



Office of the City Clerk

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

Legislation Text

File #: O2011-2260, Version: 1

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 M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 18-E in the area bounded by

A line 200 feet south of and parallel to East 76th Street; the public alley next east of and parallel to South State Street; a line 199.5 feet north of and parallel to East 77th Street; South State Street, to those of a B3-3 Community Shopping District.

SECTION 2. This ordinance takes effect after its passage and approval.

Common Address of Property:

7627-43 S. State Street

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO THE CHICAGO ZONING ORDINANCE

1. ADDRESS of property Applicant is seeking to rezone: 7627-43 SOUTH STATE STREET CHICAGO, ILLINOIS 60619

2. Ward Number that property is located in:

3. APPLICANT APARTMENT BUILDER'S INC.

ADDRESS 8036 SOUTH COTTAGE GROVE

CITY CHICAGO STATE ILLINOIS ZIP CODE 60620

PHONE 708-250-8977 CONTACT PERSON OLABODE BECKLEY

4. Is the Applicant the owner of the property? YES X NO

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

OWNER N/A

ADDRESS N/A

CITY N/A STATE N/A ZIP CODE N/A

PHONE N/A CONTACT PERSON N/A

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

ATTORNEY N/A

ADDRESS N/A

CITY N/A STATE N/A ZIP CODE N/A

1[^]/7[^]37

PHONE

N/A

FAX

N/A

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

N/A

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

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

NO

9. Present Zoning District MI-2, LIMITED MANUFACTURING/BUSINESS PARK DISTRICT

Proposed Zoning District B3-3, COMMUNITY SHOPPING DISTRICT

10. Lot Size in square feet (or dimensions)_32,120_

11. Current Use of the property VACANT LOT_

12. Reason for rezoning the subject property: NEW BUILDING CONSTRUCTION TO BE USED AS A NEW 3-STAR FAMILY-ORIENTED HOTEL WITH 81 ROOMS_

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

3-STAR FAMILY ORIENTED HOTEL, 4 STORY, 54 FEET HIGH BUILDING WITH GREEN ROOF, 43 PARKING SPACES/ 81 ROOMS (1st FLOOR - 6 ROOMS, 2^{NP} - 4th FLOOR - 25 ROOMS EACH), 6 FEET HIGH FENCE AROUND SITE,_

14. 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 proposed zoning classification, is this project subject to the Affordable Requirements Ordinance? (See Fact Sheet for more information)

YES

NO

X

COUNTY OF COOK STATE OF ILLINOIS

HERBERT L. HEDGEMAN 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 \j

Subscribed and Sworn to before me this

Payoff,

2011

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mftmnmN expires s/?< ■>-

Notary Public

For Office Use Only

Date of Introduction:

File Number: Ward:

FORM OF AFFIDAVIT (Section 17-13-0107)

April 13,2011

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

The undersigned, OLABODE M. BECKLEY , being first duly sworn on oath deposes and states the following:

The undersigned certifies that has compiled with the requirements of Section 17.13-0107 of the Chicago Zoning Ordinance, by sending written notice to such property owners who appear to be the owners of the property with the subject area not solely owned by the applicant, and to the

owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of public roads, streets, alleys and other public ways, or total distance limited to 400 feet. Said "written notice" was sent by First Class U. S. Mail, no more than 30 days before filing the application.

The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately April 13, 2011.

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

Subscribed and Sworn to before me this day of \Xaa r^-, 2011

March 15,2011

«OWNER»

«OWNERS_MAILING_ADDRESS» «CITYSTATEZIP CODE»

Dear Property Owner:

In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about 04/13/2011, the undersigned, will file an application for a change in zoning from MI-2, LIMITED MANUFACTURING/BUSINESS PARK DISTRICT to B3-3, COMMUNITY SHOPPING DISTRICT on behalf of APARTMENT BUILDER' S INC for the property located at 7627-43 South State Street, Chicago, Illinois 60619.

The applicant intends to use the subject property for a new construction of 3-STAR FAMILY ORIENTED HOTEL, 4 STORY, 54 FEET HIGH BUILDING WITH GREEN ROOF, 43 PARKING SPACES/ 81 ROOMS (1ST FLOOR - 6 ROOMS, 2ND - 4TH FLOOR - 25 ROOMS EACH), 6 FEET HIGH FENCE AROUND SITE.

Apartment Builder's Inc. as owner/applicant is located at 8036 SOUTH COTTAGE GROVE, CHICAGO, IL 60620. The contact person for this application is OLABODE BECKLEY, 343 Danielle Road, Matteson, Illinois 60443-1359, and the phone number is 708-250-8977.

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

Very truly yours,

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**CITY OF CHICAGO ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT
SECTION I - GENERAL INFORMATION**

A. Legal name of Disclosing Party submitting this EDS. Include d/b/a/ if applicable: APARTMENT BUILDER'S INC._

Check ONE of the following three boxes:

Indicate whether Disclosing Party submitting this EDS is:

1. ☒ the Applicant

OR

2. ☐ a legal entity holding a direct or indirect interest in the Applicant. State the legal name of the Applicant in which Disclosing Party holds an interest: _

OR

3. ☐ a specified legal entity with a right of control (see Section II.B.1.b.) State the legal name of the entity in which Disclosing Party holds a right of control: _

B. Business address of Disclosing Party: 8036 SOUTH COTTAGE GROVE_
CHICAGO, ILLINOIS 60620

C. Telephone: 773-447-0594 Fax: N/A Email: N/A

D. Name of contact person: OLABODE M. BECKLEY

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

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

REZONING OF 7627-43 SOUTH STATE STREET, CHICAGO, IL 60619
DEPT. OF HOUSING & ECONOMIC DEV.

G. Which City agency or department is requesting this EDS? BUREAU OF ZONING

If the Matter is a contract being handled by the City's Department of Procurement Services, please complete the following:

Specification # Nj^_ and Contract # _^_

Ver. 11-01-05

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SECTION II - DISCLOSURE OF OWNERSHIP INTERESTS

A. NATURE OF DISCLOSING PARTY

1. Indicate the nature of the Disclosing Party:

☒ Person ☐ Limited liability company*

☐ Publicly registered business corporation ☐ Limited liability partnership*

☐ Privately held business corporation ☐ Joint venture*

☐ Sole proprietorship ☐ Not-for-profit corporation

☐ General partnership* (Is the not-for-profit corporation also a 501(c)(3))? ☐ Limited partnership* ☐ Yes ☐ No

☐ Trust ☐ Other (please specify)

* Note B.1.b below.

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

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

☐ Yes ☐ No Lx] N/A

B. IF THE DISCLOSING PARTY IS A LEGAL ENTITY:

La. List below the full names and titles of all executive officers and all directors of the entity.

For not-for-profit corporations, also list below all members, if any, which are legal entities. If there are no such members, write "no members." For trusts, estates or other similar entities, list below the legal titleholder(s).

Name Title

N/A

1 .b. If you checked "General partnership," "Limited partnership," "Limited liability company," "Limited liability partnership" or "Joint venture" in response to Item A.1. above (Nature of Disclosing Party), list below the name and title of each general partner, managing member, manager or

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any other person or entity that controls the day-to-day management of the Disclosing Party. NOTE: Each legal entity listed below must submit an EDS on its own behalf.

Name Title

N/A

2. Please provide the following information concerning each person or entity having a direct or indirect beneficial interest (including ownership) in excess of 7.5% of the Disclosing Party. Examples of such an

interest include shares in a corporation, partnership interest in a partnership or joint venture, interest of a member or manager in a limited liability company, or interest of a beneficiary of a trust, estate or other similar entity. If none, state "None." NOTE: Pursuant to Section 2-154-030 of the Municipal Code of Chicago ("Municipal Code"), the City may require any such additional information from any applicant which is reasonably intended to achieve full disclosure.

Name Business Address Percentage Interest in the
Disclosing Party

N/A

SECTION III ~ BUSINESS RELATIONSHIPS WITH CITY 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 EDS is signed?

☐ Yes ☐ No

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

SECTION IV - DISCLOSURE OF SUBCONTRACTORS AND OTHER RETAINED PARTIES

The Disclosing Party must disclose the name and business address of each subcontractor, attorney, lobbyist, accountant, consultant and any other person or entity whom the Disclosing Party has retained or expects to retain in connection with the Matter, as well as the nature of the relationship, and the total

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amount of the fees paid or estimated to be paid. The Disclosing Party is not required to disclose employees who are paid solely through the Disclosing Party's regular payroll.

"Lobbyist" means any person or entity who undertakes to influence any legislative or administrative action on behalf of any person or entity other than: (1) a not-for-profit entity, on an unpaid basis, or (2) himself.

"Lobbyist" also means any person or entity any part of whose duties as an employee of another includes undertaking to influence any legislative or administrative action.

If the Disclosing Party is uncertain whether a disclosure is required under this Section, the Disclosing Party must either ask the City whether disclosure is required or make the disclosure.

Name Business Relationship to Disclosing Party Fees

(indicate whether Address (subcontractor, attorney, (indicate whether
retained or anticipated lobbyist, etc.) paid or estimated)
to be retained)

-343 DANIELLE RD. -

OLABODE M. BECKLEY MATTESON, IL 60443 ENGINEERING CONSULTANT \$4,000

(Add sheets if necessary)

☐ Check here if the Disclosing party has not retained, nor expects to retain, any such persons or entities.

SECTION V - CERTIFICATIONS

A. COURT-ORDERED CHILD SUPPORT COMPLIANCE

Under Municipal Code Section 2-92-415, substantial owners of business entities that contract with the City must remain in compliance with their child support obligations throughout the term of the contract.

Has any person who directly or indirectly owns 10% or more of the Disclosing Party been declared in arrearage on any child support obligations by any Illinois court of competent jurisdiction?

☐ Yes ☐ No ☒ No person owns 10% or more of the Disclosing Party.

If "Yes," has the person entered into a court-approved agreement for payment of all support owed and is the person in compliance with that agreement?

☐ Yes ☐ No

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B. FURTHER CERTIFICATIONS

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

- a. are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from any transactions by any federal, state or local unit of government;
- b. have not, within a five-year period preceding the date of this EDS, been convicted of a criminal offense, adjudged guilty, or had a civil judgment rendered against them in connection with: obtaining, attempting to obtain, or performing a public (federal, state or local) transaction or contract under a public transaction; a violation of federal or state antitrust statutes; fraud; embezzlement; theft; forgery; bribery; falsification or destruction of records; making false statements; or receiving stolen property;
- c. are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (federal, state or local) with commission of any of the offenses enumerated in clause B.1.b. of this Section V;
- d. have not, within a five-year period preceding the date of this EDS, had one or more public transactions (federal, state or local) terminated for cause or default; and
- e. have not, within a five-year period preceding the date of this EDS, been convicted, adjudged guilty, or found liable in a civil proceeding, or in any criminal or civil action, including actions concerning environmental violations, instituted by the City or by the federal government, any state, or any other unit of local government.

2. The certifications in subparts 2, 3 and 4 concern:

- the Disclosing Party;
- any "Applicable Party" (meaning any party participating in the performance of the Matter, including but not limited to any persons or legal entities disclosed under Section IV, "Disclosure of Subcontractors and Other Retained Parties");
- any "Affiliated Entity" (meaning a person or entity that, directly or indirectly: controls the Disclosing Party, is controlled by the Disclosing Party, or is, with the Disclosing Party, under common control of another person or entity. Indicia of control include, without limitation: interlocking management or ownership; identity of interests among family members, shared facilities and equipment; common use of employees; or organization of a business entity following the ineligibility of a business entity to do business with federal or state or local government, including the City, using substantially the same management, ownership, or principals as the ineligible entity); with respect to Applicable Parties, the term Affiliated Entity means a person or entity that directly or indirectly controls the Applicable Party, is controlled by it, or, with the Applicable Party, is under common control of another person or entity;

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

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

- a. bribed or attempted to bribe, or been convicted or adjudged guilty of bribery or attempting to bribe, a public officer or employee of the City, the State of Illinois, or any agency of the federal government or of any state or local government in the United States of America, in that officer's or employee's official capacity;
- b. agreed or colluded with other bidders or prospective bidders, or been a party to any such agreement, or been convicted or adjudged guilty of agreement or collusion among bidders or prospective bidders, in restraint of freedom of competition by agreement to bid a fixed price or otherwise; or
- c. made an admission of such conduct described in a. or b. above that is a matter of record, but have not been prosecuted for such conduct; or
- d. violated the provisions of Municipal Code Section 2-92-610 (Living Wage Ordinance).

3. Neither the Disclosing Party, Affiliated Entity or Applicable Party, or any of their employees, officials, agents or partners, is barred from contracting with any unit of state or local government as a result of engaging in or being convicted of (1) bid-rigging in violation of 720 ILCS 5/33E-3; (2) bid-rotating in violation of 720 ILCS 5/33E-4; or (3) any similar offense of any state or of the United States of America that contains the same elements as the offense of bid-rigging or bid-rotating.

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

Unverified List, the Entity List and the Debarred List.

5. The Disclosing Party understands and shall comply with (1) the applicable requirements of the Governmental Ethics Ordinance of the City, Title 2, Chapter 2-156 of the Municipal Code; and (2) all the applicable provisions of Chapter 2-56 of the Municipal Code (Office of the Inspector General).

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

N/A

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

C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

For purposes of this Part C, under Municipal Code Section 2-32-455(b), the term "financial institution" means a bank, savings and loan association, thrift, credit union, mortgage banker, mortgage broker, trust company, savings bank, investment bank, securities broker, municipal securities broker, securities dealer, municipal securities dealer, securities underwriter, municipal securities underwriter, investment trust, venture capital company, bank holding company, financial services holding company, or any licensee under the Consumer Installment Loan Act, the Sales Finance Agency Act, or the Residential Mortgage Licensing Act. However, "financial institution" specifically shall not include any entity whose predominant business is the providing of tax deferred, defined contribution, pension plans to public employees in accordance with Sections 403(b) and 457 of the Internal Revenue Code. (Additional definitions may be found in Municipal Code Section 2-32-455(b).)

1. CERTIFICATION

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

☐ is ☒ is not

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

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

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

If the Disclosing Party is unable to make this pledge because it or any of its affiliates (as defined in Section 2-32-455(b) of the Municipal Code) is a predatory lender within the meaning of Chapter

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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 appears on the lines above, it will be conclusively presumed that the Disclosing Party certified to the above statements.

D. CERTIFICATION REGARDING INTEREST IN CITY BUSINESS

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

1. In accordance with Section 2-156-110 of the Municipal Code: Does any official or employee of the City have a financial interest in his or her own name or in the name of any other person or entity in the Matter?

☐ Yes ☒ No

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

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

Does the Matter involve a City Property Sale?

☐ Yes ☒ No

3. If you checked "Yes" to Item D.1., provide the names and business addresses of the City officials or employees having

such interest and identify the nature of such interest:

Name Business Address Nature of Interest

N/A

4. The Disclosing Party further certifies that no prohibited financial interest in the Matter will be acquired by any City official or employee.

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E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

The Disclosing Party has searched any and all records of the Disclosing Party and any and all predecessor entities for records of investments or profits from slavery, the slave industry, or slaveholder insurance policies from the slavery era (including insurance policies issued to slaveholders that provided coverage for damage to or injury or death of their slaves) and has disclosed in this EDS any and all such records to the City. In addition, the Disclosing Party must disclose the names of any and all slaves or slaveholders described in those records. Failure to comply with these disclosure requirements may make the Matter to which this EDS pertains voidable by the City.

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 requisite information as set forth in that paragraph 2.

1. The Disclosing Party verifies that (a) the Disclosing Party has searched any and all records of the Disclosing Party and any and all predecessor entities for records of investments or profits from slavery, the slave industry, or slaveholder insurance policies, and (b) the Disclosing Party has found no records of investments or profits from slavery, the slave industry, or slaveholder insurance policies and no records of names of any slaves or slaveholders.

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

N/A

SECTION VI -- CERTIFICATIONS FOR FEDERALLY-FUNDED MATTERS

NOTE: If the Matter is federally funded, complete this Section VI. If the Matter is not federally funded, proceed to Section VII.

A. CERTIFICATION REGARDING LOBBYING

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

N/A

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

2. The Disclosing Party has not spent and will not expend any federally appropriated funds to pay any person or entity listed in Paragraph A. 1. above for his or her lobbying activities or to pay any person or entity to influence or attempt to influence an officer or employee of any agency, as defined by applicable federal law, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress, in connection with the award of any federally funded contract, making any federally funded grant or loan, entering into any cooperative agreement, or to extend, continue, renew, amend, or modify any federally funded contract, grant, loan, or cooperative agreement.

3. The Disclosing Party will submit an updated certification at the end of each calendar quarter in which there occurs any event that materially affects the accuracy of the statements and information set forth in paragraphs A.1. and A.2. above. If the Matter is federally funded and any funds other than federally appropriated funds have been or will be paid to any person or entity for influencing or attempting to influence an officer or employee of any agency (as defined by applicable federal law), a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with the Matter, the Disclosing Party must complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions. The form may be obtained online from the federal Office of Management and Budget (OMB) web site at <<http://www.whitehouse.gov/omb/grants/sflllin.pdf>>, linked on the page <http://www.whitehouse.gov/omb/grants/grants_forms.html>.

4. The Disclosing Party certifies that either: (i) it is not an organization described in section 501(c)(4) of the Internal

Revenue Code of 1986; or (ii) it is an organization described in section 501(c)(4) of the Internal Revenue Code of 1986 but has not engaged and will not engage in "Lobbying Activities".

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

B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY

If the Matter is federally funded, federal regulations require the Applicant and all proposed subcontractors to submit the following information with their bids or in writing at the outset of negotiations.

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Is the Disclosing Party the Applicant?

☐ Yes ☐ No

If "Yes," answer the three questions below:

1. Have you developed and do you have on file affirmative action programs pursuant to applicable federal regulations? (See 41 CFR Part 60-2.)

☐ Yes ☐ No

2. Have you filed with the Joint Reporting Committee, the Director of the Office of Federal Contract Compliance Programs, or the Equal Employment Opportunity Commission all reports due under the applicable filing requirements?

☐ Yes ☐ No

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

☐ Yes ☐ No

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

N/A

SECTION VII - ACKNOWLEDGMENTS, CONTRACT INCORPORATION, COMPLIANCE, PENALTIES, DISCLOSURE

The Disclosing Party understands and agrees that:

A. By completing and filing this EDS, the Disclosing Party acknowledges and agrees, on behalf of itself and the persons or entities named in this EDS, that the City may investigate the creditworthiness of some or all of the persons or entities named in this EDS.

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

C. The City's Governmental Ethics and Campaign Financing Ordinances, Chapters 2-156 and 2-164 of the Municipal Code, impose certain duties and obligations on persons or entities seeking City contracts, work, business, or transactions. The full text of these ordinances and a training program is available on line at www.cityofchicago.org/Ethics <<http://www.cityofchicago.org/Ethics>>, and may also be obtained from the City's Board of Ethics, 740 N. Sedgwick St., Suite 500, Chicago, IL 60610, (312) 744-9660. The Disclosing Party must comply fully with the applicable ordinances.

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

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

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

The Disclosing Party represents and warrants that:

G7 The Disclosing Party has not withheld or reserved any disclosures as to economic interests in the Disclosing Party, or as to the Matter, or any information, data or plan as to the intended use or purpose for which the Applicant seeks City Council or other City agency action.

For purposes of the certifications in H.1. and H.2. below, the term "affiliate" means any person or entity that, directly or indirectly: controls the Disclosing Party, is controlled by the Disclosing Party, or is, with the Disclosing Party, under common control of another person or entity. Indicia of control include, without limitation: interlocking management or ownership; identity of interests among family members; shared facilities and equipment; common use of employees; or organization of a business entity following the ineligibility of a business entity to do business with the federal government or a state or local government, including the City, using substantially the same management, ownership, or principals as the ineligible entity.

H.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 affiliates delinquent in paying any fine, fee, tax or other charge owed to the City. This includes, but is not limited to, all water charges, sewer charges, license fees, parking tickets, property taxes or sales taxes.

H.2. If the Disclosing Party is the Applicant, the Disclosing Party and its affiliates will not use, nor permit their subcontractors to use, any facility on the U.S. EPA's List of Violating Facilities in connection with the Matter for the duration of time that such facility remains on the list.

Page 12 of 13

H.3. If the Disclosing Party is the Applicant, the Disclosing Party will obtain from any contractors/subcontractors hired or to be hired in connection with the Matter certifications equal in form and substance to those in H.1. and H.2. above and will not, without the prior written consent of the City, use any such contractor/subcontractor that does not provide such certifications or that the Disclosing Party has reason to believe has not provided or cannot provide truthful certifications.

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

CERTIFICATION

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

(Print or type name of Disclosing Party)

HERBERT L. HEDGEMAN

By:

HERBERT L. HEDGEMAN

(Print or type name of person signing)

OWNER

(Print or type title of person signing)

Signed and sworn to before me on (date) fizJr~>. g# 2Q // by H^^>€^~ l^&lj^m^J at dOO/^ County, PILf/JOCX (state).

Page 13 of 13

CITY OF CHICAGO ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT

APPENDIX A

FAMILIAL RELATIONSHIPS WITH ELECTED CITY OFFICIALS AND

DEPARTMENT HEADS

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

Under Municipal Code Section 2-154-015, the Disclosing Party must disclose whether such Disclosing Party or any "Applicable Party" or any Spouse or Domestic Partner thereof currently has a "familial relationship" with any elected city official or department head. A "familial relationship" exists if, as of the date this EDS is signed, the Disclosing Party or any "Applicable Party" or any Spouse or Domestic Partner thereof is related, by blood or adoption, to the mayor, any alderman, the city clerk, the city treasurer or any city department head as parent, child, brother or sister, aunt or uncle, niece or nephew, grandparent, grandchild, father-in-law, mother-in-law, son-in-law, daughter-in-law, stepfather or stepmother, stepson or stepdaughter, stepbrother or stepsister or half-brother or half-sister.

"Applicable Party" means (1) all corporate officers of the Disclosing Party, if the Disclosing Party is a corporation; all partners of the Disclosing Party, if the Disclosing Party is a general partnership; all general partners and limited partners of the Disclosing Party, if the Disclosing Party is a limited partnership; all managers, managing members and members of the Disclosing Party, if the Disclosing Party is a limited liability company; (2) all principal officers of the Disclosing Party; and (3) any person having more than a 7.5 percent ownership interest in the Disclosing Party. "Principal officers" means the president, chief operating officer, executive director, chief financial officer, treasurer or secretary of a legal entity or any person exercising similar authority.

Does the Disclosing Party or any "Applicable Party" or any Spouse or Domestic Partner thereof currently have a "familial relationship" with an elected city official or department head?

☐ Yes ☒ No

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

such familial relationship.

N/A

CERTIFICATION

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

HERBERT L. HEDGEMAN Date: ALZ^Zn/f

(Print or type name of Disclosing Party)

By:

(Sign here)

HERBERT L. HEDGEMAN (Print or type name of person signing)

OWNER /ffcj&s iTjfcwT (Print or type title of person signing)

Signed and sworn to before me on (date) P&h 2\$ 2Ql) by M^d^Tif^^P^j) at QoQQL- County. STLU/dQC^ (State).

7627 - 43 SOUTH STATE STREET

PROJECT NARRATIVE

A. The proposed zoning amendment from M1-2, Limited Manufacturing/Business District to B3-3, Community shopping District at 7627-43 South State Street is to allow for the construction of a new 4 story building to be used as a 3-star family oriented hotel with 81 rooms, meeting room, small fitness center for guests and office for employee with 43 parking stalls. There will be six lodging rooms, fitness center, lobby, office and meeting room on the first floor. The 2nd, 3rd and 4th floors will contain 25 lodging rooms each.

B. The proposed Floor Area Ratio is 1.1 less than the maximum of 3.0 allowed for B3-3 zoning district.

C. The project's density (lot area per room) is 396.5 square feet greater than the minimum of 200 square

feet required for B3-3 zoning district.

D. There will be 43 off-street parking stalls provided on site at the rear of the proposed building. Included in this off-street parking stalls are 2 handicap parking stalls.

E. The proposed building on this lot will have 8.25 feet front yard setback to the West, 106.20 feet rear yard setback to the East, 5.00 feet side yard setback to the South and the side yard setback to the North will be zero feet.

F. The proposed building height will be 54.00 feet high to finished green rooftop thus less than the maximum building height of 65.00 feet allowed for B3-3 district.

'M A T I O N

PROPOSED
B3-3 BUSINESS DISTRICT
EIGHTT ONE ROOMS
FIRST FLOOR 7,147.82 SF
FLOOR 9,652.50 SF THIRD
9,652.50 SF FOURTH FLOOR
SF 36,105.32 SF
8.25' 106.20' 00.00' 5.00'

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ZONING IN

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ZONING CLASS

B3-3 BUSINESS DISTI

LOT AREA 200.00' x 160.60' = 200 SF/ROOM

32,120.00 SF

32,120.00/200 = 160 R»

MAX. FLOOR AREA (FAR.) 30 MAX. BUILDING SIZE

3.0X32,120.00'= 96,36

YARD SETBACK FRONT REA NOT REQUIRED 30':

SIDE S SIDE

ABUTTING R ZONE NOT

REQUIRED/NO AB NOT

REQUIRED/NO AB

BUILDING HEIGHT

TOP OF ROOF = 65'-0"

OFF STREET PARKING

ONE SPACE PER 3 LO

80 / 3 = 27 STALLS

OPEN SPACE

36 SF / DU 36 SF x 80DU

= 2,880 S 5.25%LOT

AREA = 1,6t

GROUND FLOOR AREA

20% OF LOT AREA FO

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BECKLEY ENGINEERING, INC.

CONSULTING ENGINEERS

343 DANIELLE ROAD, MATTESON, ILLINOIS 60443 PHONE: 708-720-0375

EMAIL: BE10BEI-ENG.COM <<http://BE10BEI-ENG.COM>> WEB SITE: W»(W.BEI-EN0.COM FAX: 708-720-0410

HOTEL CHICAGO 3-STAR FAMILY ORIENTED HOTEL 7627-43 SOUTH STATE STREET CHICAGO, ILLINOIS 60619

SITE PLAN

DRAWN BY: O.M.B. CHECKED BY: O.M.B.

JOB#: DATE:

P384 03/07/11

DATE BY DESCRIPTION OF
REVISIONS

-200.00'-4

S. STATE ST.

SITE PLAN

SCALE: 1" = 20'

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BECKLEY ENGINEERING, INC.

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HOTEL CHICAGO 3-STAR FAMILY ORIENTED HOTEL 7627-43 SOUTH STATE STREET CHICAGO, ILLINOIS 60619

2ND FLOOR PLAN

DRAWN BY: O.M.B. CHECKED BY: O.M.B.

JOBS: DATE:

P384 03/07/11

DATE	BY	DESCRIPTION REVISIOr.
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BECKLEY ENGINEERING, INC.

CONSULTING ENGINEERS

343 DANIELLE ROAD, MATTESON, ILLINOIS 60443 PHONE: 708-720-0375

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HOTEL CHICAGO 3-STAR FAMILY ORIENTED HOTEL 7627-43 SOUTH STATE STREET CHICAGO, ILLINOIS 60619

3RD FLOOR PLAN

DRAWN BY: O.M.B. CHECKED BY: O.M.B.

JOB#: DATE:

P384 03/07/11

DATE BY DESCRIPTION OF REVISE

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BECKLEY ENGINEERING, INC.
CONSULTING ENGINEERS

343 DANIELLE ROAD, MATTESON, ILLINOIS 60443 PHONE: 708-720-0375
EMAIL: BEIOBEI-ENG.COM <http://BEIOBEI-ENG.COM> WEB SITE: WWW.BQ-ENG.COM <http://WWW.BQ-ENG.COM> FAX: 708-720-0410
HOTEL CHICAGO 3-STAR FAMILY ORIENTED HOTEL 7627-43 SOUTH STATE STREET CHICAGO, ILLINOIS 60619
4TH FLOOR PLAN
DRAWN BY: O.M.B. CHECKED BY: O.M.B.
JOB#: P384 DATE: 03/07/11
. DATE BY DESCRIPTION OF REVISOR.

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195'-(

4TH FLOC
SCALE: Y₁₆"

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ENGINEERING SURVEY WAVT S ST TF?⁷ TOPOGRAPHY V V ^ X JUO O U I
BOUNDARY IP T A T OF
ALTA & MORTGAGE Jr _Lliri_ A W1
CONDOMINIUM Qp
LOTS 9 AND 10 IN BLOCK 7 IN PITNER'S SL 27, TOWNSHIP 38 NORTH, RANGE 14, EAST C IN COOK COUNTY, ILLINOIS.
COMMONLY KNOWN AS: 7627-43 SOUTH STA

iVTTY T TT) 1130 SOUTH WABASH AVENUE
- v J_j JL . ^i^ CHICAGO, IL 60605
STTRVFIV TEL: (312) 834-0189
OU nVijl CELL: (708) 785-1985
¹ FAX: (312) 834-0263
SUBDIVISION OF THE S.W. & OF SECTION |OF THE THIRD PRINCIPAL MERIDIAN,
FATE STREET, CHICAGO, ILLINOIS.

LOT 1 1
hain Link Fence
LOT 10
NET AREA = 32,120.14 SQ.FT.

4

update: march 2, 2011 update: january 11, 2011
fieldwork: ja & fr
CAD: RP
DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.
ORDER NO. 7307-2010 SCALE: 1 INCH = 16 FEET DATE: AUGUST 4, 2010 ORDERED BY: HEGEMAN
THIS PROFESSIONAL SERVICE CONFO ILLINOIS MINIMUM STANDARDS FOR
THIS SURVEY HAS BEEN ORDERED DIMENSIONS ONLY, NOT FOR ELEVA' AN ALTA SURVEY.
LEGAL DESCRIPTION SHOWN ON THE IS A COPY OF THE ORDER. AND FOI SHOULD BE COMPARED WITH THE TI
DIMENSIONS ARE NOT TO BE ASSUMI
FOR BUILDING LINES, EASEMENTS AI RESTRICTIONS NOT SHOWN HEREON DEED, TITLE POLICY AND LOCAL ZOF

LOTS
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1 60.60'

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PLAT HEREON DRAWN

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XS SURVEY, LTD. do hereby certify that surveyed the above described property the plat hereon drawn is a correct tion. of said survey.
SURVEYOR *.... STATE OF

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^^rcifessional