



City of Chicago



O2020-4797

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	10/7/2020
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-H at 1653-1739 W Webster Ave and 2075-2189 N Elston Ave - App No. 20516
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#20516
INTRO DATE
OCT. 7, 2020

ORDINANCE

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

SECTION 1: That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all Residential Business Planned Development 1420 symbols and designations as shown on Map No. 5-H in the area bounded by

West Webster Avenue; Chicago & Northwestern Railroad right-of-way; and North Elston Avenue,

to the designation of a Residential Business Planned Development 1420, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 2: This Ordinance shall be in force and effect from and after its passage and due publication.

Applicant: Triangle Square Condominium LLC
Address: 1653-1739 W. Webster Ave., and 2075-2189 N. Elston Ave.

PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Residential Business Planned Development Number 1420, (Planned Development) consists of approximately 182,024 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (Property). The amendment to this Planned Development only affects Sub-Area C which is owned or controlled by the Applicant, Triangle Square Condominium 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.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

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

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

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

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

Applicant	TRIANGLE SQUARE CONDOMINIUM LLC
Address	1653-1739 W Webster Ave., & 2075-2189 N Elston Ave
Introduced	October 7, 2020
Plan Commission	TBD
54812007,1	

- Sidewalks
- ADA crosswalk ramps
- Parkway & landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation. Per standard procedure if the timing of any other CDOT public way improvement conflicts with or overlaps the requirements of the Planned Development, the Perimeter Restoration Agreement may be amended to postpone construction, waive requirements, or renegotiate the scope of work required.

Prior to the issuance of the Certificate of Occupancy, the Applicant shall modify the traffic signal at Elston Avenue and Webster Avenue to provide actuated left turn arrows on the north and south approaches of Elston. Additionally, the existing traffic signal on Elston at the development's main access drive must be modified to provide vehicular and pedestrian signal indications on all four legs as well as actuated left turn arrows on both approaches of Elston Avenue.

The applicant shall coordinate with CDOT to jointly request union pacific Railroad/Metra to repair or replace their deteriorating retaining wall along the east border of the Property.

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 Chicago. Prior to the issuance of any Part II Approval, the submitted plans must be approved by the Department of Transportation.

4. This Plan of Development consists of seventeen (17) Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; Sub-Area Map; the following plans for Sub-Area C: Site Plan; Landscape Plan; Ground Floor Plan; Building Elevations (North, South, East and West) and Façade Detail Section Plan prepared by The Lamar Johnson collaborative and dated October 7, 2020, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.

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Introduced	October 7, 2020
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54812007.1	

5. In each of the following Sub Areas, the following uses shall be permitted in this Planned Development (PD):

Sub-Area A: multi-unit (Three plus units) residential, retail sales general, financial services, restaurants, general and limited, liquor sales as an accessory use, food and beverage retail sales with packaged goods and liquor sales as an accessory use, outdoor patio rooftop and accessory parking, of which 25% of the required residential parking (maximum 32 spaces) may be leased out on a daily, weekly or monthly basis to persons who are not residents, tenants, patrons, employees or guests of the principal uses, and accessory and related uses.

Sub-Area B: office, retail sales general, drive-through facility, financial services, restaurants, general and limited, liquor sales as an accessory use, food and beverage retail sales with packaged goods and liquor sales as an accessory use, outdoor patio rooftop, accessory parking, and accessory and related uses.

Sub-Area C: multi-unit (three plus units) residential, outdoor patio rooftop, accessory parking, of which 25% of the required residential parking (maximum 18 spaces) may be leased out on a daily, weekly or monthly basis to persons who are not residents, tenants, patrons, employees or guests of the principal uses, and accessory and related uses.

Sub-Area D: Setback required for potential proposed infrastructure improvements.

6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 182,024 square feet and an overall base FAR of 3.00.
9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review Fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-

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54812007.1	

0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.

11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all new buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all newly constructed 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 new improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.
15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of (i) 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary

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outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

16. The Applicant acknowledges and agrees that the September 20, 2018, rezoning of the Property from M3-3 to C2-3, and then to this Planned Development (PD), triggered the requirements of Section 245-115 of the Municipal Code of Chicago (Affordable Requirements Ordinance or ARO) which is still applicable to this amendment. 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, or with the Commissioner of the Department of Planning and Development's (DPD) approval, provide the Required Units in an approved off-site location; (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 or off-site. If the developer elects to provide affordable units off-site, the off-site affordable units must be located within a two-mile radius from the residential housing project and in the same or a different higher income area or downtown district. The Property is located in a higher income area, within the meaning of the ARO, and the project has a total of 370 units. As a result, the Applicant's affordable housing obligation is 37 affordable units (10% of 370), 9 of which are Required Units (25% of 37, rounded down). Applicant has agreed to satisfy its affordable housing obligation by providing 9 affordable units in the rental building to be constructed in the PD and making a cash payment to the Affordable Housing Opportunity Fund in the amount of \$128,469 per unit (Cash Payment) for the remaining 28 affordable units, as set forth in the Affordable Housing Profile Form attached hereto as Exhibit A. 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 PD, the Applicant shall update and resubmit the Affordable Housing Profile Form to DPD for review and approval; DPD may adjust the number of required Affordable Units without amending the PD. Prior to the issuance of any building permits for any residential building in the PD, including, without limitation, excavation or foundation permits, the Applicant must make the required Cash Payment and/or 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

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acknowledges and agrees that the affordable housing agreement will be recorded against the PD, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DPD may enforce remedies for any breach of this Statement 16, 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 PD.

17. This Planned Development shall be governed by Section 17-13-0612. Commencement and completion of the proposed development of any Sub-Area hereof shall toll the running of Section 17-13-0612. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the property to Residential Business Planned Development 1420 dated September 20, 2018.

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Residential Business Planned Development No. 1420

Revised Bulk Regulations and Data Table

Net Site Area:	182,024 sq. ft. (4.18 acres)
Gross Site Area:	236,088 sq. ft. (5.41 acres)
Area in Right-of-Way:	54,064
Maximum FAR:	3.00
Maximum FAR Buildable Area ¹ :	546,072 sq. ft.

Net Site Areas by Subarea:

Subarea A:	120,812 sq. ft.
Subarea B:	19,826 sq. ft.
Subarea C:	32,722 sq. ft.
Subarea D:	8,344 sq. ft.

FAR Building Areas by Subarea:

Subarea A:	380,500 sq. ft.
Subarea B:	24,000 sq. ft.
Subarea C:	141,572 sq. ft.
Subarea D:	0 sq. ft.

FAR by Subarea¹:

Subarea A:	3.14952157
Subarea B:	1.210532
Subarea C:	4.326508
Subarea D:	0.00

¹ The Maximum FAR Buildable Area as allocated to the subareas herein may be transferred and shifted among said subareas pursuant to a Section 17-13-0811 Minor Change Request.

Maximum Height by Subarea:

Subarea A:	95 feet
Subarea B:	40 feet
Subarea C:	98 feet
Subarea D:	0

Maximum Number of Residential Units:

Subarea A:	298
Subarea B:	0
Subarea C:	72
Subarea D:	0

Maximum Accessory Parking Spaces:

343 car spaces

Subarea A:	260
Subarea B:	11
Subarea C:	72
Subarea D:	0

Minimum Bike Parking Spaces:

231 bike spaces

Subarea A:	159
Subarea B:	0
Subarea C:	72
Subarea D:	0

Minimum Off Street Loading Spaces:

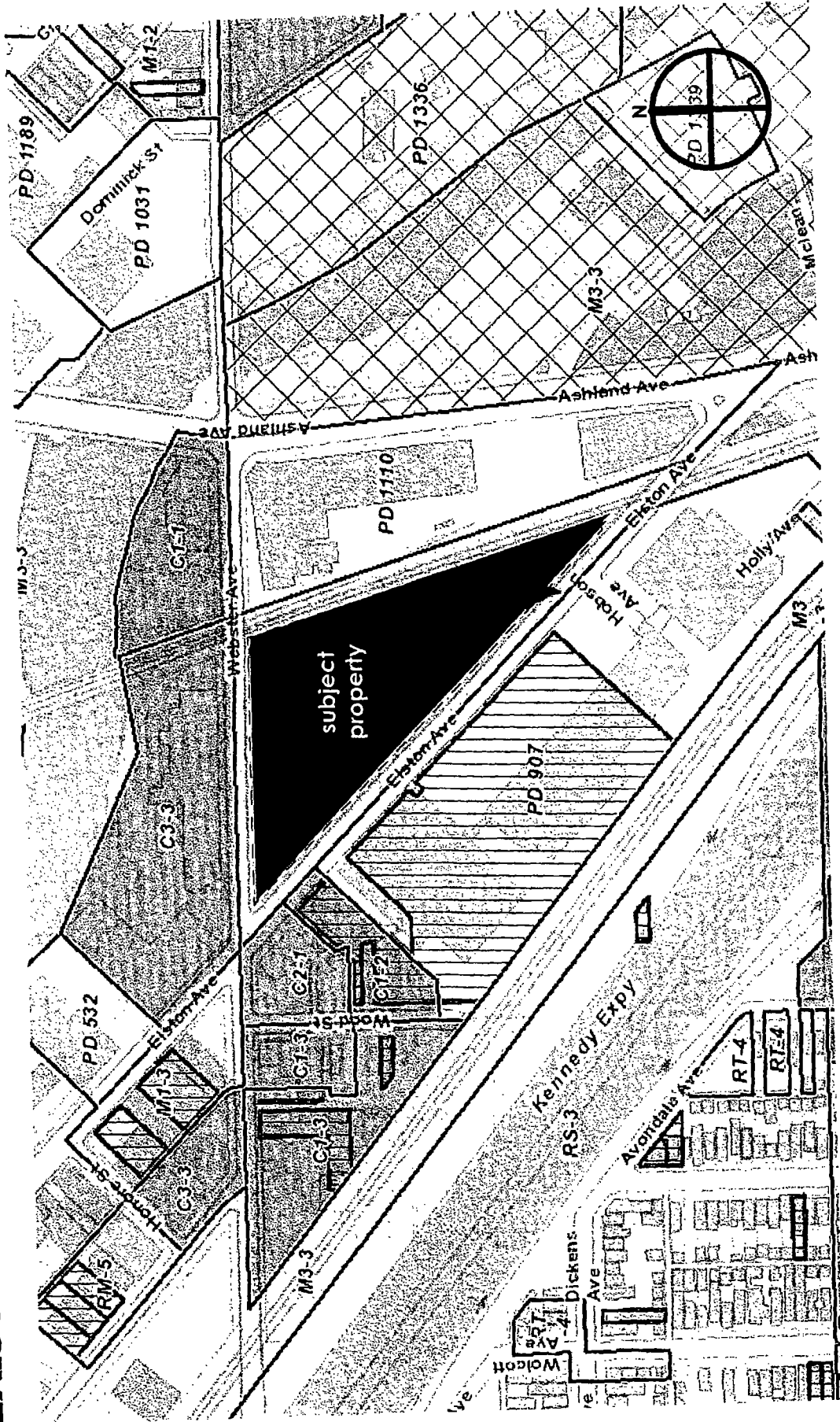
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Subarea A:	4
Subarea B:	0
Subarea C:	1
Subarea D:	0


Minimum Setbacks:

Subarea A:	Per plans
Subarea B:	Per plans
Subarea C:	Per plans
Subarea D:	Per plans

EXISTING ZONING MAP



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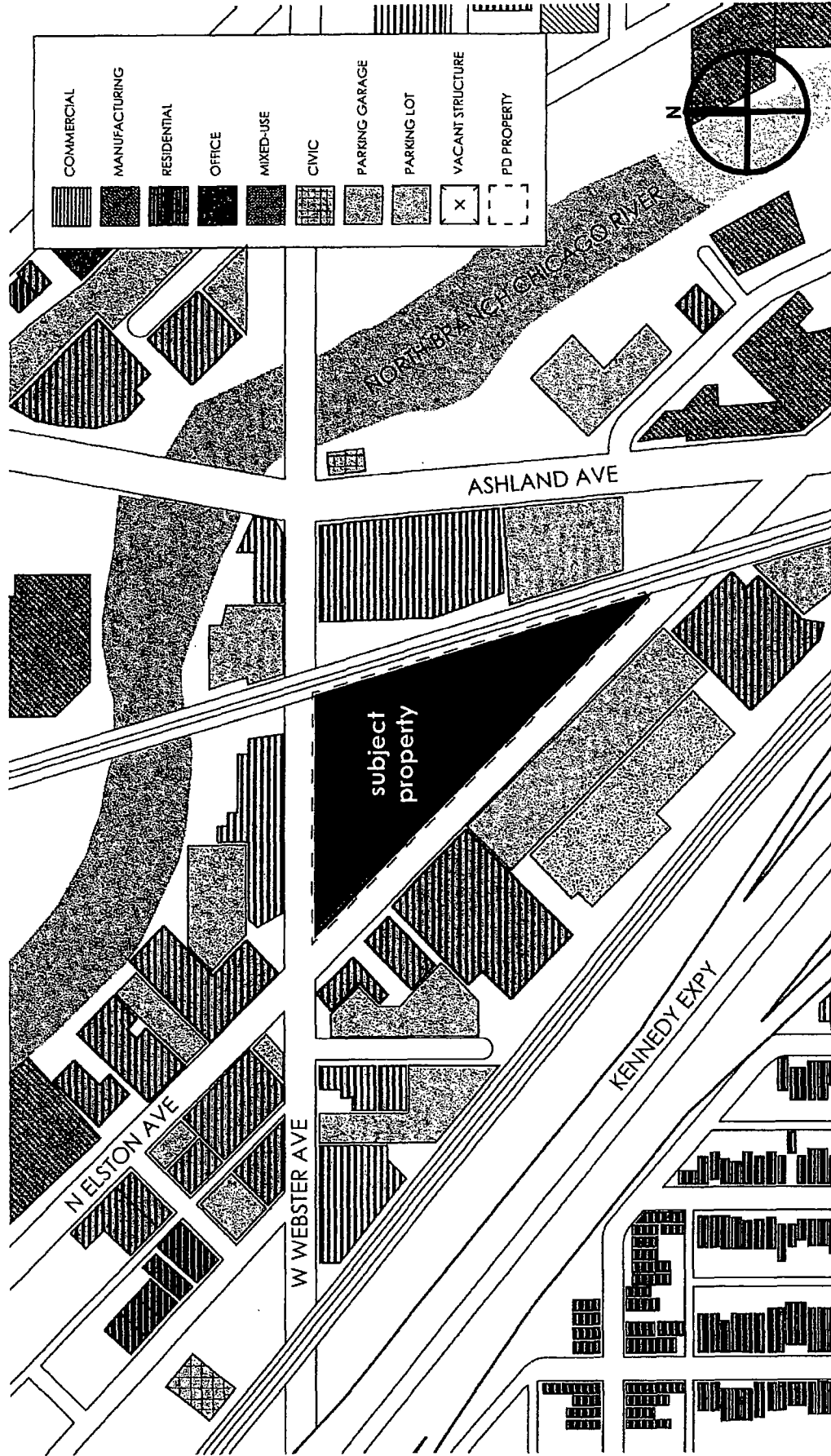
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EXISTING LAND USE MAP



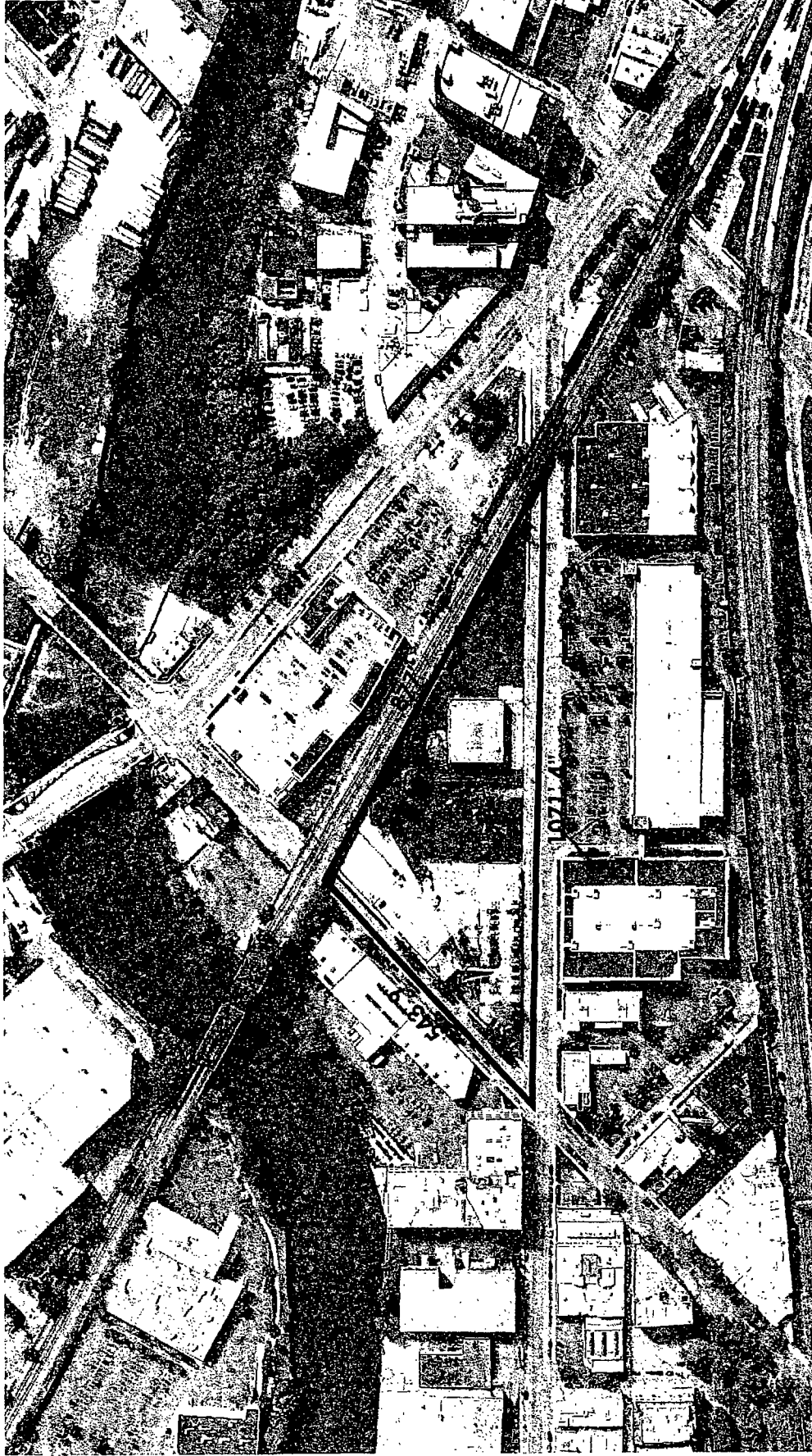
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PD BOUNDARY



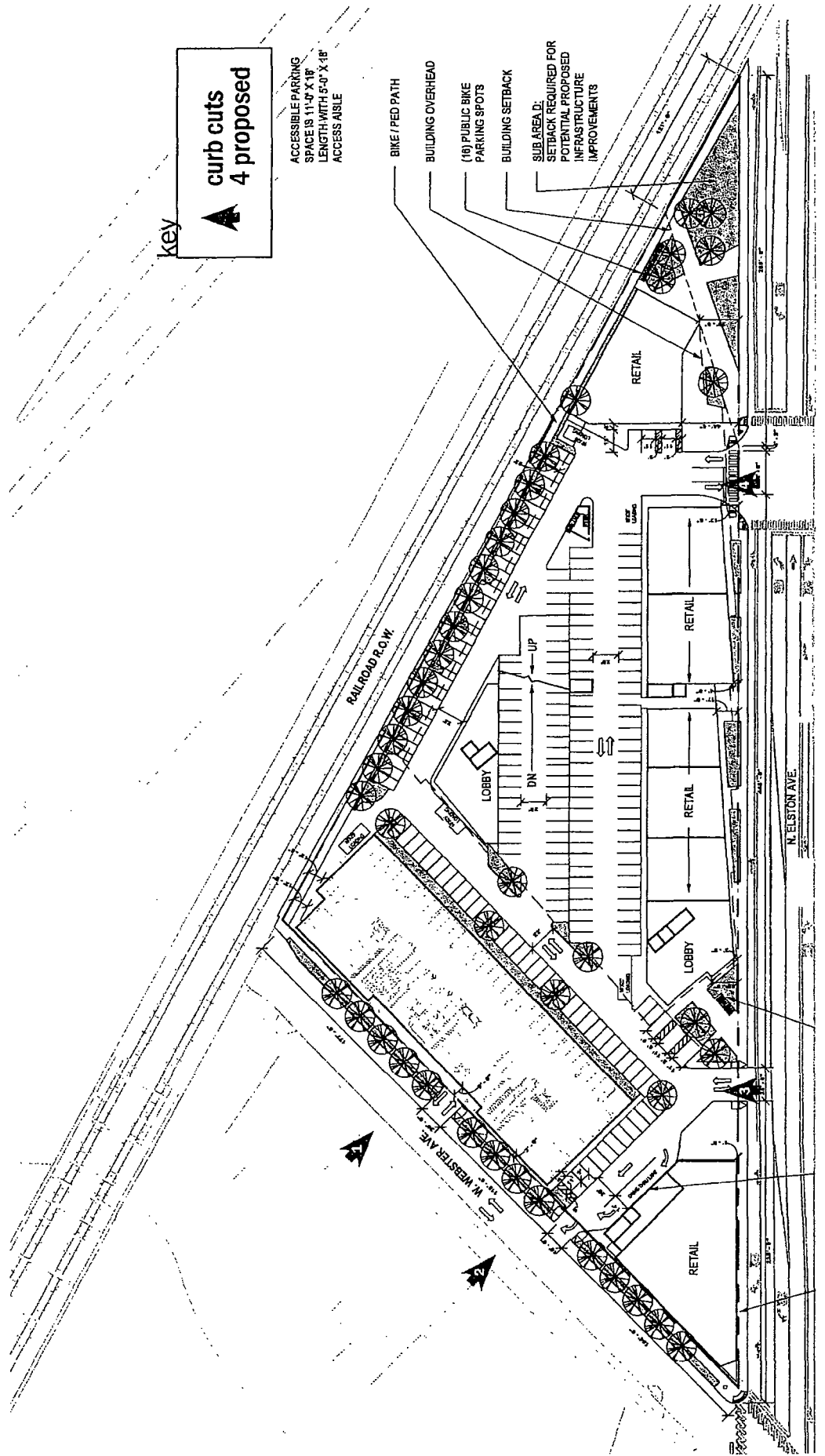
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SITE PLAN



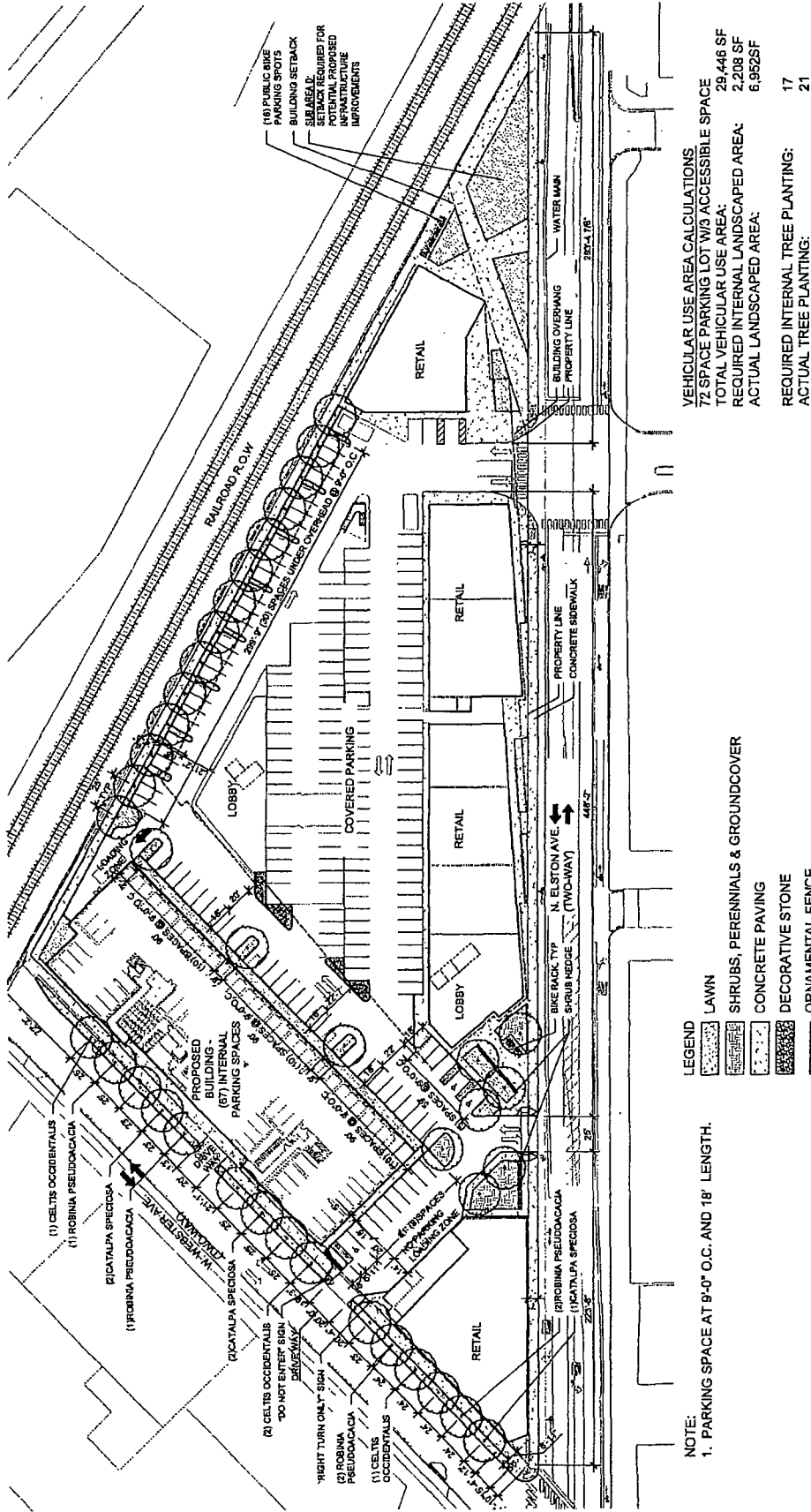
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LANDSCAPE PLAN



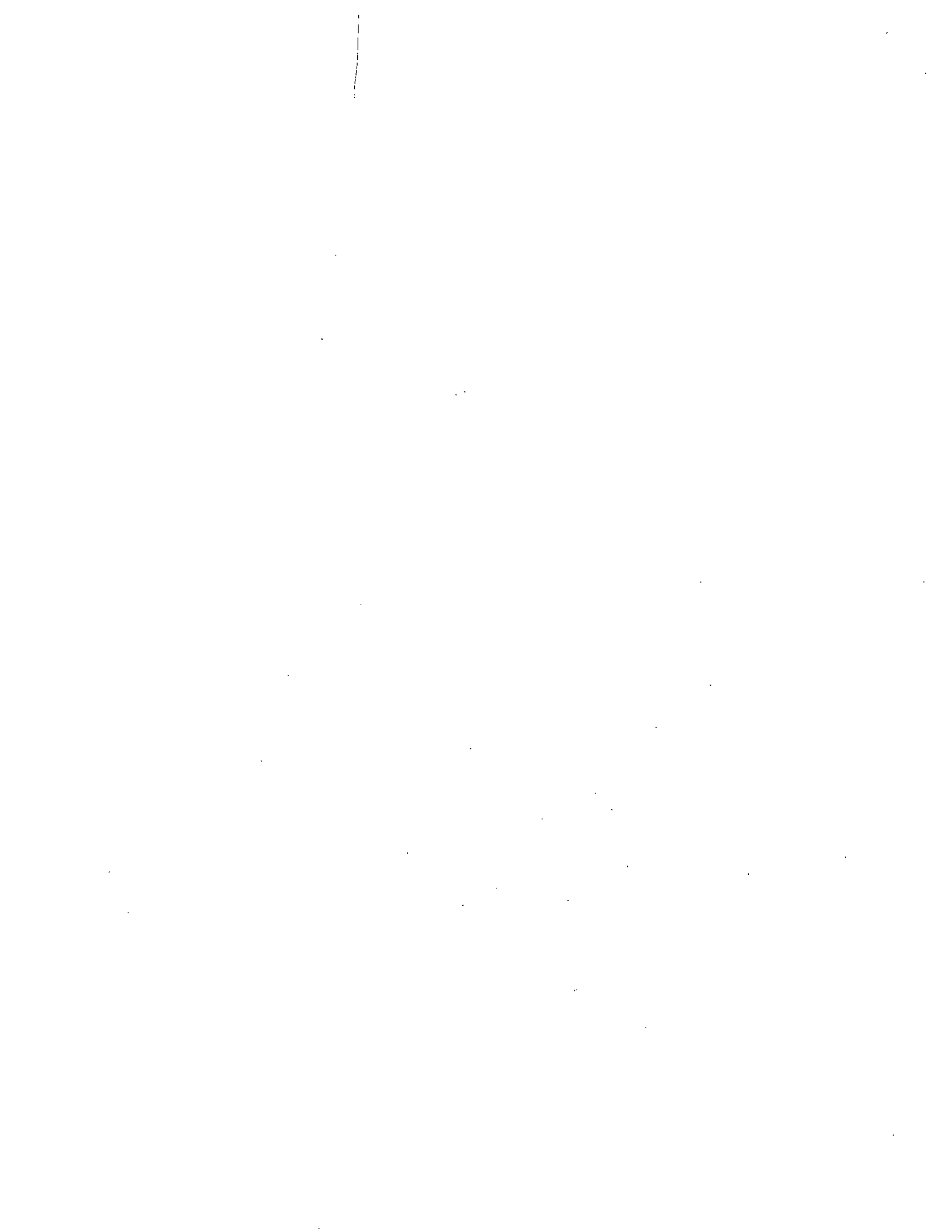
1 PROPOSED LANDSCAPE PLAN
 1" = 100'-0"

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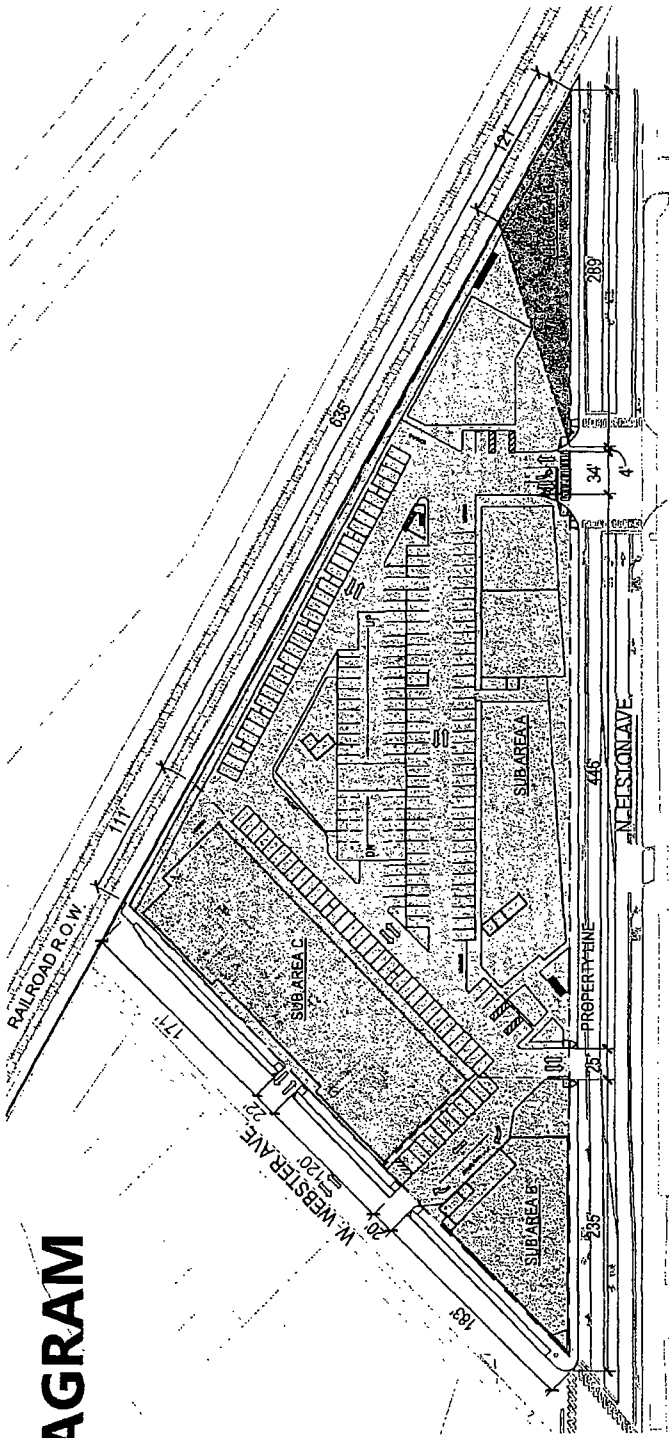
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SUB AREA DIAGRAM



Property	Sub Area A	Sub Area B	Sub Area C	Sub Area D	Total
Lot Area (sf)	120,812	19,826 sf	32,722 sf	8,344 sf	182,024 sf
FAR					3.00
Built Area (Allowed)					546,072 sf
Built Area (Proposed)					546,072 sf
Residential	298 units / 348,500 sf	0	72 units / 141,572 sf	0	
Retail	29,000 sf	12,000 sf	0	0	
Business	0	12,000 sf	0	0	
Parking - Residential	129 spaces		72 spaces	0	201 spaces
Parking - Retail	131 spaces	11 spaces		0	142 spaces
Height	95'-0"	40'-0"	98'-0"	0	

Typology	Sub Area A	Sub Area B	Sub Area C	Sub Area D
6-story residential building above 1-story retail base and structured parking				
1-story business above a 1-story retail base				
6-story residential building above a 1-story structured parking garage				
Sub-Area D setback required for potential proposed infrastructure improvements				

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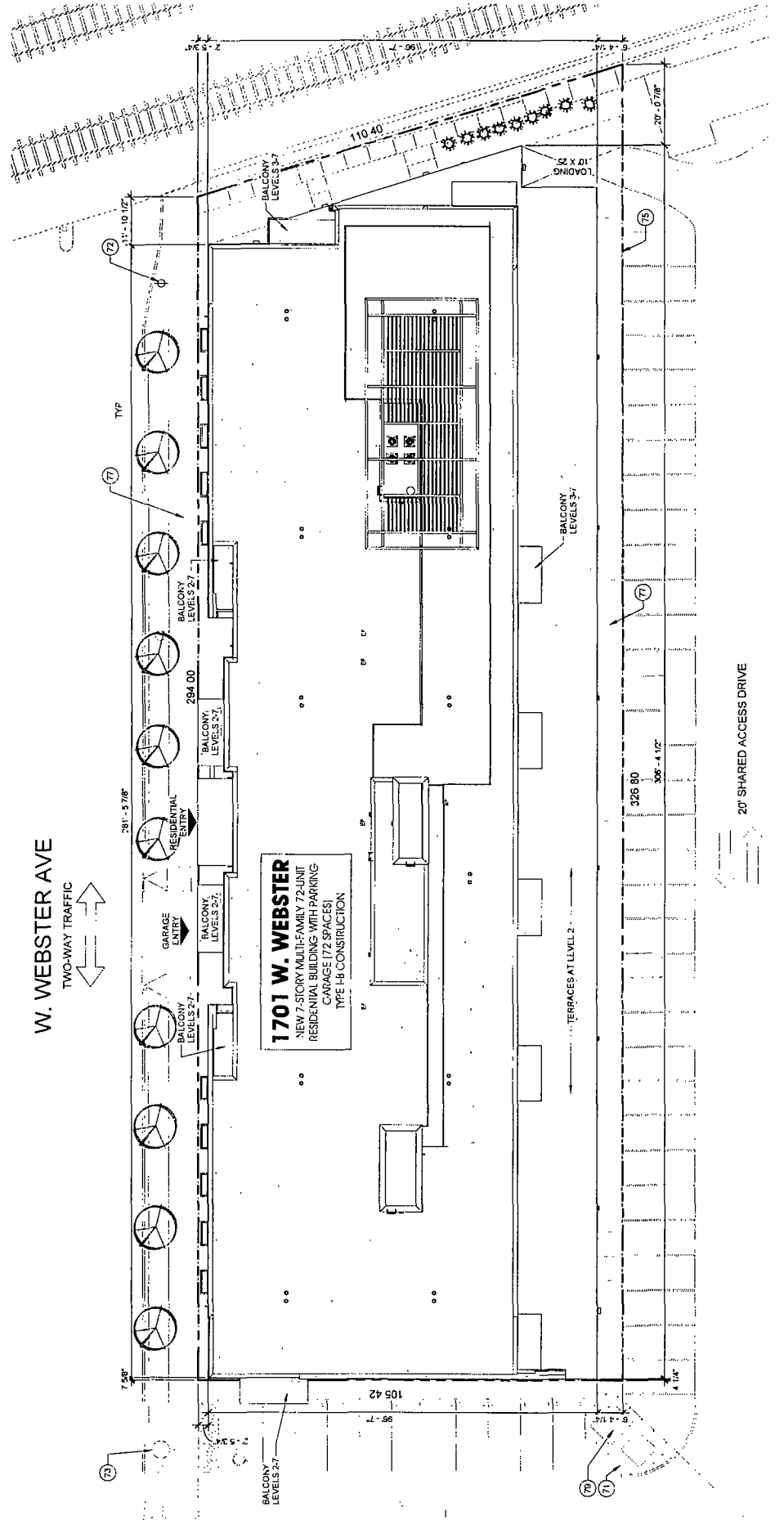
SITE PLAN KEYNOTES

KEYNOTE

- 71 BOLLARD, STL PIPE FULLY GROUTED - COMPLY WITH COMED REQUIREMENTS
- 72 EX. SIGN TO REMAIN
- 73 EX. MANHOLE TO REMAIN
- 75 PROPERTY LINE
- 77 REFER TO CIVIL DWGS FOR INFORMATION REGARDING NEW SIDEWALK
- 79 TRANSFORMER PAD, CONC - COMPLY WITH COMED REQUIREMENTS

CONDOMINIUMS (SUB AREA C)

SITE PLAN



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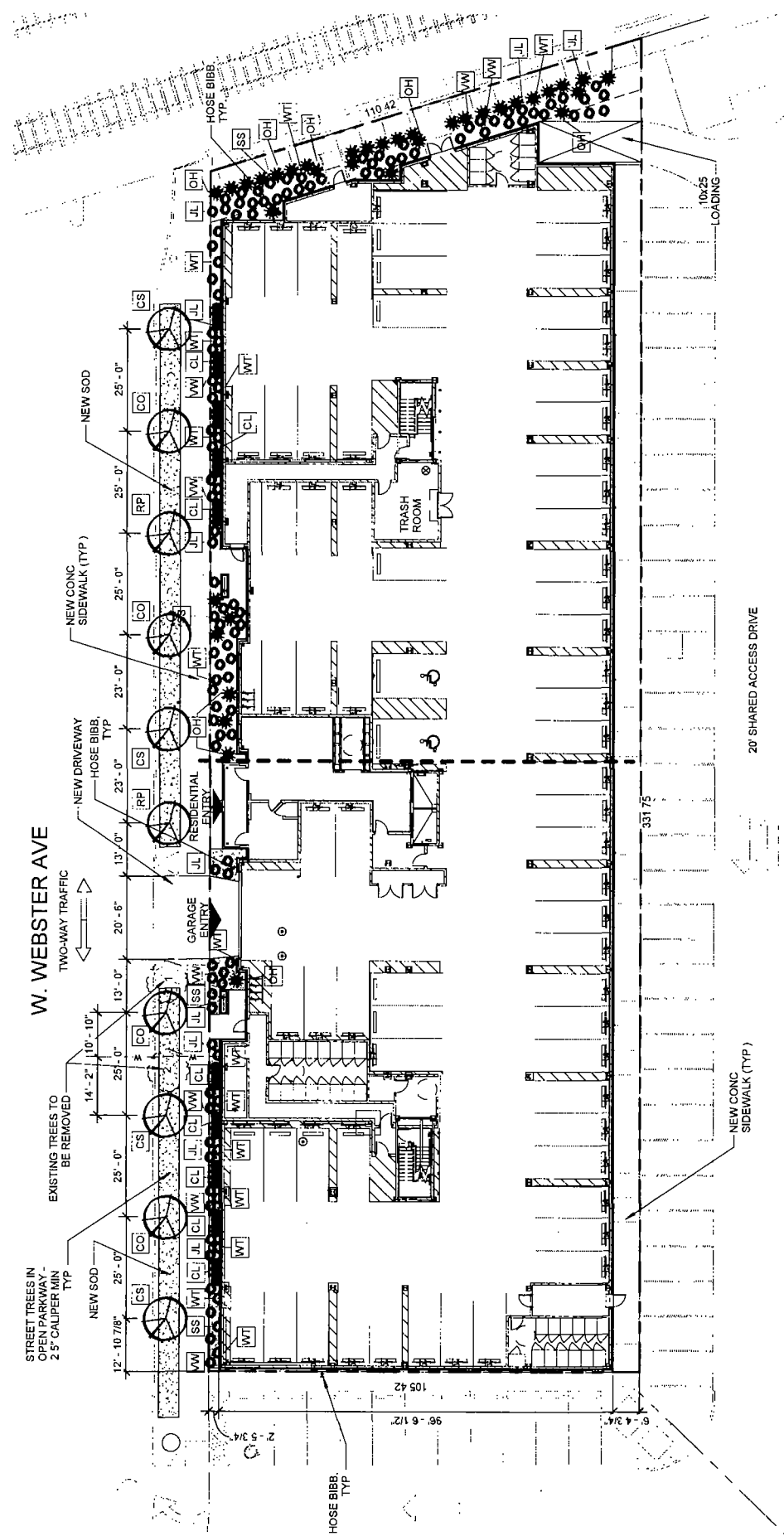
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CONDOMINIUMS (SUB AREA C) LANDSCAPE PLAN

PLANT SCHEDULE

Type	Max.	Description	Size	Count	Comments
RP	10	BACCHOSIST	2.5	4	STREET TREE
CO	10	LOAMON HACKBERRY	2.5	7	STREET TREE
SS	10	NORTHERN CATALPA	2.5	8	STREET TREE
JL	10	JACQUES LADDER	2.5	9	NATIVE SPECIES
OH	10	OAK LEAF HYDRANGEA	2.5	10	NATIVE SPECIES
SS	10	SCLOMONS SPAL	2.5	11	NATIVE SPECIES
WT	10	WINDMILL TREE	2.5	12	NATIVE SPECIES
WT	10	WINDMILL TREE	2.5	13	NATIVE SPECIES
WT	10	WINDMILL TREE	2.5	14	NATIVE SPECIES
WT	10	WINDMILL TREE	2.5	15	NATIVE SPECIES
WT	10	WINDMILL TREE	2.5	16	NATIVE SPECIES
WT	10	WINDMILL TREE	2.5	17	NATIVE SPECIES
WT	10	WINDMILL TREE	2.5	18	NATIVE SPECIES
WT	10	WINDMILL TREE	2.5	19	NATIVE SPECIES
WT	10	WINDMILL TREE	2.5	20	NATIVE SPECIES
WT	10	WINDMILL TREE	2.5	21	NATIVE SPECIES
WT	10	WINDMILL TREE	2.5	22	NATIVE SPECIES
WT	10	WINDMILL TREE	2.5	23	NATIVE SPECIES
WT	10	WINDMILL TREE	2.5	24	NATIVE SPECIES
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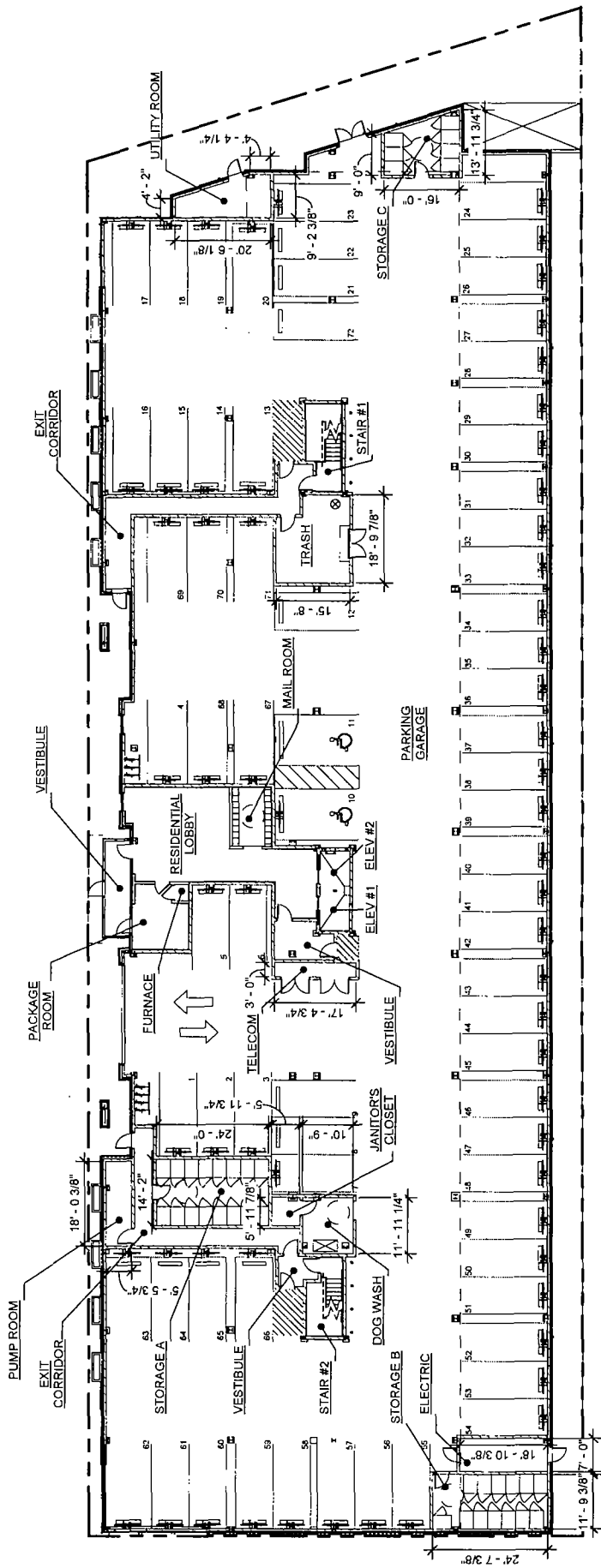
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CONDOMINIUMS (SUB AREA C) GROUND FLOOR PLAN



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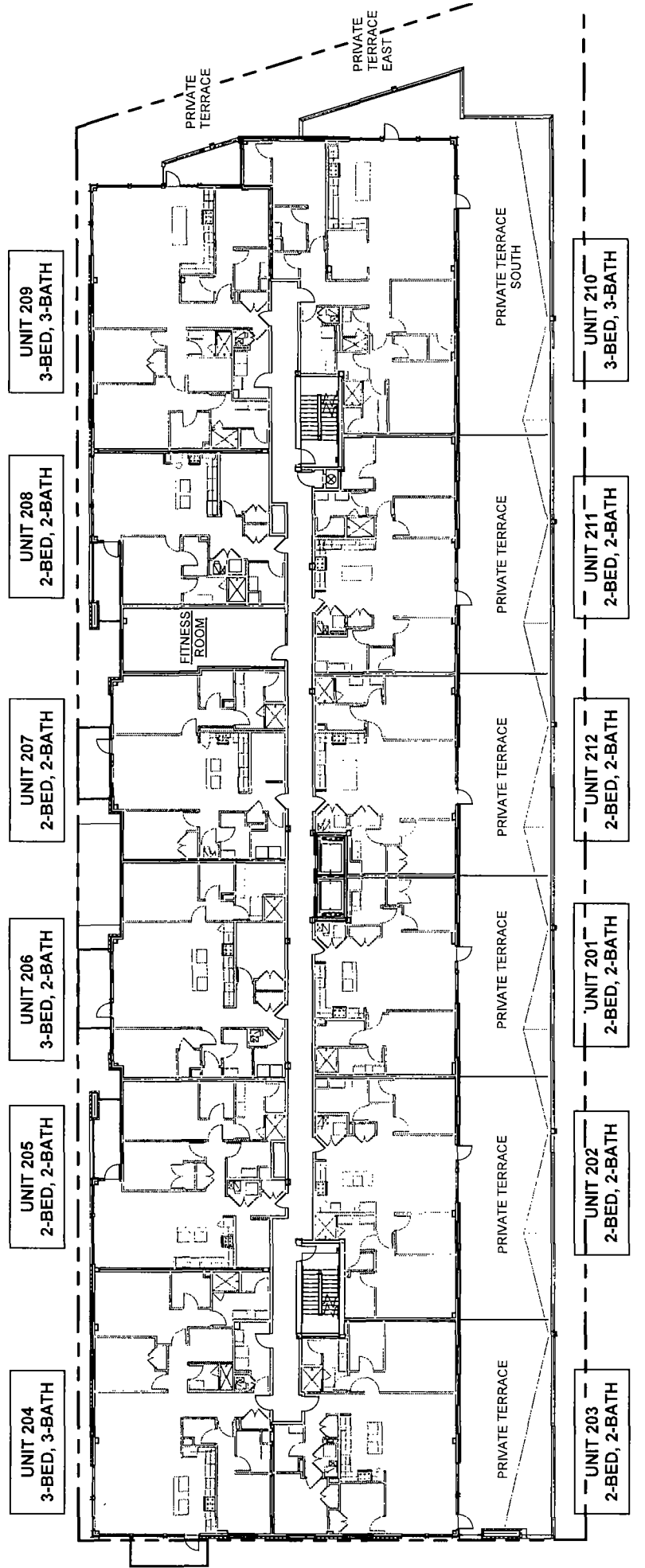
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CONDOMINIUMS (SUB AREA C)

SECOND FLOOR PLAN



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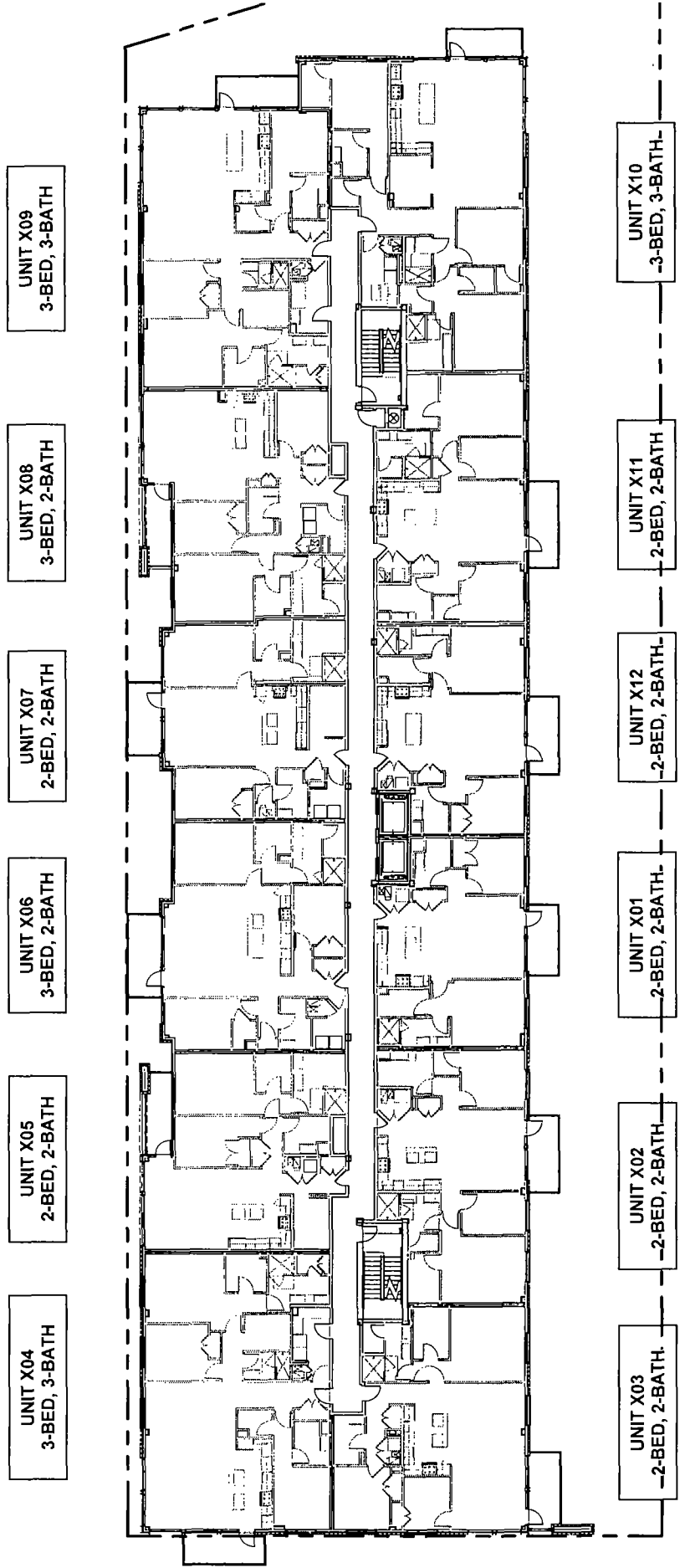
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CONDOMINIUMS (SUB AREA C)

3RD - 7TH FLOOR PLAN



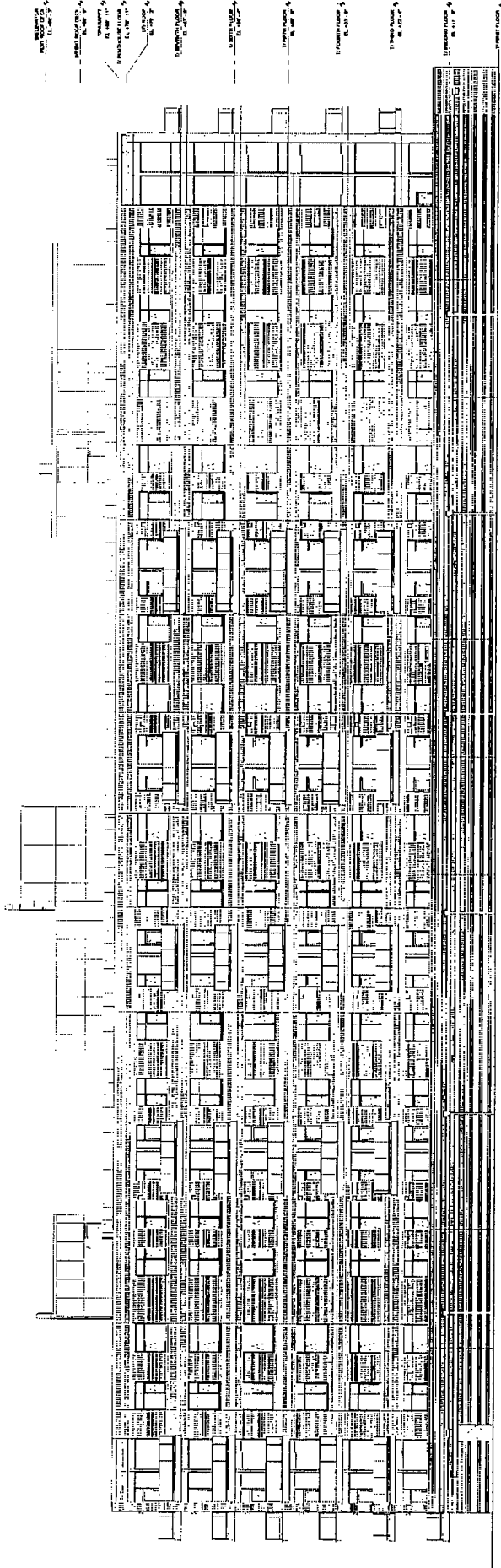
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CPC Date: TBD

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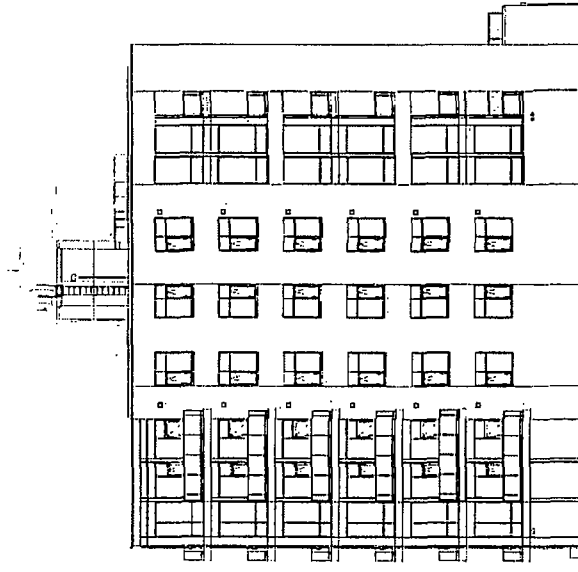
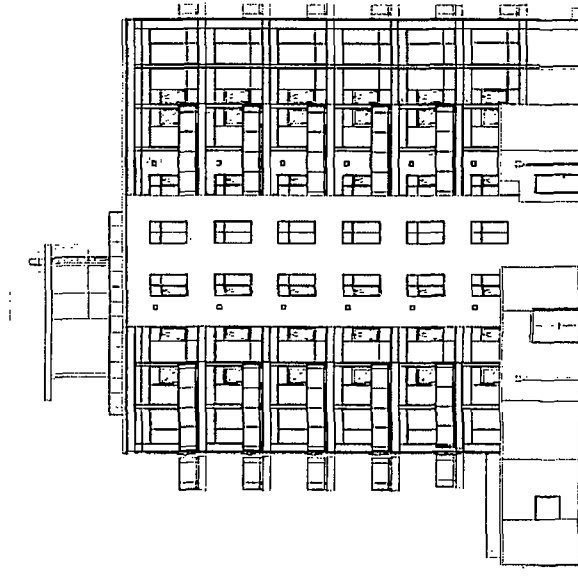


The Lamar Johnson Collaborative

SOUTH ELEVATION



EAST & WEST ELEVATIONS



- 1. WINDOW SYSTEM
- 2. WINDOW SYSTEM
- 3. WINDOW SYSTEM
- 4. WINDOW SYSTEM
- 5. WINDOW SYSTEM
- 6. WINDOW SYSTEM
- 7. WINDOW SYSTEM
- 8. WINDOW SYSTEM
- 9. WINDOW SYSTEM
- 10. WINDOW SYSTEM
- 11. WINDOW SYSTEM
- 12. WINDOW SYSTEM

7-STORY RESIDENTIAL WITH PARKING
 Aluminum and glass window system
 with face brick and metal panel
 cladding

Applicant: Triangle Square Condominium LLC
 Address: 1653-1739 W. Webster Ave., & 2075-2189 N Elston Ave
 Introduction: October 7, 2020
 CPC Date: TBD

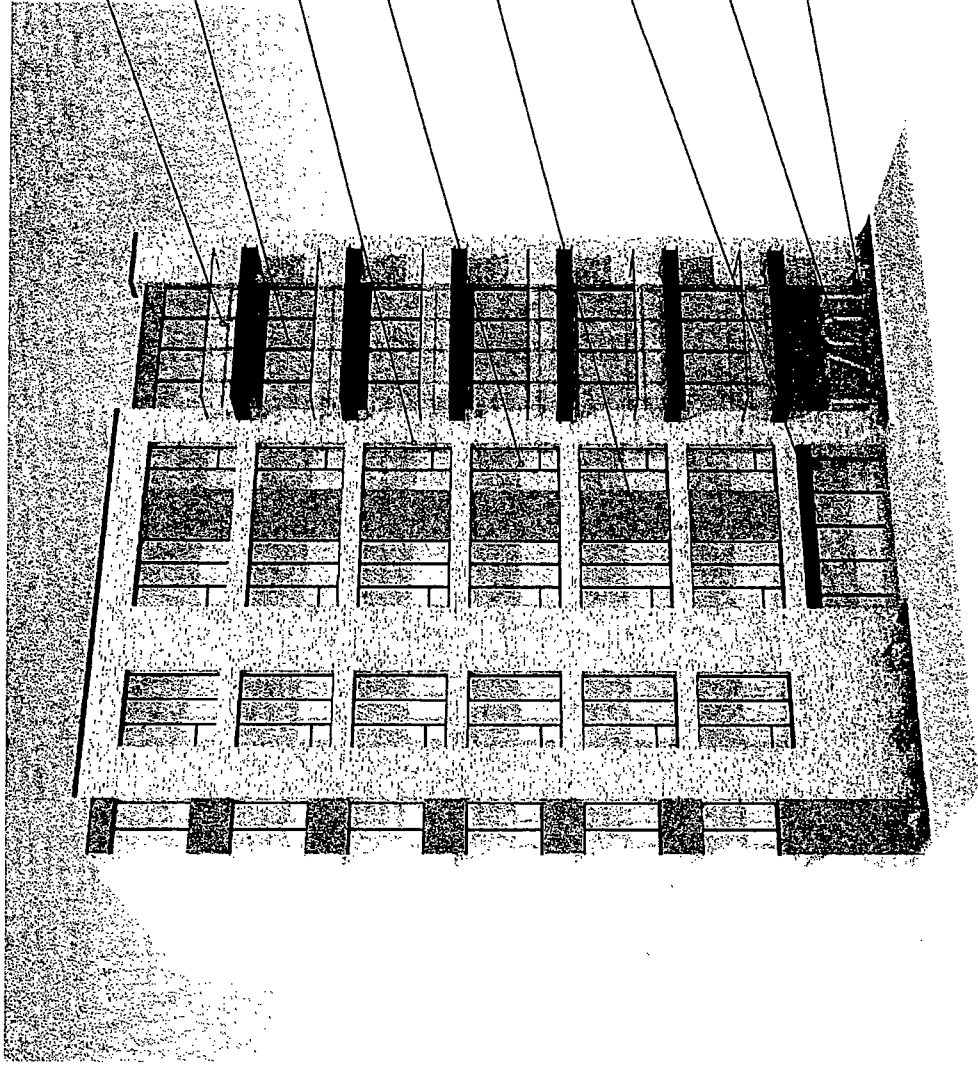


The Lamar Johnson Collaborative



CONDOMINIUMS (SUB AREA C)

EXTERIOR FACADE DETAIL SECTION



- Aluminum and glass balcony railing system
- Aluminum and glass window wall system with metal panel spandrel
- Modular brick masonry
- Aluminum and glass windows
- Metal panel cladding
- Aluminum and glass storefront entry
- Metal panel cladding
- Landscaped planting areas

Applicant: Triangle Square Condominium LLC
 Address: 1653-1739 W Webster Ave., & 2075-2189 N. Elston Ave
 Introduction: October 7, 2020
 CPC Date: TBD



The Lamar Johnson Collaborative



#20516
INTRO DATE
OCT. 7, 2020

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

1653-1739 W. Webster Ave.; & 2075-2189 N. Elston Ave.

2. Ward Number that property is located in: 32nd Ward

3. APPLICANT Triangle Square Condominium LLC

ADDRESS 1101 W Monroe St., Suite 200 CITY Chicago

STATE IL ZIP CODE 60607 PHONE 312-751-2777

EMAIL david@belgraviagroup.com CONTACT PERSON David Goldman

4. Is the applicant the owner of the property? YES Yes of Sub-Area C NO NO
If the applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the application to proceed.

OWNER _____

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 John J. George / Chris A Leach

ADDRESS Akerman LLP, 71 S. Wacker Dr. 47th Fl ,

CITY Chicago STATE IL ZIP CODE 60606

PHONE 312-870-8022 FAX 312-424-1956 EMAIL jack.george@akerman.com
312-870-8023 EMAIL chris.leach@akerman.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.

David W. Ruttenberg, Alan D Lev, David T. Goldman and Jonathan W. McCulloch

7. On what date did the owner acquire legal title to the subject property? December 12, 2018

8. Has the present owner previously rezoned this property? If yes, when?

No

9. Present Zoning District RBPD 1420 Proposed Zoning District RBPD 1420, as amended

10. Lot size in square feet (or dimensions) 182,024 sf

11. Current Use of the property Vacant land that is partially under construction

12. Reason for rezoning the property to add 1 additional dwelling unit to Sub-Area C.

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)

With the additional dwelling unit, Sub-Area C is proposed to be improved with a 7-story 98 foot tall residential building containing 72 dwelling units and 72 accessory parking spaces.

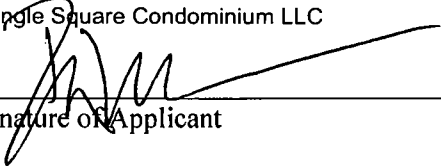
14. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments,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

YES _____ NO XX

COUNTY OF COOK
STATE OF ILLINOIS

David Goldman, 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.

Triagle Square Condominium LLC


Signature of Applicant

Subscribed and Sworn to before me this
24th day of September, 2020.


Notary Public



For Office Use Only

Date of Introduction: _____

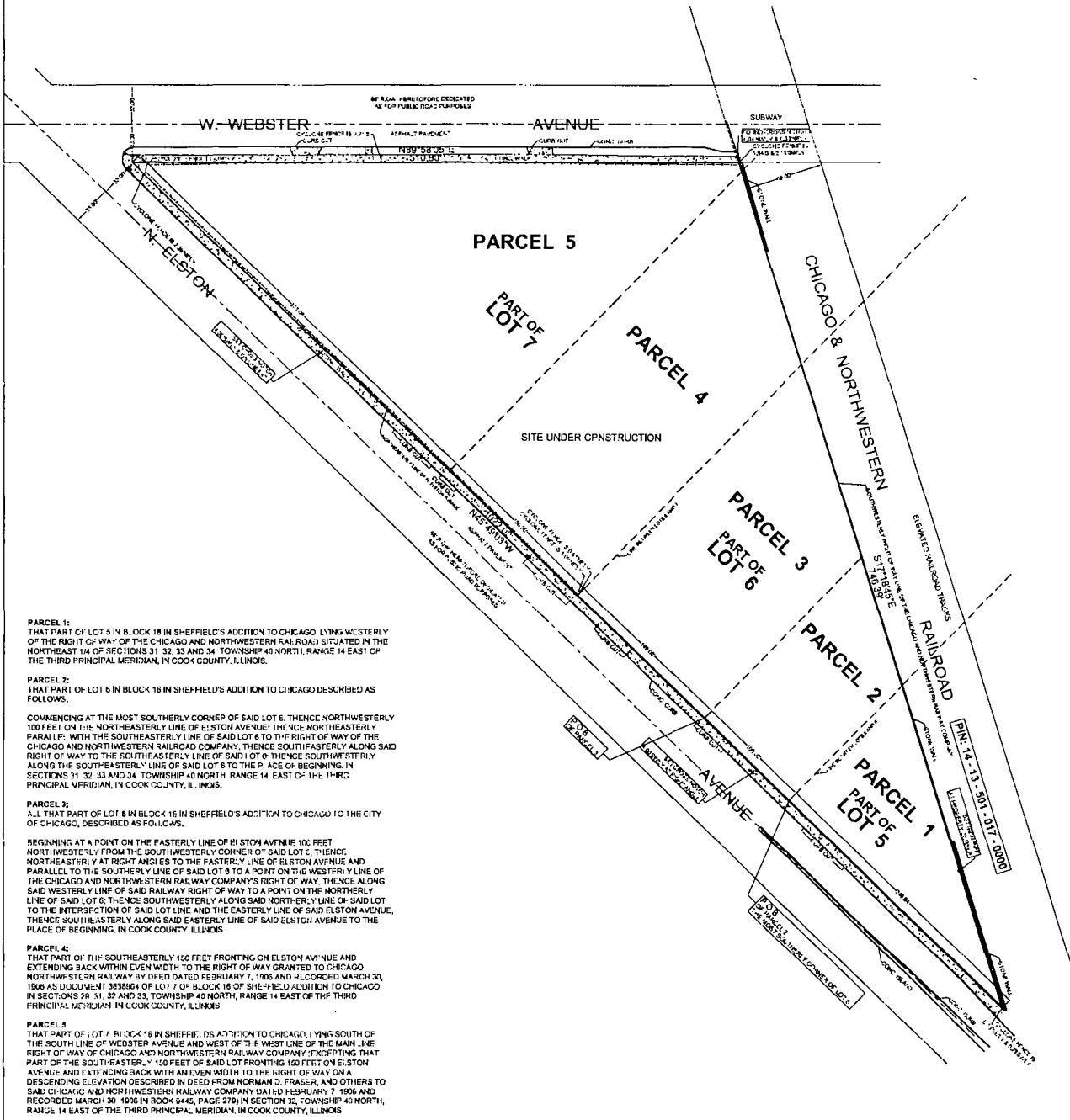
File Number: _____

Ward: _____



UNITED SURVEY SERVICE, LLC
 CONSTRUCTION AND LAND SURVEYORS
 7710 CENTRAL AVENUE RIVER FOREST, IL 60305
 TEL. (847) 299-1010 FAX (847) 299-5887 FAX (244) 633-5048
 E-MAIL: USURVEY@USANDCS.COM

PLAT OF SURVEY



PARCEL 1:
 THAT PART OF LOT 5 IN BLOCK 18 IN SHEFFIELD'S ADDITION TO CHICAGO LYING WESTERLY OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD SITUATED IN THE NORTHEAST 1/4 OF SECTIONS 31, 32, 33 AND 34 TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
 THAT PART OF LOT 6 IN BLOCK 16 IN SHEFFIELD'S ADDITION TO CHICAGO DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID LOT 6, THENCE NORTHWESTERLY 100 FEET ON THE NORTHEASTERLY LINE OF ELSTON AVENUE; THENCE NORTHEASTERLY PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT 6 TO THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD COMPANY; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY TO THE SOUTHWESTERLY LINE OF SAID LOT 6 TO THE PLACE OF BEGINNING ALONG THE SOUTHEASTERLY LINE OF SAID LOT 6 TO THE PLACE OF BEGINNING IN SECTIONS 31, 32, 33 AND 34 TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
 ALL THAT PART OF LOT 6 IN BLOCK 16 IN SHEFFIELD'S ADDITION TO CHICAGO TO THE CITY OF CHICAGO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF ELSTON AVENUE 100 FEET NORTHWESTERLY FROM THE SOUTHWESTERLY CORNER OF SAID LOT 6, THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE EASTERLY LINE OF ELSTON AVENUE AND PARALLEL TO THE SOUTHERLY LINE OF SAID LOT 6 TO A POINT ON THE WESTERLY LINE OF SAID WESTERLY LINE OF SAID RAILWAY COMPANY'S RIGHT OF WAY, THENCE ALONG THE WESTERLY LINE OF SAID RAILWAY COMPANY'S RIGHT OF WAY TO THE NORTHERLY LINE OF SAID LOT 6, THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE OF SAID LOT 6 TO THE INTERSECTION OF SAID LOT LINE AND THE EASTERLY LINE OF SAID ELSTON AVENUE, THENCE SOUTHEASTERLY ALONG SAID EASTERLY LINE OF SAID ELSTON AVENUE TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 4:
 THAT PART OF THE SOUTHEASTERLY 150 FEET FRONTING ON ELSTON AVENUE AND EXTENDING BACK WITH AN EVEN WIDTH TO THE RIGHT OF WAY GRANTED TO CHICAGO NORTHWESTERN RAILWAY BY DEED DATED FEBRUARY 7, 1906 AND RECORDED MARCH 30, 1906 AS DOCUMENT 383804 OF LOT 7 OF BLOCK 16 OF SHEFFIELD ADDITION TO CHICAGO IN SECTIONS 31, 32 AND 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 5:
 THAT PART OF LOT 7 IN BLOCK 16 IN SHEFFIELD'S ADDITION TO CHICAGO LYING SOUTH OF THE SOUTH LINE OF WEBSTER AVENUE AND WEST OF THE WEST LINE OF THE MAIN LINE RIGHT OF WAY OF CHICAGO AND NORTHWESTERN RAILWAY COMPANY; EXCEPTING THAT PART OF THE SOUTHEASTERLY 150 FEET OF SAID LOT FRONTING 150 FEET ON ELSTON AVENUE AND EXTENDING BACK WITH AN EVEN WIDTH TO THE RIGHT OF WAY ON A DESCENDING ELEVATION DESCRIBED IN DEED FROM NORMAN D. FRASER, AND OTHERS TO SAID CHICAGO AND NORTHWESTERN RAILWAY COMPANY DATED FEBRUARY 7, 1906 AND RECORDED MARCH 30, 1906 IN BOOK 0445, PAGE 279 IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: 2111 - 2133 N. ELSTON AVENUE, CHICAGO, ILLINOIS

PERMANENT INDEX NUMBERS
 14-31-212-005-0000 (AFFECTS PART OF PARCEL 1)
 14-31-212-004-0000 (AFFECTS PARCEL 2)
 14-31-212-003-0000 (AFFECTS PARCEL 3)
 14-31-212-014-0000 (AFFECTS PARCEL 4)
 14-31-212-013-0000 (AFFECTS PARCEL 5)

AREA = 152,024 SQ. FT. OR 4.176 ACRES

ORDERED BY:	DATE	REVISION	DATE	REVISION	DATE	REVISION
RITTENBERG GILMARTIN TRS. LLC	12/15/17	UPDATED	12/4/18	REVISION	11/23/19	UPDATED
	9/9/17	ADDED TOPO	10/5/18	ADDED PER NEW TITLE COMMITMENT	11/13/19	REVISION
	11/9/16	UPDATED TO CHICAGO SURVEY	9/24/18	NEW PARCELS	10/12/19	ADDED EASEMENT
	11/4/16	UPDATED	9/17/18	NEW PARCELS	9/25/19	ALTANSPS - NEW PARCELS
	12/3/16	UPDATED	7/21/18	NFW PARCELS	12/5/18	ALTANSPS - ALL PARCELS
FILE NO.:	DATE	REVISION	DATE	REVISION	DATE	REVISION
2015-22705-4						

STATE OF ILLINOIS)
 COUNTY OF COOK)
 I, ROY CLANNON, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2202, HEREBY CERTIFY THAT I HAVE EXAMINED THE ABOVE DESCRIBED PLAT AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF THE SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A REGISTERED SURVEYOR. I AM SIGNING THIS PLAT AND CERTIFYING THAT I AM A REGISTERED SURVEYOR OF THE STATE OF ILLINOIS.

COMPANY: THIS PLAT, LOCAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE PLACING ANY INSTRUMENTS REPORT ANY DISCREPANCIES TO THE SURVEYOR.

RIVER FOREST, ILLINOIS, SEPTEMBER 8, 2021



Roy Clannon
 ROY CLANNON, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2202
 LICENSE EXPIRES NOVEMBER 30, 2026
 PROFESSIONAL SURVEY FIRM LICENSE NO. 184004576
 LICENSE EXPIRES APRIL 30, 2021

September 28, 2020

Chairman, Committee on Zoning
Room 304 - City Hall
Chicago, Illinois 60602

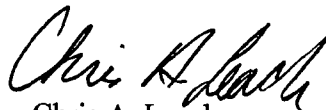
Re: Zoning Amendment Application
1653-1739 W. Webster Ave., & 2075-2189 N. Elston Ave.
Chicago, Illinois

The undersigned, Chris A. Leach, being first duly sworn on oath, deposes and says the following:

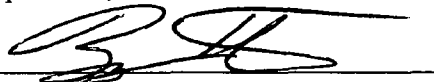
The undersigned certifies that he has complied with the requirements of Sec. 17-13-0107 of the Chicago Zoning Ordinance, by sending written notice to such property owners who appear to be the owners of the property within the subject area not solely owned by the applicant, and to the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of public roads, streets, alleys and other public ways, or a total distance limited to 400 feet. Said "written notice" was sent by First Class U.S. Mail, no more than 30 days before filing the application.

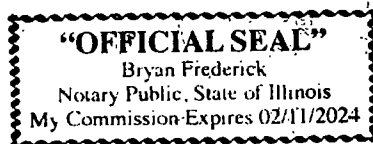
The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately September 30, 2020.

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


Chris A. Leach

Subscribed and sworn to
before me this 28th day of
September, 2020


Notary Public



akerman

Jack George

Akerman LLP
71 South Wacker Drive
46th Floor
Chicago, IL 60606

T: 312 634 5700
F: 312 424 1900

September 30, 2020

USPS FIRST CLASS MAIL

Re: Zoning Amendment Application
1653-1739 W. Webster Ave., and 2075-2189 N. Elston Ave.
Chicago, Illinois

Dear Property Owner:

In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, please be informed that on or about September 30, 2020, I, the undersigned attorney, will file an Application for a change in zoning from Residential Business Planned Development 1420 to Residential Business Planned Development 1420, as amended, on behalf of the Applicant for the property located at 1653-1739 W. Webster Avenue and 2075-2189 N. Elston Avenue, Chicago, Illinois and bounded by West Webster Avenue; Chicago & Northwestern Railroad right-of-way; and North Elston Avenue,

The purpose of the proposed zoning amendment is to add one additional dwelling unit to the Sub-Area C to be improved with a 7-story 98 foot tall building containing 72 dwelling units and 72 accessory parking spaces and 72 bicycle spaces.

The Applicant and Property Owner is Triangle Square Condominium LLC, whose business address is 1101 W. Monroe Street, Suite 200, Chicago, Illinois, 60607.

I am the attorney for the Applicant. My address is Akerman LLP, 71 South Wacker Drive, 46th Floor, Chicago, Illinois 60606. If you should have any questions concerning the Application, please feel free to contact me at (312) 870-8022 (O) or 312-343-0044 (C).

Please note that the Applicant is not seeking to purchase or rezone your property. The Applicant is required by law to send you this notice because you own property located within 250 feet of the proposed development.

Very Truly Your



John J. George

**LIST OF ADJOINING OWNERS
ZONING AMENDMENT APPLICATION**

APPLICANT: Triangle Square Condominium LLC
ADDRESS: 1653-1739 W. Webster Ave. & 2075-2189 N. Elston Ave.,
Chicago, Illinois

**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:

Triangle Square Condominium 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)(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: 1101 West Monroe St., Suite 200

Chicago, IL 60607

C. Telephone: (312) 751-2777 Fax: (312) 751-2715 Email: david@belgraviagroup.com

D. Name of contact person: David Goldman

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):

Amendment to Planned Development 1420

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

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

Specification # _____ and Contract # _____

SECTION II -- DISCLOSURE OF OWNERSHIP INTERESTS

A. NATURE OF THE DISCLOSING PARTY

1. Indicate the nature of the Disclosing Party:

- | | |
|---|---|
| <input type="checkbox"/> Person | <input 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
David W. Ruttenberg	Member
Alan D. Lev	Member
David T. Goldman	Member
Jonathan W. McCulloch	Member

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
David W. Ruttenberg	1101 W. Monroe #200, Chicago, IL 60607	50%
Alan D. Lev	1101 W. Monroe #200, Chicago, IL 60607	10%
David T. Goldman	1101 W. Monroe #200, Chicago, IL 60607	20%
Jonathan W. McCulloch	1101 W. Monroe #200, Chicago, IL 60607	20%

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.
Akerman LLP	71 S. Wacker Dr. 46th Floor Chicago, IL 60606	Zoning Attorney	\$15,000 paid to date
Sullivan Goulette & Wilson Ltd.	444 N. Michigan Ave. Suite 1850 Chicago, IL 60611	Architect	\$400,000 estimated

(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:

N/A

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.

NA 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.

Triangle Square Condominium LLC

By: Belgravia Triangle Square Manager LLC, its manager

By: Belgravia Group, Ltd., its manager

(Print or type exact legal name of Disclosing Party)

By: _____

(Sign here)

David T. Goldman

(Print or type name of person signing)

Authorized Representative

(Print or type title of person signing)

Signed and sworn to before me on (date) 9/16/20,

at Cook County, IL (state).

Notary Public



Commission expires: 8/21/21

**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.
