



City of Chicago



O2022-1896

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	6/22/2022
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 9-H at 3310-3312 N Lincoln Ave - App No. 21070T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#21070-T1
INTRO DATE
JUNE 22, 2022

ORDINANCE

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

SECTION 1. That, Title 17 of the Municipal Code of Chicago (“the *Chicago Zoning Ordinance*”), be amended by changing all the *B1-2 Neighborhood Shopping District* symbols and indications as shown on Map No. 9-H in the area bounded by

Beginning at a line 179 feet northwest of the intersection of North Lincoln Avenue and West School Street as measured as measured along the westerly right-of-way line of North Lincoln Avenue and perpendicular thereto; North Lincoln Avenue; a line 104 feet northwest of the intersection of North Lincoln Avenue and West School Street as measured along the westerly right-of-way line of North Lincoln Avenue and perpendicular thereto; a line 79.90 feet north of and parallel to West School Street; and the alley next east of and parallel to North Paulina Street, running north a distance of 63.63 feet to intersect the line of beginning,

to those of a *B3-3 Community Shopping District*.

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

Common Address of Property: 3310-3312 North Lincoln Avenue

17-13-0303-C (1) Narrative Zoning Analysis
3310-3312 North Lincoln Avenue, Chicago, Illinois

Proposed Zoning: *B3-3 Community Shopping District*

Lot Area: 7,200.6 square feet (*irregular*)

Proposed Land Use: The subject property consists of three contiguous (*irregular*) lots of record. The site, in its entirety is currently improved with a laterally conjoined three-story and one-story (with basement) *mixed-use* building and a one-story *coach house* (rear). These improvements span the entirety of the site, so that there is no off-street parking servicing the existing operations. The Applicant is seeking a *Zoning Map Amendment* in order to permit the redevelopment of the site, in its entirety, with a new six-story multi-unit *mixed-use* building, which will feature *commercial* space on the 1st Floor and a total of twenty-four (24) *dwelling units* – above (2nd thru 6th Floors), with off-street interior parking. To allow for the new improvements, the Applicant intends to raze the existing structures. Due to its close proximity to the *Paulina CTA Train Station* AND the *Ashland Bus Line Corridor Roadway Segment*, and in an effort to reduce vehicular congestion in the area, the proposal calls for the provision of off-street parking for seven (7) vehicles, within the 1st Floor (*rear*) of the proposed new building, which represents a 70% reduction in the otherwise required parking for the development. **[The subject property is located on a Six-Corners Pedestrian Street, less than 2,640 feet from the entrance to the CTA Train Station and a designated CTA Bus Line Corridor Roadway Segment, and therefore constitutes a Transit Served Location, under the current Zoning Ordinance.]* In further consideration of these conditions, the proposal also includes a dedicated parking-storage room, for bicycles, within the 1st Floor of the building. The new proposed building will measure 69 feet-2 inches in height and such improvements will be masonry in construction.

(A) The Project's Floor Area Ratio: 28,797 square feet (4.0 FAR)

**The subject property is located on a Six-Corners Pedestrian Street, within 2,640 linear feet of the entrance to the Paulina CTA Train Station and the Ashland Bus Line Corridor Roadway Segment, thereby qualifying as a Transit Served Location. [17-10-0102-B] The programming calls for the provision of no more than one parking space per dwelling unit and 100% of the required affordable units will be located on-site (within the proposed new building). Therefore, the Applicant is eligible for an increase in maximum floor area ratio (FAR) up to 4.0, pursuant to this Type 1 Zoning Map Amendment. [17-3-0403-B] *Please See: corresponding TSL Narrative.*

- (B) The Project's Density (Lot Area Per Dwelling Unit): 24 *dwelling units*; 300.03 square feet per *dwelling unit*

**The subject property is located on a Six-Corners Pedestrian Street, within 2,640 linear feet of the entrance to the Paulina CTA Train Station and the Ashland Bus Line Corridor Roadway Segment, thereby qualifying as a Transit Served Location. [17-10-0102-B] The programming calls for the provision of no more than one parking space per dwelling unit. Therefore, the Applicant is eligible for a reduction in the minimum lot area (MLA) per dwelling unit - down to a minimum of 300 square feet per unit, pursuant to this Type 1 Zoning Map Amendment. [17-3-0402-B] *Please See: corresponding TSL Narrative.*

- (C) The amount of off-street parking: 7 vehicular parking spaces + at least 23 bicycle parking-storage spaces

** The subject property is located on a Six-Corners Pedestrian Street, within 2,640 linear feet of the entrance to the Paulina CTA Train Station and the Ashland Bus Line Corridor Roadway Segment, thereby qualifying as a Transit Served Location. [17-10-0102-B] Therefore, the Applicant is eligible for a reduction in the amount of required off-street vehicular parking – from 24 to 7, which represents about a 70% reduction, pursuant to this Type 1 Zoning Map Amendment. *Please See: corresponding TSL Narrative.*

- (D) Setbacks:
- a. Front Setback: 1 foot-0 inches
 - b. Rear Setback: 0 feet-0 inches (1st Floor)
12 feet- 6½ inches (2nd thru 6th Floors)
 - c. Side Setbacks:
North: 0 feet-0 inches
South: 0 feet-0 inches

**Subsequent to and independent of this proposed Zoning Map Amendment, the Applicant will seek any further relief that is necessary to ensure full compliance with the setback standards of the current Zoning Ordinance.*

- (E) Building Height: 69 feet-2 inches (*underside-ceiling of 6th Floor*)

** The subject property is located on a Six-Corners Pedestrian Street, within 2,640 linear feet of the entrance to the Paulina CTA Train Station and the Ashland Bus Line Corridor Roadway Segment, thereby qualifying as a Transit Served Location. [17-10-0102-B] The programming calls for the provision of no more than one parking space per dwelling unit. Therefore, the Applicant is eligible for an increase in maximum building height up to 70 feet-0 inches, pursuant to this Type 1 Zoning Map Amendment. [17-3-0408-B] *Please See: corresponding TSL Narrative.*

Transit Served Location (TSL) – Narrative Zoning Analysis
3310-3312 North Lincoln Avenue, Chicago, Illinois

THE SITE

The subject property is situated mid-block, on the west side of Lincoln Avenue, and consists of three (3) lots of record. The site has approximately 75 feet of frontage on Lincoln Avenue but is otherwise *irregular* in shape along the sides and rear, due to an obtuse alley that traverses the rear of the property. [*Total Site Area = 7,200.6 square feet.*] The property, in its entirety, is currently improved with a laterally conjoined three-story and one-story (with basement) *mixed-use* building, at the front, and a one-story *coach house* at the rear. These existing improvements span the entirety of the site. As such, there is presently no off-street parking for the existing operations-tenants.

The subject property is located on a segment of Lincoln Avenue that is a designated *Six-Corners Pedestrian Street*, just north of the ‘five-way’ intersection where it merges with School Street and Marshfield Avenue. This stretch of Lincoln Avenue, which denotes the literal crossroads of the *Roscoe Village* and *Lakeview* Neighborhoods, represents one of the area’s most vibrant retail and hospitality corridors, servicing the residents of these two communities. Toward these same ends, the site is located just about one-block (less than 470 feet) from the centerline of the *Ashland Bus Line Corridor Roadway Segment* – to the east, and – too, is located less than 630 feet from the entrance to the *Paulina CTA Train Station* – to the north. This locality, therefore, allows for this particular site to be classified as a *Transit Served Location (TSL)*, pursuant to the applicable provisions of the current *Zoning Ordinance*. [Please see: 17-10-0102-B, *et seq.*]

There are approximately nine (9) improved parcels that comprise this block of Lincoln Avenue – on the west side, which includes the subject property. The existing improvements vary in scale and density – from one-story *commercial* establishments to five-plus-story *mixed-use* multi-tenant developments. A common attribute of these improvements is that they almost all have footprints which span the entirety of their respective site, thereby generally eliminating the opportunity for off-street parking accommodations. The subject property is sandwiched between a single-story restaurant building, to the south, and a five-plus-story *mixed-use* multi-tenant condominium (*residential*) building, to the north. Both of these existing adjacent developments lack any type of off-street accessory parking accommodations for their existing operations and/or residents-tenants, likely due – in part, to the proximity to multiple forms of meaningful public transit, as well as the many diverse *commercial* ventures that adequately serve the *residents* of the Community, encouraging walkability.

THE PROJECT

The Applicant is seeking a *Type 1 Zoning Map Amendment* – from a *B1-2 Neighborhood Shopping District* to a *B3-3 Community Shopping District*, in order to permit the redevelopment of the subject property with a new six-story multi-unit *mixed-use* building.

To allow for the new improvements, the Applicant intends to raze the existing structures.

The programming for the proposed new development calls for the establishment of commercial space (2,034 square feet), at the front of the 1st Floor, and a total of twenty-four (24) *dwelling units*, which will be situated on and between the 1st thru 6th Floors. Due to its close proximity to the *Paulina CTA Train Station* AND the *Ashland Bus Line Corridor Roadway Segment*, and in an effort to reduce vehicular congestion in the area, while still balancing the express interests of the community, the proposal calls for the provision of off-street parking for seven (7) vehicles, which will be located within the interior of the building, at the rear of the 1st Floor. These accommodations represent just about a 70% reduction in the total amount of otherwise required off-street parking for the new proposed development. *[*The subject property is located on a Six-Corners Pedestrian Street, less than 2,640 feet from the entrance to the CTA Train Station and a designated CTA Bus Line Corridor Roadway Segment, and therefore constitutes a Transit Served Location (TSL), under the current Zoning Ordinance.*] In further consideration of these conditions, the proposal also includes a dedicated storage room, for at least twenty-three (23) bicycles, within the 1st Floor of the building. For the convenient use and enjoyment of the future residents of the development – exclusively, the proposed new building also features a private *rooftop deck* (890 square feet), which such area will be accessed via an elevator and/or two sets of enclosed stairs. The new proposed building will measure 69 feet-2 inches in height (*to the underside ceiling of the 6th Floor*) and such improvements will be masonry in construction.

PARKING REDUCTION (17-10-0102-B) + FLOOR AREA RATIO INCREASE (17-3-0403-C) + MINIMUM LOT AREA REDUCTION (17-3-0402-B) FOR TRANSIT SERVED LOCATION + HEIGHT INCREASE (17-3-0408-B)

This proposed *Zoning Map Amendment* is being sought by and through the ‘*Type 1*’ process [Section 17-13-0302-A], in order to qualify for: (i) a reduction in the minimum off-street parking by 70% [Section 17-10-0102-B]; (ii) an increase in the maximum allowable *floor area ratio* up to 4.0 [Section 17-3-0403-C]; (iii) a reduction in the *minimum lot area* (MLA) per dwelling unit [17-3-0402-B], and an increase in the maximum allowable building height [17-3-0408-B], for the new proposed development, under the current Zoning Ordinance. Toward these ends, the project qualifies for an increase in the otherwise maximum allowable *FAR*, because the programming calls for *no more than one parking space per dwelling unit* AND for *100% of the required *affordable units to be located onsite (within the new proposed building).* *[Pursuant to the *2021 Affordable Requirements Ordinance*, the Applicant will be designating five (5) of the twenty-four (24) proposed new *dwelling units* as *affordable* – which represents 20% of the total number of proposed *dwelling units*.] The project qualifies for a reduction in the otherwise required *MLA* and an increase in the maximum building height up to 70 feet, because the programming calls for *no more than one parking space per dwelling unit*.

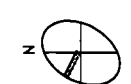
Pursuant to Section 17-13-0905-F and Section 17-10-0102-B of the Zoning Ordinance, in order to qualify for the proposed reduction in the minimum off-street parking (by more than 50%), and the proposed increase to the maximum *floor area ratio* (FAR), and the proposed reduction to the *minimum lot area* per unit, the Project:

- (a) **Must be located in a *transit-served location*.** The subject property is located on a *Six-Corners Pedestrian Street*, within 2,640 linear feet of the entrance to the *Paulina (Brown Line) CTA Train Station* (approximately 630 feet) AND within 2,640 linear feet of the centerline of the *Ashland Bus Line Corridor Roadway Segment* (less than 470 feet).
- (b) **Must comply with the standards of Section 17-3-0500 pertaining to *pedestrian streets and pedestrian retail streets*.** The proposed new development complies with all of the standards and design guidelines for *pedestrian streets* as shown on the accompanying *architectural plans* (prepared by *Jonathan Splitt Architects, Ltd.*), submitted with the subject *Type 1 Zoning Map Amendment*. By way of relevant example, the façade of the proposed new building almost directly abuts the sidewalk (*1'-0" front setback to allow for landscape elements along the pedestrian way*), with the primary entrance – for both *commercial* and *residential* units facing and directly accessible off of Lincoln Avenue. [17-3-0504-B and 17-3-0504-D] As well, at least 80% of the ground floor façade – facing Lincoln Avenue, is comprised of floor-to-ceiling transparent windows and doors, allowing for inconspicuous observation of storefront activation for pedestrians and passersby. [17-3-0504-C] Lastly, all of the off-street parking and loading for the development is located at the rear and/or behind the building, directly accessible via the public alley, without any vehicular interference with the pedestrian walkway (sidewalk) or idle occupation of the public street parking. [17-3-0504-E-F-G]
- (c) **Must comply with the general goals set forth in the *Transit Friendly Development Guide: Station Area Typology*, and any other station-specific plans, designs or guidelines adopted by the Chicago Plan Commission.** The *Transit Friendly Development Guide* defines ‘transit friendly development’ as *[d]evelopment which is oriented towards and integrated with adjacent transit*. By way of relevant example, the proposed new development incorporates pedestrian accessibility and connectivity less than 700 linear feet from the entrance to the *CTA Train Station*, less than 600 feet from one of the City’s most exploited *CTA Bus Routes*, while – too, activating 75 feet of street frontage with a new *business* that will be intended to service the residents of the Community and patrons of the same. Along these same lines, the new proposed improvements are situated in the heart of the Neighborhood’s most robust *retail* and *hospitality* corridor, which extends for at least five blocks in each direction, all of which are serviced by the same public transit operations, with multiple *Divvy Bicycle Stations* along the way.

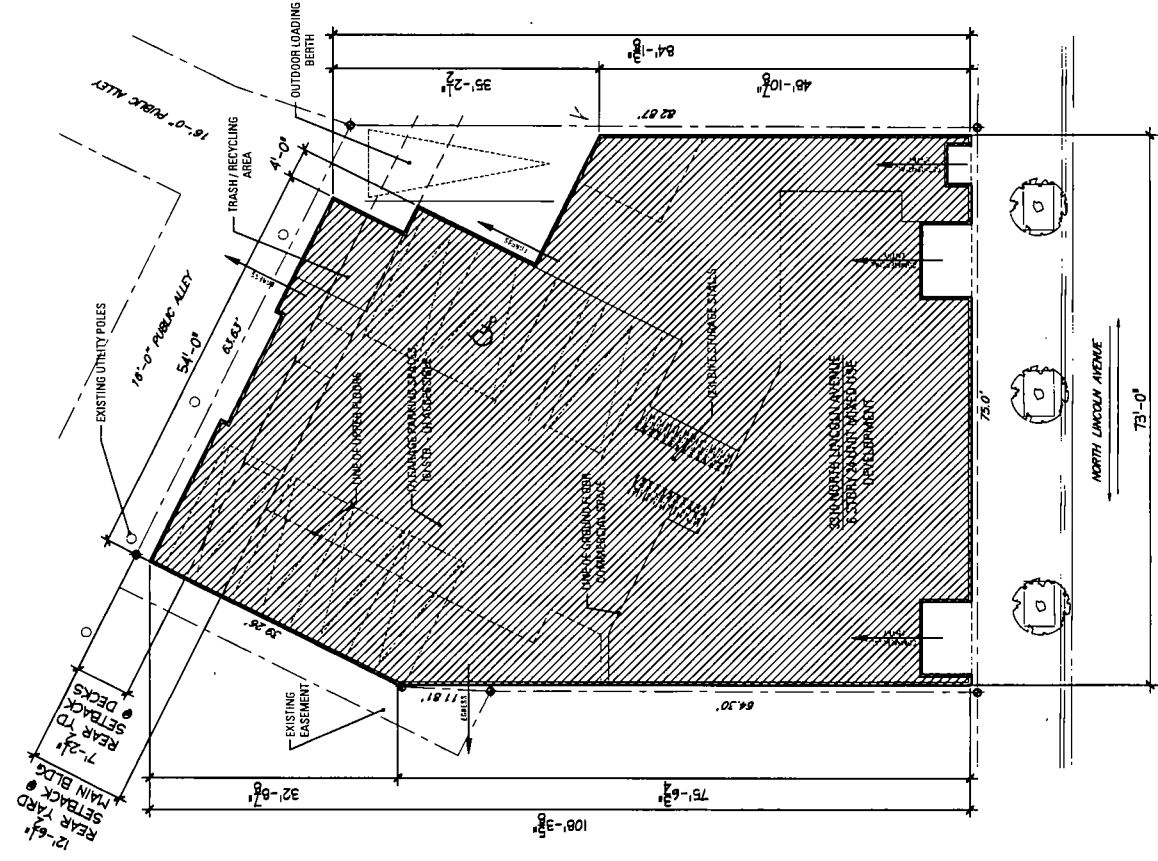
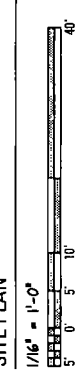
- (d) **Must actively promote public transit and alternatives to automobile ownership.** In a direct and deliberate effort to promote public forms of transportation, and – too, to mitigate vehicular congestion and traffic in this pedestrian-oriented neighborhood, while still balancing the express interests and demands of the existing residents of the community, the proposed new development will provide only one (1) designated off-street parking space for up to seven (7) of the *residential* tenants of the building, on a first come basis, which represents about a 30% parking ratio for the proposed new apartments (*dwelling units*). Such considerations should dissuade residents who require and/or rely on individual automobile ownership. As well, the proposed development includes a sizeable storage room, within the ground floor of the building that can accommodate interior parking for at least seventeen (17) bicycles and scooters. Beyond these onsite accommodations, there are additional bicycle racks located on the sidewalk in front of the subject site and the Applicant is committed to working with the Alderman and representatives from the CTA and CDOT, toward providing additional public bicycle racks, should such be desired. In further effort to promote more reliance on the City’s bountiful public transit, the Applicant is also committed to working with the Alderman and the CTA toward installing electronic CTA trackers within the common areas of the building, to allow for more efficient trip planning.
- (e) **Must include enhancements to the pedestrian environment that are not otherwise required.** The existing building, as currently configured and functioning – as it has for well-over fifty years, has NO off-street loading or parking. As such, the ground floor *commercial* tenant - a *flooring store*, performs all of its loading, deliveries, and shipments (which are frequent throughout each day, and which require a large van and/or truck) within the shared public way – on Lincoln Avenue, thereby creating intermittent yet continuous congestion in the streets and obstructing pedestrian movements into and around the property. By and through its conscientious design and programming, the Applicant will be eliminating this nuisance condition, by – among other things, providing a designated loading area and off-street parking accommodations at the rear of the site, hidden from the public ways and directly accessible off the public alley. These features will not only allow for the provision of additional bicycle parking on the sidewalk, but it will restore some of the otherwise encumbered street parking for the community and accommodate for unfettered pedestrian flow to and around the site. The design for the proposed new development not only complies with the strict guidelines for improvements on a *Pedestrian Street*, which such design includes a façade with large transparent windows and the provision of landscape elements along the entire street-fronting facade (directly abutting the sidewalk), but it also completely activates this same street frontage and pedestrian way. The Applicant is also committed to working with the Alderman and with CDOT toward improvements to the shared pedestrian way, which such enhancements may include the provision of new parkway trees and planters along Lincoln Avenue, as well as restoration or improvements to the abutting sidewalk.

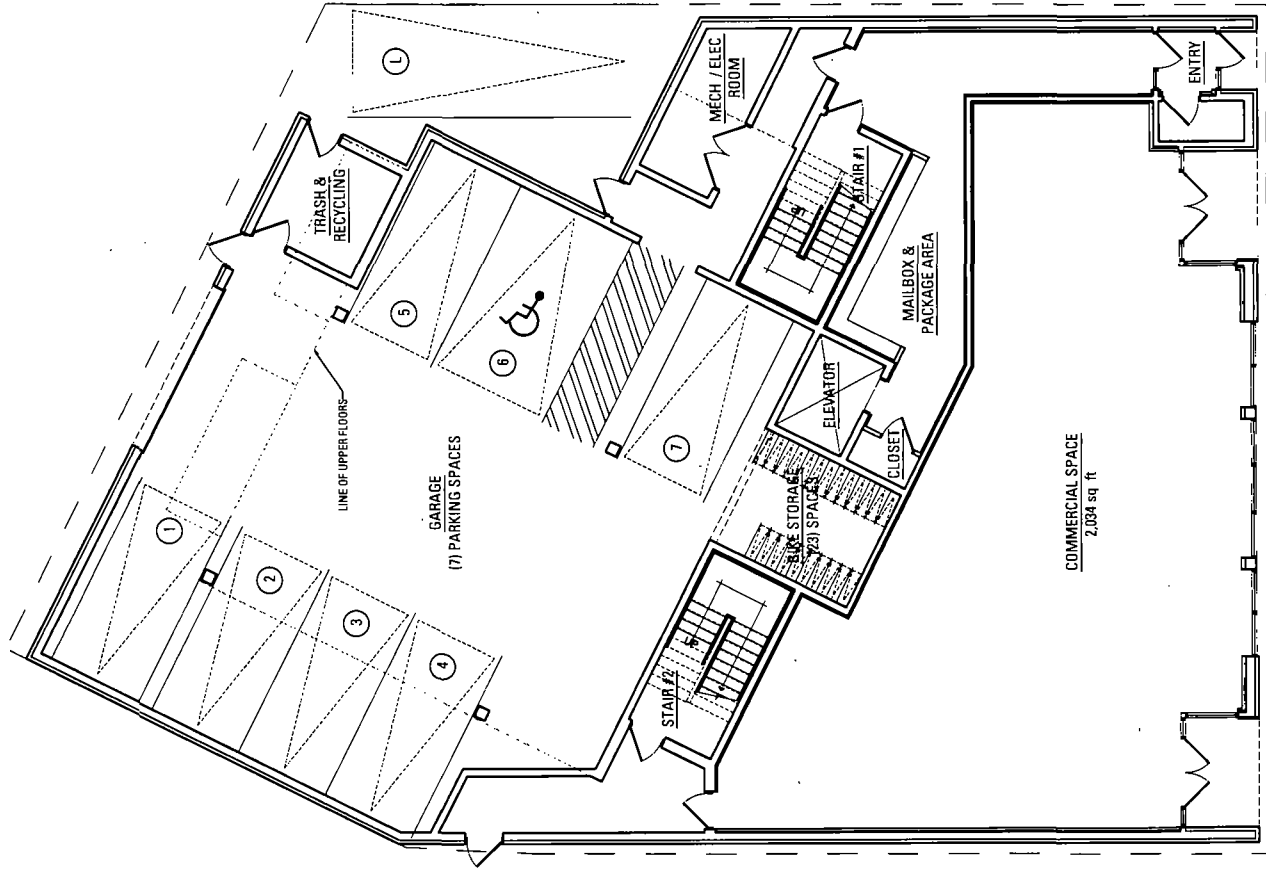
jsa
 jonathan splitt architects ltd
 4001 north reynoldswood avenue
 suite 601
 chicago illinois 606132576
 773 883 1017 fax 773 883 3081

proj.# 2154
 LINCOLN FLATS
 MIXED USE DEVELOPMENT
 3310 NORTH LINCOLN AVENUE
 CHICAGO, IL
 08/05/2022, ISSUED FOR ZONING REVIEW
 description



SITE PLAN



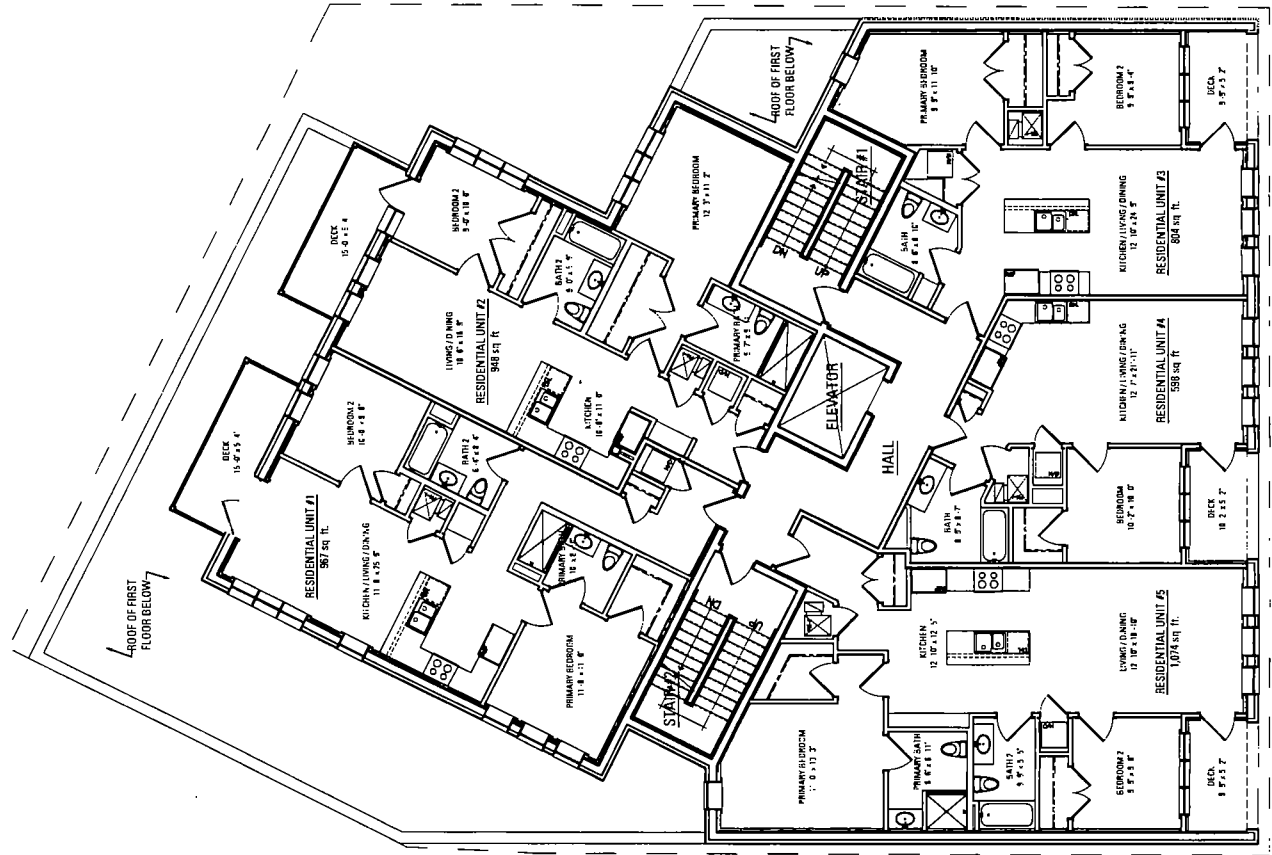


FIRST FLOOR PLAN - 3,354 sq. ft.
 (6,321 sq. ft. - GROSS)
 3/23" = 1'-0"

proj.# 2184
 proj. URBAN PLATS
 MIXED USE DEVELOPMENT
 100 W. URBAN AVENUE
 CHICAGO, IL
 description 06/03/2022, ISSUED FOR ZONING REVIEW

21

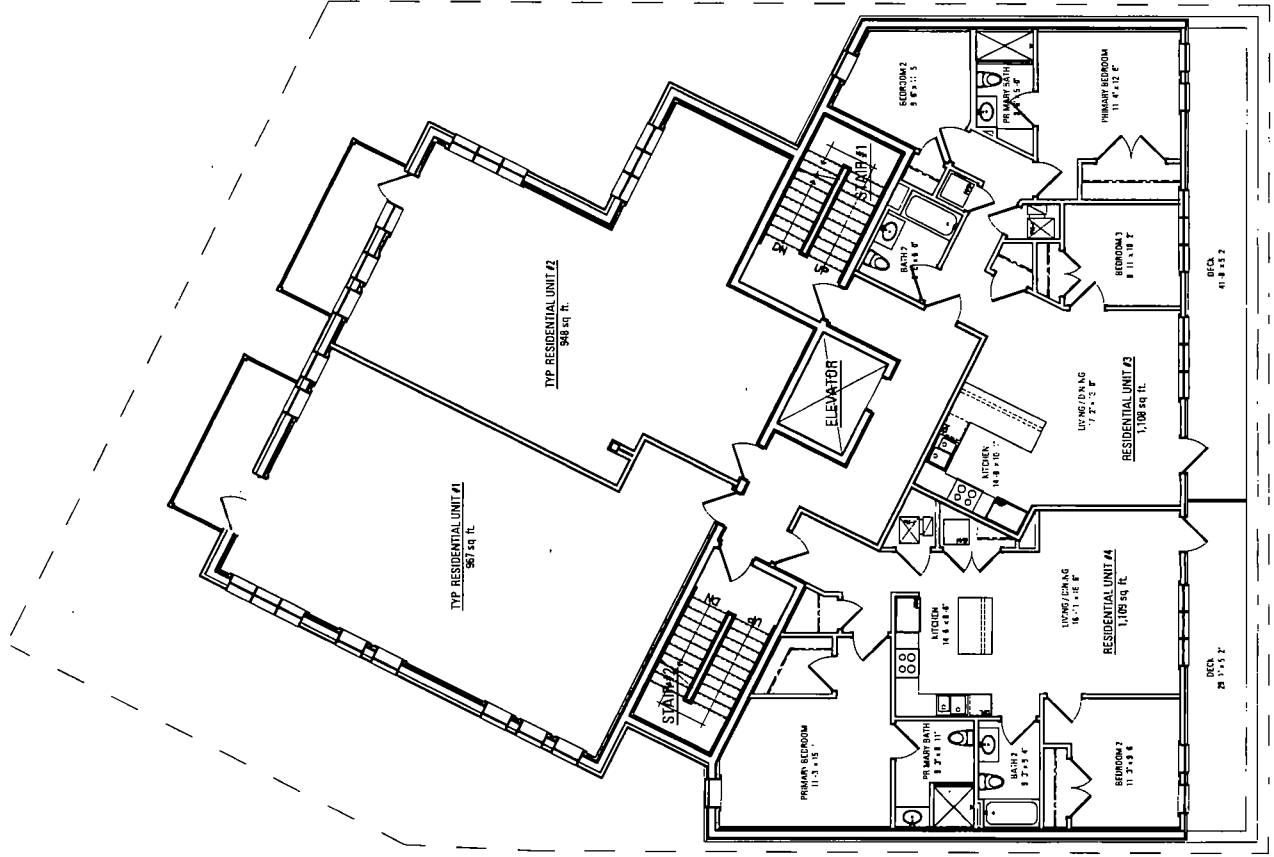
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 4001 north ravenwood avenue,
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 773.883.1017 fax 773.883.3081



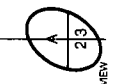
SECOND - FIFTH FLOOR PLAN - 5,010 sq. ft.
 3/20" = 1'-0"

proj.# 2184
 proj. LINCOLN FLATS
 MIXED USE DEVELOPMENT
 3310 NORTH LINCOLN AVENUE
 CHICAGO, IL
 description 06/06/2022, ISSUED FOR ZONING REVIEW

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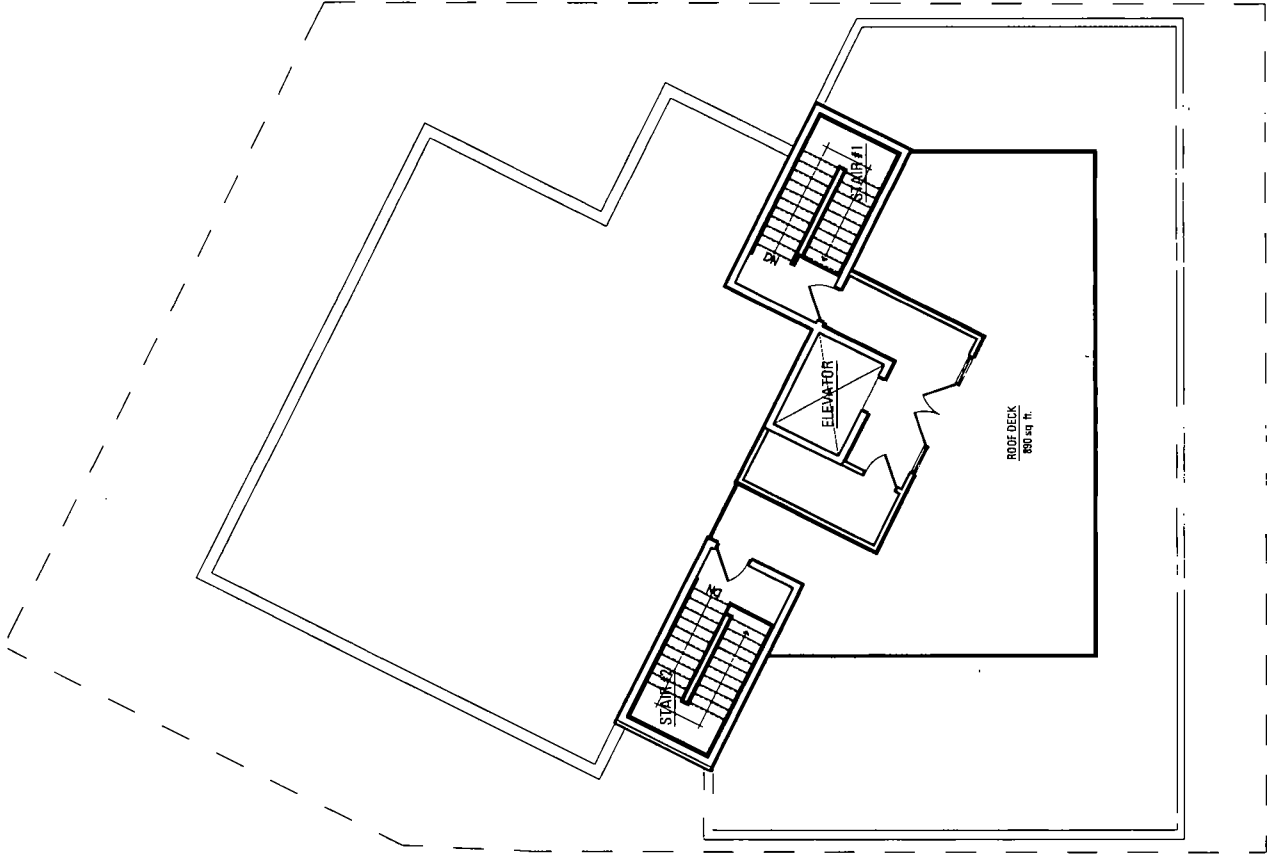


SIXTH FLOOR PLAN - 4,752 sq. ft.
 3/22" = 1'-0"



proj.# 2164
 URBICOLN FLATS
 MIXED USE DEVELOPMENT
 3330 NORTH LINCOLN AVENUE
 CHICAGO, IL
 description 06/26/2022, ISSUED FOR ZONING REVIEW

Jonathan SPLITT architects llc
 4001 north ravenswood avenue
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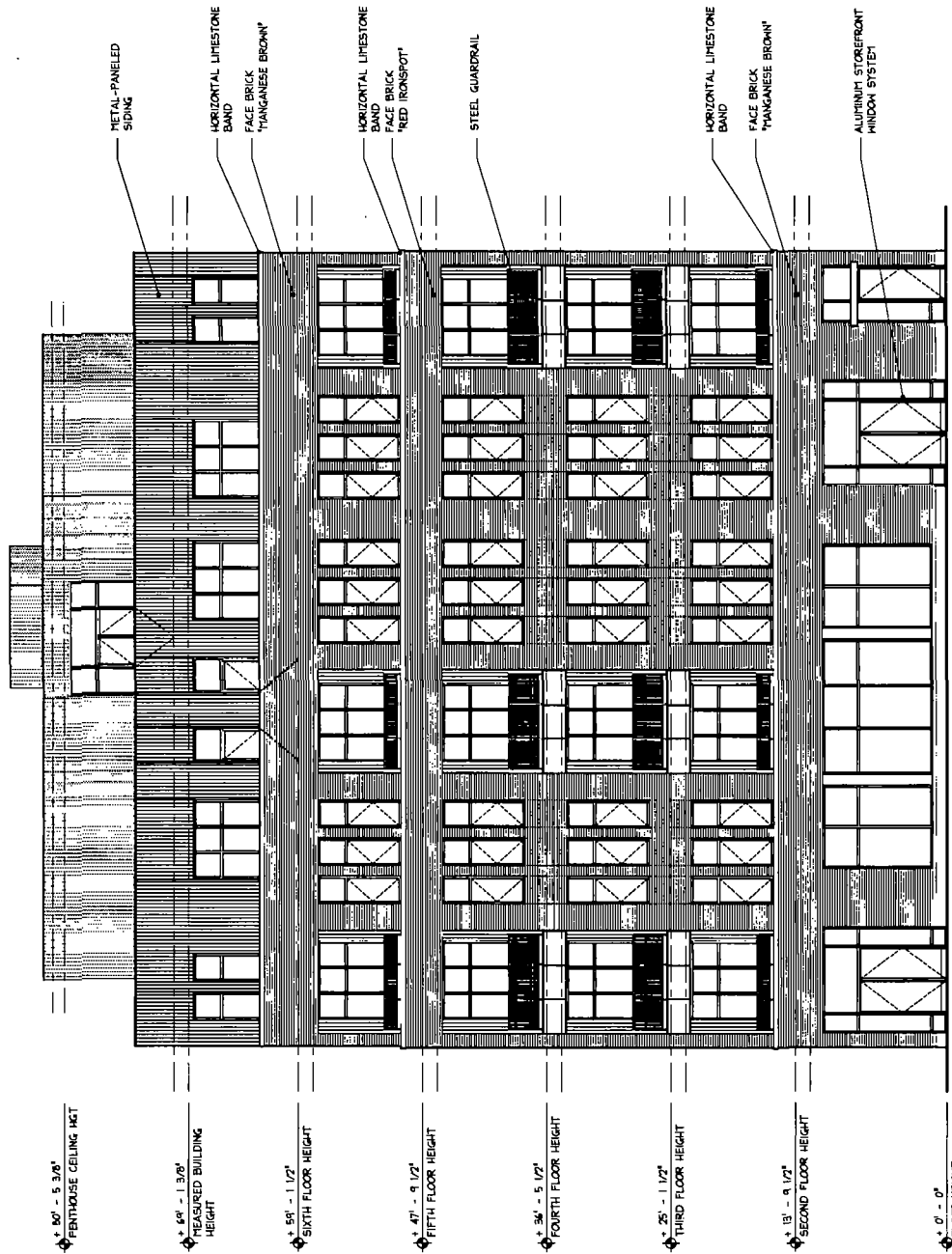


PENTHOUSE/ROOF PLAN - 651 sq. ft.
3/23/22 - 1'-0"



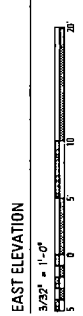
proj # 2164
proj. LINCOLN PLAZA'S
MIXED USE DEVELOPMENT
3310 NORTH LINCOLN AVENUE
CHICAGO, IL
description 05/06/2022, ISSUED FOR ZONING REVIEW

j|sa
Jonathan SPLITT architects llc
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773.883.1017 fax. 773.883.3081



↑ 50' - 5 3/8"
 PENTHOUSE CEILING HGT
 ↑ 64' - 1 3/8"
 MEASURED BUILDING HEIGHT
 ↑ 55' - 1 1/2"
 SIXTH FLOOR HEIGHT
 ↑ 47' - 9 1/2"
 FIFTH FLOOR HEIGHT
 ↑ 36' - 5 1/2"
 FOURTH FLOOR HEIGHT
 ↑ 25' - 1 1/2"
 THIRD FLOOR HEIGHT
 ↑ 13' - 9 1/2"
 SECOND FLOOR HEIGHT
 ↑ 0' - 0"
 FLOOR HEIGHT

METAL-PANELED SIDING
 HORIZONTAL LIMESTONE BAND FACE BRICK "MANGANESE BROWN"
 HORIZONTAL LIMESTONE BAND FACE BRICK "RED IRONSPOT"
 STEEL GUARDRAIL
 HORIZONTAL LIMESTONE BAND FACE BRICK "MANGANESE BROWN"
 ALUMINUM STOREFRONT WINDOW SYSTEM

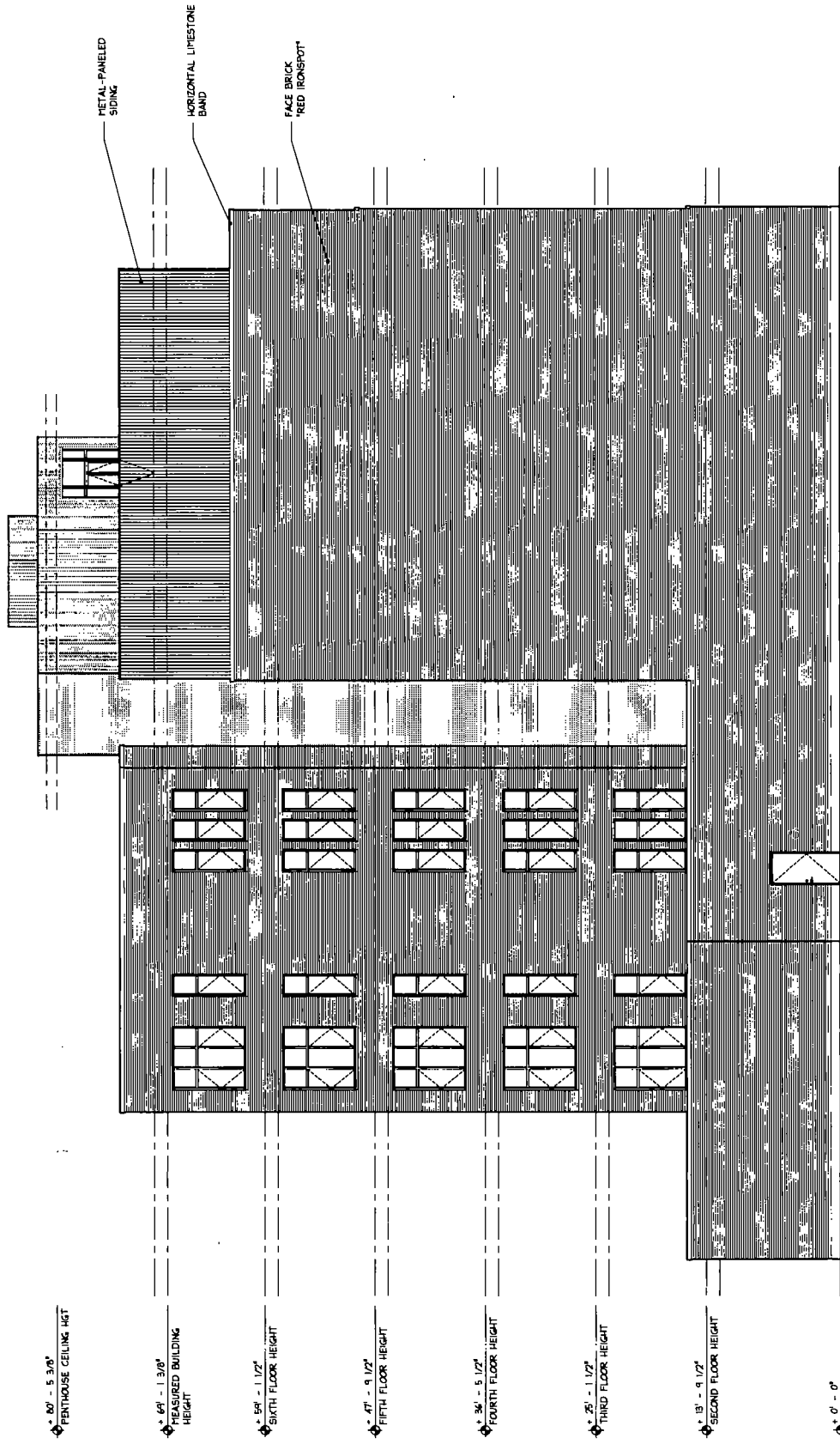


EAST ELEVATION

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proj.# 2164
 LINCOLN FLATS
 MIXED USE DEVELOPMENT
 3510 NORTH LINCOLN AVENUE
 CHICAGO, IL
 06/06/2022, ISSUED FOR ZONING REVIEW





◆ + 80' - 5.3/8"
PENTHOUSE CEILING HGT

◆ + 69' - 1.3/8"
MEASURED BUILDING
HEIGHT

◆ + 59' - 1.1/2"
SIXTH FLOOR HEIGHT

◆ + 47' - 9.1/2"
FIFTH FLOOR HEIGHT

◆ + 36' - 5.1/2"
FOURTH FLOOR HEIGHT

◆ + 25' - 1.1/2"
THIRD FLOOR HEIGHT

◆ + 15' - 9.1/2"
SECOND FLOOR HEIGHT

◆ + 0' - 0"
FLOOR HEIGHT

METAL-PANELED
SIDING

HORIZONTAL LIMESTONE
BAND

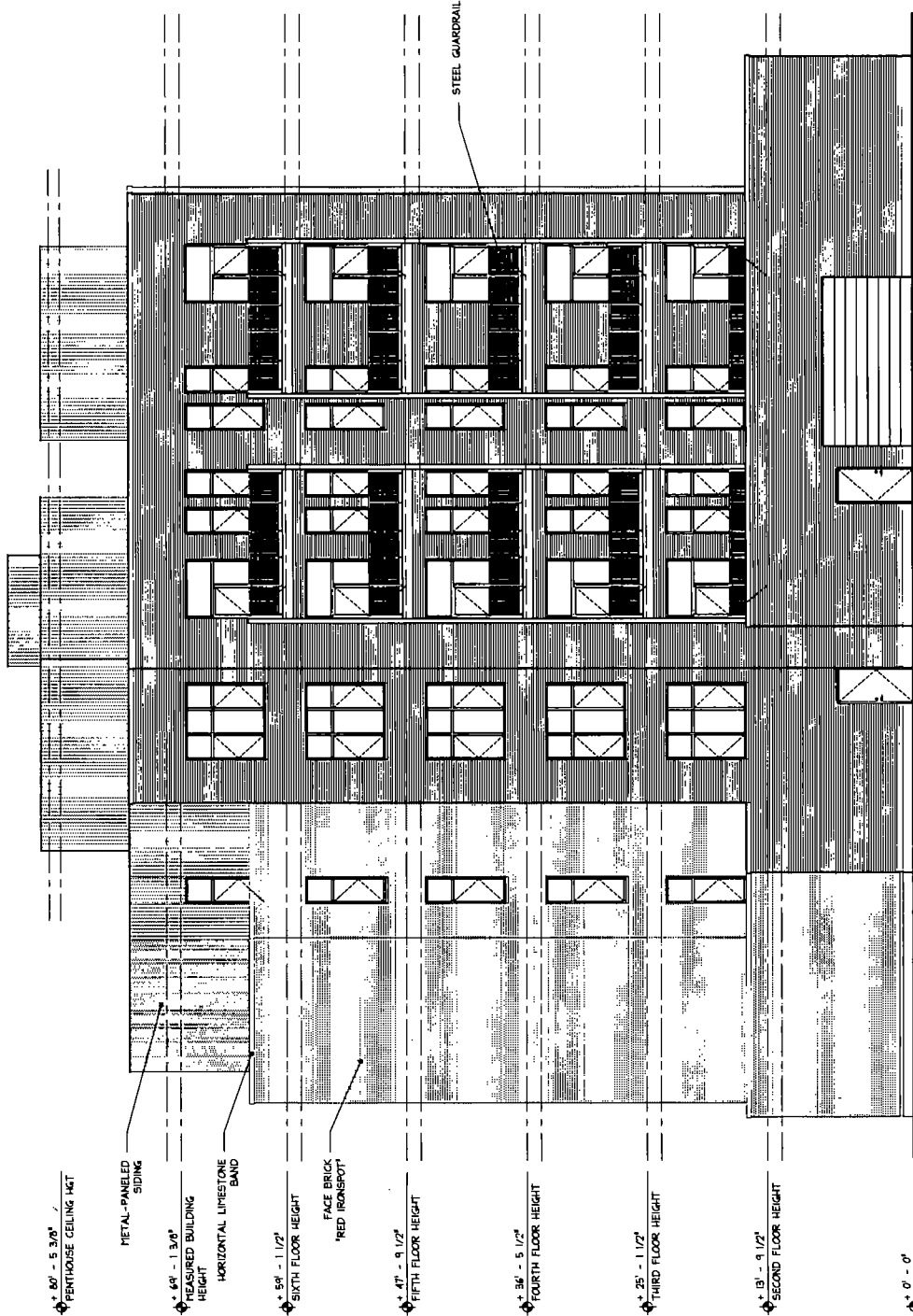
FACE BRICK
"RED IRONSPOT"

SOUTH ELEVATION



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773 883 1017 (ax 773 883 3081)

proj.# 2:04
proj.
LINCOLN PLATS
MIXED USE DEVELOPMENT
3310 NORTH LINCOLN AVENUE
CHICAGO, IL
06/06/2022 ISSUED FOR ZONING REVIEW



↑ 60' - 5 3/8"
PENTHOUSE CEILING HGT

↑ 64' - 1 3/8"
MEASURED BUILDING HEIGHT

↑ 59' - 1 1/2"
SIXTH FLOOR HEIGHT

↑ 47' - 9 1/2"
FIFTH FLOOR HEIGHT

↑ 34' - 5 1/2"
FOURTH FLOOR HEIGHT

↑ 25' - 1 1/2"
THIRD FLOOR HEIGHT

↑ 13' - 9 1/2"
SECOND FLOOR HEIGHT

↑ 0' - 0"
FLOOR HEIGHT

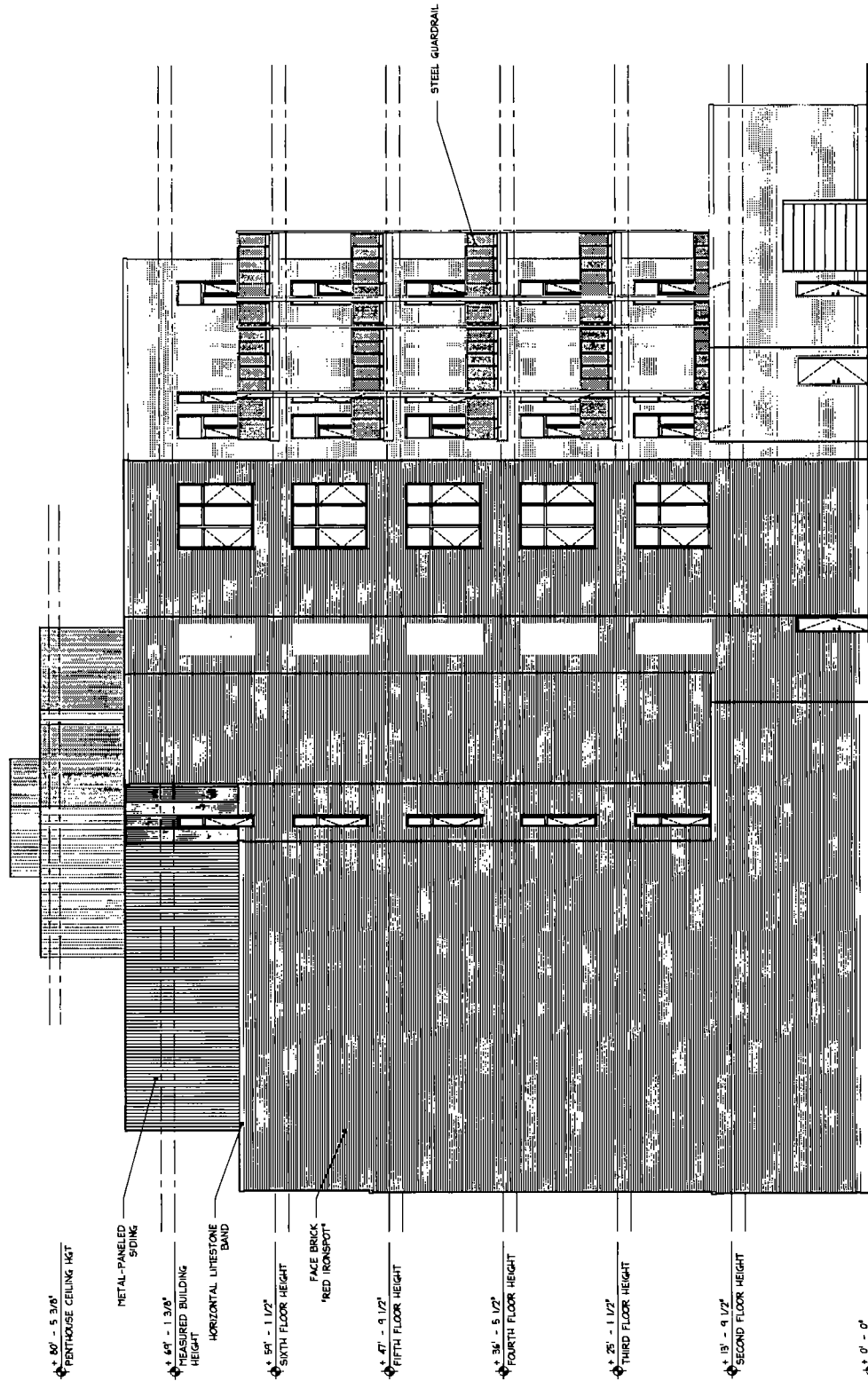
STEEL GUARDRAIL

WEST ELEVATION



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773.883.1017 fax: 773.883.3061

Proj.# 2184
UNICORP-HAIS
MIXED USE DEVELOPMENT
300 W. LINCOLN AVENUE
CHICAGO, IL
Description 05/06/2022 ISSUED FOR ZONING REVIEW



+ 80' - 5.3/8"
PENTHOUSE CEILING HGT

METAL-PANELED
SIDING

+ 49' - 1.3/8"
MEASURED BUILDING
HEIGHT

HORIZONTAL LIRESTONE
BAND

+ 54' - 1.1/2"
SIXTH FLOOR HEIGHT

FACE BRICK
'RED IRONSPOT'

+ 47' - 9.1/2"
FIFTH FLOOR HEIGHT

+ 36' - 5.1/2"
FOURTH FLOOR HEIGHT

+ 25' - 1.1/2"
THIRD FLOOR HEIGHT

+ 15' - 9.1/2"
SECOND FLOOR HEIGHT

+ 0' - 0"
FLOOR HEIGHT

STEEL GUARDRAIL

NORTH ELEVATION



jsa
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4001 north ravenwood avenue
suite 801
chicago illinois 606132576
773 883 1017 / a: 773 883 3081

proj.# 2184
proj. LINCOLN FLATS
MIXED USE DEVELOPMENT
1400 N LINCOLN AVENUE
CHICAGO, IL
description 05/03/2022. ISSUED FOR ZONING REVIEW



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

#21070-T1
INTRO DATE
JUNE 22, 2022

1. ADDRESS of the property Applicant is seeking to rezone:
3310-3312 North Lincoln Avenue, Chicago, Illinois

2. Ward Number that property is located: 47

3. APPLICANT: 3312 Lincoln LLC

ADDRESS: 1607 West Waveland Avenue CITY: Chicago

STATE: Illinois ZIP CODE: 60613 PHONE: 312-782-1983

EMAIL: sara@sambankslaw.com CONTACT PERSON: Sara Barnes – 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 Applicant – Above.

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: Sara K. Barnes - Law Offices of Samuel V.P. Banks

ADDRESS: 221 North LaSalle Street, 38th Floor

CITY: Chicago STATE: Illinois ZIP CODE: 60601

PHONE: 312-782-1983 FAX: 312-782-2433 EMAIL: sara@sambankslaw.com

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

20400 Partners LLC – Manager; John Mangan – Member

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

June 2021

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

No

9. Present Zoning District: B1-2 Proposed Zoning District: B3-3

10. Lot size in square feet (or dimensions): 7,200.6 square feet (irregular-shaped lot)

11. Current Use of the Property: The subject property consists of three contiguous (irregular) lots of record. The site, in its entirety is currently improved with a laterally conjoined three-story and one-story (with basement) mixed-use building and a one-story coach house (rear).

12. Reason for rezoning the property: The Applicant is seeking a Zoning Map Amendment in order to permit the redevelopment of the site, in its entirety, with a new six-story multi-unit mixed-use building, which will feature commercial space on the 1st Floor and a total of twenty-four (24) dwelling units – above (2nd thru 6th Floors), with off-street interior parking for seven (7) vehicles.

13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling unit number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC) The subject property consists of three contiguous (irregular) lots of record. The site, in its entirety is currently improved with a laterally conjoined three-story and one-story (with basement) mixed-use building and a one-story coach house (rear). These improvements span the entirety of the site, so that there is no off-street parking servicing the existing operations. The Applicant is seeking a Zoning Map Amendment in order to permit the redevelopment of the site, in its entirety, with a new six-story multi-unit mixed-use building, which will feature commercial space (2,034 square feet) on the 1st Floor and a total of twenty-four (24) dwelling units – above (2nd thru 6th Floors), with off-street interior parking. To allow for the new improvements, the Applicant intends to raze the existing structures. Due to its close *proximity to the Paulina CTA Train Station AND the Ashland Bus Line Corridor Roadway Segment, and in an effort to reduce vehicular congestion in the area, the proposal calls for the provision of off-street parking for seven (7) vehicles, within the 1st Floor (rear) of the proposed new building, which represents a 70% reduction in the otherwise required parking for the development. *[The subject property is located on a Six-Corners Pedestrian Street, less than 2,640 feet from the entrance to the CTA Train Station and a designated CTA Bus Line Corridor Roadway Segment, and therefore constitutes a Transit Served Location. (Section 17-10-0102-B)] In further consideration of these conditions, the proposal also includes a dedicated parking-storage room, for bicycles, within the 1st Floor of the building. The new proposed building will measure 69 feet-2 inches in height and such improvements will be masonry in construction.

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

YES X NO _____

COUNTY OF COOK
STATE OF ILLINOIS

I, JOHN MANGAN, 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

25th day of May, 2022.

Diann Marquis
Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____



NORTH

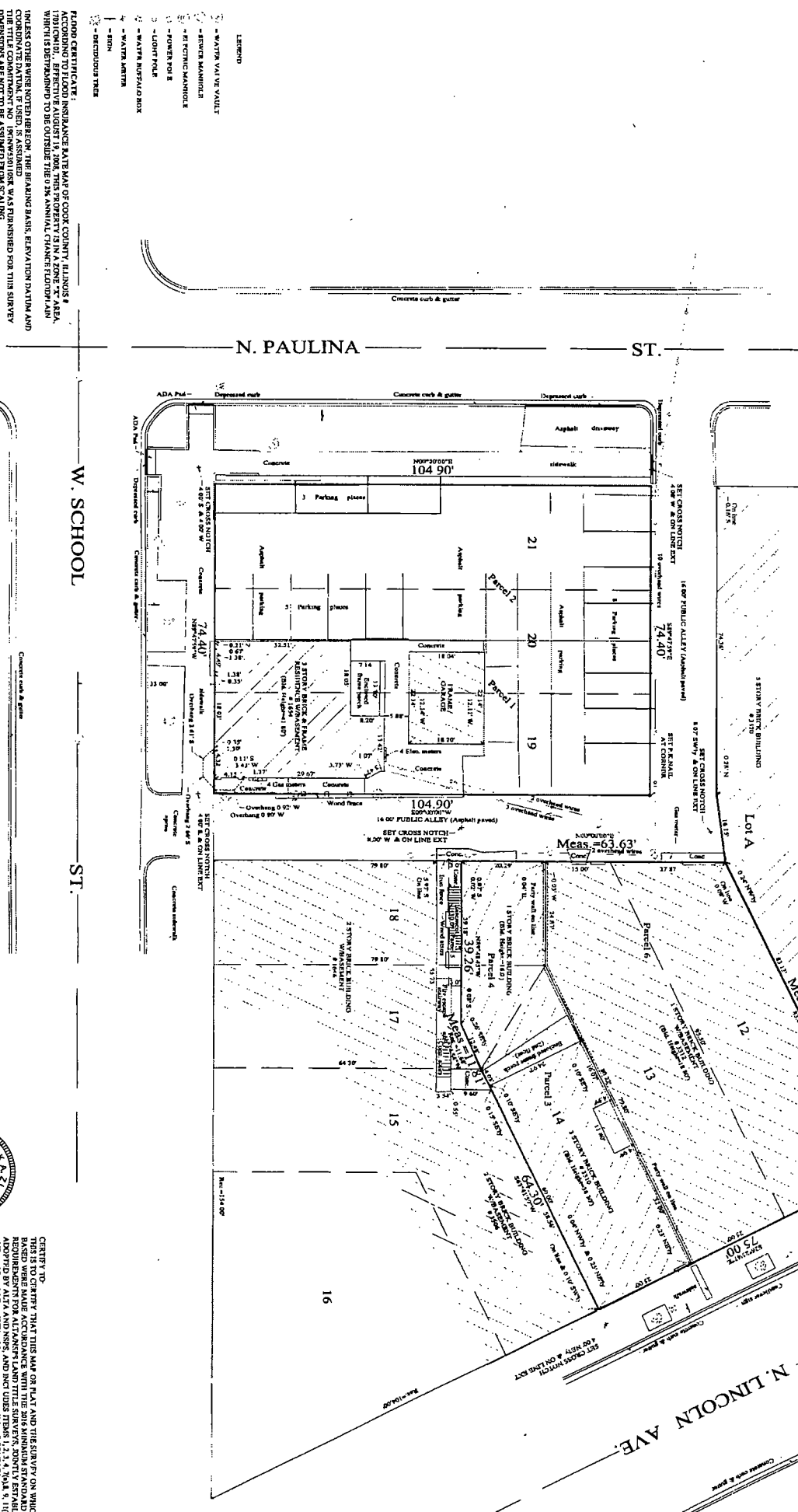
SITE MAP

A. P. SURVEYING COMPANY, P.C.

LICENSE No. 184-003109

PROFESSIONAL DESIGN FIRM - LAND SURVEYING CORPORATION
ALTA/NENSPS LAND TITLE SURVEY
OF

PARCEL 19
LOT 19 GRABS SOUTH ADJUNCTION TO CHICAGO, A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 49 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS
PARCEL 20
LOT 20 GRABS NORTH ADJUNCTION TO CHICAGO, A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 49 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS
PARCEL 21
LOT 21 GRABS SOUTH ADJUNCTION TO CHICAGO, A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 49 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS
PARCEL 22
LOT 22 GRABS NORTH ADJUNCTION TO CHICAGO, A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 49 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS



- LEGEND
- WATER VAULT
 - SEWER MAINLINE
 - FIRE HYDRANT
 - POWERS POLE
 - LIGHT POLE
 - WATER RESERVOIR BOX
 - WATER METER
 - SEWER
 - ELECTRIC TRAIL

FLOOD CERTIFICATE
ACCORDING TO FLOOD INSURANCE RATE MAP OF COOK COUNTY, ILLINOIS 178101D, EFFECTIVE AUGUST 19, 2000, THIS PROPERTY IS IN A ZONE "X" AREA, WHICH IS DESIGNATED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN AND UNLESS OTHERWISE NOTED HEREON, THE BEARING BASIS, ELEVATION DATA AND DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING

DRAWN BY
Scale 1 inch = 16 feet
DATE: DECEMBER 8, 2021
Checked by: JILL LANGRISH



CERTIFICATE TO THESE TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE PREPARED AND MADE ACCORDING TO THE RULES AND REGULATIONS ADOPTED BY ALTA AND NENSPS, AND MET ALL THE REQUIREMENTS ESTABLISHED BY THE RULES AND REGULATIONS. THE FIELD WORK WAS COMPLETED ON NOVEMBER 20, 2021.
DATE OF PLAN: DECEMBER 4, 2021
ALTA/NENSPS
Land Surveying
1115 North Lincoln Ave.
Chicago, IL 60610
Tel: 312.281.1100
Fax: 312.281.1101
www.altanensps.com

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

June 22, 2022

Honorable Thomas Tunney
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 sent by USPS First Class Mail no more than 30 days before filing the application.

That the undersigned certifies that the notice contained the address of the property sought to be rezoned as **3310-3312 North Lincoln Avenue, Chicago, Illinois**; a statement of intended use of said property; the name and address of the Applicant-Property Owner; and a statement that the Applicant intends to file an application for a change in zoning on approximately **June 22, 2022**.

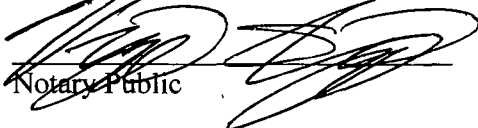
That the Applicant has made a bonafide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Zoning Code of the City of Chicago and that the Applicant certifies that the accompanying list of names and addresses of surrounding property owners within 250 feet is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


Sara K. Barnes – *Attorney for Applicant*

Subscribed and sworn to before me

this 3rd day of JUNE, 2022.


Notary Public



PUBLIC NOTICE

Via USPS First Class Mail

June 22, 2022

Dear Sir or Madam:

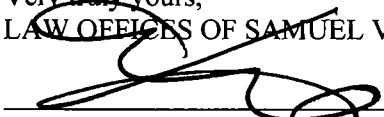
In accordance with Amendment to the Zoning Code enacted by the City Council, Section 17-13-0107-A, please be informed that on or about **June 22, 2022**, I, the undersigned, intend to file an application for an amendment to the zoning map from a *B1-2 Neighborhood Shopping District* to a *B3-3 Community Shopping District*, on behalf of the Applicant-Owner – **3312 Lincoln LLC**, for the property generally located at **3310-3312 North Lincoln Avenue, Chicago, Illinois**.

The subject property consists of three contiguous (*irregular*) lots of record. The site, in its entirety is currently improved with a laterally conjoined three-story and one-story (with basement) *mixed-use* building and a one-story *coach house* (rear). These improvements span the entirety of the site, so that there is no off-street parking servicing the existing operations. The Applicant is seeking a *Zoning Map Amendment* in order to permit the redevelopment of the site, in its entirety, with a new six-story multi-unit *mixed-use* building, which will feature *commercial* space on the 1st Floor and a total of twenty-four (24) *dwelling units* – above (2nd thru 6th Floors), with off-street interior parking. To allow for the new improvements, the Applicant intends to raze the existing structures. Due to its close proximity to the *Paulina CTA Train Station* AND the *Ashland Bus Line Corridor Roadway Segment*, and in an effort to reduce vehicular congestion in the area, the proposal calls for the provision of off-street parking for seven (7) vehicles, within the 1st Floor (*rear*) of the proposed new building, which represents a 70% reduction in the otherwise required parking for the development. *[*The subject property is located on a Six-Corners Pedestrian Street, less than 2,640 feet from the entrance to the CTA Train Station and a designated CTA Bus Line Corridor Roadway Segment, and therefore constitutes a Transit Served Location, under the current Zoning Ordinance.*] In further consideration of these conditions, the proposal also includes a dedicated parking-storage room, for bicycles, within the 1st Floor of the building. The new proposed building will measure 69 feet-2 inches in height and such improvements will be masonry in construction.

The Applicant and Property Owner – **3312 Lincoln LLC**, is located at 1604 West Waveland Avenue, Chicago, Illinois 60613.

The contact person for this application is **Sara K. Barnes**. My address is 221 North LaSalle Street, 38th Floor, Chicago, Illinois. My telephone number is 312-782-1983.

Very truly yours,
LAW OFFICES OF SAMUEL V.P. BANKS


Sara K. Barnes – *Attorney for Applicant*

***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 property subject to the proposed Zoning Amendment.

To whom it may concern:

I, JOHN MANGAN, on behalf of *3312 Lincoln LLC* – the Applicant and Owner, with regard to the property generally located at 3310-3312 North Lincoln Avenue, Chicago, Illinois, authorize the Law Offices of Samuel V.P. Banks to file an application for a *Zoning Map Amendment*, before the City of Chicago – City Council, for and affecting that property.



John Mangan
3312 Lincoln LLC

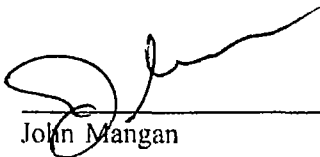
-FORM OF AFFIDAVIT-

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

Dear Chairman Tunney:

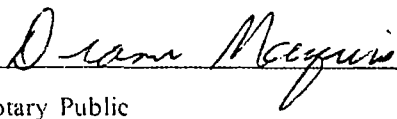
I, JOHN MANGAN, on behalf of 3312 *Lincoln LLC*, understand that the Law Offices of Samuel V.P. Banks has filed a sworn affidavit identifying 3312 *Lincoln LLC* as holding present title interest in certain land that is subject to the proposed *Zoning Map Amendment*, for the property generally identified as 3310-3312 North Lincoln Avenue, Chicago, Illinois.

I, JOHN MANGAN, being first duly sworn under oath, depose and say that 3312 *Lincoln LLC* holds that interest for itself, and for no other person, association, or shareholder.

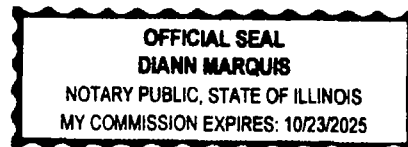


John Mangan 9/25/22
Date

Subscribed and sworn to before me
this 25 day of May, 2022.



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:

3312 Lincoln LLC

Check ONE of the following three boxes:

Indicate whether the Disclosing Party submitting this EDS is:

1. the Property Owner and 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: 1607 West Waveland Avenue
Chicago, Illinois 60613

C. Telephone: 312-782-1983 Fax: N/A Email: sara@sambankslaw.com

D. Name of contact person: Sara Barnes - Attorney for Owner-Applicant

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):

The Applicant is seeking a Zoning Map Amendment affecting 3310-3312 North Lincoln Avenue.

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

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

Specification # _____ and Contract # _____

SECTION II -- DISCLOSURE OF OWNERSHIP INTERESTS

A. NATURE OF THE DISCLOSING PARTY

1. Indicate the nature of the Disclosing Party:

- | | |
|---|---|
| <input type="checkbox"/> Person | <input checked="" type="checkbox"/> Limited liability company |
| <input type="checkbox"/> Publicly registered business corporation | <input type="checkbox"/> Limited liability partnership |
| <input type="checkbox"/> Privately held business corporation | <input type="checkbox"/> Joint venture |
| <input type="checkbox"/> Sole proprietorship | <input type="checkbox"/> Not-for-profit corporation |
| <input type="checkbox"/> General partnership | (Is the not-for-profit corporation also a 501(c)(3))? |
| <input type="checkbox"/> Limited partnership | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/> Trust | <input type="checkbox"/> Other (please specify) |
-

2. For legal entities, the state (or foreign country) of incorporation or organization, if applicable:

Illinois

3. For legal entities not organized in the State of Illinois: Has the organization registered to do business in the State of Illinois as a foreign entity?

- Yes No Organized in Illinois

B. IF THE DISCLOSING PARTY IS A LEGAL ENTITY:

1. List below the full names and titles, if applicable, of: (i) all executive officers and all directors of the entity; (ii) **for not-for-profit corporations**, all members, if any, which are legal entities (if there are no such members, write "no members which are legal entities"); (iii) **for trusts, estates or other similar entities**, the trustee, executor, administrator, or similarly situated party; (iv) **for general or limited partnerships, limited liability companies, limited liability partnerships or joint ventures**, each general partner, managing member, manager or any other person or legal entity that directly or indirectly controls the day-to-day management of the Applicant.

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

Name	Title
20400 Partners LLC	Manager

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
20400 Partners LLC	1607 West Waveland Avenue, Chicago, Illinois 60613	100%

SECTION III -- INCOME OR COMPENSATION TO, OR OWNERSHIP BY, CITY ELECTED OFFICIALS

Has the Disclosing Party provided any income or compensation to any City elected official during the 12-month period preceding the date of this EDS? Yes No

Does the Disclosing Party reasonably expect to provide any income or compensation to any City elected official during the 12-month period following the date of this EDS? Yes No

If "yes" to either of the above, please identify below the name(s) of such City elected official(s) and describe such income or compensation:

Does any City elected official or, to the best of the Disclosing Party's knowledge after reasonable inquiry, any City elected official's spouse or domestic partner, have a financial interest (as defined in Chapter 2-156 of the Municipal Code of Chicago ("MCC")) in the Disclosing Party?

Yes No

If "yes," please identify below the name(s) of such City elected official(s) and/or spouse(s)/domestic partner(s) and describe the financial interest(s).

SECTION IV -- DISCLOSURE OF SUBCONTRACTORS AND OTHER RETAINED PARTIES

The Disclosing Party must disclose the name and business address of each subcontractor, attorney, lobbyist (as defined in MCC Chapter 2-156), accountant, consultant and any other person or entity whom the Disclosing Party has retained or expects to retain in connection with the Matter, as well as the nature of the relationship, and the total amount of the fees paid or estimated to be paid. The Disclosing Party is not required to disclose employees who are paid solely through the Disclosing Party's regular payroll. If the Disclosing Party is uncertain whether a disclosure is required under this Section, the Disclosing Party must either ask the City whether disclosure is required or make the disclosure.

Name (indicate whether retained or anticipated to be retained)	Business Address	Relationship to Disclosing Party (subcontractor, attorney, lobbyist, etc.)	Fees (<u>indicate whether paid or estimated.</u>) NOTE: "hourly rate" or "t.b.d." is not an acceptable response.
Law Offices of Samuel VP Banks	221 North LaSalle Street	38th Floor, Chicago, Illinois 60601	\$8,500.00 (est.)/\$4,500.00 (paid)

*Attorneys - Retained

(Add sheets if necessary)

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

SECTION V -- CERTIFICATIONS

A. COURT-ORDERED CHILD SUPPORT COMPLIANCE

Under MCC Section 2-92-415, substantial owners of business entities that contract with the City must remain in compliance with their child support obligations throughout the contract's term.

Has any person who directly or indirectly owns 10% or more of the Disclosing Party been declared in arrearage on any child support obligations by any Illinois court of competent jurisdiction?

Yes No No person directly or indirectly owns 10% or more of the Disclosing Party.

If "Yes," has the person entered into a court-approved agreement for payment of all support owed and is the person in compliance with that agreement?

Yes No

B. FURTHER CERTIFICATIONS

1. [This paragraph 1 applies only if the Matter is a contract being handled by the City's Department of Procurement Services.] In the 5-year period preceding the date of this EDS, neither the Disclosing Party nor any Affiliated Entity [see definition in (5) below] has engaged, in connection with the performance of any public contract, the services of an integrity monitor, independent private sector inspector general, or integrity compliance consultant (i.e., an individual or entity with legal, auditing, investigative, or other similar skills, designated by a public agency to help the agency monitor the activity of specified agency vendors as well as help the vendors reform their business practices so they can be considered for agency contracts in the future, or continue with a contract in progress).

2. The Disclosing Party and its Affiliated Entities are not delinquent in the payment of any fine, fee, tax or other source of indebtedness owed to the City of Chicago, including, but not limited to, water and sewer charges, license fees, parking tickets, property taxes and sales taxes, nor is the Disclosing Party delinquent in the payment of any tax administered by the Illinois Department of Revenue.

3. The Disclosing Party and, if the Disclosing Party is a legal entity, all of those persons or entities identified in Section II(B)(1) of this EDS:

- a. are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from any transactions by any federal, state or local unit of government;
- b. have not, during the 5 years before the date of this EDS, been convicted of a criminal offense, adjudged guilty, or had a civil judgment rendered against them in connection with: obtaining, attempting to obtain, or performing a public (federal, state or local) transaction or contract under a public transaction; a violation of federal or state antitrust statutes; fraud; embezzlement; theft; forgery; bribery; falsification or destruction of records; making false statements; or receiving stolen property;
- c. are not presently indicted for, or criminally or civilly charged by, a governmental entity (federal, state or local) with committing any of the offenses set forth in subparagraph (b) above;
- d. have not, during the 5 years before the date of this EDS, had one or more public transactions (federal, state or local) terminated for cause or default; and
- e. have not, during the 5 years before the date of this EDS, been convicted, adjudged guilty, or found liable in a civil proceeding, or in any criminal or civil action, including actions concerning environmental violations, instituted by the City or by the federal government, any state, or any other unit of local government.

4. The Disclosing Party understands and shall comply with the applicable requirements of MCC Chapters 2-56 (Inspector General) and 2-156 (Governmental Ethics).

5. Certifications (5), (6) and (7) concern:

- the Disclosing Party;
- any "Contractor" (meaning any contractor or subcontractor used by the Disclosing Party in connection with the Matter, including but not limited to all persons or legal entities disclosed under Section IV, "Disclosure of Subcontractors and Other Retained Parties");
- any "Affiliated Entity" (meaning a person or entity that, directly or indirectly: controls the Disclosing Party, is controlled by the Disclosing Party, or is, with the Disclosing Party, under common control of another person or entity). Indicia of control include, without limitation: interlocking management or ownership; identity of interests among family members, shared facilities and equipment; common use of employees; or organization of a business entity following the ineligibility of a business entity to do business with federal or state or local government, including the City, using substantially the same management, ownership, or principals as the ineligible entity. With respect to Contractors, the term Affiliated Entity means a person or entity that directly or indirectly controls the Contractor, is controlled by it, or, with the Contractor, is under common control of another person or entity;
- any responsible official of the Disclosing Party, any Contractor or any Affiliated Entity or any other official, agent or employee of the Disclosing Party, any Contractor or any Affiliated Entity, acting pursuant to the direction or authorization of a responsible official of the Disclosing Party, any Contractor or any Affiliated Entity (collectively "Agents").

Neither the Disclosing Party, nor any Contractor, nor any Affiliated Entity of either the Disclosing Party or any Contractor, nor any Agents have, during the 5 years before the date of this EDS, or, with respect to a Contractor, an Affiliated Entity, or an Affiliated Entity of a Contractor during the 5 years before the date of such Contractor's or Affiliated Entity's contract or engagement in connection with the Matter:

- a. bribed or attempted to bribe, or been convicted or adjudged guilty of bribery or attempting to bribe, a public officer or employee of the City, the State of Illinois, or any agency of the federal government or of any state or local government in the United States of America, in that officer's or employee's official capacity;
- b. agreed or colluded with other bidders or prospective bidders, or been a party to any such agreement, or been convicted or adjudged guilty of agreement or collusion among bidders or prospective bidders, in restraint of freedom of competition by agreement to bid a fixed price or otherwise; or
- c. made an admission of such conduct described in subparagraph (a) or (b) above that is a matter of record, but have not been prosecuted for such conduct; or
- d. violated the provisions referenced in MCC Subsection 2-92-320(a)(4)(Contracts Requiring a Base Wage); (a)(5)(Debarment Regulations); or (a)(6)(Minimum Wage Ordinance).

6. Neither the Disclosing Party, nor any Affiliated Entity or Contractor, or any of their employees, officials, agents or partners, is barred from contracting with any unit of state or local government as a result of engaging in or being convicted of (1) bid-rigging in violation of 720 ILCS 5/33E-3; (2) bid-rotating in violation of 720 ILCS 5/33E-4; or (3) any similar offense of any state or of the United States of America that contains the same elements as the offense of bid-rigging or bid-rotating.

7. Neither the Disclosing Party nor any Affiliated Entity is listed on a Sanctions List maintained by the United States Department of Commerce, State, or Treasury, or any successor federal agency.

8. [FOR APPLICANT ONLY] (i) Neither the Applicant nor any "controlling person" [see MCC Chapter 1-23, Article I for applicability and defined terms] of the Applicant is currently indicted or charged with, or has admitted guilt of, or has ever been convicted of, or placed under supervision for, any criminal offense involving actual, attempted, or conspiracy to commit bribery, theft, fraud, forgery, perjury, dishonesty or deceit against an officer or employee of the City or any "sister agency"; and (ii) the Applicant understands and acknowledges that compliance with Article I is a continuing requirement for doing business with the City. NOTE: If MCC Chapter 1-23, Article I applies to the Applicant, that Article's permanent compliance timeframe supersedes 5-year compliance timeframes in this Section V.

9. [FOR APPLICANT ONLY] The Applicant and its Affiliated Entities will not use, nor permit their subcontractors to use, any facility listed as having an active exclusion by the U.S. EPA on the federal System for Award Management ("SAM").

10. [FOR APPLICANT ONLY] The Applicant will obtain from any contractors/subcontractors hired or to be hired in connection with the Matter certifications equal in form and substance to those in Certifications (2) and (9) above and will not, without the prior written consent of the City, use any such

contractor/subcontractor that does not provide such certifications or that the Applicant has reason to believe has not provided or cannot provide truthful certifications.

11. If the Disclosing Party is unable to certify to any of the above statements in this Part B (Further Certifications), the Disclosing Party must explain below:

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

12. To the best of the Disclosing Party's knowledge after reasonable inquiry, the following is a complete list of all current employees of the Disclosing Party who were, at any time during the 12-month period preceding the date of this EDS, an employee, or elected or appointed official, of the City of Chicago (if none, indicate with "N/A" or "none").

None

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

None

C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

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

is

is not

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

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

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

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

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

D. CERTIFICATION REGARDING FINANCIAL INTEREST IN CITY BUSINESS

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

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

Yes No

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

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

Does the Matter involve a City Property Sale?

Yes No

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

Name	Business Address	Nature of Financial Interest

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

E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

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

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

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

SECTION VI -- CERTIFICATIONS FOR FEDERALLY FUNDED MATTERS

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

A. CERTIFICATION REGARDING LOBBYING

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

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

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

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

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

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

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

B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY

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

Is the Disclosing Party the Applicant?

Yes

No

If "Yes," answer the three questions below:

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

Yes

No

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

Yes

No

Reports not required

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

Yes

No

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

SECTION VII -- FURTHER ACKNOWLEDGMENTS AND CERTIFICATION

The Disclosing Party understands and agrees that:

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

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

C. If the City determines that any information provided in this EDS is false, incomplete or inaccurate, any contract or other agreement in connection with which it is submitted may be rescinded or be void or voidable, and the City may pursue any remedies under the contract or agreement (if not rescinded or void), at law, or in equity, including terminating the Disclosing Party's participation in the Matter and/or declining to allow the Disclosing Party to participate in other City transactions. Remedies at law for a false statement of material fact may include incarceration and an award to the City of treble damages.

D. It is the City's policy to make this document available to the public on its Internet site and/or upon request. Some or all of the information provided in, and appended to, this EDS may be made publicly available on the Internet, in response to a Freedom of Information Act request, or otherwise. By completing and signing this EDS, the Disclosing Party waives and releases any possible rights or claims which it may have against the City in connection with the public release of information contained in this EDS and also authorizes the City to verify the accuracy of any information submitted in this EDS.

E. The information provided in this EDS must be kept current. In the event of changes, the Disclosing Party must supplement this EDS up to the time the City takes action on the Matter. If the Matter is a contract being handled by the City's Department of Procurement Services, the Disclosing Party must update this EDS as the contract requires. **NOTE:** With respect to Matters subject to MCC Chapter 1-23, Article I (imposing **PERMANENT INELIGIBILITY** for certain specified offenses), the information provided herein regarding eligibility must be kept current for a longer period, as required by MCC Chapter 1-23 and Section 2-154-020.

CERTIFICATION

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

3312 Lincoln LLC

(Print or type exact legal name of Disclosing Party)

By: _____

(Sign here)

John Mangan

(Print or type name of person signing)

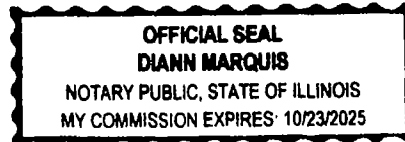
Managing Member

(Print or type title of person signing)

Signed and sworn to before me on (date) 5-25-22,

at Cook County, IL (state).

Diann Marquis
Notary Public



Commission expires: 10-23-25

**CITY OF CHICAGO
ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT
APPENDIX A**

**FAMILIAL RELATIONSHIPS WITH ELECTED CITY OFFICIALS
AND DEPARTMENT HEADS**

This Appendix is to be completed only by (a) the Applicant, and (b) any legal entity which has a direct ownership interest in the Applicant exceeding 7.5%. It is not to be completed by any legal entity which has only an indirect ownership interest in the Applicant.

Under MCC Section 2-154-015, the Disclosing Party must disclose whether such Disclosing Party or any "Applicable Party" or any Spouse or Domestic Partner thereof currently has a "familial relationship" with any elected city official or department head. A "familial relationship" exists if, as of the date this EDS is signed, the Disclosing Party or any "Applicable Party" or any Spouse or Domestic Partner thereof is related to the mayor, any alderman, the city clerk, the city treasurer or any city department head as spouse or domestic partner or as any of the following, whether by blood or adoption: parent, child, brother or sister, aunt or uncle, niece or nephew, grandparent, grandchild, father-in-law, mother-in-law, son-in-law, daughter-in-law, stepfather or stepmother, stepson or stepdaughter, stepbrother or stepsister or half-brother or half-sister.

"Applicable Party" means (1) all executive officers of the Disclosing Party listed in Section II.B.1.a., if the Disclosing Party is a corporation; all partners of the Disclosing Party, if the Disclosing Party is a general partnership; all general partners and limited partners of the Disclosing Party, if the Disclosing Party is a limited partnership; all managers, managing members and members of the Disclosing Party, if the Disclosing Party is a limited liability company; (2) all principal officers of the Disclosing Party; and (3) any person having more than a 7.5% ownership interest in the Disclosing Party. "Principal officers" means the president, chief operating officer, executive director, chief financial officer, treasurer or secretary of a legal entity or any person exercising similar authority.

Does the Disclosing Party or any "Applicable Party" or any Spouse or Domestic Partner thereof currently have a "familial relationship" with an elected city official or department head?

Yes

No

If yes, please identify below (1) the name and title of such person, (2) the name of the legal entity to which such person is connected; (3) the name and title of the elected city official or department head to whom such person has a familial relationship, and (4) the precise nature of such familial relationship.

**CITY OF CHICAGO
ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT
APPENDIX B**

BUILDING CODE SCOFFLAW/PROBLEM LANDLORD CERTIFICATION

This Appendix is to be completed only by (a) the Applicant, and (b) any legal entity which has a direct ownership interest in the Applicant exceeding 7.5% (an "Owner"). It is not to be completed by any legal entity which has only an indirect ownership interest in the Applicant.

1. Pursuant to MCC Section 2-154-010, is the Applicant or any Owner identified as a building code scofflaw or problem landlord pursuant to MCC Section 2-92-416?

Yes

No

2. If the Applicant is a legal entity publicly traded on any exchange, is any officer or director of the Applicant identified as a building code scofflaw or problem landlord pursuant to MCC Section 2-92-416?

Yes

No

The Applicant is not publicly traded on any exchange.

3. If yes to (1) or (2) above, please identify below the name of each person or legal entity identified as a building code scofflaw or problem landlord and the address of each building or buildings to which the pertinent code violations apply.

**CITY OF CHICAGO
ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT
APPENDIX C**

PROHIBITION ON WAGE & SALARY HISTORY SCREENING - CERTIFICATION

This Appendix is to be completed only by an Applicant that is completing this EDS as a “contractor” as defined in MCC Section 2-92-385. That section, which should be consulted (www.amlegal.com), generally covers a party to any agreement pursuant to which they: (i) receive City of Chicago funds in consideration for services, work or goods provided (including for legal or other professional services), or (ii) pay the City money for a license, grant or concession allowing them to conduct a business on City premises.

On behalf of an Applicant that is a contractor pursuant to MCC Section 2-92-385, I hereby certify that the Applicant is in compliance with MCC Section 2-92-385(b)(1) and (2), which prohibit: (i) screening job applicants based on their wage or salary history, or (ii) seeking job applicants’ wage or salary history from current or former employers. I also certify that the Applicant has adopted a policy that includes those prohibitions.

Yes

No

N/A – I am not an Applicant that is a “contractor” as defined in MCC Section 2-92-385.

This certification shall serve as the affidavit required by MCC Section 2-92-385(c)(1).

If you checked “no” to the above, please explain.

**CITY OF CHICAGO
ECONOMIC DISCLOSURE STATEMENT
AND AFFIDAVIT**

SECTION I -- GENERAL INFORMATION

A. Legal name of the Disclosing Party submitting this EDS. Include d/b/a/ if applicable:

20400 Partners LLC

Check ONE of the following three boxes:

Indicate whether the Disclosing Party submitting this EDS is:

1. the Property Owner

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:

3312 Lincoln LLC - Property Owner-Applicant

B. Business address of the Disclosing Party: 1607 West Waveland Avenue

Chicago, Illinois 60613

C. Telephone: 312-782-1983 Fax: N/A Email: sara@sambankslaw.com

D. Name of contact person: Sara Barnes - Attorney for Owner-Applicant

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):

The Applicant is seeking a Zoning Map Amendment affecting 3310-3312 North Lincoln Avenue.

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

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

Specification # _____ and Contract # _____

SECTION II -- DISCLOSURE OF OWNERSHIP INTERESTS

A. NATURE OF THE DISCLOSING PARTY

1. Indicate the nature of the Disclosing Party:

- | | |
|---|---|
| <input type="checkbox"/> Person | <input checked="" type="checkbox"/> Limited liability company |
| <input type="checkbox"/> Publicly registered business corporation | <input type="checkbox"/> Limited liability partnership |
| <input type="checkbox"/> Privately held business corporation | <input type="checkbox"/> Joint venture |
| <input type="checkbox"/> Sole proprietorship | <input type="checkbox"/> Not-for-profit corporation |
| <input type="checkbox"/> General partnership | (Is the not-for-profit corporation also a 501(c)(3))? |
| <input type="checkbox"/> Limited partnership | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/> Trust | <input type="checkbox"/> Other (please specify) |
-

2. For legal entities, the state (or foreign country) of incorporation or organization, if applicable:

Illinois

3. For legal entities not organized in the State of Illinois: Has the organization registered to do business in the State of Illinois as a foreign entity?

- Yes No Organized in Illinois

B. IF THE DISCLOSING PARTY IS A LEGAL ENTITY:

1. List below the full names and titles, if applicable, of: (i) all executive officers and all directors of the entity; (ii) **for not-for-profit corporations**, all members, if any, which are legal entities (if there are no such members, write "no members which are legal entities"); (iii) **for trusts, estates or other similar entities**, the trustee, executor, administrator, or similarly situated party; (iv) **for general or limited partnerships, limited liability companies, limited liability partnerships or joint ventures**, each general partner, managing member, manager or any other person or legal entity that directly or indirectly controls the day-to-day management of the Applicant.

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

Name	Title
John Mangan	Manager

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
John Mangan	1607 West Waveland Avenue, Chicago, Illinois 60613	100%

SECTION III -- INCOME OR COMPENSATION TO, OR OWNERSHIP BY, CITY ELECTED OFFICIALS

Has the Disclosing Party provided any income or compensation to any City elected official during the 12-month period preceding the date of this EDS? Yes No

Does the Disclosing Party reasonably expect to provide any income or compensation to any City elected official during the 12-month period following the date of this EDS? Yes No

If "yes" to either of the above, please identify below the name(s) of such City elected official(s) and describe such income or compensation:

Does any City elected official or, to the best of the Disclosing Party's knowledge after reasonable inquiry, any City elected official's spouse or domestic partner, have a financial interest (as defined in Chapter 2-156 of the Municipal Code of Chicago ("MCC")) in the Disclosing Party?

Yes No

If "yes," please identify below the name(s) of such City elected official(s) and/or spouse(s)/domestic partner(s) and describe the financial interest(s).

SECTION IV -- DISCLOSURE OF SUBCONTRACTORS AND OTHER RETAINED PARTIES

The Disclosing Party must disclose the name and business address of each subcontractor, attorney, lobbyist (as defined in MCC Chapter 2-156), accountant, consultant and any other person or entity whom the Disclosing Party has retained or expects to retain in connection with the Matter, as well as the nature of the relationship, and the total amount of the fees paid or estimated to be paid. The Disclosing Party is not required to disclose employees who are paid solely through the Disclosing Party's regular payroll. If the Disclosing Party is uncertain whether a disclosure is required under this Section, the Disclosing Party must either ask the City whether disclosure is required or make the disclosure.

Name (indicate whether retained or anticipated to be retained)	Business Address	Relationship to Disclosing Party (subcontractor, attorney, lobbyist, etc.)	Fees (<u>indicate whether paid or estimated.</u>) NOTE: "hourly rate" or "t.b.d." is not an acceptable response.
--	------------------	--	---

(Add sheets if necessary)

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

SECTION V -- CERTIFICATIONS

A. COURT-ORDERED CHILD SUPPORT COMPLIANCE

Under MCC Section 2-92-415, substantial owners of business entities that contract with the City must remain in compliance with their child support obligations throughout the contract's term.

Has any person who directly or indirectly owns 10% or more of the Disclosing Party been declared in arrearage on any child support obligations by any Illinois court of competent jurisdiction?

Yes No No person directly or indirectly owns 10% or more of the Disclosing Party.

If "Yes," has the person entered into a court-approved agreement for payment of all support owed and is the person in compliance with that agreement?

Yes No

B. FURTHER CERTIFICATIONS

1. [This paragraph 1 applies only if the Matter is a contract being handled by the City's Department of Procurement Services.] In the 5-year period preceding the date of this EDS, neither the Disclosing Party nor any Affiliated Entity [see definition in (5) below] has engaged, in connection with the performance of any public contract, the services of an integrity monitor, independent private sector inspector general, or integrity compliance consultant (i.e., an individual or entity with legal, auditing, investigative, or other similar skills, designated by a public agency to help the agency monitor the activity of specified agency vendors as well as help the vendors reform their business practices so they can be considered for agency contracts in the future, or continue with a contract in progress).

2. The Disclosing Party and its Affiliated Entities are not delinquent in the payment of any fine, fee, tax or other source of indebtedness owed to the City of Chicago, including, but not limited to, water and sewer charges, license fees, parking tickets, property taxes and sales taxes, nor is the Disclosing Party delinquent in the payment of any tax administered by the Illinois Department of Revenue.

3. The Disclosing Party and, if the Disclosing Party is a legal entity, all of those persons or entities identified in Section II(B)(1) of this EDS:

- a. are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from any transactions by any federal, state or local unit of government;
- b. have not, during the 5 years before the date of this EDS, been convicted of a criminal offense, adjudged guilty, or had a civil judgment rendered against them in connection with: obtaining, attempting to obtain, or performing a public (federal, state or local) transaction or contract under a public transaction; a violation of federal or state antitrust statutes; fraud; embezzlement; theft; forgery; bribery; falsification or destruction of records; making false statements; or receiving stolen property;
- c. are not presently indicted for, or criminally or civilly charged by, a governmental entity (federal, state or local) with committing any of the offenses set forth in subparagraph (b) above;
- d. have not, during the 5 years before the date of this EDS, had one or more public transactions (federal, state or local) terminated for cause or default; and
- e. have not, during the 5 years before the date of this EDS, been convicted, adjudged guilty, or found liable in a civil proceeding, or in any criminal or civil action, including actions concerning environmental violations, instituted by the City or by the federal government, any state, or any other unit of local government.

4. The Disclosing Party understands and shall comply with the applicable requirements of MCC Chapters 2-56 (Inspector General) and 2-156 (Governmental Ethics).

5. Certifications (5), (6) and (7) concern:

- the Disclosing Party;
- any "Contractor" (meaning any contractor or subcontractor used by the Disclosing Party in connection with the Matter, including but not limited to all persons or legal entities disclosed under Section IV, "Disclosure of Subcontractors and Other Retained Parties");
- any "Affiliated Entity" (meaning a person or entity that, directly or indirectly: controls the Disclosing Party, is controlled by the Disclosing Party, or is, with the Disclosing Party, under common control of another person or entity). Indicia of control include, without limitation: interlocking management or ownership; identity of interests among family members, shared facilities and equipment; common use of employees; or organization of a business entity following the ineligibility of a business entity to do business with federal or state or local government, including the City, using substantially the same management, ownership, or principals as the ineligible entity. With respect to Contractors, the term Affiliated Entity means a person or entity that directly or indirectly controls the Contractor, is controlled by it, or, with the Contractor, is under common control of another person or entity;
- any responsible official of the Disclosing Party, any Contractor or any Affiliated Entity or any other official, agent or employee of the Disclosing Party, any Contractor or any Affiliated Entity, acting pursuant to the direction or authorization of a responsible official of the Disclosing Party, any Contractor or any Affiliated Entity (collectively "Agents").

Neither the Disclosing Party, nor any Contractor, nor any Affiliated Entity of either the Disclosing Party or any Contractor, nor any Agents have, during the 5 years before the date of this EDS, or, with respect to a Contractor, an Affiliated Entity, or an Affiliated Entity of a Contractor during the 5 years before the date of such Contractor's or Affiliated Entity's contract or engagement in connection with the Matter:

- a. bribed or attempted to bribe, or been convicted or adjudged guilty of bribery or attempting to bribe, a public officer or employee of the City, the State of Illinois, or any agency of the federal government or of any state or local government in the United States of America, in that officer's or employee's official capacity;
 - b. agreed or colluded with other bidders or prospective bidders, or been a party to any such agreement, or been convicted or adjudged guilty of agreement or collusion among bidders or prospective bidders, in restraint of freedom of competition by agreement to bid a fixed price or otherwise; or
 - c. made an admission of such conduct described in subparagraph (a) or (b) above that is a matter of record, but have not been prosecuted for such conduct; or
 - d. violated the provisions referenced in MCC Subsection 2-92-320(a)(4)(Contracts Requiring a Base Wage); (a)(5)(Debarment Regulations); or (a)(6)(Minimum Wage Ordinance).
6. Neither the Disclosing Party, nor any Affiliated Entity or Contractor, or any of their employees, officials, agents or partners, is barred from contracting with any unit of state or local government as a result of engaging in or being convicted of (1) bid-rigging in violation of 720 ILCS 5/33E-3; (2) bid-rotating in violation of 720 ILCS 5/33E-4; or (3) any similar offense of any state or of the United States of America that contains the same elements as the offense of bid-rigging or bid-rotating.
7. Neither the Disclosing Party nor any Affiliated Entity is listed on a Sanctions List maintained by the United States Department of Commerce, State, or Treasury, or any successor federal agency.
8. [FOR APPLICANT ONLY] (i) Neither the Applicant nor any "controlling person" [see MCC Chapter 1-23, Article I for applicability and defined terms] of the Applicant is currently indicted or charged with, or has admitted guilt of, or has ever been convicted of, or placed under supervision for, any criminal offense involving actual, attempted, or conspiracy to commit bribery, theft, fraud, forgery, perjury, dishonesty or deceit against an officer or employee of the City or any "sister agency"; and (ii) the Applicant understands and acknowledges that compliance with Article I is a continuing requirement for doing business with the City. NOTE: If MCC Chapter 1-23, Article I applies to the Applicant, that Article's permanent compliance timeframe supersedes 5-year compliance timeframes in this Section V.
9. [FOR APPLICANT ONLY] The Applicant and its Affiliated Entities will not use, nor permit their subcontractors to use, any facility listed as having an active exclusion by the U.S. EPA on the federal System for Award Management ("SAM").
10. [FOR APPLICANT ONLY] The Applicant will obtain from any contractors/subcontractors hired or to be hired in connection with the Matter certifications equal in form and substance to those in Certifications (2) and (9) above and will not, without the prior written consent of the City, use any such

contractor/subcontractor that does not provide such certifications or that the Applicant has reason to believe has not provided or cannot provide truthful certifications.

11. If the Disclosing Party is unable to certify to any of the above statements in this Part B (Further Certifications), the Disclosing Party must explain below:

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

12. To the best of the Disclosing Party's knowledge after reasonable inquiry, the following is a complete list of all current employees of the Disclosing Party who were, at any time during the 12-month period preceding the date of this EDS, an employee, or elected or appointed official, of the City of Chicago (if none, indicate with "N/A" or "none").

None

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

None

C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

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

is is not

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

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

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

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

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

D. CERTIFICATION REGARDING FINANCIAL INTEREST IN CITY BUSINESS

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

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

Yes

No

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

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

Does the Matter involve a City Property Sale?

Yes

No

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

Name	Business Address	Nature of Financial Interest
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4. The Disclosing Party further certifies that no prohibited financial interest in the Matter will be acquired by any City official or employee.

E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

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

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

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

SECTION VI -- CERTIFICATIONS FOR FEDERALLY FUNDED MATTERS

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

A. CERTIFICATION REGARDING LOBBYING

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

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

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

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

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

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

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

B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY

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

Is the Disclosing Party the Applicant?

Yes

No

If "Yes," answer the three questions below:

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

Yes

No

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

Yes

No

Reports not required

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

Yes

No

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

SECTION VII -- FURTHER ACKNOWLEDGMENTS AND CERTIFICATION

The Disclosing Party understands and agrees that:

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

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

C. If the City determines that any information provided in this EDS is false, incomplete or inaccurate, any contract or other agreement in connection with which it is submitted may be rescinded or be void or voidable, and the City may pursue any remedies under the contract or agreement (if not rescinded or void), at law, or in equity, including terminating the Disclosing Party's participation in the Matter and/or declining to allow the Disclosing Party to participate in other City transactions. Remedies at law for a false statement of material fact may include incarceration and an award to the City of treble damages.

D. It is the City's policy to make this document available to the public on its Internet site and/or upon request. Some or all of the information provided in, and appended to, this EDS may be made publicly available on the Internet, in response to a Freedom of Information Act request, or otherwise. By completing and signing this EDS, the Disclosing Party waives and releases any possible rights or claims which it may have against the City in connection with the public release of information contained in this EDS and also authorizes the City to verify the accuracy of any information submitted in this EDS.

E. The information provided in this EDS must be kept current. In the event of changes, the Disclosing Party must supplement this EDS up to the time the City takes action on the Matter. If the Matter is a contract being handled by the City's Department of Procurement Services, the Disclosing Party must update this EDS as the contract requires. **NOTE:** With respect to Matters subject to MCC Chapter 1-23, Article I (imposing **PERMANENT INELIGIBILITY** for certain specified offenses), the information provided herein regarding eligibility must be kept current for a longer period, as required by MCC Chapter 1-23 and Section 2-154-020.

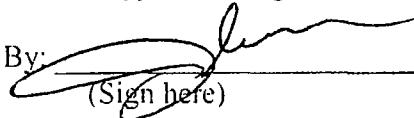
CERTIFICATION

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

20400 Partners LLC

(Print or type exact legal name of Disclosing Party)

By: _____


(Sign here)

John Mangan

(Print or type name of person signing)

Managing Member

(Print or type title of person signing)

Signed and sworn to before me on (date) 5-25-22,

at Cook County, IL (state).

Diann Marquis
Notary Public



Commission expires: 10-23-25

**CITY OF CHICAGO
ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT
APPENDIX A**

**FAMILIAL RELATIONSHIPS WITH ELECTED CITY OFFICIALS
AND DEPARTMENT HEADS**

This Appendix is to be completed only by (a) the Applicant, and (b) any legal entity which has a direct ownership interest in the Applicant exceeding 7.5%. It is not to be completed by any legal entity which has only an indirect ownership interest in the Applicant.

Under MCC Section 2-154-015, the Disclosing Party must disclose whether such Disclosing Party or any "Applicable Party" or any Spouse or Domestic Partner thereof currently has a "familial relationship" with any elected city official or department head. A "familial relationship" exists if, as of the date this EDS is signed, the Disclosing Party or any "Applicable Party" or any Spouse or Domestic Partner thereof is related to the mayor, any alderman, the city clerk, the city treasurer or any city department head as spouse or domestic partner or as any of the following, whether by blood or adoption: parent, child, brother or sister, aunt or uncle, niece or nephew, grandparent, grandchild, father-in-law, mother-in-law, son-in-law, daughter-in-law, stepfather or stepmother, stepson or stepdaughter, stepbrother or stepsister or half-brother or half-sister.

"Applicable Party" means (1) all executive officers of the Disclosing Party listed in Section II.B.1.a., if the Disclosing Party is a corporation; all partners of the Disclosing Party, if the Disclosing Party is a general partnership; all general partners and limited partners of the Disclosing Party, if the Disclosing Party is a limited partnership; all managers, managing members and members of the Disclosing Party, if the Disclosing Party is a limited liability company; (2) all principal officers of the Disclosing Party; and (3) any person having more than a 7.5% ownership interest in the Disclosing Party. "Principal officers" means the president, chief operating officer, executive director, chief financial officer, treasurer or secretary of a legal entity or any person exercising similar authority.

Does the Disclosing Party or any "Applicable Party" or any Spouse or Domestic Partner thereof currently have a "familial relationship" with an elected city official or department head?

Yes

No

If yes, please identify below (1) the name and title of such person, (2) the name of the legal entity to which such person is connected; (3) the name and title of the elected city official or department head to whom such person has a familial relationship, and (4) the precise nature of such familial relationship.

**CITY OF CHICAGO
ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT
APPENDIX B**

BUILDING CODE SCOFFLAW/PROBLEM LANDLORD CERTIFICATION

This Appendix is to be completed only by (a) the Applicant, and (b) any legal entity which has a direct ownership interest in the Applicant exceeding 7.5% (an "Owner"). It is not to be completed by any legal entity which has only an indirect ownership interest in the Applicant.

1. Pursuant to MCC Section 2-154-010, is the Applicant or any Owner identified as a building code scofflaw or problem landlord pursuant to MCC Section 2-92-416?

Yes

No

2. If the Applicant is a legal entity publicly traded on any exchange, is any officer or director of the Applicant identified as a building code scofflaw or problem landlord pursuant to MCC Section 2-92-416?

Yes

No

The Applicant is not publicly traded on any exchange.

3. If yes to (1) or (2) above, please identify below the name of each person or legal entity identified as a building code scofflaw or problem landlord and the address of each building or buildings to which the pertinent code violations apply.

**CITY OF CHICAGO
ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT
APPENDIX C**

PROHIBITION ON WAGE & SALARY HISTORY SCREENING - CERTIFICATION

This Appendix is to be completed only by an Applicant that is completing this EDS as a “contractor” as defined in MCC Section 2-92-385. That section, which should be consulted (www.amlegal.com), generally covers a party to any agreement pursuant to which they: (i) receive City of Chicago funds in consideration for services, work or goods provided (including for legal or other professional services), or (ii) pay the City money for a license, grant or concession allowing them to conduct a business on City premises.

On behalf of an Applicant that is a contractor pursuant to MCC Section 2-92-385, I hereby certify that the Applicant is in compliance with MCC Section 2-92-385(b)(1) and (2), which prohibit: (i) screening job applicants based on their wage or salary history, or (ii) seeking job applicants’ wage or salary history from current or former employers. I also certify that the Applicant has adopted a policy that includes those prohibitions.

Yes

No

N/A – I am not an Applicant that is a “contractor” as defined in MCC Section 2-92-385.

This certification shall serve as the affidavit required by MCC Section 2-92-385(c)(1).

If you checked “no” to the above, please explain.
