



# City of Chicago



O2021-1884

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	5/26/2021
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 10-E at 3933-3935 S Prairie Ave - App No. 20692T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards



#20692-T1  
INTRO DATE  
MAY 26, 2021

ORDINANCE

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the M1-3 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 10-E in the area bounded by:

A line 190.42 feet north of and parallel to West 40th street; the alley next east of and parallel to South Prairie Avenue; a line 140.42 feet north of and parallel to West 40th Street; and South Prairie Avenue

to those of a RM-5 Residential Multi-Unit District

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

Common Address of Property:

3933-35 S. Prairie  
Ave.Chicago, IL  
60653

## **Type 1 Zoning Map Amendment**

Narrative and Plans

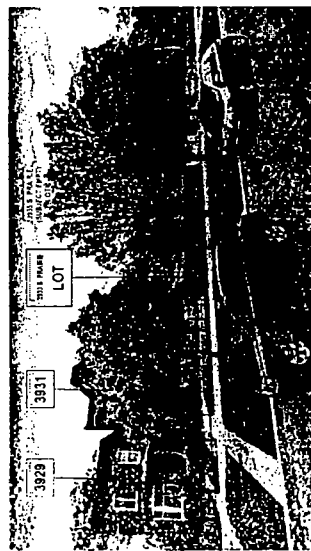
3933-35 S. Prairie Ave.

Chicago, IL 60663

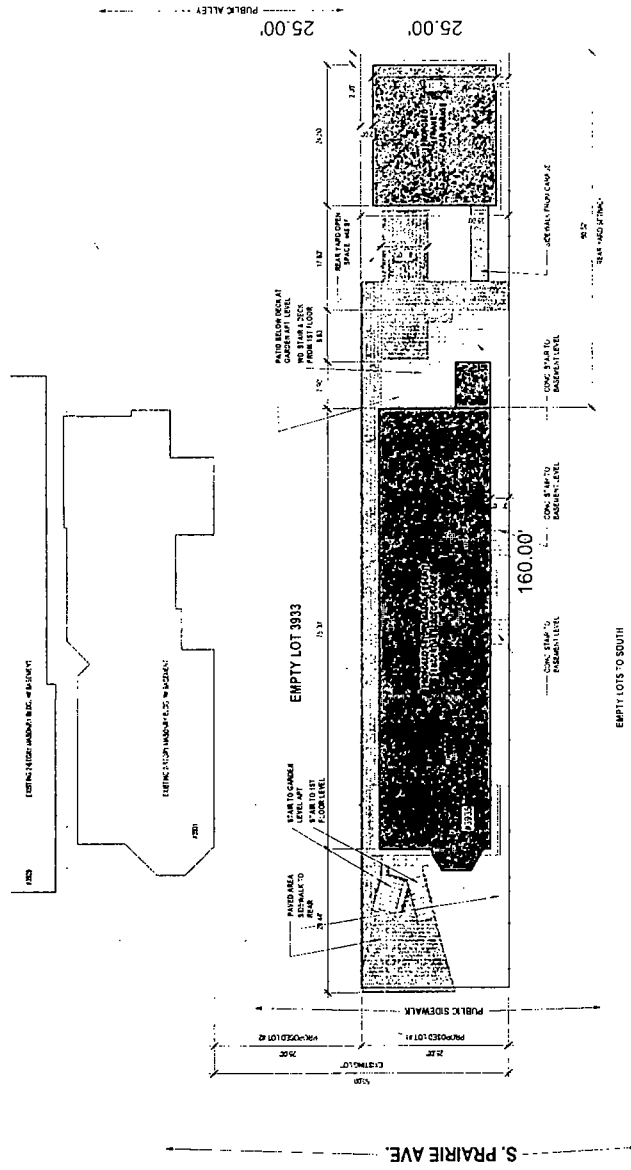
The applicant is seeking to rezone the property in order to comply with the use standards: bulk, and density to allow the subdivision of one zoning lot with the existing residential 2-story to remain at 3931 S. Prairie Ave. and allow the construction of a New 2 story 2 dwelling unit residential building with a new detached 2 car private garage at 3933-35 S. Prairie Ave. The lot size is 50' X 160' with a total measurement of 8000 SQ. FT.

- A) Floor area ratio: .37
- B) Density (Lot area per dwelling unit): 4,000 SQ. FT.
- C) Off street parking: 2 Car garage detached
- D) Setbacks:       Front: 20-0" feet zero inch  
                      Rear: 50 feet 8 inch  
                      North Side: 28 feet zero inch  
                      South Side: 3 feet zero inch
- E) Building height: 42 feet 4 inch (Top of ridge)

Attached Plans Provided.



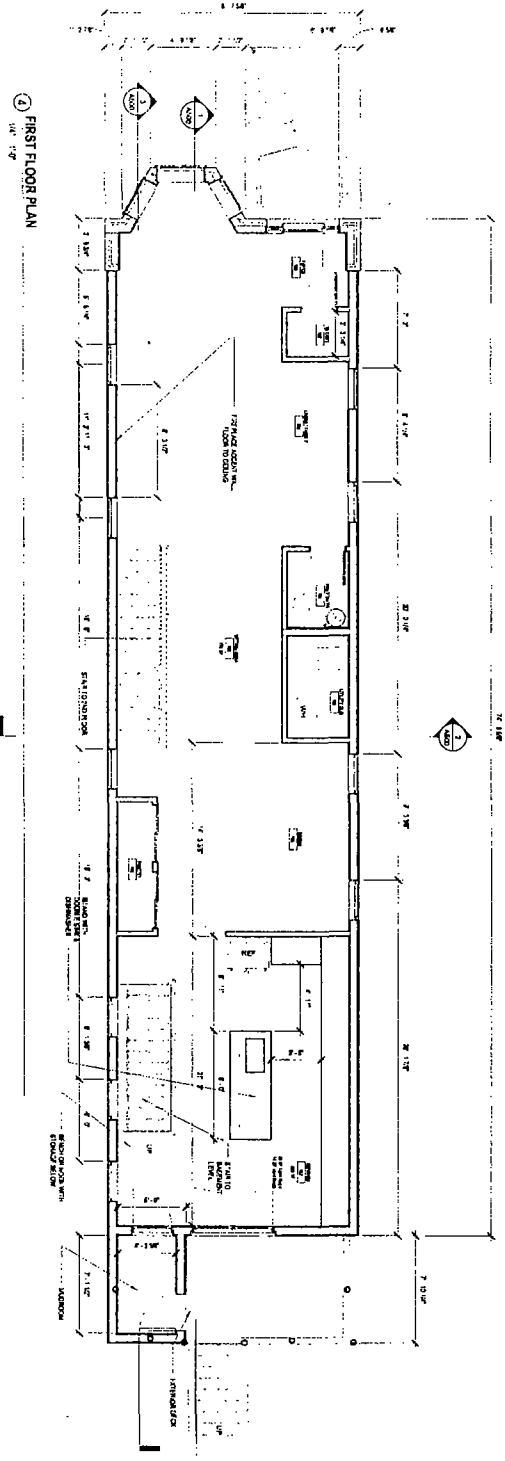
CONTEXT PHOTOS: ADJACENT PROPERTIES  
 1: 1/8" TO SCALE



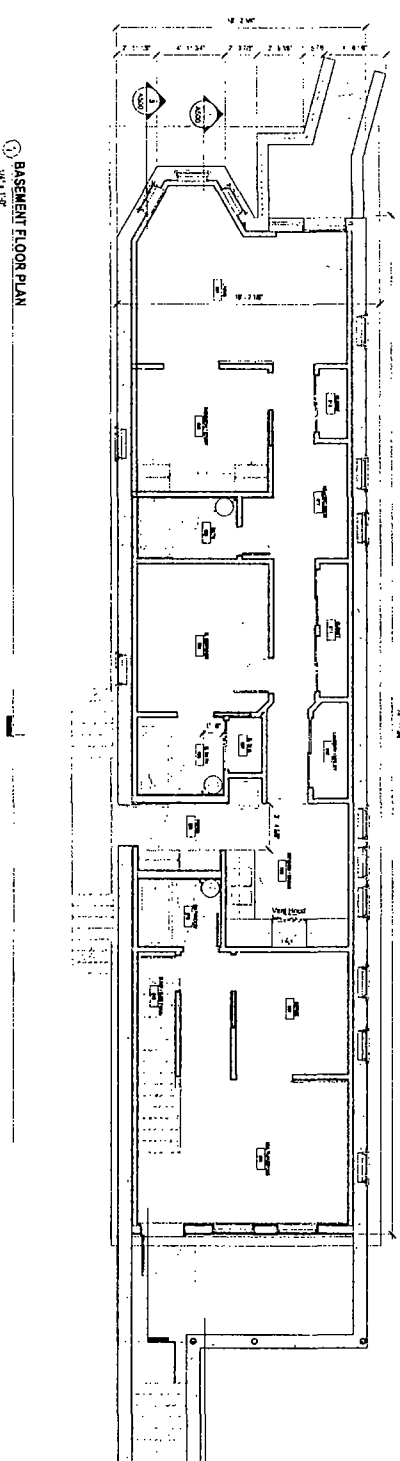
1 SITE PLAN  
 1" = 10' 0"

# SD/CONCEPT REVIEW

PM 02:31:11/2025



① FIRST FLOOR PLAN  
1/4" = 1'-0"



② BASEMENT FLOOR PLAN  
1/4" = 1'-0"

**GENERAL NETWORK NOTES**  
 1. NETWORKING SHALL BE PERFORMED BY THE CONTRACTOR.  
 2. NETWORKING SHALL BE COMPLETED PRIOR TO THE START OF FINISH WORK.

**NEW WORK REMOVES**

**NEW WORK PLAN LEGEND**

- NEW WORK TO BE ADDED
- EXISTING TO REMAIN
- TO BE REMOVED
- TO BE RELOCATED
- TO BE RECONSTRUCTED
- TO BE REFINISHED
- TO BE REPAIRED
- TO BE REWORKED
- TO BE REINSTALLED



**Gregori Ramon**  
 Design Studio, Inc.  
 1000 N. LaSalle Street, Suite 100  
 Chicago, IL 60610  
 Phone: (312) 467-1000  
 Fax: (312) 467-1001  
 Email: info@gregoriramondesign.com

ISSUED FOR:  
 SD/CONCEPT  
 REVIEW



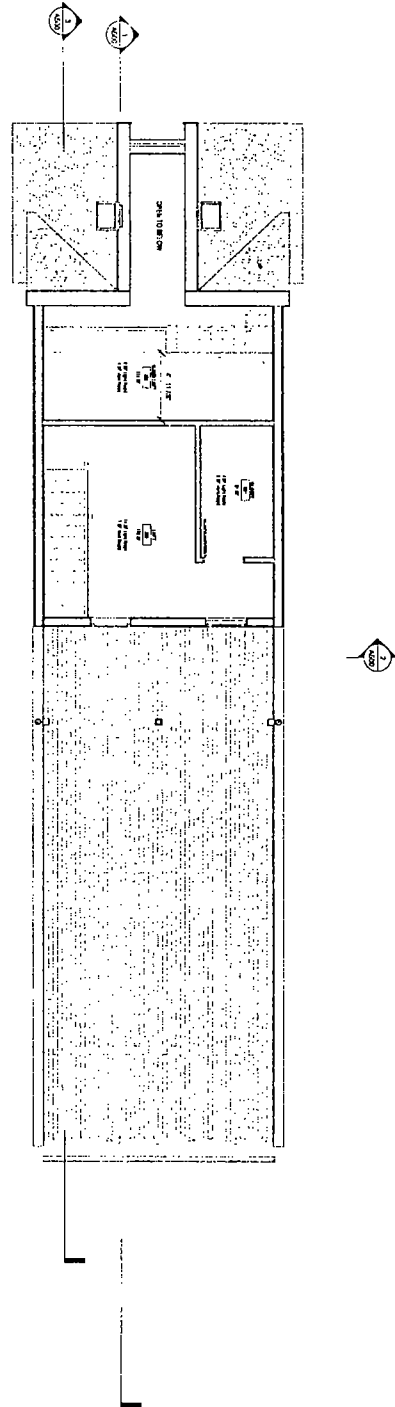
**FREEMAN RESIDENCE**  
 2 UNIT BLDG  
 2115 S. FREEMAN AVE, CHICAGO, IL

**A100**  
 ARCHITECTURAL  
 FLOOR PLANS

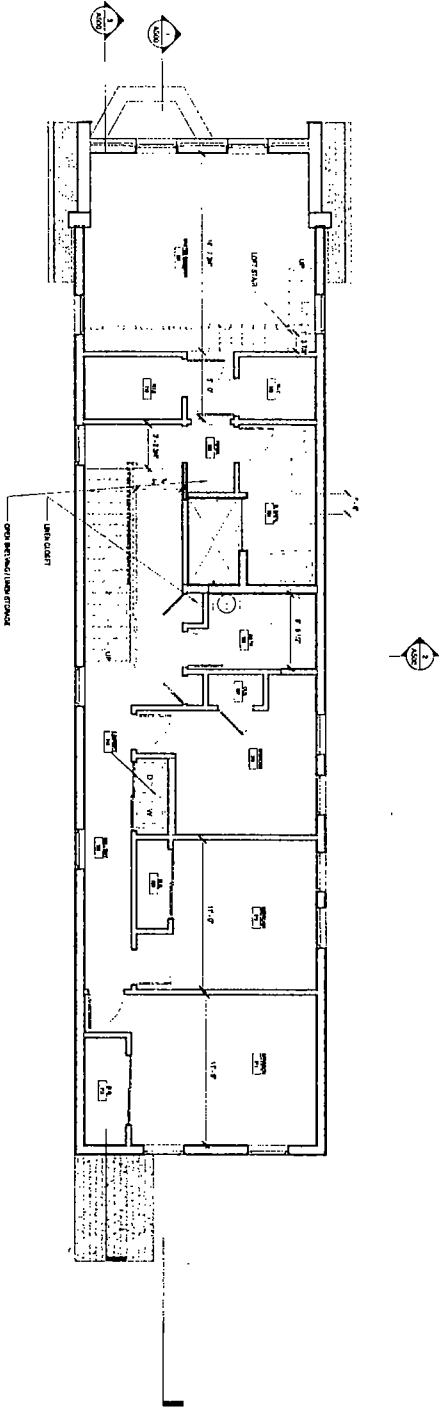
DATE: 02/11/2025  
 TIME: 10:00 AM

# SD/CONCEPT REVIEW

5/22/11 11:33:21 AM



2) LOFT / ROOF ACCESS PLAN  
1/4" = 1'-0"



1) 2ND FLOOR PLAN  
1/4" = 1'-0"

**Gregori Ramon**  
Design Studio, Inc.  
ARCHITECTS  
1000 N. GARDEN ST. SUITE 200  
ANN ARBOR, MI 48106  
TEL: 734.769.8888  
WWW.GREGORIRAMON.COM

ISSUED FOR  
SD/CONCEPT  
REVIEW

**FREEMAN RESIDENCE**  
2 UNIT BLDG.

3013 S. PLYMOUTH AVE., CHICAGO, IL

6/04/11 1/4" = 1'-0"  
FLOOR PLAN

**A101**

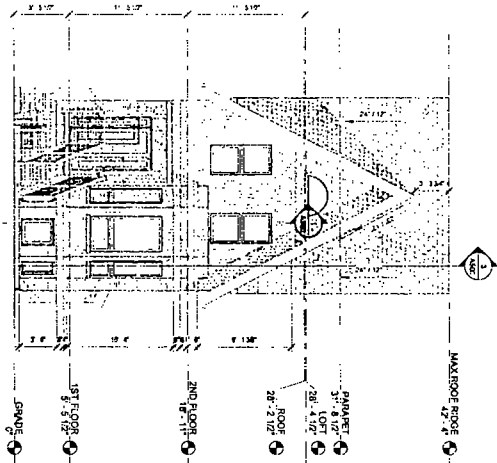
DATE: 6/04/11  
DRAWN BY: J. RAMON  
CHECKED BY: J. RAMON  
SCALE: 1/4" = 1'-0"

5/22/11 11:33:21 AM

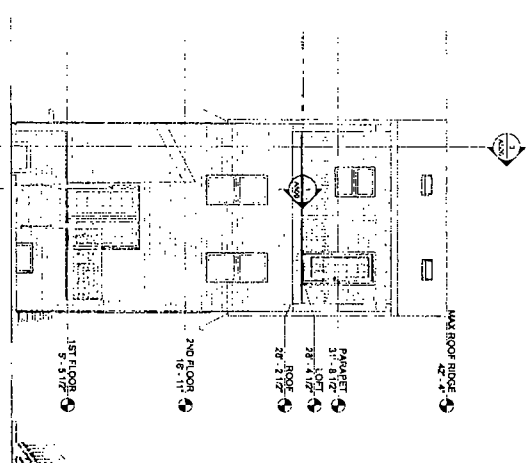
# SD/CONCEPT REVIEW

5/2/2011 11:33:06 AM

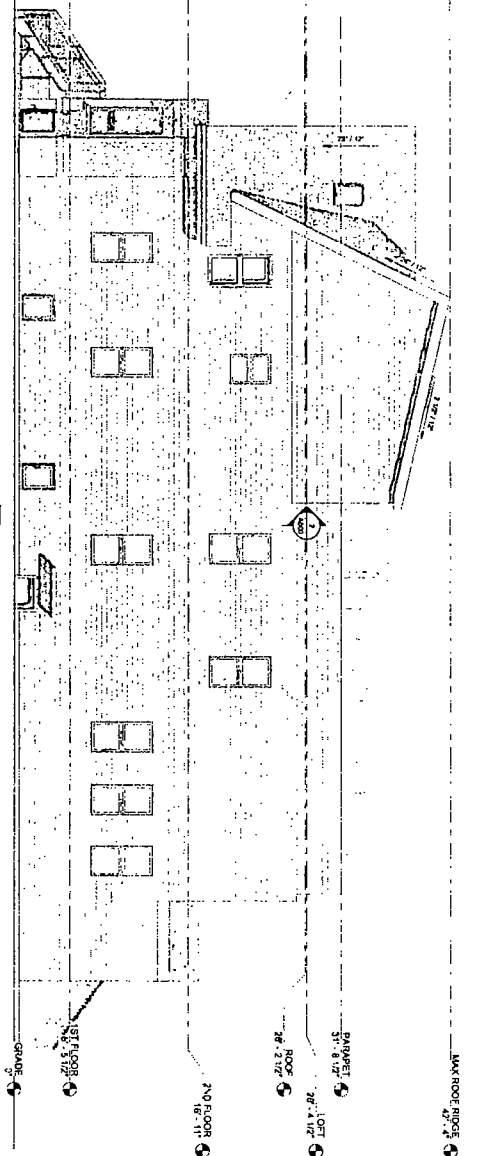
③ NEW WORK - WEST ELEVATION  
3/8" = 1'-0"



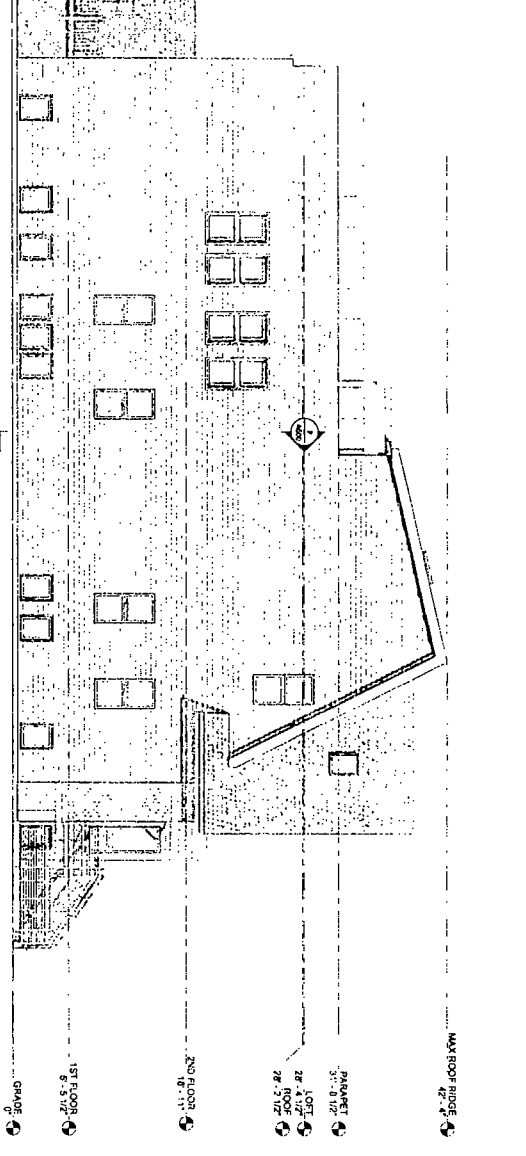
① NEW WORK - EAST ELEVATION  
3/8" = 1'-0"



④ NEW WORK - SOUTH ELEVATION  
3/8" = 1'-0"



② NEW WORK - NORTH ELEVATION  
3/8" = 1'-0"



0 1 2 3 4 5 6 7 8 9

GRAPHIC SCALE

DATE: 5/2/11  
 CHECKED BY: [Signature]  
 DRAWN BY: [Signature]

**FREEMAN RESIDENCE  
 2 UNIT BLDG.**

3112 E. Prairie Ave. Chicago, IL

DATE: 5/2/11  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]

**A401**

DATE: 5/2/11  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]

DATE: 5/2/11  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]

ISSUED FOR  
 SD/CONCEPT  
 REVIEW

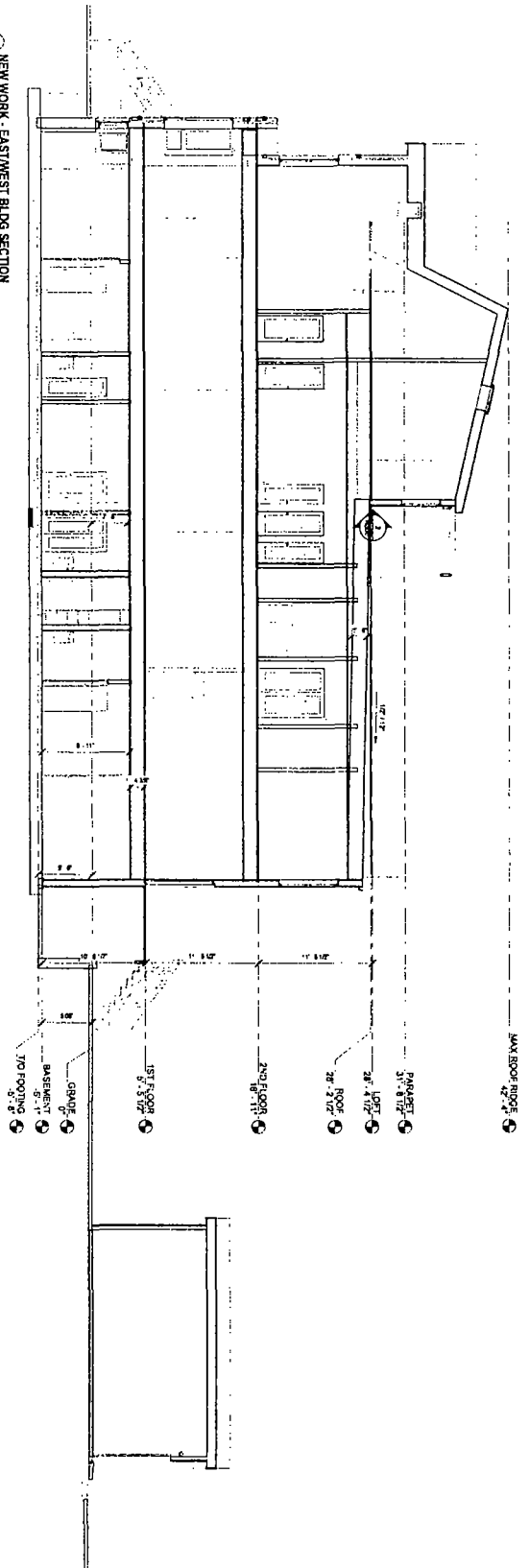
**Gregory Ramon**  
 Design Studio, Inc.  
 1000 N. Dearborn Ave.  
 Chicago, IL 60610  
 Tel: 773.334.3333  
 Fax: 773.334.3334  
 www.gregoryramon.com

DATE: 5/2/11  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]



# SD/CONCEPT REVIEW

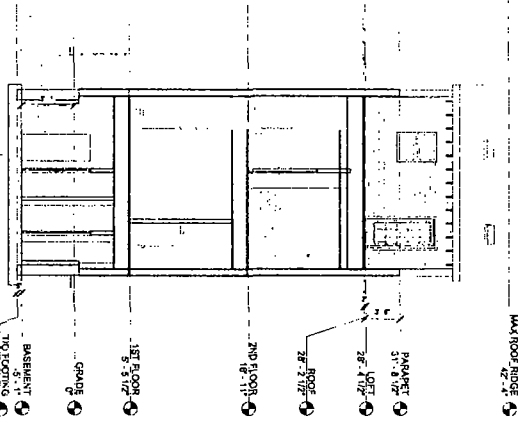
① NEW WORK - EASTWEST BLDG SECTION  
3/18/12



PAPER 31'-8 1/2"  
LOFT 28'-4 1/2"  
ROOF 28'-2 1/2"  
2ND FLOOR 28'-2 1/2"  
1ST FLOOR 28'-2 1/2"  
GRADE  
BASEMENT  
TYP FOOTING

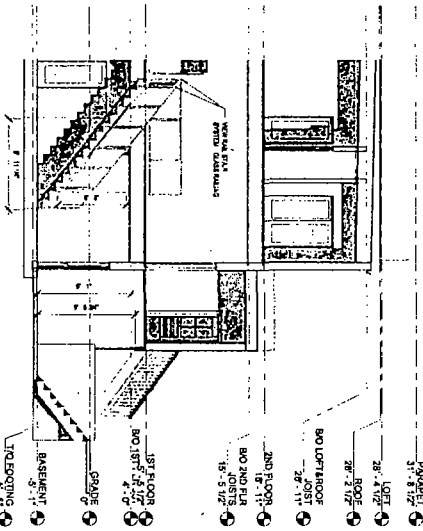


② NEW WORK - NORTHSOUTH BLDG SECTION (FACING EAST)  
3/18/12



PAPER 31'-8 1/2"  
LOFT 28'-4 1/2"  
ROOF 28'-2 1/2"  
2ND FLOOR 28'-2 1/2"  
1ST FLOOR 28'-2 1/2"  
GRADE  
BASEMENT  
TYP FOOTING

③ SECTION AT AUDITORIUM  
3/18/12



PAPER 31'-8 1/2"  
LOFT 28'-4 1/2"  
ROOF 28'-2 1/2"  
2ND FLOOR 28'-2 1/2"  
1ST FLOOR 28'-2 1/2"  
GRADE  
BASEMENT  
TYP FOOTING



**Gregory Ramon**  
Design Studio, Inc.  
10000 10th Avenue, Suite 100  
Denver, Colorado 80231  
Tel: 303.733.1111  
www.gregoryramon.com

ISSUED FOR:  
SD/CONCEPT  
REVIEW



DATE: 03/18/12  
DRAWN: GWR  
CHECKED: JWR  
PROJECT: FREEMAN RESIDENCE  
2 UNIT BLDG.

3015 S. Peoria Ave., Chicago, IL

60818 PM 304/12  
BUILDING SECTION

**A500**

DATE: 03/18/12  
DRAWN: GWR  
CHECKED: JWR  
PROJECT: FREEMAN RESIDENCE  
2 UNIT BLDG.

3/18/12 3:16:54 PM

# Zarko Sekerez & Associates, Inc. Land Surveyors & Land Planners

116 WEST CLARK STREET  
POST OFFICE BOX 903  
CROWN POINT, INDIANA 46307  
ILL. PHONE: (312)726-1313 IND. PHONE: (219) 769-5012  
ILL. FAX: (312)236-9506 IND. FAX: (219) 663-7282  
WWW.SEKEREZ.COM

ORDER NO. 11206  
3933 South Prairie Avenue  
Chicago, Illinois  
Property P.I.N.:  
20-03-104-018

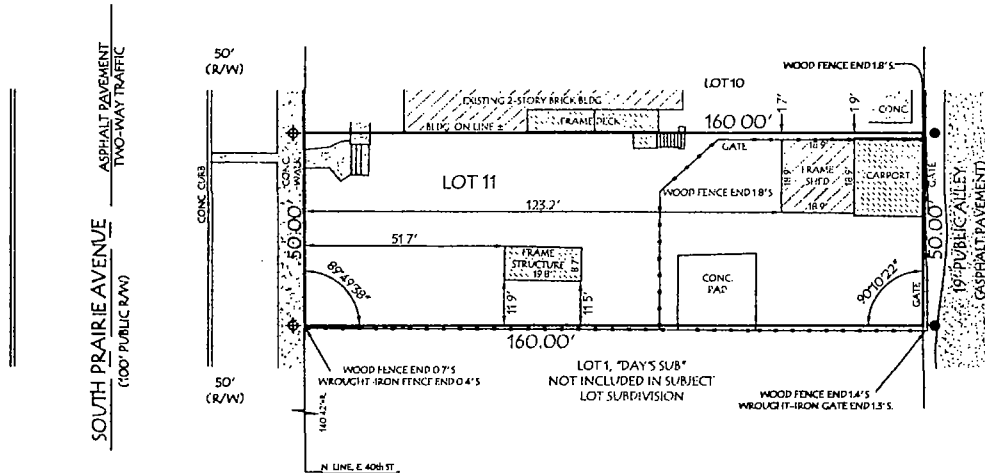
## PLAT OF SURVEY

### PROPERTY DESCRIPTION

Lot 11 in Block 2 in Springer's Subdivision of the North 1/2 of the West 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 3, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.



SCALE: 1 inch = 30 feet



### NOTES:

- 1) PROPERTY AREA: 8,000 sq.ft. ±
- 2) LOCATION OF FENCE LINES IS APPROXIMATE
- 3) THE DEPICTION OF IMPROVEMENTS, FENCE LINES, ETC. ON THIS DRAWING SHALL NOT BE CONSTRUED TO CONSTITUTE AN OPINION ON THE PART OF THE SURVEYOR AS TO THE OWNERSHIP OF SAID IMPROVEMENTS OR FENCE LINES, OR AN OPINION AS TO THEIR RELATIONSHIP TO PROPERTY BOUNDARIES.

### LEGEND

- + CROSS NOTCH FOUND
- IRON PIPE FOUND
- ◆ CROSS NOTCH SET 3.00' W
- IRON ROD W/ID CAP SET 3.00' E
- CHAIN LINK FENCE
- WOOD FENCE

TO: WALTER FREEMAN. This professional Service conforms to the minimum Illinois Standards for a Boundary Survey.

*RWD*

RUSSELL WAID DILLON  
ILLINOIS LAND SURVEYOR NUMBER 3153  
LICENSE EXPIRATION DATE: November 30, 2022

No dimensions should be assumed by scale measurements upon drawing. Boundary dimensions are based on the public record and/or description provided. This drawing is valid for six (6) months from the date shown and should not be relied on thereafter.



The legal description noted on this drawing was provided by the client and must be compared with deed and/or title policy. For building restrictions and/or easements refer to your deed, contract, title policy, and/or zoning regulations. This drawing is valid only if it contains the original signature and seal of the surveyor. If you have any questions regarding this drawing do not hesitate to contact us.

SCALE 1 IN = 20 FT.  
DATE May 10, 2021  
BOOK 11206 PAGE 1  
ORDERED BY: Walter Freeman

#20692-T1  
INTRO DATE  
MAY 26, 2021

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

1. ADDRESS of the property Applicant is seeking to rezone:  
3933-3935 S. Prairie Ave., Chicago IL 60653

2. Ward Number that property is located in: 3rd Ward

3. APPLICANT Walter Freeman

ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_

STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_ PHONE \_\_\_\_\_

EMAIL \_\_\_\_\_ CONTACT PERSON Walter Freeman

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

OWNER SAME

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 N/A

ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_

PHONE \_\_\_\_\_ FAX \_\_\_\_\_ EMAIL \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
**N/A**  
\_\_\_\_\_  
\_\_\_\_\_

7. On what date did the owner acquire legal title to the subject property? 3rd Ward

8. Has the present owner previously rezoned this property? If yes, when? NO

9. Present Zoning District M1-3 Proposed Zoning District RM-5

10. Lot size in square feet (or dimensions) 50' X 160' (8,000 SQF)

11. Current Use of the property Vacant Lot w/Accessory Garage

12. Reason for rezoning the property is to allow the sub-division of one zoning lot into to zoning lots with lot 3931 S. Prairie Ave residential building to remain and the subject lot at 3933 S. Prairie Ave. to allow the construction of a new 2 story 2 dwelling unit residential building

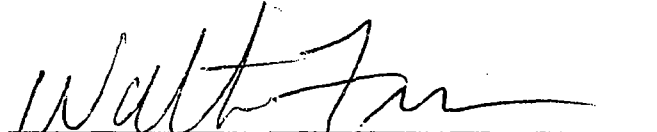
13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)  
Erect new 2 story 2 dwelling unit residential building with a propose 2 car private garage;  
no commercial uses on site; The propose building height will be as per plans; 42' - 4" to Ridge.

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 \_\_\_\_\_ NO NO

COUNTY OF COOK  
STATE OF ILLINOIS

Walter Freeman, 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  
6th day of May, 2021

  
Notary Public



**For Office Use Only**

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

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

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

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

Date MAY 6, 2021

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

The undersigned, Walter Freeman, being first duly sworn on oath deposes and states the following:

The undersigned certifies that he has complied with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance, by sending written notice to such property owners who appear to be the owners of the property within the subject area not solely owned by the 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 {INSERT DATE}. May 26, 2021

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.

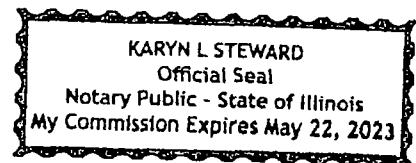
*Walter Freeman*

Signature

Subscribed and Sworn to before me this 6th day of May, 2021

*Karyn L. Steward*

Notary Public



05/07/2021

Dear Property Owner

In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107. Please be informed that on or about May 26, 2021, the Undersigned will file an application for change in zoning from M1-3 to RM-5 on behalf of the applicant Walter Freeman for the property located at 3933-35 S Prairie, Chicago Illinois 60653

The intent is to allow the sub-division to allow the construction of a propose 2 story 2 dwelling unit residential building with detached 2 car private garage;

The applicant/owner is Walter Freeman currently located at

Please note that the applicant is not seeking to rezone or purchase your property. The Applicant is required by law to send this notice because your property is within 250 feet of the property to be rezoned.

Very truly yours,

A handwritten signature in black ink that reads "Walter Freeman". The signature is written in a cursive, flowing style.

**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:

Walter Freeman

---

**Check ONE of the following three boxes:**

Indicate whether the Disclosing Party submitting this EDS is:

1.  the Applicant  
OR

2.  a legal entity currently holding, or anticipated to hold within six months after City action on the contract, transaction or other undertaking to which this EDS pertains (referred to below as the "Matter"), a direct or indirect interest in excess of 7.5% in the Applicant. State the Applicant's legal name: \_\_\_\_\_

OR

3.  a legal entity with a direct or indirect right of control of the Applicant (see Section II(B)(1)) State the legal name of the entity in which the Disclosing Party holds a right of control: \_\_\_\_\_

B. Business address of the Disclosing Party: \_\_\_\_\_  
\_\_\_\_\_

C. Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

D. Name of contact person: Walter Freeman

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):

Requesting a Zoning Amendment for 3933 S. Prairie Ave. from M1-3 to RM-5

---

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

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

Specification # N/A and Contract # N/A



**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:

N/A

---

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
<b>N/A</b>	

---

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
------	------------------	--------------------------------------

N/A

**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:

N/A

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).

N/A

**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.
--	------------------	--	--

**N/A**

(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").

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  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):

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.

**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

N/A

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

E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

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

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

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

N/A

**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

**N/A**

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:

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## 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.

Walter Freeman

\_\_\_\_\_  
(Print or type exact legal name of Disclosing Party)

By: Walt Fr  
(Sign here)

Walter Freeman

\_\_\_\_\_  
(Print or type name of person signing)

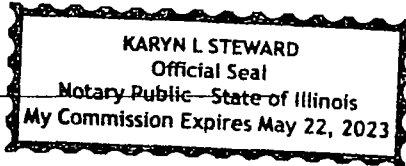
Owner  
(Print or type title of person signing)

Signed and sworn to before me on (date) May 6, 2021

at Cook County, Illinois (state).

Karyn L. Steward  
Notary Public

Commission expires: \_\_\_\_\_



**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.

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**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.

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**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.

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