



City of Chicago



O2022-2400

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/20/2022
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-I at 711 N Kedzie Ave - App No. 21093T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#21093-T1
INTRO DATE
JULY 20, 2022

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 be amended by changing all the M1-2 Limited Manufacturing/Business District symbols and indications as shown on Map No. 1-I in the area bounded by

A line 152.50 feet north of and parallel to West Huron Street ;the alley east of and parallel to North Kedzie Avenue; a line 102.50 feet north of and parallel to West Huron Street; and North Kedzie Avenue,

to those of a B2-3 Neighborhood Mixed-Use District.

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

Common address of properties: 711 North Kedzie Avenue

17-13-0303-C(1) Narrative & Plans – 711 N. Kedzie, Chicago, IL

Proposed Zoning: B2-3 Neighborhood Mixed-Use District

Lot Area: 6,335 square feet

Proposed Land Use: The Applicant is proposing to develop the subject property with a new four-story residential building that will contain eight (8) dwelling units. The proposed building will be masonry in construction and measure 44 feet in height. The subject property is a Transit Served Location based on its proximity to the Chicago Ave. Bus Route. The proposed residential building will be supported by seven (7) off-street surface parking spaces located at the rear of the subject lot.

- (A) The Project's Floor Area Ratio: 15,216 square feet (2.402 FAR)
- (B) The Project's Density (Minimum Lot Area Per D.U.): 791.875 square feet per D.U.
(8 dwelling units proposed)
- (C) The amount of off-street parking: 7 vehicle parking spaces
- (D) Setbacks:
 - a. Front Setback: 3.7 feet
 - b. Rear Setback: 42 feet
 - c. Side Setbacks:
 - North: 1 foot
 - South: 1 foot
- (E) Building Height: 44 feet in height

17-3-0403-B *Transit Served Location* (TSL) – Supplemental Narrative Zoning Analysis

711 N. Kedzie, Chicago, Illinois

THE SITE

The subject property consists of a single zoning lot measuring 50 ft. wide by 126.7 ft. deep. The subject property contains approximately 6,335 sq. ft. of lot area. It is currently vacant and unimproved. The subject property is located within the Chicago Ave. Bus Route. The existing neighboring improvements in the immediate area vary in scale and use – from one-story to four-stories in height, some with ground floor retail uses and residential uses above, and others that are entirely residential in character. There is also a public park located north of the subject property on the west side of N. Kedzie St.

THE PROJECT

The Applicant is seeking a Type 1 Zoning Map Amendment to establish a B2-3 Neighborhood Mixed-Use District, in order to permit a four-story residential building containing eight (8) dwelling units. Based on the subject property's immediate proximity to the Chicago Ave. Bus Route, the Applicant is seeking to reduce the minimum off-street automobile parking for the proposed residential building, from eight (8) parking spaces to seven (7) parking spaces, pursuant to Section 17-10-0102-B of the *Zoning Ordinance*.

Pursuant to Section 17-10-0102-B and Section 17-13-0905-F of the Zoning Ordinance, in order to qualify the proposed reduction of off-street automobile parking, the Project:

- (a) **Must be located in a *transit-served location*.** The subject property is located immediately adjacent to and wholly within 1,320 linear feet of the Chicago Ave. Bus Route.
- (b) **Must comply with the standards of Section 17-3-0500 pertaining to *pedestrian streets and pedestrian retail streets*.** The proposed four-story residential building was designed to comply with the standards and design guidelines for *pedestrian streets*, as reflected on the architectural plans prepared by Red Architects and submitted with the Applicant's *Type 1 Zoning Map Amendment*. The proposed building's front façade will face N. Kedzie Ave. and will provide a 3.7 ft. front setback (less than 5 ft.) [17-3-0504-B and 17-3-0504-D]. Lastly, because vehicle access to the parking area is limited to the rear of the subject lot, there is no potential for any vehicular interference with the pedestrian walkway (sidewalk) [17-3-0504-E-F-G]. Please note the Applicant will seek a Variation to reduce the window transparency requirement should the Zoning Administrator deem such relief necessary.
- (c) **Must comply with the general goals set forth in the *Transit Friendly Development Guide: Station Area Typology*, and any other station-specific plans, designs or guidelines adopted by the Chicago Plan Commission.** The *Transit Friendly Development Guide* defines 'transit friendly development' as

[d]evelopment which is oriented towards and integrated with adjacent transit. The proposed four-story residential building incorporates accessibility and connectivity to the Chicago Ave. Bus Route, which runs to the north of the subject property. The project also features an onsite bicycle storage area. the Applicant believes it will help activate the pedestrian way for other commuters traveling in the subject area by developing a currently vacant piece of land.

- (d) **Must actively promote public transit and alternatives to automobile ownership.** In order to promote public forms of transportation, and to mitigate vehicular congestion and traffic in this pedestrian-oriented neighborhood, the project relies on a reduced off-street parking ratio. The Applicant's building design provides for onsite bicycle parking and the Applicant (who will maintain ownership and management of the property) is committed to working with the Alderman and representatives from the CTA and CDOT, toward providing additional public bicycle racks, should such features be desired.

- (e) **Must include enhancements to the pedestrian environment that are not otherwise required.** The subject property is currently vacant, unimproved, and non-contributing to the pedestrian environment in the subject area. The proposed residential building will comply with the guidelines for improvements on a *Pedestrian Street* by developing a property with a building that will be located within 5 ft. of the property's front lot line, that will not require any vehicle access points at the front of the lot, and that will provide onsite bicycle amenities. These design elements will help enhance the pedestrian experience at and around the subject property.

NEW FOUR STORY, EIGHT DWELLING UNIT MASONRY BUILDING WITH BASEMENT AND SEVEN CONCRETE PARKING PADS (R2 OCCUPANCY, III-A CONSTRUCTION)

NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CHICAGO BUILDING CODE, 2012 EDITION, AS AMENDED, AND THE CHICAGO ZONING ORDINANCE, 2012 EDITION, AS AMENDED.

2. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CHICAGO ZONING ORDINANCE, 2012 EDITION, AS AMENDED, AND THE CHICAGO BUILDING CODE, 2012 EDITION, AS AMENDED.

3. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CHICAGO ZONING ORDINANCE, 2012 EDITION, AS AMENDED, AND THE CHICAGO BUILDING CODE, 2012 EDITION, AS AMENDED.

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6. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CHICAGO ZONING ORDINANCE, 2012 EDITION, AS AMENDED, AND THE CHICAGO BUILDING CODE, 2012 EDITION, AS AMENDED.

7. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CHICAGO ZONING ORDINANCE, 2012 EDITION, AS AMENDED, AND THE CHICAGO BUILDING CODE, 2012 EDITION, AS AMENDED.

8. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CHICAGO ZONING ORDINANCE, 2012 EDITION, AS AMENDED, AND THE CHICAGO BUILDING CODE, 2012 EDITION, AS AMENDED.

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INDEX OF DRAWINGS

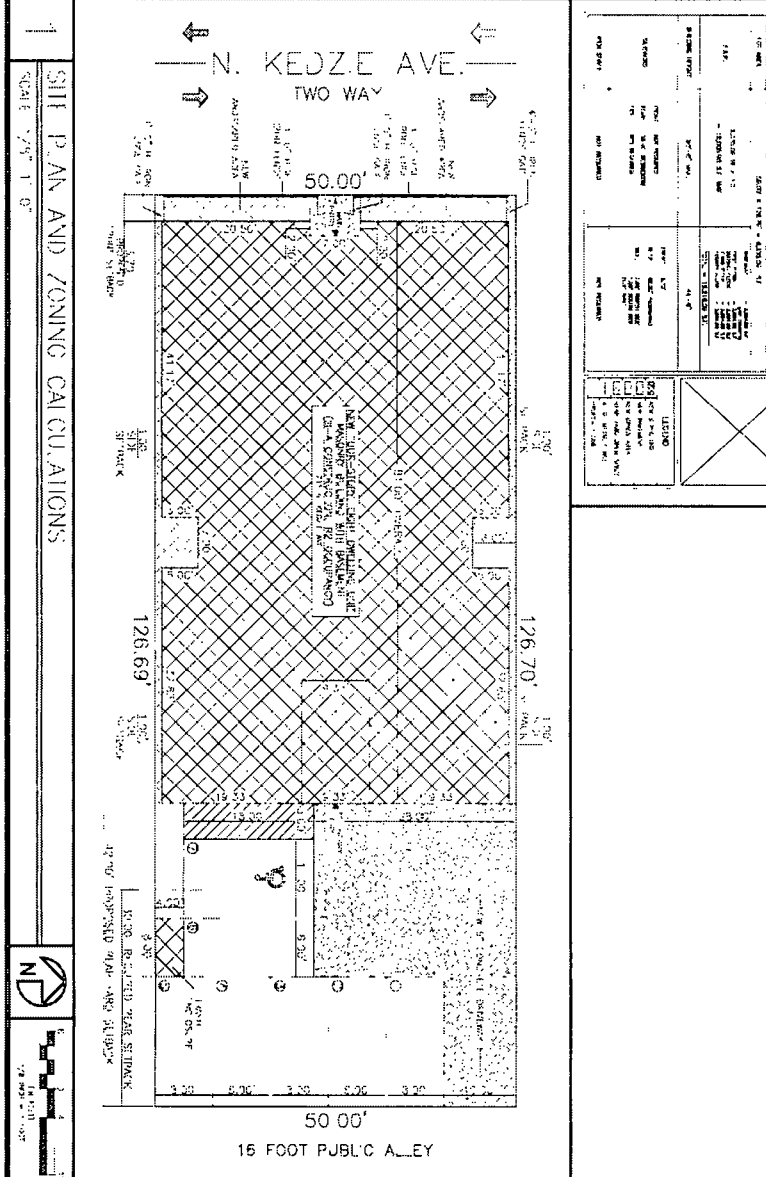
NO.	DESCRIPTION	DATE	ISSUE
1	FOUNDATION PLAN	10/15/13	ISSUED FOR PERMITS
2	FIRST FLOOR PLAN	10/15/13	ISSUED FOR PERMITS
3	SECOND FLOOR PLAN	10/15/13	ISSUED FOR PERMITS
4	THIRD FLOOR PLAN	10/15/13	ISSUED FOR PERMITS
5	BASEMENT PLAN	10/15/13	ISSUED FOR PERMITS
6	SECTION 1-1	10/15/13	ISSUED FOR PERMITS
7	SECTION 2-2	10/15/13	ISSUED FOR PERMITS
8	SECTION 3-3	10/15/13	ISSUED FOR PERMITS
9	SECTION 4-4	10/15/13	ISSUED FOR PERMITS
10	SECTION 5-5	10/15/13	ISSUED FOR PERMITS
11	SECTION 6-6	10/15/13	ISSUED FOR PERMITS
12	SECTION 7-7	10/15/13	ISSUED FOR PERMITS
13	SECTION 8-8	10/15/13	ISSUED FOR PERMITS
14	SECTION 9-9	10/15/13	ISSUED FOR PERMITS
15	SECTION 10-10	10/15/13	ISSUED FOR PERMITS
16	SECTION 11-11	10/15/13	ISSUED FOR PERMITS
17	SECTION 12-12	10/15/13	ISSUED FOR PERMITS
18	SECTION 13-13	10/15/13	ISSUED FOR PERMITS
19	SECTION 14-14	10/15/13	ISSUED FOR PERMITS
20	SECTION 15-15	10/15/13	ISSUED FOR PERMITS

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	10/15/13
2	ISSUED FOR PERMITS	10/15/13
3	ISSUED FOR PERMITS	10/15/13
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18	ISSUED FOR PERMITS	10/15/13
19	ISSUED FOR PERMITS	10/15/13
20	ISSUED FOR PERMITS	10/15/13

CODE MATRIX

SECTION	CHICAGO BUILDING CODE	CHICAGO ZONING ORDINANCE
FOUNDATION	1707.01	1707.01
FIRST FLOOR	1707.02	1707.02
SECOND FLOOR	1707.03	1707.03
THIRD FLOOR	1707.04	1707.04
BASEMENT	1707.05	1707.05
SECTION 1-1	1707.06	1707.06
SECTION 2-2	1707.07	1707.07
SECTION 3-3	1707.08	1707.08
SECTION 4-4	1707.09	1707.09
SECTION 5-5	1707.10	1707.10
SECTION 6-6	1707.11	1707.11
SECTION 7-7	1707.12	1707.12
SECTION 8-8	1707.13	1707.13
SECTION 9-9	1707.14	1707.14
SECTION 10-10	1707.15	1707.15
SECTION 11-11	1707.16	1707.16
SECTION 12-12	1707.17	1707.17
SECTION 13-13	1707.18	1707.18
SECTION 14-14	1707.19	1707.19
SECTION 15-15	1707.20	1707.20



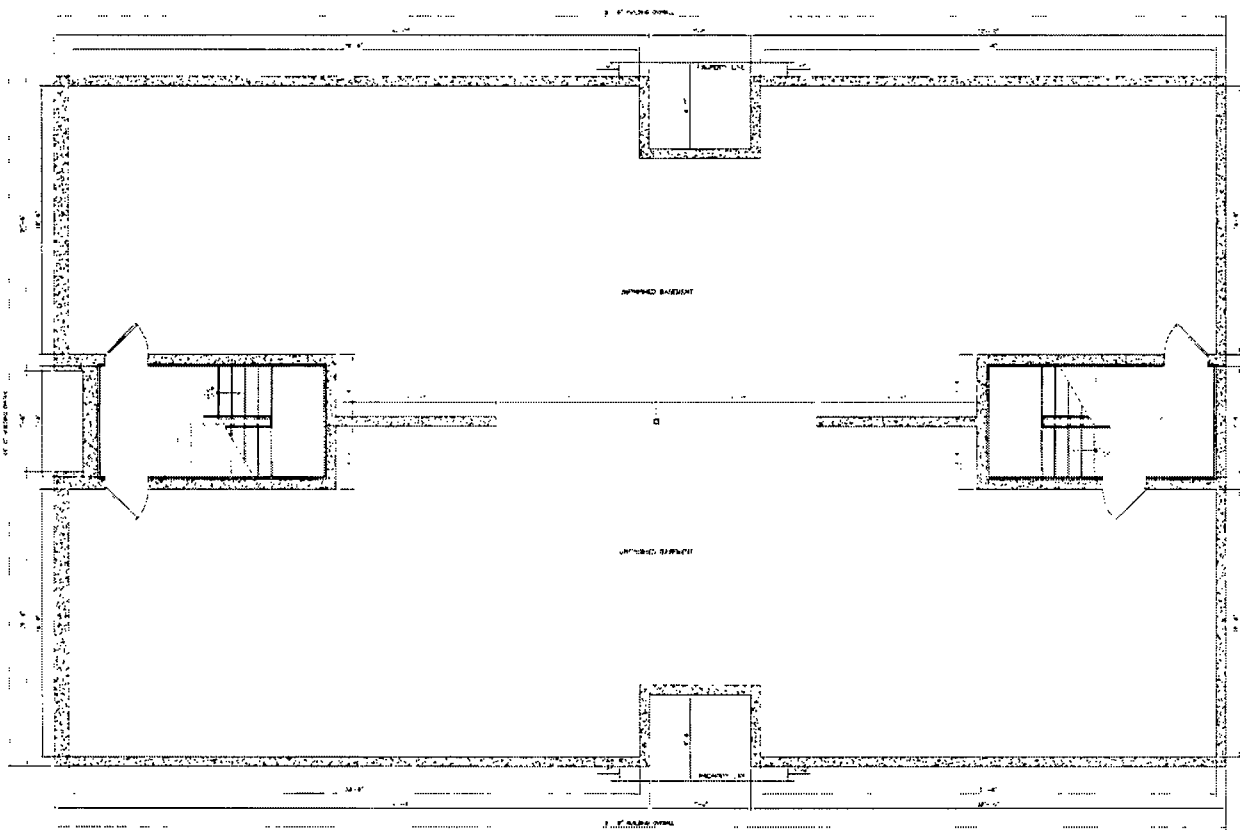
ARCHITECT
R. T. B. ARCHITECTS
2100 N. LAUREL ST.
CHICAGO, IL 60647
TEL: 312.329.1100
WWW.RTBARCHITECTS.COM

ENGINEER
R. T. B. ENGINEERS
2100 N. LAUREL ST.
CHICAGO, IL 60647
TEL: 312.329.1100
WWW.RTBENGINEERS.COM

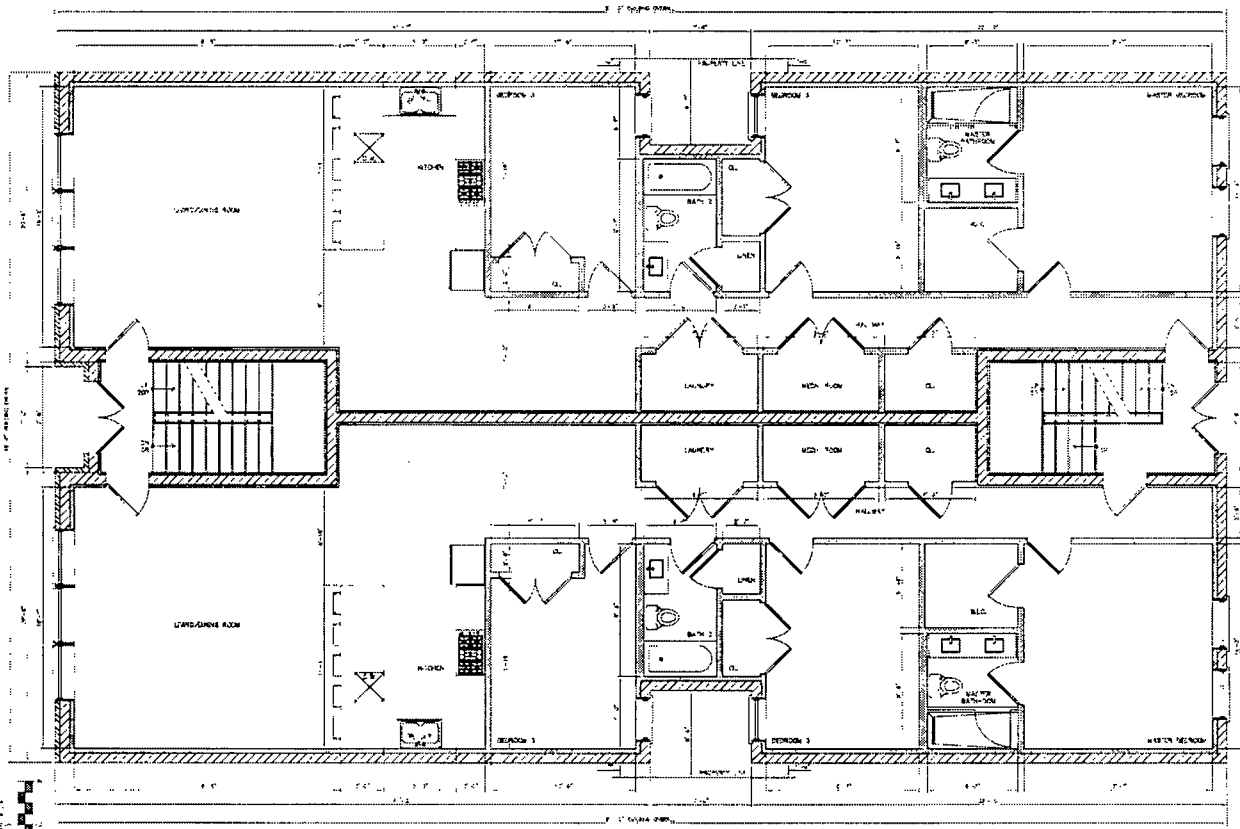
T1.0

GENERAL NOTES
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CHICAGO BUILDING CODE, 2012 EDITION, AS AMENDED, AND THE CHICAGO ZONING ORDINANCE, 2012 EDITION, AS AMENDED.

711 N. KEDZIE AVE
CHICAGO, IL 60612

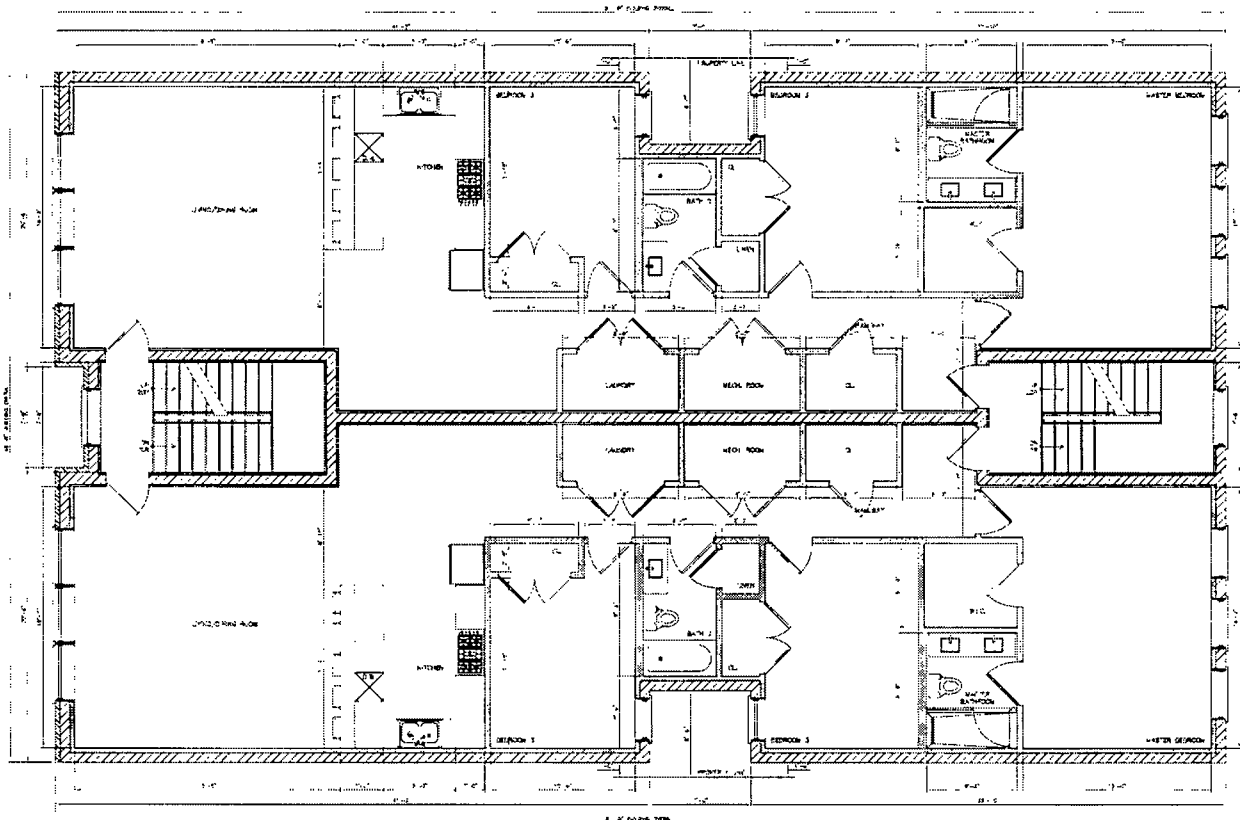


BASEMENT FLOOR PLAN

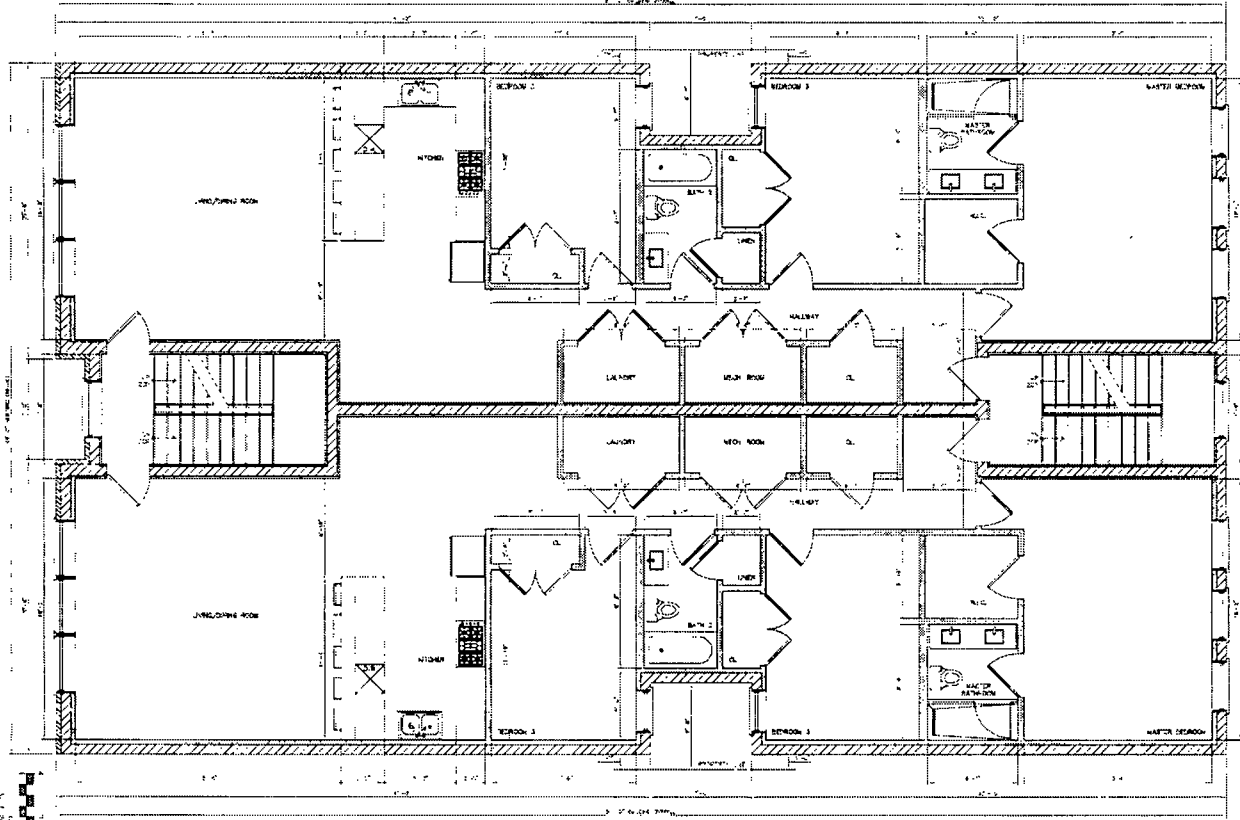


FIRST FLOOR PLAN

<p>A1.0</p>	<p>NO. 100 244 N. KEDZIE AVE. CHICAGO, ILL. 60612</p>		<p>ARCHITECTURE PLANNING</p>	<p>ARCHITECTS</p>	<p>2728 Cass Ave. Chicago, IL 60647</p>	<p>711 N KEDZIE AVE. CHICAGO, IL 60612</p>	<p>PROPOSED FLOOR PLANS</p>	<p>CONTACT: 312.467.1100 WWW.A10ARCHITECTS.COM</p>
	<p>031 E 6/30/2022</p>		<p>MECHANICAL ENGINEERING</p>		<p>773.722.2258 • Fax 773.722.5154</p>			

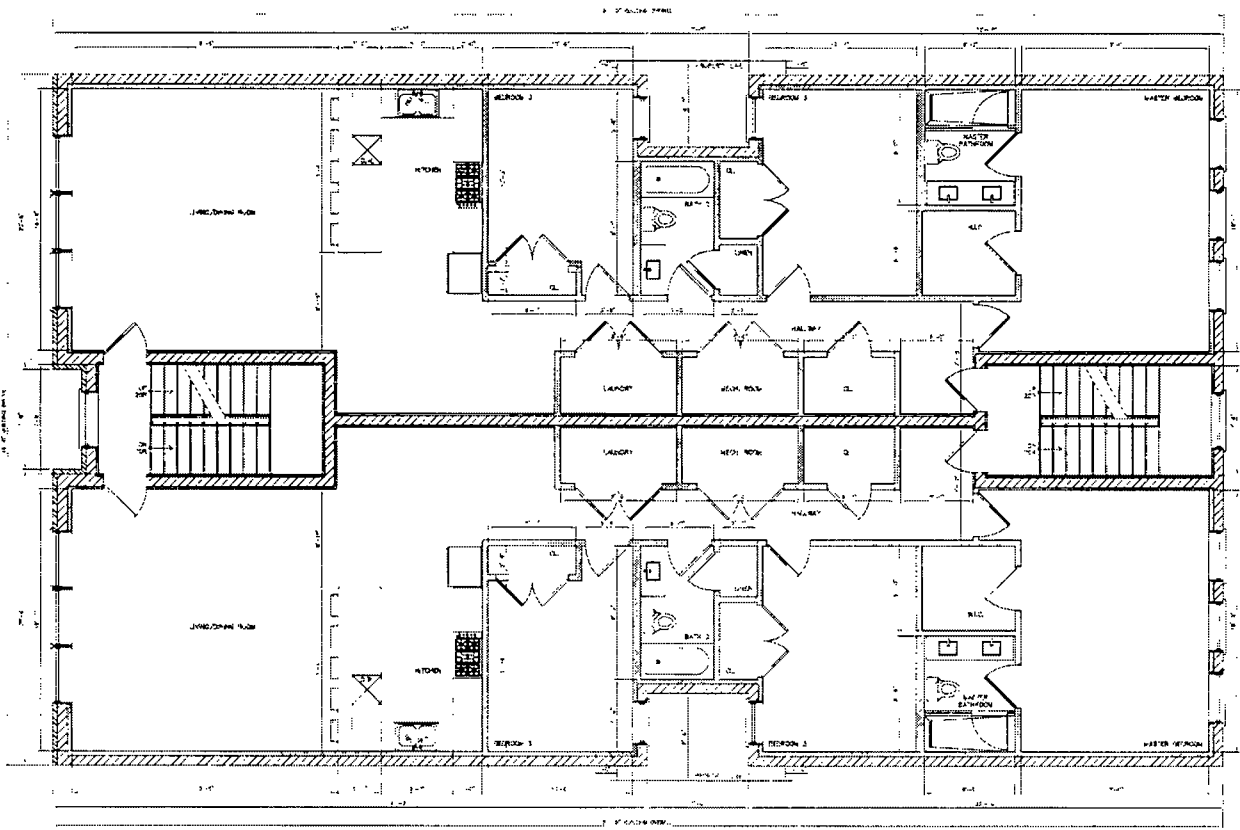


SECOND FLOOR PLAN

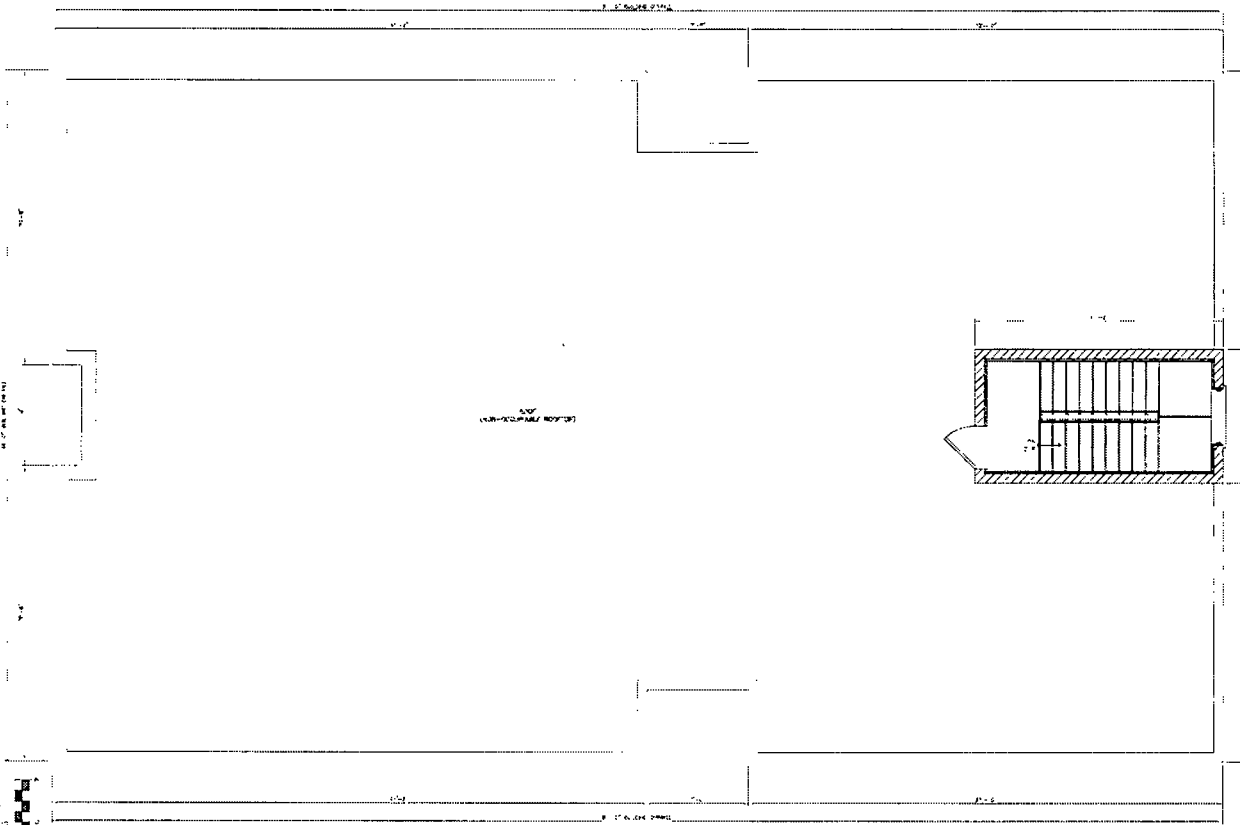


THIRD FLOOR PLAN

<p>A1.1</p>	<p>NO. 202 711 N. KEDZIE AVE. CHICAGO, ILL. 60612</p>		<p>ARCHITECTS ARCHITECTS</p>	<p>711 N. KEDZIE AVE. CHICAGO, ILL. 60612</p>	<p>PROPOSED FLOOR PLANS</p>
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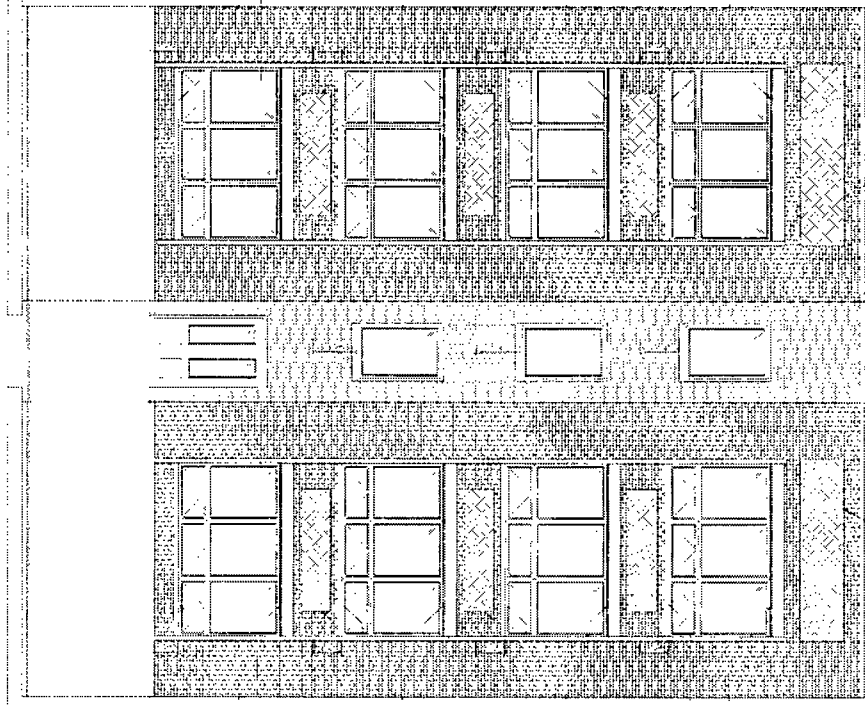
FOURTH FLOOR PLAN



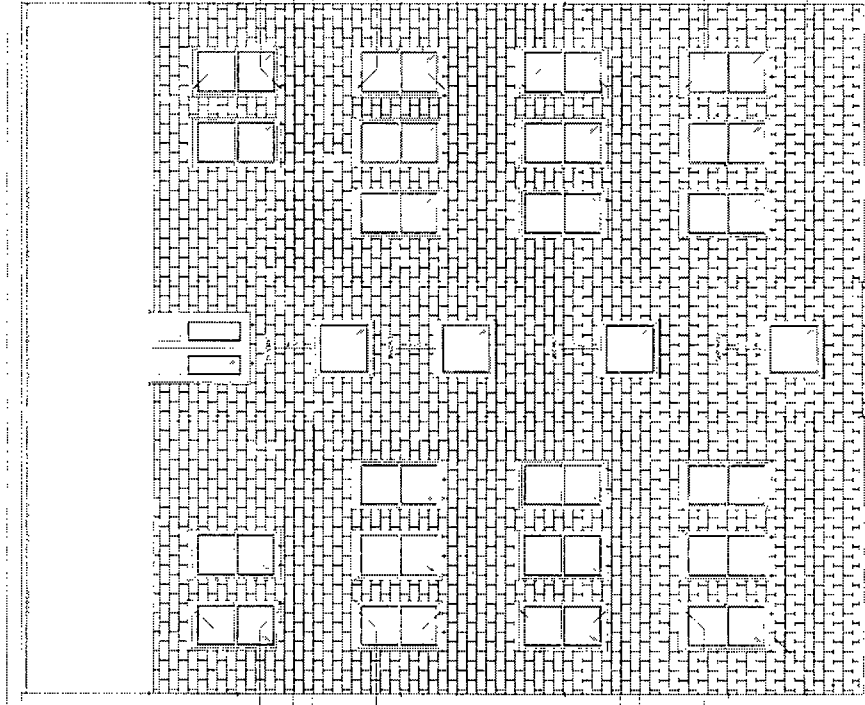
ROOF PLAN

<p>A1.2</p>	<p>ARCHITECT 711 N. KEDZIE AVE. CHICAGO, ILL. 60612</p> <p>DATE: _____</p> <p>SCALE: _____</p>		<p>ARCHITECTURAL ENGINEERING</p> <p>PLANNING ARCHITECTS</p> <p>2124 N. Dearborn Ave. Chicago, IL 60614</p> <p>773.772.2168 773.772.2169</p>	<p>711 N KEDZIE AVE. CHICAGO, IL 60612</p>	<p>PROPOSED FLOOR PLANS</p>	<p>DATE: _____</p> <p>BY: _____</p> <p>SCALE: _____</p>
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WEST ELEVATION



EAST ELEVATION



A2.0

DATE: 11/11/11
 PROJECT: 711 N KEDZIE AVE
 CHICAGO, IL 60612
 OWNER: [unreadable]
 ARCHITECT: [unreadable]



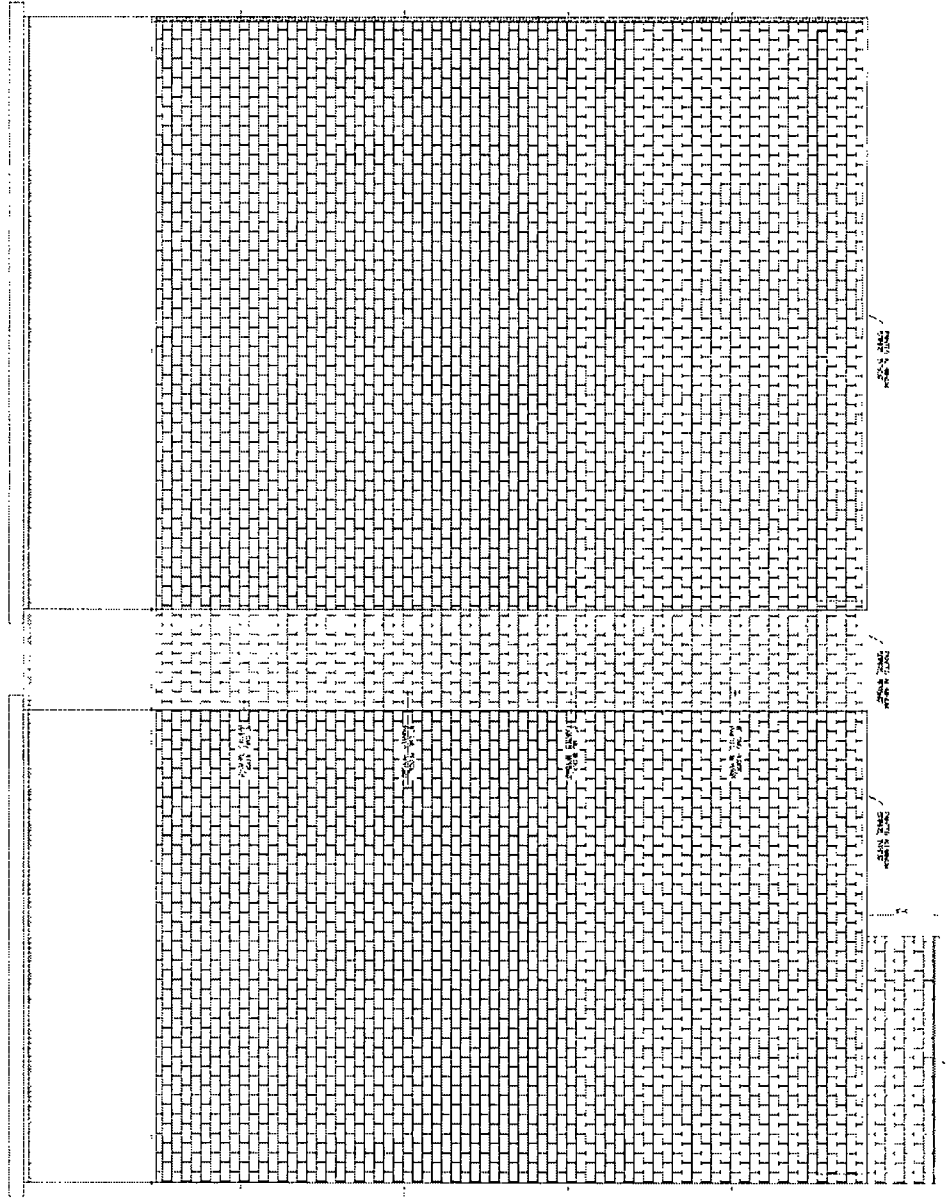
ARCHITECTS
 2119 Cedar Ave
 Chicago, IL 60612
 TEL: 312.329.1100
 FAX: 312.329.1101

711 N KEDZIE AVE.
 CHICAGO, IL 60612

PROPOSED
 ELEVATIONS

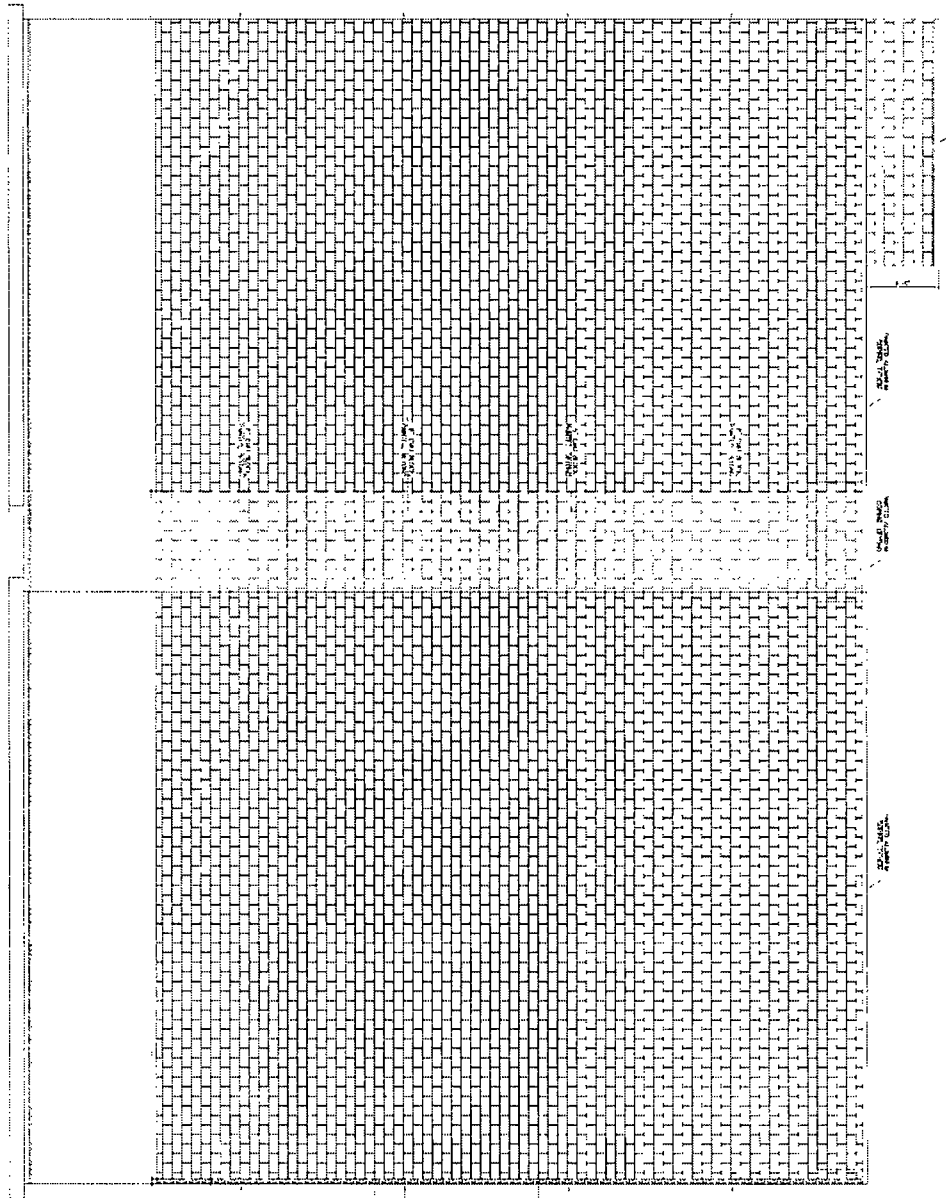
DATE: 11/11/11
 PROJECT: 711 N KEDZIE AVE
 CHICAGO, IL 60612

SOUTH ELEVATION



<p>A2.1</p>	<p>DATE: 11/11/11 PROJECT: 1111 N KEDZIE AVE 1111 KEDZIE AVE CHICAGO, IL 60612</p>	<p>ARCHITECTS ARCHITECTS 711 N KEDZIE AVE CHICAGO, IL 60612 TEL: 312.255.1111 FAX: 312.255.1112</p>	<p>711 N KEDZIE AVE. CHICAGO, IL 60612</p>	<p>PROPOSED ELEVATION</p>	<p>SCALE: AS SHOWN</p>
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NORTH ELEVATION



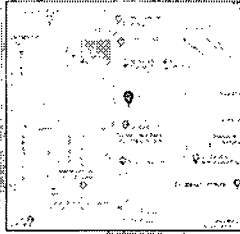
- 1. BRICK
- 2. WINDOW
- 3. DOOR
- 4. SILL
- 5. CASE
- 6. TRIM
- 7. FINISH
- 8. PAINT
- 9. GLASS
- 10. METAL

- 1. BRICK
- 2. WINDOW
- 3. DOOR
- 4. SILL
- 5. CASE
- 6. TRIM
- 7. FINISH
- 8. PAINT
- 9. GLASS
- 10. METAL



EXACTA

LAND SURVEYORS, LLC



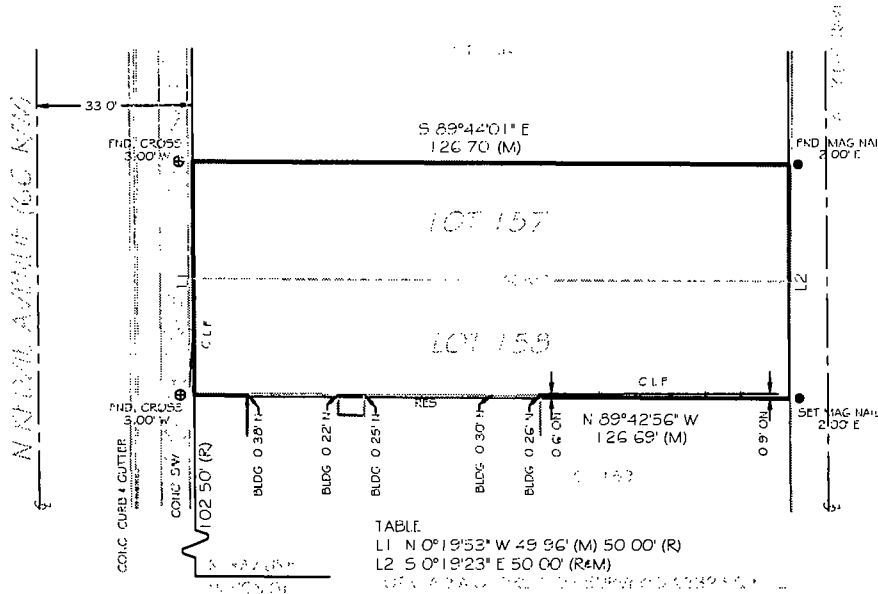
PROPERTY ADDRESS: 711 N KEDZIE AVENUE, CHICAGO, ILLINOIS 60612

SURVEY NUMBER: 2004 2723

FIELD WORK DATE: 4/14/2022 REVISION DATE(S) (REV 0 4/15/2022)

20042723
BOUNDARY SURVEY
COOK COUNTY

LOTS 157 AND 158 IN SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH RANGE 13 (EXCEPT THE RAILROAD), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS



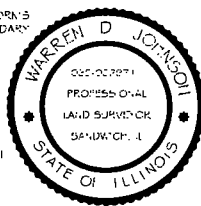
TABLE

L1	N 0°19'53\" W 49.36 (M) 50.00 (R)
L2	S 0°19'23\" E 50.00 (Rem)

STATE OF ILLINOIS } 55
COUNTY OF LA SALLE }

THIS IS TO CERTIFY THAT THE PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY GIVEN UNDER 171 - B.D. AND SEAL THIS 27TH DAY OF APRIL 2022 AT 1568 HOLLAND DRIVE, SANDWICH, IL 60549

Warren D. Johnson



ILLINOIS PROFESSIONAL LAND SURVEYOR No 2971
LICENSE EXPIRES 11/30/2020
EXACTA LAND SURVEYORS
PROFESSIONAL DESIGN FIRM 134003059-0008



GRAPHIC SCALE (In Feet)
1 inch = 30' ft.



THE ABOVE SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE NUMBER IN THE BOTTOM RIGHT CORNER.

POINTS OF INTEREST

CLIENT NUMBER: 20113727 DATE: 04/15/2022

BUYER: JRD LLC

SELLER: REGAL LLC

CERTIFIED TO: JRD LLC, OLD REPUBLIC TITLE

EXACTA Regularly Supports

THE CARE PROGRAM

transforming lives...

with each project and client.

EXACTA LAND SURVEYORS, LLC

ILL 104003059
315 East Jackson Street, Morris, IL 60450
P: 773.205.4011

Please remit payment to: 1500 West 2nd Street, M2130, Lincoln, IL 62656

LEGAL DESCRIPTION:

LOTS 157 AND 158 IN SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13 (EXCEPT THE RAILROAD), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

JOB SPECIFIC SURVEYOR NOTES:

GENERAL SURVEYOR NOTES:

- 1 The legal description used to perform this survey was supplied by others. The survey does not determine or imply ownership.
2 This survey only shows improvements found above ground. Underground footings, utilities, and encroachments are not located on this survey map.
3 If there is a septic tank, well or drain field on this survey, the location of such items was shown to us by others and are not verified.
4 This survey is exclusively for the use of the parties to whom it is certified.
5 Any additions or deletions to this 1-page survey document are strictly prohibited.
6 Dimensions are in feet and decimals thereof.
7 Due to varying construction standards, house dimensions are approximate.
8 Any FEMA Flood zone data contained in this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
9 All pins marked as set are 5/8 diameter, 18" iron rebar.
10 Unless specifically stated otherwise, an examination of the abstract of title was not performed by the signing surveyor to determine which instruments, if any, are affecting this property.
11 Parts of interest (POI) are selected above-ground improvements which may be in conflict with boundary, building setback, or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent items of interest to the viewer.
12 Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
13 The information contained in this survey has been performed exclusively and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
14 House measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.
15 Surveyor bearings are used for angular reference and are used to show angular relationships of lines only and are not related or oriented to true or magnetic north. Bearings are shown as surveyor bearings, and when shown as magnetic bearings, they are to be deemed no more accurate as the northern portion of a north orientation made on and for those original subdivision plat maps. A magnetic declination of 10 degrees East is assumed and upon preparation of this plat, the true or bearing relationship between the survey as shown on this survey is the basis of said surveyor bearings as defined and required to be noted by Illinois Administrative Code Title 68, Chapter VII, Sub-Chapter B, Part 1270.56, Section 1270.56, Paragraph 8, Sub-Paragraph 6, Item k.

LEGEND

UNTYPIED (UNLESS OTHERWISE NOTED) BOUNDARY LINE, SURFACE TYPES, SYMBOLS, SURVEYOR'S LEGEND table with various symbols and abbreviations for surveying terms.

ELECTRONIC SIGNATURE: In order to "Electronically Sign" all of the PDFs sent by STARS, you must use a hash calculator. A free online hash calculator is available at http://www.hashcalculator.com/... To Electronically Sign any survey PDF: 1. Save the PDF onto your computer. 2. Use the online tool at http://www.hashcalculator.com/... to browse for the saved PDF on your computer. 3. Select the Hash Method as SHA-1. 4. Click Submit. Your PDF is electronically signed if all of the characters in the SHA-1 code submitted by STARS matches the code which is produced by the hash calculator. If they match exactly, your PDF is electronically signed. If the codes do not match exactly, your PDF is not authentic.

PRINTING INSTRUCTIONS: 1. While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab. 2. Select a printer with legal sized paper. 3. Under "Print Range", click select the "All" toggle. 4. Under the "Page Handling" section, select the number of copies that you would like to print. 5. Under the "Page Scaling" selection (pop down menu) select "None". 6. Uncheck the "Auto Rotate and Center" checkbox. 7. Check the "Choose Paper size by PDF" checkbox. 8. Click OK to print. TO PRINT IN BLACK + WHITE: 1. In the main print screen, choose "Properties". 2. Click "Quality" from the options. 3. Change from "Auto Color" or "Full Color" to "Grayscale".

OFFER VALID ONLY FOR THE BUYERS LISTED ON THE FIRST PAGE OF THIS SURVEY: REACTA 10% OFF OF FUTURE SURVEYING SERVICES ON THIS PROPERTY, UP TO \$500. *Offer valid for fence stakes and additions to the existing structures only. Valid only for the buyer as listed on the first page of this survey for up to one year after survey issuance date. Total discount not to exceed \$500.

#21093-T1
INTRO DATE
July 20, 2022

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

1. ADDRESS of the property Applicant is seeking to rezone:
711 N. Kedzie Chicago, IL

2. Ward Number that property is located in: 27

3. APPLICANT: Happy River, LLC - 711

ADDRESS: _____ CITY: _____

STATE: _____ ZIP CODE: _____ PHONE: 312-782-1983

EMAIL: nick@sambankslaw.com CONTACT PERSON: Nicholas J. Ftikas

4. Is the Applicant the owner of the property? YES NO

If the Applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the application to proceed.

OWNER: Same as Above

ADDRESS: _____ CITY: _____

STATE: _____ ZIP CODE: _____ PHONE: _____

EMAIL: nick@sambankslaw.com CONTACT PERSON: Nicholas J. Ftikas

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

ATTORNEY: Law Offices of Samuel V.P. Banks, Nicholas Ftikas

ADDRESS: 221 N. LaSalle St., 38th Floor

CITY: Chicago STATE: Illinois ZIP CODE: 60601

PHONE: (312) 782-1983 FAX: 312-782-2433 EMAIL: nick@sambankslaw.com

6. If the Applicant is a legal entity (Corporation, LLC, Partnership, etc.), please provide the names of all owners as disclosed on the Economic Disclosure Statements.
Jonas DaSilva, Manager
7. On what date did the owner acquire legal title to the subject property? 1/26/2021
8. Has the present owner previously rezoned this property? If Yes, when? No
9. Present Zoning District: M1-2 Proposed Zoning District: B2-3
10. Lot size in square feet (or dimensions): 6,335 square feet (50 ft. by 126.69 ft.)
11. Current Use of the Property: The subject property is currently vacant and unimproved.
12. Reason for rezoning the property: The Applicant is proposing to develop the subject property with a new four-story, eight (8) unit residential building.
13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling unit number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC): The Applicant is proposing to develop the subject property with a new four-story residential building that will contain eight (8) dwelling units. The proposed building will be masonry in construction and measure 44 feet in height. The subject property is a Transit Served Location based on its proximity to the Chicago Ave. Bus Route. The proposed residential building will be supported by seven (7) off-street surface parking spaces located at the rear of the subject lot.
14. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, increases the number of units (see attached fact sheet or visit www.cityofchicago.org/ARO for more information). Is this project subject to the ARO?
- YES _____ NO X

COUNTY OF COOK
STATE OF ILLINOIS

I, Jonas DaSilva, in my capacity as Manager of Happy River, LLC - 711, being first duly sworn on oath, state that all of the above statements and the statements contained in the documents submitted herewith are, to the best of my knowledge, true and correct.



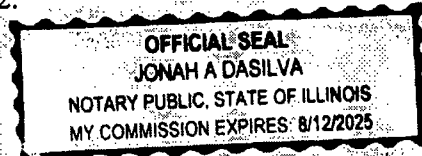
Signature of Applicant

Subscribed and Sworn to before me this

6 day of JUNE, 2022.



Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

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

July 20, 2022

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

To Whom It May Concern:


The undersigned, **Nicholas Ftikas**, 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. That said written notice was sent by USPS First Class Mail no more than 30 days before filing the application.

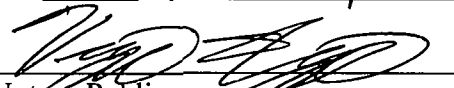
That the undersigned certifies that the notice contained the address of the property sought to be rezoned as **711 N. Kedzie, Chicago, Illinois**; a statement of intended use of said property; the name and address of the Applicant and Owner; and a statement that the Applicant intends to file an application for a change in zoning on approximately **July 20, 2022**.

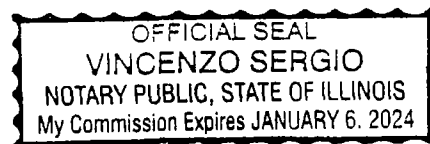
That the Applicant has made a bonafide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Zoning Code of the City of Chicago and that the Applicant certifies that the accompanying list of names and addresses of surrounding property owners within 250 feet is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

Law Offices of Samuel V.P. Banks

By: 
Nicholas J. Ftikas
Attorney for Applicant

Subscribed and Sworn to before me
this 5th day of JULY, 2022.


Notary Public



Via USPS First Class Mail
July 20, 2022

PUBLIC NOTICE

Dear Sir or Madam:

In accordance with the Amendment to the Chicago Zoning Code enacted by the City Council, Section 17-13-0107-A, please be informed that on or about July 20, 2022, I, the undersigned, intend to file an application for a change in zoning from a M1-2 Limited Manufacturing/Business Park District to a B2-3 Neighborhood Mixed-Use District, on behalf of the Applicant/Property Owner, Happy River, LLC – 711, for the property located at **711 N. Kedzie, Chicago, IL.**

The Applicant is proposing to develop the subject property with a new four-story residential building that will contain eight (8) dwelling units. The proposed building will be masonry in construction and measure 44 feet in height. The subject property is a Transit Served Location based on its proximity to the Chicago Ave. Bus Route. The proposed residential building will be supported by seven (7) off-street surface parking spaces located at the rear of the subject lot.

The Applicant/Property Owner, Happy River, LLC - 711, maintains principal offices at

I am the attorney for the Applicant/Property Owner. I will serve as the contact person for this zoning application. My address is 221 N. LaSalle St., 38th Floor, Chicago, IL 60601. My telephone number is (312) 782-1983.

Sincerely,

Law Offices of Samuel V.P. Banks



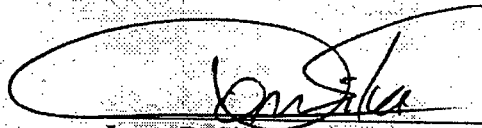
Nicholas J. Ftikas
Attorney for the Applicant

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

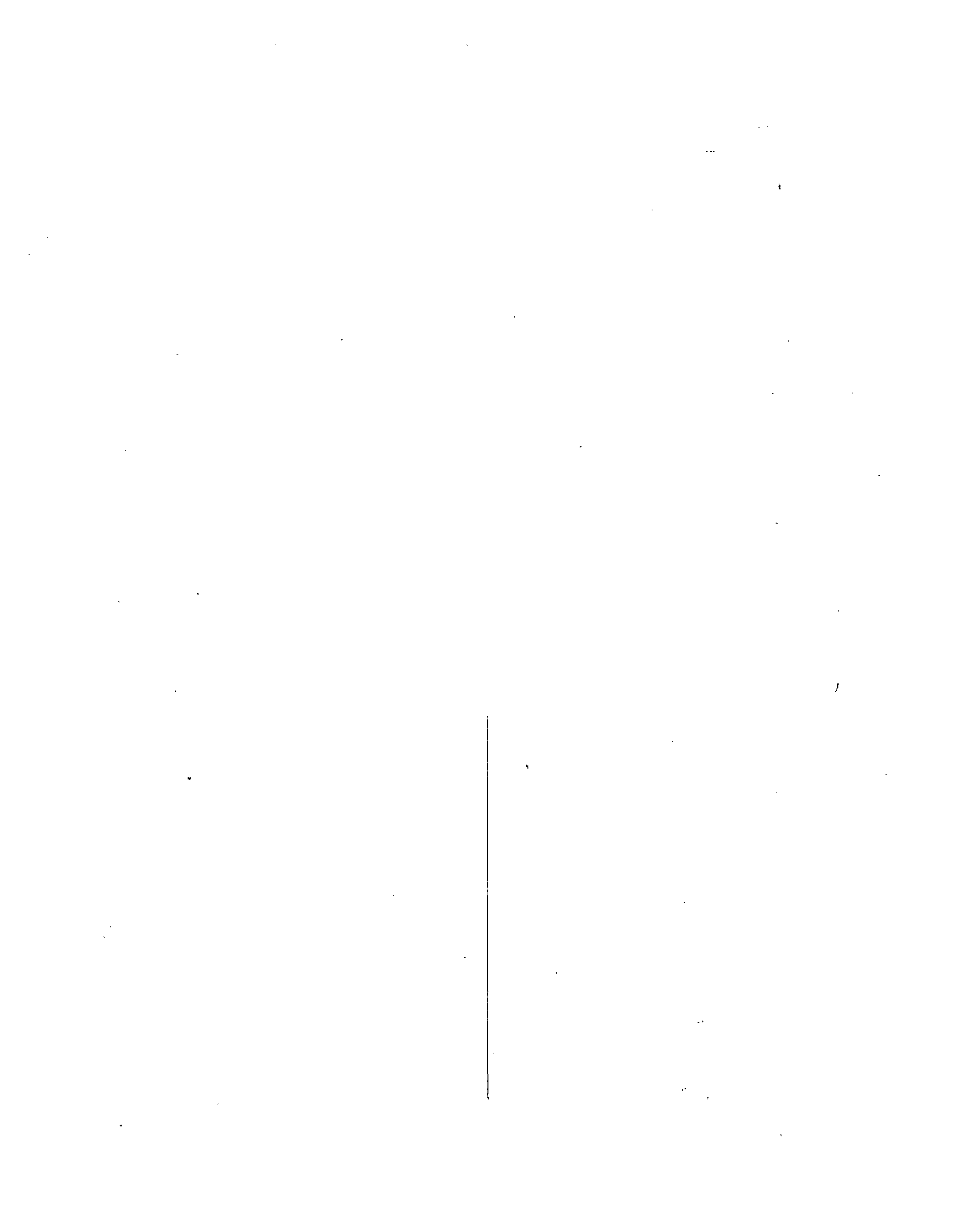
***The Applicant is required by Ordinance to send this notice to you because you are shown to own property located within 250 feet of the property subject to the proposed Zoning Amendment.**

To whom it may concern:

I, Jonas DaSilva, in my capacity as Manager of Happy River, LLC - 711, the Applicant/Owner of the subject property located at 711 N. Kedzie, Chicago, IL, authorize the Law Offices of Samuel V.P. Banks to file a Zoning Amendment Application with the City of Chicago for that property.

A handwritten signature in black ink, appearing to read 'Jonas DaSilva', is written over a horizontal line. The signature is stylized and cursive.

Jonas DaSilva, Manager
Happy River, LLC - 711



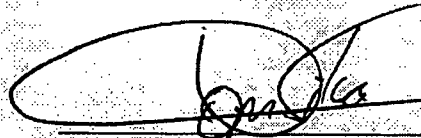
FORM OF AFFIDAVIT

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

To Whom It May Concern:

I, Jonas DaSilva, understand that the Law Offices of Samuel V.P. Banks has filed a sworn affidavit identifying Happy River, LLC - 711, as the Owner holding interest in land subject to the proposed zoning amendment for the property identified as 711 N. Kedzie, Chicago, IL.

I, Jonas DaSilva, in my capacity as Manager of Happy River, LLC - 711, being first duly sworn under oath, depose and say that Happy River, LLC - 711, holds that interest for itself and no other person, association, or shareholder.

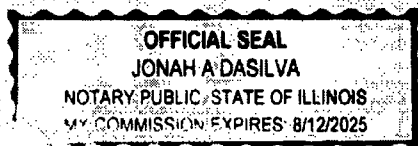


Jonas DaSilva
Happy River, LLC - 711

6-6-2022
Date

Subscribed and Sworn to before me

this 6 day of June, 2022.


Notary Public

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

SECTION I -- GENERAL INFORMATION

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

Happy River, LLC - 711

Check ONE of the following three boxes:

Indicate whether the Disclosing Party submitting this EDS is:

1. the Applicant

OR

2. a legal entity currently holding, or anticipated to hold within six months after City action on the contract, transaction or other undertaking to which this EDS pertains (referred to below as the "Matter"), a direct or indirect interest in excess of 7.5% in the Applicant. State the Applicant's legal name: _____

OR

3. a legal entity with a direct or indirect right of control of the Applicant (see Section II(B)(1)) State the legal name of the entity in which the Disclosing Party holds a right of control: _____

B. Business address of the Disclosing Party: _____

C. Telephone: 312-782-1983 Fax: 312-782-2433 Email: nick@sambankslaw.com

D. Name of contact person: Nicholas Ftikas - Attorney

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 Map Amendment concerning 711 N. Kedzie, Chicago, IL.

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

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:

- Person Limited liability company
- Publicly registered business corporation Limited liability partnership
- Privately held business corporation Joint venture
- Sole proprietorship Not-for-profit corporation
- General partnership (Is the not-for-profit corporation also a 501(c)(3))?
- Limited partnership Yes No
- Trust Other (please specify)

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

Illinois

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

- Yes No Organized in Illinois

B. IF THE DISCLOSING PARTY IS A LEGAL ENTITY:

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

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

Name	Title
Jonas Da Silva	Manager
Jonah Da Silva	Manager

2. Please provide the following information concerning each person or legal entity having a direct or indirect, current or prospective (i.e. within 6 months after City action) beneficial interest (including ownership) in excess of 7.5% of the Applicant. Examples of such an interest include shares in a corporation, partnership interest in a partnership or joint venture, interest of a member or manager in a

limited liability company, or interest of a beneficiary of a trust, estate or other similar entity. If none, state "None."

NOTE: Each legal entity listed below may be required to submit an EDS on its own behalf.

Name	Business Address	Percentage Interest in the Applicant
Jonas Da Silva	3115 W. Augusta Blvd., Chicago, IL 60622	50%
Jonah Da Silva	3115 W. Augusta Blvd., Chicago, IL 60622	50%

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:

N/A

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).

N/A

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 (indicate whether paid or estimated.) NOTE: "hourly rate" or "t.b.d." is not an acceptable response.
Law Offices of Sam Banks		Attorney	
221 N. LaSalle St., Ste. 3800, Chicago, IL 60601			Est. \$7,500.00

(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 FDS, 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

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

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

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

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
N/A		

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.

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

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

N/A

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

(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. N/A - Not Federally Funded

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:

N/A

SECTION VII -- FURTHER ACKNOWLEDGMENTS AND CERTIFICATION

The Disclosing Party understands and agrees that:

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

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

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

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

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

CERTIFICATION

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

HAPPY RIVER, LLC - 711 C/O

JONAS S. DA SILVA
(Print or type exact legal name of Disclosing Party)

By: [Signature]
(Sign here)

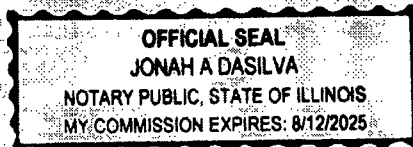
JONAS DA SILVA
(Print or type name of person signing)

Manager
(Print or type title of person signing)

Signed and sworn to before me on (date) 6-6-2020,

at Cook County, IL (state).

[Signature]
Notary Public



Commission expires: 8/12/2025

**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 H.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.

N/A

**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.

N/A

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

PROHIBITION ON WAGE & SALARY HISTORY SCREENING - CERTIFICATION

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

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

Yes

No

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

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

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

N/A
