



Office of the Chicago City  
Clerk



O2012-3290

Office of the City Clerk

City Council Document Tracking Sheet

<b>Meeting Date:</b>	5/9/2012
<b>Sponsor(s):</b>	Mendoza, Susana A. (Clerk)
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification App No. 17492 6104 S Kedzie Ave
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

**ORDINANCE**

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B1-1 Neighborhood Shopping District symbols and indications as shown on Map No. 14-J in the area bounded by

West 61<sup>st</sup> Street; South Kedzie Avenue; a line 106 feet north of and parallel to West 61<sup>st</sup> Place; the public alley next east of and parallel to South Spaulding Avenue (or the public alley next west of and parallel to South Kedzie Avenue),

to those of a B3-1 Community Shopping District.

SECTION 2. This ordinance takes effect after its passage and approval.

Common Address of Property:        6104 S. Kedzie Avenue

#17492  
INT. DATE:  
5-9-12

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO  
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:  
6104 S. Kedzie Avenue  
\_\_\_\_\_
  
2. Ward Number that property is located in: 15th  
\_\_\_\_\_
  
3. APPLICANT RMS PROPERTIES LLC  
\_\_\_\_\_
  
- ADDRESS 1491 WEST SCHAUMBURG ROAD CITY SCHAUMBURG  
\_\_\_\_\_
  
- STATE IL ZIP CODE 60194 PHONE 847-891-1800  
\_\_\_\_\_
  
- EMAIL RSHOFFET@SBCGLOBAL.NET CONTACT PERSON RON SHOFFET  
\_\_\_\_\_
  
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 \_\_\_\_\_  
  
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 \_\_\_\_\_  
  
ADDRESS \_\_\_\_\_  
  
CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_  
  
PHONE \_\_\_\_\_ FAX \_\_\_\_\_ EMAIL \_\_\_\_\_

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

RON SHOFFET

7. On what date did the owner acquire legal title to the subject property? July 28th, 2011

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

9. Present Zoning District B1-1 Proposed Zoning District B3-1

10. Lot size in square feet (or dimensions) 108' X 158' = 17,064 SF

11. Current Use of the property Vacant Land

12. Reason for rezoning the property to allow for construction of a new building to be used for a modern self-service Laundromat (permitted use in B3-1)

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

The site will be developed with a new single-story 8,834 commercial building and 20 off street parking spaces, including on HC accessible parking space.

The building will be specifically designed for a modern self-service Laundromat.

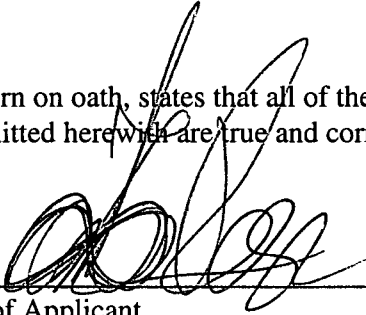
Building height varies from 20' to 28'.

14. On May 14<sup>th</sup>, 2007, the Chicago City Council passed the Affordable Requirements Ordinance (ARO) that requires on-site affordable housing units or a financial contribution if residential housing projects receive a zoning change under certain circumstances. Based on the lot size of the project in question and the proposed zoning classification, is this project subject to the Affordable Requirements Ordinance? (See Fact Sheet for more information)

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

COUNTY OF COOK  
STATE OF ILLINOIS

RON SHOFFET, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

  
Signature of Applicant

Subscribed and Sworn to before me this  
7th day of March, 2012.

Kristine Mrozek  
Notary Public



**For Office Use Only**

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

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

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

**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:

RMS PROPERTIES LLC.

Check ONE of the following three boxes:

Indicate whether the Disclosing Party submitting this EDS is:

1.  the Applicant  
OR

2.  a legal entity holding a direct or indirect interest in the Applicant. State the legal name of the Applicant in which the Disclosing Party holds an interest: \_\_\_\_\_  
OR

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

B. Business address of the Disclosing Party: 1491 WEST SCHLAUMBURG RD  
SCHLAUMBURG, IL 60194

C. Telephone: 847-891-1800 Fax: 847-891-1888 Email: rshoffet@shbcglobal.net

D. Name of contact person: RON SHOFFET

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

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

Zoning Change - 6104 S. Kedzie Ave.

G. Which City agency or department is requesting this EDS? DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT

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

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

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

**A. NATURE OF THE DISCLOSING PARTY**

1. Indicate the nature of the Disclosing Party:

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

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

IL

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

- Yes  No  N/A

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

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

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

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

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

Name	Title
<u>ROSHAN SHOFFET</u>	<u>PRESIDENT</u>
_____	_____
_____	_____
_____	_____

2. Please provide the following information concerning each person or entity having a direct or indirect beneficial interest (including ownership) in excess of 7.5% of the Disclosing Party. Examples of such an interest include shares in a corporation, partnership interest in a partnership or joint venture,

interest of a member or manager in a limited liability company, or interest of a beneficiary of a trust, estate or other similar entity. If none, state "None." **NOTE:** Pursuant to Section 2-154-030 of the Municipal Code of Chicago ("Municipal Code"), the City may require any such additional information from any applicant which is reasonably intended to achieve full disclosure.

Name	Business Address	Percentage Interest in the Disclosing Party
ROMAN SHOFFET	1491 W SCHLAUMBERG RD SCHLAUMBERG, IL 60194	100%

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

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

Yes       No

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

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

The Disclosing Party must disclose the name and business address of each subcontractor, attorney, lobbyist, accountant, consultant and any other person or entity whom the Disclosing Party has retained or expects to retain in connection with the Matter, as well as the nature of the relationship, and the total amount of the fees paid or estimated to be paid. The Disclosing Party is not required to disclose employees who are paid solely through the Disclosing Party's regular payroll.

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

If the Disclosing Party is uncertain whether a disclosure is required under this Section, the Disclosing Party must either ask the City whether disclosure is required or make the disclosure.



Name (indicate whether retained or anticipated to be retained)	Business Address	Relationship to Disclosing Party (subcontractor, attorney, lobbyist, etc.)	Fees (indicate whether paid or estimated.) NOTE: "hourly rate" or "t.b.d." is not an acceptable response.
Mehran Farahmandpour	3996 RED ORCHARD LANE LONG GROVE, IL 60047	Architect	\$2500

(Add sheets if necessary)

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

**SECTION V -- CERTIFICATIONS**

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

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

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

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

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

- Yes     
 No

**B. FURTHER CERTIFICATIONS**

1. Pursuant to Municipal Code Chapter 1-23, Article I ("Article I")(which the Applicant should consult for defined terms (e.g., "doing business") and legal requirements), if the Disclosing Party submitting this EDS is the Applicant and is doing business with the City, then the Disclosing Party certifies as follows: (i) neither the Applicant nor any controlling person is currently indicted or charged with, or has admitted guilt of, or has ever been convicted of, or placed under supervision for, any criminal offense involving actual, attempted, or conspiracy to commit bribery, theft, fraud, forgery, perjury, dishonesty or deceit against an officer or employee of the City or any sister agency; and (ii) the Applicant understands and acknowledges that compliance with Article I is a continuing requirement for doing business with the City. NOTE: If Article I applies to the Applicant, the permanent compliance timeframe in Article I supersedes some five-year compliance timeframes in certifications 2 and 3 below.

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

- a. are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from any transactions by any federal, state or local unit of government;
- b. have not, within a five-year period preceding the date of this EDS, been convicted of a criminal offense, adjudged guilty, or had a civil judgment rendered against them in connection with: obtaining, attempting to obtain, or performing a public (federal, state or local) transaction or contract under a public transaction; a violation of federal or state antitrust statutes; fraud; embezzlement; theft; forgery; bribery; falsification or destruction of records; making false statements; or receiving stolen property;
- c. are not presently indicted for, or criminally or civilly charged by, a governmental entity (federal, state or local) with committing any of the offenses set forth in clause B.2.b. of this Section V;
- d. have not, within a five-year period preceding the date of this EDS, had one or more public transactions (federal, state or local) terminated for cause or default; and
- e. have not, within a five-year period preceding the date of this EDS, been convicted, adjudged guilty, or found liable in a civil proceeding, or in any criminal or civil action, including actions concerning environmental violations, instituted by the City or by the federal government, any state, or any other unit of local government.

3. The certifications in subparts 3, 4 and 5 concern:

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

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

- a. bribed or attempted to bribe, or been convicted or adjudged guilty of bribery or attempting to bribe, a public officer or employee of the City, the State of Illinois, or any agency of the federal government or of any state or local government in the United States of America, in that officer's or employee's official capacity;
- b. agreed or colluded with other bidders or prospective bidders, or been a party to any such agreement, or been convicted or adjudged guilty of agreement or collusion among bidders or prospective bidders, in restraint of freedom of competition by agreement to bid a fixed price or otherwise; or
- c. made an admission of such conduct described in a. or b. above that is a matter of record, but have not been prosecuted for such conduct; or
- d. violated the provisions of Municipal Code Section 2-92-610 (Living Wage Ordinance).

4. Neither the Disclosing Party, Affiliated Entity or Contractor, or any of their employees, officials, agents or partners, is barred from contracting with any unit of state or local government as a result of engaging in or being convicted of (1) bid-rigging in violation of 720 ILCS 5/33E-3; (2) bid-rotating in violation of 720 ILCS 5/33E-4; or (3) any similar offense of any state or of the United States of America that contains the same elements as the offense of bid-rigging or bid-rotating.

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

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

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

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

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

NONE

9. To the best of the Disclosing Party's knowledge after reasonable inquiry, the following is a complete list of all gifts that the Disclosing Party has given or caused to be given, at any time during the 12-month period preceding the execution date of this EDS, to an employee, or elected or appointed official, of the City of Chicago. For purposes of this statement, a "gift" does not include: (i) anything made generally available to City employees or to the general public, or (ii) food or drink provided in the course of official City business and having a retail value of less than \$20 per recipient (if none, indicate with "N/A" or "none"). As to any gift listed below, please also list the name of the City recipient.

NONE

C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

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

is

is not

a "financial institution" as defined in Section 2-32-455(b) of the Municipal Code.

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

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

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

NONE

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

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

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

1. In accordance with Section 2-156-110 of the Municipal Code: Does any official or employee of the City have a financial interest in his or her own name or in the name of any other person or entity in the Matter?

Yes

No

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

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

Does the Matter involve a City Property Sale?

Yes

No

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

Name	Business Address	Nature of Interest

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

**E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS**

Please check either 1. or 2. below. If the Disclosing Party checks 2., the Disclosing Party must disclose below or in an attachment to this EDS all information required by paragraph 2. Failure to

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

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

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

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

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

**A. CERTIFICATION REGARDING LOBBYING**

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

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

2. The Disclosing Party has not spent and will not expend any federally appropriated funds to pay any person or entity listed in Paragraph A.1. above for his or her lobbying activities or to pay any person or entity to influence or attempt to influence an officer or employee of any agency, as defined by applicable federal law, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress, in connection with the award of any federally funded contract, making any federally funded grant or loan, entering into any cooperative agreement, or to extend, continue, renew, amend, or modify any federally funded contract, grant, loan, or cooperative agreement.

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

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

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

#### B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY

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

Is the Disclosing Party the Applicant?

Yes  No

If "Yes," answer the three questions below:

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

Yes  No

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

Yes  No

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

Yes  No

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

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## SECTION VII -- ACKNOWLEDGMENTS, CONTRACT INCORPORATION, COMPLIANCE, PENALTIES, DISCLOSURE

The Disclosing Party understands and agrees that:

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

B. The City's Governmental Ethics and Campaign Financing Ordinances, Chapters 2-156 and 2-164 of the Municipal Code, impose certain duties and obligations on persons or entities seeking City contracts, work, business, or transactions. The full text of these ordinances and a training program is available on line at [www.cityofchicago.org/Ethics](http://www.cityofchicago.org/Ethics), and may also be obtained from the City's Board of Ethics, 740 N.

Sedgwick St., Suite 500, Chicago, IL 60610, (312) 744-9660. The Disclosing Party must comply fully with the applicable ordinances.

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

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

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

The Disclosing Party represents and warrants that:



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

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

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

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

**CERTIFICATION**

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

RON STOFFET  
(Print or type name of Disclosing Party)

By: [Signature]  
(Signature)

RON STOFFET  
(Print or type name of person signing)

PRESIDENT  
(Print or type title of person signing)

Signed and sworn to before me on (date) 3/7/12,  
at \_\_\_\_\_ County, \_\_\_\_\_ (state).

Kristine Mrozek Notary Public.

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



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

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

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

Under Municipal Code 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 percent ownership interest in the Disclosing Party. "Principal officers" means the president, chief operating officer, executive director, chief financial officer, treasurer or secretary of a legal entity or any person exercising similar authority.

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

[ ] Yes

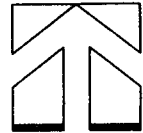
No

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

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**April 25, 2012**

*Narrative sheet 1 of 2*

at 6104 S Kedzie Ave. from the current B1-1 to B3-1.

The property, at the SW corner of Kedzie and 61<sup>st</sup> Streets, is currently a dilapidated parking lot that was used as the overflow parking from the old AT&T call center and office building on the north side of 61<sup>st</sup> Street. A picture is attached. The Owner intends to construct a new one story steel frame building specifically designed for a self-operated Laundromat. Drawings of the proposed site and building plans as well as the elevations are attached. The new building will have a FAR of 0.52 and will be set back 3'-9" from Kedzie Ave and 61<sup>st</sup> St, 10" from the alley, and 61'-6" from the south property line. Max. building height will be 28'. The proposed site plan indicates 20 off-street parking spaces, including 1 HC spaces, a masonry trash holding area with the required landscaping for the ivy growth, and new landscaping and wrought iron fence along the Kedzie Ave. property line at the parking lot as well as the building foundation on both street exposures.

The building height and area do not require rezoning, however, the proposed use necessitates the rezoning to B3-1 where a laundromat is a Permitted Use. We have presented this proposal to Alderman Foulkes of the 15<sup>th</sup> Ward, who supports this use and the necessary rezoning of the property. Please feel free to call me with any questions or concerns. Thank you.

REZONING APPLICATION FOR 6104 W 61<sup>st</sup> STREET, CHICAGO – 15<sup>th</sup> WARD  
*Narrative sheet 2 of 2*

<b>Description</b>	<b>Proposed</b>	<b>Existing Zoning</b>	<b>Proposed Zoning</b>
Zoning District		B1-1	B3-1
Proposed Use	Coin Laundry	Not Permitted	<b>Permitted</b>
Lot Area	17,159 SF	No Change	No Change
Building Area (total)	8,834 SF	parking lot	
FAR	0.52	1.2	1.2
Lot Area per DU	No Residential units	2500 SF (N/A)	2500 SF (N/A)
Front Yard Setback	3'-9"	0	0
Corner Lot Setback	3'-9"	0	0
Side Yard Setback	10"	0	0
Rear Yard setback	61'-6"	0	0
Max Bldg Height	28'	38'	38'
Off-street Parking	20 (incl. 1 HC)	9 (Parking Group N)	9
Loading Space	0	0	0

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

April 27th, 2012

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

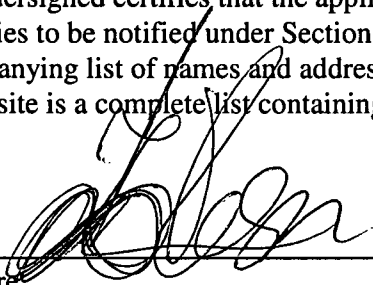
**Re: Subject Property at 6104 S. Kedzie Ave**

The undersigned, RON SHOFFET, being first duly sworn on oath deposes and states the following:

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

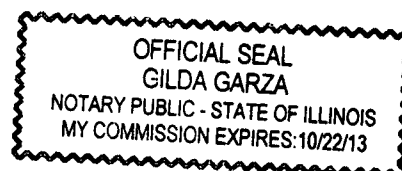
The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately April 27th, 2012.

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

  
\_\_\_\_\_  
Signature

Subscribed and Sworn to before me this  
27th day of April, 20 12.

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



RMS

RMS PROPERTIES

1491 WEST SCHAUMBURG ROAD • SCHAUMBURG, ILLINOIS 60193  
TEL. (847) 891-1800 FAX (847) 891-1888 TOLL FREE 888-767-6648

Dear Property Owner:

In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about April 27<sup>th</sup>, 2012 the undersigned will file an application for a change in zoning from B1- to B3-1 on behalf of RMS Properties LLC for the property located at 6104 S. Kedzie Avenue.

The applicant intends to use the subject property for to allow for construction of a new building to be used for a modern self-service Laundromat.

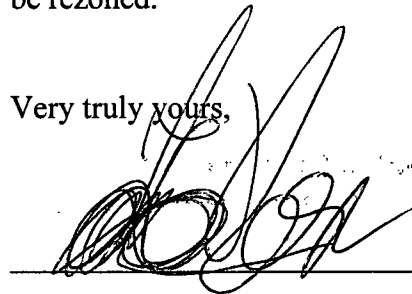
RMS Properties LLC is located at 1491 West Schaumburg Road, Schaumburg, IL 60194. The contact person for this application is Ron Shoffet.

Address:

1491 West Schaumburg Road  
Schaumburg, IL 60194  
Phone: 847-891-1800

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

Very truly yours,



Signature



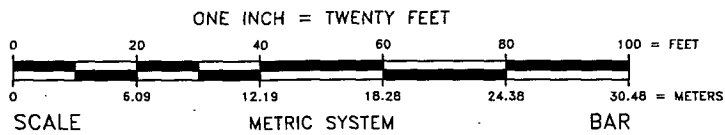
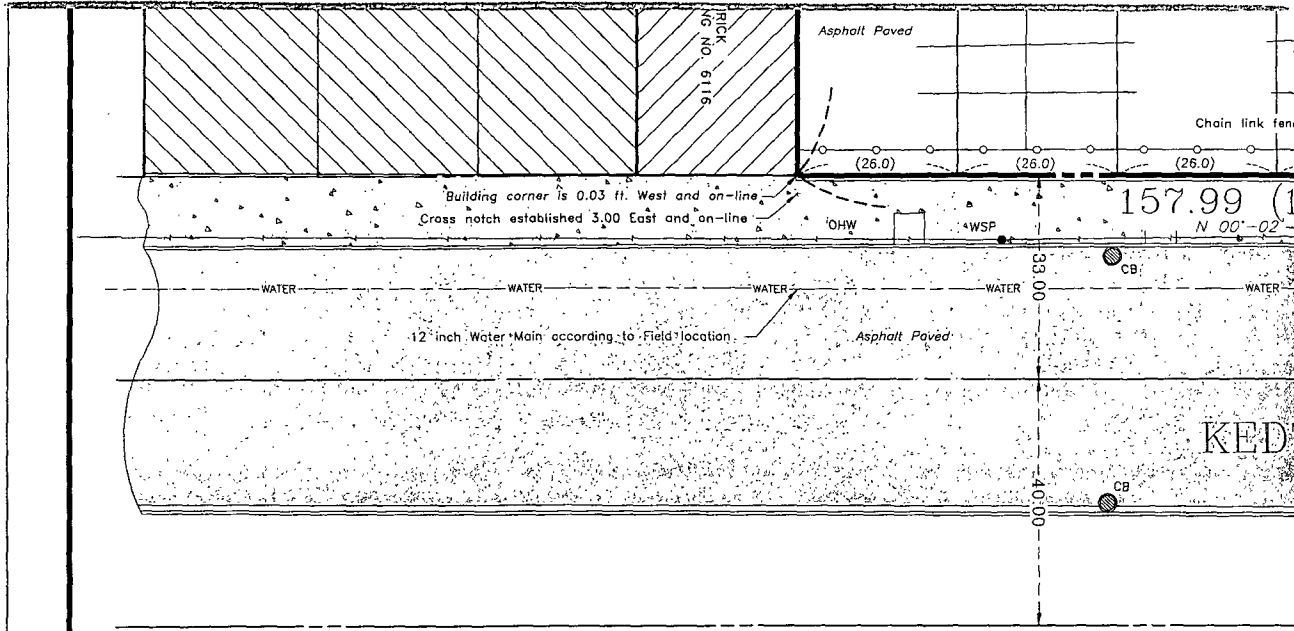
6100 S Kedzie Ave, Chicago, IL

©2011 Google

Google

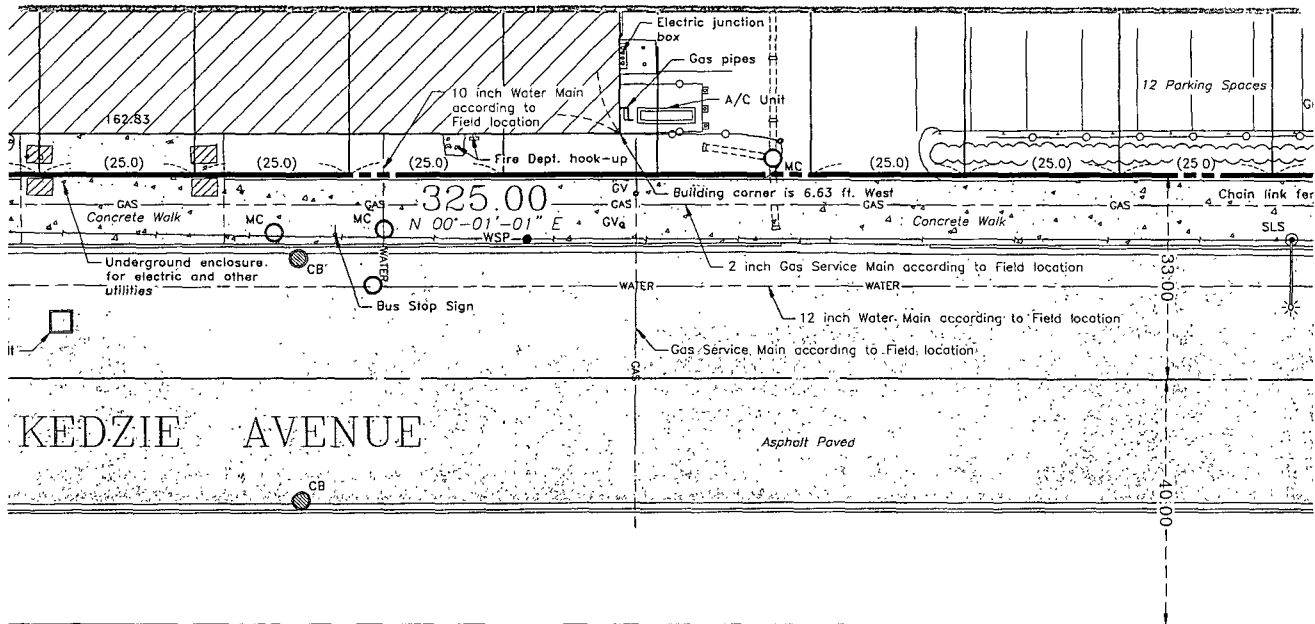






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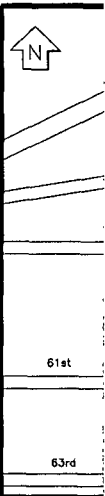
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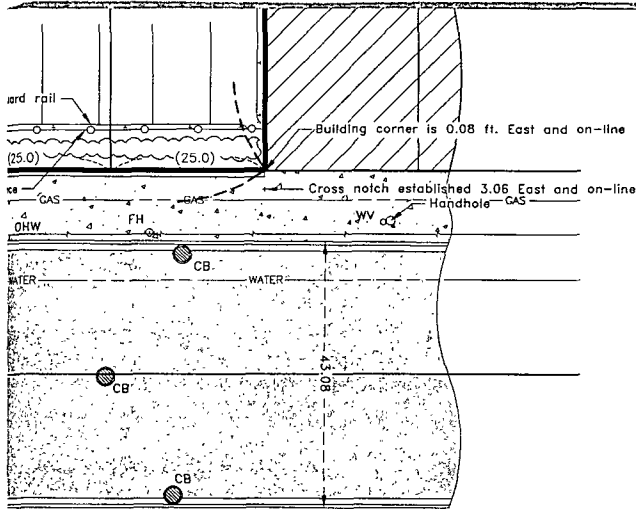


## LEGEND

- AC = ANCHOR CABLE
- AL = AREA LIGHT
- AS = ADVERTISEMENT SIGN
- CB = CATCH BASIN
- CD = CURB DRAIN
- EM = ELECTRIC METER
- FH = FIRE HYDRANT
- GM = GAS METER
- GR = METAL GUARD RAIL
- GV = GAS VALVE
- HP = HANDICAPPED PARKING
- JB = JUNCTION BOX
- LA = LAWN AREA
- MC = MANHOLE COVER
- OHW = OVERHEAD WIRES
- PB = PIPE BOLLARD
- PT = PUBLIC TELEPHONE
- S = SIGN
- SC = CANOPY SUPPORT COLUMN
- SLS = STREET LIGHT STANDARD
- TCB = TRAFFIC CONTROL BOX
- TCL = TRAFFIC CONTROL SIGNAL LIGHT
- TCV = TRAFFIC CONTROL VAULT
- TF = TRANSFORMER
- TU = TELEPHONE UTILITY UNIT
- UND = UNDERGROUND WIRES
- UU = UTILITY UNIT
- WSP = WOOD SERVICE POLE
- WV = WATER VALVE

nal Flooding, as said parcel plots  
 Agency - Federal Insurance  
 or the County of Cook, Illinois  
 C 0515 F, effective date August  
 this surveyor assumes no liability  
 od statement does not represent  
 ote: The accuracy of the flood  
 scale uncertainty and to any other  
 insurance rate maps.





SHEET : 1 OF 1

PIN: 19 - 14 - 412 - 046 (PARCEL 1)  
 19 - 14 - 419 - 045 (PARCEL 2)

ADDRESS: 3206 WEST 61st STREET  
 CHICAGO, ILLINOIS

SCALE : ONE INCH = TWENTY FEET

ORDER NO.: 09-15307

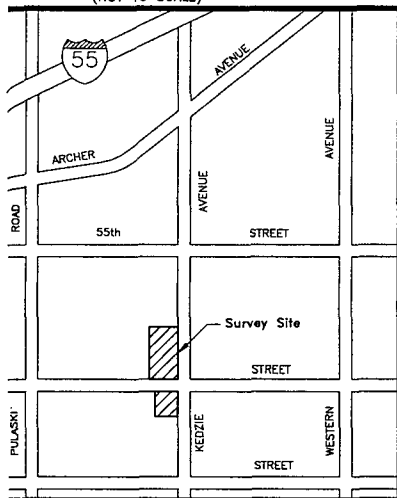
ORDERED BY : MS. LORI SKREZYNA  
 FOR AT&T SERVICES

COMPARE ALL POINTS BEFORE BUILDING AND AT ONCE REPORT ANY DIFFERENCE. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR CONTRACT, DEED, TITLE INSURANCE POLICY AND ZONING ORDINANCE. BASIS OF THE BEARINGS SHOWN HEREON HAVE BEEN ASSUMED.

STATE OF ILLINOIS S.S.  
 COUNTY OF DUPAGE

TO: CHICAGO TITLE INSURANCE COMPANY,

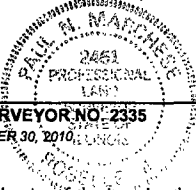
SITE LOCATION MAP  
 (NOT TO SCALE)



THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1,2, 3, 4, 7a, 8, 9, 10 AND 11 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ILLINOIS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

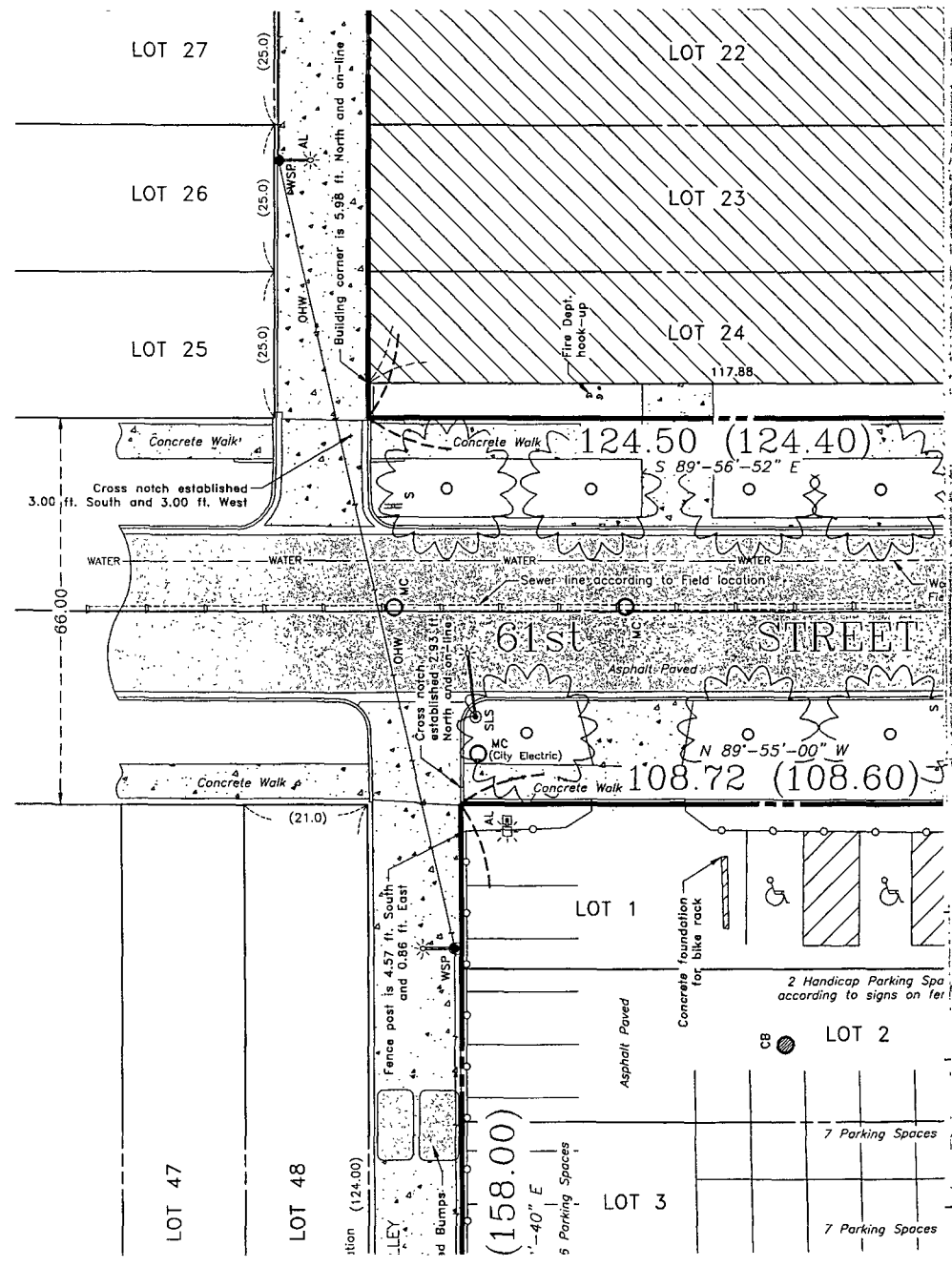
GIVEN UNDER MY HAND AND SEAL THIS 25th DAY OF SEPTEMBER, 2009.

*Paul B. Marchese*  
 ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 2335  
 MY CURRENT LICENSE EXPIRES ON NOVEMBER 30, 2010.



"The Surveyor has reviewed the Public Records as well as a visual review of the site and to the best of his ability has shown the Easements pertaining thereto. However we do not warrant against any Easements or claims of easements not shown in the public records or easements that cannot be seen by a visual inspection of the property."

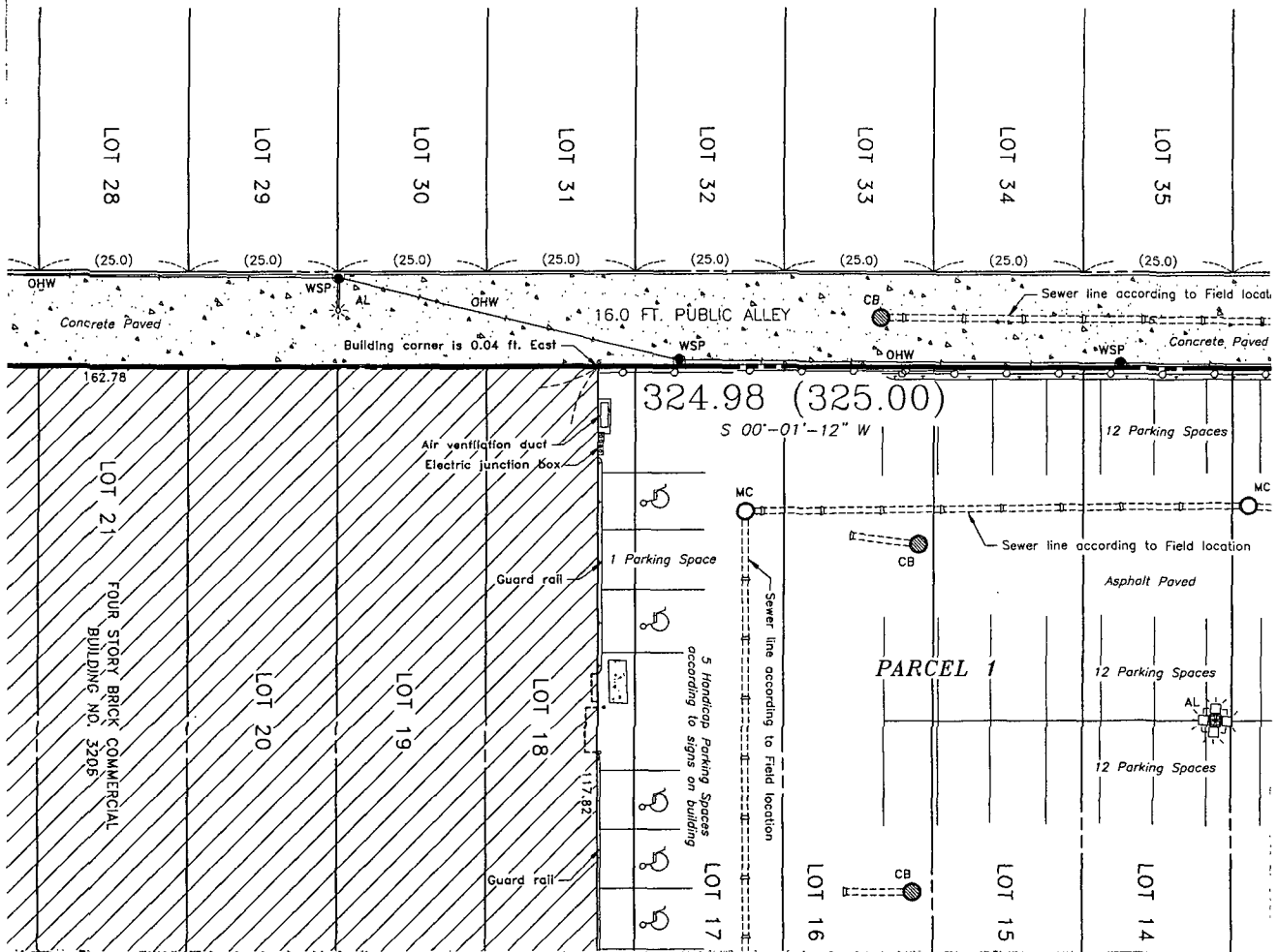




# BLOCK 8

## WILSON P. CONOVERS SUBDIVISION OF BLOCKS 1, 7 AND 8 IN JAMES WEBB'S SUBDIVISION

RECORDED FEBRUARY 13, 1889 AS DOCUMENT NO. 1061649



# ALTA/ACSM LAND TITLE SURVEY

Prepared By

## MARCHESE AND SONS, Inc.

NO. 184-002762

*land - marine - construction surveys*

10 Monaco Drive  
Roselle, Illinois 60172

Phone : (630) 894-5680  
FAX : (630) 894-8869

### PROPERTY DESCRIPTION

#### PARCEL 1:

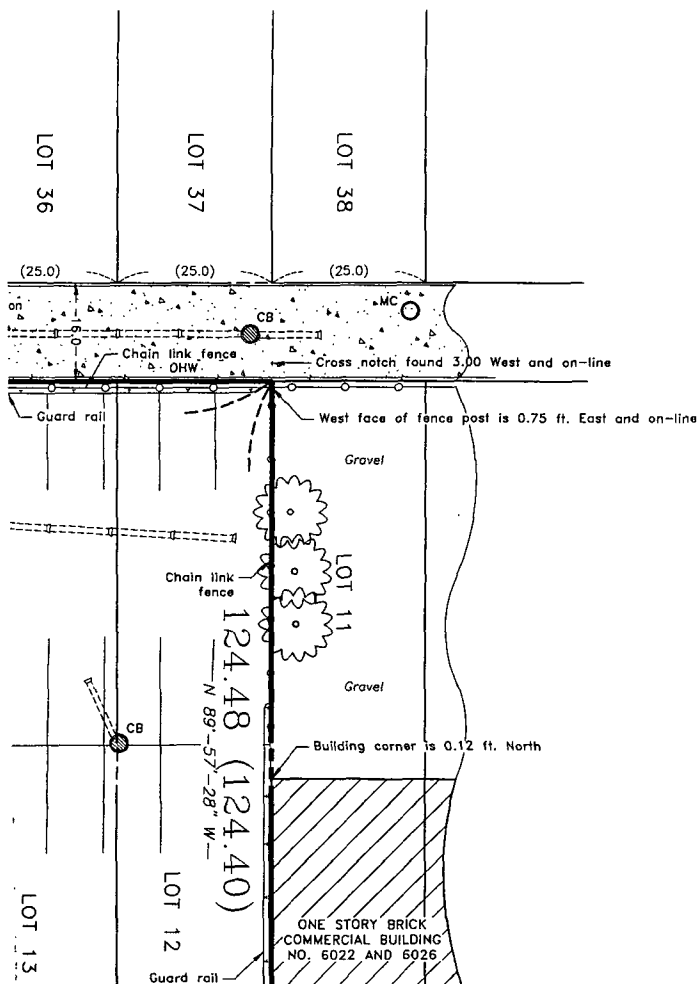
LOTS 12 TO 24, INCLUSIVE IN BLOCK 8 IN WILSON P. CONOVER'S SUBDIVISION OF BLOCKS 1, 7 AND 8 IN JAMES WEBB'S SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION FOURTEEN, TOWNSHIP THIRTY EIGHT NORTH, RANGE THIRTEEN, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN IN COOK COUNTY, ILLINOIS.

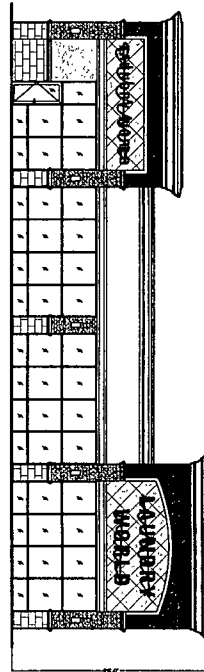
CONTAINING 40459 SQUARE FEET OR 0.929 ACRES MORE OR LESS

#### PARCEL 2:

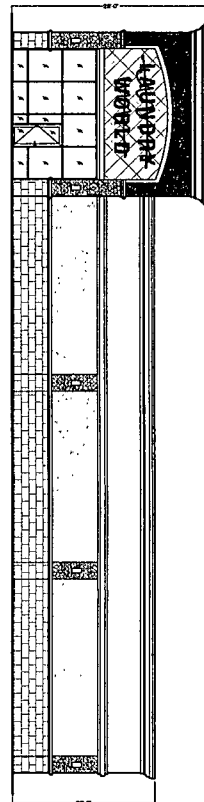
LOTS 1 TO 6 IN SUBDIVISION OF THE NORTH HALF OF BLOCK 9 IN JAMES WEBB'S SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION FOURTEEN, TOWNSHIP THIRTY EIGHT NORTH, RANGE THIRTEEN, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN IN COOK COUNTY, ILLINOIS.

CONTAINING 17177 SQUARE FEET OR 0.394 ACRES MORE OR LESS

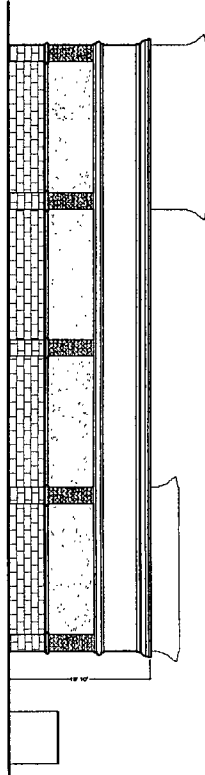




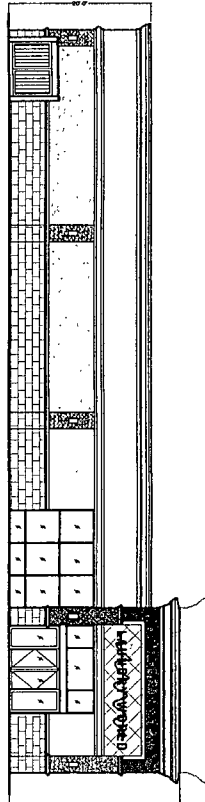
EAST ELEVATION - KEDZIE AVE  
SCALE: 1/8" = 1'-0"



NORTH ELEVATION - 61ST ST.  
SCALE: 1/8" = 1'-0"



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



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

**MARQUETTE PARK - LAUNDROMAT**

6104 S. KEDZIE AVE., CHICAGO, IL

**MAEMAR P.C.**

A FULL SERVICE ARCHITECTURAL PRACTICE

3996 ORCHARD LANE  
LONG GROVE, IL 60047  
PHONE: (847) 550-0805  
FAX: (847) 550-9815  
WWW.FINBERTRISC.COM



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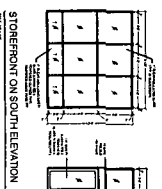
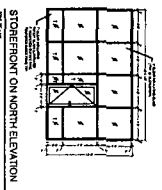
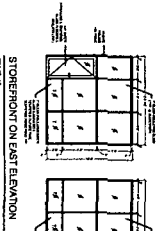
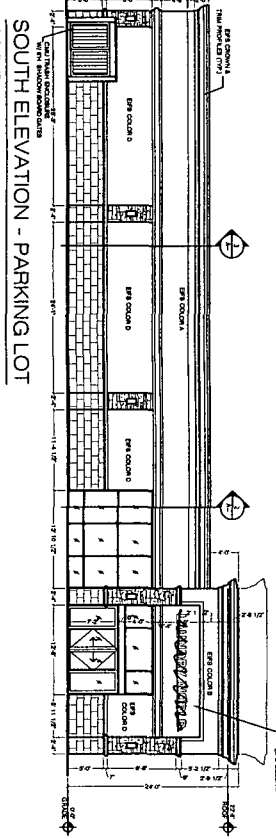
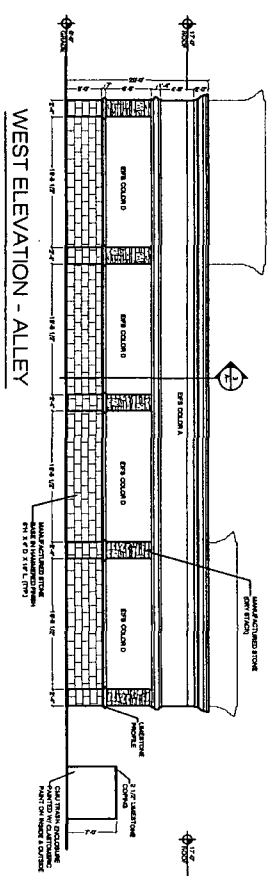
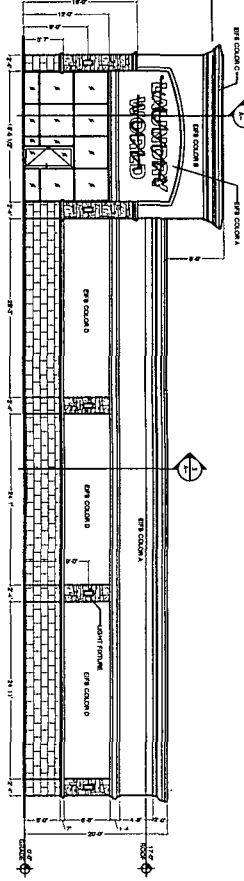
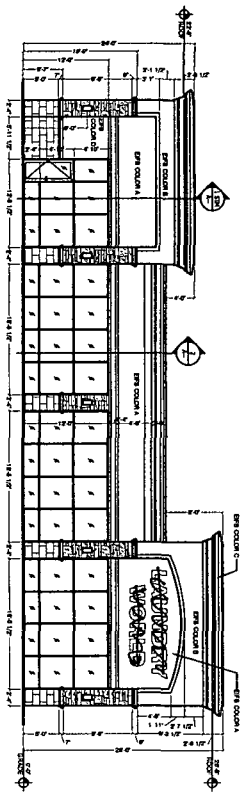
SHEET #	SHEET TITLE
<b>A2</b>	PROPOSED EXTERIOR ELEVATIONS

DATE: 06-26-11	REV. DATE: 06-29-11
ISSUED FOR: PERMIT	REV. DATE:
SCALE: 1/8" = 1'-0"	REV. DATE:
PROJECT #: 1113	REV. DATE:

THE UNDERSIGNED CERTIFIES THAT THESE PLANS  
HAVE BEEN PREPARED UNDER MY DIRECT  
SUPERVISION AND THAT TO THE BEST OF MY  
KNOWLEDGE & BELIEF THEY MEET THE REQUIREMENTS  
OF ADA AND CHICAGO BUILDING CODE.

MEHMAN FARAHANPOUR LICENSE # 09181179 EXP. 11/09/2012





**MARQUETTE PARK - LAUNDROMAT**  
 6104 S. KEDZIE AVE., CHICAGO, IL

**MAEMAR P.C.**  
 A FULL SERVICE ARCHITECTURAL PRACTICE

3088 ORCHARD LANE  
 LOUIS GROVE, IL 60047  
 PHONE (847) 550-9805  
 FAX (847) 550-8915  
 www.maemarpc.com



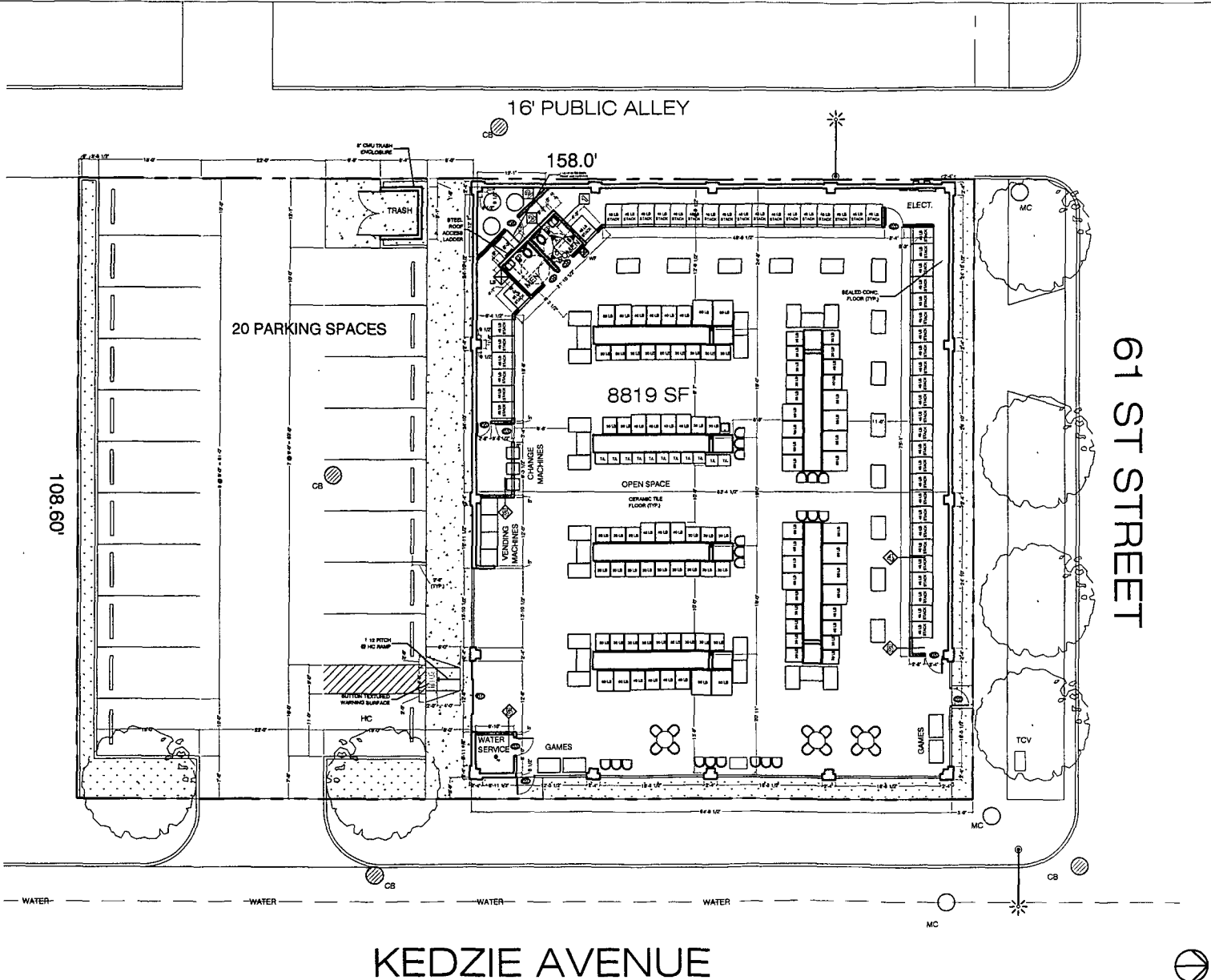
SHEET # **A2**  
 SHEET TITLE **PROPOSED EXTERIOR ELEVATIONS**

DATE 09-26-11  
 ISSUED FOR PERMIT  
 SCALE 1/8" = 1'-0"  
 PROJECT # 1115

REV DATE 09-26-11  
 REV DATE  
 REV DATE  
 REV DATE

THE UNDERSIGNED CERTIFIES THAT THESE PLANS  
 HAVE BEEN PREPARED UNDER MY DIRECT  
 SUPERVISION AND THAT TO THE BEST OF MY  
 KNOWLEDGE AND BELIEF THEY MEET THE REQUIREMENTS  
 OF AIA AND CHICAGO BUILDING CODE.

MEMBER NATIONAL ARCHITECTS ASSOCIATION LICENSE # 081-011718 EXP. 1/30/2012



ISSUED FOR PERMIT

**MARQUETTE PARK - LAUNDROMAT**  
 6104 S. KEDZIE AVE., CHICAGO, IL

SHEET #  
**A1**

PROPOSED SITE AND FLOOR PLAN

DATE: 08-21-11  
 DRAWN BY: J. THOMAS  
 SCALE: 1/8" = 1'-0"  
 PROJECT #: 11115

REV. DATE: 08-23-11  
 REV. DATE:  
 REV. DATE:

**MAEMAR P.C.**  
 A FULL SERVICE ARCHITECTURAL FIRM  
 3000 ORCHARD LANE  
 LOHMO GROVE, N. 60057  
 PHONE: (847) 550-9800  
 FAX: (847) 550-9801  
 WWW.MAEMARPC.COM



REGISTERED PROFESSIONAL ARCHITECT  
 LICENSE # 001171787-00000001

