# City of Chicago

O2022-2736

## Office of the City Clerk

## Document Tracking Sheet

| | |
|---|---|
| **Meeting Date:** | 9/21/2022 |
| **Sponsor(s):** | Misc. Transmittal |
| **Type:** | Ordinance |
| **Title:** | Zoning Reclassification Map No. 45-B at 4651-4719 N Western Ave, 2320-2332 W Leland Ave and 2323-2333 W Leland Ave - App No. 21122 |
| **Committee(s) Assignment:** | Committee on Zoning, Landmarks and Building Standards |

# 21122
INTRO DATE
SEPT 21, 2022

**ORDINANCE**

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

**SECTION 1.** That the Chicago Zoning Ordinance be amended by changing all of the B3-2 Community Shopping District symbols and indications as shown on Map 45-B in the area bounded by:

North Western Avenue; a line 191 feet north of the north right of way line of West Leland Avenue, as platted pursuant to P.J. Sexton's Addition to Chicago; the alley next east of North Western Avenue; Leland Avenue; the alley next east of North Western Avenue; and a line 73 feet south of the south right of way line of West Leland Avenue, as platted pursuant to P.J. Sexton's Addition to Chicago.

to those of the B3-3 Community Shopping District.

**SECTION 2.** That the Chicago Zoning Ordinance be amended by changing all of the B3-3 Community Shopping District symbols and indications as shown on Map 45-B in the area bounded by:

North Western Avenue: a line 191 feet north of the north right of way line of West Leland Avenue, as platted pursuant to P.J. Sexton's Addition to Chicago; the alley next east of North Western Avenue; Leland Avenue; the alley next east of North Western Avenue; and a line 73 feet south of the south right of way line of West Leland Avenue, as platted pursuant to P.J. Sexton's Addition to Chicago.

to those of Residential-Business Planned Development.

**SECTION 3.** This Ordinance shall be in force and effect from and after its passage and due publication.

Address: 4651-4719 N. Western Avenue, 2320-2332 W. Leland Avenue, and 2323-2333 W. Leland Avenue

**RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. _____**
**PLANNED DEVELOPMENT STATEMENTS**

1. The area delineated herein as Planned Development Number _____, ("Planned Development") consists of approximately 26,143 square feet of property which is depicted on the attached Property Line, Planned Development Boundary, Subarea, and Right of Way Adjustment Map (the "Property"). The Community Builders, Inc. is the "Applicant" for this Planned Development, with the authorization of the City of Chicago, which is the owner of the Property.

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 "Zoning Ordinance"), the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.

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

   Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans (defined below).

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

   All work proposed in the public way must be designed and constructed in accordance with CDOT Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by CDOT.

   Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the City's Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by CDOT's Division of Infrastructure Management:

   - Full width of streets
   - Full width of alleys
   - Curb and gutter
   - Pavement markings
   - Sidewalks

Applicant: The Community Builders, Inc.
Address: 4651-4719 N. Western Avenue, 2320-2332 W. Leland Avenue, and 2323-2333 W. Leland Avenue
Introduced: September 21, 2022
Plan Commission:

**BUSINESS PLANNED DEVELOPMENT NO. _____**
**BULK REGULATIONS AND DATA TABLE**

| | |
|---|---|
| Total Gross Site Area (sf): | 55,876 |
| Sub Area A (sf): | 34,586 |
| Sub Area B (sf): | 21,290 |
| Total Area of Public Rights-of-Way (sf): | 29,733<br>(includes area of Leland Avenue in Subarea A currently developed and used, and to be opened, as right-of-way) |
| Sub Area A (sf): | 16,230<br>(includes 2,662 square feet of existing Leland Avenue right of way to be opened) |
| Sub Area B (sf): | 13,503 |
| Total Net Site Area (sf): | 26,143<br>(includes area of Subarea B before right-of-way adjustments contemplated by this PD) |
| Sub Area A (sf): | 18,356 |
| Sub Area B (sf): | 7,787<br>(area to be opened as right-of-way) |
| Total Maximum Floor Area Ratio: | 4.0 |
| Sub Area A: | 4.58 |
| Sub Area B: | 2.63 |
| Minimum Off-Street Accessory Parking Spaces: | None required |
| Maximum Parking Spaces: | 36 |
| Minimum Off-Street Loading Spaces: | 1 (10'x25') |
| Maximum Building Height: | 80 feet |
| Minimum Setbacks: | In conformance with the Plans |

Applicant: The Community Builders, Inc.
Address: 4651-4719 N. Western Avenue, 2320-2332 W. Leland Avenue, and 2323-2333 W. Leland Avenue
Introduced: September 21, 2022
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- ADA crosswalk ramps
- Parkway & landscaping

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

4. This Planned Development consists of these 18 Statements; a Bulk Regulations and Data Table and the following exhibits and plans attached hereto prepared by DesignBridge and dated _____ (the "Plans"): an Existing Zoning Map; an Existing Land Use Map; a Planned Development Boundary, Property Line, Subarea and Right of Way Adjustment Map: a Subarea A Site/Landscape Plan; Subarea A West and South Elevations; and Subarea A East and North Elevations. 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 thereof, 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. In each of the following Sub Areas, the following uses shall be permitted in this Planned Development:

   Sub Area A: dwelling units located above the ground floor; animal services (excluding overnight kennels or boarding); artist live/work space; artist work or sales space; community center; body art services (tattoo and piercing); eating and drinking establishments (all types, including outdoor patio at grade); financial services (excluding payday/title loans, pawnshops and drive-throughs); food and beverage retail sales; office; personal service; general retail sales; banquet or meeting hall; consumer repair or laundry service; participant sports and recreation (indoor and children's play center); daycare; cultural exhibits and libraries; food production with accessory eating and drinking establishment; non-accessory parking; co-located wireless communication facilities; and accessory and incidental uses.

   Sub Area B: outdoor public pedestrian plaza; right of way uses as designated by CDOT.

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 DPD. Off-Premise signs are prohibited within the boundary of the Planned Development.

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, if any, established by the Federal Aviation Administration.

8. The maximum permitted Floor Area Ratio ("FAR") for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of FAR calculations and measurements, the

definitions in the Zoning Ordinance shall apply. The permitted overall FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 26,143 square feet.

9. Pursuant to Section 17-13-0610, a Part II Review Fee shall be assessed by DPD and paid by the Applicant as follows: The review fee is $0.50 per square foot of buildable floor area. One-half of the review fee is due at the time of Plan Commission review, and one-half of the review is due at the time of permit review. The Plan Commission review fee is due at the time of filing the planned development application and is based on the total buildable floor area proposed to be developed, as identified in the planned development's Bulk Regulations and Data Table. If the planned Development includes phases or sub areas which are subject to future review by the Department or the Chicago Plan Commission prior to the issuance of permits for that phase or sub area, the Plan Commission review fee for such phases or sub areas is due when the relevant phase or sub area submission is made, pursuant to Section 17-13-0800. If the buildable floor area square footage changes between Plan Commission review and permit review, the total review fee will be prorated, accordingly, at the time of permit review.

   The Plans are hereby approved in their entirety and no further approvals shall be required under this Planned Development or the Zoning Ordinance for the improvements undertaken in accordance with the Plans, other than Part II Approval (per Section 17-13-0610 of the Zoning Ordinance).

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 DPD. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.

11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.

12. The terms and conditions of development under this 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.

    The owners of the Property may re-allocate or re-assign the development rights under this Planned Development to and between the designated subareas, including, but not limited to, Floor Area and FAR, signage, building height, and parking; provided, however, that the limitations set forth in the Bulk Regulations and Data Table applicable to the entirety of the Planned Development shall not be exceeded or increased as a result of any such designation(s).

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: | The Community Builders, Inc. |
| Address: | 4651-4719 N. Western Avenue, 2320-2332 W. Leland Avenue, and 2323-2333 W. Leland Avenue |
| Introduced: | September 21, 2022 |
| Plan Commission: | |

14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.

15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of (i) 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

17. The Applicant acknowledges and agrees that the rezoning of the Property from the B3-2 Community Shopping District to the B3-3 Community Shopping District and then to this Residential-Business Planned Development ("PD") is an "entitlement" that triggers the requirements of Section 2-44-085 of the Municipal Code of Chicago (the "ARO"). The PD is located in a "community preservation area" within the meaning of the ARO and permits the construction of 63 dwelling units. The Applicant intends to construct a 63-unit rental building within Sub Area A (the "Project").

    Developers of rental projects in community preservation areas with more than 30 units must provide between 10% and 20% of the units in the residential development as affordable units, depending on the average depth of affordability provided, as described in subsection (F)(2) of the ARO. Regardless of the

applicable percentage of affordable units in the rental project, developers must construct at least 25% of the affordable units on-site and another 25% on-site or off-site (collectively, the "Required Units"), and may satisfy the balance of their affordable housing obligation through: (a) the establishment of additional on-site or off-site affordable units; (b) payment of a fee in lieu of the establishment of on-site or off-site affordable units; or (c) any combination thereof. All on-site affordable units must be accessible dwelling units, as required under subsection (W)(10) of the ARO, and developers must give preference in leasing accessible units to people with disabilities, as specified in the ARO rules. All off-site affordable units must have at least two bedrooms and must be located in a downtown district, inclusionary housing area, or community preservation area. Whether on-site or off-site, developers must give preference in leasing affordable units of two bedrooms or more to multi-person households, as specified in the ARO rules. If a residential project is located in a transit-served location, off-site units must be located in a substantially comparable transit-served location.

The Applicant intends to construct the Project using Low-Income Housing Tax Credits, tax increment financing or other financial assistance whose affordability requirements exceed those of the ARO from the City to develop the Project. Therefore, and notwithstanding the foregoing, the regulatory, redevelopment, loan or other agreement(s) to be executed by the City and the Applicant in connection with such tax credits or other financial assistance shall govern and control the Applicant's obligation to provide affordable housing for the Project. In the event the Applicant does not construct the Project using financial assistance from the City, the requirements of the ARO will apply.

18. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of DPD shall initiate a Zoning Map Amendment to rezone the property to the B3-3 Community Shopping District.

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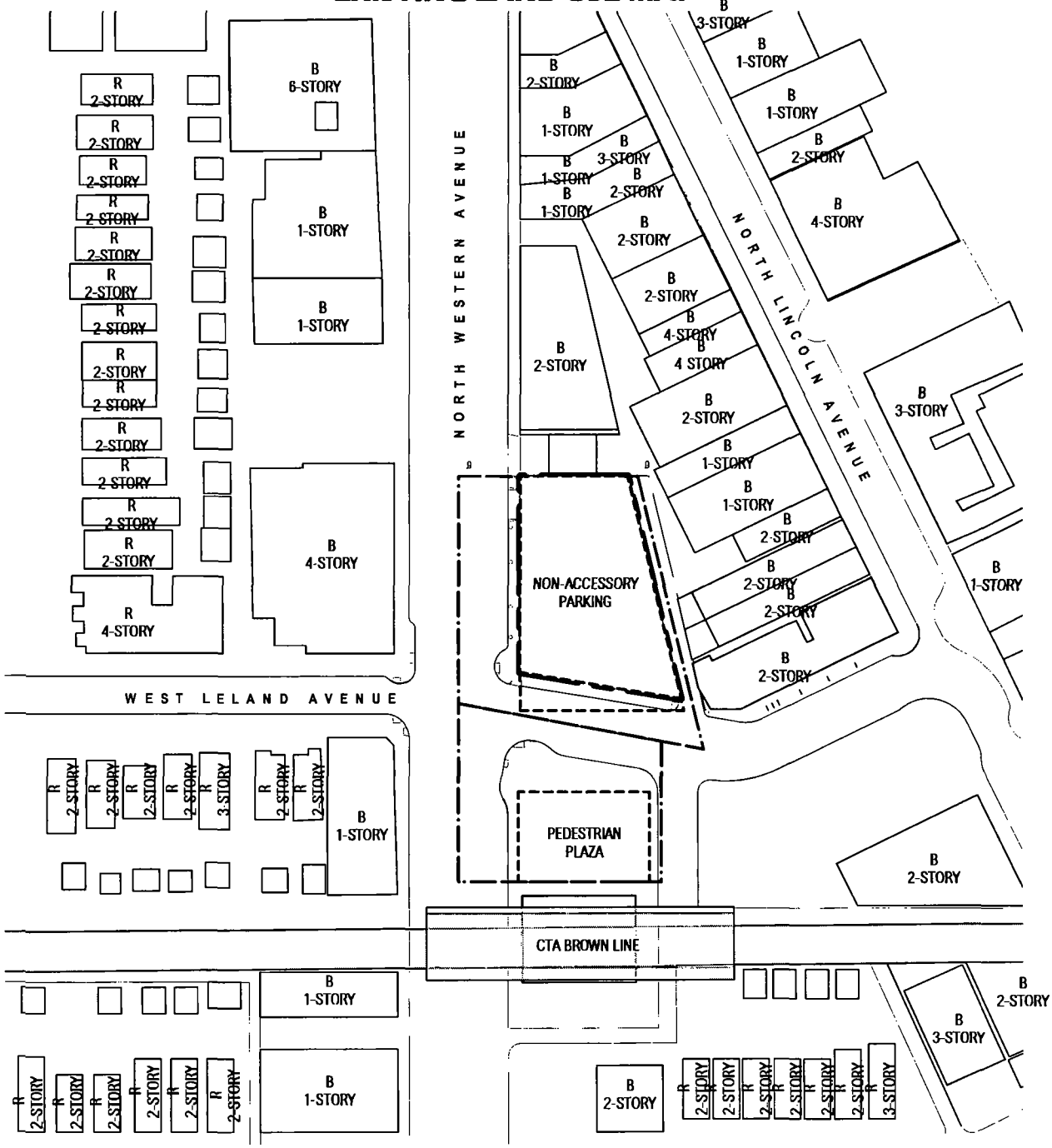
# EXISTING LAND USE MAP




NORTH

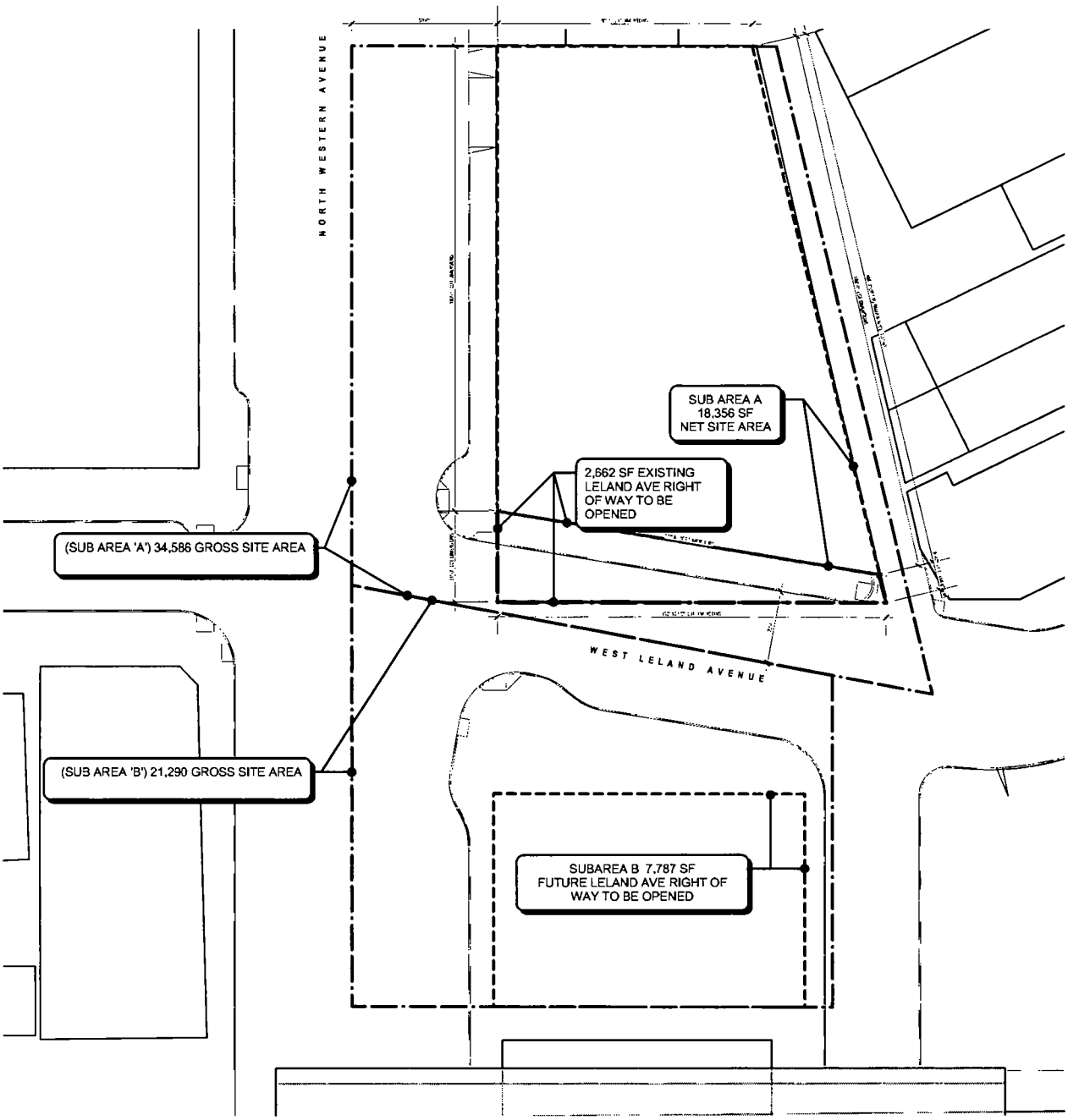
SCALE: 1"= 100'-0

**LINCOLN SQUARE**

| | |
|---|---|
| **APPLICANT:** | THE COMMUNITY BUILDERS, INC. |
| **ADDRESS:** | 4715 N WESTERN AVE<br>CHICAGO, IL |
| **INTRODUCED:** | SEPTEMBER 21, 2022 |
| **PLAN COMMISSION:** | DATE: TBD |

| LEGEND | |
|---|---|
| R | RESIDENTIAL |
| B | BUSINESS/COMMERCIAL |
| I | INSTITUTIONAL |
| | PD BOUNDARY |
| | PROPERTY LINE |

## PLANNED DEVELOPMENT, BOUNDARY, PROPERTY LINE, SUBAREA AND RIGHT OF WAY ADJUSTMENT MAP




NORTH

SCALE: 1"= 50'-0

**LINCOLN SQUARE**

| | |
|---|---|
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| **INTRODUCED:** | SEPTEMBER 21, 2022 |
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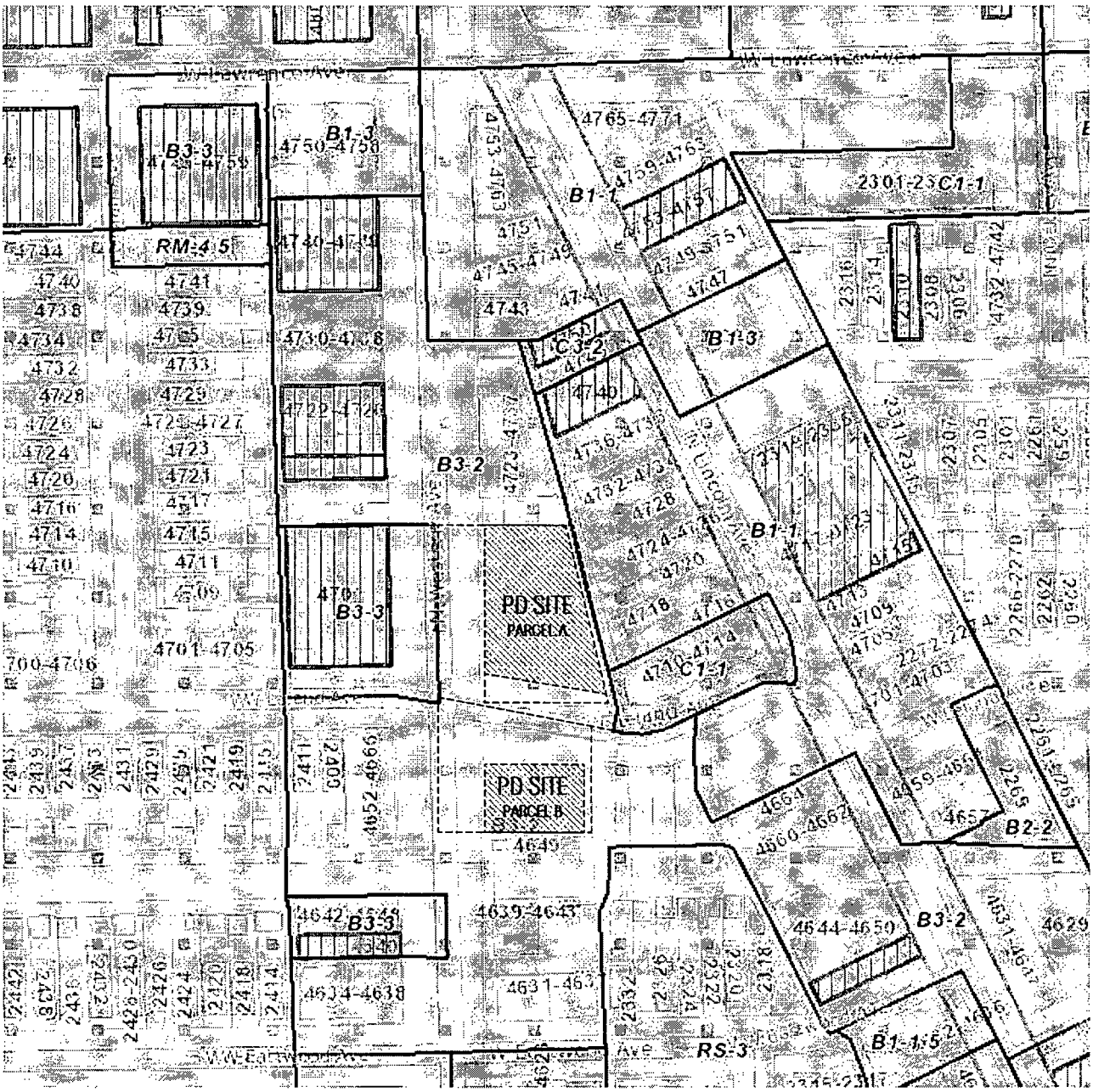
# EXISTING ZONING MAP




NORTH

**LINCOLN SQUARE**

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| **INTRODUCED:** | SEPTEMBER 21, 2022 |
| **PLAN COMMISSION:** | DATE: TBD |

# SUBAREA A SITE/LANDSCAPE PLAN

NORTH

1/32" = 1' - 0"

0 16'-0" 32'-0" 64'-0"

**LINCOLN SQUARE**

| | |
|---|---|
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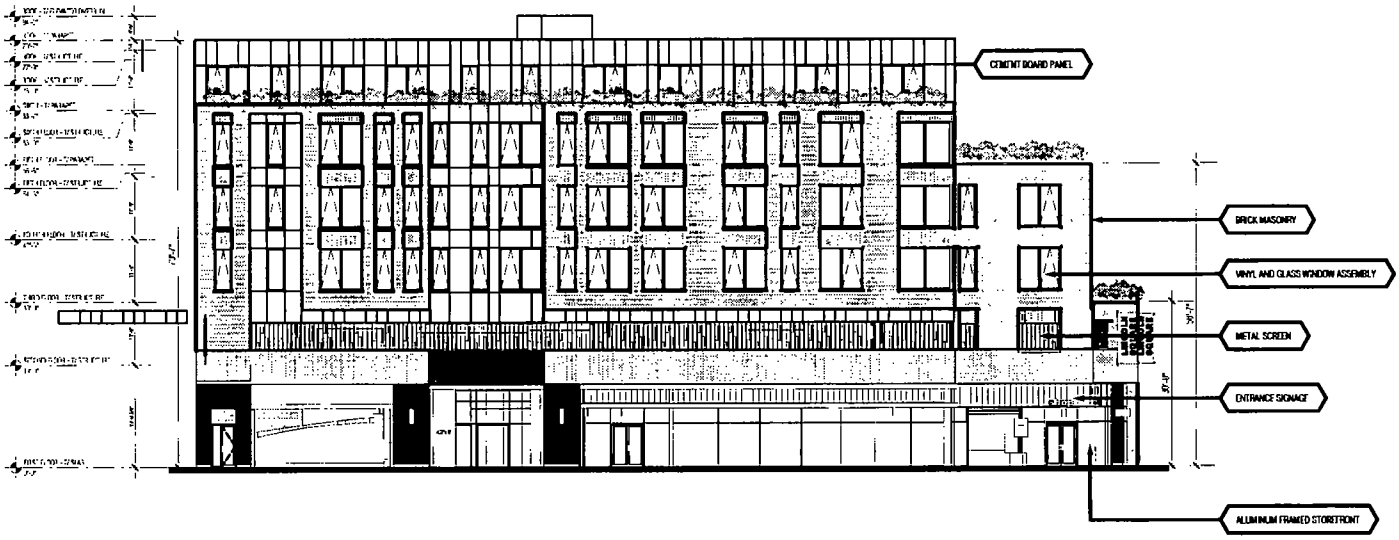
| **ADDRESS:** | 4715 N WESTERN AVE<br>CHICAGO, IL |
| **INTRODUCED:** | SEPTEMBER 21, 2022 |
| **PLAN COMMISSION:** | DATE: TBD |

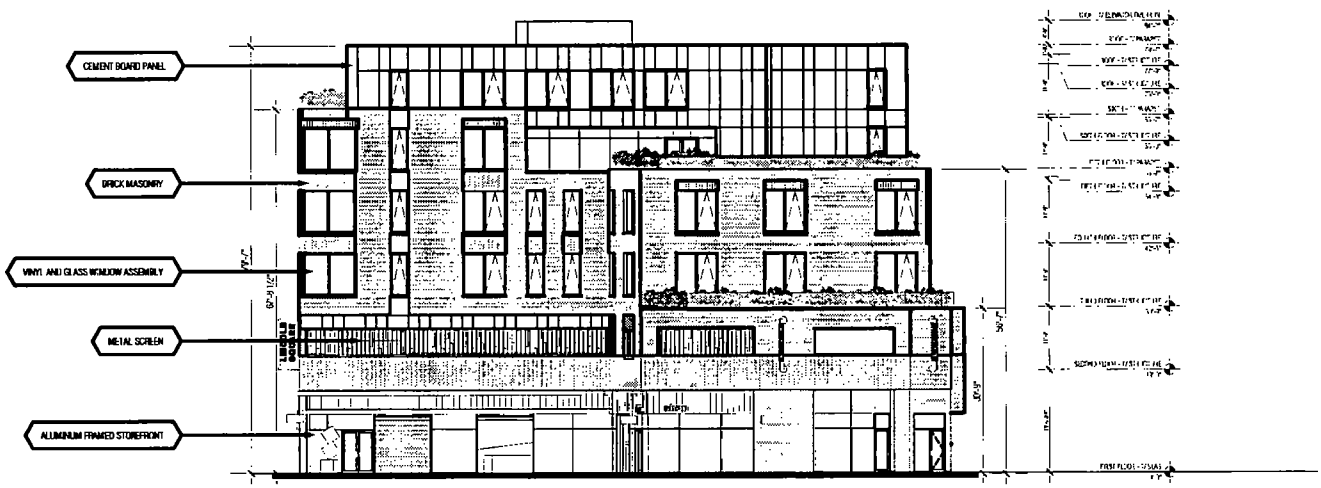
| LEGEND | |
|---|---|
| — — · — — | PD BOUNDARY |
| - - - - - - - - | PROPERTY LINE |

GROSS SITE AREA= 34,586 SQUARE FEET

AREA IN R.O.W.= 16,230 SQUARE FEET
SITE AREA= 18,356 SQUARE FEET

# SUBAREA A WEST AND SOUTH ELEVATION




0 16'-0" 32'-0" 64'-0"

1/32" = 1' - 0"

**LINCOLN SQUARE**

| | |
|---|---|
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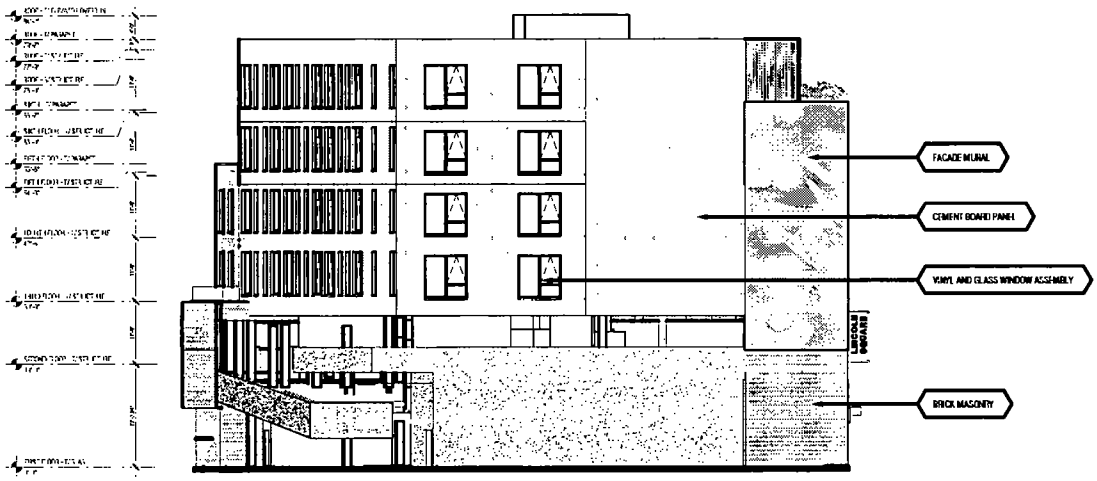
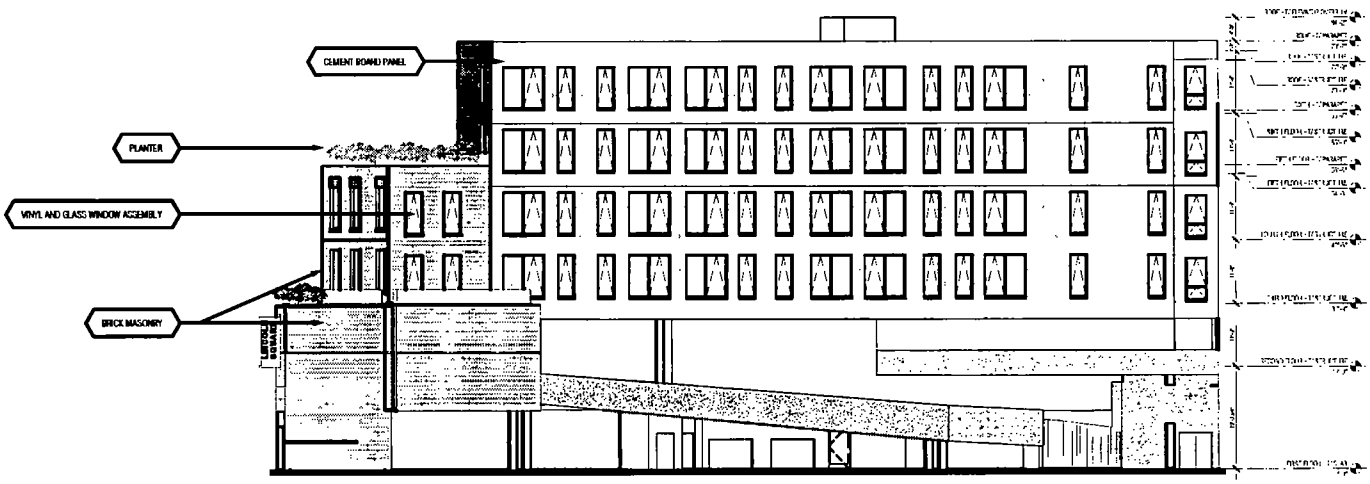
| **ADDRESS:** | 4715 N WESTERN AVE<br>CHICAGO, IL |
| **INTRODUCED:** | SEPTEMBER 21, 2022 |
| **PLAN COMMISSION:** | DATE: TBD |

# SUBAREA A EAST AND NORTH ELEVATION




0 16'-0" 32'-0" 64'-0"

1/32" = 1' - 0"

**LINCOLN SQUARE**

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| **INTRODUCED:** | SEPTEMBER 21, 2022 |
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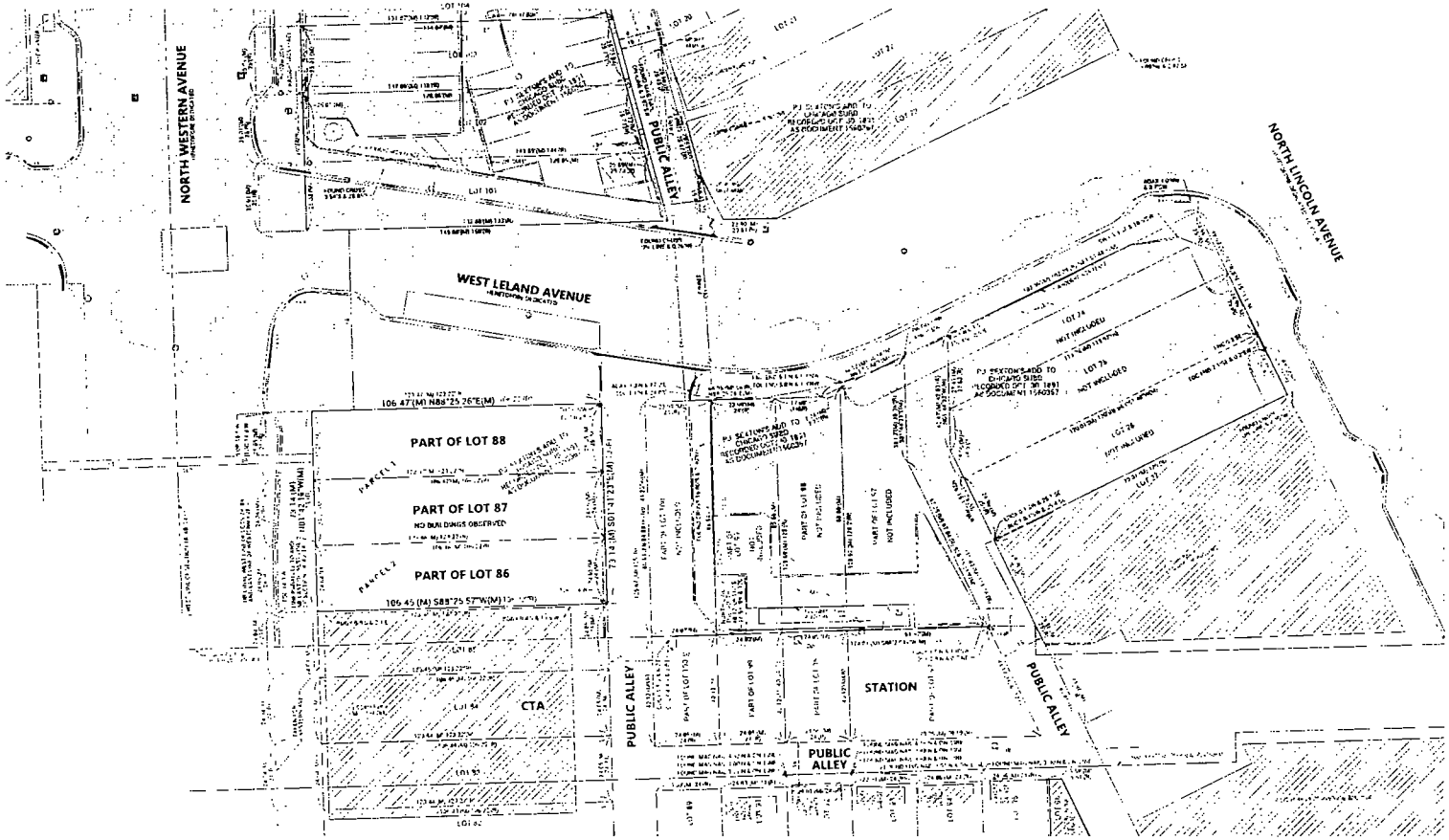
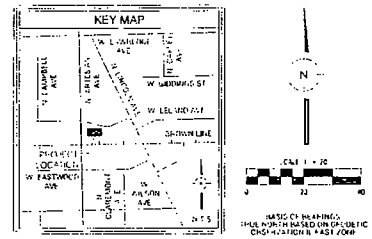
# PLAT OF SURVEY




BASIS OF BEARINGS
TRUE NORTH BASED ON GEODETIC
CONSTRUCTION IL EAST ZONE

PARCEL 1

PARCEL 2

NOTES

LAST DATE OF FIELD WORK

PROPERTY SURVEYED IN ZONE

AT THE REQUEST OF THE CLIENT

TITLE
IN THIS DRAWING

STATE OF ILLINOIS
SS
COUNTY OF COOK

WE, JONATHAN C. BUCHANAN PROFESSIONAL DESIGN FIRM NUMBER 184 DO HEREBY CERTIFY TO CLAIM THAT THIS MAPPER PLAT AND THE SURVEY TO WHICH IT IS BASED IS TRUE AND CORRECT REPRESENTATION OF CONDITIONS

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF

NO FENCES OR OWNERS SHOWN HEREON MAY BE ASSUMED BY SURVEYING

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY

GIVEN UNDER MY HAND AND SEAL THIS 25TH DAY OF MARCH A.D. 20 22 IN NORTHBROOK ILLINOIS

C. Buchanan

JONATHAN C. BUCHANAN
LICENSED ILLINOIS L.S. No. 035-2487
LICENSED FIRM No. 184-003
www.buchanan@spacecoinc.com

PROFESSIONAL LAND SURVEYOR

COMPARE ALL DIMENSIONS BEFORE WORKING AND REPORT ANY DISCREPANCY AT ONCE. REFER TO DEED OR TITLE POLICY FOR BUILDING LINES AND EASEMENTS

## LEGEND

| | | | | | |
|---|---|---|---|---|---|
| | | | | | |

PREPARED FOR
THE COMMUNITY BUILDERS
135 SOUTH LASALLE
SUITE 3350
CHICAGO ILLINOIS 60603

| | |
|---|---|
| REVISIONS | |
| F 23 2022 REV | |
| EXCLUDE PARCEL 1 | |

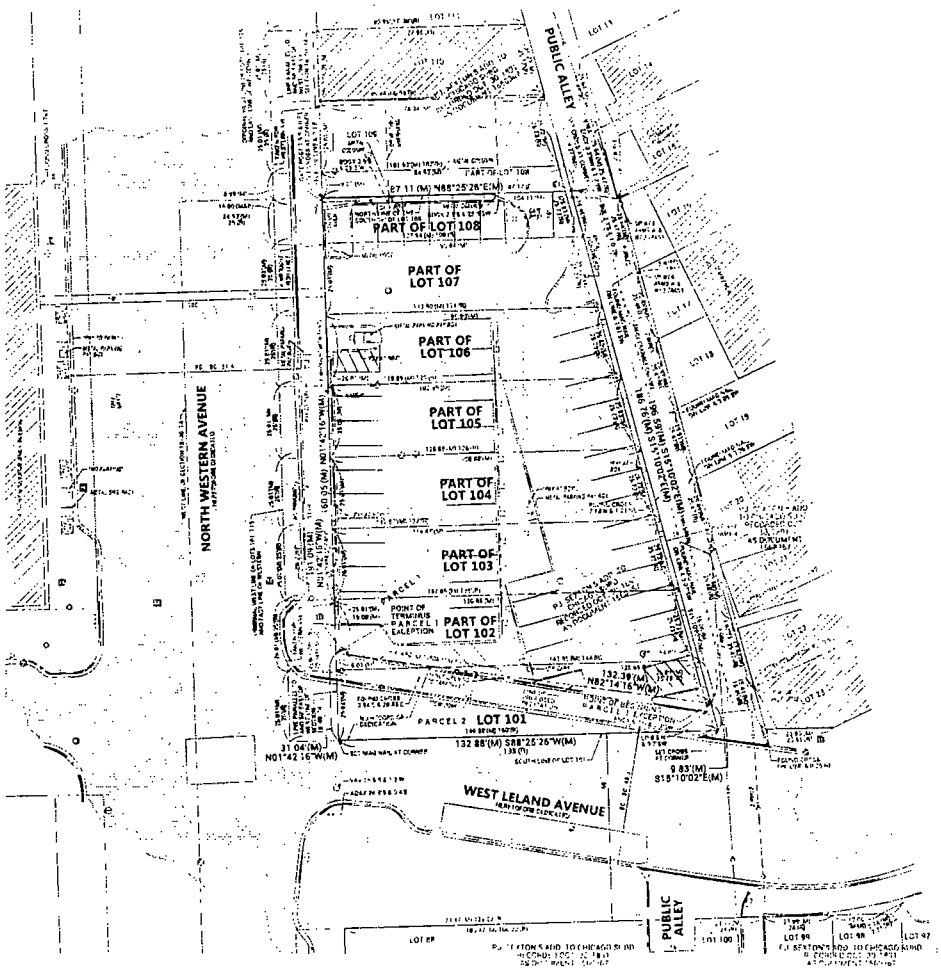
SPACECO INC

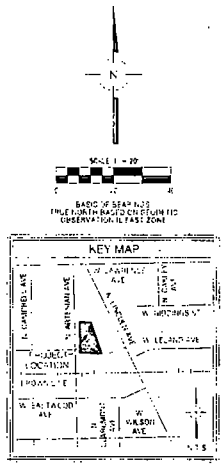
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W Higgins Road Suite 700
Rosemont Illinois 60018
Phone (847) 696-7940 Fax (847) 696-7948

| | |
|---|---|
| DATE | 8-26-2019 |
| DRAWING | 12216 |
| FIELD BOOK | 1224 LOCN Sph 41 |
| SCALE | 1" = 20' |

# PLAT OF SURVEY





PREPARED FOR:
THE COMMUNITY BUILDERS
135 SOUTH LASALLE
SUITE 3350
CHICAGO, ILLINOIS 60603

SPACESO INC.
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700
Rosemont, Illinois 60018
Phone (847) 696-4060 Fax (847) 696-4065

#21122
INTRO DATE
SEPT 21, 2022

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

4651-4719 N. Western Avenue, 2320-2332 W. Leland Avenue, and 2323-2333 W. Leland Avenue

2. Ward Number that property is located in: 47th

3. APPLICANT The Community Builders, Inc.

ADDRESS 135 S. LaSalle Street, Suite 3350

CITY Chicago STATE IL ZIP CODE 60603

PHONE (312) 577-5270 EMAIL wwoodley@tcbinc.org

CONTACT PERSON William Woodley

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

OWNER City of Chicago

ADDRESS 121 North LaSalle Street, 10th Floor

CITY Chicago STATE IL ZIP CODE 60602

PHONE (312) 742-3932 EMAIL lisa.misher@cityofchicago.org

CONTACT PERSON Lisa Misher

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

ATTORNEY Paul Shadle and Mariah DiGrino - DLA Piper LLP (US)

ADDRESS 444 West Lake Street, Suite 900

CITY Chicago STATE IL ZIP CODE 60606

PHONE (312) 368-3493 / 7261 FAX (312) 251-5833

EMAIL paul.shadle@us.dlapiper.com and mariah.digrino@us.dlapiper.com

5. 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:

See attached Economic Disclosure Statements

6. On what date did the owner acquire legal title to the subject property? Various – late 1970s

7. Has the present owner previously rezoned this property? If yes, when? No

8. Present Zoning District B3-2 Community Shopping District

Proposed Zoning District B3-3 Community Shopping District and then Residential-Business Planned Development

9. Lot size in square feet (or dimensions) 26,143 square feet (total net site area)

10. Current Use of the Property Non-accessory surface parking lot and hardscape public plaza

11. Reason for rezoning the property Mandatory Planned Development pursuant to Section 17-8-0501 (Air Rights)

12. 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 requests a rezoning of the subject property from the B3-2 Community Shopping District to, first, the B3-3 Community Shopping District and, then, to a Residential-Business Planned Development to permit the construction of a six-story building containing approximately 84,000 square feet of floor area, 63 affordable residential dwelling units, ground floor commercial and amenity space, 36 parking spaces, and accessory and incidental uses.

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

YES X NO

COUNTY OF COOK
STATE OF ILLINOIS

William Woodley, authorized signatory of **THE COMMUNITY BUILDERS, INC.**, 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 7th day of September, 2022.

Notary Public

BETH HARRINGTON
Official Seal
Notary Public - State of Illinois
My Commission Expires Dec 21, 2025

**For Office Use Only**

Date of Introduction:_____

File Number:_____

Ward:_____

# DEPARTMENT OF PLANNING AND DEVELOPMENT

CITY OF CHICAGO

August 26, 2022

Chairman Thomas Tunney
Committee on Zoning, Landmarks and Building Standards
121 N. LaSalle Street, Room 304
Chicago, IL 60602

Re: Owner's Consent to file Planned Development Application
4715 N Western Avenue
PIN 14-18-100-011 through -015, and -030

Dear Chairman Tunney,

This letter serves to inform you that the City of Chicago owns the above referenced properties, and consents to the Community Builders to file an application for a new planned development to allow for the redevelopment of the city property. Community Builders intends to develop the site as a mixed-use affordable multi-family rental building. The Department of Housing and the Department of Planning and Development are working with the applicant on the sale of the land and financing to support this project.

This consent letter does not constitute the City's endorsement or approval of the exhibits or statements in the planned development application. The PD exhibits and statements will be revised as needed prior to a future Chicago Plan Commission meeting.

Sincerely,

Maurice D. Cox
Commissioner

Cc: P. Murphey, Zoning Administrator

DLA Piper LLP (US)
444 West Lake Street, Suite 900
Chicago, Illinois 60606
www.dlapiper.com

Mariah DiGrino
Mariah.digrino@us dlapiper.com
T 312 368.7261

September 8, 2022

The Honorable Tom Tunney, Chairman
City of Chicago Committee on Zoning
Room 304, City Hall
121 North LaSalle Street
Chicago, Illinois 60602

Laura Flores, Chair
Chicago Plan Commission
Room 1000, City Hall
121 North LaSalle Street
Chicago, Illinois 60602

**Re: Application for Planned Development / Affidavit of Notice of Filing**
**4651-4719 N. Western Avenue, 2320-2332 W. Leland Avenue, and 2323-2333 W. Leland Avenue**

Dear Chairman Tunney and Chairwoman Flores:

The undersigned, Mariah DiGrino, an attorney with the law firm of DLA Piper LLP (US), which firm represents The Community Builders, Inc., the applicant for a proposal to rezone the subject property from the B3-2 Community Shopping District to, first, the B3-3 Community Shopping District and, then, Residential-Business Planned Development, certifies that they intend to comply with the requirements for 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 within the subject area not solely owned by the applicant, and to the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of public roads, streets, alleys and other public ways. Said written notice will be sent by First Class U.S. Mail, no more than 30 days before filing the application.

The undersigned certifies that the notice contains the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; a statement that the applicant intends to file the application for change in zoning on approximately September 21, 2022; and a source for additional information on the application.

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

Very truly yours,

**DLA Piper LLP (US)**

Mariah DiGrino

Subscribed and sworn to before me
This 8th day of September, 2022.

Notary Public

ILLIANA SILVA
Official Seal
Notary Public - State of Illinois
My Commission Expires Aug 12, 2023

EAST\195598543.1

DLA Piper LLP (US)
444 W. Lake Street Suite 900
Chicago, Illinois 60606
www.dlapiper.com

Mariah DiGrino
Mariah.digrino@us.dlapiper.com
T 312.368.7261

September 21, 2022

***FIRST CLASS MAIL***

Dear Sir or Madam:

In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107 of the Municipal Code of the City of Chicago, please be informed that on or about September 21, 2022 the undersigned, on behalf of The Community Builders, Inc. (the "Applicant"), intends to file an application to rezone the property generally located at 4651-4719 N. Western Avenue, 2320-2332 W. Leland Avenue, and 2323-2333 W. Leland Avenue, Chicago, Illinois (the "Property") from the B3-2 Community Shopping District to, first, the B3-3 Community Shopping District and, then, Residential-Business Planned Development. A map of the Property is printed on the reverse side of this letter.

The Property is currently utilized for commercial uses. The Applicant requests a rezoning of the subject property from the B3-2 Community Shopping District to, first, the B3-3 Community Shopping District and, then, Residential-Business Planned Development to permit the construction of a six-story building containing approximately 84,000 square feet of floor area, 63 affordable residential dwelling units, ground floor commercial and amenity space, 36 parking spaces, and accessory and incidental uses.

Please note that the Applicant is not seeking to rezone or purchase your property. You are receiving this notice as required by the Chicago Municipal Code because the assessor's tax records indicate that you own property within 250 feet of the Property.

I am an authorized representative of the Applicant, and my address is 444 W. Lake Street, Suite 900, Chicago, IL 60606. The Applicant is The Community Builders, Inc. and its address is 135 S. LaSalle Street, Suite 3350, Chicago, IL 60603. The City of Chicago is the owner, and its address is 121 North LaSalle Street, 10th Floor, Chicago, IL 60602.

Please contact me at 312-368-7261 or my colleague Paul Shadle at 312-368-3493 with questions or to obtain additional information.

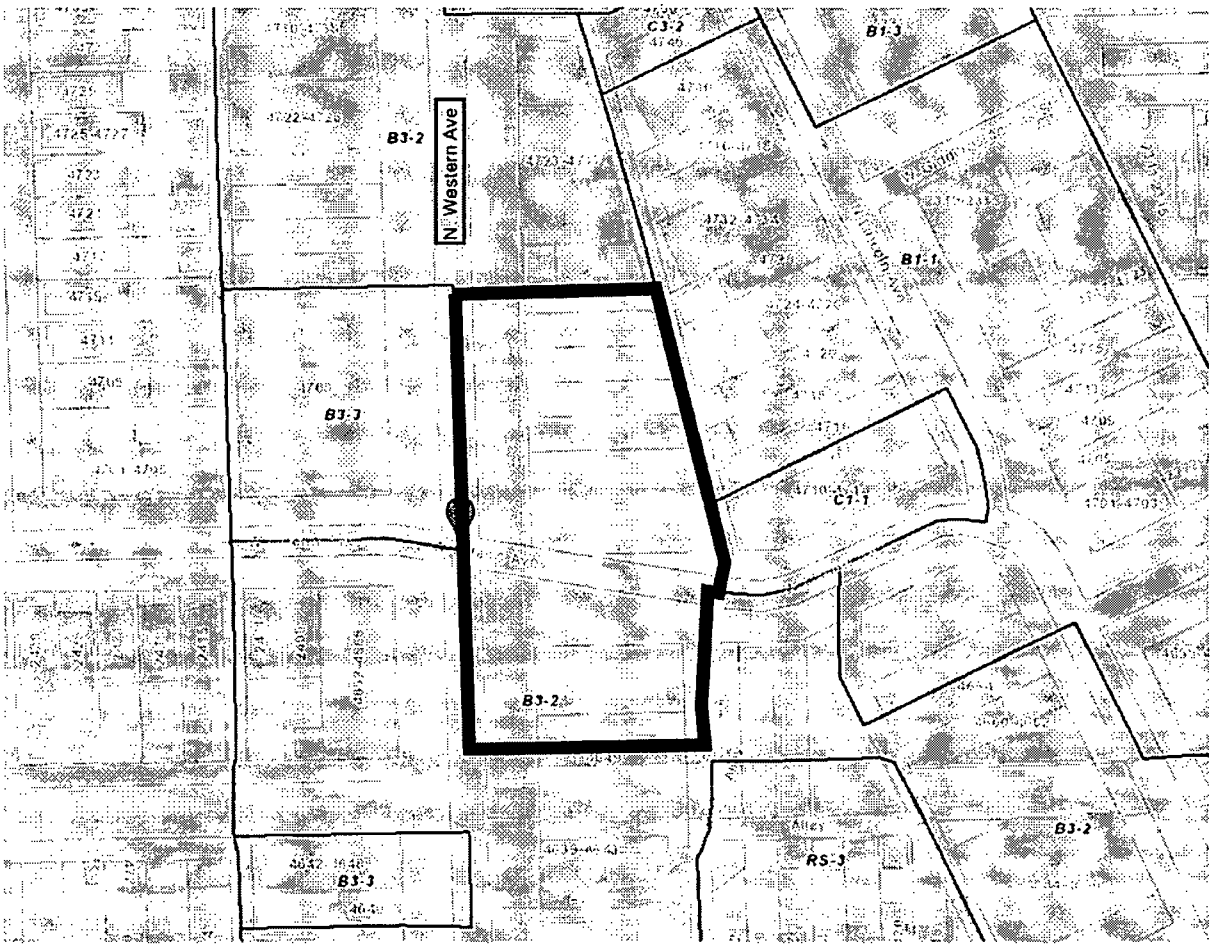
Very truly yours,

**DLA Piper LLP (US)**

Mariah DiGrino

EAST\195600022.1

**MAP:**




**PINS:**

14-18-100-030-0000; 14-18-100-011-0000; 14-18-100-012-0000; 14-18-100-013-0000; 14-18-100-014-0000; 14-18-100-015-0000; 14-18-110-001-0000; 14-18-110-002-0000

# ATTACHMENT A
# The Community Builders, Inc.

## Directors and Officers as of August 22, 2022

**Directors:**

Brian L.P. Fallon
Audra Bohannon
Louis Mercedes
James Riccio
Patrick Nash
Malcolm Williams
Amy Schectman
Andrew Clark
Rita German
Monica Warren-Jones
Robin Powell Mandjes
Carol Galante
Richard High
Jeffrey Sanchez
David Johnson
Kamillah Wood
Mia Roberts

**Officers:**

| | |
|---|---|
| Bartholomew J. Mitchell III | President and Chief Executive Officer |
| Louis Mercedes | Board Chair |
| Ethan Ceplikas | Clerk and General Counsel/Vice President |
| D. Morgan Wilson | Treasurer and Chief Financial Officer |
| Thomas Buonopane | Chief Investment Officer |
| Patricia Belden | Executive Vice President |
| Lisa Wilcox-Erhardt | Executive Vice President |

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

## SECTION I -- GENERAL INFORMATION

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

The Community Builders, Inc. d/b/a TCB Illinois NFP, Inc.

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

Indicate whether the Disclosing Party submitting this EDS is:

1. [x] the Applicant

OR

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

OR

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

_____

B. Business address of the Disclosing Party: 135 South LaSalle, Suite 3350
Chicago, IL 60603-4130

C. Telephone: 312-577-5555 Fax: _____ Email: wwoodley@tcbinc.org

D. Name of contact person: Will Woodley

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

F. Brief description of the Matter to which this EDS pertains. (Include project number and location of property, if applicable):

Planned Development Application for property generally located at 4715 N. Western Ave.

G. Which City agency or department is requesting this EDS? Department of Planning and Development

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

Specification # _____ and Contract # _____

## SECTION II -- DISCLOSURE OF OWNERSHIP INTERESTS

A. NATURE OF THE DISCLOSING PARTY

1. Indicate the nature of the Disclosing Party:

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

_____

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

Massachusetts

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?

[X] Yes [ ] No [ ] Organized in Illinois

B. IF THE DISCLOSING PARTY IS A LEGAL ENTITY:

1. List below the full names and titles, if applicable, of: (i) all executive officers and all directors of the entity; (ii) **for not-for-profit corporations**, all members, if any, which are legal entities (if there are no such members, write "no members which are legal entities"); (iii) **for trusts, estates or other similar entities**, the trustee, executor, administrator, or similarly situated party; (iv) **for general or limited partnerships, limited liability companies, limited liability partnerships or joint ventures**, each general partner, managing member, manager or any other person or legal entity that directly or indirectly controls the day-to-day management of the Applicant.

**NOTE**: Each legal entity listed below must submit an EDS on its own behalf.

| Name | Title |
|---|---|
| See Attachment A | |

2. Please provide the following information concerning each person or legal entity having a direct or indirect, current or prospective (i.e. within 6 months after City action) beneficial interest (including ownership) in excess of 7.5% of the Applicant. Examples of such an interest include shares in a corporation, partnership interest in a partnership or joint venture, interest of a member or manager in a

limited liability company, or interest of a beneficiary of a trust, estate or other similar entity. If none, state "None."

**NOTE**: Each legal entity listed below may be required to submit an EDS on its own behalf.

| Name | Business Address | Percentage Interest in the Applicant |
|---|---|---|
| None. | | |
| | | |

## SECTION III -- INCOME OR COMPENSATION TO, OR OWNERSHIP BY, CITY ELECTED OFFICIALS

Has the Disclosing Party provided any income or compensation to any City elected official during the 12-month period preceding the date of this EDS? [ ] Yes [x] No

Does the Disclosing Party reasonably expect to provide any income or compensation to any City elected official during the 12-month period following the date of this EDS? [ ] Yes [x] No

If "yes" to either of the above, please identify below the name(s) of such City elected official(s) and describe such income or compensation:

Does any City elected official or, to the best of the Disclosing Party's knowledge after reasonable inquiry, any City elected official's spouse or domestic partner, have a financial interest (as defined in Chapter 2-156 of the Municipal Code of Chicago ("MCC")) in the Disclosing Party?
[ ] Yes [x] No

If "yes," please identify below the name(s) of such City elected official(s) and/or spouse(s)/domestic partner(s) and describe the financial interest(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 (as defined in MCC Chapter 2-156), accountant, consultant and any other person or entity whom the Disclosing Party has retained or expects to retain in connection with the Matter, as well as the nature of the relationship, and the total amount of the fees paid or estimated to be paid. The Disclosing Party is not required to disclose employees who are paid solely through the Disclosing Party's regular payroll. 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 (indicate whether retained or anticipated to be retained) | Business Address | Relationship to Disclosing Party (subcontractor, attorney, lobbyist, etc.) | Fees (indicate whether paid or estimated.) **NOTE:** "hourly rate" or "t.b.d." is not an acceptable response. |
|---|---|---|---|
| DLA Piper | Attorney | | $50,000 (estimate) |
| DesignBridge | Architect | | $10,000 (estimate) |
| SPACECO | Surveyor | | $6,000 (estimate) |

(Add sheets if necessary)

[ ] Check here if the Disclosing Party has not retained, nor expects to retain, any such persons or entities.

**SECTION V -- CERTIFICATIONS**

A. COURT-ORDERED CHILD SUPPORT COMPLIANCE

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

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

[ ] Yes [ ] No [x] No person directly or indirectly owns 10% or more of the Disclosing Party.

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

[ ] Yes [ ] No

B. FURTHER CERTIFICATIONS

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

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

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

a. are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from any transactions by any federal, state or local unit of government;

b. have not, during the 5 years before the date of this EDS, been convicted of a criminal offense, adjudged guilty, or had a civil judgment rendered against them in connection with: obtaining, attempting to obtain, or performing a public (federal, state or local) transaction or contract under a public transaction; a violation of federal or state antitrust statutes; fraud; embezzlement; theft; forgery; bribery; falsification or destruction of records; making false statements; or receiving stolen property;

c. are not presently indicted for, or criminally or civilly charged by, a governmental entity (federal, state or local) with committing any of the offenses set forth in subparagraph (b) above;

d. have not, during the 5 years before the date of this EDS, had one or more public transactions (federal, state or local) terminated for cause or default; and

e. have not, during the 5 years before the date of this EDS, been convicted, adjudged guilty, or found liable in a civil proceeding, or in any criminal or civil action, including actions concerning environmental violations, instituted by the City or by the federal government, any state, or any other unit of local government.

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

5. Certifications (5), (6) and (7) concern:
   - the Disclosing Party;
   - any "Contractor" (meaning any contractor or subcontractor used by the Disclosing Party in connection with the Matter, including but not limited to all persons or legal entities disclosed under Section IV, "Disclosure of Subcontractors and Other Retained Parties");
   - any "Affiliated Entity" (meaning a person or entity that, directly or indirectly: controls the Disclosing Party, is controlled by the Disclosing Party, or is, with the Disclosing Party, under common control of another person or entity). Indicia of control include, without limitation: interlocking management or ownership; identity of interests among family members, shared facilities and equipment; common use of employees; or organization of a business entity following the ineligibility of a business entity to do business with federal or state or local government, including the City, using substantially the same management, ownership, or principals as the ineligible entity. With respect to Contractors, the term Affiliated Entity means a person or entity that directly or indirectly controls the Contractor, is controlled by it, or, with the Contractor, is under common control of another person or entity;
   - any responsible official of the Disclosing Party, any Contractor or any Affiliated Entity or any other official, agent or employee of the Disclosing Party, any Contractor or any Affiliated Entity, acting pursuant to the direction or authorization of a responsible official of the Disclosing Party, any Contractor or any Affiliated Entity (collectively "Agents").

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

a. bribed or attempted to bribe, or been convicted or adjudged guilty of bribery or attempting to bribe, a public officer or employee of the City, the State of Illinois, or any agency of the federal government or of any state or local government in the United States of America, in that officer's or employee's official capacity;

b. agreed or colluded with other bidders or prospective bidders, or been a party to any such agreement, or been convicted or adjudged guilty of agreement or collusion among bidders or prospective bidders, in restraint of freedom of competition by agreement to bid a fixed price or otherwise; or

c. made an admission of such conduct described in subparagraph (a) or (b) above that is a matter of record, but have not been prosecuted for such conduct; or

d. violated the provisions referenced in MCC Subsection 2-92-320(a)(4)(Contracts Requiring a Base Wage); (a)(5)(Debarment Regulations); or (a)(6)(Minimum Wage Ordinance).

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

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

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

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

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

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

11. If the Disclosing Party is unable to certify to any of the above statements in this Part B (Further Certifications), the Disclosing Party must explain below:
None

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

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

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

C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

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

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

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

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

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

_____

_____

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

D. CERTIFICATION REGARDING FINANCIAL INTEREST IN CITY BUSINESS

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

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

[ ] Yes [x] No

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

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

Does the Matter involve a City Property Sale?

[ ] Yes [ ] No

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

| Name | Business Address | Nature of Financial Interest |
|---|---|---|
| | | |
| | | |
| | | |

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

E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

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

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

____2. The Disclosing Party verifies that, as a result of conducting the search in step (1) above, the Disclosing Party has found records of investments or profits from slavery or slaveholder insurance policies. The Disclosing Party verifies that the following constitutes full disclosure of all such records, including the names of any and all slaves or slaveholders described in those records:

_____

_____

_____

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

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

A. CERTIFICATION REGARDING LOBBYING

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

_____

N/A

_____

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

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

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

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

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

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

B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY

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

Is the Disclosing Party the Applicant?
[X] 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.)
[X] 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 [X] Reports not required

3. Have you participated in any previous contracts or subcontracts subject to the equal opportunity clause?
[X] Yes [ ] No

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

_____

_____

## SECTION VII -- FURTHER ACKNOWLEDGMENTS AND CERTIFICATION

The Disclosing Party understands and agrees that:

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

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

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

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

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

**CERTIFICATION**

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

The Community Builders, Inc.
d/b/a TCB Illinois NFP, Inc.

(Print or type exact legal name of Disclosing Party)

By: _____
(Sign here)

William Woodley

(Print or type name of person signing)

Authorized Agent

(Print or type title of person signing)

Signed and sworn to before me on (date) August 29, 2022,

at Cook County, Illinois (state).

_____
Notary Public

OFFICIAL SEAL
ELAINE L JOHNSON
NOTARY PUBLIC, STATE OF ILLINOIS
COOK COUNTY
MY COMMISSION EXPIRES 08/07/2026

Commission expires: August 7, 2026

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

## FAMILIAL RELATIONSHIPS WITH ELECTED CITY OFFICIALS AND DEPARTMENT HEADS

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

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

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

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

[ ] Yes [X] No

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

_____

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_____

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

## BUILDING CODE SCOFFLAW/PROBLEM LANDLORD CERTIFICATION

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

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

[ ] Yes [X] No

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

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

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

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

## PROHIBITION ON WAGE & SALARY HISTORY SCREENING - CERTIFICATION

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

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

[ ] Yes

[ ] No

[X] N/A – I am not an Applicant that is a "contractor" as defined in MCC Section 2-92-385.

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

If you checked "no" to the above, please explain.

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_____

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