

## City of Chicago



O2022-830

## Office of the City Clerk

### **Document Tracking Sheet**

**Meeting Date:** 

3/23/2022

Sponsor(s):

Misc. Transmittal

Type:

Ordinance

Title:

Zoning Reclassification Map No. 3-H at 1912 W Division St -

App No. 20988T1

**Committee(s) Assignment:** 

Committee on Zoning, Landmarks and Building Standards

#20988-T1 INTRO DATE MARCH 23, 2022

#### **ORDINANCE**

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

**SECTION 1.** That the Chicago Zoning Ordinance be amended by changing all of the RT4 Residential Two-Flat, Townhousé & Multi-Unit District & B3-2 Community Shopping District symbols and indications as shown on Map. No. 3-H in the area bounded by:

A line 136 feet north of and parallel to West Division Street; a line 99 feet west of and parallel to North Wolcott Street; and a line 123.67 feet west of and parallel to North Wolcott Avenue.

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

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

Address of Property: 1912 West Division Street

#### Type 1 Narrative and Plans Zoning Map Amendment 1912 Division LLC 1912 West Division Street

## from RT4 Residential Two-Flat, Townhouse & Multi-Unit District & B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District

The Applicant, 1912 Division LLC, is seeking to rezone the property located at 1912 West Division Avenue ("Subject Property") in order to redevelop the Subject Property with a new four-story, mixed-use building containing retail space and a total of seven (7) dwelling units as more specifically described below.

The Subject Property, located within a RT4 Residential Two-Flat-Townhouse & Multi-Unit District and B3-2 Community Shopping District, consists of 3,280 sq. ft., and is vacant and unimproved ("Subject Property"). The Applicant, 1912 Division LLC ("Applicant"), is seeking to redevelop the Subject Property with a new four-story, mixed-use building containing a) retail space (1,400 sq. ft.) located within the first floor, b) an ADA accessible dwelling unit located within the rear of the first floor; and c) six (6) dwelling units located within the 2<sup>nd</sup>-4<sup>th</sup> floors (with 2 DU/floor). Due to the existing utility involvements located within the rear of the Subject Property, the Applicant is unable to provide on-site parking at the rear of the proposed mixed-use building.

The Subject Property is located within a Pedestrian Street and within 2,400 feet from the CTA Division Blue Line station located at North Milwaukee Avenue and West Division Street, thereby qualifies as a Transit Served Location ("TSL"). The Applicant is seeking to waive its required seven (7) parking spaces, in accordance with Section 17-10-0102(B)(1) of the Chicago Zoning Ordinance ("Zoning Ordinance").

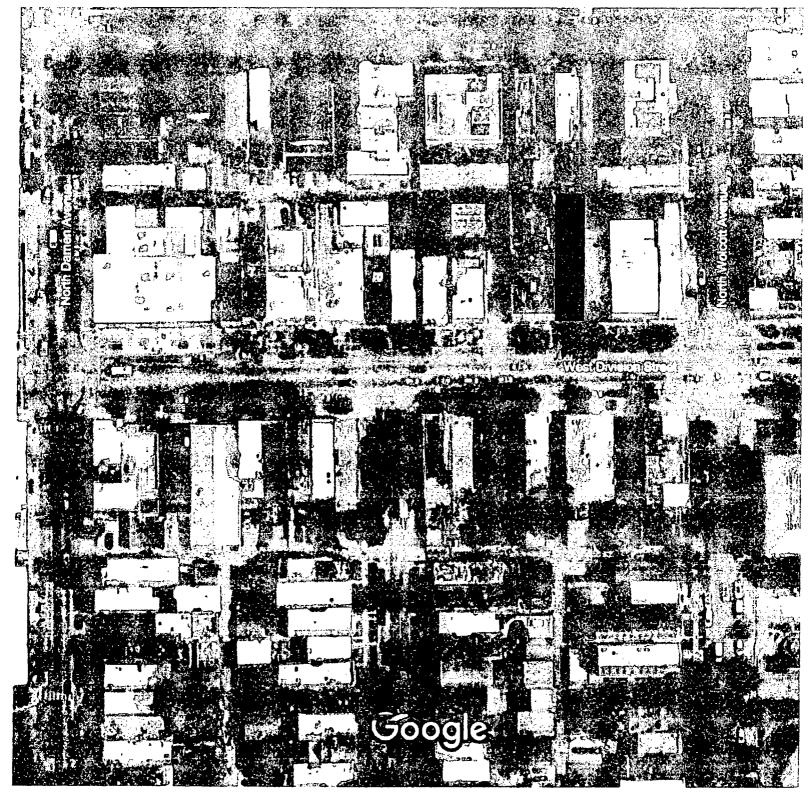
To qualify for reduction of the above standard, Applicant's proposed development:

- a) Must be located in a transit-served location, which it is as set forth above.
- b) Must comply with the standards of Section 17-3-0500 pertaining to pedestrian streets and pedestrian retail streets, as shown on the accompanying Type 1 plan set, as the proposed building meets the design standards set forth in Section 17-3-0504.
- 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" on page 2 as "Development which is oriented towards and integrated with adjacent transit. The development incorporates accessibility and connectivity and is a multiuse mix of dense development that generates significant levels of transit riders." Applicant's proposed building will provide a residential development on a site, of which no improvement currently exists, and whose proposed residential units will be marketed to those individuals who seek to live within close proximity to public transit.
- d) Must actively promote public transit and alternatives to automobile ownership. In furtherance of alternate transportation, the Applicant shall provide seven (7) bike spaces within a secure bike storage room, for the use and enjoyment of its residents and guests.
- e) Must include enhancements to the pedestrian environment that are not otherwise required. As reflected in enclosed rending (southeast view), there will be landscaped features which will line the entrance to the proposed building.

In order to permit Applicant's proposed mixed-use building and waiver of seven (7) parking spaces, the Applicant is seeking a Type 1 zoning amendment from the Subject Property's existing RT4 Residential Two-Flat, Townhouse & Multi-Unit District & B3-2 Community Shopping District to a B2-3 Neighborhood Mixed-Use District.

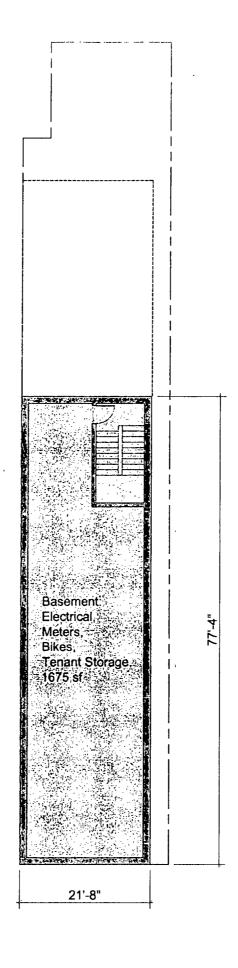
In accordance with 17-13-0303(C) of the Chicago Zoning Ordinance, please refer to the specific details regarding Applicant's proposed development below:

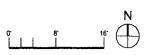
- a) Lot area: 3,280 sq. ft. b) Floor Area Ratio: 3.00
- c) Proposed Retail Space: 1,400 sq. ft.
- d) Minimum Lot Area: 547 sq. ft. per dwelling unit
- e) Parking: zero (seeking waiver per Section 17-10-0102-B (1))
- f) Property setbacks:
  - Front = 0'
  - Side: 0'
  - Rear: 16 ft. (Applicant will seek Administrative Adjustment for rear setback relief upon approval of Type 1 Zoning Ordinance)g
- g) Height: 45 feet



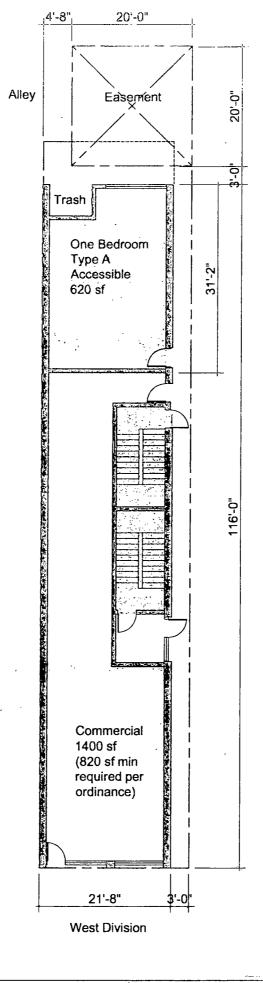
Imagery ©2021 Maxar Technologies, Sanborn, U.S. Geological Survey, USDA Farr

Site Location





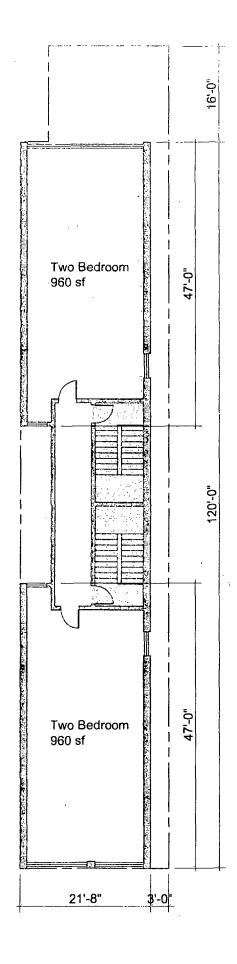
Basement Floor Plan

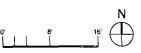


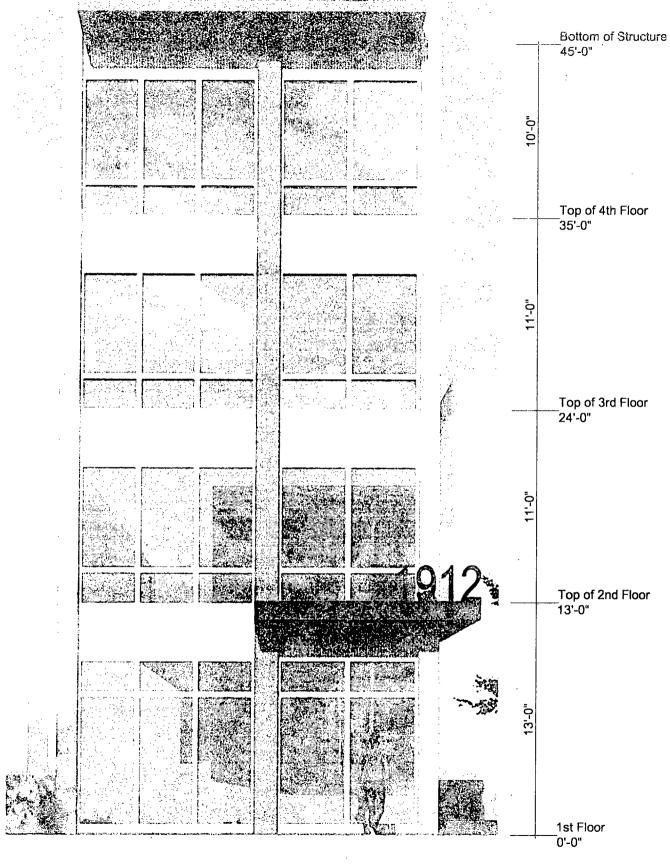
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Elk Enterprises

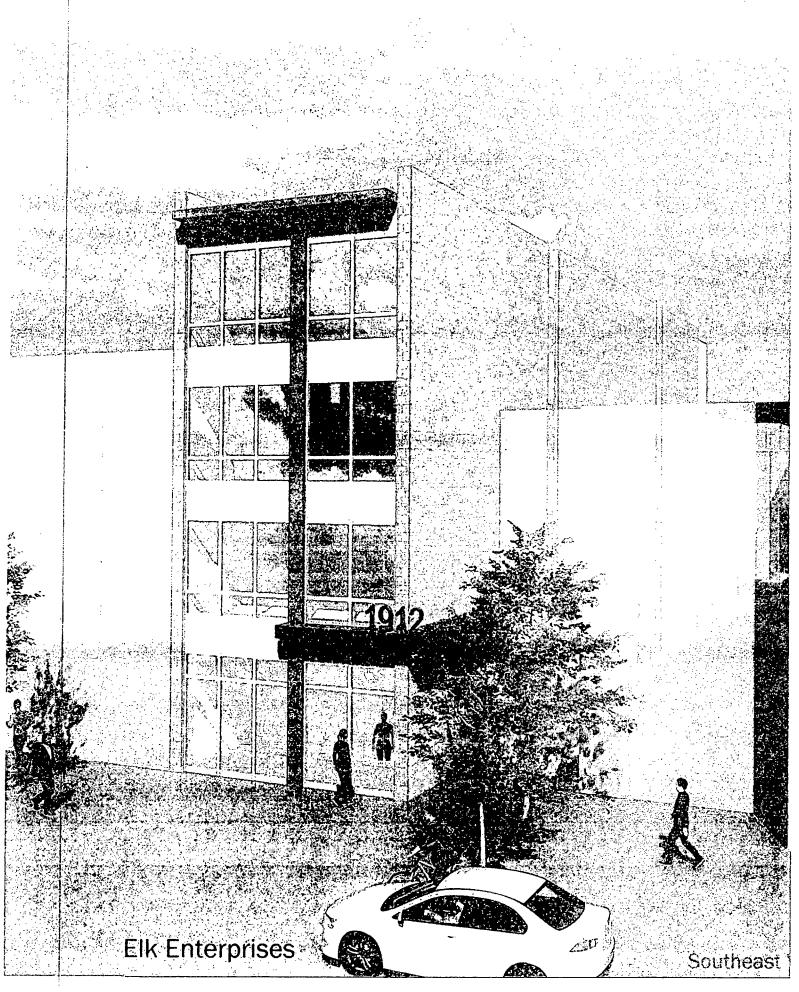
Ground Floor Plan







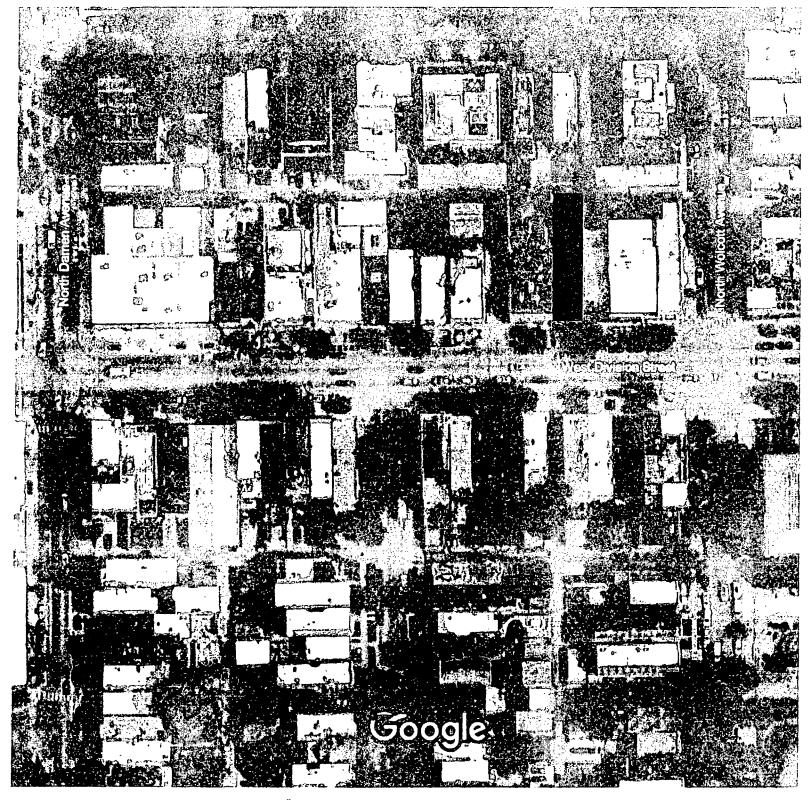
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1912 West Division

January 13, 202

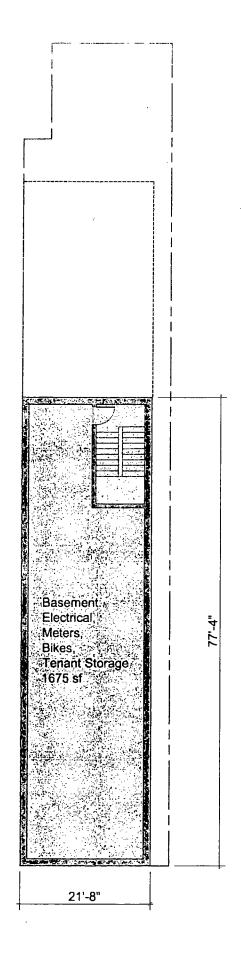


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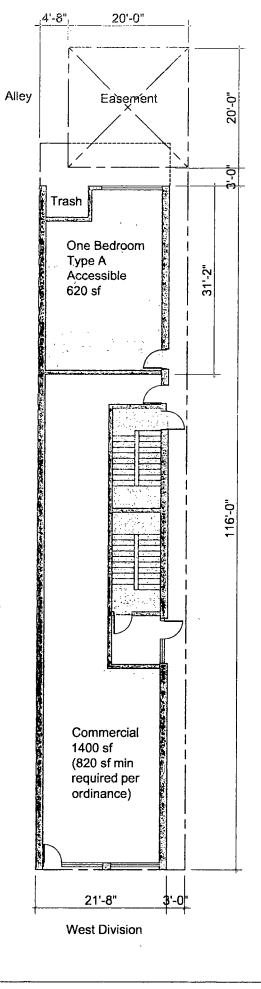
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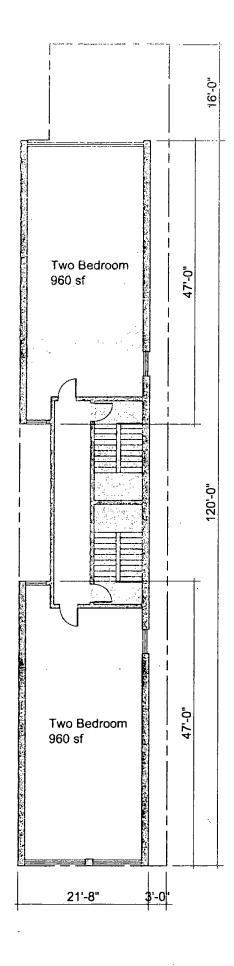


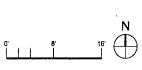
Basement Floor Plan

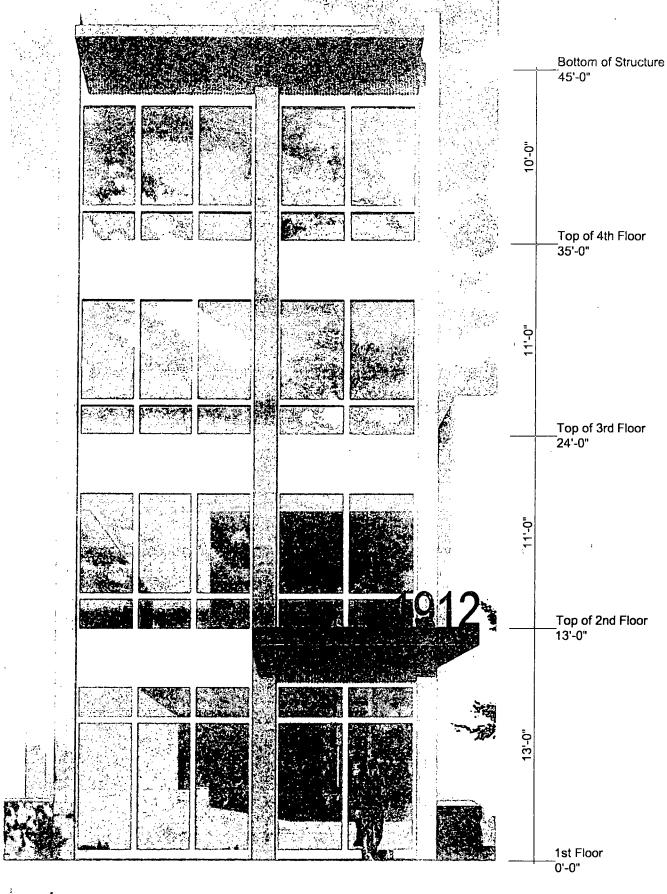




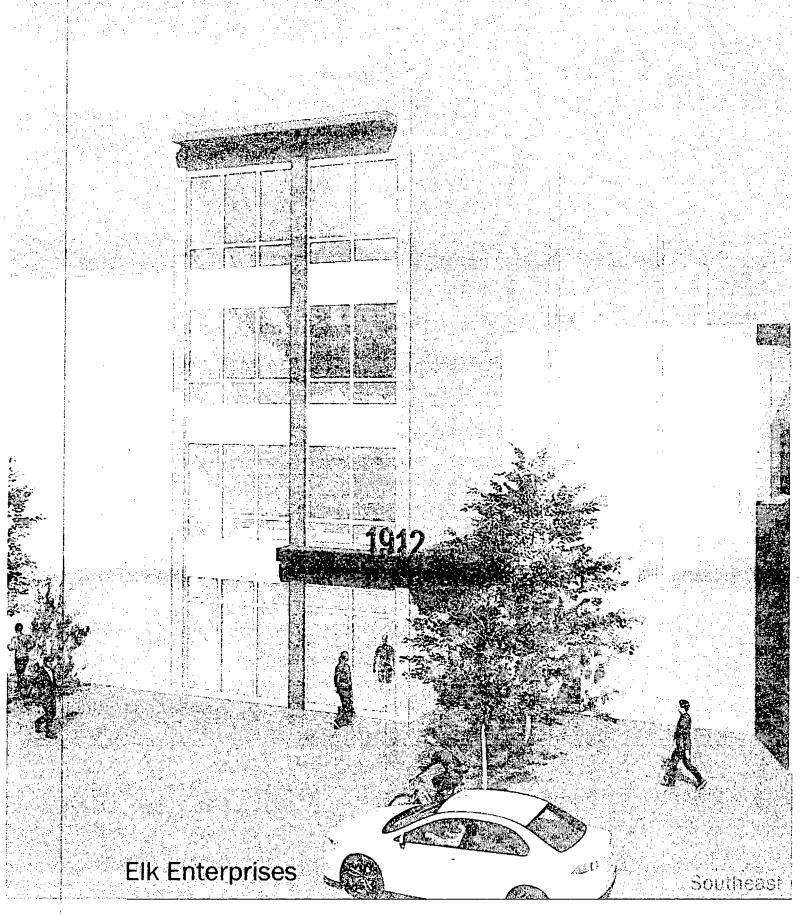
Ground Floor Plan





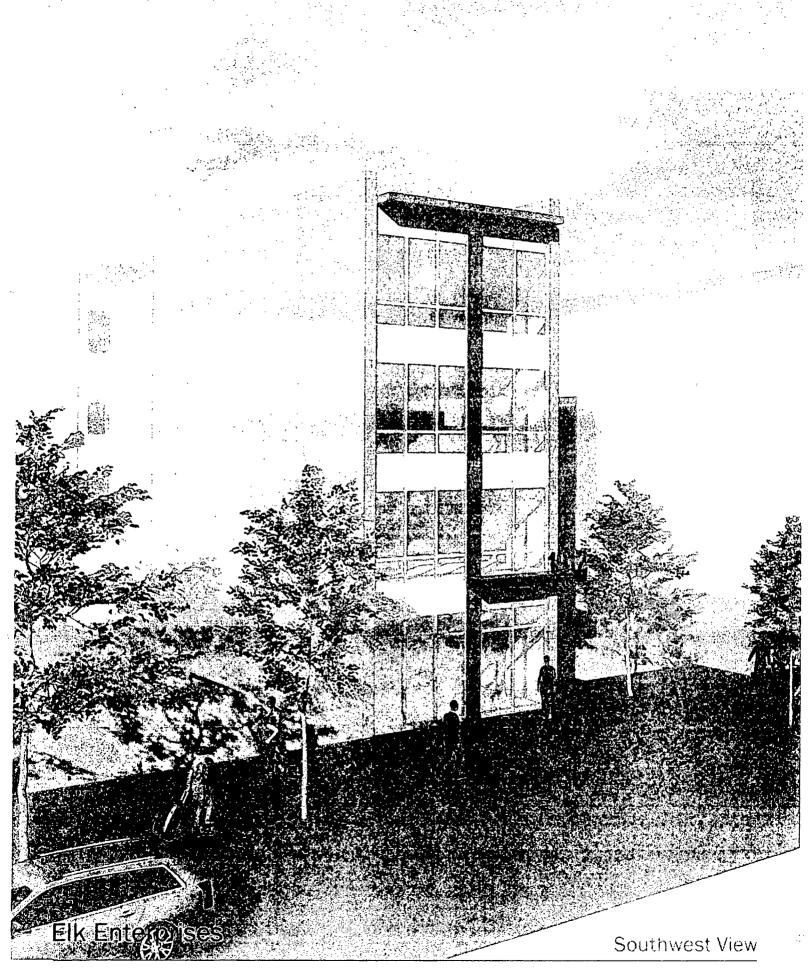


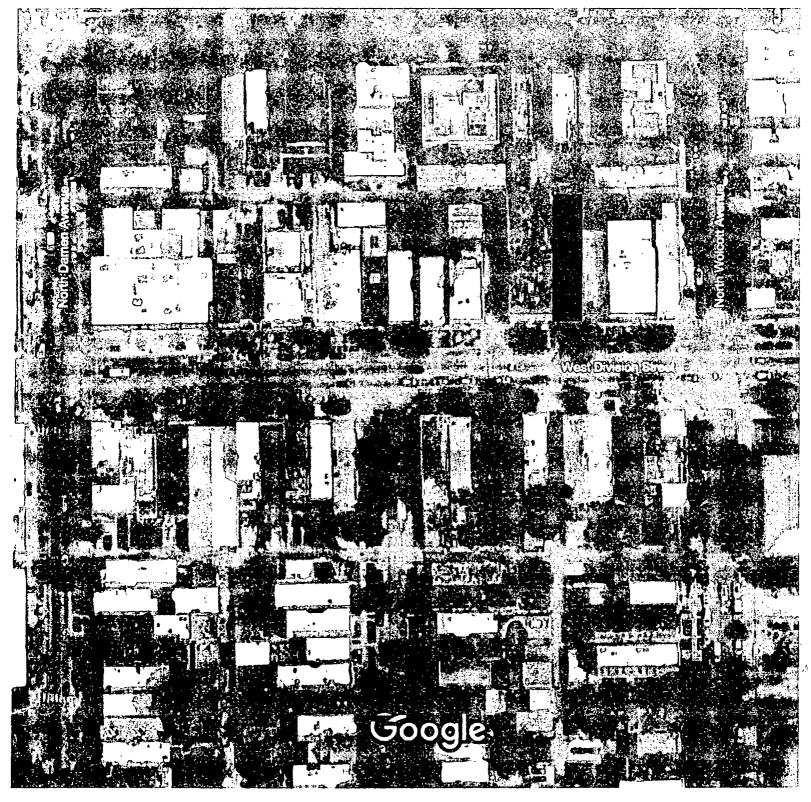
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1912 West Division



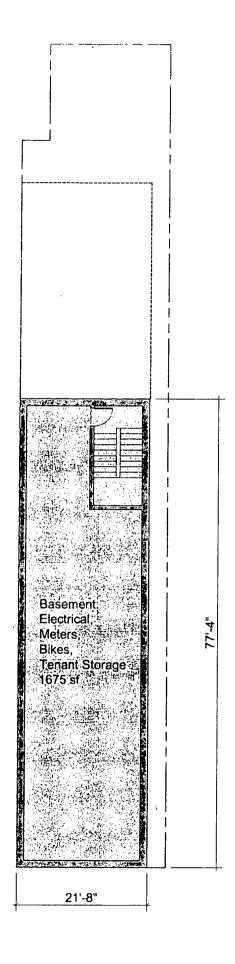


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Elk Enterprises

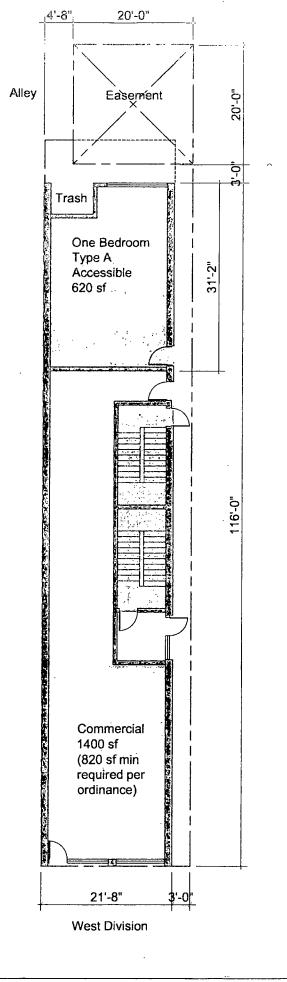
Site Location



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Elk Enterprises

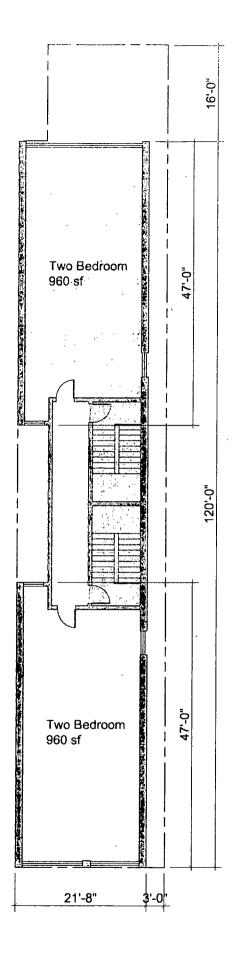
Basement Floor Plan

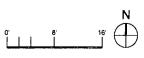


0' 8' 16' N

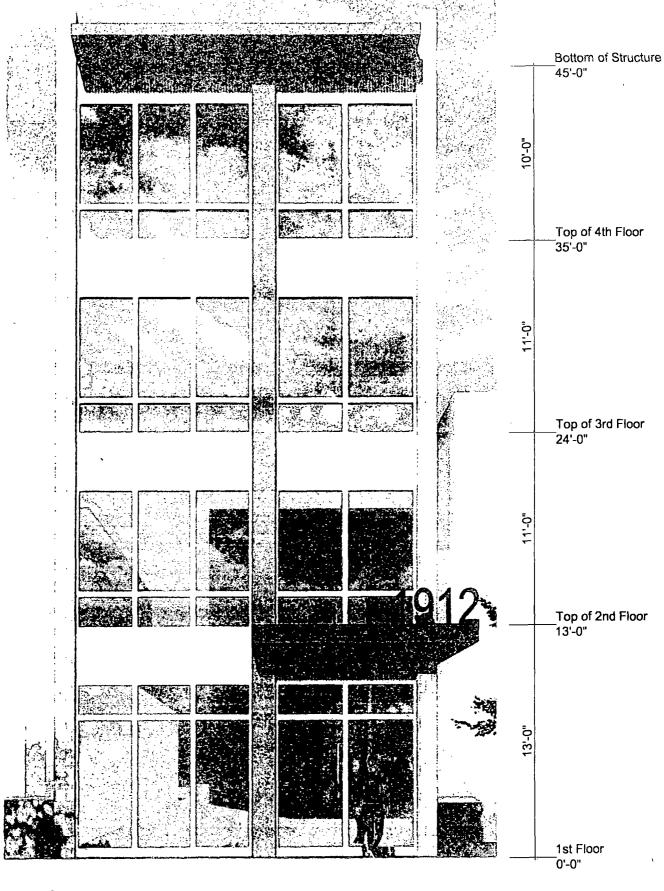
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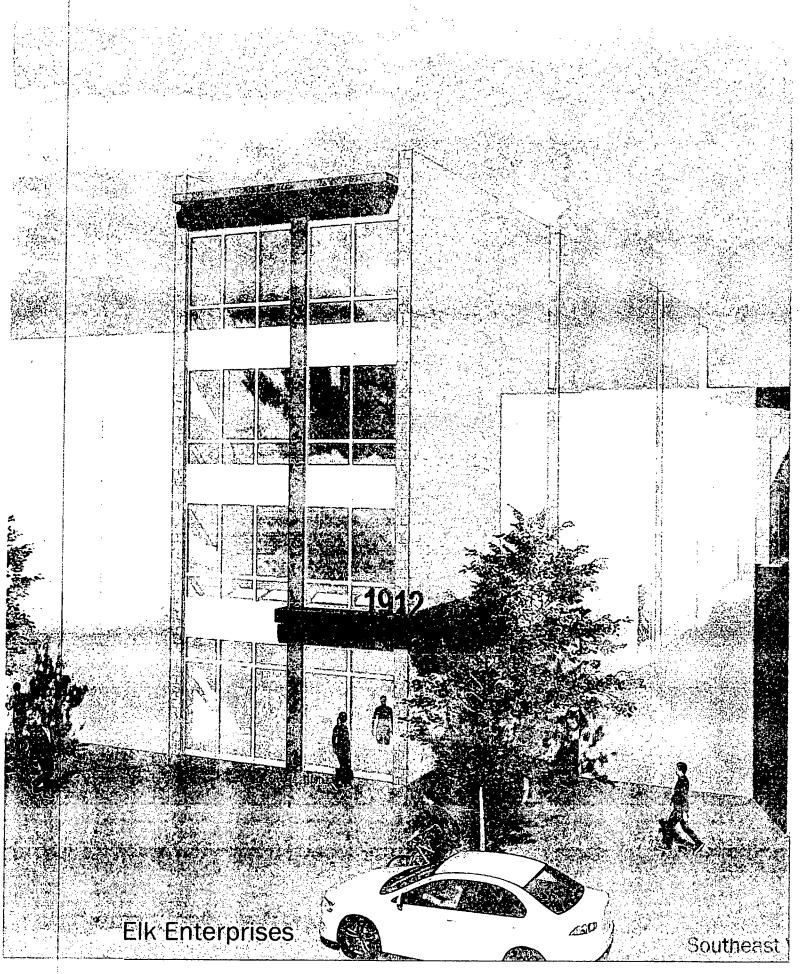
Ground Floor Plan





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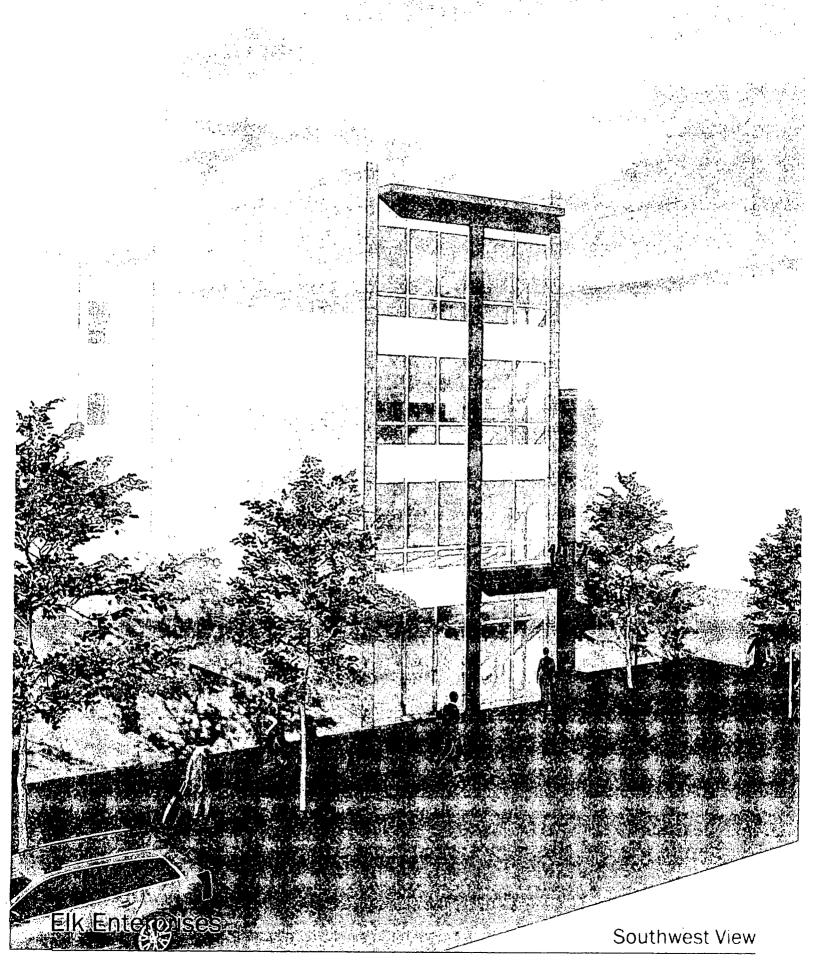




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1912 West Division

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#### R&R SurveyorS,LTD.

CONSTRUCTION AND LAND SURVEYORS PO BOX 412 WAUCONDA, IL 60084 TEL (773) 450-9321 FAX (773)956-7217 ACCURATEA@ATT NET

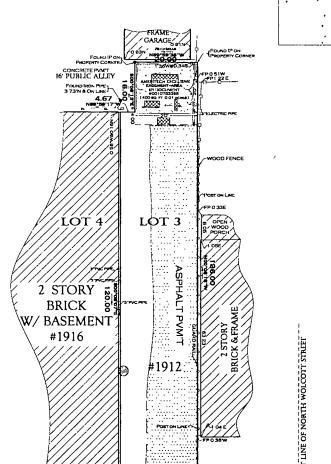
## ALTA/ACSM LAND TITLE SURVEY

LEGAL DESCRIPTION LOT 3 IN THE HEIR'S OF JOSEPH PEACOCK'S SUBDIVISION OF LOT 18 IN BLOCK 2 IN JOSEPH PEACOCK'S SUBDIVISION OF THE SOUTH 6 ACRES OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 6 TOWNSKIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN#17-06-226-027-0000

TOTAL NET LOT AREA 3 280 SQUARE FEET=0 08 ACRES

VICINITY MAP



NOTE

OIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE
CORRECTED TO A TEMPERATURE OF 68 DEGREES FARENHEIT
THE LEGAL DESCRIPTION SHOWN ON THE PLAT HERDEN
DRAWN IS A COPY OF THE ORDER A FOR ACCURACY
SHOULD BE COMPARED WITH THE TITLE OR DEED
-DIMENSIONS ARE NOT TO BE ASSUMED FOR SCALING
OMER REPORT ANY DIFFERENCES
ONCE REPORT ANY DIFFERENCES
-REFER TO DEED, TITLE POLICY, AND LOCAL ORDINANCES
FOR BUILDING RESTRICTIONS
ORDER\*

\_2/1/2022 ORDERED BY, ANGELO LASKARIS G DIVISION STREET

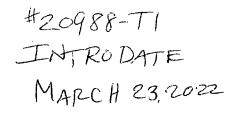


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CARY ILLINOIS	FEBRUARY /11/2022
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#### CITY OF CHICAGO

# APPLICATION FOR AN AMENDMENT TO THE CHICAGO ZONING ORDINANCE



Ward Number th	hat property is locat	ed in: 1	
APPLICANT_	1912 Division LLC		
ADDRESS 17	00 W. Cortland Street S	Suite 203	CITYChicago
STATEIL	ZIP CODE	60622	PHONE_773-616-6101
EMAILelk.ent	erprises@yahoo.com	_CONTACT PER	SONAngelo Laskaris
regarding the ow proceed.			x NO NO Provide the following information on the owner allowing the application of the second
regarding the ow proceed.  OWNERSa	vner and attach writ	ten authorization fi	
regarding the own proceed.  OWNERSADDRESS	vner and attach writ	ten authorization fi	rom the owner allowing the application
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regarding the own proceed.  OWNERSADDRESS  STATE  EMAIL  If the Applicant/	vner and attach writ	contact PER	com the owner allowing the application of the owner allowing the application of the complete application of the application of
regarding the own proceed.  OWNERSADDRESS  STATEEMAIL  If the Applicant/	ovner and attach write  ame as above  ZIP CODE  Owner of the prope provide the followi	contact PER	CITYPHONEPHONE

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On what date did the	e owner acquire legal title to the subject property? June 4, 2021
On what date did the	owner acquire legar title to the subject property:
Has the present own	ner previously rezoned this property? If yes, when?
No	
	<u> </u>
	RT4 Residential Two-Flat, Townhouse & Multi-Unit District/
	B3-2 Community Shopping District B2-3 Neighborhood
Present Zoning Dist	rict Proposed Zoning District Mixed-Use District
•	
Reason for rezoning	the property The Applicant seeks a zoning amendment in order to redevelop the subject
manager south a mass factor	-story, mixed-use building containing retail space and a total of seven (7) dwelling units as more
specifically described: a within the rear of the firs	) retail space (1,400 sq. ft.) located within the first floor; b) one (1) ADA accessible dwelling unit lot floor; and c) six (6) dwelling units located within the second-fourth floors (wt. two (2) dwelling units located within the second-fourth floors (wt. two (2) dwelling units located within the second-fourth floors (wt. two (2) dwelling units located within the second-fourth floors (wt. two (2) dwelling units located within the second-fourth floors (wt. two (2) dwelling units located within the second-fourth floors (wt. two (2) dwelling units located within the second-fourth floors (wt. two (2) dwelling units located within the second-fourth floors (wt. two (2) dwelling units located within the second-fourth floors (wt. two (2) dwelling units located within the second-fourth floors (wt. two (2) dwelling units located within the second-fourth floors (wt. two (2) dwelling units located within the second-fourth floors (wt. two (2) dwelling units located within the second-fourth floors (wt. two (2) dwelling units located within the second-fourth floors (wt. two (2) dwelling units located within the second-fourth floors (wt. two (2) dwelling units located within the second-fourth floors (wt. two (2) dwelling units located within the second-fourth floors (wt. two (2) dwelling units located within the second-fourth floors (wt. two (2) dwelling units located within the second-floor (2) dwelling units located within the second-floor (3) dwelling units located within
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specifically described: a within the rear of the firs floor).  Describe the propose units; number of par height of the propose The Applicant seeks a zeretail space and a total ob one (1) ADA accessible second-fourth floors (wt. utility facilities and ease street (17-03-0503-D) ar seeking a reduction of its The Affordable Requirements.	retail space (1,400 sq. ft.) located within the first floor; b) one (1) ADA accessible dwelling unit for floor; and c) six (6) dwelling units located within the second-fourth floors (wt. two (2) dwelling units floor; and c) six (6) dwelling units located within the second-fourth floors (wt. two (2) dwelling units ed use of the property after the rezoning. Indicate the number of dwelling within spaces; approximate square footage of any commercial space; and cd building. (BE SPECIFIC) oning amendment to redevelop the subject property with a new 4-story mixed-use building contains seven (7) dwelling units as more specifically described: a) retail space (1,400 sq. ft.) within first to ble dwelling unit located within the rear of the first (1st) floor and c) six (6) dwelling units located we two (2) dwelling units/floor). The height of the proposed mixed-use building is 45 feet. Due to eximple the Applicant is unable to provide on-site parking. As the subject property is located on a pend within 2,640 ft. of the Blue Line CTA station on Division St. & Milwaukee Avenue, the Applicant is required no. of parking spaces from 7-0 by filing a Type 1 Zoning Amendment (17-10-0102-B) arements Ordinance (ARO) requires on-site affordable housing units and/or
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specifically described: a within the rear of the firs floor).  Describe the propose units; number of par height of the propose The Applicant seeks a zeretail space and a total ob) one (1) ADA accessib second-fourth floors (wt. utility facilities and ease street (17-03-0503-D) ar seeking a reduction of its The Affordable Requal financial contributions which, among	retail space (1,400 sq. ft.) located within the first floor; b) one (1) ADA accessible dwelling unit located floor; and c) six (6) dwelling units located within the second-fourth floors (wt. two (2) dwelling units floor; and c) six (6) dwelling units located within the second-fourth floors (wt. two (2) dwelling units as a graph of the property after the rezoning. Indicate the number of dwelling within spaces; approximate square footage of any commercial space; and ed building. (BE SPECIFIC) oning amendment to redevelop the subject property with a new 4-story mixed-use building contains seven (7) dwelling units as more specifically described: a) retail space (1,400 sq. ft.) within first oble dwelling unit located within the rear of the first (1st) floor and c) six (6) dwelling units located with two (2) dwelling units/floor). The height of the proposed mixed-use building is 45 feet. Due to eximent, the Applicant is unable to provide on-site parking. As the subject property is located on a prince of the Blue Line CTA station on Division St. & Milwaukee Avenue, the Applicant is required no. of parking spaces from 7-0 by filing a Type 1 Zoning Amendment (17-10-0102-B) are ments Ordinance (ARO) requires on-site affordable housing units and/or on for residential housing projects with ten or more units that receive a zoning gother triggers, increases the allowable floor area, or, for existing Planned
specifically described: a within the rear of the firs floor).  Describe the propose units; number of par height of the propose The Applicant seeks a zeretail space and a total ob) one (1) ADA accessible second-fourth floors (wt. utility facilities and ease street (17-03-0503-D) are seeking a reduction of its. The Affordable Requal financial contribution change which, among Developments, increase.	or retail space (1,400 sq. ft.) located within the first floor; b) one (1) ADA accessible dwelling unit for the floor; and c) six (6) dwelling units located within the second-fourth floors (wt. two (2) dwelling units floor; and c) six (6) dwelling units located within the second-fourth floors (wt. two (2) dwelling units ed use of the property after the rezoning. Indicate the number of dwelling king spaces; approximate square footage of any commercial space; and ed building. (BE SPECIFIC) oning amendment to redevelop the subject property with a new 4-story mixed-use building contains seven (7) dwelling units as more specifically described: a) retail space (1,400 sq. ft.) within first ble dwelling unit located within the rear of the first (1st) floor and c) six (6) dwelling units located with two (2) dwelling units/floor). The height of the proposed mixed-use building is 45 feet. Due to eximent, the Applicant is unable to provide on-site parking. As the subject property is located on a pend within 2,640 ft. of the Blue Line CTA station on Division St. & Milwaukee Avenue, the Applicants required no. of parking spaces from 7-0 by filing a Type 1 Zoning Amendment (17-10-0102-B) arements Ordinance (ARO) requires on-site affordable housing units and/or on for residential housing projects with ten or more units that receive a zoning gother triggers, increases the allowable floor area, or, for existing Planned asses the number of units (see attached fact sheet or visit
specifically described: a within the rear of the firs floor).  Describe the propose units; number of par height of the propose The Applicant seeks a zeretail space and a total ob) one (1) ADA accessible second-fourth floors (wt. utility facilities and ease street (17-03-0503-D) are seeking a reduction of its. The Affordable Requal financial contribution change which, among Developments, increase.	retail space (1,400 sq. ft.) located within the first floor; b) one (1) ADA accessible dwelling unit located floor; and c) six (6) dwelling units located within the second-fourth floors (wt. two (2) dwelling units floor; and c) six (6) dwelling units located within the second-fourth floors (wt. two (2) dwelling units as a graph of the property after the rezoning. Indicate the number of dwelling within spaces; approximate square footage of any commercial space; and ed building. (BE SPECIFIC) oning amendment to redevelop the subject property with a new 4-story mixed-use building contains seven (7) dwelling units as more specifically described: a) retail space (1,400 sq. ft.) within first oble dwelling unit located within the rear of the first (1st) floor and c) six (6) dwelling units located with two (2) dwelling units/floor). The height of the proposed mixed-use building is 45 feet. Due to eximent, the Applicant is unable to provide on-site parking. As the subject property is located on a prince of the Blue Line CTA station on Division St. & Milwaukee Avenue, the Applicant is required no. of parking spaces from 7-0 by filing a Type 1 Zoning Amendment (17-10-0102-B) are ments Ordinance (ARO) requires on-site affordable housing units and/or on for residential housing projects with ten or more units that receive a zoning gother triggers, increases the allowable floor area, or, for existing Planned

COUNTY OF COOK	
STATE OF ILLINOIS	
Angelo Laskaris, Manager of 1912 Division LLC , being first dul	y sworn on oath, states that all of the above
statements and the statements contained in the documents	submitted herewith are true and correct.
	Ho Chini
Signa	yure of Applicant
	1/
Subscribed and Sworn to before me this  2 st day of February , 20 22.	
aller	RONALD WIJAS OFFICIAL SEAL Notary Public, State of Illinois My Commission Expires
Notary Public	January 28, 2024
For Office Use	Only
Date of Introduction:	
File Number:	
Ward:	

#### "WRITTEN NOTICE" FORM OF AFFIDAVII (Section 17-13-0107)

March 9, 2022

Honorable Thomas M. Tunney Chairman, Committee on Zoning, Landmarks and Building Standards 121 North LaSalle Street Room 304, City Hall Chicago, Illinois 60602

The undersigned, Sylvia C. Michas, being first duly sworn on oath deposes and states the following:

The undersigned certifies that she has complied with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance, by sending written notice to such property owners who appear to be the owners of the property within the subject area not solely owned by the applicant, and to the owners of all property within 250 feet in each direction of the lot line of the subject property located at 1912 West Division Street, exclusive of public roads, streets, alleys and other public ways, or a total distance limited to 400 feet. Said "written notice" was sent by First Class U.S. Mail, no more than 30 days before filing the application.

The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately March 23, 2022,

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

Sincerely, Sylvia C. Michas

Subscribed and sworn to before me this

Notary Public

NOTARY PUBLIC, STATE OF ILLINOIS

7292846312



111 East Wacker, Some 2800 Chicago, IL 60601 Fel: 312 527 4000 | Fax: 312 527 4011 taftlaw.com

Sylvia Michas 312.836.4030 smichas@taftlaw.com

March 18, 2022

#### VIA USPS FIRST CLASS MAIL

Dear Property Owner:

In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about March 23, 2022, the undersigned will file an application for a change in zoning from a RT4 Residential Two-Flat, Townhouse & Multi-Unit District and B3-2 Community Shopping District to a B2-3 Neighborhood Mixed-Use District on behalf of 1912 Division LLC ("Applicant") for the property located at 1912 West Division Street ("Subject Property"). The Subject Property is owned by the applicant.

The Subject Property is currently vacant and unimproved. The Applicant plans to develop the subject property with a new 4-story mixed-use building containing retail space and a total of seven (7) dwelling units as more specifically described: a) retail space (1,400 sq. ft.) within the first floor; b) one (1) ADA accessible dwelling unit located within the rear first floor and c) six (6) dwelling units located within the 2<sup>nd</sup>-4<sup>th</sup> floors. The height of the proposed building is 45 feet. Due to the location of utility involvements within the rear of the Subject Property, the Applicant is unable to provide on-site parking, therefore is seeking a waiver of therequired seven (7) parking spaces, as the Subject Property is located within a Transit Served Location.

The Applicant is located 1700 West Cortland Street Suite 203 Chicago, IL 60622

Please note that the Applicant is not seeking to rezone or purchase your property. The Applicant is required by law to send this notice because you own property within 250 feet of the property to be rezoned.

Any questions regarding this notice may be directed to the undersigned, Applicant's attorney, at Taft Stettinius & Hollister LLP, 111 East Wacker Drive, Suite 2800, Chicago, IL 60601, (312) 836-4030.

Sincerely,

Svlvia Michas

SM

1912 Division LLC 1700 W. Cortland St. Suite 203 Chicago, IL 60622

February 21, 2022

Chairman, Committee on Zoning Department of Planning & Development City Hall 121 North LaSalle Street Chicago, Illinois 60602

To Whom It May Concern:

I, Angelo Laskaris, Manager of 1912 Division LLC, understand that Sylvia C. Michas of Taft, Stettinius and Hollister LLP has filed a sworn affidavit identifying 1912 Division LLC as the Applicant who is seeking an amendment of the zoning (the "Zoning Amendment") for the property located at 1912 West Division Avenue ("Property") to be changed from the B3-2 Community Shopping District to a B2-3 Neighborhood Mixed-Use District.

On behalf of 1912 Division LLC and in my capacity as its manager, I authorize Sylvia C. Michas and the law firm of Taft, Stettinius & Hollister LLP to file the Zoning Amendment application.

I, Angelo Laskaris, Manager of 1912 Division LLC, being first duly sworn on oath, depose and say that 1912 Division LLC holds interest in the Property on behalf of itself as Applicant and no other person, association, or member.

Angelo Laskaris

Manager

1912 Division LLC

SUBSCRIBED AND SWORN to before me this

st day of February

2022

NOTARY PUBLIC

RONALD WIJAS OFFICIAL SEAL Notary Public, State of Illinois My Commission Expires January 28, 2024

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

## SECTION I - GENERAL INFORMATION

Ver.2018-1

A. Legal name of the Disclosing Party submitti	ing this EDS. Include d/b/a/ if applicable:
1912 Division LLC	I .
Check ONE of the following three boxes:	
the contract, transaction or other undertaking to	nticipated to hold within six months after City action on which this EDS pertains (referred to below as the of 7.5% in the Applicant. State the Applicant's legal
	right of control of the Applicant (see Section II(B)(1)) Disclosing Party holds a right of control:
B. Business address of the Disclosing Party:	1700 W. Cortland St. #203
	Chicago, IL 60622
C. Telephone: Fax:	Email: elk.enterprises@yahoo.com
D. Name of contact person:Angelo Laskaris	
E. Federal Employer Identification No. (if you	
F. Brief description of the Matter to which this property, if applicable):	EDS pertains. (Include project number and location of
Zoning Amendment application for the property located at 1912	2 West Division Street Chicago, IL
G. Which City agency or department is requesti	ng this EDS? Department of Planning & Development
If the Matter is a contract being handled by the Complete the following:	City's Department of Procurement Services, please
Specification #	and Contract #

Page 1 of 15

#### SECTION II - DISCLOSURE OF OWNERSHIP INTERESTS

#### A. NATURE OF THE DISCLOSING PARTY 1. Indicate the nature of the Disclosing Party: [ ] Person [X] Limited liability company [ ] Publicly registered business corporation [ ] Limited liability partnership [ ] Privately held business corporation [ ] Joint venture [ ] Sole proprietorship [ ] Not-for-profit corporation [ ] General partnership (Is the not-for-profit corporation also a 501(c)(3))? [ ] Limited partnership [ ] Yes [ ] No [ | Other (please specify) [ ] Trust 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? [x] Organized in Illinois [ ] Yes [ ] No. B. IF THE DISCLOSING PARTY IS A LEGAL ENTITY: List below the full names and titles, if applicable, of: (i) all executive officers and all directors of 1. 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. Title Name

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

Manager

Manager

Angelo Laskaris

Niki Laskaris

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

Percentage Interest in the Applicant

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

Business Address

CITY ELECTI
official during thes [X] No
n to any City es [X] No
d official(s) and
er reasonable est (as defined in ouse(s)/domestic
ous 

#### 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

Name (indicate whother retained or anticipated to be retained)  Taft. Stettinius & Hollister LLP 11	Address (sub lobb	ntionship to Disclosing Party econtractor, attorney, byist, etc.)  Attorney	Fees (indicate whether paid or estimated.) NOTE: "hourly rate" or "t.b.d." is not an acceptable response. \$8,000 (estimated)
С	hicago, IL 60601		
(Add sheets if necessary)	***************************************		·
[ ] Check here if the Disc	losing Party has r	not retained, nor expects to re	etain, any such persons or entities.
SECTION V CERTIF	ICATIONS	·	-
A. COURT-ORDERED (	CHILD SUPPOR	T COMPLIANCE	`
		owners of business entities to ort obligations throughout th	hat contract with the City must be contract's term.
	•	owns 10% or more of the Dis by any Illinois court of comp	sclosing Party been declared in betent jurisdiction?
[] Yes [X] No [] N	No person directly	or indirectly owns 10% or a	more of the Disclosing Party.

#### **B. FURTHER CERTIFICATIONS**

[ ] No

is the person in compliance with that agreement?

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).

If "Yes," has the person entered into a court-approved agreement for payment of all support owed and

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.

[ ] Yes

- 3. The Disclosing Party and, if the Disclosing Party is a legal entity, all of these persons or entitles 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

11. If the Disclosing Party is unable to certify to any of the above statements in this Part B (Further Certifications), the Disclosing Party must explain below:
N/A
-
If the letters "NA," the word "None," or no response appears on the lines above, it will be conclusive 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 Circof Chicago (if none, indicate with "N/A" or "none").
Tione
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 appointe official, of the City of Chicago. For purposes of this statement, a "gift" does not include: (i) anything made generally available to City employees or to the general public, or (ii) food or drink provided in the course of official City business and having a retail value of less than \$25 per recipient, or (iii) a political contribution otherwise duly reported as required by law (if none, indicate with "N/A" or "none"). As to any gift listed below, please also list the name of the City recipient.  None
C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION
<ol> <li>The Disclosing Party certifies that the Disclosing Party (check one)</li> <li>is [X] is not</li> </ol>
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

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

predatory lender may result in the loss of the privilege of doing business with the City."

MCC Section 2-32		because it or any of its affiliates (as defined in in the meaning of MCC Chapter 2-32, explain
	the word "None," or no response a med that the Disclosing Party certi	appears on the lines above, it will be fied to the above statements.
D. CERTIFICATI	ON REGARDING FINANCIAL I	NTEREST IN CITY BUSINESS
Any words or term	s defined in MCC Chapter 2-156 b	ave the same meanings if used in this Part D.
after reasonable in		he best of the Disclosing Party's knowledge be of the City have a financial interest in his or entity in the Matter?
[ ] Yes	[X] No	
•	ecked "Yes" to Item D(1), proceed Items D(2) and D(3) and proceed to	to Items D(2) and D(3). If you checked "No" o Part E.
official or employe other person or ent taxes or assessmen "City Property Sale	e shall have a financial interest in lity in the purchase of any property is, or (iii) is sold by virtue of legal	idding, or otherwise permitted, no City elected his or her own name or in the name of any that (i) belongs to the City, or (ii) is sold for process at the suit of the City (collectively, ten pursuant to the City's eminent domain he meaning of this Part D.
Does the Matter in	volve a City Property Sale?	
[ ] Yes	[X] No	·
		mes and business addresses of the City officials ify the nature of the financial interest:
Name	Business Address	Nature of Financial Interest
		nibited financial interest in the Matter will be

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

ust disclose below or in an attachment to this EDS all information required by (2). Failure to emply with these disclosure requirements may make any contract entered into with the City in ennection with the Matter voidable by the City.
1. The Disclosing Party verifies that the Disclosing Party has searched any and all records of e Disclosing Party and any and all predecessor entities regarding records of investments or profits om slavery or slaveholder insurance policies during the slavery era (including insurance policies sued to slaveholders that provided coverage for damage to or injury or death of their slaves), and e 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 sclosing Party has found records of investments or profits from slavery or slaveholder insurance licies. The Disclosing Party verifies that the following constitutes full disclosure of all such cords, including the names of any and all slaves or slaveholders described in those records:
CCTION VI CERTIFICATIONS FOR FEDERALLY FUNDED MATTERS
OTE: If the Matter is federally funded, complete this Section VI. If the Matter is not derally funded, proceed to Section VII. For purposes of this Section VI, tax credits allocated by e City and proceeds of debt obligations of the City are not federal funding.
CERTIFICATION REGARDING LOBBYING
1. List below the names of all persons or entities registered under the federal Lobbying sclosure Act of 1995, as amended, who have made lobbying contacts on behalf of the Disclosing rty with respect to the Matter: (Add sheets if necessary):
·
no explanation appears or begins on the lines above, or if the letters "NA" or if the word "None" pear, it will be conclusively presumed that the Disclosing Party means that NO persons or entities eistered under the Lobbying Disclosure Act of 1995, as amended, have made lobbying contacts on half 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 person or entity listed in paragraph A(1) above for his or her lobbying activities or to pay any son or entity to influence or attempt to influence an officer or employee of any agency, as defined applicable federal law, a member of Congress, an officer or employee of Congress, or an employee 2018-1

Please check either (1) or (2) below. If the Disclosing Party checks (2), the Disclosing Party

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 bel	low:	,	
Have you developed ar federal regulations? (See [ ] Yes			tion programs pursuant to	o applicable
2. Have you filed with the Compliance Programs, or applicable filing requirements	the Equal Em	<del>-</del>		
[ ] Yes	[ ] No	[] Reports not require	ed	
3. Have you participated a equal opportunity clause?	• •	ous contracts or subcontr	acts subject to the	
[ ] Yes	[ ] No		•	
If you checked "No" to que	estion (1) or (	(2) above, please provid	e an explanation:	-

#### SECTION VII - FURTHER ACKNOWLEDGMENTS AND CERTIFICATION

The Disclosing Party understands and agrees that:

- A. The certifications, disclosures, and acknowledgments contained in this EDS will become part of any contract or other agreement between the Applicant and the City in connection with the Matter, whether procurement, City assistance, or other City action, and are material inducements to the City's execution of any contract or taking other action with respect to the Matter. The Disclosing Party understands that it must comply with all statutes, ordinances, and regulations on which this EDS is based.
- B. The City's Governmental Ethics Ordinance, MCC Chapter 2-156, imposes certain duties and obligations on persons or entities seeking City contracts, work, business, or transactions. The full text of this ordinance and a training program is available on line at <a href="www.cityofchicago.org/Ethics">www.cityofchicago.org/Ethics</a>, 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.

1912 Division LLC
(Print or type exact legal name of Disclosing Party)  By:
Angele Laskaris
(Print or type name of person signing)
Manager
(Print or type title of person signing)
Signed and sworn to before me on (date) $\frac{2/21/22}{}$ ,
at <u>Cook</u> County, <u>Minois</u> (state).
Children
Notary Public  RONALD WIJAS  OFFICIAL SEAL  Notary Public, State of Illinois  My Commission Expires  January 28, 2024
Commission expires: 1/28/24

# CITY OF CHICAGO ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT APPENDIX A

## FAMILIAL RELATIONSHIPS WITH ELECTED CITY OFFICIALS AND DEPARTMENT HEADS

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

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

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

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

IXI No

. 3				
which such per	son is connected; (3) the	name and title of the e	person, (2) the name of the elected city official or departise nature of such familial re	ment head to

[ ] Yes

# 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.

[ ] Yes [X] 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 [X] The Applicant is not publicly traded on any exchar	ge.
3. If yes to (1) or (2) above, please identify below the name of each person or legal entity ident as a building code scofflaw or problem landlord and the address of each building or buildings to the pertinent code violations apply.	
N/A	_
	_

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

#### PROPIBITION ON WAGE & SALARY RISTORY 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.equ.sta. 190), 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 [X] 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.