



# City of Chicago



02022-1964

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	6/22/2022
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 9-H at 1654 W. School St - App No. 21062T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

#21062-T1  
INTRO DATE  
JUNE 22, 2022

## ORDINANCE

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

**SECTION 1.** That, Title 17 of the Municipal Code of Chicago (“*Chicago Zoning Ordinance*”), is hereby amended by changing all the *B3-2 Community Shopping District* symbols and indications as shown on Map No. 9-H in the area bounded by

The alley next north of and parallel to West School Street; the alley next east of and parallel to North Paulina Avenue; West School Street; and North Paulina Street

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 Addresses of Property: 1654 West School Street

**17-13-0303-C (1) Narrative Zoning Analysis**  
1654 West School Street, Chicago, Illinois

Proposed Zoning: *B2-3 Neighborhood Mixed-Use District*

Lot Area: 7,804.56 square feet (*recorded*)

Proposed Land Use: The subject property comprises the northeast corner of School Street and Paulina Street and consists of three contiguous lots of record. The site is currently improved with a three-story (with basement) multi-unit *residential* building, a one-story detached garage, and a large (asphalt) surface parking area-lot. The Applicant is seeking a *Zoning Map Amendment* in order to permit the redevelopment of the site, in its entirety, with a new four-story multi-unit *residential* building. To allow for the new improvements, the Applicant intends to raze the existing structures. The programming for the proposed new development calls for the establishment of a total of seventeen (17) *dwelling units*, which will be situated on and between the 1<sup>st</sup> thru 4<sup>th</sup> Floors. Due to its close \*proximity to the *Paulina CTA Train Station* AND the *Ashland Bus Line Corridor Roadway Segment*, and in an effort to reduce vehicular congestion in the area, the proposal calls for the provision of off-street parking for seventeen (17) vehicles, within the 1<sup>st</sup> Floor (rear) of the proposed new building, which represents NO more than one parking space per dwelling unit. \*[*The subject property is located on a Six-Corners Pedestrian Street, less than 2,640 feet from the entrance to the CTA Train Station and a designated CTA Bus Line Corridor Roadway Segment, and therefore constitutes a Transit Served Location (TSL), under the current Zoning Ordinance.*] In further consideration of these conditions, the proposal also includes a dedicated parking-storage room, for bicycles, within the 1<sup>st</sup> Floor of the building. The new proposed building will measure 58 feet-11 inches in height (*to the underside ceiling of the rooftop penthouse*) and such improvements will be masonry in construction.

(A) The Project's Floor Area Ratio: 27,923 square feet (3.6 FAR)

*\*The subject property is located on a Six-Corners Pedestrian Street, within 2,640 linear feet of the entrance to the Paulina CTA Train Station and the Ashland Bus Line Corridor Roadway Segment, thereby qualifying as a Transit Served Location. [17-10-0102-B] The programming calls for the provision of no more than one parking space per dwelling unit and at least 50% of the required affordable units will be located on-site (within the proposed new building). Therefore, the Applicant is eligible for an increase in maximum floor area ratio (FAR) up to 3.75, pursuant to this Type 1 Zoning Map Amendment. [17-3-0403-B] \*Please See: corresponding TSL Narrative.*

(B) The Project's Density (Lot Area Per Dwelling Unit): 17 *dwelling units*; 459.1 square feet per *dwelling unit*

(C) The amount of off-street parking: 17 vehicular parking spaces + at least 17 bicycle parking-storage spaces

- (D) Setbacks:
- a. Front Setback: 1 foot-0 inches
  - b. Rear Setback: 0 feet-0 inches (1<sup>st</sup> Floors)  
12 feet- 3 inches (2<sup>nd</sup> thru 4<sup>th</sup> Floors)
  - c. Side Setbacks:  
East: 0 feet-4 inches  
West: 0 feet-4 inches

*\*Subsequent to and independent of this proposed Zoning Map Amendment, the Applicant will seek any further relief that is necessary to ensure full compliance with the setback standards of the current Zoning Ordinance.*

- (E) Building Height: 47 feet- 1½ inches (*underside-ceiling of 4<sup>th</sup> Floor*)  
58 feet-11 inches (*underside-ceiling of rooftop penthouse*)

**17-3-0403-C Transit Served Location (TSL) – Narrative Zoning Analysis**  
1654 West School Street, Chicago, Illinois

THE SITE

The subject property comprises the northeast corner of School Street and Paulina Street and consists of three contiguous lots of record, with 74.4 feet of frontage on School Street and 104.9 feet of frontage on Paulina Street. [Site: 74.4 feet in width by 104.9 feet in depth = 7,804.56 square feet of total lot area.] The site is bounded by public alleys to the east and to the north. The property is currently improved with an old three-story (with basement) multi-unit *residential* building and a one-story detached garage, which such improvements are oriented toward the southeast side of the site. A large (asphalt) surface parking area-lot occupies the remainder of the site – north and west portions.

The subject property is located on a segment of School Street that is a designated *Six-Corners Pedestrian Street*, just west of the ‘five-way’ intersection where it merges with Lincoln Avenue and Marshfield Avenue. \*[The *Pedestrian Street* designation - for School Street, ends at the centerline of Paulina Street to the west and at the centerline of Ashland Avenue to the east.] The site is located less than two-blocks (500 feet) from the centerline of the *Ashland Bus Line Corridor Roadway Segment* – to the east, and, – too, is located less than 670 feet from the entrance to the *Paulina CTA Train Station* – to the north. This locality, therefore, allows for this particular site to be classified as a *Transit Served Location (TSL)*, pursuant to the applicable provisions of the current *Zoning Ordinance*. [Please see: 17-10-0102-B, *et seq.*]

There are two improved (combined) ‘properties’ that comprise this particular block of *School Street*, on the north side – one of which is the subject property. The other such property, which carries the same underlying zoning classification (*B3-2*), encompasses the northwest corner of School Street and Lincoln Avenue and is situated on the other side of the public alley – due east. This other property is presently improved with a two-story multi-tenant mixed-use (*commercial-office*) building, which such improvements occupy the entirety of the respective site (i.e., *ZERO setbacks*). Most of the buildings that have their frontage on Lincoln Avenue are larger in scale (five-story and six-story) and density, with *commercial (non-residential)* uses activating their respective ground floors (grade level). Moving west along School Street, most of the existing improvements are moderate in scale (three-story and four-story) and density, and predominantly *residential* in character (function).

Toward these ends, the footprints of most of the buildings and improvements on the immediate block and all along Lincoln Avenue and Paulina Avenue – moving north and south, span the entirety of their respective site, so that most such buildings do NOT provide accessory off-street parking accommodations, which such conditions are mitigated due to the proximity to meaningful public transit (*CTA Station and Bus Line Corridor*), as well as the corresponding designation as a *Pedestrian Street*. Many of the improvements along this block of School Street and adjacent thereto are *non-conforming* under the current *Zoning Ordinance* and/or were permitted pursuant to relief granted by the *Zoning Board of Appeals* and/or *City Council*.

## THE PROJECT

The Applicant is seeking a *Type 1 Zoning Map Amendment* – from a *B3-2 Community Shopping District* to a *B2-3 Neighborhood Mixed-Use District*, in order to permit the redevelopment of the subject property with a new four-story multi-unit *residential* building.

To allow for the new improvements, the Applicant intends to raze the existing structures. The programming for the proposed new development calls for the establishment of a total of seventeen (17) *dwelling units*, which will be situated on and between the 1<sup>st</sup> thru 4<sup>th</sup> Floors. Due to its close proximity to the *Paulina CTA Train Station* AND the *Ashland Bus Line Corridor Roadway Segment*, and in an effort to reduce vehicular congestion in the area, the proposal calls for the provision of off-street parking for seventeen (17) vehicles, within the 1<sup>st</sup> Floor (rear) of the proposed new building, which represents NO more than one parking space per dwelling unit. *\*[The subject property is located on a Six-Corners Pedestrian Street, less than 2,640 feet from the entrance to the CTA Train Station and a designated CTA Bus Line Corridor Roadway Segment, and therefore constitutes a Transit Served Location (TSL), under the current Zoning Ordinance.]* In further consideration of these conditions, the proposal also includes a dedicated parking-storage room, for at least seventeen (17) bicycles, within the 1<sup>st</sup> Floor of the building. For the convenient use and enjoyment of the future residents of the development – exclusively, the proposed new building also features a private *rooftop deck* (1,365 square feet) and a small amenity room (*penthouse*), which such areas will be accessed via an elevator and/or two sets of enclosed stairs. The new proposed building will measure 58 feet-11 inches in height (*to the underside ceiling of the rooftop penthouse*) and such improvements will be masonry in construction.

## FLOOR AREA RATIO INCREASE FOR TRANSIT SERVED LOCATION: 17-3-0403-C

*\*This proposed Zoning Map Amendment* is being sought by and through the ‘*Type 1*’ process [Section 17-13-0302-A], in order to qualify for an increase in the maximum allowable *floor area ratio* up to 3.75 for the new proposed improvements, under the current Zoning Ordinance [Section 17-3-0403-C], since the programming calls for *no more than one parking space per dwelling unit* AND *for at least fifty-percent (50%) of the required \*affordable units to be located onsite (within the new proposed building).* *\*[Pursuant to the 2021 Affordable Requirements Ordinance, the Applicant will be designating three (3) of the seventeen (17) proposed new dwelling units as affordable – which represents 20% of the total number of proposed dwelling units.]*

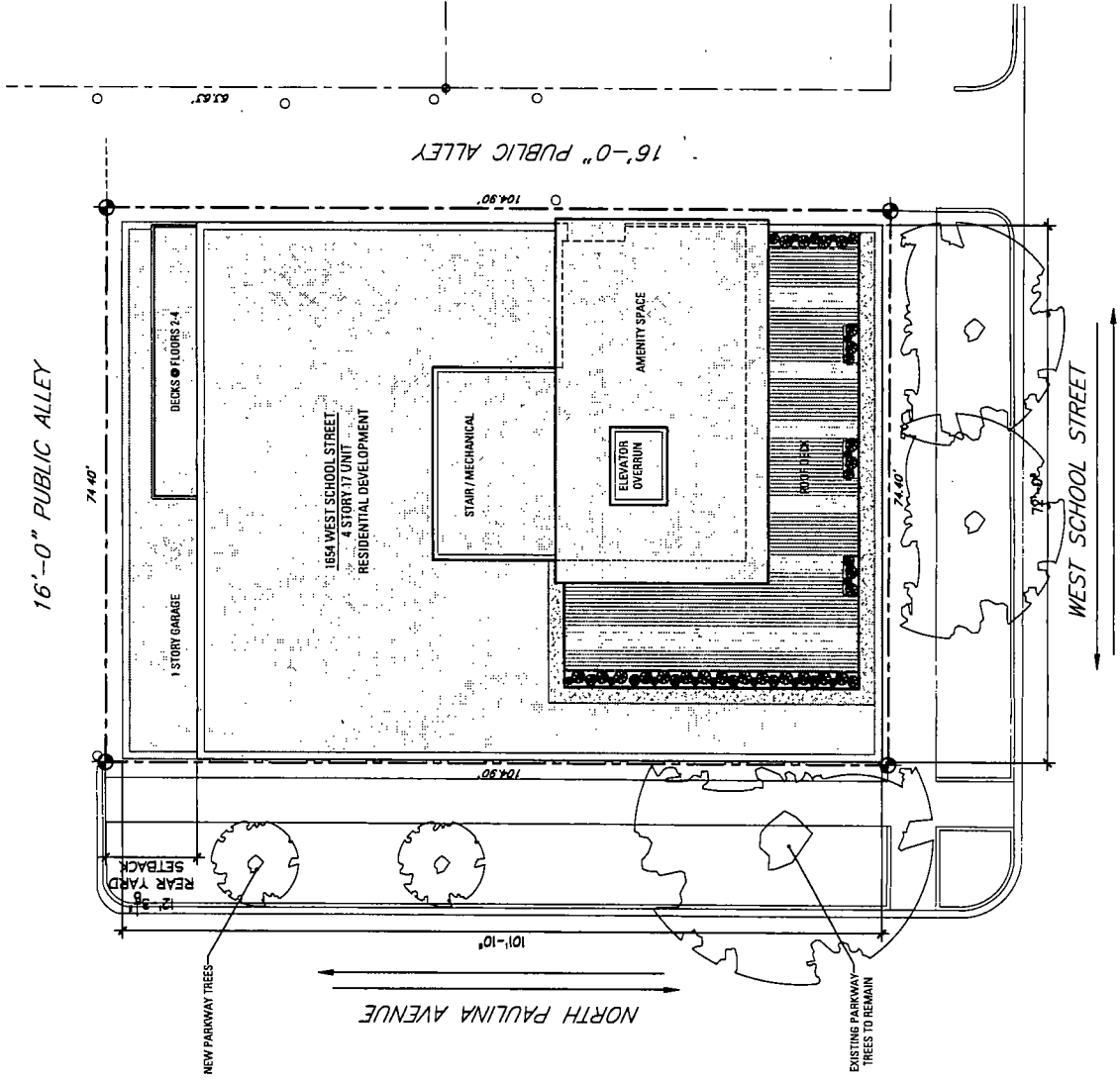
Pursuant to Section 17-13-0905-F and Section 17-10-0102-B of the Zoning Ordinance, in order to qualify for the proposed increase to the maximum *floor area ratio* (FAR), the Project:

- (a) **Must be located in a transit-served location.** The subject property is located on a *Six-Corners Pedestrian Street*, within 2,640 linear feet of the entrance to the *Paulina (Brown Line) CTA Train Station* (approximately 670 feet) AND within 2,640 linear feet of the centerline of the *Ashland Bus Line Corridor Roadway Segment* (less than 500 feet).

- (b) **Must comply with the standards of Section 17-3-0500 pertaining to *pedestrian streets* and *pedestrian retail streets*.** The proposed new development complies with all of the standards and design guidelines for *pedestrian streets* as shown on the accompanying *architectural plans* (prepared by *Jonathan Splitt Architects, Ltd.*), submitted with the subject *Type 1 Zoning Map Amendment*. By way of relevant example, the façade of the proposed new building almost directly abuts the sidewalk (*1'-0" front setback to allow for landscape elements along the pedestrian way*), with the primary entrance facing and directly accessible off of School Street. [17-3-0504-B and 17-3-0504-D] As well, at least 60% of the ground floor façade – facing School Street, is comprised of transparent windows. [17-3-0504-C] Lastly, all of the off-street parking for the development is located at the rear and/or behind the building, directly accessible via the public alley, without any vehicular interference with the pedestrian walkway (sidewalk). [17-3-0504-E-F-G] In fact, and toward these same ends, in consideration of the new proposed improvements, the Applicant will be completely activating BOTH of the street elevations (*School Street + Paulina Street*), which such segments of the pedestrian way are presently occupied by an open, unsecured (no fence), concrete parking lot. In doing so, and by conscientious design, the Applicant will also be eliminating an existing curb-cut (*driveway*) – on Paulina Street, which such existing driveway interferes with the pedestrian right-of-way (sidewalk) and otherwise compromises pedestrian safety. So that, the Applicant will be restoring that portion of the sidewalk to allow for unfettered and safe pedestrian movements at and around the subject property.
- (c) **Must comply with the general goals set forth in the *Transit Friendly Development Guide: Station Area Typology*, and any other station-specific plans, designs or guidelines adopted by the Chicago Plan Commission.** The *Transit Friendly Development Guide* defines ‘transit friendly development’ as *[d]evelopment which is oriented towards and integrated with adjacent transit*. By way of relevant example, the proposed new development incorporates accessibility and connectivity less than 700 linear feet from the entrance to the *CTA Train Station*, less than 600 feet from one of the City’s most exploited *CTA Bus Routes*, and just steps away from the Neighborhood’s most robust *retail* and *hospitality* corridor, which extends for at least five blocks in each direction, all serviced by the same public transit operations, with multiple *Divvy Bicycle Stations* along the way. Moreover, as already described, the proposed new development will be replacing and activating an open surface parking lot, which such existing condition detracts from the *pedestrian* experience. By eliminating this parking lot and completely activating both of the street fronting facades, as well, the proposed new development will be promoting reliance on public and communal transportation, thereby minimizing the carbon footprint for the project and mitigating traffic congestion in the area (along with the corresponding undesired pollutants).

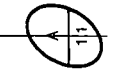
- (d) **Must actively promote public transit and alternatives to automobile ownership.** In a direct and deliberate effort to promote public forms of transportation, and – too, to mitigate vehicular congestion and traffic in this pedestrian-oriented neighborhood, while still balancing the express interests and demands of the existing residents of the community, the proposed new development will provide only one (1) designated off-street parking space for each proposed new *dwelling unit*, some of which such units are larger in size and will likely be occupied by families and/or couples (multiple residents per unit). Such considerations should dissuade residents who require and/or rely on individual automobile ownership. As well, the proposed development includes a sizeable storage room, within the ground floor of the building - situated directly off of the pedestrian way, which can accommodate interior parking for at least seventeen (17) bicycles and scooters. Beyond these onsite accommodations, there are additional bicycle racks located on the sidewalk in front of the subject site and the Applicant is committed to working with the Alderman and representatives from the CTA and CDOT, toward providing additional public bicycle racks, should such be desired. Lastly, and once more, the proposed new development will be replacing an open surface parking lot and completely activating both of the street fronting facades that are encumbered by the same, thereby promoting reliance on public and communal forms of transportation.
- (e) **Must include enhancements to the pedestrian environment that are not otherwise required.** The existing building, which occupies approximately half of the site, with its only activation on School Street, has a relatively blank masonry façade with shuttered tiny windows and no landscape elements. These existing conditions create a lull in street level stimulation for pedestrians utilizing the public way, in stark contrast to the other newer-construction fully activated improvements that comprise this side of the block. Perhaps even worse, the remainder of the site – with frontage on both School Street and Paulina Street, is presently improved with an unsecure open surface parking lot, that completely detracts from the pedestrian experience and significantly compromises the general welfare of the same. The design for the proposed new development not only complies with the strict guidelines for improvements on a *Pedestrian Street*, which such design includes a façade with large transparent windows and the provision of landscape elements along the entire School Street and Paulina Street facades (directly abutting the sidewalk), but it also completely activates these same street frontages and pedestrian ways. The Applicant is also committed to working with the Alderman and with CDPT toward improvements to the shared pedestrian way, which such enhancements may include the provision of new parkway trees, planters and grass on both street frontages, as well as restoring the existing curb-cut on Paulina Street and otherwise repaving the abutting sidewalks. These design elements will help to further enhance the pedestrian experience at and around the currently sluggish site.



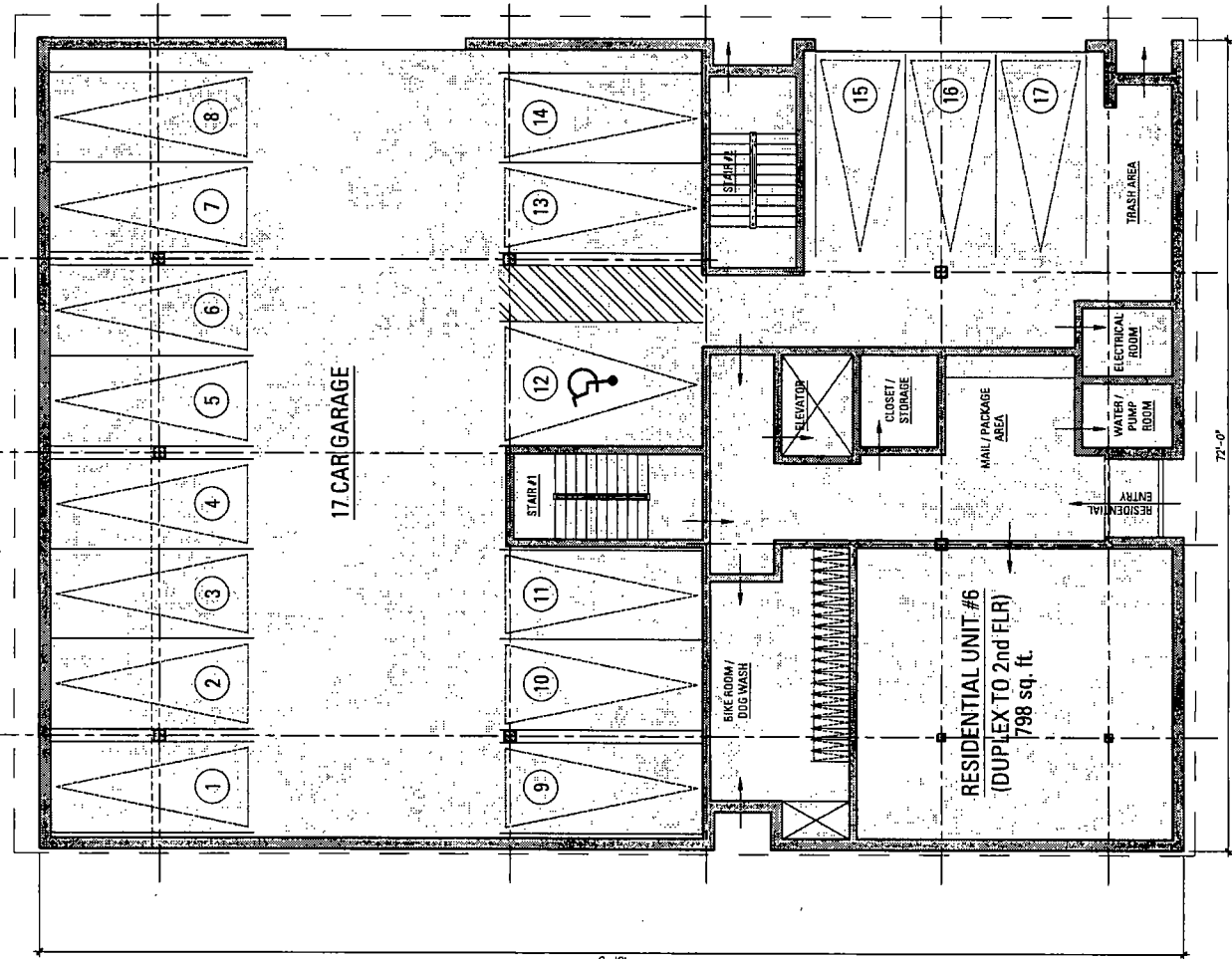


**j s a**  
 jonathan SPLITT architects llc  
 4001 north reynoldswood avenue  
 suite 601  
 chicago illinois 60613-2576  
 773 883 1017 fax 773 883 3081

**SITE PLAN**  
 1/16" = 1'-0"  
 0 5 10 20 40



proj.# 2185  
 proj. SCHOOL STREET FLATS  
 MULTI-UNIT RESIDENCE  
 1654 WEST SCHOOL STREET  
 CHICAGO, IL  
 description 05/19/2022, ISSUED FOR REVIEW



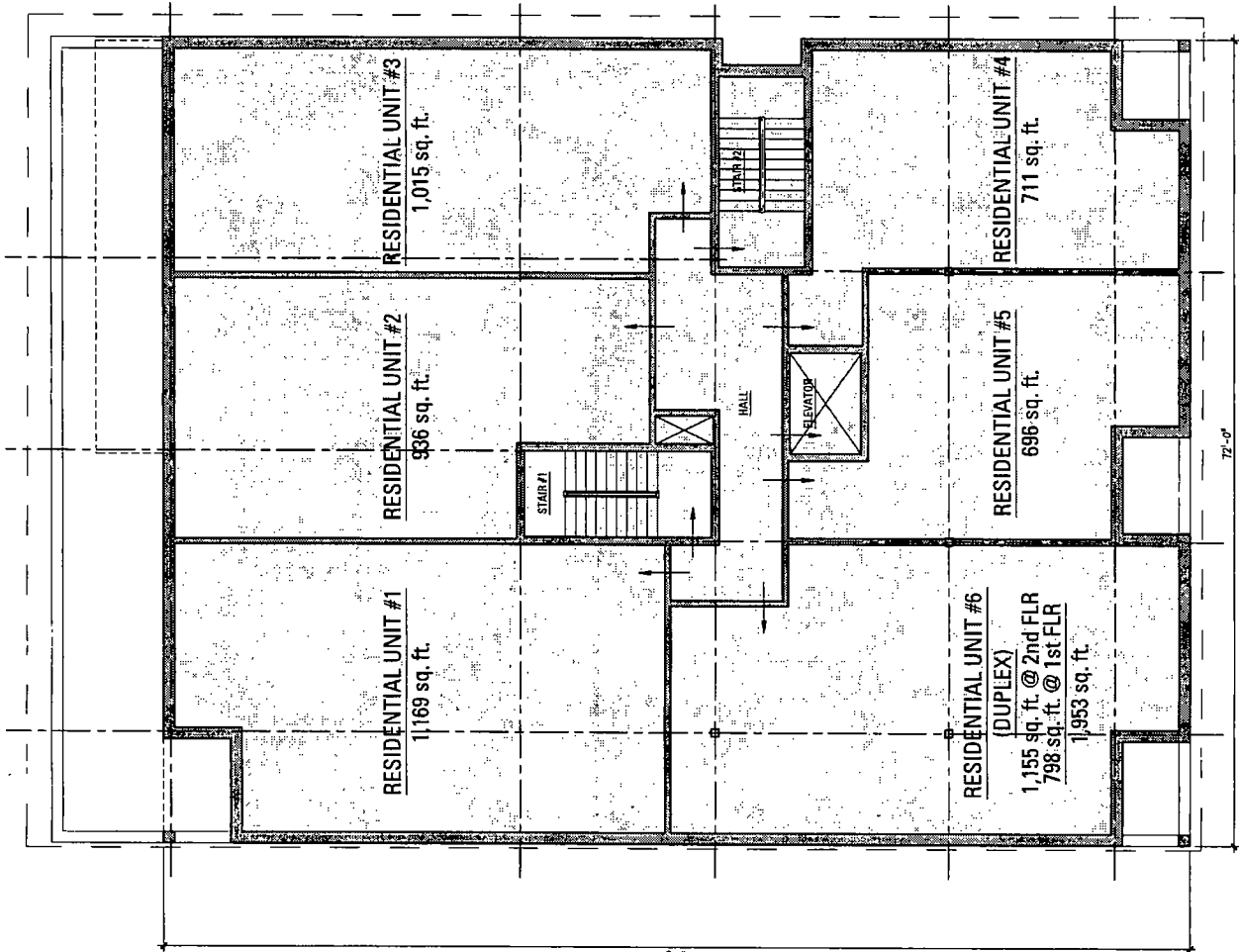
FIRST FLOOR PLAN - 2,294 sq. ft.  
 (7,256 sq. ft. - GROSS)  
 1/8" = 1'-0"



proj.# 2185  
 proj. SCHOOL STREET FLATS  
 MULTI-UNIT RESIDENCE  
 1854 WEST SCHOOL STREET  
 CHICAGO, IL  
 description 05/19/2022, ISSUED FOR REVIEW



jsa  
 Jonathan SPLITT architects llc.  
 4001 north ravenwood avenue  
 suite 601  
 chicago illinois 60613-2578  
 773 883 1017 / fax 773 883 3081

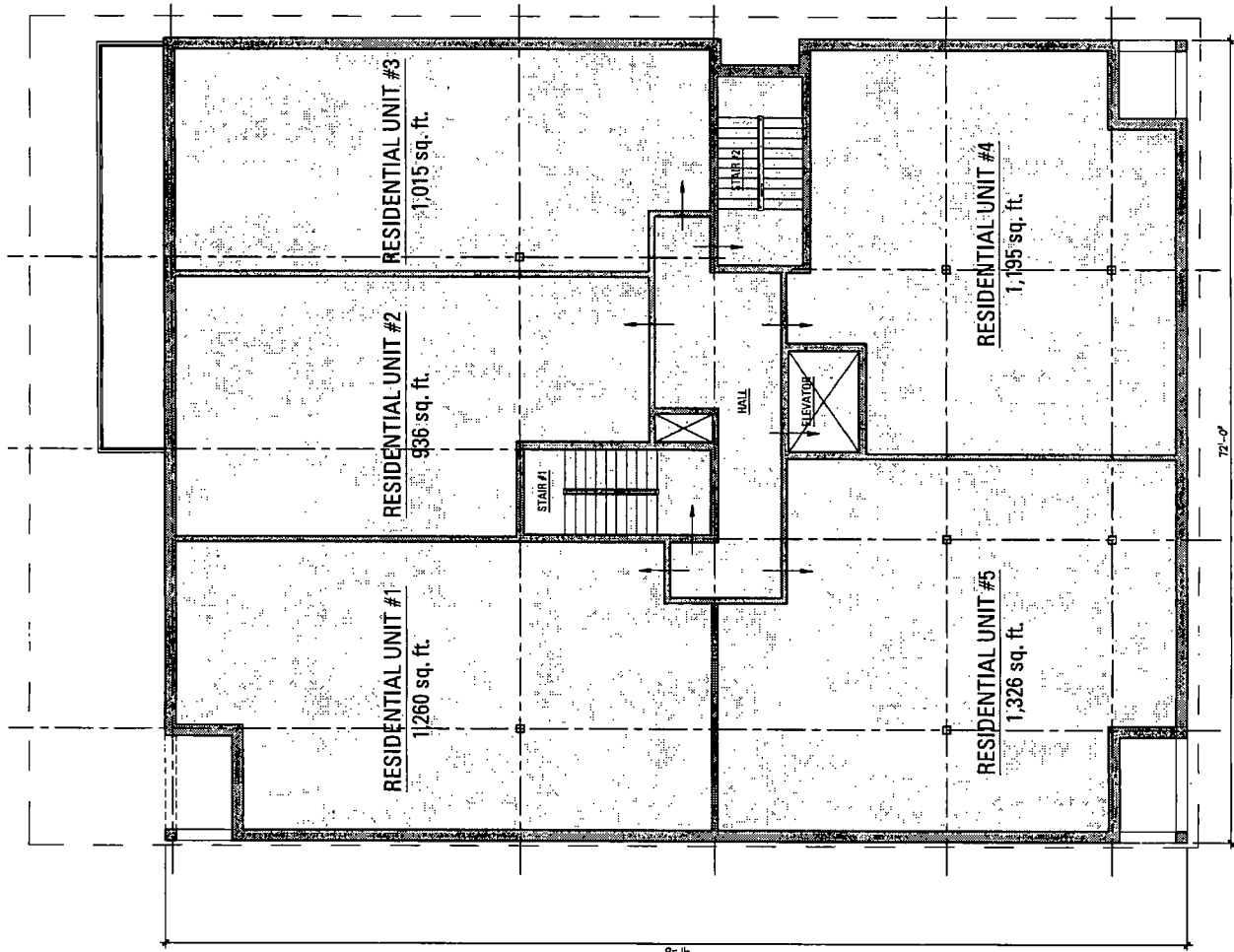


2-1b

SECOND - THIRD FLOOR PLAN - 6,353sq. ft.  
 6 UNITS  
 1/8" = 1'-0"

proj.# 2185  
 SCHOOL STREET FLATS  
 MULTI-UNIT RESIDENCE  
 1654 WEST SCHOOL STREET  
 CHICAGO, IL  
 description 05/19/2022, ISSUED FOR REVIEW

**jsa**  
 jonathan SPLITT architects ltd.  
 4001 north reynoldswood avenue  
 suite 801  
 chicago illinois 606132576  
 773 863 1017 / ex 773 863 3081



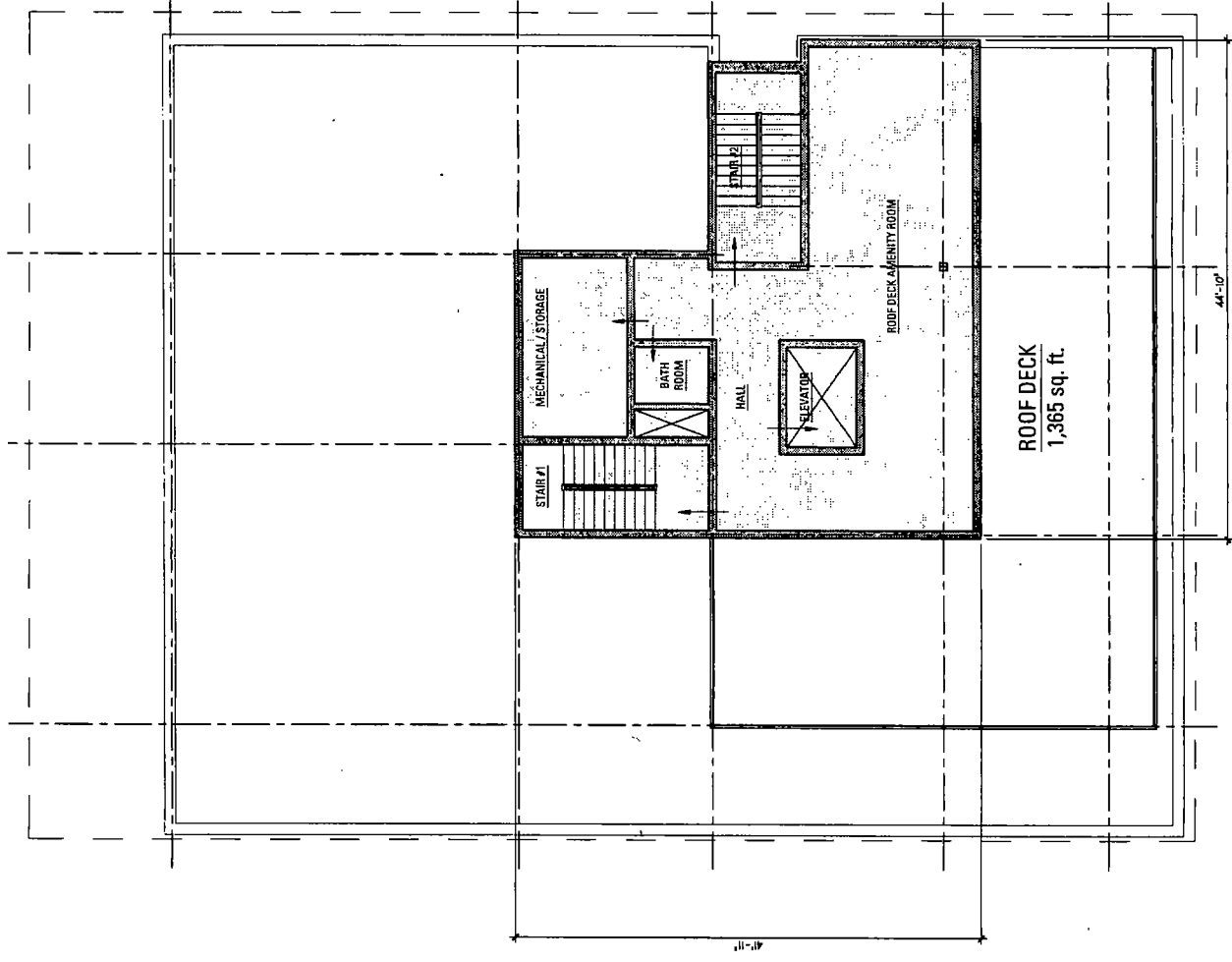
FOURTH FLOOR PLAN - 6,430 sq. ft.  
5 UNITS

1/8" = 1'-0"



**jsa**  
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4001 north ravenwood avenue  
suite 501  
chicago illinois 60612-2576  
773 883 1017 fax 773 883 3081

proj.# 2165  
proj. SCHOOL STREET FLATS  
MULTI-UNIT RESIDENCE  
1654 WEST SCHOOL STREET  
CHICAGO, IL  
description 05/19/2022, ISSUED FOR REVIEW



PENTHOUSE/ROOF PLAN - 1,531 sq. ft.  
1/8" = 1'-0"



Proj.# 2185  
 Proj. SCHOOL STREET FLATS  
 MULTI-UNIT RESIDENCE  
 1654 WEST SCHOOL STREET  
 CHICAGO, IL  
 Description 05/19/2022, ISSUED FOR REVIEW



**jsa**  
 jonathan SPLITT architects ltd.  
 4001 north revere wood avenue  
 suite 501  
 chicago illinois 60612-2376  
 773 883 1017 / ex 773 883 3081

+ 62' - 2"  
TOP OF ELEVATOR  
OVERRIDE

+ 56' - 11"  
PENTHOUSE CEILING  
HEIGHT

+ 47' - 1 1/2"  
FOURTH FLOOR  
CEILING HEIGHT

+ 35' - 9 1/2"  
FOURTH FLOOR HEIGHT

+ 24' - 5 1/2"  
THIRD FLOOR HEIGHT

+ 13' - 1 1/2"  
SECOND FLOOR HEIGHT

+ 0' - 0"  
FLOOR HEIGHT

METAL-PANELED  
SIDING

HORIZONTAL LIMESTONE  
BAND

FACE BRICK  
"RED IRONSPOT"

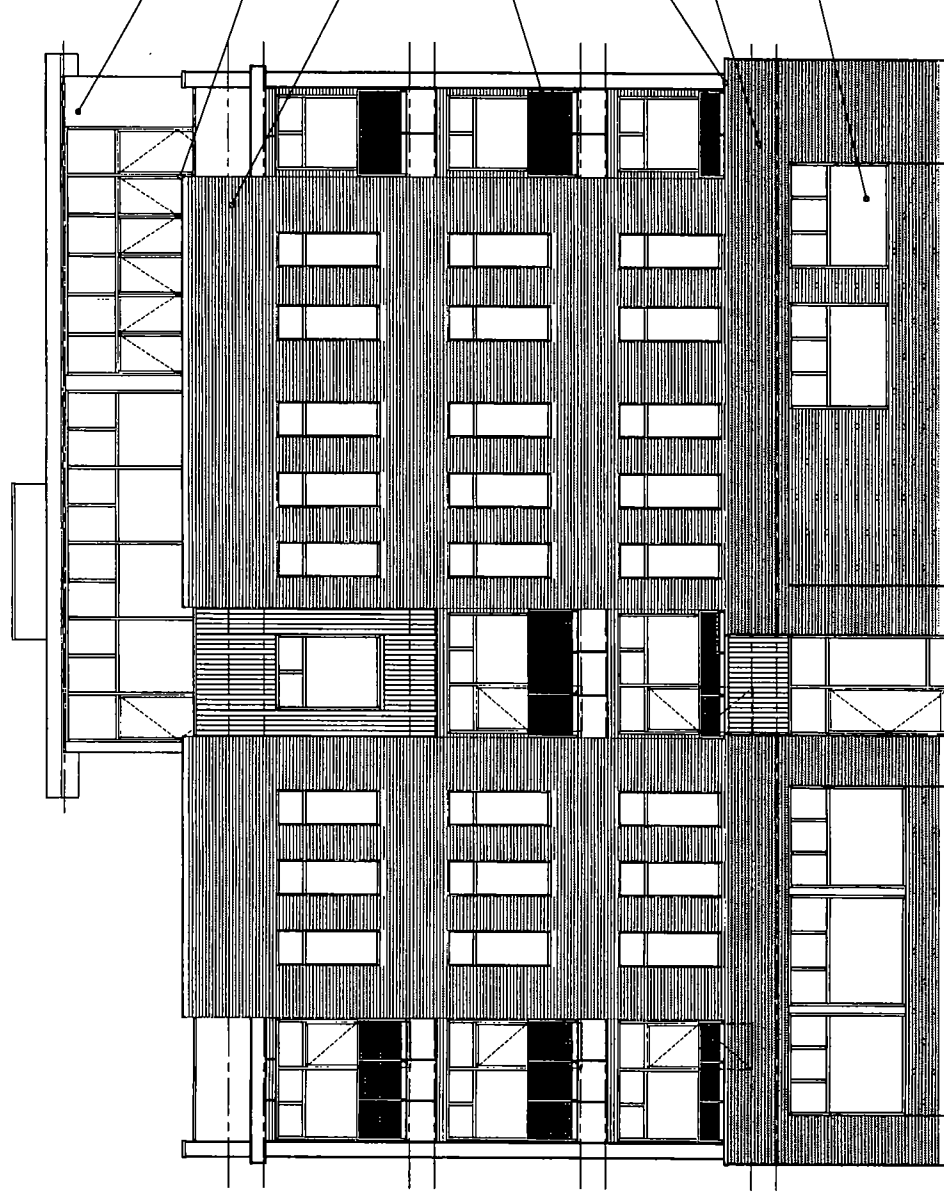
STEEL GUARDRAIL

HORIZONTAL LIMESTONE  
BAND

FACE BRICK  
"MANGANESE BROWN"

FACE BRICK  
"RED IRONSPOT"

60% GLAZING FOR  
P. STREET



NORTH ELEVATION



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chicago illinois 60612-2576  
773 883 1017 / fax 773 883 3081

proj.# 2185  
SCHOOL STREET FLATS  
MULTI-UNIT RESIDENCE  
1684 WEST SCHOOL STREET  
CHICAGO, IL

description 05/19/2022, ISSUED FOR REVIEW

+ 62' - 2"  
 TOP OF ELEVATOR  
 OVERRUN  
 + 59' - 11"  
 PENTHOUSE CEILING  
 HEIGHT

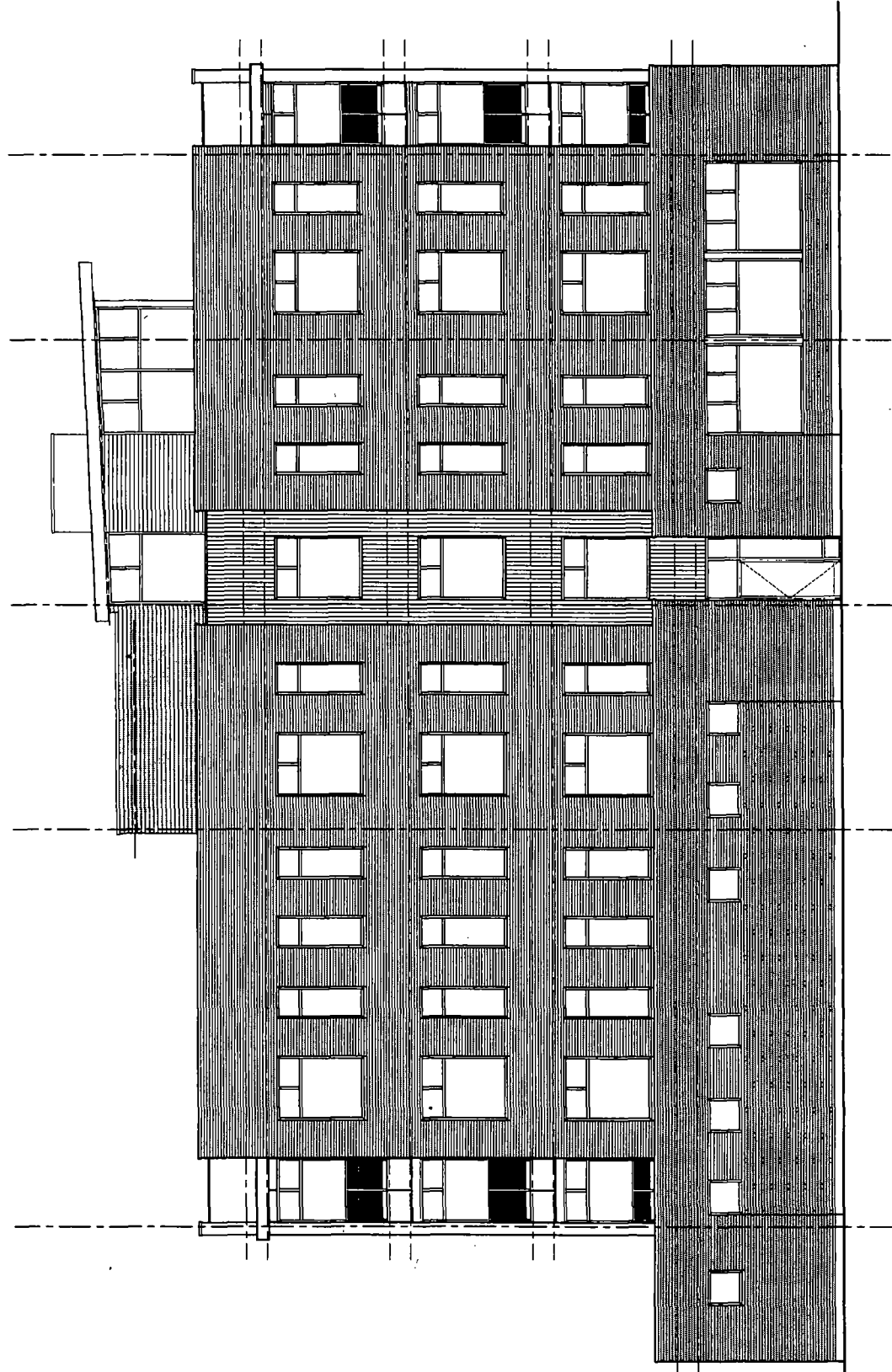
+ 47' - 1 1/2"  
 FOURTH FLOOR  
 CEILING HEIGHT

+ 35' - 9 1/2"  
 FOURTH FLOOR HEIGHT

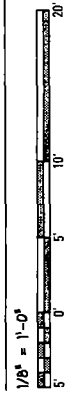
+ 24' - 5 1/2"  
 THIRD FLOOR HEIGHT

+ 13' - 1 1/2"  
 SECOND FLOOR HEIGHT

+ 0' - 0"  
 FLOOR HEIGHT



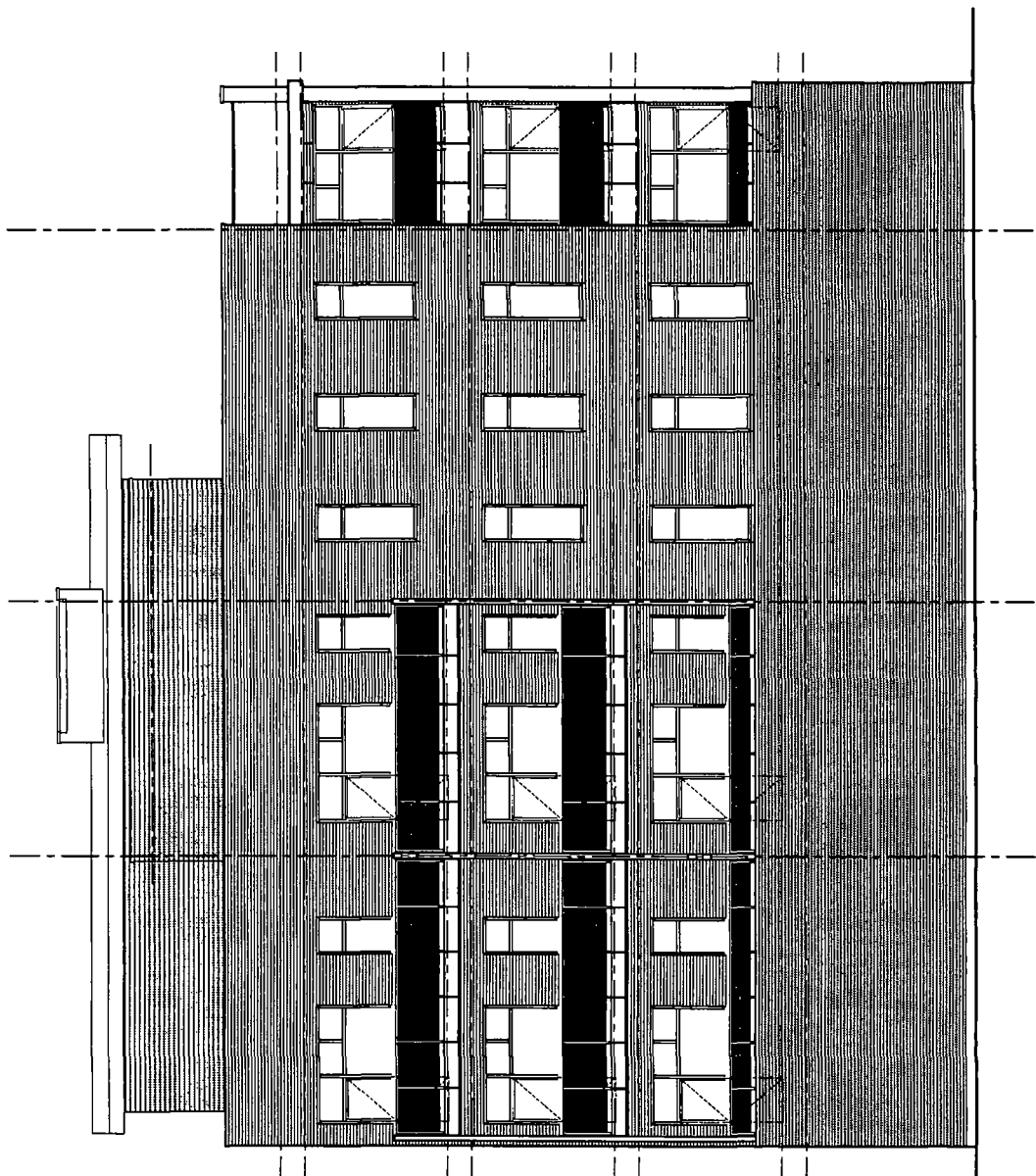
WEST ELEVATION



**jsa**  
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 suite 801  
 chicago illinois 60612-2576  
 773 883 1017 fax 773 883 3081

Proj. # 2165  
 SCHOOL STREET FLATS  
 PROJECT RESURFACE  
 100 WEST SCHOOL STREET  
 CHICAGO, IL  
 Description 05/19/2022, ISSUED FOR REVIEW





- ◆ + 62' - 2" TOP OF ELEVATOR OVERRUN
- ◆ + 58' - 11" PENTHOUSE CEILING HEIGHT
- ◆ + 47' - 1 1/2" FOURTH FLOOR CEILING HEIGHT
- ◆ + 35' - 9 1/2" FOURTH FLOOR HEIGHT
- ◆ + 24' - 5 1/2" THIRD FLOOR HEIGHT
- ◆ + 13' - 1 1/2" SECOND FLOOR HEIGHT
- ◆ + 0' - 0" FLOOR HEIGHT

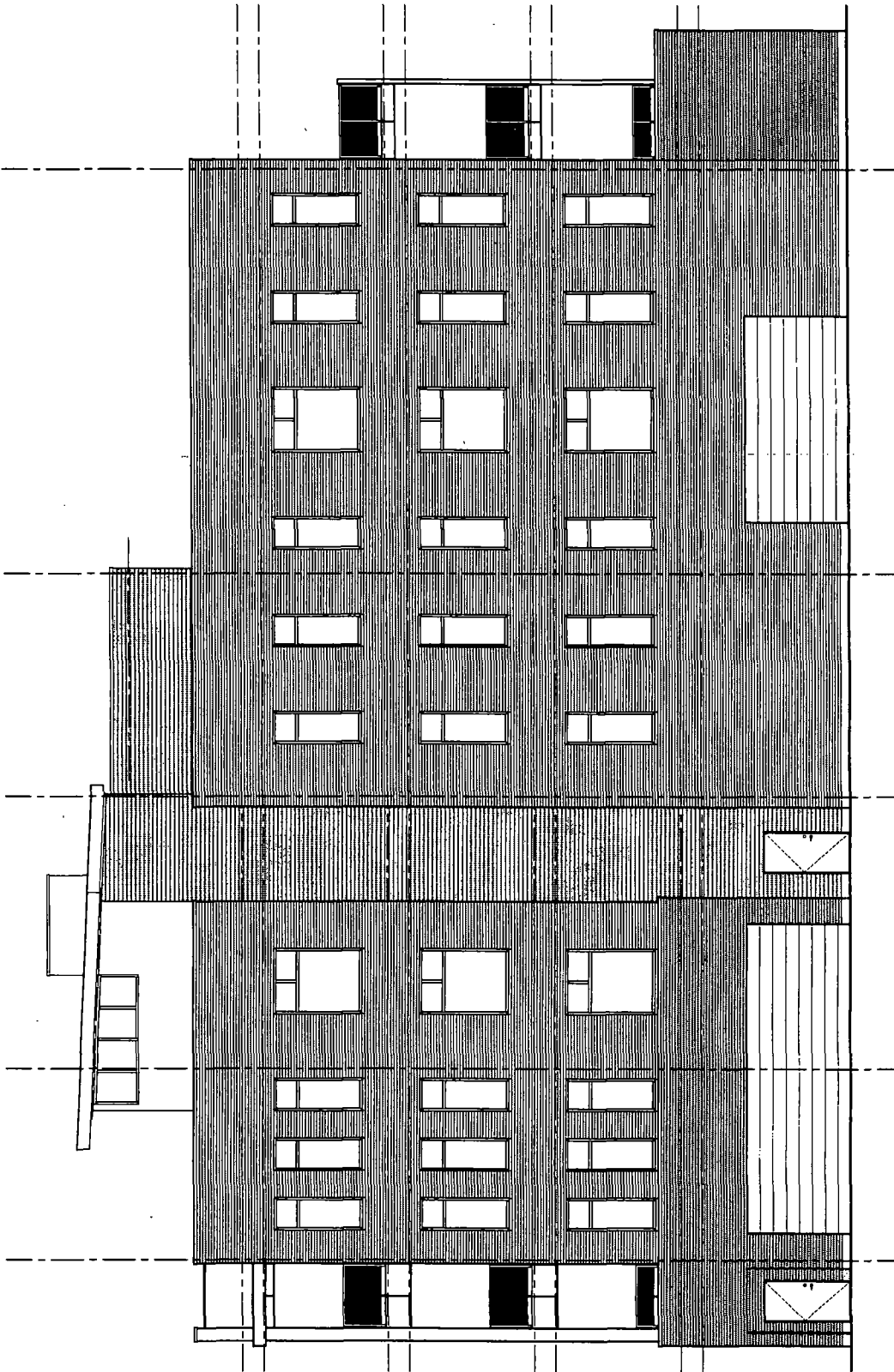
NORTH ELEVATION  
 1/8" = 1'-0"  
 5' 10' 20'

**j|s|a**  
 Jonathan SPLITT architects llc.  
 4001 north ravenwood avenue  
 suite 601 | illinois 60612-2576  
 773 883 1017 | fax 773 883 3081

proj.# 2165  
 proj. SCHOOL STREET FLATS  
 MULTI-UNIT RESIDENCE  
 1854 WEST SCHOOL STREET  
 CHICAGO, I.L.  
 description 05/19/2022, ISSUED FOR REVIEW







- ◆ + 62' - 2" TOP OF ELEVATOR OVERRUN
- ◆ + 58' - 11" PENTHOUSE CEILING HEIGHT
- ◆ + 47' - 1 1/2" FOURTH FLOOR CEILING HEIGHT
- ◆ + 35' - 9 1/2" FOURTH FLOOR HEIGHT
- ◆ + 24' - 5 1/2" THIRD FLOOR HEIGHT
- ◆ + 13' - 1 1/2" SECOND FLOOR HEIGHT
- ◆ + 0' - 0" FLOOR HEIGHT

EAST ELEVATION  
 1/8" = 1'-0"



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 773 883 1017 fax 773 883 3081

proj.# 2185  
 proj. SCHOOL STREET FLATS  
 1401 N. RESNOIS STREET  
 1401 WEST SCHOOL STREET  
 CHICAGO, IL  
 description 05/19/2022, ISSUED FOR REVIEW





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

#21062-T1  
INTRO DATE  
JUNE 22, 2022

1. ADDRESS of the property Applicant is seeking to rezone:  
1654 West School Street, Chicago, Illinois

2. Ward Number that property is located: 47

3. APPLICANT: School Street Flats LLC

ADDRESS: 1607 West Waveland Avenue CITY: Chicago

STATE: Illinois ZIP CODE: 60613 PHONE: 312-782-1983

EMAIL: sara@sambankslaw.com CONTACT PERSON: Sara Barnes – Attorney for Applicant

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

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

OWNER: Same as Applicant – Above.

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: Sara K. Barnes - Law Offices of Samuel V.P. Banks

ADDRESS: 221 North LaSalle Street, 38<sup>th</sup> Floor


CITY: Chicago STATE: Illinois ZIP CODE: 60601

PHONE: 312-782-1983 FAX: 312-782-2433 EMAIL: sara@sambankslaw.com

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.), please provide the names of all owners as disclosed on the Economic Disclosure Statements.  
20400 Partners LLC – Manager; John Mangan and Robert Mangan– Members
7. On what date did the owner acquire legal title to the subject property?  
June 2021
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): 74.4 feet x 104.9 feet = 7,804.56 square feet (recorded)
11. Current Use of the Property: The subject property comprises the northeast corner of School Street and Paulina Street and consists of three contiguous lots of record. The site is currently improved with a three-story (with basement) multi-unit residential building, a one-story detached garage, and a large (asphalt) surface parking area-lot.
12. Reason for rezoning the property: The Applicant is seeking a Zoning Map Amendment in order to permit the redevelopment of the site, in its entirety, with a new four-story seventeen-unit residential building, which will feature enclosed off-street parking for seventeen (17) vehicles.
13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling unit number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC) The subject property comprises the northeast corner of School Street and Paulina Street and consists of three contiguous lots of record. The site is currently improved with a three-story (with basement) multi-unit residential building, a one-story detached garage, and a large (asphalt) surface parking area-lot. The Applicant is seeking a Zoning Map Amendment in order to permit the redevelopment of the site, in its entirety, with a new four-story multi-unit residential building. To allow for the new improvements, the Applicant intends to raze the existing structures. The programming for the proposed new development calls for the establishment of a total of seventeen (17) dwelling units, which will be situated on and between the 1<sup>st</sup> thru 4<sup>th</sup> Floors. Due to its close \*proximity to the Paulina CTA Train Station AND the Ashland Bus Line Corridor Roadway Segment, and in an effort to reduce vehicular congestion in the area, the proposal calls for the provision of off-street parking for seventeen (17) vehicles, within the 1<sup>st</sup> Floor (rear) of the proposed new building, which represents NO more than one parking space per dwelling unit. \*[The subject property is located on a Six-Corners Pedestrian Street, less than 2,640 feet from the entrance to the CTA Train Station and a designated CTA Bus Line Corridor Roadway Segment, and therefore constitutes a Transit Served Location. (Section 17-10-0102-B)] In further consideration of these conditions, the proposal also includes a dedicated parking-storage room, for bicycles, within the 1<sup>st</sup> Floor of the building. The new proposed building will measure 58 feet-11 inches in height (to the underside ceiling of the rooftop penthouse) and such improvements will be masonry in construction.
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](http://www.cityofchicago.org/ARO) for more information). Is this project subject to the ARO?  
 YES X NO \_\_\_\_\_

COUNTY OF COOK  
STATE OF ILLINOIS

I, JOHN MANGAN, being first duly sworn on oath, state that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

  
\_\_\_\_\_  
Signature of Applicant

Subscribed and sworn to before me this

25<sup>th</sup> day of May, 2022.

  
\_\_\_\_\_  
Notary Public



For Office Use Only

Date of Introduction: \_\_\_\_\_

File Number: \_\_\_\_\_

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

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

June 22, 2022

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

To Whom It May Concern:

The undersigned, **Sara Barnes**, being first duly sworn on oath, deposes and says the following:

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

That the undersigned certifies that the notice contained the address of the property sought to be rezoned as **1654 West School Street, Chicago, Illinois**; a statement of intended use of said property; the name and address of the Applicant-Property Owner; and a statement that the Applicant intends to file an application for a change in zoning on approximately **June 22, 2022**.

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

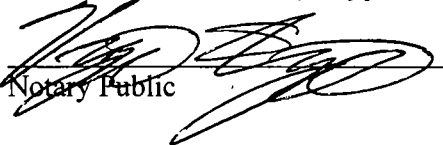
Law Offices of Samuel V.P. Banks



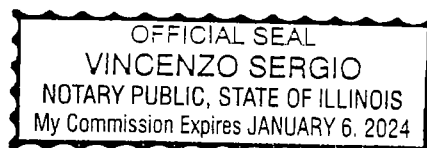
Sara K. Barnes – *Attorney for Applicant*

Subscribed and sworn to before me

this 2nd day of JUNE, 2022.



Notary Public



**PUBLIC NOTICE**

Via USPS First Class Mail

June 22, 2022

Dear Sir or Madam:

In accordance with Amendment to the Zoning Code enacted by the City Council, Section 17-13-0107-A, please be informed that on or about **June 22, 2022**, I, the undersigned, intend to file an application for an amendment to the zoning map from a *B3-2 Community Shopping District* to a *B2-3 Neighborhood Mixed-Use District*, on behalf of the Applicant-Owner – *School Street Flats LLC*, for the property generally located at **1654 West School Street, Chicago, Illinois**.

The subject property comprises the northeast corner of School Street and Paulina Street and consists of three contiguous lots of record. The site is currently improved with a three-story (with basement) multi-unit *residential* building, a one-story detached garage, and a large (asphalt) surface parking area-lot. The Applicant is seeking a *Zoning Map Amendment* in order to permit the redevelopment of the site, in its entirety, with a new four-story multi-unit *residential* building. To allow for the new improvements, the Applicant intends to raze the existing structures. The programming for the proposed new development calls for the establishment of a total of seventeen (17) *dwelling units*, which will be situated on and between the 1<sup>st</sup> thru 4<sup>th</sup> Floors. Due to its close \*proximity to the *Paulina CTA Train Station* AND the *Ashland Bus Line Corridor Roadway Segment*, and in an effort to reduce vehicular congestion in the area, the proposal calls for the provision of off-street parking for seventeen (17) vehicles, within the 1<sup>st</sup> Floor (rear) of the proposed new building, which represents NO more than one parking space per dwelling unit. \*[*The subject property is located on a Six-Corners Pedestrian Street, less than 2,640 feet from the entrance to the CTA Train Station and a designated CTA Bus Line Corridor Roadway Segment, and therefore constitutes a Transit Served Location (TSL), under the current Zoning Ordinance.*] In further consideration of these conditions, the proposal also includes a dedicated parking-storage room, for bicycles, within the 1<sup>st</sup> Floor of the building. The new proposed building will measure 58 feet-11 inches in height (*to the underside ceiling of the rooftop penthouse*) and such improvements will be masonry in construction.

The Applicant and Property Owner – *School Street Flats LLC*, is located at 1604 West Waveland Avenue, Chicago, Illinois 60613.

The contact person for this application is **Sara K. Barnes**. My address is 221 North LaSalle Street, 38<sup>th</sup> Floor, Chicago, Illinois. My telephone number is 312-782-1983.

Very truly yours,  
LAW OFFICES OF SAMUEL V.P. BANKS



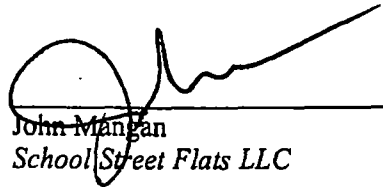
Sara K. Barnes – *Attorney for Applicant*

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

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

To whom it may concern:

I, JOHN MANGAN, on behalf of *School Street Flats LLC* – the Applicant and Owner, with regard to the property generally located at 1654 West School Street, Chicago, Illinois, authorize the Law Offices of Samuel V.P. Banks to file an application for a *Zoning Map Amendment*, before the City of Chicago – City Council, for and affecting that property.



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John Mangan  
*School Street Flats LLC*



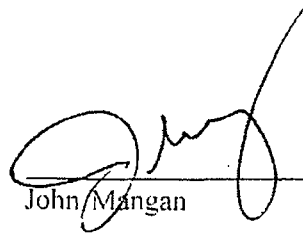
**-FORM OF AFFIDAVIT-**

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

Dear Chairman Tunney:

I, JOHN MANGAN, on behalf of *School Street Flats LLC*, understand that the Law Offices of Samuel V.P. Banks has filed a sworn affidavit identifying *School Street Flats LLC* as holding present title interest in certain land that is subject to the proposed *Zoning Map Amendment*, for the property generally identified as 1654 West School Street, Chicago, Illinois.

I, JOHN MANGAN, being first duly sworn under oath, depose and say that *School Street Flats LLC* holds that interest for itself, and for no other person, association, or shareholder.

 5/25/22  
John Mangan Date

Subscribed and sworn to before me  
this 25 day of May, 2022.

  
Notary Public



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

**SECTION I -- GENERAL INFORMATION**

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

School Street Flats LLC

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**Check ONE of the following three boxes:**

Indicate whether the Disclosing Party submitting this EDS is:

1.  the Property Owner and 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: 1607 West Waveland Avenue  
Chicago, Illinois 60613

C. Telephone: 312-782-1983 Fax: N/A Email: sara@sambankslaw.com

D. Name of contact person: Sara Barnes - Attorney for Owner-Applicant

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

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

The Applicant is seeking a Zoning Map Amendment affecting 1654 West School Street.

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

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

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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
20400 Partners LLC	Manager

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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
20400 Partners LLC	1607 West Waveland Avenue, Chicago, Illinois 60613	100%

**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 (indicate whether paid or estimated.) <b>NOTE:</b> "hourly rate" or "t.b.d." is not an acceptable response.
Law Offices of Samuel VP Banks	221 North LaSalle Street, 38th Floor, Chicago, Illinois 60601		\$8,500.00 (est.)/\$4,500.00 (paid)

\*Attorneys - Retained

(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:

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

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

None

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

None

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### 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."





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:

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**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):

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(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:

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## 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](http://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.

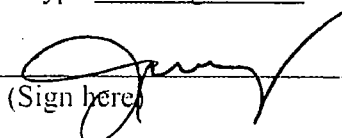
E. The information provided in this EDS must be kept current. In the event of changes, the Disclosing Party must supplement this EDS up to the time the City takes action on the Matter. If the Matter is a contract being handled by the City's Department of Procurement Services, the Disclosing Party must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

School Street Flats LLC

(Print or type exact legal name of Disclosing Party)

By:   
(Sign here)

John Mangan

(Print or type name of person signing)

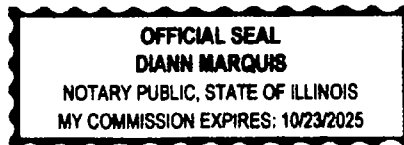
Managing Member

(Print or type title of person signing)

Signed and sworn to before me on (date) 5-25-22,

at Cook County, IL (state).

  
Notary Public



Commission expires: 10-23-25

**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.

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**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.

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**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](http://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.

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**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:

20400 Partners LLC

**Check ONE of the following three boxes:**

Indicate whether the Disclosing Party submitting this EDS is:

1.  the Property Owner

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:

School Street Flats LLC - Property Owner-Applicant

B. Business address of the Disclosing Party: 1607 West Waveland Avenue

Chicago, Illinois 60613

C. Telephone: 312-782-1983 Fax: N/A Email: sara@sambankslaw.com

D. Name of contact person: Sara Barnes - Attorney for Owner-Applicant

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

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

The Applicant is seeking a Zoning Map Amendment affecting 1654 West School Street.

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

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

Specification # \_\_\_\_\_ and Contract # \_\_\_\_\_

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

**A. NATURE OF THE DISCLOSING PARTY**

1. Indicate the nature of the Disclosing Party:

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

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

Illinois

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

- Yes       No       Organized in Illinois

**B. IF THE DISCLOSING PARTY IS A LEGAL ENTITY:**

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

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

Name	Title
John Mangan	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
John Mangan	1607 West Waveland Avenue, Chicago, Illinois 60613	100%

**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:

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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).

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**SECTION IV -- DISCLOSURE OF SUBCONTRACTORS AND OTHER RETAINED PARTIES**

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

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

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

**SECTION V -- CERTIFICATIONS**

**A. COURT-ORDERED CHILD SUPPORT COMPLIANCE**

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

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

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

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

Yes     No

**B. FURTHER CERTIFICATIONS**

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

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

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

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

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

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

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

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

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

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

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

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

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

None

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

None

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### 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):

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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
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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:

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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):

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(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:

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## 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](http://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.

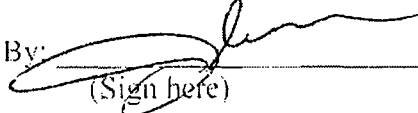
E. The information provided in this EDS must be kept current. In the event of changes, the Disclosing Party must supplement this EDS up to the time the City takes action on the Matter. If the Matter is a contract being handled by the City's Department of Procurement Services, the Disclosing Party must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

20400 Partners LLC

(Print or type exact legal name of Disclosing Party)

By:   
(Sign here)

John Mangan

(Print or type name of person signing)

Managing Member

(Print or type title of person signing)

Signed and sworn to before me on (date) 5-25-22.

at Cook County, IL (state).

  
Notary Public



Commission expires: 10-23-25

**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.

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**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.

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**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](http://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.

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