



City of Chicago



O2021-2146

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	5/26/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 4-H at 2258 W 21st St - App No. 20736T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

20736-T1
INTRO DATE
MAY 26, 2021

ORDINANCE

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing the B3-2 Community Shopping District symbols and indications as shown on Map No. 4-H in the area bounded by

The alley next north of and parallel to West 21st Street; a line 25 feet east of and parallel to South Oakley Avenue; West 21st Street; and South Oakley 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 Property: 2258 West 21st Street

PROJECT NARRATIVE AND PLANS

TYPE 1 ZONING AMENDMENT

2258 West 21st Street

The Applicant seeks to rezone from B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District

The purpose of the rezoning is to establish a sixth dwelling unit in an existing building containing 5 dwelling units. After rezoning the property will contain 6 dwelling units with 2 parking spaces and no commercial space. No changes will be made to the exterior of the property or its structure. The existing building's size and massing will remain the same. The existing height of 39'6" will remain the same. The property is a TSL location within 1,320 of Western Avenue.

Lot Area	3,125 SF
Density MLA (Lot area per unit)	520.83 sq. ft. (6 DU's)
Off Street Parking	2 (existing) *
Rear Setback	30.66 feet (existing)
Side Setback	0 feet 0 inches (existing)
Side Setback	0 feet (existing)
Front Setback	0 feet 0 inches(existing)
Building SF	5,897 SF
FAR	1.88
Building Height	40 feet (existing)

*The applicant will seek Transit Served Location relief for the required 1 additional parking space.

INTERIOR AND EXTERIOR REMODELING TO EXISTING (6) D.U. BUILDING

2258 W 21ST ST,
CHICAGO, IL. 60608

**Kutesa
herandez**
ARCHITECTS
P.L.L.C.
514 N. LA SALLE ST. SUITE 600
CHICAGO, ILLINOIS 60610
TELEPHONE (312) 467-7100
FAX (312) 467-7101
WWW.KUTESAHERANDEZ.COM

THESE PLANS HAVE BEEN REVIEWED AND FOUND TO BE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND THE NATIONAL BUILDING CODE AS AMENDED.

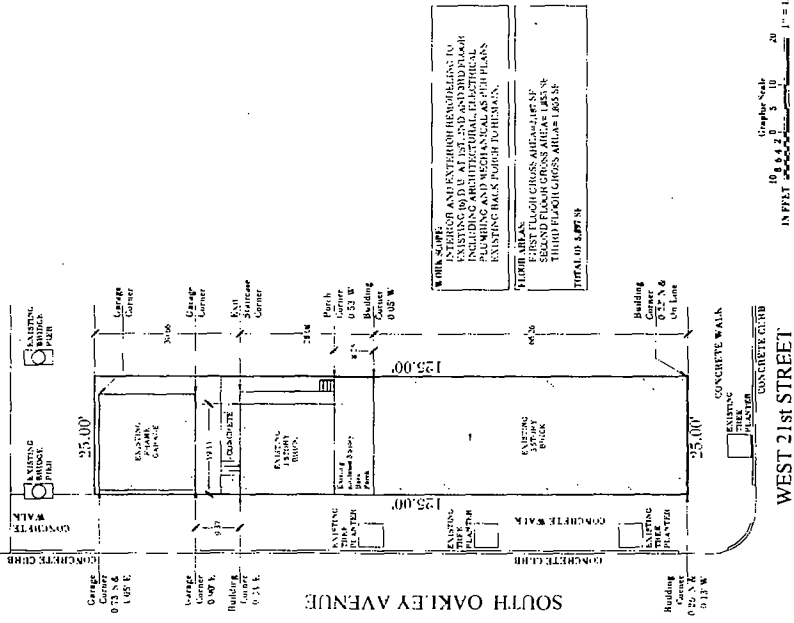
AN DERBANDT BURR
REGISTERED PROFESSIONAL
MECHANICAL ENGINEER
2258 W 21ST ST.
CHICAGO, IL. 60608

MECHANICAL ENGINEER
ILLINOIS PROFESSIONAL SEAL
NO. 184,761
EXPIRES 12/31/2011
STATE OF ILLINOIS

MECHANICAL ENGINEER
ILLINOIS PROFESSIONAL SEAL
NO. 184,761
EXPIRES 12/31/2011
STATE OF ILLINOIS

COVER SHEET
STATEMENT
SHEET PLAN

A101



STATEMENT OF CONFORMANCE WITH THE
ENERGY CONSERVATION CODE IS NOT REQUIRED

ILLINOIS PROFESSIONAL SEAL
NO. 184,761
EXPIRES 12/31/2011
STATE OF ILLINOIS

NO.	DESCRIPTION	QTY	UNIT	PRICE
1	2000	1	EA	1000
2	4000	1	EA	2000
3	8000	1	EA	4000
4	12000	1	EA	6000
5	16000	1	EA	8000
6	20000	1	EA	10000
7	24000	1	EA	12000
8	28000	1	EA	14000
9	32000	1	EA	16000
10	36000	1	EA	18000
11	40000	1	EA	20000
12	44000	1	EA	22000
13	48000	1	EA	24000
14	52000	1	EA	26000
15	56000	1	EA	28000
16	60000	1	EA	30000
17	64000	1	EA	32000
18	68000	1	EA	34000
19	72000	1	EA	36000
20	76000	1	EA	38000
21	80000	1	EA	40000
22	84000	1	EA	42000
23	88000	1	EA	44000
24	92000	1	EA	46000
25	96000	1	EA	48000

GENERAL SPECIFICATIONS

ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND THE NATIONAL BUILDING CODE AS AMENDED.

ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE AND SHALL BE APPROVED BY THE ARCHITECT BEFORE INSTALLATION.

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE, NATIONAL FIRE ALARM AND SIGNALING CODE, AND NATIONAL MECHANICAL CODE.

GENERAL SPECIFICATIONS

1	CONCRETE	1500	CU YD
2	STEEL	1000	LB
3	CURTAIN WALL	1	EA
4	GLASS	100	SQ FT
5	CEILING	500	SQ FT
6	FLOORING	200	SQ FT
7	PAINT	100	GAL
8	MECHANICAL	1	EA
9	ELECTRICAL	1	EA

DEMOLITION AND SITE PLAN

The existing building shall be demolished in accordance with the City of Chicago Ordinance 12-1-0005. The site shall be prepared for construction.

FLASHING AND SEALANTS

All flashing and sealants shall be installed in accordance with the manufacturer's instructions. The flashing shall be installed over the waterproofing membrane.

MISCELLANEOUS

All work shall be done in accordance with the City of Chicago Ordinance 12-1-0005. The contractor shall be responsible for obtaining all necessary permits.

EXISTING CONDITIONS

The contractor shall verify the existing conditions of the building and report any discrepancies to the architect.

ALLOWABLE SOIL BEARING CAPACITY

The allowable soil bearing capacity shall be determined by a geotechnical engineer.

CONCRETE AND REINFORCING

All concrete and reinforcing shall be installed in accordance with the manufacturer's instructions.

FOUNDATIONS

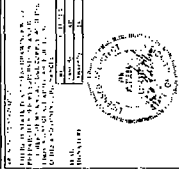
The foundations shall be installed in accordance with the City of Chicago Ordinance 12-1-0005.

Kutesa Hernandez
 ARCHITECTS
 1111 N. LAUREL ST.
 CHICAGO, ILL. 60642
 TEL. 312.786.1111

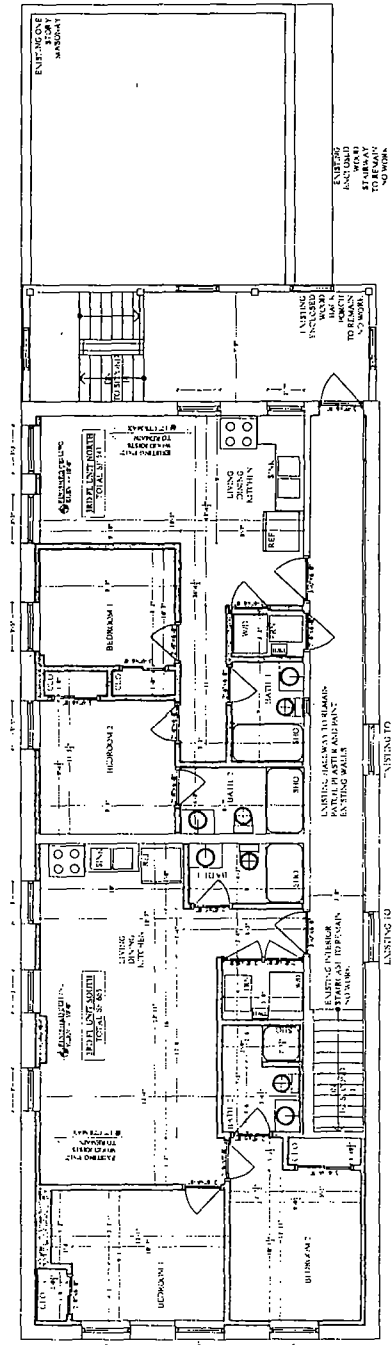
THESE PLANS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED ARCHITECT IN THE STATE OF ILLINOIS. I HEREBY CERTIFY THAT I AM AN EMPLOYER OF MINORITY PERSONNEL AND AM WILLING TO EMPLOY MORE MINORITY PERSONNEL IN MY OFFICE.

ST. CATHERINE'S CHURCH
 2258 W. 21ST ST.
 CHICAGO, ILL. 60608

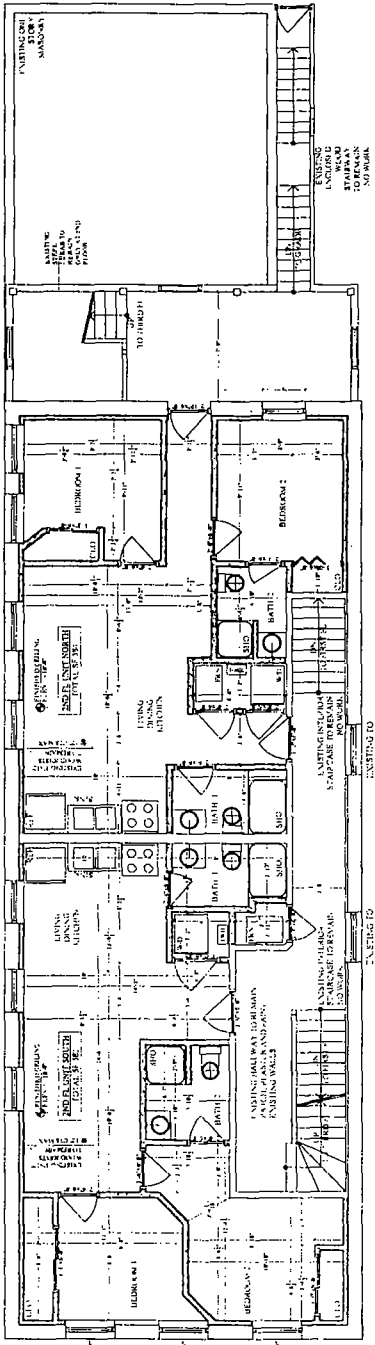
AND HERRANDI ENPHOR
 REMODELING, DESIGNING,
 301 P.L. BUILDING,
 2258 W. 21ST ST.,
 CHICAGO, ILL. 60608



FLOOR PLANS
A201



UNFINISHED FLOOR UNITS



UNFINISHED FLOOR UNITS

WALL TYPE SCHEDULE

NO.	DESCRIPTION	CONSTRUCTION
1	INTERIOR WALL	5" GYP. BOARD ON STUDS
2	EXTERIOR WALL	8" CMU ON FOOTING
3	CEILING	5" GYP. BOARD
4	FLOOR	4" CONCRETE ON GYP. BOARD
5	DOOR	1 3/4" SOLID CORE
6	WINDOW	1 1/2" DOUBLE GLAZED
7	STAIR	1" GYP. BOARD ON JOISTS
8	ROOF	2" GYP. BOARD ON TRUSS
9	FOUNDATION	12" CMU ON FOOTING
10	RETAINING WALL	12" CMU ON FOOTING
11	BASEMENT WALL	12" CMU ON FOOTING
12	BASEMENT FLOOR	4" CONCRETE ON GYP. BOARD
13	BASEMENT CEILING	5" GYP. BOARD
14	BASEMENT DOOR	1 3/4" SOLID CORE
15	BASEMENT WINDOW	1 1/2" DOUBLE GLAZED
16	BASEMENT STAIR	1" GYP. BOARD ON JOISTS
17	BASEMENT ROOF	2" GYP. BOARD ON TRUSS
18	BASEMENT FOUNDATION	12" CMU ON FOOTING
19	BASEMENT RETAINING WALL	12" CMU ON FOOTING
20	BASEMENT BASEMENT WALL	12" CMU ON FOOTING
21	BASEMENT BASEMENT FLOOR	4" CONCRETE ON GYP. BOARD
22	BASEMENT BASEMENT CEILING	5" GYP. BOARD
23	BASEMENT BASEMENT DOOR	1 3/4" SOLID CORE
24	BASEMENT BASEMENT WINDOW	1 1/2" DOUBLE GLAZED
25	BASEMENT BASEMENT STAIR	1" GYP. BOARD ON JOISTS
26	BASEMENT BASEMENT ROOF	2" GYP. BOARD ON TRUSS
27	BASEMENT BASEMENT FOUNDATION	12" CMU ON FOOTING
28	BASEMENT BASEMENT RETAINING WALL	12" CMU ON FOOTING
29	BASEMENT BASEMENT BASEMENT WALL	12" CMU ON FOOTING
30	BASEMENT BASEMENT BASEMENT FLOOR	4" CONCRETE ON GYP. BOARD
31	BASEMENT BASEMENT BASEMENT CEILING	5" GYP. BOARD
32	BASEMENT BASEMENT BASEMENT DOOR	1 3/4" SOLID CORE
33	BASEMENT BASEMENT BASEMENT WINDOW	1 1/2" DOUBLE GLAZED
34	BASEMENT BASEMENT BASEMENT STAIR	1" GYP. BOARD ON JOISTS
35	BASEMENT BASEMENT BASEMENT ROOF	2" GYP. BOARD ON TRUSS
36	BASEMENT BASEMENT BASEMENT FOUNDATION	12" CMU ON FOOTING
37	BASEMENT BASEMENT BASEMENT RETAINING WALL	12" CMU ON FOOTING
38	BASEMENT BASEMENT BASEMENT BASEMENT WALL	12" CMU ON FOOTING
39	BASEMENT BASEMENT BASEMENT BASEMENT FLOOR	4" CONCRETE ON GYP. BOARD
40	BASEMENT BASEMENT BASEMENT BASEMENT CEILING	5" GYP. BOARD
41	BASEMENT BASEMENT BASEMENT BASEMENT DOOR	1 3/4" SOLID CORE
42	BASEMENT BASEMENT BASEMENT BASEMENT WINDOW	1 1/2" DOUBLE GLAZED
43	BASEMENT BASEMENT BASEMENT BASEMENT STAIR	1" GYP. BOARD ON JOISTS
44	BASEMENT BASEMENT BASEMENT BASEMENT ROOF	2" GYP. BOARD ON TRUSS
45	BASEMENT BASEMENT BASEMENT BASEMENT FOUNDATION	12" CMU ON FOOTING
46	BASEMENT BASEMENT BASEMENT BASEMENT RETAINING WALL	12" CMU ON FOOTING
47	BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT WALL	12" CMU ON FOOTING
48	BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT FLOOR	4" CONCRETE ON GYP. BOARD
49	BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT CEILING	5" GYP. BOARD
50	BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT DOOR	1 3/4" SOLID CORE
51	BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT WINDOW	1 1/2" DOUBLE GLAZED
52	BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT STAIR	1" GYP. BOARD ON JOISTS
53	BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT ROOF	2" GYP. BOARD ON TRUSS
54	BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT FOUNDATION	12" CMU ON FOOTING
55	BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT RETAINING WALL	12" CMU ON FOOTING
56	BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT WALL	12" CMU ON FOOTING
57	BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT FLOOR	4" CONCRETE ON GYP. BOARD
58	BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT CEILING	5" GYP. BOARD
59	BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT DOOR	1 3/4" SOLID CORE
60	BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT WINDOW	1 1/2" DOUBLE GLAZED
61	BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT STAIR	1" GYP. BOARD ON JOISTS
62	BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT ROOF	2" GYP. BOARD ON TRUSS
63	BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT FOUNDATION	12" CMU ON FOOTING
64	BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT RETAINING WALL	12" CMU ON FOOTING
65	BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT WALL	12" CMU ON FOOTING
66	BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT FLOOR	4" CONCRETE ON GYP. BOARD
67	BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT CEILING	5" GYP. BOARD
68	BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT DOOR	1 3/4" SOLID CORE
69	BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT WINDOW	1 1/2" DOUBLE GLAZED
70	BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT STAIR	1" GYP. BOARD ON JOISTS
71	BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT ROOF	2" GYP. BOARD ON TRUSS
72	BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT FOUNDATION	12" CMU ON FOOTING
73	BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT RETAINING WALL	12" CMU ON FOOTING
74	BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT WALL	12" CMU ON FOOTING
75	BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT FLOOR	4" CONCRETE ON GYP. BOARD
76	BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT CEILING	5" GYP. BOARD
77	BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT DOOR	1 3/4" SOLID CORE
78	BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT WINDOW	1 1/2" DOUBLE GLAZED
79	BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT STAIR	1" GYP. BOARD ON JOISTS
80	BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT ROOF	2" GYP. BOARD ON TRUSS
81	BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT FOUNDATION	12" CMU ON FOOTING
82	BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT RETAINING WALL	12" CMU ON FOOTING
83	BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT WALL	12" CMU ON FOOTING
84	BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT FLOOR	4" CONCRETE ON GYP. BOARD
85	BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT CEILING	5" GYP. BOARD
86	BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT DOOR	1 3/4" SOLID CORE
87	BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT WINDOW	1 1/2" DOUBLE GLAZED
88	BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT STAIR	1" GYP. BOARD ON JOISTS
89	BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT ROOF	2" GYP. BOARD ON TRUSS
90	BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT FOUNDATION	12" CMU ON FOOTING
91	BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT RETAINING WALL	12" CMU ON FOOTING
92	BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT WALL	12" CMU ON FOOTING
93	BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT FLOOR	4" CONCRETE ON GYP. BOARD
94	BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT CEILING	5" GYP. BOARD
95	BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT DOOR	1 3/4" SOLID CORE
96	BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT WINDOW	1 1/2" DOUBLE GLAZED
97	BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT STAIR	1" GYP. BOARD ON JOISTS
98	BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT ROOF	2" GYP. BOARD ON TRUSS
99	BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT FOUNDATION	12" CMU ON FOOTING
100	BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT BASEMENT RETAINING WALL	12" CMU ON FOOTING



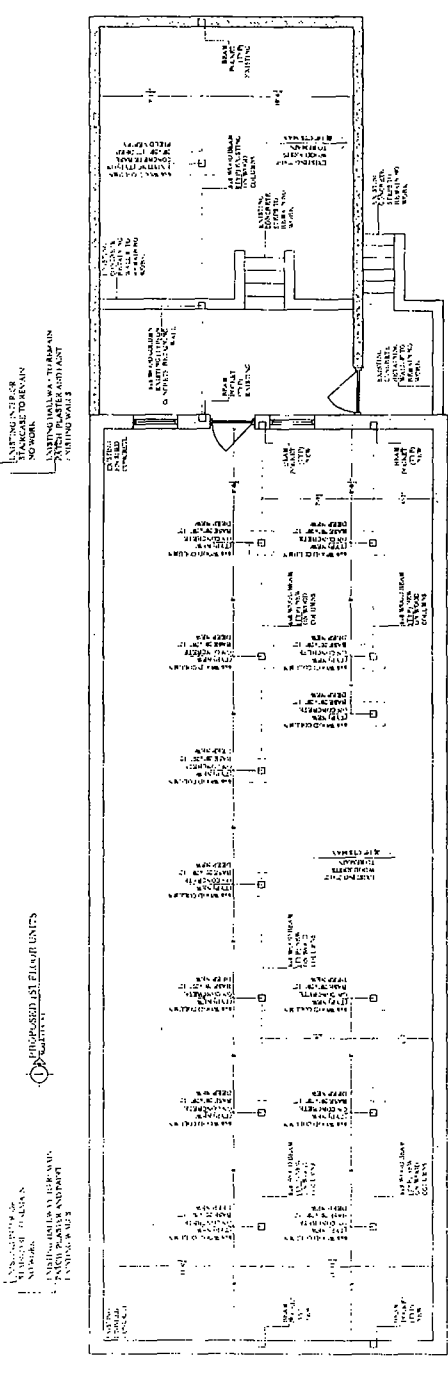
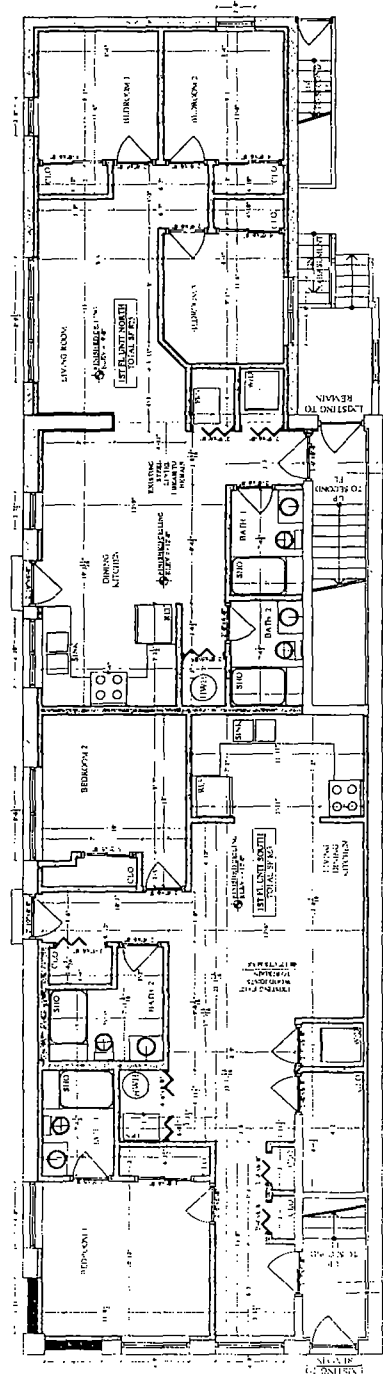
Kutlesa Hernandez
 ARCHITECTS
 INTERIORS

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 IBC AND ALL APPLICABLE CODES.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BONDS.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULES.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SPECIFICATIONS.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY DETAILS.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY NOTES.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULES.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SPECIFICATIONS.
 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY DETAILS.
 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY NOTES.

INT. ROBB AND LEBOR
 HOBBLING, HOBBLING,
 9010 S. BIRCH ST.
 CHICAGO, IL 60648

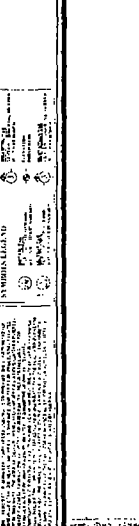
DATE: 01/11/18
 DRAWING NO: 18-01
 PROJECT NO: 18-01
 SHEET NO: 18-01

FLOOR PLANS
A202



PROPOSED BASEMENT UNITS

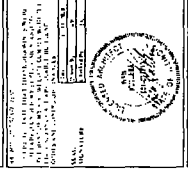
ROOM	FURNISH SCHEDULE
BR-1	1. 10' x 12' BUNKER BED 2. 10' x 12' BUNKER BED 3. 10' x 12' BUNKER BED 4. 10' x 12' BUNKER BED 5. 10' x 12' BUNKER BED 6. 10' x 12' BUNKER BED 7. 10' x 12' BUNKER BED 8. 10' x 12' BUNKER BED 9. 10' x 12' BUNKER BED 10. 10' x 12' BUNKER BED 11. 10' x 12' BUNKER BED 12. 10' x 12' BUNKER BED 13. 10' x 12' BUNKER BED 14. 10' x 12' BUNKER BED 15. 10' x 12' BUNKER BED 16. 10' x 12' BUNKER BED 17. 10' x 12' BUNKER BED 18. 10' x 12' BUNKER BED 19. 10' x 12' BUNKER BED 20. 10' x 12' BUNKER BED 21. 10' x 12' BUNKER BED 22. 10' x 12' BUNKER BED 23. 10' x 12' BUNKER BED 24. 10' x 12' BUNKER BED 25. 10' x 12' BUNKER BED 26. 10' x 12' BUNKER BED 27. 10' x 12' BUNKER BED 28. 10' x 12' BUNKER BED 29. 10' x 12' BUNKER BED 30. 10' x 12' BUNKER BED 31. 10' x 12' BUNKER BED 32. 10' x 12' BUNKER BED 33. 10' x 12' BUNKER BED 34. 10' x 12' BUNKER BED 35. 10' x 12' BUNKER BED 36. 10' x 12' BUNKER BED 37. 10' x 12' BUNKER BED 38. 10' x 12' BUNKER BED 39. 10' x 12' BUNKER BED 40. 10' x 12' BUNKER BED 41. 10' x 12' BUNKER BED 42. 10' x 12' BUNKER BED 43. 10' x 12' BUNKER BED 44. 10' x 12' BUNKER BED 45. 10' x 12' BUNKER BED 46. 10' x 12' BUNKER BED 47. 10' x 12' BUNKER BED 48. 10' x 12' BUNKER BED 49. 10' x 12' BUNKER BED 50. 10' x 12' BUNKER BED 51. 10' x 12' BUNKER BED 52. 10' x 12' BUNKER BED 53. 10' x 12' BUNKER BED 54. 10' x 12' BUNKER BED 55. 10' x 12' BUNKER BED 56. 10' x 12' BUNKER BED 57. 10' x 12' BUNKER BED 58. 10' x 12' BUNKER BED 59. 10' x 12' BUNKER BED 60. 10' x 12' BUNKER BED 61. 10' x 12' BUNKER BED 62. 10' x 12' BUNKER BED 63. 10' x 12' BUNKER BED 64. 10' x 12' BUNKER BED 65. 10' x 12' BUNKER BED 66. 10' x 12' BUNKER BED 67. 10' x 12' BUNKER BED 68. 10' x 12' BUNKER BED 69. 10' x 12' BUNKER BED 70. 10' x 12' BUNKER BED 71. 10' x 12' BUNKER BED 72. 10' x 12' BUNKER BED 73. 10' x 12' BUNKER BED 74. 10' x 12' BUNKER BED 75. 10' x 12' BUNKER BED 76. 10' x 12' BUNKER BED 77. 10' x 12' BUNKER BED 78. 10' x 12' BUNKER BED 79. 10' x 12' BUNKER BED 80. 10' x 12' BUNKER BED 81. 10' x 12' BUNKER BED 82. 10' x 12' BUNKER BED 83. 10' x 12' BUNKER BED 84. 10' x 12' BUNKER BED 85. 10' x 12' BUNKER BED 86. 10' x 12' BUNKER BED 87. 10' x 12' BUNKER BED 88. 10' x 12' BUNKER BED 89. 10' x 12' BUNKER BED 90. 10' x 12' BUNKER BED 91. 10' x 12' BUNKER BED 92. 10' x 12' BUNKER BED 93. 10' x 12' BUNKER BED 94. 10' x 12' BUNKER BED 95. 10' x 12' BUNKER BED 96. 10' x 12' BUNKER BED 97. 10' x 12' BUNKER BED 98. 10' x 12' BUNKER BED 99. 10' x 12' BUNKER BED 100. 10' x 12' BUNKER BED



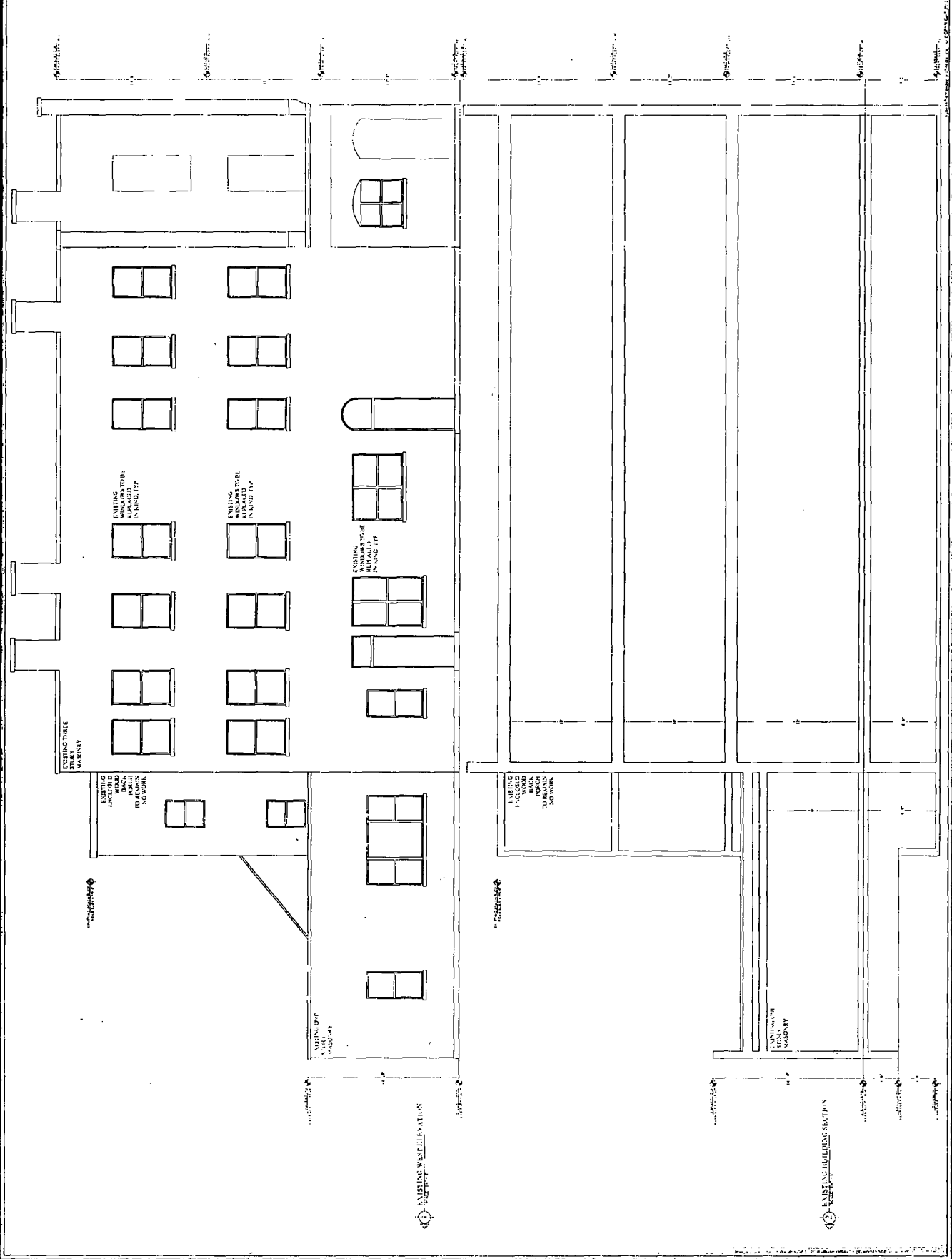
ARCHITECTS
herñandez kutlesa
 1111 N. LA SALLE ST.
 CHICAGO, ILL. 60610
 TEL: (312) 467-1111
 FAX: (312) 467-1112
 www.hkarch.com

THIS DRAWING IS THE PROPERTY OF HERÑANDEZ KUTLESA ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HERÑANDEZ KUTLESA ARCHITECTS. ANY UNAUTHORIZED USE OF THIS DRAWING IS STRICTLY PROHIBITED AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

IN EXISTING AND EXISTING
 REMODELING TO EXISTING
 1011 C BUILDING
 2256 W 21ST ST.
 CHICAGO, IL 60608



ELEVATION SECTION
A203



DATE: 08/20/2010
 TIME: 10:00 AM
 PROJECT: 1011 C BUILDING
 SHEET: A203

hulesa hernandez

ARCHITECT

100 N. LA SALLE ST. CHICAGO, IL 60610

TEL: 312.222.1100 FAX: 312.222.1101

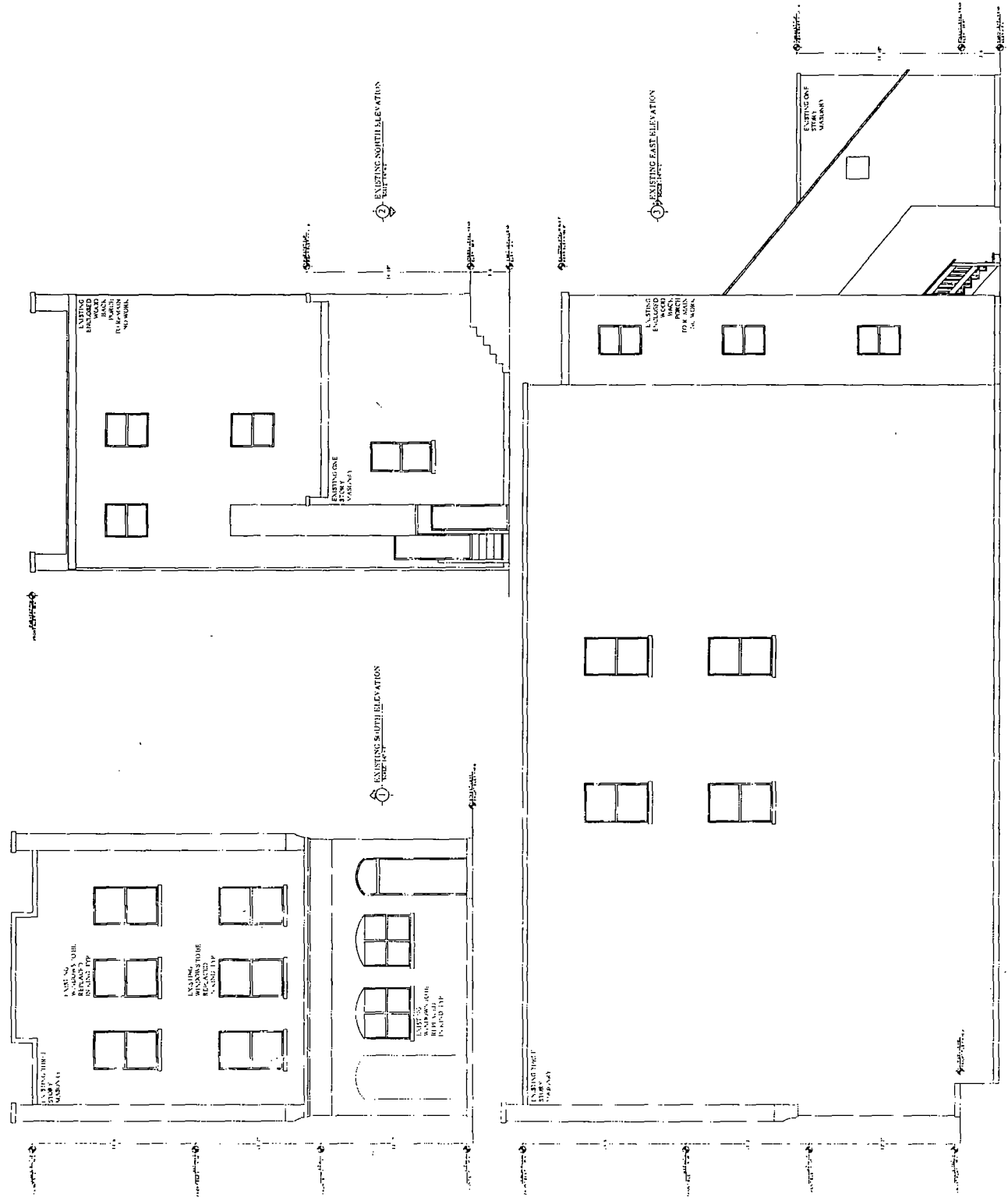
THESE PLANS ARE THE PROPERTY OF HULESA HERNANDEZ ARCHITECTS AND SHOULD BE KEPT IN STRICTLY CONFIDENTIAL. ANY REPRODUCTION OR DISSEMINATION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF HULESA HERNANDEZ ARCHITECTS IS STRICTLY PROHIBITED. ANY VIOLATION OF THESE TERMS SHALL BE CONSIDERED A BREACH OF CONTRACT AND SUBJECT TO LEGAL ACTION. THE CLIENT ACCEPTS FULL RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ARCHITECT AND FOR THE RESULTS OF THE ARCHITECT'S SERVICES. THE ARCHITECT ASSUMES NO LIABILITY FOR THE CONSTRUCTION OF THE PROJECT OR FOR THE ACTIONS OF ANY CONTRACTORS OR SUBCONTRACTORS.

DATE: 08/28/2013
PROJECT: 13000-0000-0001
DRAWING NO.: 13000-0000-0001-01
SCALE: AS SHOWN
SHEET NO.: 1 OF 1

INTEGRAL INTERIOR
REMODELING TO EXISTING
9000 BUILDING
2258 W 21ST ST,
CHICAGO, IL 60608

PROJECT LOCATION: 2258 W 21ST ST, CHICAGO, IL 60608
PROJECT NO.: 13000-0000-0001
DRAWING NO.: 13000-0000-0001-01
SHEET NO.: 1 OF 1
DATE: 08/28/2013

ELEVATIONS
A204



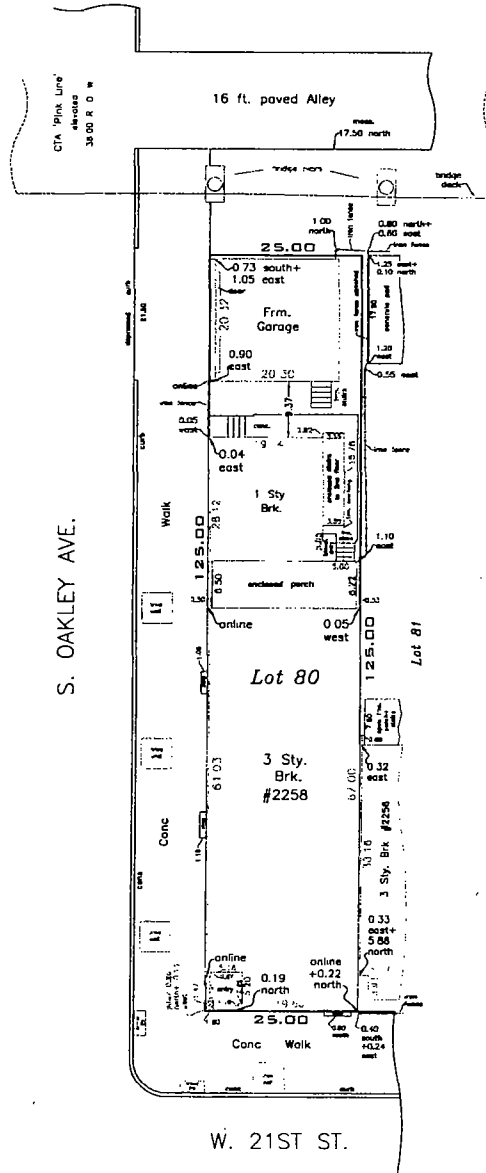
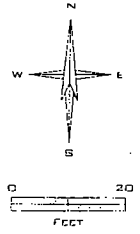
DATE: 08/28/2013

DAVID LARSEN
SURVEYING LTD.
2000 N. LA SALLE DR #2100
CHICAGO IL 60657-6250
PH 773-430-6603



PLAT OF SURVEY OF

LOT 80 IN SUBDIVISION OF THE SOUTH 1/4 OF BLOCK 55 AND 56 IN THE SUBDIVISION OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



Conversion Chart

1" = 08' 4" = 33'
2" = 17' 5" = 42'
3" = 25' 6" = 50'
1/4" = 02' 1/2" = 04'

Order# 1912229143A
By First Western Properties
Date May 14, 2021

Dimensions are in feet and decimal parts thereof, corrected to 68°F, and are not to be assumed by scaling. Compare points and report any difference before building. Please refer to your deed, title report, or village ordinance for building lines and easements not shown on recorded maps. Original copies bear Surveyor's hand seal.



I, David D. Larsen, an Illinois Professional Land Surveyor, do hereby certify that the above described property was surveyed by me, or under my direct supervision, and the plat shown hereon is a correct representation of said survey.

David D. Larsen

Lic Exp
11/30/2022

#20736-TI
INTRO DATE
MAY 26, 2021

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

2258 W 21st Street

2. Ward Number that property is located in: 25

3. APPLICANT PILSEN RENTALS, LLC SERIES XVII

ADDRESS 1205 W Adams St, Ste 101 CITY Chicago

STATE IL ZIP CODE 60607 PHONE 773-355-4780

EMAIL paul@1stwesternproperties.com CONTACT PERSON Paul Tsakiris

4. Is the applicant the owner of the property? YES NO
If the applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the application to proceed.

OWNER _____

ADDRESS _____ CITY _____

STATE _____ ZIP CODE _____ PHONE _____

EMAIL _____ CONTACT PERSON _____

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

ATTORNEY Tyler Manic

ADDRESS 70 W Madison St, Ste 2300

CITY Chicago STATE IL ZIP CODE 60602

PHONE 312-345-5700 FAX _____ EMAIL tmanic@schainbanks.com

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

Paul Tsakiris

Fahim Lakhani

7. On what date did the owner acquire legal title to the subject property? 2020

8. Has the present owner previously rezoned this property? If yes, when?
No

9. Present Zoning District B3-2 Proposed Zoning District B2-3

10. Lot size in square feet (or dimensions) 3,125 sf

11. Current Use of the property Existing 3 story, 5 dwelling unit residential building

12. Reason for rezoning the property The purpose of rezoning is to establish a sixth dwelling unit in an existing building containing 5 dwelling units. After rezoning the property will contain 6 dwelling units with 2 parking spaces and no commercial space.

No changes will be made to exterior of the property or structure. A conversion from 5 to 6 dwelling units with existing building.

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

The purpose of the rezoning is to establish a sixth dwelling unit in an existing building convert from 5 to 6 dwelling units.

After rezoning the property will contain 6 dwelling units with 2 parking spaces and no commercial space. No changes will be made to the exterior of the property or its structure. The existing building's size and massing will remain the same.

The existing height of 40' will remain the same. The property is a TSL location within 1,320 of Western Avenue.

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

Paul Tsakiris

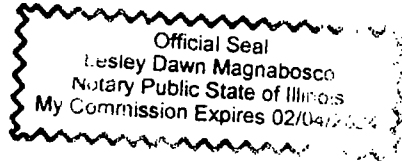
_____, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

Signature of Applicant

Subscribed and Sworn to before me this

15th day of May, 2021

Lesly Dawn Magnabosco
Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

May 19, 2021

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

Dear Committee Members:

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

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

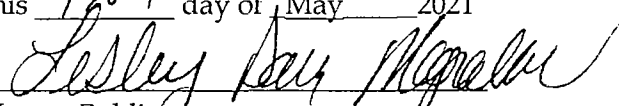
The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of intended use of said property; the name and address of the applicant; the name and address of the owners; and a statement that the applicant intends to file an application for a change in zoning on approximately May 26, 2021.

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

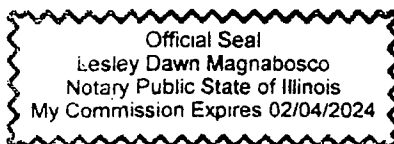


Tyler Manic
Attorney for Applicant
and Owner

Subscribed and Sworn to before me
this 17th day of May 2021



Notary Public



Tyler Manic
70 W. Madison Street
Suite 2300
Chicago, IL 60602
Main (312) 345-5700
tmanic@schainbanks.com
www.schainbanks.com

May 26, 2021

Dear Sir/Madam:

In accordance with the Amendment to the Zoning Code enacted by the City Council, Section 17-13-0107-A of the Chicago Zoning Ordinance, please be advised that on or about May 26, 2021, the undersigned, will file an application on behalf of the applicant Pilsen Rentals, LLC Series XVII for a change in zoning for the property located at 2258 W 21st Street from a B3-2 Community Shopping District to a B2-3 Neighborhood Mixed-Use District.

The owner of the subject property and the applicant of the Zoning Amendment is Pilsen Rentals, LLC Series XVII located at 1205 W Adams Street, Suite 101, Chicago, Illinois 60607.

The purpose of the rezoning is to establish a sixth dwelling unit in an existing building containing 5 dwelling units. After rezoning the property will contain 6 dwelling units with 2 parking spaces and no commercial space. No changes will be made to the exterior of the property or its structure. The existing building's size and massing will remain the same. The existing height of 39'6" will remain the same. The property is a TSL location within 1,320 of Western Avenue.

I am the duly authorized attorney for the applicant. My address is 70 West Madison, Suite 2300, Chicago, Illinois 60602. My telephone number is (312) 345-5700.

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

Very truly yours,



Tyler Manic
Attorney for Applicant

**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:

PILSEN RENTALS, LLC SERIES XVII

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: 1205 W Adams St, Ste 101

Chicago, IL 60607

C. Telephone: 773-355-4780 Fax: _____ Email: paul@1stwesternproperties.com

D. Name of contact person: Paul Tsakiris

E. Federal Employer Identification No. (if you have one): _____

F. Brief description of the Matter to which this EDS pertains. (Include project number and location of property, if applicable):

Zoning Amendment for property located at 2258 W 21st Street from B3-2 to B2-3

G. Which City agency or department is requesting this EDS? DPD and Bureau of Zoning and Land Use

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

Specification # _____ and Contract # _____

SECTION II -- DISCLOSURE OF OWNERSHIP INTERESTS

A. NATURE OF THE DISCLOSING PARTY

1. Indicate the nature of the Disclosing Party:

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

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

IL

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

- Yes No 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
Paul Tsakiris; Member/Manager	
<hr/>	
Fahim Lakhani; Member/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
Paul Tsakiris;	1205 W ADAMS ST STE 101 CHICAGO, IL 60607;	80%
Fahim Lakhani;	1205 W ADAMS ST STE 101 CHICAGO, IL 60607;	20%

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.
--	------------------	--	---

Tyler Manic, Schain Banks (retained); 70 W Madison St, Ste 2300, Chicago, IL 60602, Attorney; Estimated \$10,000.00

(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 EDS, neither the Disclosing Party nor any Affiliated Entity [see definition in (5) below] has engaged, in connection with the performance of any public contract, the services of an integrity monitor, independent private sector inspector general, or integrity compliance consultant (i.e., an individual or entity with legal, auditing, investigative, or other similar skills, designated by a public agency to help the agency monitor the activity of specified agency vendors as well as help the vendors reform their business practices so they can be considered for agency contracts in the future, or continue with a contract in progress).

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

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

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

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

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

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

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

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

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

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

N/A

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
<hr/>		
<hr/>		
<hr/>		

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

E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

Please check either (1) or (2) below. If the Disclosing Party checks (2), the Disclosing Party must disclose below or in an attachment to this EDS all information required by (2). Failure to comply with these disclosure requirements may make any contract entered into with the City in connection with the Matter voidable by the City.

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

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

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.

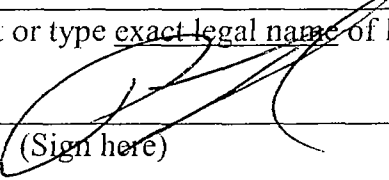
E. The information provided in this EDS must be kept current. In the event of changes, the Disclosing Party must supplement this EDS up to the time the City takes action on the Matter. If the Matter is a contract being handled by the City's Department of Procurement Services, the Disclosing Party must 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 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.

PILSEN RENTALS, LLC SERIES XVII

(Print or type exact legal name of Disclosing Party)

By: 
(Sign here)

Paul Tsakiris

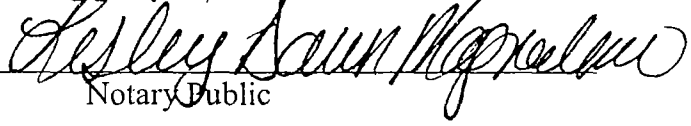
(Print or type name of person signing)

Member/Manager

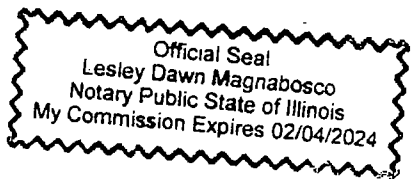
(Print or type title of person signing)

Signed and sworn to before me on (date) 5/17/21,

at Cook County, IL (state).


Notary Public

Commission expires: 2/4/24



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.

PILSEN RENTALS, LLC SERIES XVII

(Print or type exact legal name of Disclosing Party)

By: _____

(Sign here)

Paul Tsakiris

(Print or type name of person signing)

Member/Manager

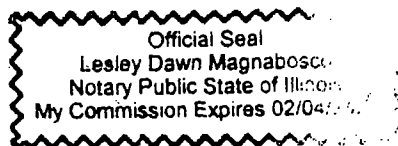
(Print or type title of person signing)

Signed and sworn to before me on (date) 5/17/21,

at Cook County, IL (state).

Lesley Dawn Magnabosco
Notary Public

Commission expires: 2/4/24



**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.

**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.
