



City of Chicago



SO2015-6401

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/24/2015
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-H at 1920 N Milwaukee Ave - App No. 18511
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B3-2 Community Shopping District and M1-1 Limited Manufacturing /Business Park District symbols and indications as shown on Map No. 5-H in the area bounded by

Starting at a line 20 feet southeast of the east line of North Western Avenue (as measured along the southwest line of North Milwaukee Avenue); North Milwaukee Avenue; a line 155.69 feet southeast of the east boundary line of North Western Avenue (as measured along the southwest boundary line of North Milwaukee Avenue; the public alley next southwest of and parallel to North Milwaukee Avenue; North Western Avenue; a line 20 feet south of the southwest line of North Milwaukee Avenue (as measured along the east boundary of North Western Avenue; and North Milwaukee Avenue

to those of a C1-5 Neighborhood Commercial District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the C1-5 Neighborhood Commercial District Symbols and the indications as shown on Map 5-H in the area bounded by:

Starting at a line 20 feet southeast of the east line of North Western Avenue (as measured along the southwest line of North Milwaukee Avenue); North Milwaukee Avenue; a line 155.69 feet southeast of the east boundary line of North Western Avenue (as measured along the southwest boundary line of North Milwaukee Avenue; the public alley next southwest of and parallel to North Milwaukee Avenue; North Western Avenue; a line 20 feet south of the southwest line of North Milwaukee Avenue (as measured along the east boundary of North Western Avenue; and North Milwaukee Avenue

to those of a Residential-Business Planned Development.

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

Common Address: 1920 North Milwaukee Avenue

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. _____

PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Residential-Business Planned Development No. _____ (the "Planned Development") consists of a net site area of approximately 10,888 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). The Property is owned by 1920 LLC, an Illinois limited liability company (the "Applicant").

2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant, its successors and assigns. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, the Property shall be under single ownership or under single designated control. Single designated control for purposes of this Statement shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessees of the Property, subject however to the following exceptions and conditions: (a) any changes or modifications to this Planned Development applicable to or in a given subarea that is established in the event Applicant subdivides the Property need only be made or authorized by the owners and/or any ground lessees of such subarea provided there is no adverse effect (i.e., a diminution of development rights) on other subareas; and (b) where portions of the improvements located on the Property have been submitted to the Illinois Condominium Property Act, the term "owner" shall be deemed to refer solely to the condominium association of the owners of such portions of the improvements and not to the individual unit owners therein. Nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein (other than an assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness) and solely with respect to the portion of the Property so transferred, the term "Applicant", "ground lessee" or "titleholder" shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder with respect to the portion of the Property so transferred.

3. All applicable official reviews, approvals or permits are required to be obtained by any owner of the Property, as applicable, or its successors, assigns or grantees, which require such reviews, approvals or permits. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the applicable Property owner, its successors, assigns or grantees, seeking such action.

Applicant:	1920 LLC
Address:	1920 North Milwaukee Avenue
Introduced:	September 24, 2015
Plan Commission:	January 21, 2016

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans, as defined below.

Ingress or egress shall be pursuant to the Plans (as defined below) and may be subject to the review and approval of 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.

4. This Plan of Development consists of 15 Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Landscape and Green Roof Plan; and Elevations (North, South, East and West), all prepared by Brininstool + Lynch, Ltd. and dated January 21, 2016 (collectively, the "Plans"). 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 permitted within the area delineated as Residential-Business Planned Development: Dwelling units above the ground floor; animal services – sales and grooming and veterinary; eating and drinking establishments; amusement arcades (accessory only to eating and drinking establishments); indoor participant sports and recreation; banks, currency exchange, credit union and ATM facilities; food and beverage retail sales uses; vacation rental; medical service; office; personal service uses; consumer repair or laundry services; general retail sales; wireless communications facilities; accessory and non-accessory parking (limited to two spaces for car sharing services); and incidental and related uses.
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. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.

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8. The maximum permitted Floor Area Ratio (“FAR”) for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 10,888 square feet.
9. The Applicant acknowledges and agrees that the rezoning of the Property from B3-2 Community Shopping District and M1-1 Light Manufacturing/Business Park District to C1-5 Neighborhood Commercial District for construction of the Residential Project triggers the requirements of Section 2-45-110 of the Municipal Code (the “Affordable Housing Ordinance”). Any developer of a “residential housing project” within the meaning of the Affordable Housing Ordinance must: (i) develop affordable housing units as part of the residential housing project; (ii) pay a fee in lieu of the development of affordable housing units; or (iii) any combination of (i) and (ii). In accordance with these requirements and the Affordable Housing Profile Form attached hereto as Exhibit A-1, the Applicant has agreed to provide five affordable housing units in the Residential Project for households earning up to 60% of the Chicago Primary Metropolitan Statistical Area median income (the “Affordable Units”), or make a cash payment to the Affordable Housing Opportunity Fund in the amount of \$100,000 per unit (“Cash Payment”) or a combination of the forgoing. At the time of each Part II review for the Residential Project, Applicant shall update and resubmit the Affordable Housing Profile Form to the Department for review and approval. If the Applicant subsequently reduces the number of dwelling units in the Residential Project, the Department may adjust the requirements of this Statement 9 (i.e., number of Affordable Units and/or amount of Cash Payment) accordingly without amending this Planned Development. Prior to the issuance of a building permit for the Residential Project, the Applicant must either make the required Cash Payment, execute an Affordable Housing Agreement in substantially the form attached hereto as Exhibit A-2 in accordance with Section 2-45-110(i)(2) of the Affordable Housing Ordinance, or both if a combination of a Cash Payment and provision of Affordable Units is chosen. The terms of the Affordable Housing Agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that, if applicable, the Affordable Housing Agreement will be recorded against the Property and will constitute a lien against each Affordable Unit. The City shall execute partial releases of the Affordable Housing Agreement prior to or at the time of the sale of any Affordable Unit to an income-eligible buyer at an affordable price, subject to the simultaneous execution and recording of a mortgage, restrictive covenant or similar instrument against such Affordable Unit. Notwithstanding anything to the contrary contained in Sec. 17-4-1003-E, the Commissioner of Planning and Development may enforce remedies for breach of the Affordable Housing Agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the planned development ordinance.
10. 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

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and Development. The fee, as determined by staff at the time, is final and binding and must be paid to the Department of Revenue prior to the issuance of any Part II approval.

11. The Site Plans and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review 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.
12. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
13. Subject to the provisions of Statement No. 2 of this Planned Development, 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 a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. In order to provide for the orderly development of the Property, the Applicant shall be permitted to establish not more than three subareas within the Planned Development and to allocate development rights to such subareas upon delivery of notice of such subarea establishment to the Department of Planning and Development. The establishment of more than three subareas may only be accomplished by an administrative modification pursuant to Section 17-13-0611-A of the Zoning Ordinance.
14. 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 new buildings and improvements on the Property constructed after the date hereof 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.
15. The Applicant acknowledges that it 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. In furtherance of this policy, improvements within the Planned Development shall include at least the following sustainable features: (A) 50% Green Roof and (B) Building Certification in accordance with City of Chicago's Sustainable Development Policy in effect as of the date of passage and publication.
16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse due to the passage of time, the Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone this Residential-Business Planned Development to B3-3 Community Shopping District.

Applicant: 1920 LLC
Address: 1920 North Milwaukee Avenue
Introduced: September 24, 2015
Plan Commission: January 21, 2016

INSTITUTIONAL PLANNED DEVELOPMENT NO. ____

BULK REGULATIONS AND DATA TABLE

<u>GROSS SITE AREA:</u>	25,416 sf
<u>AREA IN THE PUBLIC RIGHT OF WAY:</u>	14,528§ f
<u>NET SITE AREA:</u>	10,888 sf
<u>MAXIMUM PERMITTED FAR:</u>	5.0
<u>MAXIMUM NUMBER OF DWELLING UNITS:</u>	44
<u>MINIMUM NUMBER OF OFF STREET PARKING SPACES:</u>	10
<u>MINIMUM NUMBER OF BIKE PARKING SPACES:</u>	40
<u>MINIMUM NUMBER OF OFF STREET LOADING BERTHS:</u>	1
<u>SETBACKS FROM THE PROPERTY LINE:</u>	In accordance with the site plan.
<u>MAXIMUM BUILDING HEIGHT:</u>	85 feet

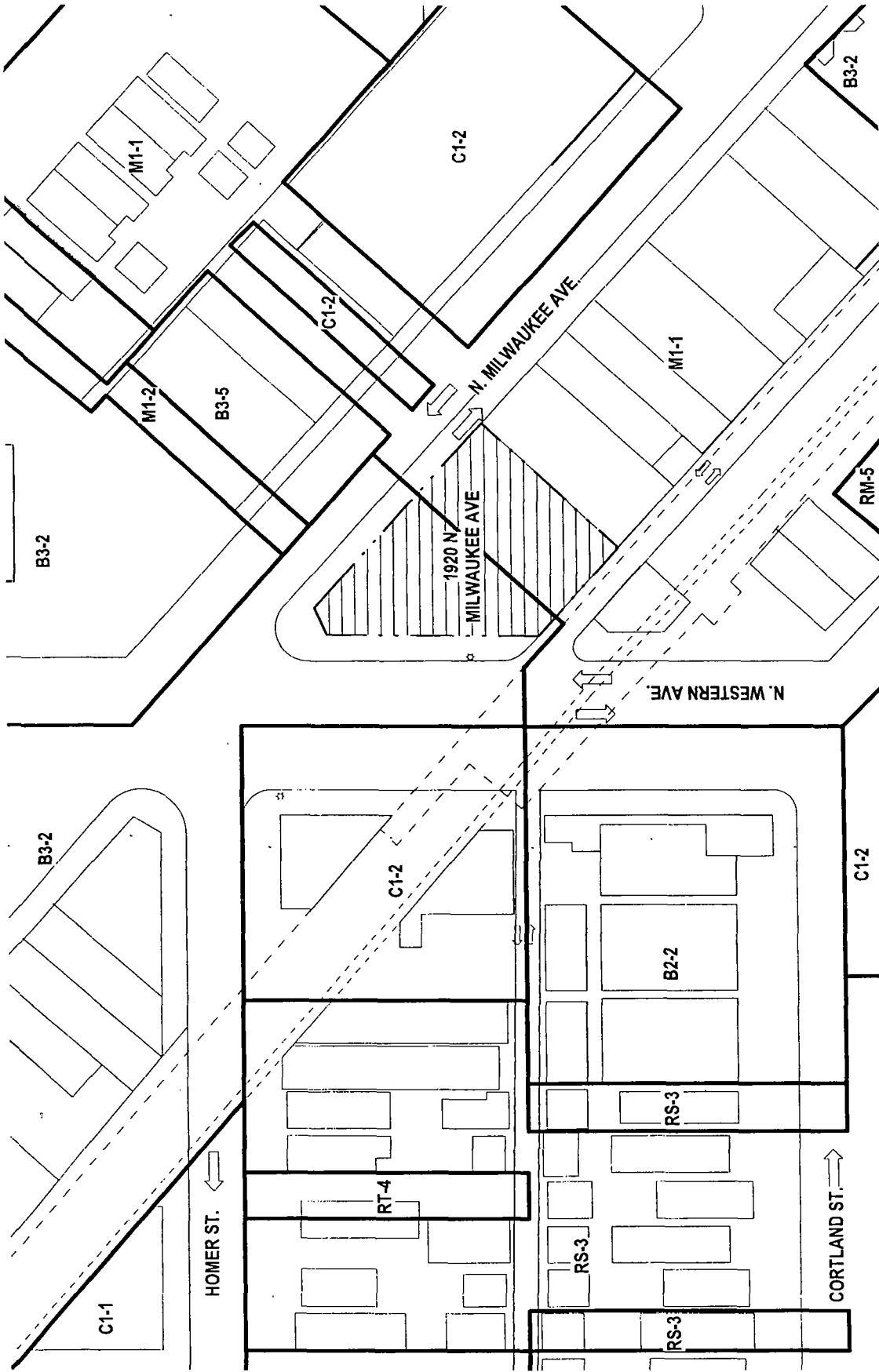
4850-6630-7114 1
ID\SCOTT, ANDREW

Applicant: 1920 LLC
Address: 1920 North Milwaukee Avenue
Introduced: September 24, 2015
Plan Commission: _____, 2015



EXISTING ZONING MAP
Scale: NTS

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Legend

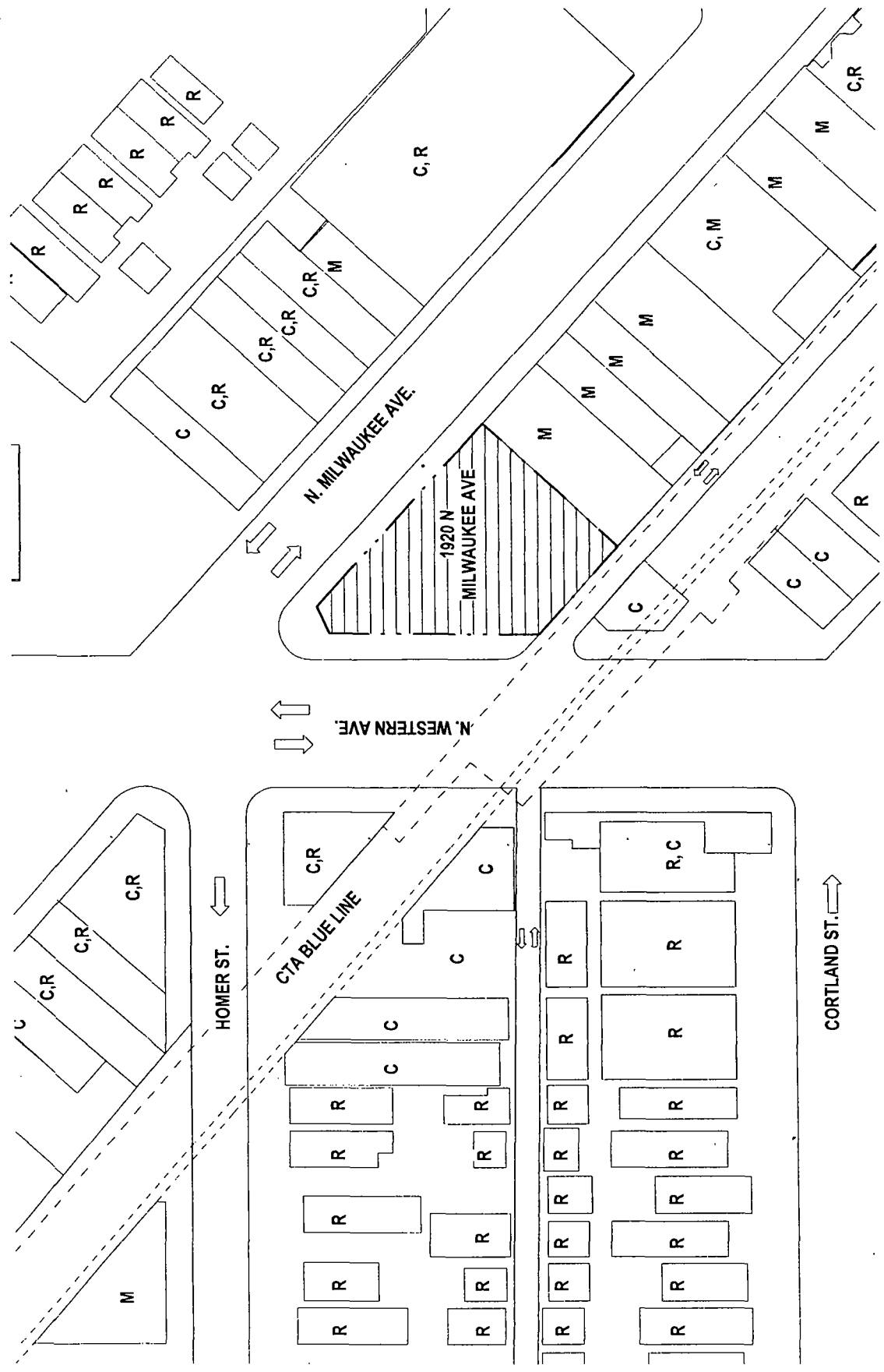
- Property Line
- R Residential
- C Commercial
- M Manufacturing

Applicant: 1920 LLC
 Address: 400 N State St, Suite 400
 Chicago, IL 60654
 Introduced: September 24, 2015
 Plan Commission: January 21, 2016



EXISTING LAND USE MAP
Scale: NTS

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Legend

- Property Line
- R Residential
- C Commercial
- M Manufacturing

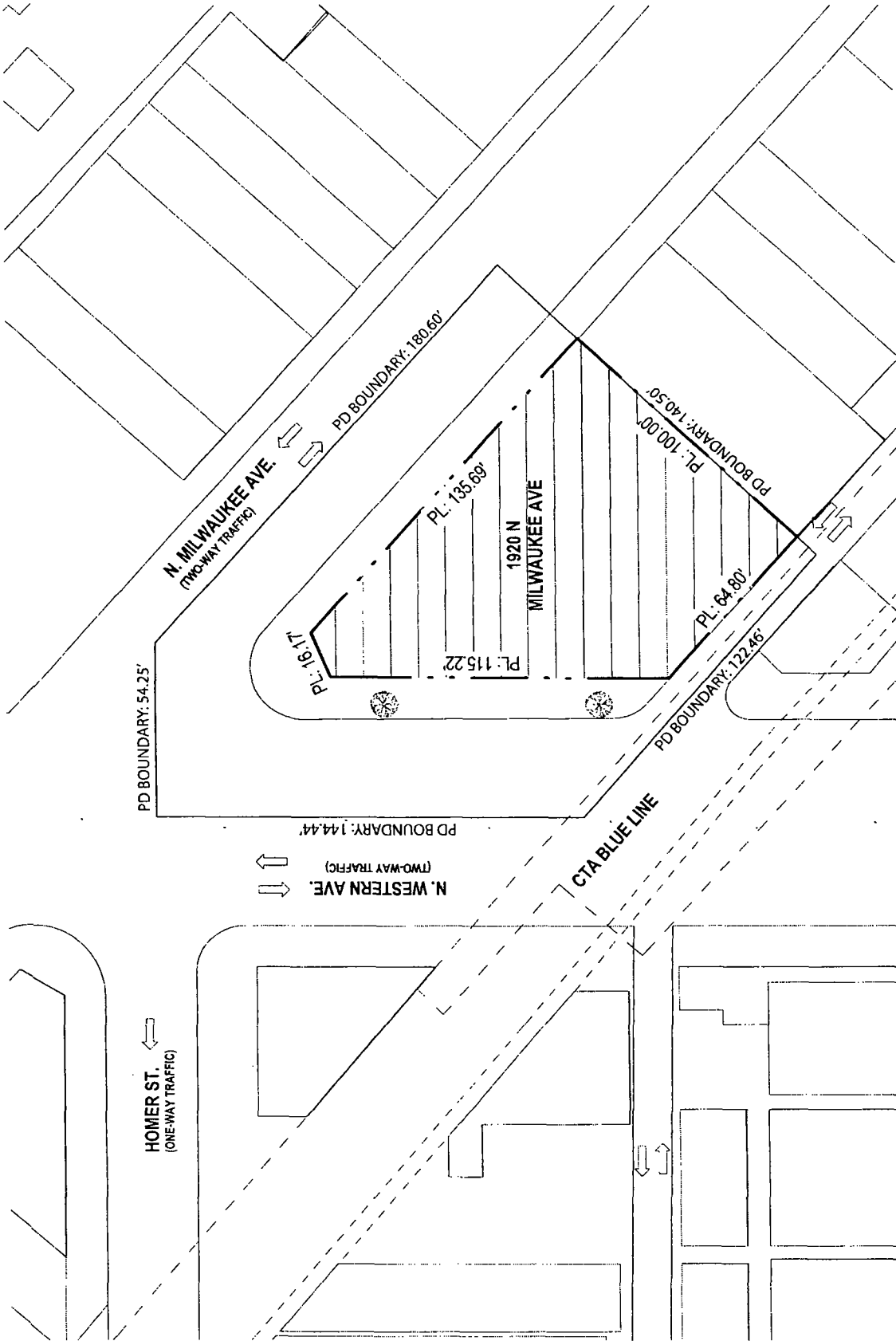
Applicant: 1920 LLC
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PLANNED DEVELOPMENT BOUNDARY
AND PROPERTY LINE MAP

Scale 1" = 50' - 0"

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Legend

Property Line

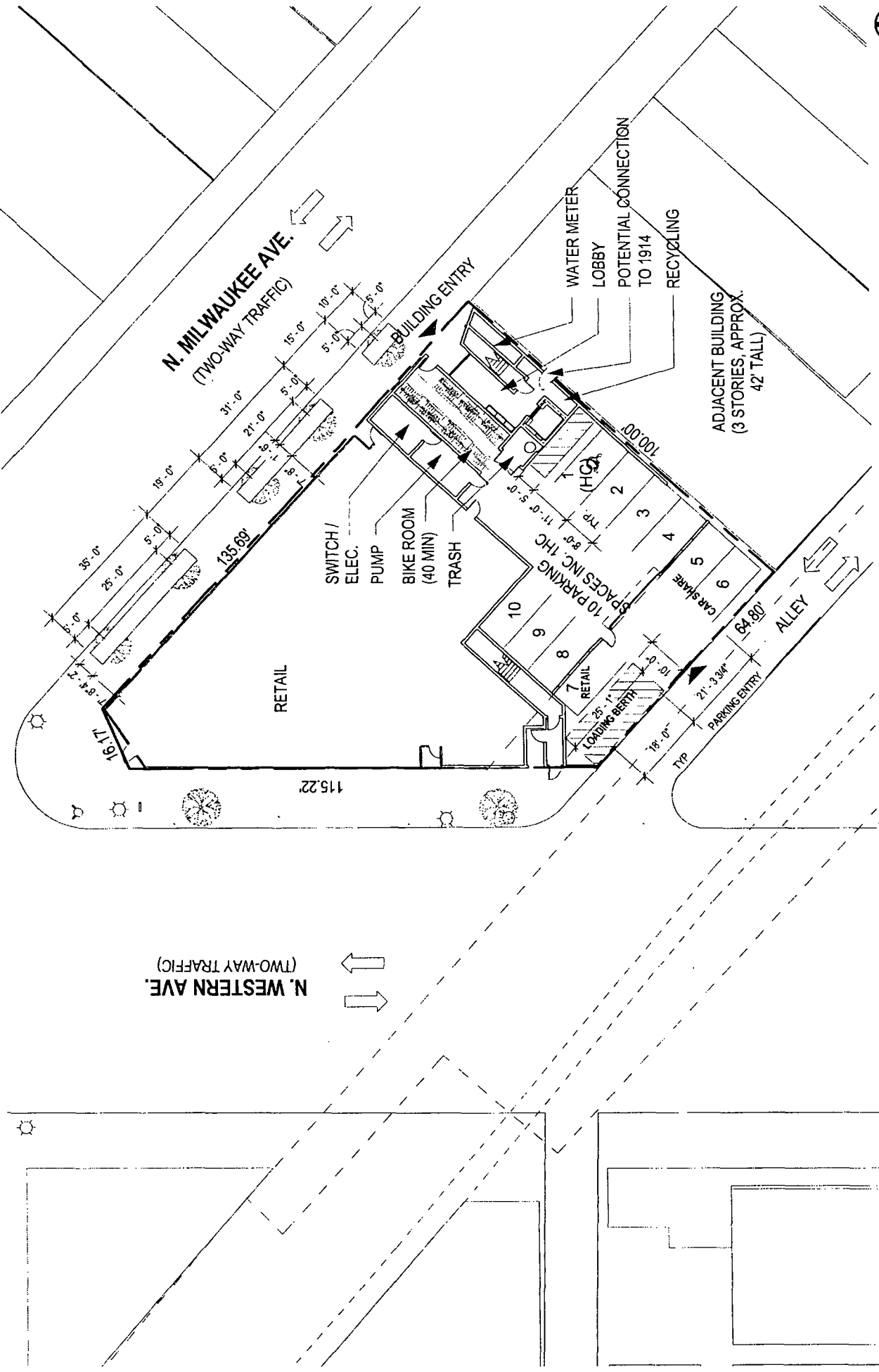
PD Boundary Line

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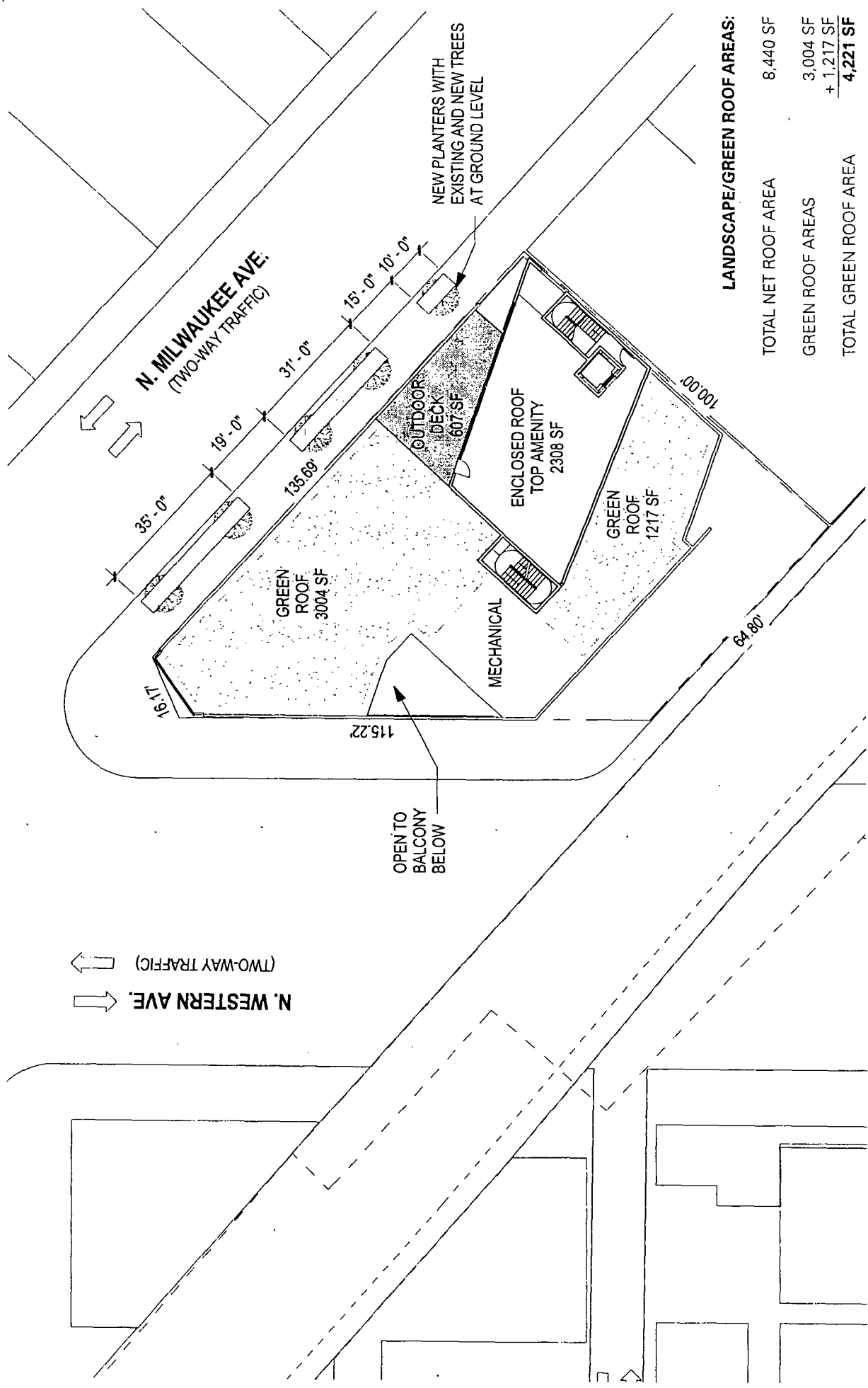


SITE PLAN
Scale: 1/32" = 1'-0"

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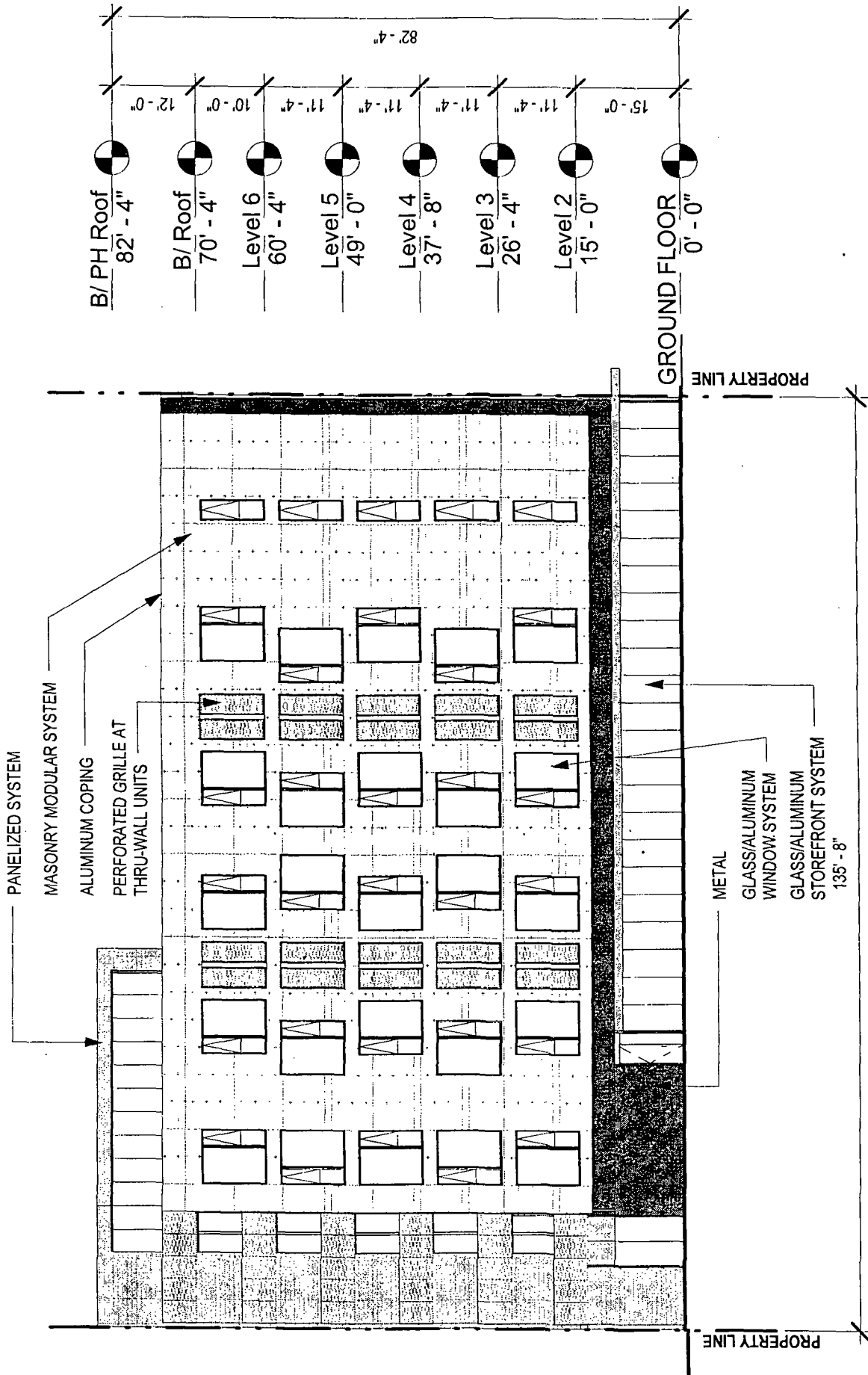
LANDSCAPE/GREEN ROOF AREAS:

TOTAL NET ROOF AREA	8,440 SF
GREEN ROOF AREAS	3,004 SF
	+ 1,217 SF
TOTAL GREEN ROOF AREA	4,221 SF

LANDSCAPE AND GREEN ROOF
Scale: 1/32" = 1'-0"

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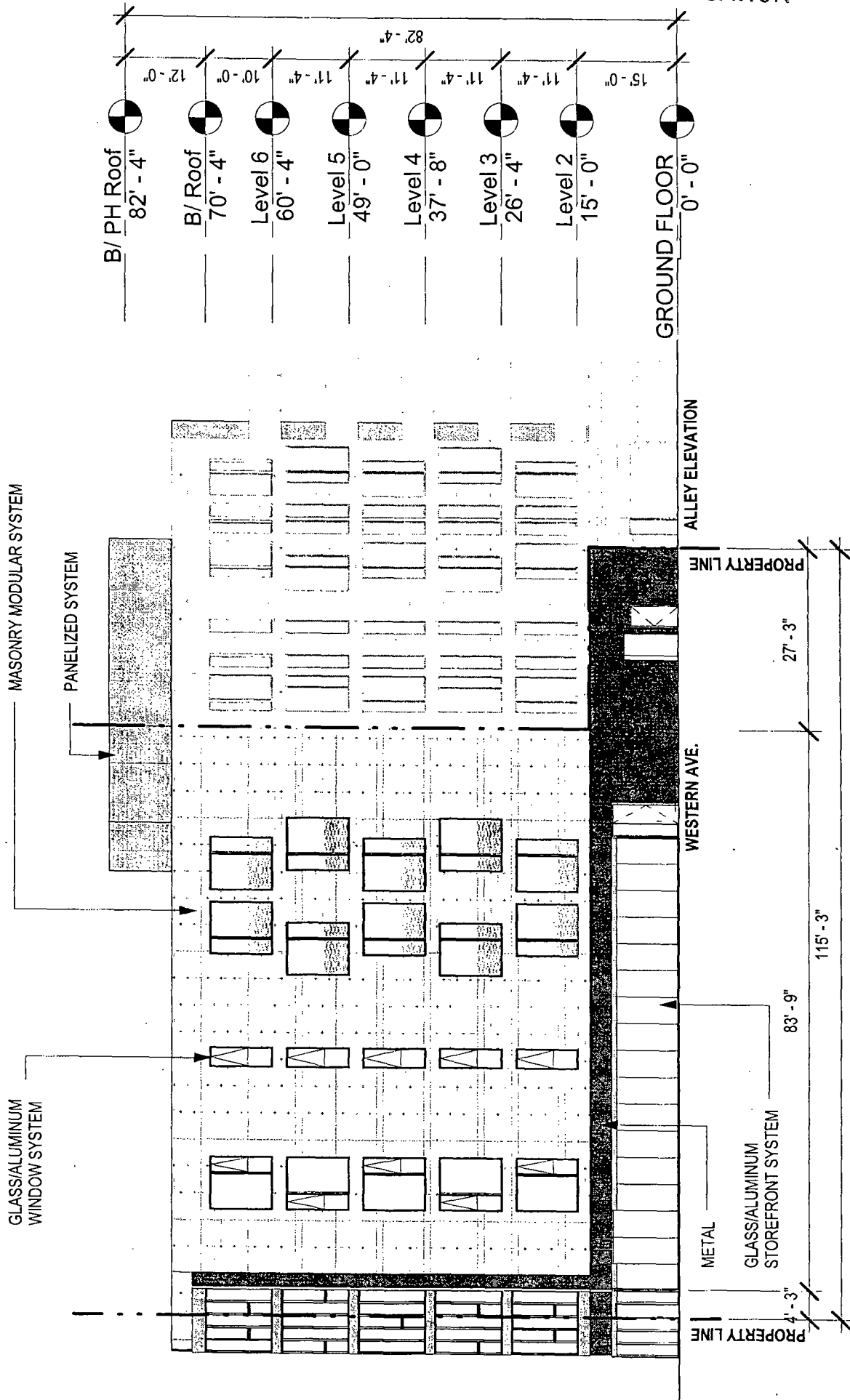
Applicant: 1920 LLC
Address: 400 N State St, Suite 400
Chicago, IL 60654
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Plan Commission: January 21, 2016



NE-ELEVATION
Scale: 1" = 20'-0"

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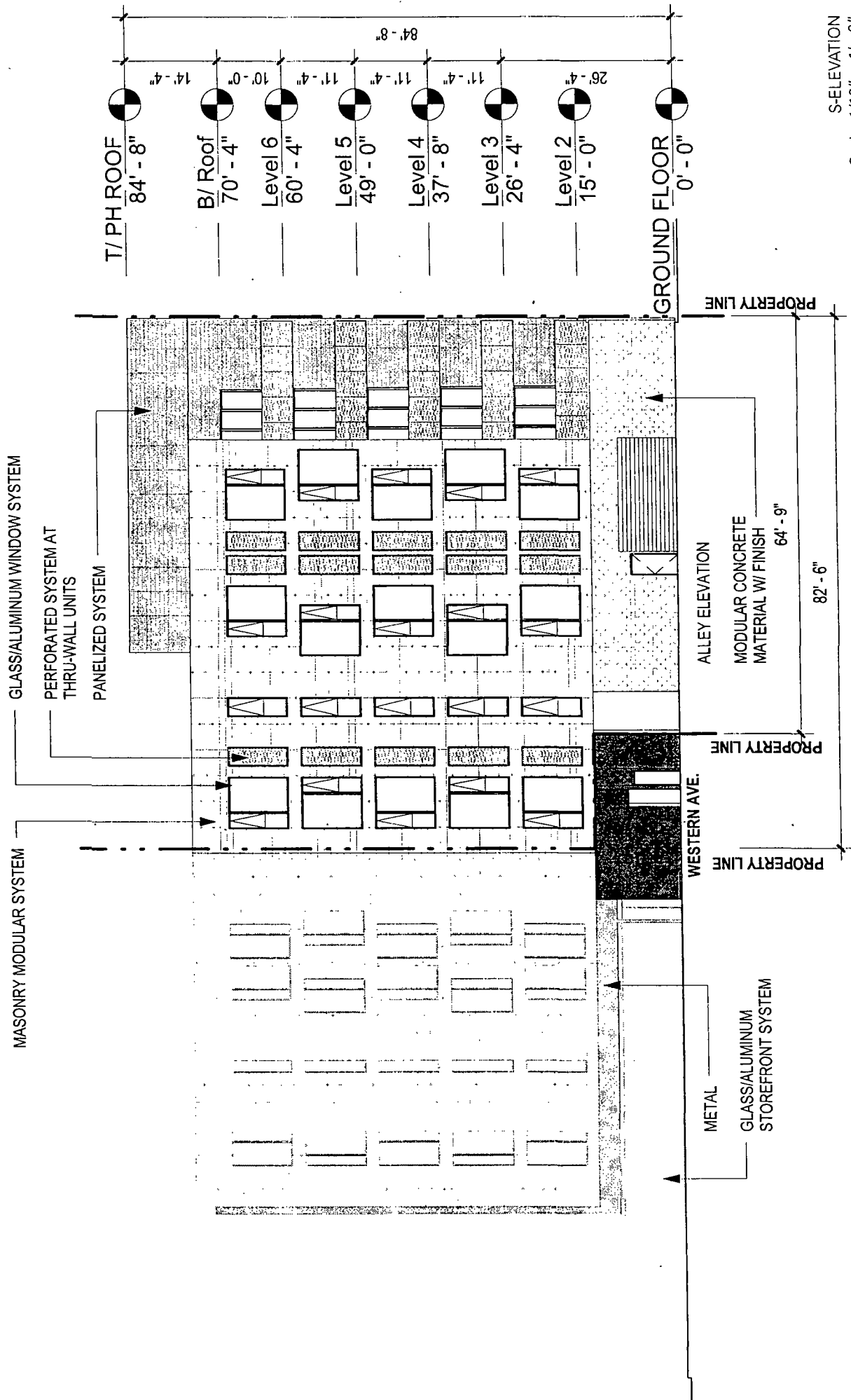
Applicant: 1920 LLC
Address: 400 N State St, Suite 400
Chicago, IL 60654
Introduced: September 24, 2015
Plan Commission: January 21, 2016



W-ELEVATION
Scale: 1/16" = 1' - 0"

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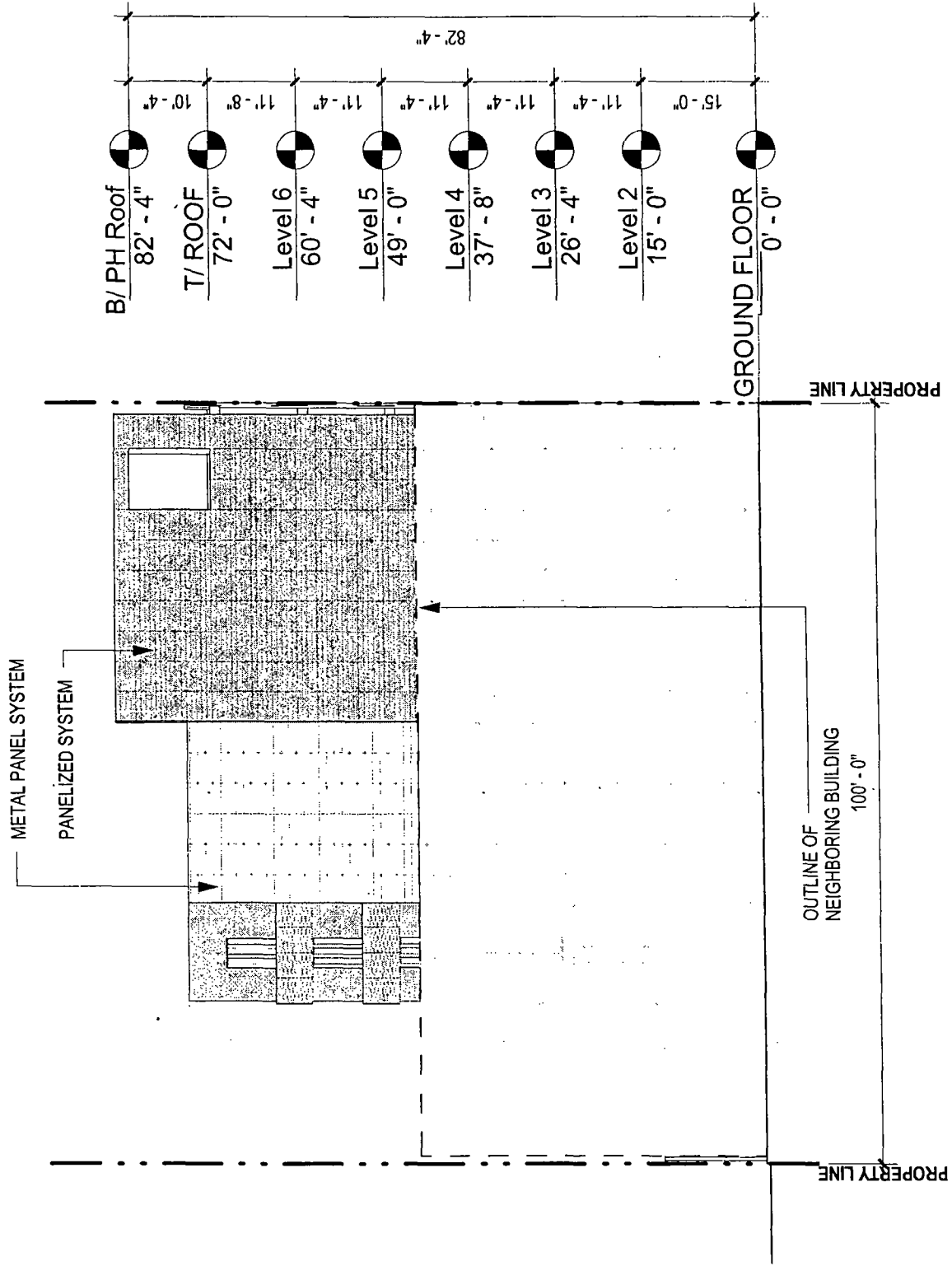
S-ELEVATION
Scale: 1/16" = 1'-0"

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Applicant: 1920 LLC
Address: 400 N State St, Suite 400
Chicago, IL 60654
Introduced: September 24, 2015
Plan Commission: January 21, 2016

E-ELEVATION
Scale: 1/16" = 1' - 0"

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Applicant: 1920 LLC
Address: 400 N State St, Suite 400
Chicago, IL 60654
Introduced: September 24, 2015
Plan Commission: January 21, 2016




#185K
FINAL

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

TO: Alderman Daniel S. Solis
Chairman, City Council Committee on Zoning

FROM: 

David L. Reifman
Secretary
Chicago Plan Commission

DATE: January 22, 2016

RE: Proposed Residential Business Planned Development for property generally located at 1920 North Milwaukee Avenue.

On January 21, 2016, the Chicago Plan Commission recommended approval of the proposed planned development submitted by 1920, LLC. A copy of the proposed planned development is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning hearing.

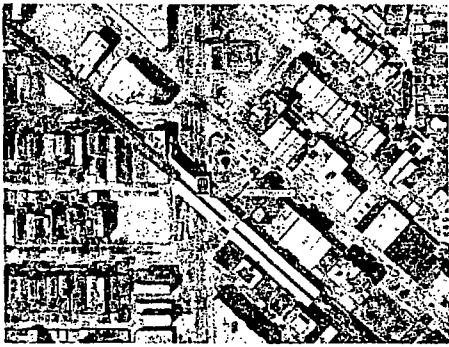
Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, bureau of Planning and Zoning recommendation and a copy of the Resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-5777.

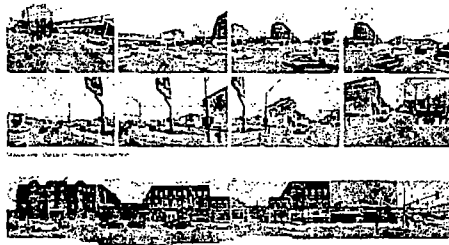
cc: Steve Valenziano
PD Master File (Original PD, copy of memo)

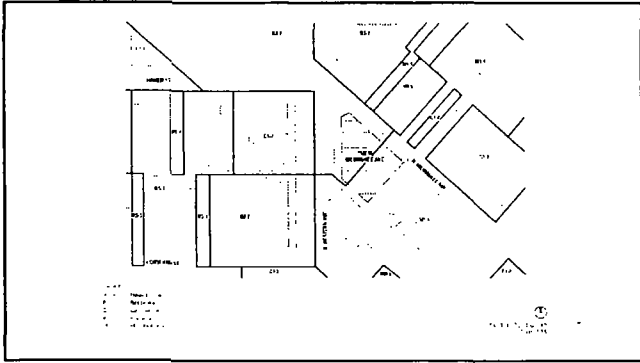
1920 N. Milwaukee

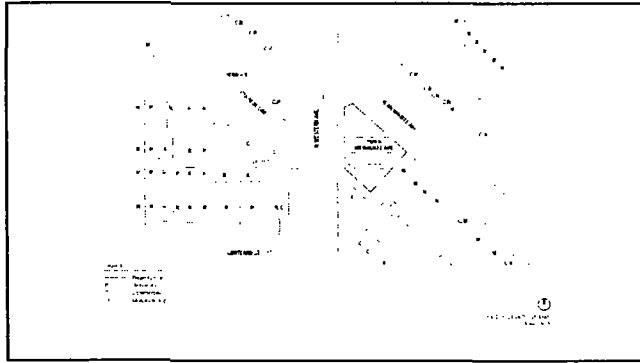
APPLICANT 1920 LLC

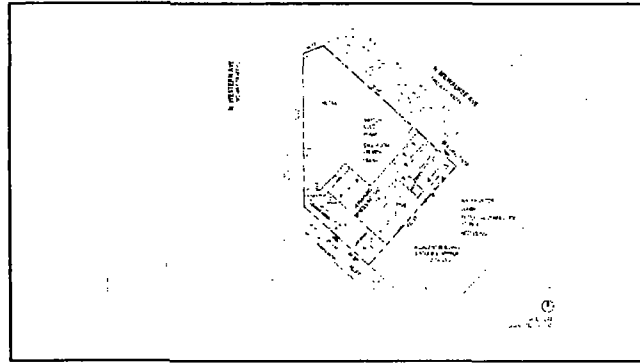
January 21, 2015

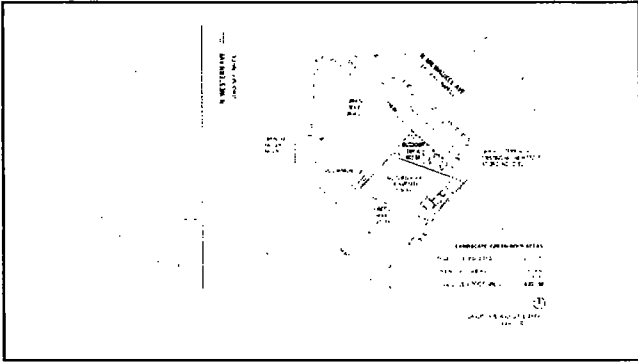


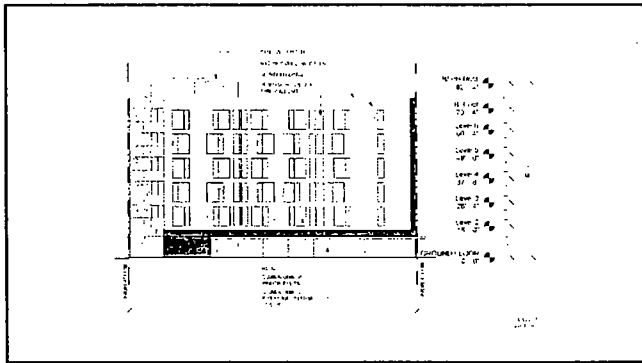


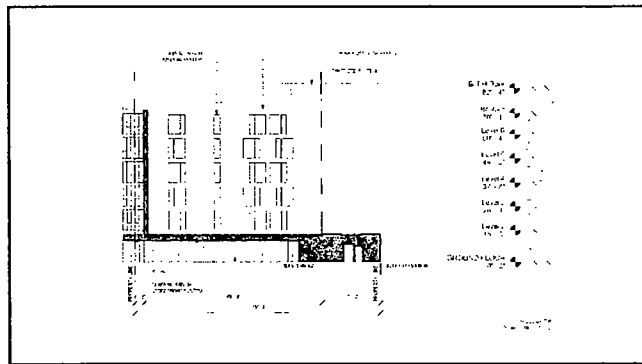


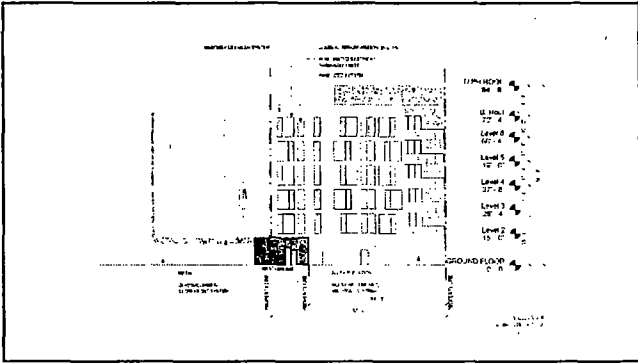


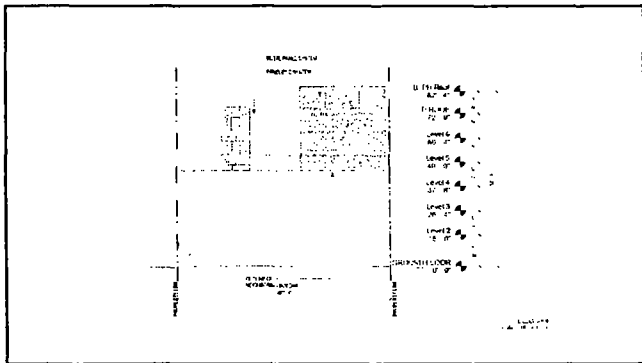


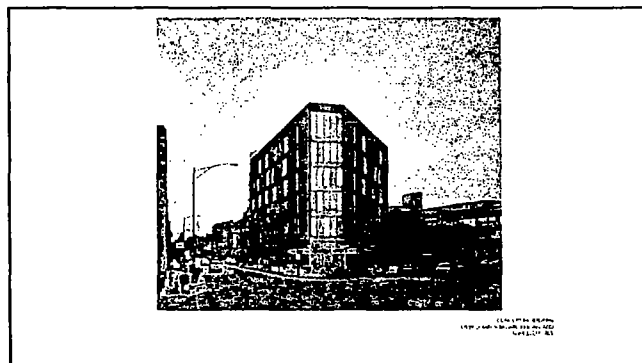


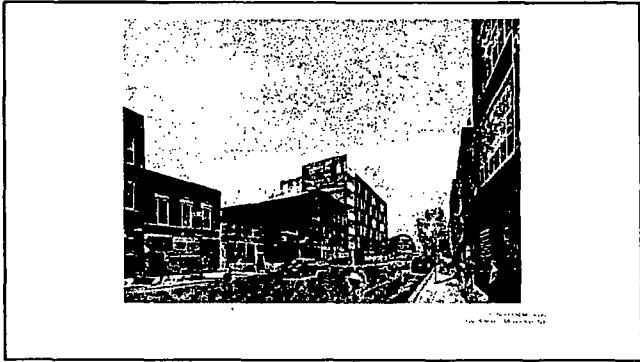












**REPORT
to the
CHICAGO PLAN COMMISSION
from the
DEPARTMENT OF PLANNING AND DEVELOPMENT**

JANUARY 21, 2016

FOR APPROVAL: **PROPOSED PLANNED
DEVELOPMENT (APPLICATION NO. 18511)**

APPLICANT: **1920, LLC**

LOCATION: **1920 N. MILWAUKEE AVENUE**

Pursuant to the provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, the Department of Planning and Development hereby submits this report and recommendation on a proposed Planned Development for your review and recommendation to the Chicago City Council. The application was introduced to the Chicago City Council on September 24, 2015. Notice of this public hearing was published in the Chicago Sun-Times on January 6, 2016. The Applicant was separately notified of this public hearing.

The property is identified as 1920 N. Milwaukee Avenue and is located on the southeast corner of the intersection of North Milwaukee Avenue and North Western Avenue. The applicant 1920, LLC proposes to construct a six-story mixed-use building with an amenity penthouse.

The site is currently zoned M1-1 Limited Manufacturing / Business Park District and B3-2 Community Shopping District the applicant sees to change the zoning designation to that of a C1-5 Neighborhood Commercial District prior to establishing the residential business planned development. This request is being submitted as a mandatory planned development pursuant to section 17-8-0512 of the Chicago Zoning Ordinance which states that a building which exceeds 80'-0" in height in a C1-5 underlying zoning designation must be reviewed and approved by the Chicago Plan Commission.

PROJECT BACKGROUND AND DESCRIPTION

The Applicant and Owner, 1920, LLC has filed this planned development and their proposed project involves the demolition of the one story retail building which currently exists on the subject site. Following demolition the applicant proposes to construct a six-story plus amenity penthouse mixed-use building with approximately 6,000 square feet of retail space on the ground floor and forty-four dwelling units on the floors above, one loading berth and ten (10) parking spaces will be provided on site.

SITE AND AREA DESCRIPTION

The subject property is located on the southeast corner of the intersection of North Milwaukee Avenue and North Western Avenue and is located adjacent to a mix of land uses. East of the site are parcels of land zoned M1-1 Limited Manufacturing / Business Park District, C1-2 Neighborhood Commercial District, RS-3 Residential Single-Unit (Detached House) District, and RT-4 Residential Two-Flat, Townhouse and Multi-Unit District. North of the site are parcels of land zoned M1-2 Limited Manufacturing / Business Park District, B3-2 Community Shopping District, and B3-5 Community Shopping District. West of the site are parcels of land zoned B2-2 Neighborhood Mixed-Use District, B3-2 Community Shopping District, and C1-2 Neighborhood Commercial District. South of the site are parcels of land zoned RM-5 Residential Multi-Unit District, B3-3 Community Shopping District, and C1-2 Neighborhood Commercial District. The site is not in the Lake Michigan and Chicago Lakefront Protection District. The site is not located within any Tax Increment Financing (TIF) District.

The CTA's bus route # 49 (Western), route #56 (Milwaukee), and route #73 (Armitage), all run on streets within a half-mile of the site. The Western station along the CTA's Blue Line is immediately adjacent to the project site. The Clybourn METRA station is approximately one mile to the east of the subject site.

DESIGN AND LANDSCAPING

The proposed mixed-use building would incorporate all of the following as suggest under section 17-8-0905-B of the Chicago Zoning Ordinance: a building located abutting the public sidewalk, doors, windows and active uses immediately adjacent to the public sidewalk, primary pedestrian entrances located at sidewalk level, and at least 60% of the street facing facades between 2 feet and 8 feet in height being comprised of clear non-reflective windows allowing views of indoor commercial space. The building would be finished with a combination of modular masonry system and metal panel system. The elevations of the building would incorporate aluminum frame windows and storefront systems as shown on the elevations.

The entire planned development will be in compliance with the requirements of the Chicago Landscape Ordinance specifically in terms of parkway tree planting.

ACCESS / CIRCULATION

All parking stalls will be provided within the proposed building. The parking will be accessed from an overhead entry door located along the public alley at the rear of the building running parallel to the CTA train tracks. Additionally the applicant will provide interior accommodations for bicycle parking and/or storage. The subject site also has one loading berth to serve the building this loading area will be also be accessed from the overhead door accessed from the public alley.

SUSTAINABILITY

The subject site will be designed to be in compliance with the current City of Chicago Sustainable Development policy as set forth in the Department of Planning and Development's Green Matrix. The building will accommodate a 50% green roof and will obtain building certification.

BULK / USE / DENSITY

The proposed building will have a maximum building height of 85'-0". The current maximum allowable Floor Area Ratio (FAR) for the proposed underlying zoning district (C1-5) is 5.0, and the development will be held to this maximum. All remaining bulk, use and density items will be in substantial compliance with the stipulations of Section 17-3-0400 for C1-5 zoning districts, pursuant to section 17-8-0901.

RECOMMENDATION

The Department of Planning and Development (DPD) has reviewed the project materials submitted by the Applicant and compared this proposal to the requirements of the Chicago Zoning Ordinance and existing development in the community. The area around this project is a diverse mix of commercial, retail, light manufacturing, and residential uses and is accessible from numerous forms of public transit. Based on that analysis, DPD has concluded that this proposal is appropriate for this site and supports this development for the following reasons:

1. Promotes economically beneficial development patterns that are compatible with the character of existing neighborhood (per 17-8-0103), as evidenced by the design of the building which will add retail options for the local residents, enliven the stretch of Milwaukee Avenue where the subject proposal is located, and by keeping in context with buildings in the surrounding area in terms of size, scale and use.
2. Promotes transit, pedestrian and bicycle use, ensures accessibility for persons with disabilities and minimizes conflicts with existing traffic patterns in the vicinity (per 17-8-0904-1-2, 3 & 4), as evidenced through the site's close proximity to various methods of public transit, the accessibility accommodations provided in the building, the pedestrian and bicycle accessibility provided, and lastly, that the design of the building fits current existing traffic patterns at the site;
3. Provides buildings abutting the sidewalk with doors windows and active use adjacent to it (per 17-8-0905-B-1), as evidenced by the site plan provided showing the building edge immediately adjacent to the public sidewalk and that it is to be improved with retail uses which will provide windows, door and active uses adjacent to the public sidewalk;
4. Provides structures that allow for pedestrian entrance from the surrounding sidewalks (per 17-8-0905-B-2), as evidenced by the construction of the building to the edges of the site's property lines

and by providing access via entrances directly onto the public sidewalk from the building;

5. All sides and areas of the buildings that are visible to the public should be treated with materials, finishes, and architectural details that are of high-quality and appropriate for use on primary public-right-of-way-facing façade (per 17-8-0907-A-4), as evidenced through the information contained within this report, the materials as called out on the elevations in the exhibits to this planned development, and the corresponding proposal renderings;
6. Promotes environmentally sustainable development practices (per 17-9-0908-A), as evidenced by the project providing a 50% green roof and committing to obtain building certification.

The project meets the purpose and criteria set forth in the Chicago Zoning Ordinance and its adoption would not have any adverse impact on the public's health, safety or welfare:

1. Per 17-13-0308-C, the proposed development is compatible with surrounding commercial, retail, light manufacturing and residential developments in terms of land use, as well as, the density and scale of the physical structure.
2. Per 17-13-0308-D, the proposed underlying zoning for this planned development (C1-5) is consistent with other business and commercial zoning districts, both adjacent to this site and in the immediate area.
3. Per 17-13-0308-E, the public infrastructure facilities and City services will be adequate to serve the proposed development at the time of occupancy and the project will comply with the requirements for access in case of fire and other emergencies. The proposed project has been reviewed by the Mayor's Office for People with Disabilities and the Department of Transportation and all requested changes have been made. Copies of this application have been circulated to other City departments and agencies and no comments have been received which have not been addressed in the application.

Based on the foregoing, it is the recommendation of the Department of Planning and Development that this application for the establishment of a Planned Development be approved and that the recommendation to the City Council Committee on Zoning Landmarks and Building Standards be "Passage Recommended".

Bureau of Planning and Zoning
Department of Planning Development



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

**1920 NORTH MILWAUKEE AVENUE
PROPOSED RESIDENTIAL BUSINESS PLANNED DEVELOPMENT
(APPLICATION NO. 18511)**

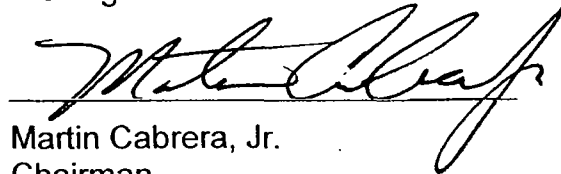
RESOLUTION

- WHEREAS,** the applicant, 1920 LLC, has submitted an application to establish a planned development; and,
- WHEREAS,** the Applicant is proposing to construct a six-story plus penthouse mixed use building with commercial and/or retail use on the ground floor and 44 dwelling units on the floors above, the applicant will provide 10 parking stalls and 1 loading berth within the building; and,
- WHEREAS,** the Applicant is proposing to rezone the property from M1-1 (Limited Manufacturing/Business Park District) and B3-2 (Community Shopping District) to a C1-5 (Neighborhood Commercial District) and then to a Residential Business Planned Development; and,
- WHEREAS,** the Applicant's request to rezone the property was introduced to the City Council on September 24, 2015; and,
- WHEREAS,** proper legal notice of the hearing for this application before the Plan Commission was published in the Chicago Sun-Times on January 6, 2016 and the Applicant was separately notified of this hearing; and,
- WHEREAS,** the proposed zoning application was considered at a public hearing by this Plan Commission on January 21, 2016; and,
- WHEREAS,** the Department of Planning and Development recommended approval of the application, with the recommendation and explanation contained in the written report dated January 21, 2016, a copy of which is attached hereto and made a part hereof; and,
- WHEREAS,** the Plan Commission has fully reviewed the application and all associated informational submissions, the report and recommendation of the Department of Planning Development and all other testimony presented at

the public hearing held on January 21, 2016, giving consideration to the applicable provisions of the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED BY THE CHICAGO PLAN COMMISSION:

1. THAT the above-stated recitals to this resolution together with the report of the Department of Planning and Development be adopted as the findings of fact of the Plan Commission regarding this zoning map amendment application; and,
2. THAT this Plan Commission recommends approval to the City Council Committee on Zoning, Landmarks and Building Standards of the final zoning map amendment application dated September 24, 2015, as being in conformance with the provisions, terms and conditions of the Zoning Ordinance.



Martin Cabrera, Jr.
Chairman
Chicago Plan Commission

PD No.: _____

Approved: January 21, 2016

RECEIVED
JAN 21 2016
Initial: Emul-w

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
1920 North Milwaukee Avenue

2. Ward Number that property is located in: 32

3. APPLICANT 1920 LLC
ADDRESS 400 North State Street, Suite 400
CITY Chicago STATE IL ZIP CODE 60654
PHONE (312) 985-0974 CONTACT PERSON Chris Ilekis

4. Is the applicant the owner of the property? YES NO
If the applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the application to proceed.
OWNER Same
ADDRESS _____
CITY _____ STATE _____ ZIP CODE _____
PHONE _____ CONTACT PERSON _____

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:
ATTORNEY Andrew Scott
ADDRESS 10 South Wacker Drive CITY Chicago, IL
PHONE (312) 627-8325 FAX _____

SUBSTITUTE APPLICATION, DATED 1/11/16

6. If the applicant is a corporation please provide the names of all shareholders as disclosed on the Economic Disclosure Statements.

The applicant has no shareholders since it is a limited liability company.

7. On what date did the owner acquire legal title to the subject property? 9/9/15

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

No

9. Present Zoning District M1-1 / B3-2

Proposed Zoning District C1-5 Neighborhood Commercial District, then to Residential Business Planned Development

10. Lot size in square feet (or dimensions) 10,888 square feet

11. Current Use of the property The property is vacant.

Reason for rezoning the property To allow for the development of a mixed use development.

12. 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 applicant proposes to develop a six story building (plus amenity penthouse) with 44 dwelling units, about 6,000 square feet of ground floor retail space and 10 off-street parking spaces.

13. On May 14th, 2007, the Chicago City Council passed the Affordable Requirements Ordinance (ARO) that requires on-site affordable housing units or a financial contribution if residential housing projects receive a zoning change under certain circumstances. Based on the lot size of the project in question and the proposed zoning classification, is this project subject to the Affordable Requirements Ordinance? (See Fact Sheet for more information)


YES X NO _____

SUBSTITUTE APPLICATION, DATED 1/11/16


COUNTY OF COOK
STATE OF ILLINOIS

Chris Ilekis, 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.

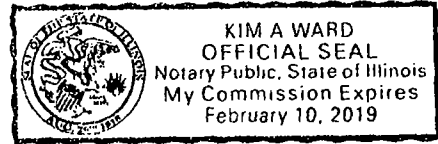
Subscribed and Sworn to before me this
11 day of January, 2015.



Notary Public



Signature of Applicant
1920 LLC, an Illinois limited liability
company



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

m

(DO NOT SUBMIT THIS PAGE WITH YOUR EDS. The purpose of this page is for you to recertify your EDS prior to submission to City Council or on the date of closing. If unable to recertify truthfully, the Disclosing Party must complete a new EDS with correct or corrected information)

RECERTIFICATION

Generally, for use with City Council matters. Not for City procurements unless requested.

This recertification is being submitted in connection with Re zoning of 1920 N. Milwaukee [identify the Matter]. Under penalty of perjury, the person signing below: (1) warrants that Advanced he/she is authorized to execute this EDS recertification on behalf of the Disclosing Party, (2) warrants that all certifications and statements contained in the Disclosing Party's original EDS are true, accurate and complete as of the date furnished to the City and continue to be true, accurate and complete as of the date of this recertification, and (3) reaffirms its acknowledgments.

1920 LLC
(Print or type legal name of Disclosing Party)

Date: 1/11/16

By:

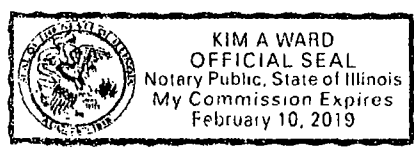
[Signature]
(sign here)

Print or type name of signatory:

CHRIS IERIS

Title of signatory:

MANAGER



Signed and sworn to before me on [date] January 11, 2016, by Chris Ieris, at Cook County, IL [state].

[Signature] Notary Public.

Commission expires: 2/10/19

m

**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:

1920 LLC

Check ONE of the following three boxes:

Indicate whether the Disclosing Party submitting this EDS is:

1. the Applicant

OR

2. a legal entity holding a direct or indirect interest in the Applicant. State the legal name of the Applicant in which the Disclosing Party holds an interest: _____

OR

3. a legal entity with a right of control (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: 400 N. State Street, Suite 400

Chicago, IL 60654

C. Telephone: 312-985-0974 Fax: _____ Email: c.ilekis@vequity.com

D. Name of contact person: Christopher Ilekis

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

F. Brief description of contract, transaction or other undertaking (referred to below as the "Matter") to which this EDS pertains. (Include project number and location of property, if applicable):

Re-zoning of 1920 North Milwaukee Avenue.

G. Which City agency or department is requesting this EDS? Department of Planning

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 N/A

B. IF THE DISCLOSING PARTY IS A LEGAL ENTITY:

1. List below the full names and titles of all executive officers and all directors of the entity.

NOTE: For not-for-profit corporations, also list below all members, if any, which are legal entities. If there are no such members, write "no members." For trusts, estates or other similar entities, list below the legal titleholder(s).

If the entity is a general partnership, limited partnership, limited liability company, limited liability partnership or joint venture, list below the name and title of each general partner, managing member, manager or any other person or entity that controls the day-to-day management of the Disclosing Party. **NOTE:** Each legal entity listed below must submit an EDS on its own behalf.

Name	Title
<u>Christopher Ileki</u>	<u>Manager</u>
<u>Kyle Glascott</u>	<u>Member</u>
<u>Tim Glascott</u>	<u>Member</u>
<u>Alphonse Ileki</u>	<u>Member</u>

2. Please provide the following information concerning each person or entity having a direct or indirect beneficial interest (including ownership) in excess of 7.5% of the Disclosing Party. Examples of such an interest include shares in a corporation, partnership interest in a partnership or joint venture,

interest of a member or manager in a limited liability company, or interest of a beneficiary of a trust, estate or other similar entity. If none, state "None." **NOTE:** Pursuant to Section 2-154-030 of the Municipal Code of Chicago ("Municipal Code"), the City may require any such additional information from any applicant which is reasonably intended to achieve full disclosure.

Name	Business Address	Percentage Interest in the Disclosing Party
Christopher Ilekis	400 N State Street, #400, Chicago, IL 60654	
Kyle Glascott	2156 N Halsted, Chicago, IL 60614	
Tim Glascott	2156 N. Halsted, Chicago, IL 60614	
Alphonse Ilekis	204 Lawton Road, Riverside, IL 60546	

SECTION III -- BUSINESS RELATIONSHIPS WITH CITY ELECTED OFFICIALS

Has the Disclosing Party had a "business relationship," as defined in Chapter 2-156 of the Municipal Code, with any City elected official in the 12 months before the date this EDS is signed?

- Yes No

If yes, please identify below the name(s) of such City elected official(s) and describe such relationship(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, accountant, consultant and any other person or entity whom the Disclosing Party has retained or expects to retain in connection with the Matter, as well as the nature of the relationship, and the total amount of the fees paid or estimated to be paid. The Disclosing Party is not required to disclose employees who are paid solely through the Disclosing Party's regular payroll.

"Lobbyist" means any person or entity who undertakes to influence any legislative or administrative action on behalf of any person or entity other than: (1) a not-for-profit entity, on an unpaid basis, or (2) himself. "Lobbyist" also means any person or entity any part of whose duties as an employee of another includes undertaking to influence any legislative or administrative action.

If the Disclosing Party is uncertain whether a disclosure is required under this Section, the Disclosing Party must either ask the City whether disclosure is required or make the disclosure.

Name (indicate whether retained or anticipated to be retained)	Business Address	Relationship to Disclosing Party Fees (subcontractor, attorney, lobbyist, etc.)	(indicate whether paid or estimated.) NOTE: "hourly rate" or "t.b.d." is not an acceptable response.
David Brininstool	1144 W Washington, Chicago, IL 60607	Architect	\$20,000 (est)
Andrew Scott	10 S Wacker Drive, Chicago, IL 60606	Attorney	\$25,000 (est.)

(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 Municipal Code 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. Pursuant to Municipal Code Chapter 1-23, Article I ("Article I")(which the Applicant should consult for defined terms (e.g., "doing business") and legal requirements), if the Disclosing Party submitting this EDS is the Applicant and is doing business with the City, then the Disclosing Party certifies as follows: (i) neither the Applicant nor any controlling person is currently indicted or charged with, or has admitted guilt of, or has ever been convicted of, or placed under supervision for, any criminal offense involving actual, attempted, or conspiracy to commit bribery, theft, fraud, forgery, perjury, dishonesty or deceit against an officer or employee of the City or any sister agency; and (ii) the Applicant understands and acknowledges that compliance with Article I is a continuing requirement for doing business with the City. NOTE: If Article I applies to the Applicant, the permanent compliance timeframe in Article I supersedes some five-year compliance timeframes in certifications 2 and 3 below.

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

- a. are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from any transactions by any federal, state or local unit of government;
- b. have not, within a five-year period preceding the date of this EDS, been convicted of a criminal offense, adjudged guilty, or had a civil judgment rendered against them in connection with: obtaining, attempting to obtain, or performing a public (federal, state or local) transaction or contract under a public transaction; a violation of federal or state antitrust statutes; fraud; embezzlement; theft; forgery; bribery; falsification or destruction of records; making false statements; or receiving stolen property;
- c. are not presently indicted for, or criminally or civilly charged by, a governmental entity (federal, state or local) with committing any of the offenses set forth in clause B.2.b. of this Section V;
- d. have not, within a five-year period preceding the date of this EDS, had one or more public transactions (federal, state or local) terminated for cause or default; and
- e. have not, within a five-year period preceding the date of this EDS, been convicted, adjudged guilty, or found liable in a civil proceeding, or in any criminal or civil action, including actions concerning environmental violations, instituted by the City or by the federal government, any state, or any other unit of local government.

3. The certifications in subparts 3, 4 and 5 concern:

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

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

- a. bribed or attempted to bribe, or been convicted or adjudged guilty of bribery or attempting to bribe, a public officer or employee of the City, the State of Illinois, or any agency of the federal government or of any state or local government in the United States of America, in that officer's or employee's official capacity;
- b. agreed or colluded with other bidders or prospective bidders, or been a party to any such agreement, or been convicted or adjudged guilty of agreement or collusion among bidders or prospective bidders, in restraint of freedom of competition by agreement to bid a fixed price or otherwise; or
- c. made an admission of such conduct described in a. or b. above that is a matter of record, but have not been prosecuted for such conduct; or
- d. violated the provisions of Municipal Code Section 2-92-610 (Living Wage Ordinance).

4. Neither the Disclosing Party, Affiliated Entity or Contractor, or any of their employees, officials, agents or partners, is barred from contracting with any unit of state or local government as a result of engaging in or being convicted of (1) bid-rigging in violation of 720 ILCS 5/33E-3; (2) bid-rotating in violation of 720 ILCS 5/33E-4; or (3) any similar offense of any state or of the United States of America that contains the same elements as the offense of bid-rigging or bid-rotating.

5. Neither the Disclosing Party nor any Affiliated Entity is listed on any of the following lists maintained by the Office of Foreign Assets Control of the U.S. Department of the Treasury or the Bureau of Industry and Security of the U.S. Department of Commerce or their successors: the Specially Designated Nationals List, the Denied Persons List, the Unverified List, the Entity List and the Debarred List.

6. The Disclosing Party understands and shall comply with the applicable requirements of Chapters 2-55 (Legislative Inspector General), 2-56 (Inspector General) and 2-156 (Governmental Ethics) of the Municipal Code.

7. 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:

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

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

N/A

9. To the best of the Disclosing Party's knowledge after reasonable inquiry, the following is a complete list of all gifts that the Disclosing Party has given or caused to be given, at any time during the 12-month period preceding the execution date of this EDS, to an employee, or elected or appointed official, of the City of Chicago. For purposes of this statement, a "gift" does not include: (i) anything made generally available to City employees or to the general public, or (ii) food or drink provided in the course of official City business and having a retail value of less than \$20 per recipient (if none, indicate with "N/A" or "none"). As to any gift listed below, please also list the name of the City recipient.

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 Section 2-32-455(b) of the Municipal Code.

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

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

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

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 INTEREST IN CITY BUSINESS

Any words or terms that are defined in Chapter 2-156 of the Municipal Code have the same meanings when used in this Part D.

1. In accordance with Section 2-156-110 of the Municipal Code: 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., 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 interest and identify the nature of such interest:

Name	Business Address	Nature of Interest
_____	_____	_____
_____	_____	_____
_____	_____	_____

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 paragraph 2. Failure to

comply with these disclosure requirements may make any contract entered into with the City in connection with the Matter voidable by the City.

X 1. The Disclosing Party verifies that the Disclosing Party has searched any and all records of the Disclosing Party and any and all predecessor entities regarding records of investments or profits from slavery or slaveholder insurance policies during the slavery era (including insurance policies 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 who have made lobbying contacts on behalf of the Disclosing Party with respect to the Matter: (Add sheets if necessary):

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

2. The Disclosing Party has not spent and will not expend any federally appropriated funds to pay any person or entity listed in Paragraph A.1. above for his or her lobbying activities or to pay any person or entity to influence or attempt to influence an officer or employee of any agency, as defined by applicable federal law, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress, in connection with the award of any federally funded contract, making any federally funded grant or loan, entering into any cooperative agreement, or to extend, continue, renew, amend, or modify any federally funded contract, grant, loan, or cooperative agreement.

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

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

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

B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY

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

Is the Disclosing Party the Applicant?

Yes

No

If "Yes," answer the three questions below:

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

Yes

No

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

Yes

No

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

Yes

No

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

**SECTION VII -- ACKNOWLEDGMENTS, CONTRACT INCORPORATION,
COMPLIANCE, PENALTIES, DISCLOSURE**

The Disclosing Party understands and agrees that:

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

B. The City's Governmental Ethics and Campaign Financing Ordinances, Chapters 2-156 and 2-164 of the Municipal Code, impose certain duties and obligations on persons or entities seeking City contracts, work, business, or transactions. The full text of these ordinances and a training program is available on line at 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 the applicable ordinances.

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

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

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

The Disclosing Party represents and warrants that:

F.1. The Disclosing Party is not delinquent in the payment of any tax administered by the Illinois Department of Revenue, nor are the Disclosing Party or its Affiliated Entities delinquent in paying any fine, fee, tax or other charge owed to the City. This includes, but is not limited to, all water charges, sewer charges, license fees, parking tickets, property taxes or sales taxes.

F.2 If the Disclosing Party is the Applicant, the Disclosing Party and its Affiliated Entities will not use, nor permit their subcontractors to use, any facility listed by the U.S. E.P.A. on the federal Excluded Parties List System ("EPLS") maintained by the U. S. General Services Administration.


F.3 If the Disclosing Party is the Applicant, the Disclosing Party will obtain from any contractors/subcontractors hired or to be hired in connection with the Matter certifications equal in form and substance to those in F.1. and F.2. above and will not, without the prior written consent of the City, use any such contractor/subcontractor that does not provide such certifications or that the Disclosing Party has reason to believe has not provided or cannot provide truthful certifications.

NOTE: If the Disclosing Party cannot certify as to any of the items in F.1., F.2. or F.3. above, an explanatory statement must be attached to this EDS.

CERTIFICATION

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

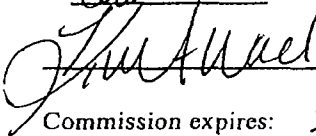
1920 LLC
(Print or type name of Disclosing Party)

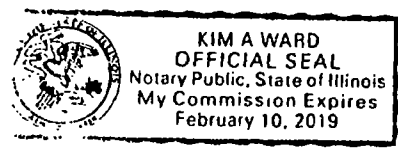
By: 
(Sign here)

Christopher Ilekis
(Print or type name of person signing)

Manager
(Print or type title of person signing)

Signed and sworn to before me on (date) Sept, 10, 2015,
at Cook County, IL (state).

 Notary Public.
Commission expires: 2/10/19



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

FAMILIAL RELATIONSHIPS WITH ELECTED CITY OFFICIALS AND DEPARTMENT HEADS

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

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

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

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

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 percent (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 Municipal Code Section 2-154-010, is the Applicant or any Owner identified as a building code scofflaw or problem landlord pursuant to Section 2-92-416 of the Municipal Code?

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 Section 2-92-416 of the Municipal Code?

Yes

No

Not Applicable

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

FILLING OUT THIS APPENDIX B CONSTITUTES ACKNOWLEDGMENT AND AGREEMENT THAT THIS APPENDIX B IS INCORPORATED BY REFERENCE INTO, AND MADE A PART OF, THE ASSOCIATED EDS, AND THAT THE REPRESENTATIONS MADE IN THIS APPENDIX B ARE SUBJECT TO THE CERTIFICATION MADE UNDER PENALTY OF PERJURY ON PAGE 12 OF THE ASSOCIATED EDS.