



# Office of the City Clerk

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

## Legislation Details (With Text)

**File #:** SO2015-6418  
**Type:** Ordinance  
**Status:** Passed  
**File created:** 9/24/2015  
**In control:** City Council  
**Final action:** 1/13/2016  
**Title:** Zoning Reclassification Map No. 7-I at 2434-2436 N Sacramento Ave, 2456-2496 N Milwaukee Ave, 2500-2544 N Milwaukee Ave and 2401-2467 N Linden Pl - App No. 18525  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 7-I  
**Attachments:** 1. SO2015-6418.pdf, 2. O2015-6418.pdf

Date	Ver.	Action By	Action	Result
1/13/2016	1	City Council	Passed as Substitute	Pass
1/5/2016	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
9/24/2015	1	City Council	Referred	

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### 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 of the C2-2 Motor Vehicle-Related Commercial District symbols and indications as shown on Map No. 7-1 in the area bounded by

North Milwaukee Avenue; North Sacramento Avenue; North Linden Place (running in a westerly direction) North Linden Place (running in a northwesterly direction); a line 375 feet southeast of and parallel to the public alley next southeast of North Kedzie Avenue and perpendicular to North Milwaukee Avenue; the public alley next southwest of and parallel to North Milwaukee Avenue; the public alley next northwest of and almost parallel to North Sacramento Avenue,

to those of a C2-5 Motor Vehicle-Related Commercial District then to a Planned Development.

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

2434-36 N. Sacramento Avenue; 2456-2496 N. Milwaukee Avenue; 2500-2544 N. Milwaukee Avenue; 2401-2467 N. Linden Place

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### PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development No. ("Planned Development") consists of approximately 124,799 square feet of net site area which is depicted on the attached Planned Development Boundary Map and Property Line Boundary Map and the Property Line and Sub-Area Map (the "Property"). Sub-Area A and C is owned or controlled by Houston 7979 Parking, LLC (herein referred to as the "Applicant"). Sub-Area B is owned or controlled by Chicago Transit Authority (the "CTA"). All required disclosures are contained within the economic disclosure statements filed with the City of Chicago in accordance with the applicable requirements.
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 section 17-8-0400 of the Zoning Ordinance.

3. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assign or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans, and subject to review and approval by the Department of Business Affairs and Consumer Protection.

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the

APPLICANT: Houston 7979 Parking LLC

ADDRESS: 2434 - 2436 N. Sacramento Avenue; 2456 - 2496 N. Milwaukee Avenue; 2500 - 2544 N. Milwaukee Avenue; and 2401 -2415 N. Linden Place

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issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.

4. This Plan of Development consists of eighteen (18) Statements: a Bulk Regulations Table; the following plans pertaining to the Applicant's proposed project (the "Project") prepared by Antunovich Associates dated December 7, 2015: Planned Development Boundary And Property Line Map, Property Line And Sub-Area Map, Existing Land-Use Map, Existing Zoning Map, Site Plan & Ground Floor Plan, Landscape Plan & Green Roof Plan, Northeast Elevation (Milwaukee Avenue), Northeast Elevation (Milwaukee Avenue), Northwest Elevation (Alley), Southwest Elevation (Alley), Southwest Elevation (Alley), Southeast Elevation (Sacramento Avenue). Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all

requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.

5. The following uses shall be permitted on the Property:

Sub-Area A: Residential, Postal Service, Animal Services (Excluding Shelter/Boarding Kennel And Stables), Artist Work And Sales Space, Business Support Services (Excluding Day Labor Employment Agency) Urban Farm (Excluding Outdoor Operation), Communication Service Establishments, Eating And Drinking Establishments, Financial Services (Excluding Pawn Shop, Payday/Title Secured Loan Store), Food And Beverage Sales (Excluding Poultry), Medical Service, Office, Personal Service, Repair Or Laundry Service (Excluding on-premise plants) (Consumer), Residential Storage Warehouse, Retail Sales, Sports And Recreation (Participant) Indoor, And Wireless Communication Facilities.

Sub-Area B: Transit related uses including commuter rail line, and activities directly related to the provision of commuter rail service, minor utilities and those customary and incidental accessory uses to any of the uses described above, as determined by the Zoning Administrator, and non-accessory parking.

Sub-Area C: Accessory Parking

6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-Premise signs are prohibited within the boundary of the Planned Development.

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7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations established by the Federal Aviation Administration.

8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 124,799 square feet.

9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of 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. 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, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this the Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

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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. At the time of a hearing before the Chicago Plan Commission, all developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy/ set forth by the Department of Planning and Development. The Applicant agrees to a minimum of "LEED" (Leadership in Energy and Environmental/Design)/basic certification. The Applicant also agrees to provide a vegetative ("grepn") roof system on a minimum of 50 percent of the net roof area for new buildings*

*iniSubarea A< "Net roof area" shall be defined as the total area of the flat roof minus^any required perimeter itbacks, rooftop structures and roof-mounted equipment ana mechanical penthouses required by the City Codes. A vegetative ("green") roof/system or a minimum of 50 percent (29,935 square feet) of the net flat roof on Siroarea A/hall be installed and maintained. Copies of these standards may be obtaineer From D\*

to provide 22 affordable housim up to 60% of the Chicago Pr

The AppSkant acknowledges and agrees that the refzoning of the Property from C2-2 to 2-5 for consultation of this Planned DevelopmenUxiggersine requirements of Section 2-45-110 of the Municipal Code (the "Affordable/Housim^Ordinance"). Any developer of a "residential housiws project" within the meaning jtfi the Affordable Housing Ordinance ("Residential Projes,K> must: (i) develop affordable housing units as part of the Residential Project; (n^roy a fee in lieu of the development of affordable housing units; or (iii) any combinationN)iNj) and £n). In/accordance with these requirements and the Affordable Housing Profile\Fo\*rn ^rtachetl hereto as Exhibit A, the Applicant has agreed

mits/in the Residential Project for households earning letropolitan Statistical Area median income (the "Affordable Units"),-ar^mafre" a payment in th" AffoHaH^\* FTmr;ri£ nrTni1"mty Fjrjid-4rrthe «mOunl ol MO0,000/per^nir

At the time of each Part II review for the Residential Project, Applicants]may update and resubmit the Affordable Housing Profile Form /o the Department of Planning and Development ("DPD") for review and approval, /f thg Applicant subs^uentryv reduces the number of dwelling units in the Residential Pybjeot, DPD may adjust the requirements of this Statement 15 (i.e., number of Affordable/Units and/or amount of Cash/Payment) accordingly without amending the Planneca Development. Prior to the issuance of any building permits for the Residential Pro^ct/including, without limitation, excavation^or foundation permits, the Applicant must either make the required Cash Payment, or^execute an Affordable Housing Agreesnent in accordance with Section 2-45\nO(i)(2)^The terms of the Affordable^Taasing Agreement and any amendments thereto are incorporated herein by this refecenc/ The Applicant acknowledges and agrees that the Affordable Housing Agreement /will be recorded against the Residential Project and will constitute a lien against ea&h Affordable Unit. The City shall execute partial releases of the Affordable Hou/ing Agreement prior to or at the time of the sale of each Affordable Unil^to an in^ome^ligible buyer at an affordable price, subject to the simultaneous execution^and

1CANT: Houston 7979 Parking LLC JRESS: 2434 - 2436 N. Sacramento Avenue; 2456 - 2496 N. Milwaukee Avenue; 2500 --2544 N. Milwaukee Avenue; and 2401 - 2415 N. Linden Place CTE  
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recording of a mortgage, restrictive covenant or similar instrument against such Affordable Unit. The Commissioner of DPD may enforce remedies for breach of the Affordable Housing Agreement, and enter into settlement agreements whh^frespect to any such brcach^subject to the approval of the Corporation Counsel, without amending the .Planned Development.

Access Drive and left-turn and south directions). The

16. \ TheN&pplicant shall install a traffic signal at the Milwauke ^arrowswi Sacramento Avenue at Milwaukee Avenue (r applicant shall coordinate the design of the Milwauke'e/A.ccess Drive, left-turn arrows, a^id the signal design with the Chicago Departmeirj/^Pransportation in order to properly design for pedestrians,

bicycles, trucks, vehiculaj/traf^ic, and on-street parking.

parties prior to sue

17. The A^plicantVhall landscape, pave, and provide' lighting and maintenance for Sub-Area B (the NSub-Aroa\B Improvements"). The S^b-Area B Improvements shall be designed and constucted irAompliance with the/Municipal Code of the City of Chicago and at all times, subject to tftvevCTA's consent^ which shall be in the CTA's sole and reasonable discretion. The Applicant and the/CTA have agreed to enter into a License Agreement for the maintenance o\Hhe Sub^re^fB Improvements, which shall be executed by the  
for P\*art4l approval for the Sub-Area B Improvements.
18. This Planned DeveloVneritNysHiall be governed by Section 17-13-0612 of the Zoning Ordinance. Unless VbstaMial construction of the proposed improvements as contemplated in this/^I^nne^development has commenced within six (6) years following the adoption of this. Planned Development, and is diligently pursued, then this Planned Development shall expire\ If this Planned Development expires under the provision of this/section, then the^Oojnmissioner of the Department of Planning and Development si  
Motor Vehicle/R6lated Commercial District

APPLICANT: Houston 7979 Parking LLC ^ADDRESS: 2434 - 2436 N. Sacramento Avenue; 2456 - 2496  
"N. Milwaukee Avenue  
N. Milwaukee Avenue; and 2401 -2415 N. Linden Place DATE INTRODUCED:  
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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. At

the time of a hearing before the Chicago Plan Commission, all developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Planning and Development. The Applicant agrees to a minimum of "LEED" (Leadership in Energy and Environmental Design) basic certification. The Applicant also agrees to provide a vegetative ("green") roof system on a minimum of 50 percent of the net roof area for new buildings in Subarea A. "Net roof area" shall be defined as the total area of the flat roof minus any required perimeter setbacks, rooftop structures and roof-mounted equipment and mechanical penthouses required by the City Codes. A vegetative ("green") roof system of a minimum of 50 percent (29,935 square feet) of the net flat roof on Subarea A shall be installed and maintained. Copies of these standards may be obtained from DPD.

15. The Applicant acknowledges and agrees that the rezoning of the Property from C2-2 to 2-5 for construction of this Planned Development triggers the requirements of Section 2-45-110 of the Municipal Code (the "Affordable Housing Ordinance"). Any developer of a "residential housing project" within the meaning of the Affordable Housing Ordinance ("Residential Project") must: (i) develop affordable housing units as part of the Residential Project; (ii) pay a fee in lieu of the development of affordable housing units; or (iii) any combination of (i) and (ii). In accordance with these requirements and the Affordable Housing Profile Form attached hereto as Exhibit A, the Applicant has agreed to provide 22 affordable housing units in the Residential Project for households earning up to 60% of the Chicago Primary Metropolitan Statistical Area median income (the "Affordable Units"). At the time of each Part II review for the Residential Project, Applicant may update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development ("DPD") for review and approval. If the Applicant subsequently reduces the number of dwelling units in the Residential Project, DPD may adjust the requirements of this Statement 15 (i.e., number of Affordable Units and/or amount of Cash Payment) accordingly without amending the Planned Development. Prior to the issuance of any building permits for the Residential Project, including, without limitation, excavation or foundation permits, the Applicant must either make the required Cash Payment, or execute an Affordable Housing Agreement in accordance with Section 2-45-110(i)(2). 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 Residential Project and will constitute a lien against each Affordable Unit. The City shall execute partial releases of the Affordable Housing Agreement prior to or at the time of the sale of each Affordable Unit to an income-eligible buyer at an



affordable price, subject to the simultaneous execution and recording of a mortgage, restrictive covenant or similar instrument against such Affordable Unit. The - 2496 N. Milwaukee Avenue; 2500 - 2544 . Linden Place

*A5 ftM>i\*)04&*

APPLICANT: Houston 7979 Parking LLC ADDRESS: 2434 - 2436 N. Sacramento Avenue; 2456 N. Milwaukee Avenue; and 2401 - 2415 N DATE INTRODUCED: September 24, 2015 PLAN COMMISSION HEARING: December 17, 2015

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Commissioner of DPD may enforce remedies for breach of the Affordable Housing Agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

16. The Applicant shall install a traffic signal at the Milwaukee Access Drive and left-turn arrows on Sacramento Avenue at Milwaukee Avenue (north and south directions). The Applicant shall coordinate the design of the Milwaukee Access Drive, left-turn arrows, and the signal design with the Chicago Department of Transportation in order to properly design for pedestrians, bicycles, trucks, vehicular traffic, and on-street parking.
17. The Applicant shall landscape, pave (if necessary), and provide lighting and maintenance for Sub-Area B (the "Sub-Area B Improvements"). The Sub-Area B Improvements shall be designed and constructed in compliance with the Municipal Code of the City of Chicago and at all times, subject to the CTA's consent, which shall be in the CTA's sole and reasonable discretion. The Applicant and the CTA have agreed to enter into a License Agreement for the maintenance of the Sub-Area B Improvements, which shall be executed by the parties prior to submission for Part II approval for the Sub-Area B Improvements.
18. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Unless substantial construction of the proposed improvements as contemplated in this Planned Development has commenced within six (6) years following the adoption of this Planned Development, and is diligently pursued, then this Planned Development shall expire. If this Planned Development expires under the provision of this section, then the Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the property to C2-5, Motor Vehicle-Related Commercial District.

APPLICANT: Houston 7979 Parking LLC  
ADDRESS: 2434 - 2436 N. Sacramento Avenue; 2456 - 2496 N. Milwaukee Avenue; 2500 - 2544  
N. Milwaukee Avenue; and 2401 - 2415 N. Linden Place  
DATE INTRODUCED: September 24, 2015  
PLAN COMMISSION HEARING: December 17, 2015 ftC

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## PLANNED DEVELOPMENT

### BULK REGULATIONS TABLE

Net Site Area:

Subarea A Subarea B Subarea C  
124,799 Square Feet 87,107 Square Feet 21,002 Square Feet 16,690 Square Feet

Area in the Public Right of Way: Subarea A: Subarea B: Subarea C:

58,676 Square Feet  
39,691 Square Feet  
8,598 Square Feet  
10,387 Square Feet

Gross Site Area:

Subarea A: Subarea B: Subarea C:  
183,475 Square Feet 126,798 Square Feet 29,600 Square Feet 27,077 Square Feet

Maximum Floor Area Ratio:

Subarea A: Subarea B: Subarea C:  
3.39 3.06 5.0 0

Maximum Number of Dwelling Units:

Subarea A: Subarea B: Subarea C:

0  
0

Maximum Building Height:  
Subarea A: Subarea B: Subarea C:

98'-0"  
0  
0

Minimum Number of Parking Spaces:  
Subarea A: Subarea B Subarea C

311 267 0  
44

Minimum Number of Loading Berths:  
Subarea A: Subarea B Subarea C

5 5 0 0

Applicant: Address:

Date Introduced: Plan Commission:

Houston 7979 Parking, LLC

1. 2434-2436 N. Sacramento Ave. 2. 2456-2496 N. Milwaukee Ave. 3. 2500-2544 N. Milwaukee Ave. 4. 2401-2467 N. Linden Place  
September 24,2015 December 17, 2015

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Minimum Number of Bicycle Parking:  
Subarea A: Subarea B: Subarea C:

125 125 0 0

In accordance with the Site Plan

Applicant: Houston 7979 Parking, LLC  
Address: 1. 2434-2436 N. Sacramento Ave. 2. 2456-2496 N. Milwaukee Ave. 3. 2500-2544 N. Milwaukee Ave. 4. 2401-2467 N. Linden Place Date  
Introduced: September 24, 2015 Plan Commission: December 17, 2015

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### 2007 Affordable Housing Profile Form (Rental)

Submit this form to the Department of Planning & Development (DP&D) for projects that are subject to the 2007 ARO. Projects require Council approval before being submitted to the DP&D. For more information, visit [www.chicagohousing.com](http://www.chicagohousing.com).

This completed form should be returned to: Kara Breems, IDRD, 121 N. LaSalle Street, Chicago, IL 60602/E-mail: [kara.breems@cityofchicago.org](mailto:kara.breems@cityofchicago.org) <<mailto:kara.breems@cityofchicago.org>> Telephone: (312) 744-6476

Date: December 7, 2015

#### SECTION 1: DEVELOPMENT INFORMATION

Development Name: Logan's Crossing Development Address: 2500 North Milwaukee Avenue Ward: 32

If you are working with a Planner at the City, what is his/her name? Noah Szafraniec Type of City involvement: | | City Land (check all that apply) j- Financial Assistance (If receiving TIF assistance, will TIF funds be used for housing construction? P }\*) \*if yes, please provide copy of the TIF Eligible Expenses j (Zoning increase and/or PD

**SECTION 2: DEVELOPER INFORMATION**

Developer Name: Terraco, Inc. Developer Contact (Project Coordinator): Kevin Gazley Developer Address: 3201 Old Glenview, Wilmette, IL 60091 Email address: kqazlev@terracreatestate.com Telephone Number: 847.679.6600

**SECTION 3: DEVELOPMENT INFORMATION**

a) Affordable units required

For ARO projects:  $\text{Total units} \times 10\% = \text{total affordable units required}$  (always round up)  
 \*20% if TIF assistance is provided

For Density Bonus projects:  $\text{Bonus Square Footage} \times 25\% = \text{Affordable sq. footage required}$

\*Note that the maximum allowed bonus is 20% of base FAR in dash-5; 25% in dash-7 or -10; and 30% of base FAR in dash-12 or -16 (www.cityofchicago.org/zoning <http://www.cityofchicago.org/zoning> for zoning info).

building details

In addition to water, which of the following utilities will be included in the rent (circle applicable):

n     
 Cooking gas electric gas heat electric heat other (describe on back)

LZ3  H

Is parking included in the rent for the: affordable units? yes no market-rate units? yes no If parking is not included, what is the monthly cost per space? to be determined

Estimated date for the commencement of marketing: Summer 2017

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Estimated date for completion of construction of the affordable units: Winter 2018

Unit Type*	Number of Units	Number of Bedrooms/Unit	Total Square Footage/Unit	Expected Market Rent	Proposed Affordable Rent*	Proposed Level of Affordability (60% or less of AMI)	Unit Mix OK to proceed?
Example 1 bed/1; V.		1	800 -V-	\$1000.		60%	<input type="checkbox"/>
Affordable Ur	Please See	Attached	<b>Chart</b>	as page 3			<input type="checkbox"/>
Market Rate				N/A	N/A		<input type="checkbox"/>

N/A N/A   
N/A N/A J

Month/Year

X \$100,000 = \$\_ Number of total units in development  
(round up to nearest whole number)

For Density Bonus projects, use the following formula to calculate payment owed:  
= \$

$$\text{Bonus Floor Area (sq ft)} \times 80\% \times \$ \text{ median price per base FAR foot} = \text{Amount owed}$$

Submarket (Table for use with the Density Bonus fees-in-lieu calculations)	Median Land Price per Base FAR Foot
Loop: .Chicago River on north/west; Congress on south; Lake Shore Dr on east	\$31
North: Division on north; Chicago River on south/west; Lake Shore Dr. on east	\$43
South: Congress on north; Stevenson on south; Chicago River on west; Lake Shore Dr. on east	\$22
West: Lake on north; Congress on south; Chicago River on east; Racine on west	\$29

**Authorization to Proceed (to be completed by Developer & PPD)**

/A J \*

Project Manager  
Date

December 10, 2015

Date  
Developer/Project Jvlajng^

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Department of Planning and Development  
CITY OF CHICAGO

### MEMORANDUM

Alderman Daniel S. Solis Chairman, City Council Committee on Zoning

DavidyL Reifman Secretary  
Chicago Plan Commission

December 18, 2015

RE: Proposed Residential Planned Development for property generally located at 2434 North

Sacramento Avenue and 2500 N. Milwaukee Avenue.

On December 17, 2015, the Chicago Plan Commission recommended approval of the proposed planned development submitted by Houston 7979 Parking, LLC. A copy of the proposed planned development is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning hearing.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, bureau of Planning and Zoning recommendation and a copy of the Resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-5777.

cc: Steve Valenziano  
PD Master File (Original PD, copy of memo)

121 NORTH LA SAL LIS STRKRT, ROOM 1000, CHICAGO, ILLINOIS 60602

FINAL

**REPORT to the  
CHICAGO PLAN COMMISSION from the  
DEPARTMENT OF PLANNING AND DEVELOPMENT  
DECEMBER 17, 2015**

**FOR APPROVAL: PROPOSED RESIDENTIAL BUSINESS PLANNED DEVELOPMENT**

**APPLICANT: HOUSTON 7979 PARKING, LLC**

**LOCATION: 2434 NORTH SACRAMENTO AVENUE, 2500-2544 NORTH  
MILWAUKEE AVENUE**

Pursuant to the provisions of the Zoning Ordinance, Title 17 of the Municipal Code of Chicago, the Department of Planning and Development hereby submits this report and recommendation on a proposed Residential Business Planned Development for your review and recommendation to the

City Council. The application was introduced into the City Council on September 24, 2015. Proper legal notice of the public hearing on the application was published in the Chicago Sun-Times on December 2, 2015. The Applicant was separately notified of this hearing.

The Applicant, Houston 7979 Parking, LLC, is proposing to demolish the existing one story retail buildings currently located on the subject site and then will construct a 98'-0" tall mixed-use building comprised of 220 dwelling units, approximately 113,000 square feet of commercial space and parking for 311 automobiles and 125 bicycles.

The application has been submitted as a mandatory planned development pursuant to Section 17-8-0512, which states that review and approval of the Chicago Plan Commission is required for any building which is to exceed 80'-0" in a B or C dash 5 zoning designation, and also pursuant to Section 17-8-0513 which states that review and approval of the Chicago Plan Commission is required for any proposed residential development in a C dash 5 zoning designation which is to exceed 100 dwelling units.

### **PROJECT BACKGROUND**

Sub-Area A and Sub-Area C are owned and controlled by the applicant Houston 7979 Parking LLC, Sub-Area B of the planned development is owned and controlled by the Chicago Transit Authority who has provided consent to the applicant to file the planned development application. The subject site was previously home to a large retail development commonly known as "The Mega Mall", this facility will be demolished to make way for the construction proposed.

### **SITE AND AREA DESCRIPTION**

The subject property stretches for approximately 840'-0" along North Milwaukee Avenue. It is situated on the Southeast corner of the intersection of North Sacramento Avenue and North Milwaukee Avenue and is located in the Logan Square Community Area and the 32<sup>nd</sup> Ward. It is surrounded by areas zoned RM-5 (Residential Multi-Unit District) and C2-2 (Motor Vehicle-Related Commercial District) to the east, RT-4 (Residential Two-Flat, Townhouse and Multi-Unit District), C1-2 (Neighborhood Commercial District), and C2-2 (Motor Vehicle-Related Commercial District) to the south, RT-4 (Residential Two-Flat, Townhouse and Multi-Unit District), B3-3 (Community Shopping District), and C2-2 (Motor Vehicle-Related Commercial District) to the west, RT-4 (Residential Two-Flat, Townhouse and Multi-Unit District), B2-3 (Neighborhood Mixed-Use District), B3-3 (Community Shopping District) and C2-2 (Motor Vehicle Related Commercial District) to the north. The subject site is located within the Fullerton/Milwaukee Tax Increment Financing District; however, no plans have been presented which seek to request TIF Funds. The site is not located within the Lake Michigan and Chicago Lakefront Protection District. The subject site does contain a building which is orange rated, however, the historical preservation division of our department has determined that it is a non-contributing building and has given the okay to the applicant to demolish the building.

The site is served by the Chicago Transit Authority's bus routes #52 (Kedzie/California), #56

(Milwaukee), #74 (Fullerton), and #76 (Diversey) as well as the Logan Square CTA rail stations on the Blue Line all of these are located within approximately 1/2 mile of the site.

### **PROJECT DESCRIPTION**

The Applicant is proposing to establish a Residential Business Planned Development which will be comprised of three Sub-Areas. Sub-Area A will be located immediately adjacent to Milwaukee Avenue and will be the primary development site for the project, Sub-Area B is a parcel of land owned and controlled by the Chicago Transit Authority upon which no proposed construction is contemplated, and Sub-Area C is an existing surface parking lot that will be rehabilitated and re-used as surface parking to serve the proposed development. The applicant will construct a mixed-uses building that is to contain first floor retail and restaurant uses as well as a multi-level physical fitness center, 220 residential units and interior parking will be provided on the floors above.

### **DESIGN**

The proposed development will be constructed as two large buildings connected by a pedestrian bridge to be located at the fourth floor. The buildings are carefully designed to appear not as one monolithic structure, but instead more as a series of multi-story buildings adjacent to each other this is achieved through the use of varying colors of brick as well as design features changing the plane of the surface and also by introducing some setbacks into the facade at varying levels. All four of the elevations will be primarily finished in brick and accented with aluminum door and window systems as needed. Some areas at the rear of the building located adjacent to the CTA tracks will be finished with a stucco wall system. Metal canopies are used at various places as an architectural feature.

2

FINAL

The color palette for the brick will be a variety of earthy browns ranging from a light brown tone to a darker brown tone and even into a reddish brown tone.

### **LANDSCAPING AND SUSTAINABILITY**

The entire planned development will be in compliance with the applicable landscape provisions found in the Chicago Zoning Ordinance. The existing surface parking lot will have additional landscape provided in an effort to bring that lot closer to conformity with the current provisions.

The applicant will provide a 50% green roof equivalent to 29,935 square feet in compliance with the City of Chicago's sustainable matrix. In addition to the green roof the applicant will obtain LEED building certification.

### **ACCESS/CIRCULATION**

The planned development is adjacent to an existing public alley, which runs along the northern boundary of the planned development and then turns to the southeast to run adjacent to the CTA Blue Line tracks. The loading berths for each of the two buildings are accessed via this public alley. The property also provides access to the public alley and the interior parking garage via a driveway off of North Milwaukee Avenue located at approximately the midpoint of the property. The existing surface parking lot that is to remain in use as surface parking to serve the proposed development is

accessed via the public alley and an easement underneath the CTA tracks as well as a driveway off of West Linden Place at the southwestern end of the planned development.

### **BULK/USE/DENSITY**

The proposed planned development will be a mixed-use facility that will incorporate approximately 113,000 square feet of commercial space, 220 dwelling units, and 311 accessory parking spaces. The Floor Area Ratio allowed for the underlying C2-5 zoning designation is 5.0, however as part of the proposed Residential Business Planned Development the overall FAR of the Planned Development will be set to a maximum of 3.39, Sub-Area A will be allowed to have an FAR of 3.06, Sub-Area B will have a maximum of 5.0, and Sub-Area C will have an FAR of 0.0. The proposed building will have a maximum height of 98'-0" to the top of the proposed mechanical penthouse. The proposed planned development will maintain setbacks that are in compliance with the requirements of the C2-5 zoning designation. All remaining bulk, use, and density items will be in substantial compliance with the stipulations of Section 17-3-0400 for C2-5 zoning districts.

### **RECOMMENDATION**

The Department of Planning and Development has reviewed the project materials submitted by the Applicant and compared this proposal to the requirements of the Chicago Zoning Ordinance and existing development in the community. The area around this project is a diverse mix of residential, office, and retail uses and is accessible from numerous forms of public transit. Based on that analysis, DPD has concluded that this proposal is appropriate for this site and supports this development for the following reasons:

3

FINAL

1. Promotes economically beneficial development patterns that are compatible with the character of the existing neighborhood (per 17-8-0103), evidenced by the project design, site massing and proposed uses all being in context with the character and needs of the immediate community;
2. Promotes transit, pedestrian and bicycle use, ensures accessibility for persons with disabilities and minimizes conflicts with existing traffic patterns in the vicinity (per 17-8-0904-1-2, 3 & 4), as evidenced through the site's close proximity to various methods of public transit in the form of various CTA bus lines and the CTA Logan Square Station along the Blue Line, the accessibility accommodations made on-site for the retail users as well as the building tenants, the pedestrian and bicycle ingress and egress options provided on site, and lastly ensuring that the design of the site works within the confines of the current existing traffic patterns at the site and creates little or no adverse impact to those patterns;
3. Provides buildings abutting the sidewalk with doors windows and active use adjacent to it (per 17-8-0905-B-1), as evidenced by the proposed building's plan for active retail uses immediately adjacent to North Milwaukee Avenue;

4. All sides and areas of the buildings that are visible to the public should be treated with materials, finishes, and architectural details that are of high-quality and appropriate for use on primary public-right-of-way-facing facade (per 17-8-0907-A-4), as evidenced through the information contained within this report, the materials as called out on the elevations in the exhibits to this planned development, and the corresponding proposal renderings;
5. Promotes environmentally sustainable development practices (per 17-9-0908-A), as evidenced by the project providing 50% of the net area for the roofs of the proposed buildings as a vegetated green roof and then additionally committing to obtain LEED building certification for the building.

The project meets the purpose and criteria set forth in the Chicago Zoning Ordinance and its adoption would not have any adverse impact on the public's health, safety or welfare:

1. Per 17-13-0308-C, the proposed development is compatible with surrounding commercial, retail and residential development in terms of land use, as well as, the density and scale of the physical structure.
2. Per 17-13-0308-D, the proposed underlying zoning for this planned development (C2-5) is consistent with other business and commercial zoning districts , both adjacent to this site and in the immediate area.
3. Per 17-13-0308-E, the public infrastructure facilities and City services will be adequate to serve the proposed development at the time of occupancy and the project will comply with the requirements for access in case of fire and other emergencies. The proposed project has been reviewed by the Mayor's Office for People with Disabilities and the Department of Transportation and a!! requested changes have been made. Copies of this application have been circulated to other City departments and agencies and no comments have been received which have not been addressed in the application.

4

FINAL

Based on the foregoing, it is the recommendation of the Department of Planning and Development that this application for the establishment of a Planned Development be approved and that the recommendation to the City Council Committee on Zoning Landmarks and Building Standards be "Passage Recommended".

Bureau of Planning and Zoning Department of Planning  
and Development



5

FINAL

Department of Planning and Development city of chicago

**RESOLUTION**

**2434 NORTH SACRAMENTO AVENUE PROPOSED PLANNED  
DEVELOPMENT ( APPLICATION # 18525)**

WHEREAS, the applicant, Houston 7979 Parking, LLC, proposes to establish a Residential

Business Planned Development in the Logan Square Community Area; and

WHEREAS, the applicant proposes to construct a mixed-use building with 220 dwelling units and approximately 113,000 square feet of commercial use generally located at the ground floor level, and at least 311 off-street vehicle parking spaces and 125 bicycle parking spaces; and

WHEREAS, the application has been submitted as a mandatory planned development because the proposed building would be higher than 80 feet in a C2-5 Community Shopping District as well as exceed 100 residential units in a C2-5 Community Shopping District; and

WHEREAS, an application for a Planned Development approval was introduced into the City Council on September 24, 2015; and

WHEREAS, notice of the public hearing to consider the application was published in the Chicago Sun-Times on December 2, 2015; the applicant was notified of the hearing; and the proposed Planned Development application was considered at a public hearing by this Plan Commission on December 17, 2015; and

WHEREAS, this Plan Commission has reviewed the application with respect to the Planned Development provisions of the Chicago Zoning Ordinance and finds that the proposal would be consistent with that ordinance; and

WHEREAS, the Department of Planning and Development recommends approval of the application, which recommendation and the reasons therefore are contained in the Department's written report dated December 17, 2015, a copy of which is attached hereto and made a part hereof; and

121 NORTH LASALLE STREET, ROOM 1000, CHICAGO, ILLINOIS 60602

FINAL

WHEREAS, this Plan Commission has fully reviewed the application and all information submissions associated with the proposed development, the report and recommendation of the Department of Planning and Development, and all other testimony presented at the public hearing held on December 17, 2015, giving due consideration to the Planned Development Standards and Guidelines contained in the Chicago Zoning Ordinance;

**NOW, THEREFORE, BE IT RESOLVED BY THE CHICAGO PLAN COMMISSION:**

1. THAT the final Planned Development Application, dated September 24, 2015, be approved as being in conformance with the provisions, terms and conditions of the Chicago Zoning Ordinance; and

2. THAT this Plan Commission recommends approval to the City Council Committee on Zoning, Landmarks and Building Standards of the final Planned Development Application, dated, September 24, 2015; and
3. THAT the above-stated recitals to this resolution, together with the report of the Department of Planning and Development, be adopted as the findings of fact of the Chicago Plan Commission regarding this Zoning Map Amendment and Planned Development Application.

Approved: December 17, 2015

RBPD No.

121 NORTH LASALLE STREET, ROOM 1000, CHICAGO, ILLINOIS 60602

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO  
THE CHICAGO ZONING ORDINANCE

RECEIVED

DECyl 7 2015

Initial:

ADDRESS of the property Applicant is seeking to rezone:

2434-2436 N. Sacramento Avenue; 2456-2496 N. Milwaukee Avenue; 2500-2544 N. Milwaukee Avenue; and 2401-2467 N. Linden Place

Ward Number that property is located in: 32

APPLICANT  
Houston 7979 Parking, LLC

ADDRESS "N. Ashland" Boulevard, Suite 500 Qrpy Chicgo

STATE Illinois zip CODE 60604

PHONE 847-679-6660

[shg@terracorealestate.com](mailto:shg@terracorealestate.com) <<mailto:shg@terracorealestate.com>>

Scott

Gendell

EMAIL.

CONTACT PERSON

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 application to proceed.

Applicant owns Parcels A and C

OWNER Chicago Transit Authority owns Parcel B. Contact info below

CT7>

567 W. Lake Street, 6th Floor QXTY Chicago

STATE IL

ZIP CODE 60611

PHONE 312-681-3110

amcwhirter@transitChicago.com <mailto:amcwhirter@transitChicago.com> EMAIL CONTACT PERSON Andrew McWhirter

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

ATTORNEY Carol D- Stubblefield

Neal & Leroy, LLC 120 N. LaSalle Street, Suite 2600

ADDRESS

CITY Chicago

STATE Illinois ZIP CODE 60602

cstubblefield@nealandleroy

PHONE 312-641-7144 FAX 312-641-5137

EMAIL

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

Laurence H. Weiner

Elliot Weiner

Voshel Investments, LLC

Houston Parcels: September 15, 2014

On what date did the owner acquire legal title to the subject property? CTA Parcel: January 22

1894

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

Houston Parcels: No

CTA Parcels: No

Present Zoning District <sup>02 2</sup>

Proposed Zoning District Planned Development

Lot size in square feet (or dimensions)\_

Property is improved with vacant 1 story structure

Current Use of the property

Reason for rezoning the property <sup>The</sup> Project is a Mandatory Planned Development pursuant to Chicago Zoning Ordinance Sections 17-8-0512 (Tall Buildings

and Section 17-8-0513 (Large Residential Developments)

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

The Applicant proposes to construct a new 11-story building with 220 dwelling units, approximately 113,767 square feet of retail, 313 accessory off-street parking spaces, 5 loading spaces, 120 bicycle spaces, and approximately 9-8 Feet in height.

On May 14<sup>th</sup>, 2007, the Chicago City Council passed the Affordable Requirements Ordinance (ARO) that requires on-site affordable housing units or a financial contribution if residential housing projects receive a zoning change under certain circumstances. Based on the lot size of the project in question and the proposed zoning classification, is this project subject to the Affordable Requirements Ordinance? (See Fact Sheet for more information)

YES

COUNTY OF ILLINOIS

OF

COOK

STATE

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

Signature of Applicant

Subscribed and Sworn to before me this  
15th day of September 20

Notary Public

**For Office Use Only**

Date of Introduction:

File Number:

Ward:

*(DO NOT. SUBMIT THIS PAGE WITH YOUR EDS. The purpose of this page is for you to recertify your EDS prior to submission to City Council or on the date of closing. =If unable to recertify truthfully, the Disclosing Party must complete, a new EDS with correct or corrected information)*

X ■

**RECERTIFICATION**

Generally, for use with City Council matters.- Not for City procurements unless requested. The recertification is being submitted in connection with disclosing Party proposes to rezone the property commonly known as 2434-2436 N. Sacramento Avenue; 2456-2496 N. Milwaukee Avenue; 2500-2544 N. Milwaukee Avenue; and 2401-2467 N. Linden Place for the purpose of constructi<sup>o</sup>n

Under penalty of perjury, the person signing below: (1) warrants that he/she is authorized;to execute this EDS recertification on behalf of the; Disclosing Party, (2) warrants that all certifications and statements contained in the Disclosing Party's original EDS are true, accurate and complete as of the date furnished to the City and continue, to be true, accurate and complete as of the date of this recertification, and; (3) reaffirms its acknowledgments.

Houston 7979 Parking LLC  
(Print or type legal name of Disclosing Party)

By: v

(sign here): Print or type name of signatory: . Gerald Lee Nudo

Title of signatory:

Manager  
Signed and sworn to before me on

[date] T) gCc r^40^ 7,10<^ ,by  
L- • 9Ao .at "eook^I^V. County, Illinois\_

Notary Public.

Commission expires: ^

**OFFICIAL SEAL W i SONIAL. SOTO**  
NOTARY PUBLIC. STATE OF ILLINOIS My Cortmiiiiioh Expinw05/p5/201«f

(DO NOT SUBMIT THIS PAGE WITH YOUR EDS. The purpose of this pagc.is for you.to recertify you EDS prior to submission to City Council or on the date of closing. If unable to recertify truthfully, the Disclosing Party must complete a new EDS with correct or corrected information)

**RECERTIFICATION**

Generally, for use with City Council matters. Not forCiyy procurementsmnless;requested.  
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Under penalty of perjury, the person signing below: (1) warrants that

Party, (2) warrants that all certifications and statements contained in the Disclosing Party's original EDS are true, accurate and complete as of the date furnished to the City and continue to be true, accurate and complete as of the date of this recertification, and (3) reaffirms its acknowledgments.

*Voshel Investment LLC* Date: /■\*/7//^  
(Print or type legal name of Disclosing Party)

By:  
  
(sign here)

Print or type name of signatory. Gerald Lee Nudo

Title of signatory:  
  
Manager

Signed and sworn to before me on rdateIT^Cet^DeA~~), 2 Qi^ . , by  
Vc? r^rs- \ . - \*>~nK at Cook County, Illinois [state].

>t> yvTc. A-- • ^<jv>... Notary Public.

Commission expires: / b / 11

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NOTARY PUBLIC, STATE OF ILLINOIS : My CommJifion Expires 05/05/2019

**City of Chicago**  
Plan Commission

December 17, 2015

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HOUSTON 7979 FARKIHC, LLC (2900 H. MILWAUKEE)

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ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT .  
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CITY OF CHICAGO

APPENDIX B

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interest.in the Applicant exceeding 7J5 percent "(an "0\vner' ).^f; ;

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Page 2 of 13

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SECTION III - BUSINESS REL^

WITH CITY ELECTED OFFICIALS

Has the Disclosing Party Had a "busness felatioM  
Codey With any City elected official

Ghapfer 2-l<56 6f the Municipal

Yes

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

" " "

SECTION IV - DISCLOSURE OF SUBCONTRACTORS AND OTHER RETAINED PARTIES

The Disclosing Party must disclose 16 b/by its consultant and any other person or entity whom the disclosing Party retained or expects to retain for the purpose of performing any of the fees, paid or estimated by the City to employees who are paid wholly through the Disclosing Party.

1. Name of retained party: \_\_\_\_\_  
2. Relationship to Disclosing Party: \_\_\_\_\_  
3. Description of services to be provided: \_\_\_\_\_  
4. Estimated amount of fees to be paid: \_\_\_\_\_

Disclosing Party must either ask the City for a waiver or disclose the information.

Name (indicate whether retained or anticipated): \_\_\_\_\_  
Business Address: \_\_\_\_\_  
Relationship (contractor, attorney, etc.): \_\_\_\_\_  
Fees (indicate whether paid or estimated): \_\_\_\_\_  
Disclosing Party's name: \_\_\_\_\_

(Add sheets if necessary)

Check here if the Disclosing Party has any such persons or entities.

SECTION V -- CERTIFICATIONS

A. ebURT-ORPERED CHILB^ -

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B. FURTHER CERTIEiGATIONS

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Applicant understands and ackrib^HedgesShat I,is;a cptnhuing requirem for  
doing business with the City. NOTE: If Article I applies to the Applicant, the perman;entcom^^ timeframe in  
Article I supersedes some five-year compliance timeframes in certifications 2 and 3 below.

Page 4 of 13

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Contractor or any Affiliated Entity (collectively "Agents").

Page 5 of 13

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Page 6 of 13

If the letters "NA," the word "None," or no response is provided above, it will be conclusively presumed that the statements are true.

Sherrill D. Preiding, Executive Director of the Chicago Police Department, is an elected or appointed official of the City of Chicago.

9. To the best of the knowledge of the undersigned, the following is a complete list of all persons who have served as an elected or appointed official of the City of Chicago for purposes of this statute:

Course of Instruction of the City of Chicago, Illinois, of the City recipient.

C.

1. The Disclosing Party certifies that the Disclosing Party (c) is not

a "financial institution"

2. If the Disclosing Party is not a "financial institution" then the Disclosing Party

"We are not and will not become a lender as defined in Section 2-32 of the Municipal Code, explain here (attach additional pages if necessary):

business with the City."

if the Disclosing Party is unable to make the

Section 2-32 of the Municipal Code, explain here (attach additional pages if necessary):

" N/A

•If the letters "NA," the word "None," or no response is provided above, it will be conclusively presumed that the statements are true.

above, it will be conclusively presumed that the statements are true.

b. GERTJF.^

Any words or terms that are defined in Chapter: '2-156 of the MunicipI'Code'have uie;same meanings'^heh^

I In accord^ £PV--official; or•employee  
ofthWc^y-ha-y^  
entity infc  
[ ] Yes ■ ... ■ < ,[?W<sup>0</sup> .. : .

NOTE- >If •ypuvchecked^ Item-DU,, proceed 4b Items D^2. an|d;p.3. If ybUphepked "No" to Item .'D. h,^^^1  
^^^1.

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elected=^jftS^%;^%fei^^--sfi^li!\*a'ye alMi^Gm^

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does hpSdnstitute^nan

*D.oes'the Matter involve a Ci^ "" ' "":*

[ ] Yes [ ]

\$ Ifyou checkPd "Yes" tb fem  
dfficiais'Or employees^mgSup^^

Name Business .Addre.s.s . Hatture pQnterest

4 The Disclpsm nqprPhibjjte^ the Matter will  
be'acquired by/ahy£ity. official or.employee.

E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

Please check either 1. or 2. below. If 'the^.is.clpsmg~:Earty;.qhepks'.2.; the,Disclosing Party must disclose below or in ah attachment to this EDS: all information required by paragraph 2. Failure to

colnplyryyith these: disclosure:^  
coh^cUpn^ithihe'Ma

X. 1 The Disclosing Part bas ,searched any and^

tie^isclb&h<\* Party an.d.anyan&^  
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i^ueli^^^  
the/Disc^

of inyes^ents'.pr.:Drofib

■& -T^e-Disclosing Party^  
Disclosing-^ ppliei^sr  
Trj^Dis^l^ Tecprfts/ifo^

1 abbej the

SECTION VI -- CERTIFIQA

NOrTE\* If the Matter is^federally funded,. cpmpleie^hislSection'y IftheMatt^  
funded, proceed to Section WL For purposes of this/Section VI, tax-.credits. allocated by the City  
aril proceeds of debt obligations-.of the City are, not federal funding.

A, CERTIFICATION REGAR-DIN.G LOBB YING

1 List below the ^ federal Lobbying  
©isplosUre^: ^ct-ofi 1^95 ^p^0^e^jrirmde; ^Ic^^^hgvQqnt^ts^on behalf pf the DisplpsingiPariy with  
respect to the Matter: (A3d sheets if necessary):

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reg;istered under the Lobbying P,^  
disclosing Party with respect to thepatter;)

Q? if.the letters "NA:<sup>11</sup> p^ftfe;%^

2 The Disclosing Party has^nt .spent and^ will.npt .exppnd:a pay 7aii!y;p-ers.on:pr^  
personor entity to influence or ajtemp^ of any  
applicable federal law, amemfrer of Cpngfess;,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 THeTj>iscl^  
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4 The Disc^mg

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Activities".

B.

If the 'Matterds fed

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Is-,me:Discloslng4arty;the Applicant?

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1 Have you |evflpp#^ applicable fed^aliSSbns^ (feft^

2- •Haye^ybU^

Conu-aptGpMplI^^

uridertfe^i?^

the-Director ;pf the Office pf Federal

alhreports due

: " ;:

3 Have you participated-iri>any previous contracts or subcontracts subject to the equal

pp^prtunity^clause? [] Yes

If you checked "I^o"-to question 1 . or 2. aboverplease prttvide^explanation:

SECTION

! .

The Disclosing PajrtyAundersta and agrees tl^ .

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with the applicable ordinances.

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the SisdlosihgiParty waives and releasesrany possible

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bSesyUhenif|rmatip  
as requivid by Chapter 1-23 and Section 2-T'^^^ Code.

The Disclosing;Party represents and warrants that:

Page 11 of 13

F1 The Disclosing^ Illinois D'epartment of Reve^  
fine, fee, tax brother^l@  
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sewer charges^licehse: :

\*G> all'water charges,

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Manager  
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Signed and swprnlpb^^  
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Commission expires:

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or uncle>  
stepfather

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a7.5 percent ov^ersm  
opPratmgbfficer, e^  
exerasing:S^

is a  
any^ersori having more than

Does the Disclosing .P^y "or any applicable Party\*7 or any .Spouse or Domestic Partner thereof currently  
have a "famihal reiatibnsWp" wiffi department head?

[ ] Yes OX] No

Ifyes/pleaseidentlf^ which such person is cqmecl^^^^ such person has a^jiaKeite^

city of CHieAGO economic disclosurest^e&ent and affidavit  
'aSpenddc

building code sgoeflaw/prbble

1. iPJ^u^t^^I^ci^a^  
bull^'ing<cQ^sAO.|fia#r)^j?.pjp.b.lcm landlord;pursuant to Section 2-92-^16' o^tHe M^crpal  
;C^dM ] .7". ' ../.^4! ■

[ ]Yes . " [X] No

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2^^16,oj§the ^un}clpaJ,Gpde?

<sup>1</sup> [ ]Yes: "' \ [; ] No [^] Not Applicable;

IC ..f-. , ECONOM IC DISCLOSURE; STATEMENT ;7i ;" v .: /■ CITY OF CHICAGO: ry ::;:"V.;; ••.  
AND AFFIDAVIT: '

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|:|pesjcl§)^



fe#-;s \* :? O R ■•" \* V -!v H:'v\*K^-i^!;>-- ' : !;: v : ■:"CS-^3?:?0&

^Development; BufeautfoT Zoning:^ / .. ..... .. .... 31 ..... ,, .  
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)k : " ;^:V/f:" ■.£ ■.■

:■ ^j?Page 1 of M;3 ;f:  
SECBON 11 iCIMSicLOSURE OF OWNERSHIP INTERESTS ^^/J^^■ iL.

*f^TUREi©F;-THE DISCLOSING PARTY;* ^ ■

j 1 ^ Indicatc ilie^aUire oftheDTscelbsihg Fifty: {rr¥&?C"y?#i!

•pPersoh^K^^^^^^  
#agpop3j ::[,] LiimtedTiabilityVcpmpany^ v...^/,

Publicly registered business; corporation : [ ] ' Limited liability partnership

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 on 2-15-2014 of the Municipal Code of Chicago 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

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SECTION IIj - BUSiNESS'RE^p:A SrHPSfWITH CITY ELEc|ib OFFICIALS

Has the DisclosingFarty^ad a "bjusiricss^elkipnship," aS-d^ of uie Municipal Code, with-any City elected official in 'the 12 months 'Deforcl^ is signed? " : ; :

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If ye^ipTp^s^ City -elected olfTiciaKs);^ relati.ohship(s): 'y^;- :Ct ■ r'-'!^ - :[.fy"l-: ■ ■^;:^■0■ ■^:;v!;:;!■^!'^.^:■:■; ?\.,;C-y ;■

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himself. \*^b\$s^lsp;i#^

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"

-Disclosing Party-must cither ask the City-whether .disclosure is required or make the disdosuTc - ~ " "

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"Name (indicate whether^whether i;,. retained or anticipated / .. Address. : ; ;(subcontractor;:aUornCy> ,;: / paid or estimated.).NOTE : . ^

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-femfnirpfef conspiracy^yommit.brdbery, theftfraud, forgery^  
Icriury di^pnesty of deceit against a^ any :sistr^agency; and (nflhe';"  
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^ii2^T=lie Disclosing Part entity^-allp^  
identified in Section JLB;^ ; // .. .- .r >^;;:"^

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^qr any Contractor nor any Agents have, during: the fiye'ycars b'efore;'the-..date\this- ED.S\*is!sign>d!, -or, - with^./: ^  
.respcct 'to a Contractor, an: Affiliated;Entity; or an Affiliated Entity of a^Contrac^^  
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before the date qf such ©bhractor's: or. Affiliate^ o;r^agernent.'in■co-hnnectibn'>wi^\_1die.!

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•Municipal Code.\*

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'Page 1' of 1.v^:C:

*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 Avatertags, ■ J.*

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CITY OF CHICAGO ^ 4 ^

5;:: -ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT-,, ■ C?h- ■  
Y;:jY||\$f^ ". ■ APPENDIX .IV v ;\*>f-N^'.r- '■^■'■£%t \*

■■ -^wKifch Has a direct ownership interest in the Applicant exceeding 7i5^percent (ah' "Owner"^. "It is not to be complete

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>ER imMf^OF^^' .''  
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AND affidavit^ ;yf ^41^

".. CITY OF CHICAGO ;"

/-iC:' and affidavit^ -W'^r-tf-::"<fi'

.5Vcr.v01-ni.-l2 <http://5Vcr.v01-ni.-l2>;; .■ ■■■.^^^pv:!

•S&TION II --•D.l-S'Ctd'sURB- OF O-WNERSHIP.

INTERESTS AvSaTURE OF THE;DISCL0SING;PAR:TY r.

^ V;\_.



Person, /-^0^ V• Y [ limited liability'Company i^';  
Publicly registered business cp^or^lwAK.,;[ ] .Limited liability  
partnership^..

'p] Privately held business corporation:-^ -[] Joint venture 7  
'ftpSole proprietorship./ -;.. /, f ] Not-for-profit corporation.^

;Page 2-'of^i;3^; ..

interest of a member-or:man  
cstatc-oroth^ ifnone, state "None." NOTE: Pursuant to Section ^-IS^OSO of the .  
Mumcip)^  
from/any^pphcantw^ • "

Name	Bu'sme's's-Address	Percentage Interest iri'the ' • eBisclpsinR-Partv. * - ■
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SECTION III:- BUSINESS? RE^^ WITHfCTTY'ELECTEDtiiMjM&S

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rel4ion^mp(s):" - yy Y--;;^:"y/^  
Page.3|of 13.'

•SE£TTON/-^

.,Name (indicat'whemer i: Business,• R\*iali.Qhship;lo-Dis^fosl Jees (indicate wheffic^ :^.;\_\_^  
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^be^etaihed^v >/, • +h lobbyist, etc.) ; > ,c^ ... .>, ^^hqrly^ ..  
'■'i^:7"7',. ^7.4^ 7\*1:/ ^,i---:.;!;-":V^7-^----/■; - not an a^cccplable response. ■

^;'S/- :||- ■ ;

||>v"" \_v:\* ^ ^ ^ - ' ^kC^M^j^r  
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-ft ' TKe Disciosi^

either the Disclosing Party, any Contractor, or any Affiliated Entity of either the Disclosing Party or any Contractor nor any Agent of either the Disclosing Party, any Contractor, or an Affiliated Entity of a Contractor

before the date of such Contractor's or Affiliated Entity's contract or engagement

MaUcr:U; ; v. .!^i;.. ■ . 'S£yT- i:ivv"-I.^ x^.^-.,;.o :t.\$££\$^%<^ . ■■^"■■^ I-afebribed^

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the word "None," or no response; appears on the lines above

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£ntities^delihquent inpaying-'anyV: ; ^finefee, tax or other charge owed.^to the city:^^  
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^f^flf the Disclosing Party'is't^^

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ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT  
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Page 1 of 13

A- NATURE OF THE DISCLOSING PARTY

1 Indicate the nature of the Disclosing Party: \_\_\_\_\_

1.1 *Partnership* \_\_\_\_\_ %

*LLC*

*Joint Venture*

*Partnership*

*Other (please, specify)*

*W&M&P (S, for, rM)*

*Trust*

*LLC*

*Other (please, specify)*

2 For legal entities, the state (or foreign)

Illinois

3 For legal entities not organized in the State of Illinois: Has the organization registered to do

*Business*

B. IF THE DISCLOSING PARTY IS A LEGAL ENTITY:

the name of the

the name of the legal entity

the legal entity

the legal entity

com,pany, limited liability

■ ■ Title-

T - Manager

Gerald L. N. Hrt - Manager:

2 Please provide the following information concerning each person or entity having or indirect beneficial interest in ownership) in excess of 5% of the Dispositive Party, Examples of such an interest in a partnership or joint venture,

Page 2 of 13

interest of a member of a liability, commission of a beneficiary of a trust, state or other similar state "None"/N3Section 2-p 54r030 of theT Municipal Code ("Municipal Code"), the City may require additional information from any applicant

Name	Business Address	Percentage Interest in the Disclosing Party
Tim Weiner	55 E. Jackson Blvd., Suite 500. Chicago, IL 60604;	
Shelvin Weiner	17 <sup>th</sup> State Street 17 <sup>th</sup> Floor.:Chicago. IL	
Shelvin Weiner	Vnshel Irvin LLC - 63 <sup>rd</sup> W. Wellington. Chicago. IL 60657	

SECTION III - BUSINESS RELATIONSHIPS - ELECTED OFFICIALS

Has the Disclosing Party had 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 report is signed?

Yes  No

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

SECTION IV - DISCLOSURE OF SUBCONTRACTORS AND OTHER RETAINED PARTIES

The Disclosing Party's lobbyist, accountant or other professional representative acting on behalf of the Disclosing Party's regular employees who are paid by the Disclosing Party through the

action

relative or administrative and unpaid basis, or (2)

himself "Lobbyist" or another includes any employee of the Disclosing Party

If the Disclosing Party is a Disposing Party "

Page 3 of 13

Name (indicate whether retained or anticipated) (subcontractor, attorney, etc.) Relationship (indicate whether retained or anticipated) (subcontractor, attorney, etc.)

Chicago, IL-60602 Attorney  
Firm registered at 1234 S. Dearborn St., Suite 2600.

Additional information regarding the relationship and any other relevant details.

(Additional information)

[ ] Check here if the Disclosing Party expects to retain, directly or indirectly, any of the substantial-owners of business entities that are party to the contract's term.

A. DISCLOSED PARTY'S COMPLIANCE

Has any person who directly, or indirectly owns 10% or more of the Disclosing Party been declared ineligible to receive a contract award?

If yes, list the persons and their percentages.

B. FURTHER CERTIFICATIONS



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consult for d^^  
«ittin^  
celifBs^srioy^  
tfhffSrfasjad^  
criminal b^  
pe^rjury dishonesty or de|eit^ainst an pf thS'fity ^ the  
feliieantuno^ that fcomjiiilji^ a cpntiiiing re  
d&^usiness- with the;Gity. NOTEV-fr the Applicant, the peMan^  
timeframe in Article I supersedes some five-year compliance timeframes in certifications 2 arid 3 below.

Page 4 of 13

v2. The biscldsing Party p - ...  
entified in S|ctio^ ; 8 ' ^ 15 \* ,e^eiW, all of those persons or entities

- a. are.nof.preseritly.dbbarfed, suspended prooosnd • -  
excluded ir^m any transactions by any federal sSrfe ip.cai unit of government;

are hotpresently;^icted f%or:criminally;0r civilly charged hv \* state or loca^ with committing any

c- are r^.presie^ fCnS6S §?t \*\*hin clause; Bigbf

- d. ^noV«  
t^Msaactions;(fpde^
- e. havenot, within ,a^i^ date of this EDS k . '  
guilty^ found liable m axiyil Reding, m in^hy cS^?^ei? ^ct^adjudged cpnc^^ri^Bnto  
state, bra^pther^ ~ y m^ 0^^ any

3. The certifications in^^^ 3, 4;and,5 concern:  
the Disclosing Party;

.any^iliafd^ ^ \* ^' TM

Disctosing^  
common, control of another^ersPn or entity. Indicia^TM^

arrfequippmennxon^ or i^^^^^^^^mm^m^ facilitic  
ineli^lity^a,busine^ehUty  
the fi^«^b^pfi« same.:management owner^n \* ■ -^em^iuidihg withr^taoVGo^^  
indirectly controls the Contractor, iscontrolled by it" 0^\*^^^^ <\*" "  
control-of another person,prienuty; ' , WJthtme Contractor, is under c6«pn  
• any respohsible dfficial.^f the DisclosinP.Partv anv .  
other official, agent Pr^erhployee of meDi^ing l^^T\*\* Affi,i^d^ty,or any

acting pursuant to the direction or authorization of a responsible Party, any Contractor or any Affiliated Entity (collectively "Agents")

Page 5 of 1.3

afceninV bfc^n convrc or adjudg%&gufe or

plrwr,wise^br

ehcaging-inVor oemg .cijnvitytou yx vv-\* -y-y.; : •.. ; ^;

7. If the F^h}#g ?&y.'M ^able tb'certif^to any bf.theiabovA:statemettS;m;this Part B (Further CertificaV^ Fatty"rhust'expMn below:

Page 6 of 13

^trie feters the word i'Npn^ be conclusively p^sh^ . : '■ \. " ! /.

>-% : ' • Td tli best;ofte inqu^the;folh^ : %,t£:4v.ki C.--l^^^P<: -r,fjthfy liisrj'nsihp' P.artv who were, at anv/time duringithc 12-

month^enpdje^^ of :neiGity 6f:G ; ■'• -. '■ ■

iwttiiN^r'^

1 TheDisclosing?Pari^

gjjs ;rx];is:flp^;

financial .,

2 If the Disclosing I,arty S;^

g^as^

■Si^ qfthe^riyilege^of;doing business^.wiih-^fGity."

IftKeDiscloiirigt %

eWon^^

Page 7 of 1.3

If the letters "NA," the word "  
conclusively^resmp:^^^

no response appears the lines abbe,,;itwilf be  
f arty certi^eft^^ajjpye'Statements.

D GERITFIGATlbNiiRfe

CTTY: /BUSINESS

Any words Wie^^  
rheanihgs.when

1 In .accprda^^ vS

the Municipal;G

of mevGity&a^

entity in:the?M'atter? '...>■

NOTE: ftf y&^cTSSc^

ifyou ch-^ke'd "No" to

Item^.rUprp^^itb^rtiE.,

. ■ ...

2- Uhless'sdld pursuant to^aprpcss bfpprnpem

p&mitted^ho tSity

doe'smpfcdhstitu^e' a^ft Poes thecMatter involve a-

City Property Sale?

Yes IP<sup>0</sup>

3 If you checked "Yes" to Item D/1., provide the name of Social Security Number of the person who is the owner of the property.

Business Address,

Nature of Interest

4 The Disclosing Party further certifies that no prohibited financial interest in the Matter will be acquired by the Disclosing Party or any of its family members.

E. GERTIFICATION REGARDING SLAVE RY 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 any contract entered

connection with

voided by the

the

•X 1 The Disclosing Party verifies that the Disclosing Party and any and all predecessor entities regarding-

from slavery or slaveholder insurance

the -slavery (including insurance/policies)

issued to the

the Disclosing Party has found such record

2- The Disclosing Party verifies that the Disclosing Party and any and all predecessor entities regarding-

the Disclosing Party

has not incurred any

debt obligation

SECTION VI GERTIFICATION

NOTE: If the Matter is funded by the City, the proceeds of the sale of the property shall be used to pay the debt obligation of the City.

If the Matter is privately funded:

Section 66.01 of this Ordinance provides that tax credits allocated by the City and

proceeds of the sale shall be used to pay the debt obligation of the City.

A. CERTIFICATION REGARDING LOBBYING

I list the names of the persons on behalf of the disclosing Party with respect to

on behalf of the disclosing Party with [redacted].

(If no explanation; appears or begins on the lines above, or if the letters "NA" or if the word "None" appear registered; ^5 have made lobbying contacts on behalf of the

Disclosing Party

2 The disclosing Party; has not spent and will not expend any federal appropriated funds on behalf of any person or entity to influence, directly or indirectly, any person or entity who is, or who is acting in the capacity of, 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 elected member of Congress, in connection with the award of any federal contract, making any federal grant or loan, entering into any cooperative agreement, or to extend, continue, renew, amend, or modify any federal contract, grant, loan, or cooperative agreement.

Page 9 of 13

\* The disclosing Party certifies that the information provided herein is true and correct, and that the disclosure of this information does not materially affect the accuracy of the statements and information set forth herein.

Signature

B,

Title

Signature

Date

Is the Disclosing Party

tlY.es <http://tlY.es>

[-P0 ... ; ..... ..

If "Yes" answer

1 Have you

fedmaj^to

-j-.- ;

2- Have you filed a  
Contract Compliance  
under Section 2

the Director of the General Services  
Commission all reports due

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

If you checked above, please provide an explanation:

Page 10 of 13

IV,-

J-O,-

7

*m*

or

*enT^^ In the*

any  
E 1 The Disclosing Party ;is not delinquent ih'ihe payment 'of any tax adraThistefed by the 111 iribis Departm^  
fine feSax'S^ oweljto the City, this includes/but is hot limited to, 411 water charges,  
sewer>c%o^ ■ ■ '

use,hbttperm^

Parties^ist S#sterri.i^ the U. S?G&eraPSeryices Admihisfr'atib

P 3 if the Disclosihg Pa£y;is\*the'A^

City ii«h^^ . Disc'lo^inilp^^ carin^t^prp^

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exp^ahatofFstatement m aita^e'd^otnis^DS. ;,;

ahd'cSiplS Hniisfbn7:°^

By  
(Sig^here)  
^pWiH^e^udo

AR^lfpM^oyjsr^, . . :  
Manager  
(Print or typib title of persph sighlfig)

Signed, and sworn to before,hie ^ S / <^ ^  
Notary Public.  
Commission expires  
at Ibbk ' ' County, \_Mlingil TM^

STATEMENT AND AFFIDAVIT  
APPENDIX A

FAMILIAL RELATIONSHIPS WITH ELECTED CITY OFFICIALS AND DEPARTMENT  
HEADS

This Appendix  
ownership  
which; has only an legal interest in the property.

thlma  
narrative  
member  
or stepmother

Does the respondent have a "familial relationship" with an elected city  
official or department head?

Page 13 of 13

Yes

CITY OF CHICAGO  
ECONOMIC DISCLOSURE AND AFFIDAVIT

BUSINESS CODE SECTION 2-11-010



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on page 12 ofthe^