

APPLICATION NUMBER _____

CITY OF CHICAGO
AN APPLICATION TO THE CHICAGO PLAN COMMISSION UNDER THE LAKE MICHIGAN AND
CHICAGO LAKEFRONT PROTECTION ORDINANCE

(This Application Must Be Typewritten)

The Chicago Plan Commission has provided this Application Form in accordance with Section 194B-6.1 (a) of the Lake Michigan and Chicago Lakefront Protection Ordinance. The Conditions under which the provisions of this Ordinance are applicable are stated in Section 194B-5.1 of the Ordinance. The process of Plan Commission review and public hearing on each proposal within the Lake Michigan and Chicago Lakefront Protection District will commence with the Applicant's submission to the Chicago Plan Commission of a completed Application Form and the required proof of notice. Strict compliance with Section 194B-6.1(c) is required.

The staff of the Department of Planning is available to provide technical assistance to the Applicant, before preparation of his application, during the processing stages, and to review the application at submission to the Chicago Plan Commission. Copies of the Ordinance and this Application Form and examples of forms for both notification and proof of notice, are available from the Commissioner of Planning, in Room 1003, Lakefront Unit, City Hall, 121 N. La Salle Street, Chicago, Illinois 60602. Phone 744-6551.

This Application Form consists of Five Parts on 17 pages:

Part One: General Information
Part Two: Character of Proposal
Part Three: Zoning Information
Part Four: Potential Impact of Proposal (2 Sections)
Part Five: Disclosure Forms (6 Sections)

A copy of this Application will be available for public inspection in the office of the Commissioner of Planning, Room 1000, five days prior to the date of which the public hearing on this Application before the Chicago Plan Commission is to commence.

-SECTION BELOW FOR OFFICE USE ONLY-

Date of receipt in DP: _____ In Bldgs.: _____	ZBA action necessary? ____ yes ____ no: Type and Status: _____
Date of Applicant Notice to taxpayers of record: _____	Disclosure necessary? ____ yes ____ no
Date set for public hearing: _____	Simultaneous Planned Development processing ____ yes ____ no
Date on which Plan Commission published newspaper notice: _____	Previous Application this address? ____ yes ____ no; number: _____
Date of publication of report of Commissioner of DP: _____	Zoning map amendment? ____ yes ____ no: # ____
Date forwarded to: DIS ____: DSS ____: DPW ____: Pk. D. ____: Other ____: _____	DISPOSITION Approved _____ Disapproved _____ Continued _____, to: _____ Date Applicant notified of decision: _____

SITE ADDRESS _____

GUIDELINES FOR COMPLETING PART ONE OF THE APPLICATION
39966

Part One of this Application provides general information to the Plan Commission for use in preparing its public notices of the proposal set forth in the Application and in preparing its review of that proposal.

1. The date entered in I. should be the date on which the Application is filed.
2. The location of the site of the proposal should be given by street address; if there is no address, the location must be described in relation to existing streets, rights-of-way or other fixed points of reference.
3. The Applicant must state his own name, address and telephone number and the name, address and telephone number of the owner of the subject property. The Applicant must be either the owner of the subject property or his duly authorized agent or representative, and, if the Applicant is an agent or representative, the Applicant must submit proof to the Commission that he is authorized to represent the owner of the subject property.

Whenever the ownership of the subject property is complex - a partnership, corporation, land trust or association - the Applicant shall so indicate. Further, the Commission may require disclosure of all real parties of interest in the subject property.

4. The description of a proposal should include, at a minimum, types of land uses and space uses, floor area, number of dwelling units and height of proposed structures in feet or stories. Additional concise information may also be included.
5. Under the provisions of Section 194B-6.1(c) of the Lake Michigan and Chicago Lakefront Protection Ordinance, the Applicant must submit to the Commission at the time of filing an Application a list of the names and last known addresses of the owners of all property on which notice must be served, the method of service employed, the names and addresses of persons so served, and a statement certifying that the Applicant has complied with the noticing provisions of Section 194B-6.1(c) of the Lake Michigan and Chicago Lakefront Protection Ordinance. The Commission will not accept an application unless and until the Applicant furnishes the required list and certificate.
6. If there are any other approvals required from other public agencies before the Applicant can proceed with his proposal, they should be listed; except that other City of Chicago licenses and permits may be omitted as items requiring listing herein. If no other approvals are required, enter "NONE" under VI A. Examples of items which should be listed include approval of FHA financing, a U.S. Corps of Engineers permit, Federal Aviation Authority Approval, among others.

PART ONE: GENERAL INFORMATION

Type text here

- I. Date of Application: August 28, 2024.
- II. Address or location of the Site of the Proposal: 7015 N. Sheridan Road
- III. Information on the Applicant and the Owner
- A. Applicant
1. Name: True North RE Holdings LLC Phone: 773-719-0834
2. Address: 7015 N. Sheridan Road, Chicago, IL 60626
- B. Owner
1. Name: Same as Applicant Phone: _____
2. Address: _____
- C. If the Applicant is not the owner, check here _____ that proof has been attached to this Application that the Applicant is the duly authorized agent or representative of the owner.
- D. If the ownership of the subject property is complex, the Applicant shall indicate the type of ownership:
1. _____ Land Trust 2. _____ Partnership or Association
3. _____ Corporation 4. Illinois Limited Liability Company
- IV. Brief Description of the Proposal: The Applicant proposes to construct a 20 dwelling unit residential building with 10 indoor parking spaces. The height of the building will be 55 feet.
- V. The noticing provisions of Section 194B-6.1(c) have been completed as they apply to the Applicant: Check here X.
- VI. The Applicant must also obtain the following approvals in addition to the approval of the Plan Commission:
- A. Nature of Approval: Variations to reduce the rear yard and north side setbacks to 0 feet and reduce the loading space requirement to 0.
- Agency: City Council
- B. Nature of Approval: Zoning Amendment
- Agency: City Council
- C. Nature of Approval: _____
- Agency: _____
- Address: 7015 N. Sheridan Road

GUIDELINES FOR COMPLETING PART TWO OF THE APPLICATION

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All graphic materials must be submitted in an 8.5" x 11" format and must be suitable for clear and sharp, black and white reproduction. Each map or diagram should have a scale and a north arrow. Each sheet of graphic material must be labeled with the appropriate figure number. If there are multiple sheets comprising one figure - for example figure 4 - those sheets should be labeled consecutively, for example Figure 4-1, Figure 4-2, etc., and each sheet should contain the address of the site of the proposal in the lower left corner.

For Figure 1, the Applicant should consider the "vicinity of the site" to be at least as extensive as the area for which he is required to give notice plus any intervening streets or other public rights-of-way.

For Figures 3 and 4, the Applicant should consider that "recreation areas" and "recreation space and facilities" include game courts, swimming pools and pool areas, game rooms, exercise rooms, party rooms, community rooms, observation decks and sun decks.

The required narrative statement should describe the features of the proposed development, including size and mix of dwelling units, mix of uses on the site, etc. It should present a basic rationale for the development.

For Figure 6, the Applicant is urged to provide any materials at 8.5" x 11" which will facilitate the review of his Application.

PART TWO: CHARACTER OF THE PROPOSAL

This portion of the Application must be completed by attaching the following items, correctly sized and labeled, to the Application:

- I. Figure 1: A Map of the Vicinity of the Site, showing Lake Michigan, lakefront parks, preferential streets, schools, parks, major institutions. All streets on this map should be named, and the outline and height on all structures on properties immediately adjacent to the site of the proposal must be shown.
- II. Figure 2: A Map of the Existing Site, showing locations and dimensions of lot lines; contour intervals (5-foot) ; existing structures, walkways, driveways, special features.
- III. Figure 3: The Proposed Site Plan, showing locations and dimensions of proposed structures, driveways and walkways; proposed exterior parking areas; proposed exterior open space and recreation areas.
- IV. Figure 4: Proposed Floor Plans, including the ground floor, a typical floor, any floor with recreation space or facilities.
- V. Figure 5: An Elevation or Cross-section, showing the height and number of stories for all proposed structures.
- VI. Narrative: A Statement Describing the Proposed Development.

In addition, the Applicant is encouraged to provide additional graphic materials, visual aids; e.g., photographs, renderings, data tables, among others. Any such exhibits shall be labeled Figure 6.

PART THREE: ZONING INFORMATION

The Applicant shall provide the basic data on zoning considerations for the site of the proposal. Calculations may be shown below on this page and on page 8.

- I. Is a planned development ordinance or an amendment to an existing planned development required or permitted for the subject site?

_____ required _____ permitted X no

If a planned development approach is required, or if it is permitted and the Applicant chooses to seek a planned development amendment, the Applicant is not required to complete the remainder of Part Three of this Application Form.

Address: 7015 N. Sheridan Road

II Is Zoning Board of Appeals approval a variation or a special use either necessary or

contemplated in relation to the Applicant's proposal? _____ yes ☒ no.

If "yes," please explain the nature of the approval.

As part of the Zoning Map Amendment, City Council may grant the requests to reduce the rear and north side setbacks to 0 feet, and reduce the loading space requirement to 0.

III. Net Site Area and Existing Zoning District Classification (list that portion of the net site area in each):

<u>District Classification</u>	<u>Area</u>
A. _____	_____ sq. ft.
B. _____	_____ sq. ft.
C. _____	_____ sq. ft.
D. Total Net Site Area:	6,837 SF sq. ft.

IV. Dwelling Units

A. Maximum units allowed

1. Without efficiency units: 20.
2. With maximum percent of efficiency units: 20.

B. Proposed number of units

1. Dwelling units: 20.
2. Efficiency Units: 0.
3. Total Units: 20.

C. Does the Applicant intend to increase allowable floor area by reducing the number of units constructed below the maximum allowed?

_____ yes ☒ no.

If "yes" there will be _____ units fewer than the maximum allowed, and the Floor Area Ratio for the site will be increased by _____ %.

Address: 7015 N. Sheridan Road

ZONING ANALYSIS

DATE: August 28, 2024

<u>ZONING ANALYSIS</u>			
Project Name, Address and Ward: 7015 North Sheridan / 49 th Ward			
Applicant Name and Principals: True North RE Holdings, LLC (Amy Marchis)			
Planned Development Threshold: §16-4-070 (Private Use Zone - Lakefront Protection Ordinance)			
	<u>Existing Zoning</u>	<u>Proposed Zoning</u>	<u>Proposed Project</u>
Zoning District	RT-4	B2-3	
Net Site Area	6,837 SF	6,837 SF	
Uses	Residential	Residential	
Residential Units	2	20	20
Minimum Lot Area/Unit	1,000/DU	341/DU	341/DU
Retail Square Feet	0	0	0
Office Square Feet	0	0	0
Landmark Elements	N/A	N/A	
Accessory Parking	2	10 Spaces (50%)	10 Spaces (50%)
Non-Accessory Parking	0	0	0
Bicycle Parking	N/A	20 Spaces	20 Spaces
Loading Berths	0	0	0
TSL Elements	N/A	Reduced Parking, Increased Bike Parking, Reduced MLA, Increased FAR	
Maximum Base FAR	1.2	3.96	4.0 (TSL Bonus + 100% ARO Units provided on-site)
NOF Bonus FAR	N/A	N/A	N/A
Front Setback	12% of lot depth	0	0
Side Setback(s)	8% of lot width	0	0
Rear Setback	30% of lot depth	0	0
Height	38'	55'	55'
Open Space	65 SF/dwelling unit	6,000 SF (Rooftop)	6,000 SF (Rooftop)

- A. Base Floor Area Ratio (F.A.R.), without bonuses: 3 .
- B. Proposed F.A.R., include all bonuses: 3.96 .
- C. List all bonuses used in computing B., above:
1. Minimum Lot Area Bonus under 17-3-0402-B
 2. Floor Area Bonus under 17-3-403-B
 3.
- D. Proposed Floor Area: 27,074.52 sq. ft.
- E. Percentage of floor area devoted to interior recreation space, meeting rooms, etc. :
1,005 sf or 0.037 %.

VI. Off-street Parking and Loading

	<u>Minimum Required</u>	<u>Number Proposed</u>
A. Parking Spaces	<u>10</u>	<u>10</u>
B. Loading Docks	<u>1</u>	<u>0</u>

VII. Setbacks

	<u>Minimum</u>	<u>Proposed</u>
A. Front	<u>0</u>	<u>0</u>
B. Side	<u>N/2.5 & South/0</u>	<u>0</u>
C. Rear	<u>30</u>	<u>0</u>

Address: 7015 N. Sheridan Road

PART FOUR: POTENTIAL IMPACT OF THE PROPOSAL

The Chicago Plan Commission requires that the Applicant address the Fourteen Basic Policies of the Lakefront Plan of Chicago and the Thirteen Purposes of the Lake Michigan and Chicago Lakefront Protection Ordinance, as listed below, in a written statement to the Commission attached to this Application Form and labeled Part Four. The statement should indicate which policies or purposes are or are not applicable to the Applicant's proposal, and, for those policies and purposes which are applicable, the statements should discuss the potential impact of the proposal.

I. Fourteen Basic Policies

1. Complete the publicly owned and locally controlled park system along the entire Chicago lakefront.
2. Maintain and enhance the predominantly landscaped, spacious and continuous character of the lake shore parks.
3. Continue to improve the water quality and ecological balance of Lake Michigan.
4. Preserve the cultural, historical, and recreational heritage of the lakeshore parks.
5. Maintain and improve the formal character and open water vista of Grant Park with no new above-ground structures permitted.
6. Increase the diversity of recreational opportunities while emphasizing lake-oriented leisure time activities.
7. Protect and develop natural lakeshore park and water areas for wildlife habitation.
8. Increase personal safety.
9. Design all lake edge and lake construction to prevent detrimental shoreline erosion.
10. Ensure a harmonious relationship between the lakeshore parks and the community edge, but in no instance will further private development be permitted East of Lake Shore Drive.
11. Improve access to the lakeshore parks and reduce through vehicular traffic on secondary park roads.
12. Strengthen the parkway characteristics of Lake Shore Drive and prohibit and roadway of expressway standards.
13. Ensure that all port, water supply, and public facilities are designed to enhance lakefront character.
14. Coordinate all public and private development within the water, park, and community zones.

II Thirteen Purposes

1. To promote and protect the health, safety, comfort, convenience, and the general welfare of the people, and to conserve our natural resources;
2. To identify and establish the Lake Michigan and Chicago Lakefront Protection District and to divide that District into several zones wherein any and all development or construction, as specified in Article V hereinafter, shall be specifically restricted and regulated;
3. To maintain and improve the purity and quality of the waters of Lake Michigan;
4. To insure that construction in the Lake or modification of the existing shoreline shall not be permitted if such construction or modification would cause environmental or ecological damage to the Lake or would diminish water quality; and to insure that the life patterns of fish, migratory birds and other fauna are recognized and supported;
5. To insure that the Lakefront Parks and the Lake itself are devoted only to public purposes and to insure the integrity of and expand the quantity and quality of the Lakefront Parks;
6. To promote and provide for continuous pedestrian movement along the shoreline;
7. To promote and provide for pedestrian access to the Lake and Lakefront Parks from and through areas adjacent thereto at regular intervals of one-fourth mile and additional places wherever possible, and to protect and enhance vistas at these locations and wherever else possible;
8. To promote and provide for improved public transportation access to the Lakefront;
9. To insure that no roadway of expressway standards, as hereinafter defined, shall be permitted in the Lakefront Parks;
10. To insure that development of properties adjacent to the Lake or the Lakefront Parks is so defined as to implement the above-stated purposes, provided, however, that with respect to property located within the Private Use Zone as established by Article V, VI, and IX of this Ordinance, the permitted use, special use, lot area per dwelling unit, and floor area ratio provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, shall govern except where such provisions are in substantial conflict with the purposes of this Ordinance or the Fourteen Basic Policies of the Lakefront Plan of Chicago;
11. To achieve the above-stated purposes, the appropriate public agency should acquire such properties or rights as may be necessary and desirable;
12. To define and limit the powers and duties of the administrative body and officers as provided herein;
13. Nothing contained in the Lake Michigan and Chicago Lakefront Protection Ordinance shall be deemed to be a waiver or consent, license or permit to use any property or to locate, construct or maintain any building, structure or facility or to carry on any trade, industry, occupation or activity which may be otherwise required by law.

PART FOUR: POTENTIAL IMPACT OF THE PROPOSAL

The Chicago Plan Commission requires that the Applicant address the following Fourteen (14) Basic Policies of the Lakefront Plan of Chicago and the Thirteen (13) Purposes of the Lake Michigan and Chicago Lakefront Protection Ordinance in a written statement to the Commission attached to this Application and labeled as Part Four. The statement should indicate which Policies or Purposes are or are not applicable to the Applicant's proposal; and, for those Policies and Purposes which are applicable, the statements should discuss the potential impact of the proposal.

I. Fourteen Basic Policies of the Lakefront Plan of Chicago

1. Complete the publicly owned and locally controlled park system along the entire Chicago lakefront.
2. Maintain and enhance the predominantly landscaped, spacious and continuous character of the lake shore parks.
3. Continue to improve the water quality and ecological balance of Lake Michigan.
4. Preserve the cultural, historical and recreational heritage of the lakeshore parks.
5. Maintain and improve the formal character and open water vista of Grant Park with no new above-ground structures permitted.
6. Increase the diversity of recreational opportunities while emphasizing lake-oriented leisure time activities.
7. Protect and develop natural lakeshore park and water areas for wildlife habitation.
8. Increase personal safety.
9. Design all lake edges and lake construction to prevent detrimental shoreline erosion.
10. Ensure a harmonious relationship between the lakeshore parks and the community edge, but in no instance will further private development be permitted east of Lake Shore Drive.
11. Improve access to the lakeshore parks and reduce vehicular traffic on secondary park roads.
12. Strengthen the parkway characteristics of Lake Shore Drive and prohibit a roadway of expressway standards.

13. Ensure that all port, water supply and public facilities are designed to enhance lakefront character.
14. Coordinate all public and private development within the water, park and community zones.

II. Thirteen Purposes of the Lake Michigan and Chicago Lakefront Protection Ordinance

1. To promote and protect the health, safety, comfort, convenience and general welfare of the people and to conserve our natural resources.
2. To identify and establish the Lake Michigan and Chicago Lakefront Protection District and to divide that District into several zones wherein any and all development or construction, as specified in Article V hereinafter, shall be specifically restricted and regulated.
3. To maintain and improve the purity and quality of the waters of Lake Michigan.
4. To ensure that construction in the Lake, or modification of the existing shoreline shall not be permitted if such construction or modification would cause environmental or ecological damage to the Lake or would diminish water quality; and, to ensure that the life patterns of fish, migratory birds and other fauna are recognized and supported.
5. To ensure that the Lakefront Parks and the Lake itself are devoted only to public purposes and to ensure the integrity of, and expand the quantity and quality of, the Lakefront Parks.
6. To promote and provide for continuous pedestrian movement along the shoreline.
7. To promote and provide for pedestrian access to the Lake and Lakefront Parks from and through areas adjacent thereto at regular intervals of one-fourth (1/4) mile and additional wherever possible; and, to protect and enhance vistas as these locations and wherever else possible.
8. To promote and provide for improved public transportation access to the Lakefront.
9. To ensure that no roadway of expressway standards, as hereinafter defined, shall be permitted in the Lakefront Parks.
10. To ensure that development of properties adjacent to the Lake or the Lakefront Parks is so defined as to implement the above-stated Purposes, provided; however, that with respect to property located within the Private-Use Zone, as established by Article V, VI and IX of this Ordinance, the permitted use, special use, lot area per dwelling unit and floor area ratio provisions found in the

applicable chapters of Chicago Zoning Ordinance portion of the Municipal Code of Chicago, shall govern, except where such provisions are in substantial conflict with the Purposes of this Ordinance or the Fourteen Basic Policies of the Lakefront Plan of Chicago.

11. To achieve the above-stated Purposes, the appropriate public agency should acquire such properties or rights as may be necessary and desirable.
12. To define and limit the powers and duties of the administrative body and officers as provided herein.
13. Nothing contained in the Lake Michigan and Chicago Lakefront Protection Ordinance shall be deemed to be a waiver, consent, license or permit to use any property or to locate, construct or maintain any building, structure or facility or to carry on any trade, industry, occupation or activity which may be otherwise required by law.

**Responses to The
Fourteen Basic Policies of the
Lakefront Plan
&
The Thirteen Purposes of the
Lake Michigan and Lakefront
Protection Ordinance**

Written Statement.

Part Four: Potential Impact of the Proposal

I. Fourteen Basic Policies

1. *Complete the publicly owned and locally controlled park system along the entire Chicago lakefront.*

Response: The proposed project will not interfere with or impede the publicly owned and locally controlled park systems along the lakefront. The proposed project is located more than two hundred feet from any publicly or locally owned park system along the lakefront and separated from there by large, privately-owned multi-family developments. The subject property is surrounded on all sides by private-owned residential or mixed-use buildings and is not adjacent to any park or publicly owned land. The construction of the proposed project will not in any way affect or alter the park system.

2. *Maintain and enhance the predominantly landscaped, spacious, and continuous character of the lake shore parks.*

Response: The proposed project is located more than two hundred feet from Loyola Park and is surrounded by an already-built environment of residential and mixed-use buildings. Therefore, the project will not affect the landscaping, spaciousness, or character of the lakeshore parks.

3. *Continue to improve the water quality and ecological balance of Lake Michigan.*

Response: The proposed project will not impede or affect the water quality and ecological balance of Lake Michigan, as the site is more than 700 feet from Lake Michigan.

4. *Preserve the cultural, historical, and recreational heritage of the lakeshore parks.*

Response: This basic policy is inapplicable because the subject property is within the Private Use Zone of the lakefront protection district and is not part of the lakeshore park system. The proposed construction on the subject property will not affect or impact this standard, especially since this development is replacing a residential use with a new development that aligns with City of Chicago's goals for transit-oriented development.

5. *Maintain and improve the formal character and open water vista of Grant Park with no new above-ground structures permitted.*

Response: This basic policy is inapplicable because the subject property is not adjacent to the Grant Park area, and is miles away from Grant Park.

6. *Increase the diversity of recreational opportunities while emphasizing lake-oriented leisure time activities.*

Response: The proposed construction will promote this basic policy by adding density and diversity to the area. The proposed project will include four affordable units and four accessible units giving housing options to the area and more residents to promote recreational opportunities and lake-oriented leisure time activities.

7. *Protect and develop natural lakeshore parks and water areas for wildlife habitation.*

Response: The basic policy is inapplicable to the proposed project because the subject property is several hundred feet away from the lakeshore park and shoreline while being surrounded by large residential and mixed-use buildings, and therefore will not affect or impede the lakeshore park and water area's existing wildlife habitat.

8. *Increase personal safety.*

Response: The proposed project will help further this basic policy. The proposed construction converts a single-family home into a multifamily building with 20 dwelling units more in context of the area. The development will be designed to conform to the pedestrian street guidelines, thereby bringing new residents and increasing the street presence. In addition, the new building will add lighting to the street at light to street and enhance pedestrian activity in the area.

9. *Design all lake edge and lake construction to prevent detrimental shoreline erosion.*

Response: This basic policy is inapplicable to the subject property because the lot is not adjacent to any shoreline, as it is surrounded by residential buildings. Furthermore, the subject property does not share any property line with the Lake Michigan shoreline.

10. *Ensure a harmonious relationship between the lakeshore parks and the community edge, but in no instance will further private development be permitted East of Lake Shore Drive.*

Response: The proposed project will promote a harmonious relationship between the lakeshore parks and the community edge because the subject property is surrounded by other multifamily residential buildings on all sides. The proposed project will not impact the community's edge. In fact, the proposed project will fit the character of the neighborhood more closely than the existing single-family home, as there are no other single-family homes on the block, and the project aligns with the City's transit-oriented goals.

11. *Improve access to the lakeshore parks and reduce through vehicular traffic on secondary park roads.*

Response: The basic policy is inapplicable because the subject property is not adjacent to the lakeshore system and none of the access to the proposed project are secondary park roads. Additionally, the subject property is within the Private Use Zone of the Lakefront Protection District and will not impede or impact this basic policy.

12. *Strengthen the parkway characteristics of Lake Shore Drive and prohibit any roadway of expressway standards.*

Response: This basic policy principle is inapplicable because the subject property is well north of the Lake Shore Drive and the proposed scope of work does not consist of any roadway or expressway improvements.

13. *Ensure that all port, water supply, and public facilities are designed to enhance lakefront character.*

Response: The proposed project will not interfere with, affect, or impede this basic policy. The proposed scope of work does include any plans that affect the port, water supply, or public facilities.

14. *Coordinate all public and private development within the water, park, and community zones.*

Response: The proposed project will promote this basic policy because the subject property is integrated within the Private Use Zone of the Lakefront Protection District. The Applicant is committed to working with the alderman and community to ensure the proposed construction will have minimal impact on the surrounding neighborhood.

II. Thirteen Purposes

1. *To promote and protect the health, safety, comfort, convenience, and the general welfare of the people, and to conserve our natural resources;*

Response: The proposed project will promote and protect this purpose for a few reasons. First, the new building will be built to all applicable code and zoning requirements and designed pursuant to the pedestrian street guidelines, providing a healthy and safe environment to residents and the surrounding community. Second, the proposed project is a transit-served location with the CTA being less than 100 feet from the subject property and the Morse Red Line Station being less than 2500 feet away, which provides residents with convenient transportation to recreational activities as well as access to downtown, aligning this project with the City's transit oriented development policy. Third, the project converts a single-family into a multi-family residential building increasing the housing stock for the community at large as well as Rodgers Park specifically. Finally, the proposed project promotes the general welfare of the people through its generation of property tax and incidental taxes from increased foot traffic from the new residents.

2. *To identify and establish the Lake Michigan and Chicago Lakefront Protection District and to divide that District into several zones wherein any and all development or construction, as specified in Article V hereinafter, shall be specifically restricted and regulated;*

Response: The proposed project will promote this purpose. The proposed project is located within the Private Use Zone and will abide by all applicable regulations and requirements.

3. *To maintain and improve the purity and quality of the waters of Lake Michigan;*

Response: Located more than 700 feet from Lake Michigan and surrounded by an entirely long-developed area, the proposed project will not adversely impact or affect the purity and quality of the waters of Lake Michigan.

4. *To insure that construction in the Lake or modification of the existing shoreline shall not be permitted if such construction or modification would cause environmental or ecological damage to the Lake or would diminish water quality; and to insure that the life patterns of fish, migratory birds and other fauna are recognized and supported;*

Response: The proposed project will not have any adverse impact on the lake or existing shoreline because the subject property is more than 200 feet from the nearest public park and more than 700 feet from the shoreline. Moreover, the surrounding area has long been developed with similar developments. The proposed scope of work does not involve any modification to the shoreline, and therefore, will not affect the life patterns of fish, migratory birds, or other fauna.

5. *To insure that the Lakefront Parks and the Lake itself are devoted only to public purposes and to insure the integrity of and expand the quantity and quality of the Lakefront Parks;*

Response: This purpose will be promoted because the proposed project is within the Private Use Zone; not within the Lakefront Park system. The proposed project will not have an adverse impact on Lake Michigan or the Lakefront Parks. Furthermore, the proposed project will bring new residents to the surrounding area thereby promoting public access to the Lakefront Parks.

6. *To promote and provide for continuous pedestrian movement along the shoreline;*

Response: This purpose is inapplicable to the proposed project because the subject property is located more than 700 feet from the shoreline.

7. *To promote and provide for pedestrian access to the Lake and Lakefront Parks from and through areas adjacent thereto at regular intervals of one-fourth mile and additional places wherever possible, and to protect and enhance vistas at these locations and wherever else possible;*

Response: The proposed project will not negatively impact pedestrian access to the lake as the scope of work does not include any roadway or parkway improvements, nor will the project interfere with any access or vista to the lake or lakefront parks. The proposed project replaces a single-family home with a multi-family residential building increasing the amount of residents with pedestrian access to the Lake and Lakefront Parks.

8. *To promote and provide for improved public transportation access to the Lakefront;*

Response: The proposed scope of work will promote this purpose because the new multifamily residential building is less than 100 feet from a CTA bus line and roughly 2,100 feet from the Morse Red Line station. The project will comply with the City's E-TOD Ordinance thereby promoting and providing for improved public transportation access to the Lakefront.

9. *To insure that no roadway of expressway standards, as hereinafter defined, shall be permitted in the Lakefront Parks;*

Response: This purpose is inapplicable to the proposed project because the scope of work does not include roadway or expressway improvements.

10. *To insure that development of properties adjacent to the Lake or the Lakefront Parks is so defined as to implement the above-stated purposes, provided, however, that with respect to property located within the Private Use Zone as established by Article V, VI, and IX of this Ordinance, the permitted use, special use, lot area per dwelling unit, and floor area ratio provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, shall govern except where such provisions are in substantial conflict with the purposes of this Ordinance or the Fourteen Basic Policies of the Lakefront Plan of Chicago;*

Response: The proposed project will promote this purpose because it will conform with the use and floor area ratio limitations of the Chicago Zoning Ordinance. Furthermore, the subject property is not adjacent to the Lake or the Lakefront Parks. The proposed project will comply with the permitted uses, lot area per dwelling unit, and floor area ratio provisions of the Chicago Zoning Ordinance.

11. *To achieve the above-stated purposes, the appropriate public agency should acquire such properties or rights as may be necessary and desirable;*

Response: This purpose is inapplicable because the subject property is within the Private Use Zone and does not contribute to the lakefront park system.

12. *To define and limit the powers and duties of the administrative body and officers as provided herein;*

Response: This purpose is inapplicable to the Applicant and the proposed project.

13. *Nothing contained in the Lake Michigan and Chicago Lakefront Protection Ordinance shall be deemed to be a waiver or consent, license or permit to use any property or to locate, construct or maintain any building, structure or facility or to carry on any trade, industry, occupation or activity which may be otherwise required by law.*

Response: The proposed project will be in compliance with any applicable Municipal Code of the City of Chicago, state law, and federal law. The Applicant understands and acknowledges this purpose.

Economic Disclosure Statements

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

SECTION I -- GENERAL INFORMATION

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

Adrian and Amy Marchis

Check ONE of the following three boxes:

Indicate whether Disclosing Party submitting this EDS is:

1. ☒ the Applicant

OR

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

OR

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

B. Business address of Disclosing Party:

7015 N. Sheridan Road

Chicago, Illinois 60626

C. Telephone: (773) 719-0834

Fax: _____

Email: aamarchisbiz@gmail.com

D. Name of contact person: Adrian Marchis

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

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

Rezoning the property located at 7015 N. Sheridan Road.

G. Which City agency or department is requesting this EDS? Law Dept/DPD/Planning Commisison

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

Specification # _____ and Contract # _____

Figure 1: A Map of the Vicinity of the Site

Figure 1: Map of the Vicinity of the Site.

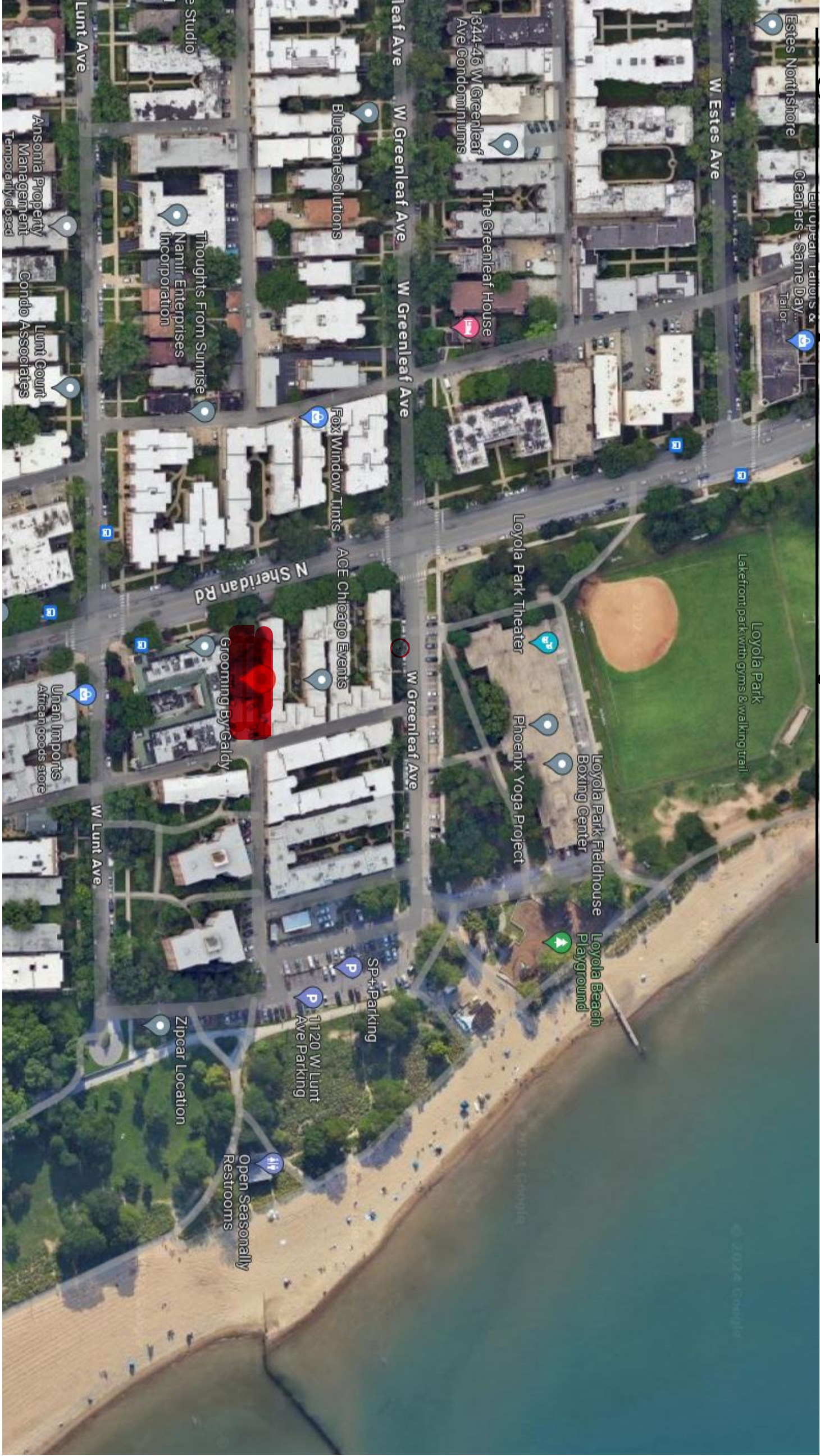
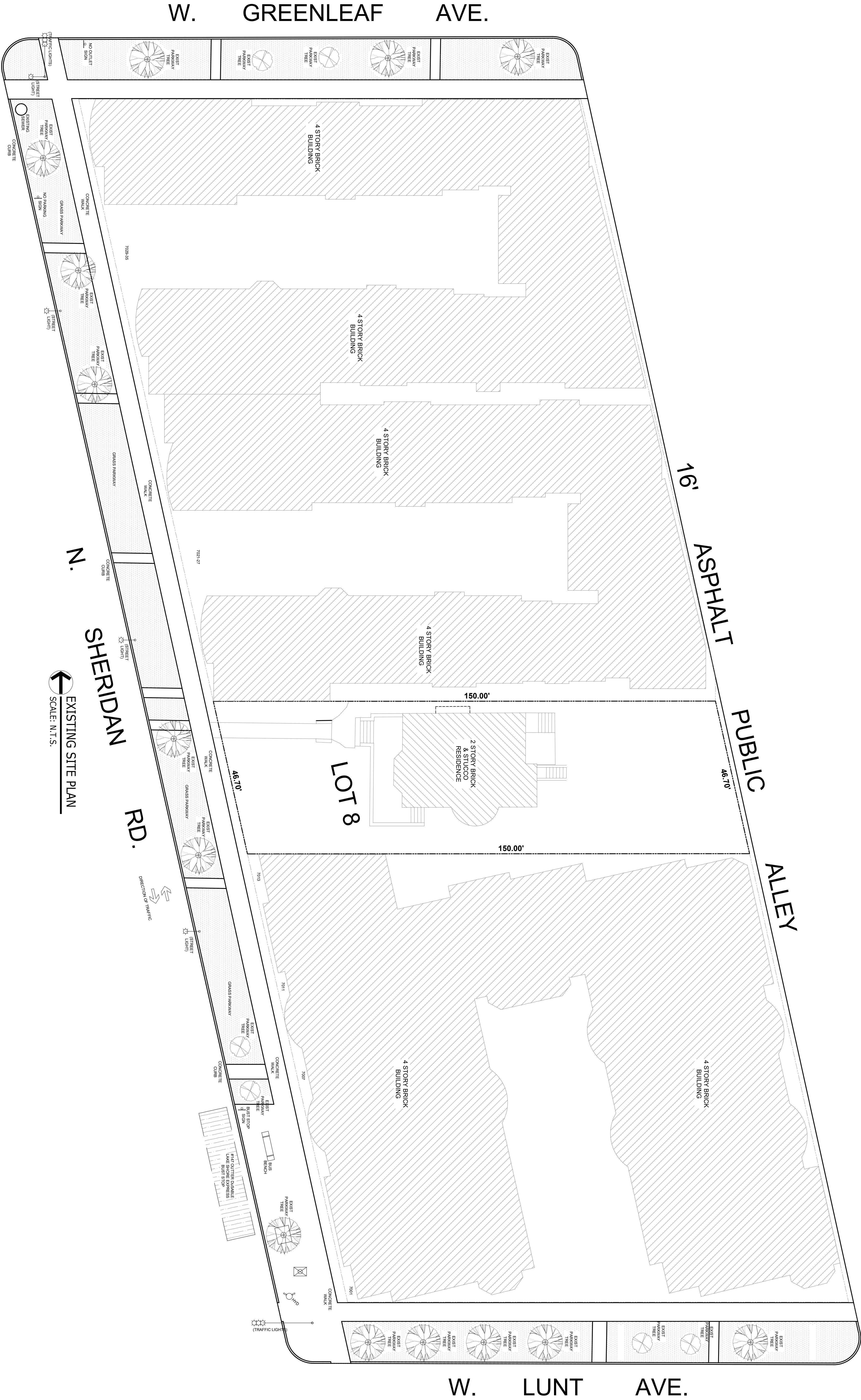


Figure 2: A Map of the Existing Site

REVISIONS:		ARCHITECT ANDREW WANG	4747 W. PETERSON AVE SUITE 310 CHICAGO, IL 60646 O 773.994.7590	SAFETY & LIABILITY NOTICE THE ARCHITECT HAS NO LIABILITY FOR THE SAFETY OF THE WORK OR THE SAFETY OF THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS.	EXISTING SITE PLAN	7015 N. SHERIDAN RD, CHICAGO, IL 60626	DATE: 12.05.2023	DRAWN BY: C.G.	CHECKED BY: A.W.	SHEET
1										
2										





743-4641

Sitting
BOARDING • 773.764.6461 • DAY CARE

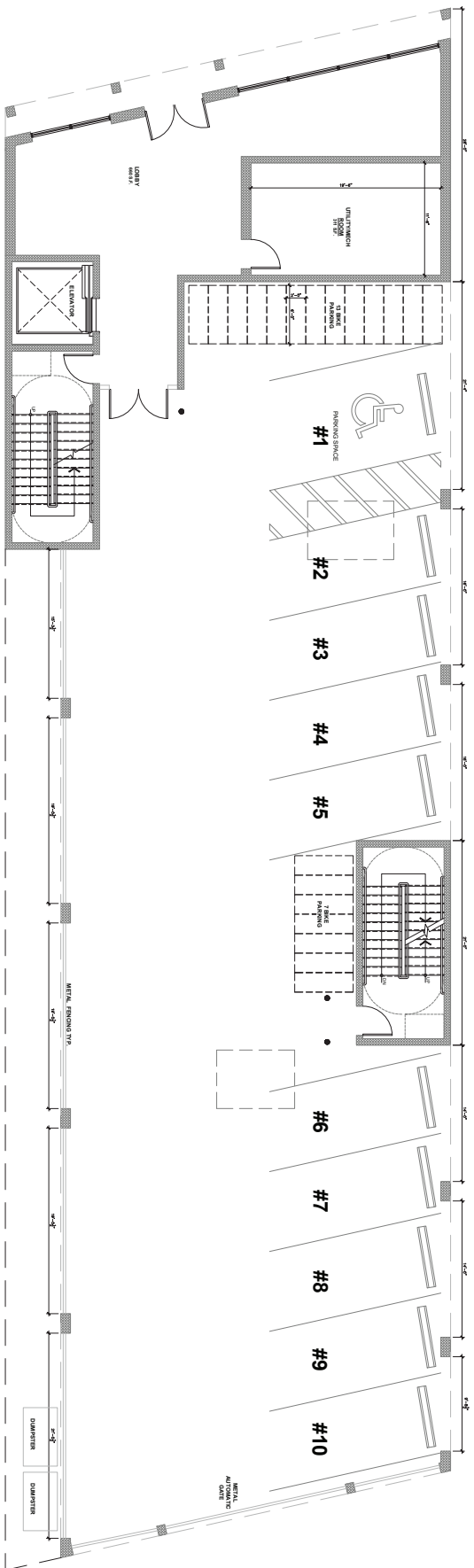


BOARDS

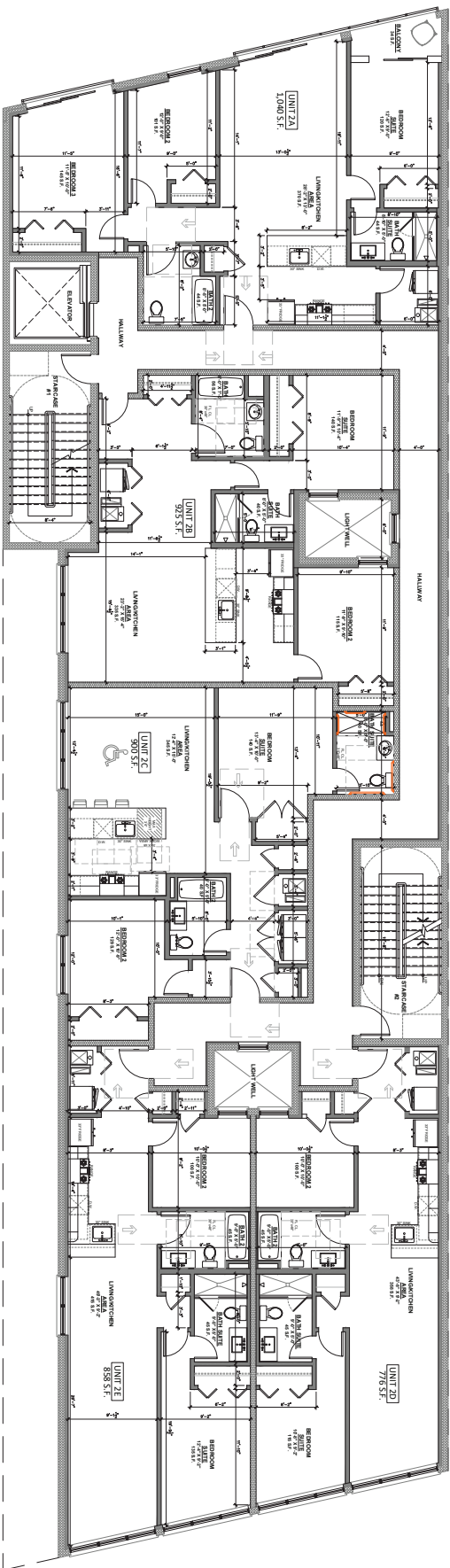
boarding of cats & dogs DAY CARE

Figure 3: The Proposed Site Plan

Figure 4:
Proposed Floor
Plans



PROPOSED GROUND FLOOR PLAN
3/16" = 1'-0"



PROPOSED 2ND FLOOR PLAN
3/16" = 1'-0"

REVISIONS	
1	
2	

ARCHITECT
ANDREW WANG

DATE: 01/10/2024
SCALE: 1/8" = 1'-0"

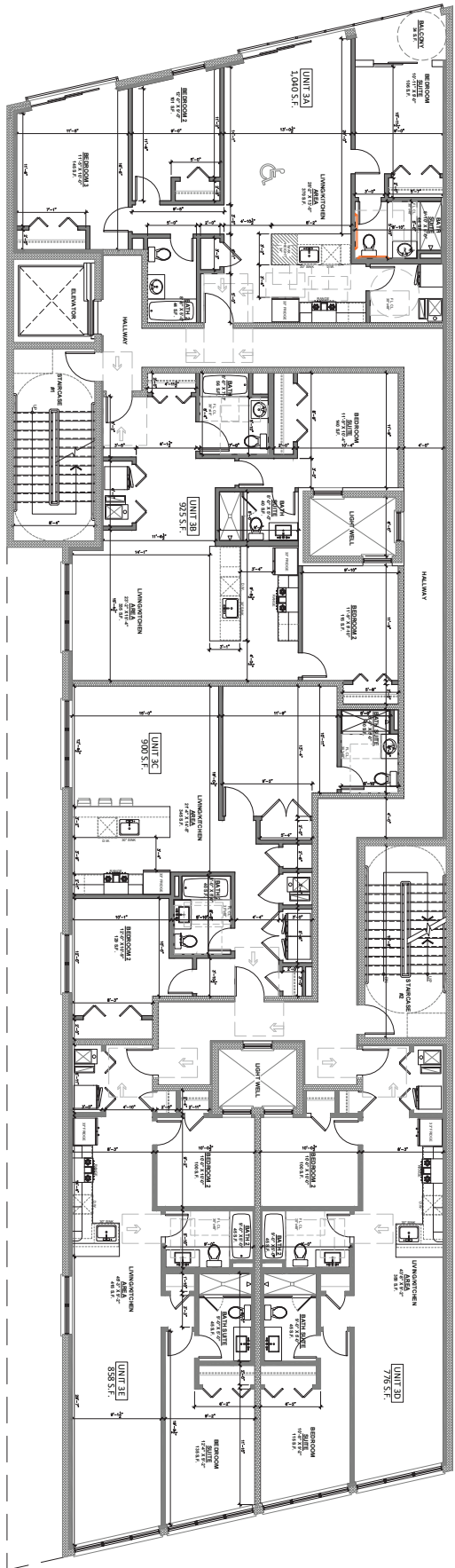
THE ARCHITECT HAS REVIEWED THE PROPOSED DESIGN AND HAS WORKING AGREEMENT WITH THE CLIENT ON THE DESIGN OF THE BUILDING AND ALL SUB-CONTRACTORS.

ARCHITECTURAL
GROUND AND SECOND
FLOOR PLANS

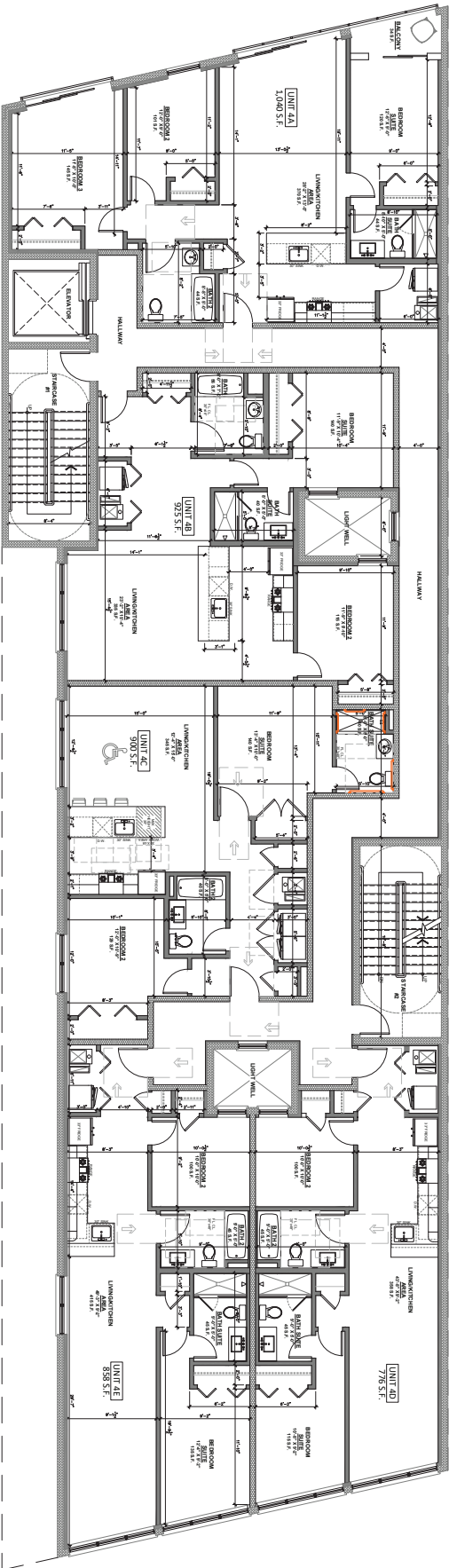
7015 N. SHERIDAN RD,
CHICAGO, IL 60626

DATE	BY
12-06-2023	C.G.
CHECKED BY	A.W.
SHEET	

A-1



PROPOSED 3RD FLOOR PLAN
3/16" = 1'-0"



PROPOSED 4TH TYPICAL FLOOR PLAN
3/16" = 1'-0"

REVISIONS	
1	
2	

ARCHITECT
ANDREW WANG

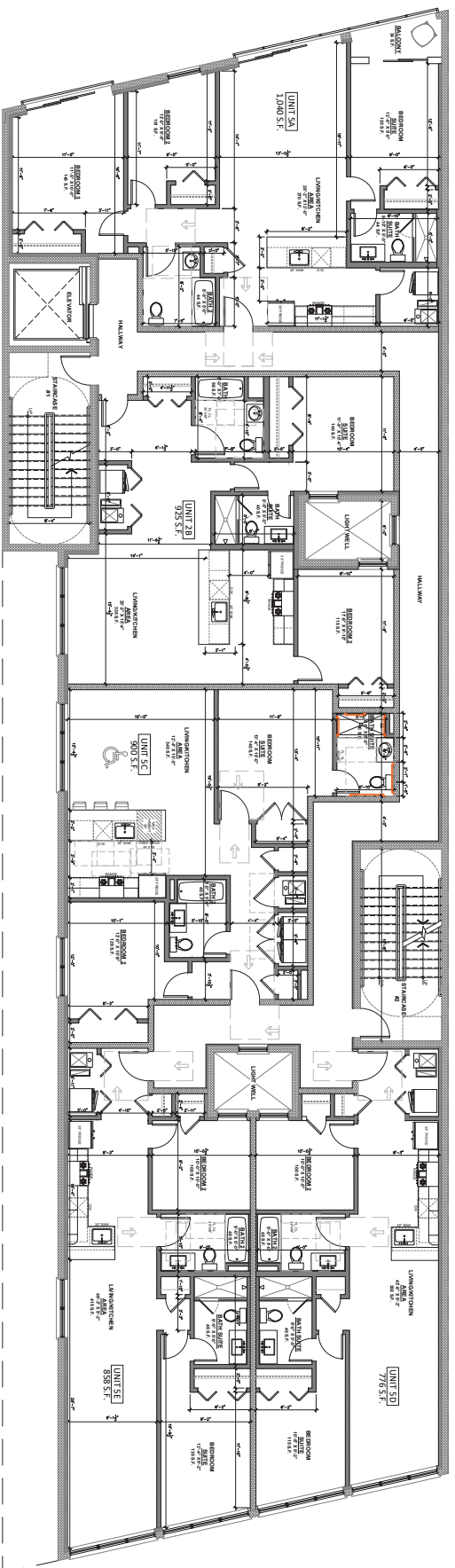
DATE: 07/15/2020
BY: C.G.

THE ARCHITECT HAS REVIEWED THE PROPOSED WORK AND HAS NO OBJECTION TO THE WORK. THE ARCHITECT'S REVIEW IS LIMITED TO THE DESIGN AND ALL OTHERS ARE RESPONSIBLE FOR THE WORK.

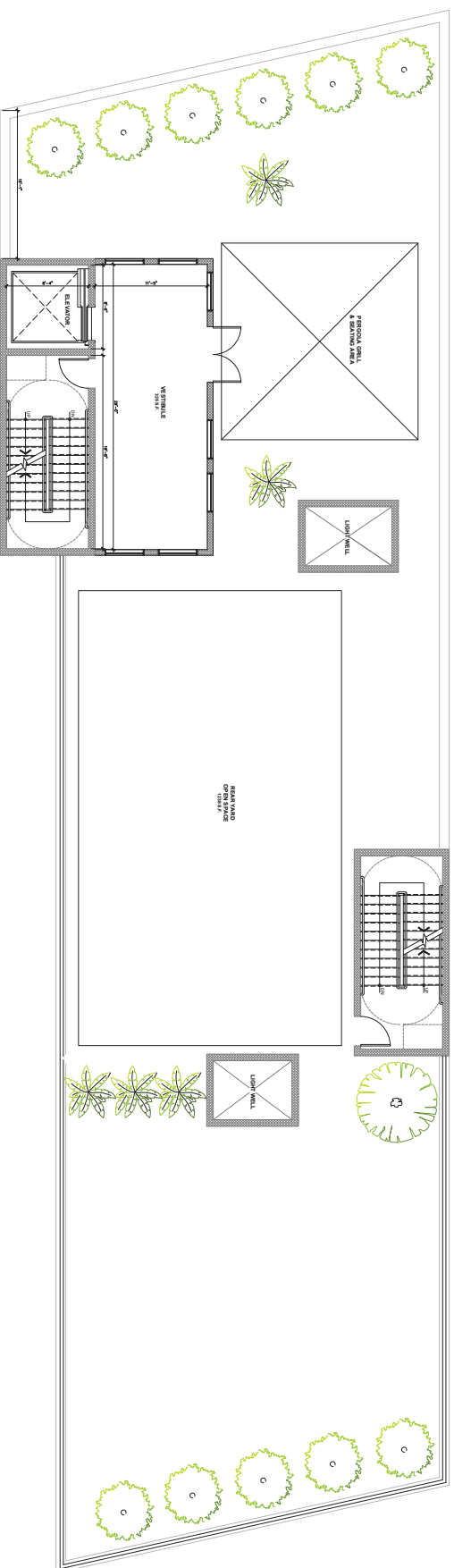
ARCHITECTURAL
THIRD AND FOURTH
FLOOR PLANS

7015 N. SHERIDAN RD.,
CHICAGO, IL 60626

DATE: 07/15/2020
BY: C.G.
CHECKED BY: A.W.
SHEET



PROPOSED 5TH TYPICAL FLOOR PLAN
3/16" = 1'-0"

$$3/16" = 1'-0"$$


PROPOSED ROOF PLAN
3/16" = 1'-0"

$$3/16" = 1'-0"$$

REVISIONS:	
1	
2	

ARCHITECT
ANDREW WANG

ANDREW WANG

4747 W. PETERSON AVE.
SUITE 311
CHICAGO, IL 60648
O. 773.504.7950

CHICAGO, IL 60606
O: 773.504.7510

CHICAGO, IL 60606
O: 773.504.7510

CHICAGO, IL 60606
O: 773.504.7510

CHICAGO, IL 60606
O: 773.504.7510

THE ARCHITECT HAS NO RESPONSIBILITY FOR SAFETY PROGRAMS OR PROCEDURES, AND HAS NO RIGHT TO STOP ANY WORK. JOBSITE SAFETY IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS.

THE ARCHITECT HAS NO RESPONSIBILITY FOR SAFETY PROGRAMS OR PROCEDURES, AND HAS NO RIGHT TO STOP ANY WORK. JOBSITE SAFETY IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS.

ARCHITECTURAL FIFTH AND ROOF FLOOR PLANS

7015 N. SHERIDAN RD,
CHICAGO, IL 60626

A-3

**Figure 5: An
Elevation or Cross-
section**

Project Narrative

PROJECT NARRATIVE
7015 NORTH SHERIDAN
(Lakefront Protection Ordinance Project)

Adrian and Amy Marchis, through Amy's company True North RE Holdings, LLC, own and reside in the two-flat building at 7015 N. Sheridan. The property is situated approximately 750 feet west of Lake Michigan and is subject to the Lakefront Protection Ordinance (Private Use Zone).

7015 N. Sheridan is a 6,837 square foot lot. The parcel is currently zoned RT-4. The two lots to the south of 7015 N. Sheridan are zoned B3-1 and B2-3, respectively. The two lots to the north of the site are zoned RT-4. Each of the lots, along with the other lots on the block, are improved with dense four-story legal, nonconforming courtyard-style residential buildings.

Mr. and Mrs. Marchis seek to rezone their property to a B2-3 zoning district to construct a five story, 20-dwelling unit residential building containing 10 indoor parking spaces and 20 bike spaces. 12 of the units will be two-bedroom, two-bathroom units averaging approximately 850 square feet. The remaining 8 units will be three-bedroom, two-bathroom units averaging 1,000 square feet. Of the 20 dwelling units, 4 of the dwelling units will be affordable under the Chicago Affordable Requirements Ordinance that comply with the accessibility requirements under the Americans with Disabilities Act, and 1 of the dwelling units will be Adrian and Amy's home.

Once rezoned to a B2-3 Zoning District, the property will be considered a transit-served location because it is approximately 1,447 feet from the Morse CTA Red Line Train Station and 100 feet from the Sheridan Bus Line Corridor. The project complies with the E-TOD Ordinance standards. Moreover, the Morse CTA Red Line Train Station is considered a Local Activity Center, which is designated under the CTA Typology Study to enhance infill development opportunities with higher densities. Thus, the proposed project is consistent with CTA Typology Study for the Morse CTA Red Line Train Station.

To date, the Applicant has met with the 49th Ward Aldermanic Office, and has the support of Alderwoman Hadden. The design has incorporated materials and design features from the surrounding developments along with capturing input provided by Alderwoman Hadden's office and community. Further, the design follows the pedestrian street guidelines to activate and enhance the pedestrian activity on the street. The Applicant also participated in a general community meeting on February 26, 2024, generally garnering positive feedback for the project. Amy, who has a career in real estate, and Adrian have been dreaming of growing their property to share with more of the community and finally have the financial means and expertise to begin this project and are excited for this opportunity to invest in the community. Of the 20 units, Adrian and Amy intend

to reside in one of the units, too, so not only adding affordable units to the community, but also for themselves.

**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:

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: _____

C. Telephone: _____ Fax: _____ Email: _____

D. Name of contact person: _____

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):

G. Which City agency or department is requesting this EDS? _____

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 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 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:

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

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

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)

☐ 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 ☐ 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:

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").

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.

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.

True North RE Holdings, LLC

(Print or type exact legal name of Disclosing Party)

By: 
(Sign here)

Amy Marchis

(Print or type name of person signing)

Manager

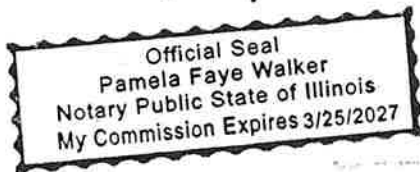
(Print or type title of person signing)

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

at Cook County, Illinois (state).


Notary Public

Commission expires: 03/25/2027



**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.
