



# City of Chicago



O2013-7534

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	10/16/2013
<b>Sponsor(s):</b>	City Clerk (transmitted by)
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification App No. 17838T1 at 2123-2143 S Kedzie Ave and 2116-2144 S Troy Ave
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

## 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 the M1-2 Limited Manufacturing / Business Park District symbols and indications as shown on Map No.4-I in the area bounded by

beginning at the southerly right-of-way line of the Chicago Burlington Quincy Railroad: South Troy Street or the line thereof if extended where no street exists; the alley next north of and parallel to West Cermak Road; a line 124.69 feet west of and parallel to South Troy Street; a line 175 feet north of and parallel to West Cermak Road; South Kedzie Avenue; a line 400 feet north of and parallel to West Cermak Road; and a line 132.63 feet east of and parallel to South Kedzie Avenue (ToB),

to those of a C1-3 Neighborhood Commercial District and a corresponding uses district is hereby established in the area above described.

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

Common Address of Property: 2123-2143 South Kedzie Avenue  
and 2116-2144 South Troy Street

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

# 17838 T1  
INTRO DATE:  
Oct. 16, 2013

1. ADDRESS of the property Applicant is seeking to rezone:  
2123-43 South Kedzie Avenue and 2116-44 South Troy Street, Chicago, Illinois
2. Ward Number that property is located in: 24
3. APPLICANT: Pedro Investments, LLC, c/o Law Offices of Samuel V.P. Banks  
ADDRESS: 3124 West Cermak Road  
CITY: Chicago STATE: Illinois ZIP CODE: 60623  
PHONE: (312)782-1983 CONTACT PERSON: Sara K. Barnes, Esq.  
**Attorney for Applicant**
4. Is the Applicant the owner of the property? YES  NO   
If the Applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the application to proceed.  
  
OWNER: Same as Above.  
ADDRESS: \_\_\_\_\_  
CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_  
PHONE: \_\_\_\_\_ 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: Law Offices of Samuel V.P. Banks  
ADDRESS: 221 North LaSalle Street, 38<sup>th</sup> Floor  
CITY: Chicago STATE: Illinois ZIP CODE: 60601  
PHONE: (312) 782-1983 FAX: (312) 782-2433
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  
Ramon Pedro
7. On what date did the owner acquire legal title to the subject property?  
April 16, 2012
8. Has the present owner previously rezoned this property? If Yes, when?  
No
9. Present Zoning: M1-2 Limited Manufacturing/Business Park District  
  
Proposed Zoning: C1-3 Neighborhood Commercial District
10. Lot size in square feet (or dimensions?): 78,312 sq. ft. (1.79 acres)

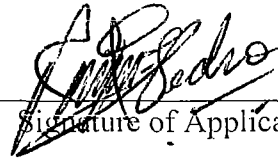
11. Current Use of the Property: The subject property is comprised of twenty-two (22) lots of record (72,559 sq. ft./1.67 acres approx. total lot area). The west side of the property, along South Kedzie Avenue, is currently improved with a two-story industrial building and a one-story industrial building (collectively the "Kedzie Building"), with an asphalt parking lot. The southeast side of the property, along South Troy Street, is currently improved with a multi-story industrial building (the "Troy Building"), with a concrete parking lot.
12. Reason for rezoning the property: The Applicant would like to amend the zoning at the subject property in order to locate and establish commercial use, including retail use and office use, within the three (3) existing buildings located at the subject property, which are not permitted uses in an M1 zoning district.
13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)  
The three (3) existing buildings shall remain. The only proposed construction involves the interior build-out of the three (3) existing buildings in order to locate and establish approximately 41,636 sq. ft. of commercial space, including retail, office and art/dance studio space, within said buildings. The Kedzie Building will contain: a dance studio (2,736 sq. ft. approx.), a management office (256 sq. ft. approx.), a catering area (256 sq. ft. approx), and two large retail areas (11,352 sq. ft. approx.) at grade level; 1,770 sq. ft. of space on the mezzanine level; and an art studio (2,304 sq. ft. approx.), management office (256 sq. ft. approx.) and retail space (7,204 sq. ft. approx.) on the second floor. The Troy Building will contain: 9,064 sq. ft. of retail space at grade level and 6,438 sq. ft. of retail space on the second floor. The existing paved parking lots, at the northwest and southeast corners of the property, will be used as on-site parking (33 spaces) for tenants, customers and employees.
14. On May 14, 2007, the Chicago City Council passed the Affordable Requirements Ordinance (ARO) that requires on-site affordable housing units or a financial contribution if residential housing projects receive a zoning change under certain circumstances. Based on the lot size of the project in question and the proposed zoning classification, is this project subject to the Affordable Requirements Ordinance? (See Fact Sheet for more information)

YES \_\_\_\_\_ NO X \_\_\_\_\_

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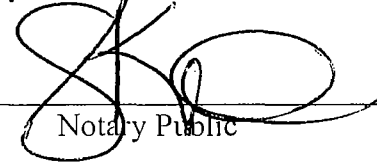
COUNTY OF COOK  
STATE OF ILLINOIS

I, RAMON PEDRO, being first duly sworn on oath, state 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

4<sup>th</sup> day of October, 2013.

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



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For Office Use Only

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

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

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

**Written Notice, Form of Affidavit: Section 17-13-0107**

October 7, 2013

Honorable Daniel Solis  
Chairman, Committee on Zoning  
121 North LaSalle Street  
Room 304 - City Hall  
Chicago, Illinois 60602

To Whom It May Concern:

The undersigned, **Sara Barnes**, being first duly sworn on oath, deposes and says the following:

That the undersigned certifies that she has complied with the requirements of Section 17-13-0107 of the Zoning Code of the City of Chicago, 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 on the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of the public roads, streets, alleys and other public ways, or a total distance limited to 400 feet. That said written notice was or will be sent by USPS First Class Mail no more than 30 days before filing the application.

The undersigned further certifies that the notice contained the address of the property sought to be rezoned as **2123-43 South Kedzie Avenue and 2116-44 South Troy Street, Chicago, Illinois**; a statement of intended use of said property; the name and address of the Applicant/Owner; and a statement that the Applicant intends to file an application for a change in zoning on approximately **October 7, 2013**.


That the Applicant has made a bonafide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Zoning Code of the City of Chicago and that the Applicant certifies that the accompanying list of names and addresses of surrounding property owners within 250 feet is a complete list containing the names and last known addresses of the owners of the property required to be served.

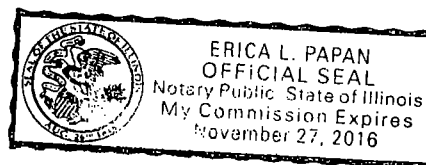
Law Offices of Samuel V.P. Banks

By:

  
Sara K. Barnes, Attorney

Subscribed and Sworn to before me  
this 7th day of October, 2013.

  
\_\_\_\_\_  
Notary



**PUBLIC NOTICE**

*Via USPS First Class Mail*

October 7, 2013

Dear Sir or Madam:

In accordance with Amendment to the Zoning Code enacted by the City Council, Section 17-13-0107-A, please be informed that on or about **October 7, 2013**, I, the undersigned, filed an application for a change in zoning from a M1-2 Manufacturing/Business Park District to a C1-3 Neighborhood Commercial District, on behalf of the Applicant/Owner, **Pedro Investments, LLC**, for the property located at **2123-43 South Kedzie Avenue and 2116-44 South Troy Street, Chicago, Illinois**.

The Applicant would like to amend the zoning at the subject property in order to locate and establish commercial use, including retail, office and art/dance studio use, within the three existing buildings located at the subject property. The three existing buildings shall remain. The only proposed construction involves the interior build-out of the three existing buildings in order to locate and establish approximately 41,636 sq. ft. of commercial space within said buildings. The existing paved parking lots, at the northwest and southeast corners of the property, will be used as on-site parking for tenants, customers and employees.

The Owner, Pedro Investments, LLC, is located at 3124 West Cermak Road, Chicago, Illinois.

The contact person for this application is **Sara Barnes**. My address is 221 North LaSalle Street, Chicago, Illinois. My telephone number is 312-782-1983.

Very truly yours,

LAW OFFICES OF SAMUEL V.P. BANKS

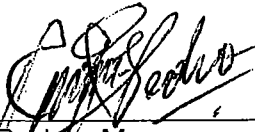
  
\_\_\_\_\_  
Sara K. Barnes

**\*\*\*Please note that the applicant is not seeking to purchase or rezone your property.**

**\*\*\*The applicant is required by law to send this notice because you own property located within 250 feet of the proposed amendment.**

To whom it may concern:

I, RAMON PEDRO, as Manager of Pedro Investments, LLC, the Owner of the property located at 2123-43 South Kedzie Avenue and 2116-44 South Troy Street, Chicago, Illinois, authorize the Law Offices of Samuel V.P. Banks, to file a zoning amendment application before the City of Chicago for that property.

A handwritten signature in black ink, appearing to read 'Ramon Pedro', is written over a horizontal line.

Ramon Pedro, Manager  
Pedro Investments, LLC



**-FORM OF AFFIDAVIT-**

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

To Whom It May Concern:

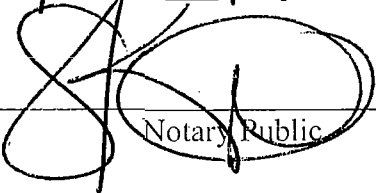
I, RAMON PEDRO, on behalf of the Owner, Pedro Investments, LLC, understand that the Law Offices of Samuel V.P. Banks has filed a sworn affidavit identifying Pedro Investments, LLC, as Owner holding interest in land subject to the proposed zoning amendment for the property identified as 2123-43 South Kedzie Avenue and 2116-44 South Troy Street, Chicago, Illinois.

I, RAMON PEDRO, being first duly sworn under oath, depose and say that Pedro Investments, LLC holds that interest for itself and no other person, association, or shareholder.

  
Ramon Pedro

\_\_\_\_\_  
Date

Subscribed and sworn to before me  
this 4<sup>th</sup> day of October, 2013

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



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:

PEDRO INVESTMENTS, 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 holding a direct or indirect interest in the Applicant. State the legal name of the Applicant in which the Disclosing Party holds an interest: \_\_\_\_\_  
OR
3.  a legal entity with a right of control (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: 3124 WEST CERMAK RD.  
CHICAGO, IL 60623

C. Telephone: 773-640-7725 Fax: N/A Email: N/A

D. Name of contact person: RAMON PEDRO

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

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

THE APPLICANT IS SEEKING A ZONING MAP AMENDMENT AT 2123-435 KEDZIE + 2116-44 S. TRAY.

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

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

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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  N/A

**B. IF THE DISCLOSING PARTY IS A LEGAL ENTITY:**

1. List below the full names and titles of all executive officers and all directors of the entity.

**NOTE:** For not-for-profit corporations, also list below all members, if any, which are legal entities. If there are no such members, write "no members." For trusts, estates or other similar entities, list below the legal titleholder(s).

If the entity is a general partnership, limited partnership, limited liability company, limited liability partnership or joint venture, list below the name and title of each general partner, managing member, manager or any other person or entity that controls the day-to-day management of the Disclosing Party.

**NOTE:** Each legal entity listed below must submit an EDS on its own behalf.

Name	Title
<u>RAMON PEDRO</u>	<u>MANAGER</u>

2. Please provide the following information concerning each person or entity having a direct or indirect beneficial interest (including ownership) in excess of 7.5% of the Disclosing Party. 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: Pursuant to Section 2-154-030 of the Municipal Code of Chicago ("Municipal Code"), the City may require any such additional information from any applicant which is reasonably intended to achieve full disclosure.

Name	Business Address	Percentage Interest in the Disclosing Party
RAMON PEDRO	3124 W. CERMAK RD. CHICAGO, IL 60623	100%

### SECTION III -- BUSINESS RELATIONSHIPS WITH CITY ELECTED OFFICIALS

Has the Disclosing Party had a "business relationship," as defined in Chapter 2-156 of the Municipal Code, with any City elected official in the 12 months before the date this EDS is signed?

Yes  No

If yes, please identify below the name(s) of such City elected official(s) and describe such relationship(s):

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### SECTION IV -- DISCLOSURE OF SUBCONTRACTORS AND OTHER RETAINED PARTIES

The Disclosing Party must disclose the name and business address of each subcontractor, attorney, lobbyist, 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.

"Lobbyist" means any person or entity who undertakes to influence any legislative or administrative action on behalf of any person or entity other than: (1) a not-for-profit entity, on an unpaid basis, or (2) himself. "Lobbyist" also means any person or entity any part of whose duties as an employee of another includes undertaking to influence any legislative or administrative action.

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.
LAW OFFICES OF SAMUEL VP BANKS	221 N. LA SALLE ST. 38TH FLOOR CHICAGO, IL 60601	ATTORNEYS	\$ 3,500 <sup>00</sup> (est.)

(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 Municipal Code 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. Pursuant to Municipal Code Chapter 1-23, Article I ("Article I")(which the Applicant should consult for defined terms (e.g., "doing business") and legal requirements), if the Disclosing Party submitting this EDS is the Applicant and is doing business with the City, then the Disclosing Party certifies as follows: (i) neither the Applicant nor any controlling person 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 Article I applies to the Applicant, the permanent compliance timeframe in Article I supersedes some five-year compliance timeframes in certifications 2 and 3 below.

2. 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, within a five-year period preceding 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 clause B.2.b. of this Section V;
- d. have not, within a five-year period preceding the date of this EDS, had one or more public transactions (federal, state or local) terminated for cause or default; and
- e. have not, within a five-year period preceding 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.

3. The certifications in subparts 3, 4 and 5 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 five years before the date this EDS is signed, or, with respect to a Contractor, an Affiliated Entity, or an Affiliated Entity of a Contractor during the five 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 a. or b. above that is a matter of record, but have not been prosecuted for such conduct; or
- d. violated the provisions of Municipal Code Section 2-92-610 (Living Wage Ordinance).

4. Neither the Disclosing Party, 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.

5. Neither the Disclosing Party nor any Affiliated Entity is listed on any of the following lists maintained by the Office of Foreign Assets Control of the U.S. Department of the Treasury or the Bureau of Industry and Security of the U.S. Department of Commerce or their successors: the Specially Designated Nationals List, the Denied Persons List, the Unverified List, the Entity List and the Debarred List.

6. The Disclosing Party understands and shall comply with the applicable requirements of Chapters 2-55 (Legislative Inspector General), 2-56 (Inspector General) and 2-156 (Governmental Ethics) of the Municipal Code.

7. 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:

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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.

8. 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 execution date of this EDS, an employee, or elected or appointed official, of the City of Chicago (if none, indicate with "N/A" or "none").

**NONE**

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9. 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 \$20 per recipient (if none, indicate with "N/A" or "none"). As to any gift listed below, please also list the name of the City recipient.

**NONE**

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### 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 Section 2-32-455(b) of the Municipal Code.

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 Chapter 2-32 of the Municipal Code. We further pledge that none of our affiliates is, and none of them will become, a predatory lender as defined in Chapter 2-32 of the Municipal Code. 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 Section 2-32-455(b) of the Municipal Code) is a predatory lender within the meaning of Chapter 2-32 of the Municipal Code, explain here (attach additional pages if necessary):

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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 INTEREST IN CITY BUSINESS**

Any words or terms that are defined in Chapter 2-156 of the Municipal Code have the same meanings when used in this Part D.

1. In accordance with Section 2-156-110 of the Municipal Code: 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., 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 interest and identify the nature of such interest:

Name	Business Address	Nature of 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 paragraph 2. Failure to

comply with these disclosure requirements may make any contract entered into with the City in connection with the Matter voidable by the City.

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

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

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#### 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 who have made lobbying contacts on behalf of the Disclosing Party with respect to the Matter: (Add sheets if necessary):

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(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 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".

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

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 -- ACKNOWLEDGMENTS, CONTRACT INCORPORATION, COMPLIANCE, PENALTIES, DISCLOSURE

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 and Campaign Financing Ordinances, Chapters 2-156 and 2-164 of the Municipal Code, impose certain duties and obligations on persons or entities seeking City contracts, work, business, or transactions. The full text of these ordinances 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 the applicable ordinances.

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 transactions with the City. 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 on this EDS and any attachments to this EDS may be made available to the public 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 Article I of Chapter 1-23 of the Municipal Code (imposing **PERMANENT INELIGIBILITY** for certain specified offenses), the information provided herein regarding eligibility must be kept current for a longer period, as required by Chapter 1-23 and Section 2-154-020 of the Municipal Code.

The Disclosing Party represents and warrants that:

F.1. The Disclosing Party is not delinquent in the payment of any tax administered by the Illinois Department of Revenue, nor are the Disclosing Party or its Affiliated Entities delinquent in paying any fine, fee, tax or other charge owed to the City. This includes, but is not limited to, all water charges, sewer charges, license fees, parking tickets, property taxes or sales taxes.

F.2. If the Disclosing Party is the Applicant, the Disclosing Party and its Affiliated Entities will not use, nor permit their subcontractors to use, any facility listed by the U.S. E.P.A. on the federal Excluded Parties List System ("EPLS") maintained by the U. S. General Services Administration.

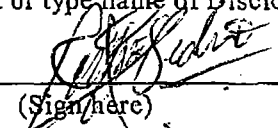
F.3. If the Disclosing Party is the Applicant, the Disclosing Party will obtain from any contractors/subcontractors hired or to be hired in connection with the Matter certifications equal in form and substance to those in F.1. and F.2. above and will not, without the prior written consent of the City, use any such contractor/subcontractor that does not provide such certifications or that the Disclosing Party has reason to believe has not provided or cannot provide truthful certifications.

NOTE: If the Disclosing Party cannot certify as to any of the items in F.1., F.2. or F.3. above, an explanatory statement must be attached to this EDS.

**CERTIFICATION**

Under penalty of perjury, the person signing below: (1) warrants that he/she is authorized to execute this EDS and Appendix A (if applicable) on behalf of the Disclosing Party, and (2) warrants that all certifications and statements contained in this EDS and Appendix A (if applicable) are true, accurate and complete as of the date furnished to the City.

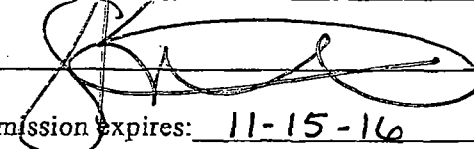
PEDRO INVESTMENTS, LLC  
(Print or type name of Disclosing Party)

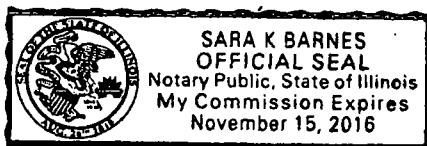
By:   
(Sign here)

RAMON PEDRO  
(Print or type name of person signing)

MANAGER  
(Print or type title of person signing)

Signed and sworn to before me on (date) 09-27-13,  
at COOK County, ILLINOIS (state).

 Notary Public.  
Commission expires: 11-15-16





## 17-13-0303-C (1) Narrative Zoning Analysis

Proposed Zoning: C1-3 Neighborhood Commercial District

Lot Area: 78,312 sq. ft. (1.79 acres)

Proposed Land Use: The three (3) existing buildings shall remain. The only proposed construction involves the interior build-out of the three (3) existing buildings in order to locate and establish approximately 41,636 sq. ft. of commercial space, including retail, office and art/dance studio space, within said buildings. The Kedzie Building will contain: a dance studio (2,736 sq. ft. approx.), a management office (256 sq. ft. approx.), a catering area (256 sq. ft. approx), and two large retail areas (11,352 sq. ft. approx.) at grade level; 1,770 sq. ft. of space on the mezzanine level; and an art studio (2,304 sq. ft. approx.), management office (256 sq. ft. approx.) and retail space (7,204 sq. ft. approx.) on the second floor. The Troy Building will contain: 9,064 sq. ft. of retail space at grade level and 6,438 sq. ft. of retail space on the second floor. The existing paved parking lots, at the northwest and southeast corners of the property, will be used as on-site parking for tenants, customers and employees.

- (a) The Project's Floor Area Ratio:  
Allowed: 234,936 sq. ft. (maximum) (3.0 FAR)  
Proposed/Existing: 41,636 sq. ft. (0.53 FAR)
- (b) The Project's Density (Lot Area Per Dwelling Unit)  
Allowed: N/A  
Proposed: N/A (No dwelling units proposed)
- (c) The amount of off-street parking:  
Required: 35 (minimum); 70 (maximum)  
Proposed/Existing: 33
- (d) Setbacks:
  - a. Front Setbacks:  
Required: None

Proposed/Existing:  
Kedzie Building: 0'-0"  
Troy Building: 0'-0"





b. Rear Setbacks:  
Required: None

Proposed/Existing:  
Kedzie Building: 0'-0"  
Troy Building: 0'-0"

c. Side Setbacks:  
Required: None

Proposed/Existing:  
Kedzie Building:  
North: 75.0'  
South: 43.83'

Troy Building:  
North: 191.6'  
South: 49.94'

d. Rear Yard Open Space:  
Required: None  
Proposed/Existing: None

(e) Building Height:  
Allowed: 47'-0"

Proposed/Existing:  
Kedzie Building: 39'-6" (max)(roof)  
Troy Building: 27'-8" (approx.)(max)(roof)

\*17-10-0207-A

**\*17-13-0303-C(2) Plans Attached.**

# LA PRINCERA PLAZA & GUERRERO PLACE

2123-2143 S. KEDZIE AVE.,  
2116-2144 S. TROY STREET

## SUMMARY:

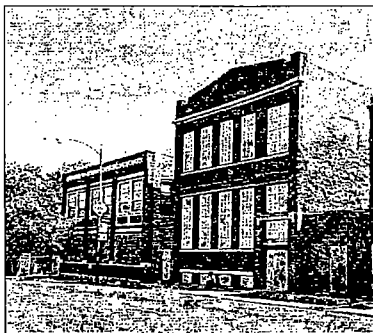
### A.) BUILDING AREA SUMMARY:

BUILDING ADDRESS	FLOOR AREA, SQUARE FEET			REMARKS
	1ST FL.	MEZZANINE	2ND FL.	
2123-2143 S. KEDZIE AVE.	14,600.0	1,770.0	9,764.0	TOTAL 26,134 SF ON KEDZIE
2116-2144 S. TROY STREET	9,064.0	-	6,438.0	TOTAL 15,502 SF ON TROY
TOTAL	23,664.0	1,770.0	16,202.0	GRAND TOTAL 41,636 SF

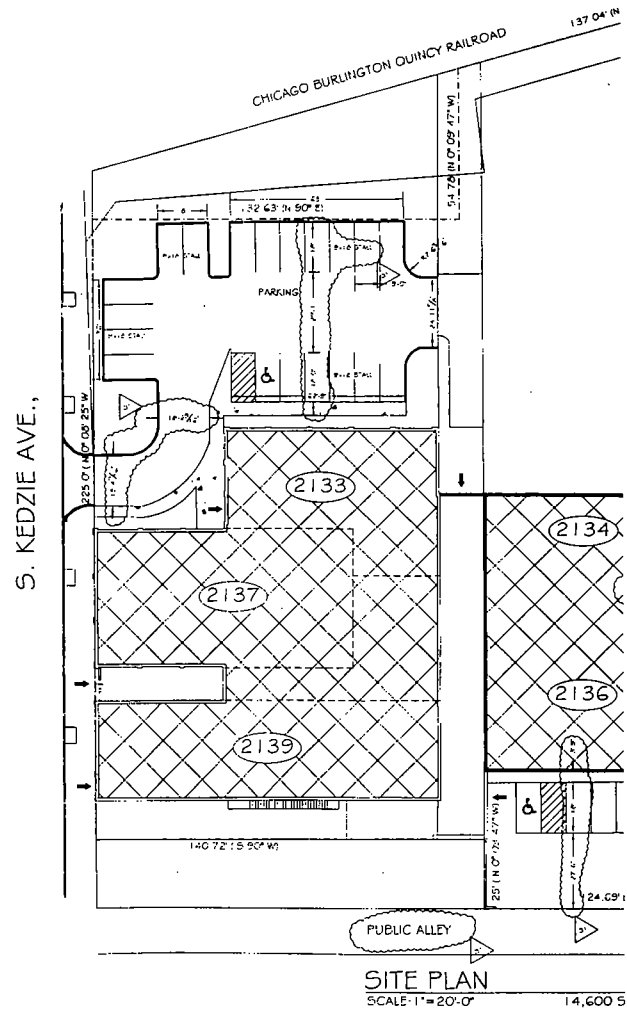
B.) BUILDING HEIGHT: MAX. A\* 39'-6" (+/-)

### DRAWING INDEX:

- 1.) T-1 --- SITE PLAN, SUMMARY
- 2.) A-01 -- 2133-2139 1ST FL @ KEDZIE PLAN
- 3.) A-02 -- 2139 @ KEDZIE MEZZANINE FLOOR
- 4.) A-03 -- 2137, 2139 @ KEDZIE 2ND FLOOR PLAN
- 5.) A-04 -- 2134, 2136 S. TROY STREET 1ST / 2ND FL. PLAN
- 6.) A-05 -- 2133-2139 S. KEDZIE WEST/EAST ELEVATIONS
- 7.) A-06 -- 2133-2139 S. KEDZIE SOUTH ELEVATIONS 1 AND 2.
- 8.) A-07 -- 2133-2139 S. KEDZIE NORTH ELEVATIONS 1 & 2.
- 9.) A-08 -- 2134, 2136 S. TROY ST., ALL ELEVATIONS

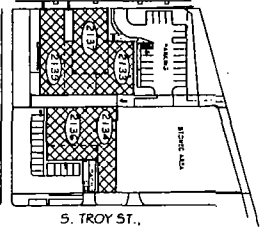


VIEW AT KEDZIE AVE.  
N.T.S.



RAY FANG & ASSOCIATES 10745 S. 25TH ST. CHICAGO, IL 60648 TEL: 773-486-1111 FAX: 773-486-1112 WWW: WWW.RFAS.COM	LA PRINCERA PLAZA AND GUERRERO PLACE GUERRERO PLACE --- 2116-2144 S. TROY AVE LA PRINCERA PLAZA --- 2123-2143 S. KEDZIE	SITE PLAN
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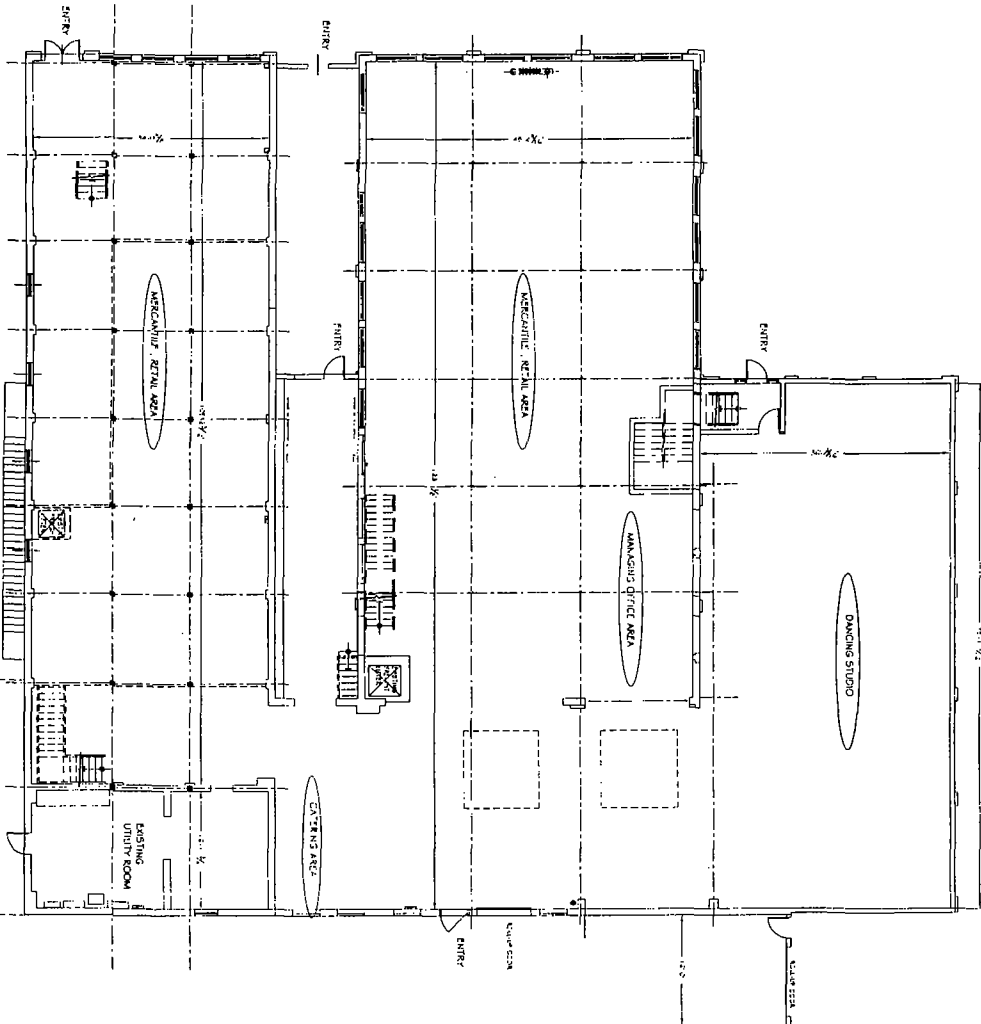
S. KEDZIE AVE.,



S. TROY ST.,

KEY-PLAN

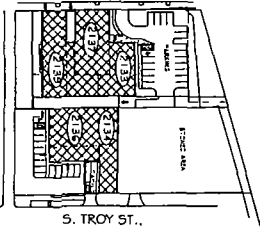
SCALE: 1"=50'



1ST FL. @ KEDZIE  
SCALE: 1/8"=1'-0"  
14,600 SF

OWNER	PROJECT NAME	DATE
RAY FANG & ASSOCIATES 10000 W. CENTRAL EXP. SUITE 200 RANCHO PUECO ROCKFORD, ILLINOIS	LA PRINCIPAL PLAZA AND GUERRERO PLAZE GUERRERO PLAZE --- 2116-2144 S. TROY AVE LA PRINCIPAL PLAZA --- 2123-2143 S. KEDZIE	1ST FLOOR @ KEDZIE
DATE	DESCRIPTION	SCALE
2008.03	1ST FLOOR @ KEDZIE	1/8"=1'-0"
RELEASE RECORD		
DATE	BY	REASON
2008.03	RAY FANG & ASSOCIATES	ISSUED FOR PERMIT
A-01		

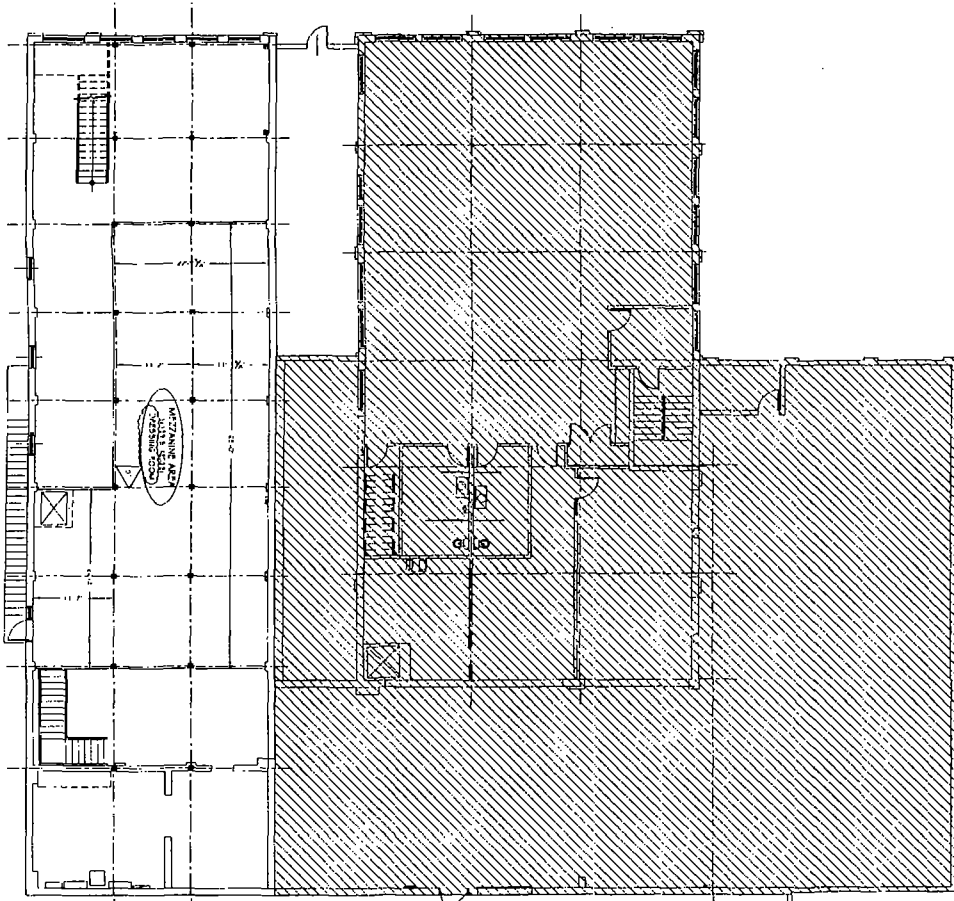
S. KEDZIE AVE.,



S. TROY ST.,

KEY PLAN

SCALE: 1"=50'



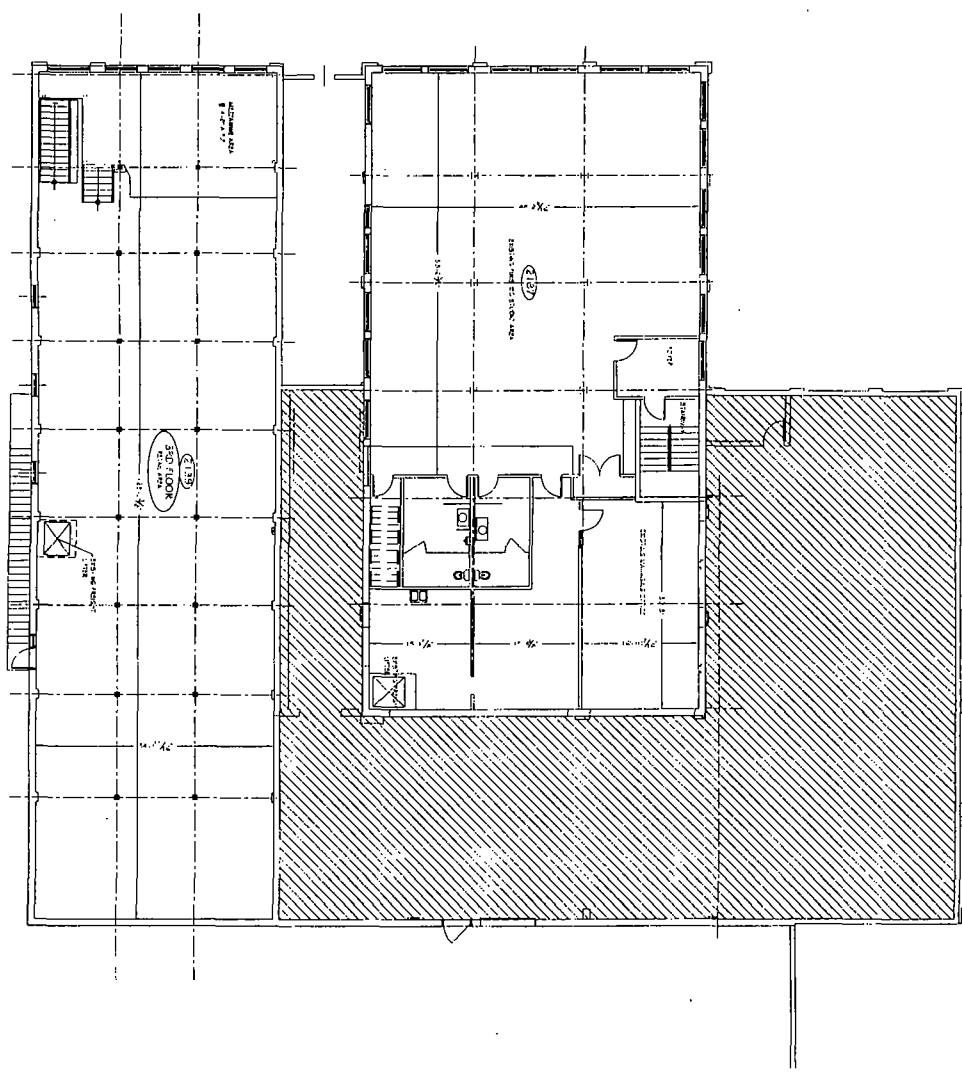
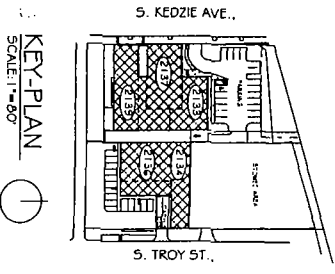
MEZZA. @ 2139 KEDZIE

SCALE: 1/8"=1'-0"

1,770 SF



<b>PROJECT</b> RAY FANG & ASSOCIATES 200 W. WASHINGTON ST. - SUITE 1000 CHICAGO, IL 60601 RANDI PEDRO ROGER MEDRIZA		<b>MEZZANINE</b> LA PRINCESA PLAZA AND GUERRERO PLACE MEZZANINE @ KEDZIE 2139 KEDZIE AVE. - SUITE 1000 CHICAGO, IL 60601 LA PRINCESA PLAZA - 2139 KEDZIE AVE. - SUITE 1000 CHICAGO, IL 60601		<b>MEZZANINE RECORD</b> NO. 01 DATE 01/15/02 DRAWN BY RAY FANG CHECKED BY RAY FANG SCALE 1/8"=1'-0"		<b>DATE</b> 01/15/02 <b>BY</b> RAY FANG <b>SCALE</b> 1/8"=1'-0"		<b>PROJECT NO.</b> A-02	
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2ND FL. @ 2137, 2139 KEDZIE  
SCALE: 1/8" = 1'-0"

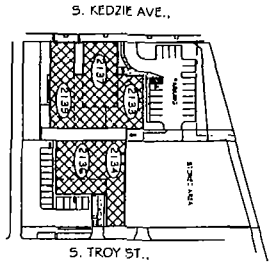
RAY FANG & ASSOCIATES  
ARCHITECTS  
RAYMON PERRO  
ROGER MENDOZA

LA PRINCEZA PLAZA AND GUERRERO PLACE  
GUERRERO PLACE ..... 2116-2144 S TROY AVE  
LA PRINCEZA PLAZA .... 2123-2143 S KEDZIE

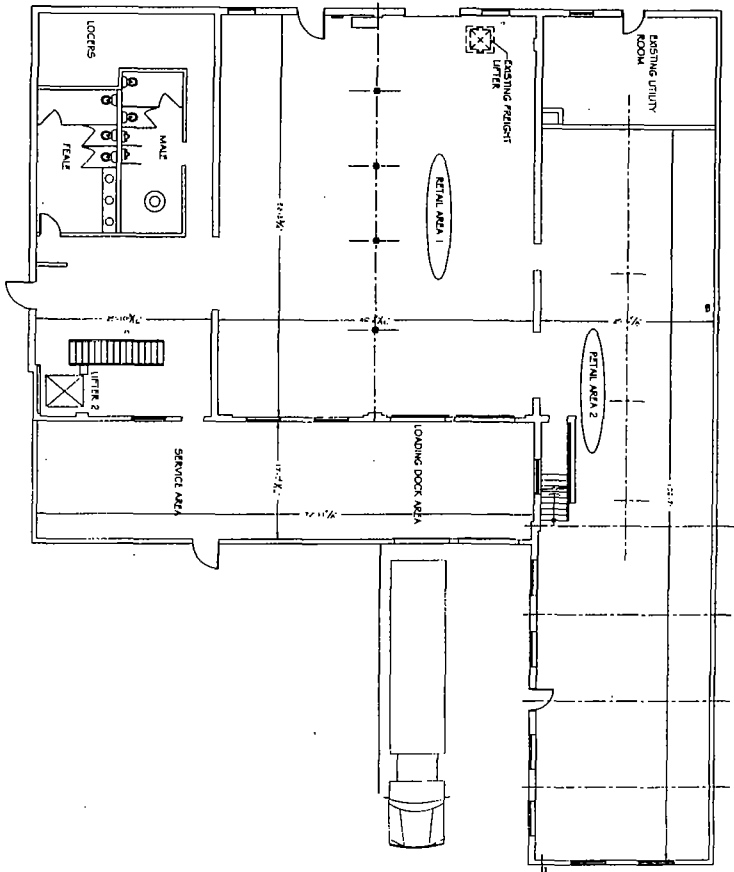
2137 - 4,757.5 SF  
2139 - 4,504.8 SF  
2139 MEZZANINE - 502 SF

PROJECT NO.	2ND FL. AT KEDZIE
DATE	11/11/11
SCALE	1/8" = 1'-0"
BY	RAY FANG & ASSOCIATES
CHECKED	RAY FANG & ASSOCIATES
DATE	11/11/11
PROJECT NO.	A-03

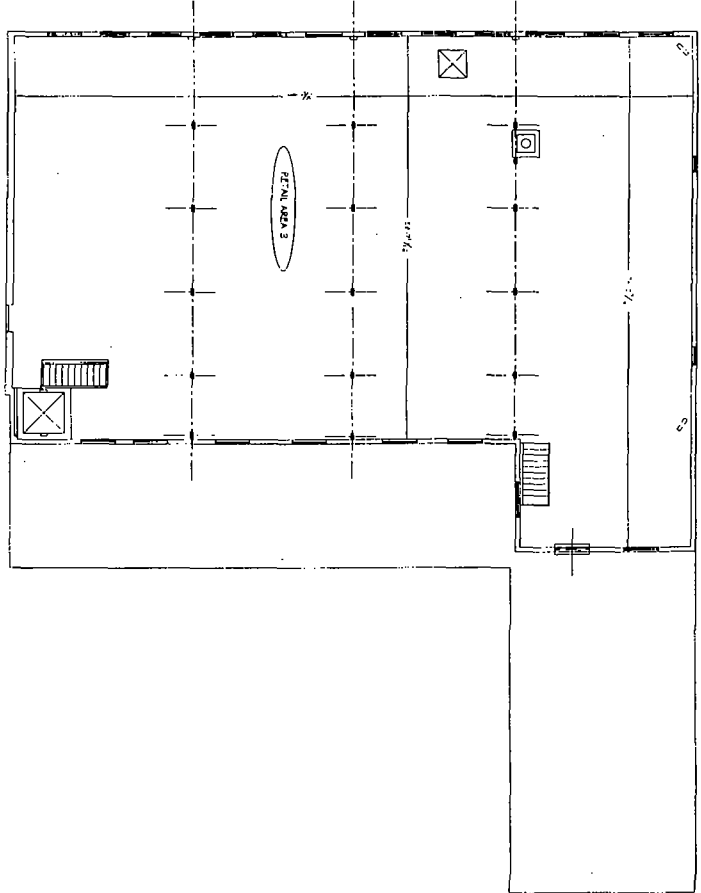
KEY-PLAN  
SCALE: 1" = 30'



1ST FLAT 2134-2136 TROY  
SCALE: 1/8" = 1'-0"  
9,064 SF

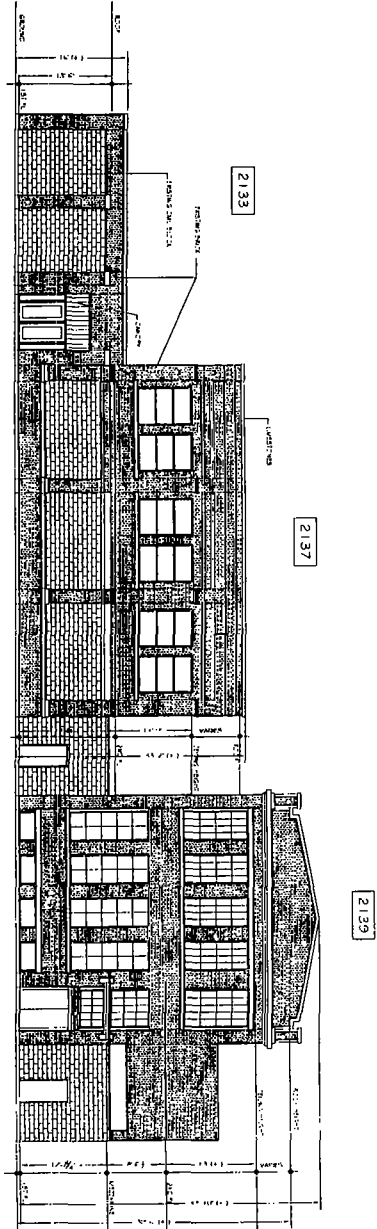
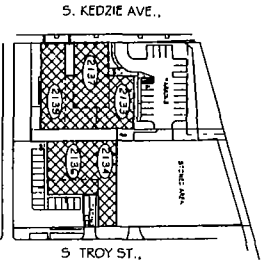


2ND FLAT 2134-2136 TROY  
SCALE: 1/8" = 1'-0"  
6,436 SF

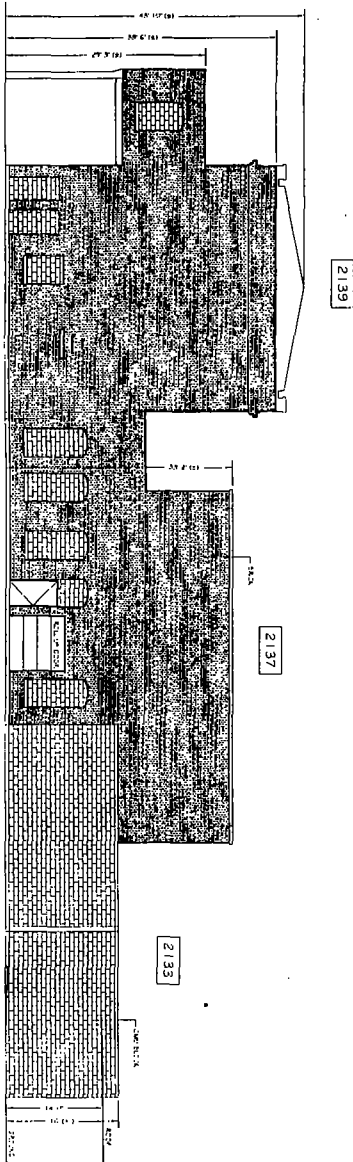


<p>PREPARED BY RAY FANG &amp; ASSOCIATES 2134-2136 TROY ROGER MENDOZA</p>	<p>PROJECT NAME LA PRINCEPA PLAZA AND GUERRERO PLACE LA PRINCEPA PLAZA - 2134-2136 TROY AVE LA PRINCEPA PLAZA - 2134-2136 TROY AVE</p>	<p>DATE 1ST FL. @ TROY</p>	<p>CLIENT RECORD NO. 1 NO. 2 NO. 3 NO. 4 NO. 5 NO. 6 NO. 7 NO. 8 NO. 9 NO. 10</p>	<p>PROJECT NO. A-04</p>
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KEY-PLAN  
SCALE: 1"=60'



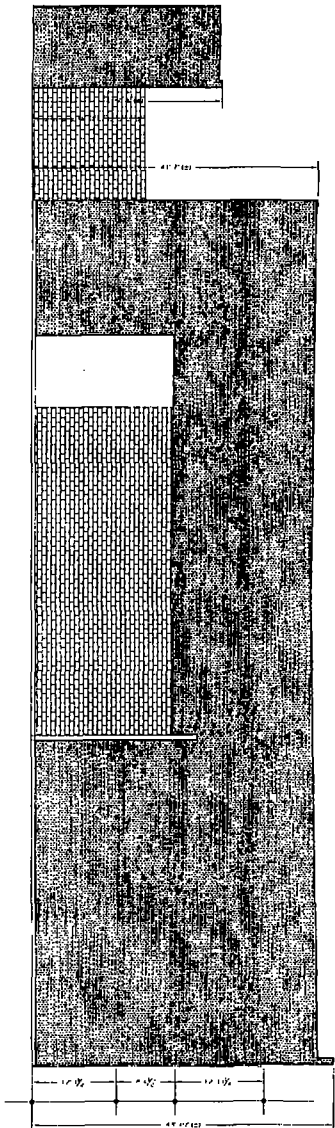
WEST ELEVATION  
SCALE: 1/8"=1'-0" ON KEDZIE AVE



EAST ELEVATION  
SCALE: 1/8"=1'-0"

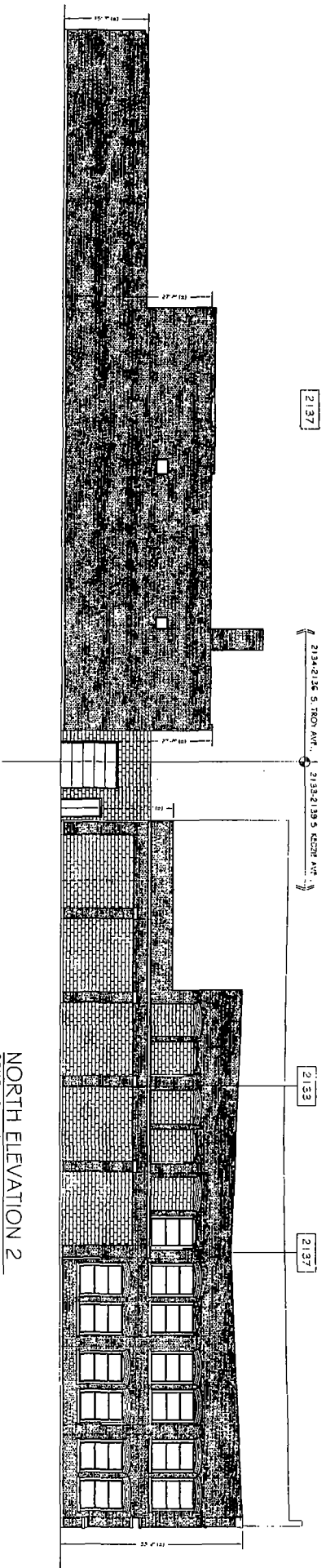


<p>ARCHITECT RAY FANG &amp; ASSOCIATES 1000 W. MADISON ST. #200 CHICAGO, ILL. 60607 ROGER MENDOZA</p>	<p>DATE LA PRINCEZA PLAZA AND GUERRERO PLACE NUMBERED PAGE — 21162145 5 TROY AV LA PRINCEZA PLAZA — 21332143 5 KEDZIE</p>	<p>PROJECT LA PRINCEZA PLAZA AND GUERRERO PLACE WEST AND EAST ELEV FOR KEDZIE</p>	<p>REVISION RECORD</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION										<p>PROJECT NO. A-05</p>
NO.	DATE	DESCRIPTION														

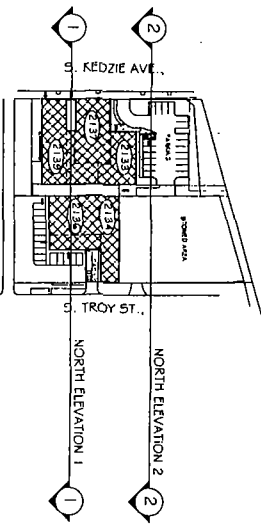


2-139

NORTH ELEVATION 1  
SCALE: 1/8" = 1'-0"



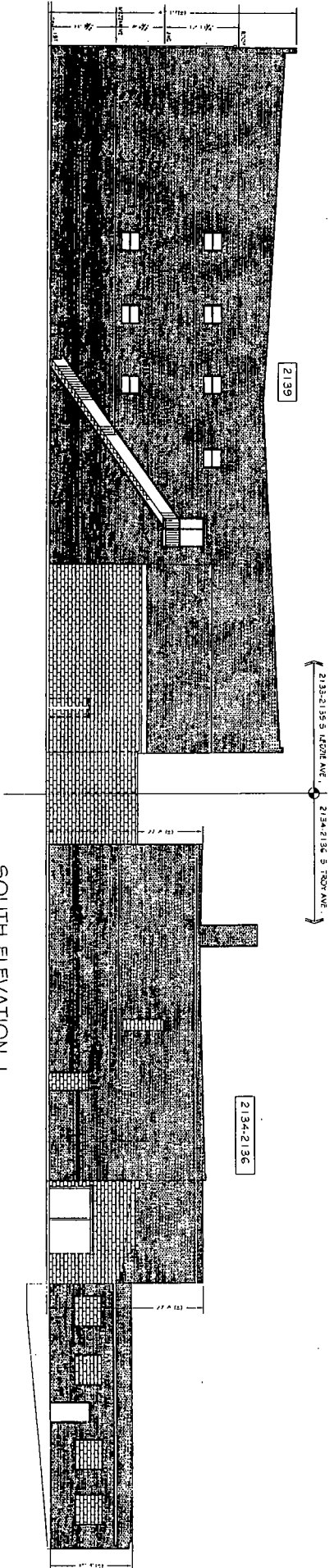
NORTH ELEVATION 2  
SCALE: 1/8" = 1'-0"



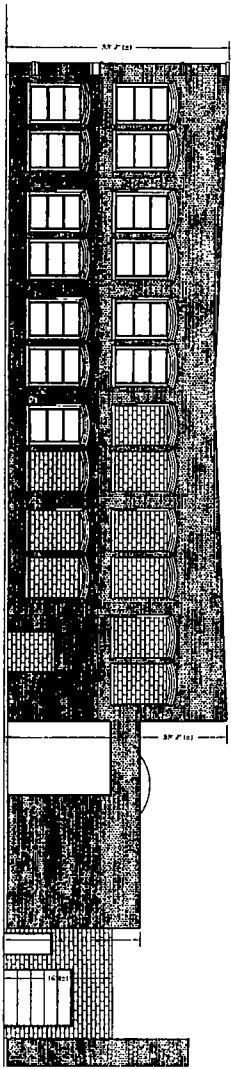
KEY-PLAN  
SCALE: 1" = 80'

PROJECT: <b>RAY FANG &amp; ASSOCIATES</b> ARCHITECTS 2123-2143 S. KEDZIE AVE. LA PRINCEESA PLAZA ROGER MENDOZA		CLIENT: <b>LA PRINCEESA PLAZA AND GUERRERO PLACE</b> 2123-2143 S. TROY AVE LA PRINCEESA PLAZA 2123-2143 S. KEDZIE		DRAWING TITLE: <b>NORTH ELEVATIONS FOR KEDZIE AVE</b>		REVISION RECORD:	
NO.	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE
<b>A-07</b>							DRAWING NO.

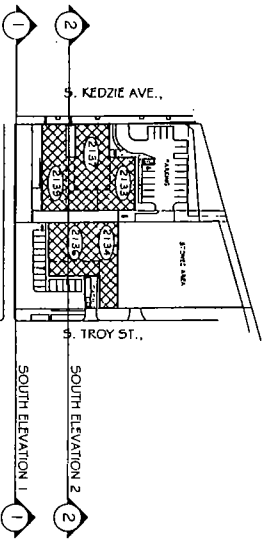




**SOUTH ELEVATION 1**  
SCALE: 1/8" = 1'-0"

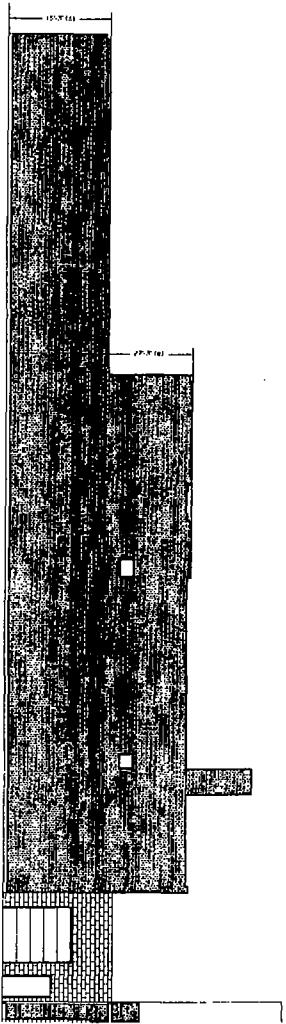


**SOUTH ELEVATION 2**  
SCALE: 1/8" = 1'-0"

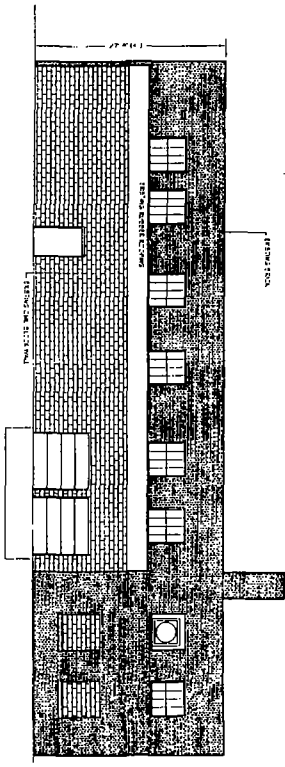


**KEY PLAN**  
SCALE: 1" = 60'

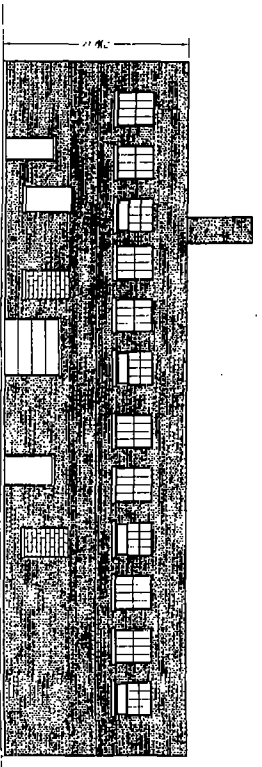
<b>OWNER:</b> RAY FANG & ASSOCIATES 2115 S. 144th St., Suite 100 Edina, MN 55425 RAMON FERRO ROGER MENDOZA		<b>PROJECT NAME:</b> LA PRINCEIRA PLAZA AND GUERRERO PLACE GUERRERO PLACE - 2115 S. 144th St. LA PRINCEIRA PLAZA - 2125 S. 143rd St.		<b>PROJECT NUMBER:</b> SOUTH ELEVATIONS FOR KEDZIE AVE	
<b>DATE:</b> 10/15/11		<b>SCALE:</b> 1/8" = 1'-0"		<b>REVISIONS:</b> 1. 10/15/11	
<b>PROJECT:</b> A-06		<b>REVISIONS:</b> 1. 10/15/11			



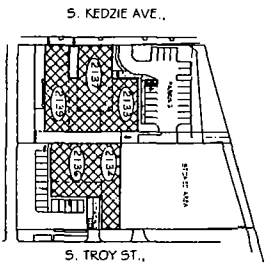
NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



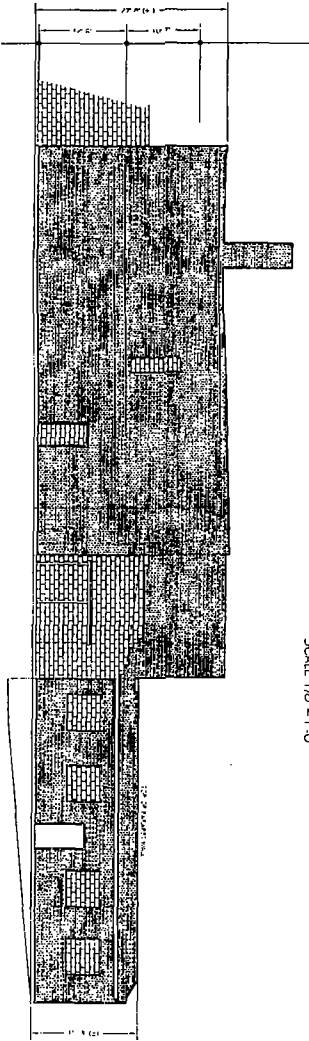
EAST ELEVATION  
SCALE: 1/8" = 1'-0"



WEST ELEVATION  
SCALE: 1/8" = 1'-0"



KEY PLAN  
SCALE: 1" = 80'



SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

RAY FANG & ASSOCIATES ARCHITECTS 1000 S. GARDEN ST. #100 LOS ANGELES, CALIF. 90007	LA PRINCIPERA PLAZA AND GUERRERO PLACE FOR 21324-2136 TROY AVE.	RELEASE RECORD 2021
RAYMOND PEDRO ROGER MENDOZA	ALL ELEVATIONS FOR 21324-2136 TROY AVE.	A-08

WALL

13

BROKEN

BRICK IS 0.25 NORTH & 3.99 EAST  
BRICK IS 0.30 NORTH & 0.24 WEST

124.69M S 90° W  
123.75M

ALLEY

16

25

correct to 68 degrees Fahrenheit.

I report any discrepancies immediately.

I will report any discrepancies at once.

The lines shown on the recorded subdivision plan

published by local ordinance.

unless otherwise noted.

Station

STATE OF ILLINOIS  
COUNTY OF COOK

This is to certify that the Professional Surveyor herein named has complied with the current Illinois Minimum Standards of Practice applicable to boundary surveys. Each

of Practice applicable to boundary surveys. Each

of Practice applicable to boundary surveys. Each

of Practice applicable to boundary surveys. Each

of Practice applicable to boundary surveys. Each

of Practice applicable to boundary surveys. Each

of Practice applicable to boundary surveys. Each

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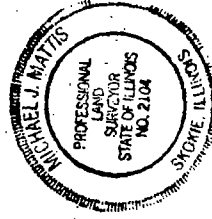
of Practice applicable to boundary surveys. Each

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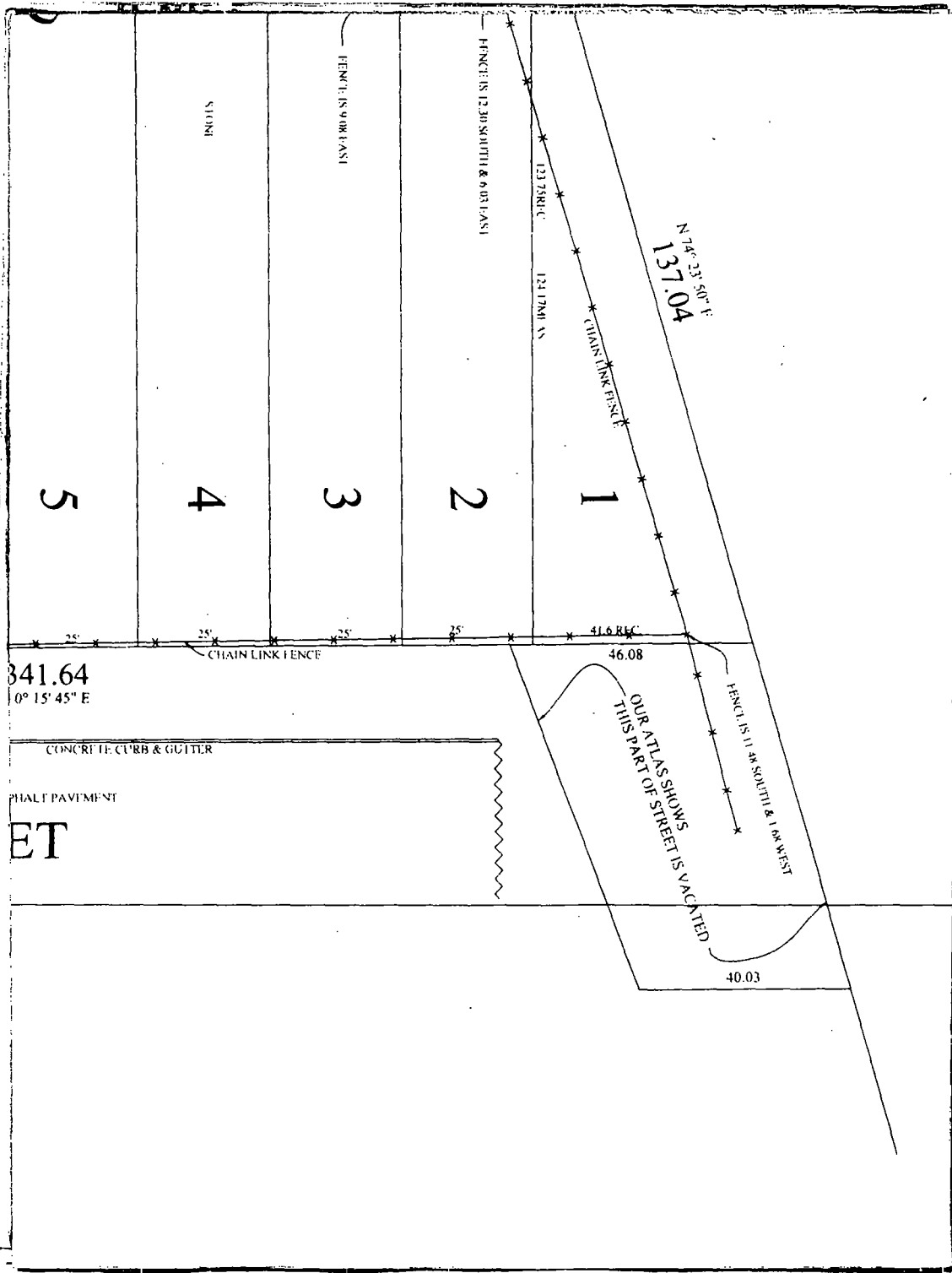
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of Practice applicable to boundary surveys. Each

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License expires 1/30/2014  
C2013 Sumbrowski, Matz, Inc



N 74° 33' 50" E  
137.04

121.75 R.C.  
121.17 M. S.S.

1

2

3

4

5

FENCE IS 12.30 SOUTH & 6.03 EAST

FENCE IS 9.08 EAST

STONE

341.64  
0° 15' 45" E

CHAIN LINK FENCE

41.6 REC

OUR ATLAS SHOWS  
THIS PART OF STREET IS VACATED

FENCE IS 11.48 SOUTH & 1.64 WEST

46.08

40.03

CONCRETE CURB & GUTTER

PHALT PAVEMENT

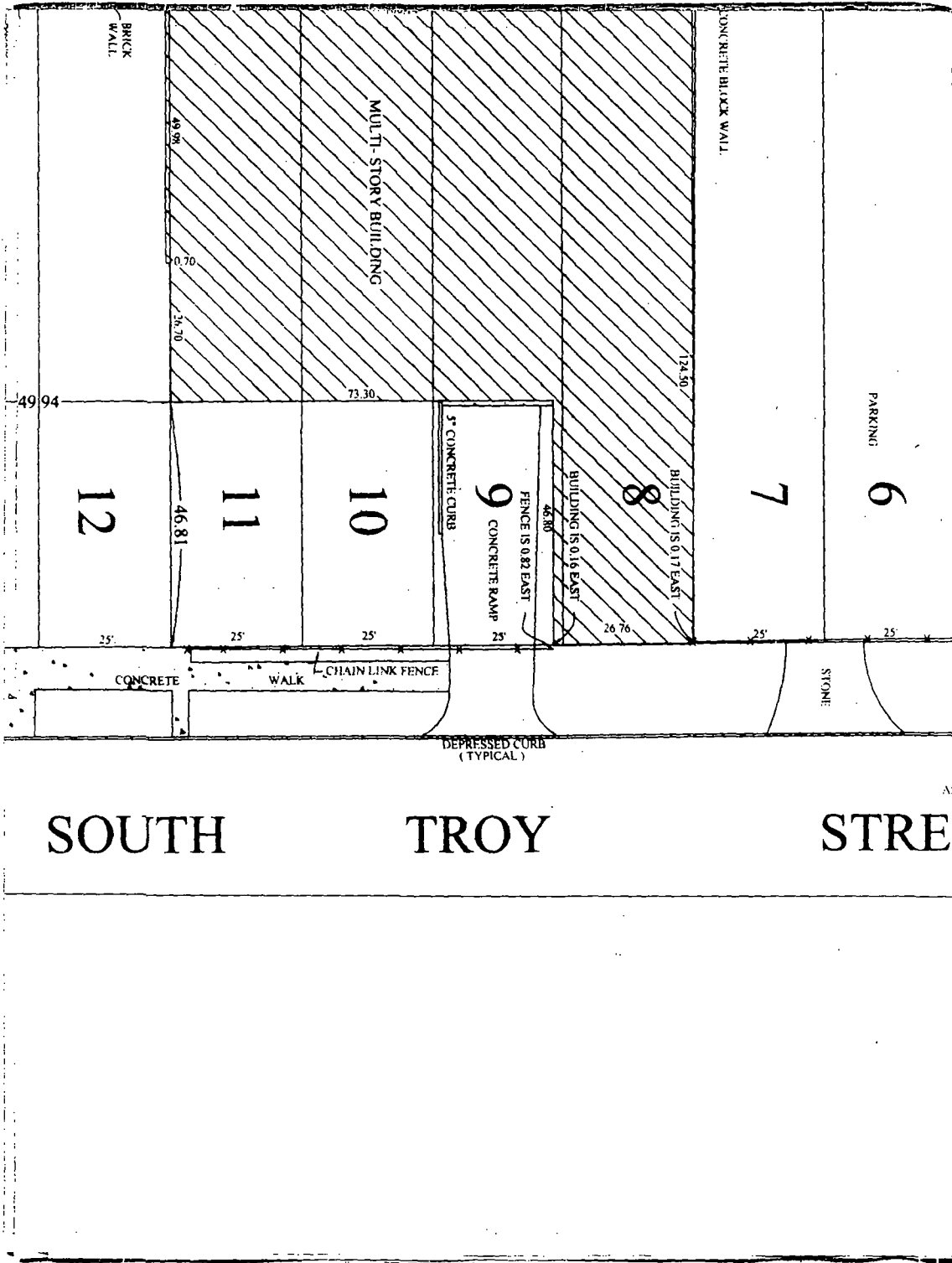
ET

# SURVEY

BY  
MATTIS, INC.  
SURVEYORS

OFFICE: SKOKIE, IL 60076  
TEL: (847) 674-7385  
OF

SECTION 19 IN DODD, AS PARK ADDITION TO  
WEST QUARTER OF SECTION 24, TOWNSHIP 39  
RURAL MERIDIAN, IN COOK COUNTY, ILLINOIS  
SURVEY VACATION RECORDER JUNE 14, 1996 AS  
ILLINOIS



WALL

13

25'

BROKEN

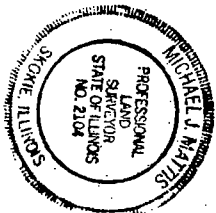
BRICK IS 0.25 NORTH & 3.99 EAST  
BRICK IS 0.30 NORTH & 0.24 WEST

124.69M  
1.33 75RHC

S 90° W

ALLEY

6'



STATE OF ILLINOIS  
COUNTY OF COOK 155

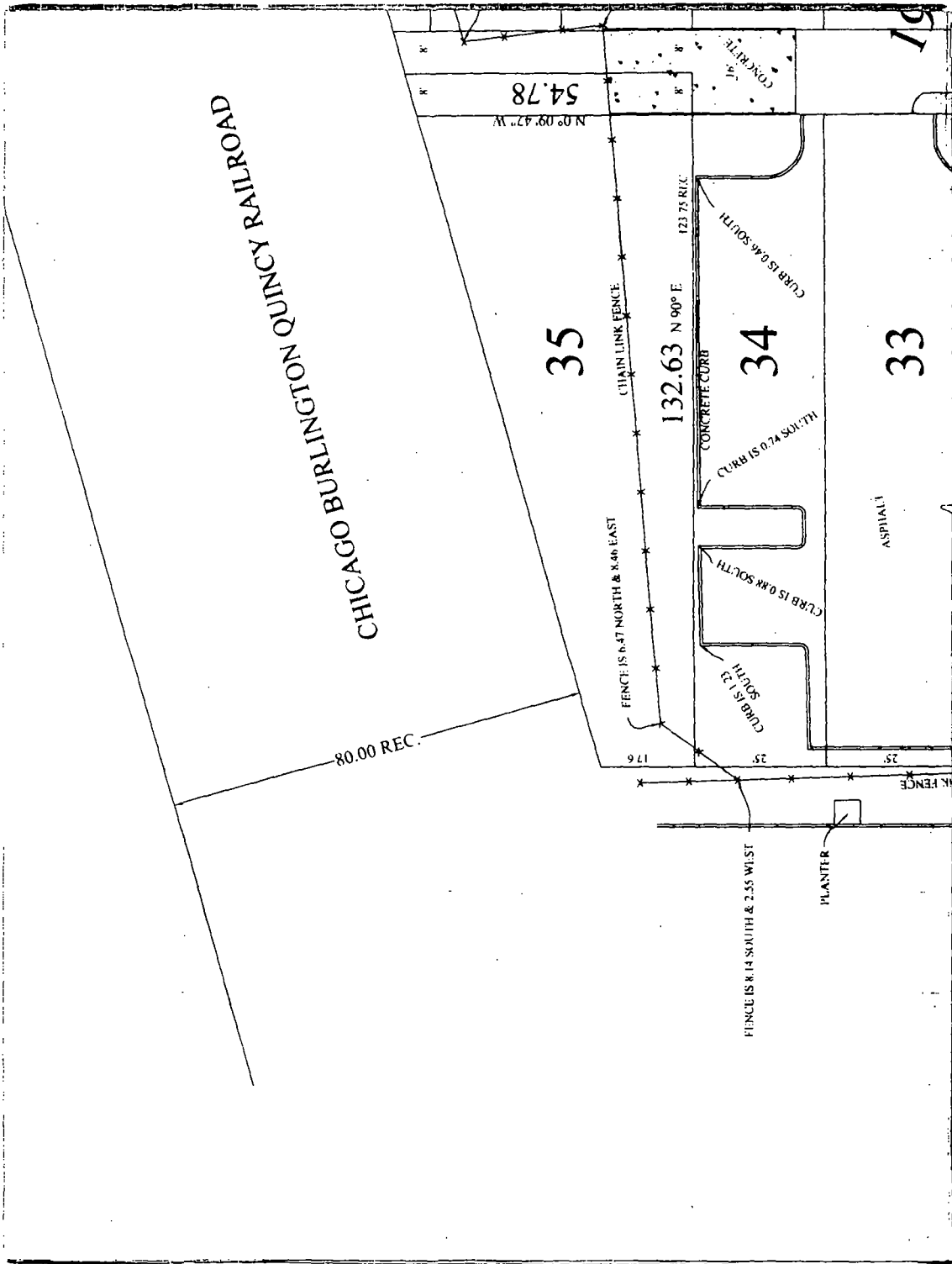
This is to certify that the foregoing Survey conforms to the current Illinois Minimum Standards of Practice and the State Boundary Survey Field Book completed this 3rd day of July A.D. 2013.

*Michael J. Mattis*  
Michael J. Mattis, Professional Land Surveyor No. 2104  
Illinois Professional Land Surveyor No. 046-400128

7/11/13  
License expires 1/30/2014  
©2013 Swabornel, Mattis, Inc

correct to 68 degrees Fahrenheit  
I report any discrepancies immediately  
I report any discrepancies at once  
my lines shown on the recorded subdivision plat  
obtained by local evidence.  
unless otherwise noted  
shown

|| S & || 4H || T ||



CHICAGO BURLINGTON QUINCY RAILROAD

54.78  
N 09° 47' W

35

132.63 N 90° E

34

33

80.00 REC.

FENCE IS 8.47 NORTH & 8.46 EAST

CHAIN LINK FENCE

123.75 REC.

CURB IS 1.23 SOUTH

CURB IS 0.86 SOUTH

CURB IS 0.74 SOUTH

CURB IS 0.46 SOUTH

CONCRETE

CONCRETE CURB

ASPHALT

FENCE IS 8.14 SOUTH & 2.55 WEST

PLANTER

W. FENCE

17.6

35

35



UTH

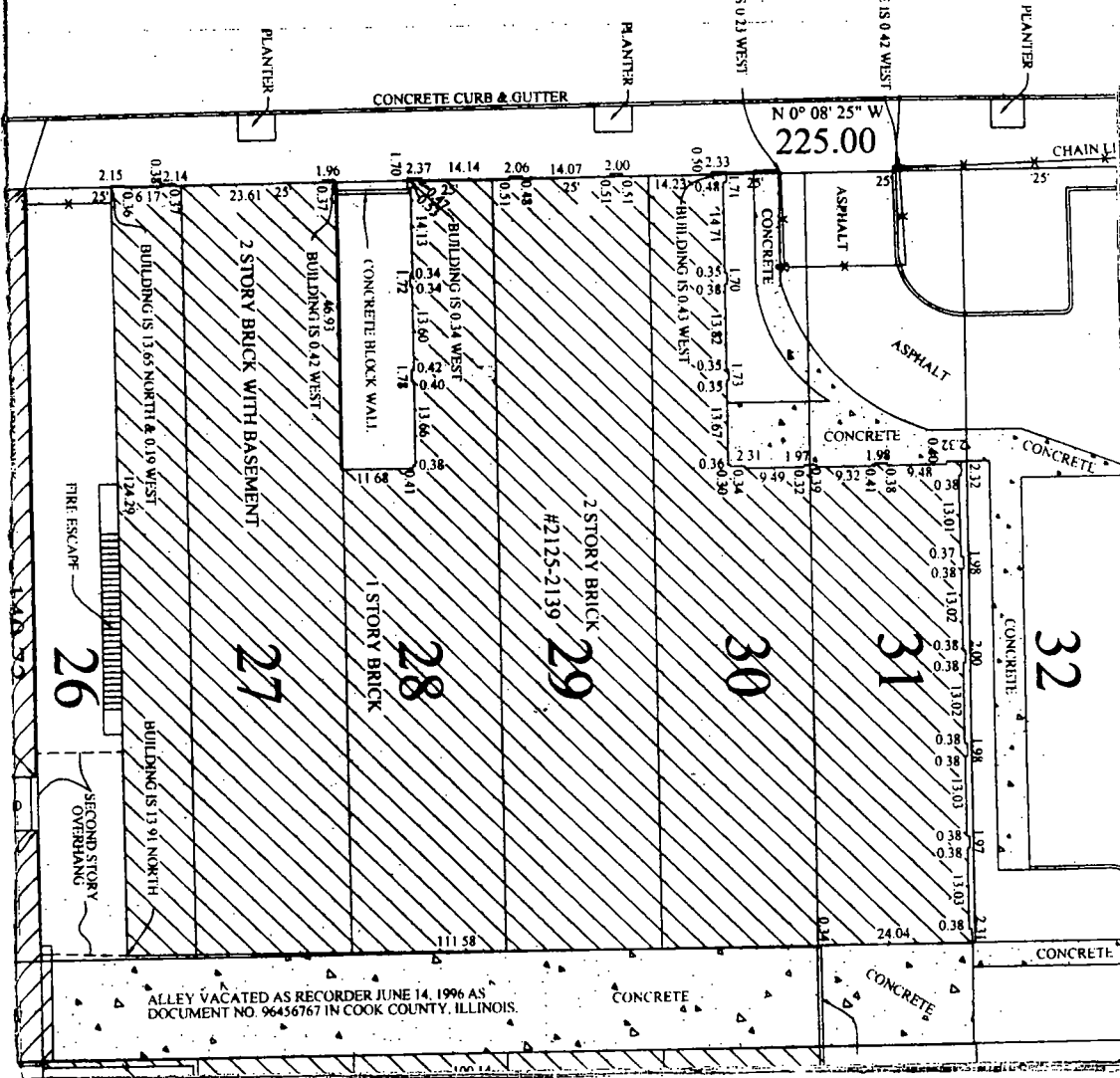
KEDZIE

AVENUE

ASPHALT PAVEMENT

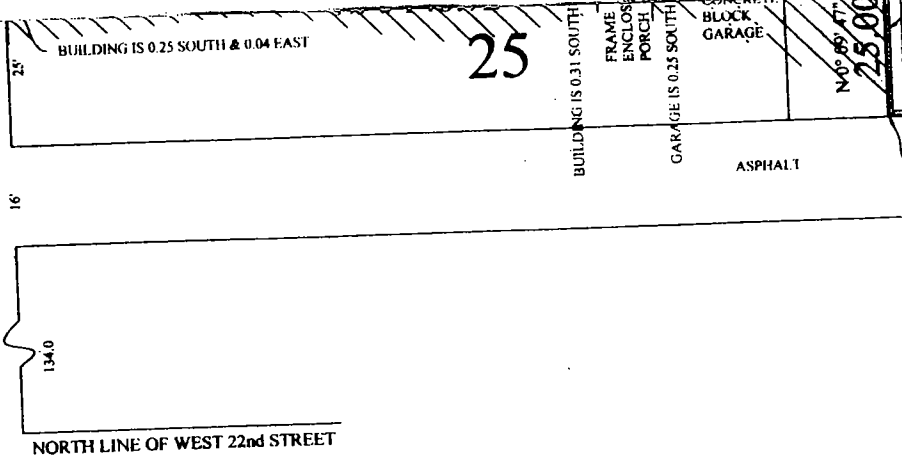
CONCRETE CURB & GUTTER

N 0° 08' 25" W  
225.00



ALLEY VACATED AS RECORDER JUNE 14, 1996 AS  
DOCUMENT NO. 96456767 IN COOK COUNTY, ILLINOIS.

SO



Order No. : 101-95C

Ordered By: RAMON PEDRO

Property Address: 2133 SOUTH KEDZIE AVENUE, CHICAGO

- Measurements are shown in feet and decimals and are:
- Note:
1. Please check Legal Description with Deed and
  2. Compare all points before building by same as
  3. Building lines, if any, shown hereon are build
  4. Consult local authorities for building lines and
  5. No dimensions are to be assumed by scaling.
  6. Coordinates and Bearing Distances are assumed.
  7. R - Record Distances M - Measure Dist

# PLAT OF

SAMBORSKI  
LAND SURVEY  
4332 OAKTON STREET  
PH: (847) 674-73

LOTS 26 THRU 34 AND LOTS 1 THRU 13 IN BLOCK  
CHICAGO IN THE WEST HALF OF THE SOUTH  
NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL  
ALSO THE VACATED ALLEY AS DESCRIBED IN  
DOCUMENT NO. 96456767 IN COOK COUNTY, ILLINOIS



SCALE 1 INCH = 20 FEET