

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

9619 - 9645 South Cottage Grove Avenue

2. Ward Number that property is located in: 8th

3. APPLICANT TRINITY 95TH & COTTAGE GROVE PLANNED COMMUNITY DEVELOPMENT SERIES, LLC

ADDRESS 400 W. 95th Street CITY Chicago

STATE IL ZIP CODE 60628 PHONE 773-793-6068

EMAIL peggles358@aol.com CONTACT PERSON Patricia J. Eggleston

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.

TRINITY 95TH & COTTAGE GROVE PLANNED COMMUNITY DEVELOPMENT SERIES, LLC

OWNER

ADDRESS CITY

STATE ZIP CODE PHONE

EMAIL CONTACT PERSON

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

ATTORNEY Carol D. Stubblefield, c/o Neal and Leroy, LLC

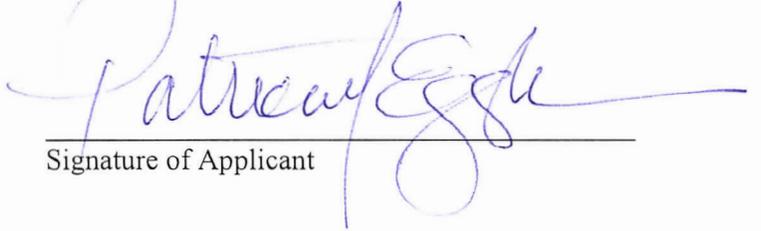
ADDRESS 20 S. Clark Street, Ste. 2050

CITY Chicago STATE Illinois ZIP CODE 60603

PHONE 312-641-7144 FAX EMAIL cstubblefield@nealandleory.com

COUNTY OF COOK
STATE OF ILLINOIS

Patricia J. Eggleston, 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.

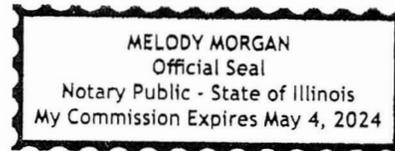


Signature of Applicant

Subscribed and Sworn to before me this
8 day of April, 2021.



Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

Trinity 95th & Cottage Grove
Planned Community Development LLC
901 E 95th Street
Chicago, IL 60619-7826

PNC Bank, NA
70-2189/719

1646

5/6/2021

PAY TO THE ORDER OF City of Chicago

\$ **17,640.25

Seventeen Thousand Six Hundred Forty and 25/100*****

DOLLARS

City of Chicago

Void After 180 Days



[Handwritten Signature]

AUTHORIZED SIGNATURE



MEMO Plan Commission Review Fee

⑈001646⑈ ⑆071921891⑆ 4804955951⑈

Trinity 95th & Cottage Grove / Planned Community Development LLC

1646

City of Chicago

5/6/2021

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
5/6/2021	Bill		17,640.25	17,640.25		17,640.25
				Check Amount		17,640.25

Main Operating Cash Plan Commission Review Fee

17,640.25

Details on Back. Security Features Included

Trinity 95th & Cottage Grove
Planned Community Development LLC
901 E 95th Street
Chicago, IL 60619-7826

PNC Bank, NA
70-2189/719

1645

5/6/2021

PAY TO THE ORDER OF City of Chicago

\$ **1,525.00

One Thousand Five Hundred Twenty-Five and 00/100*****

DOLLARS

City of Chicago

Void After 180 Days



[Handwritten Signature]

MEMO PD Application Filing Fee & Notice Sign

AUTHORIZED SIGNATURE



⑈001645⑈ ⑆07192189⑆ 4804955951⑈

Trinity 95th & Cottage Grove / Planned Community Development LLC

1645

City of Chicago

5/6/2021

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
5/6/2021	Bill		1,525.00	1,525.00		1,525.00
					Check Amount	1,525.00

Main Operating Cash PD Application Filing Fee & Notice Sign 1,525.00



CITY OF CHICAGO
Lori E. Lightfoot, Mayor

Department of Planning & Development – Bureau
of Zoning & Land Use
Patrick Murphey, Zoning Administrator
CPC Zoning Review Fee
121 North LaSalle – Room 905
Chicago, Illinois 60602

CPC ZONING REVIEW FEE

DATE: 5/7/2021

APPLICANT: TRINITY 95TH & COTTAGE GROVE PLANNED COMMUNITY DEVELOPMENT SERIES, LLC
Cashier Capture "Applicant Name" in the Customer Name Field

PROJECT ADDRESS: 9619 - 9645 South Cottage Grove Avenue
Cashier Capture "Project Address" in the Address Field

In accordance with Section 17-13-610, 50% of the zoning review fee is due at the time of Plan Commission Review, effective January 1, 2020. This CPC Zoning Review Fee is required for every new Plan Development application filed with the City Clerk on or before January 1, 2020 and must be paid **prior** to such plan commission review.

Summary of proposed PD Application	Total Proposed Buildable Floor Area (SF)	Total Zoning Review Fee (at \$0.50 per Buildable Floor Area SF)	Plan Commission Review fee (50%)	Remaining permit review fee (due at building permit)
	70,561	\$35,280.50	\$17,640.25	\$17,640.25
			Amount Due	

Payment Instructions:

1. Payment must be made in person at the Department of Finance’s Payment Center, **Room 107A** of City Hall, 121 N. LaSalle St., between 8 a.m. and 5 p.m., or at the Department of Finance (DOF) window in the Permit Center in **Room 905** of City Hall, between **8:30 a.m. and 4:30 p.m.**
2. Make checks payable to the City of Chicago.
3. If you have experienced an ‘NSF’ (Non-Sufficient Funds) hold, you must pay by Cash, Cashier’s Check or Certified Check.
4. **At least two copies of this CPC Zoning Review Fee Summary Sheet must be submitted to the Department of Finance (DOF) with payment**—one copy will be retained by DOF and one is for CPD Review staff, the Planned Development (PD) Project Manager).
5. The DOF will provide you with a receipt. You may request a duplicate receipt for your records.
6. **Provide copy of this letter (stamped by DOF) and proof of payment (the DOF receipt) to PD Project Manager.**

cc: PD Project Manager, Plan Commission Main Project File, Mike Marmo

FOR DOF USE:	Point of Sale (POS)	54- CPC ZONING REVIEW FEE
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ORDINANCE

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-2, Limited Manufacturing/Business Park District symbols and indications as shown on Map Number 24-D in the area bounded by:

South Cottage Grove Avenue; a line 853.37 feet south of and parallel to East 95th Street; a line 300 feet east of a parallel to South Cottage Grove Avenue; and a line 1,120.16 feet south of and parallel to East 95th Street,

to those of RM-5, Residential Multi-Unit District.

SECTION 2: That the Chicago Zoning Ordinance be amended by changing all of the RM-5, Residential Multi-Unit District symbols and indications as shown on Map Number 24-D in the area bounded by:

South Cottage Grove Avenue; a line 853.37 feet south of and parallel to East 95th Street; a line 300 feet east of a parallel to South Cottage Grove Avenue; and a line 1,120.16 feet south of and parallel to East 95th Street,

to those of Planned Development [___], which is hereby established in the area above described, subject to such use and bulk regulation as set forth in the Plan of Development herewith attached and made a part hereof and to no others.

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

COMMON ADDRESS: 9619 - 9645 South Cottage Grove Avenue

RESIDENTIAL PLANNED DEVELOPMENT NO. _____

PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Residential Business Planned Development No. _____ (the “Planned Development”) consists of a net site area of approximately 88,020 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (the “Property”). The applicant for this Planned Development is Trinity 95th & Cottage Grove Planned Community Development Series, LLC (the “Applicant”).

2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant, its successors and assigns. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, the Property shall be under single ownership or under single designated control. Single designated control for purposes of this Statement shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessees of the Property. An agreement among property owners (together with ground lessees and sub-ground lessees) or a covenant binding property owners (together with ground lessees and sub-ground lessees) may designate the authorized party for any future amendment, modification or change. In addition, where portions of the improvements located on the Property have been submitted to the Illinois Condominium Property Act, the term “owner” shall be deemed to refer solely to the condominium association of the owners of such portions of the improvements and not to the individual unit owners therein. Nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein (other than an assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness) and solely with respect to the portion of the Property so transferred, the term “Applicant”, “ground lessee” or “titleholder” shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder with respect to the portion of the Property so transferred.

3. All applicable official reviews, approvals or permits are required to be obtained by any owner of the Property, as applicable, or its successors, assigns or grantees, which require such reviews, approvals or permits. 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 applicable Property owner, its successors, assigns or grantees, seeking such action.

Applicant: Trinity 95th & Cottage Grove Planned Community Development Series, LLC
Address: 9619 - 9645 South Cottage Grove Avenue
Introduced: May 26, 2021

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

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

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

4. This Planned Development consists of 17 Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Landscape Plan; Elevations all prepared by Johnson and Lee Architects dated May 26, 2021 (collectively, the “Plans”). In addition, attached hereto as Exhibit A is an Affordable Requirements Ordinance Profile Form. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Chicago Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.
5. The following uses are permitted within the Planned Development: residential dwelling units; accessory parking; residential support services; and office.
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.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio (“FAR”) for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 88,020 square feet.
9. The Applicant acknowledges and agrees that the rezoning of the Property to this Planned Development for the construction of the project triggers the requirements of Section 2-

45-115 of the Municipal Code (the “Affordable Requirements Ordinance” or “ARO”). Any developer of a “residential housing project” within the meaning of the ARO must: (i) set aside 10% of the housing units in the residential housing project (the “Required Units”) as affordable units for thirty (30) years; (ii) pay a fee in lieu of the development of the Required Units; or (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25% of the Required Units on-site. The Property is located in a Higher Income Area within the meaning of the ARO, and the project has a total of 133 units. Applicant proposes to satisfy the ARO requirement by providing 133 dwelling units as Required Units in the rental building to be constructed in the Planned Development, as set forth in the Affordable Housing Profile Form attached hereto. If the Applicant subsequently receives “financial assistance” from the City, as that term is defined in the ARO, then Applicant must set aside 20% of the housing units in the residential housing project as affordable units and must update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development for review and approval. The Applicant agrees that the affordable rental units must be affordable to households earning no more than 60% of the Chicago Primary Metropolitan Statistical Area Median Income (“AMI”), as updated annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of housing units in the Planned Development, the Applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development for review and approval, and the Department may adjust the number of required Affordable Units without amending the Planned Development. Prior to the issuance of any building permits for any residential building in the Planned Development, including, without limitation, excavation or foundation permits, the Applicant must execute and record an affordable housing agreement in accordance with Section 2-45-115(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the Planned Development, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of the Department of Planning and Development may enforce remedies for any breach of this Statement No. 9, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

Notwithstanding the foregoing, if the Applicant receives Low-Income Housing Tax Credits or other financial assistance from the City, and the affordability requirements for such financing (the “Financing Requirements”) exceed the ARO requirements, then the Financing Requirements shall govern the Applicant's obligation to provide affordable housing for such subsidized portion of the Planned Development.

10. Upon review and determination, “Part II Review”, pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding and must be paid to the Department of Revenue prior to the issuance of any Part II approval.

11. The Site and Landscape Plan shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
12. Future development, which shall follow construction of the Phase 1 development, will be subject to Site Plan Approval by the Zoning Administrator, following review and comment by DPD design review and Chicago Plan Commission, subject to this Statement 12 and 17-13-0610 of the Chicago Zoning Ordinance.

Prior to the Part II Approval (Section 17-13-0610 of the Chicago Zoning Ordinance), the Applicant shall submit a site plan, landscape plan and building elevations for review and approval by DPD. Review and approval by DPD is intended to assure that specific development components substantially conform with the Planned Development and to assist the City in monitoring ongoing development. Site Plan Approval Submittals (Section 17-13-0800) need only include that portion of the Property for which approval is being sought by the Applicant. If the Applicant is seeking approval for a portion of the Property that represents less than the total site area of the Property, the Applicant shall also include a site plan for that area of the Property which is bounded on all sides by either public Rights-of-Way or the boundary of the nearest adjacent property. The site plan provided shall include all dimensioned and planned street Rights-of-Way.

No Part II Approval for any portion of the Property shall be granted until Site Plan approval has been granted. Following approval by DPD, the approved Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the PD.

After approval of the Site Plan, changes or modifications may be made pursuant to the provisions of Statement 14. In the event of any inconsistency between approved plans and the terms of the PD, the terms of the PD shall govern. Any Site Plan Approval Submittals shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- fully-dimensioned building elevations;
- fully-dimensioned landscape plan(s); and
- statistical information applicable to the subject area, including floor area, the applicable floor area ratio, uses to be established, building heights and setbacks.

Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the PD

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

14. Subject to the provisions of Statement No. 2 of this Planned Development, the terms and conditions of development under this Planned Development ordinance may be modified administratively pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
15. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes and enables universal access throughout the Property as required by law. Plans for all new buildings and improvements on the Property constructed after the date hereof 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.
16. 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.
17. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse due to the passage of time, the Commissioner of the Department of shall initiate a Zoning Map Amendment to rezone this Planned Development to RM-5, Residential Multi-Unit District.

BULK REGULATIONS AND DATA TABLE

Site Area

Gross Site Area	98,691.60 sq. ft
Public Right-of-Way:	10,671.60 sq. ft.
Net Site Area:	88,020 sq. ft.

Maximum Height

56'-6"

Floor Area Ratio & Buildable Area

Overall Maximum FAR:	2.0
Overall Maximum Buildable Area:	2.0 x 88,020 = 176,040 sq. ft.

	<u>Phase 1</u> <u>Development</u>	<u>Phase 2</u> <u>Development</u>	<u>Total</u>
<i>Maximum Dwelling Units</i>	70	63	133
<i>Setbacks</i>	Per Site Plan	Per Site Plan	
<i>Minimum Bicycle Spaces:</i>	22	0	22
<i>Minimum Parking Spaces:</i>	44	0	44
<i>Minimum Loading Spaces:</i>	1	0	1

Imani Village Senior Residences (the "Project")
9633 S Cottage Grove Rd

Phase I

The Project is Phase I of a two Phased Affordable Senior Housing development, that will ultimately contain 133 units. Phase I will be a five-story building located in the Pullman neighborhood of the City of Chicago and is adjacent to Cottage Grove Heights. It also includes a single-story section that will contain the main entry and a wide array of common spaces for the residents. There will also be a large outdoor space for the resident's enjoyment. The building will be approximately 56'-6" feet high, and the site will include 44 parking spaces.

This Project will be part of a larger approximately 30-acre development effort (**IMANI VILLAGE**) by Trinity 95th & Cottage Grove Planned Community Development LLC ("Trinity 95th"), a single purpose African American owned development_entity created by Trinity United Church of Christ ("TUCC"). The larger site surrounding the Project will be used for multiple compatible uses, the largest of which will be an approximately 100-unit Affordable Single Family Housing development. Trinity 95th owns the entire site, except for 7 acres on the south east end of the site, owned by the City of Chicago.

Trinity 95th will provide a long-term lease of the land for the Project at no cost to the Project. It will also be one of the two entity Joint Venture ownership with SPM Properties & Development, LLC. ("SPM"). The partners of SPM are two senior partners of MR Properties and have been involved in the development of 7 similar affordable senior projects in the City of Chicago. In addition, TUCC is the sponsor and owner of two senior living residences on the south side of Chicago.

Phase 1 will include a 70 unit building with 60 1BR units and 10 2BR units. The currently planned unit mix will include 16 units that will serve residents at 30% AMI, and the remainder will serve residents at 60% AMI. The Project will be financed with a combination of low-income housing tax credit equity and soft financing sources from the City of Chicago and other funding sources.

It should also be noted that the Project will meet and mostly exceed the newly developed City criteria for Affordable Housing. In particular, the Project as noted above, will be developed by a two entity Joint Venture which includes as a member, Trinity 95th, an African American Non-Profit development entity, that will have material participation in the construction and management of the Property. The Development Team will also include a material participation of an African American Architect, General Contractor, Market Analyst, and a heavy emphasis on the use of African American sub-contractors and local area companies. We believe (and is the development objective), that the Project will far exceed the minimum requirements of the new REIA (Racial Diversity requirements) recently announced by the City.

Residential neighborhoods abut the site to the south and east. Across Cottage Grove Ave. is the ME Metra commuter train with a 95th Street stop less than two blocks from the Project, with a final stop in Chicago's Loop. The campus of Chicago St. University is situated immediately west of Cottage Grove Ave. Neighboring public amenities include the Social Security Administration office (immediately adjacent to the Project), Olive Harvey Community College, Gately Park with newly constructed athletic fields, and Tuley Park. Also, existing in Imani Village is Advocate Aurora Health at Imani Village, a full service 11,000 square foot, immediate and family care center, developed by Trinity 95th and fully operational since December 2018. Trinity Hospital is located less than two miles from the site. The site has a Transit score of 64, with good transit options of 6 nearby bus lines, Metra rail and the CTA Red Line. It is also .4 miles from Schmid Elementary school, located at 9755 S Greenwood Ave.

Other Neighborhood amenities include a commercial shopping mall anchored by Jewel Osco food store at 95th and Stony Island, a little bit over one mile away and accessible via Public Transportation. The mall also includes a Bank of America branch, Burger King, Kentucky Fried Chicken, and numerous other general merchandise and apparel stores.

CONTEXT: The Project is the second phase of the Imani Village master plan, designed as a sustainable urban community, focused on “community wellness”, with the goal of developing a “model’ well community” that encompasses the larger surrounding 23-acre site owned by Trinity 95th. The design and development goals of the entire Imani Village are based upon 4 mission objectives: Economic Development; Eco-Justice; Reversing the Effects of Mass Incarceration and Health Equity. In furtherance of these objectives, the completed first phase of the Imani Village development includes the 11,000 square foot full service medical facility Advocate Aurora Health at Imani Village referenced above, along with the initial/first phase of renovation of current office space for organizations and entities that provide community support services and youth activities for the demographic. The Imani Village “model community” development strategy, includes among other plans, the expansion of the Advocate Aurora Health Center by another 13,000 square feet; the future development of single family housing, an Community Athletic and Recreational Center; Day Care Facilities (planned for 2021); urban farm; food venues including an all year round “farmer’s market” , urban gardens including a “community healing garden”, retail and further build-out of program and office space for additional not for profit organizations which support the mission and community development goals of Trinity 95th. The next phase of the office space build out, planned for fall 2021, will also include a Diabetes Center as well as a full-service Behavioral Health Center, both of which will be culturally competent, with services appropriate for the demographic. Solar Panel Installation for the office building, and the Advocate Aurora Health Center, is scheduled for summer 2021.

A “model well community” must also include safe, modern, sustainable, assessable and well-built living spaces for seniors. Accordingly, this Senior Housing Project is a central and consequential component of the overall planned sustainable, energy efficient green footprint, for this northeast corner of the Pullman Community, known as Imani Village. In accordance with IHDA Scoring Criteria, the Project will qualify for a Green Certification such as the Enterprise Green Building Certification, or a similar program. Both members of the joint venture have long histories in creating and meeting MBE and WBE strategies and will only work with general contractors that agree to implement such a strategy.

The Project is intended to meet and exceed all of the Racial Equity/Diversity requirements, in addition to offering Affordable Housing to a previously underserved population.

Imani Villages Senior Residences Phase II

The Phase II of the development will be physically connected to Phase I via the single-story Amenities building constructed as part of Phase I. The amenities include multiple recreational spaces for the residents, a fitness center, library/computer room, community center, offices for visiting physicians, a beauty/barber salon, and the management offices. Like Phase I, Phase II will be a single 5 story mid-rise building containing 63 units. The precise unit mix of one- and two-bedroom units will be determined at a later date, but will be 100% affordable as was Phase I. Both Phases will be able to enjoy the significant schedule of amenities of Imani Village. It will be constructed shortly after the successful construction and lease up of Phase I.

**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:

TRINITY 95TH & COTTAGE GROVE PLANNED COMMUNITY DEVELOPMENT SERIES LLC, D/B/A IMANI VILLAGE

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: 400 W. 95TH STREET

CHICAGO, ILLINOIS 60628

C. Telephone: 773-793-6068 Fax: 773-324-7399 Email: peggles358@aol.com

D. Name of contact person: Patricia J. Eggleston

E. Federal Employer Identification No. (if you have one): 45-0912650

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

Zoning Amendment Application: location: 9619-9645 South Cottage Grove Chicago, Illinois

G. Which City agency or department is requesting this EDS? Department of Zoning

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 checked="" 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:

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
TRINITY UNITED CHURCH OF CHRIST	SINGLE MEMBER OF APPLICANT

LIST OF BOARD OF MANAGERS OF APPLICANT ATTACHED

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



BOARD OF MANAGERS

James D. Montgomery, Esq., Chairman/President

Patricia J. Eggleston, Esq., Executive Vice President/General Counsel

Angela Odoms-Young, Ph.D., Secretary

Mr. Rupert Graham, Treasurer

Rev. Dr. Otis Moss III, Senior Pastor, Trinity United Church of Christ, Executive Committee

Michael Bennett, Ph.D., Executive Committee

Perri Irmer, Esq., Executive Committee

Sokoni Karanja, Ph.D., Executive Committee

Terry Mason, M.D.

Mr. Thurman "Tony" Smith

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
TRINITY UNITED CHURCH OF CHRIST	400 W. 95TH STREET, CHICAGO, IL 6061	THE SOLE SINGLE MEMBER OF APPLICANT LLC

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 (indicate whether paid or estimated.) NOTE: "hourly rate" or "t.b.d." is not an acceptable response.
JOHNSON & LEE ARCHITECTS/PLANNERS	1 E. 8th Street, Suite 200	Chicago, IL 60605	\$28,427.00 partially paid
NEAL & LEROY, LLC	20 S. Clark Street, Suite 2050,	Chicago, IL 60603	\$47,000.00 - estimated/partially paid

(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").

NONE

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

NONE

C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

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

is 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):

NOT APPLICABLE

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
<hr/>		
<hr/>		
<hr/>		

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.

TRINITY 95TH & COTTAGE GROVE PLANNED COMMUNITY DEVELOPMENT SERIES LLC D/B/A IMANI VILLAGE

(Print or type exact legal name of Disclosing Party)

By:

Patricia J. Eggleston

(Sign here)

Patricia J. Eggleston

(Print or type name of person signing)

Executive Vice President/General Counsel

(Print or type title of person signing)

Signed and sworn to before me on (date) 04/08/2021.

at COOK County, ILLINOIS (state).

Melody Morgan
Notary Public



Commission expires: 05/04/2024

**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.

**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:

TRINITY UNITED CHURCH OF CHRIST

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: TRINITY 95TH & COTTAGE GROVE PLANNED COMMUNITY DEVELOPMENT SERIES LLC d/b/a IMANI VILLAGE

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: 400 W. 95th Street

Chicago, Illinois 60628

C. Telephone: 773-962-5650 Fax: 773-962-0164 Email: info@trinitychicago.org

D. Name of contact person: Dr. Otis Moss III

E. Federal Employer Identification No. (if you have one): 36-2879787

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

ZONING ADMENDMENT APPLICATION-9633 S. Cottage Grove, Chicago, IL 60619

G. Which City agency or department is requesting this EDS? Department of Zoning

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
SEE ATTACHED LIST of BOARD OF DIRECTORS	

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

Board of Directors and Executive Officers of Trinity United Church of Christ

as of January 2021

First Name	Last Name	Title
Rev. Dr. Otis	Moss	Senior Pastor
Loyce	Lennix	Secretary
William	Davis	Treasurer
Steven	Shaw	Financial Secretary
Judy	Adams	Director
Monica	Allen	Director
Morris	Allen	Director
Lawrence	Collins	Director
Rupert	Graham	Director
Sharon	Grey	Director
Esther	Johnson	Director
Kimberly	Jones	Director
Kirkland	Jones	Director
Pauline	Montgomery	Director
Patricia	Owens	Director
Tammie	Poole	Director
Rochelle	Wren	Director
Stacey	Edwards-Dunn	Executive Minister & Church Administrator
Daryle	Brown	Executive Director, Multi-Media Communications
Rev. Dr. Denise	Thomas-Williams	Executive Director, Human Resources
Jerald	Williams	Comptroller

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").

NONE

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

NONE

C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

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

is 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

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.

TRINITY UNITED CHURCH OF CHRIST

(Print or type exact legal name of Disclosing Party)

By: *Rev. Otis Moss, III*
(Sign here)

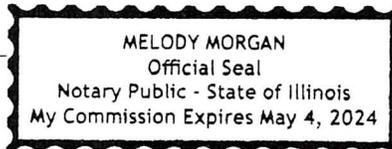
Rev. Otis Moss, III
(Print or type name of person signing)

~~Melody Morgan~~ Pastor and Chief Executive Officer
(Print or type title of person signing)

Signed and sworn to before me on (date) 04/08/2021.

at COOK County, ILLINOIS (state).

Melody Morgan
Notary Public



Commission expires: 05/09/2024

**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.

NOTICE OF FILING OF REZONING APPLICATION

May 21, 2021

Dear Sir or Madam:

In accordance with the requirements of Section 17-13-0107 of the Municipal Code of the City of Chicago, please be informed that on or about May 26, 2021, Trinity 95th & Cottage Grove Planned Community Development Series, LLC, (the "Applicant") will file an application for rezoning (the "Application"). The Applicant proposes to construct a residential project on the property commonly known as 9619 - 9645 South Cottage Grove Avenue (the "Property").

The proposed rezoning application will request City of Chicago approval to rezone the Property from M1-2, Limited Manufacturing/Business Park District to RM-5, Residential Multi-Unit District and then to a Planned Development for the purpose of constructing a two-phase, affordable senior housing project. Phase 1 will include a 5-story, approximately 56'-6" tall, 70-unit residential building and a 1-story, approximately 20' tall amenity building. Phase 1 will also include construction of 44 parking spaces to serve both phases of the Project. Phase 2 will include a 5-story, approximately 56'-6" tall, 63-unit residential building (the "Project").

Trinity 95th & Cottage Grove Planned Community Development Series, LLC ("Trinity") is the Applicant. Trinity is located at 400 W. 95th Street, Chicago, IL 60628. Questions regarding the proposed Project or the Application may be addressed to Carol D. Stubblefield, Neal and Leroy, LLC, 20 S. Clark St., Ste. 2050, Chicago, IL 60603, (312) 641-7144.

PLEASE NOTE: THE APPLICANT IS NOT SEEKING TO REZONE OR PURCHASE YOUR PROPERTY. YOU ARE RECEIVING THIS NOTICE AS REQUIRED BY THE CHICAGO MUNICIPAL CODE BECAUSE COOK COUNTY TAX RECORDS INDICATE YOU OWN PROPERTY WITHIN 250 FEET OF THE BOUNDARIES OF THE SUBJECT PROPERTY.

Very truly yours,



Neal & Leroy, LLC

May 21, 2021

Thomas M. Tunney, Chairman
Committee on Zoning
Room 304, City Hall
121 North LaSalle Street
Chicago, Illinois 60602

Teresa Cordova, Chairman
Chicago Plan Commission
City Hall
121 North LaSalle Street
Chicago, Illinois 60602

**Re: Application for Rezoning
Affidavit of Notice**

Dear Chairman Tunney and Chairwoman Cordova:

The undersigned, Carol D. Stubblefield, an attorney with the law firm of Neal & Leroy, LLC, which firm represents the Trinity 95th & Cottage Grove Planned Community Development Series, LLC, the applicant for an amendment to the Chicago Zoning Ordinance with respect to property commonly known 9619 - 9645 South Cottage Grove Avenue certifies that she has complied with the requirements of Section 17-13-0107 of the Municipal Code of the City of Chicago by sending the attached letter by United States Postal Service First Class Mail to the owners of all property within 250 feet in each direction of the subject property, as determined by the most recent Cook County tax records of Cook County, exclusive of public roads, streets, alleys and other public ways, or a total distance limited to 400 feet.

The undersigned certifies that the notice contains the common street address of the subject property, a description of the nature, scope and purpose of the application; the name and address of the Applicant; the name and address of the owner; the date the Applicant intends to file the applications on or about May 26, 2021.

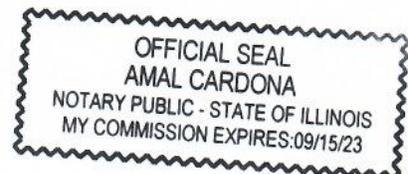
The undersigned certifies that she has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Municipal Code of the City of Chicago and that the Applicant certifies that the accompanying list of names and addresses of surrounding properties located within 250 feet of the subject property, is a complete list containing the names and last known addresses of the owners of the property required to be served.

Very truly yours,



Carol D. Stubblefield

Subscribed and sworn to before me
this 21st day of May, 2021


Notary Public

25-10-200-023-0000
Chicago State University
9501 South King Drive
Chicago, IL 60628-1501

25-10-200-027-0000
RTA/METRA
547 West Jackson Blvd
Chicago, IL 60606-5717

25-11-100-013-0000
CHICAGO STATE UNIV
9501 S KING DR
CHICAGO, IL 60628

25-11-100-017-0000
CHICAGO STATE UNIV
9501 S KING DR
CHICAGO, IL 60628

25-11-100-022-0000
9633 S COTTAGE GRV
400 W 95TH ST
CHICAGO, IL 60628

25-11-100-024-0000
NORFOLK & WESTERN RAILWAY
110 Franklin Road S.E.
Roanoke Virginia 24042

25-11-100-025-0000
THE BOOTH FELT CO INC
9611 COTTAGE GROVE AV
CHICAGO, IL 60628

25-11-100-026-0000
TRINITY UCC
400 W 95TH STREET
CHICAGO, IL 60628

25-11-100-027-0000
CITY OF CHICAGO DPD
121 N LASALLE RM 1008
CHICAGO, IL 60602

25-11-100-028-0000
TRINITY UCC
400 W 95TH STREET
CHICAGO, IL 60628

25-11-100-030-0000
TRINITY UNITED CH CHRI
400 W 95TH ST
CHICAGO, IL 60628

25-11-100-031-0000
TRINITY UCC
400 W 95TH STREET
CHICAGO, IL 60628

25-11-100-032-0000
CITY OF CHICAGO DPD
121 N LASALLE RM 1008
CHICAGO, IL 60602

25-11-100-033-0000
CITY OF CHICAGO DPD
121 N LASALLE #1008
CHICAGO, IL 60602

25-11-100-034-0000
CITY OF CHICAGO DPD
121 N LASALLE #1008
CHICAGO, IL 60602

25-11-100-035-0000
TRINITY UNITED CHURCH
400 W 95TH ST
CHICAGO, IL 60628

25-11-100-043-0000
TRINITY UCC
400 W 95TH STREET
CHICAGO, IL 60628

25-11-100-047-0000
UIRC- GSA CHICAGO
15700 C/O W 103RD ST
LEMONT, IL 0

25-11-100-048-0000
STONE PROGRUND KOREY
1 E. WACKER DR. #2610
CHICAGO, IL 60601

25-11-501-004-0000
Omnitrax
252 Clayton Street 4th floor
Denver, CO 80206

IMANI VILLAGE SENIOR RESIDENCES

IMANI SENIOR VILLAGE, LLC

9633 s Cottage Grove Ave, Chicago, IL

JOHNSON AND LEE ARCHITECTS

5 Story Residential Building

T/Parapet: 56' - 6"

Occupancy: Residential

Construction Type: III-A

Sprinkler System: Yes

Standpipe: Yes

Fire Alarm: Yes

1 Story Community Building

T/Parapet: 20' - 0"

Occupancy: Residential

Construction Type: III-B

Sprinkler System: Yes

Standpipe: no

Fire Alarm: Yes

Applicant: Trinity 95th & Cottage Grove Planned Community Development Series, LLC

Address: 9619 - 9645 S. Cottage Grove Avenue

Introduction Date: [MAY 26, 2021]



IMANI VILLAGE SENIOR RESIDENCES

IMANI SENIOR VILLAGE, LLC

Applicant: Trinity 95th & Cottage Grove Planned Community Development Series, LLC

AERIAL IMAGE OF SITE

JOHNSON AND LEE ARCHITECTS

Introduction Date: [MAY 26, 2021]

Address: 9619 - 9645 S. Cottage Grove Avenue



STREET VIEW FROM COTTAGE GROVE



WEST AERIAL



EAST AERIAL



SOUTH AERIAL



NORTH AERIAL

IMANI VILLAGE SENIOR RESIDENCES

IMAGES OF EXISTING BUILDING ON SITE

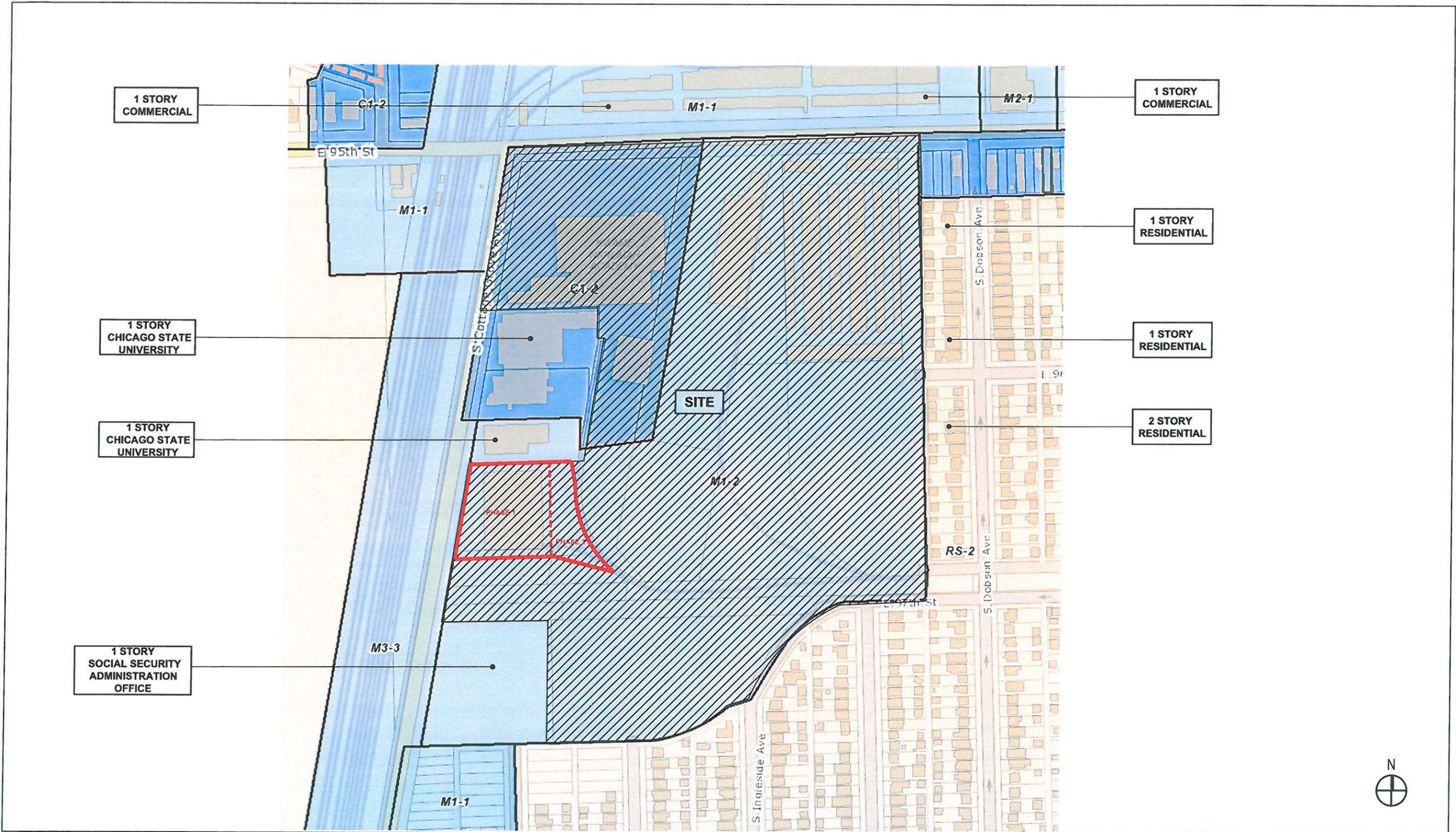
IMANI SENIOR VILLAGE, LLC

JOHNSON AND LEE ARCHITECTS

Applicant: Trinity 95th & Cottage Grove Planned Community Development Series, LLC

Address: 9619 - 9645 S. Cottage Grove Avenue

Introduction Date: [MAY 26, 2021]



IMANI VILLAGE SENIOR RESIDENCES

SITE ZONING/ BOUNDARIES

IMANI SENIOR VILLAGE, LLC

JOHNSON AND LEE ARCHITECTS

Applicant: Trinity 95th & Cottage Grove Planned Community Development Series, LLC

Address: 9619 - 9645 S. Cottage Grove Avenue

Introduction Date: [MAY 26, 2021]



IMANI VILLAGE SENIOR RESIDENCES

NEIGHBORHOOD SPECIFICATION MAP

IMANI SENIOR VILLAGE, LLC

JOHNSON AND LEE ARCHITECTS

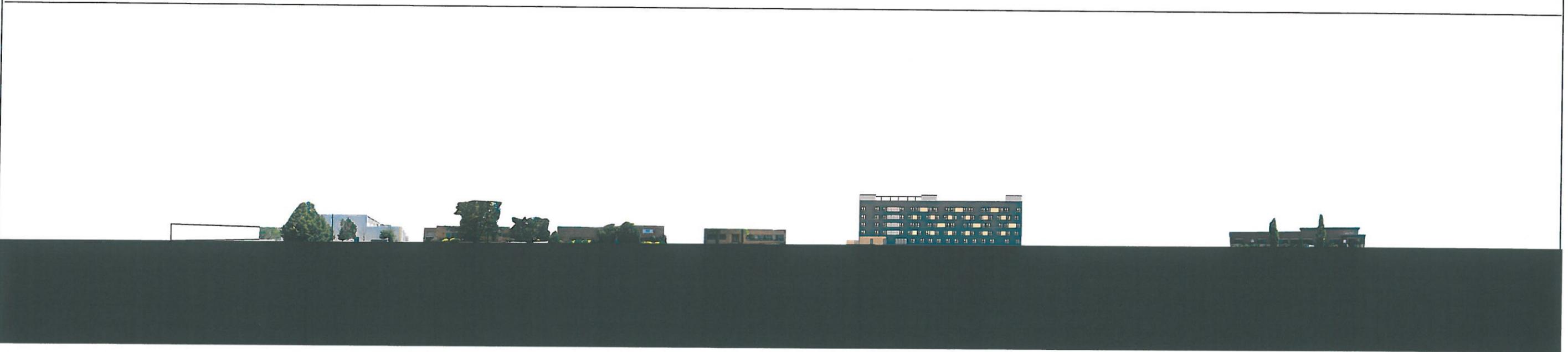
Applicant: Trinity 95th & Cottage Grove Planned Community Development Series, LLC

Address: 9619 - 9645 S. Cottage Grove Avenue

Introduction Date: [MAY 26, 2021]



Cottage Grove Ave



IMANI VILLAGE SENIOR RESIDENCES

STREET ELEVATION (COTTAGE GROVE)

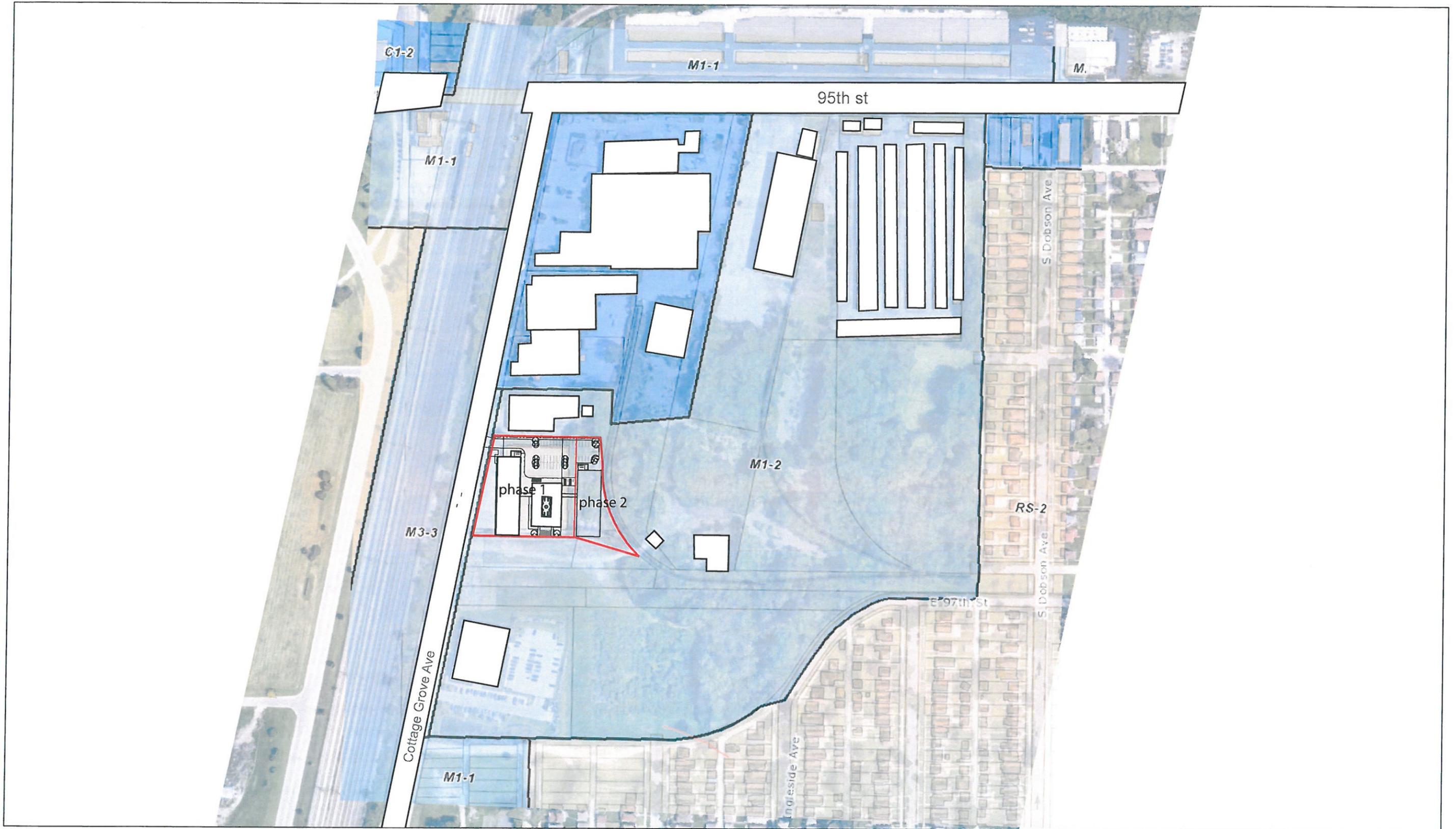
IMANI SENIOR VILLAGE, LLC

JOHNSON AND LEE ARCHITECTS

Applicant: Trinity 95th & Cottage Grove Planned Community Development Series, LLC

Address: 9619 - 9645 S. Cottage Grove Avenue

Introduction Date: [MAY 26, 2021]



IMANI VILLAGE SENIOR RESIDENCES

IMANI SENIOR VILLAGE, LLC

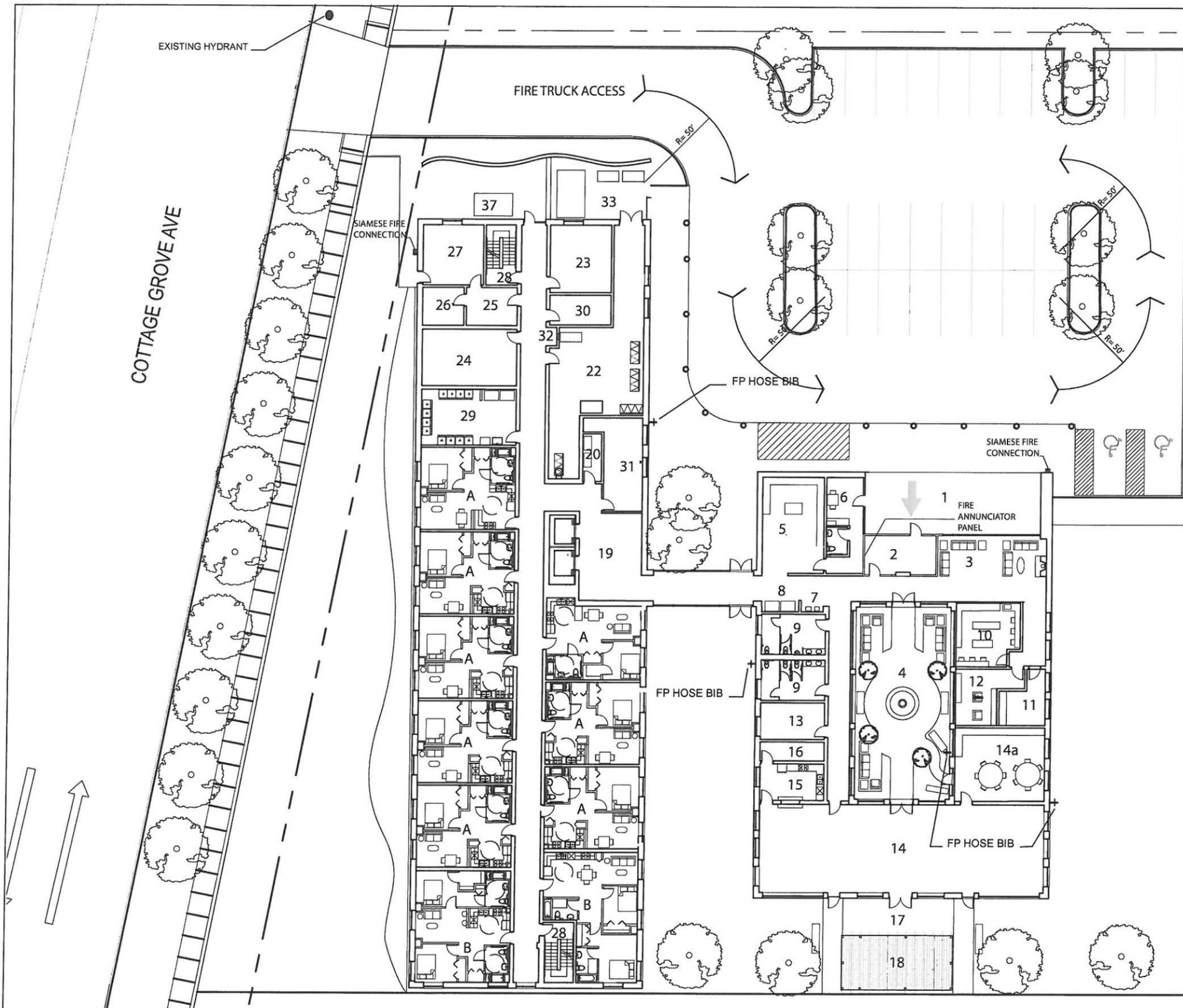
Applicant: Trinity 95th & Cottage Grove Planned Community Development Series, LLC

ADJACENT MASSING IN PLAN

JOHNSON AND LEE ARCHITECTS

Introduction Date: [MAY 26, 2021]

Address: 9619 - 9645 S. Cottage Grove Avenue



Legends

- | Ammenities | | First Floor Residences |
|------------------------------|---------------------|--------------------------------|
| 1- SHELTERED ENTRY | 26- ATS ROOM | A- ONE BEDROOM (577 SQ FT) |
| 2- VESTIBULE | 27- FIRE PUMP | B- TWO BEDROOM (760/782 SQ FT) |
| 3- LOBBY | 28- STAIRS | |
| 4- COURTYARD | 29- LAUNDRY ROOM | |
| 5- MAIL ROOM | 30- DATA ROOM | |
| 6- SECURITY FACILITIES | 31- PROPERTY OFFICE | |
| 7- WATER FOUNTAIN | 32- TRASH CHUTE | |
| 8- VENDING | 33- TRASH ENCLOSURE | |
| 9- RESTROOMS | 34- LOADING ZONE | |
| 10- LIBRARY/ BUISNESS CENTER | 35- ROOFTOP DECK | |
| 11- WELNESS CENTER | 36- GREEN ROOF | |
| 12- SALON | 37- GENERATOR | |
| 13- FITNESS CENTER | | |
| 14- MULTI-PURPOSE SPACE | | |
| 14A- SMALL GATHERING SPACE | | |
| 15- KITCHEN | | |
| 16- STORAGE | | |
| 17- PATIO | | |
| 18- GAZEBO/ PAVILLION | | |
| 19- ELEVATORS | | |
| 20- CART STORAGE | | |
| 21- JANITORS CLOSET | | |
| 22- TRASH ROOM | | |
| 23- MAINTINENCE OFFICE | | |
| 24- MECHANICAL SPACE | | |
| 25- ELECTRICAL ROOM | | |

Phase 1 Breakdown

Residence Building	Main Building	
46,591 sqft	N/A	Living Units
5,034 sqft	5618 sqft	Ammenities
3,657 sqft	N/A	Maintenance/ Management
15,279 sqft	1880 sqft	Circulation
70,561 sqft	7,498 sqft	TOTAL

IMANI VILLAGE SENIOR RESIDENCES

IMANI SENIOR VILLAGE, LLC

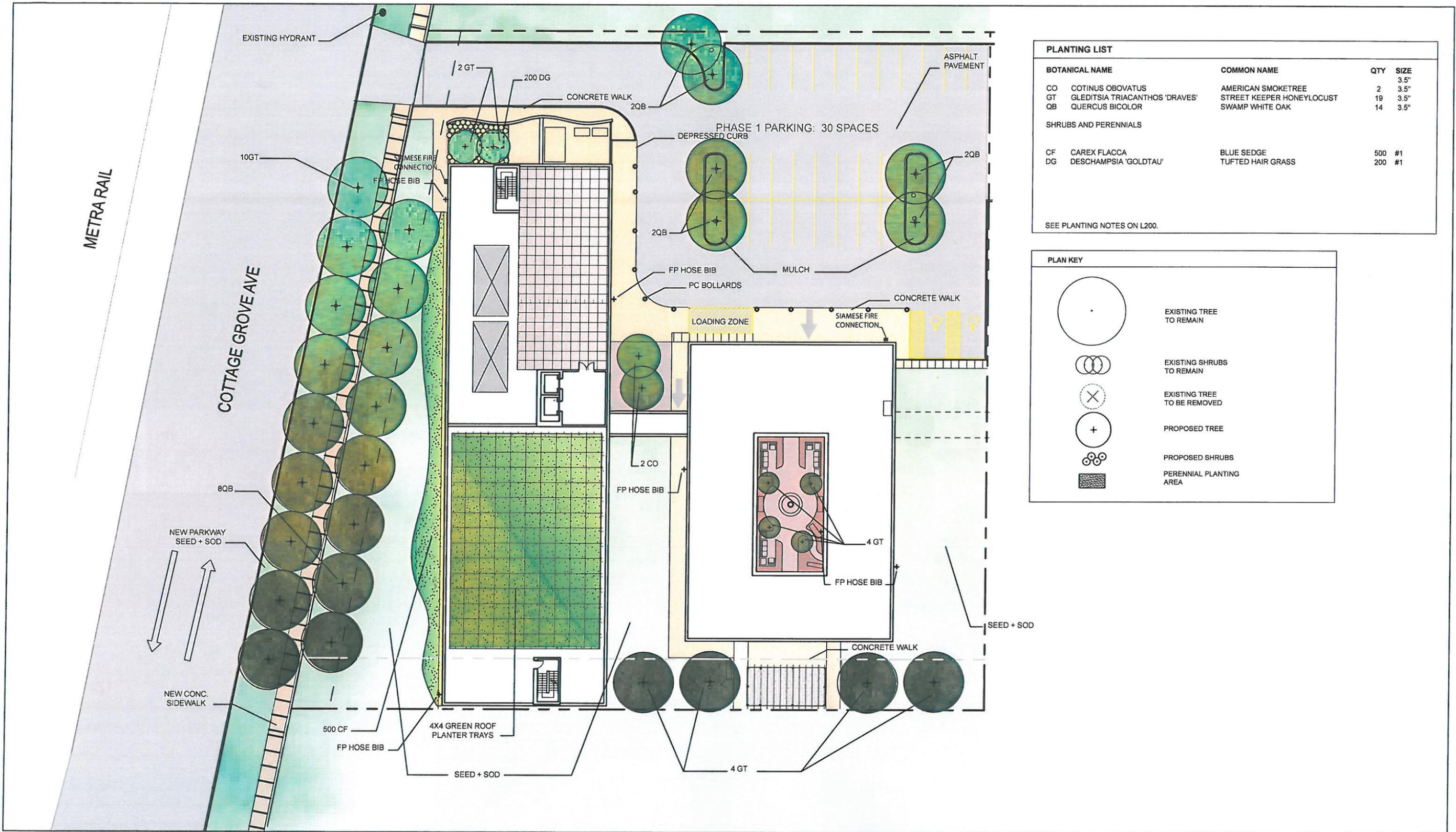
Applicant: Trinity 95th & Cottage Grove Planned Community Development Series, LLC

FIRETRUCK ACCESS/ GROUND PLAN/ PROGRAM

JOHNSON AND LEE ARCHITECTS

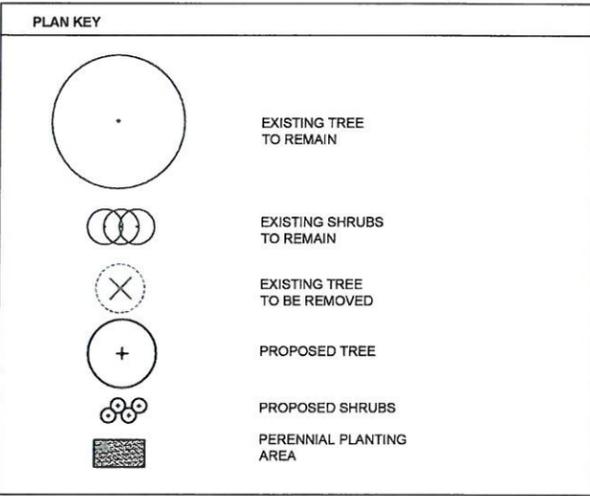
Introduction Date: [MAY 26, 2021]

Address: 9619 - 9645 S. Cottage Grove Avenue



PLANTING LIST			
BOTANICAL NAME	COMMON NAME	QTY	SIZE
CO	COTINUS OBOVATUS	2	3.5"
GT	GLEDITSIA TRIACANTHOS 'DRAVES'	19	3.5"
QB	QUERCUS BICOLOR	14	3.5"
SHRUBS AND PERENNIALS			
CF	CAREX FLACCA	500	#1
DG	DESCHAMPSIA 'GOLDTAU'	200	#1

SEE PLANTING NOTES ON L200.



IMANI VILLAGE SENIOR RESIDENCES

LANDSCAPE PLAN

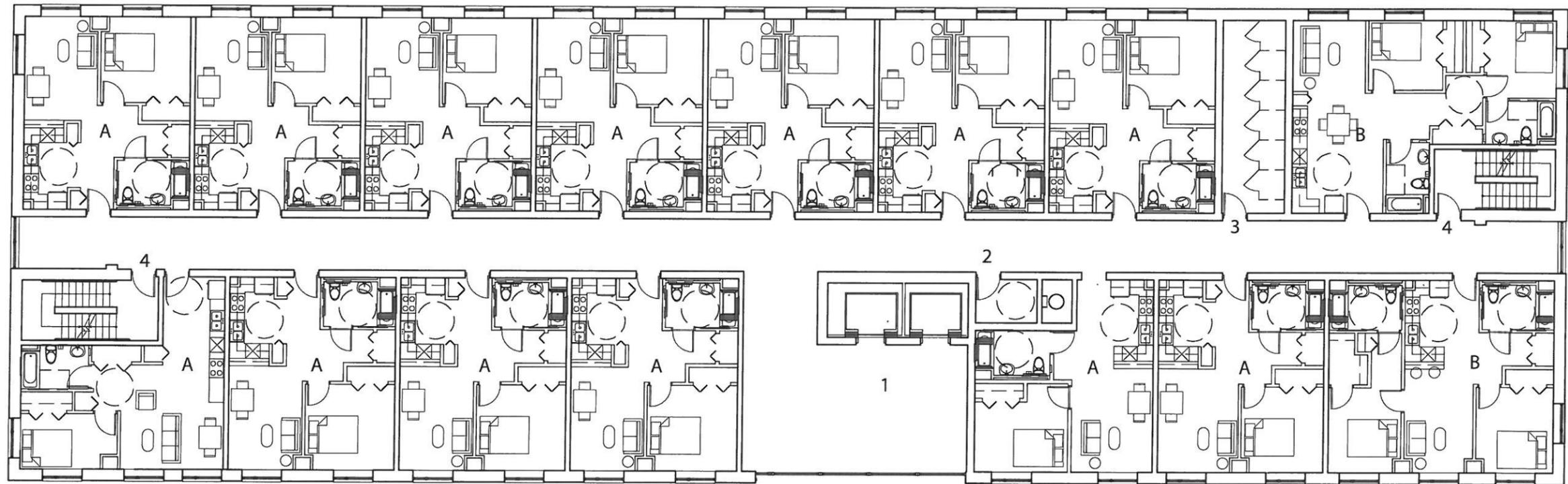
IMANI SENIOR VILLAGE, LLC

JOHNSON AND LEE ARCHITECTS

Applicant: Trinity 95th & Cottage Grove Planned Community Development Series, LLC

Address: 9619 - 9645 S. Cottage Grove Avenue

Introduction Date: [MAY 26, 2021]



RESIDENTIAL LEGEND
 A- ONE BEDROOM (577 SQ FT)
 B- TWO BEDROOM (760/782 SQ FT)
 1- ELEVATORS
 2- TRASH CHUTE
 3- STORAGE UNITS
 4- STAIRS



IMANI VILLAGE SENIOR RESIDENCES

TYPICAL RESIDENTIAL FLOOR PLANS 2-5

IMANI SENIOR VILLAGE, LLC

JOHNSON AND LEE ARCHITECTS

Applicant: Trinity 95th & Cottage Grove Planned Community Development Series, LLC

Address: 9619 - 9645 S. Cottage Grove Avenue

Introduction Date: [MAY 26, 2021]



IMANI VILLAGE SENIOR RESIDENCES

IMANI SENIOR VILLAGE, LLC

Applicant: Trinity 95th & Cottage Grove Planned Community Development Series, LLC

Address: 9619 - 9645 S. Cottage Grove Avenue

NORTH ELEVATION (MAIN ENTRY)

JOHNSON AND LEE ARCHITECTS

Introduction Date: [MAY 26, 2021]



IMANI VILLAGE SENIOR RESIDENCES

WEST ELEVATION (FROM COTTAGE GROVE)

IMANI SENIOR VILLAGE, LLC

JOHNSON AND LEE ARCHITECTS

Applicant: Trinity 95th & Cottage Grove Planned Community Development Series, LLC

Address: 9619 - 9645 S. Cottage Grove Avenue

Introduction Date: [MAY 26, 2021]



IMANI VILLAGE SENIOR RESIDENCES

EAST ELEVATION (

IMANI SENIOR VILLAGE, LLC

JOHNSON AND LEE ARCHITECTS

Applicant: Trinity 95th & Cottage Grove Planned Community Development Series, LLC

Address: 9619 - 9645 S. Cottage Grove Avenue

Introduction Date: [MAY 26, 2021]



IMANI VILLAGE SENIOR RESIDENCES

IMANI SENIOR VILLAGE, LLC

Applicant: Trinity 95th & Cottage Grove Planned Community Development Series, LLC

Address: 9619 - 9645 S. Cottage Grove Avenue

SOUTH ELEVATION (REAR)

JOHNSON AND LEE ARCHITECTS

Introduction Date: [MAY 26, 2021]



IMANI VILLAGE SENIOR RESIDENCES

IMANI SENIOR VILLAGE, LLC

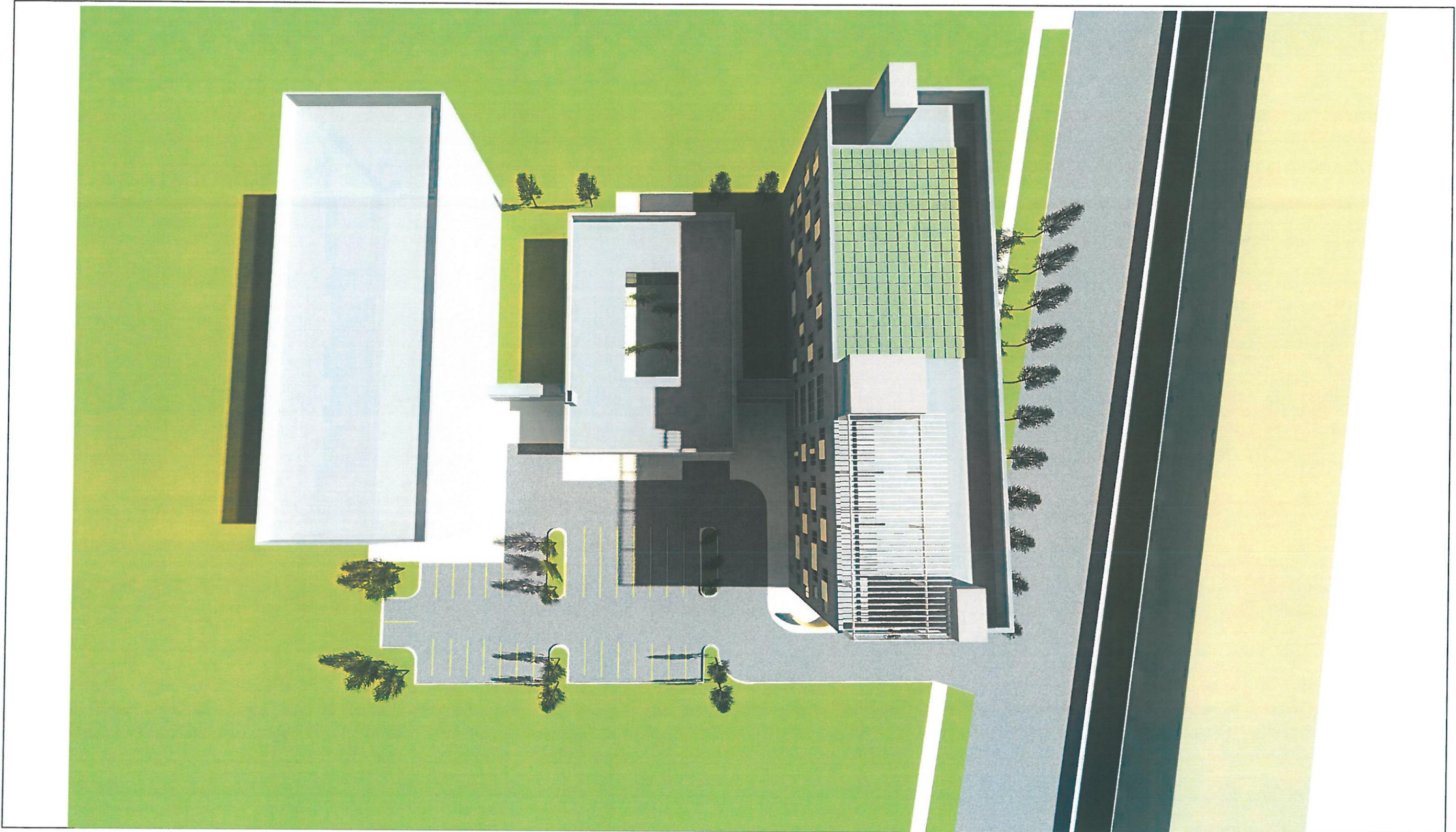
Applicant: Trinity 95th & Cottage Grove Planned Community Development Series, LLC

SITE RENDERING ENTRANCE

JOHNSON AND LEE ARCHITECTS

Introduction Date: [MAY 26, 2021]

Address: 9619 - 9645 S. Cottage Grove Avenue



IMANI VILLAGE SENIOR RESIDENCES

IMANI SENIOR VILLAGE, LLC

Applicant: Trinity 95th & Cottage Grove Planned Community Development Series, LLC

Address: 9619 - 9645 S. Cottage Grove Avenue

BIRD EYE RENDERING

JOHNSON AND LEE ARCHITECTS

Introduction Date: [MAY 26, 2021]



IMANI VILLAGE SENIOR RESIDENCES

IMANI SENIOR VILLAGE, LLC

Applicant: Trinity 95th & Cottage Grove Planned Community Development Series, LLC

ENTRANCE FROM THE STREET

JOHNSON AND LEE ARCHITECTS

Introduction Date: [MAY 26, 2021]

Address: 9619 - 9645 S. Cottage Grove Avenue

LEGAL DESCRIPTION:

PARCEL I: P.I.N. 25-11-100-022
 THAT PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERLY LINE OF COTTAGE GROVE AVENUE AS NOW LAID OUT WHICH IS 853.37 FEET SOUTHERLY AS MEASURED ALONG THE EASTERLY LINE OF COTTAGE GROVE AVENUE FROM ITS INTERSECTION WITH THE SOUTH LINE OF EAST 95TH STREET; THENCE CONTINUING SOUTHWESTERLY ALONG THE EASTERLY LINE OF COTTAGE GROVE AVENUE 246.63 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF EAST 95TH STREET 380.33 FEET; THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX TO THE SOUTHWEST; RADIUS 296.94 FEET A DISTANCE OF 171.97 FEET; THENCE NORTHWESTERLY TANGENT TO THE AFORESAID CURVED LINE 10.21 FEET TO A POINT ON A LINE 300 FEET EAST OF THE EASTERLY LINE OF COTTAGE GROVE AVENUE AS MEASURED ALONG THE SOUTH LINE OF EAST 95TH STREET WHICH IS 923.37 FEET SOUTHWESTERLY FROM THE SOUTH LINE OF SAID EAST 95TH STREET; THENCE NORTHWESTERLY 69.09 FEET TO A POINT ON A LINE PARALLEL WITH THE SOUTH LINE OF EAST 95TH STREET WHICH IS 853.37 FEET SOUTHWESTERLY FROM THE SOUTH LINE THEREOF AND 280 FEET EAST OF THE EASTERLY LINE OF COTTAGE GROVE AVENUE; THENCE WEST 280 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL III: P.I.N. 25-11-100-026
 THAT PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF A LINE PARALLEL WITH AND 1100 FEET SOUTH (MEASURED ALONG THE EAST LINE OF COTTAGE GROVE AVENUE, AS SAID AVENUE IS SHOWN ON THE PLAT OF DEDICATION RECORDED MAY 29, 1907, IN BOOK 95 OF PLATS, PAGE 39) OF THE SOUTH LINE OF EAST 95TH STREET WITH THE SAID EAST LINE OF COTTAGE GROVE AVENUE, RUNNING THENCE SOUTHWESTERLY ALONG THE EAST LINE OF SAID COTTAGE GROVE AVENUE, 20 FEET; THENCE EAST ON A LINE PARALLEL WITH THE SOUTH LINE OF EAST 95TH STREET, 275 FEET; THENCE NORTHEASTERLY ON A LINE PARALLEL WITH THE EAST LINE OF COTTAGE GROVE AVENUE, 20 FEET AND THENCE WEST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF EAST 95TH STREET, 275 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL IV: P.I.N. 25-11-100-028
 THAT PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON A LINE 1100 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF EAST 95TH STREET AND 275 FEET EAST OF THE EAST LINE OF COTTAGE GROVE AVENUE (SAID 1100 FEET BEING MEASURED ALONG A LINE PARALLEL WITH THE EAST LINE OF COTTAGE GROVE AVENUE, AS SHOWN ON THE PLAT OF DEDICATION RECORDED MAY 29, 1907, IN BOOK 95 OF PLATS, PAGE 39); THENCE EAST ON SAID LINE 105.33 FEET TO AN INTERSECTION WITH THE CURVED LINE CONVEX TO THE SOUTHWEST WITH A RADIUS OF 296.94 FEET, WHICH IS DESCRIBED IN THE WARRANTY DEED FROM CLEARING INDUSTRIAL DISTRICT, INC. TO GUARDITE CORPORATION, DATED OCTOBER 20, 1949 AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 14658448; THENCE SOUTHEASTERLY ALONG SAID CURVED LINE A DISTANCE OF 23.80 FEET TO AN INTERSECTION WITH A LINE 1120 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF EAST 95TH STREET, SAID 1120 FEET BEING MEASURED ALONG A LINE PARALLEL WITH THE EAST LINE OF COTTAGE GROVE AVENUE; THENCE WEST ALONG SAID INTERSECTING LINE TO A POINT 275 FEET EAST OF THE EAST LINE OF COTTAGE GROVE AVENUE, AND THENCE NORTHERLY 20 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL V: P.I.N. 25-11-100-038
 THAT PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON A LINE 1200 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF EAST 95TH STREET, AND 500.18 FEET EAST OF THE EAST LINE OF COTTAGE GROVE AVENUE (SAID 1200 FEET BEING MEASURED ALONG A LINE PARALLEL WITH THE EAST LINE OF COTTAGE GROVE AVENUE AND FROM THE POINT OF INTERSECTION OF THE SOUTH LINE OF EAST 95TH STREET WITH THE EAST LINE OF COTTAGE GROVE AVENUE, AS SHOWN ON THE PLAT OF DEDICATION RECORDED MAY 29, 1907, IN BOOK 95 OF PLATS, PAGE 39); THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 296.94 FEET A DISTANCE OF 52.97 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREWITH DESCRIBED; THENCE CONTINUING ALONG SAID CURVE A DISTANCE OF 65.47 FEET TO THE POINT OF INTERSECTION WITH A LINE 1120 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF EAST 95TH STREET AS MEASURED ALONG THE EAST LINE OF COTTAGE GROVE AVENUE; THENCE WEST ALONG SAID PARALLEL LINE A DISTANCE OF 122.58 FEET TO A POINT 275 FEET EAST OF THE EAST LINE OF COTTAGE GROVE AVENUE; THENCE SOUTHEASTERLY 173.79 FEET TO THE SAID DESCRIBED POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

TOTAL PARCEL AREA = 88,020 Sq. Ft. OR 2.021 ACRES MORE OR LESS

SURVEY NOTES :

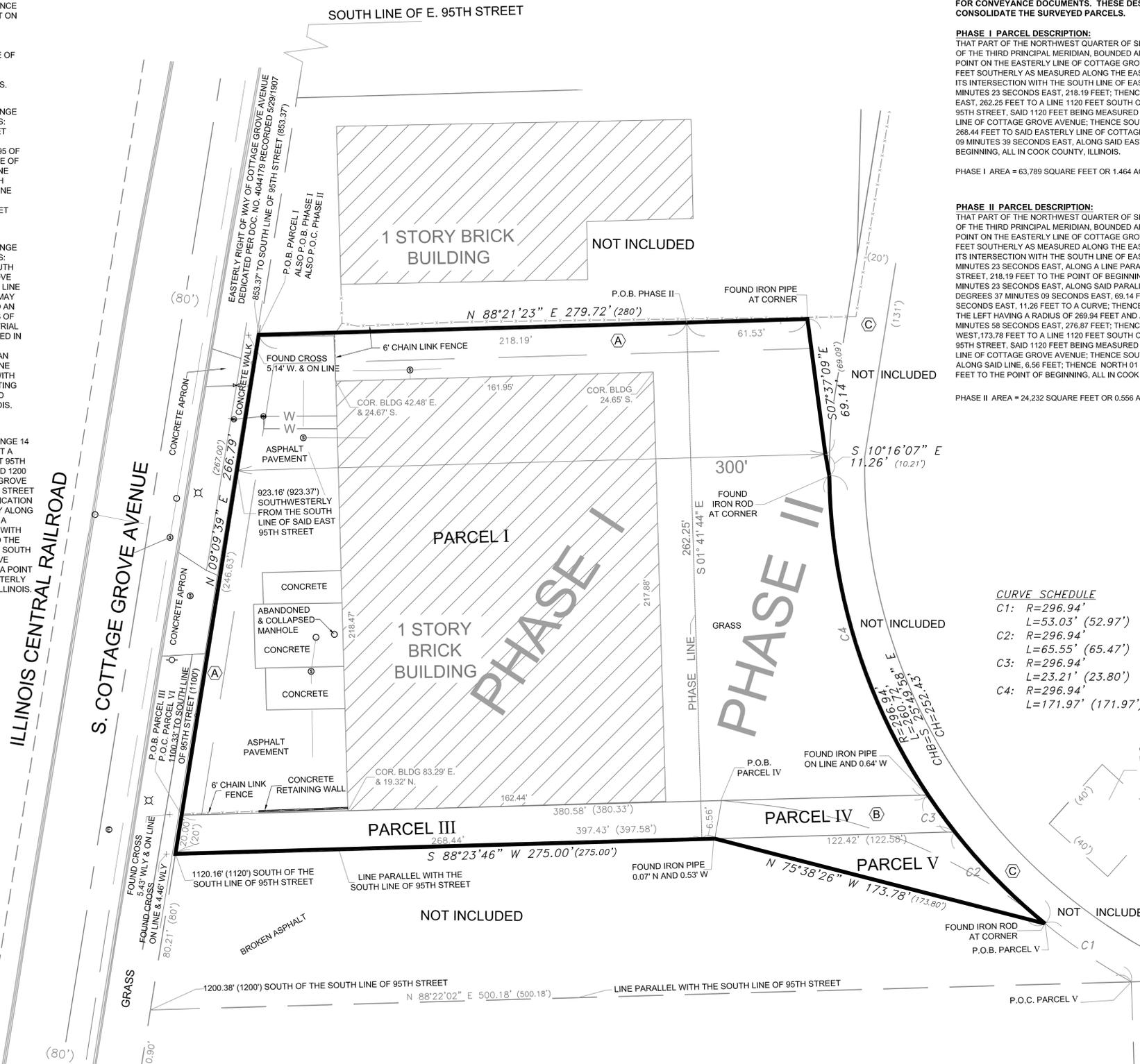
- (A) SETBACKS NOTED IN EASEMENT FOR RAILROAD PURPOSES PER DOC. 15098536 SHOWN ON THE SURVEY, AS NOTED.
- (B) EASEMENT FOR RAILROAD PURPOSES PER DOC. 15098536.
- (C) RAILROAD RIGHT OF WAY PER DOC. 14656867

BASIS OF BEARING IS THE SOUTH LINE OF 95TH STREET BEARING N 88°23'46"E

REVISIONS

CLIENT: JOHNSON AND LEE ARCHITECTS, LLC	DATE	COMMENTS
JOB No. SA_13-60		
DRAWING: 13-60_Imani Village_Parcel Plat_12212020.DWG		

PLAT OF SURVEY
IMANI VILLAGE SENIOR RESIDENCES
 9621 S. Cottage Grove Ave. Chicago, IL



NOTE:
 PHASE I AND PHASE II PARCEL DESCRIPTIONS BELOW, SHOULD NOT BE USED FOR CONVEYANCE DOCUMENTS. THESE DESCRIPTIONS DO NOT SUBDIVIDE OR CONSOLIDATE THE SURVEYED PARCELS.

PHASE I PARCEL DESCRIPTION:
 THAT PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERLY LINE OF COTTAGE GROVE AVENUE AS NOW LAID OUT WHICH IS 853.37 FEET SOUTHERLY AS MEASURED ALONG THE EASTERLY LINE OF COTTAGE GROVE AVENUE FROM ITS INTERSECTION WITH THE SOUTH LINE OF EAST 95TH STREET; THENCE NORTH 88 DEGREES 21 MINUTES 23 SECONDS EAST, 218.19 FEET; THENCE SOUTH 01 DEGREES 41 MINUTES 44 SECONDS EAST, 262.25 FEET TO A LINE 1120 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF EAST 95TH STREET, SAID 1120 FEET BEING MEASURED ALONG A LINE PARALLEL WITH THE EASTERLY LINE OF COTTAGE GROVE AVENUE; THENCE SOUTH 88 DEGREES 23 MINUTES 46 SECONDS WEST, 268.44 FEET TO SAID EASTERLY LINE OF COTTAGE GROVE AVENUE; THENCE NORTH 09 DEGREES 09 MINUTES 39 SECONDS EAST, ALONG SAID EASTERLY LINE, 266.96 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

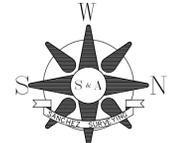
PHASE I AREA = 63,789 SQUARE FEET OR 1.464 ACRES MORE OR LESS

PHASE II PARCEL DESCRIPTION:
 THAT PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EASTERLY LINE OF COTTAGE GROVE AVENUE AS NOW LAID OUT WHICH IS 853.37 FEET SOUTHERLY AS MEASURED ALONG THE EASTERLY LINE OF COTTAGE GROVE AVENUE FROM ITS INTERSECTION WITH THE SOUTH LINE OF EAST 95TH STREET; THENCE NORTH 88 DEGREES 21 MINUTES 23 SECONDS EAST, ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF EAST 95TH STREET, 218.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 21 MINUTES 23 SECONDS EAST, ALONG SAID PARALLEL LINE, 61.53 FEET; THENCE SOUTH 07 DEGREES 37 MINUTES 09 SECONDS EAST, 69.14 FEET; THENCE SOUTH 10 DEGREES 16 MINUTES 07 SECONDS EAST, 11.26 FEET TO A CURVE; THENCE SOUTHEAST 260.72 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 289.94 FEET AND A CHORD BEARING OF SOUTH 25 DEGREES 49 MINUTES 58 SECONDS EAST, 276.87 FEET; THENCE NORTH 75 DEGREES 38 MINUTES 28 SECONDS WEST, 173.78 FEET TO A LINE 1120 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF EAST 95TH STREET, SAID 1120 FEET BEING MEASURED ALONG A LINE PARALLEL WITH THE EASTERLY LINE OF COTTAGE GROVE AVENUE; THENCE SOUTH 88 DEGREES 23 MINUTES 46 SECONDS WEST ALONG SAID LINE, 6.56 FEET; THENCE NORTH 01 DEGREES 41 MINUTES 44 SECONDS WEST, 262.10 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PHASE II AREA = 24,232 SQUARE FEET OR 0.556 ACRES MORE OR LESS

CURVE SCHEDULE

C1:	R=296.94'	L=53.03' (52.97')
C2:	R=296.94'	L=65.55' (65.47')
C3:	R=296.94'	L=23.21' (23.80')
C4:	R=296.94'	L=171.97' (171.97')

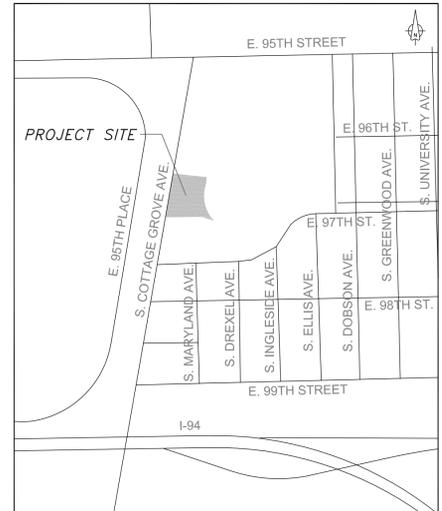


SCALE 1" = 30'

TOPOGRAPHIC LEGEND

- ▲ BUFFALO BOX - GAS
- BUFFALO BOX - WATER
- VALVE
- FIRE HYDRANT
- HANDHOLE
- INLET
- LIGHT POLE
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- WATER VAULT
- ELECTRIC VAULT
- TELEPHONE VAULT
- GAS VAULT
- UTILITY POLE
- SPLICE BOX ABOVE GROUND
- TELEPHONE SPLICE BOX
- TRAFFIC SIGNAL
- DECIDUOUS TREE / DIAMETER
- EVERGREEN TREE / DIAMETER
- BUSH
- TRAFFIC SIGN
- DOWN SPOUT-FLOW
- CITY ELEC. (UNDERGROUND)
- ELECTRIC CABLE
- TELEPHONE CABLE
- SANITARY SEWER
- STORM SEWER
- WATER DISTRIBUTION
- GAS LINE
- VEGETATION LINE
- WOODS & BUSH LINE
- FENCE
- EXISTING CONTOUR

LOCATION MAP
 NOT TO SCALE



UTILITY STATEMENT

THIS UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO SURVEYOR. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS PHYSICALLY LOCATED VISIBLE STRUCTURES, HOWEVER, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.

THIS PROPERTY FALLS WITHIN "OTHER AREAS ZONE X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS REVISED BY THE FLOOD INSURANCE RATE MAP NUMBER 17031C0655J HAVING A DEFINED DATE OF AUGUST 19, 2008.

STATE OF ILLINOIS)
) S.S.
 COUNTY OF COOK)

I, GERARDO P. SANCHEZ, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3486, DO HEREBY CERTIFY THAT THE HEREON DESCRIBED PROPERTY WAS SURVEYED UNDER MY DIRECT SUPERVISION AND THIS DRAWING IS A CORRECT REPRESENTATION OF SAID SURVEY, THAT ALL MEASUREMENTS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.

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

FIELDWORK COMPLETED ON JANUARY 7, 2021

DATED THIS 18TH DAY OF JANUARY, 2021 AT CHICAGO, ILLINOIS.

Gerardo P. Sanchez
 GERARDO SANCHEZ - ILLINOIS PROFESSIONAL
 LAND SURVEYOR NUMBER 35-3486
 LICENSE EXPIRATION DATE 11/30/2020
 DESIGN FIRM NUMBER: 184-004601



8604 W. CATALPA AVE STE 912
 CHICAGO, IL 60630
 PH-773-444-0144
 FAX 847-232-9104