



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
www.chicityclerk.com

## Legislation Details (With Text)

**File #:** O2013-797  
**Type:** Ordinance      **Status:** Passed  
**File created:** 2/13/2013      **In control:** City Council  
**Final action:** 4/10/2013  
**Title:** Zoning Reclassification Map No.5-H at 2040 W North Ave - App No. 17678  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 5-H  
**Attachments:** 1. O2013-797.pdf

Date	Ver.	Action By	Action	Result
4/10/2013		City Council	Passed	Pass
3/26/2013	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
2/13/2013	1	City Council	Referred	

### ORDINANCE

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No.5-H in the area bounded by

beginning at a line 120 feet north of and parallel to West North Avenue; a line 783.49 feet east of and parallel to North Leavitt Street; a line 110 feet north of and parallel to West North Avenue; a line 807.49 feet east of and parallel to North Leavitt Street; a line 85 feet north of and parallel to West North Avenue; a line from a point 85 feet north of West North Avenue and 831.49 feet west of North Leavitt Street; to a point, 64 feet north of West North Avenue and 855.49 feet east of North Leavitt Street; a line 855.49 feet east of and parallel to North Leavitt Street; West North Avenue; and a line 759.49 feet east of and parallel to North Leavitt Street (ToB),

to those of a B3-3 Community Shopping District and a corresponding uses district is hereby established in the area above described.

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

Common address of property:

CITY OF CHICAGO \_

APPLICATION FOR AN AMENDMENT TO THE  
CHICAGO ZONING ORDINANCE

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

1. 2040 W North Avenue

2. Ward Number that property is located in:

3. APPLICANT 2040 North Ave LLC

ADDRESS 55 E Jackson #500

CITY Chicago STATE Illinois ZIP CODE 60604

PHONE 312-884-5429 CONTACT PERSON Laurence Weiner

4. Is the Applicant the owner of the property? YES  NO  If the Applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the applicant to proceed.

OWNER

ADDRESS

CITY STATE ZIP CODE

PHONE CONTACT PERSON

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

ATTORNEY Thomas S. Moore

ADDRESS 111 W Washington Suite 1100

CITY Chicago STATE IL

PHONE 312-251-1500

CITY Chicago

. ZIP CODE 60602 FAX 312-251-1500

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.

Laurence Weiner

7. On what date did the owner acquire legal title to the subject property? 9/28/10

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

9. Present Zoning District MI-2 Proposed Zoning District B3-3

10. Lot size in square feet (or dimensions?) 9,347.9 sq. ft.

11. Current Use of the property 4 story Vacant Warehouse

12. Reason for rezoning the subject property: 4 story brick building. 1<sup>st</sup> and 2<sup>nd</sup> floor health



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

February 13, 2013

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

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

The undersigned certifies that he has complied with the requirements of Sec. 17-13-0107, of the Chicago Zoning Ordinance, by sending written notice to such owners who appear to be the owners of the property within the subject area not solely owned by the applicant, and to the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of public roads, streets, alleys and other public ways, or a total distance limited to 400 feet. Said "written notice" was sent by First Class U.S. Mail, no more than 30 days before filing the application.

The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately **February 13, 2013**.

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

OFFICIAL SEAL HEATHER HASENMILLER Notary Public - State of Illinois My Commission Expires  
Nov 13, 2015

Notary Public

W:\FORMS\Zoning <file:///W:/FORMS/Zoning> Forms\Zoning Change\FormAff 11.9-3.1 wpd

ft fOS £i

**Anderson ■ & Moore, rc.**

1 1 1 Wust Washington Stkhkt. Si. i i i: 1.1()0

( 'ik'aco. Illinois (i(Xi(ii

February 13,2013

To Property Owner or Resident:

In accordance with requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about February 13, 2013, the undersigned will file an application for a change in zoning from M1-2 to B3-3 on behalf the applicant, 2040 North Ave LLC for the property located at 2040 W North Avenue.

The applicant seeks convert the existing 4 story vacant warehouse into a health club on the 1<sup>st</sup> and 2<sup>nd</sup> floor, and 16 residential apartments on the 3<sup>rd</sup> and 4<sup>th</sup> floor with 20 parking spaces.

The owner and applicant of the property is 2040 North Ave LLC whose business address is 55 E Jackson #500; Chicago, IL 60604. You can reach Laurence Weiner at 312-884-5429 if you have any questions.

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

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

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

**SECTION I -GENERAL INFORMATION**

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

2040 North Ave LLC

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

Indicate whether Disclosing Party submitting this EDS is:

- 1.  the Applicant  
OR
- 2.  a legal entity holding a direct or indirect interest in the Applicant. State the legal name of the Applicant in which Disclosing Party holds an interest:  
OR
- 3.  a specified legal entity with a right of control (see Section II.B.1 .b) State the legal name of the entity in which Disclosing Party holds a right of control:

B. Business address of Disclosing Party: 55 E Jackson #500  
Chicago. IL 60604

C. Telephone: 312-884-5429 Fax: Email

D. Name of contact person: Laurence Weiner

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

F. Brief description of contract, transition or other undertaking (referred to below as the "Matter") to which this EDS pertains. (Include project number and location of property, if applicable):

Zoning Change-2040 W North Avenue

G. Which City agency or department is requesting this EDS? Dept of Housing & Economic Development  
Bureau of Planning & Zoning 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 DISCLOSING PARTY

1. Indicate the nature of the Disclosing Party: ] Person  
] Publicly registered business corporation ] Privately held business corporation ] Sole proprietorship ]  
General partnership\* ] Limited partnership\* ] Trust

- Limited liability company\*
- Limited liability partnership\*
- Joint venture\*
- Not-for-profit corporation

(Is the not-for-profit corporation also a 501(c)(3))?

Yes

No

Other (please specify)

\*Note B.1.b below

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?

N/A

**B. IF THE DISCLOSING PARTY IS A LEGAL ENTITY:**

1. List below the full names and title of all executive officers and all directors of the entity. NOTE: For not-for-profit corporations, also list below all members, if any, which are legal entities. If there are no such members, write "no members." For trusts, estates or other similar entities, list below the legal titleholder(s).

If the entity is a general partnership, limited partnership, limited liability company, limited liability partnership or joint venture, list below the name and title of each general partner, managing member, manager or any other person or entity that controls the day-to-day management of the Disclosing Party. NOTE: Each legal entity listed below must submit an EDS on its own behalf.

Name Title

Laurence Weiner

Member

2. Please provide the following information concerning each person or entity having a direct or indirect beneficial interest (including ownership) in excess of 7.5% of the Disclosing Party. 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: Pursuant to Section 2-154-030 of the Municipal Code of Chicago ("Municipal Code"), the City may require any such additional information from any applicant which is reasonably intended to achieve full disclosure.

Name

Business Address

Percentage Interest in the Disclosing party



Laurence Weiner

55 E Jackson #500; Chicago. IL 60604

100%

**SECTION III - BUSINESS RELATIONSHIPS WITH CITY ELECTED OFFICIALS**

Has the Disclosing Party has a "business relationship." as defined in Chapter 2-156 of the Municipal Code, with any City elected official in the 12 months before the date this EDS is signed?

Yes       No

If yes, please identify below the name(s) of such City elected official(s) and describe such relationship(s):

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

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

"Lobbyist" means any person or entity who undertakes to influence any legislative or administrative action on behalf of any person or entity other than: (1) a not-for-profit entity, on an unpaid basis, or (2) himself. "Lobbyist" also means any person or entity any part of whose duties as an employee of another includes undertaking to influence any legislative or administrative action.

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.

<b>Name (indicate whether retained or anticipated to be retained)</b>	<b>Business Address</b>	<b>Relationship to Disclosing Party (subcontractor, attorney, lobbyist, etc)</b>	<b>Fees (indicate whether paid or estimated.) NOTE: "hourlyrate" or "t.b.d." is</b>
---	-------------------------	--	---

not an acceptable response.

Anderson & Moore-Attorney 111 W Washington Ste 1100; Chicago, IL 60602 Estimated to be \$5,000.00

(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 Municipal Code 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 term of the contract.

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 [X] 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. Pursuant to Municipal Code Chapter 1-23, Article I ("Article I")(which the Applicant should consult for defined terms (e.g., "doing business") and legal requirements), if the Disclosing Party submitting the EDS is the Applicant and is doing business with the City, then the Disclosing Party certifies as follows: (i) neither the Applicant nor any controlling person is currently indicated 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 Article I applies to the Applicant, the permanent compliance timeframe in Article I supersedes some five-year compliance timeframes in certification 2 and 3 below.

2. The Disclosing Party and, if the Disclosing Party is a legal entity, all of those persons or entities identified in Section II.B.I. 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, within a five-year period preceding that 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 clause B.2.b. of this Section V;
- d. have not, within a five-year period preceding the date of this EDS, had one or more public transaction (federal, state or local) terminated for cause or default; and
- e. have not, within a five-year period preceding 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.

3. The certifications in subparts 3, 4 and 5 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 any 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 five years before the date this EDS is signed, or, with respect to a Contractor, an Affiliated Entity, or an Affiliated Entity of a Contractor during the five years before the date of such Contractor's or Affiliated Entity's contract pr 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 a. or b. above that is a matter of record, but have not been prosecuted for such conduct; or
- d. violated the provisions of Municipal Code Section 2-92-610 (Living Wage Ordinance).

4. Neither the Disclosing Party, 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.

5. Neither the Disclosing Party nor any Affiliated Entity is listed on any of the following lists maintained by the Office of Foreign Assets Control of the U.S. Department of the Treasury or the Bureau of Industry and Security of the U.S. Department of Commerce or their successors: the Specially Designated Nationals List, the Denied Persons Lists, the Unverified List, the Entity List and the Debarred List.

6. The Disclosing Party understands and shall comply with the applicable requirements of Chapters 2-55 (Legislative Inspector General), 2-56 (Inspector General) and 2-156 (Governmental Ethics) of the Municipal Code.

7. 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

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.

8. 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 execution 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

9. 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 \$20 per recipient (if non, indicate with a "N/A" or "none"). As to any gift listed below, please also list the name of the City recipient.

N/A

C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

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

1.  is  is not

a "financial institution" as defined in Section 2-32-455(b) of the Municipal Code.

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 Chapter 2-32 of the Municipal Code. We further pledge that none of our affiliates is, and none of them will become, a predatory lender as defined in Chapter 2-32 of the Municipal Code. 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 Section 2-32-455(b) of the Municipal Code) is a predatory lender within the meaning of Chapter 2-32 of the Municipal Code, explain here (attach additional pages of 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 INTEREST IN CITY BUSINESS

Any words or terms that are defined in Chapter 2-156 of the Municipal Code have the same meanings when used in this Part D.

1. In accordance with Section 2-156-110 of the Municipal Code: 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., 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 interest and identify the nature of such interest:

Name	Business Address	Nature of 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 paragraph 2. Failure to

Page 8 of 13

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 provide 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 allowed 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 who have made lobbying contacts on behalf of the Disclosing Party with respect to the Matter: (Add sheets as necessary):

(If no explanation appears or begins on the lines above, or if the letters "NA" or if the word "None" appear, it will be conclusively presumed that the Disclosing Party means that NO persons or entities registered under the Lobbying Disclosure Act of 1995 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.

Page 9 of 13

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".

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

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 -- ACKNOWLEDGMENTS, CONTRACT INCORPORATION, COMPLIANCE, PENALTIES, DISCLOSURE**

The Disclosing Party understand 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 and Campaign Financing Ordinances, Chapters 2-156 and 2-164 of the Municipal Code, impose certain duties and obligations on persons or entities seeking City contracts, work, business, or transactions. The full text of these ordinances and a training program is available on line at [www.cityofchicago.org/Ethics](http://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 the applicable ordinances.

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 transactions with the City. 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 on this EDS and any attachments to this EDS may be made available to the public 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 Article I of Chapter 1-23 of the Municipal Code (imposing PERMANENT INELIGIBILITY for certain specified offenses), the information provided herein regarding eligibility must be kept current for a longer period, as required by Chapter 1-23 and Section 2-154-020 of the Municipal Code.

The Disclosing Party represents and warrants that:

Page 11 of 13

F.1. The Disclosing Party is not delinquent in the payment of any tax administered by the Illinois Department of Revenue, nor are the Disclosing Party or its Affiliated Entities delinquent in paying any fine, fee, tax or other charge owed to the City. This includes, but is not limited to, all water charges, sewer charges, license fees, parking tickets, property taxes or sales taxes.

F.2. If the Disclosing Party is the Applicant, the Disclosing Party and its Affiliated Entities will not use, nor permit their subcontractors to use, any facility on the U. S. E.P.A. on the federal Excluded Parties List System ("EPLS) maintained by the U.S. General Services Administration.

F.3. If the Disclosing Party is the Applicant, the Disclosing Party 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 F.1. and F.2. 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 Disclosing Party has reason to believe has not provided or cannot provide truthful certifications.

NOTE: If the Disclosing Party cannot certify as to any of the items in F.1, F.2. or F.3. above, an explanatory statement must be attached to this EDS.

### CERTIFICATION

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

2040 North Ave LLC  
(Print or type name of Disclosing Party)

(Sign here)

Laurence Weiner  
(Print or type name of person signing)

Member  
(Print or type title of person signing)

## 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 percent. It is not to be completed by any legal**

**entity which has only an indirect ownership interest in the Applicant.**

Under Municipal Code 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, by blood or adoption, to the mayor, any alderman, the city clerk, the city treasurer, or any city department head as 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 Part" means (1) all corporate officers of the Disclosing Party, 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 member 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 percent 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.

**NARRATIVE**

The applicant seeks convert the existing 4 story vacant warehouse into a health club on the 1<sup>st</sup> and 2<sup>nd</sup> floor, and 16 residential apartments on the 3<sup>rd</sup> and 4<sup>th</sup> floor with 20 parking spaces.

	Current Zoning MI-2	Required Proposed B3	Proposed Building B3-
FAR	1.2	-3 3.0	3 3.0

Minimum Lot Area	N.A.	400 sq. ft. per unit	400 sq. ft. per unit
Max Buildable Area	20,565 sq. ft.	28,043 sq. ft.	37,826 sq. ft. existg
Max No. of Units	N.A.	23	16
Max Bldg Height	N.A.	65'-0"	60'-2"
Front Setback	O'-O"	O'-O"	O'-O"
Rear Setback	O'-O"	O'-O"	O'-O"
West Side Setback	0'-0"	O'-O"	O'-O"
East Side Setback	O'-O"	O'-O"	O'-O"
Minimum Parking	0	11	20
Rear Open Space	Not Required	Not required	Not required

<  
ZJ  
to u o

co

ID  
a  
LU CC  
CD

Z <  
a.

6 < u

uj rjE < t-H> < tti 1U

UJ 111

\_tthO ij QJ i.

co LU Z <

-53 in? XUJKjo;

iss

W H W a: Q z 5

uj Q 3

H <

as

Sz R

„■ w o i

2 § ■ S

D UJ \* m ij.

d 1'

CD  
8

q u/ OL

D.

S

ai  
iu  
o u/

<y = So -B

55ij>d cm"

q u/ y

uOf-

<  
go  
u u u o  
IOC u  
3  
■VI

: 66  
■ u u

i og

"3|

CD NJ

o C.F.I.

3 \* SfK'M

1; 11

siumi 'ooYono 'sahut iuhoh jl okb issniaar  
'SIOU'UTD 'AIK'NOD 11003 HI TIT ' (MOHUIOS

jo uaoi xhi 01 o auv t gjo i jo iwn Binos a hi mo jpu iouki t ioi airs jo huoo isyhuos  
IHI 01 Bin03 13KXHI - JOSUHI 9UTH03 ISYHRIAOS SJU 40 RL UOH ISIA M > 101 QTFIS JO XUFI 15\*3 IBL  
ho iMod r ol isHIAos oawuaa bobshi "101 cuvb jo sin ievt m 01101 ays jo inn eijos ibi uu wawuvi iers kohibi usj «o 'ioi am jo inn isu ihi uo whom iohihi omHunii auv 9 icn  
JO UMBOS IBSMHM08 IHI IT 0KJ3MIXHCO :SJOITIOJ BY OZHUSSA JUklav ISSVMH\* JO ISSIHUOS UXJ  
101 oku iwojis "in Qum chih iwi ig iots h iokys iibom 0\* jnawMoi \*ic hquoh jo wsvom  
IKSJI CAOS SHI JO IITH HLIOS CU JD IITH EIJOS SHI JO BQOr 31 BI 903 SHI JO WOU JRTI SHI  
jo uu ki ifu IHI jo iHVd ivHi jo Hoisuaans s.MSTrr hi a anr > siof jo mvd ivui =3 isourd  
m M TM \_ ^ , 'fioHrm 'jwhqoo woo hi 'mawit itjiohiBcl obhi  
BH1J0 15TI n IOHTO HIU0H Q» JIHSMIUU 'IG UOU088 JO UlfVQb ItiLHUIOS SB1 JO JTTH H1A0S SHI  
jo MOisurains uu hi a ioi jo isu 031 uwos sui cur i im jo isu on auios Efl i :i tsjhvj N0lidWDS3a

### AHAUfIS 31111 QNV1 IAISOV/Vnv

I

SI

P-

3 I

■ ra ■ ra tra

### PLAT OF SURVEY OF

uarcw. i. Tin-; scirrii tin flet of wt i and the south i'ij feet of i.or 't in the s'ikhvision or r.i one third rods nest of ami adjoinm; the  
FAST :i:1 ROUS OF THK SOIITJ RODS OK 'THF S01TH HALF OF 'TIT IK S0FTH HALF OF 'THE "OITHWF.ST QUART. ER OF SECTION 31. TOWNSHIP 1d NOUTH. R.WJE 11 EAST OF 'THF THIRD THINCIAI, MERIDIAN,  
IN COOK COUNTY, ILLINOIS.

1 >

FARCEL 2: TI 'T IARI OF LOTS I AND T> IN ALLAN'S SLIHU VISION OF THAI PAKI OF UN' WEST KI' FEET OF THIK FAS I' :") HODS 01- TIIL- SOPIH HI RODS OF TIIL- SOUTH IIM.F OF THK SOUTH HALF OF THK SOUTHWEST QUARTER  
SLITION HI, TOWNSHIP 10 NORTH, RANGE 11 EAST OF THE THIRD THINCJAI, MERIDIAN. LYIM: KM 4V.1 SOUTHWEST OK MILWAUKEE AVENUE. DKSCRiFD AS IOILO'S COMMENCING AT THE SOUTHWEST CORNER OF LOT 1> AND  
RUNNING 1 HENCE NORTH ON THE WE KT LINE OF SAID I>-T. HE. FKKT. THENCE EAST PARALLEL WITH THE SOIth LINK OF SAID LOT 10 THE EAST LINE UF SAID LIT: THENCE RINNINC SOUTHEAST TO A PCUNT ON I HE EAST LINK  
OF SMU LOI -V; M FEET NORTH OF THE SCATHE APT CORNER THEREOF-. THENCE SOUTH TO THE SOUTHEAST COKNEU OF SAID LOT 1, THENCE WEST ON THE SOUIH I.LINI: OK LOTS ■' AND ii TO THK FOINI' OK BEGINNING, AU. IN  
COOK COUNTY, ILLINOIS.

ADDRESS: SiIUJ V. NORTH AVENUE, CHICAGO, ILLINOIS

0° 10' L'0'

SCAIK: r = y<')

ECNChMARK

C T1 Or C.HICIC-0 DCNCHMAPK jly>-1 LCCA'L'D NCAI< ART? OMAN AVCMII. & '1ORT\* AVINJIT  
LLCVATOII 16.677 CC D.

■ '\$'-24.00

9-  
0-  
CN!  
i sionv  
IRK K <ty COMMERCIAL  
) [ ituu.ijiNe;  
V i

V 96.00

, I v  
ii " '-

' is

LOCATION MAP ~M-y \*to'sia: k

ST .VIE OK IJINOIS ) ail .NIV Oh diOK 1

suHV' uij(iuKi)

L JOSEPH : ^JAhJSCr A^s^ KMTJLVEL OF I HKFKKH' J-UH-V INC.

mRrv) .sui; but this I'KuKhsM^ .M. pehyick (inn'iims to tik

iljiir' LL: ^BS MIMMIV ^P' L' KCK J H=L.MiMf S' K>

TRCKRETI (OKNUB IIA V e: HLEN ^R NOP: A< r) -le-S: e) [■] P LI

ALIKK'IK <file://IK-NT IHM'SH: AUK MKGHN ^FKM AM) DdJNMAL P'UTP ■MIK-^WK AMI ARE CnaJnH Y< A TEMFEHTTHE H'DEOKEES IAMrKMIKO'

Frotealonaj Daalfu bglatntian #104-002709

**PREFERRED SURVEY, INC.**

7(US 1. 75TH STREET, BKIDCtHEW, IU 00465 Phone 700-458-7(149 / Fks 706-460-7099 Tww.ptliurre7.r0tn <http://Tww.ptliurre7.r0tn>

<■ IUP1^V>:S. ul\*: IS

m: thmhis or this

Laud Ali\* Sur\*ejad