

CITY OF CHICAGO
AMENDED
APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

345-79 E. 60th St./6000-50 South Dr. Martin Luther King Jr. Dr./6001-49 South Calumet Ave.

2. Ward Number that property is located in: 20

3. APPLICANT Sunshine Gospel Ministries & Sunshine Community Development Corporation

ADDRESS 500 East 61st Street CITY Chicago

STATE IL ZIP CODE 60637 PHONE 773-904-9800 x602

EMAIL kimberly@sunshinegospel.org CONTACT PERSON Kimberly Salley

4. Is the applicant the owner of the property? YES ☐ NO ☒

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

OWNER City of Chicago

ADDRESS 121 N. LaSalle Street, Suite 1000 CITY Chicago

STATE IL ZIP CODE 60602 PHONE 312-744-5756

EMAIL nelson.chueng@cityofchicago.org CONTACT PERSON Nelson Chueng

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

ATTORNEY Graham C. Grady/Sylvia C. Michas c/o Taft, Stettinius & Hollister LLP

ADDRESS 111 East Wacker Drive Suite 2600

CITY Chicago STATE IL ZIP CODE 60601

PHONE 312-836-4030 FAX _____ EMAIL ggrady@taftlaw.com

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, as the Applicants is are 501(c)(3) not-for-profit corporations.
7. On what date did the owner acquire legal title to the subject property? Property is owned by City of Chicago
8. Has the present owner previously rezoned this property? If yes, when? No
9. Present Zoning District: RM5 Proposed Zoning District: Institutional PD (wt. underlying B3-1 District)
10. Lot size in square feet (or dimensions): 180,352 sf
11. Current Use of the Property: The subject property is currently vacant and unimproved.
12. Reason for rezoning the property: The reason for rezoning the subject property is to develop the subject property with a new community center campus (wt. net site area greater than 2 acres) .
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 the proposed building. (BE SPECIFIC): The Applicants plan on developing the subject property with a community center campus development, which will include i. 3-story building (consisting of 77,050 sf) which will serve as a recreation/community center, consisting of a gymnasium, classrooms, café, business incubator offices, and offices for future tenant use; ii. outdoor athletic facilities (20,000 sf) and iii. ninety (90) on-site parking spaces which will serve Applicants' visitors, guests and employees. The proposed zoning height is 41 feet, with an overall height of 45 feet, 6 inches.
14. If filing a required or an elective Type 1 map amendment pursuant to Section 17-13-0300, applications may include relief available pursuant to Section 17-13-1000 or 17-13-1100; in such instances, City Council approval of a Type-1 application containing said elements shall preclude subsequent review otherwise required pursuant to Sections 17-13-1000 or 17-13-1100, provided that no Type 1 application permits issued may be in violation of Section 17-13-0310. **Not applicable**

Please apply the specific code sections the applicant is seeking relief for (BE SPECIFIC) Administrative Adjustment Section(s) 17-13-1000 or Variation Section(s) 17-13-1100. (Note: more detail noted within the Type 1 narrative)

☐ **Administrative Adjustment 17-13-1003:** Not applicable

☐ **Variation 17-13-1101: When seeking a use involving a Public Place of Amusement (PPA) & Liquor License please provide an acknowledgement document from The Department of Business Affairs and Consumer Protection Office (BACP) indicating the city acknowledges your business license request.** Not applicable

15. The Affordable Requirements Ordinance (ARO) 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 ☐ NO ☒

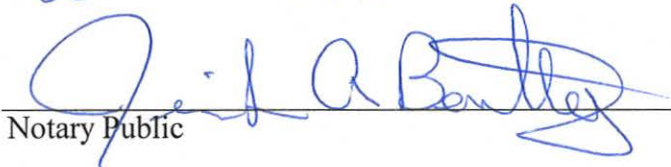
COUNTY OF COOK
STATE OF ILLINOIS

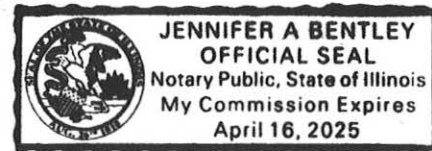
Kimberly Salley, on behalf of Sunshine Gospel Ministries &

Sunshine Community Development Corporation, 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
28th day of June, 2024.


Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

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 the RM5 Residential Multi-Unit District symbols and indications all as shown on Map No. 14-E in the area bounded by:

East 60th Street; South Dr. Martin Luther King Jr. Drive; a line 522.11 feet south of and parallel to East 60th Street; the alley next west of and parallel to South Dr. Martin Luther King Jr. Drive; a line 530.09 feet south of and parallel to East 60th Street; South Calumet Avenue

to those of an Institutional Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

Address of Property: 345-79 E. 60th St./6000-50 South Dr. Martin Luther King Jr. Dr. /6001-49 South Calumet Ave.

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

May 23, 2024

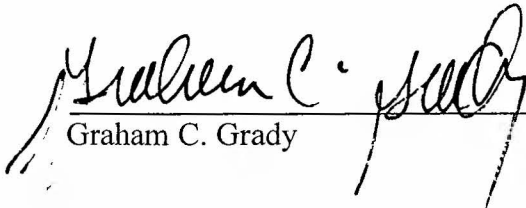
Honorable Bennett Lawson
Vice-Chairman, Committee on Zoning, Landmarks and Building Standards
City of Chicago
121 North LaSalle Street
Room 304, City Hall
Chicago, Illinois 60602

The undersigned, Graham C. Grady, being first duly sworn on oath deposes and states the following:

The undersigned certifies that he has complied 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 within the subject area not solely owned by the applicants, and to the owners of all property within 250 feet in each direction of the lot line of the subject property, located at **345-79 E. 60th St.; 6000-50 South Dr. Martin Luther King Jr. Dr.; 6001-49 South Calumet Avenue**, exclusive of public roads, streets, alleys and other public ways, or a total distance limited to 400 feet. Said "written notice" was sent by First Class U.S. Mail, no more than 30 days before filing the application.


The undersigned certifies that the notice contained the addresses of the property sought to be rezoned; a statement of the intended uses of the property; the name and address of the applicants; the name and addresses of the owners; and a statement that the applicants intend to file the application for a change in zoning on approximately **June 12, 2024**.

The undersigned certifies that the applicants 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 list containing the names and addresses of the people required to be served.



Graham C. Grady

Subscribed and Sworn to before me this
23rd day of May, 20 24.



Notary Public

Graham C. Grady
312.836.4036
ggrady@taftlaw.com

REVISED NOTICE

USPS First Class Mail

June 26, 2024

Dear Property Owner:

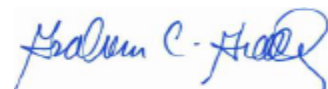
In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about June 26, 2024, the undersigned will file an amended application for a change in zoning from an RM5 Residential Multi-Unit District to an Institutional Planned Development (wt. underlying B3-1 Community Shopping District) on behalf of Sunshine Gospel Ministries and Sunshine Community Development Corporation ("Applicants") for the property located at 345-79 E. 60th St./6000-50 South Dr. Martin Luther King Jr. Dr./6001-49 South Calumet Ave. ("Subject Property"). The Subject Property is owned by the City of Chicago, and will be acquired by Sunshine Community Development Corporation. This revised notice is to advise of the addition of Sunshine Community Development Corporation as a co-applicant with Sunshine Gospel Ministries. The original plans for the proposed community center remain the same, as described below.

The Applicants plan on developing the Subject Property, which is currently vacant and unimproved, with a community center campus, which will include i. a 3-story building (consisting of 77,050 sf) which will serve as a community center, consisting of a gymnasium, classrooms, café, administrative offices and offices for future tenant use; ii. outdoor athletic facilities (consisting of 20,000 sf) and iii. ninety (90) on-site parking spaces which will serve Applicants' visitors, guests and employees. The proposed zoning height of the building is 41 feet, with an overall building height of 45 ft., 6 inches.

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

Any questions regarding this notice may be directed to the undersigned, Applicants' attorney, at Taft, Stettinius & Hollister, 111 East Wacker Drive, Suite 2800, Chicago, IL 60601, ggrady@taftlaw.com or (312) 836-4036.

Very truly yours,



Graham C. Grady



500 E 61st Street | Chicago, IL 60637 | sunshinegospel.org | 773.904.9800

June 20, 2024

Chairman, Committee on Zoning
Department of Planning & Development
Chicago City Council
City Hall
121 North LaSalle Street
Chicago, Illinois 60602

To Whom It May Concern,

I, Kimberly Salley, Executive Director of Sunshine Gospel Ministries, understands that Graham C. Grady of Taft, Stettinius & Hollister LLP has filed a sworn affidavit identifying Sunshine Gospel Ministries and Sunshine Community Development Corporation as the Applicants who are seeking an amendment of the zoning for the property located at 345-79 E. 60th St./6000-50 S. Dr. Martin Luther King Jr. Dr./6001-49 S. Calumet Ave. ("Property") to be changed from the existing RM5 Residential Multi-Unit District to an Institutional Planned Development (wt. underlying B3-1 Community Shopping District) in order to develop the Property, which is currently vacant and unimproved.

The proposed development involves the construction of a community center campus which will include i. a new three-story building which will operate as the Sunshine Community Center, ii. outdoor recreational facilities for the use and enjoyment of community youth and area residents, and iii. ninety (90) on-site surface parking spaces which will serve the Applicant's visitors, guests and employees.

I authorize Graham C. Grady and the law firm of Taft, Stettinius & Hollister LLP to file the Zoning Amendment application, on behalf of the Applicants.

I, Kimberly Salley, on behalf of Sunshine Gospel Ministries and Sunshine Community Development Corporation, first duly being sworn on oath, depose and say that Sunshine Gospel Ministries and Sunshine Community Development Corporation hold interest in the Property on behalf of themselves and no other person, association, or member.

By: Kimberly Salley
Kimberly Salley
Print Name
Executive Director
Title



SUBSCRIBED AND SWORN to before me this
28th day of June, 2024

NOTARY PUBLIC

Jennifer A. Bentley

State of Illinois
County of Cook
This instrument was acknowledged
before me on 6/28/2024
By Jennifer A. Bentley

**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:

Sunshine Gospel Ministries

Check ONE of the following three boxes:

Indicate whether the Disclosing Party submitting this EDS is:

1. ☒ 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: 500 East 61st Street

Chicago, IL 60637

C. Telephone: 773-904-9800 ext. 102 Fax: _____ Email: kimberly@sunshinegospel.org

D. Name of contact person: Kimberly Salley

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):

Institutional Planned Development application for the property located at 345-79 E. 60th St./6000-50 S. Dr. Martin Luther King Dr./
6001-49 S. Calumet Ave.

G. Which City agency or department is requesting this EDS? Department of Planning & 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:

- | | |
|---|---|
| <input type="checkbox"/> Person | <input type="checkbox"/> Limited liability company |
| <input type="checkbox"/> Publicly registered business corporation | <input type="checkbox"/> Limited liability partnership |
| <input type="checkbox"/> Privately held business corporation | <input type="checkbox"/> Joint venture |
| <input type="checkbox"/> Sole proprietorship | <input checked="" type="checkbox"/> Not-for-profit corporation |
| <input type="checkbox"/> General partnership | (Is the not-for-profit corporation also a 501(c)(3))? |
| <input type="checkbox"/> Limited partnership | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/> Trust | <input type="checkbox"/> Other (please specify) |
-

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

Illinois

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

☐ 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
------	-------

Refer to Exhibit 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 ☒ 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 ☒ 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 ☒ 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 (<u>indicate whether paid or estimated.</u>) NOTE: "hourly rate" or "t.b.d." is not an acceptable response.
--	------------------	--	---

Refer to Exhibit B

(Add sheets if necessary)

[X] 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:

NA

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").

NA

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.

NA

C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

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

☐ is ☒ 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

☒ 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.

☒ 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):

(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?

☐ 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

☐ Reports not required

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

☐ Yes

☐ No

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

SECTION VII -- 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.

Sunshine Gospel Ministries

(Print or type exact legal name of Disclosing Party)

By:

(Sign here)

Kimberly Salley

(Print or type name of person signing)

Executive Director

(Print or type title of person signing)

Signed and sworn to before me on (date) 5/29/2024,

at

Cook County, Illinois (state).

Notary Public

Commission expires:

4/16/2025



**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

☒ 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.

**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 ☒ 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 ☒ 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.

**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

☒ 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.



500 E 61st Street | Chicago, IL 60637 | sunshinegospel.org | 773.904.9800

Exhibit A

Sunshine Gospel Ministries Board of Directors

Richard Wilson	Chairperson
Kim Lodewyk	Vice Chairman
Wendell Davis	Secretary
Tiffany Allen	Treasurer
Kimberly Salley	Executive Director
Peter Kisluk	Trustee
Cathy McNeil Stein	Trustee
Lauren White	Trustee

EXHIBIT B**IV. DISCLOSURE OF SUBCONTRACTORS**

	Name	Business Address	Relationship to Disclosing Party	Fees
1.	Civic Projects Architecture	6100 South Blackstone Ave. Chicago, IL 60637	Architect	\$1,375,000
2.	Chicago Neighborhood Initiatives (CNI)	1000 East 111 th Street, Chicago, IL 60628	Development Consultant	\$ 1,200,000
3.	Taft Law	111 East Wacker Dr. #2600 Chicago, IL 60601	Attorney/Legal	\$120,000-\$165,000 (estimated)
4.	Tetra Tech	One South Wacker Dr. #3700 Chicago, IL 60606	Environmental Services Consultant	\$ 42,121 (estimated)
5.	SPACECO	975 W. Higgins Rd. #700 Rosemont, IL 60018	Surveyor	\$17, 171.60
6.	ROUX (air quality)	233 S. Wacker Drive, Suite 4400, Chicago, IL 60606	Air Quality Study	\$24,000
7.	KLOA (traffic study)	9575 West Higgins Road, Suite 400, Rosemont, IL 60018	Traffic Study	\$8,500
8.	GEI	8615 W. Bryn Mawr, Suite 406, Chicago, IL 60631	Geotech: Survey/Engineer	\$12,000

**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:

Sunshine Community Development Corporation

Check ONE of the following three boxes:

Indicate whether the Disclosing Party submitting this EDS is:

1. ☒ 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: 500 East 61st Street

Chicago, IL 60637

C. Telephone: 773-904-9800 ext. 102 Fax: _____ Email: kimberly@sunshinegospel.org

D. Name of contact person: Kimberly Salley

E. Federal Employer Identification No. (if you have one): 99-3501836

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

Institutional Planned Development application for the property located at 343-59 E. 60th St./6000-36 S. Dr. Martin Luther King Dr./ 6001-49 S. Calumet Ave.

G. Which City agency or department is requesting this EDS? Department of Planning & 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:

- | | |
|---|---|
| <input type="checkbox"/> Person | <input type="checkbox"/> Limited liability company |
| <input type="checkbox"/> Publicly registered business corporation | <input type="checkbox"/> Limited liability partnership |
| <input type="checkbox"/> Privately held business corporation | <input type="checkbox"/> Joint venture |
| <input type="checkbox"/> Sole proprietorship | <input checked="" type="checkbox"/> Not-for-profit corporation |
| <input type="checkbox"/> General partnership | (Is the not-for-profit corporation also a 501(c)(3))? |
| <input type="checkbox"/> Limited partnership | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/> Trust | <input type="checkbox"/> Other (please specify) |
-

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

Illinois

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

☐ 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
------	-------

Refer to Exhibit 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 ☒ 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 ☒ 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 ☒ 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 (<u>indicate whether paid or estimated.</u>) NOTE: "hourly rate" or "t.b.d." is not an acceptable response.
--	------------------	--	---

(Add sheets if necessary)

[X] 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:

NA

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").

NA

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.

NA

C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

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

☐ is ☒ 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

☒ 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):

(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?

☐ 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

☐ Reports not required

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

☐ Yes

☐ No

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

SECTION VII -- 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.

Sunshine Community Development Corporation

(Print or type exact legal name of Disclosing Party)

By: Kimberly Salley
(Sign here)

Kimberly Salley

(Print or type name of person signing)

Treasurer

(Print or type title of person signing)

Signed and sworn to before me on (date) 6/28/2024,

at Cook County, Illinois (state).

Jennifer A Bentley
Notary Public

State of Illinois
County of Cook
This instrument was acknowledged
before me on 6/28/2024
By Jennifer A Bentley

Commission expires: 4/16/2025



**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

☒ 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.

**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

☒ 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

☒ 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.

**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

☒ 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.

Exhibit A

**Sunshine Community Development Corporation
Board of Directors**

Wendell Davis, President

Richard Wilson, Vice President

Sasha Simmons, Secretary

Kimberly Salley, Treasurer

**Sunshine Gospel Ministries
Sunshine Community Development Corporation
345-79 E. 60th St./6000-50 S. Dr. Martin Luther King Dr./
6001-49 S. Calumet Ave.
Proposed Institutional Planned Development
Narrative**

I. Applicants

A. Sunshine Gospel Ministries

Sunshine Gospel Ministries (“SGM”), a 501(c)(3) not-for-profit organization, has been a presence in the City of Chicago for 119 years. Founded in 1905 its focus was serving single mothers in poverty living on the near North Side of the city. Sunshine Gospel Ministries has been a presence in the most challenging communities of Chicago. We have weathered various ups and downs, the race riots of 1919, World War II/Great Depression, the Civil Rights movement, urban renewal, multiple displacements, survived two pandemics (1919 and 2020), and several different iterations of our ministry. Sunshine Gospel Ministries youth and family programming expanded with the development of Cabrini Green housing project and relocated to the South Side of the city with a good majority of families that were displaced with the CHA’s 1999 Plan for Transformation. Sunshine Gospel Ministries eventually found its current home at 500 E. 61st Street in the Woodlawn community (purchased and rehabbed the full block on the north and south side of 61st Street between Eberhart Avenue and Rhodes Avenue), where its programs continue to grow by serving youth and families living in the most challenging of circumstances. The mission of Sunshine Gospel Ministries is to seek the renewal of the city through ministries of discipleship, mercy, and justice. Sunshine Gospel Ministries seeks to engage and empower youth, families, and guests of our community to thrive and lead fruitful, healthy lives through faith, connectedness, and opportunity.

Sunshine Enterprises began as a program of Sunshine Gospel Ministries in 2012 based on our place-based approach of serving in community. In hearing from the Woodlawn community residents and seeking to address the lack of jobs, Sunshine Enterprises was launched to help local entrepreneurs start new businesses and kickstart community renewal. Sunshine Enterprises has been its own fiscal agent since 2017 and is an affiliate of Sunshine Gospel Ministries. The mission of Sunshine Enterprises is to foster economically viable communities through training, coaching, and connecting high potential entrepreneurs. With the addition of the proposed new facility, Sunshine Enterprises will be able to increase its capacity to serve residents of the Washington Park and Woodlawn and other 20th Ward communities and expand opportunities for Pop Up retail in the new Sunshine Community Center facility.

Applicant: Sunshine Gospel Ministries & Sunshine Community Development Corporation
Address: 345-79 E. 60th Street/6000-50 South Dr. Martin Luther King Dr./6001-49 South Calumet Ave.
Date Introduced: June 12, 2024
Plan Commission: August 15, 2024

B. Sunshine Community Development Corporation

Sunshine Community Development Corporation, a 501(c)(3) corporation, was formed in order to create a separate entity, necessary in order to acquire the subject property from the City of Chicago.

II. Developer

Chicago Neighborhood Initiatives

The Applicants have joined with the highly regarded and well-respected firm of Chicago Neighborhood Initiatives to develop the subject site.

CNI's mission includes coordinating resources to improve economic development and increase neighborhood revitalization in Chicago's low to moderate income neighborhoods. CNI's projects include both large- and small-scale real estate development projects, with a focus on providing residents with much needed access to groceries and retail services as well as affordable housing.

CNI's commitment is clearly evident in its continuing efforts in the long-term revitalization of the historic Pullman neighborhood. CNI's revitalization efforts include developing the North Austin Community Center, the Pullman Community Center, a 135,000 sq. ft. recreation and education complex and Mansueto High School in Brighton Park. CNI is the developer of the new 160,000 sq. ft. North Austin Community Center established in conjunction with By the Hand Club for Kids. CNI was the master developer of Pullman Park, the 180-acre mixed-use site at 111th and I-94, which includes a 150,000 sq. ft. Walmart, Method Home Products, a LEED Platinum certified plant and the Whole Foods 140,000 sq. ft. distribution center.

III. Existing Site Conditions

The subject property is bounded by i. E. 60th Street on the north, ii. E. 61st Street on the south; iii. S. Martin Luther King Drive on the east, and iv. S. Calumet Avenue on the west.

The subject property consists of a net site area of 180,353 sf. (approximately 4.2 acres) and is vacant and unimproved.

Applicant: Sunshine Gospel Ministries & Sunshine Community Development Corporation
Address: 345-79 E. 60th Street/6000-50 South Dr. Martin Luther King Dr./6001-49 South Calumet Ave.
Date Introduced: June 12, 2024
Plan Commission: August 15, 2024

The Subject Property is currently zoned RM5 Residential Multi-Unit District and is owned by the City of Chicago.

IV. Proposed Institutional Planned Development

The Applicants are seeking to establish an Institutional Planned Development, in order to construct a community center campus which will include i. a new 3-story building which will operate as the Sunshine Community Center, ii. outdoor multiuse play, athletic, and golf simulation facilities for the use and enjoyment of Applicants' program participants and the community, and iii. Two (2) 45-space surface parking lots for a total of 90 on-site parking spaces. The Subject Property exceeds 2 acres and will be developed with a community center use, a Mandatory Planned Development is required (§17-8-0505 of Chicago Zoning Ordinance).

A. Proposed Planned Development

The Applicants, Sunshine Gospel Ministries and Sunshine Community Development Corporation, and Developer plan to construct a community center for use by families, seniors and youth that will participate in its after-school programs and athletic programming. The role of the Sunshine Community Center is to foster community engagement among its neighbors. The community center will serve the communities of Washington Park, Woodlawn and surrounding in and near the 20th Ward of Chicago.

The proposed recreation/community center will include a new 3-story building, containing 77,050 sf. The first floor of the proposed building will include access to health and wellness: fitness center, exercise studios, 2 court gymnasium – multiple sport use; a café/restaurant (small entertainment area); community rooms for gathering, meetings, events (public and private); senior room (ages 60 and up) and multiuse space for Pop Up Retail, and healthy cooking demonstrations. The second floor of the proposed building will programming rooms for media and technology, arts - visual and graphic, recording studio/music, youth lounge, youth program rooms, multiuse programming rooms and gym viewing deck. The third floor of the proposed building will include Applicant's (Sunshine Gospel Ministries) administration offices, Sunshine Enterprises administrative offices and office rental space for future tenancy. The zoning height of the proposed building is forty-one feet, with an overall building height of forty-five (45) feet, 6 inches.

The Applicants' proposed development also includes outdoor multipurpose facilities and seating areas for use and enjoyment by its program participants and the community. Two (2) 45-space surface parking lots, for a total of ninety (90) parking spaces, will be provided for the use and enjoyment of employees and visitors of Applicants' proposed community center and outdoor athletic facilities.

Applicant: Sunshine Gospel Ministries & Sunshine Community Development Corporation
Address: 345-79 E. 60th Street/6000-50 South Dr. Martin Luther King Dr./6001-49 South Calumet Ave.
Date Introduced: June 12, 2024
Plan Commission: August 15, 2024

Although the proposed community center is located within close proximity of public transportation, the Applicants' multipurpose community center necessitates a higher number of parking spaces (90) than that required. (44). The Applicants plan to host athletic tournaments throughout the year, of which the parents and athletes participating in such tournaments will primarily be arriving via automobile, rather than via public transportation. Furthermore, Applicants' community center will include large gathering areas in which in addition to the Applicants, the community can utilize in order to host special events and programs attended by individuals who drive (e.g., parents and senior citizens), rather than utilize public transportation. The Applicants also plans to provide convenient parking for Sunshine Gospel Ministries' staff, Sunshine Enterprises as well as employees of the proposed café and future tenants, a total of which is anticipated to include 130 full-time and part-time employees.

1. Proposed PD uses

The proposed uses include the following, which are either permitted, special or allowed uses under the B3-1 District.

Parks and Recreation; Community Center, Recreation Buildings and Similar Assembly Uses; Office; Restaurant (Limited); Retail; After-school programming; Entertainment and Spectator Sports, Small venues, Medium venues; Banquet or Meeting Halls; Retail; Indoor Sports and Recreation, Participant; Outdoor Sports and Recreation; Participant; Accessory Parking and related uses.

2. Proposed Right of Way Adjustments

As part of its design of its proposed community center development, the Applicant, Sunshine Gospel Ministries, secured approval of the following ROW adjustments (ROW Adjustments), under separate application with the Chicago Department of Transportation (CDOT).

- Vacation of a 16-20' wide north-south public alley that bisects the subject property
- Vacation of an 8' wide east-west public alley that bisects the subject property
- Opening of a 16' wide east-west strip along the western half of the southern boundary of the subject property

As a result of discussions with those involved utilities, Applicant has agreed to the reservation of an easement in the ROW Adjustments Ordinance to benefit ComEd.

Applicant: Sunshine Gospel Ministries & Sunshine Community Development Corporation
Address: 345-79 E. 60th Street/6000-50 South Dr. Martin Luther King Dr./6001-49 South Calumet Ave.
Date Introduced: June 12, 2024
Plan Commission: August 15, 2024

Furthermore, the Applicant has agreed to provide additional sewer improvements at the site in response to concerns raised by the Department of Water Management regarding drainage at the southern end of the site.

3. Community outreach

In 2021, the Applicant, Sunshine Gospel Ministries, began significant community engagement in the Woodlawn and Washington Park communities, after getting permission from Alderwoman Jeanette Taylor and then-State Representative Lamont Robinson identifying significant state funds designated for a community center development project in the community. Community residents' input was vital in determining how Applicant's proposed community center campus will best meet their needs. Applicant's community engagement efforts include numerous one-on-one conversations with area residents, community pastors and leaders, conducting community chats during which Applicant presented its proposed development plans based on community input and site assessments gathered. Surveys were disseminated, visits to senior buildings to sit and discuss the project, get input from the seniors, and help them complete surveys, as well as, discussions with youth and visits to area food pantries. The Applicant's proposed development plans were shared and discussed with representatives of various community-related organizations, including, but not limited to, Washington Park Chamber of Commerce/President, Washington Park Field House Manager, Washington Park District Advisory Council/President, School Deans/Administrators (Dyett High School, Washington Park CICS, Fiske Elementary, Dulles School, Carter School of Excellence), the South East Chicago Commission, and area athletic coaches. The Applicant has also discussed its plans with various political officials, who represent the Woodlawn and Washington Park communities. The Applicant's project team successfully completed Alderwoman Jeanette Taylor's Economic Development Teams process with a majority community approval vote for the Sunshine Community Center project announced on December 22, 2023. Letters of support have been provided by: Alderwoman Jeanette Taylor, Senator Mattie Hunter, POAH, South East Chicago Commission, State Representative Lamont Robinson/Past Alderman of the 4th Ward, Grand Crossing Park District, 3rd District CPD, Future Ties, St. Edmunds Redevelopment Corporation, and the Woodlawn Chamber of Commerce. The Applicant continues to engage with the community and will throughout every phase of this project and beyond to foster unity and provide impactful, relevant programming and services that will help the community and its residents to thrive and prosper.

4. Transportation (Transit-Served Location)

The Subject Property qualifies as a Transit-Served Location, as it is located within 1,309 ft. of CTA Green Line Station (400 E. 63rd Street) and within 503 feet of King Drive bus corridor.

5. City Funds or Incentives

The property located at 343-59 E. 60th St./6000-36 S. King Dr./6001-49 S. Calumet Ave. is owned by the City of Chicago. The Applicant, Sunshine Community Development Corporation, is in the process of purchasing the property through the City's Negotiated Sale of City Owned Properties.

The Applicant, Sunshine Gospel Ministries, has secured a \$13.5 million grant from the State of Illinois and is in discussions with the City of Chicago regarding potential city financing sources. The Applicant also is raising funds through private philanthropic financing efforts.

It is projected that \$3.75 million in income tax revenue will be generated by the creation of 150 FTE construction jobs, and approximately \$1 million in income tax revenue will be generated annually by Applicant, Sunshine Gospel Ministries and Sunshine Enterprises' combined staff of 51 full-time and 52 part-time permanent positions. The future leasable office space and café will generate approximately \$51,000 in annual real estate property taxes, and the total estimated sales tax from the proposed café and entrepreneur participant pop-up program is estimated to generate \$50,000 in sales tax annually.

6. Sustainable Development Policy

Applicants and Developer are aware of the City of Chicago's Sustainable Development Policy for Planned Development projects. The Applicants and Developer will identify the options from the Sustainable Strategies Menu that it will utilize (achieving 100 points) and submit prior to presentation of the proposed Planned Development before the Chicago Plan Commission.

Applicant: Sunshine Gospel Ministries & Sunshine Community Development Corporation
Address: 345-79 E. 60th Street/6000-50 South Dr. Martin Luther King Dr./6001-49 South Calumet Ave.
Date Introduced: June 12, 2024
Plan Commission: August 15, 2024

7. MBE/WBE Hiring Strategy

Applicants' proposed community center campus will create 150 temporary, full-time construction jobs. Furthermore, the Applicant, Sunshine Gospel Ministries and Sunshine Enterprises will increase its total combined staff by 50% for a total of 51 FTE and 52 PTE. Future office tenant use and the proposed café is expected to add 30 employees. In total, the proposed community center campus is projected generate 130+ permanent jobs.

The Applicants and Developer are aware of the City's MBE/WBE policy for Planned Development projects. The City has adopted employment goals of 26% MBE, 6% WBE, 50% City Residency, of which 10% would include residents from the 20th ward.

The Applicants and Developer will develop a strategic plan for marketing those jobs and understands that it will be required to submit its plan to Department of Planning & Development prior to presentation of the proposed Planned Development to the Plan Commission.

8. Washington Park Quality of Life Plan and Woodlawn Plan Consolidation Report

The Washington Park Quality-of-Life Plan and Woodlawn Plan Consolidation Report focus on strategies in providing affordable housing, revitalization of commercial corridors and open space & physical realm; and have identified community resources and recreation as needed community assets. As a welcoming and accessible building, Applicant's community center will serve and provide a safe haven for all ages. The community center will fill a void that currently exists by providing a mix of spaces for youth and senior programming and activities, with a focus on health, wellness, and entrepreneurship opportunities.

The Proposed Development focuses on goals set forth by both above plans by invoking several of its key strategies and recommendations to promote a stronger future. By establishing its proposed community center, the Applicant is further solidifying its presence, and that of its affiliate Sunshine Enterprises, in the community, thus building capacity of nonprofit, cultural and faith-based organizations and ensuring that the community residents benefit from its proposed development. As part of its community-based activities, the Applicant plans to organize beautification and clean-up efforts, thus creating an environment where people are safe and accountable.

Applicant: Sunshine Gospel Ministries & Sunshine Community Development Corporation
Address: 345-79 E. 60th Street/6000-50 South Dr. Martin Luther King Dr./6001-49 South Calumet Ave.
Date Introduced: June 12, 2024
Plan Commission: August 15, 2024

With its affiliate, Sunshine Enterprises, Applicants shall create a small business/entrepreneurship center, which will provide instruction and facilitation of pop-up retail opportunities for its local small business entrepreneurial candidates. Applicants plan to increase wellness through educational and intergenerational programs on exercise, sports, recreation, and healthy social interaction, not only within the proposed building but within its outdoor athletic areas. In addition to promoting important health and social wellness, the proposed outdoor areas will provide significant open space which will benefit the entire community.

To engage young people, the Applicants will provide programming which will include day and evening programs linked with life skills and values training, as well as promoting organized sports and recreation through sponsored athletic league tournaments. In order to improve attendance and student achievement, the Applicant shall conduct vocational and entrepreneurial training, as well as creative, performing, and fine arts programs.

Also, with a focus on senior community residents, the Applicants will provide space within its proposed community center, in which seniors can socialize and engage with one another by participating in various programs and activities. By providing a social and interactive outlet, the Applicants are promoting seniors' quality of life which unfortunately is *often diminished due to inactivity and seclusion.

With the establishment of its offices within the community center, the Applicant, Sunshine Gospel Ministries, can further promote its existing programs, including the Sunshine Housing Equity Initiative which focuses on three (3) areas of emphasis which include retention, ownership and revitalization and is aimed at supporting its neighbors in building assets for their families and investments in its community.

By establishing its proposed community center, the Applicants promise to celebrate the vibrancy of the neighborhood in ways that support and enrich its residents across generations, priorities, and purposes.

STANDARD PLANNED DEVELOPMENT STATEMENTS

The Planned Development Statements describe the legal regulations and conditions that will control the development of the proposed project. The following statements shall be included in the ordinance; any proposed changes to these statements must be discussed and reviewed with the Chicago Department of Planning and Development. Based on the scope of the project, additional statements (listed at the end of this document) may be required. The following statements must be included in the ordinance:

1. The area delineated herein as Planned Development Number TBD, (Planned Development) consists of approximately 180,352 square feet of property (net site area) which is depicted on the attached Planned Development Boundary and Property Line Map (Property) and is owned or controlled by the Applicants, Sunshine Gospel Ministries and Sunshine Community Development Corporation (collectively known herein as “Applicant”)
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant’s successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

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

Pursuant to a negotiated and executed Perimeter Restoration Agreement (“Agreement”) by and between the 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 the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway & landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation 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 Department of Transportation's 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 Department of Transportation's 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 the Department of Transportation.

4. This Plan of Development consists of 16 Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Sustainability Matrix; Existing Site Plan, Proposed Site Plan; Landscape Plans; Right-of-Way Adjustment Map; Floor Plans; Roof Plan; Pedestrian & Vehicular Access Plan; Building Elevations (North, South, East and West), Streetscape Elevations, Site Axon and Building Axons prepared by Civic Projects Architecture and dated (date of Plan Commission presentation), submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses are permitted in the area delineated herein as a Planned Development TBD:
(list uses as they are defined in the Chicago Zoning Ordinance)

Parks and Recreation; Community Center, Recreation Buildings and Similar Assembly Uses; Office; Restaurant (Limited); Retail; After-school programming; Entertainment and Spectator Sports, Small venues, Medium venues; Banquet or Meeting Halls; Retail; Indoor

Sports and Recreation, Participant; Outdoor Sports and Recreation; Participant; Accessory Parking and related uses.

6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago 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 purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 180,352 sf square feet and a base FAR of .43.
9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review Fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all

applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

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.

16. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the property to RM5 Residential Multi-Unit District.

**PROPOSED INSTITUTIONAL PLANNED DEVELOPMENT
BULK REGULATIONS AND DATA TABLE**

Gross Site Area:	239,874 square feet
Area to be Vacated in the Public Way:	11,383 square feet
Area to be Opened for Public Way:	2,404 square feet
Area of Public Right of Way:	57,118 square feet
Net Site Area:	180,352 square feet.
Maximum Floor Area Ratio:	.43
Allowed Uses:	All uses identified in Statement Number 5
No. of Off-street Parking Spaces:	Total: 90 parking spaces <ul style="list-style-type: none">• Surface lot A: 45• Surface lot B: 45
Bicycle Parking:	44
No. of Loading Berths	1 (10' x 50')
Maximum Building Height:	41 ft. (zoning height)* 45 ft. 6 in. (overall height)
Minimum Setbacks:	In accordance with Site Plan

**Administrative relief for increase in height incorporated into PD per Section 17-13-1003 L(3) of Chicago Zoning Ordinance.*

Applicant: Sunshine Gospel Ministries & Sunshine Community Development Corporation
Address: 345-79 E. 60th Street/6000-50 South Dr. Martin Luther King Dr./6001-49 South Calumet Ave.
Date Introduced: June 12, 2024
Plan Commission: August 15, 2024



PD0.0	COVER
PD0.1	EXISTING ZONING MAP
PD0.2	LAND USE MAP
PD0.3	PD BOUNDARY MAP
PD0.5	CHICAGO SUSTAINABLE DEVELOPMENT POLICY
PD1.0	EXISTING SITE PLAN
PD1.1	SITE PLAN
PD1.2	LANDSCAPE PLAN
PD1.3	LANDSCAPE DETAILS
PD1.4	LANDSCAPE DETAILS
PD1.5	ROW ADJUSTMENT PLAN
PD2.0	1ST FLOOR PLAN
PD2.1	2ND FLOOR PLAN
PD2.2	3RD FLOOR PLAN
PD2.3	ROOF PLAN
PD2.4	SITE PLAN - PED./VEH. ACCESS
PD3.0	BUILDING ELEVATIONS
PD3.1	BUILDING ELEVATIONS
PD3.2	STREETSCAPE ELEVATIONS
PD3.3	STREETSCAPE ELEVATIONS
PD9.0	SITE AXON
PD9.1	BUILDING AXON NE
PD9.2	BUILDING AXON NW

Sunshine Community Center

6000-50 S. King Dr
Chicago IL 60637

ISSUED FOR: PLANNED DEVELOPMENT

07/18/24

Architect:
CIVIC PROJECTS
ARCHITECTURE
6100 South Blackstone Ave
Chicago, Illinois 60637
info@civic-projects.com

Applicant:
Sunshine Gospel Ministries
345-79 East 60th St
6000-50 South Dr, Martin Luther King Dr
6001-49 South Calumet Ave
Chicago, Illinois 60637

Date Introduced:
June 12, 2024

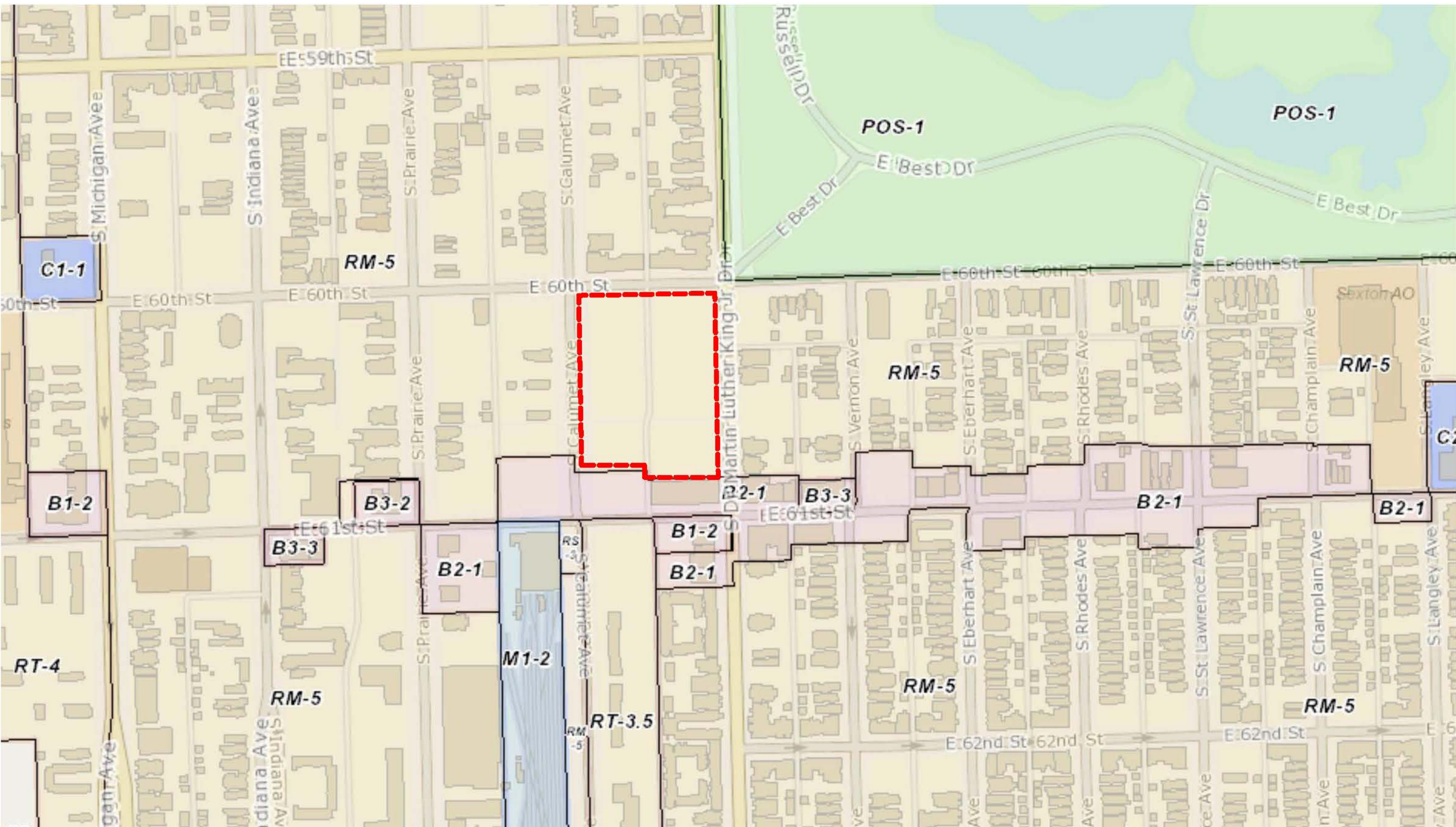
Plan Commission:
August 15, 2024

Revisions		
REV	DESCRIPTION	DATE
4	PD Application	6/12/24
5	PD Revisions	7/18/24

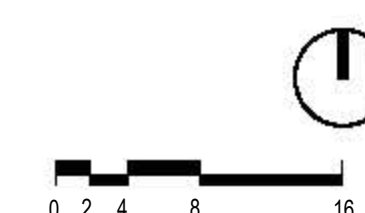
DATE PRINTED: 07/18/24

Sheet Name
COVER

PDO.0



PDO.1



PLANNED DEVELOPMENT

SCHOOLS

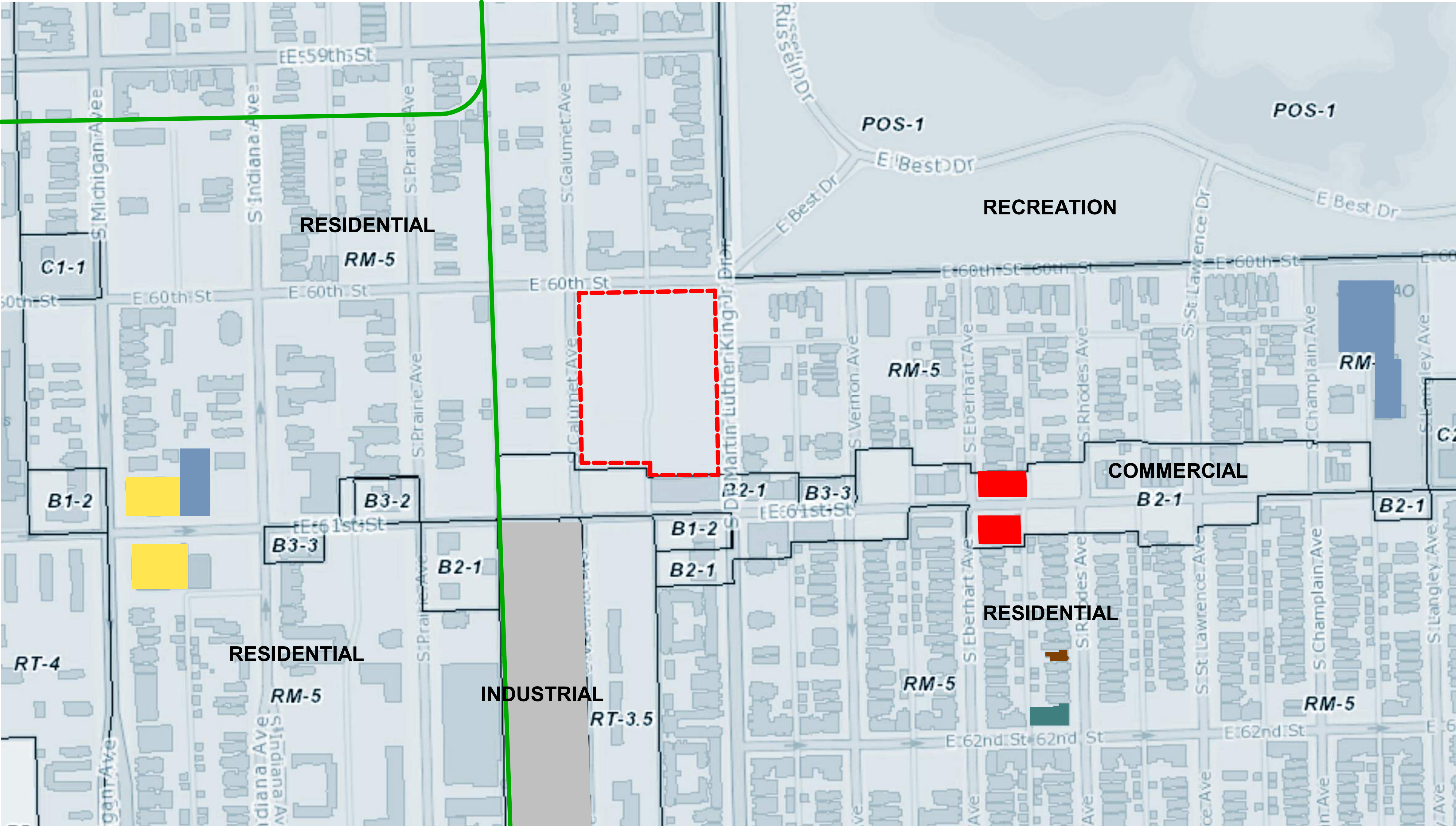
CHURCHES

CTA YARD

POAH SITE

HISTORIC SITE

SUNSHINE



EXISTING LAND USE MAP

Architect:
CIVIC PROJECTS
ARCHITECTURE
6100 South Blackstone Ave
Chicago, Illinois 60637
info@civic-projects.com

Applicant:
Sunshine Gospel Ministries
345-79 East 60th St
6000-50 South Dr, Martin Luther King Dr
6001-49 South Calumet Ave
Chicago, Illinois 60637

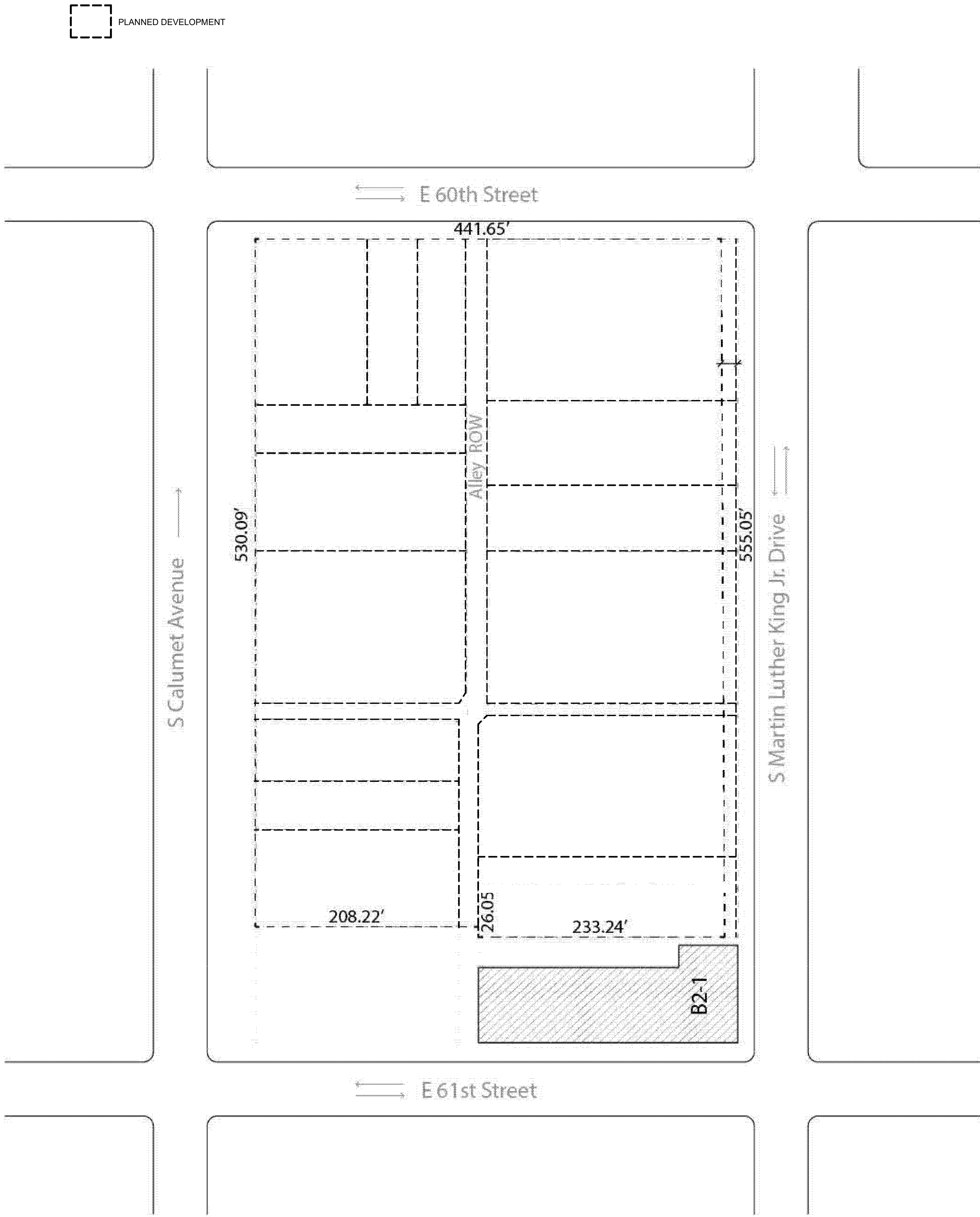
Date Introduced:
June 12, 2024

Plan Commission:
August 15, 2024

Revisions		
REV	DESCRIPTION	DATE
4	PD Application	6/12/24
5	PD Revisions	7/18/24

DATE PRINTED: 07/18/24

Sheet Name
LAND USE MAP



PD BOUNDARY MAP
6" = 1'-0"

Architect:
CIVIC PROJECTS
ARCHITECTURE
6100 South Blackstone Ave
Chicago, Illinois 60637
info@civic-projects.com

Applicant:
Sunshine Gospel Ministries
345-79 East 60th St
6000-50 South Dr, Martin Luther King Dr
6001-49 South Calumet Ave
Chicago, Illinois 60637

Date Introduced:
June 12, 2024

Plan Commission:
August 15, 2024

Revisions		
REV	DESCRIPTION	DATE
4	PD Application	6/12/24
5	PD Revisions	7/18/24

DATE PRINTED: 07/18/24

Sheet Name
PD BOUNDARY MAP

PDO.3

Chicago Sustainable Development Policy 2017.01.12



Compliance Options		Points Required		Sustainable Strategies Menu																																					
Compliance Paths	Starting Points	Number of Optional Points Required <small>New Construction / Substantial Rehab / Moderate Rehab</small>	Health	Energy							Stormwater							Landscapes				Green Roofs		Water		Transportation							Solid Waste	Work Force	Wildlife						
			1.1 Achieve WELL Building Standard	2.1 Designed to earn the Energy Star	2.2 Exceed Energy Code (5%)			Choose one		2.5 Exceed Energy Code (40%)	2.6 Onsite Renewable Energy (3%)		Choose one		3.1 Exceed Stormwater Ordinance by 25%	3.2 Exceed Stormwater Ordinance by 50%	3.3 100% Stormwater Infiltration	3.4 Sump Pump Capture & Reuse	3.5 100-year detention for lot-to-lot buildings	3.6 100-year Detention for Bypass	4.1 Working Landscapes	4.2 Natural Landscapes	4.3 Tree Planting	4.4 Achieve Sustainable Sites Certification	5.1 Green Roof 50-100%	5.2 Green Roof 100%	Choose one		6.1 Indoor Water Use Reduction (25%)	6.2 Indoor Water Use Reduction (40%)	7.1 Proximity to Transit Service	7.2 Bikeshare Sponsorship	7.3 Bike Parking Residential	7.4 Bike Parking Commercial & Industrial	7.5 EV Charging Stations	7.6 EV Charger Readiness	7.7 CTA Digital Displays	8.1 80% Waste Diversion	8.2 Workforce Development	Choose one	
					2.3 Exceed Energy Code (10%)	2.4 Exceed Energy Code (25%)	2.7 Onsite Renewable Energy (5%)	3.7 Onsite Renewable Energy (3%)	3.8 Onsite Renewable Energy (5%)		6.3 Proximity to Transit Service	6.4 Proximity to Transit Service	9.1 Bird Protection (Basic)	9.2 Bird Protection (Enhanced)																											
Options Without Certification			40	30	20	30	40	50	10	20	10	20	40	5	5	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	5	10	5	10	5	10					
Options With Certification																																									
LEED Platinum	95	5 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	NA	5	NA	NA	NA	5	5	NA	10	5	10					
LEED Gold	90	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10					
LEED Silver	80	20 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	20	NA	NA	5	NA	NA	10	5	5	10	10	5	10					
Green Globes 4-Globes	90	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10						
Green Globes 3-Globes	80	20 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10						
Green Globes 2-Globes	70	30 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	20	NA	5	NA	NA	10	5	5	10	10	5	10						
Living Building Challenge	100	0 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	NA	NA	NA	NA	NA	NA	NA	NA	NA	10	5	NA	NA	10	5	10					
Living Building Challenge Petal	90	10 / 0 / 0	40	NA	20	30	40	50	NA	NA	10	20	40	5	5	5	5	NA	5	20	10	20	10	20	NA	5	NA	NA	10	5	5	10	10	5	10						
Enterprise Green Communities*	80	20 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	NA	5	NA	NA	10	5	5	10	10	5	10						
PassiveHouse	70	30 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10						

*only available to affordable housing projects funded by DPD's Housing Bureau

Planned Development Projects (PD) - New Construction	100 points required
TIF Funded Development Projects (TIF) - New Construction*	100 points required
DPD Housing, Multi-family (>5 units) Projects (DPD-H MF) - New Construction	100 points required
PD, TIF, DPD-H MF and Class L - Renovation Projects*	
Moderate Renovation Projects	25 points required
Substantial Renovation Projects	50 points required

*does not apply to TIF assistance of less than \$1M (including but not limited to TIF-NIP, TIF Purchase Rehab, Streamlined TIF and SBIF programs)

Moderate Renovation Projects = projects including partial or minor upgrades to building systems and minor repairs to the exterior envelope
Substantial Renovation Projects = projects including new and/or upgraded building systems and extensive repairs to the exterior envelope

TARGETED OPTIONS, TBD THROUGH DESIGN DEVELOPMENT

POTENTIALLY 125 POINTS

Architect:

CIVIC PROJECTS

ARCHITECTURE

6100 South Blackstone Ave
Chicago, Illinois 60637
info@civic-projects.com

Applicant:

Sunshine Gospel Ministries

345-79 East 60th St
6000-50 South Dr, Martin Luther King Dr
6001-49 South Calumet Ave
Chicago, Illinois 60637

Date Introduced:

June 12, 2024

Plan Commission:

August 15, 2024

Revisions

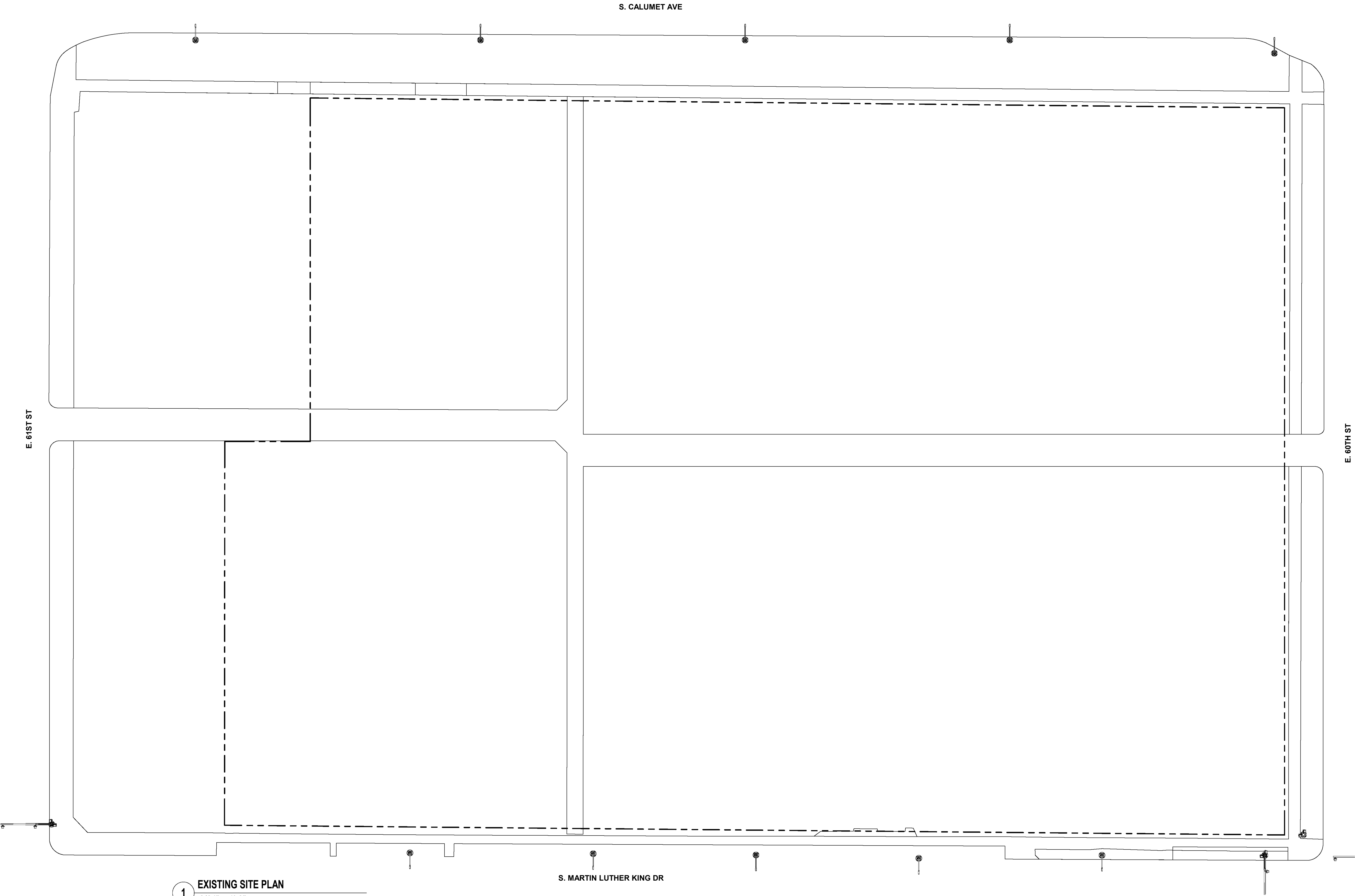
REV	DESCRIPTION	DATE
4	PD Application	6/12/24
5	PD Revisions	7/18/24

DATE PRINTED: 07/18/24

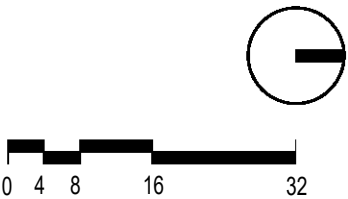
Sheet Name

CHICAGO SUSTAINABLE
DEVELOPMENT POLICY

PDO.5



1 EXISTING SITE PLAN
3/64" = 1'-0"



Architect:
CIVIC PROJECTS
ARCHITECTURE
6100 South Blackstone Ave
Chicago, Illinois 60637
info@civic-projects.com

Applicant:
Sunshine Gospel Ministries
345-79 East 60th St
6000-50 South Dr, Martin Luther King Dr
6001-49 South Calumet Ave
Chicago, Illinois 60637

Date Introduced:
June 12, 2024

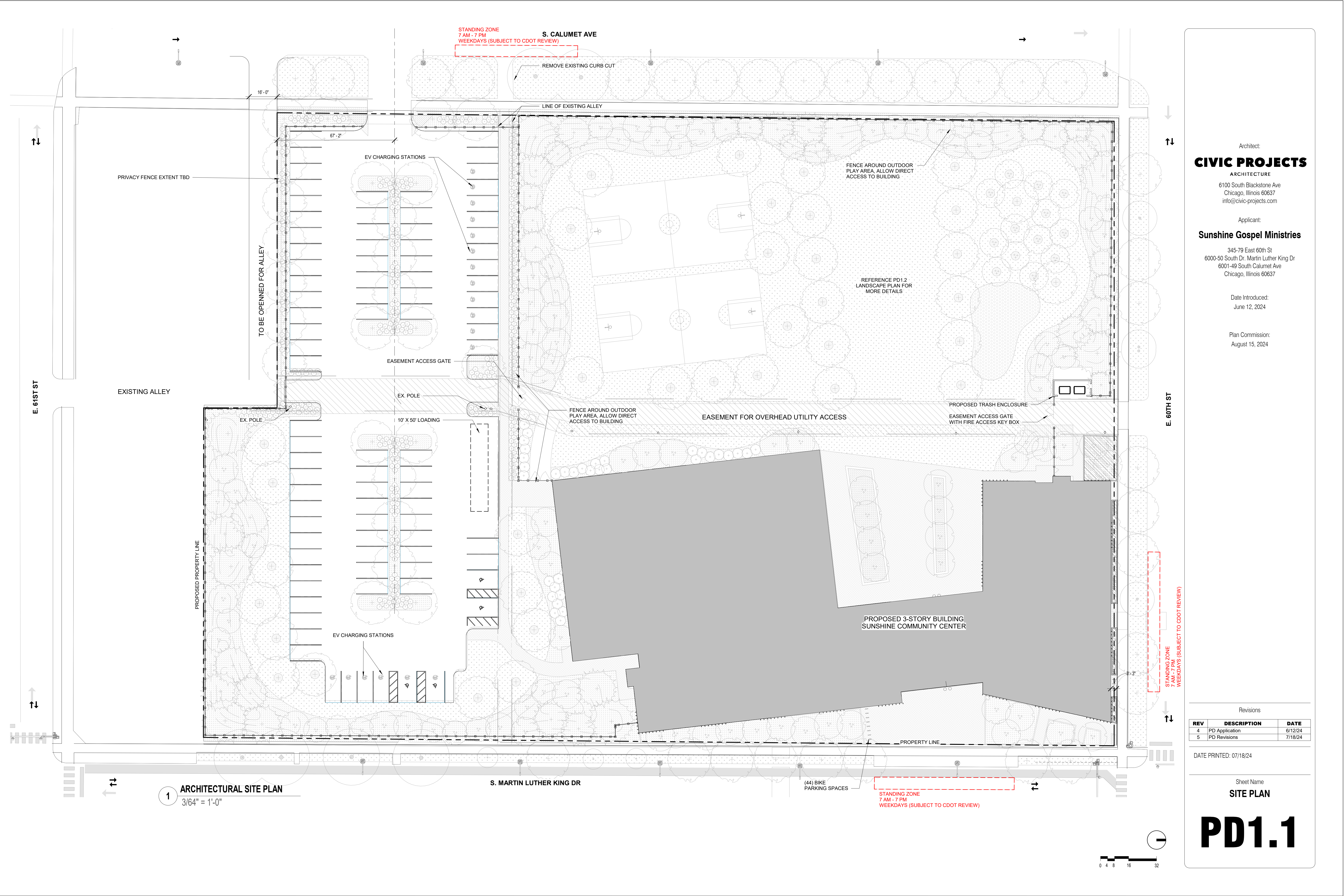
Plan Commission:
August 15, 2024

Revisions		
REV	DESCRIPTION	DATE
4	PD Application	6/12/24
5	PD Revisions	7/18/24

DATE PRINTED: 07/18/24

Sheet Name
EXISTING SITE PLAN

PD1.0



Architect:
CIVIC PROJECTS
ARCHITECTURE
6100 South Blackstone Ave
Chicago, Illinois 60637
info@civic-projects.com

Applicant:
Sunshine Gospel Ministries
345-79 East 60th St
6000-50 South Dr, Martin Luther King Dr
6001-49 South Calumet Ave
Chicago, Illinois 60637

Date Introduced:
June 12, 2024

Plan Commission:
August 15, 2024

Revisions		
REV	DESCRIPTION	DATE
4	PD Application	6/12/24
5	PD Revisions	7/18/24

DATE PRINTED: 07/18/24

Sheet Name
SITE PLAN

PD1.1

SUNSHINE COMMUNITY CENTER R.O.W. PLANT SCHEDULE

Prepared by Omni Workshop

Code	Quantity	Latin Name	Common Name	Size	Spacing	Notes/Location
Shade Trees						
GIBI	2	<i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry Ginkgo	2.5" cal., B&B	on plans	
CASP	6	<i>Catalpa speciosa</i>	Northern Catalpa	2.5" cal., B&B	on plans	
GYDE	6	<i>Gymnocladus dioica</i> 'Espresso-JFS'	Espresso Kentucky Coffee Tree	2.5" cal., B&B	on plans	spring & fall dig
NYSY	7	<i>Nyssa sylvatica</i>	Black Gum	2.5" cal., B&B	on plans	
QUIM	4	<i>Quercus imbricaria</i>	Shingle Oak	2.5" cal., B&B	on plans	spring dig only
TADI	4	<i>Taxodium distichum</i> 'Shawnee Brave'	Shawnee Brave Bald Cypress	2.5" cal., B&B	on plans	spring & fall dig

VGXQT MRUZ KT NGT I KS KTZY

Vehicular Use Area (SF)	Required Internal Landscape Area (SF)	Proposed Internal Landscape Area (SF)	Required Internal Landscape Trees (1/25 SF)	Proposed Internal Landscape Trees	Perimeter Landscape Frontage (LF)	Required Tree Planting along Perimeter Landscape Frontage (1/25 LF)	Proposed Tree Planting in Perimeter Landscape Area
35,313	3,531	10,032	28	33	103	4	4

CHICAGO LANDSCAPE ORDINANCE ANALYSIS

VGXQ G, KT NGT I KS KTZY

Street Name	Linear Feet (LF)	Required Trees (1/25 LF)	Existing Trees	Proposed Trees	Total
S CALUMET AVE	497	20	2	15	17
E 60TH ST	359	14	4	8	12
S MLK DRIVE	522	21	7	8	15
Total		55	13	31	44*

.T UZK

THE # OF PROPOSED PARKWAY TREES ARE LESS THAN THE REQUIRED AMOUNT OF TREES DUE TO UTILITIES, STREET LIGHTS, LOADING ZONES, DRIVEWAYS, AND NEAR SIDE & FAR SIDE OFFSET REQUIREMENTS OF THE CHICAGO LANDSCAPE ORDINANCE.

GZKX MT KK Y

HOSE BIBBS AND QUICK COUPLERS TO BE PROVIDED ON SITE. STREETSCAPE PLANTING SHALL BE WATERED BY HAND / WATER TRUCK AS NEEDED FOR THE FIRST YEAR UNTIL PLANTING IS FIRMLY ESTABLISHED.

TREES SHALL HAVE GATOR BAGS PROVIDED AND FILLED WEEKLY FOR A FULL GROWING SEASON.

ALL REQUIRED LANDSCAPING WITHIN PUBLIC RIGHT-OF-WAY TO BE REPLACED, IF NEEDED, FOR A MINIMUM OF FIVE (5) YEARS BY THE ORIGINAL APPLICANT AND ANY SUBSEQUENT OWNERS.

SWORN STATEMENT BY OWNER

THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN SHOWN ON THE ATTACHED LANDSCAPE PLANS FOR THE STREETSCAPE PROPERTY AT SUNSHINE COMMUNITY CENTER HAVE, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED AND WILL BE INSTALLED, MAINTAINED, AND REPLACED AS REQUIRED, BY CURRENT AND SUBSEQUENT OWNERS IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE M O K ZU ZNK I NQ GMJ RST YI GVK UX Q GTI K.

THE PLANTS WILL BE INSTALLED BY DECEMBER 15, 2027.

BY (OWNER)

DATE 06.26.2024

SUNSHINE GOSPEL MINISTRIES
500 E 61ST ST
CHICAGO, IL 60637

SWORN STATEMENT BY LANDSCAPE ARCHITECT

THE UNDERSIGNED LANDSCAPE ARCHITECT, REGISTERED IN THE STATE OF ILLINOIS, ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN AND CONSTRUCTION DETAILS SHOWN IN THE ATTACHED LANDSCAPE PLANS FOR SUNSHINE COMMUNITY CENTER, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE M O K ZU ZNK I NQ GMJ RST YI GVK UX Q GTI K2

I, MICHAEL SKOWLUND, REGISTERED LANDSCAPE ARCHITECT NO. 157.001338 IN THE STATE OF ILLINOIS, CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION.

Michael Skowlund

MICHAEL SKOWLUND, LANDSCAPE ARCHITECT
OMNI ECOSYSTEMS, LLC

DATE 06.26.2024

STREETSCAPE PLAN LEGEND

KEY	COMPONENT
	SHADE TREE
	ORNAMENTAL TREE
	EVERGREEN TREE
	EXISTING TREE TO REMAIN
	SHRUB
	PERENNIALS
	SOD
	MULCH
	RUBBER MULCH PLAY AREA
	BRICK PAVERS
	4' HT. DOUBLE METAL FENCE & GATE
	8' HT. DOUBLE METAL FENCE & GATE
	6' HT. WOOD FENCE

Architect:

CIVIC PROJECTS

ARCHITECTURE

6100 South Blackstone Ave
Chicago, Illinois 60637
info@civic-projects.com

Applicant:

Sunshine Gospel Ministries

345-79 East 60th St
6000-50 South Dr, Martin Luther King Dr
6001-49 South Calumet Ave
Chicago, Illinois 60637

Date Introduced:

June 12, 2024

Plan Commission:

August 15, 2024

Revisions

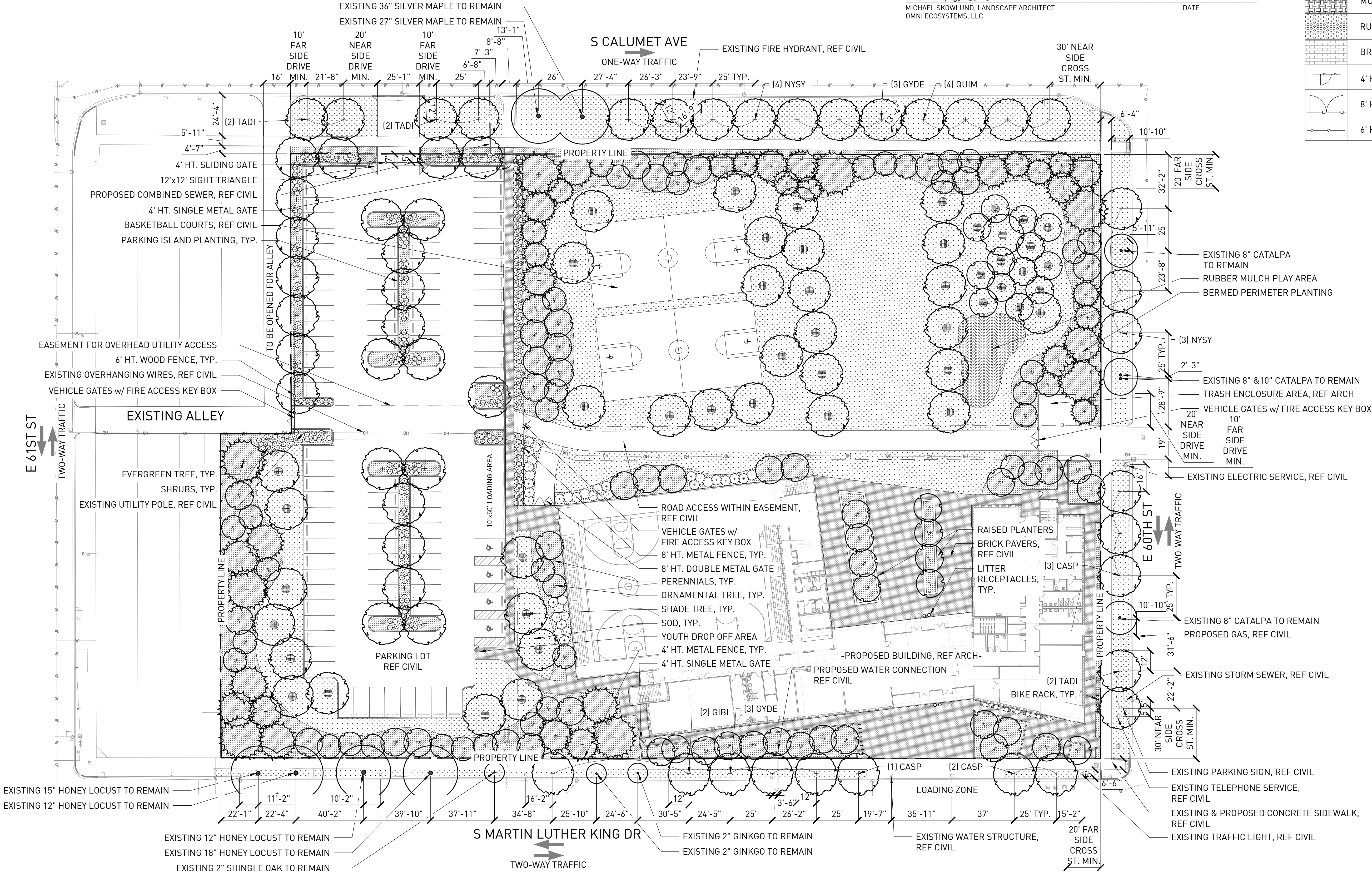
REV	DESCRIPTION	DATE
4	PD Application	6/12/24
5	PD Revisions	7/18/24

DATE PRINTED: 03/26/2024

Sheet Name

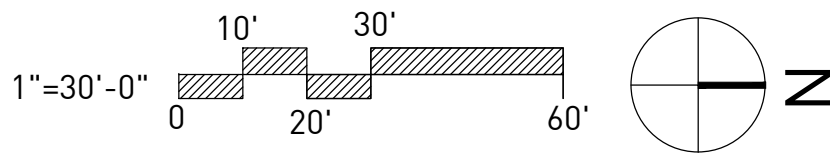
LANDSCAPE PLAN

PD1.2



LANDSCAPE PLAN

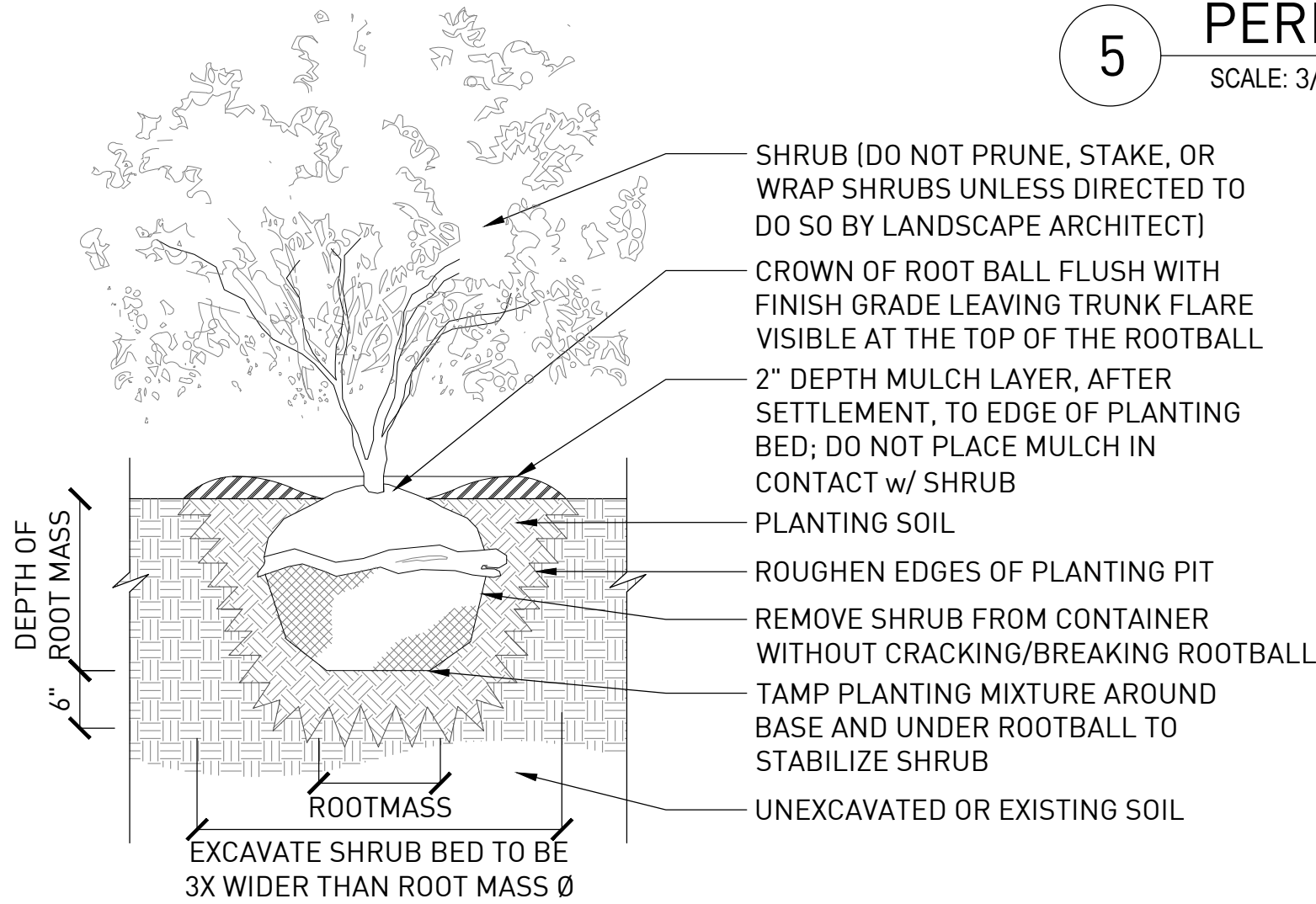
SCALE: 1"=30'



4

SHRUB PLANTING

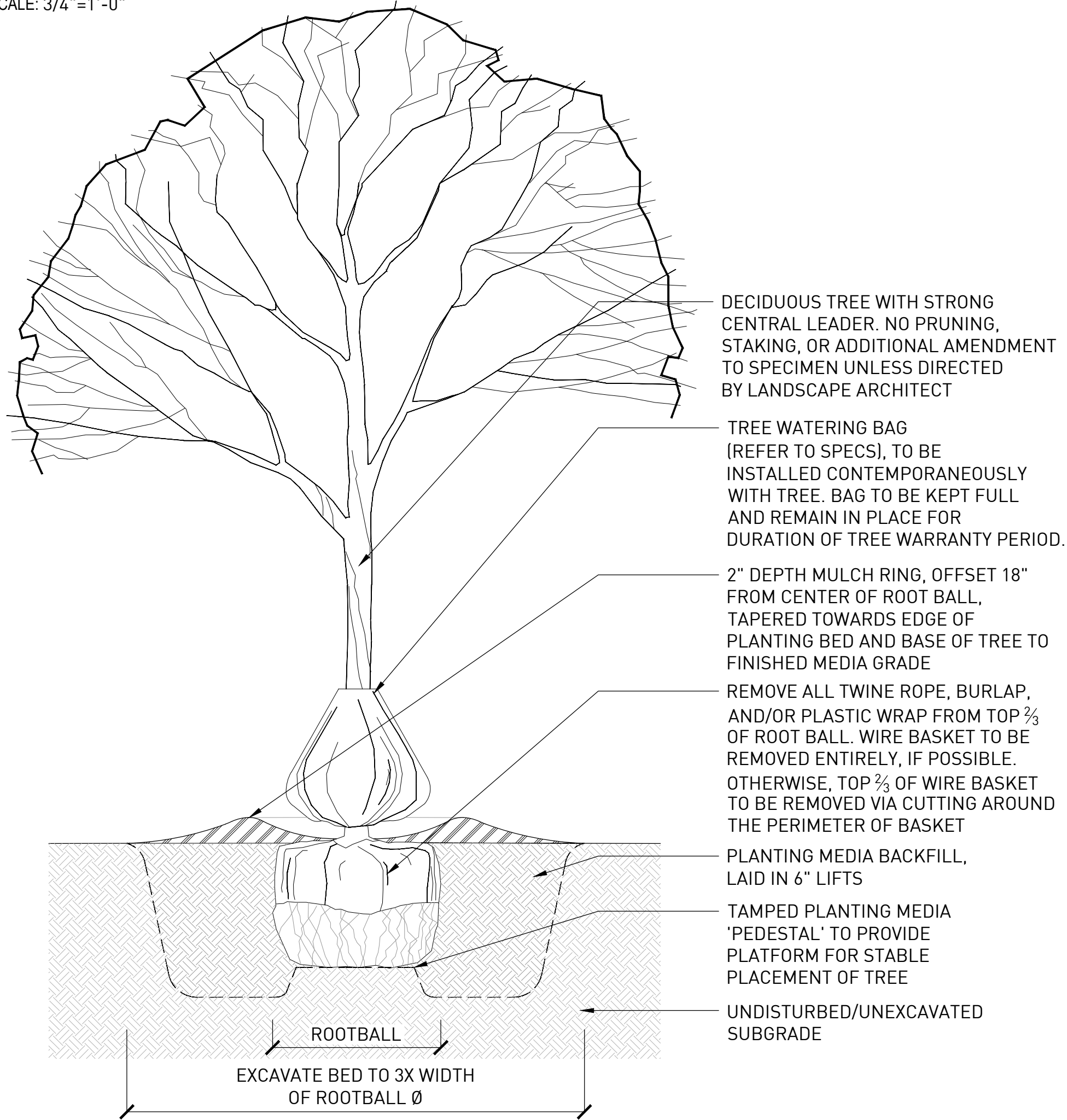
SCALE: 3/4"=1'-0"



3

TREE PLANTING

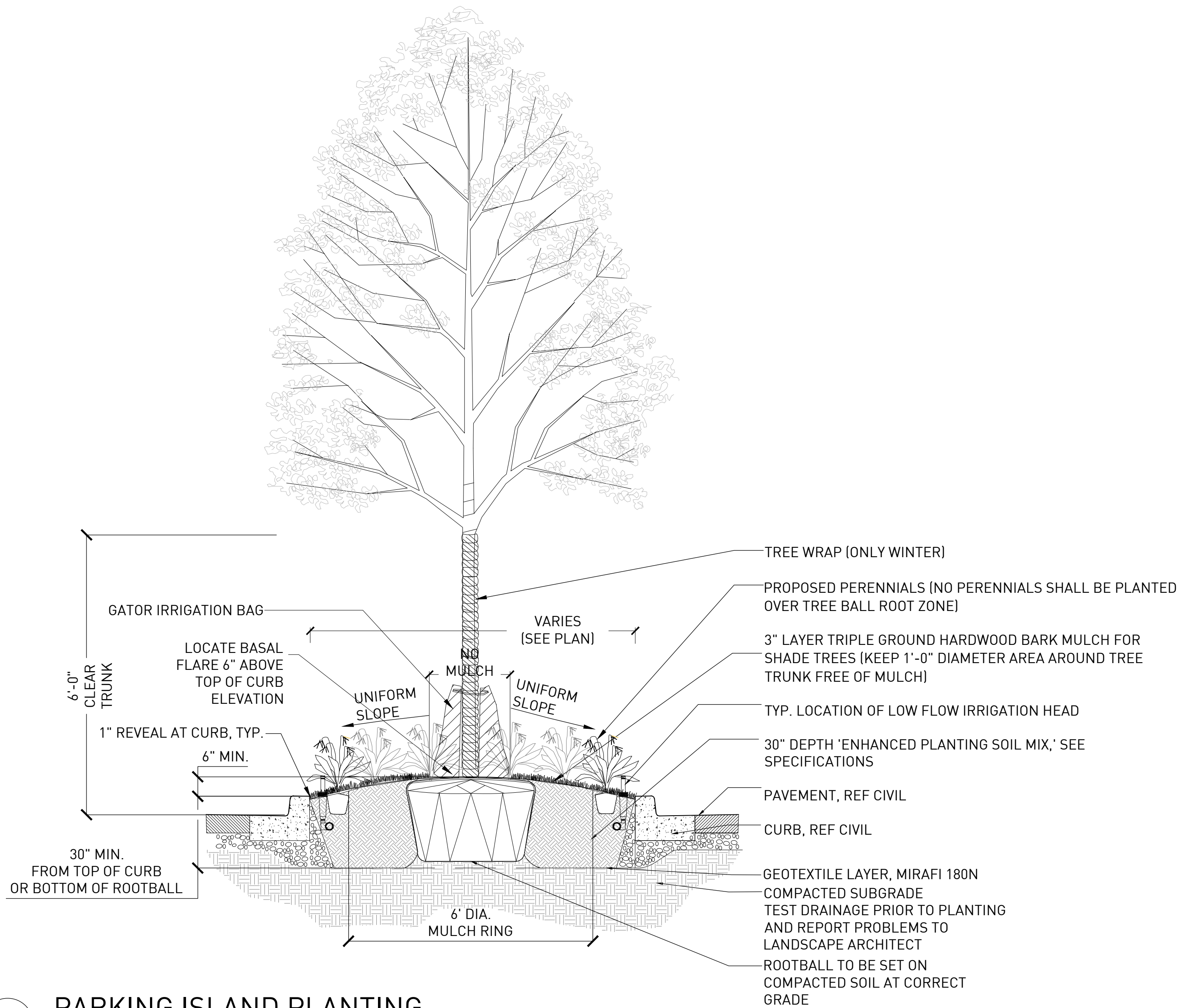
SCALE: 1/2"=1'-0"



1

PARKING ISLAND PLANTING

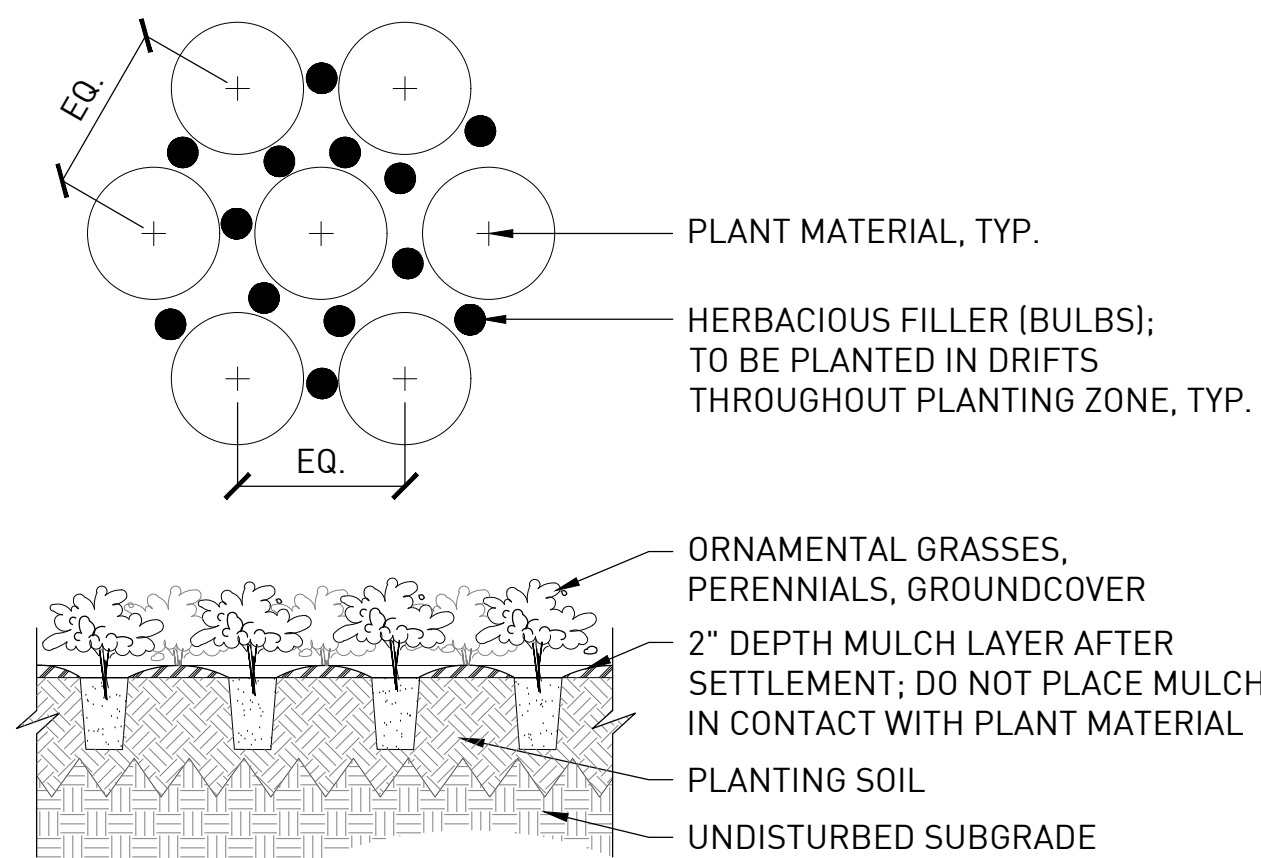
SCALE: 1/2"=1'-0"



5

PERENNIAL PLANTING

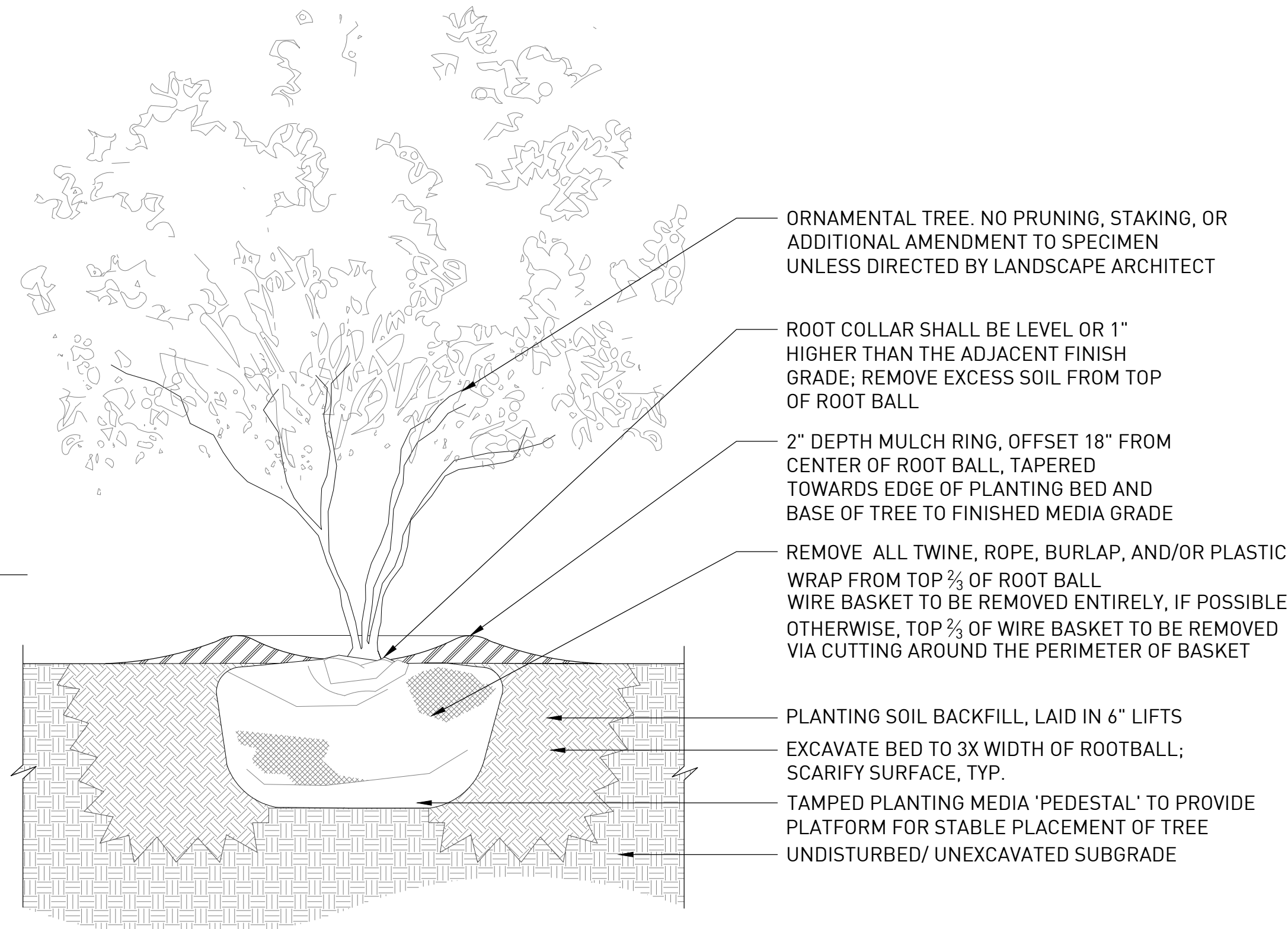
SCALE: 3/4"=1'-0"



2

ORNAMENTAL TREE PLANTING

SCALE: 1/2"=1'-0"



Architect:
CIVIC PROJECTS
ARCHITECTURE
6100 South Blackstone Ave
Chicago, Illinois 60637
info@civic-projects.com

Applicant:
Sunshine Gospel Ministries
345-79 East 60th St
6000-50 South Dr, Martin Luther King Dr
6001-49 South Calumet Ave
Chicago, Illinois 60637

Date Introduced:
June 12, 2024

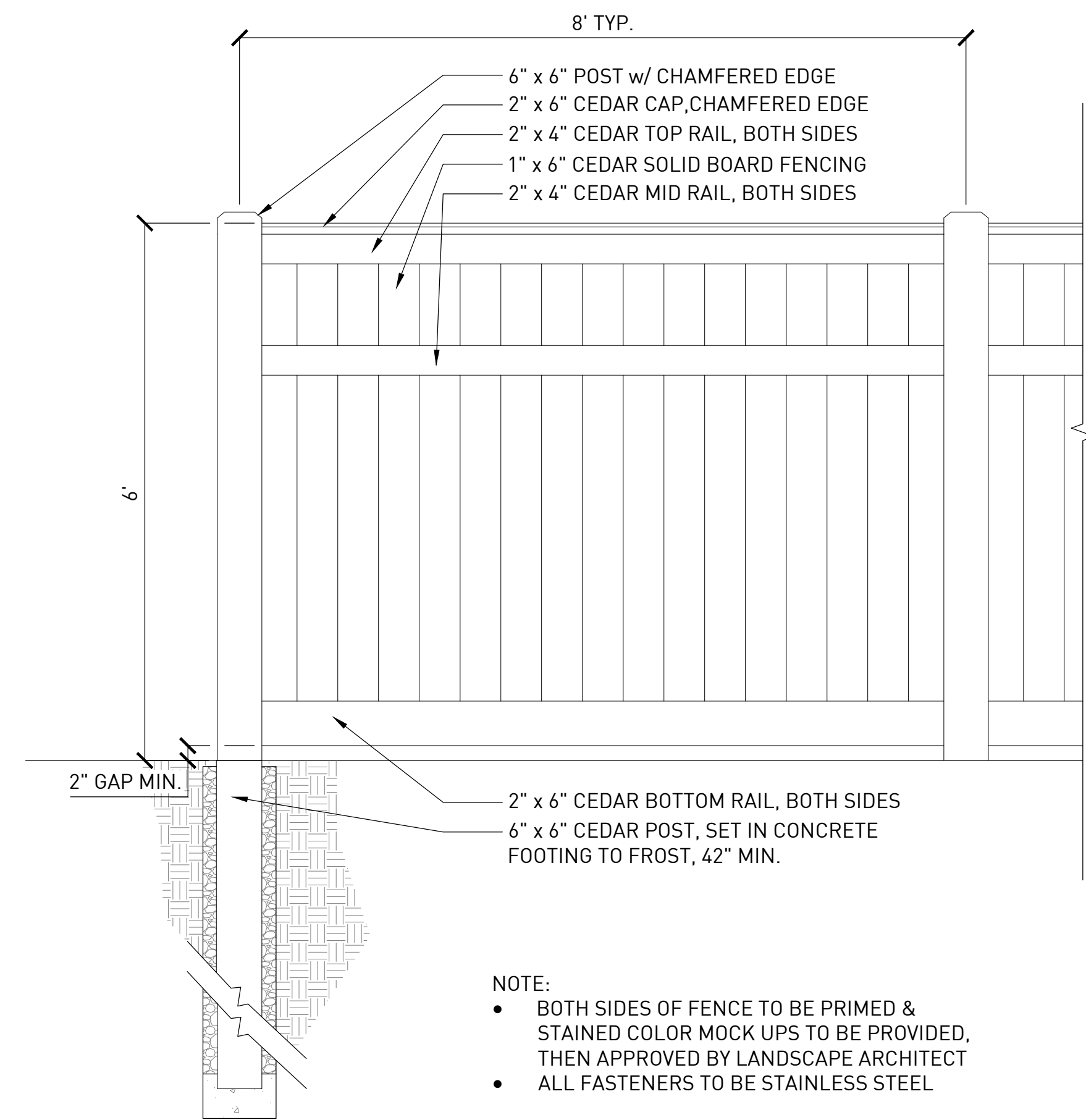
Plan Commission:
August 15, 2024

Revisions		
REV	DESCRIPTION	DATE
4	PD Application	6/12/24
5	PD Revisions	7/18/24

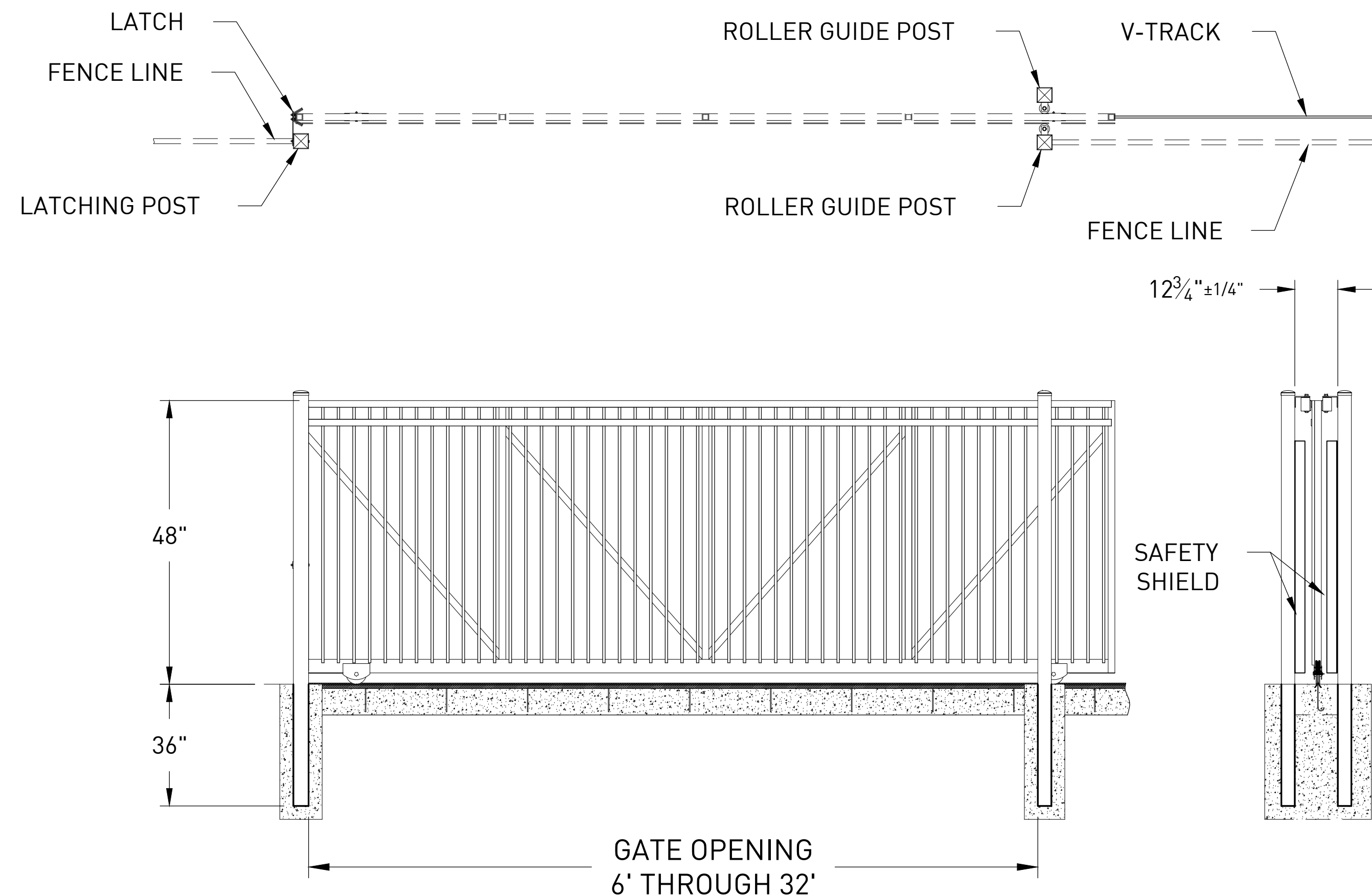
DATE PRINTED: 03/26/2024

Sheet Name
DETAILS

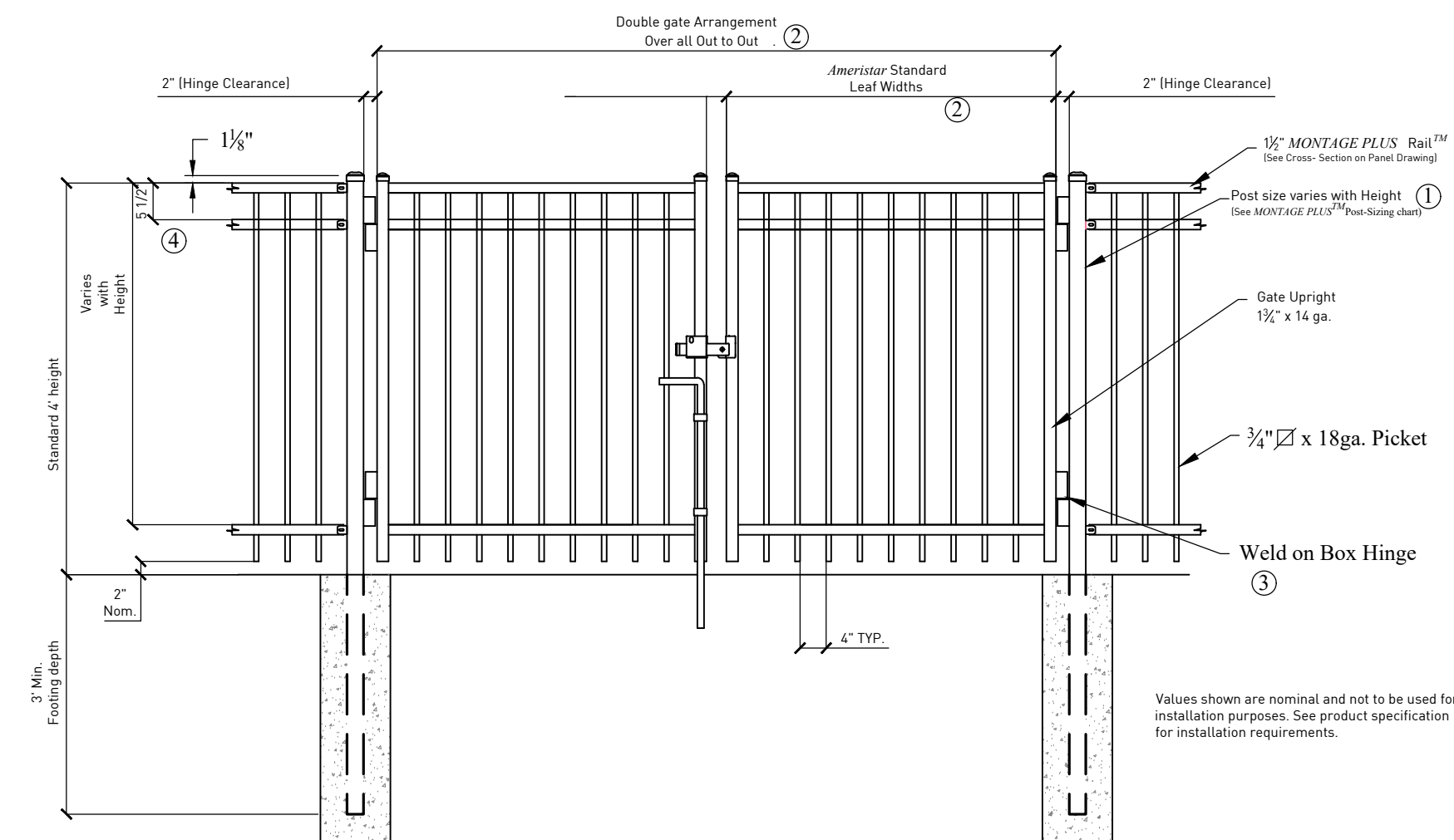
PD1.3



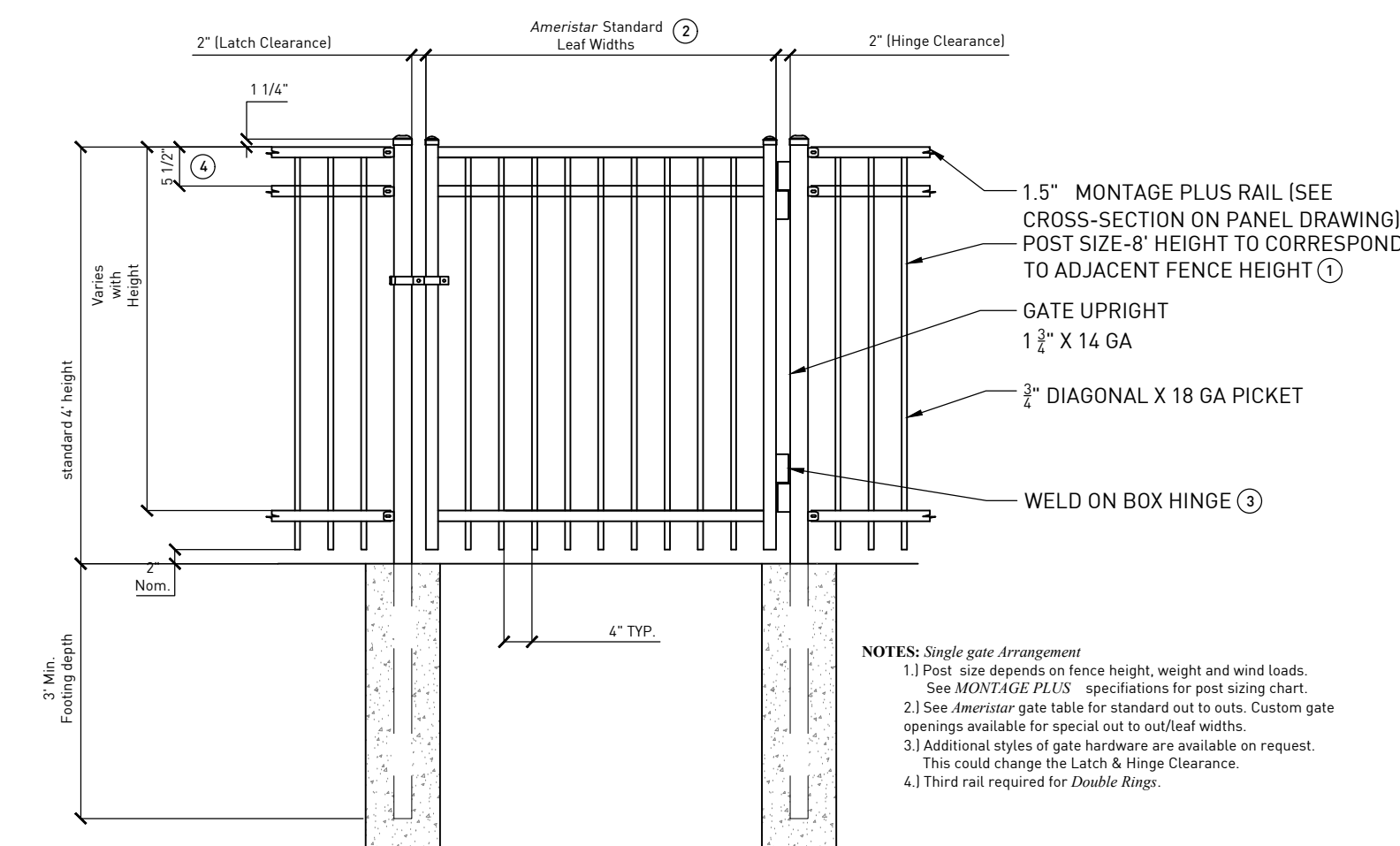
5 6' HT. WOOD FENCE
SCALE: 3/4"=1'-0"



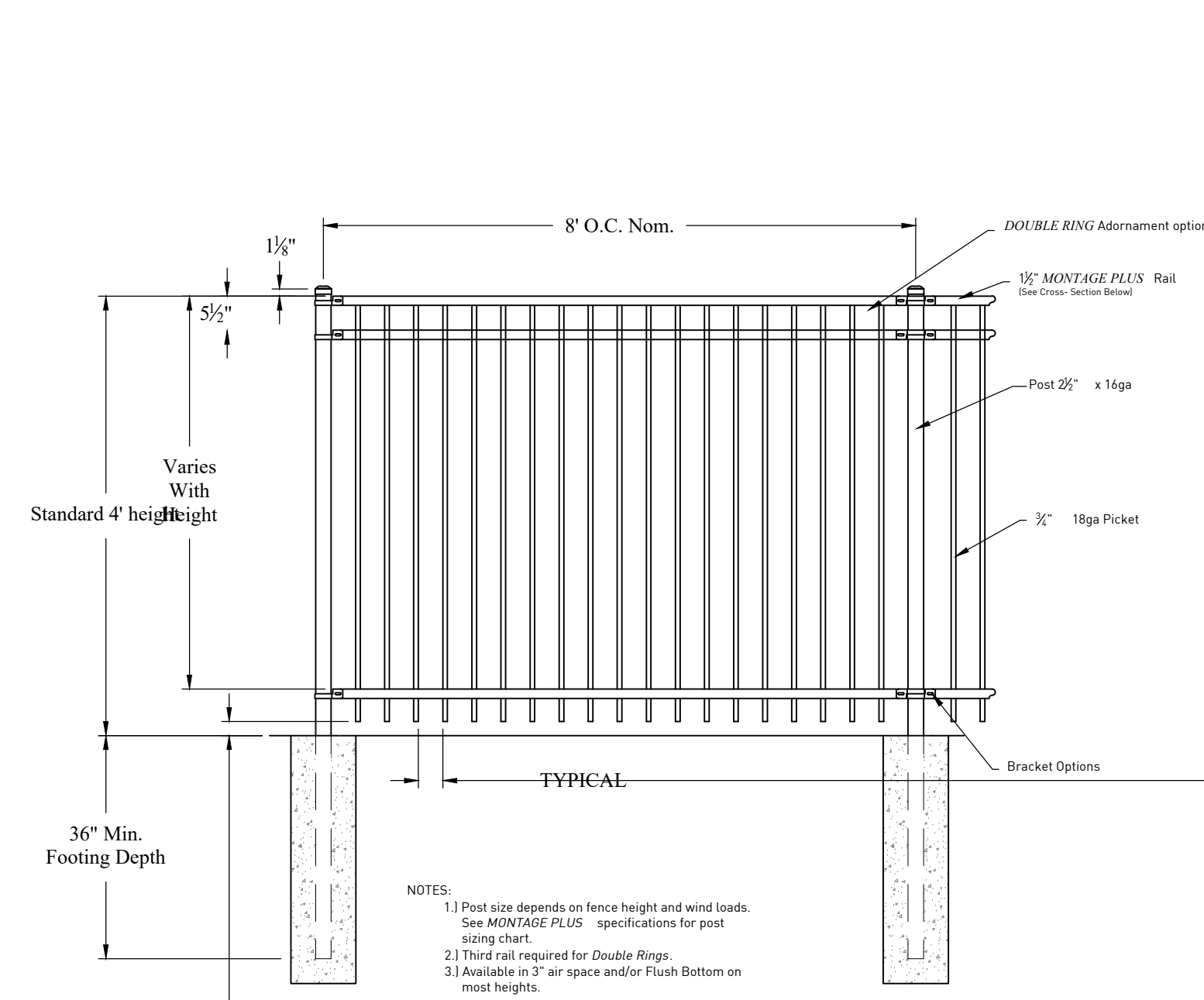
2 4' HT. SLIDING GATE
SCALE: 3/4"=1'-0"



4 8' HT. DOUBLE METAL GATE
SCALE: 3/4"=1'-0"



3 4' HT. SINGLE METAL GATE
SCALE: 3/4"=1'-0"



1 4' HT. & 8' HT. METAL FENCE
SCALE: 3/4"=1'-0"

Architect:
CIVIC PROJECTS
ARCHITECTURE
6100 South Blackstone Ave
Chicago, Illinois 60637
info@civic-projects.com

Applicant:
Sunshine Gospel Ministries
345-79 East 60th St
6000-50 South Dr. Martin Luther King Dr
6001-49 South Calumet Ave
Chicago, Illinois 60637

Date Introduced:
June 12, 2024

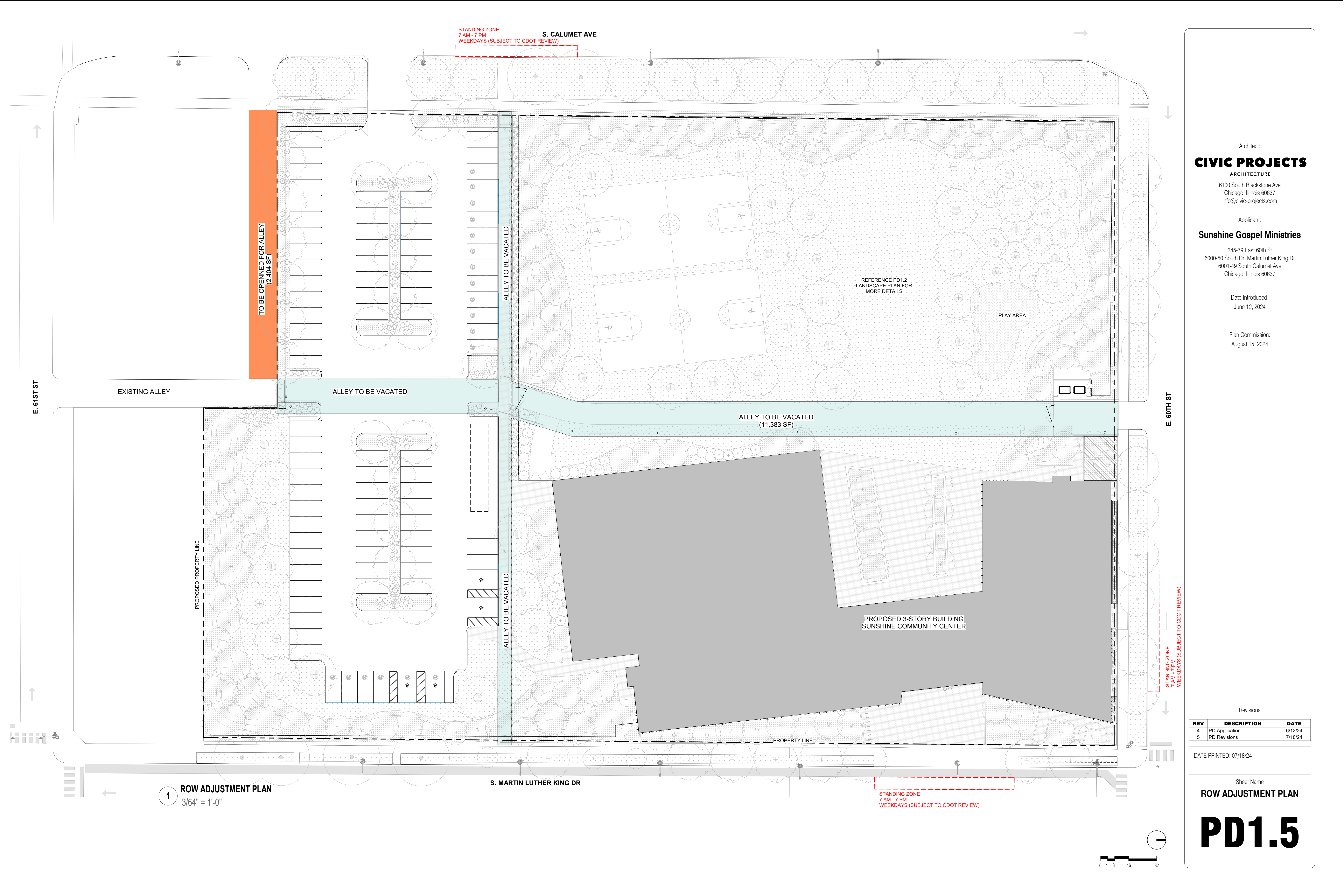
Plan Commission:
August 15, 2024

Revisions		
REV	DESCRIPTION	DATE
4	PD Application	6/12/24
5	PD Revisions	7/18/24

DATE PRINTED: 03/26/2024

Sheet Name
DETAILS

PD1.4



Architect:
CIVIC PROJECTS
ARCHITECTURE
6100 South Blackstone Ave
Chicago, Illinois 60637
info@civic-projects.com

Applicant:
Sunshine Gospel Ministries
345-79 East 60th St
6000-50 South Dr, Martin Luther King Dr
6001-49 South Calumet Ave
Chicago, Illinois 60637

Date Introduced:
June 12, 2024

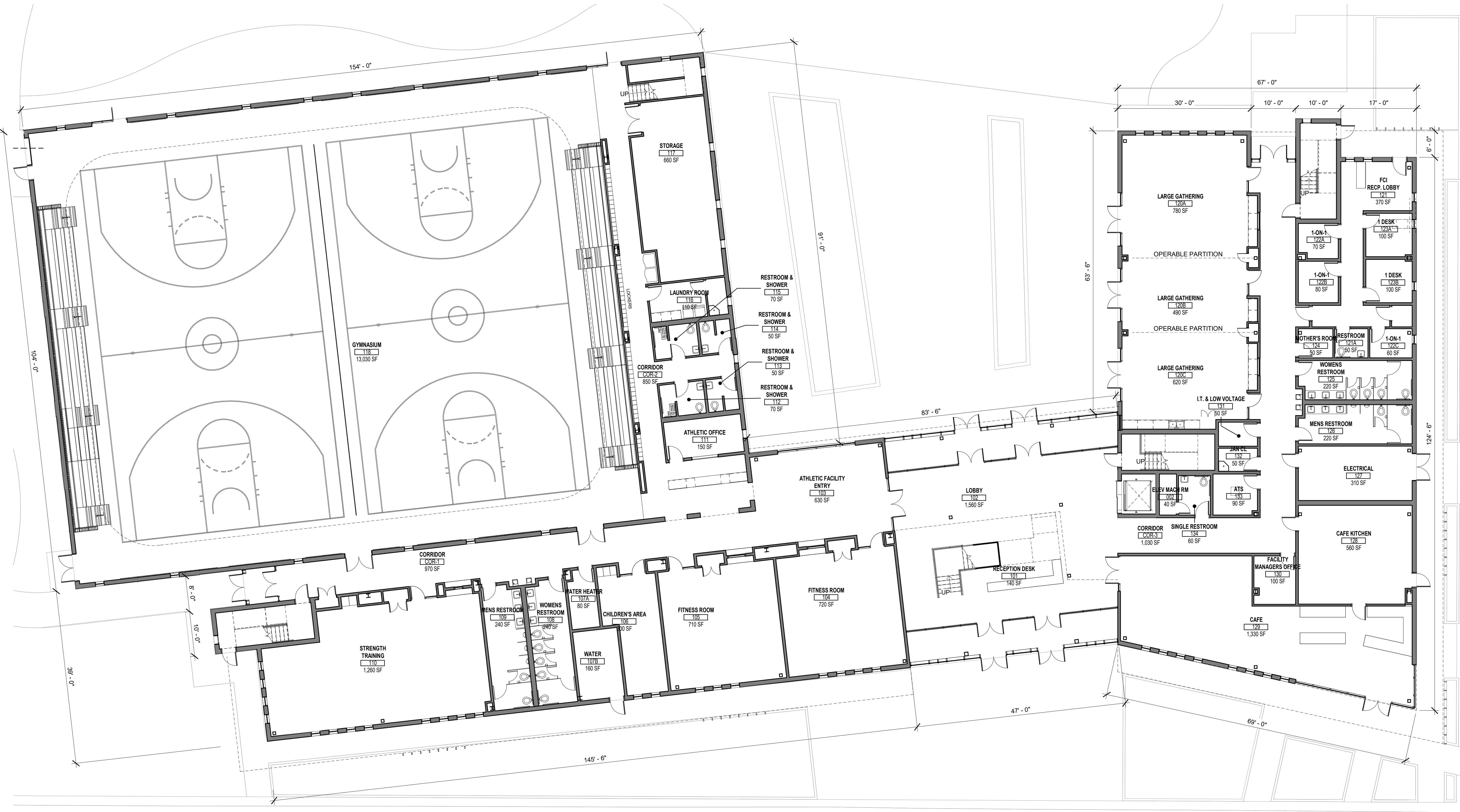
Plan Commission:
August 15, 2024

Revisions		
REV	DESCRIPTION	DATE
4	PD Application	6/12/24
5	PD Revisions	7/18/24

DATE PRINTED: 07/18/24

Sheet Name
ROW ADJUSTMENT PLAN

PD1.5



1 FIRST FLOOR PLAN
Not To Scale

Architect:
CIVIC PROJECTS
ARCHITECTURE
6100 South Blackstone Ave
Chicago, Illinois 60637
info@civic-projects.com

Applicant:
Sunshine Gospel Ministries
345-79 East 60th St
6000-50 South Dr, Martin Luther King Dr
6001-49 South Calumet Ave
Chicago, Illinois 60637

Date Introduced:
June 12, 2024

Plan Commission:
August 15, 2024

Revisions

REV	DESCRIPTION	DATE
4	PD Application	6/12/24
5	PD Revisions	7/18/24

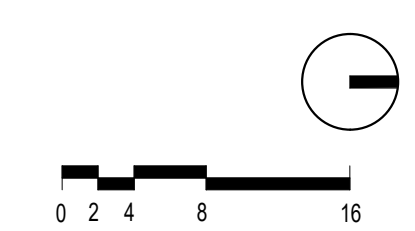
DATE PRINTED: 07/18/24

Sheet Name

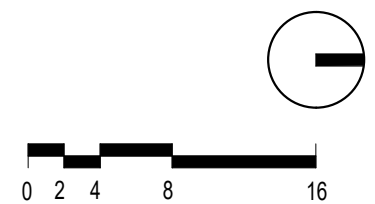
1ST FLOOR PLAN

PD2.0

0 2 4 8 16

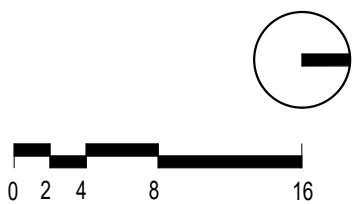
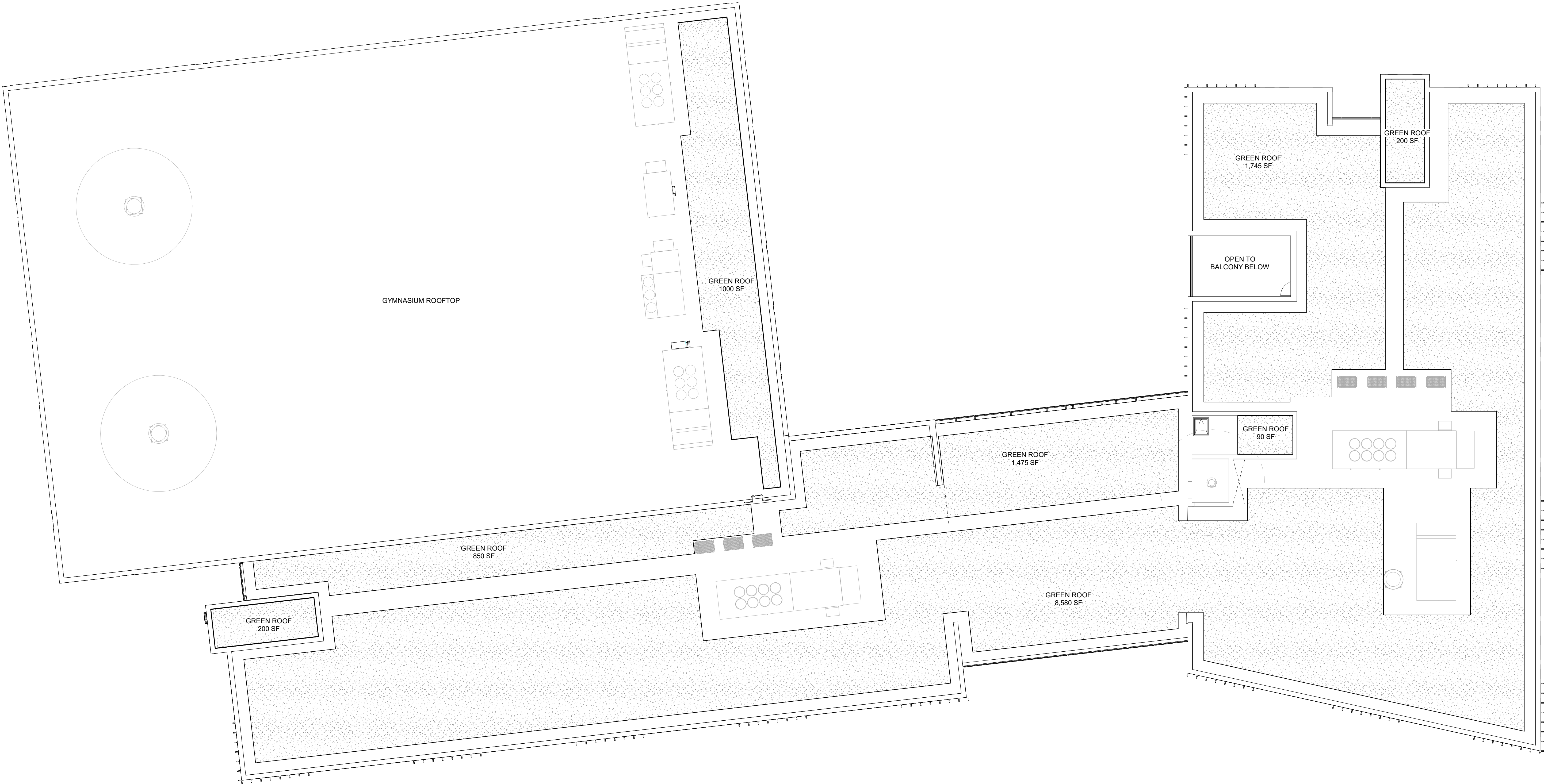


1 SECOND FLOOR PLAN
Not To Scale



PD2.2

Not To Scale



Architect:

CIVIC PROJECTS
ARCHITECTURE
6100 South Blackstone Ave
Chicago, Illinois 60637
info@civic-projects.com

Applicant:

Sunshine Gospel Ministries
345-79 East 60th St
6000-50 South Dr, Martin Luther King Dr
6001-49 South Calumet Ave
Chicago, Illinois 60637

Date Introduced:
June 12, 2024

Plan Commission:
August 15, 2024

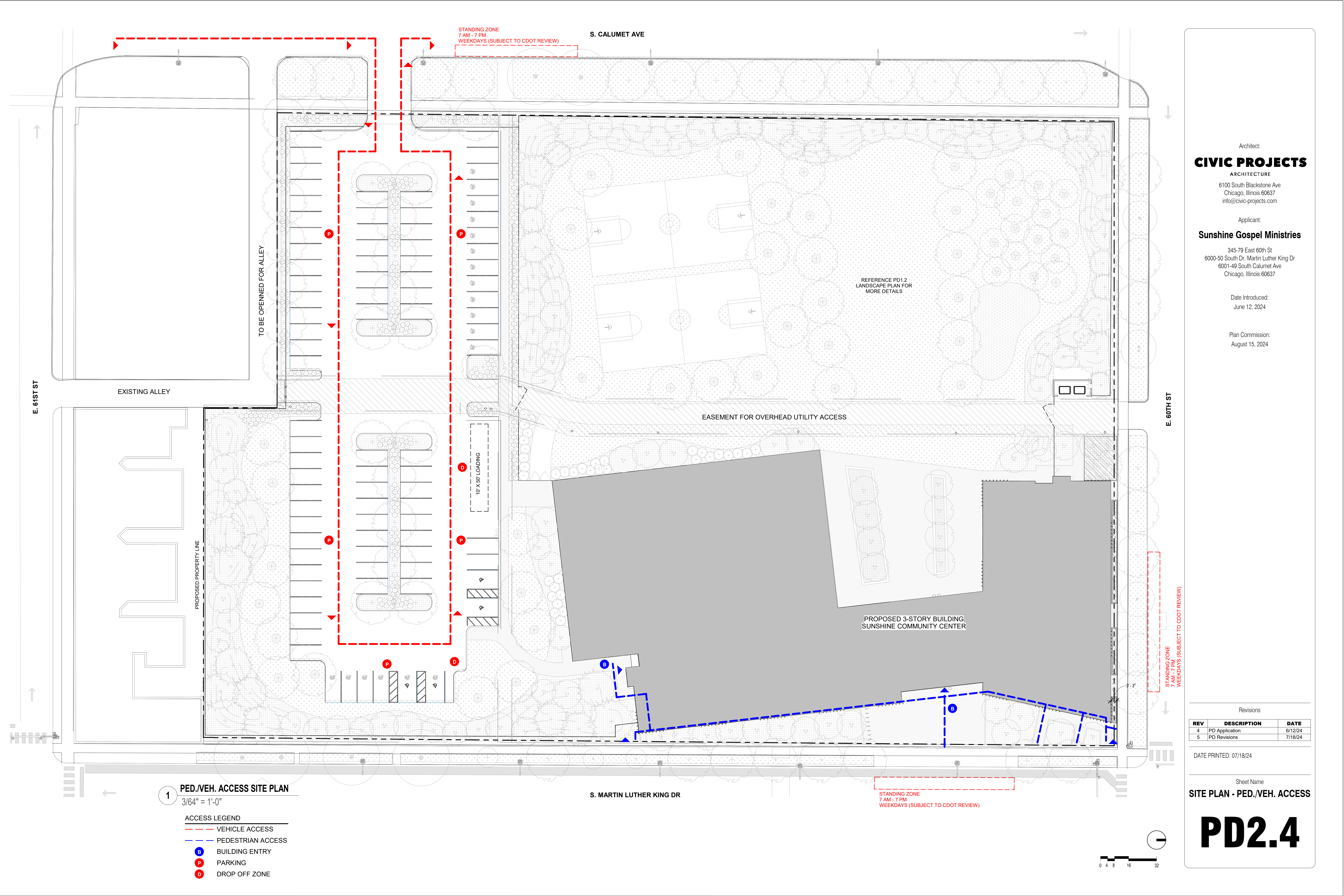
Revisions		
REV	DESCRIPTION	DATE
4	PD Application	6/12/24
5	PD Revisions	7/18/24

DATE PRINTED: 07/18/24

Sheet Name

ROOF PLAN

PD2.3



1 PED./VEH. ACCESS SITE PLAN
3/64" = 1'-0"

- ACCESS LEGEND
- VEHICLE ACCESS
 - PEDESTRIAN ACCESS
 - BUILDING ENTRY
 - PARKING
 - DROP OFF ZONE

Architect:
CIVIC PROJECTS
ARCHITECTURE
6100 South Blackstone Ave
Chicago, Illinois 60637
info@civic-projects.com

Applicant:
Sunshine Gospel Ministries
345-79 East 60th St
6000-50 South Dr, Martin Luther King Dr
6001-49 South Calumet Ave
Chicago, Illinois 60637

Date Introduced:
June 12, 2024

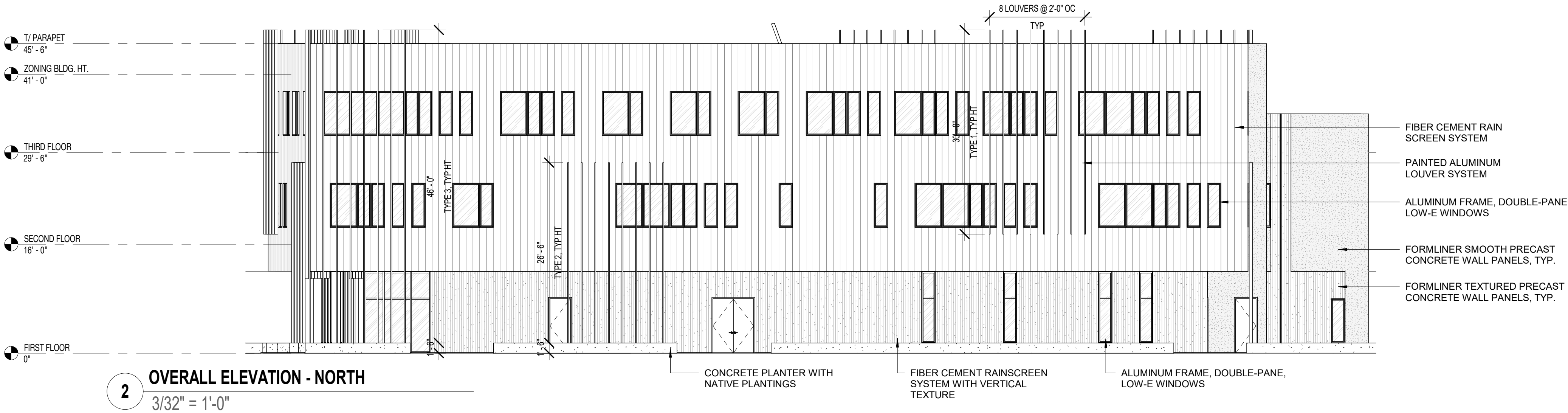
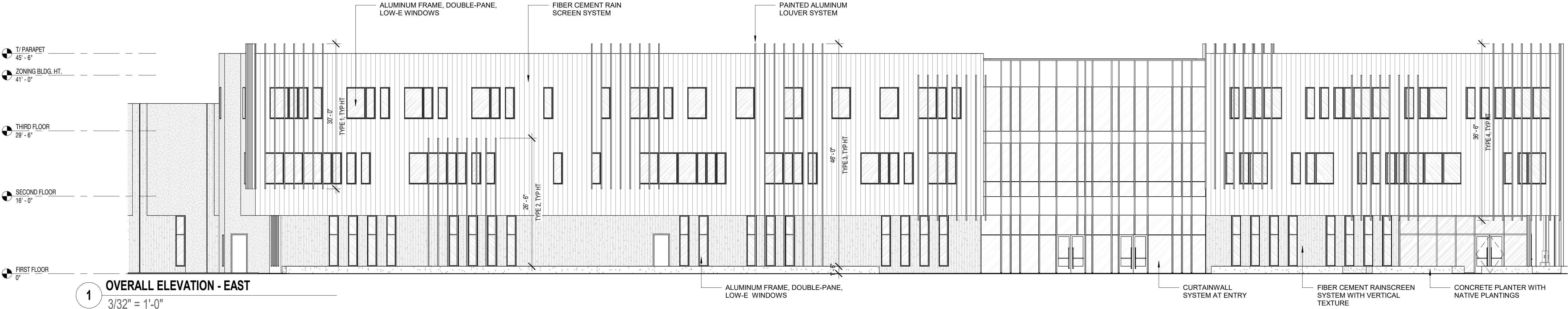
Plan Commission:
August 15, 2024

Revisions		
REV	DESCRIPTION	DATE
4	PD Application	6/12/24
5	PD Revisions	7/18/24

DATE PRINTED: 07/18/24

Sheet Name
SITE PLAN - PED./VEH. ACCESS

PD2.4



PERCENT GLAZING

EAST ELEVATION: 37%
NORTH ELEVATION: 19%



Architect:
CIVIC PROJECTS
ARCHITECTURE
6100 South Blackstone Ave
Chicago, Illinois 60637
info@civic-projects.com

Applicant:
Sunshine Gospel Ministries
345-79 East 60th St
6000-50 South Dr, Martin Luther King Dr
6001-49 South Calumet Ave
Chicago, Illinois 60637

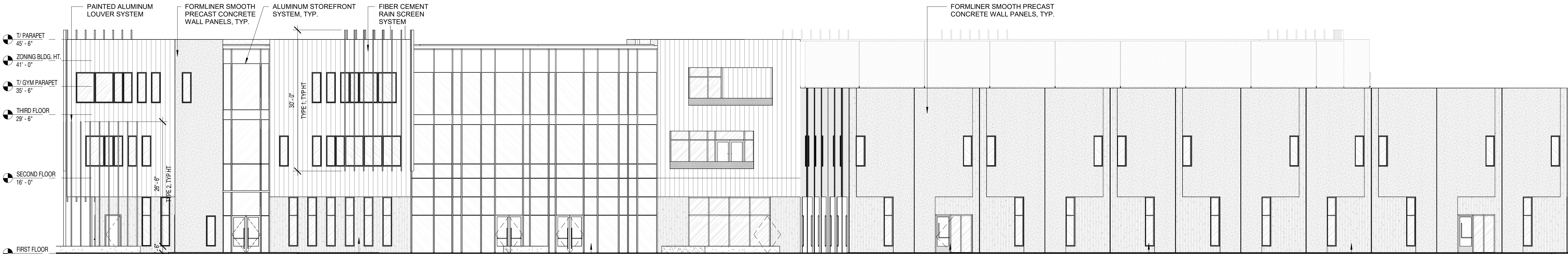
Date Introduced:
June 12, 2024

Plan Commission:
August 15, 2024

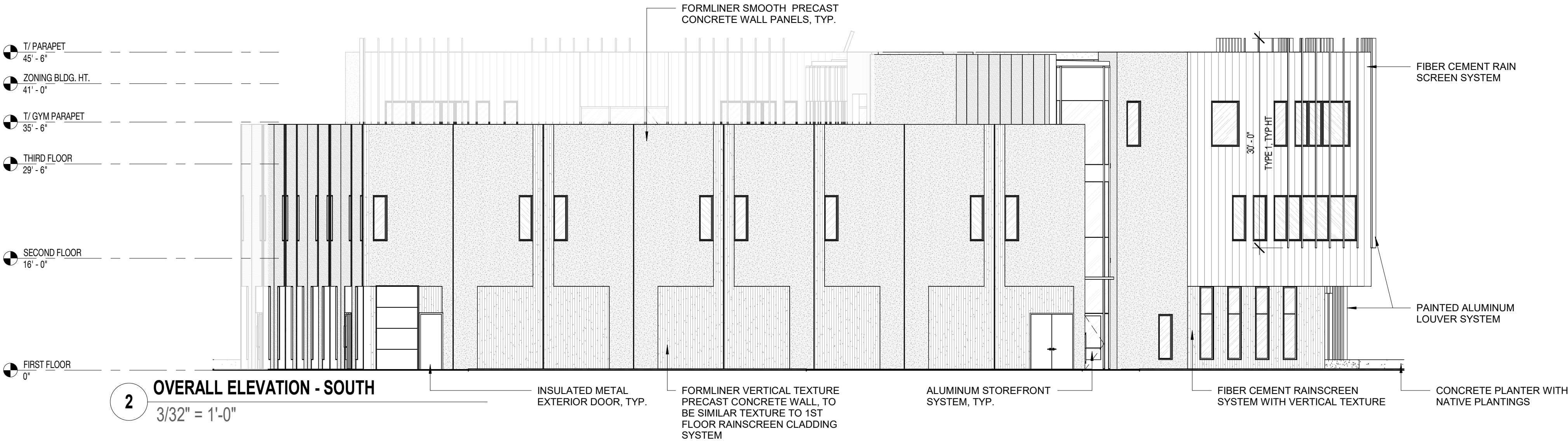
Revisions		
REV	DESCRIPTION	DATE
4	PD Application	6/12/24
5	PD Revisions	7/18/24

DATE PRINTED: 07/18/24

Sheet Name
BUILDING ELEVATIONS
PD3.0



1
OVERALL ELEVATION - WEST
3/32" = 1'-0"



2
OVERALL ELEVATION - SOUTH
3/32" = 1'-0"

PERCENT GLAZING

WEST ELEVATION: 35%
SOUTH ELEVATION: 12%

Architect:
CIVIC PROJECTS
ARCHITECTURE
6100 South Blackstone Ave
Chicago, Illinois 60637
info@civic-projects.com

Applicant:
Sunshine Gospel Ministries
345-79 East 60th St
6000-50 South Dr, Martin Luther King Dr
6001-49 South Calumet Ave
Chicago, Illinois 60637

Date Introduced:
June 12, 2024

Plan Commission:
August 15, 2024

Revisions

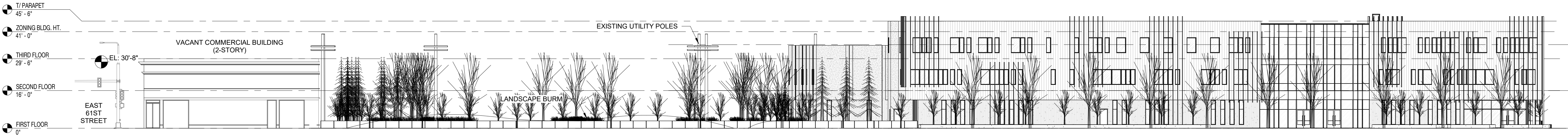
REV	DESCRIPTION	DATE
4	PD Application	6/12/24
5	PD Revisions	7/18/24

DATE PRINTED: 07/18/24

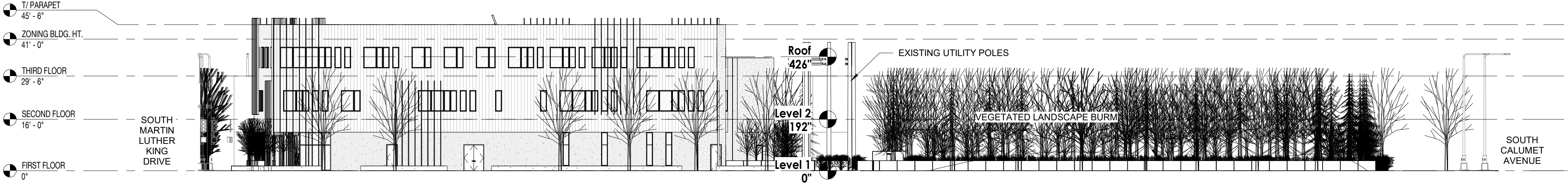
Sheet Name
BUILDING ELEVATIONS

PD3.1





1 STREET ELEVATION - EAST
Not To Scale



2 STREET ELEVATION - NORTH
Not To Scale

- Roof 426"
- Level 2 192"
- Level 1 0"

Architect:
CIVIC PROJECTS
ARCHITECTURE
6100 South Blackstone Ave
Chicago, Illinois 60637
info@civic-projects.com

Applicant:
Sunshine Gospel Ministries
345-79 East 60th St
6000-50 South Dr, Martin Luther King Dr
6001-49 South Calumet Ave
Chicago, Illinois 60637

Date Introduced:
June 12, 2024

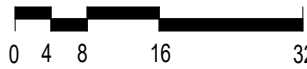
Plan Commission:
August 15, 2024

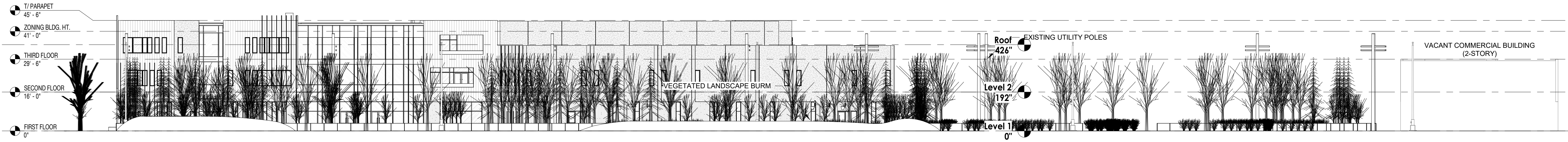
Revisions		
REV	DESCRIPTION	DATE
4	PD Application	6/12/24
5	PD Revisions	7/18/24

DATE PRINTED: 07/18/24

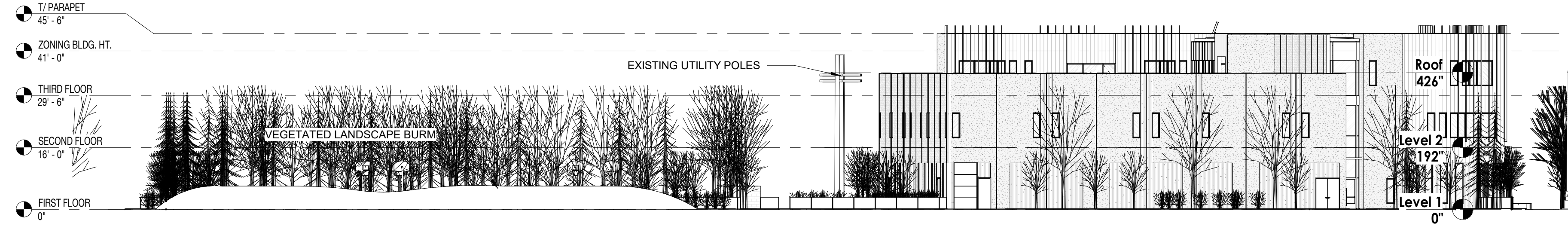
Sheet Name
STREETSCAPE ELEVATIONS

PD3.2

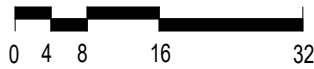




1 STREET ELEVATION - WEST
Not To Scale



2 STREET ELEVATION - SOUTH
Not To Scale



Architect:
CIVIC PROJECTS
ARCHITECTURE
6100 South Blackstone Ave
Chicago, Illinois 60637
info@civic-projects.com

Applicant:
Sunshine Gospel Ministries
345-79 East 60th St
6000-50 South Dr, Martin Luther King Dr
6001-49 South Calumet Ave
Chicago, Illinois 60637

Date Introduced:
June 12, 2024

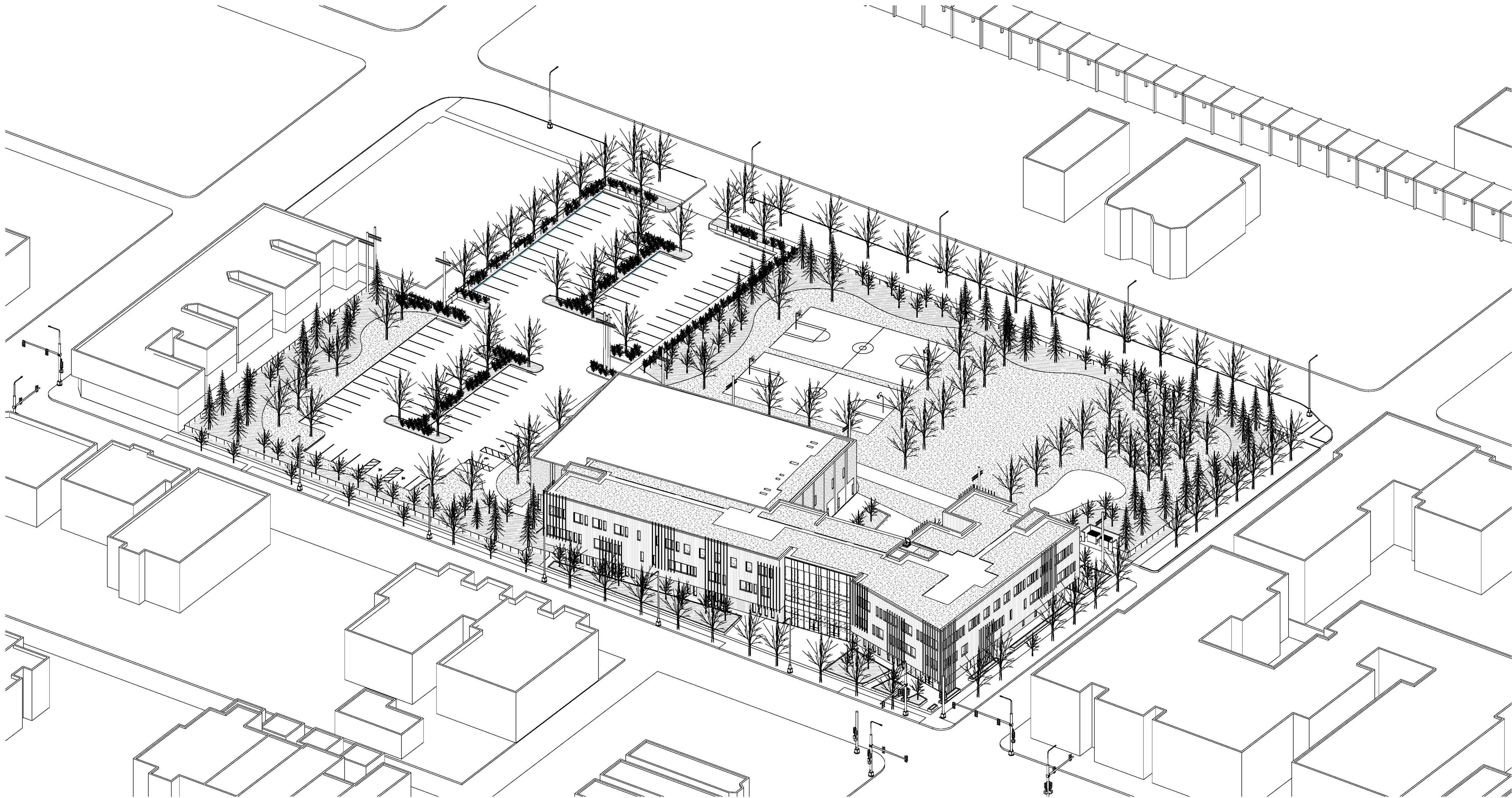
Plan Commission:
August 15, 2024

Revisions		
REV	DESCRIPTION	DATE
4	PD Application	6/12/24
5	PD Revisions	7/18/24

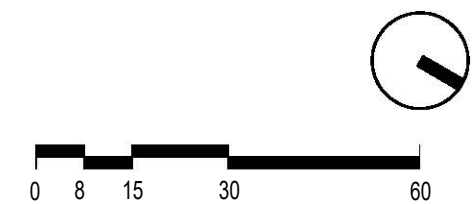
DATE PRINTED: 07/18/24

Sheet Name
STREETSCAPE ELEVATIONS

PD3.3



1 PD_SITE AXON
Not To Scale



Architect:

CIVIC PROJECTS

ARCHITECTURE

6100 South Blackstone Ave
Chicago, Illinois 60637
info@civic-projects.com

Applicant:

Sunshine Gospel Ministries

345-79 East 60th St
6000-50 South Dr, Martin Luther King Dr
6001-49 South Calumet Ave
Chicago, Illinois 60637

Date Introduced:

June 12, 2024

Plan Commission:

August 15, 2024

Revisions

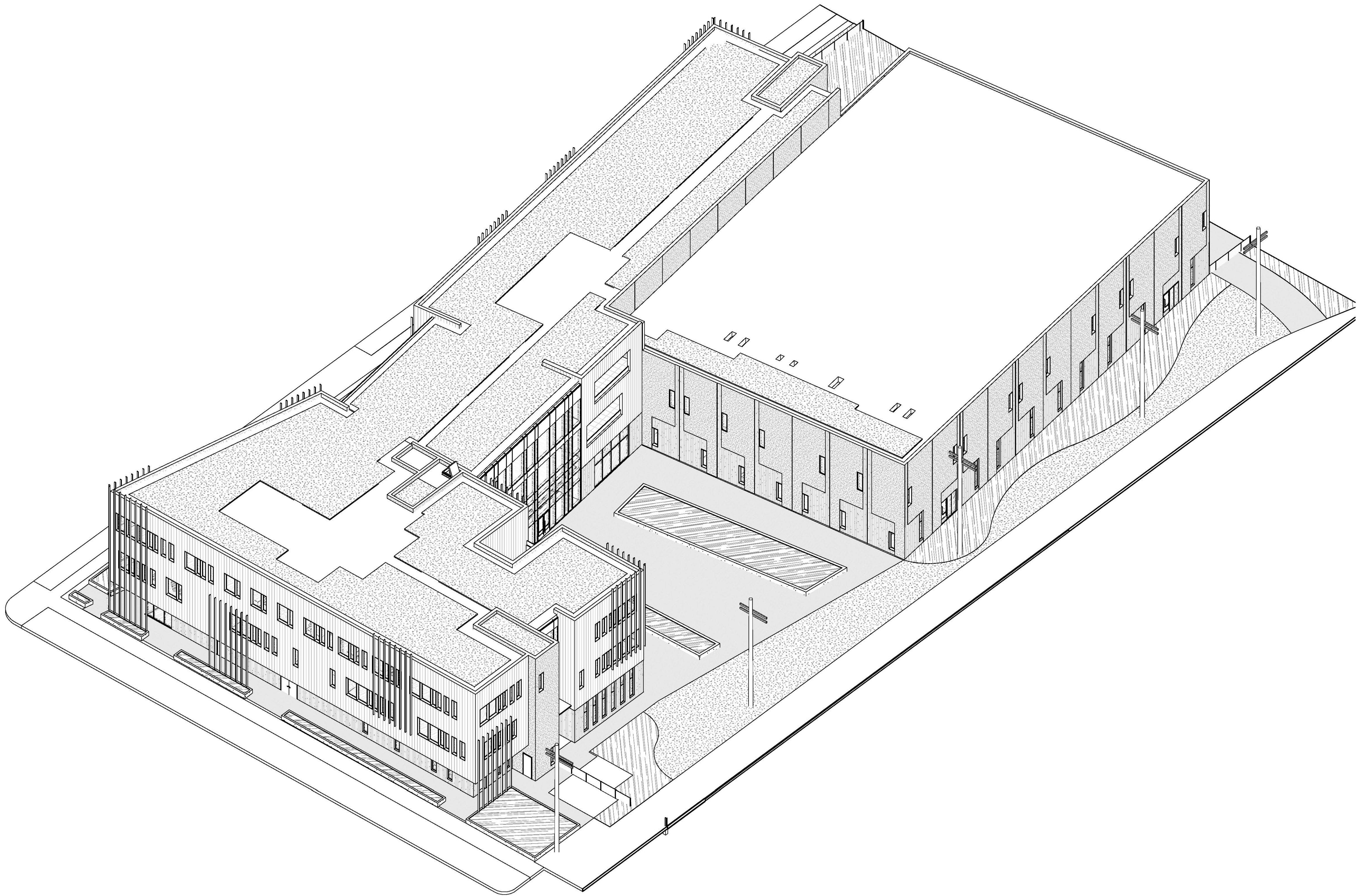
REV	DESCRIPTION	DATE
4	PD Application	6/12/24
5	PD Revisions	7/18/24

DATE PRINTED: 07/18/24

Sheet Name

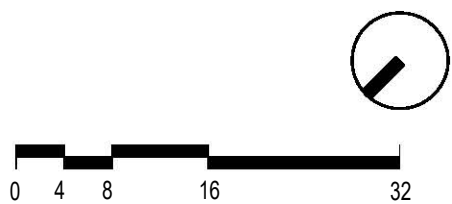
SITE AXON

PD9.0



SEE PD1.2 FOR LANDSCAPE PLAN AND OVERALL LANDSCAPE APPROACH

1 PD_BUILDING AXON NE
Not To Scale



Architect:
CIVIC PROJECTS
ARCHITECTURE
6100 South Blackstone Ave
Chicago, Illinois 60637
info@civic-projects.com

Applicant:
Sunshine Gospel Ministries
345-79 East 60th St
6000-50 South Dr, Martin Luther King Dr
6001-49 South Calumet Ave
Chicago, Illinois 60637

Date Introduced:
June 12, 2024

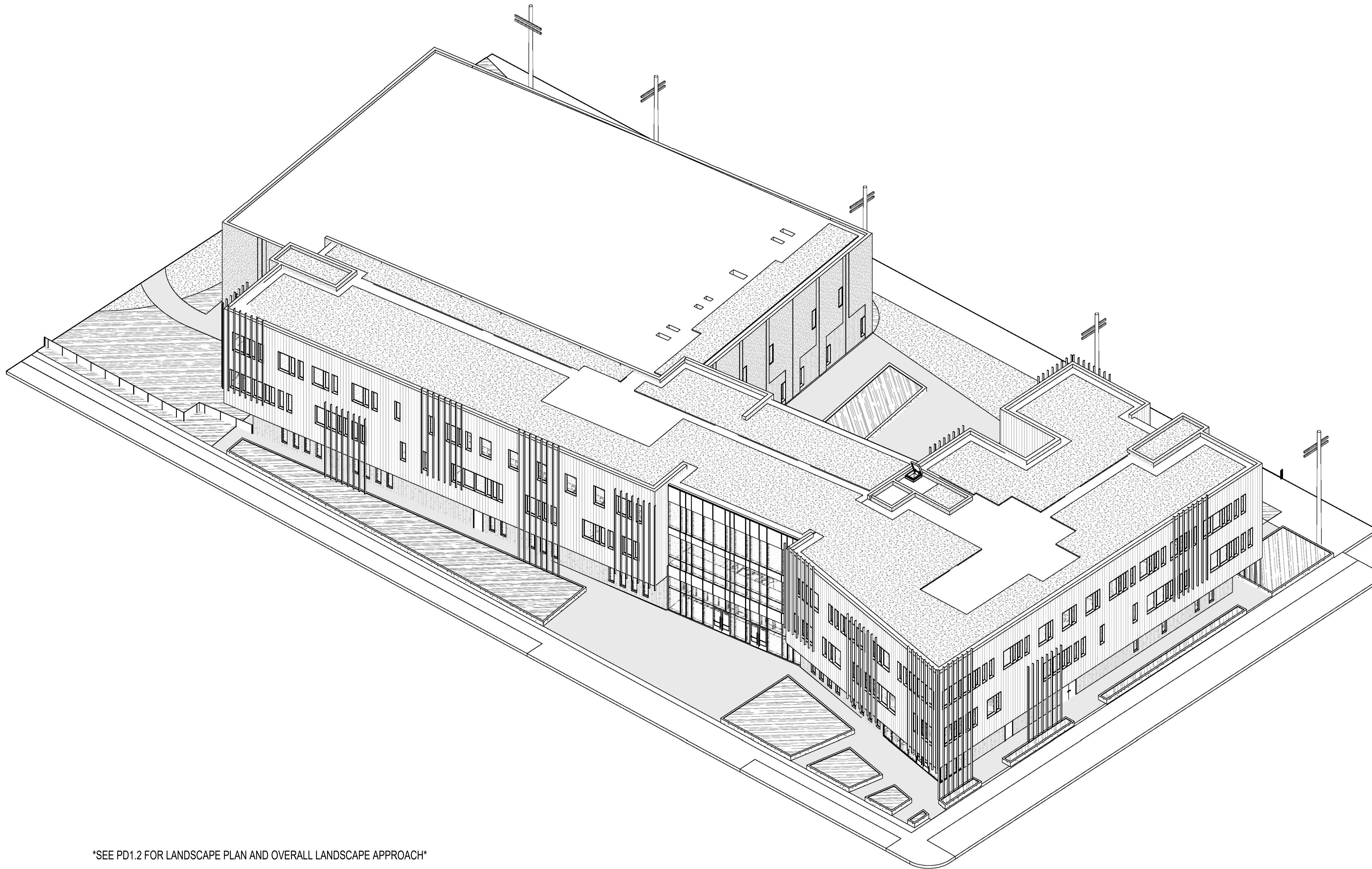
Plan Commission:
August 15, 2024

Revisions		
REV	DESCRIPTION	DATE
4	PD Application	6/12/24
5	PD Revisions	7/18/24

DATE PRINTED: 07/18/24

Sheet Name
BUILDING AXON NE

PD9.1

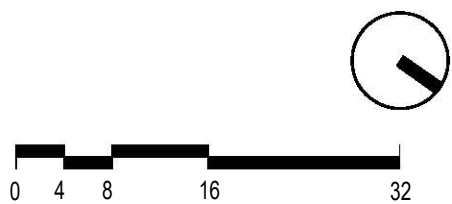


SEE PD1.2 FOR LANDSCAPE PLAN AND OVERALL LANDSCAPE APPROACH

1

PD_BUILDING AXON NW

Not To Scale



Architect:
CIVIC PROJECTS
ARCHITECTURE
6100 South Blackstone Ave
Chicago, Illinois 60637
info@civic-projects.com

Applicant:
Sunshine Gospel Ministries
345-79 East 60th St
6000-50 South Dr, Martin Luther King Dr
6001-49 South Calumet Ave
Chicago, Illinois 60637

Date Introduced:
June 12, 2024

Plan Commission:
August 15, 2024

Revisions		
REV	DESCRIPTION	DATE
4	PD Application	6/12/24
5	PD Revisions	7/18/24

DATE PRINTED: 07/18/24

Sheet Name
BUILDING AXON NW

PD9.2

20-15-304-009-0000
NVR PROPERTIES LLC
2815 N AVERS AVE 2
CHICAGO, IL 60618

20-15-304-010-0000
STEPHEN HOLMES
8008 S. SAWYER AVE.
CHICAGO, IL 60652

20-15-304-012-0000
CITY OF CHICAGO 12363
30 N LA SALLE
CHICAGO, IL 60602

20-15-304-013-0000
DANNY GRIFFIN
5951 S PRAIRIE AVE
CHICAGO, IL 60637

20-15-304-014-0000
SUSAN VICTORIA MCKENZI
5953 S PRAIRIE AVE
CHICAGO, IL 60637

20-15-304-015-0000
FIRST NATL BK IL
3849 JANIS DR
RICHTON PARK, IL 60471

20-15-304-016-0000
ARTHER H GRANT
6806 S CONSTANCE
CHICAGO, IL 60649

20-15-304-017-0000
EASLEY ISAAC
5959 PRAIRIE
CHICAGO, IL 60637

20-15-304-018-0000
TAXPAYER OF
5961 S PRAIRIE AVE
CHICAGO, IL 60637

20-15-304-019-0000
JACOBY CRUTCHER JR
5963 S PRARIE AVE
CHICAGO, IL 60637

20-15-304-020-0000
ATTEST INC W376
117 W HARRISON BLDG
CHICAGO, IL 60605

20-15-304-031-0000
UNIQUE3 APTS LLC
4021 CAMPANA DRIVE
PALO ALTO, CA 94306

20-15-304-032-0000
RASHAUNDA THOMAS
5942 S CALUMET AVE
CHICAGO, IL 60637

20-15-304-033-0000
CTLTC 8002356703
10 S LA SALLE ST#2750
CHICAGO, IL 60603

20-15-304-034-0000
MERCURIUS TRUST
5948 S CALUMET AVE
CHICAGO, IL 60637

20-15-304-035-0000
ESTELLA PORTER
5950 S CALUMET
CHICAGO, IL 60637

20-15-304-036-0000
CONNOLLY CAPITAL LLC
2232 N CLYBOURN FL 3
CHICAGO, IL 60614

20-15-304-037-0000
STARLYNDA J YOUNG
5853 S INDIANA AV
CHICAGO, IL 60637

20-15-305-013-0000
NIPI ENTERPRISES LLC
5935 S CALUMET AVE
CHICAGO, IL 60637

20-15-305-017-0000
MATTHEW IKUMEN
1249 W HOOD
CHICAGO, IL 60660

20-15-305-018-0000
GRV 352 62 E 60TH LLC
444 W LAKE ST 1700
CHICAGO, IL 60606

20-15-305-033-0000
FRED JAMES BOWDEN AS T
5934 S KING DR
CHICAGO, IL 60637

20-15-305-038-1001
SKMS REAL ESTATE LLC
126 E 144TH CT
HARVEY, IL 60426

20-15-305-038-1003
DENNIS C DENT JR
5940 S KING DR UNIT 1E
CHICAGO, IL 60637

20-15-305-038-1004
LATOYA CROOKS
5936 S KING DR UNIT 1
CHICAGO, IL 60637

20-15-305-038-1005
MIIST 1428 LLC
5605 THEOBALD
MORTON GROVE, IL 60053

20-15-305-038-1006
KENYA TOWNSEND
5944 S KING DR 1E
CHICAGO, IL 60637

20-15-305-038-1007
FOREIT PROPERTIES LLC
P O BOX 3347
MUNSTER, IN 46321

20-15-305-038-1008
CELESTINE CLARK
8453 S WABASH
CHICAGO, IL 60619

20-15-305-038-1009
VITAL HOUENOU
PO BOX 1515
PALATINE, IL 60078

20-15-305-038-1010
DENISE HUDSON
PO BOX 1073
NEW YORK, NY 10028

20-15-305-038-1011
SHEMICA TAYLOR
7330 S MERRILL
CHICAGO, IL 60649

20-15-305-038-1012
NEW LIFE LLC
6409 ALISHIA CIR
LAS VEGAS, NV 89130

20-15-305-038-1013
GENERAL HOOD
13 ILIAD DR
TINLEY PARK, IL 60477

20-15-305-038-1015
DANIELLE NUNN
5944 S KING DR UNIT 2W
CHICAGO, IL 60637

20-15-305-038-1016
VALWEST LLC
6409 ALISHIA CIR
LAS VEGAS, NV 89130

20-15-305-038-1017
LATRICE PHILLIPS
5946 S KING DR #2
CHICAGO, IL 60637

20-15-305-038-1018
CTLTC 8002379317
5948 S KING DR #2
CHICAGO, IL 60637

20-15-305-038-1019
VITAL A HOUENOU
P O BOX 1515
PALATINE, IL 60078

20-15-305-038-1020
L WARD
5940 S KING DR UNIT 3W
CHICAGO, IL 60637

20-15-305-038-1021
PYLOSEB LLC
6409 ALISHIA CIR
LAS VEGAS, NV 89130

20-15-305-038-1022
J CRUZ & A GONZALEZ
2524 W THOMAS ST
CHICAGO, IL 60622

20-15-305-038-1023
V SLAUGHTER & L SMITH
5936 S KING DR
CHICAGO, IL 60637

20-15-305-038-1024
MARCY J HOCHBERG
5942 S KING DR UNIT 3S
CHICAGO, IL 60637

20-15-305-038-1028
MARISSA NELUMS
5948 S KING DR APT 3
CHICAGO, IL 60637

20-15-305-038-1026
ARYN WILLIAMS VANN
5944 S KING DR UNIT 3E
CHICAGO, IL 60637

20-15-305-038-1027
KIARA HARDIN
5946 S KING DR 3
CHICAGO, IL 60637

20-15-305-038-1031
KOREY L HIGGINS JR
5940 S KING DR UNIT 4E
CHICAGO, IL 60637

20-15-305-038-1032
STACIE DOUBLIN
5938 S KING DR 4
CHICAGO, IL 60637

20-15-305-038-1033
TANESHA HANDY
5942 S KING DR 4S
CHICAGO, IL 60637

20-15-305-038-1034
R & K DOWELL
5944 S KING DR 4W
CHICAGO, IL 60637

20-15-305-038-1035
CAPRI ABERNATHY
5944 S KING DR UNIT 4E
CHICAGO, IL 60637

20-15-305-038-1036
VICTOR FOYLES
5946 S KING DR 4
CHICAGO, IL 60637

20-15-305-038-1037
C ROBERTS
5936 S KING DRIVE 4
CHICAGO, IL 60637

20-15-305-038-1038
J & A CRUZ
2524 W THOMAS 1
CHICAGO, IL 60622

20-15-305-039-0000
LONGWOOD DEV & CAMELEO
765 E 69TH PL
CHICAGO, IL 60637

20-15-310-002-0000
HOMEOWNER
6009 S PRAIRIE
CHICAGO, IL 60637

20-15-310-004-0000
CITY OF CHICAGO
30 N LASALLE ST #3700
CHICAGO, IL 60602

20-15-310-005-0000
PEARL R AMOS
6019 PRAIRIE AV
CHICAGO, IL 60637

COURTYARD ON THE PARK
CONDOMINIUM ASSOCIATION
5942 S KING DR 4N
CHICAGO, ILLINOIS 60637

20-15-310-007-0000
DWAYNE WYNN
566N BISCAYNE RIVER DR
NORTH MIAMI, FL 33169

20-15-310-008-0000
DON & STEPHANIE MOTLEY
1111 N HUMPHREY
OAK PARK, IL 60302

20-15-310-009-0000
PLAINSMAN PROPERTIES
260 STONEGATE ROAD
CLARENDON HLS, IL 60514

20-15-310-011-0000
6039 PRAIRIE LLC
1151 W EDDY ST UNIT F
CHICAGO, IL 60657

20-15-310-014-0000
ST EDMUND'S REDEV CORP
6105 S. MICHIGAN AVE.
CHICAGO, IL 60637

20-15-310-019-0000
HENRY MARY WILLIAMSON
3983 S DREXEL BLVD
CHICAGO, IL 60653

20-15-310-020-0000
JDA HOLDINGS LLC
2202 S HALSTED ST
CHICAGO, IL 60608

20-15-310-021-0000
CITY OF CHICAGO
30 N LASALLE ST 3700
CHICAGO, IL 60602

20-15-310-022-0000
AMY FITZPATRICK
6024 SOUTH CALUMET AVE
CHICAGO, IL 60637

20-15-310-024-0000
CHICAGO 106810
30 N LASALLE ST 3700
CHICAGO, IL 60602

20-15-310-025-0000
CITY OF CHICAGO
121 N LASALLE ST #1003
CHICAGO, IL 60602

20-15-310-026-0000
CHARLES T. ANDERSON
7559 S. CHAPPEL
CHICAGO, IL 60649

20-15-310-027-0000
CTY OF CHICAGO RE11782
30 N LASALLE ST 3700
CHICAGO, IL 60602

20-15-310-028-0000
CHICAGO 104100
30 N LASALLE ST 3700
CHICAGO, IL 60602

20-15-310-029-0000
HAIDER HATTAR
9444 S MCVICKER
OAK LAWN, IL 60453

20-15-310-030-1001
DANNY T HUANG LIVING T
5701 N SHERIDAN RD#22T
CHICAGO, IL 60660

20-15-310-030-1003
A WHEELER W BARKER
313 E 60TH ST
CHICAGO, IL 60637

20-15-311-004-0000
TERRAPIN INVESMENTS
77 W WASHINGTON 1115
CHICAGO, IL 60602

20-15-311-005-0000
TAXPAYER OF
6023 S CALUMET AV
CHICAGO, IL 60637

20-15-311-007-0000
TERRENCE TURNER
7356 S BLACKSTONE
CHICAGO, IL 60619

20-15-311-008-0000
TERRENCE TURNER
313 E 165TH ST
HARVEY, IL 60426

20-15-311-011-0000
H & K 61
14006 CHARLESTON DR
ORLAND PARK, IL 60462

20-15-311-012-0000
6000 KING DR LP
1 E WACKER DR LP
CHICAGO, IL 60601

20-15-311-013-0000
CITY OF CHICAGO 104580
30 N LA SALLE ST 3700
CHICAGO, IL 60602

20-15-311-014-0000
6000 KING DR L P
1 E WACKER 2900
CHICAGO, IL 60601

20-15-311-015-0000
CITY OF CHICAGO
121 N LASALLE RM1000
CHICAGO, IL 60602

20-15-311-016-0000
CITY OF CHICAGO 12364
30 N LA SALLE
CHICAGO, IL 60602

20-15-311-017-0000
LOOP MORTGAGE CORP
77 W WASHINGTON 1115
CHICAGO, IL 60602

20-15-311-018-0000
BUSCH BROS REALTORS
4020 W 93RD PLACE
OAK LAWN, IL 60453

20-15-316-002-0000
LANCE RICHARDS JR
1129 W MONROE
CHICAGO, IL 60607

20-15-316-003-0000
CITY OF CHICAGO
121 N LASALLE ST 1003
CHICAGO, IL 60602

20-15-316-004-0000
STONEDRY LLC
2035 W GIDDINGS ST
CHICAGO, IL 60625

20-15-316-032-0000
6123 PRAIRIE LLC
765 E 69TH PL
CHICAGO, IL 60637

20-15-317-001-0000
CITY OF CHGO RE11442
30 N LASALLE STE 3700
CHGO, IL 60602

20-15-317-002-0000
CITY OF CHICAGO
30 N LASALLE ST 3700
CHICAGO, IL 60602

20-15-317-031-0000
BAKER
361 E 61ST ST
CHICAGO, IL 60637

20-15-317-034-0000
WESTWARD360
1464 W WEBSTER AVE
CHICAGO, IL 60614

20-15-401-001-0000
CITY OF CHICAGO 12366
30 N LA SALLE
CHICAGO, IL 60602

20-15-401-002-0000
JAWARA M HARRIS
411 E 60TH ST
CHICAGO, IL 60637

20-15-401-003-0000
CHARLES G GRANDISON
413 E 60TH ST
CHICAGO, IL 60637

20-15-401-004-0000
KENNETH W MASON
400 E RANDOLPH 3203
CHICAGO, IL 60601

20-15-401-005-0000
M GBAYEE
7342 S BENNETT AVE
CHICAGO, IL 60649

20-15-401-006-0000
PAULA ESTRADA JONES
423 E 60TH ST
CHICAGO, IL 60637

20-15-401-007-0000
GEORGE & PAULA JONES
423 E 60TH ST
CHICAGO, IL 60637

20-15-401-010-0000
ALEX C BRENT
4950 S ELLIS AV
CHICAGO, IL 60615

20-15-401-011-0000
6000 KING DR LTD
1 E WACKER DR 2900
CHICAGO, IL 60601

20-15-401-012-0000
JINTUNE
PO BOX 16619
CHICAGO, IL 60616

20-15-401-014-0000
JACQUES ALBRECHT
2754 ARIANE DR APT 120
SAN DIEGO, CA 92117

20-15-401-015-0000
ANTON HANANIA
4020 W 93RD PLACE
OAK LAWN, IL 60453

20-15-401-018-0000
GERALD WALKER
856 E 153RD CT
SO HOLLAND, IL 60473

20-15-401-021-0000
ARTHUR HAWKINS
9035 S CORNELL
CHICAGO, IL 60617

20-15-401-026-0000
HAYWOOD FORD JR
48 E GRANDVIEW DR
SO HOLLAND, IL 60473

20-15-401-029-0000
416 E LLC
3759 S LAKE PARK AVE
CHICAGO, IL 60653

20-15-401-031-1001
GR82B 6043 MLK LLC
150 N WACKER DR
CHICAGO, IL 60606

20-15-401-033-0000
COMMUNITY INVESTMENT
222 S RIVERSIDE PLZ380
CHICAGO, IL 60606

20-15-408-013-0000
CHRISTOPHER MONTGOMERY
5356 S MICHIGAN AVE#1S
CHICAGO, IL 60615

20-15-408-016-0000
ALYSAN ANDERSON
6118 S VERNON AVE
CHICAGO, IL 60637

20-15-401-019-0000
D RANSON
6020 S VERNON AVE
CHICAGO, IL 60637

20-15-401-022-0000
ALEXANDER SPARHAWK
6026 S VERNON AVE
CHICAGO, IL 60637

20-15-401-027-0000
JOY MCKAY
1448 W 99TH ST
CHICAGO, IL 60643

20-15-401-030-1001
WEST 87TH LLC
10 N DEARBORN ST#300
CHICAGO, IL 60602

20-15-401-032-1001
6023 KING DRIVE LLC
22 W WASHINGTON 1500
CHICAGO, IL 60602

20-15-401-034-0000
SCG 6043 S MLK LLC
5923 S WENTWORTH AVE
CHICAGO, IL 60621

20-15-408-003-0000
6111 KING DR LLC
7336 W 108TH PL
WORTH, IL 60482

20-15-408-014-0000
THOMAS REAL ESTATE GRO
1448 E 52ND ST
CHICAGO, IL 60615

20-15-408-028-1001
DORIAN R HENRY
6108 S VERNON AVE
CHICAGO, IL 60637

20-15-401-020-0000
JOE E HEWLETT
6022 S VERNON
CHICAGO, IL 60637

20-15-401-023-0000
FRANK MICKLIN
7336 W 108TH PL
WORTH, IL 60482

20-15-401-028-0000
CATRINA MCKAY DURR
10356 S PEORIA ST
CHICAGO, IL 60643

20-15-401-030-1002
SAFE HARBOR REALTY
687 N MILWAUKEE AVE
CHICAGO, IL 60642

20-15-408-001-0000
RAMEY
PO BOX 378892
CHICAGO, IL 60637

20-15-408-011-0000
COMPUTER TRAINING INST
200 S MICHIGAN AVE1330
CHICAGO, IL 60604

20-15-408-015-0000
PATRICIA A TATUM
6116 S VERNON
CHICAGO, IL 60637

ALDERMAN JEANETTE B. TAYLOR
121 N. LA SALLE, ROOM 200
CHICAGO, ILLINOIS 60602

20-15-408-029-0000
EVELIA ROCHA
3640 W 68TH ST
CHICAGO, IL 60629

20-15-409-001-0000
SUNSHINE GOSPEL
500 E 61ST ST
CHICAGO, IL 60637

20-15-409-002-0000
LARNA J WOODS
6107 S VERNON AVE
CHICAGO, IL 60637

20-15-409-003-0000
BUCHNAN
6111 VERNON AV
CHICAGO, IL 60637

20-15-409-004-0000
ALMA J MORGAN
6115 S VERNON AVE
CHICAGO, IL 60637

20-15-409-005-0000
BRITTANY E BRUNSON
6117 S VERNON AVE
CHICAGO, IL 60637

20-15-409-006-0000
NICHOLAS LINO
7431 S MORGAN ST
CHICAGO, IL 60621

20-15-304-030-0000
CITY OF CHICAGO
30 N LASALLE STREET
STE 3700
CHICAGO, IL 60602

ALDERMAN JEANETTE B. TAYLOR
707 SOUTH WENTWORTH AVENUE
CHICAGO, ILLINOIS 60621

20-15-316-023-0000
CHICAGO TRANSIT AUTHORITY
567 WEST LAKE STREET
CHICAGO IL 60661-1498

20-15-317-050-0000
CHICAGO HOUSING AUTHORITY
60 EAST VAN BUREN 12TH FLOOR
CHICAGO, IL 60605

20-15-400-001-0000
CHICAGO PARK DISTRICT
541 FAIRBANKS COURT
CHICAGO, IL 60611-3319



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

May 16, 2024

Alderman Bennett R. Lawson
Vice Chair, Zoning Committee
City of Chicago
121 N. LaSalle St. Rm 300
Chicago, Illinois 60602

Matter: Consent to File PD Application by Sunshine Gospel Ministries ("Applicant") to included City-owned property located at 345-79 E. 60th St./6000-50 S. Dr. Martin Luther King Jr. Dr./6001-49 S. Calumet Ave. (PINs: 20-15-311-001-0000 to 20-15-311-010-0000 and 20-15-311-012-0000 to 20-15-311-017-0000) ("Property")
Proposed Institutional Planned Development

Dear Vice Chair Lawson:

This letter serves to inform you that the City of Chicago ("City"), owner of the above-referenced Property, authorizes Sunshine Gospel Ministries ("Applicant") to file an application for a planned development, seeking an amendment of the zoning for the Property to be changed from the existing RM5 Residential Multi-Unit District to an Institutional Planned Development (wt. underlying B3-1 Community Shopping District) to allow for the development of the Property, which is currently vacant and unimproved.

The proposed development involves the construction of a community center campus that will include: i. a new three-story building that will operate as the Sunshine Community Center; ii. outdoor recreational facilities for the use and enjoyment of community youth and area residents, including seniors; and iii. approximately ninety (90) on-site surface parking spaces that will serve the Applicant's visitors, guests, and employees.

It's important to note that 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, ensuring a thorough and fair review process.

Sincerely,



Ciere Boatright
Commissioner