



# City of Chicago



O2022-2744

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	9/21/2022
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 1-J at 3833-3859 W Chicago Ave, 739-757 N Springfield Ave and 746-756 N Avers Ave - App No. 21139
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

#21139  
INTRO DATE  
SEPT 21, 2022

**ORDINANCE**

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

**SECTION 1.** That the Chicago Zoning Ordinance be amended by changing all the C1-1, Neighborhood Commercial District symbols and indications as shown on Map Number 1-J in the area bounded by:

a line 210.6 feet south of and parallel to West Chicago Avenue; North Springfield Avenue; West Chicago Avenue; North Avers Avenue; a line 122 feet south of and parallel to West Chicago Avenue; and a line 120.25 feet east of and parallel to West Chicago Avenue

to those of B3-2, Community Shopping District.

**SECTION 2:** That the Chicago Zoning Ordinance be amended by changing all of the B3-2, Community Shopping District symbols and indications as shown on Map Number 91-B in the area bounded by:

a line 210.6 feet south of and parallel to West Chicago Avenue; North Springfield Avenue; West Chicago Avenue; North Avers Avenue; a line 122 feet south of and parallel to West Chicago Avenue; and a line 120.25 feet east of and parallel to West Chicago Avenue

to those of Residential Business 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: 3833 - 3859 W. Chicago Avenue; 739-757 N. Springfield Avenue;  
746-756 N. Avers Avenue

## **Project Description**

Humboldt Park Passive Living is a 4-Story Mixed-Use Development located at 3831 West Chicago Avenue in Humboldt Park. This section of Humboldt Park has suffered from disinvestment for decades. Still, the building will be located within the boundaries of the invest South/West planning area and will assist in meeting the city goals to encourage investment in these areas. The site consists of five lots; one of the lots is a parking lot, while two businesses occupy the other four lots.

The new building will consist of ground-floor retail and community functions to better the Chicago Avenue corridor. A protected plaza underneath the building overhang at the northwest corner of the site draws pedestrians into the community spaces and rear flexible parking area totaling 48 spaces. Floors two, three, and four are residential – with 60 units. The building will have 19 studios measuring 440 square feet, 21 one-bedrooms at 610 square feet, 15 two-bedrooms at 885 square feet, and 5 three bedrooms at 1,110 square feet. 48 of the 60 total units will be affordable to people within the 30% to 60% AMI range. Specifically, 3 studios at 30% AMI, 3 one-bedrooms at 30% AMI, 13 studios at the 60% AMI, 13 one-bedroom at 60% AMI, 12 two-bedrooms at 60% AMI, and 4 three-bedrooms at 60% AMI. The remaining 12 units will be at market rate. There will be no rental subsidies for tenants.

The developer, 548 Development, LLC, is an MBE and will make every effort possible to assemble a team and hire sub-contractors who are Minority Business Enterprises to meet the racial equity goals of the 2021QAP.

A green roof on the third and fourth floors provide outdoor amenity space for the residents. The development is designed to meet PHIUS certification and Enterprise Plus certification. As a result, the development will meet the City of Chicago Sustainable Development Policy.

The typical affordable housing sources will finance the construction of the building. This includes LIHTC equity, donation tax credit equity, TIF funding, private debt and several grants including a grant from ComEd and the Chicago Community Trust.

## RESIDENTIAL BUSINESS 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 41,638 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 548 Development, LLC (the "Applicant"). The Property is owned in part by the City of Chicago and in part by 548 Development, LLC.

2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.

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 ("CDOT") on behalf of the applicable Property owner, its successors, assigns or grantees, seeking such action.

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

All work proposed in the public way must be designed and constructed in accordance with CDOT Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago. The Applicant shall cooperate with CDOT to ensure the design of any adjacent public way is acceptable and consistent with surrounding public way and CDOT plans. The site plan shall detail the specific improvements and necessary infrastructure upgrades, which shall be incorporated into the site plan approval.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between CDOT's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the Property, which may

include, but not be limited to, the following as shall be reviewed and determined by the CDOT's Division of Infrastructure Management:

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

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

4. This Planned Development consists of 18 Statements: a Bulk Regulations and Data Table and the following Exhibits:

- Exhibit 1 Existing Zoning Map
- Exhibit 2 Land Use Map
- Exhibit 3 Planned Development Boundary and Property Line Map
- Exhibit 4 Planned Development Site Plan
- Exhibit 5 Elevations
- Exhibit 6 Landscape Plans

prepared by Lamar Johnson Collaborative (collectively, the "Plans"). 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: Multi-unit residential located on the ground floor and above the ground floor; Community Center; Food and Beverage Retail Sales With Liquor Sales as Accessory Use Only; Repair Or Laundry Service, Consumer; Retail Sales, General; Accessory Parking and Accessory Uses.

Applicant: 548 Development, LLC  
Address: 3833 - 3859 W. Chicago Avenue; 739-757 N. Springfield Avenue; 746-756 N. Avers Avenue  
Introduction Date: September 21, 2022

6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the 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 a net site area of 41,638 square feet and a base FAR of 2.2.
9. 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.
10. 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.
11. The Plans are hereby approved in their entirety and no further approvals shall be required under this Planned Development or the Zoning Ordinance for any use contemplated herein which is located or established in, on, over or above the improvements, facilities and spaces undertaken in accordance with the Plans other than Part II Approval (per Section 17-13-0610 of the Zoning Ordinance).
12. 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.
13. 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.
14. 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.

Applicant: 548 Development, LLC  
Address: 3833 - 3859 W. Chicago Avenue; 739-757 N. Springfield Avenue; 746-756 N. Avers Avenue  
Introduction Date: September 21, 2022

15. 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.

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

17. The Applicant acknowledges and agrees that the rezoning of the Property from C1-1, Neighborhood Commercial District to B3-2, Community Shopping District and then to this Planned Development ("PD") is an "entitlement" that triggers the requirements of Section 2-44-085 of the Municipal Code of Chicago (the "ARO"). The Applicant has applied for Low-Income Housing Tax Credits, tax increment financing, or other forms of financial assistance from the City. Such financial assistance imposes affordability requirements (the "Financing

Requirements") that exceed the ARO requirements. As a result, if the Applicant receives such financial assistance, the Financial Requirements shall govern the Applicant's obligation to provide affordable housing in the PD. If the Applicant does not receive such financial assistance, the Applicant shall comply with the ARO.

The Planned Development permits the construction of 60 residential units. Developer of Waterway Business-Residential Planned Development #1438 ("Lincoln Yards Developer") has agreed to satisfy a portion of its ARO obligation by making a cash payment in the amount of \$4,700,000 ("Cash Payment") in lieu of the development of 35 ARO units. The Cash Payment will be made into an escrow controlled by the City of Chicago ("City"). The City shall release the escrowed funds to Applicant or, at the City's option, to the construction escrow account, at the closing of the construction financing to construct the proposed 60 residential units, including the 35 ARO units from Lincoln Yards.

18. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the property to B3-2, Community Shopping District.



**RESIDENTIAL BUSINESS PLANNED DEVELOPMENT  
BULK REGULATIONS AND DATA TABLE**

Site Area

Gross Site Area	69,982 sq. ft
Public Right-of-Way:	28,344 sq. ft.
Net Site Area:	41,638 sq. ft.
<u>Maximum Floor Area Ratio:</u>	2.2
<u>Off-Street Parking Spaces:</u>	48
<u>Off-Street Loading Spaces:</u>	1
<u>Bike Spaces:</u>	20 residential: 12 retail
<u>Maximum Building Height:</u>	60'

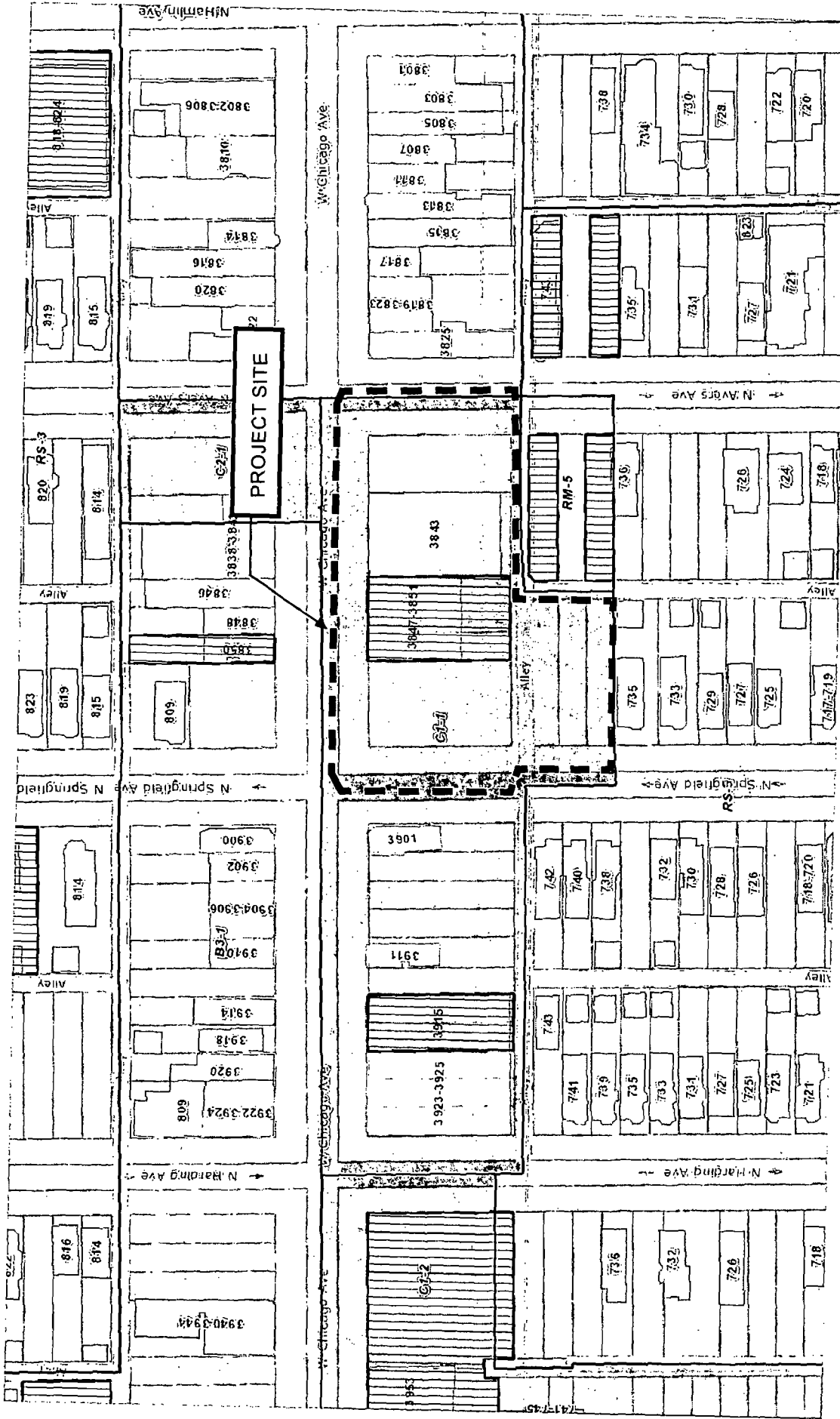
Applicant: 548 Development, LLC  
Address: 3833 - 3859 W. Chicago Avenue; 739-757 N. Springfield Avenue; 746-756 N. Avers Avenue  
Introduction Date: September 21, 2022



**EXISTING VICINITY PLAN**

1 Applicant: 548 Development LLC  
Address: 3833-3859 W. Chicago Avenue; 739-757 N. Springfield Avenue; and 746-756 N. Avers Avenue  
Introduced: September 21, 2022

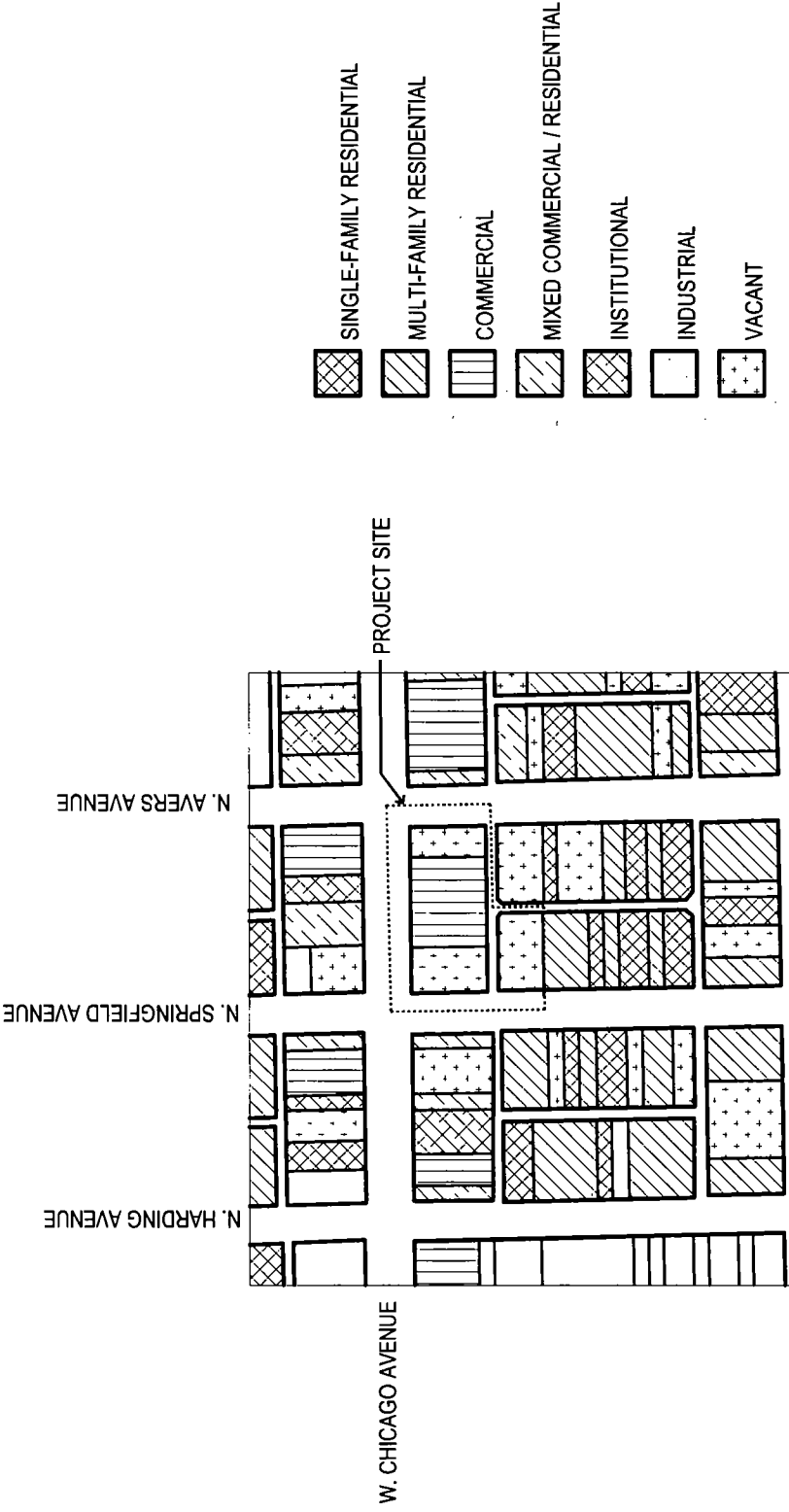
**LJC**










**EXISTING ZONING MAP**

NOT TO SCALE

Applicant: 548 Development LLC  
 Address: 3833-3859 W. Chicago Avenue; 739-757 N. Springfield Avenue; and 746-756 N. Avers Avenue  
 Introduced: September 21, 2022

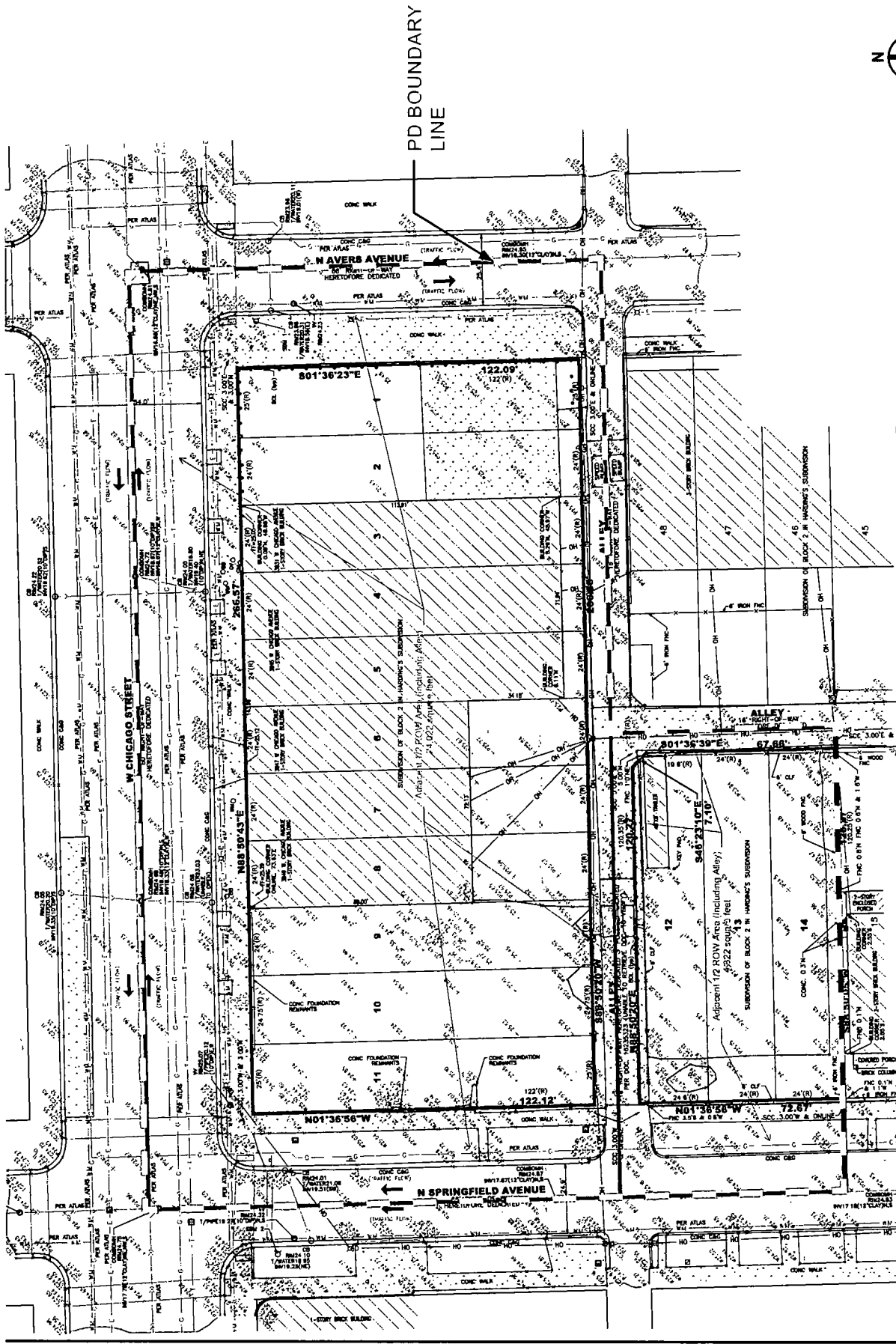


-  SINGLE-FAMILY RESIDENTIAL
-  MULTI-FAMILY RESIDENTIAL
-  COMMERCIAL
-  MIXED COMMERCIAL / RESIDENTIAL
-  INSTITUTIONAL
-  INDUSTRIAL
-  VACANT

N   
 NOT TO SCALE

**EXISTING LAND USE MAP**

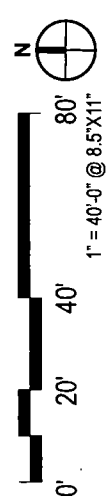
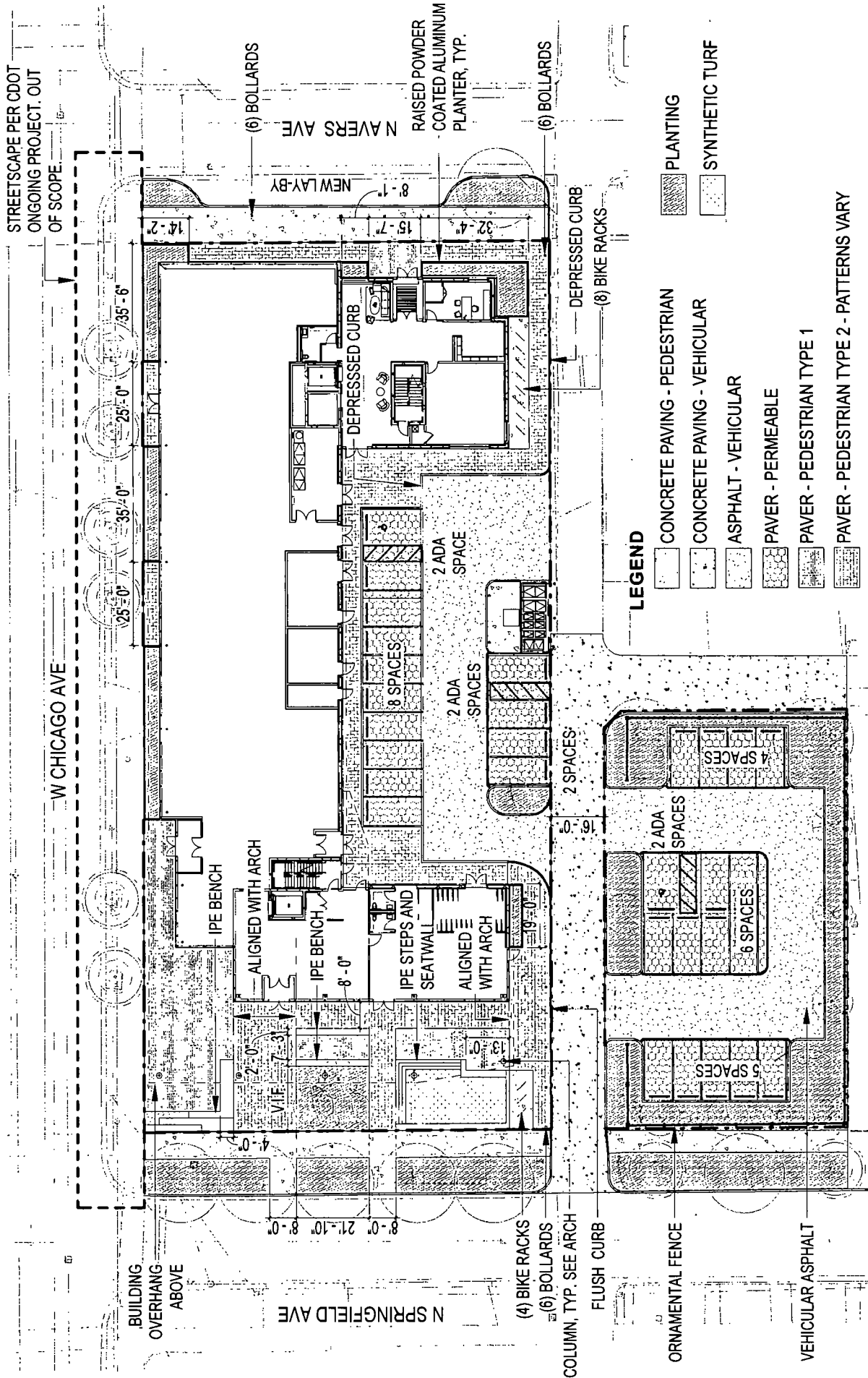
Applicant: 548 Development LLC  
 Address: 3833-3859 W. Chicago Avenue; 739-757 N. Springfield Avenue; and 746-756 N. Avers Avenue  
 Introduced: September 21, 2022



NOT TO SCALE

**PROPOSED PROPERTY BOUNDARY / PD BOUNDARY MAP**

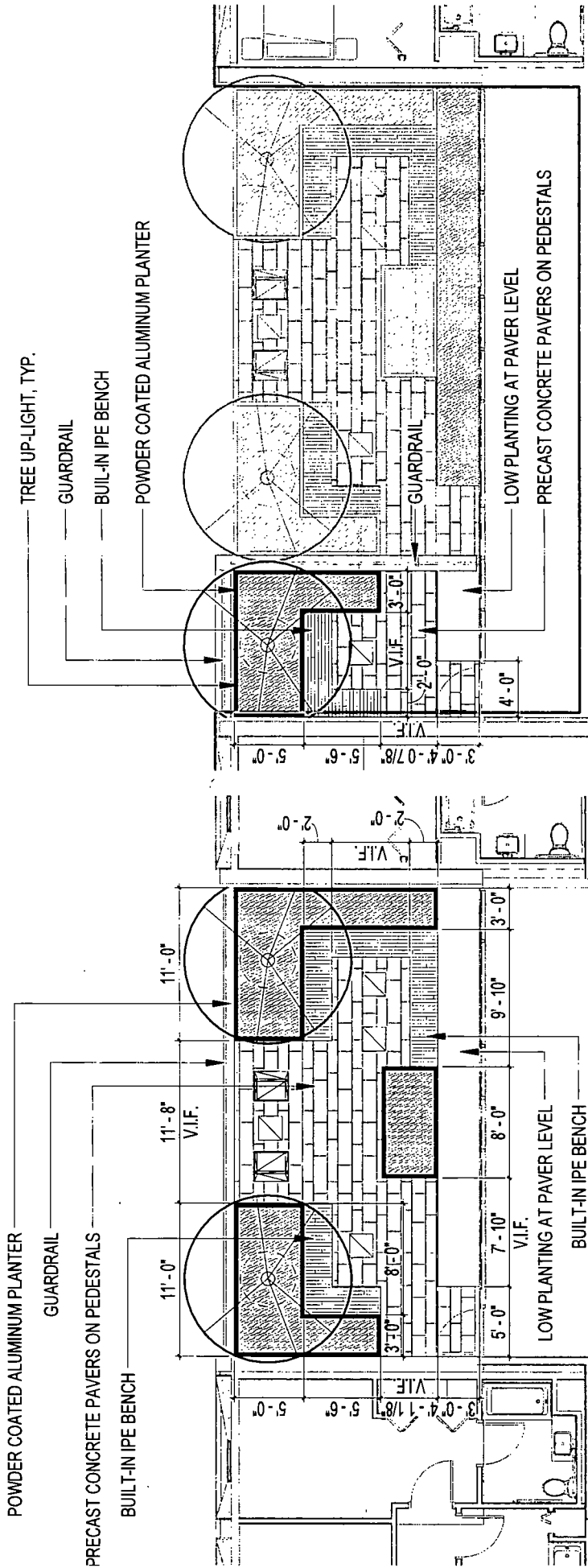
Applicant: 548 Development LLC  
 Address: 3833-3859 W. Chicago Avenue; 739-757 N. Springfield Avenue; and 746-756 N. Avers Avenue  
 Introduced: September 21, 2022



**DIMENSIONED LANDSCAPE/SITE PLAN**

Applicant: 548 Development LLC  
 Address: 3833-3859 W. Chicago Avenue; 739-757 N. Springfield Avenue; and 746-756 N. Avers Avenue  
 Introduced: September 21, 2022





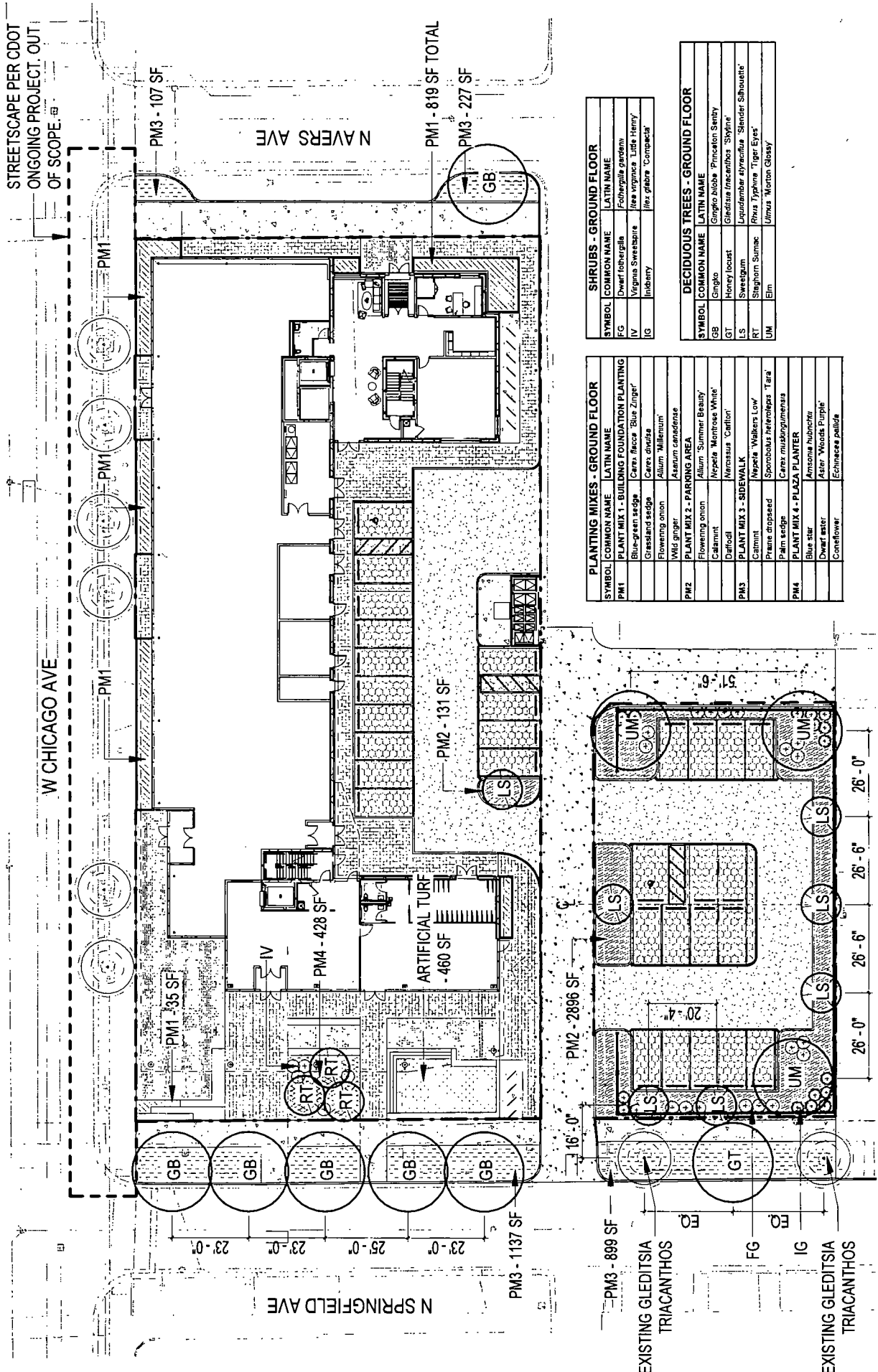
**4TH FLOOR**

**LEGEND**

-  PRECAST CONCRETE PAVERS ON PEDESTALS
-  PLANTING

**DIMENSIONED LANDSCAPE PLAN  
TERRACES**

Applicant: 548 Development LLC  
 Address: 3833-3859 W. Chicago Avenue; 739-757 N. Springfield Avenue; and 746-756 N. Avers Avenue  
 Introduced: September 21, 2022



SHRUBS - GROUND FLOOR		
SYMBOL	COMMON NAME	LATIN NAME
FG	Dwarf Fothergilla	<i>Fothergilla gardenii</i>
IV	Virginia Sweetbairn	<i>Leea virginica</i>
IG	Linberry	<i>Ilex glabra 'Compacta'</i>

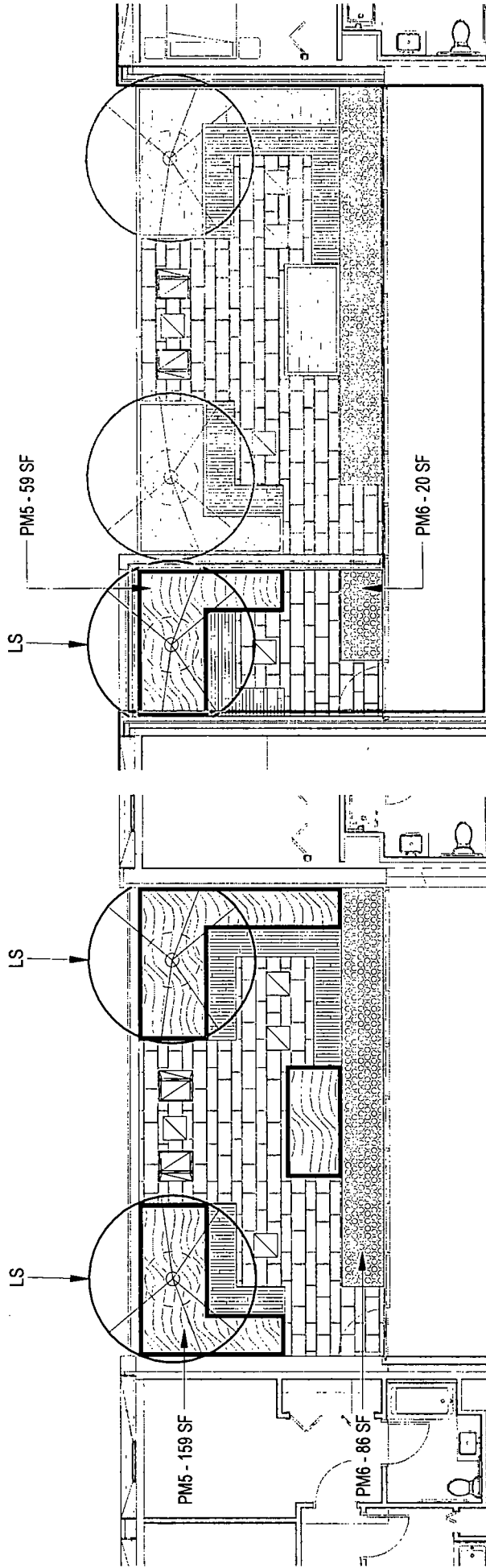
DECIDUOUS TREES - GROUND FLOOR		
SYMBOL	COMMON NAME	LATIN NAME
GB	Gingko	<i>Ginkgo biloba</i>
GT	Honey Locust	<i>Gleditsia triacanthos 'Spike'</i>
LS	Sweetgum	<i>Liquidambar styraciflua 'Slender Silhouette'</i>
RT	Staghorn Sumac	<i>Rhus typhina 'Tiger Eyes'</i>
UM	Elm	<i>Ulmus 'Marston Glasy'</i>

PLANTING MIXES - GROUND FLOOR		
SYMBOL	COMMON NAME	LATIN NAME
PM1	Blue-green sedge	<i>Carex flacca 'Blue Zinger'</i>
	Grassland sedge	<i>Carex oshita</i>
	Flowering onion	<i>Allium 'Millennium'</i>
	Wild onion	<i>Allium canadense</i>
PM2	Flowering onion	<i>Allium 'Summer Beauty'</i>
	Calamint	<i>Hyssopus 'Montrose White'</i>
	Calamint	<i>Nerostaus 'Carlton'</i>
PM3	Calamint	<i>Neopola 'Walkers Low'</i>
	Prairie grasses	<i>Sporobolus heterostachys 'Tara'</i>
	Palm sedge	<i>Carex musklinguensis</i>
PM4	Blue star	<i>Amsonia hubrichtii</i>
	Dwarf aster	<i>Aster 'Weeds Purple'</i>
	Cornflower	<i>Echinacea purpurea</i>

**LANDSCAPE PLANTING PLAN  
GROUND FLOOR**

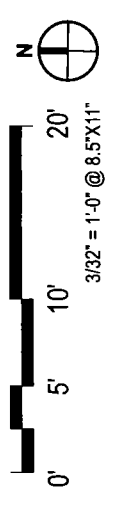
Applicant: 548 Development LLC  
 Address: 3833-3859 W. Chicago Avenue; 739-757 N. Springfield Avenue; and 746-756 N. Avers Avenue  
 Introduced: September 21, 2022





TREES - TERRACES	
SYMBOL	COMMON LATIN NAME
LS	Sweetgum <i>Liquidambar styraciflua</i> - Slender Silhouette

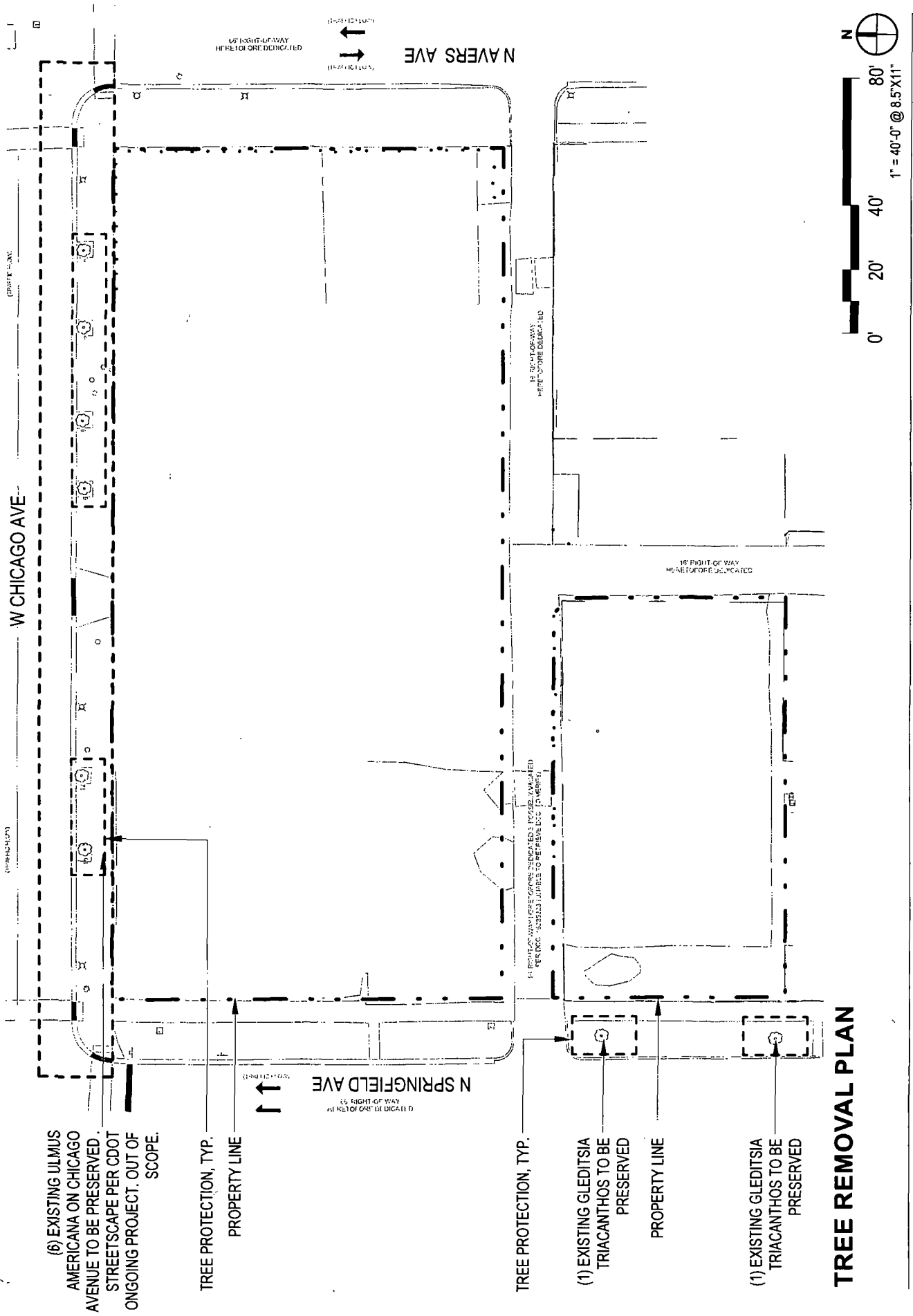
PLANTING MIXES - TERRACES		
SYMBOL	COMMON NAME	LATIN NAME
PM5	PLANT MIX 5 - TERRACE PLANTERS	
	Geranium	<i>Geranium macranthum</i>
	Virginia bluebells	<i>Merisua virginica</i>
	Blue-green sedge	<i>Carex flacca</i> 'Blue Zinger'
	Ironbark	<i>Illex glabra</i> 'Compacta'
PM6	PLANT MIX 6 - TERRACE LOW PLANTING	
	Wild ginger	<i>Asarum canadense</i>
	Creek sedge	<i>Carex amphioxys</i>

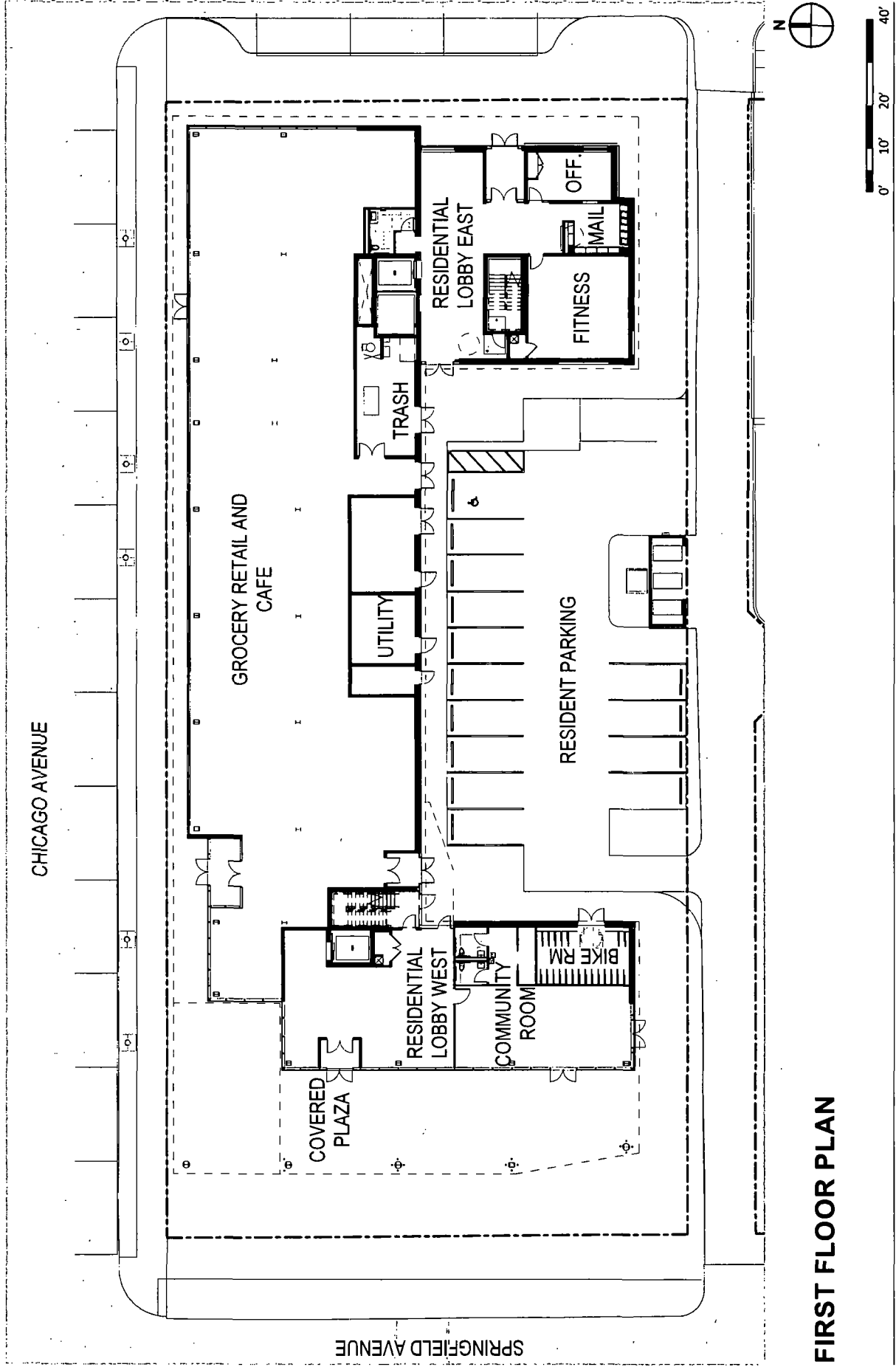


# LANDSCAPE PLANTING PLAN TERRACES

Applicant: 548 Development LLC  
 Address: 3833-3859 W. Chicago Avenue; 739-757 N. Springfield Avenue; and 746-756 N. Avers Avenue  
 Introduced: September 21, 2022



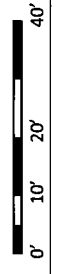
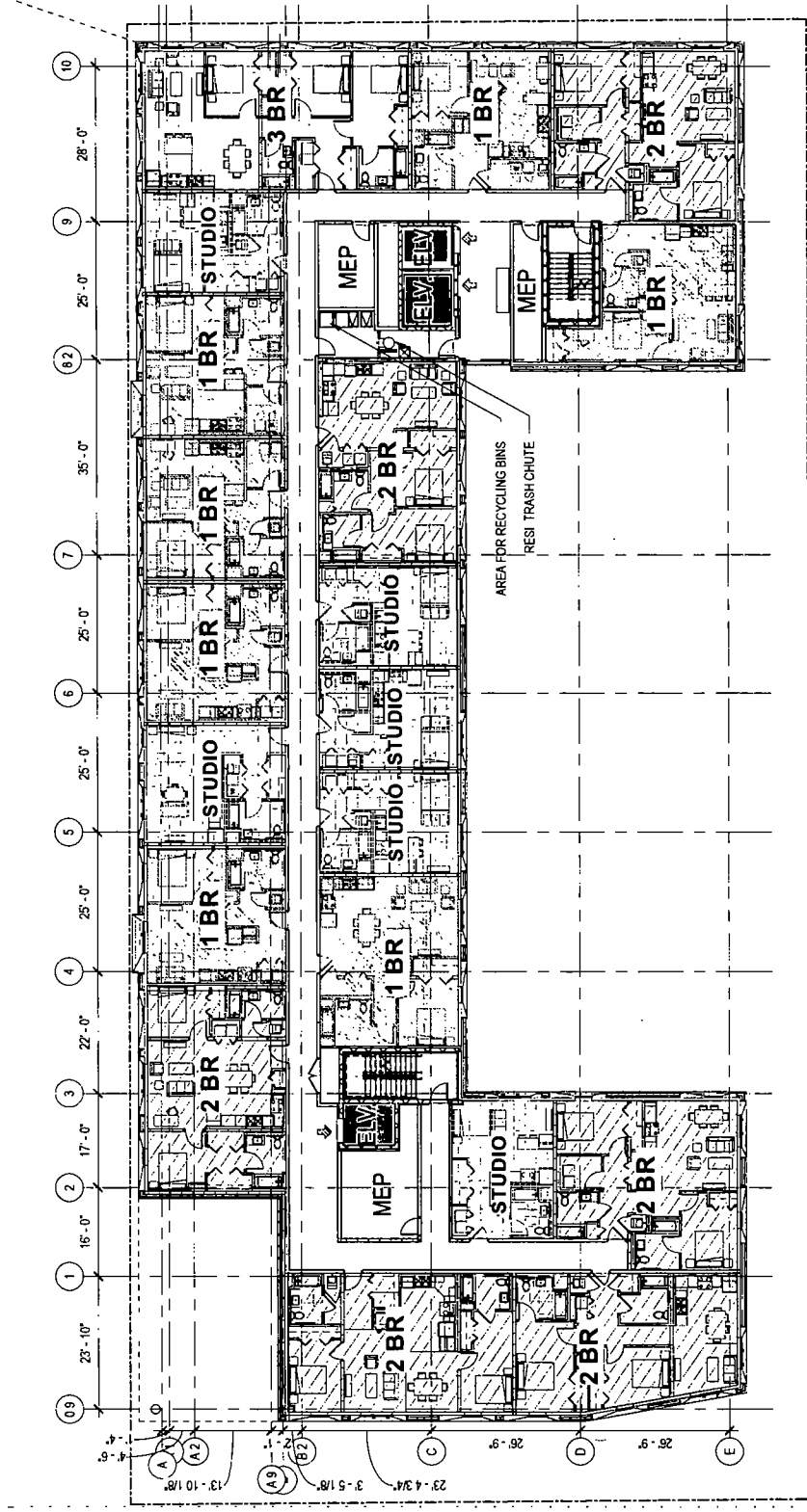




**FIRST FLOOR PLAN**

Applicant: 548 Development LLC  
 Address: 3833-3859 W. Chicago Avenue; 739-757 N. Springfield Avenue; and 746-756 N. Avers Avenue  
 Introduced: September 21, 2022

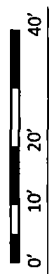
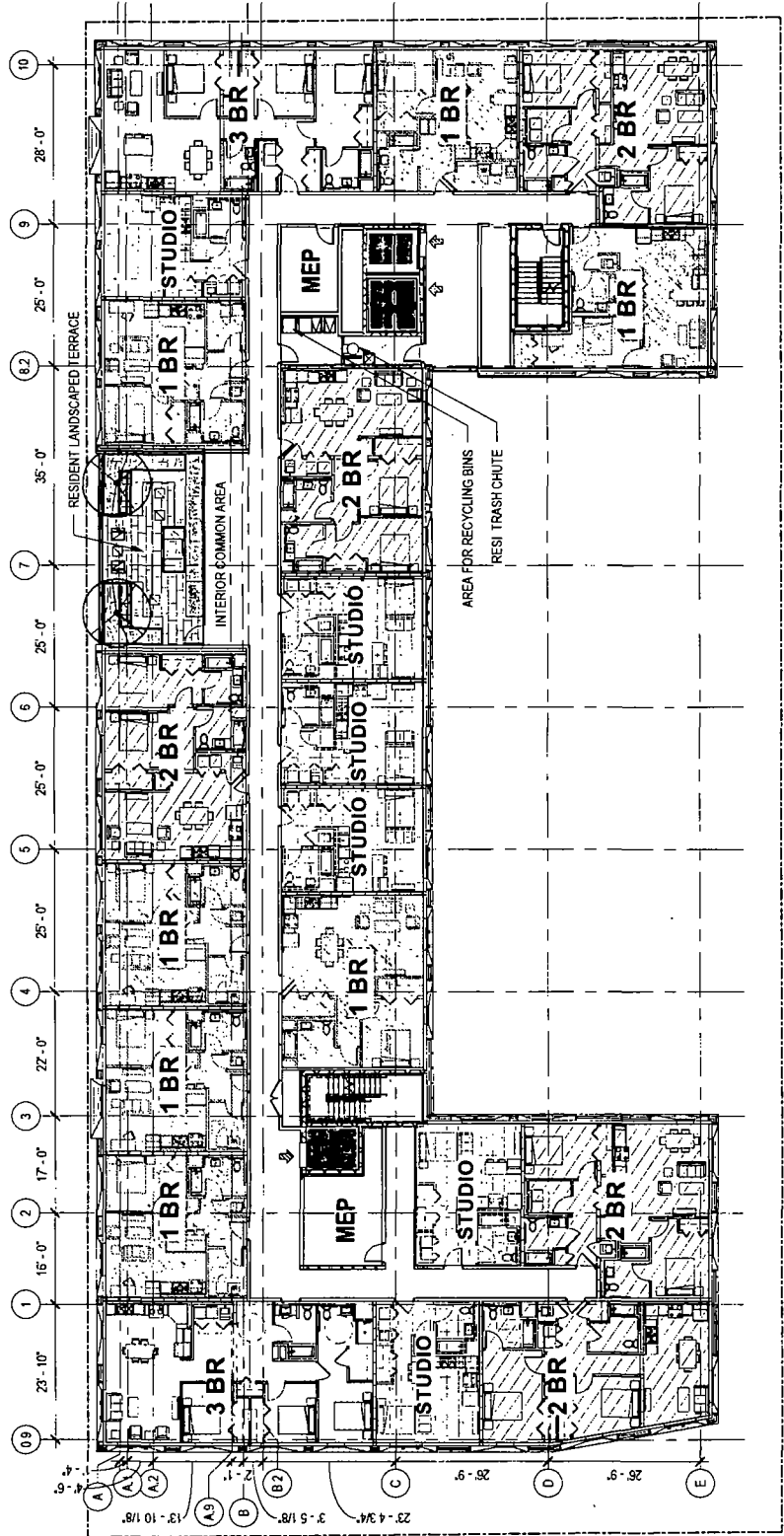
**LJC7**



**SECOND FLOOR PLAN**

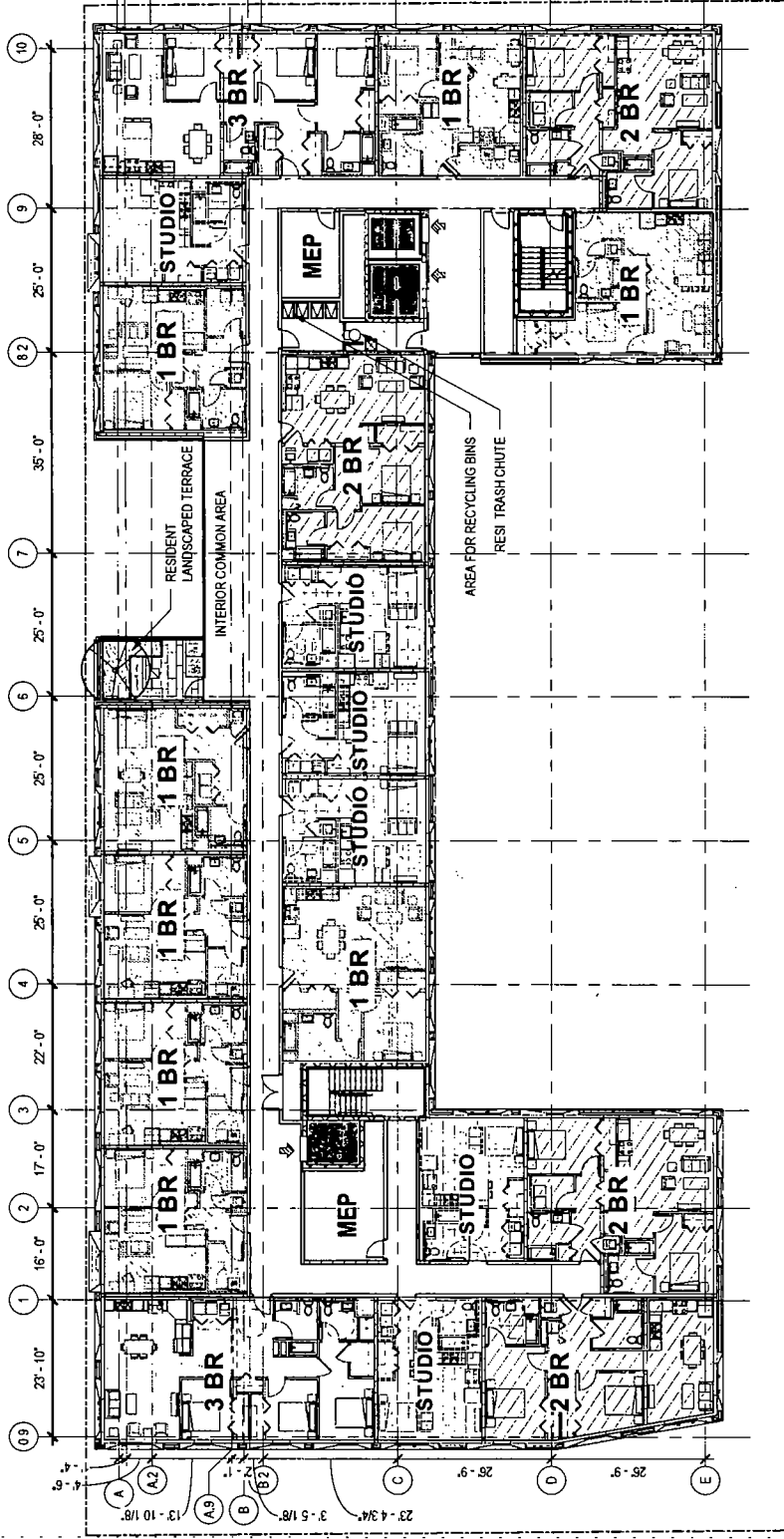
12 Applicant: 548 Development LLC  
 Address: 3833-3859 W. Chicago Avenue; 739-757 N. Springfield Avenue; and 746-756 N. Avers Avenue  
 Introduced: September 21, 2022





**THIRD FLOOR PLAN**

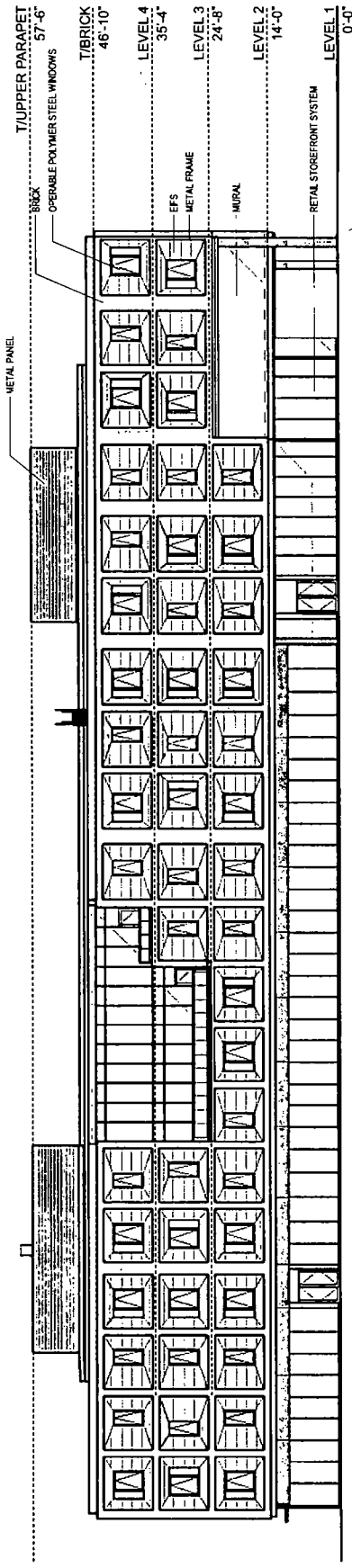
Applicant: 548 Development LLC  
 Address: 3833-3859 W. Chicago Avenue; 739-757 N. Springfield Avenue; and 746-756 N. Avers Avenue  
 Introduced: September 21, 2022



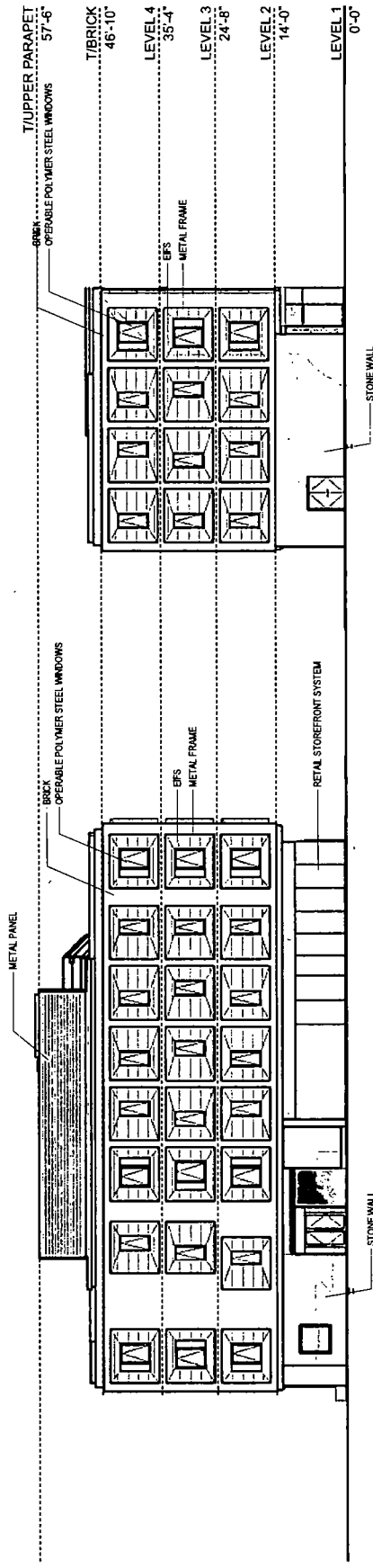
**FOURTH FLOOR PLAN**

Applicant: 548 Development LLC  
 Address: 3833-3859 W. Chicago Avenue; 739-757 N. Springfield Avenue; and 746-756 N. Avers Avenue  
 Introduced: September 21, 2022

**LJC**

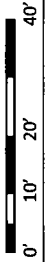


NORTH ELEVATION (CHICAGO AVE)



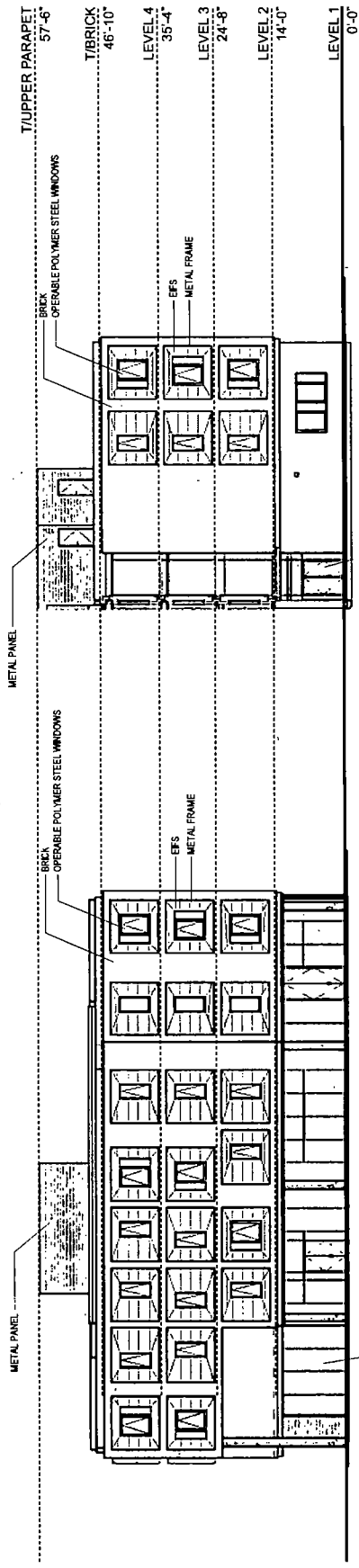
WEST ELEVATION 1 (PARKING)

EAST ELEVATION 1 (AVERS AVE)



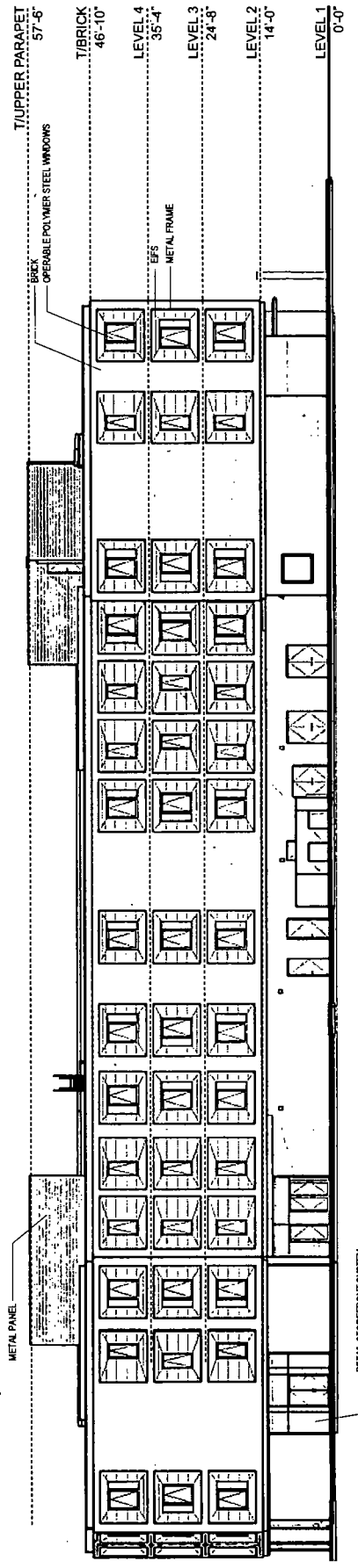
**ELEVATIONS**

Applicant: 548 Development LLC  
 Address: 3833-3859 W. Chicago Avenue; 739-757 N. Springfield Avenue; and 746-756 N. Avers Avenue  
 Introduced: September 21, 2022



**WEST ELEVATION 2 (SPRINGFIELD AVE)**

**EAST ELEVATION 2 (PARKING)**



**SOUTH ELEVATION 2 (ALLEY/PARKING)**

**ELEVATIONS**



Applicant: 548 Development LLC  
 Address: 3833-3859 W. Chicago Avenue; 739-757 N. Springfield Avenue; and 746-756 N. Avers Avenue  
 Introduced: September 21, 2022



# 21139  
INTRO DATE  
SEP 21, 2022

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO  
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:  
3833 - 3859 W. Chicago Avenue, 739-757 N. Springfield Avenue and  
746-756 N. Avers Avenue

2. Ward Number that property is located in: 37th

3. APPLICANT 548 Development, LLC

ADDRESS 700 N. Larrabee St., 1301 CITY Chicago

STATE IL ZIP CODE 60654 PHONE (812) 841-3139

EMAIL ajpatton@548capital.com CONTACT PERSON Robert 'A.J.' Patton

4. Is the applicant the owner of the property? YES \_\_\_\_\_ NO x  
If the applicant is not the owner of the property, please provide the following information  
regarding the owner and attach written authorization from the owner allowing the application to  
proceed.

See Exhibit "A" attached.

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, Neal & Leroy, LLC

ADDRESS 20 S. Clark Street, Suite 2050

CITY Chicago STATE IL ZIP CODE 60603

PHONE 312-641-7144 FAX 312-628-7072 EMAIL cstubblefield@nealandleroy.com

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

\_\_\_\_\_  
\_\_\_\_\_  
**Robert "A.J." Patton**  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. On what date did the owner acquire legal title to the subject property? See Exhibit "A" attached.

8. Has the present owner previously rezoned this property? If yes, when?  
No  
\_\_\_\_\_  
\_\_\_\_\_

9. Present Zoning District C1-1 Proposed Zoning District B3-2 then to RBPD

41,638 sf.

10. Lot size in square feet (or dimensions) \_\_\_\_\_

11. Current Use of the property Vacant Land and Vacant Commerical Building

12. Reason for rezoning the property Mandatory Planned Development pursuant to Section 17-8-0512-A

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

The Applicant will request City of Chicago approval to rezone the Property for the purpose of constructing a new multi-unit, mixed-use, residential 4-story building that will be approximately 75,180 square feet. The development will include 48 affordable units and 12 market rate units and will provide approximately 48 parking spaces. The project will include a roof top amenity space that will provide indoor/outdoor space for gathering and entertainment, an open space plaza, Community Center, Retail Sales, Accessory Parking and Accessory Uses. The building height will be approximately 60 feet tall.

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

YES   x   NO \_\_\_\_\_

---


COUNTY OF COOK  
STATE OF ILLINOIS

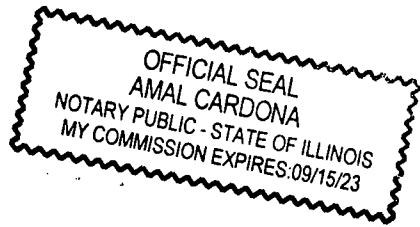
Robert "AJ" Patton

\_\_\_\_\_, 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  
11th day of August, 2022.

  
\_\_\_\_\_  
Notary Public



---

**For Office Use Only**

Date of Introduction: \_\_\_\_\_

File Number: \_\_\_\_\_

Ward: \_\_\_\_\_

# ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY

PROPERTY DESCRIPTION: ...  
 THIS MAP IS THE PROPERTY OF ...  
 ...



CLASH

1-1	1-1	1-1	1-1
1-2	1-2	1-2	1-2
1-3	1-3	1-3	1-3
1-4	1-4	1-4	1-4
1-5	1-5	1-5	1-5
1-6	1-6	1-6	1-6
1-7	1-7	1-7	1-7
1-8	1-8	1-8	1-8
1-9	1-9	1-9	1-9
1-10	1-10	1-10	1-10
1-11	1-11	1-11	1-11
1-12	1-12	1-12	1-12
1-13	1-13	1-13	1-13
1-14	1-14	1-14	1-14
1-15	1-15	1-15	1-15
1-16	1-16	1-16	1-16
1-17	1-17	1-17	1-17
1-18	1-18	1-18	1-18
1-19	1-19	1-19	1-19
1-20	1-20	1-20	1-20
1-21	1-21	1-21	1-21
1-22	1-22	1-22	1-22
1-23	1-23	1-23	1-23
1-24	1-24	1-24	1-24
1-25	1-25	1-25	1-25
1-26	1-26	1-26	1-26
1-27	1-27	1-27	1-27
1-28	1-28	1-28	1-28
1-29	1-29	1-29	1-29
1-30	1-30	1-30	1-30

AREA TABLE

TOTAL SURFACE AREA	10.14 AC
TOTAL IMPROVED AREA	1.12 AC
TOTAL UNIMPROVED AREA	9.02 AC

LEGEND

ADJACENT PROPERTY	...
BOUNDARY LINE	...
CONCRETE CURB	...
...	...

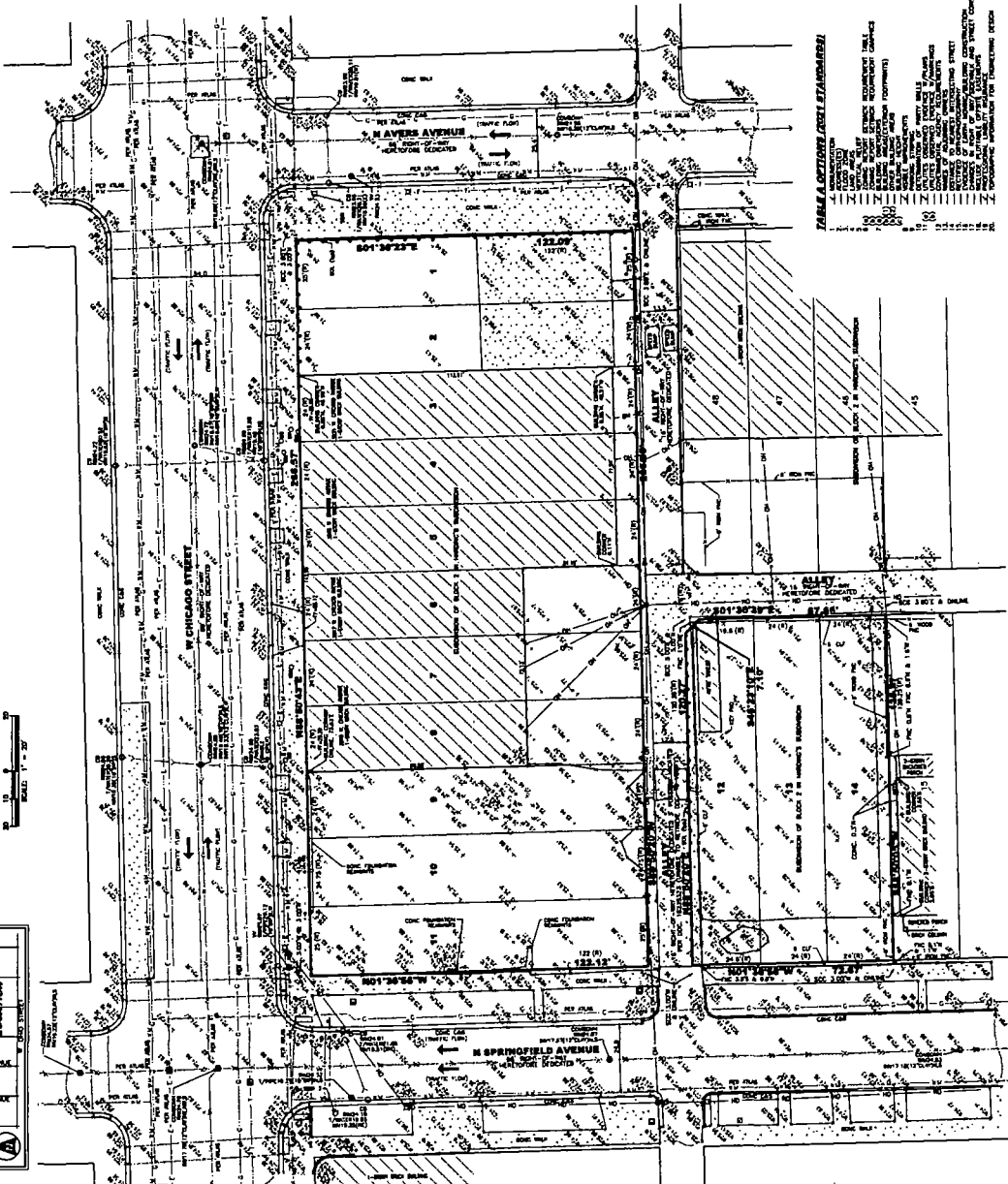


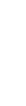
TABLE A. OPTIONS (SEE ATTACHED)  
 ...  
 ...

BENCHMARKS:  
 ...  
 ...

NOTES:  
 1. THE SURVEY IS BASED ON THE ...  
 2. THE SURVEY IS BASED ON THE ...  
 3. THE SURVEY IS BASED ON THE ...

STATE OF ILLINOIS  
 COUNTY OF COOK  
 I, [NAME], LICENSED PROFESSIONAL ENGINEER  
 NO. 031-000000, DO HEREBY CERTIFY THAT I AM THE REGISTERED PROFESSIONAL ENGINEER OF RECORD FOR THIS SURVEY.  
 DATE: 03-14-23  
 SIGNATURE: [Signature]

1 of 1  
 PROJECT NUMBER: 23-000000  
 CLIENT: ENGAGECIVIL INCORPORATED, 231 S LASALLE STREET, SUITE 2100, CHICAGO, IL 60604  
 MECHLE CONSULTANTS, LLC, 6215 W PULASKI ROAD, SUITE 500, CHICAGO, IL 60629  
 DATE: 03-14-23  
 SCALE: 1" = 30'  
 DESCRIPTION OF SURVEY: ...



MECHLE CONSULTANTS, LLC  
 6215 W PULASKI ROAD, SUITE 500  
 CHICAGO, IL 60629  
 (312) 708-1100  
 www.mechleconsultants.com

September 21, 2022

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

Laura Flores, Chairwoman  
Chicago Plan Commission  
City Hall  
121 North LaSalle Street  
Chicago, Illinois 60602

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

Dear Chairman Tunney and Chairwoman Flores:

The undersigned, Carol D. Stubblefield, an attorney with the law firm of Neal & Leroy, LLC, which firm represents the 548 Development, LLC, the applicant for an amendment to the Chicago Zoning Ordinance with respect to property commonly known 3833 - 3859 W. Chicago Avenue, 739-757 N. Springfield Avenue and 746-756 N. Avers 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 September 21, 2022.

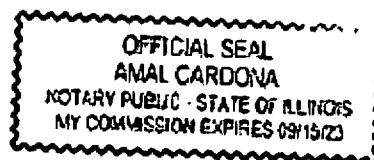
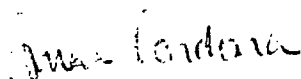
The undersigned certifies that she has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Municipal Code of the City of Chicago and that the Applicant certifies that the accompanying list of names and addresses of surrounding properties located 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 September, 2022



\_\_\_\_\_  
Notary Public



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

August 26, 2022

Ms. Laura Flores  
Chairwoman  
Chicago Plan Commission  
City of Chicago  
121 N. LaSalle, Room 905  
Chicago, Illinois 60602

Honorable Tom Tunney  
Chairman, Zoning Committee  
City of Chicago  
121 N. LaSalle St.  
Room 203, Office 14  
Chicago, Illinois 60602

Matter: Consent to File PD Application by Applicant for the 3831 W. Chicago (Humboldt Park) Plan Development Property: 3853 W. Chicago Avenue, 3831 W. Chicago Avenue, 741 N. Springfield Avenue, 739 N. Springfield Avenue PIN: 16-11-102-006-0000, 16-11-102-007-0000, 16-11-102-001-0000 and 16-11-102-005-0000

Dear Chairwoman Flores and Chairman Tunney:

This letter serves to inform you that the City of Chicago owns the above referenced properties, and consents to the 548 Development, LLC to file an application for a new planned development to allow for the redevelopment of the city property. 548 Development intends to develop the site as a mixed-use development. 548 Development, LLC to has executed an offer to purchase for the property with the Department of Planning and Development.

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

Sincerely,

Maurice D. Cox  
Commissioner

## NOTICE OF FILING OF REZONING APPLICATION

September 21, 2022

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 September 21, 2022, the undersigned will file an application for a change in zoning from C1-1, Neighborhood Commercial District to B3-2, Community Shopping District and then to a Residential Business Planned Development, on behalf of 548 Development, LLC, (the "Applicant") for the property commonly known as 3833 - 3859 W. Chicago Avenue, 739-757 N. Springfield Avenue and 746-756 N. Avers Avenue (the "Property").

The Applicant will request City of Chicago approval to rezone the Property for the purpose of constructing a new multi-unit, mixed-use, residential 4-story building that will be approximately 75,180 square feet. The development will include 48 affordable units and 12 market rate units and will provide approximately 48 parking spaces. The project will include a roof top amenity space that will provide indoor/outdoor space for gathering and entertainment, an open space plaza, Community Center, Retail Sales, Accessory Parking and Accessory Uses. The building height will be approximately 60 feet tall.

The part owners are: 1) 548 Development, LLC whose office is located at 700 N. Larrabee St., 1301, Chicago, IL 60654 and 2) City of Chicago is located at 121 N. LaSalle St., Room 1000, Chicago, IL 60602. 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,



Carol D. Stubblefield  
Neal & Leroy, LLC

## **Exhibit A**

<b><u>PIN</u></b>	<b><u>Address</u></b>	<b><u>Owner</u></b>	<b><u>Acquisiton</u></b> <b><u>Date</u></b>
16-11-102-001-0000	3853 W CHICAGO AVE	City of Chicago	2/9/2001
16-11-102-002-0000	3851 W CHICAGO AVE	548 DEVELOPMENT LLC	2/18/2022
16-11-102-003-0000	3847 W CHICAGO AVE	548 DEVELOPMENT LLC	2/18/2022
16-11-102-004-0000	3843 W CHICAGO AVE	548 DEVELOPMENT LLC	2/18/2022
16-11-102-005-0000	3831 W CHICAGO AVE	City of Chicago	6/5/1997
16-11-102-006-0000	741 N SPRINGFIELD AVE	City of Chicago	11/21/2000
16-11-102-007-0000	739 N SPRINGFIELD AVE	City of Chicago	11/21/2000
16-11-102-008-0000	737 N SPRINGFIELD AVE	548 DEVELOPMENT LLC	8/22/2022

### **Contact Info**

548 Development, LLC, 700 N. Larrabee St., 1301, Chicago, IL 60654,  
Robert "AJ" Patton, Phone (812) 841-3139, Email:  
ajpatton@548capital.com

City of Chicago, 121 N. LaSalle St., Room 1000, Chicago, IL 60602, Ernest  
Bellamy, Phone: 312-744-4461 Email: ernest.bellamy@cityofchicago.org



**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:

548 Development LLC

---

**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) State the legal name of the entity in which the Disclosing Party holds a right of control:

B. Business address of the Disclosing Party: 700 N Larrabee St, 1301

Chicago, IL 60654

C. Telephone: 812-841-3139 Fax: \_\_\_\_\_ Email: ajpatton@548capital.com

D. Name of contact person: Robert 'A.J.' Patton

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

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

To file a Planned Development Application for a mixed-use and affordable housing development at 3833 - 3859 W. Chicago Avenue, 739-757 N. Springfield Avenue and 746-756 N. Avers Avenue.

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

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

Specification # \_\_\_\_\_ and Contract # \_\_\_\_\_

**SECTION II -- DISCLOSURE OF OWNERSHIP INTERESTS**

**A. NATURE OF THE DISCLOSING PARTY**

1. Indicate the nature of the Disclosing Party:

- Person
  - Publicly registered business corporation
  - Privately held business corporation
  - Sole proprietorship
  - General partnership
  - Limited partnership
  - Trust
  - Limited liability company
  - Limited liability partnership
  - Joint venture
  - Not-for-profit corporation
- (Is the not-for-profit corporation also a 501(c)(3))?  
 Yes       No  
 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
Robert 'A.J.' Patton	Managing Partner

---



---

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

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

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

Name	Business Address	Percentage Interest in the Applicant
Robert "AJ" Patton	700 N Larrabee St, 1301, Chicago, IL 60654	100%

**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.) <b>NOTE:</b> "hourly rate" or "t.b.d." is not an acceptable response. Est. \$50,000
Langdon D. Neal	Neal and Leroy, LLC	20 S. Clark St., Ste. 2050, Chicago, IL	60602 Est. \$50,000

(Add sheets if necessary)

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

**SECTION V -- CERTIFICATIONS**

**A. COURT-ORDERED CHILD SUPPORT COMPLIANCE**

Under 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").

N/A

---

---

---

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.

N/A

---

---

---

### C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

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

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

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

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

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

---

---

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

**D. CERTIFICATION REGARDING FINANCIAL INTEREST IN CITY BUSINESS**

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

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

Yes  No

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

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

Does the Matter involve a City Property Sale?

Yes  No

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

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

---

---

---

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



E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

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

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

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

---

---

---

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

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

A. CERTIFICATION REGARDING LOBBYING

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

---

---

---

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

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

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

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

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

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

#### B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY

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

Is the Disclosing Party the Applicant?

Yes                       No

If "Yes," answer the three questions below:

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

Yes                       No

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

Yes                       No                       Reports not required

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

Yes                       No

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

---

---

## SECTION VII -- FURTHER ACKNOWLEDGMENTS AND CERTIFICATION

The Disclosing Party understands and agrees that:

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

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

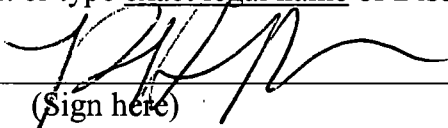
E. The information provided in this EDS must be kept current. In the event of changes, the Disclosing Party must supplement this EDS up to the time the City takes action on the Matter. If the Matter is a contract being handled by the City's Department of Procurement Services, the Disclosing Party must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

**548 Development LLC**

(Print or type exact legal name of Disclosing Party)

By:   
(Sign here)

**Robert "A.J." Patton**


(Print or type name of person signing)

**Managing Member**

(Print or type title of person signing)

Signed and sworn to before me on (date) August 11, 22

at Cook County, IL (state).

  
Notary Public

Commission expires: 9/15/23



**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](http://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.

---

---

---