

### City of Chicago



O2014-4191

# Office of the City Clerk Document Tracking Sheet

**Meeting Date:** 5/28/2014

**Sponsor(s):** City Clerk (transmitted by)

Type: Ordinance

Title: Zoning Reclassification App No. 18060T1 at 926-928 W

George St

Committee(s) Assignment: Committee on Zoning, Landmarks and Building Standards

#### <u>ORDINANCE</u>

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

**SECTION 1.** Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No. 7-G in the area bound by

the alley next north of and parallel to West George Street; a line 277.5 feet west of and parallel to North Mildred Avenue; West George Street; and a line 327.5 feet west of and parallel to North Mildred Avenue

to those of a RM5 Residential Multi-Unit District and a corresponding uses district is hereby established in the area above described.

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

Common address of property:

926-928 West George Street

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

#18060TI INTRODATE: MAYEBITON

1.	ADDRESS of the property Applicant is seeking to rezone:  926-928 West George Street, Chicago, IL
2.	Ward Number that property is located in:44
3.	APPLICANT: Speedmo George, LLC  ADDRESS: 400 N. LaSalle Street, Suite 805  CITY: Chicago STATE: Illinois ZIP CODE: 60654  PHONE: (312) 782-1983 CONTACT PERSON: Nick Ftikas, Esq.  Attorney for Applicant
4.	Is the Applicant the owner of the property YES <u>Yes</u> 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
	ADDRESS  CITY STATE ZIP CODE  PHONE CONTACT PERSON
5.	If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:
	ATTORNEY Law Offices of Samuel VP Banks  ADDRESS 221 N. LaSalle St., 38 <sup>th</sup> Floor  CITY Chicago STATE: IL ZIP CODE 60601  PHONE: (312) 782-1983 FAX: (312) 782-2433
6.	If the applicant is a legal entity (Corporation, LLC, Partnership, etc.), please provide the names of all owners as disclosed on the Economic Disclosure Statements  Speedwagon Property Management, LLC
7.	On what date did the owner acquire legal title to the subject property?  June of 2013
8.	Has the present owner previously rezoned this property? If Yes, when?
9.	Present Zoning: RT4 Residential Two-Flat, Townhouse and Multi-Unit District
	Proposed Zoning: RM5 Residential Multi-Unit District
10.	Lot size in square feet (or dimensions?): 6,250 sq. ft. (50' x 125')
11.	Current Use of the Property: Property is improved with a 6 dwelling unit building with no on-site

parking.

- 12. Reason for rezoning the property: <u>Applicant seeks a zoning amendment to allow the addition of seven dwelling units.</u>
- 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)

  Applicant seeks a zoning change to allow the addition of seven dwelling units within the existing six dwelling unit building, for a total of 13 dwelling units. There are currently no on-site parking spaces and applicant proposes to provide a total of seven on-site parking spaces. There is no commercial space within the building, and none is proposed. The height of the building will remain unchanged at 39'-8".
- 14. On May 14, 2007, the Chicago City Council passed the Affordable Requirements
  Ordinance (ARO) that requires on-site affordable housing units or a financial contribution
  if residential housing projects receive a zoning change under certain circumstances. Based
  on the lot size of the project in question and the proposed zoning classification, is this
  project subject to the Affordable Requirements Ordinance? (See Fact Sheet for more information)

YES	NO	$\mathbf{X}$

COUNTY OF COOK
STATE OF ILLINOIS

I, Ken Motew, on behalf of Speedmo George, LLC, being first duly sworn on oath, state that all
of the above statements and the statements contained in the documents submitted herewith are
true and correct.

Signature of Applicant

Subscribed and sworn to before me this

Alu M. Stults

Notary Public



For Office Use Only

Date of Inrtoduction:

File Number:

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



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

May 27, 2014

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

To Whom It May Concern:

The undersigned, Stephen Stults, being first duly sworn on oath, deposes and says the following:

That the undersigned certifies that he has complied with the requirements of Section 17-13-0107 of the Zoning Code of the City of Chicago, by sending written notice to such property owners who appear to be the owners of the property within the subject area not solely owned by the applicant, and on the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of the public roads, streets, alleys and other public ways, or a total distance limited to 400 feet. Said written notice was or will be sent by USPS First Class 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 as 926-928 West George Street, Chicago, Illinois; a statement of intended use of said property; the name and address of the Applicant; the name and address of the owner; and a statement that the applicant intends to file an application for a change in zoning on approximately May 28, 2014.

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

Law Offices of Samuel V.P. Banks

By: Stephen Stults. Attorney

Subscribed and Sworn to before me

this  $\cancel{19th}$  day of  $\cancel{mhy}$ , 2014.

Notary Notary



#### PUBLIC NOTICE

#### Via USPS First Class Mail

May 27, 2014

Dear Sir or Madam:

In accordance with Amendment to the Zoning Code enacted by the City Council, Section 17-13-0107-A, please be informed that on or about May 28, 2014. I, the undersigned, filed an application for a change in zoning from the RT4 Residential Two-Flat, Townhouse and Multi-Unit District to the RM5 Residential Multi-Unit District, on behalf of the Applicant/Owner, Speedmo George, LLC, for the property located at 926-928 West George Street, Chicago, Illinois.

Applicant seeks a zoning change to allow the addition of seven dwelling units within the existing six dwelling unit building, for a total of 13 dwelling units. There are currently no on-site parking spaces and applicant proposes to provide a total of seven on-site parking spaces. There is no commercial space within the building, and none is proposed. The height of the building will remain unchanged at 39'-8".

The Applicant and Property Owner, Speedmo George, LLC, is located at 400 N. LaSalle Street, Suite 805, Chicago, IL 60654.

The contact person for this application is **Stephen Stults**. My address is 221 N. LaSalle Street, Chicago, IL 60601. My telephone number is 312-782-1983.

Very truly yours,

LAW OFFICES OF SAMUEL V.P. BANKS

Stephen Stults

\*\*\*Please note that the Applicant is **NOT** seeking to purchase or rezone your property.

\*\*\*The Applicant is required by law to send this notice because you own property located within 250 feet of the property subject to the proposed Zoning Amendment.

To Whom It May Concern:

Q.

I, Ken Motew, on behalf of the Speedmo George, LLC, the owner with regard to the property located at 926-928 West George Street, Chicago, Illinois, authorize the Law Offices of Samuel V.P. Banks, to file a zoning amendment application before the City of Chicago for that property.

Ken Motew

#### -FORM OF AFFIDAVIT-

Chairman Solis Committee on Zoning City Hall, room 304 Chicago, IL 60602

#### To Whom It May Concern:

I, Ken Motew, as representative of Speedmo George LLC, understand that the Law Offices of Samuel V.P. Banks has filed a sworn affidavit identifying Speedmo George LLC as Owner holding interest in land subject to the proposed zoning amendment for the property identified as 926-928 West George Street, Chicago, Illinois.

I, Ken Motew, being first duly sworn under oath, depose and say that Speedmo George LLC holds that interest for itself and for no other person, association, or shareholder.

Subscribed and sworn to before me

this \_\_\_\_ day of \_\_\_\_\_\_\_\_, 2014.

Commission Expires

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

#### **SECTION 1 -- GENERAL INFORMATION**

A. Legal name of the Disclosing Party subm	nitting this EDS. Include d/b/a/ if applicable:
Speedmo George, LLC	
Check ONE of the following three boxes:	
Indicate whether the Disclosing Party submi 1. [] the Applicant OR	tting this EDS is:
	direct interest in the Applicant. State the legal name of the ty holds an interest:
	l (see Section II.B.1.) State the legal name of the entity in of control:
B. Business address of the Disclosing Party	: 400 N. LaSalle St., suite 805
	Chicago, IL 60654
C. Telephone: <u>773-661-2772 x 222</u> Fax: <u>7</u>	73-661-6669 Email: <u>mshenouda@mo2properties.c</u> om
D. Name of contact person: <u>Michael Sheno</u>	uda
E. Federal Employer Identification No. (if y	ou have one):
	or other undertaking (referred to below as the "Matter") to umber and location of property, if applicable):
Zoning Change application for 926-928 West	George Street
G. Which City agency or department is requ	nesting this EDS? DPD / City Council
If the Matter is a contract being handled le complete the following:	by the City's Department of Procurement Services, please
Specification #	and Contract #

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

#### A. NATURE OF THE DISCLOSING PARTY

<ol> <li>Indicate the nature of the Disclosing Particle</li> <li>Person</li> <li>Publicly registered business corporation</li> <li>Privately held business corporation</li> <li>Sole proprietorship</li> <li>General partnership</li> <li>Limited partnership</li> <li>Trust</li> </ol>	[] Limited liability company [] Limited liability partnership [] Joint venture [] Not-for-profit corporation (Is the not-for-profit corporation also a 501(c)(3))? [] Yes [] No [] Other (please specify)
2. For legal entities, the state (or foreign co	ountry) of incorporation or organization, if applicable:
Illinois	
business in the State of Illinois as a foreign ent	
[] Yes [] No	[X] N/A
B. IF THE DISCLOSING PARTY IS A LEGA	AL ENTITY:
NOTE: For not-for-profit corporations, also list there are no such members, write "no members the legal titleholder(s).  If the entity is a general partnership, limited partnership or joint venture, list below the name	Il executive officers and all directors of the entity. st below all members, if any, which are legal entities. If s." For trusts, estates or other similar entities, list below partnership, limited liability company, limited liability te and title of each general partner, managing member, trols the day-to-day management of the Disclosing Party. bmit an EDS on its own behalf.
Name	Title
Speedwagon Property Management, LLC	LLC Manager

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.

		ing Party	
agement, LLC	1033 Skokie Blvd., Suite	600	100%
	Northbrook, IL 60062		
had a "business re	lationship," as defined i	n Chapter 2	2-156 of the Municipal
[k] No			
w the name(s) of su	ch City elected official(	s) and desc	ribe such
	/ had a "business re d official in the 12 r [k] No	Northbrook, IL 60062  SS RELATIONSHIPS WITH CITY ELI  had a "business relationship," as defined in d official in the 12 months before the date the	Northbrook, IL 60062  SS RELATIONSHIPS WITH CITY ELECTED Of the had a "business relationship," as defined in Chapter 2 d official in the 12 months before the date this EDS is

#### 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.) <b>NOTE:</b> "hourly rate" or "t.b.d." is not an acceptable response.
Law Offices of Samuel V.P.	Banks	Attorney	\$8,500.00
221 N. LaSalle St., 38th floor	<u>r</u>	(retained)	(estimated)
Chicago, IL 60601	·····		
(Add sheets if necessary)			
[] Check here if the Discl	osing Party h	as not retained, nor expects to retain	n, any such persons or entities.
SECTION V CERTIF	ICATIONS		
A. COURT-ORDERED (	CHILD SUPP	ORT COMPLIANCE	
<u>-</u>		-415, substantial owners of business th their child support obligations thr	
, i	•	tly owns 10% or more of the Disclosons by any Illinois court of compete	e :
[] Yes [X] No		o person directly or indirectly owns sclosing Party.	10% or more of the
If "Yes," has the person entire is the person in compliance		court-approved agreement for paymgreement?	ent of all support owed and
[] Yes [] No	o	· ·	

#### **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.

	Disclosing Party is unans), the Disclosing Party	•	f the above statements	s in this Part B (Further
N/A				

If the letters "NA," the word "None," or no response appears on the lines above, it will be conclusively presumed that the Disclosing Party certified to the above statements.
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 [X] 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):
N/A

Name 	Business Address	Nature of Interest
<u>-</u>	ed "Yes" to Item D.1., provide the ees having such interest and identi	names and business addresses of the City fy the nature of such interest:
[] Yes	[X] No	
Does the Matter in	volve a City Property Sale?	
elected official or e any other person or for taxes or assess "City Property Sale	employee shall have a financial into entity in the purchase of any prop- nents, or (iii) is sold by virtue of le	we bidding, or otherwise permitted, no City erest in his or her own name or in the name of erty that (i) belongs to the City, or (ii) is sold gal process at the suit of the City (collectively, ten pursuant to the City's eminent domain powering of this Part D.
NOTE: If you che Item D.1., proceed	·	to Items D.2. and D.3. If you checked "No" to
	inancial interest in his or her own	Sunicipal Code: Does any official or employee name or in the name of any other person or
Any words or terms meanings when use		of the Municipal Code have the same
D. CERTIFICATION	ON REGARDING INTEREST IN	CITY BUSINESS

#### E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

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

comply with these disclosure requirements may make any contract entered into with the City in connection with the Matter voidable by the City.			
X 1. The Disclosing Party verifies that the Disclosing Party has searched any and all records of the Disclosing Party and any and all predecessor entities regarding records of investments or profits from slavery or slaveholder insurance policies during the slavery era (including insurance policies assued to slaveholders that provided coverage for damage to or injury or death of their slaves), and the Disclosing Party has found no such records.			
2. The Disclosing Party verifies that, as a result of conducting the search in step 1 above, the Disclosing Party has found records of investments or profits from slavery or slaveholder insurance policies. The Disclosing Party verifies that the following constitutes full disclosure of all such records, including the names of any and all slaves or slaveholders described in those records:			
SECTION VI CERTIFICATIONS FOR FEDERALLY FUNDED MATTERS			
NOTE: If the Matter is federally funded, complete this Section VI. If the Matter is not federally funded, proceed to Section VII. For purposes of this Section VI, tax credits allocated by the City and proceeds of debt obligations of the City are not federal funding. NOT FEDERALLY FUNDED			
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):			
(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	le
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:	-

## 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 <a href="https://www.cityofchicago.org/Ethics">www.cityofchicago.org/Ethics</a>, 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**

Speedmo George, LLC

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.

(Print or type name of Disclosing Party)	
Ву:	
(Sign here)	
(Print or type name of person signing)	STEPHEN M STULTS OFFICIAL SEAL Notary Public, State of Illinois
LLC Manager	My Commission Expires March 12, 2018
(Print or type title of person signing)	
Signed and sworn to before me on (date) atCookCounty,Illinois  Hayn M. Stults	May 8, 2014, _(state). _Notary Public.
Commission expires: 3-12-2018	<u></u> .

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## 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?

[ ] 1 CS	[A] 140	
such person is connec	ted; (3) the name and title of	itle of such person, (2) the name of the legal entity to which f the elected city official or department head to whom such eise nature of such familial relationship.

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

#### **SECTION I -- GENERAL INFORMATION**

A. Legal name of the Disclosing P	earty submitting this EDS. Include d/b/a/ if applicable:
Speedwagon Property Management,	LLC
Check ONE of the following thre	ee boxes:
Indicate whether the Disclosing Pa 1. [] the Applicant OR	arty submitting this EDS is:
2. [] a legal entity holding a di	irect or indirect interest in the Applicant. State the legal name of the osing Party holds an interest:
3. [] a legal entity with a right	of control (see Section II.B.1.) State the legal name of the entity in ds a right of control:
B. Business address of the Disclos	sing Party:1033 Skokie Blvd., Suite 600
	Northbrook, IL 60062
C. Telephone: <u>773-661-2772 x 222</u>	Fax: <u>773-661-6669</u> Email: <u>mshenouda@mo2properties.c</u> on
D. Name of contact person: Mich	nael Shenouda
E. Federal Employer Identification	No. (if you have one):
	ensaction or other undertaking (referred to below as the "Matter") to project number and location of property, if applicable):
Zoning Change application for 926-	928 West George Street
G. Which City agency or departme	ent is requesting this EDS? <u>DPD / City Council</u>
If the Matter is a contract being complete the following:	handled by the City's Department of Procurement Services, please
Specification #	and Contract #

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

#### A. NATURE OF THE DISCLOSING PARTY

Illinois	[X] Limited liability company [ ] Limited liability partnership [ ] Joint venture [ ] Not-for-profit corporation (Is the not-for-profit corporation also a 501(c)(3))? [ ] Yes [ ] No [ ] Other (please specify)
3. For legal entities not organized in the S business in the State of Illinois as a foreign cm	State of Illinois: Has the organization registered to do ntity?
[] Yes [] No	[X] N/A
B. IF THE DISCLOSING PARTY IS A LEG	GAL ENTITY:
NOTE: For not-for-profit corporations, also I there are no such members, write "no member the legal titleholder(s).  If the entity is a general partnership, limited partnership or joint venture, list below the nar	all executive officers and all directors of the entity. ist below all members, if any, which are legal entities. If rs." For trusts, estates or other similar entities, list below d partnership, limited liability company, limited liability ne and title of each general partner, managing member, atrols the day-to-day management of the Disclosing Party. abmit an EDS on its own behalf.
Name	Title
Steve Khoshabe	LLC Member
Jeffrey Perelman	LLC Member
Jason Schiffman	LLC Member

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 In Disclosing Pa		
Steve Khoshabe	1033 Skokie Blvd., Suite 600, Northbro	ok, IL 60062	33.3%	
Jeffrey Perelman	1033 Skokie Blvd., Suite 600, Northbrod	ok, IL 60062	33.3%	
Jason Schiffman	1033 Skokie Blvd., Suite 600, Northbro	ok, IL 60062	33.3%	

#### 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	[X] No		
If yes, please iden relationship(s):	tify below the name(s) o	of such City elected official(s) and descr	ibe such

#### 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.) <b>NOTE:</b> "hourly rate" or "t.b.d." is not an acceptable response.
Law Offices of Samuel V.P.	. Banks	Attorney	\$8,500.00
221 N. LaSalle St., 38th floo	or	(retained)	(estimated)
Chicago, IL 60601			
(Add sheets if necessary)			
SECTION V CERTII  A. COURT-ORDERED  Under Municipal Code	FICATIONS  CHILD SUPI  Section 2-92	PORT COMPLIANCE 2-415, substantial owners of busines the their child support obligations three	s entities that contract with
* *	•	tly owns 10% or more of the Disclo ons by any Illinois court of compete	•
[] Yes [X] N		No person directly or indirectly owns isclosing Party.	; 10% or more of the
If "Yes," has the person of is the person in complian		court-approved agreement for paym greement?	ent of all support owed and
[]Yes []N	Ю		

#### **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.

	. If the Disclosing Party is unal tifications), the Disclosing Party	•	the above statements in	this Part B (Further
N/A	A			

If the letters "NA," the word "None," or no response appears on the lines above, it will be conclusively presumed that the Disclosing Party certified to the above statements.
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 [X] 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):
N/A

	he word "None," or no response a ed that the Disclosing Party certif	ppears on the lines above, it will be ied to the above statements.
D. CERTIFICATIO	N REGARDING INTEREST IN	CITY BUSINESS
Any words or terms meanings when used	•	of the Municipal Code have the same
	nancial interest in his or her own i	Iunicipal Code: Does any official or employee name or in the name of any other person or
NOTE: If you check tem D.1., proceed t		o Items D.2. and D.3. If you checked "No" to
elected official or en any other person or for taxes or assessm "City Property Sale"	nployee shall have a financial inte entity in the purchase of any prope ents, or (iii) is sold by virtue of le	erest in his or her own name or in the name of erty that (i) belongs to the City, or (ii) is sold gal process at the suit of the City (collectively, en pursuant to the City's eminent domain power ning of this Part D.
Does the Matter inv	olve a City Property Sale?	
[] Yes	[X] No	
•	ed "Yes" to Item D.1., provide the es having such interest and identi	names and business addresses of the City fy the nature of such interest:
Name	Business Address	Nature of Interest
	ing Party further certifies that no p	prohibited financial interest in the Matter will

#### E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

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

comply with these disclosure requirements may make any contract entered into with the City in connection with the Matter voidable by the City.
X_1. The Disclosing Party verifies that the Disclosing Party has searched any and all records of he 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 ssued to slaveholders that provided coverage for damage to or injury or death of their slaves), and he 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 seconds, including the names of any and all slaves or slaveholders described in those records:
SECTION VI CERTIFICATIONS FOR FEDERALLY FUNDED MATTERS
NOTE: If the Matter is federally funded, complete this Section VI. If the Matter is not federally funded, proceed to Section VII. For purposes of this Section VI, tax credits allocated by the City and proceeds of debt obligations of the City are not federal funding. NOT FEDERALLY FUNDED
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):
`
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 any 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:
<ol> <li>Have you develope federal regulations? (See</li> <li>Yes</li> </ol>	ed and do you have on file affirmative action programs pursuant to applicable 41 CFR Part 60-2.) [] No
· · · · · · · · · · · · · · · · · · ·	th the Joint Reporting Committee, the Director of the Office of Federal grams, or the Equal Employment Opportunity Commission all reports due grequirements?  [] 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:	

## 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 <a href="https://www.cityofchicago.org/Ethics">www.cityofchicago.org/Ethics</a>, 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**

Speedwagon Property Management, LLC

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.

(Print or type name of Disclosing Party)	
By:	
(Sign here)	STEPHEN M STUL OFFICIAL SEA Notary Public, State of
(Print or type name of person signing)	My Commission Ex March 12, 2018
LLC Member	_
(Print or type title of person signing)	
Signed and sworn to before me on (date) at County,	May 8, 2014, _(state).
Styr M. Stults	_ Notary Public.
Commission expires: 3-12-2018	

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# 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.

· · · · · · · · · · · · · · · · · · ·	g Party or any "Applicable Pa onship" with an elected city o	arty" or any Spouse or Domestic Partner thereof currently fficial or department head?
[ ] Yes	[X] No	
such person is connect	ed; (3) the name and title of	le of such person, (2) the name of the legal entity to which the elected city official or department head to whom such se nature of such familial relationship.

# 17-13-0303-C (1) Narrative Zoning Analysis – 926-928 West George Street

Proposed Zoning: RM5 Residential Multi-Unit District

50' x 125' totaling 6,250 sq. ft. Lot Area:

Applicant seeks a zoning change to allow the addition of seven dwelling units within the existing six dwelling unit building, for a total of 13 dwelling units. There are currently no on-site parking spaces and applicant proposes to provide a total of seven on-site parking spaces. There is no commercial space within the building, and none is proposed. The height of the building will remain unchanged at 39'-8".

Floor area ratio: (a)

> Allowed: 2.0 FAR (12,500 sq. ft) Proposed: 1.8 FAR (11,300 sq. ft.)

(b) Lot Area Per Dwelling Unit

> Allowed: 400 sq. ft. per D.U. Proposed: 480 sq. ft. per D.U.

(c) The amount of off-street parking:

Required: 7 Proposed: 7

- (d) Setbacks:
  - a. Front Setbacks:

Required: 15'

Proposed: 0' – existing condition

b. Rear Setbacks:

Required: 35'

Proposed: 47'-8 1/4"

c. Side Setbacks:

East Side

Required: 4'

Proposed: 0' (existing condition)

West Side

4' Required:

Proposed: 0' (existing condition)

Combined

10' Required:

Proposed: 0' (existing condition)

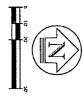
d. Rear Yard Open Space:

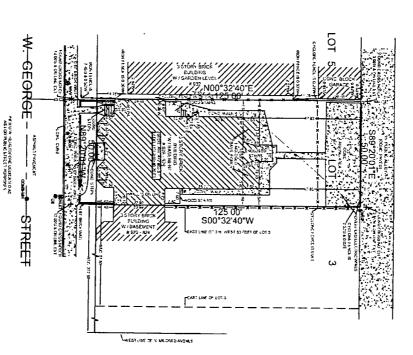
Required: 468 sq. ft.

Proposed: 450 sq. ft.(applicant will seek variation to reduce rear yard open space)

**Building Height:** (e)

> Allowed: 47' Proposed: 39'-8""





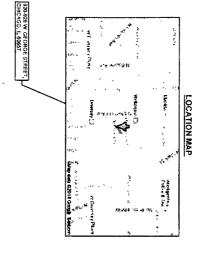
UNITED SURVEY SERVICE, LLC
CONSTRUCTION AND SURVEYORS
2700N, 15N, AVENUE, SUITE C, MEIGOSE PARK, IL 60190
TEL (1947) 259-1010 FAX (1977) 259-5887
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KNOWN AS 825 - 928 W. GEORGE STREET, CHICAGO, ILLINOIS

PERMANENT INDEX NUMBER 14 - 29 - 221 - 602 - 0000

AREA = 6,250 SQ FT OR 0 143 ACRE







COUNTY OF COOK ) STATE OF ILLINOIS )

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THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT HE INDIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68" FAHRENHEIT

MELROSE PARTILINOIS, JANUARY J. A. D. 7614 RÖY G LAMÎRCZAK, REĞISTERED ILLINDIS LAND SURVEYOR NO. 33-2200 ILCENSE EXPIRES NOVEMBER 30, 2014 PROFESSONAL DESGON FRM LICENSE NO. 184-204576 LICENSE EXPIRES APRIL 30, 2015



CHICYGO' IFFINOIS 90923 PECHITECTS - PLANNERS SPACE GEORGE ST. LOFTS

RAWING INDEX





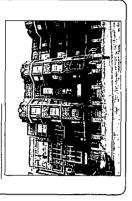












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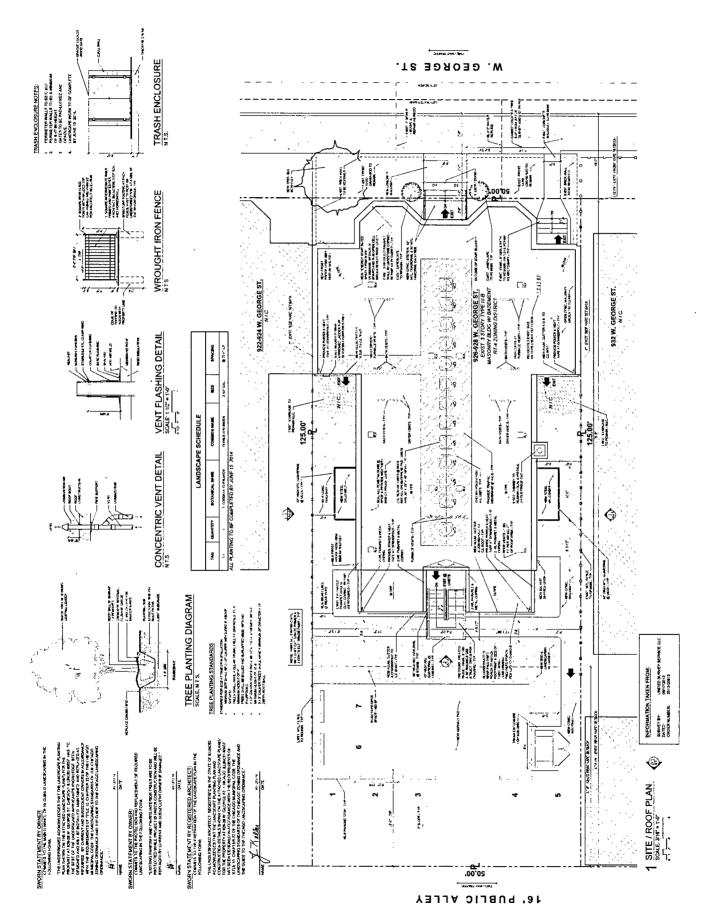
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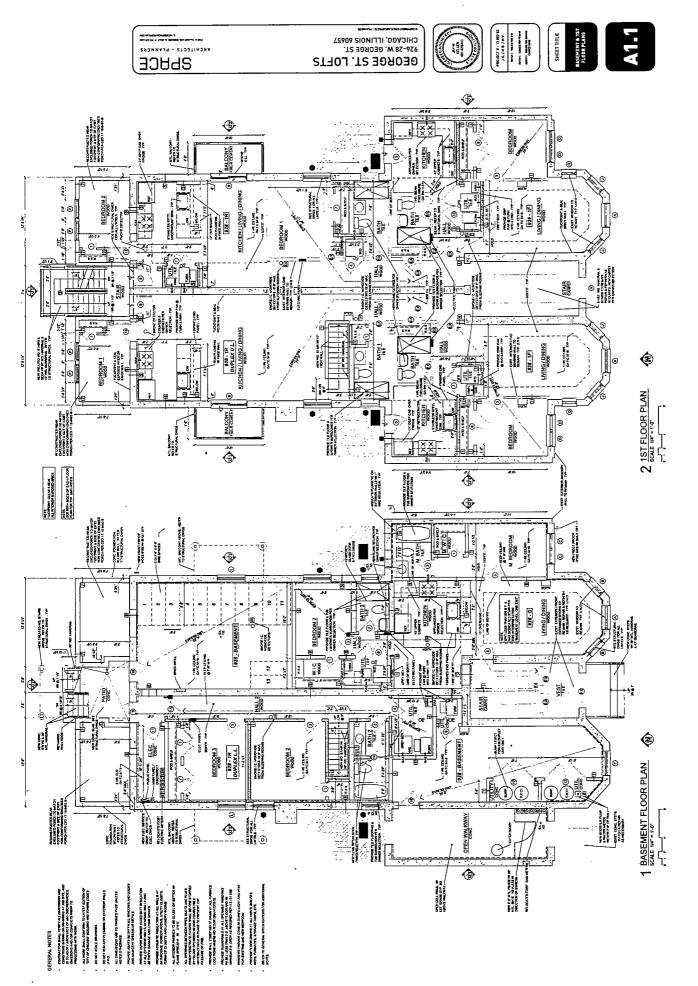
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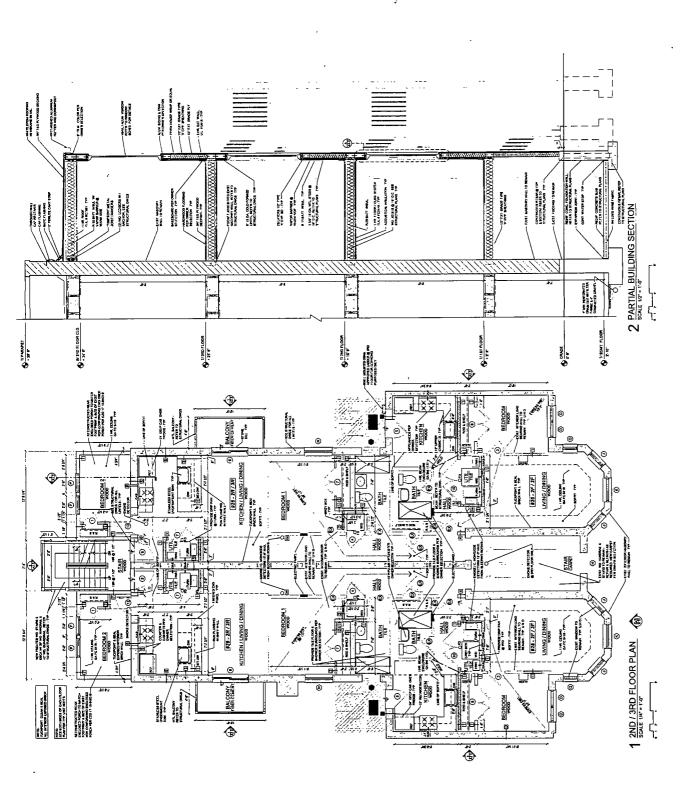
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CHICAGO, ILLINOIS 60657
926-28 W. GEORGE ST.
GEORGE ST. LOFTS

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SPACE

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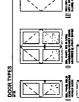
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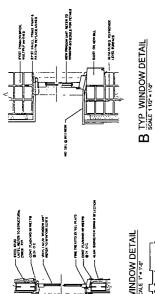
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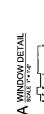
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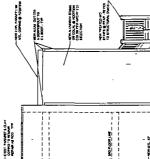


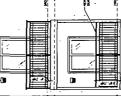


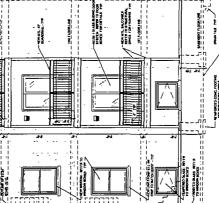


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