



City of Chicago



O2018-4452

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	5/23/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-N at 2102-2120 N Natchez Ave - App No. 19687
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#19687
INTRO Date
May 23, 2018

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 RT4 Residential Two-Flat, Townhouse and Multi-Unit District, M1-1 Limited Manufacturing/Business Park District, M2-2 Light Industry District, Residential Planned Development No.1156 and Residential Planned Development No. 1345 District symbols and indications as shown on Map No. 5-N in the area bounded by

beginning at a line 676.6 feet south of the intersection of West Grand Avenue and North Natchez Avenue as measured from the westerly right-of-way line of North Natchez Avenue and perpendicular thereto; a line 618.75 feet west of and parallel to North Natchez Avenue; a line from a point 618.75 feet west of North Natchez Avenue and 983.49 feet south of the intersection of West Grand Avenue and North Natchez Avenue as measured from the westerly right-of-way of North Natchez Avenue; to a point 620.39 feet west of North Natchez Avenue as measured from the westerly right-of-way line of North Natchez Avenue and 994.58 feet south of the intersection of West Grand Avenue and North Natchez Avenue as measured from the westerly right-of-way line of North Natchez Avenue; a line 994.58 feet south of the intersection of West Grand Avenue and North Natchez Avenue as measured at the westerly right-of-way line of North Natchez Avenue and perpendicular thereto; North Natchez Avenue; a line 1,031.58 feet south of the intersection of West Grand Avenue and North Natchez Avenue as measured at the westerly right-of-way line of North Natchez Avenue and perpendicular thereto; a line 150 feet west of and parallel to North Natchez Avenue; a line from a point 150 feet west of North Natchez Avenue and 1,467.02 feet south of the intersection of West Grand Avenue and North Natchez Avenue to a point, 1,544.45 feet south of the intersection of West Grand Avenue and North Natchez Avenue as measured at the westerly right-of-way line of North Natchez Avenue and the westerly right-of-way line of North Natchez Avenue; North Natchez Avenue; a line 1,564.4 feet south of the intersection of West Grand Avenue and North Natchez Avenue as measured at the westerly right-of-way line of North Natchez Avenue and perpendicular thereto; a line 130 feet west of and parallel to North Natchez Avenue; the north right-of-way line of West Dickens Avenue or the line thereof if extended where no street exists; line from a point 578.81 feet west of North Natchez Avenue and the north right-of-way line of West

(2)

Dickens Avenue or the line thereof if extended where no street exists to a point, 316.13 feet south of the north right-of-way line of West Dickens Avenue extended and 352.69 feet west of North Natchez Avenue, said line is located along the northeasterly line of the Dunning Branch Line of the Chicago, Milwaukee, St. Paul and Pacific Railroad right-of-way; a line from a point 316.13 feet south of the north right-of-way line of West Dickens Avenue extended and 352.69 feet west of North Natchez Avenue, to a point 178.66 feet south of the north right-of-way line of West Dickens Avenue extended and 633.92 feet west of North Natchez Avenue; a line from a point 178.66 feet south of the north right-of-way line of West Dickens Avenue extended and 633.92 feet west of North Natchez Avenue to a point, 634.03 feet west of North Natchez Avenue and the north right-of-way line of West Dickens Avenue if extended; and the westerly line of the Dunning Branch Line of the Chicago, Milwaukee, St. Paul and Pacific Railroad right-of-way running north to the point of beginning,

to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications within the area hereinabove described to the designation of Residential Planned Development Number No. 1345 as Amended which is hereby established in the area above described, subject to such use and bulk regulation as set forth in the Plan Development herewith attached and made a part thereof and to no others.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Common Addresses of Properties: 2102-2120 North Natchez Avenue

RESIDENTIAL PLANNED DEVELOPMENT No. 1345, As Amended

PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated herein as Residential Planned Development No. 1345 as Amended (the "Planned Development") consists of four hundred seventy thousand, six hundred and fifty-nine (470,659) square feet or 10.80 acres of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the Applicant, "Mia Property Acquisitions LLC-".
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets, alleys or easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the applicant or its successors, assignees or grantees and approval by the City Council. Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans. Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval by the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for work in the public way and in compliance with the Municipal Code of the city of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.

3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the applicant's successors and assigns and, if different than the applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Sec.17-8-0400 of the Chicago Zoning Ordinance.

Applicant:	Mia Property Acquisitions LLC-
Address:	2120 North Natchez Avenue
Introduced:	TBD
Plan Commission:	TBD

All streets and alleys within the boundary of this planned development are to be private. The developer/applicant will be responsible and will provide snow removal, refuse and garbage pick-up and restoration of infrastructure improvements for the private drives and alleys.

4. This Plan of Development consists of seventeen (17) Statements: a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map, an Existing Land-Use Map, Site Plan, Green Roof Plan, Front Building Elevation, Rear Building Elevation, Side Building Elevations and Sub-Area Maps prepared by Axios Architects and Consultants LTD. and dated March 00, 2018 submitted herein. In any instance where a provision of this planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.
5. The following uses are allowed in the area delineated herein as Residential Planned Development: multi-unit residential buildings (total of 34) containing a maximum of one hundred ninety-five (195) dwelling units, private open space/recreational areas and building(s); accessory uses and buildings with required and non-required accessory off-street parking.
6. On-premise signs and temporary signs such as construction and marketing signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development ("DPD"). Off-premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height of any measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations established by the (FAA) Federal Aviation Administration.
8. The maximum permitted floor area ratio (F.A.R.) for the site shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of FAR calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using Net Site Area of 470,659 square feet or (10.80 acres of land area).

Applicant;	Mia Property Acquisitions LLC-
Address:	2120 North Natchez Avenue
Introduced:	TBD
Plan Commission:	TBD

9. Upon review and determination, "Part II Review", pursuant to section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
10. The Site Plan and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any corresponding regulations and guidelines, including Section 17-13-0880. Final landscape plan and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
11. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning administrator upon the application for such modification by the applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
12. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
13. The Applicant will comply with Rules and Regulations for the Maintenance of Stock-Piles Promulgated by the Commissioner of Street and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings pursuant to Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.
14. The Applicant acknowledges that is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The development will be in substantial compliance with the current City of Chicago Sustainable Development policy set forth by the Department of Planning and Development.

Applicant: Mia Property Acquisitions LLC-
Address: 2120 North Natchez Avenue
Introduced: TBD
Plan Commission: TBD

15. The Plans are hereby approved in their entirety and no further approvals shall be required under this Planned Development or the Zoning Ordinance for the improvements undertaken in accordance with the Plans, other than Part II approvals under Section 17-13-0102 of the Zoning Ordinance.
16. The applicant acknowledges the city's ongoing and evolving to enhance awareness of and support and encourage participation by, Minority and Women's Business Enterprise certified contractors and local city residents. To assist the city in promoting such MBE, WBE and local city resident involvement, the Applicant has already provided the Department of Planning and Development with any preliminary outreach plans designed to elicit MBE, WBE and local city resident participation, such submissions may include copies of certified letters, and receipts of such, sent to MBE/WBE contractor associations and the ward office of the alderman in which this project is proposed to be located. In conjunction with the Applicant's submission for Part II permit review, the Applicant will provide DPD, and upon request, the full Plan Commission, with all responses to any preliminary outreach plans and certified letters, updated on any associated communication or meetings and any anticipated percentages of MBE, WBE and local city resident participation. Prior to issuance of their Certificate of Occupancy, the applicant will provide DPD with the actual level of MBE and WBE certified contractor and local resident participation. All such details will be provided in a form acceptable to the Zoning administrator or the Commissioner of the Department of Planning and Development.
17. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the property to a RT4 Residential Two-Flat, Townhouse and Multi-Unit District.

Applicant: Mia Property Acquisitions LLC-
Address: 2120 North Natchez Avenue
Introduced: TBD
Plan Commission: TBD

RESIDENTIAL PLANNED DEVELOPMENT No.1345, As Amended
BULK REGULATIONS AND DATA TABLE

Gross Site Area:	471,318 square feet
Area in Public R.O.W.:	659 square feet
Net Site Area:	470,659 square feet
Maximum Floor Area Ratio:	1.0
Maximum Number of Residential Dwelling Units:	<u>Total of 195 dwelling units;</u> 72 dwelling units in Sub-Area 1, 84 dwelling units in Sub-Area 2, and 39 dwelling units in Sub-Area 3.
Number of Off-Street Parking Spaces to be provided:	Total of 238 parking spaces: Sub-Area A: 94 accessory and non-required accessory parking spaces; Sub-Area B: 89 accessory and non-required accessory parking spaces; Sub-Area C: 55 accessory and non-required accessory parking spaces.
Number of Bicycle Parking Spaces Proposed to be provided:	<u>Total of 175 bicycle parking spaces</u> Sub-Area A: 60 bicycle parking spaces Sub-Area B: 70 bicycle parking spaces Sub-Area C: 44 bicycle parking spaces
Minimum Off-Street Loading Spaces:	None
Setbacks from Property Line:	In substantial compliance with the attached Site Plan
Maximum Building Height:	38 feet as measured by the Chicago Zoning Ordinance
Applicant:	Mia Property Acquisitions LLC-
Address:	2120 North Natchez Avenue
Introduced:	TBD
Plan Commission:	TBD

Rules Regarding
Economic Disclosure Statement and Affidavit

These Rules are promulgated pursuant to Section 2-154-050 of the Municipal Code of Chicago ("Code"). These rules are intended solely to provide guidance on interpretation of Chapter 2-154 of the Code and are not intended to abrogate any disclosure requirements contained in 65 ILCS 5/8-10-8.5, as applicable.

1. The following entities listed in (a) through (i) shall not be required to file an EDS:

- (a) any unit of government in the United States or any agency or instrumentality thereof;
- (b) any unit of government of a foreign government recognized by the United States government, or any agency or instrumentality of such unit of government;
- (c) a pension fund maintained by, or for the benefit of, an entity covered under (a) or (b) above;
- (d) an enterprise created by Federal or state statute, but not formed as a corporation (e.g., Fannie Mae, Federal Home Loan Corporation, SLM Corporation);
- (e) an entity directly owned by an entity covered under (a) or (b) above (e.g., Government National Mortgage Association);
- (f) a foundation having a current tax exemption under Section 501(c) of the Internal Revenue Code, so long as such foundation provides a copy of its most recent IRS Form 990;
- (g) a registered investment adviser, so long as such registered investment adviser provides a copy of its most recent Form ADV and its most recent amendment thereto;
- (h) a mutual fund, so long as such mutual fund provides a copy of its form N-1A and the most recent amendment thereto; or
- (i) such other entity that is regulated by and required to make periodic filings with the federal Securities and Exchange Commission under the Securities Act, the Securities and Exchange Act, the Williams Act the Public Utility Holding Company Act, or the Investment Company Act or pursuant to comparable foreign securities regulatory and filing requirements, provided that (i) such entity provides a copy of such most recent filing or report, and (ii) the Corporation Counsel determines that such filing or report and the entity's disclosures therein reasonably satisfy the purposes and intent of the EDS Form.

2. Section 2-154-010 of the Municipal Code requires disclosures to be made when a person or entity "makes application to the City of Chicago for action." This phrase shall be construed not to apply to a transaction, and thus not to require submission of an EDS in conjunction with that transaction, if either A, B, C or D below applies:

- (a) If the contracting party is providing money or other in-kind goods or services to the City in exchange solely for advertising or promotional rights relating to a City-produced

festival, fair, event or seasonal program (an example of a seasonal program is Riverwalk).

(b) If all of the following circumstances (i) through (iv) are present:

- (i) The action is being undertaken at the request of the City.
- (ii) The action is being undertaken for the primary benefit of the City.
- (iii) The affected party is not seeking the action and would not participate in the action if not for the City's request.
- (iv) The affected party is uniquely situated, such that the City would be unable to seek the benefit at issue from a different party. Examples include an easement granted for the City's benefit, or site access granted by a railroad or airline for the City's benefit.

(c) If the City is legally obligated, pursuant to an ordinance or an existing contract, to execute an agreement with a party for a transaction and the City is not permitted, under its existing legal obligation, to exercise discretion in the selection of such party (e.g., a lender to an Applicant with whom the City is executing a subordination or intercreditor agreement, a third-party depository or escrow agent or the Applicant's landlord or tenant, or a similar co-participant in a deal involving an Applicant).

(d) If the City enters into a subordination agreement or other form of intercreditor agreement with a private lender to an Applicant, which agreement is required by a governmental entity, instrumentality or agency (e.g., the United States Department of Housing and Urban Development) in connection with the provision of financing for affordable housing from the City to such Applicant, such private lender shall not be required to submit an EDS solely by virtue of such agreement.

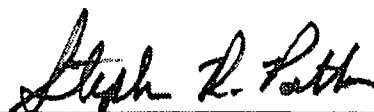
3. The participation in a transaction by a party solely in that party's capacity as an escrowee or similar administrative capacity, where that party otherwise has no contracting relationship with the City in that transaction, shall not obligate that party to submit an EDS.

4. If a Disclosing Party is required to supplement an EDS filing to comply with the requirements of Chapter 1-23, as incorporated into Section 2-154-020, of the Code, regarding that party's status as eligible to do business with the City, such supplemental disclosure shall be provided in writing to the Office of the Corporation Counsel.

5. The terms "ownership interest" and "beneficial interest" as used in Section 2-154-010(a)(1) shall, for owners of shares in corporations, refer only to those shareholders who have the right to receive dividends or other distributions of money from the corporation.

NOTE: The exceptions in these Rules are set forth as a general matter, and depending on the facts

and circumstances of a particular transaction, the City reserves the right to require an EDS from any one or more of the types of entities listed herein.



Stephen R. Patton

12/17/15
Date

Ver.1-01-16

RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED

2102-2120 N. NATCHEZ AVE.

SUB AREA "A" ZONING INFORMATION

GROSS SITE AREA: 168,999 FT² (3.88 ACRES)
PUBLIC STREET AND ALLEYS: 1,228 FT² (.03 ACRE)
NET SITE AREA: 167,770 FT² (3.85 ACRES)
MAXIMUM FAR: .75
PERMITTED USES: RESIDENTIAL USES, RELATED AND ACCESSORY USES AS LISTED IN STATEMENT NUMBER 5
MAXIMUM NUMBER OF DWELLING UNITS: 72 RESIDENTIAL UNITS
MIN. OFF-STREET PARKING SPACES PROVIDED: 96 ON-SITE PARKING SPACES
REQUIRED RESIDENTIAL PARKING: 1 SPACE PER RESIDENTIAL UNIT
GUEST PARKING: 28 SPACES
MINIMUM LOADING BERTHS: NONE PROVIDED
MAXIMUM PERCENTAGE OF LAND COVERED: 42%
MAXIMUM BUILDING HEIGHTS: 35'-2" AS MEASURED BY THE CHICAGO ZONING ORDINANCE
MINIMUM PERIPHERY SETBACKS: IN SUBSTANTIAL CONFORMANCE WITH THE ATTACHED SITE PLAN

SUB AREA "B" ZONING INFORMATION

GROSS SITE AREA: 207,887 FT² (4.77 ACRES)
AREA IN PUBLIC RIGHT OF WAY: 659 FT²
NET SITE AREA: 207,228 FT²
MAXIMUM FLOOR AREA RATIO: 1.2
MAXIMUM NUMBER OF RESIDENTIAL DWELLING UNITS: 84 UNITS
NUMBER OF OFF STREET PARKING SPACES TO BE PROVIDED: 84 REQUIRED ACCESSORY PARKING SPACES + 31 NON-REQUIRED ACCESSORY PARKING SPACES
NUMBER OF BICYCLE PARKING SPACES PROPOSED TO BE PROVIDED: 70 BICYCLE SPACES
MINIMUM OFF STREET LOADING SPACES: NONE
SETBACKS FROM PROPERTY LINE: IN SUBSTANTIAL COMPLIANCE WITH THE ATTACHED SITE PLAN
MAXIMUM BUILDING HEIGHT: 38 FEET AS MEASURED BY THE CHICAGO ZONING ORDINANCE.

SUB AREA "C" ZONING INFORMATION

GROSS SITE AREA: 95,661.71 FT² (2.196 ACRES)
AREA IN PUBLIC RIGHT OF WAY: 0 FT²
NET SITE AREA: 95,661.71 FT²
MAXIMUM FLOOR AREA RATIO: .66
MAXIMUM NUMBER OF RESIDENTIAL DWELLING UNITS: 39 UNITS
NUMBER OF OFF STREET PARKING SPACES TO BE PROVIDED: 23 REQUIRED ON-STREET SPACES, 16 REQUIRED IN-LOT SPACES, 16 NON-REQUIRED IN-LOT SPACES.
NUMBER OF BICYCLE PARKING SPACES PROPOSED TO BE PROVIDED: 44 BICYCLE SPACES
MINIMUM OFF STREET LOADING SPACES: NONE
SETBACKS FROM PROPERTY LINE: IN SUBSTANTIAL COMPLIANCE WITH THE ATTACHED SITE PLAN
MAXIMUM BUILDING HEIGHT: 34'-4" AS MEASURED BY THE CHICAGO ZONING ORDINANCE.

COMPOSITE ZONING INFORMATION

GROSS SITE AREA: 472,257.00 FT² = 10.84 ACRES
PROPOSED DWELLING UNIT: 195 DWELLING UNITS
PERMITTED USES: RESIDENTIAL USE
FLOOR AREA (BUILDINGS IN SUB-AREA A) EACH 6-UNIT BUILDING: 8,563.71 FT²
TOTAL (12 BUILDINGS): 12 BUILDINGS x 8,563.71 FT² = 102,764.52 FT²
FLOOR AREA (BUILDINGS IN SUB-AREA B) EACH 6-UNIT BUILDING: 9,928.70 FT²
TOTAL (14 BUILDINGS): 14 BUILDINGS x 8,563.71 FT² = 119,513.94 FT²
FLOOR AREA (BUILDINGS IN SUB-AREA C) EACH 6-UNIT BUILDING: 8,215.98 FT²
EACH 3-UNIT BUILDING: 4,763.98 FT²
COMMUNITY CENTER: 9,080.82 FT²
TOTAL (9 BUILDINGS): 5 BUILDINGS x 8,215.98 FT² = 41,079.90 FT²
3 BUILDINGS x 4,763.98 FT² = 14,351.94 FT²
9,080.82 FT²
84,512.66 FT²
OFF STREET PARKING:

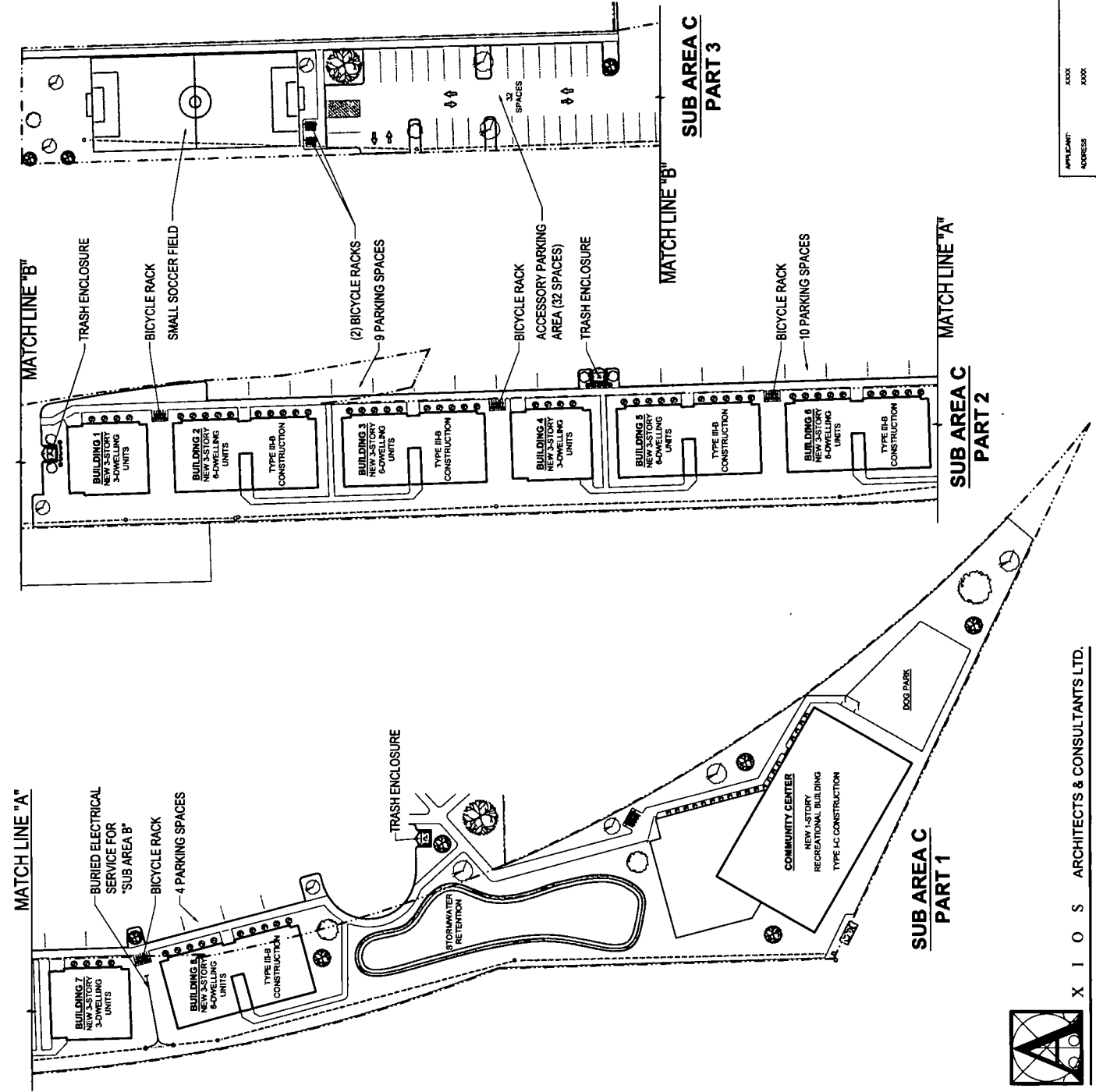
REQUIRED PARKING SPACES: 195 PARKING SPACES
PROPOSED PARKING SPACES: 238 PARKING SPACES
ACCESSIBLE OFF-STREET PARKING REQUIRED SPACES: 238 PARKING SPACES x 2% = 5 REQ. 5 PROVIDED
SETBACKS: SEE PLAN
BICYCLE PARKING REQUIRED: 1 PER 2 AUTO = 98 BICYCLE SPACES
PERCENTAGE OF LAND COVERED: 204 BICYCLE SPACES
TOTAL BUILDING AREA = 286,791.12 FT²
TOTAL GARAGE AREA = 9,353.33 FT²
TOTAL COVERAGE = 296,144.45 FT²
296,144.45 FT² / 471,318.00 (NET LOT AREA) = 62.833% COVERAGE
FLOOR AREA RATIO: TOTAL BUILDING AREA = 286,791.12 FT²
286,791.12 FT² / 471,318.00 = .609 FAR

COMPOSITE SITE STATISTICS

UNITS ON SITE
SUB AREA A (BUILT) = 72 D.U.s
SUB AREA B (IN PROGRESS) = 84 D.U.s
SUB AREA C (UN-BUILT) = 39 D.U.s
TOTAL: 195 D.U.s
PARKING ON SITE
SUB AREA A (BUILT) = 94 SPACES
SUB AREA B (IN PROGRESS) = 89 SPACES
SUB AREA C (UN-BUILT) = 55 SPACES
TOTAL: 238 SPACES
ADDITIONAL AMENITIES:
COMMUNITY CENTER
SOCCER FIELD
BASKETBALL COURT
FENCED DOG PARK
UNITS PER ACRE - ON SITE
195 UNITS / 10.84 ACRES = 17.99 UNITS / ACRE

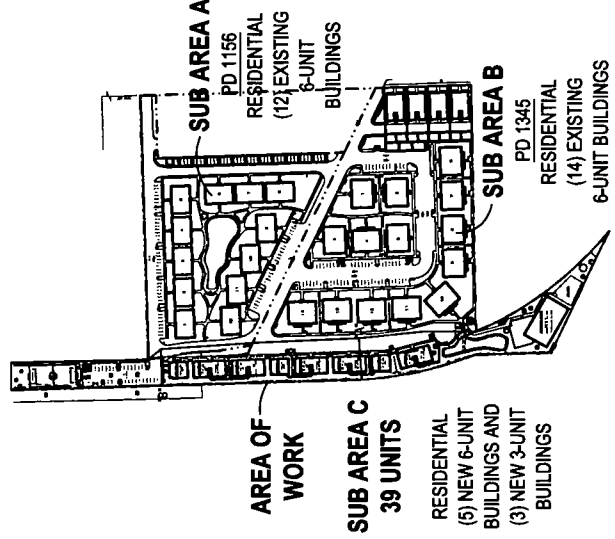
RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED

2102-2120 N. NATCHEZ AVE.



SUB AREA C ZONING INFORMATION	
GROSS SITE AREA:	95,681.71 FT ² (2.196 ACRES)
AREA IN PUBLIC RIGHT OF WAY:	0 FT ²
NET SITE AREA:	95,681.71 FT ²
MAXIMUM FLOOR AREA RATIO:	.66
MAXIMUM NUMBER OF RESIDENTIAL DWELLING UNITS:	39 UNITS
NUMBER OF OFF STREET PARKING SPACES TO BE PROVIDED:	23 REQUIRED ON-STREET SPACES 16 REQUIRED IN-LOT SPACES 16 NON-REQUIRED IN-LOT SPACES.
NUMBER OF BICYCLE PARKING SPACES PROPOSED TO BE PROVIDED:	44 BICYCLE SPACES
MINIMUM OFF STREET LOADING SPACES:	NONE
SETBACKS FROM PROPERTY LINE:	IN SUBSTANTIAL COMPLIANCE WITH THE ATTACHED SITE PLAN
MAXIMUM BUILDING HEIGHT:	34'-4" AS MEASURED BY THE CHICAGO ZONING ORDINANCE.

SITE KEY PLAN

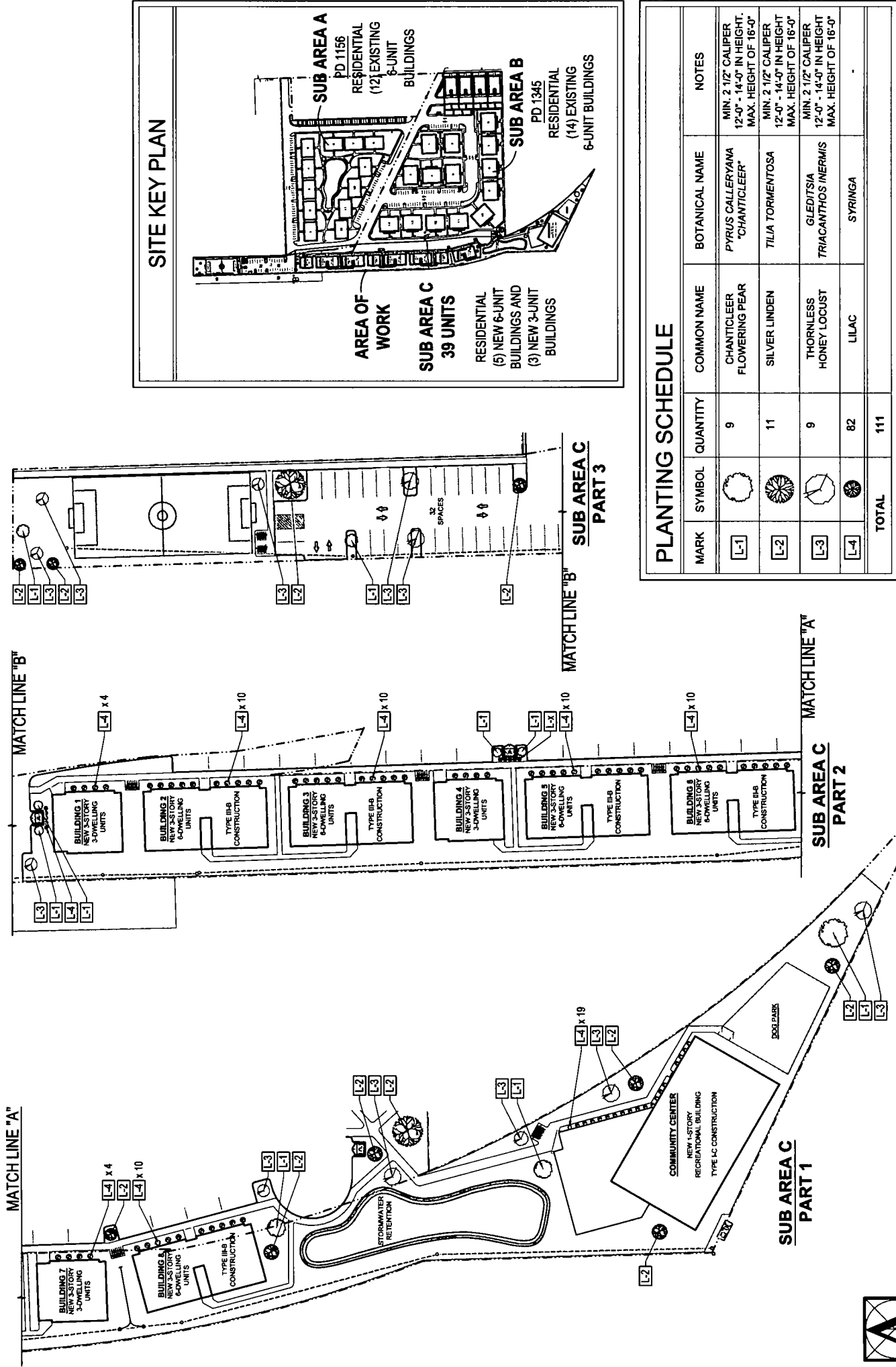


APPLICANT:	XXXX
ADDRESS:	XXXX
INTRODUCTION DATE:	XXXX
DPC REVIEW DATE:	XXXX

SITE PLAN

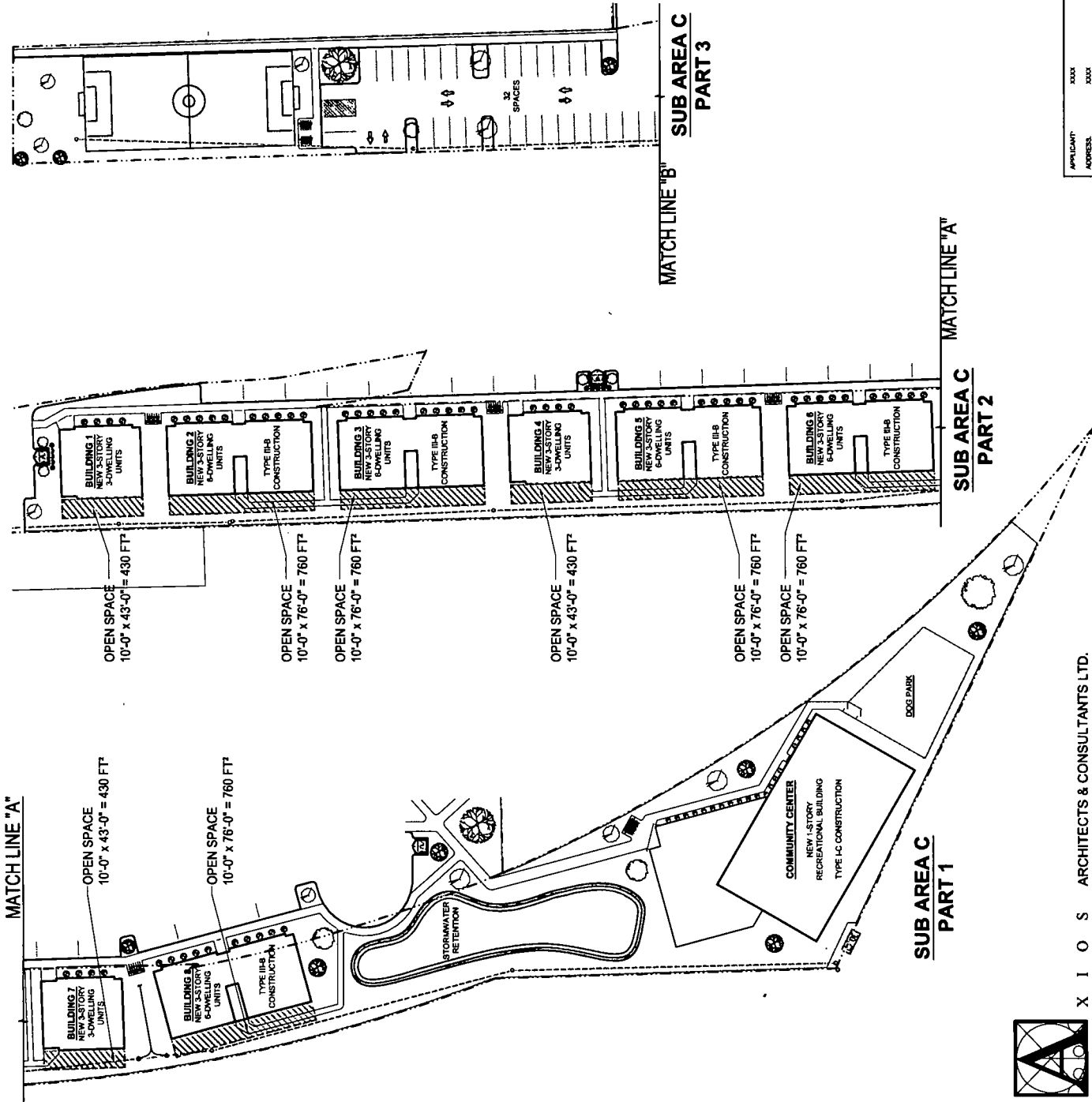
RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED

2102-2120 N. NATCHEZ AVE.

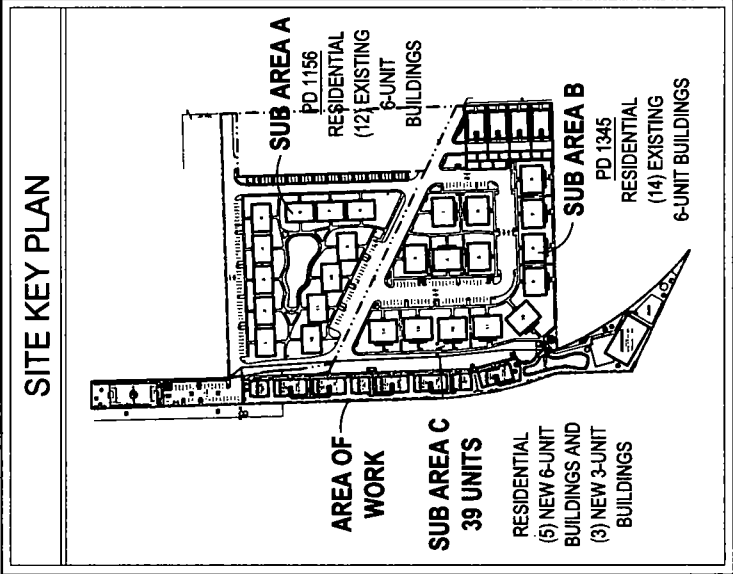


RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED

2102-2120 N. NATCHEZ AVE.

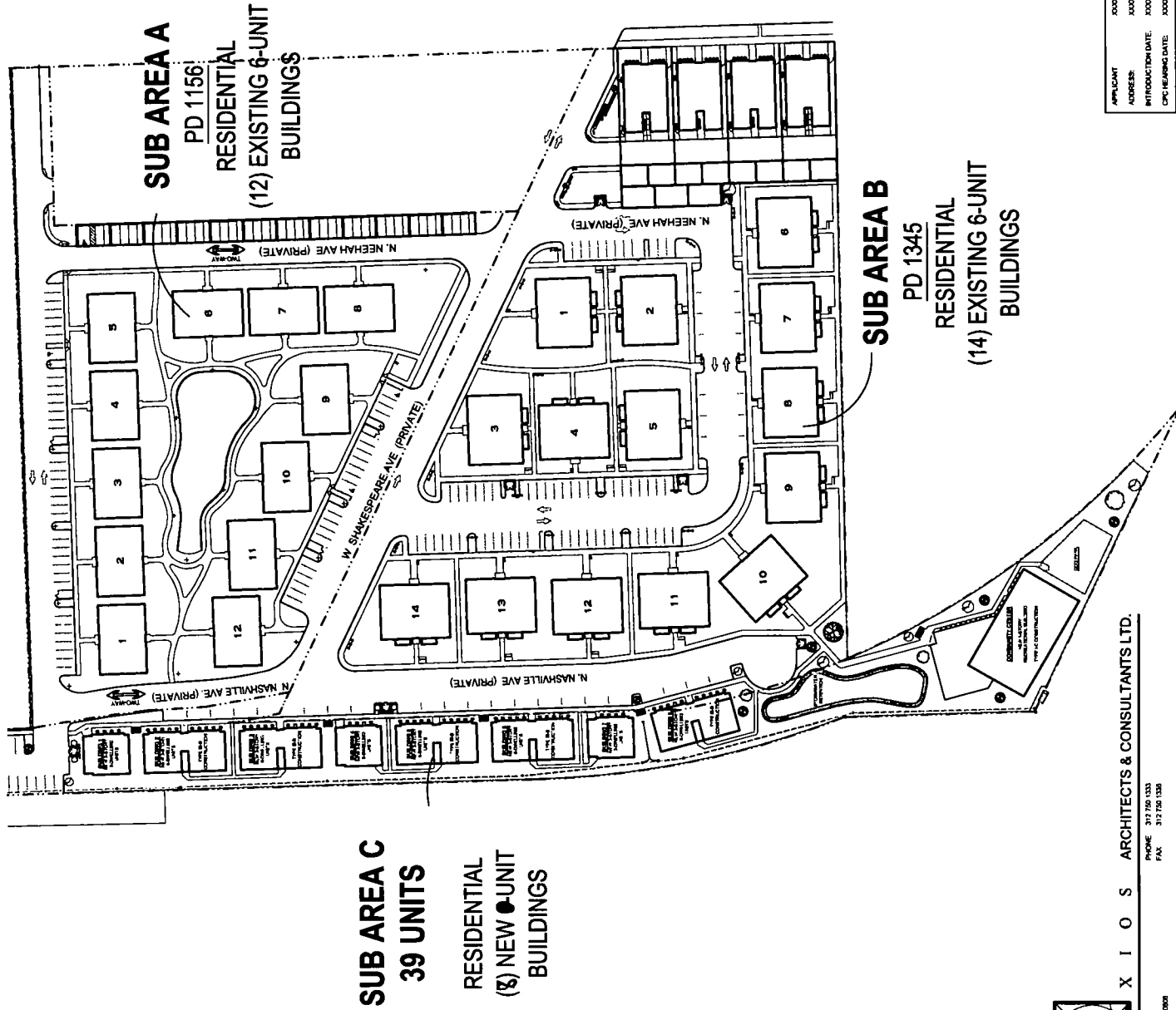


OPEN SPACE SCHEDULE	
BUILDING NUMBER	DEDICATED OPEN SPACE PROVIDED
BUILDING 1	430.00 FT ² BEHIND BUILDING
BUILDING 2	760.00 FT ² BEHIND BUILDING
BUILDING 3	760.00 FT ² BEHIND BUILDING
BUILDING 4	430.00 FT ² BEHIND BUILDING
BUILDING 5	760.00 FT ² BEHIND BUILDING
BUILDING 6	760.00 FT ² BEHIND BUILDING
BUILDING 7	430.00 FT ² BEHIND BUILDING
BUILDING 8	760.00 FT ² BEHIND BUILDING
TOTAL	4,660.00 FT ²

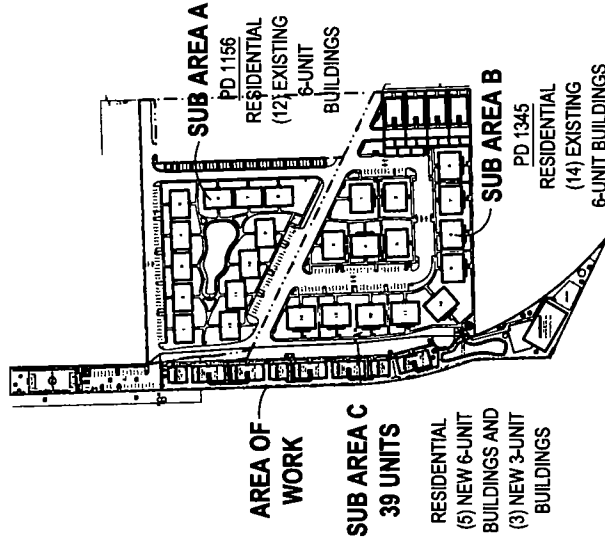


RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED

2102-2120 N. NATCHEZ AVE.



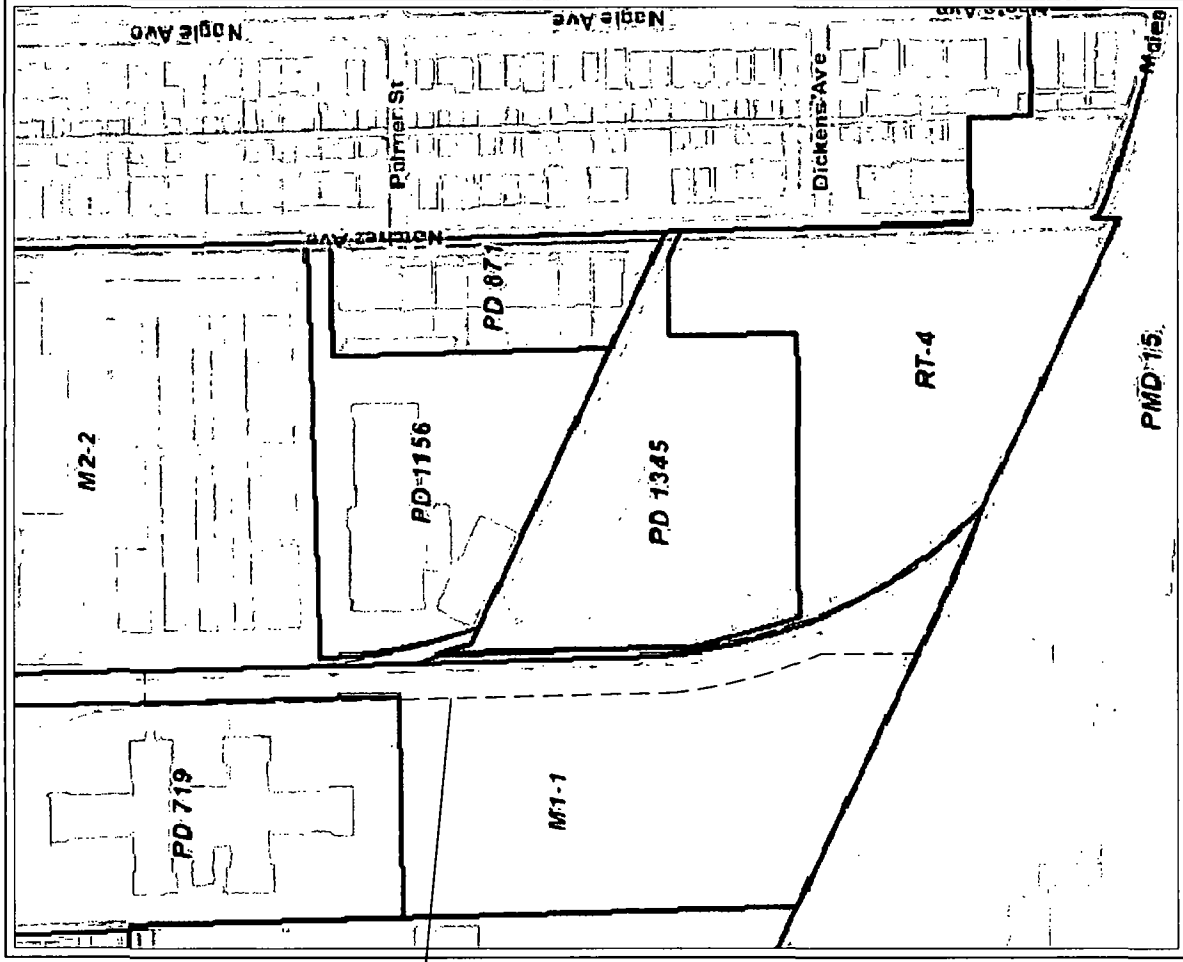
SITE KEY PLAN



ALL STREETS AND ALLEYS WITHIN THE BOUNDARY OF THIS PLANNED DEVELOPMENT ARE TO BE PRIVATE. THE DEVELOPER / APPLICANT WILL BE RESPONSIBLE AND WILL PROVIDE SNOW REMOVAL, REFUSE AND GARBAGE PICK UP AND RESTORATION OF INFRASTRUCTURE IMPROVEMENTS FOR ALL PRIVATE DRIVES AND ALLEYS.

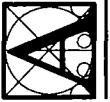
RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMMEDED

2102-2120 N. NATCHEZ AVE.



AREA OF
WORK

ZONING MAP



X I O S ARCHITECTS & CONSULTANTS LTD.

PHONE 312.796.1333
FAX 312.796.1336

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SUITE 300
CHICAGO, ILLINOIS 60605

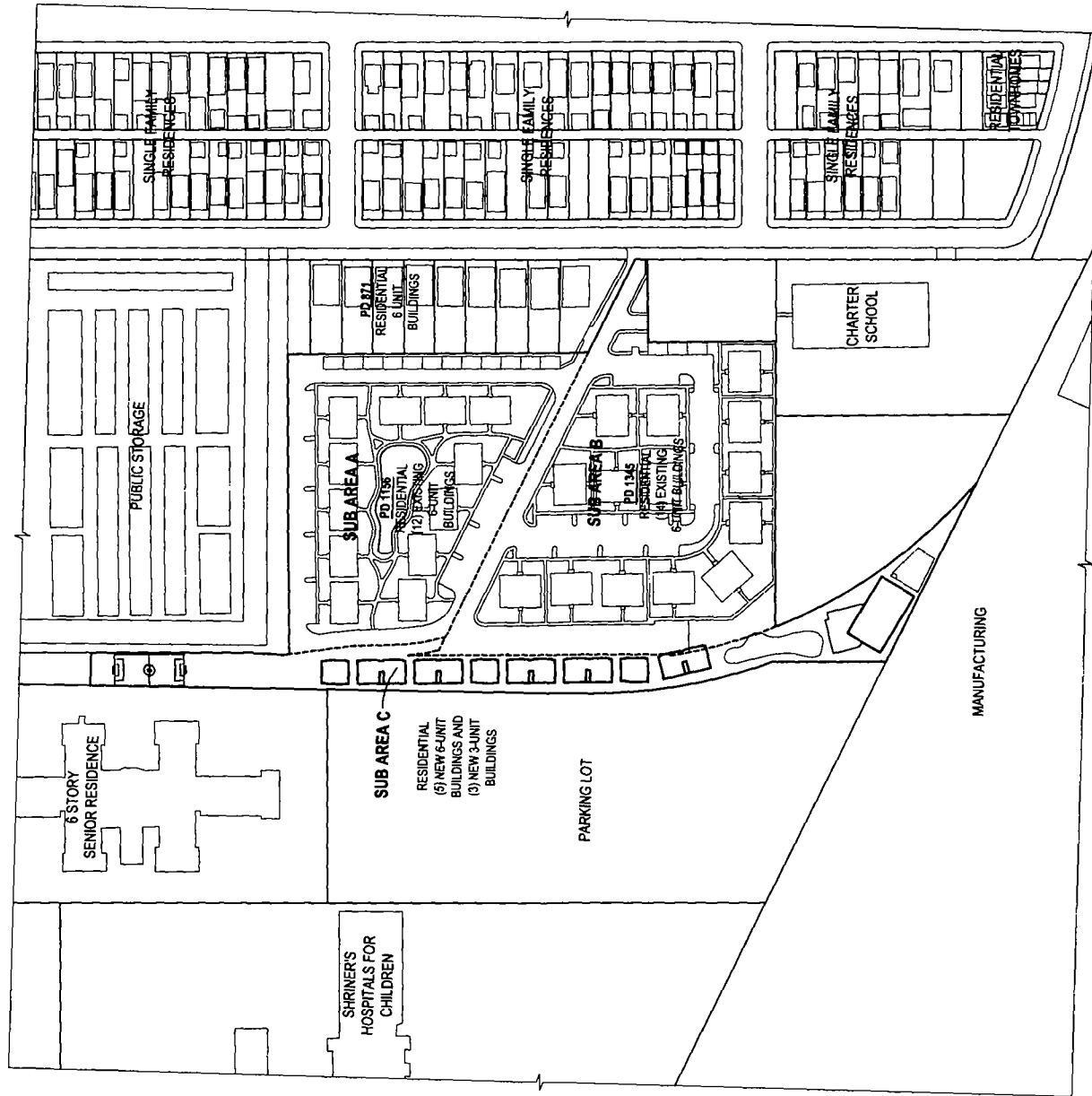
APPLICANT:	XXXX
ADDRESS:	XXXX
INTRODUCTION DATE:	XXXX
CPC HEARING DATE:	XXXX

EXISTING ZONING MAP

P5

RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED

2102-2120 N. NATCHEZ AVE.



LAND USE MAP



X I O S ARCHITECTS & CONSULTANTS LTD.

PHONE 312.750.1332
FAX 312.750.1338

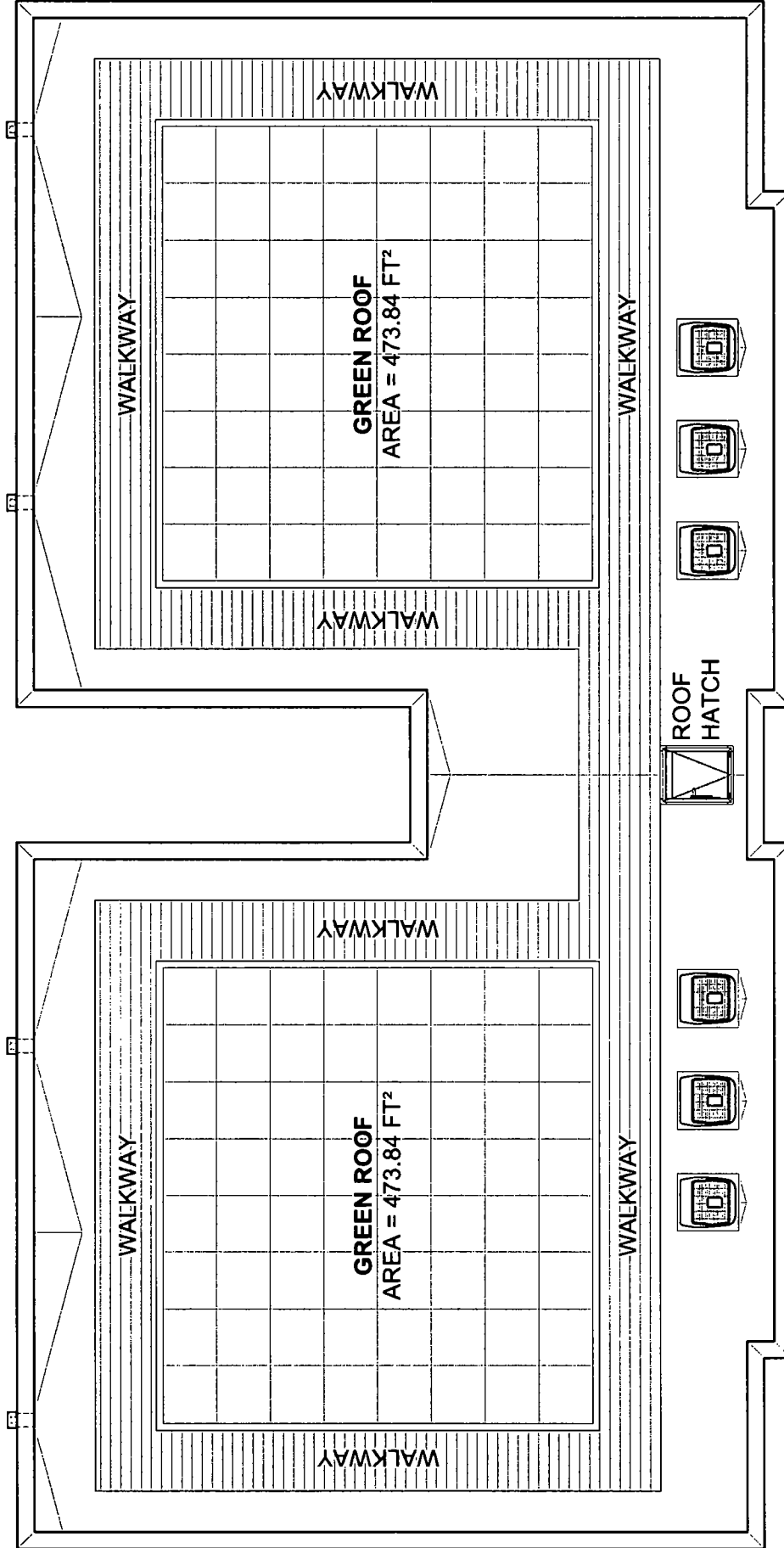
100 W. WELLS
CHICAGO, ILLINOIS 60606

APPLICANT: XXXX
ADDRESS: XXXX
INTRODUCTION DATE: XXXX
CPC HEARING DATE: XXXX

LAND USE MAP

RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMMENDED

2102-2120 N. NATCHEZ AVE.



TOTAL GREEN ROOF PER 6-UNIT BUILDING
AREA = 947.68 FT²



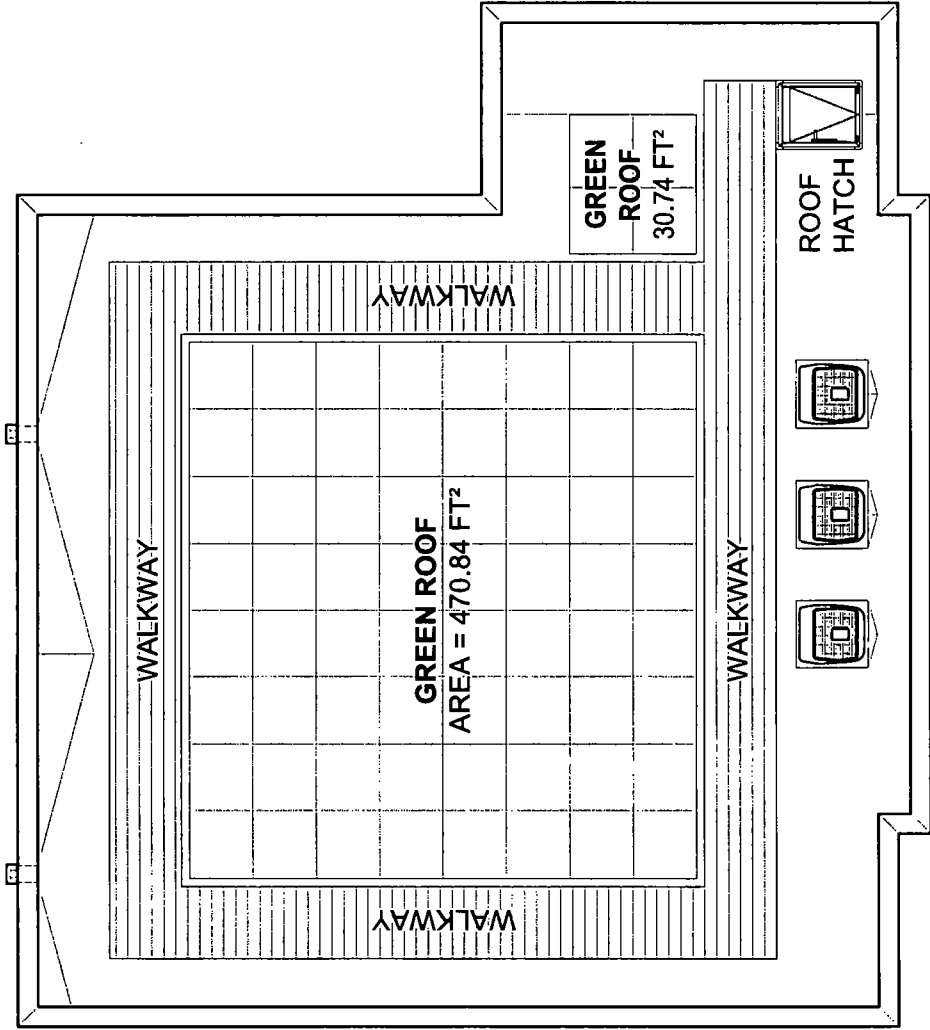
X I O S ARCHITECTS & CONSULTANTS LTD.
100 N. WELLS
SUITE 300
CHICAGO ILLINOIS 60605
PHONE 312 790 1333
FAX 312 790 1335

APPLICANT: XXXXX
ADDRESS: XXXXX
INTRODUCTION DATE: XXXXX
CPC HEARING DATE: XXXXX

GREEN ROOF PLAN

RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMMENDED

2102-2120 N. NATCHEZ AVE.



INDIVIDUAL GREEN ROOF CALCULATION

NET ROOF AREA /	
6-UNIT BUILDING:	1,784.00 FT²
3-UNIT BUILDING:	X
REQ. GREEN ROOF AREA	
6-UNIT BUILDING:	1,784.00 FT² x 50% = 892.00 FT²
3-UNIT BUILDING:	950.64 FT² x 50% = 475.32 FT²
PROVIDED GREEN ROOF AREA	
6-UNIT BUILDING:	947.68 FT²
3-UNIT BUILDING:	501.58 FT²

TOTAL GREEN ROOF CALCULATION

BUILDING 1	501.58 FT²
BUILDING 2	947.68 FT²
BUILDING 3	947.68 FT²
BUILDING 4	501.58 FT²
BUILDING 5	947.68 FT²
BUILDING 6	947.68 FT²
BUILDING 7	501.58 FT²
BUILDING 8	947.68 FT²
TOTAL:	6,243.14 FT²

TOTAL GREEN ROOF PER 3-UNIT BUILDING
AREA = 501.58 FT²



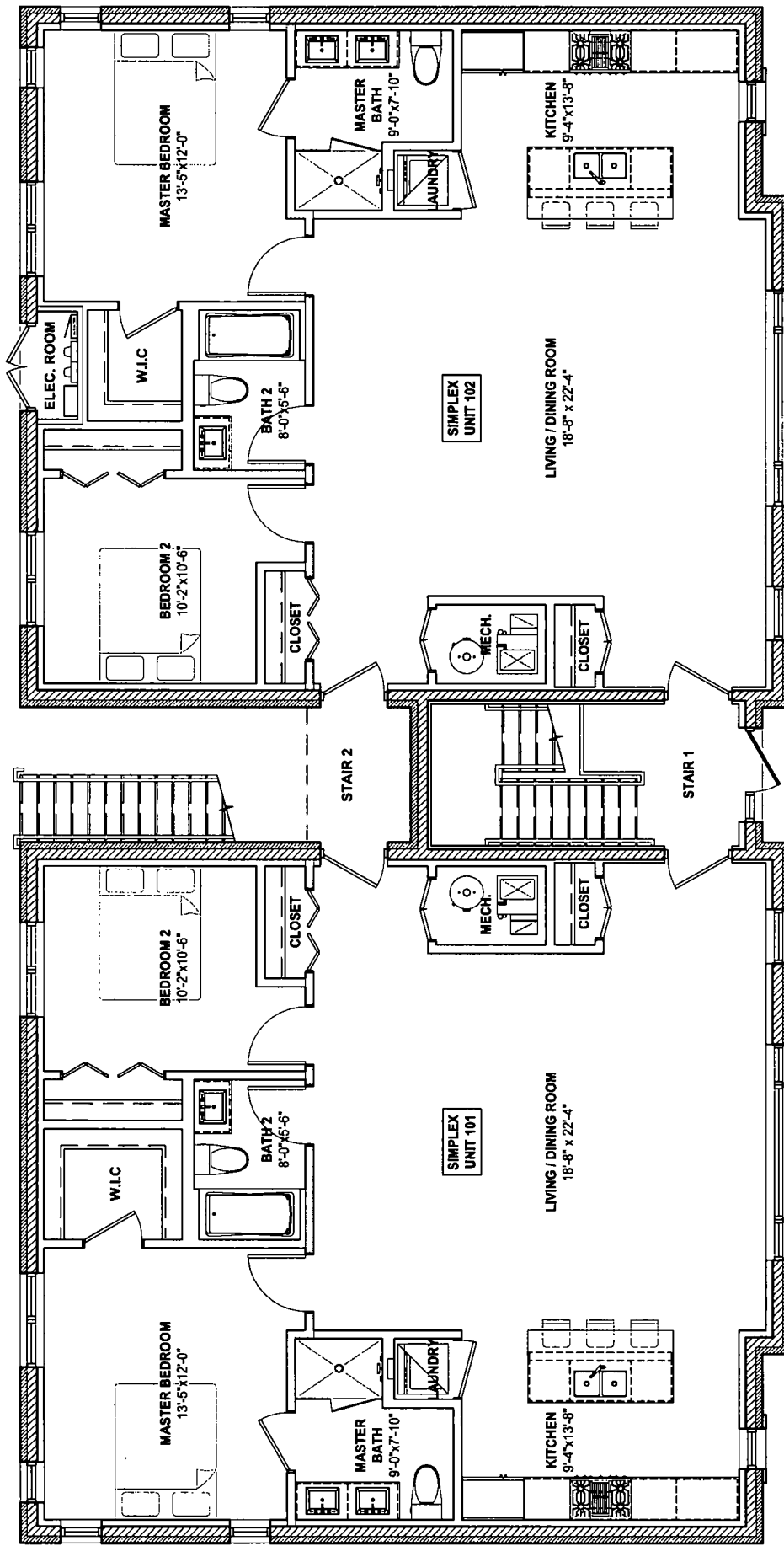
X I O S ARCHITECTS & CONSULTANTS LTD.
180 N. WELLS
SUITE 300
CHICAGO, ILLINOIS 60609
PHONE 312.750.1333
FAX 312.750.1333

GREEN ROOF PLAN

APPLICANT: XXXX
ADDRESS: XXXX
INTRODUCTION DATE: XXXX
CPC HEARING DATE: XXXX

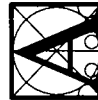
RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED

2102-2120 N. NATCHEZ AVE.



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



X I O S ARCHITECTS & CONSULTANTS LTD.

100 N. WELLS
SUITE 300
CHICAGO, ILL 60606

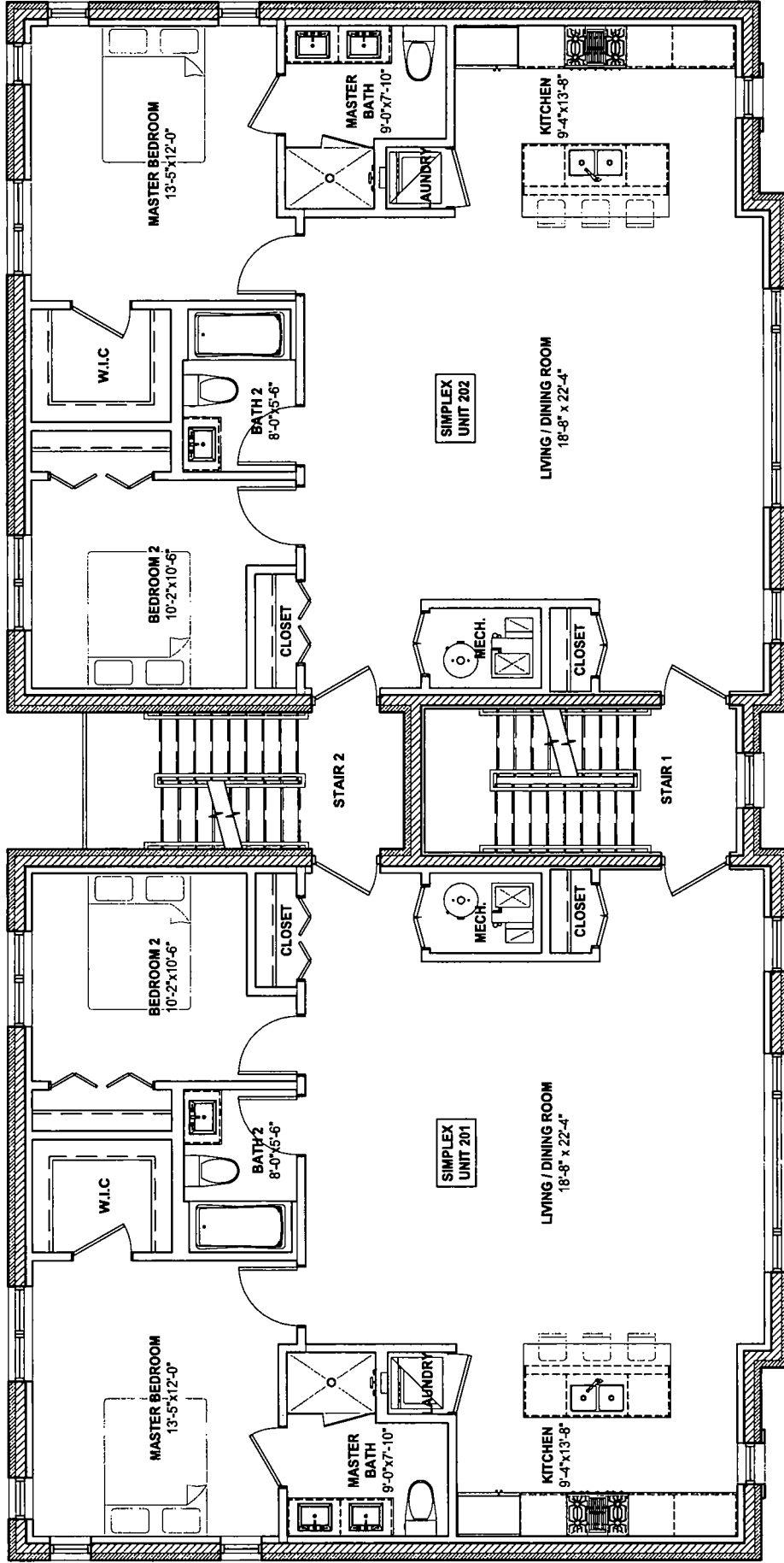
PHONE: 312.756.1333
FAX: 312.756.1336

APPLICANT: XXXX
ADDRESS: XXXX
INTRODUCTION DATE: XXXX
CPC HEARING DATE: XXXX

BUILDING 1
FIRST FLOOR PLAN

RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED

2102-2120 N. NATCHEZ AVE.



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



X I O S ARCHITECTS & CONSULTANTS LTD.

100 N. WELLS
SUITE 200
CHICAGO, ILLINOIS 60606
PHONE 312.756.1333
FAX 312.756.1335

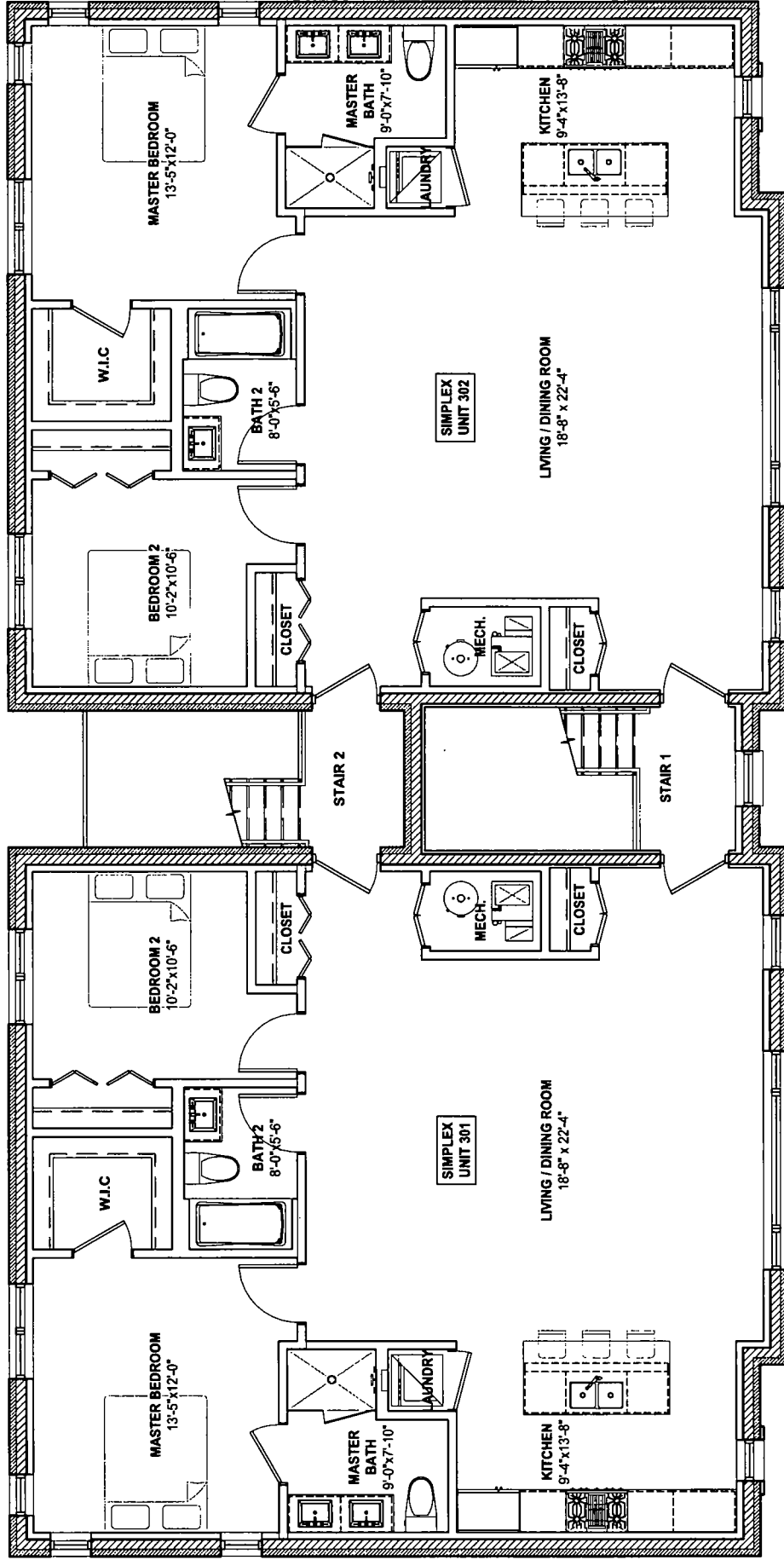
APPLICANT XXXXX
ADDRESS XXXX
INTRODUCTION DATE XXXX
CPC READING DATE XXXX

BUILDING 1
SECOND FLOOR PLAN

P10

RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED

2102-2120 N. NATCHEZ AVE.



THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"



100 S. WELLS
SUITE 300
CHICAGO, ILLINOIS 60606
PHONE 312.750.1333
FAX 312.750.1336

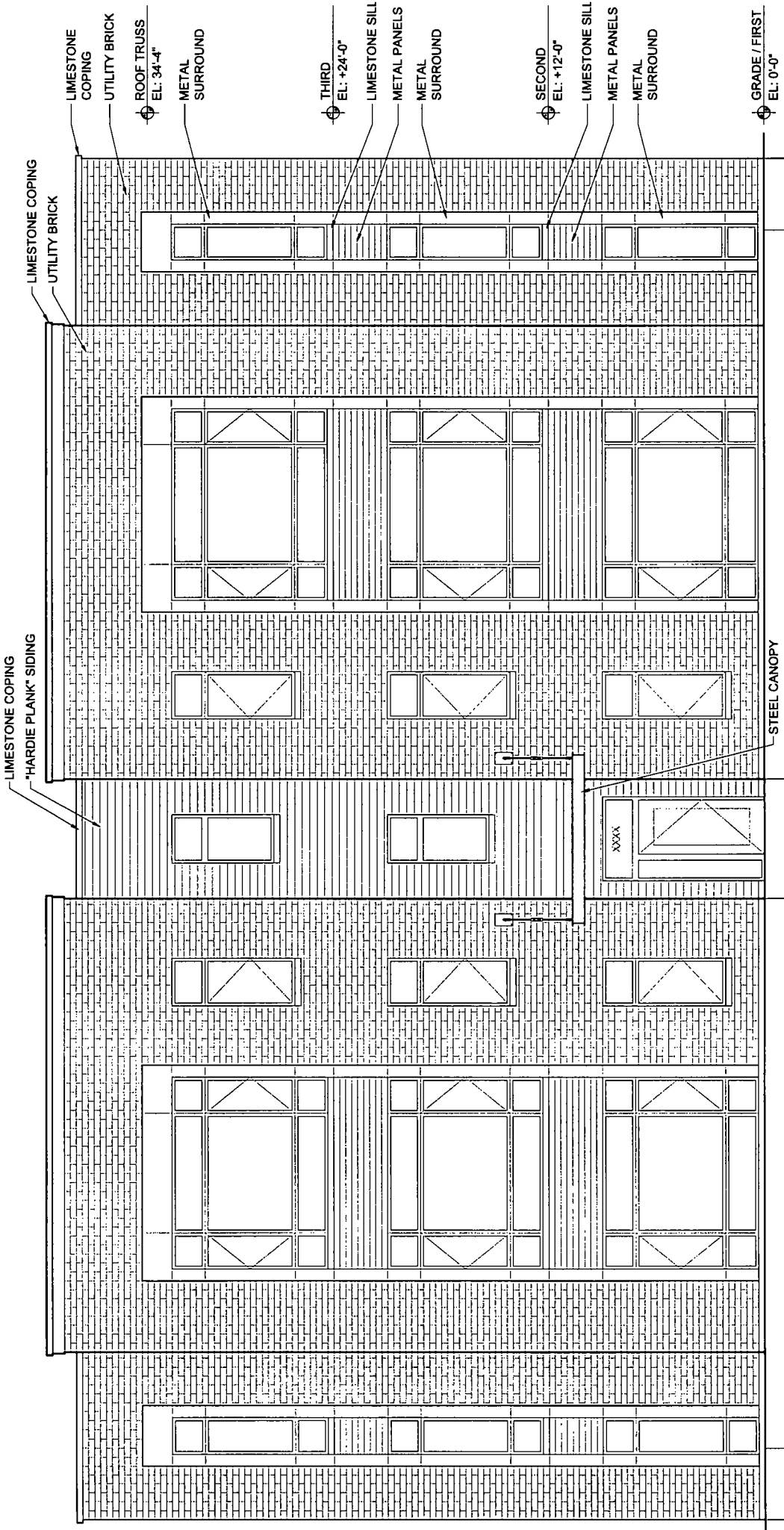
X I O S ARCHITECTS & CONSULTANTS LTD.

BUILDING 1
THIRD FLOOR PLAN

APPLICANT XXXX
ADDRESS XXXX
INTRODUCTION DATE XXXX
CPC READING DATE XXXX

RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMMENDED

2102-2120 N. NATCHEZ AVE.



X I O S ARCHITECTS & CONSULTANTS LTD.

188 N. WELLS
SUITE 200
CHICAGO, ILLINOIS 60606

PHONE 312.750.1335
FAX 312.750.1335

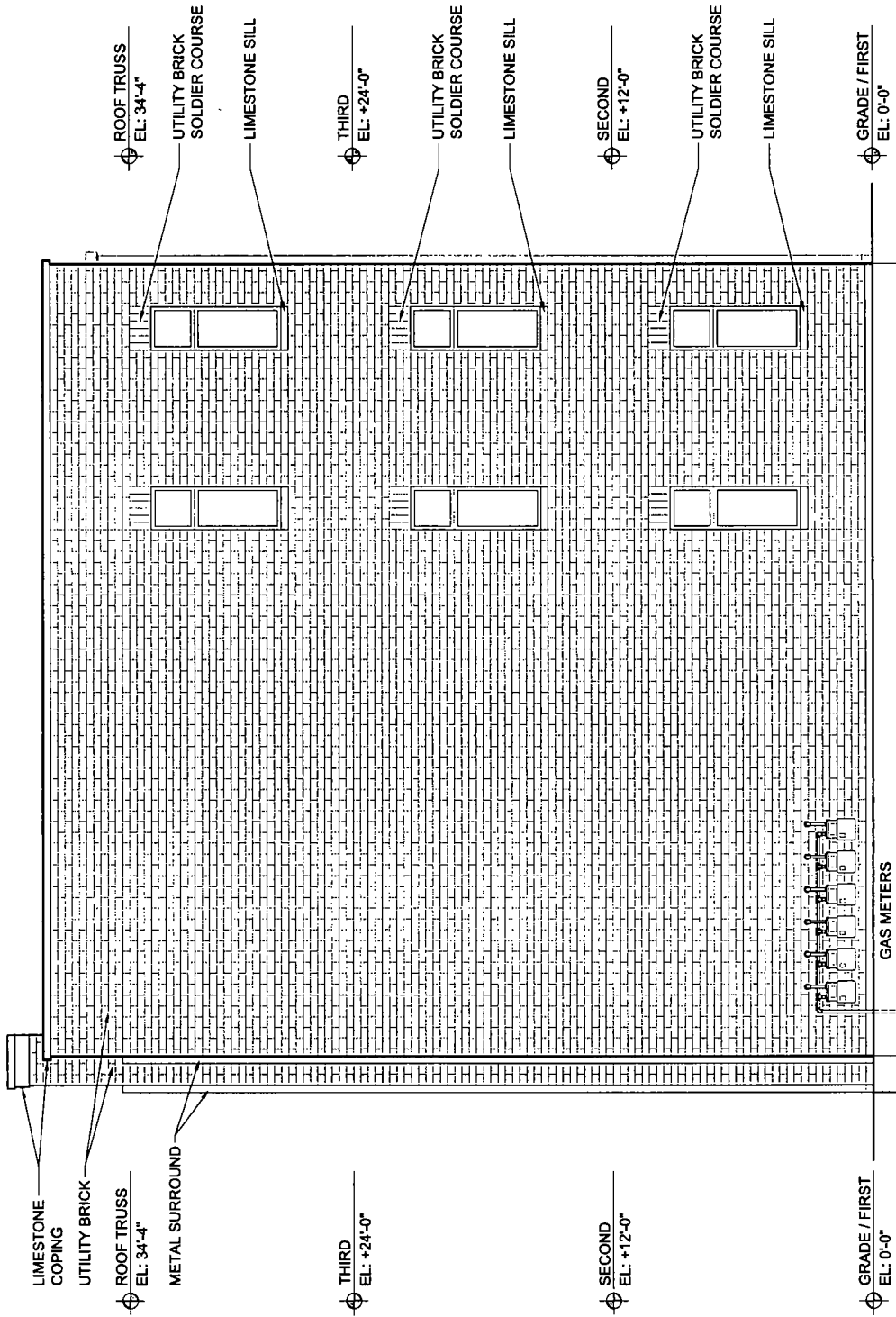
APPLICANT: XXXX
ADDRESS: XXXX
INTRODUCTION DATE: XXXX
CPC HEARING DATE: XXXX

BUILDING 1
FRONT ELEVATION

P12

RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMMENDED

2102-2120 N. NATCHEZ AVE.



X I O S ARCHITECTS & CONSULTANTS LTD.

100 N. WELLS
SUITE 300
CHICAGO, ILLINOIS 60606
PHONE 312.750.1333
FAX 312.750.1335

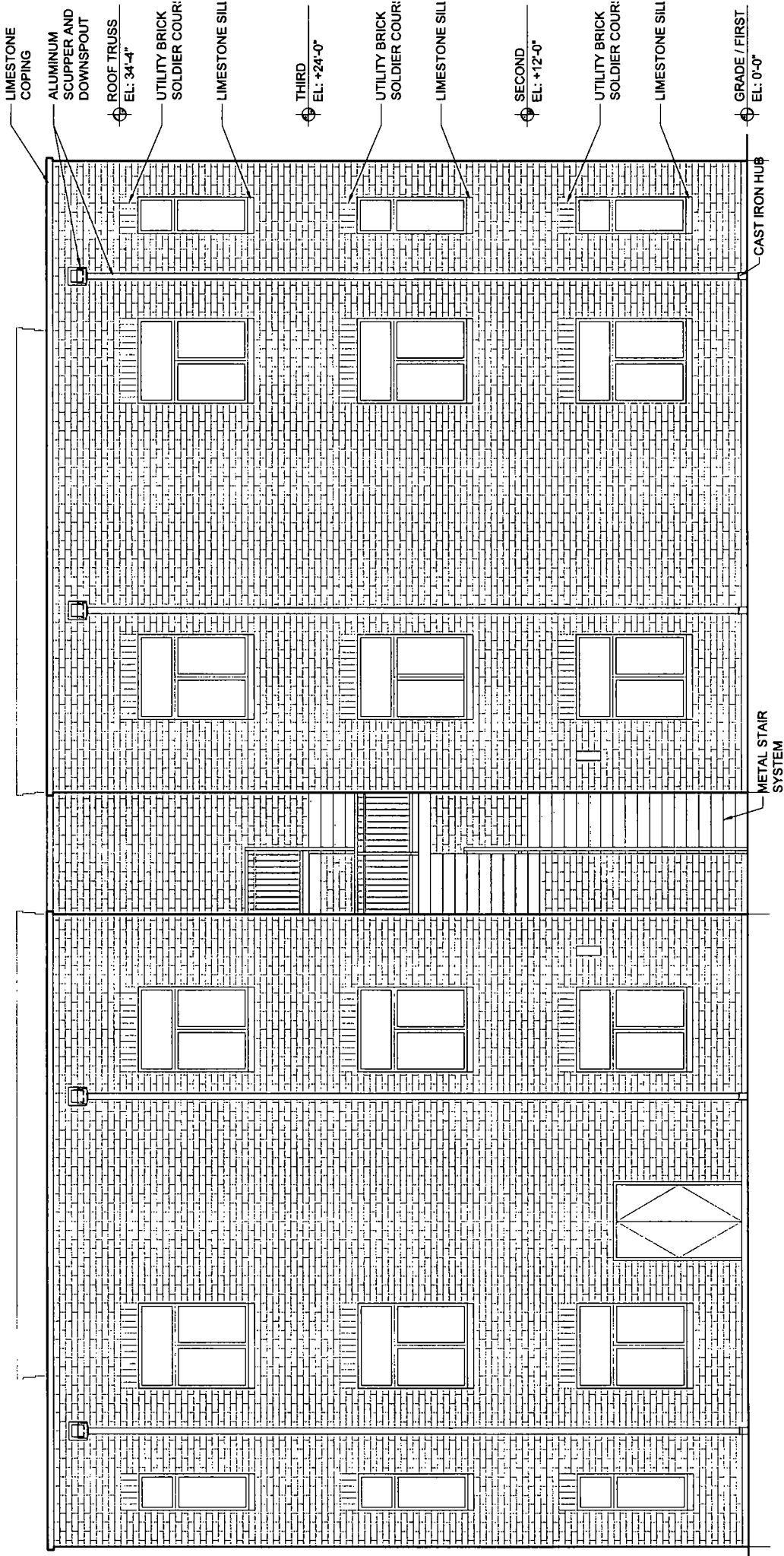
APPLICANT: XXXX
ADDRESS: XXXX
INTRODUCTION DATE: XXXX
CPC READING DATE: XXXX

BUILDING 1
SIDE ELEVATION

P13

RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMMENDED

2102-2120 N. NATCHEZ AVE.



X I O S ARCHITECTS & CONSULTANTS LTD.

100 N. WELLS
SUITE 200
CHICAGO, ILLINOIS 60606

PHONE 312.750.1330
FAX 312.750.1335

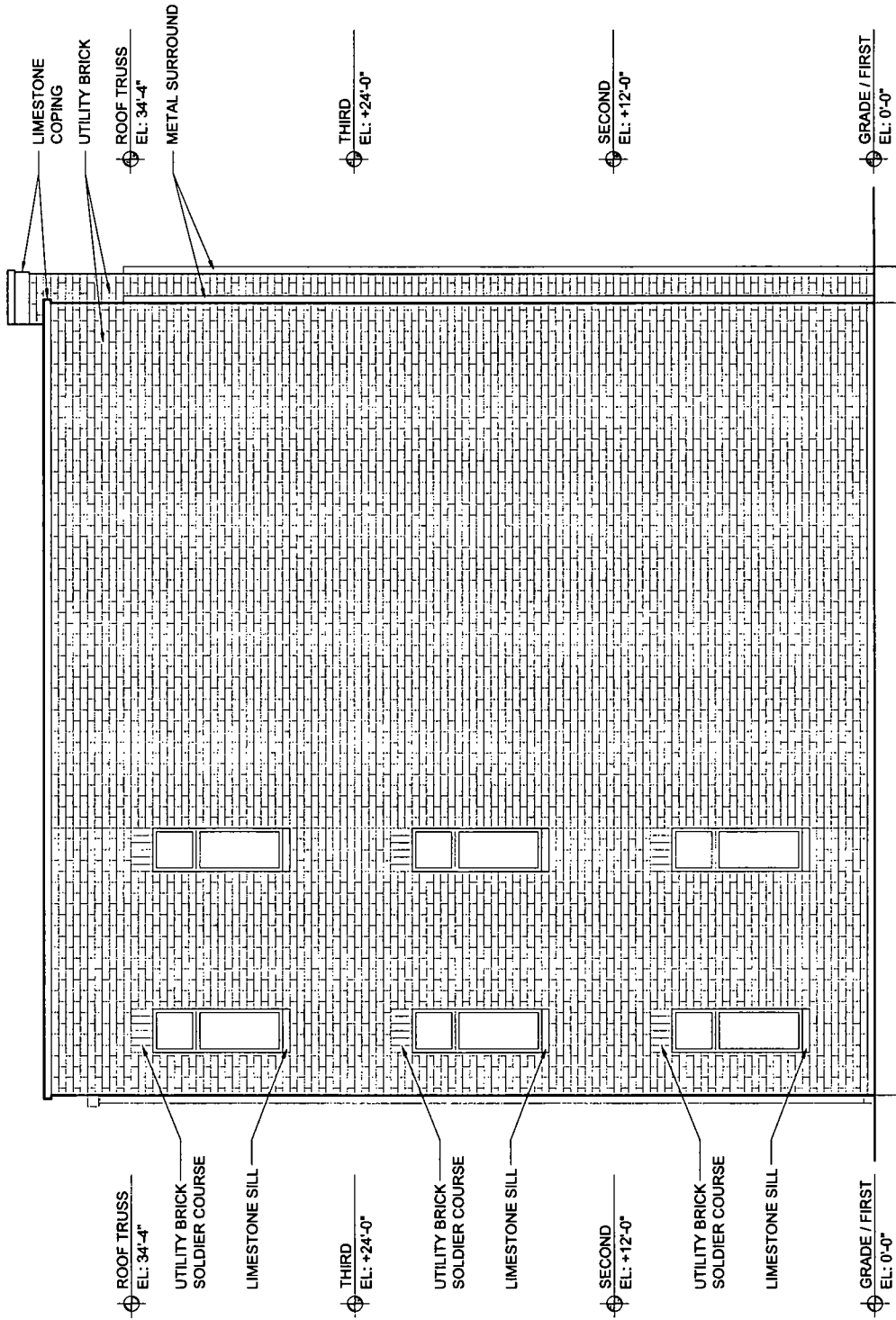
APPLICANT: XXXX
ADDRESS: XXXX
INTRODUCTION DATE: XXXX
CPC HEARING DATE: XXXX

BUILDING 1
REAR ELEVATION

P14

RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED

2102-2120 N. NATCHEZ AVE.



X I O S ARCHITECTS & CONSULTANTS LTD.

PHONE 312.750.1333
FAX 312.750.1333

700 N. WELLS
SUITE 200
CHICAGO, ILLINOIS 60606

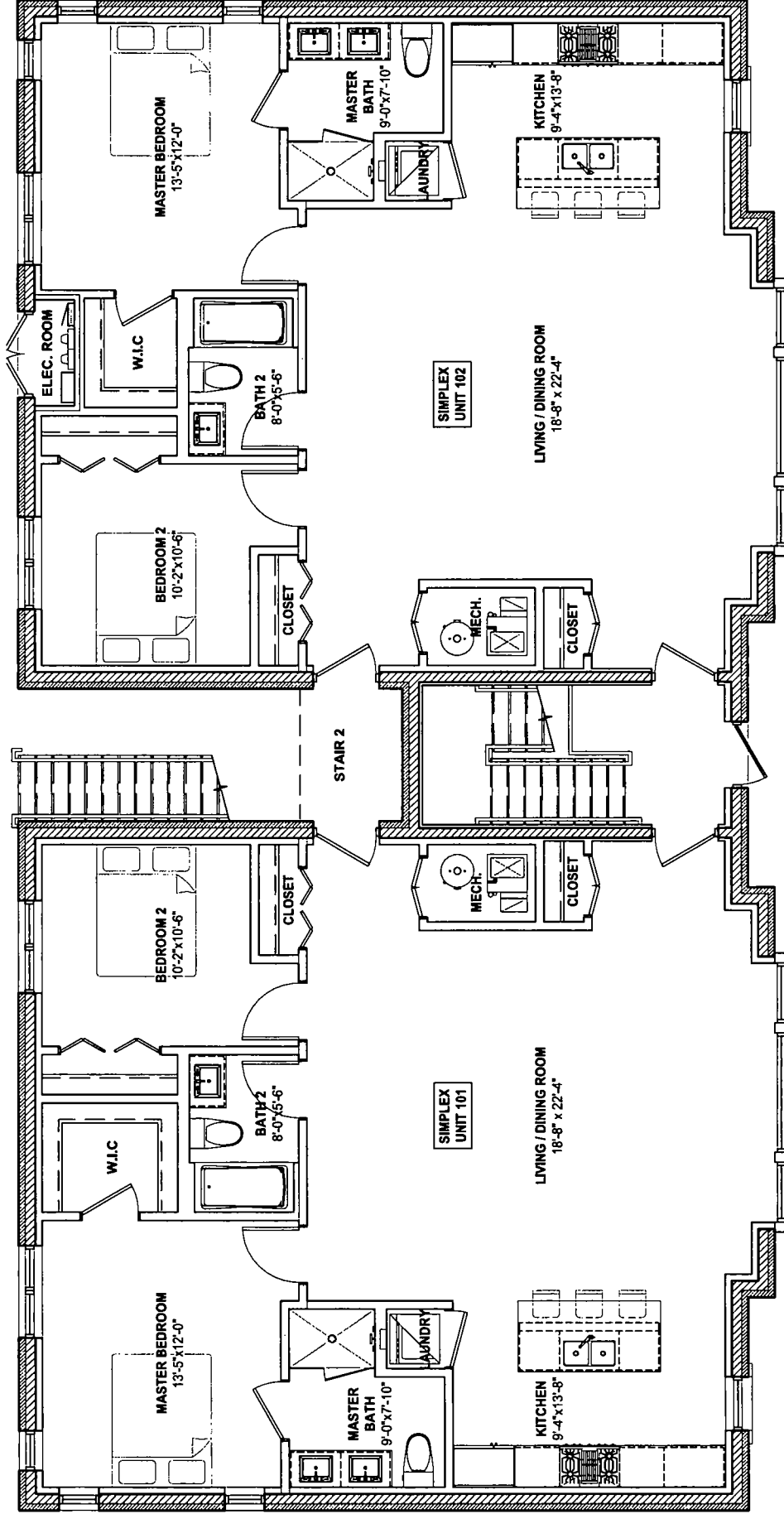
APPLICANT XXXX
ADDRESS XXXX
INTRODUCTION DATE XXXX
CPC READING DATE XXXX

BUILDING 1
SIDE ELEVATION

P15

RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED

2102-2120 N. NATCHEZ AVE.



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



X I O S ARCHITECTS & CONSULTANTS LTD.

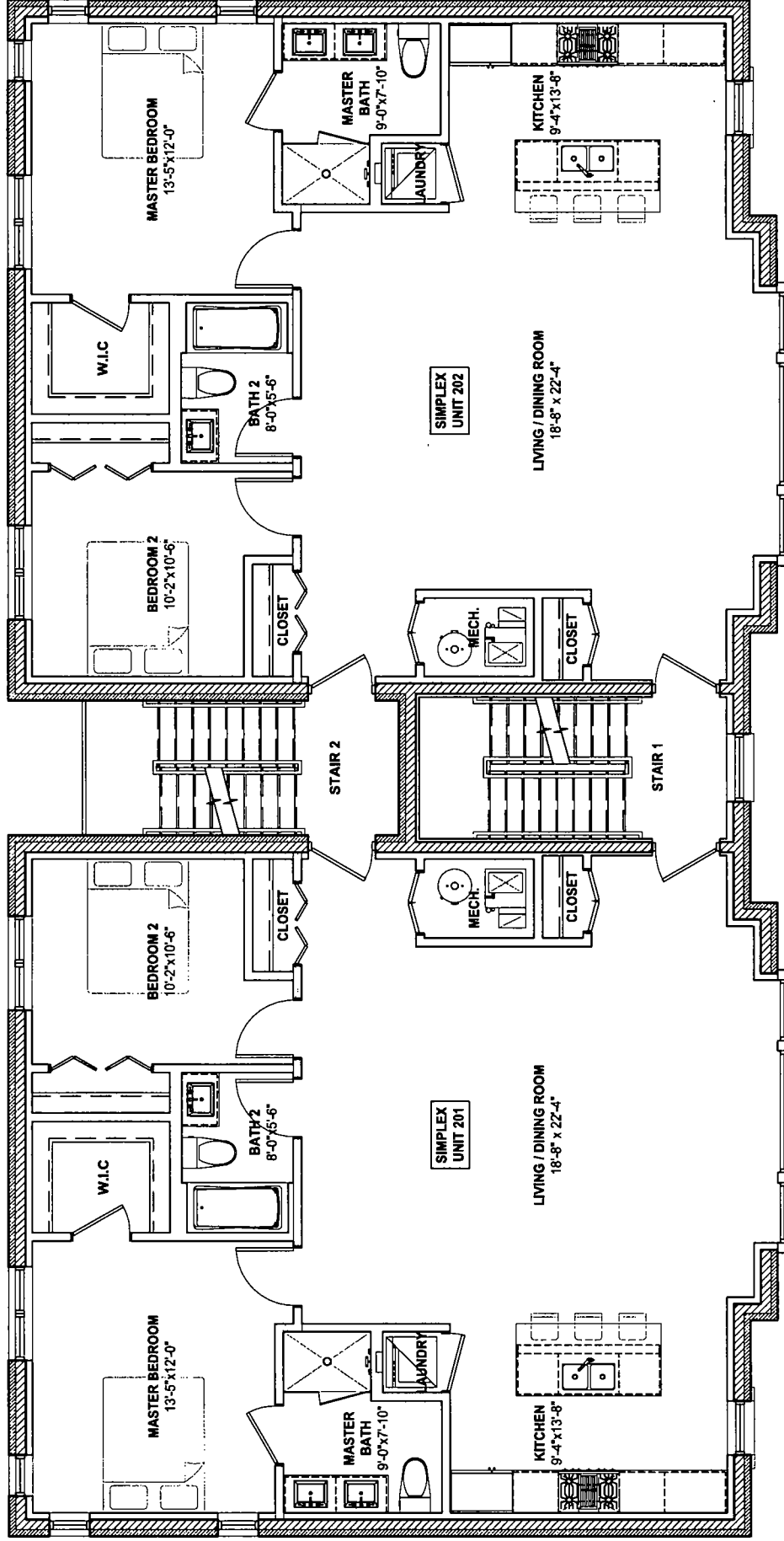
100 N. WELLS
SUITE 200
CHICAGO, ILLINOIS 60606
PHONE 312.750.1330
FAX 312.750.1336

APPLICANT XXXX
ADDRESS XXXX
INTRODUCTION DATE XXXX
DATE REVISION DATE XXXX

**BUILDING 2
FIRST FLOOR PLAN**

RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED

2102-2120 N. NATCHEZ AVE.



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



X I O S ARCHITECTS & CONSULTANTS LTD.

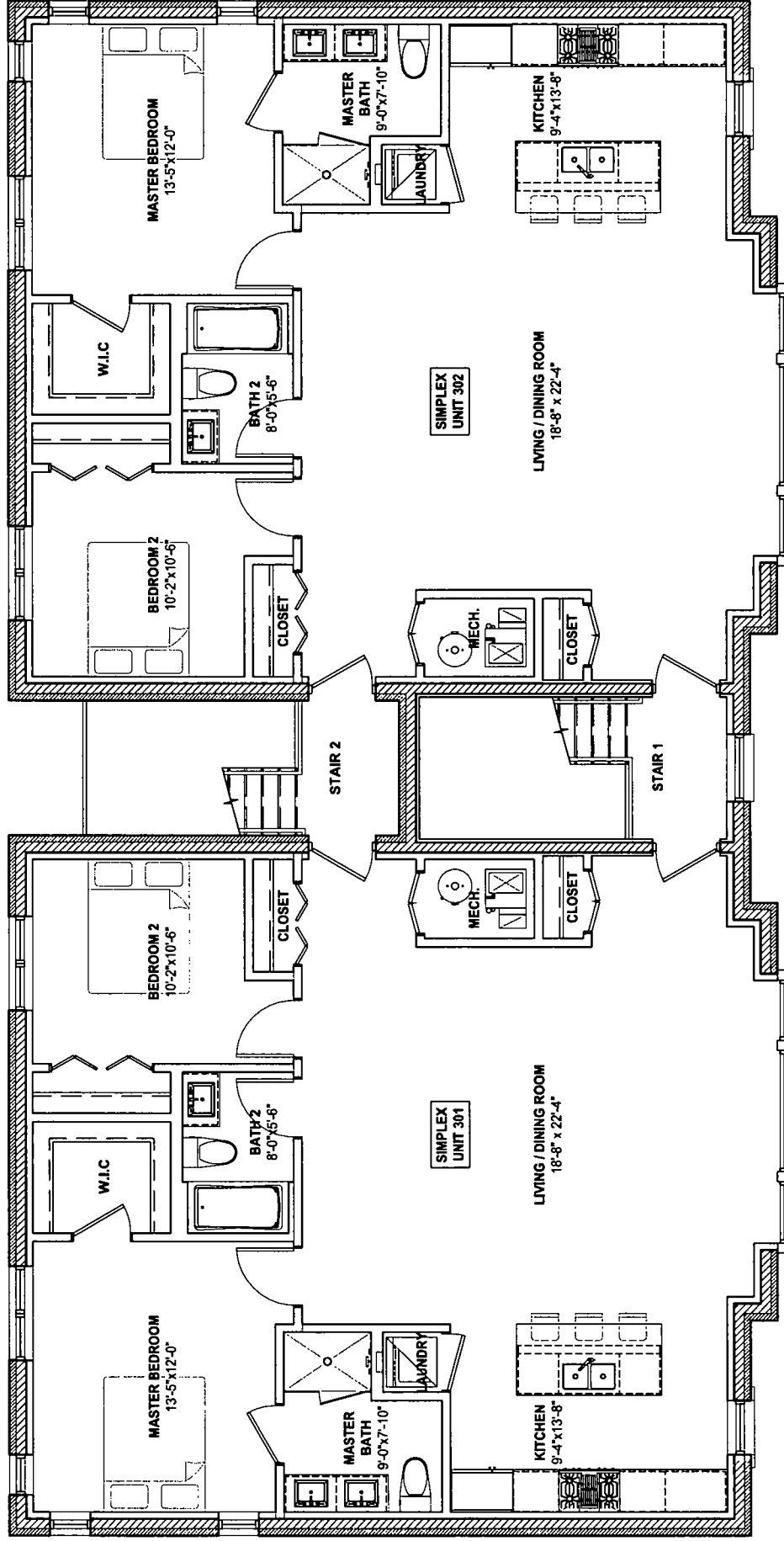
180 N. WELLS
SUITE 300
CHICAGO, ILLINOIS 60606
PHONE 312.796.1353
FAX 312.796.1355

APPLICANT: XXXX
ADDRESS: XXXX
INTRODUCTION DATE: XXXX
DATE: XXXX

BUILDING 2
SECOND FLOOR PLAN

RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED

2102-2120 N. NATCHEZ AVE.



THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"



X I O S ARCHITECTS & CONSULTANTS LTD.

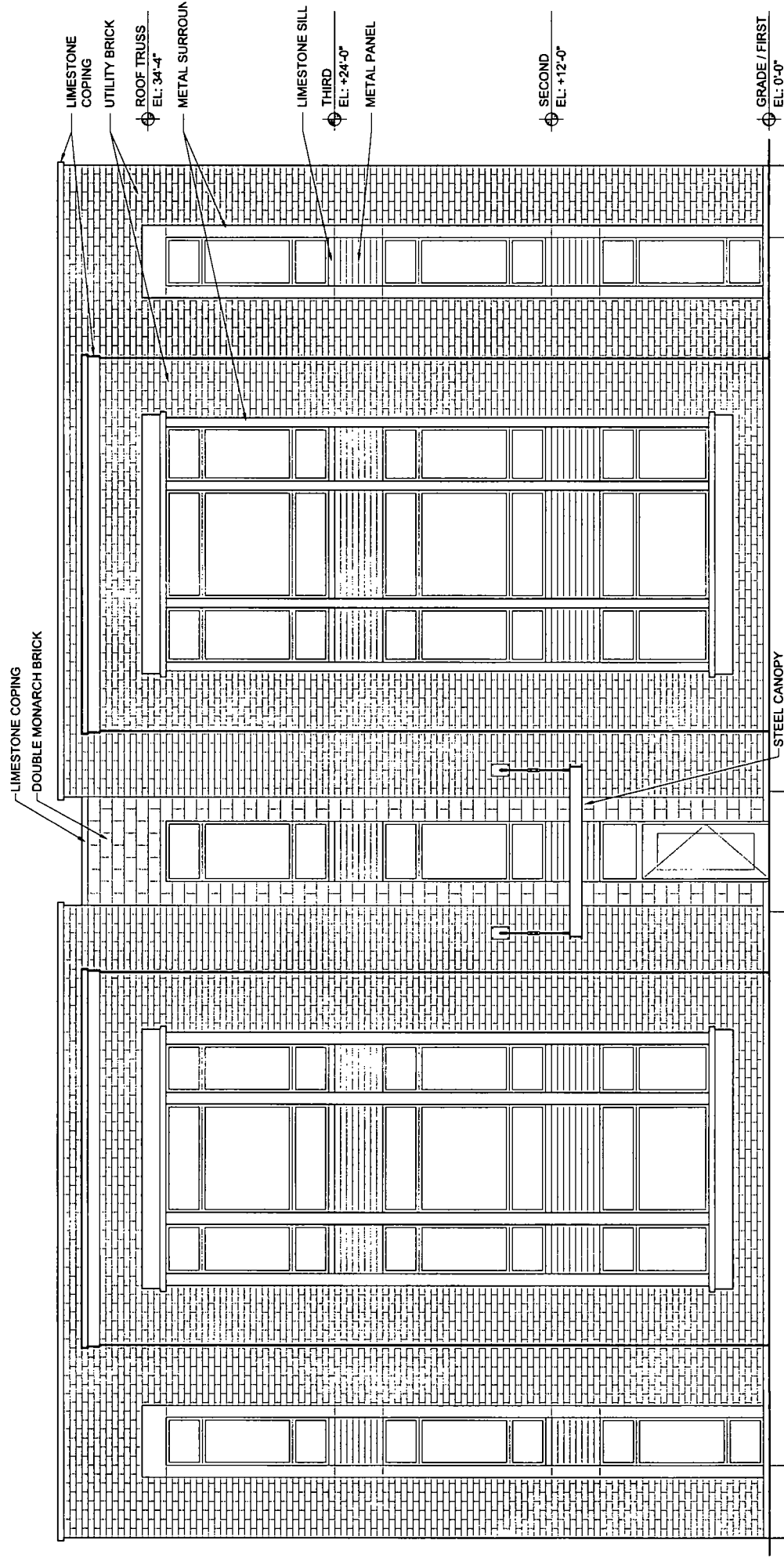
180 N. WELLS
SUITE 300
CHICAGO, ILLINOIS 60606
PHONE 312.750.1333
FAX 312.750.1335

APPLICANT XXXX
ADDRESS XXXX
INTRODUCTION DATE XXXX
CPC READING DATE XXXX

**BUILDING 2
THIRD FLOOR PLAN**

RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED

2102-2120 N. NATCHEZ AVE.



X I O S ARCHITECTS & CONSULTANTS LTD.

100 N. WELLS
SUITE 300
CHICAGO, ILLINOIS 60608
PHONE: 312.750.1333
FAX: 312.750.1335

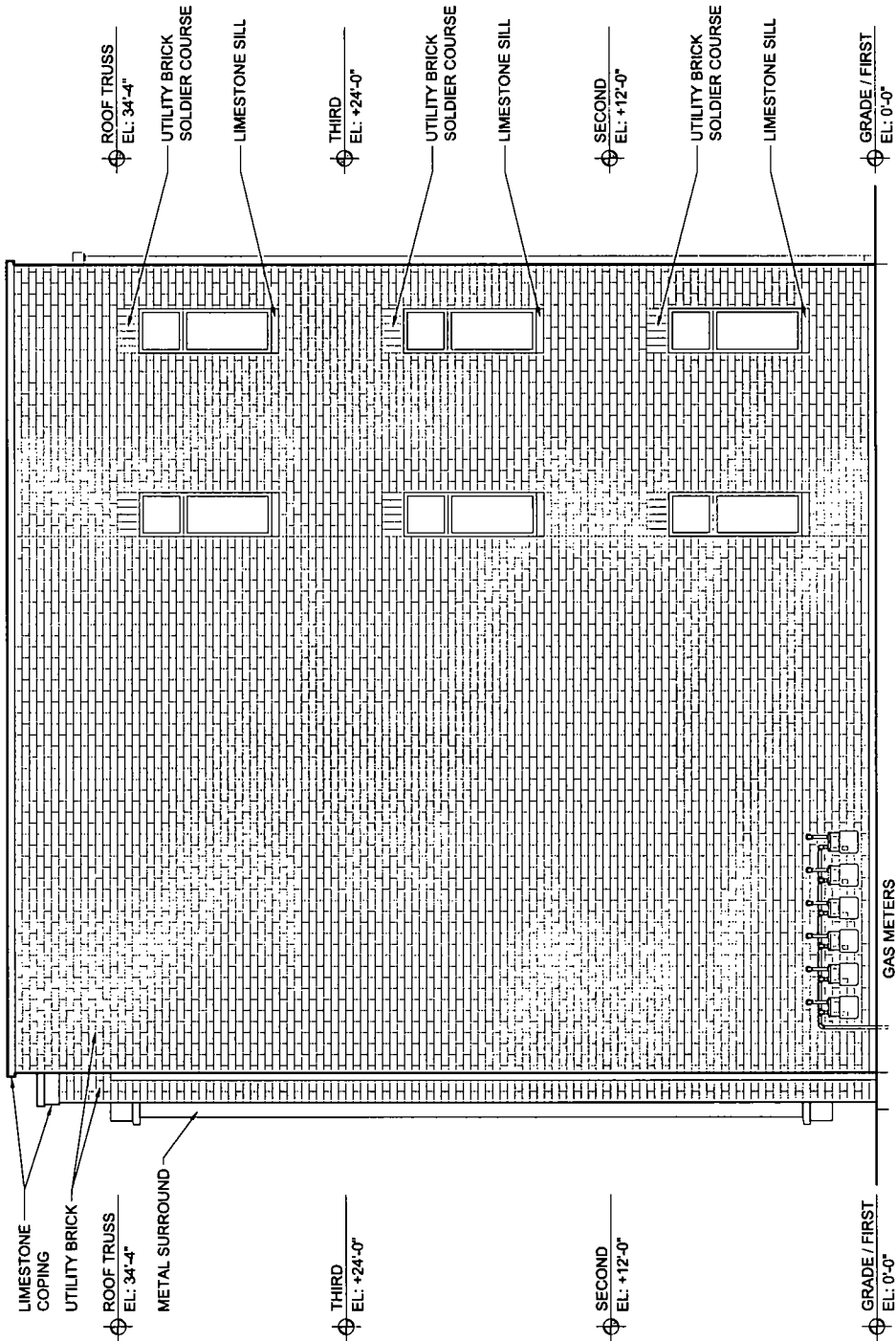
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ADDRESS: XXXX
INTRODUCTION DATE: XXXX
CNC READING DATE: XXXX

BUILDING 2
FRONT ELEVATION

P19

RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED

2102-2120 N. NATCHEZ AVE.



X I O S ARCHITECTS & CONSULTANTS LTD.

PHONE 312.750.1333
FAX 312.750.1333

1111 N. LAKE
SUITE 200
CHICAGO, ILLINOIS 60606

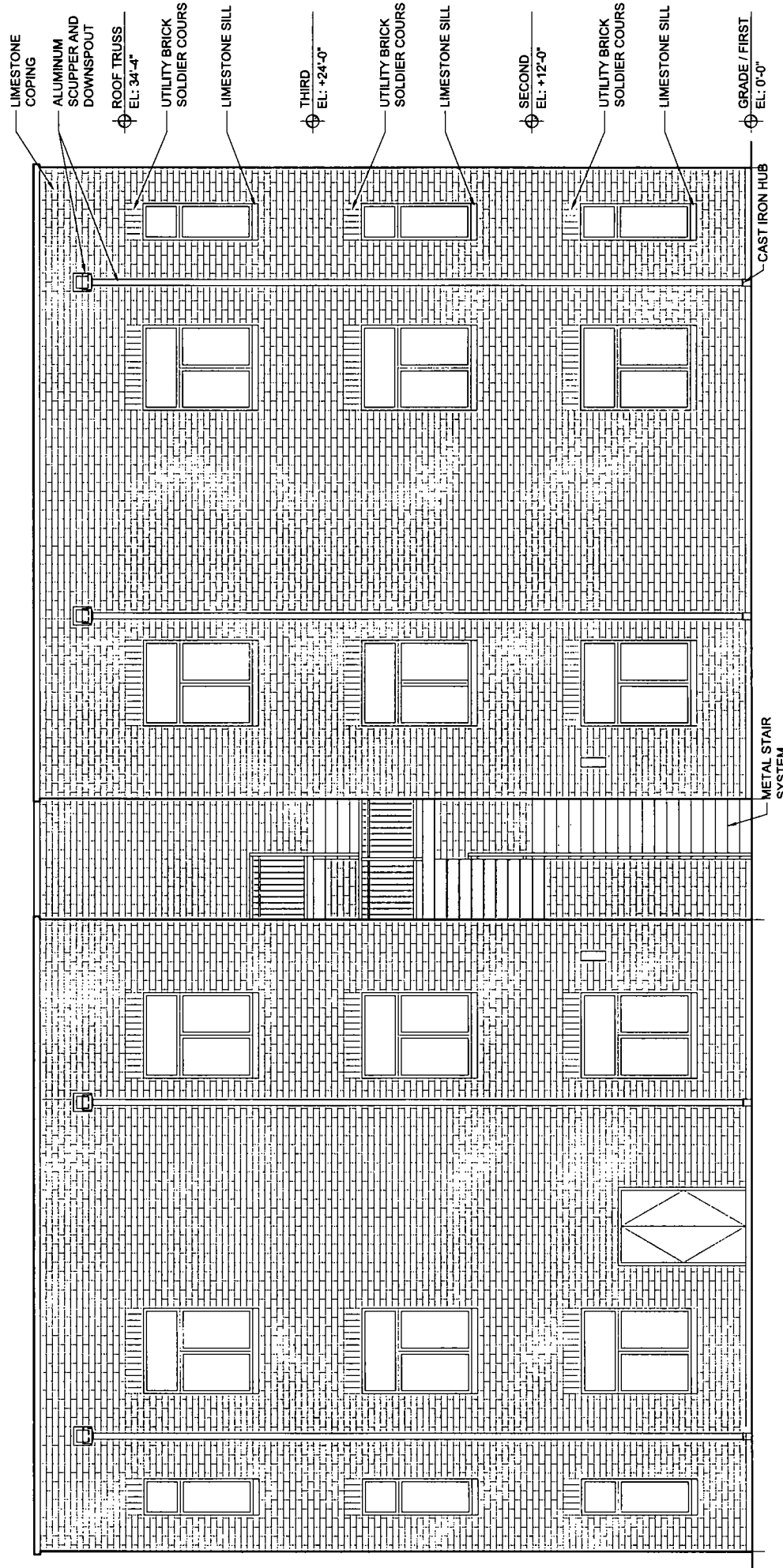
APPLICANT	XXXX
ADDRESS	XXXX
INTRODUCTION DATE	XXXX
DATE HEARING DATE	XXXX

BUILDING 2
SIDE ELEVATION

P20

RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED

2102-2120 N. NATCHEZ AVE.



APPLICANT

ADDRESS

INTRODUCTION DATE

DATE RECEIVED

XXXX

XXXX

XXXX

XXXX

BUILDING 2

REAR ELEVATION

P21

A

ARCHITECTS & CONSULTANTS LTD.

181 N. WELLS

SUITE 300

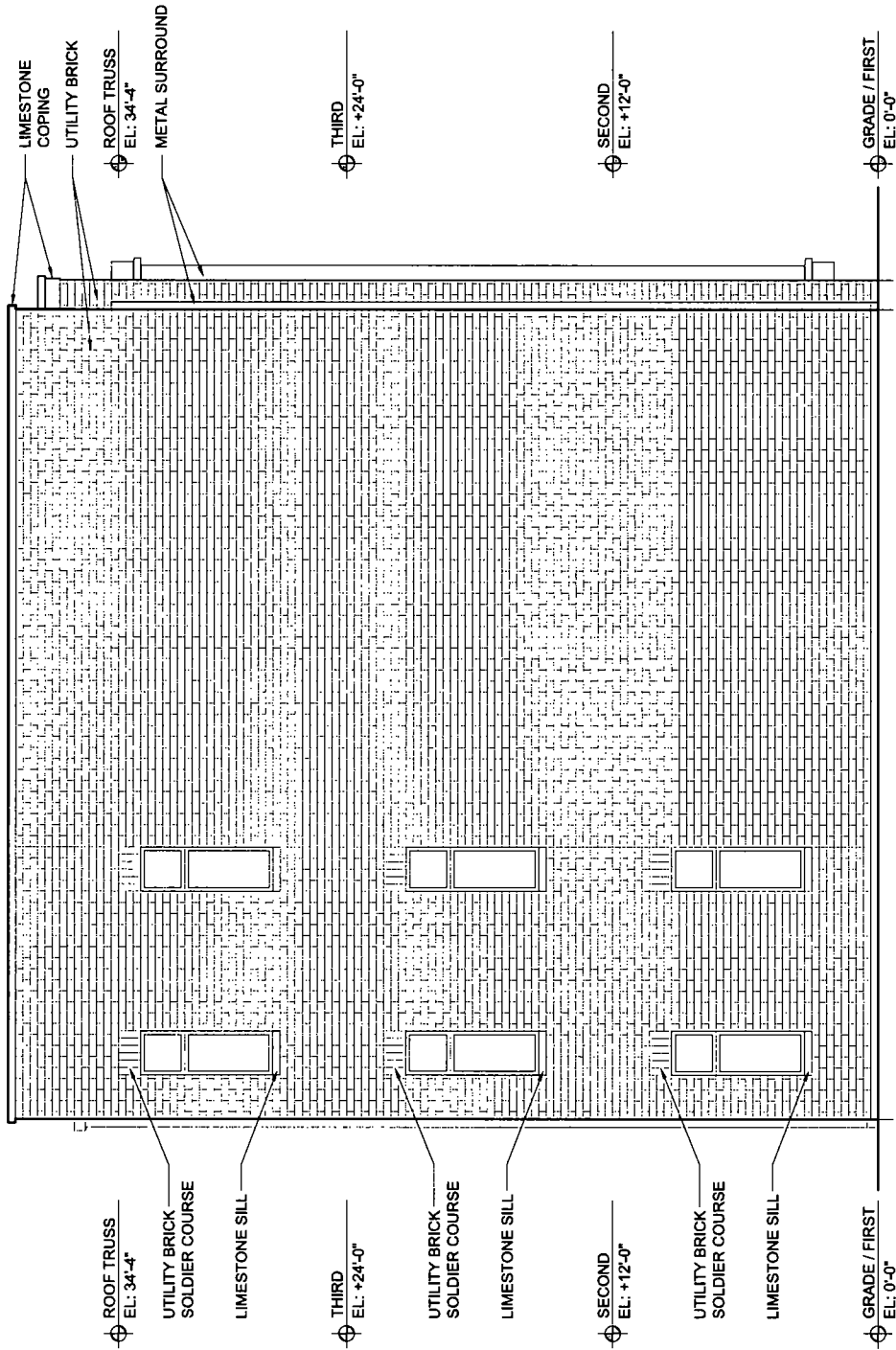
CHICAGO, ILLINOIS 60606

PHONE 312.750.1333

FAX 312.750.1338

RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED

2102-2120 N. NATCHEZ AVE.



X I O S ARCHITECTS & CONSULTANTS LTD.

PHONE 312.790.1333
FAX 312.790.1335

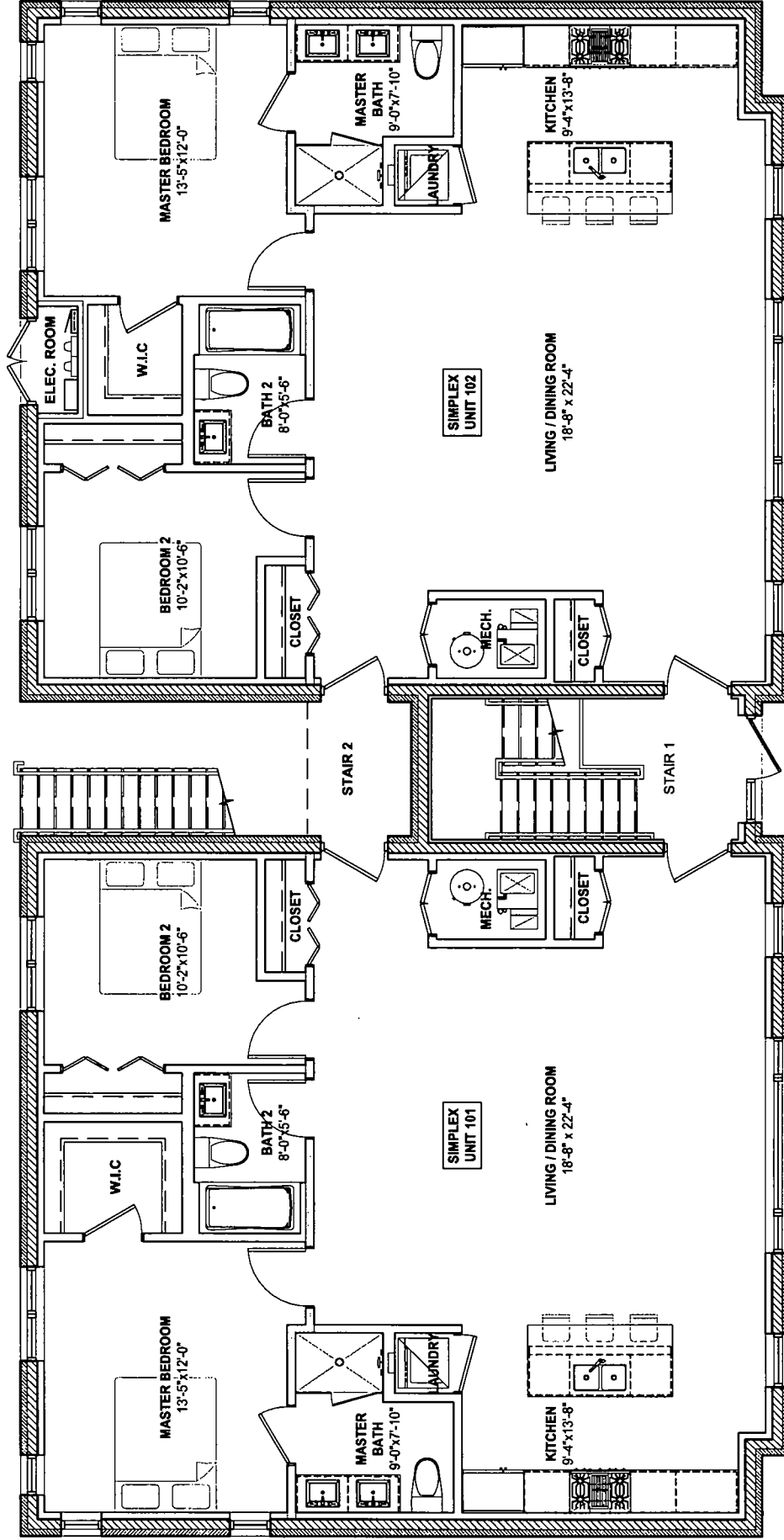
APPLICANT XXXX
ADDRESS XXXX
INTRODUCTION DATE XXXX
DATE READING DATE XXXX

BUILDING 2
SIDE ELEVATION

P22

RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED

2102-2120 N. NACHEZ AVE.



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



X I O S ARCHITECTS & CONSULTANTS LTD.

188 N. WELLS
SUITE 300
CHICAGO, ILLINOIS 60606
PHONE 312.750.1333
FAX 312.750.1335

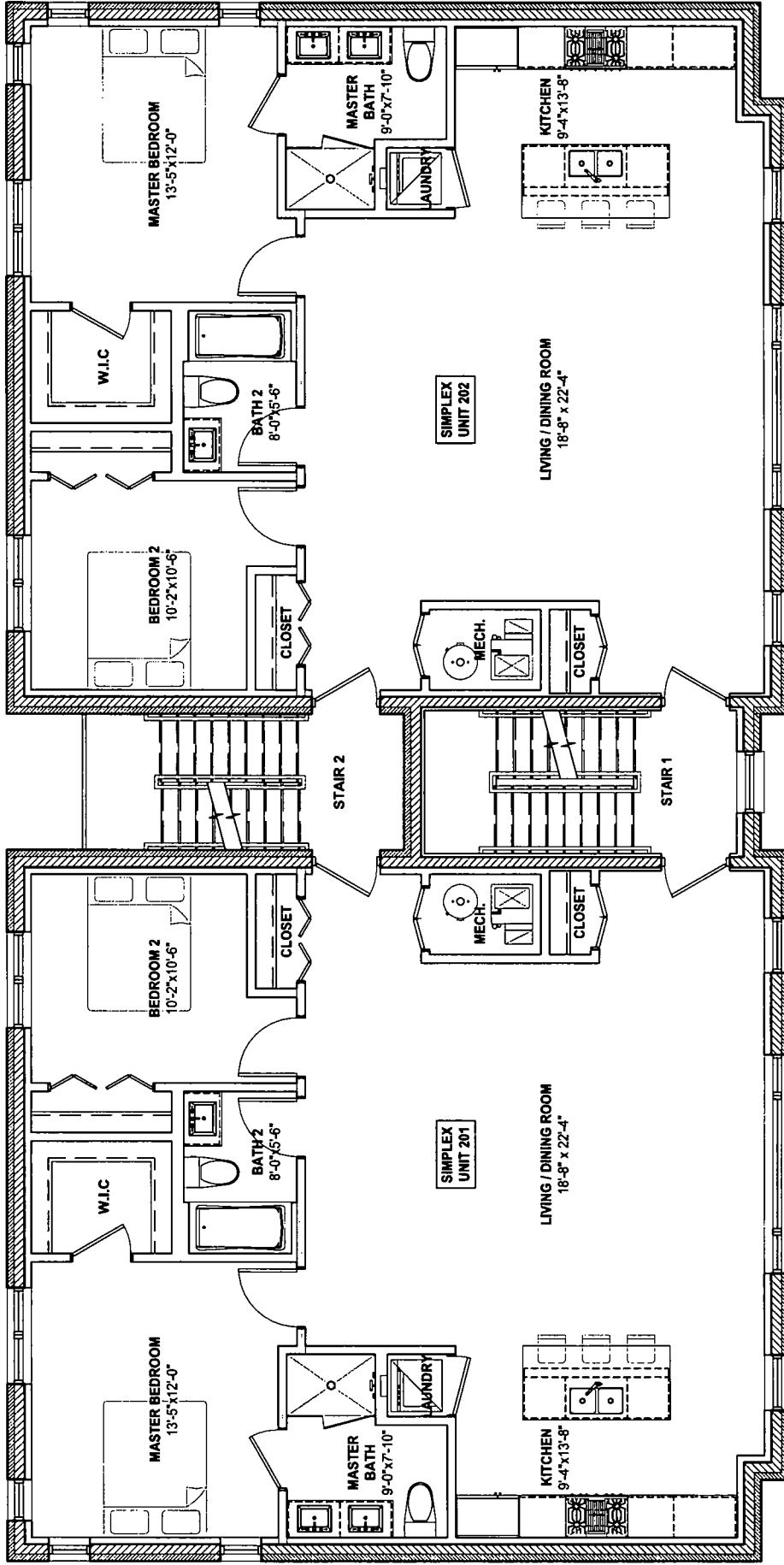
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ADDRESS: XXXX
INTRODUCTION DATE: XXXX
CPC RECEIVING DATE: XXXX

**BUILDING 3
FIRST FLOOR PLAN**

P23

RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED

2102-2120 N. NATCHEZ AVE.



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



X I O S ARCHITECTS & CONSULTANTS LTD.

180 N. WELLS
SUITE 200
CHICAGO, ILLINOIS 60606
PHONE 312.750.1320
FAX 312.750.1325

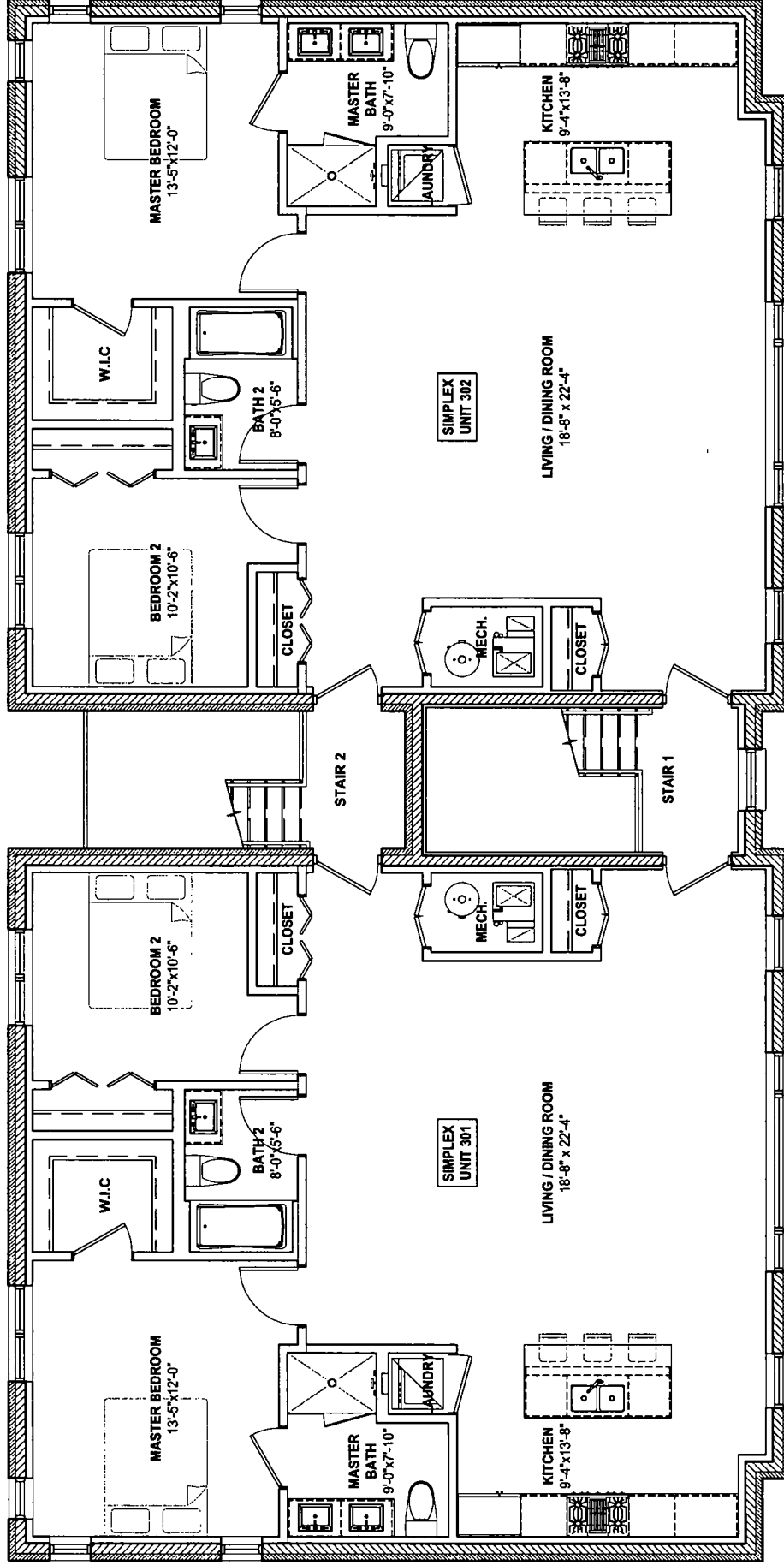
APPLICANT: XXXX
ADDRESS: XXXX
INTRODUCTION DATE: XXXX
CPC READING DATE: XXXX

BUILDING 3
SECOND FLOOR PLAN

P24

RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED

2102-2120 N. NATCHEZ AVE.



THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"



1814 WELLS
SUITE 300
CHICAGO, ILLINOIS 60605

X I O S ARCHITECTS & CONSULTANTS LTD.

PHONE 312.750.1333
FAX 312.750.1335

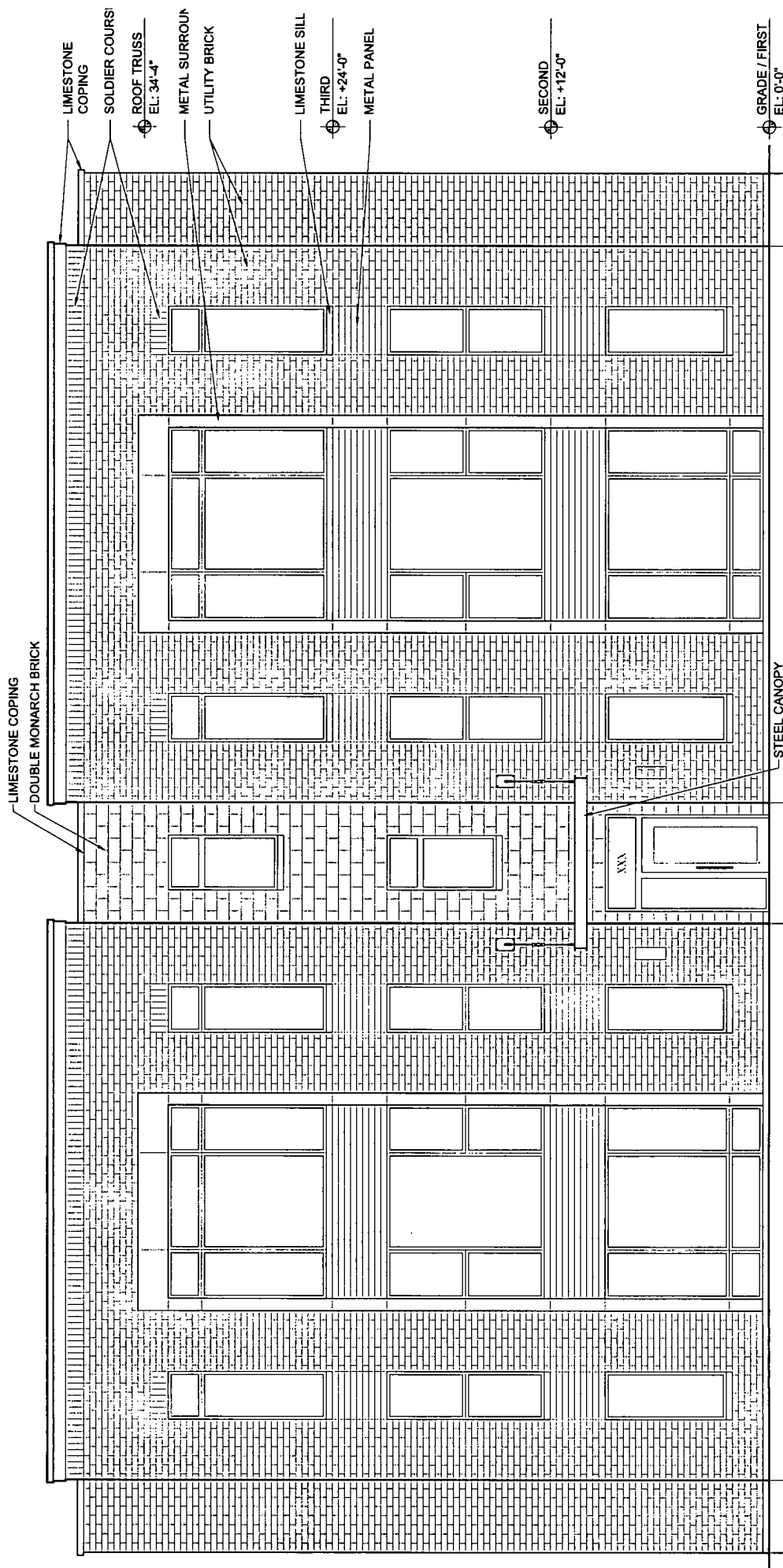
BUILDING 3
THIRD FLOOR PLAN

APPLICANT XXXX
ADDRESS XXXX
INTRODUCTION DATE XXXX
CPC REAPPROPRIATE DATE XXXX

P25

RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED

2102-2120 N. NATCHEZ AVE.

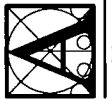
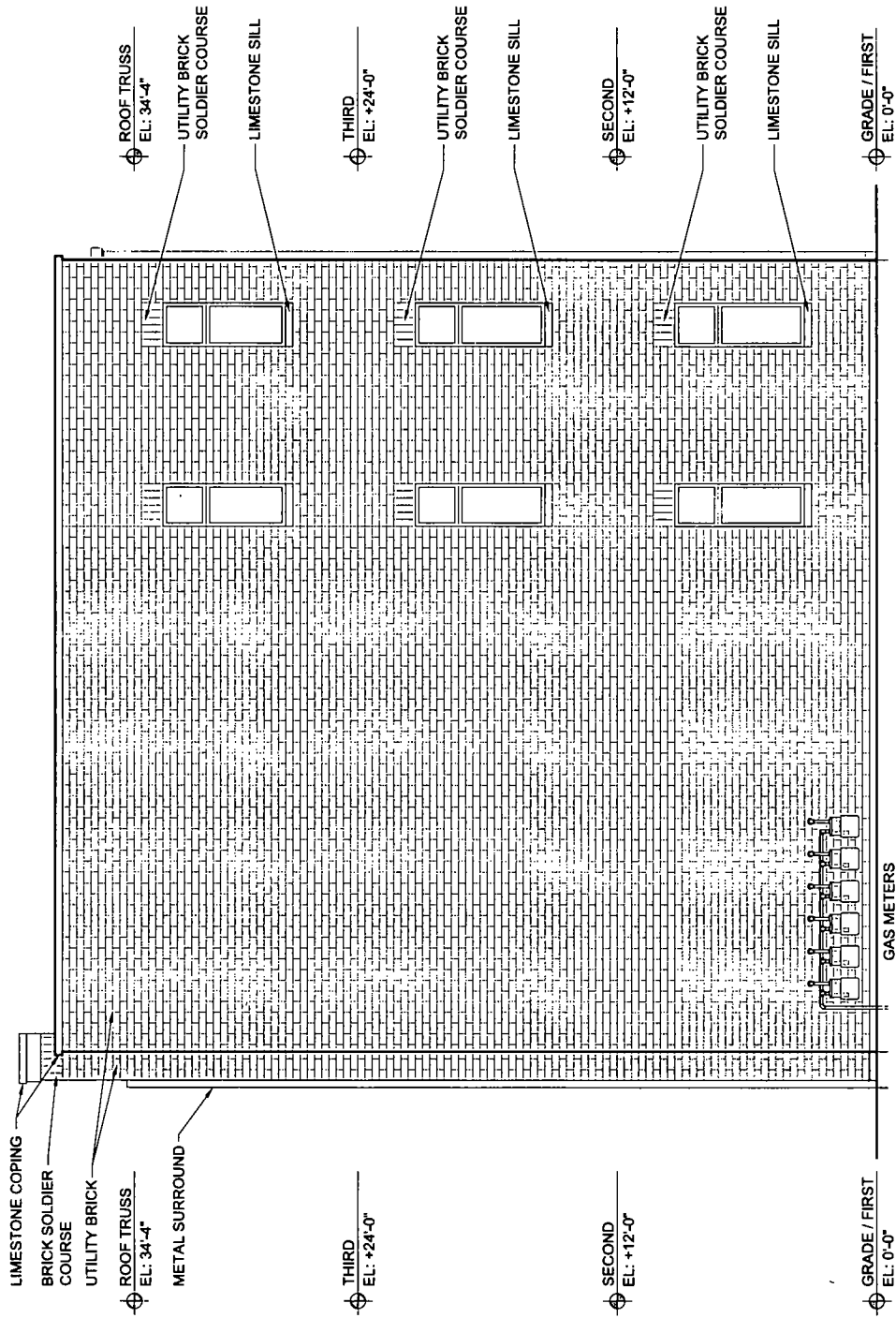


APPLICANT	XXXX
ADDRESS	XXXX
INTRODUCTION DATE	XXXX
CPC / ISSUING DATE	XXXX

X I O S ARCHITECTS & CONSULTANTS LTD.
180 N. WELLS
SUITE 300
CHICAGO, ILLINOIS 60608
PHONE 312.750.1333
FAX 312.750.1335

RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED

2102-2120 N. NATCHEZ AVE.



X I O S ARCHITECTS & CONSULTANTS LTD.

PHONE 312.750.1333
FAX 312.750.1335

1824 WELLS
SUITE 300
CHICAGO, ILLINOIS 60606

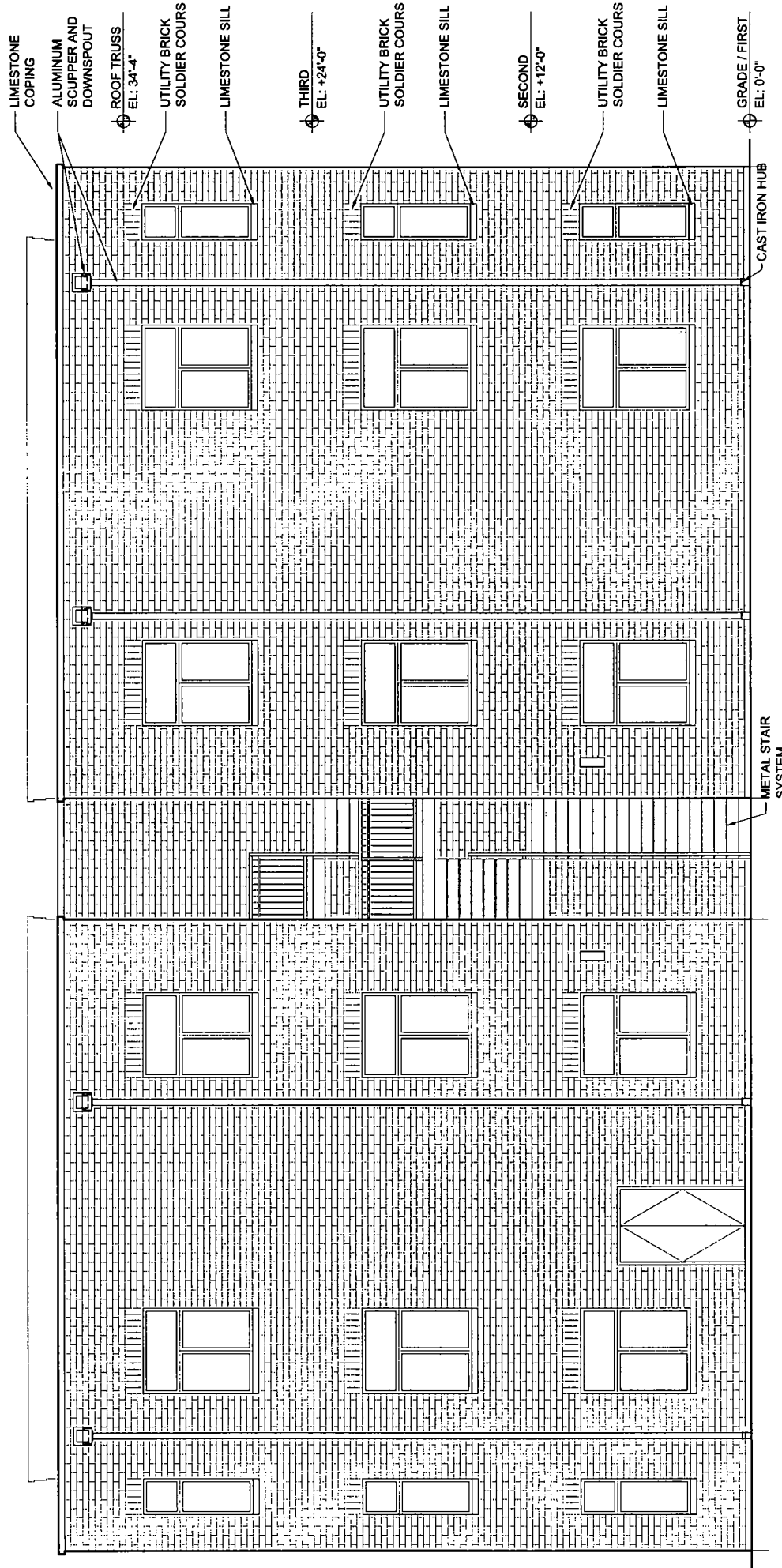
APPROXIMATE
ADDRESS: XXXXX
INTRODUCTION DATE: XXXX
DATE: XXXX

BUILDING 3
SIDE ELEVATION

P27

RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED

2102-2120 N. NATCHEZ AVE.



APPLICANT:
ADDRESS:
INTRODUCTION DATE:
CPC RECEIVING DATE:

X000
X000
X000
X000

BUILDING 3
REAR ELEVATION

P28



ARCHITECTS & CONSULTANTS LTD.

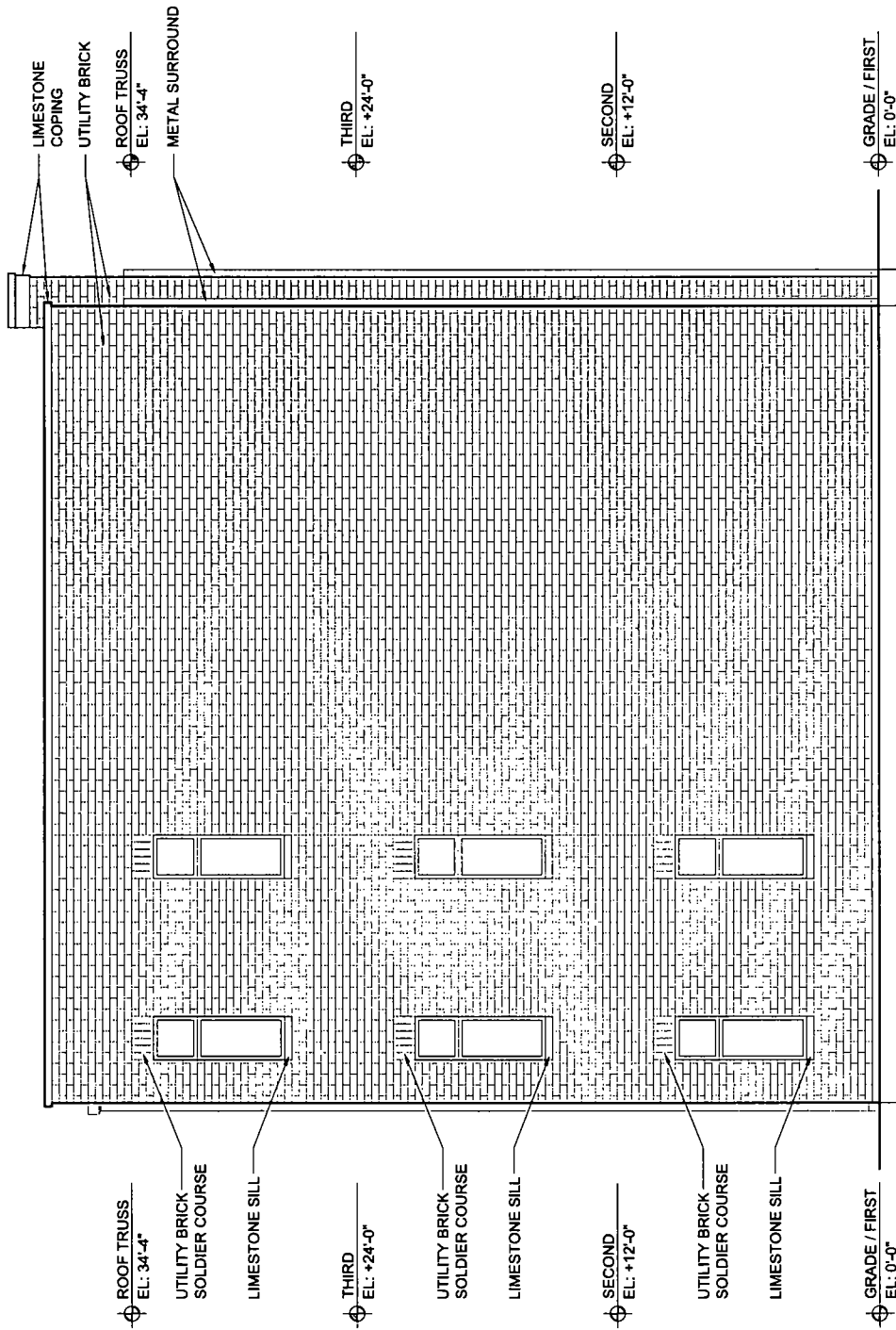
PHONE: 312.750.1333
FAX: 312.750.1333

2102-2120 N. NATCHEZ AVE.
CHICAGO, ILLINOIS 60605

DATE: 3/01/00

RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED

2102-2120 N. NATCHEZ AVE.



ARCHITECT
ADDRESS
INTRODUCTION DATE
DATE LEAVING DATE

X100
X100
X100
X100

BUILDING 3
SIDE ELEVATION

P29



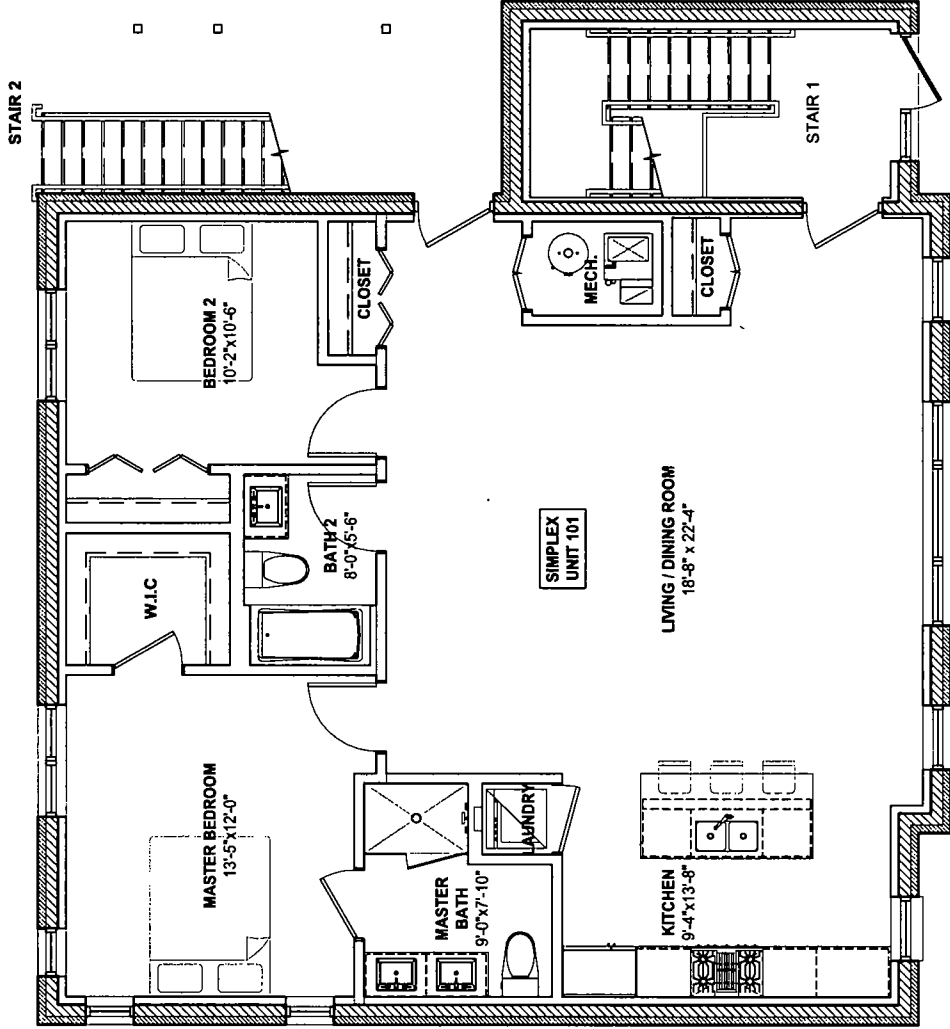
ARCHITECTS & CONSULTANTS LTD.
100 N. WELLS
SUITE 200
CHICAGO, ILLINOIS 60606

X
I
O
S

PHONE 312.761.1333
FAX 312.761.1338

RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED

2102-2120 N. NATCHEZ AVE.



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



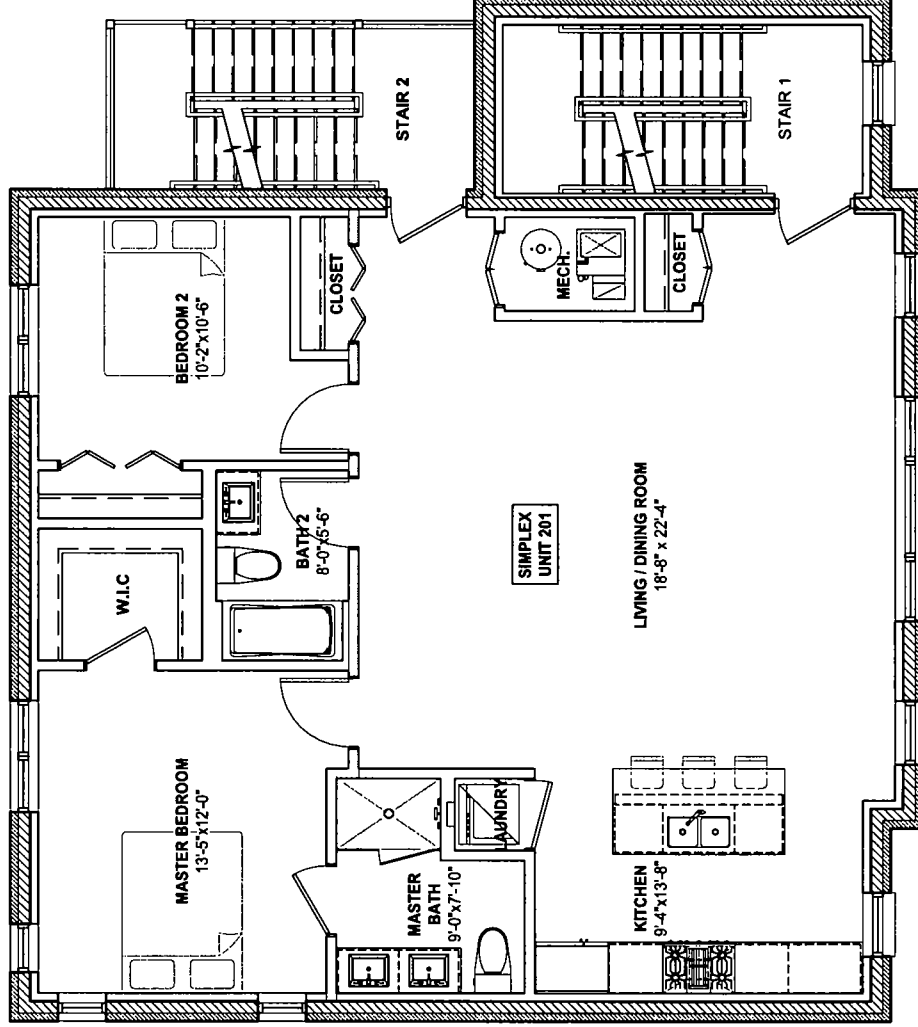
X I O S ARCHITECTS & CONSULTANTS LTD.
100 N. WELLS
SUITE 300
CHICAGO, ILLINOIS 60606
PHONE 312.750.1330
FAX 312.750.1338

APPLICANT: XXXX
ADDRESS: XXXX
INTRODUCTION DATE: XXXX
CPC HEARING DATE: XXXX

BUILDING 4
FIRST FLOOR PLAN

RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED

2102-2120 N. NATCHEZ AVE.



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



X I O S ARCHITECTS & CONSULTANTS LTD.

1814 WELLS
SUITE 300
CHICAGO, ILLINOIS 60605
PHONE 312.750.1323
FAX 312.750.1325

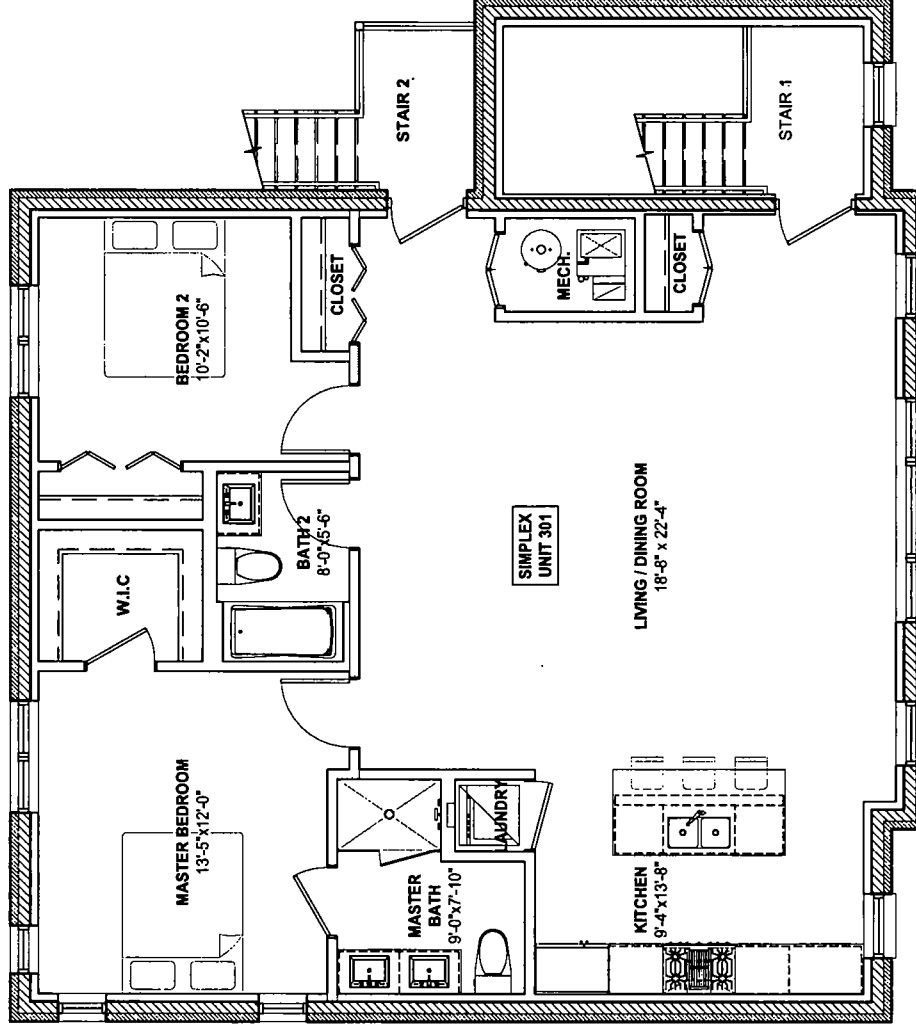
APPLICANT: XXXX
ADDRESS: XXXX
INTRODUCTION DATE: XXXX
CPC READING DATE: XXXX

BUILDING 4
SECOND FLOOR PLAN

P31

RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED

2102-2120 N. NATCHEZ AVE.



THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"



X I O S ARCHITECTS & CONSULTANTS LTD.

PHONE 312.750.1323
FAX 312.750.1326

188 N. WELLS
SUITE 200
CHICAGO, ILLINOIS 60606

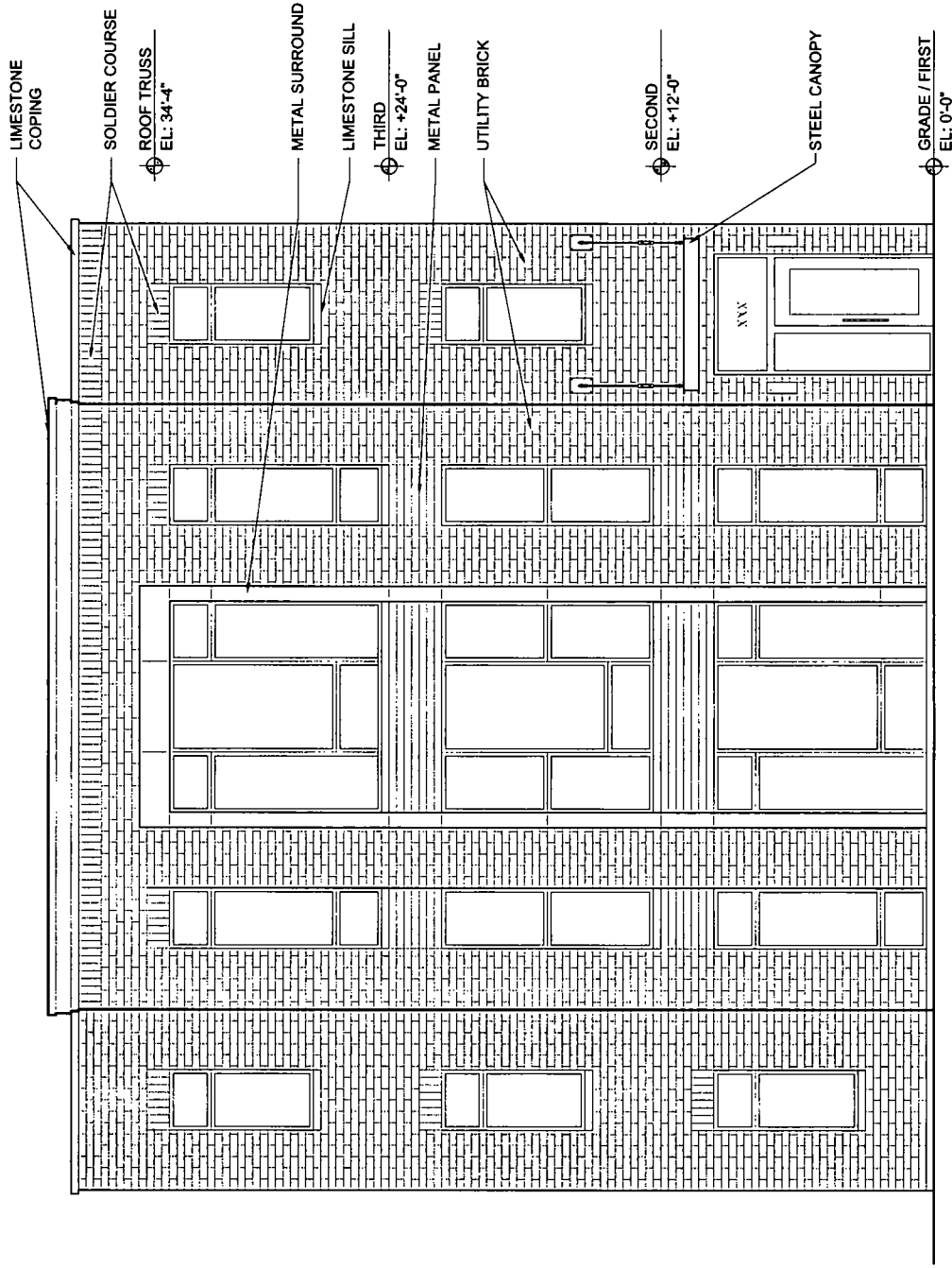
BUILDING 4
THIRD FLOOR PLAN

APPLICANT: XXXX
ADDRESS: XXXX
INTRODUCTION DATE: XXXX
CPL REVIEW DATE: XXXX

P32

RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED

2102-2120 N. NATCHEZ AVE.



X I O S ARCHITECTS & CONSULTANTS LTD.

100 N. WELLS
SUITE 300
CHICAGO, ILLINOIS 60606
PHONE 312.750.1335
FAX 312.750.1335

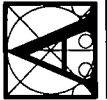
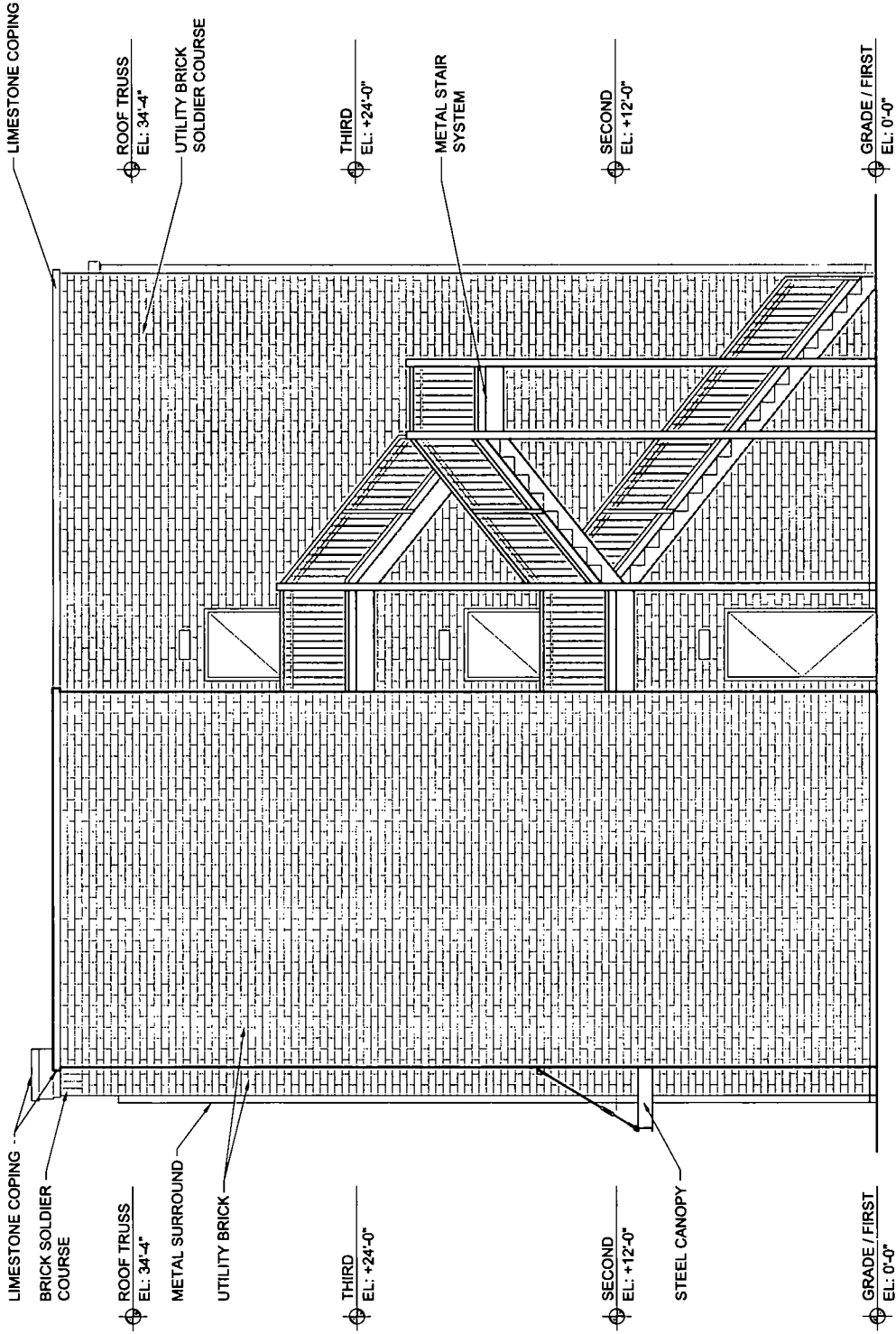
APPLICANT: XXXX
ADDRESS: XXXX
INTRODUCED FOR DATE: XXXX
CPC HEARING DATE: XXXX

BUILDING 4
FRONT ELEVATION

P33

RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED

2102-2120 N. NATCHEZ AVE.



X I O S
1000 N. WELLS
SUITE 300
CHICAGO, ILLINOIS 60605

ARCHITECTS & CONSULTANTS LTD.

PHONE 312.750.1333
FAX 312.750.1335

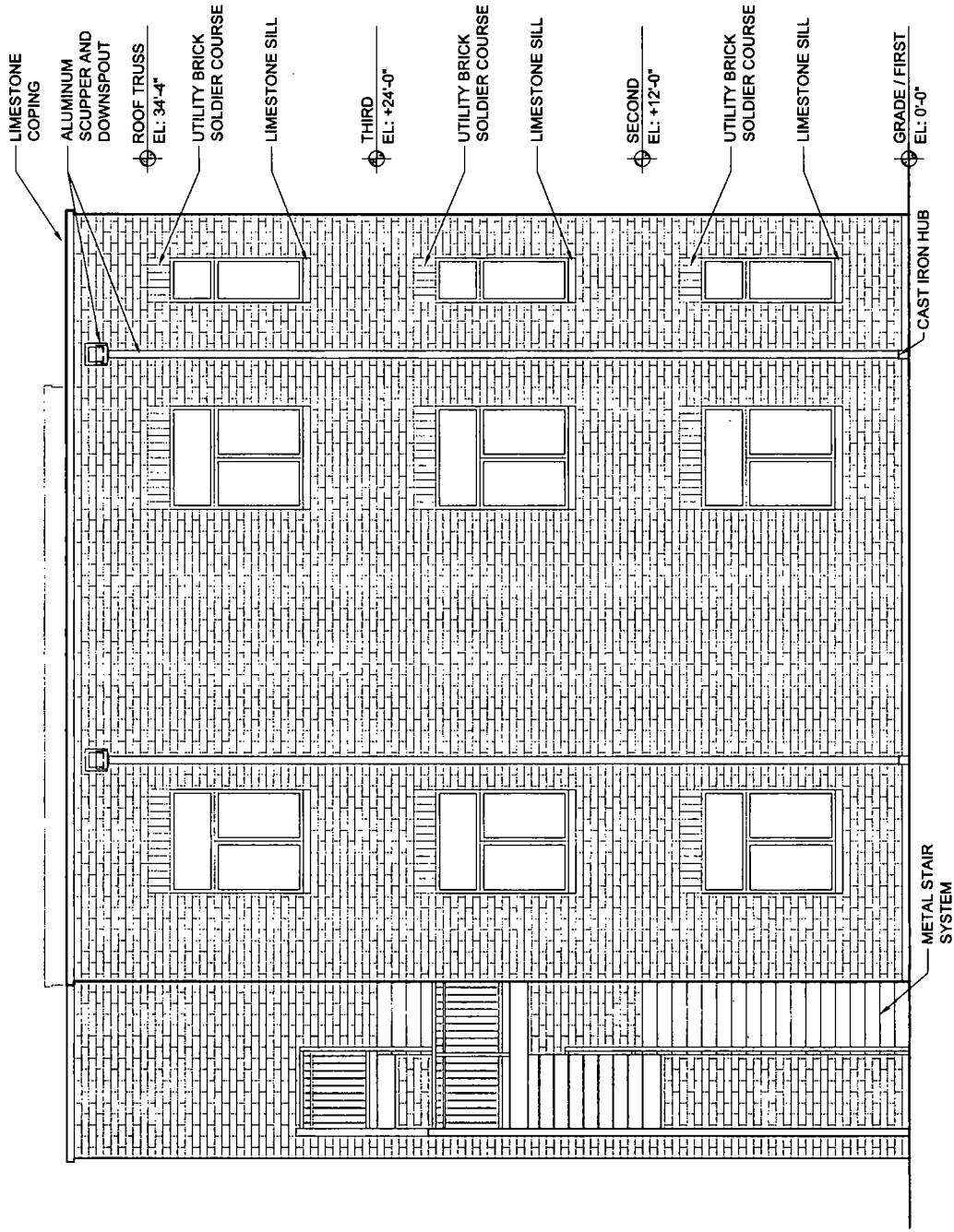
APPLICANT XXXX
ADDRESS XXXX
INTRODUCTION DATE XXXX
CPC HEARING DATE XXXX

BUILDING 4
SIDE ELEVATION

P34

RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMMENDED

2102-2120 N. NATCHEZ AVE.



X I O S ARCHITECTS & CONSULTANTS LTD.

100 N. WELLS
SUITE 300
CHICAGO, ILLINOIS 60605
PHONE 312.750.1335
FAX 312.750.1336

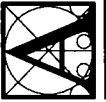
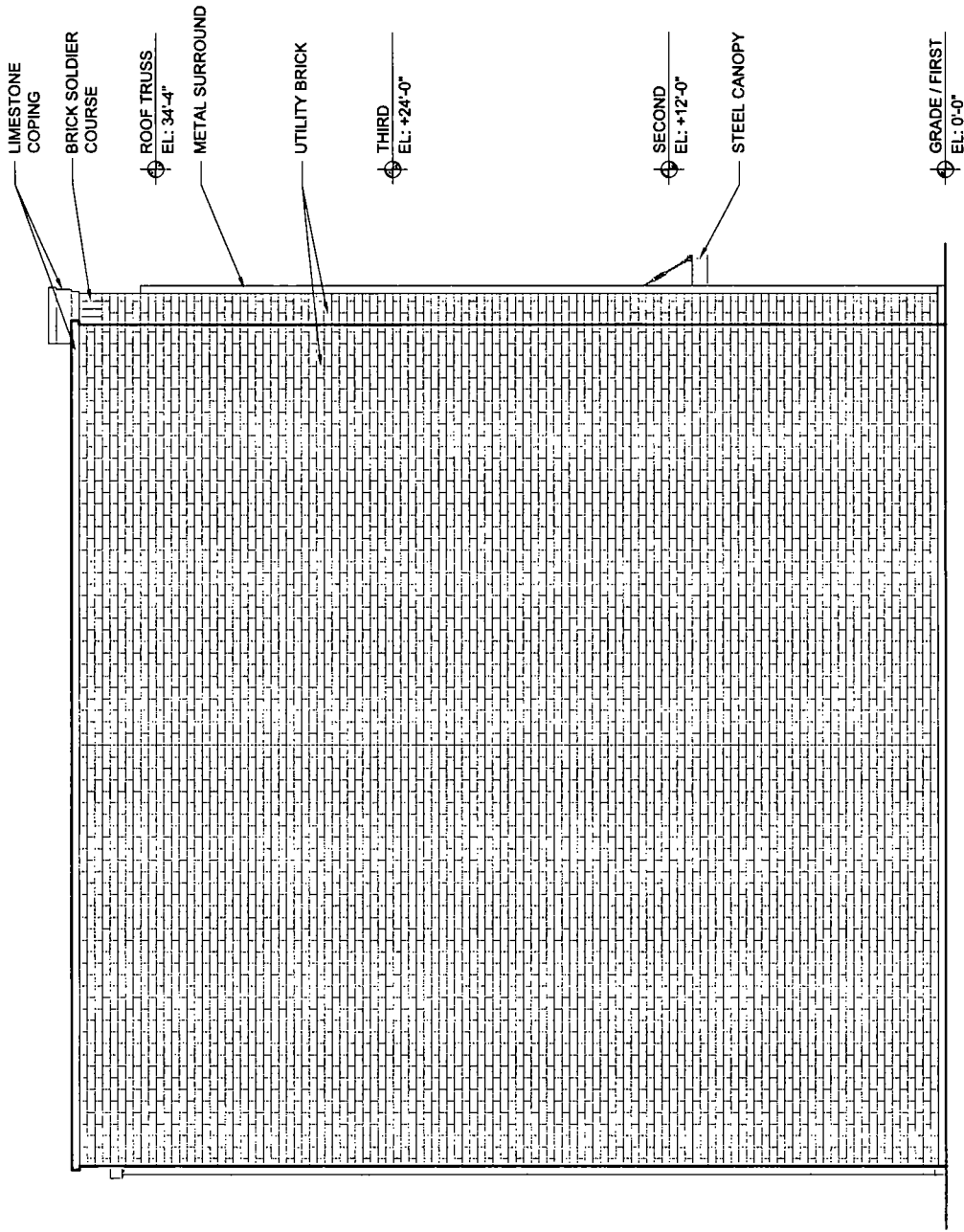
APPLICANT: XXXX
ADDRESS: XXXX
INTRODUCTION DATE: XXXX
CPC READING DATE: XXXX

BUILDING 4
REAR ELEVATION

P35

RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED

2102-2120 N. NATCHEZ AVE.



180 N. WELLS
SUITE 300
CHICAGO, ILLINOIS 60601

X I O S ARCHITECTS & CONSULTANTS LTD.

PHONE 312.750.1323
FAX 312.750.1325

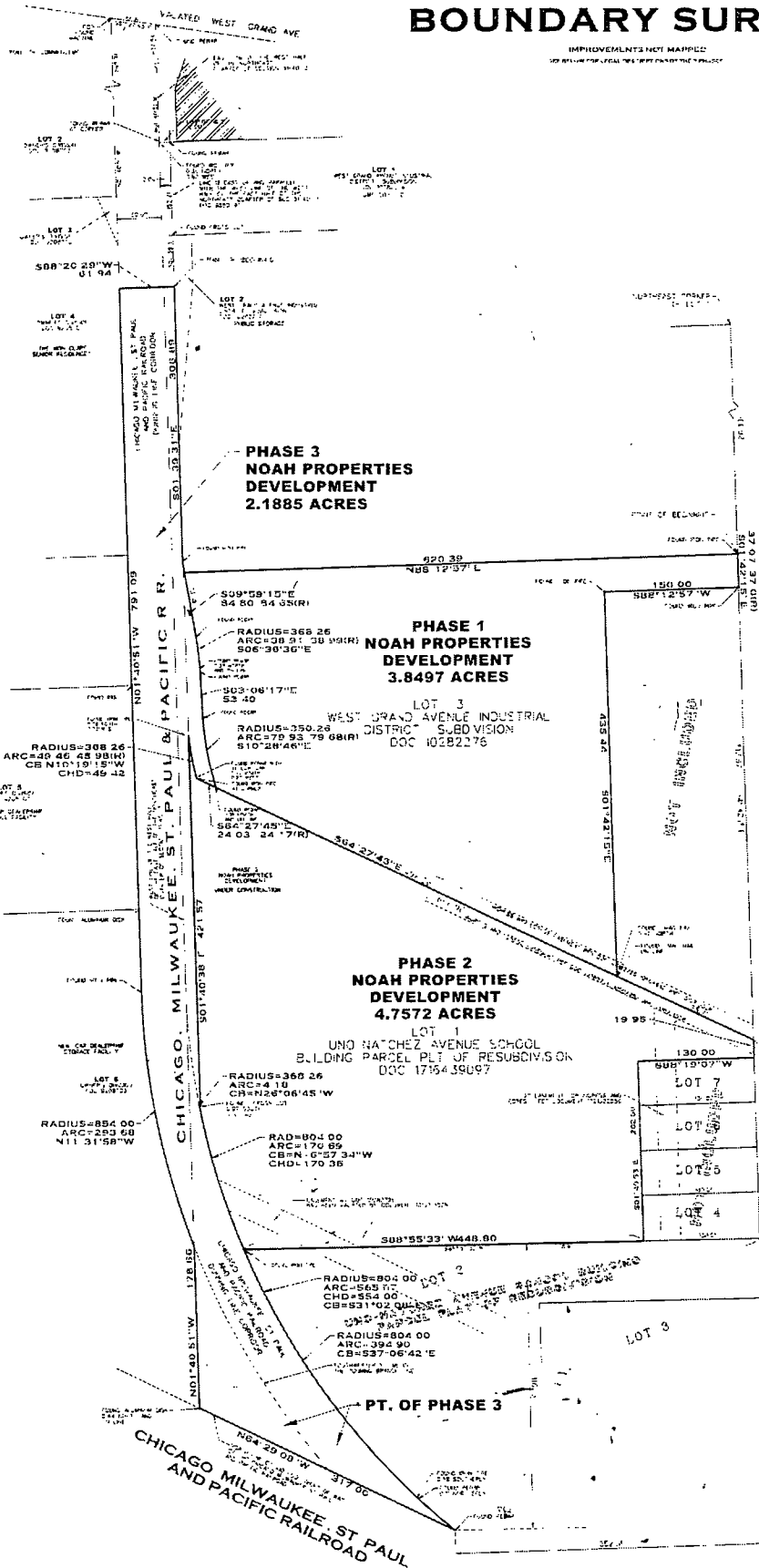
APPLICANT: XXXX
ADDRESS: XXXX
INTRODUCTION DATE: XXXX
CPC READING DATE: XXXX

BUILDING 4
SIDE ELEVATION

P36

BOUNDARY SURVEY

IMPROVEMENTS NOT MAPPED
SEE PLAT FOR LEGAL DESCRIPTION OF PROPERTY



BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing plat, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 19____.

Notary Public in and for the State of _____

WITNESSES my hand and seal this _____ day of _____, 19____.

Notary Public in and for the State of _____

JOHN C. [Signature]



PLAT OF SURVEY	
NAME OF SURVEY	NATCHEZ AVENUE AND CHICAGO MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD
DATE OF SURVEY	19____
NAME OF SURVEYOR	WENSTER, MOSBATH & ARLING LTD.
NAME OF ENGINEER	WMA
NAME OF ARCHITECT	
NAME OF LANDOWNER	
NAME OF RECORDING OFFICE	
NAME OF COUNTY	
NAME OF STATE	

**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:

Mia Property Acquisitions, LLC -- Series 2102 Natchez

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: 3009 West Montrose Avenue

Chicago, Illinois 60618

C. Telephone: 312-782-1983 Fax: _____ 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):

The Applicant is seeking a Zoning Map Amendment for the property located at 2101-20 North Natchez Avenue.

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:

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

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

Illinois

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

- ☐ Yes ☐ No ☒ Organized in Illinois

B. IF THE DISCLOSING PARTY IS A LEGAL ENTITY:

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

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

Name	Title
Bart Przyjemski	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
Bart Przyjemski	3009 West Montrose Avenue	100%
	Chicago, Illinois 60618	

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

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

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

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

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

☐ Yes ☒ No

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

SECTION IV -- DISCLOSURE OF SUBCONTRACTORS AND OTHER RETAINED PARTIES

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

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

Law Offices of	221 N. LaSalle St., 38th Floor	Attorney	\$14,500 (est.)
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Samuel VP Banks	Chicago, IL 60601		
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(Add sheets if necessary)

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

SECTION V -- CERTIFICATIONS

A. COURT-ORDERED CHILD SUPPORT COMPLIANCE

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

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

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

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

☐ Yes ☐ No

B. FURTHER CERTIFICATIONS

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

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

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

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

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

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

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

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

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

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

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

None

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

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

None

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

None

C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

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

☐ is

☒ is not

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

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

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

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

None

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

D. CERTIFICATION REGARDING 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.

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

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

SECTION VI -- CERTIFICATIONS FOR FEDERALLY FUNDED MATTERS

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

A. CERTIFICATION REGARDING LOBBYING

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

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

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

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

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

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

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

B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY

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

Is the Disclosing Party the Applicant?

☐ Yes

☐ No

If "Yes," answer the three questions below:

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

☐ Yes

☐ No

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

☐ Yes

☐ No

☐ Reports not required

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

☐ Yes

☐ No

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

SECTION VII -- FURTHER ACKNOWLEDGMENTS AND CERTIFICATION

The Disclosing Party understands and agrees that:

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

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

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

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

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

CERTIFICATION

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

MIA PROPERTY ACQUISITIONS LLC - SERIES 2102 WATCHER
(Print or type exact legal name of Disclosing Party)

By: [Signature]
(Sign here)

BART PRZYJEMSKI
(Print or type name of person signing)

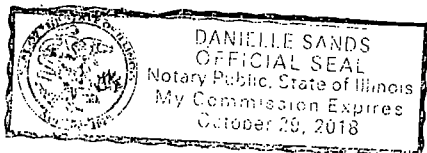
MANAGER / APPLICANT
(Print or type title of person signing)

Signed and sworn to before me on (date) 4-18-2018,

at Cook County, IL (state).

[Signature]
Notary Public

Commission expires: October 29, 2018



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

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

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

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

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

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

☐ Yes

☒ No

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

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

BUILDING CODE SCOFFLAW/PROBLEM LANDLORD CERTIFICATION

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

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

☐ Yes

☒ No

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

☐ Yes

☐ No

☒ The Applicant is not publicly traded on any exchange.

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

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

April 26, 2018

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, **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 Owner, 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.

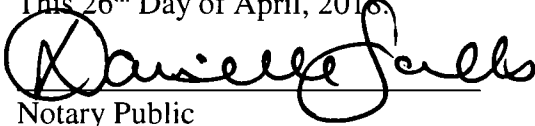
That the undersigned certifies that the notice contained the address of the property sought to be rezoned as **2102-2120 N. Natchez, Chicago, IL**; a statement of intended use of said property; the names and addresses of the Applicant and Owners; and a statement that the Applicant and Owners intend to file an application for a change in zoning on approximately **April 26, 2018**.

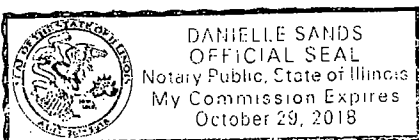
That the Applicant/Owner has made a bonafide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Zoning Code of the City of Chicago and that the Applicant/Owner certifies that the accompanying list of names and addresses of surrounding property owners within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

Subscribed and Sworn to before me
This 26th Day of April, 2018.


Notary Public




FORM OF AFFIDAVIT

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

To Whom It May Concern:

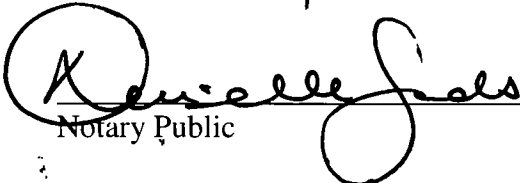
I, Bart Przyjemski, as Manager of Mia Property Acquisitions, LLC – Series 2102 Natchez, understand that the Law Offices of Samuel V.P. Banks has filed a sworn affidavit identifying Mia Property Acquisitions, LLC – Series 2102 Natchez, as Owner and Contract Purchaser holding interests in land subject to the proposed zoning amendment for the property identified as 2102-2120 N. Natchez, Chicago, IL.

I, Bart Przyjemski, as Manager of Mia Property Acquisitions, LLC – Series 2102 Natchez, being first duly sworn under oath, depose and say that Mia Property Acquisitions, LLC – Series 2102 Natchez, holds that interest for itself and no other person, association, or shareholder.

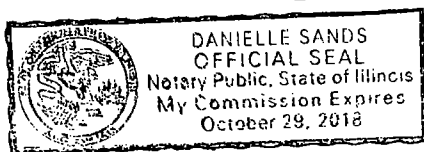


PERSON 4-18-2018
Date

Subscribed and Sworn to before me
this 18 day of April, 2018.



Notary Public



To whom it may concern:

I, Bart Przyjemski, as Manager of Mia Property Acquisitions, LLC – Series 2102 Natchez, part owner and part contract purchaser of the subject property located at 2102-2120 N. Natchez, 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 be 'Bart Przyjemski', written over a horizontal line.

Bart Przyjemski
Manager, Mia Property Acquisitions, LLC –
Series 2102 Natchez

PUBLIC NOTICE

Via USPS First Class Mail
April 26, 2018

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 **April 26, 2018**, I, the undersigned, intend to file an application for a change in zoning from the RT-4 Residential Two-Flat, Townhouse, and Multi-Unit District, M1-1 Limited Manufacturing/Business Park District, M2-2 Light Industry District, Residential Planned Development No. 1156, and Residential Planned Development No. 1345 to an RT-4 Residential Two-Flat, Townhouse, and Multi-Unit District, and then to Residential Planned Development No. 1345, as Amended, on behalf of the Applicant, Mia Property Acquisitions, LLC – Series 2102 Natchez, for the subject property located at **2102-2120 N. Natchez, Chicago, Illinois**.

The Applicant is seeking develop currently vacant land with eight (8) new three-story multi-unit residential buildings. The eight (8) new buildings will contain a total of thirty-nine (39) residential units. Each new building will measure approximately 34 feet 4 inches in height. Fifty-five (55) off-street parking spaces will be provided to support the thirty-nine (39) proposed residential units. The Applicant is also proposing to construct a recreational center for use by the residents within the development.

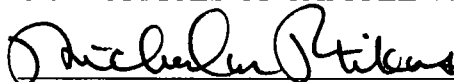
The Applicant, Mia Property Acquisitions, LLC – Series 2102 Natchez, is located at 3009 W. Montrose, Chicago, IL 60618.

The Property Owner, Soo Line Railroad Company, a Minnesota corporation, is located at 700 Canadian Pacific Plaza, Minneapolis, MN 55402.

I am the attorney for the Applicant, and 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 Ftikas, Attorney

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

***The Applicant is required 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**



David S. Drach
Director Real Estate - U.S./Attorney
t. 612.904-6139 f. 612.9046147
www.cpr.ca
david_drach@cpr.ca

700 Canadian Pacific Plaza
120 South Sixth Street
Minneapolis, Minnesota 55402

April 13, 2018


City of Chicago
Bureau of Planning and Zoning
Department of Planning and Development
121 N. La Salle St., Room 905
Chicago, IL 60602

RE: 2102-2120 N. Natchez, Chicago, IL
(CP File IL-COOK-005614-06)

To Whom It May Concern:

For and on behalf of Soo Line Railroad Company, a Minnesota corporation doing business as Canadian Pacific, Owner of subject property located at 2102-2120 N. Natchez, Chicago, IL, I authorize the Law Offices of Samuel V.P. Banks to file a Zoning Amendment Application with the City of Chicago establishing a Residential Planned Development for said property.

SOO LINE RAILROAD COMPANY

By: 
David S. Drach
Director Real Estate - U.S.

Date: April 13, 2018