



# City of Chicago



O2019-9325

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	12/18/2019
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 9-J at 3301 N Harding Ave and 3924 W School St - App No. 20274T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

#20274-T1  
INTRO DATE  
DEC 18, 2019

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 RS-3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 9-J in the area bounded by

A line 58.20 feet north of and parallel to West School Street; the public alley next east of and parallel to North Harding Avenue; West School Street; and North Harding Avenue;

to those of a RM-4.5 Residential Multi-Unit District.

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

Common Address of Property: 3301 N Harding Avenue/3924 W School Street

# PROJECT NARRATIVE AND PLANS

## TYPE 1 ZONING AMENDMENT

### 3301 N Harding Avenue/3924 W School Street

RM-4.5 Residential Multi-Unit District

The applicant is requesting a zoning amendment from a RS-3 Residential Single-Unit District to a RM-4.5 Residential Multi-Unit District to comply with the bulk, density and Minimum Lot Area to add 2 dwelling units in the basement and add 2 parking spaces to an existing 7 dwelling unit building with 1 car detached garage. The building will contain a total of 9 dwelling units and 3 parking spaces. The height of the building and the exterior of the building will remain unchanged. There will be no commercial space.

	PROPOSED
Lot Area	7,293.62 square feet (existing)
MLA	810.40 per DU
Parking	2 additional parking spaces
Rear Setback	12.92 feet (existing)
South Setback	0 foot (existing)
North Setback	2.89 feet (existing)
Front Setback	18.50 feet (existing)
FAR	.89 (existing)
Building Height	24'3" feet (Existing)

PROJECT ADDRESS:  
3301 N HARDING AVE  
CHICAGO, IL 60618  
13-23-18(0)0000

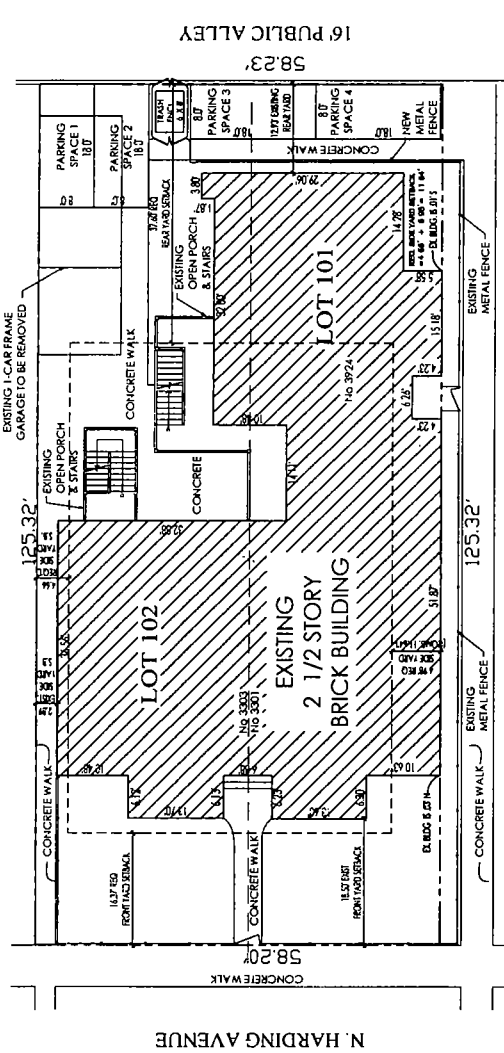
2018 ELECTRICAL CODE  
SHEET INDEX:  
PROPOSED SITE PLAN AND ZONING NOTES  
EXISTING BUILDING SECTION NOTES  
EXISTING 7 UNIT BRICK BUILDING PLANS AND SCHEDULES  
PROPOSED BASEMENT FLOOR PLANS AND SCHEDULES  
EXISTING BASEMENT FLOOR PLANS AND SCHEDULES  
EXISTING ELECTRICAL PLANS AND SCHEDULES  
PROPOSED ELECTRICAL PLANS AND SCHEDULES  
EXISTING PLUMBING DIAGRAMS  
PROPOSED PLUMBING DIAGRAMS

ZONING STATISTICS:  
ZONING DISTRICT: R3-3  
ZONING DISTRICT: R3  
GRID: 30

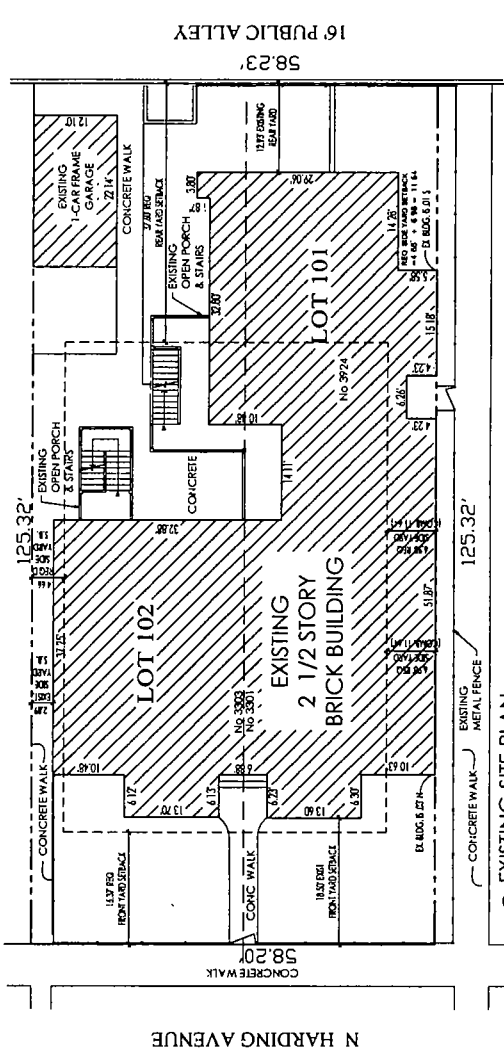
CODE (REQD)	EXISTS	PROPOSED
LOT AREA (12,500 SF - MIN)	7794 SF	7794 SF
ALLOWABLE U	2,444 SF	9,644 SF
REAR YARD SETBACK	18,50 FT	18,50 FT
REAR YARD SETBACK	13,37 FT	12,92 FT
CONCRETE SIDE	11,64 FT	2,89 FT
REAR YARD (225.0 U)	225 SF	634 SF
OPEN SPACE	3 SF	24.37 FT
BUILDING HEIGHT	3 SPACES	1 SPACES
AUTOPARKING	0 SF	0 SF
TOTAL FLOOR AREA	3272 SF	3272 SF
TOTAL FLOOR AREA	6544 SF	6544 SF

CODE MATRIX

Code	Area	Notes
1	125.32'	EXISTING METAL FENCE
2	125.32'	EXISTING METAL FENCE
3	125.32'	EXISTING METAL FENCE
4	125.32'	EXISTING METAL FENCE
5	125.32'	EXISTING METAL FENCE
6	125.32'	EXISTING METAL FENCE
7	125.32'	EXISTING METAL FENCE
8	125.32'	EXISTING METAL FENCE
9	125.32'	EXISTING METAL FENCE
10	125.32'	EXISTING METAL FENCE
11	125.32'	EXISTING METAL FENCE
12	125.32'	EXISTING METAL FENCE
13	125.32'	EXISTING METAL FENCE
14	125.32'	EXISTING METAL FENCE
15	125.32'	EXISTING METAL FENCE
16	125.32'	EXISTING METAL FENCE
17	125.32'	EXISTING METAL FENCE
18	125.32'	EXISTING METAL FENCE
19	125.32'	EXISTING METAL FENCE
20	125.32'	EXISTING METAL FENCE
21	125.32'	EXISTING METAL FENCE
22	125.32'	EXISTING METAL FENCE
23	125.32'	EXISTING METAL FENCE
24	125.32'	EXISTING METAL FENCE
25	125.32'	EXISTING METAL FENCE
26	125.32'	EXISTING METAL FENCE
27	125.32'	EXISTING METAL FENCE
28	125.32'	EXISTING METAL FENCE
29	125.32'	EXISTING METAL FENCE
30	125.32'	EXISTING METAL FENCE
31	125.32'	EXISTING METAL FENCE
32	125.32'	EXISTING METAL FENCE
33	125.32'	EXISTING METAL FENCE
34	125.32'	EXISTING METAL FENCE
35	125.32'	EXISTING METAL FENCE
36	125.32'	EXISTING METAL FENCE
37	125.32'	EXISTING METAL FENCE
38	125.32'	EXISTING METAL FENCE
39	125.32'	EXISTING METAL FENCE
40	125.32'	EXISTING METAL FENCE
41	125.32'	EXISTING METAL FENCE
42	125.32'	EXISTING METAL FENCE
43	125.32'	EXISTING METAL FENCE
44	125.32'	EXISTING METAL FENCE
45	125.32'	EXISTING METAL FENCE
46	125.32'	EXISTING METAL FENCE
47	125.32'	EXISTING METAL FENCE
48	125.32'	EXISTING METAL FENCE
49	125.32'	EXISTING METAL FENCE
50	125.32'	EXISTING METAL FENCE



1 PROPOSED SITE PLAN  
SCALE 1/8"=1'-0"



2 EXISTING SITE PLAN  
SCALE 1/8"=1'-0"

3301 N HARDING AVE  
CHICAGO, IL 60618

DESIGN + CONSTRUCTION

# 606

1129 S. WILSON AVENUE  
CHICAGO, IL 60607  
www.606.com

Design Studio, Inc.

1111 N. MONTROSE AVE  
CHICAGO, IL 60613  
www.designstudioinc.com

PROJECT: 16 PUBLIC ALLEY  
DATE: 10/1/2020  
APPROVED: [Signature]  
LOCATION: CHICAGO, IL 60618  
JOB NUMBER: 16-PAL-20-000

Michael J. Hanning  
Professional Engineer  
No. 123456789  
Exp. 12/31/2022

**CS1.0**

**WINDOW SCHEDULE**

NO.	SIZE (IN/4)	MATERIAL	TYPE	FINISH	AREA (SF)	NOTES
1	3'-2" x 5'-6"	UNGL/AND DR/ HINGE	PNT	11.1	5.5	EXISTING
2	2'-8" x 5'-6"	UNGL/AND DR/ HINGE	PNT	8.8	4.4	EXISTING
3	3'-0" x 3'-6"	UNGL/AND DR/ HINGE	PNT	10.5	1	EXISTING
4	2'-8" x 3'-6"	UNGL/AND DR/ HINGE	PNT	10.3	5.3	EXISTING
5	2'-8" x 3'-2"	UNGL/AND DR/ HINGE	PNT	8.8	4.4	NEW
6	2'-8" x 3'-2"	UNGL/AND DR/ HINGE	PNT	8.8	4.4	NEW

**KEY NOTES:**

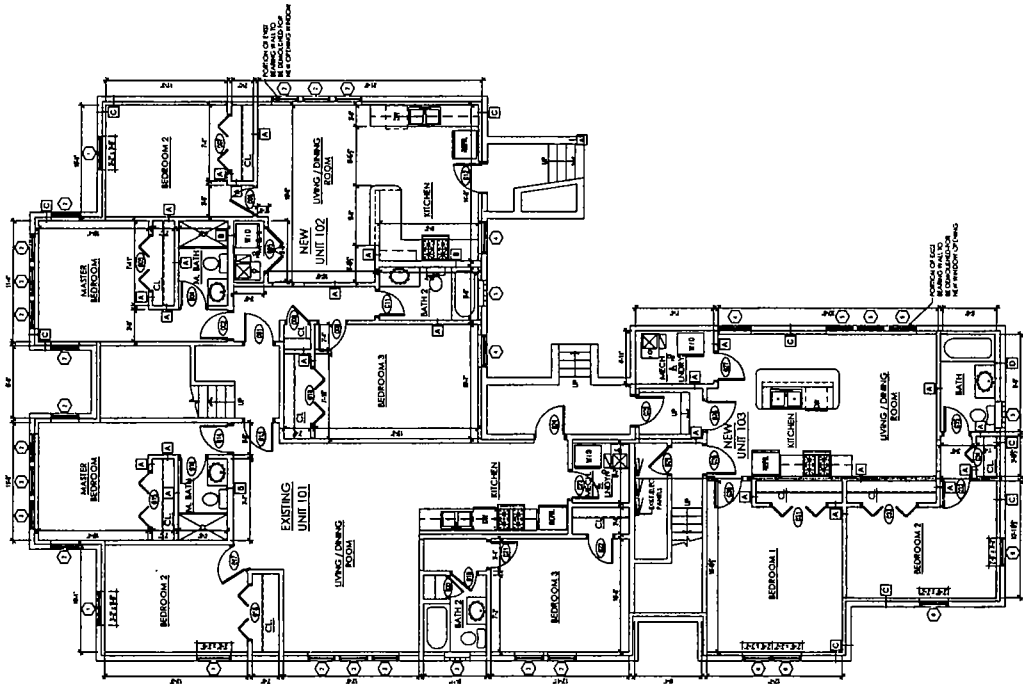
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED
- NEW PARTITION, SEE PARTITION TYPES
- DOOR TAG, SEE DOOR SCHEDULE
- WALL TAG, SEE WALL TYPES
- WINDOW TAG, SEE WINDOW SCHEDULE

1. WINDOW SCHEDULE IS TO BE USED FOR ALL OPENINGS IN FLOOR.  
 2. WINDOW SCHEDULE IS TO BE USED FOR ALL OPENINGS IN WALL.  
 3. SAFETY NOTE: SAFETY GLASS REQUIRED FOR ALL GLASS WITH RAIL < 4'-0" AFF. TYP

**DOOR SCHEDULE**

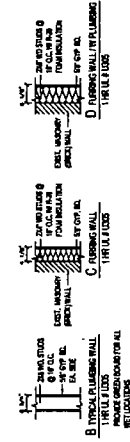
NO.	LOCATION	DOOR DATA	MATERIAL TYPE	FINISH	FRAME DATA	FINISH	TYPE	NOTE
001	FRONT ENTRY	2'-8" x 6'-8" 1-3/4"	WOOD	HINGE	WOOD	PNT	1	NEW
002	REAR ENTRY	2'-8" x 6'-8" 1-3/4"	WOOD	HINGE	WOOD	PNT	1	NEW
003	MASTER BEDROOM CLO.	2'-0" x 6'-8" 1-3/4"	WOOD	DR. BI-FOLD	WOOD	PNT	1	NEW
004	MASTER BATH	2'-4" x 6'-8" 1-3/4"	WOOD	HINGE	WOOD	PNT	1	NEW
005	MEDIA & LURRY CLO.	4'-0" x 6'-8" 1-3/4"	WOOD	DR. HINGE	WOOD	PNT	1	NEW - B LABEL W/ CLOSER
006	BEDROOM 3	2'-8" x 6'-8" 1-3/4"	WOOD	HINGE	WOOD	PNT	1	NEW
007	BEDROOM 3 CLO.	5'-0" x 6'-8" 1-3/4"	WOOD	DR. BI-FOLD	WOOD	PNT	1	NEW
008	CLO.	2'-0" x 6'-8" 1-3/4"	WOOD	HINGE	WOOD	PNT	1	NEW
009	BEDROOM 2	2'-8" x 6'-8" 1-3/4"	WOOD	HINGE	WOOD	PNT	1	NEW
010	BEDROOM 2 CLO.	5'-0" x 6'-8" 1-3/4"	WOOD	DR. BI-FOLD	WOOD	PNT	1	NEW
011	BATH 2	2'-4" x 6'-8" 1-3/4"	WOOD	HINGE	WOOD	PNT	1	NEW
012	REAR ENTRY	2'-8" x 6'-8" 1-3/4"	WOOD	HINGE	WOOD	PNT	1	NEW
013	FRONT ENTRY	2'-8" x 6'-8" 1-3/4"	WOOD	HINGE	WOOD	PNT	1	EXISTING TO REMAIN
014	MASTER BEDROOM CLO.	2'-0" x 6'-8" 1-3/4"	WOOD	DR. BI-FOLD	WOOD	PNT	1	NEW
015	MASTER BATH	2'-4" x 6'-8" 1-3/4"	WOOD	HINGE	WOOD	PNT	1	NEW
016	BEDROOM 2	2'-8" x 6'-8" 1-3/4"	WOOD	HINGE	WOOD	PNT	1	EXISTING TO REMAIN
017	BEDROOM 2 CLO.	2'-0" x 6'-8" 1-3/4"	WOOD	DR. BI-FOLD	WOOD	PNT	1	NEW
018	BATH 2	2'-4" x 6'-8" 1-3/4"	WOOD	HINGE	WOOD	PNT	1	EXISTING TO REMAIN
019	BEDROOM 3	2'-8" x 6'-8" 1-3/4"	WOOD	HINGE	WOOD	PNT	1	EXISTING TO REMAIN
020	REAR ENTRY	2'-8" x 6'-8" 1-3/4"	WOOD	HINGE	WOOD	PNT	1	EXISTING TO REMAIN
021	FRONT ENTRY	2'-8" x 6'-8" 1-3/4"	WOOD	HINGE	WOOD	PNT	1	EXISTING TO REMAIN
022	REAR ENTRY	2'-8" x 6'-8" 1-3/4"	WOOD	HINGE	WOOD	PNT	1	EXISTING TO REMAIN
023	REAR ENTRY	2'-8" x 6'-8" 1-3/4"	WOOD	HINGE	WOOD	PNT	1	EXISTING TO REMAIN
024	REAR ENTRY	2'-8" x 6'-8" 1-3/4"	WOOD	HINGE	WOOD	PNT	1	EXISTING TO REMAIN
025	REAR ENTRY (OUTER)	2'-8" x 6'-8" 1-3/4"	WOOD	HINGE	WOOD	PNT	1	EXISTING TO REMAIN
026	REAR ENTRY	2'-8" x 6'-8" 1-3/4"	WOOD	HINGE	WOOD	PNT	1	NEW
027	MEDIA & LURRY CLO.	2'-0" x 6'-8" 1-3/4"	WOOD	HINGE	WOOD	PNT	1	NEW - B LABEL W/ CLOSER
028	FRONT ENTRY	2'-8" x 6'-8" 1-3/4"	WOOD	HINGE	WOOD	PNT	1	EXISTING TO REMAIN
029	ELECT CLOSET	2'-8" x 6'-8" 1-3/4"	WOOD	HINGE	WOOD	PNT	1	EXISTING TO REMAIN
030	BEDROOM 1	2'-8" x 6'-8" 1-3/4"	WOOD	HINGE	WOOD	PNT	1	EXISTING TO REMAIN
031	BEDROOM 1 CLO.	5'-0" x 6'-8" 1-3/4"	WOOD	DR. BI-FOLD	WOOD	PNT	1	NEW
032	BEDROOM 2	2'-8" x 6'-8" 1-3/4"	WOOD	HINGE	WOOD	PNT	1	NEW
033	BEDROOM 2 CLO.	5'-0" x 6'-8" 1-3/4"	WOOD	DR. BI-FOLD	WOOD	PNT	1	NEW
034	BATH	2'-4" x 6'-8" 1-3/4"	WOOD	HINGE	WOOD	PNT	1	NEW

1. WINDOW SCHEDULE IS TO BE USED FOR ALL OPENINGS IN FLOOR.  
 2. DOOR SCHEDULE IS TO BE USED FOR ALL OPENINGS IN WALL.



**1 PROPOSED BASEMENT FLOOR PLAN**  
 SCALE 3/16"=1'-0"

**WALL TYPES**



A. TYPICAL INTERIOR WALL  
 B. TYPICAL PLUMBING WALL  
 C. EXTERIOR WALL WITH FINISHING



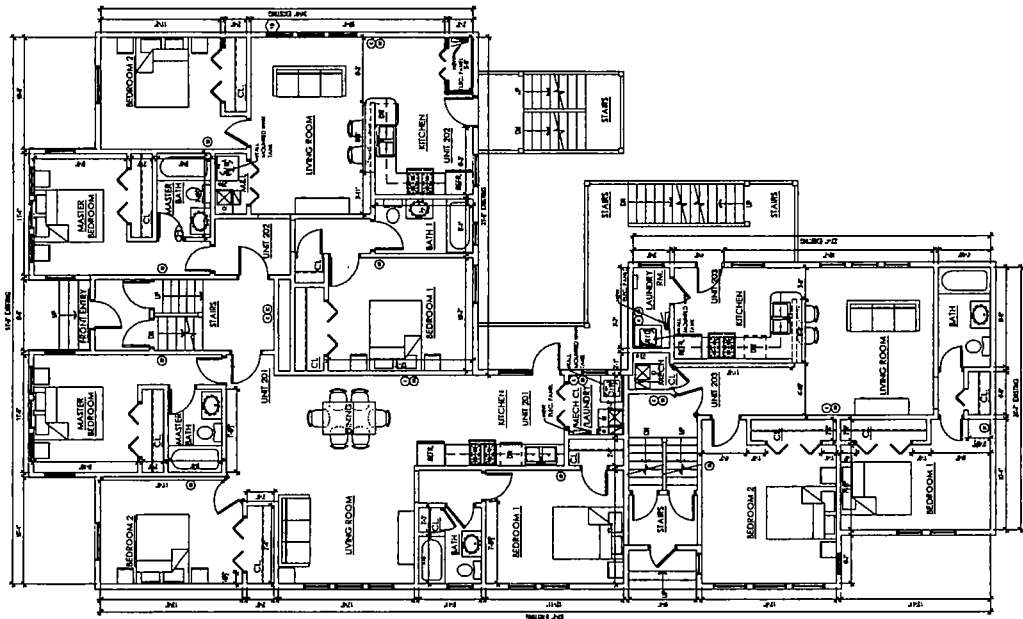
**A1.0**

Design Studio Inc.  
 DANIEL J. HERNANDEZ  
 LICENSED PROFESSIONAL ENGINEER  
 CHICAGO, ILL. 60611  
 773-362-4239  
 WWW.DESIGNSTUDIOINC.COM

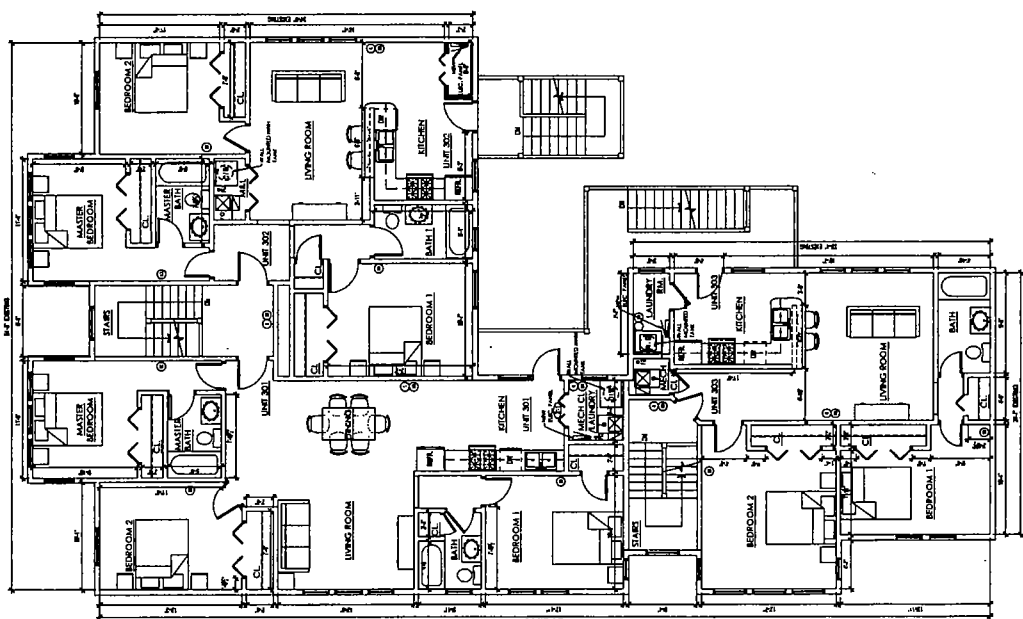
**606**  
 DESIGN + CONSTRUCTION

3301 N HARDING AVE  
 CHICAGO, IL 60618

NO.	DATE	DESCRIPTION
1	11-21-20	ISSUED FOR PERMIT



1 FIRST FLOOR PLAN (FOR REFERENCE)   
SCALE 3/16"=1'-0"



2 SECOND FLOOR PLAN (FOR REFERENCE)   
SCALE 3/16"=1'-0"

NO.	DATE	DESCRIPTION

3301 N HARDING AVE  
CHICAGO, IL 60618

DESIGN - CONSTRUCTION  
**606**  
7 312 944 0461  
F 312 244 3042  
www.606dc.com  
Chicago, IL 60612

Design Speed, Inc.  
MANUEL J. HERNANDEZ  
REGISTERED ARCHITECT  
CHICAGO, ILLINOIS  
www.designspeed.com

PROJECT NUMBER:  
DATE PREPARED:  
DATE APPROVED:  
PREPARED FOR:  
LUCIANO J. JONES, INC.  
CHICAGO, ILLINOIS  
DATE PLANNED:  
JOB NUMBER:

**A1.1**



NO.	DATE	DESCRIPTION

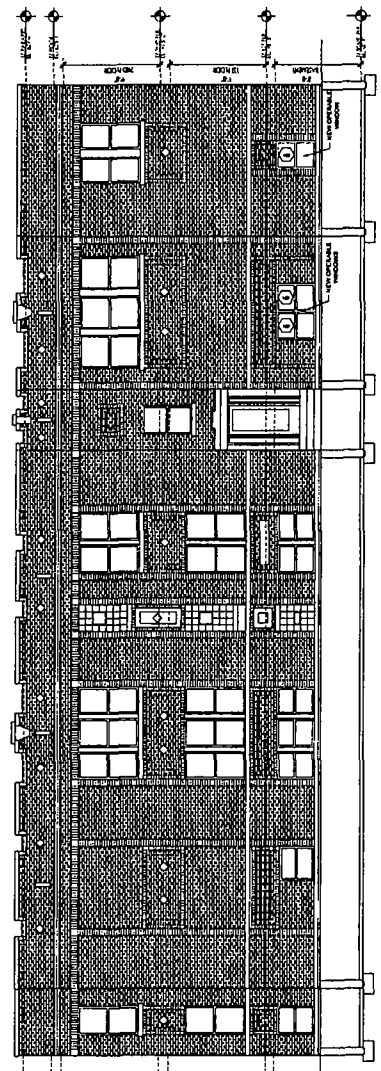
3301 N HARDING AVE  
CHICAGO, IL 60618

DESIGN + CONSTRUCTION  
**606**  
7 3306 W. 11th St.  
Chicago, IL 60618  
www.606.com

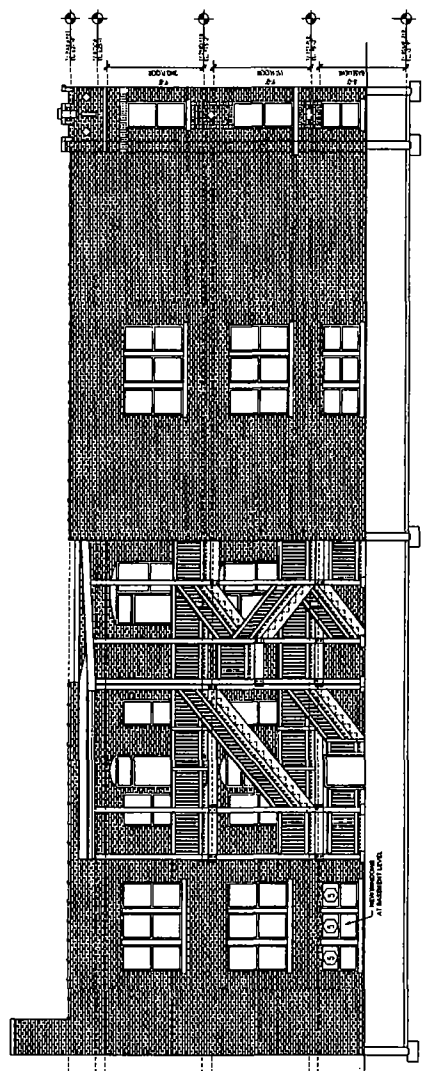
Chicago Steel, Inc.  
MANUEL J. HERNANDEZ  
MANAGING ARCHITECT  
1734 S. WABASH (S) ST.  
CHICAGO, IL 60604  
WWW.CHICAGOSTEEL.COM

PROJECT ARCHITECT  
DATE PERFORMED  
APPROVED  
BY  
DATE  
PROJECT NO.  
JOB NO.  
JOB NAME  
JOB ADDRESS

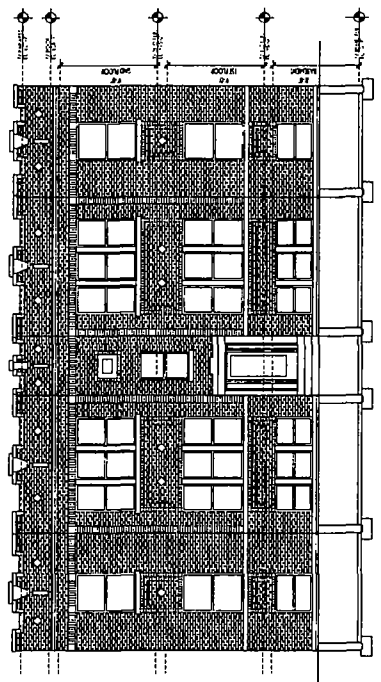
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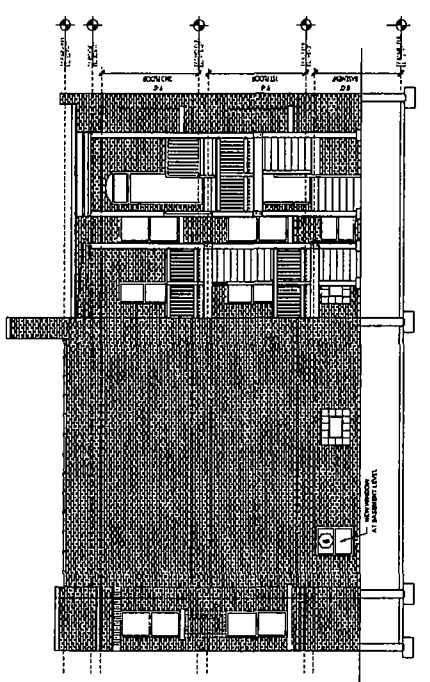
**2** PROPOSED NORTH ELEVATION  
SCALE 3/16" = 1'-0"



**4** PROPOSED SOUTH ELEVATION  
SCALE 3/16" = 1'-0"



**1** PROPOSED EAST ELEVATION  
SCALE 3/16" = 1'-0"



**3** PROPOSED WEST ELEVATION  
SCALE 3/16" = 1'-0"

North



1 IN. = 36 FT.  
VERIFY SCALE  
AGAINST THIS  
GRAPHIC

BASIS OF BEARINGS IS ASSUMED

# PLAT OF SURVEY

by  
**Michael J. Emmert Surveys, Inc.**  
of

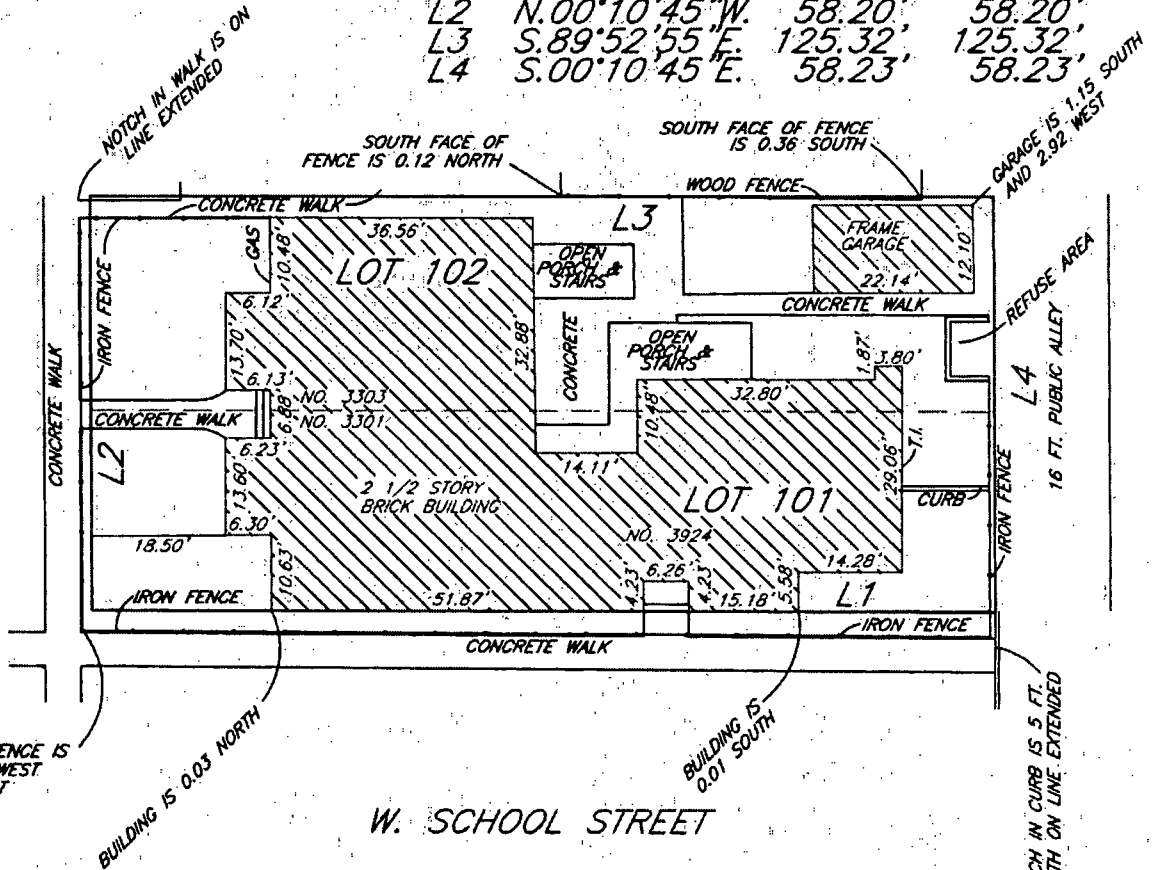
Property located at: 3301 - 3303 N. HARDING AVENUE  
3924 W. SCHOOL STREET

**Legally described as:**

LOTS 101 AND 102 IN CRAWFORD SQUARE, BEING A RESUBDIVISION OF BLOCKS 3, 4 AND 5 IN GRANDVIEW, BEING A RESUBDIVISION OF BLOCKS 1, 2 AND 3 IN K.K. JONES SUBDIVISION, IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Line	Bearing	Distance	Measure
L1	N.89°52'05"W.	125.32'	125.32'
L2	N.00°10'45"W.	58.20'	58.20'
L3	S.89°52'55"E.	125.32'	125.32'
L4	S.00°10'45"E.	58.23'	58.23'

N. HARDING AVENUE



SOUTH FACE OF FENCE IS 2.89' SOUTH AND WEST FACE IS 1.35' WEST

BUILDING IS 0.03 NORTH

BUILDING IS 0.01 SOUTH

W. SCHOOL STREET

NOTCH IN CURB IS 5 FT. SOUTH ON LINE EXTENDED

- A.C. - AIR CONDITIONER
- W.M. - WATER METER
- G.M. - GAS METER
- T.I. - TELEPHONE INTERFACE
- C.S. - CABLE SERVICE
- E.M. - ELECTRIC METER

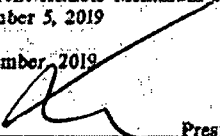
Survey ordered by: Nico Inocencio

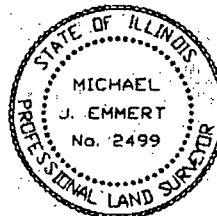
State of Illinois)  
County of Du Page)

Michael J. Emmert Surveys, Inc. does hereby certify that we have surveyed the above described property and prepared the plat hereon drawn. The legal description shown hereon is provided by others. Refer to deed or title policy for building setbacks, easements or other restrictions which may exist. Dimensions not noted hereon shall not be assumed by scaling or otherwise. Compare all points before building and report any discrepancies. This professional service conforms to the current Illinois Minimum Standards for a Boundary Survey.

Date of field survey: November 5, 2019

Dated this 5th. day of November, 2019

By:  President  
Professional Illinois Land Surveyor No. 2499  
License expires on November 30, 2020  
Professional Design Firm Land Surveyor Corporation No. 184.004811



	1/2	3/4	1	1 1/4	1 1/2	1 3/4	2	
0 AND	1/2	3/4	1	1 1/4	1 1/2	1 3/4	2	28 = 1 INCH
1 AND	1 1/4	1 1/2	1 3/4	2	2 1/4	2 1/2	2 3/4	17 = 2 INCHES
2 AND	1 3/4	2	2 1/4	2 1/2	2 3/4	3	3 1/4	15 = 3 INCHES
3 AND	2	2 1/4	2 1/2	2 3/4	3	3 1/4	3 1/2	13 = 4 INCHES
4 AND	2 1/4	2 1/2	2 3/4	3	3 1/4	3 1/2	3 3/4	11 = 5 INCHES
5 AND	2 3/4	3	3 1/4	3 1/2	3 3/4	4	4 1/4	9 = 6 INCHES
6 AND	3	3 1/4	3 1/2	3 3/4	4	4 1/4	4 1/2	7 = 7 INCHES
7 AND	3 1/4	3 1/2	3 3/4	4	4 1/4	4 1/2	4 3/4	5 = 8 INCHES
8 AND	3 1/2	3 3/4	4	4 1/4	4 1/2	4 3/4	5	3 = 9 INCHES
9 AND	3 3/4	4	4 1/4	4 1/2	4 3/4	5	5 1/4	1 = 10 INCHES
10 AND	4	4 1/4	4 1/2	4 3/4	5	5 1/4	5 1/2	19 = 1 FOOT
H AND	5	5 1/4	5 1/2	5 3/4	6	6 1/4	6 1/2	

mike@mjesurveys.com  
Michael J. Emmert Surveys, Inc.  
185 East Vallette Street  
Elmhurst, Illinois 60126  
Office 630-516-0383  
Fax 630-516-0387



December 11, 2019

Dear Sir/Madam:

In accordance with the Amendment to the Zoning Code enacted by the City Council, Section 17-13-0107-A of the Chicago Zoning Ordinance, please be advised that on or about December 18, 2019, the undersigned, will file an application for a change in zoning for the property located at 3301 N Harding/3924 W School Street from a RS-3 Residential Single-Unit (Detached House) District to a RM-4.5 Residential Multi-Unit District.

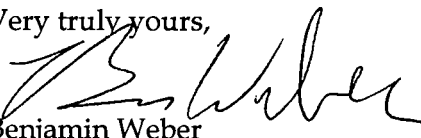
The owner of the property and the applicant of the Zoning Amendment is Sureway Investments LLC located at 3432 W Diversey, Unit 217, Chicago, IL 60647.

The purpose of the rezoning is to renovate the interior of the existing building to add 2 dwelling units in the basement and add 2 parking spaces to an existing 7 dwelling unit building with 1 car detached garage. The building will contain a total of 9 dwelling units and 3 parking spaces. The height of the building and the exterior of the building will remain unchanged. The existing building height is 24'3". There will be no commercial space.

I am the duly authorized attorney for the applicant and owner. My address is 70 West Madison, Suite 5300, Chicago, Illinois 60602. My telephone number is (312) 345-5700.

PLEASE NOTE THAT THE APPLICANT IS NOT SEEKING TO PURCHASE OR REZONE YOUR PROPERTY. THE APPLICANT IS REQUIRED BY LAW TO SEND YOU THIS NOTICE BECAUSE YOU OWN PROPERTY LOCATED WITHIN 250 FEET OF THE SUBJECT PROPERTY.

Very truly yours,



Benjamin Weber  
Attorney for Applicant  
and Owner

December 11, 2019

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

Dear Committee Members:

The undersigned, Tyler Manic, being first duly sworn on oath, deposes and states the following:

That 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.

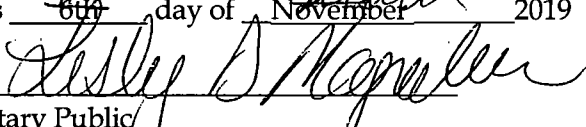
The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of intended use of said property; the name and address of the applicant; the name and address of the owners; and a statement that the applicant intends to file an application for a change in zoning on approximately December 18, 2019.

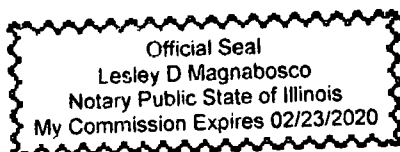
The undersigned certifies that the applicant has made a bonafide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject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



Tyler Manic  
Attorney for Applicant

Subscribed and Sworn to before me  
this 11<sup>th</sup> day of November 2019

  
Notary Public



# 20274-T1  
INTRO DATE  
DEC 18, 2019

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO  
THE CHICAGO ZONING ORDINANCE

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

3301 N Harding/3924 W School Street

2. Ward Number that property is located in: 30

3. APPLICANT Sureway Investments LLC

ADDRESS 3432 W Diversey, Unit 217 CITY Chicago

STATE IL ZIP CODE 60647 PHONE 847-915-5907

EMAIL \_\_\_\_\_ CONTACT PERSON Nico Inocencio

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 Schain Banks Law, Tyler Manic

ADDRESS 70 W. Madison, #5300

CITY Chicago STATE IL ZIP CODE 60602

PHONE 312-345-5700 FAX 312-345-5701 EMAIL tmanic@schainbanks.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.

Nico Inocencio

Lei Hua

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

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

No

9. Present Zoning District RS-3 Proposed Zoning District RM4.5

10. Lot size in square feet (or dimensions) 7293.62 SF

11. Current Use of the property Existing 2 1/2 story residential building

12. Reason for rezoning the property The purpose of the rezoning is to comply with the bulk, density and Minimum Lot area to allow for the addition of 2 residential dwelling units. The building has ~~7 existing dwelling units~~ Upon renovation the building will contain 9 residential dwelling units.

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 purpose of the rezoning is to allow for 2 additional residential dwelling units on the ground floor of an existing 2 1/2 story (7) residential dwelling unit building. Upon rezoing, The building will have a total of 9 residential dwelling units and 2 parking spaces. There will be no commercial space. The building is existing and the building height is 24' 3"

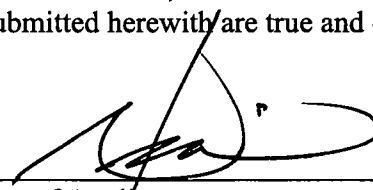
14. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments,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

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


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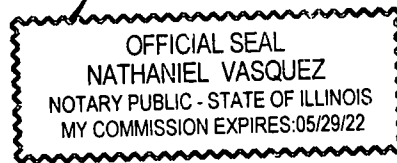
COUNTY OF COOK  
STATE OF ILLINOIS

Nico Inocencio, 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  
5th day of November, 2019.

  
\_\_\_\_\_  
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:

Sureway Investments LLC

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

Indicate whether the Disclosing Party submitting this EDS is:

1.  the Applicant/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: \_\_\_\_\_

B. Business address of the Disclosing Party: 3432 W Diversey, Unit 217

Chicago, IL 60647

C. Telephone: 847-915-5907 Fax: \_\_\_\_\_ Email: \_\_\_\_\_

D. Name of contact person: Nico Inocencio

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):

Zoning Amendment for property located at 3301 N Harding/3924 W School Street

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

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

- Yes                       No                       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
Nico Inocencio	Manager

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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
Nico Inocencio	3432 W Diversey, Unit 217, Chicago, IL 60647	51%
Lei Hua	3432 W Diversey, Unit 217, Chicago, IL 60647	49%

**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:

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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).

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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 (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.
(Retained)	Tyler Manic, Schain Banks, 70 W Madison, #5300, Chicago, IL 60602, Attorney		Estimated \$10,000

(Add sheets if necessary)

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

**SECTION V -- CERTIFICATIONS**

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

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

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

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

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

Yes     No

**B. FURTHER CERTIFICATIONS**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

N/A

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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.

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

N/A

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

N/A

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**C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION**

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

is             is not

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

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

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

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

N/A

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

**D. CERTIFICATION REGARDING 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
<hr/>		
<hr/>		
<hr/>		

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:

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

N/A

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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, 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:

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## SECTION VII -- FURTHER ACKNOWLEDGMENTS AND CERTIFICATION

The Disclosing Party understands and agrees that:

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

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

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

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

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



**CERTIFICATION**

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

Sureway Investments LLC

(Print or type exact/legal name of Disclosing Party)

By: [Signature]  
(Sign here)

Nico Inocencio

(Print or type name of person signing)

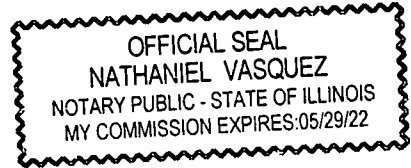
Manager

(Print or type title of person signing)

Signed and sworn to before me on (date) 11/5/2019,

at Cook County, Illinois (state).

[Signature]  
Notary Public



Commission expires: 05/29/2022

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

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

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

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

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

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

Yes

No

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

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

**BUILDING CODE SCOFFLAW/PROBLEM LANDLORD CERTIFICATION**

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

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

Yes

No

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

Yes

No

The Applicant is not publicly traded on any exchange.

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

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

**PROHIBITION ON WAGE & SALARY HISTORY SCREENING - CERTIFICATION**

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

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

Yes

No

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

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

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

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