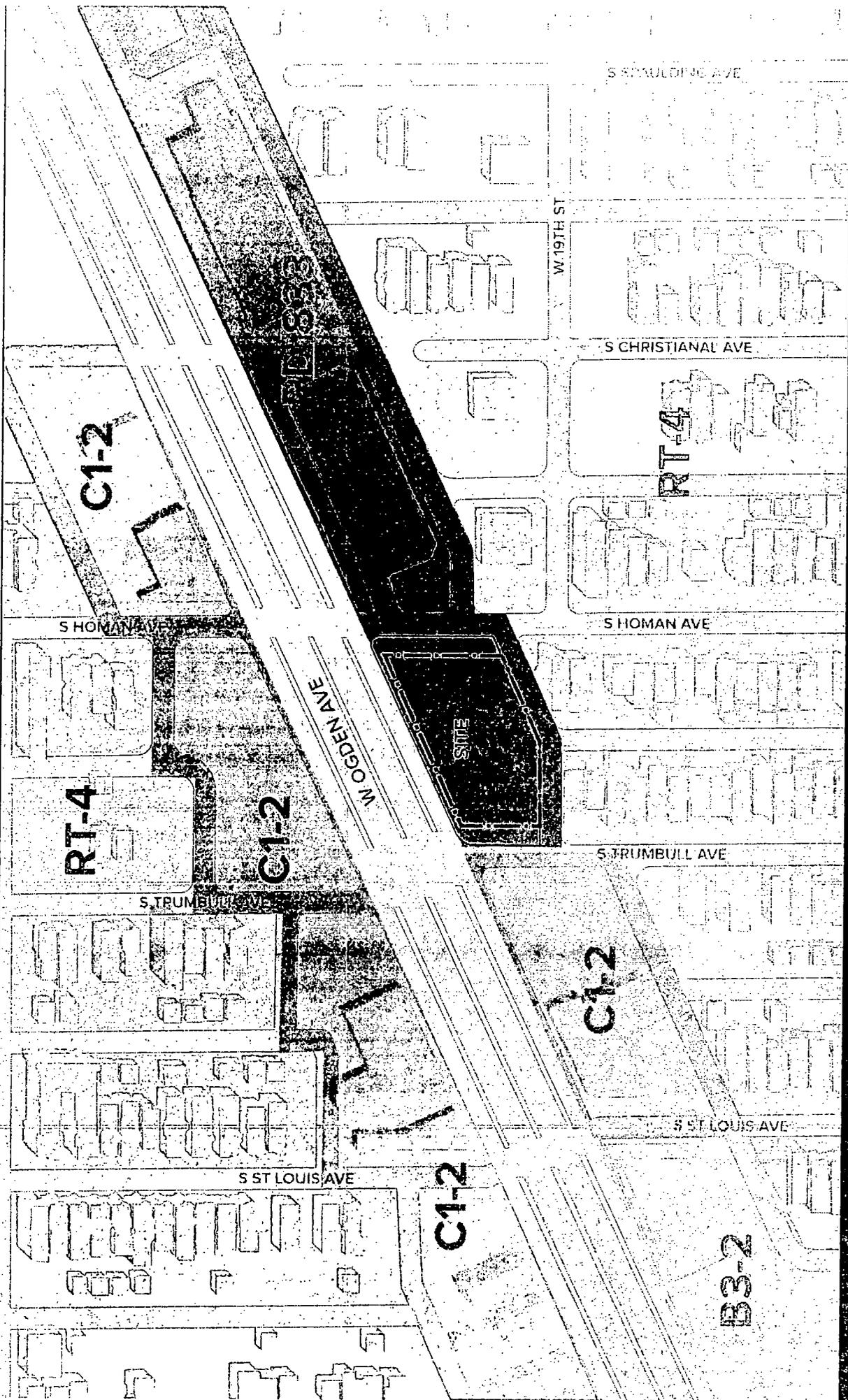
GENERAL  
CONCEPTS  
STRUCTURAL ANALYSIS

# AERIAL MAP

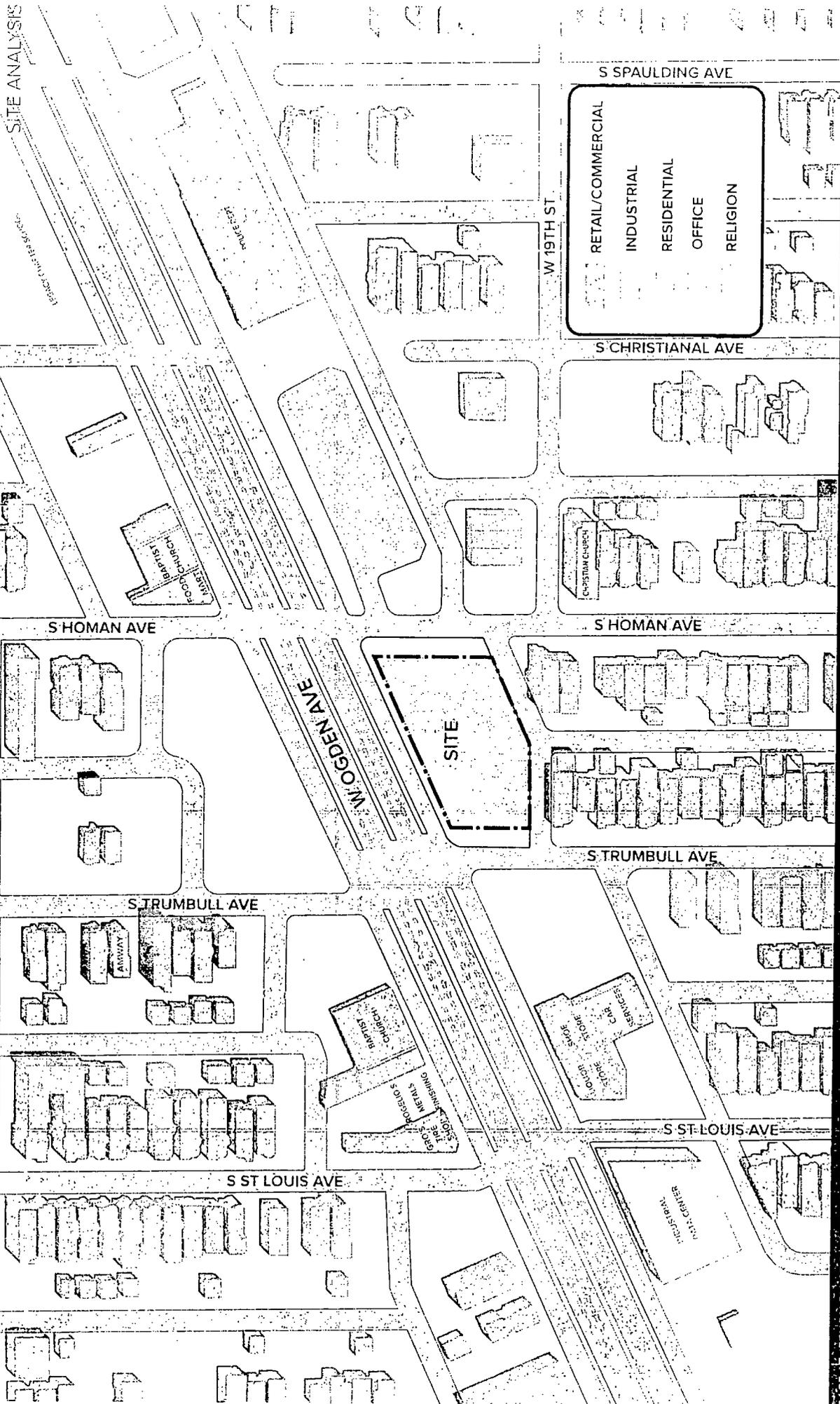
SITE ANALYSIS



# ZONING MAP



# EXISTING LAND USE

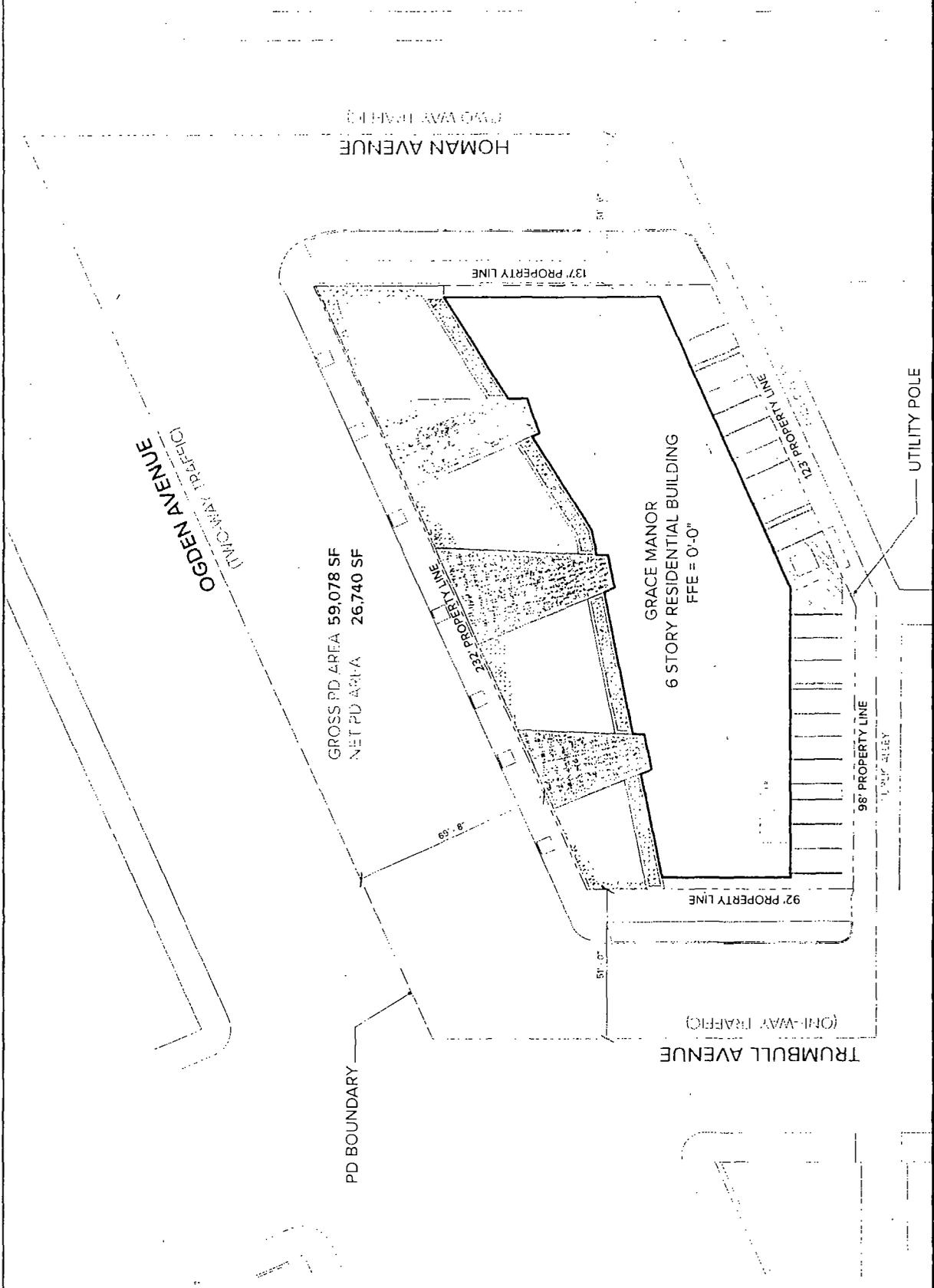


## CONTEXT

FOUNDED BY  
S. P. B. S.  
LANTANA FLAV

# PD BOUNDARY PLAN

CONTEXT





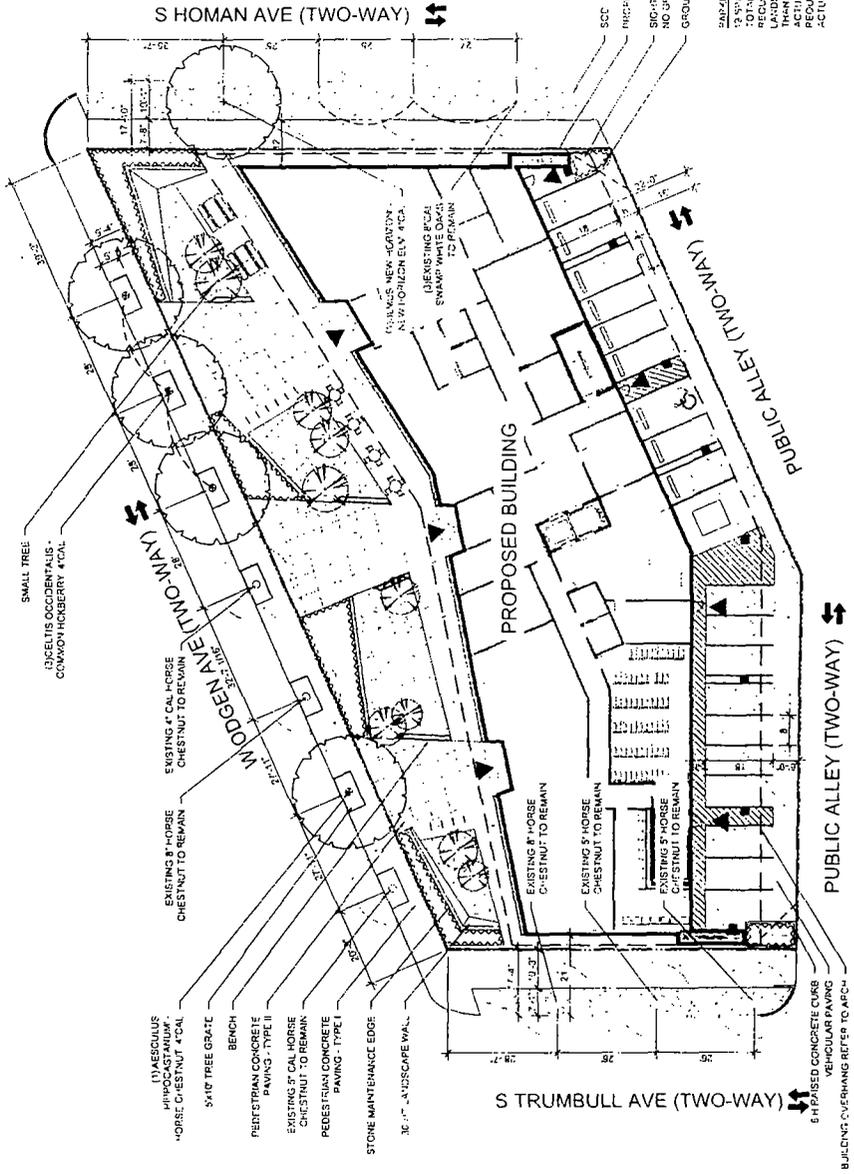


# LANDSCAPE PLAN

## CONTENT

### LEGEND

---	PROPOSED AREA
---	EXISTING AREA
---	PERMANENT BOUNDARY
---	PERMANENT BOUNDARY (TYPE I)
---	PERMANENT BOUNDARY (TYPE II)
---	PERMANENT BOUNDARY (TYPE III)
---	PERMANENT BOUNDARY (TYPE IV)
---	PERMANENT BOUNDARY (TYPE V)
---	PERMANENT BOUNDARY (TYPE VI)
---	PERMANENT BOUNDARY (TYPE VII)
---	PERMANENT BOUNDARY (TYPE VIII)
---	PERMANENT BOUNDARY (TYPE IX)
---	PERMANENT BOUNDARY (TYPE X)
---	PERMANENT BOUNDARY (TYPE XI)
---	PERMANENT BOUNDARY (TYPE XII)
---	PERMANENT BOUNDARY (TYPE XIII)
---	PERMANENT BOUNDARY (TYPE XIV)
---	PERMANENT BOUNDARY (TYPE XV)
---	PERMANENT BOUNDARY (TYPE XVI)
---	PERMANENT BOUNDARY (TYPE XVII)
---	PERMANENT BOUNDARY (TYPE XVIII)
---	PERMANENT BOUNDARY (TYPE XIX)
---	PERMANENT BOUNDARY (TYPE XX)
---	PERMANENT BOUNDARY (TYPE XXI)
---	PERMANENT BOUNDARY (TYPE XXII)
---	PERMANENT BOUNDARY (TYPE XXIII)
---	PERMANENT BOUNDARY (TYPE XXIV)
---	PERMANENT BOUNDARY (TYPE XXV)
---	PERMANENT BOUNDARY (TYPE XXVI)
---	PERMANENT BOUNDARY (TYPE XXVII)
---	PERMANENT BOUNDARY (TYPE XXVIII)
---	PERMANENT BOUNDARY (TYPE XXIX)
---	PERMANENT BOUNDARY (TYPE XXX)



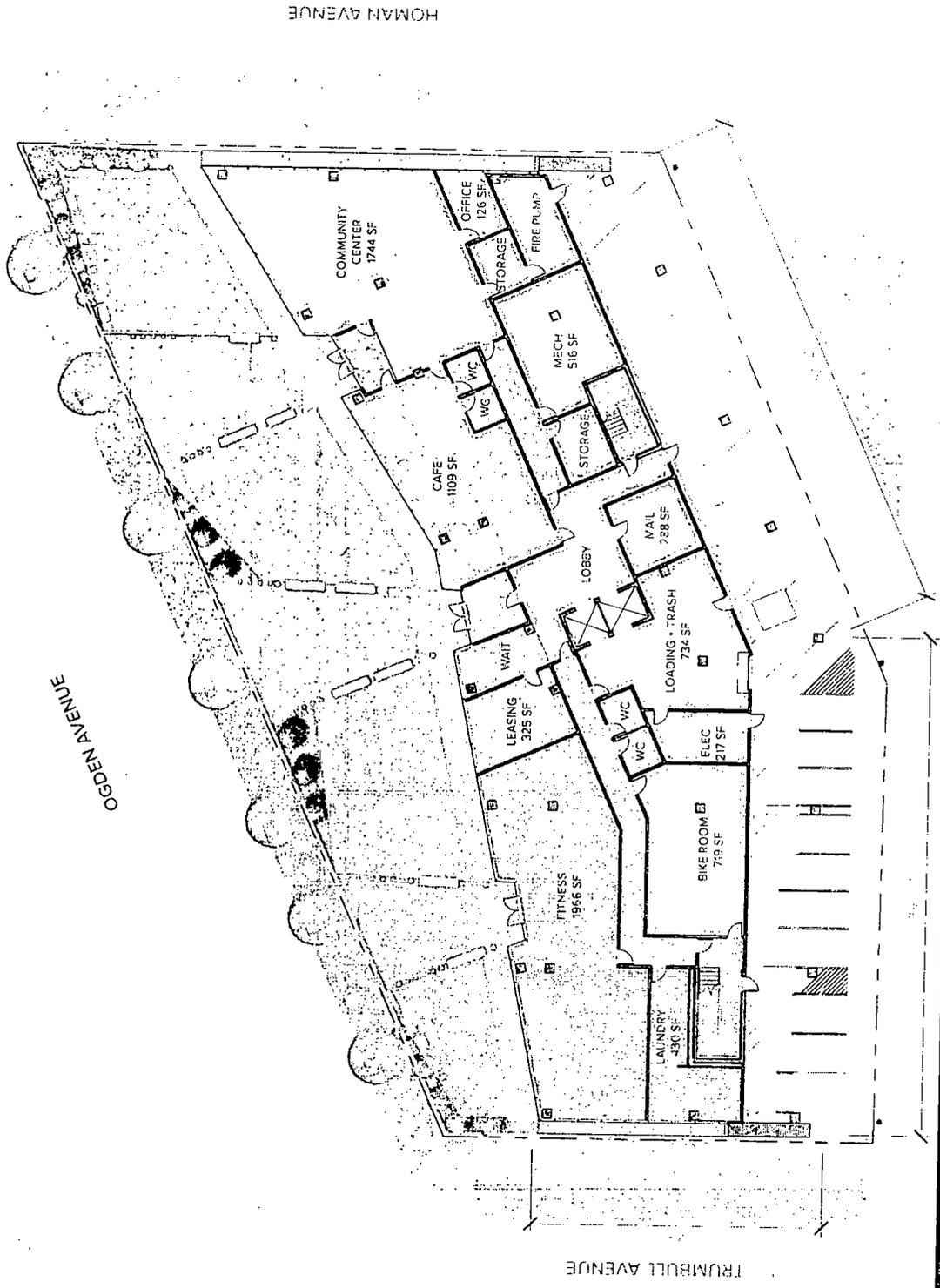
ARCHITECTURAL DRAWINGS

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# GROUND FLOOR PLAN

ARCHITECTURAL DRAWINGS

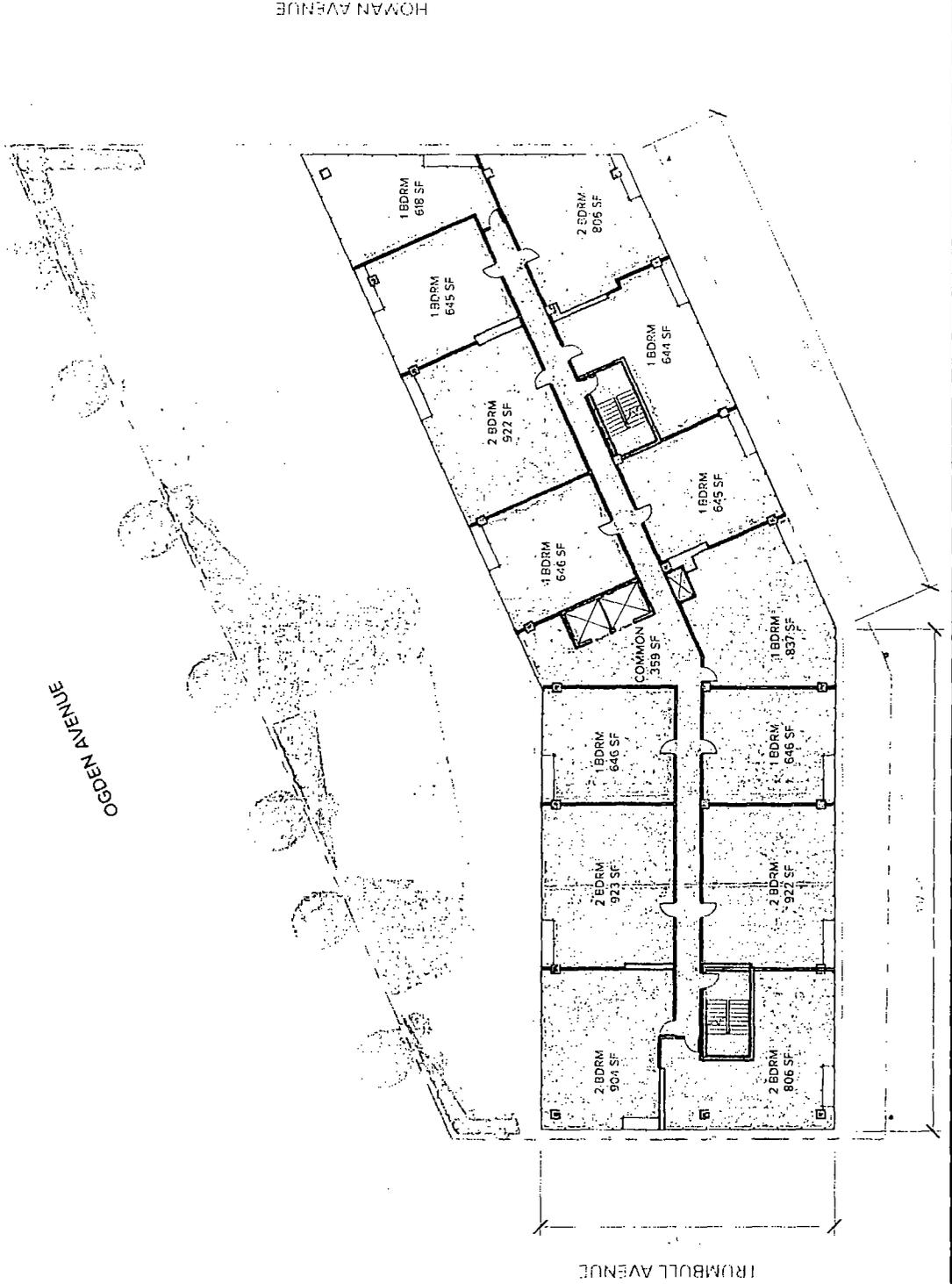






# THIRD - FIFTH FLOOR PLAN

ARCHITECTURAL DRAWINGS



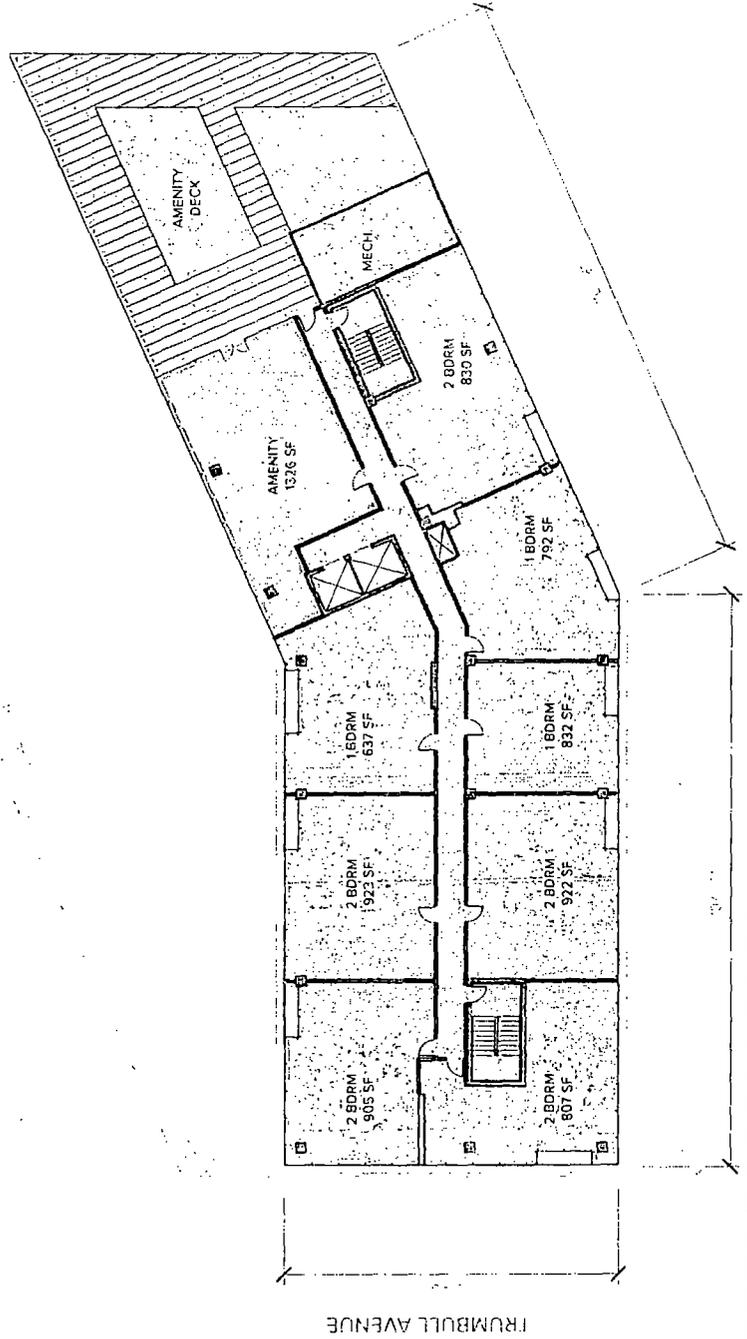


# SIXTH FLOOR PLAN

ARCHITECTURAL DRAWINGS

OGDEN AVENUE

HOMAN AVENUE





# BUILDING ELEVATIONS

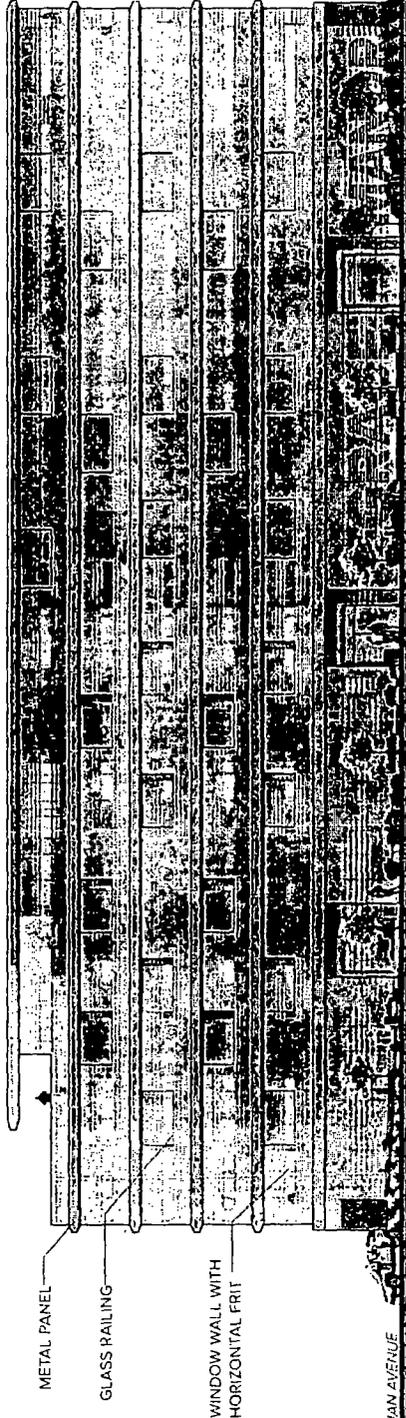
ARCHITECTURAL DRAWINGS

- TERRACE WITH GREEN ROOF
- FLOOR FINISH 72.0
- FLOOR FINISH 59.0
- FLOOR FINISH 46.0
- FLOOR FINISH 33.0
- FLOOR FINISH 20.0
- FLOOR FINISH 7.0
- FLOOR FINISH -6.0
- FLOOR FINISH -19.0



HOMAN AVENUE (EAST)

- TERRACE WITH GREEN ROOF
- FLOOR FINISH 72.0
- FLOOR FINISH 59.0
- FLOOR FINISH 46.0
- FLOOR FINISH 33.0
- FLOOR FINISH 20.0
- FLOOR FINISH 7.0
- FLOOR FINISH -6.0
- FLOOR FINISH -19.0

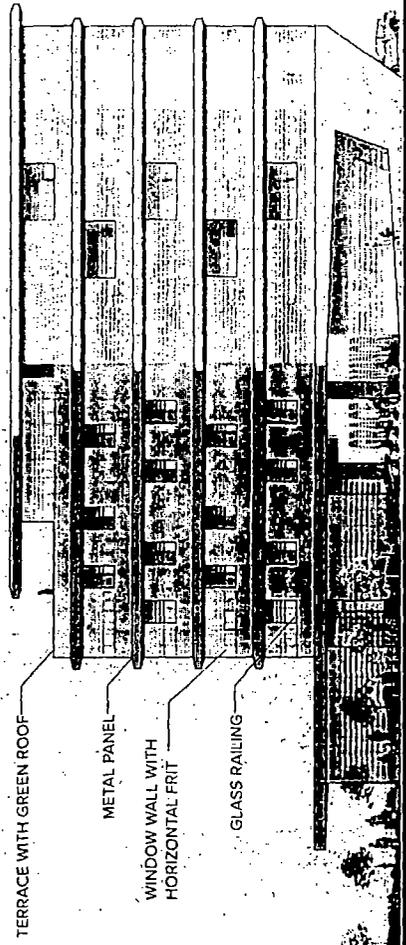


OGDEN AVENUE (NORTH)



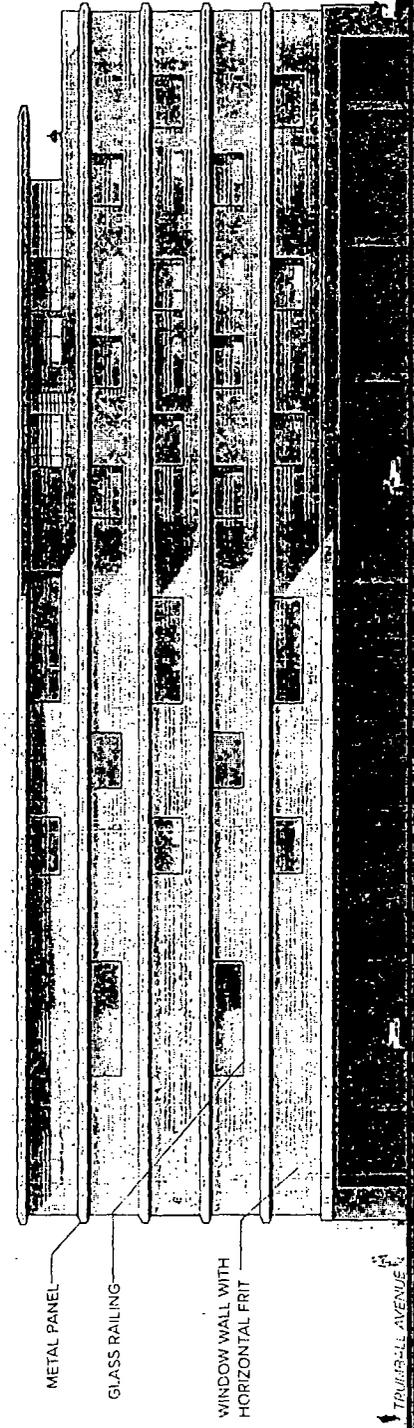
# BUILDING ELEVATIONS

- TERRACE 15'-0"
- FLOOR 15'-0"



TRUMBALL AVENUE (WEST)

- TERRACE 15'-0"
- FLOOR 15'-0"



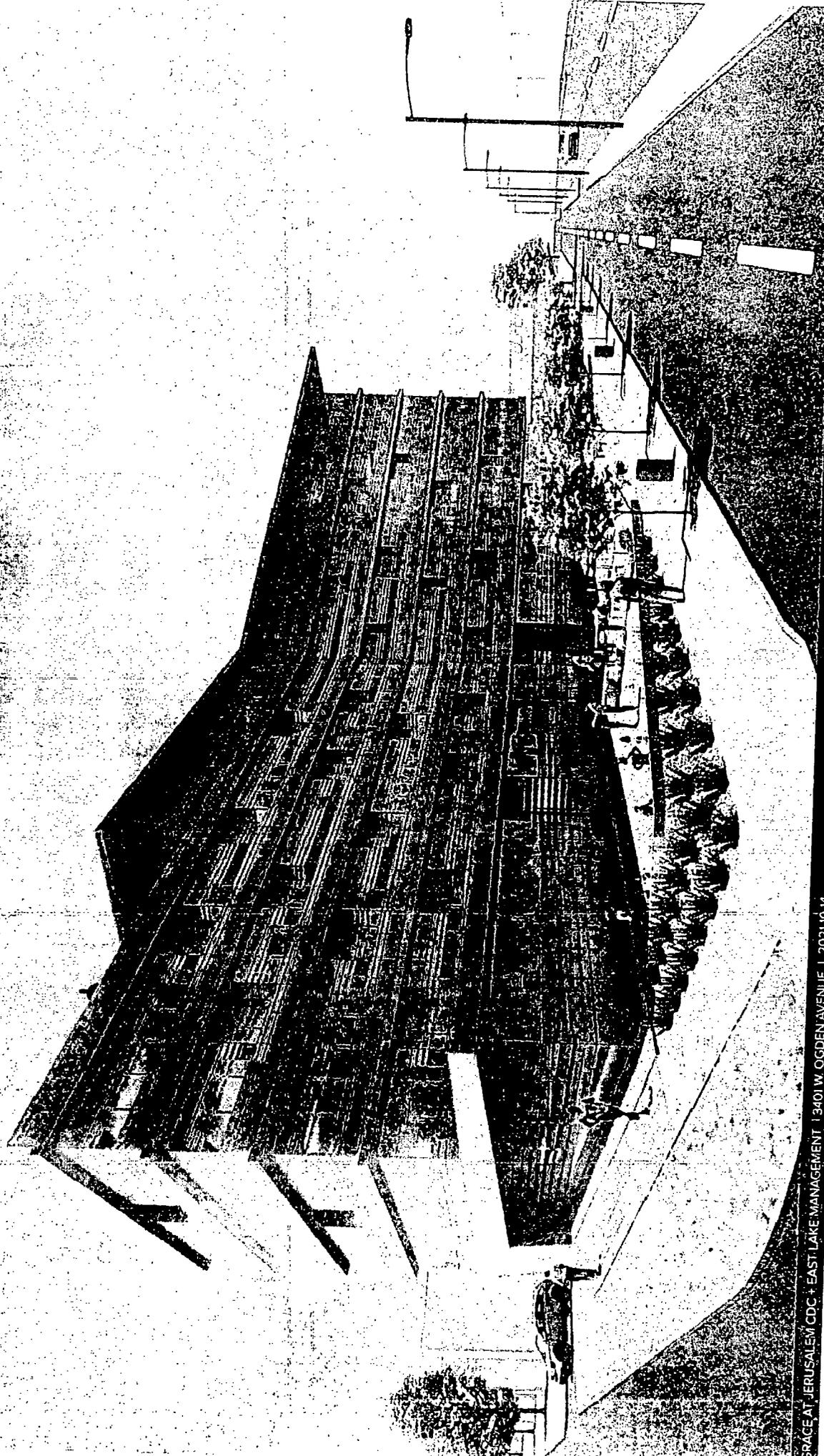
(SOUTH)

# CONTEXTUAL RENDERINGS

FORSEN  
MUTUALS  
OF THE WORLD

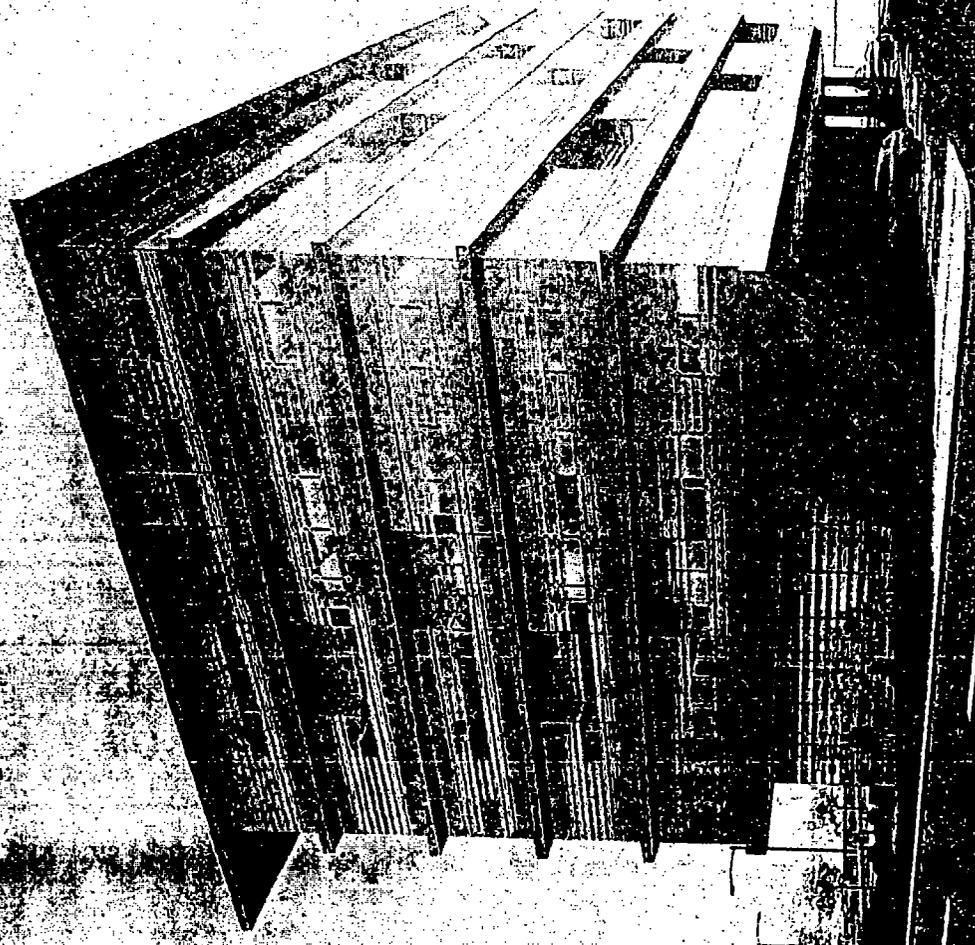
# NORTHEAST CORN

CONTEXTUAL RENDERING

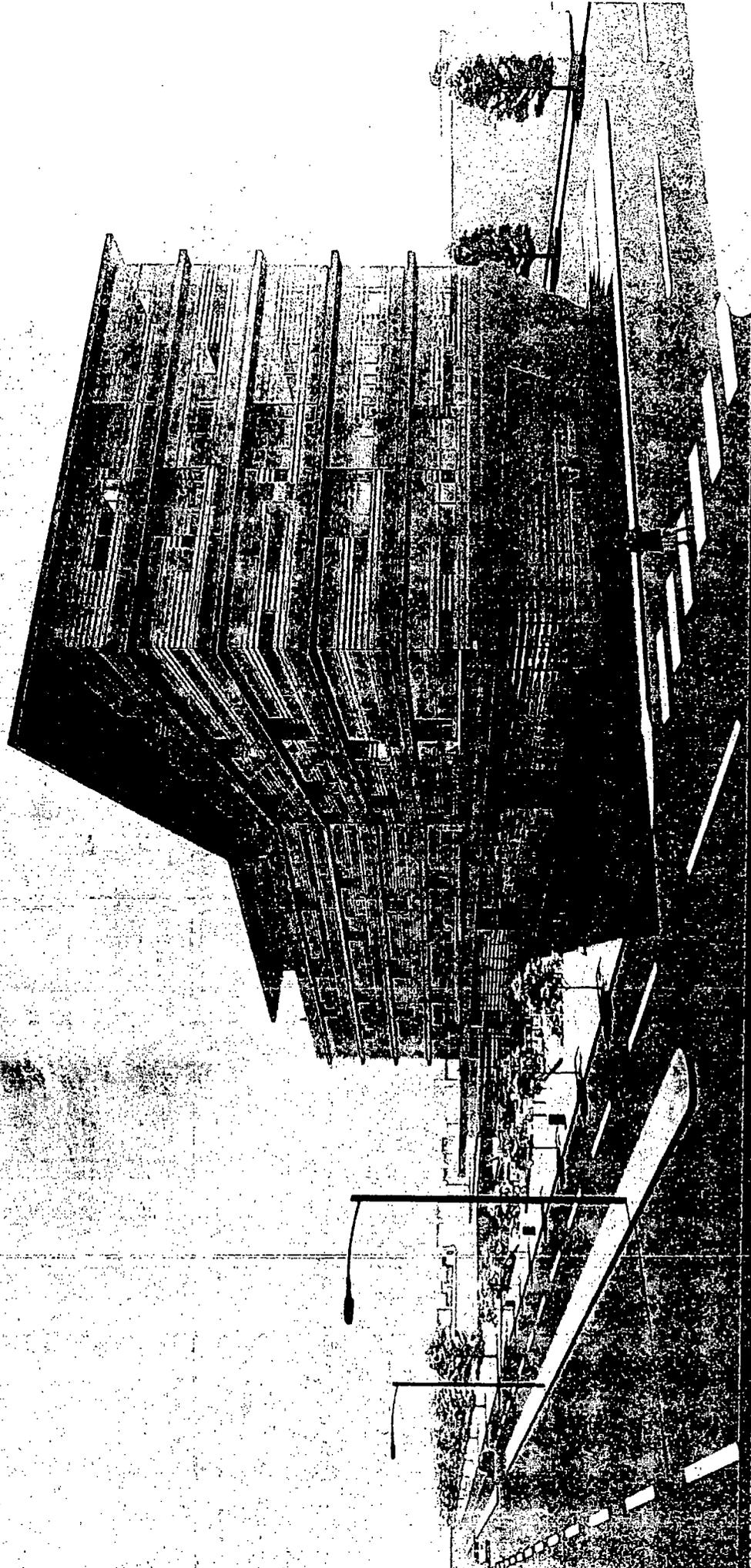


# SOUTH

SCOTTIE



NO. 10



**BUILDING DATA**

10/10/2010 10:00 AM

# SUSTAINABILITY PLAN

BUILDING DATA



## Chicago Sustainable Development Policy 2017 0112

Compliance Options	Points Required	Sustainable Strategies Menu																			
		Health	Energy	Stormwater	Landscapes	Green Roofs	Water	Transportation	Solid Waste	Work Force	Wildlife										
<b>Compliance Paths</b>	Starting Points																				
1 Achieve WELL Building Standard	40	40	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
2 Exceed Energy Code (5%)	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
3 Exceed Energy Code (10%)	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40
4 Exceed Energy Code (25%)	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50
5 Exceed Energy Code (40%)	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60
6 Onsite Renewable Energy (3%)	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40
7 Onsite Renewable Energy (5%)	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40
1 Exceed Stormwater Ordinance by 25%	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40
2 Exceed Stormwater Ordinance by 50%	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40
1.100% Stormwater Infiltration	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40
4 Sump Pump Capture & Reuse	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40
5 100-year detention for lot-to-lot buildings	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40
6 100-year Detention for Bypass	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40
1 Working Landscapes	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
2 Natural Landscapes	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
3 Tree Planting	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
4 Achieve Sustainable Sites Certification	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
1 Green Roof 50-100%	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
2 Green Roof 100%	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
1 Indoor Water Use Reduction (25%)	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
2 Indoor Water Use Reduction (40%)	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
1 Proximity to Transit Service	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
2 Bikeshare Sponsorship	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
3 Bike Parking Residential	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
4 Bike Parking Commercial & Industrial	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
5 EV Charging Stations	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
6 EV Charger Readiness	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
7 CTA Digital Displays	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
1 80% Waste Diversion	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
2 Workforce Development	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
1 Bird Protection (Basic)	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
2 Bird Protection (Enhanced)	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10

**Planned Development Projects (PD) - New Construction**  
 TIF Funded Development Projects (TIF) - New Construction\*  
 DPD Housing, Multi-Family (55 units) Projects (DPD-H MF) - New Construction  
 PD, TIF, DPD-H MF and Class L - Renovation Projects\*  
 Moderate Renovation Projects  
 Substantial Renovation Projects

\*Moderate Renovation Projects = projects including partial or minor increases to building systems and minor repairs to the exterior envelope  
 Substantial Renovation Projects = projects including new and/or upgraded building systems and extensive repairs to the exterior envelope

Points not applicable if associated with less than \$1M (including but not limited to TIF-NIP, TIF Purchase Rehab, TIF, TIF, TIF and SPF programs)



#20852  
INTRO DATE  
OCT 14, 2021

CITY OF CHICAGO

AMENDED APPLICATION FOR AN AMENDMENT TO  
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:

3401-3423 W. Ogden Ave; 1842-1854 S. Homan Ave.;  
1901-1909 S Trumbull Ave.

2. Ward Number that property is located in: 24

3. APPLICANT East Lake Management & Development Corp.

ADDRESS 2850 S. Michigan Ave CITY Chicago

STATE IL ZIP CODE 60616 PHONE 312.943.3193

EMAIL tholland@eastlakemgmt.com CONTACT PERSON Tyler Holland

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 North LaSalle Street CITY Chicago

STATE IL ZIP CODE 60602 PHONE 312.744.7217

EMAIL brian.hacker@cityofchicago.org CONTACT PERSON Brian Hacker

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

ATTORNEY Amy Degnan / Richard A. Toth / Mara Georges  
Daley and Georges, Ltd.

ADDRESS 20 S. Clark St., Suite 400

CITY Chicago STATE IL ZIP CODE 60603

PHONE 312 726-8797 FAX 312 726-8819 EMAIL adegnan@daleygeorges.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.

Elzie L. Higginbottom, Chairman & CEO  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. On what date did the owner acquire legal title to the subject property? \_\_\_\_\_

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

No.  
\_\_\_\_\_

9. Present Zoning District PD 833 Proposed Zoning District Residential Business PD <sup>to B3-3, then to</sup>

10. Lot size in square feet (or dimensions) 26,792 sf (approximate)

11. Current Use of the property parking lot

12. Reason for rezoning the property To allow development of a 6-story residential building with 64 dwelling units, approximately 74'-0" feet high. Approximately 5,284 sf commercial space in the 6-story building. Approximately 20 parking spaces.

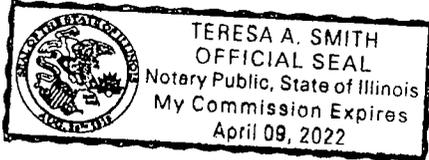
13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)  
To allow development of a 6-story residential building with 64 dwelling units, approximately 74'-0" feet high. Approximately 5,284 sf commercial space in the 6-story building. Approximately 20 parking spaces.

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

YES   x   NO \_\_\_\_\_

COUNTY OF COOK  
STATE OF ILLINOIS

Elzie L. Higginbottom, 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.



Elzie L. Higginbottom  
Signature of Applicant

Subscribed and Sworn to before me this  
1<sup>st</sup> day of October, 2021

East Lake Management & Development Co

By: Elzie L. Higginbottom

Its: Chairman & CEO

Teresa A. Smith

Notary Public

**For Office Use Only**

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

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

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



GEORGES &  
SYNOWIECKI

LAW OFFICES

October 14, 2021

Chairman, Committee on Zoning  
City Hall – Room 304  
121 N. LaSalle St.  
Chicago, Illinois 60602

Re: 3401-3423 W. Ogden Ave; 1842-1854 S. Homan Ave.; 1901-1909 S. Trumbull Ave.  
Application for Zoning Map Amendment

The undersigned, Amy Degan, being first duly sworn on oath, deposes and states the following:

The undersigned certifies that she has complied with the requirements of § 17-13-0107 of the Chicago Zoning Ordinance by sending the attached letter to such property owners who appear to be the owners of the property within the subject area not solely owned by the applicant, and to the owners of all property within 250 feet in each direction of the lot lines of the subject property, exclusive of public roads, streets, alleys and other public ways. The attached letter was sent by USPS first class mail, no more than 30 days before filing the application.

The undersigned certifies that the notice contained: the address(es) of the property that is the subject of the application; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file an application for a change in zoning on approximately October 14, 2021.

The undersigned certifies that she has made a *bona fide* effort to determine the names and last known addresses of the persons to be notified under § 17-13-0107 of the Chicago Zoning Ordinance by obtaining ownership information from the most recent authentic tax records of Cook County, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject site is a complete list containing the names and addresses of the people required to be served.

Amy Degan

Subscribed and sworn to  
before me this September 28, 2021.

  
Notary Public

(312) 726-8797  
gs law.com  
20 S. Clark St., Suite 400  
Chicago, IL 60605-1831



GEORGES &  
SYNOWIECKI

LAW OFFICES

October 14, 2021

Re: 3401-3423 W. Ogden Ave.; 1842-1854 S. Homan Ave.; 1901-1909 S. Trumball Ave.  
Application for Zoning Map Amendment

Dear Property Owner:

In accordance with the requirements of the Chicago Zoning Ordinance for a Zoning Map Amendment, specifically Section 17-13-0107, please be informed that on or about October 14, 2021, I, the undersigned attorney, am filing an application on behalf of the Applicant, East Lake Management & Development Corp., for a change in zoning from Institutional Planned Development No. 833 to B3-3 Community Shopping District and then to a Residential Business Planned Development, for the property generally located at 3401-3423 W. Ogden Ave.; 1842-1854 S. Homan Ave.; 1901-1909 S. Trumball Ave., Chicago, Illinois.

The Applicant proposes to develop a 6-story residential building with 64 dwelling units, approximately 74'-0" feet high with 5,284 square feet of commercial space and 20 parking spaces.

The Applicant is East Lake Management & Development Corp., 2850 S. Michigan Ave., Chicago, IL 60616.

The Owner is the City of Chicago, 121 North LaSalle Street, Room 1000, Chicago, IL 60602.

I am an attorney for the Applicant and can provide additional information on the application. My address is 20 S. Clark St., Suite 400, Chicago, Illinois 60603.

**PLEASE NOTE THAT THE APPLICANT IS NOT SEEKING TO PURCHASE OR REZONE YOUR PROPERTY. THE APPLICANT IS REQUIRED BY LAW TO SEND YOU THIS NOTICE BECAUSE YOU OWN PROPERTY LOCATED WITHIN 250 FEET OF THE SUBJECT PROPERTY.**

Sincerely,

Amy Degnan

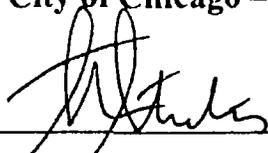
(312) 726-8797  
gs-law.com  
20 S. Clark St., Suite 400  
Chicago, IL 60603-1835

**CONSENT TO FILING**

The undersigned, being the sole owner of the property located at 3401-3423 W. Ogden Ave.; 1842-1854 S. Homan Ave.; 1901-1909 S. Trumbull Ave., Chicago, Illinois, hereby confirms that East Lake Management and Development Corp. is authorized by the undersigned to file an *Application for Zoning Map Amendment (Planned Development) and any other related zoning approvals* for the property located at 3401-3423 W. Ogden Ave.; 1842-1854 S. Homan Ave.; 1901-1909 S. Trumbull Ave., Chicago, Illinois.

The undersigned states that he/she/it represents the property at 3401-3423 W. Ogden Ave.; 1842-1854 S. Homan Ave.; 1901-1909 S. Trumbull Ave., Chicago, Illinois, for himself/herself/itself and no other person, association or shareholder.

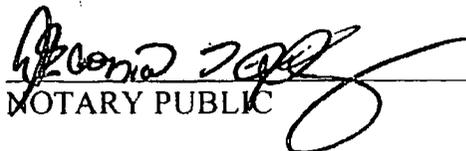
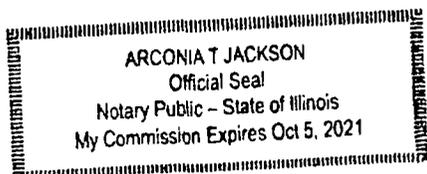
**City of Chicago – Department of Assets, Information and Services**



By: Stephen Stults

Its: Assistant Commissioner, Office of Real Estate

Subscribed and sworn to  
before me this 8.31, 2021.



NOTARY PUBLIC



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

September 7, 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  
Grace Manor  
Planned Development 833  
3401-3423 W Ogden  
PIN 16-23-418-001 to -007

Dear Chairman Tunney,

This letter serves to inform you that the City of Chicago owns the above referenced properties, and consents to East Lake Management to file an application to amend PD 833 and create a new planned development for the redevelopment of the property. East Lake Management intends to develop the site as a 64-unit affordable apartment building with ground floor commercial on the Ogden Avenue INVEST South-West corridor in North Lawndale. The Department of Housing and the Department of Planning and Development are working with the applicant on the sale of the land with City financial support for this project.

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:

East Lake Managment & Development Corp.

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**Check ONE of the following three boxes:**

Indicate whether the Disclosing Party submitting this EDS is:

1.  the Applicant

OR

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

OR

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

B. Business address of the Disclosing Party: 2850 S. Michigan Ave.  
Chicago, IL 60616

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C. Telephone: 312.949.3193 Fax: N/A Email: tholland@eastlakemgmt.com

D. Name of contact person: Tyler Holland

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 zoning map amendment (planned development) for:  
3401-3423 W. Ogden Ave.; 1842-1854 S. Homan Ave.; 1901-1909 S. Trumbull Ave.

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 # N/A and Contract # N/A

SECTION II -- DISCLOSURE OF OWNERSHIP INTERESTS

A. NATURE OF THE DISCLOSING PARTY

1. Indicate the nature of the Disclosing Party:

- [ ] Person [ ] Limited liability company
[ ] Publicly registered business corporation [ ] Limited liability partnership
[x] Privately held business corporation [ ] Joint venture
[ ] Sole proprietorship [ ] Not-for-profit corporation
[ ] General partnership (Is the not-for-profit corporation also a 501(c)(3))?
[ ] Limited partnership [ ] Yes [ ] No
[ ] Trust [ ] 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 [x] 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.

Table with 2 columns: Name, Title. Row 1: Elzie L. Higginbottom, Chairman & CEO

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



Name (indicate whether retained or anticipated to be retained)	Business Address	Relationship to Disclosing Party (subcontractor, attorney, lobbyist, etc.)	Fees (indicate whether paid or estimated.) <b>NOTE:</b> "hourly rate" or "t.b.d." is not an acceptable response.
Georges & Synowiecki, Ltd. (retained)	20 S. Clark St., #400 Chicago, IL 60603	Attorney	\$10,000 (estimated)

(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    **Not applicable.**

**B. FURTHER CERTIFICATIONS**

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

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

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

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

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

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

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

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

- a. bribed or attempted to bribe, or been convicted or adjudged guilty of bribery or attempting to bribe, a public officer or employee of the City, the State of Illinois, or any agency of the federal government or of any state or local government in the United States of America, in that officer's or employee's official capacity;
- b. agreed or colluded with other bidders or prospective bidders, or been a party to any such agreement, or been convicted or adjudged guilty of agreement or collusion among bidders or prospective bidders, in restraint of freedom of competition by agreement to bid a fixed price or otherwise; or
- c. made an admission of such conduct described in subparagraph (a) or (b) above that is a matter of record, but have not been prosecuted for such conduct; or
- d. violated the provisions referenced in MCC Subsection 2-92-320(a)(4)(Contracts Requiring a Base Wage); (a)(5)(Debarment Regulations); or (a)(6)(Minimum Wage Ordinance).

6. Neither the Disclosing Party, nor any Affiliated Entity or Contractor, or any of their employees, officials, agents or partners, is barred from contracting with any unit of state or local government as a result of engaging in or being convicted of (1) bid-rigging in violation of 720 ILCS 5/33E-3; (2) bid-rotating in violation of 720 ILCS 5/33E-4; or (3) any similar offense of any state or of the United States of America that contains the same elements as the offense of bid-rigging or bid-rotating.

7. Neither the Disclosing Party nor any Affiliated Entity is listed on a Sanctions List maintained by the United States Department of Commerce, State, or Treasury, or any successor federal agency.

8. [FOR APPLICANT ONLY] (i) Neither the Applicant nor any "controlling person" [see MCC Chapter 1-23, Article I for applicability and defined terms] of the Applicant is currently indicted or charged with, or has admitted guilt of, or has ever been convicted of, or placed under supervision for, any criminal offense involving actual, attempted, or conspiracy to commit bribery, theft, fraud, forgery, perjury, dishonesty or deceit against an officer or employee of the City or any "sister agency"; and (ii) the Applicant understands and acknowledges that compliance with Article I is a continuing requirement for doing business with the City. NOTE: If MCC Chapter 1-23, Article I applies to the Applicant, that Article's permanent compliance timeframe supersedes 5-year compliance timeframes in this Section V.

9. [FOR APPLICANT ONLY] The Applicant and its Affiliated Entities will not use, nor permit their subcontractors to use, any facility listed as having an active exclusion by the U.S. EPA on the federal System for Award Management ("SAM").

10. [FOR APPLICANT ONLY] The Applicant will obtain from any contractors/subcontractors hired or to be hired in connection with the Matter certifications equal in form and substance to those in Certifications (2) and (9) above and will not, without the prior written consent of the City, use any such

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

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

N/A

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

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

N/A

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

N/A

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### C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

1. The Disclosing Party certifies that the Disclosing Party (check one)  
[ ] is [x] is not

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

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

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

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

N/A

---

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

**D. CERTIFICATION REGARDING FINANCIAL INTEREST IN CITY BUSINESS**

Any words or terms defined in MCC Chapter 2-156 have the same meanings if used in this Part D.

1. In accordance with MCC Section 2-156-110: To the best of the Disclosing Party's knowledge after reasonable inquiry, does any official or employee of the City have a financial interest in his or her own name or in the name of any other person or entity in the Matter?

Yes                       No

NOTE: If you checked "Yes" to Item D(1), proceed to Items D(2) and D(3). If you checked "No" to Item D(1), skip Items D(2) and D(3) and proceed to Part E.

2. Unless sold pursuant to a process of competitive bidding, or otherwise permitted, no City elected official or employee shall have a financial interest in his or her own name or in the name of any other person or entity in the purchase of any property that (i) belongs to the City, or (ii) is sold for taxes or assessments, or (iii) is sold by virtue of legal process at the suit of the City (collectively, "City Property Sale"). Compensation for property taken pursuant to the City's eminent domain power does not constitute a financial interest within the meaning of this Part D.

Does the Matter involve a City Property Sale?

Yes                       No

3. If you checked "Yes" to Item D(1), provide the names and business addresses of the City officials or employees having such financial interest and identify the nature of the financial interest:

Name	Business Address	Nature of Financial Interest
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4. The Disclosing Party further certifies that no prohibited financial interest in the Matter will be acquired by any City official or employee.

E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

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

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

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

---  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SECTION VI -- CERTIFICATIONS FOR FEDERALLY FUNDED MATTERS**

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

**The Matter is not federally funded.**

**A. CERTIFICATION REGARDING LOBBYING**

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

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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

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

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

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

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

#### B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY

If the Matter is federally funded, federal regulations require the Applicant and all proposed subcontractors to submit the following information with their bids or in writing at the outset of negotiations. **The Matter is not federally funded.**

Is the Disclosing Party the Applicant?

Yes

No

**The Matter is not federally funded.**

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

**The Matter is not federally funded.**

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

**The Matter is not federally funded.**

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

Yes

No

**The Matter is not federally funded.**

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

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## SECTION VII -- FURTHER ACKNOWLEDGMENTS AND CERTIFICATION

The Disclosing Party understands and agrees that:

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

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

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

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

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

**CERTIFICATION**

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

East Lake Managment & Development Corp.

(Print or type exact legal name of Disclosing Party)  
By: East Lake Managment & Development Corp.

By: *Elize L. Higginbottom*  
(Sign here)

Elize L. Higginbottom  
(Print or type name of person signing)

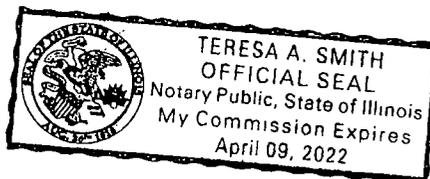
Chairman & CEO  
(Print or type title of person signing)

Signed and sworn to before me on (date) 10/1/2021,

at Cook County, Illinois (state).

*Teresa A. Smith*  
Notary Public

Commission expires: 4/9/22



**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

[x] No

If yes, please identify below (1) the name and title of such person, (2) the name of the legal entity to which such person is connected; (3) the name and title of the elected city official or department head to whom such person has a familial relationship, and (4) the precise nature of such familial relationship.

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

**BUILDING CODE SCOFFLAW/PROBLEM LANDLORD CERTIFICATION**

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

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

Yes                       No

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

Yes                       No                       The Applicant is not publicly traded on any exchange.

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

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

**PROHIBITION ON WAGE & SALARY HISTORY SCREENING - CERTIFICATION**

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

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

Yes

No

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

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

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

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