



Office of the City Clerk

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

Legislation Text

File #: SO2015-6418, Version: 1

**FINAL FOR
PUBLICATION**

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

FINAL FOR PUBLICATION

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

DATE INTRODUCED: September 24, 2015 PLAN COMMISSION

HEARING: December 17, 2015

FINAL FOR PUBLICATION

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.

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

**FINAL FOR
PUBLICATION**

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.

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

FINAL FOR PUBLICATION

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 or a minimum of 50 percent (29,935 square feet) of the net flat roof on Siroarea A shall be installed and maintained. Copies of these standards may be obtained from D*

to provide 22 affordable housing units up to 60% of the Chicago Pr

The Applicant acknowledges and agrees that the rezoning of the Property from C2-2 to 2-5 for consultation of this Planned Development Ordinance requires compliance with 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 thereof. In accordance with these requirements and the Affordable Housing Profile Form attached hereto as Exhibit A, the Applicant has agreed

to contribute to the Residential Project for households earning metropolitan Statistical Area median income (the "Affordable Units"), a payment in the Affordable Housing Agreement

At the time of each Part II review for the Residential Project, Applicants 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(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

CANT: 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
INTRODUCED: September 24, 2015 PLAN COMMISSION HEARING: December 17, 2015

FINAL FOR PUBLICATION

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 with respect to any such breach subject to the approval of the Corporation Counsel, without amending the Planned Development.

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

16. The Applicant shall install a traffic signal at the Milwaukee Sacramento Avenue at Milwaukee Avenue (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, vehicles, traffic, and on-street parking.

parties prior to sue

17. The Applicant shall landscape, pave, 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

for Part 41 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 determine whether the Planned Development is related to the Motor Vehicle/Related Commercial District.

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

FINAL FOR PUBLICATION

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

FWAL FOR PUBLICATION

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

FINAL FOR PUBLICATION

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:

220

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

**FINAL FOR
PUBLICATION**

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

FINAL FOR PUBLICATION

2007 Affordable Housing Profile Form (Rental)

Submit this form to the Department of Planning & Development (P&D) for projects that are subject to the 2007 ARO. Projects require Council approval before being submitted to the Planning & Development Department at www.ci.chicgo.il.us/planning-development.

This completed form should be returned to: Kara Breems, IDRD, 121 N. LaSalle Street, Chicago, IL 60602/E-mail: kara.breems@cityofchicago.org <<mailto: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) Financial Assistance (If receiving TIF assistance, will TIF funds be

used for housing construction? *if yes, please provide copy

of the TIF Eligible Expenses

(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-eeft d,oo^[Email address: kqazlev@terracoreatestate.cx)m Telephone Number: 847-679^660

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.cUvofcriicaQO.oro/zonlnq <http://www.cUvofcriicaQO.oro/zonlnq> 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

FINAL FOR PUBLICATION

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. Affordable Ur	See	Attached	Chart	\$1000. as page 3		60%	<input type="checkbox"/>
Market Rate					N/A	N/A	<input type="checkbox"/>
					N/A	N/A	<input type="checkbox"/>
					N/A	N/A J	<input type="checkbox"/>

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)

/s/ J *

Project Manager

Date

December 10, 2015

Date

Developers/Project Jvlajmag^

FINAL FOR PUBLICATION

IC !> X HI

W- sp <
o o I

5 £ °

a* .n
ou
! "h
o o

-5

S <> c
u > oc
x

ccat-

ID cl g

O

Q 00
I-

H =

E 2

O.ti c =>

E
3

i= o
- < X;
CM xi
E o o

T3
ss
a>
t
E
E o o
T3
xi

o
o
xi

e
S X,

CO <<*
Q
o h-it Z

FINAL FOR
PUBLIUA1 SUN

FINAL FOR
PUBLIUAiiUN

FINAL FOR
PUBLICATION

FINAL FOR
PUBLICATION

-r oo U

o t

o

o

cc O ZZ
Q LU
DC
^ c
-
Q t-

DC O

I

oo

cq

IK

Q
O

■g™ Q
Ex> co^{oo} ifi

LU

i
Q_

o..o_E=-a; <i. cj>

Z
LU
2
2
M
S
P> < m

.ner

|

il
IB

h

is

MS S

3fc H.

If

mm

mm

33H

mm

o i-

o
>-
u

PUBLICATION

i-

CD CO
^3"

CO

CO

mm

hhk>:

X
LU

§5 §
a SI "

•C
a 2? S'
O.
*a: <c oji

FINAL FOR PUBLICATION

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 32nd 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 town 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 all 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.

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

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
a r>r>T a »T Houston 7979 Parking, LLC
APPLICANT

ADDRESS" ^ ^' ^ac^son Boulevard, Suite 500Qrpy Chicgo

STATE Illinoiszip CODE 60604

PHONE 847-679-6660

shg@terracorealestate.com <mailto:shg@terracorealestate.com>
Gendell

Scott

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 ^{02 2}

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 ^{The} 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 a 1-n multi-unit residential building and retail 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 14th, 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 Parry .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 construcUn^ "

Under penalty of perjury, the person signing below: (1) warrants that he/she is authorized;to execute this EDS recertificationionbehalf pf the; Disclosing Party, (2) warrants mat allllcertificatidns 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 mis;receirtiflcation,*s,and;(3) reaffirms its x , 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^1^V. County, Illjnois_

Notary Public.

Commission expires:^

OFFICIAL SEAL W i SONtAL. 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 procurementsmnlless;requested.
?The recertification is being submitted in connection with disclbsng Rarty proposes to rezorie 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 constructing a residential and commercial building. ''

Under penalty of perjury, the person signing below: (1) warrants that

•■]«s^ 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
(Print or type legal name of Disclosing Party)

Date: /■*/7//^

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

OFFICIAL SEAL SONIA I SOTO
NOTARY PUBLIC, STATE OF ILLINOIS : My CommJifion Expires 05/05/2019

City of Chicago
Plan Commission

December 17, 2015

rJ Sacramento Avenue / iSOO N Milwaukee Aversus Prooosed banner; Oeovoirjumynr

KOUSTM 749 nIRUIC. LLC (2SCO N. MIUMUXEE)

I1S«

HOUSTON 7974 PMHKC. LLC (2 WO N. MILWAUKEE)

HOUSTON 7979 FARKIHC. LLC 12900 H. MILWAUKEE)

^f] Limited liability company
^y^blicly refisteretf

„M^Limite* liabihty;p^r^ , . ..

; ■
v -.

Privately held business corporation; Joint venture; Sole proprietorship; General partnership; Joint venture; not-for-profit

provide

ipih

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 to Disclosing Party

SECTION III BUSINESS RELATIONSHIPS WITH Elected OFFICIALS

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

Yes/No/None

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

.TheD.i
lobbyist;;^

en^i^vhpp thi^ ^i^c^In g ^ s ■ retaine^r

empl<\$<^s:^6^ solely through
action on;
:hmisel&^i^Eb^ anbtJieriinclu

Page 3 of 13

- Name: (indicate whether Business Relationship Party ; !• es (indicate whether
• retained or anticipated • ' Address r . (subcontractor, attorney, ,v;v.:;. paid or estimated:) NOTli.:
SheYet^
-: '%-y]y.'^j/.>.-■ -f^i '■■■i-ii- ■■ •;>. not an acceptable response?

entities;

yvtfor hasiadmiUcd guilt of, or has ever be^convi^
iclnShpfe

^FiW i:L,

.^liSpisS

"or any Contractor nor, any Agents have, during the Five years before the date this EDS is signed, prior with, respect to, Contractor, an, Affiliated Entity, or an Affiliated Entity of a Contractor during the five year period before the date of such Contractor's or Affiliated Entity's contract or engagement therefor, who has attempted to bribe, or been convicted or found guilty of bribery or attempting to, or who is a public officer or employee of the State of Nevada or local government in the United States of America, or an officer's

DOCILUJI ^r-J.4-^i-r^y.r' ^Ui-J: -I:-,; ;■-n ^...^ .Viii -lii... iS*: -si 2
:iS32loT;th^ihicipal

it:
|onn^ctioivAvith;the Matter voidable by the City;- -rye :5 : 'f ■ { % : \ ; > ' . : ^ ^ • " ~

^v^Th an ;Updated certification
vMich?there^occurs any event that materially affects the. accuracy of the statements and;information set.; ...,:
'• ■ |or<par^rap^

■ ■ ife-p .i ,1 .i-^_,i/r>nv>>>iii/> CnAe nf.'iORji.1 nr is an hrpaniyation described'in section.; ' 5;;
)MPLtANi;FBNALTiES j D1SCL0 SURTi 0!' "^^/f-f ; • '-^J^ J

F-1 The Disclosing Party is not delinquent in the payment of Revenue, nor are the Disclosing Party or its Affiliated Entities delinquent in paying any ; 'Inc- feijtax or other charge owed to the City. This includes, but is not limited to the following:

the disclosing Party's use of any facility, listed by the

City of Chicago ("EPLS") maintained by the U.S. Environmental Protection Agency.

An explanatory statement must be attached to the EDS.

■ ■ ■ ■ ■ \ , • - . . r T ^ ^ L * . . : ^ < W < v A . r > r i l i ' < > r > t ' - i V i * . t a i ' c > 1 n < i n < i P i i r f v W i l l V > V > f n i n f f n m a r i v V ^ - . i S . r ! ;

■ f t . : f ; ' p r n N O M I C D I S C L O S U R E S T A T E M E N T A N D A F F I D A V I T .
> ; y ; A T T E N D I X

CITY OF CHICAGO

APPENDIX B

"S BUILDING: CODE VIOLATION/PROBLEM LANDLORD CEOT which has direct ownership

interest in the Applicant exceeding 75 percent (an "owner").

' ■ : . K < ^ > - " : : ' .

■ V I * * * - ■ . ^ . V . * . * W _ * *

.Qp-^fi^n^ : : ; j.y - anoVContracta

Page 1 cif 13

. ??i t.lt <http://%e2%96%a0%e2%96%a0i t.lt> fniriis ■;■!-.-■

•O k< m:

Name;;

of Sh ah interest include shares in a corporation, partnership interest in a partnership or joint venture,

estate or other similar entity: If the
Municipality is a party to any contract with the

Secretary of the

ISTDRIE	Business Address	Percentage Interest in the
• Disclosing Party		
Voshel Trust - 636 W. Wellington. Chicago. IL 60657		L
Whitney Trust - 636 W. Wellington. Chicago. IL 60657		2 : : I
Anfesh, Voshel - 636 W Wellington. Chicago. IL 60657.		I : I :

SECTION III - BUSINESS RELATIONSHIPS WITH CITY ELECTED OFFICIALS

Has the Disclosing Party Had a business relationship with any City elected official under Chapter 2-156 of the Municipal Code?

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(1) by its consultant and any other person or entity retained or expects to retain the services of, paid or estimated to be paid by the City employees who are paid solely through the Disclosing Party.

Disclosing Party: Disclosing Party
Disclosing Party: Disclosing Party
Disclosing Party: Disclosing Party
Disclosing Party: Disclosing Party

Disclosing Party must either ask the City Clerk for a

Name (indicate whether retained or anticipated to-be) Business Address: Relationship Fees (indicate whether: contractor, attorney, paid or estimated):

(Add sheets if necessary)

[X] Check here if the Disclosures include any such persons or entities.

SECTION V -- CERTIFICATIONS

A. BURDENED CHILDREN

Under Municipal Code 2-92-415, substantial owners of business entities that contract with the City must file a child support affidavit with the contract's terms.

Has any person who; directly or indirectly, 10% or more of your net worth declared in arrears or in default of child support?

Yes No
Disclosing Party.

If Yes, please describe the support owed and the party responsible.

Yes: _____; No: _____

B. FURTHER CERTIFICATIONS

I have consulted with legal counsel regarding this disclosure.

and legal requirements of the Disclosing Party.
I have signed and sworn to the truth of the information provided.

or has admitted guilt of; or has ever been convicted of a criminal offense?

Applicant understands and acknowledges that this is a continuing requirement for doing business with the City. NOTE: If Article I applies to the Applicant, the permanent timeframe in Article I supersedes some five-year compliance timeframes in certifications 2 and 3 below.

2 T^e^s%lo^

identif^^

" V.

a. ar^l^pres^

excluded from any transactions by any federal, state br local. u'nitiof gd

ieorpilgi^ . Imb^lzlzf^

sMemeiits;^

" • -, • ■ ■ ■ ; = ■

. ;■(■.■ ■

c. arem&.p^senti^

state or local) with cpmmit.tin

offenses set forth^iri^iause: B.2.bi of this-Section V,;

d; have'nbt, Within a fivcryear

or more public

transactions (federal, state or locai) terminated for cause pr^d^

e. .ha^#^withiMa1^ guii^brfp

ccSeAin^

st^&aYfy^

■ ■ ■ ■

3. the certiications in subparts^,4 and, 5 concern:; • the

Disclosing Party;

^np&ffili^^ Dis.clpyife^ commpti^

interi§ckii^

.ai^e;^

^ariyGcpptpT^ faeaning)an.y*cp^ in

cohirol^bfi-a^ • any

responsible offi

other officiai; agent or employee.pf^be

Affiliated Entity,

acting pursuaut to the direction or. aumori

of a responsible; pffieial of the Disclosing Party, any

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

b agfeedw coijS&l wiflMrMw .

^rosp^e

:

pth*^er^

* made Mrhlfs^ ^ut
fave'nc^^

: : " ; ^ .v.

1 if the;©i^pldl

' N/A

Page 6 of 13

If-the letters «i_N ;ift_e word "Nphe"-;p£.^
presurriedthat'^

be conclusively

moSh^eriSd preleding the,executio
ofmc'fetyf&^

a^fr0ypffo\ elected or appoinfed official,
.. :

9. To thei .b£St'bM Mlowirigds'a
complete list oEajl gjlis that the jftiscjio^

any tinve during the

officii rif'iTHE^itv ^Chicago. :E6r purposes 6T:thisvstatete

courseVof iofficiarM^
yv&^/^^W^^)-

^^ffiM^^IP^ T4^as?!scv)i&^

of the Gity recipient.

C.

1. The Disclosing Party certifies thatthe Disclosing Party (c^ []is> rX]

i^not. a "financial instituti^

2 ifrihe;Disclpsing--?arty

then the Discipsihg P

"We are not and will not become a predfipryiender as defined^0^1^^pr3^Xj^.i Municipal Cbtie* wirfurm^ andr-npne;^ lender as^efm^in^ W^e>under|^

business with^he^ity."

if the Disclosirig'Party is uriable^tb make.th

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

" N/A

•If the letters "NA," the word "None,;" orno.jrespon conclusively presumed

above, it will'be ab^'; statements.

:b. GERTJF.^

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

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

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

2 Unless ;sold^pUrsuant to/a prpcess; pJfifcpM htFIG ify
elected=^jftS^%t;^%fei^^--sfi^li!*a'ye alMi^Gm^

"City Pr^ Gdmp^sMipn ^ City's,eminent-d
does hpSdnstitute^nan

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

[] Yes []

\$ Ifyou checlcPd "Yes" tb fem
dfficiais'Or emplpyees^mgSup^^

Name Business Address . Hatture pQnterest

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

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

Page 8 of 13

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

X. 1 The Disclosing Part bas ,searched any and^ of inyes^ents'..pr.:Drofib IrlSmlsia^^^ i^ueli^^^ the/Disc^ : . . ; . -

■& -T^e-Disclosing Party^ 1 abbej the Disclosing-^ ppliei^sr Trj^Dis^l^ Tecprfts/ifo^

SECTION VI -- CERTIFIGA

NOrTE* If the Matter is^federally funded,. cpmpleie^hislSeption'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^jrimde;^Ic^^^hgvQqnt^ts^on behalf pf the DisplpsingiPariy with respect to the Matter: (A3d sheets if'necessary):

If no explanation appears
appear; it will be
registered under the Lobbying P,
disclosing Party with respect to the matter.)

Q? if the letters "NA:11 p^tfe;%^

2 The Disclosing Party has not spent and will not expend a pay ⁷aii!y;p-ers.on:pr^
person or entity to influence or attempt of any
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 Tj>iscl^
which-thfo
fp Svino^

a fleets thc;: accuracy of the state-nen^^ set
P/ -V^ 7 V y~

4 The Disc^mg
50i(c)(i|fefe;l^
Activities".

B.

If the Matterds fed
su^cqt^f^^o?:
nego'tia^^

Is-,me:Discloslng4arty;the Applicant?

If "YesV" answer the,%ee-q^

1 Have you |ev;lpp#^ applicable fed^aliSSbns^ (feft^

2- •Haye^ybU^
Conu-aptGpMplI^^

the-Director ;pf the Office pf Federal
alhreports due

uridertfe^i?^

: " 1 :

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

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

SECTION

1.

The Disclosing Party understands and agrees that

A. The relationship between the Applicant and the City in connection with the Matter, whether by contract, or otherwise, is hereby terminated.

with the applicable ordinances.

Notwithstanding

the Disclosing Party waives and releases any possible

in this regard.

The information provided herein is for informational purposes only and does not constitute an offer. If the Matter is a

as specified

Code (imposed)

certain

as required by Chapter 1-23 and Section 2-T Code.

The Disclosing Party represents and warrants that:

The Disclosing Party, Illinois Department of Revenue, fine, fee, tax brother

*G> all water charges,

ah
sewer charges^licehse: :

Vbshel-I"v^^b^ff^

(Shjf^r<j;

n^alrlCLee-Nudo
(Print pr-type name of peniotf signing)'

Manager
(Print bV^Je^'j^

Signed and swprnlpb^^
at Ctioi ' fedpnfy, jllinbls; '—■■■

Commission expires:

Page 12 of 13

any^lec^d/c^ IS the nA^r;a%aid^
partner
iniede^r hephe^tgpS

or uncle>
stepfather

OT##<#moi^

"Applicable Pa^^^
Djsclo^h^ . partneri^
parUielsW^^
limited iiaT^iity cdm^
a7.5 percent ov^ersm
opPratmgbficer, 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 No

If yes/please identlf^ which such person is cqmecl^^^ such person has a^jiaKeite^

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

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 No

2; IftheApp^ is ahypffie^
'the. Applica^d^ a^uilditigjcbde ^cbfflawior problem 4ahdl6r^^Ursua'iit taSecticfn
2^^16,oj§the ^un} clpaJ,Gpde?

¹ [] Yes: " ' \' [;] No [^] Not Applicable;

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

^;;Av 4eg'a;l niVme^

|:|pesjcl§)^

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

^Development; BufeautfoT Zoning:^ / 31 ,, .
...

Ii ^; Tf thW Mattef 'is:a cpntrac
- f/ xiomplete the following:"" --j-- ■ 7~7^^HS"~?-vg: :■ ■ ^":^ ■^^""^V^^"

'■;v":' -A: :A:: : :^":^f :
;)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 oftheDTsclbsihg Fifty: {rr¥&?C"y?#i!

•pPersoh^K^^^^^^
#agpop3j
Publicly regisircabusiness;corporation : [] ' Limited liability partnership
::,[]; LiimtedTiabilityVcpmpany^ v...:^/,

interest of a member orr^anager in a limited, liability company, prihterest of a beneficiary of a trust;
estate or other.similar entity!' Ifhon^ 2-154T0a0 of^tiic '

Municipal Code of 'Chi%^ 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

wzDmS' im

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

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

:/j-Ycs ■ _ ; ^jNq ; ' !/:.:J-*L-:" i-.....

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

lobb^stj .accountant, consultant aM;;any:ftEe%^

am6^;p^

.enmlbyees wh^ himself. *^b\$\$^lsp;i#^ anoth^iifc

' v k "-.l ; ■. • ; "

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

■■feg&rJpf)V

"Name (indicate whether^whether i;,. retained or anticipated / .. Address. : ; ;(subcontractor;:aUorncy> ,;: / paid or estimated.).NOTE : . ^ to1« retained)' >'I^V ' ^ t ^

V"- >.Xf: ■.v--^*::;t?&;yx^p- L^-y.;^:~:~. v^..^LWyj.;,^ ■■- -:; -^io. not an acceptable response.

-^^ursuan,^
an^^defiheMr^ ./
ml©th^IEDS is^&e^pplicaht^hd is ddirig&^
&tifies'as'fp116w^ ^Applicant nor any control^ ;;
Cwith^Br ha Vadmittedf guilt of.' or has everbetfn:!!^ any ?gfr>
-femfnirpfef conspiracy^yommit.brdbery, theftfraud, forgery^
Icriury di^pnesty of deceit against a^ any ;sister^gency; and (nflhe';"
:£,i,;;&t^dorttaiias'ahd'acknov^

^ii2^T=lie Disclosing Part entity^-allp^
identified in Section JLB;^ ; // .. .- .r >^;:"^

: ^ aVe^notipreschtly^^ declared ineligible,pr v^untarHy.. ^.
;-|
"v-excluded from^

"^W ^afe h^witm^ H-^ ■^fiense^adjudged ;gui

Vobtalriing/atte?;l

""■'!'"" .VX-^h ^*."tiT -L-Y^^^**Jib'-i-'.'«iS»»=«P'''+ibA A^^A'm''A^ 5<^ltVvirt T5'-O !-ni^ o"#kA+^Ar*^<.V

Icdntrbl^ahotherpw ;j. ■ ,v..
^jl»^y Tespohsl^

Mother ofnc'ial^agcnVoi employee of the Disclosing Party, any' C^racblr orrahy'A Entity^,
^ach^ng^pu^uanf fpthivdirectibn or; authorization; of •a^TesponjybJefe^ ;-|:p1itrac)i^

^eith^tlje Disclosm qi'cither the Disclosing Party^
^qr any Contractor nor any Agents have, during: the fiye'ycaars 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^^
; ,r

before the date qf such ©bhtractor's: or. Affiliate^

o;r^agernent.'in■co-hnnectibn'>wi^_die.!

Mattc^ ^V;;

^^fif

■ ■ i

aY'ibrrbS S

■ * Wvernmentqr of any state/or local gqyerhm^^ officer's

:-J©isempjoye^^

^y^^. ^-y %

r c: ^macc ari^dmissi^ •
th^frlplbeell^

•Municipal Code.* : ;r!;:-"::^!/-' ' ■! -!:-!-^: ^
"Ar^p;}^/} y : • ..>•,•>. • ii ■■.. v..• ..-*•• ■•■

;pTeSmed;that:Sh^

'vifthe'--ieU^ "-Nohey-rpr no response appcafs;o;n the,lin<s<aboye; it will- b& 'y
/conclusively,prcsunied that the Disclosing;P.arly: pcftified^ ./'

i^elnolcoM^

■^#^v * i^ft|I^ >[!^tu|lw Int^sf ■: ■ -i.
-.,;:/. -^i^.^

^\$p-^e^0is^ . i|l|lhe^^

;.sR^icasI:^ ..

- i v^Th?Disclosing^{all} record's Y' ^^li&os^g^h^ any and afprcdecessp)^ >

& v^#iiej>^ appr0^^
le? .ft^^.^P^C •vff
- 'Styperson orTMtitylis« abpve^r'his^
fNj

i&pli&bl^
" ":

"imbmbcr df^ connection with the award'of^ny^
^ .: \$;
^oerally funded grant oUoari.entering into.aW-copp^^
^mug,jm^ . . 5>
Imehd frWolfy.any.^ tt' " . ■
~.'

' V The Disclosing Pfirty wiksmbmi^an updat^ vyvSclV
ihe;r6,occurs any ^

* ;j|f#Th?Disclostag^ %

^0^(c4#bf me'IntenialRcveh 1^8 6-buf has; nof engage^

4&^e^;certi^
^cbntrac^ or otifer agfeemerit b^

Gityjih: connection vv.itli the MatterYwhe^h^er:-|f

■:i^Vr;... 'V... «. .■_■.■^■i;^" _■ «VI-i -{^Sitr ^/ti/n

dir/> rri atrri'a 1 in rlnr^rn rmtc frt "fiY^P^iv/c ■/» vAr.ii <http://vAr.ii> firm ... r^"l^1.

wi^*-? ^,y^

a' '

The;
Page 1 l^ofl.f: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 (if any), ; ' fine' -fee tax pr other chaise dwed .to the City, This includes, but is not, limited.to,;iall Avatertagps, ■ J;.

"paiticsSList gyitcm'rEPLS") maintained'by t^U^

7'

^rallr^ f6r&,aridsub^ rCityv:US^any!'suct

'WM^§m>|l^v:*"V c-ity;;ofChicago .r<^': *fi^:r-,4-:
:,v ^ECbNdMIC.piSGLOSURE STATEMENT AND AFFIDAVIT

:'^^&]'pcii&\th^6M^i^oF'departrrie^^

dateihis EDS.is'^-#;".

^p^ne&K^

v:' ^

?ar^||and (3)

hK1*..-:-I:

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 jhc Applicant exceeding 7i5^pccrent (ah' "Owner"^. "It is not to be complete

" :M

liJK AbSUt^IVVI^U JriiDS/: ;V

>ER imMf^OF^^
'■: r- | -TE1<JURY:UIN KAlilli luJtJi<1
/t ik •; •';>|

AND affidavit^ ;yf ^41^

".. CITY OF CHICAGO ;"
/-iC:' and affidavit^ -W'^r-tf- ::"<f"

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

SECTION II -- D.L.S' Ctd's URB- OF O-WNERSHIP.
INTERESTS AVSATURE OF THE; DISCL0SING; PART: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

'ftp Sole proprietorship./ -;.. /, f] Not-for-profit corporation.^

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

interest of a member-or:man

cstatc-orth^ if none, state "None." NOTE: Pursuant to Section ^-IS^OSO of the .

Municip)^

from/any^pphcantw^

• "

Name

Bu'sme's's-Address

Percentage Interest iri'the '

• eBisclpsinR-Partv. * - ■

SECTION III:- BUSINESS? RE^^

WITHfCTTY'ELECTEDtiiMjM&S

.Hasthe'D'is;chSs;m

G6de, wilfrayh'O^

v: y r "j^l

{J i-Y-ejT ^V^L ^ . [. ^)^.Z\^V^ F' [W.. :r[^1.' ■-■^■^ ,

•I.f.^;j^

rel4ion^mp(s):"

- yy

Y--;;^:"y/^

Page.3|of 13.'

•SE£TTON/-^

.,Name (indicatc'whemer i: Business,• R*!ali.Qhship;lo-Dis^fosl Jees (indicate whefic^ :^.;_ ^
Stained orWicipated "1< Address'7' (subcontractprattomey,.. ? '■ 7 • 'paid or estimated:) NOTE I ^ . • "
^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"" J:* ^ ^ ^ - ' ^kC^^^j^r
■■'■'<■■■'■

7.. Y*^Y'-7X ... :• • ' ;?T# A... ..

" " Ifei* : " i; DlscIpsingjBarty^-. XX ' "■ ^[.? \$^XM

submitting thif EDS is the Applicant and undoing business with the/Cily, then the Disclosing Party' >
:%c^ifies^lo:iM^

' with^&aVadmh^ guilt of, or hWeylir-b^ "%

Zru^^sc \$£rolying^

frau^^g/ry1^^;^ \X

^cr^fy^ishoPe^^ :^pf

ncSt|i^

'tij^fran^|n^ i^i)e'r's6dei^p^ 4^d^b^jj^Y?

-ft ' TKe Disciosi^

^either the Disclosing Party, any Contractor, or any Affiliated Entity of either the Contractor or any Agent respect to a Contractor, an Affiliated Entity, 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;.. ■ .!\$yT- i:ivv"-l.^ x^.^-.,;.o :t.\$££\$^%<^ . ■■^"■■^ I-afebribed^

"if iiW^

applets rorij^

..... • •., : ^agc/iipfil;3^.

the word "None," or no response; appears <on:thV lines above^^

:^pi^^

^ErifIGATION REGARDING.INTEREST IN;. CITY .BUSINESS y y t.' f"..

^iclbsS belowy ipr iii?.an att achrri e nl .t p jto js Eii S a 1 Unfp rm'a ti on ;req u' ^cI^P S^P/*l. ?j/i/ailure

to. . y::: y

:v-v;

::^-.f::: ^ il agC o O'l'13 • •:^

;l • : "Ty '•

Icohjwcliori'^ith

bythe City.

:|g^;;g'

^ft.^X^.-V^.

MSI jlhe 0isciosi& Party verifies that ihe Disclbsirig^Pafty has.s

ali records p.fY

^frora'slaVery or

during the?sjavery era^clu^

policies^ \f

^Is<t6Vs1avetibW

Y;V ' t>V.^., Uy,^ fmmH mn.SUCh records:

'■^sfe?., 'a^y >iy= 'vfe.^-!-:V!:>T- ■ -i-?;:' :'^.T:: ■.

..w

%oIrcic^1^e Disc verifies that the following coristim^

disclosure of all such- :

.. f:

^recprd^^mcludm^

⌘

.. ••

i

'

'.,;^r'■:-i^^V:•■i-:r^^•Ar^^;■"■"

kah^rjon;

jn P«TMPI

— ^ —

A

riersdn or entity to influence or attempt to influence an officer or employee-of any agency; as defined by-v .. .

^p^jicable;^

"■member^f :C6ngress^!n'connctwif wiith.the>'ward of any'fette|al^^ anytf-

^iedcrallylfundediraifor^oah

^mciid>prm^^

grant JbanYprcob^

■ V

A^ffoceluTtc

ih}s EDS will'bccp'riie part of any ,.

Ipntact or^ ^

other Oitv action, arid are material inducements to the City's execution; •

•offenses), th'einformalioh proyifod-h^ '

^tea^^

: :.Th\$T/i^^

: . '7t; y ■

•F 1."^ ^ Ihinp;i^;yy<v •%0partniet-q'f Revenue, nor are the Disclosing Party or its AffiUated-

£ntities^delihquent inpaying-'anyV: ; ^finefee, tax or other charge owed.^to the eity:^

'sev^riqhargcs^license fees,'par^king^

^f^ftlf the Disclosing Party'is't^^

i^^ry^tem ^

lk
■IS*

; • ; * r ^ . * • ; • • ; * 4] > a | c 13 \$ f - 13 ' ,
ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT
^buil dir ig ^ de , r s G W l a % c

■ CcBy-'y.'V>- APPENbr^ B 'I'f f%'f':\ -"/f f :

^^p\MiAGlriEEtWENT vT*HAT THIS APPENDIX B IS INCORPORATED BY^,v

*.v >

' ^•I^FERE^
:j7y-?|^ '4f!:.T =■;.;>?
■ ■ %.;■;. >.:

V. ■ a ^v-:

|

Page 1 of 13

A- NATURE OF THE DISCLOSING PARTY

1 Indicate the nature of the Disclosing Party: _

11 Periri " " :- [%}

[] |ugp^

[J. :L'imited liability^rthership

[I' Tritely held^utih^ corpbmtion

[] Jointvventure; • ';

W&mM^&^P^ :(Isthenp;t-for,rM

t:-linml^iip

,m\$- .

[] Tluit

['] Other (please, specify)

2 For legal entities, the state (or foreign

Illinois

3 For legal entities organized in the State of Illinois: Has the organization registered to do

;rj]ffb miWA

B. IF THE DISCLOSING PARTY IS A LEGAL ENTITY:

theri aftn^;^

Pbr^rustsvest^sapPtjfer sim;|ar^ntiti^

the legal^itieTiolderfs)• .

tfVjtefn##^

com.p.any, limited liability

■ ■ .Title-

T -nirrh^ H - Manager
Gerald L, N"Hrt - Manager:

2 Please provide the following information concerning each person or entity h^ or -
indirect bene^ial i|te^ ownership) in excess of 7;!5%vpf^he DisejosihJBarty, Examples
of such an. n^ere"§^m a partnership or joint venture,

Page 2 of 13

hinterest of a mem^ liability, com of a.beneficiary of a^trust,
istate or othe^r simHa^ state "None'//N|3Section 2-p 54r030 of itheT
Municipal .GS|(e^^GhicS^ .("Municipal Code"), the City may re^ additional information
from any ap^piicaht ^

Name Business Address Percentage Interest in the Disclosing Party

■T .giVrpnr.p: Hv AVeih^r - 55 E. Jackson:'Blvd., Suite 500. Chicagb, IL 60604;
FJliot iWeiner - 17^N State Streetv 17^h Floor.:Chicago. IL
Vnshel Irive^mp.nts LLC - 63^6 W. Wellington. Chicago. IL 60657 ,

SECTION III - BUSINESS RELATION SHIIPS'%iTIL-C ELECTED OFFICIALS

Has the Disclosing Party,had..a "business relationship," as defined in C%pter. 2-156,of the Municipal Code
with: any City elected official in the 12 months before the date this'Er)S :is signed?

Yes P J -No

If yes please identify below the name(s') of such City elected officials) and describe such
-.relationship^): ,

SECTION IV -- DISCLOSURE OF SUBCONTRAG TORS A;ND OTHER RETAINED PARTIES

T:he-Bis'eib.'si^^ lobbyist,
accbuntarii'c 6f}^xpectsno
tet^jh^in coMectip

ahiouht of ^^psrp^^P5^^^3 k^paid. The Disc^ disclose employees whip zi\$4>&iSspiely tru-ough the
Dftclpsmg Party's regul

action

islative or administrative .an:
unpaid:basis, or.(2)

himself "Lofbyis^^
another includes

anyVlef isMife^

If the Disclosing Pa^y i^ uh^ Disdosini Party "

Page 3 of 13

Name^indicatS ■" lousiness ~ ••Reiationshrp;^
retained or anticipated ./"S&ess ' (subcontractor, attorney,

FecV;(indicate whether _
pajd^pr pstimateaaNPTE:

-'■■■■■-■■■> 'nbt|an^ac.cepta^ ,^gAL Rf T,R:Qy I.T.C/%etairiedV120 -N. LaSalle St.. Suite'2600.

Chicagb^IL-60^02 Attorney

F^psyRgtinrrated atofrtS.OOfr

A¥^tnct Fe^^^ated^ - ' △ - = " " . - ! 5
■■ .

(Adfriheets'i^

[,] GH'eck here if the Disclosing.^Party h expects to retain, ailyisuch persons or entities.
lJhd6r Municipal,;e6de:Section 2-9^ snbstantial-owners of business entitieslhai tfe#ust;re
•me contract'sterm.

A. GdURT-QRDERED GHILD SUPP'0RT C6MPLI^NGE

in

Has any person who directly, or indirectly 10?/o vpr rnbre of the D isclosing Party been declared i
^^ageon aW^d^upp^

If the person has the perspective and.

B. FURTHER CERTIFYING ACTIONS

1. Pursuant to the request for information, the Disclosing Party certifies that the Applicant, the person named in the certification, is not a person who has been convicted of a crime involving dishonesty or breach of trust, or who has been found liable in a civil action for fraud or other wrongful act, or who is currently under a court order or injunction prohibiting the person from engaging in any business with the City. NOTE - the timeframe in Article I supersedes some five-year compliance timeframes in certifications 2 and 3 below.

Page 4 of 13

2. The Disclosing Party certifies that the Applicant, the person named in the certification, is not a person who has been convicted of a crime involving dishonesty or breach of trust, or who has been found liable in a civil action for fraud or other wrongful act, or who is currently under a court order or injunction prohibiting the person from engaging in any business with the City.

- a. are not presently barred, suspended or otherwise excluded from any transactions by any federal, state or local unit of government;

are not presently indicted for or civilly charged by any state or local government with committing any

are not presently indicted for or civilly charged by any state or local government with committing any

d. no

actions;

e. haven't, within the date of this EDS, been found liable in a civil action for fraud or other wrongful act, or who is currently under a court order or injunction prohibiting the person from engaging in any

state, but not in any

3. The certifications in 3, 4, and 5 concern:

the Disclosing Party;

any individual

TM

Disclosing
common, control of another person or entity. Indicia

arrangement or instrumentality
in the field of business
the financial interest of the management owner * including with the Contractor
indirectly controls the Contractor, is controlled by it

control of another person, priority; Contractor, is under control of

• any responsible official of the Disclosing Party
other official, agent, employee of the Contractor, or any
acting pursuant to the direction or authorization of a responsible
Contractor or any Affiliated Entity (collectively "Agents")

affiliated with the Contractor or its agent

person, or

engaging in or providing services to the Contractor or its agent

7. If the Contractor is unable to certify to any of the above statements, this Part B (Further Certification) must be completed below:

the word "NA," the word "NA," be conclusively
 conclusively
 >-% : ' • Td tli best;ofte inqu^the;folh^ : %,t£:4v.ki C.--l^^^P<: -r,fjthfy liisrj'nsihp' P.artv who
 were, at anv/time duringthc 12-
 month^enpdpje^^
 of :neiGity 6f:G
 iwttiiN^r'^

1 The Disclosing Party

gjis ;rx];is:flp^;

financial .,

2 If the Disclosing Party

g^as^

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

IftKeDiscloiiirgt %

eWon^^

If the letters "NA," the word "NA,"
conclusively

no response appears the lines above, it will be
f arty certi^eft^ajjpye'Statements.

D GERITFIGATlbNüRfe

CTTY: /BUSINESS

Any words
rheanighs.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^aprpcess bfpprnpem p&mited^ho tSity
doe'smpfcdhstitu^e' a^ft Poes thecMatter involve a-
Gity Property Sale?

[]Yes IP⁰

3 If-you chpcked "Y:^" to:Item;D/l., prpyide the ham pfScials
oUrnplbye^

. .©usinessAdress., Nature.pf.Inte

4 The Disclosing P.arty furtheri certifies that no prphibited financial interest in the Matter will be
acquired.by^^i^^eialior.ernpl.Qyeie.,

E. GERT-IE1 CATION' RE G A RD IN G S LAV E R Y ERA BUSINESS

Please check either 1.or-2. below. If the Disclosing Party-checks 2-, the Disclosing Party must di scelbse
below or in an attachment to this EDS all information required by paragraph 2. Failure to

Page -8. of 13

c^mply.;with;il% any^con'tract^ntered
connection^@ void^bielby ihe^ . "~ "" "" :!''

•X 1 The biscJldsihg Party verifiesUha^the D melSisciosihg'rParty and
any and.all predecessor entities regarding-^
from slavery or slaveholder insuTa/nce^ the -slay pry:era^(inpluding insurance/poHc^s
issued tb sia'veh
the mscibsihg^airty has foun^;hbisuch record

2- 'Ti'fe'^l'i^ipsln'g'Party'.vefi^e.s'fthatii^s^a; resulioTcbnductmi
fS^bsiirig^^

proceeds in the
recording of

SECTION VJ GERTIPTCAXIO

NOTE: If the Matter is funded by the City and County of Denver, the proceeds of the debt obligation shall be used to pay the tax credits allocated by the City and County of Denver to the Matter.

A. CERTIFICATION REGARDING LOBBYING

I, the undersigned, certify that I am not a lobbyist on behalf of the disclosing Party with respect to the proposed action.

(If no explanation appears or begins on the lines above, or if the letters "NA" or if the word "None" appear registered, the undersigned has not made lobbying contacts on behalf of the

disclosing Party.

2. The undersigned Party has not spent or will not expend any money on behalf of any person or entity that is listed on the lobbyist register, or any person or entity that, under 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 a 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.

* The undersigned certifies that the disclosure of this information does not materially affect the accuracy of the statements and information set forth herein.

subscribed

..

B,

TfmcM^terisfe .^ctiSa:
etrjrs4oi^

liegOtiMidh'sj :... .. • £ ' .•

i .. 'y-;,, . ;v:0,;: .

Is the Disclosing Rar^^

, - ,, |'

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

[-P⁰ ... ;,

If-Yesi" answer^

.. . .v,;, . ■ , , . r.

1 Haveyoudeyelbp^a^

fedmaj^gto

-j-.- : ;

2- Ha've-ypufile.d.^

the Director of the gf^;pf^aefal

Contract Gomplian^

Cpmmissibn all reports due

underS%ap2^

3. Have you participated;in any previous contracts or subcontracts subject to the equal
pp^portunity clausp?

If you chec^

above, please,provide.;an,expla'natiph:

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^ owejto 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.fy;is*the'A^

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

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

ahd'cSiplS Hniisfbn7:°^

By
(Signature)

Notary Public

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^

Page 12 of 13

CITY OF CHICAGO ECONOMIC DISCLOSURE
STATEMENT AND AFFIDAVIT
APPENDIX A

FAMILIAL RELATIONSHIPS WITH ELECTED CITY OFFICIALS AND DEPARTMENT
HEADS

This^-Appendix^
ovvncershipl^rW
which; has ordy an lgi^^!^a^p interest' ih the?Xpp^icaht.

thlma^TM^rW^
naruiembr'^anypme^l^
me^orrie^
or stepmSfe ste^

Does me:DisciosinlP^Qr^ have a "Tamiliat Tei^onsnip" witban electedpity
official or department head?

Page 13 of 13

[] Yes

CITY OF CHICAGO
ECONOMIC DISCLOSURE AND AFFIDAVIT

BUSINESS CODE SECTION

Section

Mines

2. If an application for a business license is submitted, the applicant shall identify the business code and section applicable to the business.

Section

»MN(MO) THIS IS A PEN

REFERENCE TO THE
• This is subject to the certification made under penalty of perjury

on page 12 of the ^