



City of Chicago



O2017-7359

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	10/11/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 12-J at 3500-3556 W 51st St and 5000-5058 S St. Louis Ave - App No. 19414
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#19414

INTRO. DATE:

OCT 11, 2017

ORDINANCE

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

SECTION 1: Title 17 of the Municipal Code of Chicago, Chicago Zoning Ordinance, is amended by changing all the M1-2 Limited Manufacturing/Business Park District and M2-2 Light Industry District symbols and indications as shown on Map No. 12-J in the area bounded by:

THAT PART OF BLOCKS 22, 23, 24, 25 AND 26 AND VACATED ST. LOUIS AVENUE IN JAMES H. REE'S SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 5, 1855 AS DOCUMENT 62421, IN BOOK 85, PAGE 151, IN COOK COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF WEST 51ST STREET WITH THE WEST LINE OF SOUTH ST. LOUIS AVENUE; THENCE SOUTH 88 DEGREES 32 MINUTES 31 SECONDS WEST, A DISTANCE OF 602.86 FEET ALONG SAID NORTH LINE OF WEST 51ST STREET; THENCE NORTH 01 DEGREES 27 MINUTES 29 SECONDS WEST, A DISTANCE OF 10.35 FEET TO A POINT OF CURVATURE; THENCE 133.86 FEET NORTHERLY ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 800.00 FEET, SUBTENDING A CHORD BEARING NORTH 03 DEGREES 20 MINUTES 07 SECONDS EAST, A DISTANCE OF 133.70 FEET TO A POINT OF TANGENCY; THENCE NORTH 08 DEGREES 07 MINUTES 43 SECONDS EAST, A DISTANCE OF 92.13 FEET TO A POINT OF CURVATURE; THENCE 260.32 FEET NORTHERLY ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 775.00 FEET, SUBTENDING A CHORD BEARING NORTH 17 DEGREES 45 MINUTES 04 SECONDS EAST, A DISTANCE OF 259.09 FEET TO A POINT OF TANGENCY; THENCE NORTH 27 DEGREES 22 MINUTES 26 SECONDS EAST, A DISTANCE OF 142.85 FEET TO A POINT OF CURVATURE; THENCE 210.08 FEET NORTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 520.00 FEET, SUBTENDING A CHORD BEARING NORTH 38 DEGREES 56 MINUTES 52 SECONDS EAST, A DISTANCE OF 208.66 FEET TO A POINT OF TANGENCY; THENCE NORTH 50 DEGREES 31 MINUTES 17 SECONDS EAST, A DISTANCE OF 172.60 FEET TO THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED IN WARRANTY DEED RECORDED NOVEMBER 28, 1997 AS DOCUMENT 97892425, IN COOK COUNTY, ILLINOIS; THENCE ALONG THE NORTH LINE OF SAID PROPERTY DESCRIBED IN DOCUMENT 97892425 FOR THE FOLLOWING TWO (2) COURSES: 1) THENCE NORTH 50 DEGREES 41 MINUTES 29 SECONDS EAST, A DISTANCE OF 107.29 FEET TO A POINT OF CURVATURE; 2) THENCE 204.96 FEET NORTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 929.69 FEET, SUBTENDING A CHORD BEARING NORTH 57 DEGREES 00 MINUTES 26 SECONDS EAST, A DISTANCE OF 204.55 FEET TO A NON-TANGENT LINE; THENCE SOUTH 01 DEGREES 54 MINUTES 29 SECONDS EAST, A DISTANCE OF 403.78 FEET TO THE SOUTH LINE OF SAID LOT 22; THENCE SOUTH 88 DEGREES 32 MINUTES 45 SECONDS WEST, A DISTANCE OF 111.92 FEET ALONG SAID SOUTH LINE OF LOT 22 TO SAID WEST LINE OF SOUTH ST. LOUIS AVENUE; THENCE SOUTH 01 DEGREES 31 MINUTES 07 SECONDS EAST, A DISTANCE OF 638.49 FEET ALONG SAID WEST LINE OF SOUTH ST. LOUIS AVENUE TO THE POINT OF BEGINNING.

to those of M2-2 Light Industry District, which is hereby established in the area above described.

SECTION 2: Title 17 of the Municipal Code of Chicago, Chicago Zoning Ordinance, is amended by changing all the M2-2 Light Industry District symbols and indications as shown on Map No. 12-J in the area bounded by:

THAT PART OF BLOCKS 22, 23, 24, 25 AND 26 AND VACATED ST. LOUIS AVENUE IN JAMES H. REE'S SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 5, 1855 AS DOCUMENT 62421, IN BOOK 85, PAGE 151, IN COOK COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF WEST 51ST STREET WITH THE WEST LINE OF SOUTH ST. LOUIS AVENUE; THENCE SOUTH 88 DEGREES 32 MINUTES 31 SECONDS WEST, A DISTANCE OF 602.86 FEET ALONG SAID NORTH LINE OF WEST 51ST STREET; THENCE NORTH 01 DEGREES 27 MINUTES 29 SECONDS WEST, A DISTANCE OF 10.35 FEET TO A POINT OF CURVATURE; THENCE 133.86 FEET NORTHERLY ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 800.00 FEET, SUBTENDING A CHORD BEARING NORTH 03 DEGREES 20 MINUTES 07 SECONDS EAST, A DISTANCE OF 133.70 FEET TO A POINT OF TANGENCY; THENCE NORTH 08 DEGREES 07 MINUTES 43 SECONDS EAST, A DISTANCE OF 92.13 FEET TO A POINT OF CURVATURE; THENCE 260.32 FEET NORTHERLY ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 775.00 FEET, SUBTENDING A CHORD BEARING NORTH 17 DEGREES 45 MINUTES 04 SECONDS EAST, A DISTANCE OF 259.09 FEET TO A POINT OF TANGENCY; THENCE NORTH 27 DEGREES 22 MINUTES 26 SECONDS EAST, A DISTANCE OF 142.85 FEET TO A POINT OF CURVATURE; THENCE 210.08 FEET NORTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 520.00 FEET, SUBTENDING A CHORD BEARING NORTH 38 DEGREES 56 MINUTES 52 SECONDS EAST, A DISTANCE OF 208.66 FEET TO A POINT OF TANGENCY; THENCE NORTH 50 DEGREES 31 MINUTES 17 SECONDS EAST, A DISTANCE OF 172.60 FEET TO THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED IN WARRANTY DEED RECORDED NOVEMBER 28, 1997 AS DOCUMENT 97892425, IN COOK COUNTY, ILLINOIS; THENCE ALONG THE NORTH LINE OF SAID PROPERTY DESCRIBED IN DOCUMENT 97892425 FOR THE FOLLOWING TWO (2) COURSES: 1) THENCE NORTH 50 DEGREES 41 MINUTES 29 SECONDS EAST, A DISTANCE OF 107.29 FEET TO A POINT OF CURVATURE; 2) THENCE 204.96 FEET NORTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 929.69 FEET, SUBTENDING A CHORD BEARING NORTH 57 DEGREES 00 MINUTES 26 SECONDS EAST, A DISTANCE OF 204.55 FEET TO A NON-TANGENT LINE; THENCE SOUTH 01 DEGREES 54 MINUTES 29 SECONDS EAST, A DISTANCE OF 403.78 FEET TO THE SOUTH LINE OF SAID LOT 22; THENCE SOUTH 88 DEGREES 32 MINUTES 45 SECONDS WEST, A DISTANCE OF 111.92 FEET ALONG SAID SOUTH LINE OF LOT 22 TO SAID WEST LINE OF SOUTH ST. LOUIS AVENUE; THENCE SOUTH 01 DEGREES 31 MINUTES 07 SECONDS EAST, A DISTANCE OF 638.49 FEET ALONG SAID WEST LINE OF SOUTH ST. LOUIS AVENUE TO THE POINT OF BEGINNING.

to those of Manufacturing Planned Development No. _____, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

SECTION 3: This ordinance shall take effect upon its passage and due publication.

Common Address(es): 3500-3556 W. 51st St.; 5000-5058 S. St. Louis Ave.

*Manufacturing
Planned Development No. ____*

BULK REGULATIONS AND DATA TABLE

Gross Site Area:	501,630 sq. ft. (11.516 acres)
Area in Adjoining Right-of-Way:	42,054 sq. ft. (0.965 acres)
Net Site Area:	459,576 sq. ft. (10.550 acres)
Underlying Floor Area Ratio (FAR):	2.20
Maximum Floor Area Ratio (FAR):	0.25
Minimum Number of Off-Street Parking Spaces:	120 parking spaces
Minimum Number of Loading Spaces:	10 spaces (10' x 25')
Minimum Setbacks from Property Lines:	
Front / South	Per attached site plans.
Side / West:	Per attached site plans.
Side / East:	Per attached site plans.
Rear / North:	Per attached site plans.
Maximum Building Height:	
North Building - Maintenance Shop:	28 feet 0 inches
South Building - Freezer/Cooler Facility:	42 feet 7 inches

APPLICANT:	R.F.M. Properties I, L.P.
ADDRESS:	3500-3556 W. 51st St.; 5000-5058 S. St. Louis Ave.
INTRODUCTION DATE:	October 11, 2017
REVISED / CPC DATE:	---

Manufacturing Planned Development No. _____

PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Manufacturing Planned Development Number _____ (“Planned Development”), consists of approximately 459,576 net square feet (10.55 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (“Property”) and is owned or controlled by R.F.M. Properties I, L.P.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant’s successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assign or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the

APPLICANT:	R.F.M. Properties I, L.P.
ADDRESS:	3500-3556 W. 51st St.; 5000-5058 S. St. Louis Ave.
INTRODUCTION DATE:	October 11, 2017
REVISED / CPC DATE:	---

issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.

4. This Plan of Development consists of these 16 Statements and the following:

- Bulk Regulations and Data Table
- Existing Zoning Map
- General Land Use Map
- Planned Development Boundary and Property Line Map
- Site Plan
- Landscape Plan
- Building Elevation (East Building Elevation)
- Building Elevation (South Building Elevation)
- Building Elevation (West Building Elevation)
- Building Elevation (North Building Elevation)

prepared by Arete Design Studio Ltd. and dated October 11, 2017, submitted herein.

In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.

5. The following uses shall be permitted in this Planned Development:

- Manufacturing, Production and Industrial Service (Artisan, Limited and General)
- Warehousing, Wholesaling and Freight Movement
- Food and Beverage Retail Sales (accessory to principal manufacturing uses)
- Retail Sales, General (accessory to principal manufacturing uses)
- Office
- Accessory Uses (as defined in § 17-17-0206 of the Chicago Zoning Ordinance)

6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-Premise signs are prohibited within the boundary of the Planned Development.

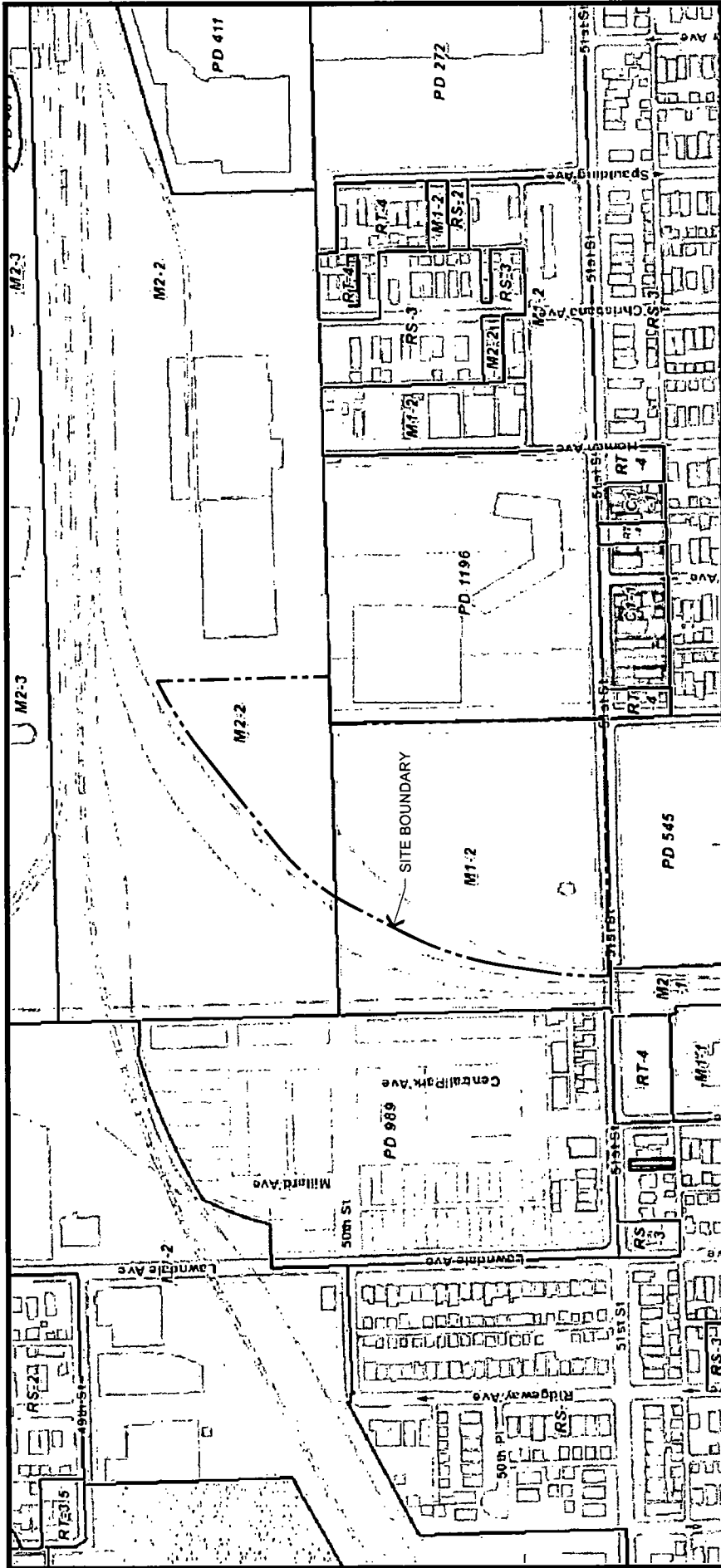
APPLICANT:	R.F.M. Properties I, L.P.
ADDRESS:	3500-3556 W. 51st St.; 5000-5058 S. St. Louis Ave.
INTRODUCTION DATE:	October 11, 2017
REVISED / CPC DATE:	---

7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 459,576 square feet and a base FAR of 2.2.
9. Upon review and determination, and pursuant to Section 17-13-0610 of the Zoning Ordinance, Part II Review shall be assessed a fee by the Department of Planning and Development. The fee, as determined by staff at the time of its submission, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800 of the Zoning Ordinance. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Department of Streets and Sanitation, and the Department of Fleet and Facility Management, under Section 13-32-085 of the Municipal Code, or any other provision of the Municipal Code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

APPLICANT:	R.F.M. Properties I, L.P.
ADDRESS:	3500-3556 W. 51st St.; 5000-5058 S. St. Louis Ave.
INTRODUCTION DATE:	October 11, 2017
REVISED / CPC DATE:	---

14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.
15. The Applicant acknowledges the city's ongoing and evolving initiatives to enhance awareness of, and support and encourage participation by, Minority and Women's Business Enterprise certified contractors and local city residents. To assist the city in promoting such MBE, WBE and local city resident involvement, the Applicant may provide the Department of Planning and Development with any preliminary outreach plans designed to elicit MBE, WBE and local city resident participation, such submission may include copies of certified letters, and receipts of such, sent to MBE/WBE contractor associations and the ward office of the alderman in which this project is proposed to be located. In conjunction with the Applicant's submission for Part II permit reviews, the Applicant will provide DPD (and upon request, the full Plan Commission) with all responses to any preliminary outreach plans and certified letters, updates on any associated communications or meetings and anticipated percentages of MBE, WBE and local city resident participation. Prior to issuance of their Certificate of Occupancy, the Applicant will provide DPD with actual level of MBE and WBE certified contractor and local city resident participation. All such details will be provided in a form acceptable to the Zoning Administrator or Commissioner of the Department of Planning and Development.
16. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the property to the pre-existing M2-2 Light Industry District.

APPLICANT:	R.F.M. Properties I, L.P.
ADDRESS:	3500-3556 W. 51st St.; 5000-5058 S. St. Louis Ave.
INTRODUCTION DATE:	October 11, 2017
REVISED / CPC DATE:	---



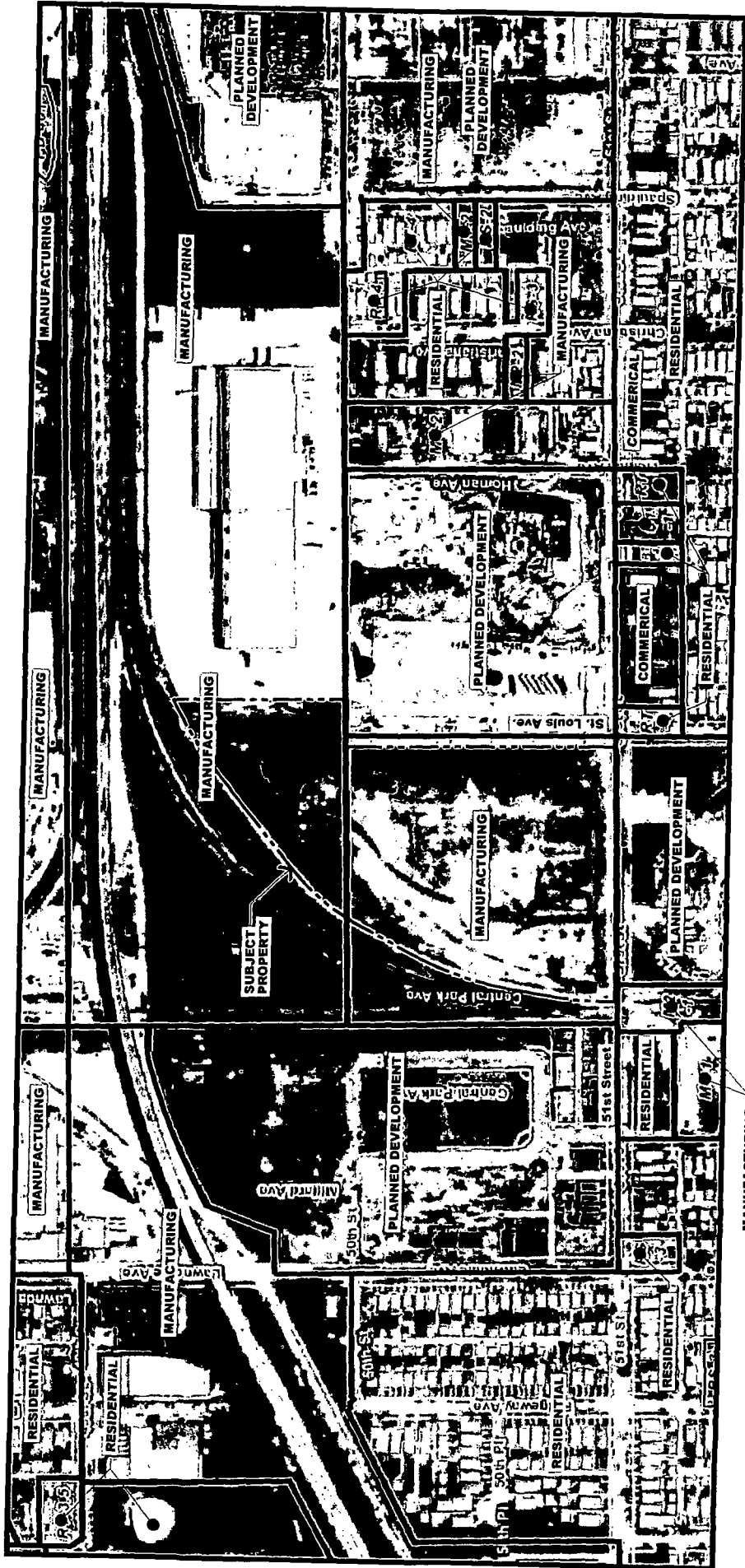
EXISTING ZONING MAP

APPLICANT: S.F.M. Properties I, L.P.
 ADDRESS: 3500-3506 W. 51st St., St. Louis Area.
 INTRODUCTION DATE: October 11, 2017
 REVISION / CIRC. DATE:



CLIENT: **Santitas Foods**
 BE YOUR OWN BOSS
 1001 N. 10th St.
 St. Louis, MO 63101
 (314) 433-1111

ARCHITECT: **arete design studio**
 ARCHITECTS
 INTERIOR DESIGNERS
 1001 N. 10th St.
 St. Louis, MO 63101
 (314) 433-1111



GENERAL LAND USE MAP

REFERENCE:
 ADDRESS:
 PRODUCTION DATE:
 REVISED / CDS DATE:

S.E.M. Properties, L.P.
 2510-5555 N. Star St. / 513-001 S. St. Louis Ave.
 October 1, 2011

CLIENT

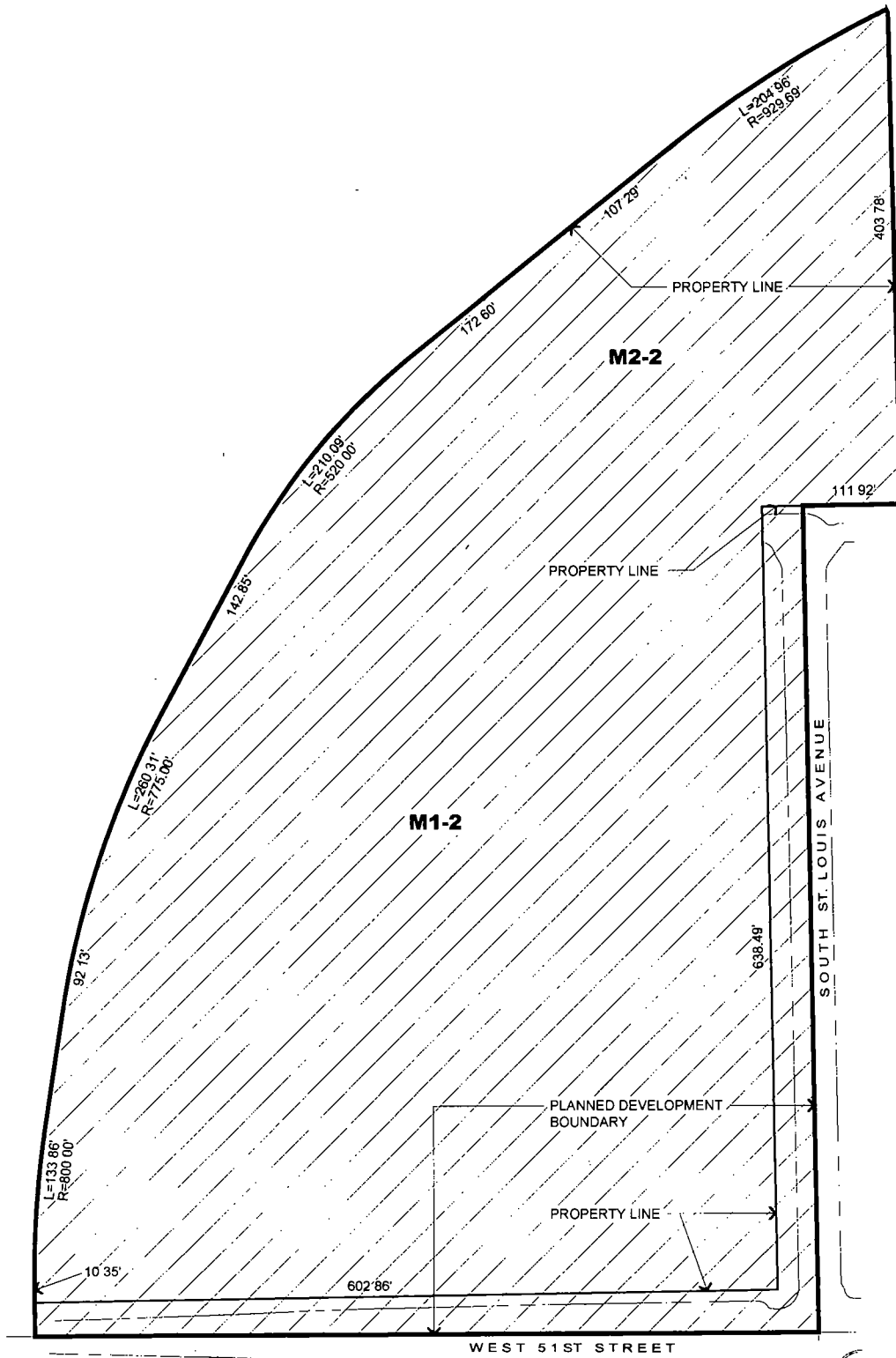


1141 West 157th Street
 Omaha, NE 68144
 402.491.1111

ARCHITECT



1141 West 157th Street
 Omaha, NE 68144
 402.491.1111



PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

APPLICANT:
ADDRESS:
INTRODUCTION DATE:
REVISED / C/O DATES:

P.F.M. Properties I, L.P.
3636-3638 W. 51st St.; 5029-5033 S. St. Louis Ave.
October 11, 2017

CLIENT

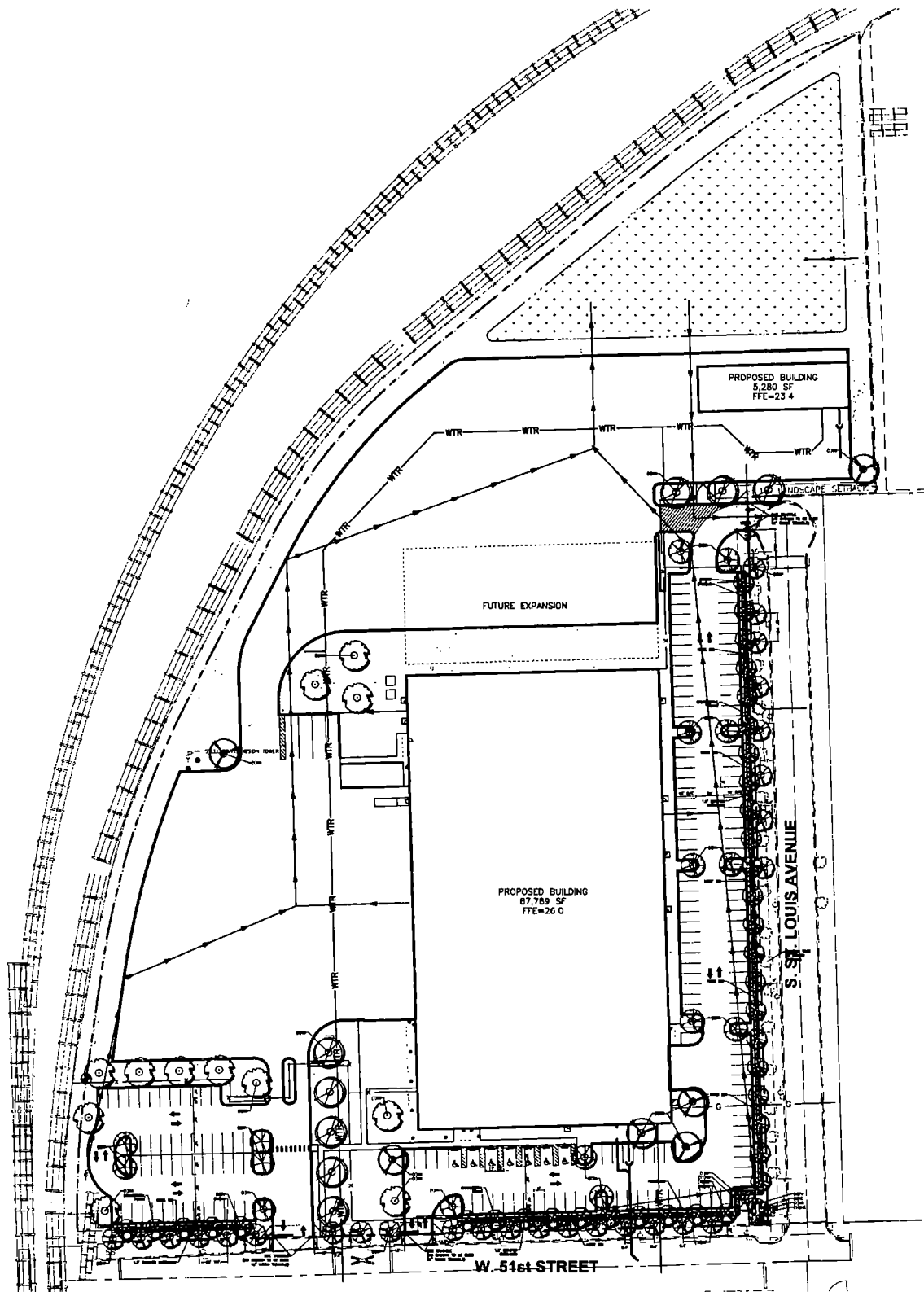
Amigos
FOODS

101 SOUTH 41ST STREET
DULLES, VA 20146
(703) 241-1700

ARCHITECT

arete design studio.
architectural | interior | design
13143 West 183rd Street, Minnetonka, MN 55345
612.443.7333 aretds.com
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LANDSCAPE PLAN

APPLICANT:
ADDRESS:
INFORMATION DATE:
REVISED / CEC PAGE:

R.F.M. Procoertier I, L.P.
1534-1554 W. 51st St. / 8030-8038 S. St. Louis Ave.
October 11, 2017

CLIENT

Artygo's
FOODS

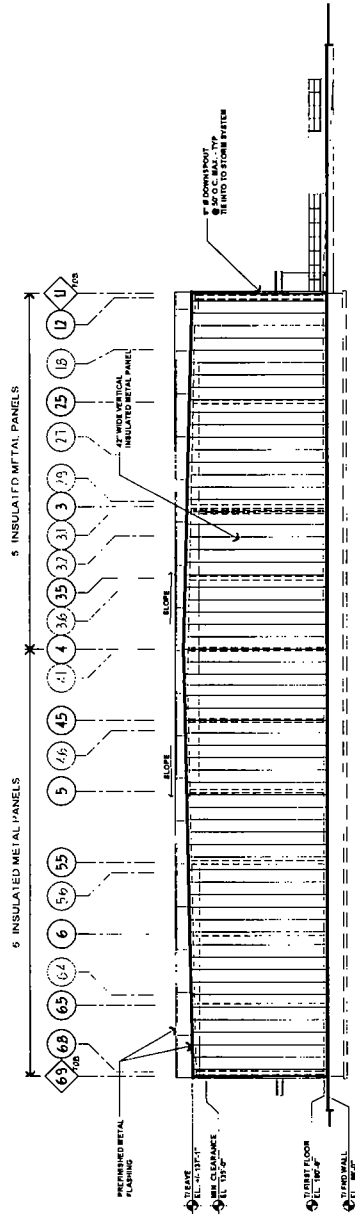
511 E. 10th Street
Omaha, NE 68102
(402) 442-8878

ARCHITECT

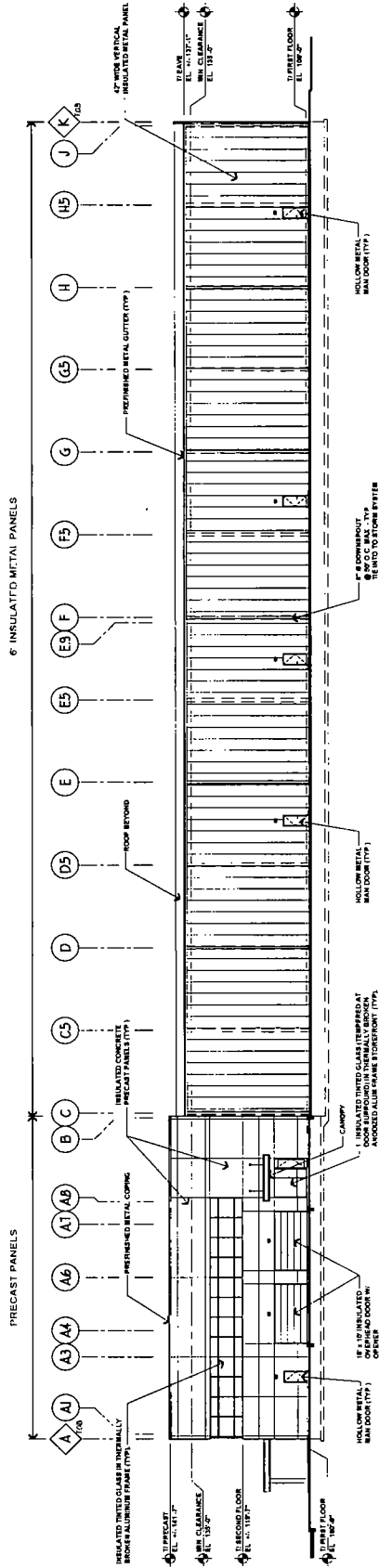
arete design studio.
architecture • interior design • landscape architecture

12542 West 183rd Street • Mound, NE 68448
913.442.7233
arete@ad.com

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NORTH ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"

BUILDING ELEVATIONS - SOUTH (FREEZER / COOLER) BUILDING - NORTH AND EAST

CLIENT: **Arctic Foods**
 15100 S. 151st St., Suite 100, Tukwila, WA 98148
 PHONE: (206) 835-1111 FAX: (206) 835-1112
 WWW: www.arcticfoods.com

CLIENT:

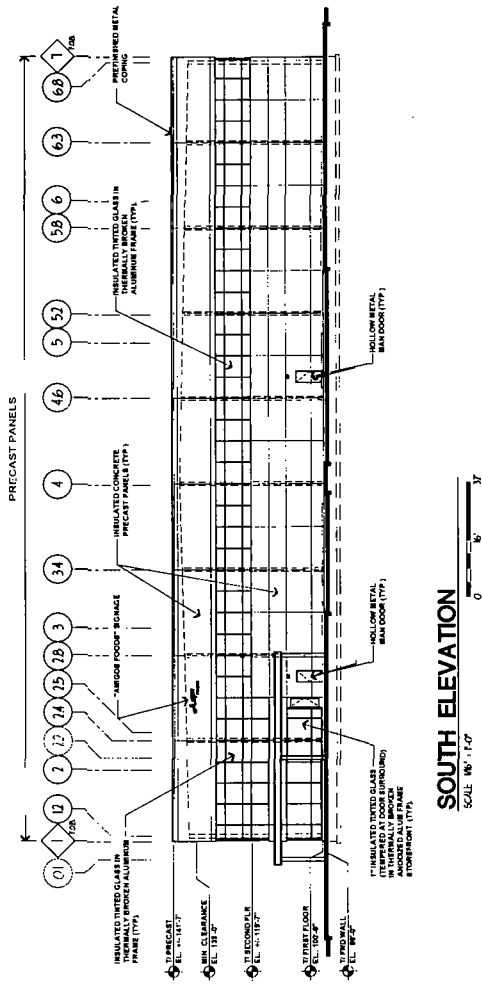


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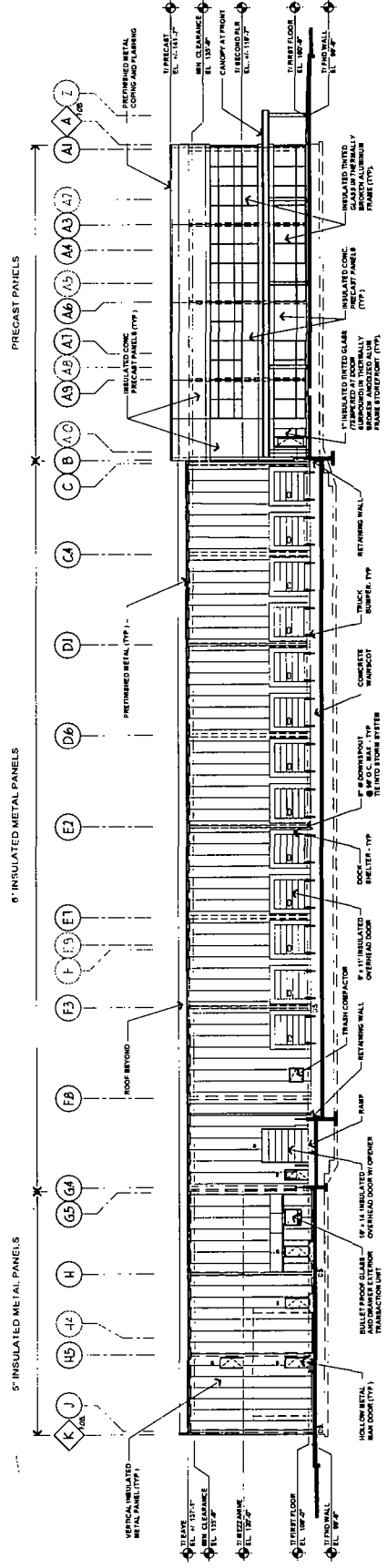


15422 1st Ave. S., Suite 100, Tukwila, WA 98148
 PHONE: (206) 835-1111 FAX: (206) 835-1112
 WWW: www.arcticdesignstudio.com

DATE: 11/11/11
 REVISION: 1/11/12



SOUTH ELEVATION
SCALE 1/8" = 1'-0"



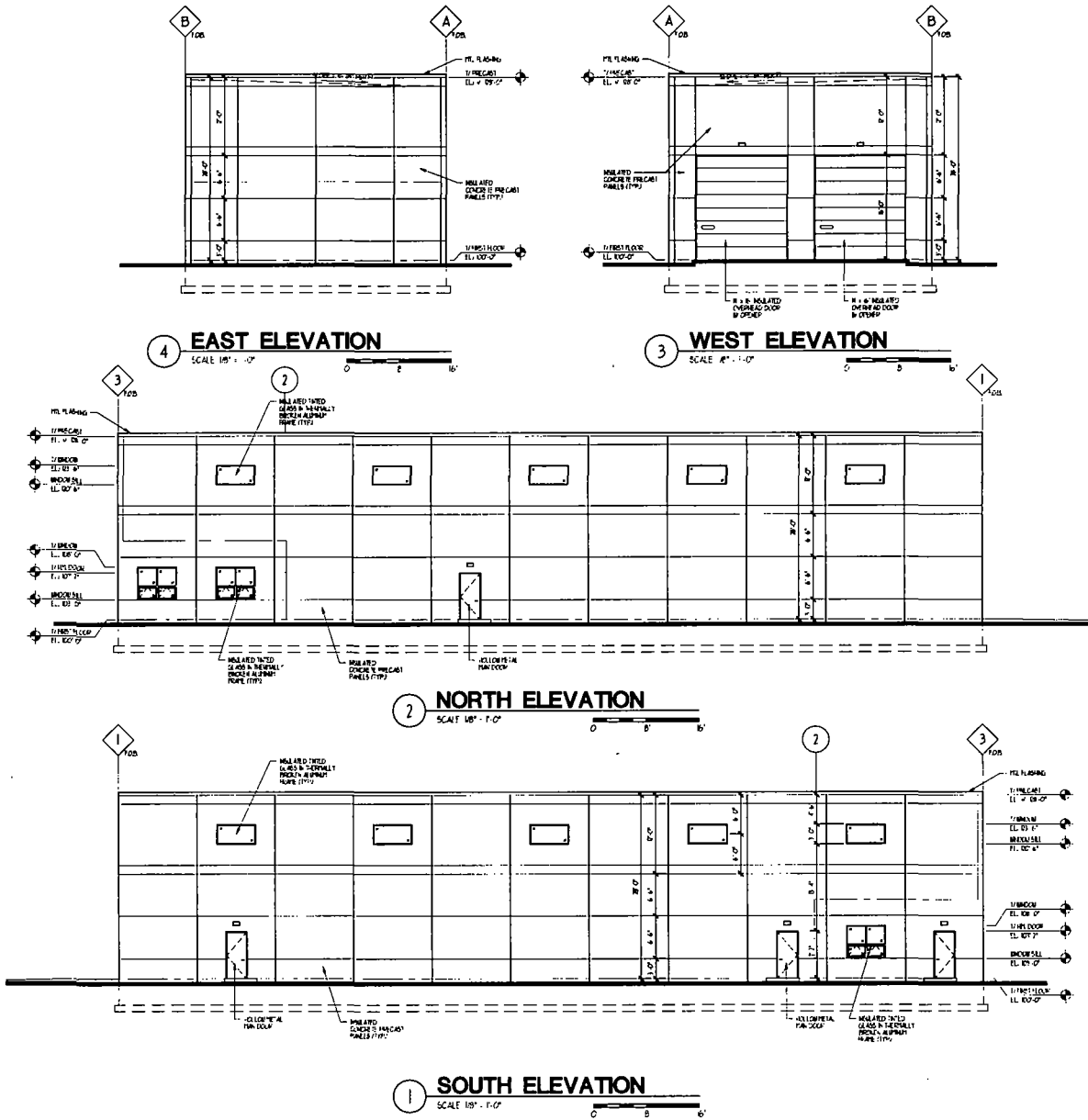
WEST ELEVATION
SCALE 1/8" = 1'-0"

BUILDING ELEVATIONS - SOUTH (FREEZER / COOLER) BUILDING - SOUTH AND WEST

APPLICANT: R. E. M. Properties, Inc.
 ADDRESS: 2500-2550 W. 31st Street, Suite 3000, St. Louis, MO 63118
 INTRODUCTION DATE: October 11, 2017
 REVISION / CFC DATE:

CLIENT: **Stamps Foods**
 10000 N. 11th Street
 Omaha, NE 68114

ARCHITECT: **arete design studio**
 architecture & interior design
 2500-2550 W. 31st Street, Suite 3000
 St. Louis, MO 63118
 P: 314.457.7333
 www.aredesignstudio.com



BUILDING ELEVATIONS NORTH (MAINTENANCE) BUILDING

APPLICANT:
ADDRESS:
INTRODUCTION DATE:
REVISED / DEC DATE:

R.F.H. Properties I, L.P.
3500-3550 W. 51st St., 5006-5056 S. St. Louis Ave.
October 11, 2011

CLIENT



3715 W. 51st St.
Suite 100
St. Louis, MO 63112

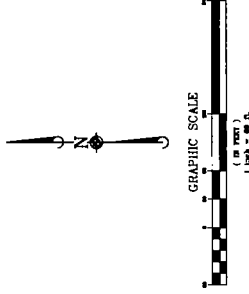
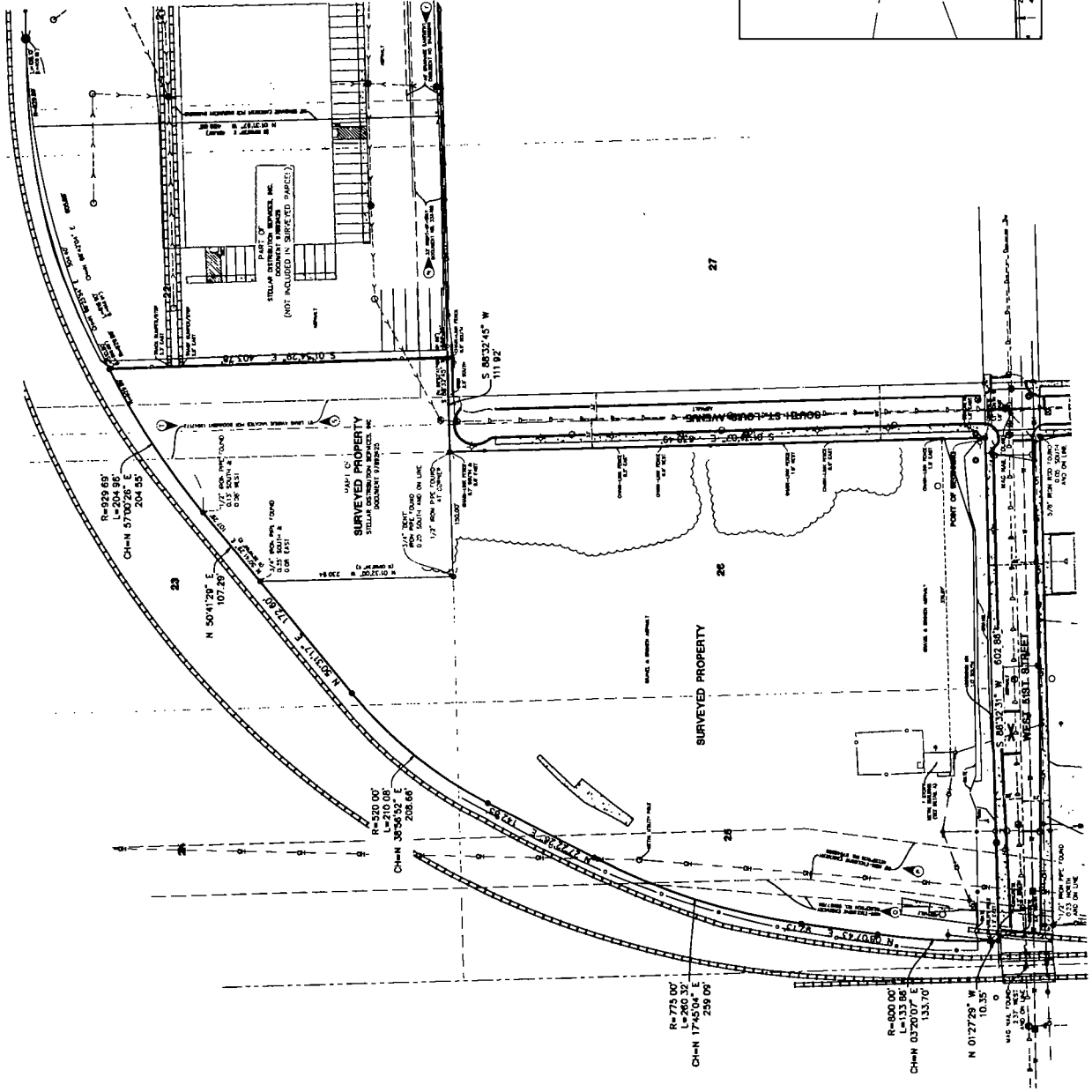
ARCHITECT



12545 West 80th Street, Meriden, Illinois 62448
618.495.7372 arete@arete.com

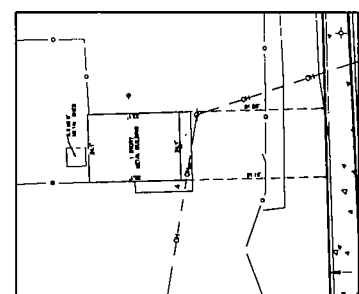
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ALTA/NSPS LAND TITLE SURVEY



BASIS OF BEARINGS
 BEARINGS ARE BASED UPON THE MERIDIAN OF THE CORNER OF THE EAST 1/2 CH. ADJACENT TO GRAND AVENUE, AS SHOWN ON THE SURVEY OF THE EAST 1/2 CH. ADJACENT TO GRAND AVENUE, WITH A BEARING OF S 89°59'58\"/>

- LEGEND**
- E- PROPERTY LINE
 - E- LOT LINE
 - E- UNDER WARE LOT LINE
 - E- UNDER WARE LOT LINE WITH
 - E- SIDE OF RAILROAD
 - E- CHAIN-LINK FENCE (OUT)
 - E- STORM LINE
 - E- WATERMAIN LINE
 - E- OVERHEAD WIRE
 - E- TELEPHONE LINE
 - E- RAILROAD TRACKS
 - E- (UNLESS OTHERWISE NOTED)
 - E- EX. METAL ARCHES MARKER (M)
 - E- EX. STUMP MARKER (SM)
 - E- EX. STUMP (S)
 - E- EX. CONCRETE BENCH MARKER (CBM)
 - E- EX. CONCRETE BENCH MARKER (CBM)
 - E- EX. IRON PIPE (IP)
 - E- EX. WALK (W)
 - E- EX. ELECTRICAL MARKER
 - E- EX. LIGHT STANDARD
 - E- EX. UTILITY POST WITH LIGHT
 - E- EX. GUY WIRE
 - E- EX. CONCRETE
 - E- EX. PAVER
 - E- EX. BITUMEN
 - E- EX. ASPHALT
 - E- EX. LOT DIMENSION
 - E- EX. RECORD DIMENSION



DETAIL "A"
 1" = 20'





ALTA/NSPS LAND TITLE SURVEY

CURRENT P.M. 12-11-2020-00 12-11-2020-00

LEGAL DESCRIPTION

THE PART OF BLOCK 12, 13, 14 AND 15, 16 AND 17, 18 AND 19, 20 AND 21, 22 AND 23, 24 AND 25, 26 AND 27, 28 AND 29, 30 AND 31, 32 AND 33, 34 AND 35, 36 AND 37, 38 AND 39, 40 AND 41, 42 AND 43, 44 AND 45, 46 AND 47, 48 AND 49, 50 AND 51, 52 AND 53, 54 AND 55, 56 AND 57, 58 AND 59, 60 AND 61, 62 AND 63, 64 AND 65, 66 AND 67, 68 AND 69, 70 AND 71, 72 AND 73, 74 AND 75, 76 AND 77, 78 AND 79, 80 AND 81, 82 AND 83, 84 AND 85, 86 AND 87, 88 AND 89, 90 AND 91, 92 AND 93, 94 AND 95, 96 AND 97, 98 AND 99, 100 AND 101, 102 AND 103, 104 AND 105, 106 AND 107, 108 AND 109, 110 AND 111, 112 AND 113, 114 AND 115, 116 AND 117, 118 AND 119, 120 AND 121, 122 AND 123, 124 AND 125, 126 AND 127, 128 AND 129, 130 AND 131, 132 AND 133, 134 AND 135, 136 AND 137, 138 AND 139, 140 AND 141, 142 AND 143, 144 AND 145, 146 AND 147, 148 AND 149, 150 AND 151, 152 AND 153, 154 AND 155, 156 AND 157, 158 AND 159, 160 AND 161, 162 AND 163, 164 AND 165, 166 AND 167, 168 AND 169, 170 AND 171, 172 AND 173, 174 AND 175, 176 AND 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LAW OFFICES

October 4, 2017

Chairman, Committee on Zoning
City Hall – Room 304
121 N. LaSalle St.
Chicago, Illinois 60602

Re: 3500-3556 W. 51st St.; 5000-5058 S. St. Louis Ave.
Application for Zoning Map Amendment (Planned Development)

The undersigned, Richard A. Toth, being first duly sworn on oath, deposes and states the following:

The undersigned certifies that he has complied with the requirements of § 17-13-0107 of the Chicago Zoning Ordinance by sending the attached letter 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 lines of the subject property, exclusive of public roads, streets, alleys and other public ways. The attached letter was sent by USPS first class mail, no more than 30 days before filing the application.

The undersigned certifies that the notice contained: the address(es) of the property that is the subject of the application; 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 an application for a change in zoning on approximately October 4, 2017.

The undersigned certifies that he has made a *bona fide* effort to determine the names and last known addresses of the persons to be notified under § 17-13-0107 of the Chicago Zoning Ordinance by obtaining ownership information from the most recent authentic tax records of Cook County, 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.


Richard A. Toth



Subscribed and sworn to
before me this October 4, 2017.


Notary Public

1528.0002

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L. L. WISSE
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LAW OFFICES

October 4, 2017

Re: 3500-3556 W. 51st St.; 5000-5058 S. St. Louis Ave.
Application for Zoning Map Amendment (Planned Development)

Dear Property Owner:

In accordance with the requirements of the Chicago Zoning Ordinance for a Zoning Map Amendment, specifically Section 17-13-0107, please be informed that on or about October 4, 2017, I, the undersigned attorney, am filing an application on behalf of the Applicant, R.F.M. Properties I, L.P., for a change in zoning from M1-2 Limited Manufacturing/Business Park District and M2-2 Light Industry District to M2-2 Light Industry District and then to Manufacturing Planned Development, for the property generally located at 3500-3556 W. 51st St.; 5000-5058 S. St. Louis Ave., Chicago, Illinois.

The Applicant proposes to construct a food processing and warehouse facility with accessory office space, no dwelling units, and approximately 192 parking spaces; the facility will have two buildings (87,787 sf and 5,280 sf), with an approximate height of 42 feet 7 inches.

The Applicant and Owner is R.F.M. Properties I, L.P., 5251 S. Millard Ave., Chicago, IL 60632.

I am an attorney for the Applicant and can provide additional information on the application. My address is 20 S. Clark St., Suite 400, Chicago, Illinois 60603.

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

Sincerely,

A handwritten signature in black ink that reads 'Richard A. Toth'.

Richard A. Toth

1528.0002

312 726-8797
daleygeorges.com
20 S. Clark St., Suite 400
Chicago, IL 60603-1835

#19414

INTRO. DATE:
OCT. 11, 2017

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
3500-3556 W. 51st St.; 5000-5058 S. St. Louis Ave.

2. Ward Number that property is located in: 14th Ward

3. APPLICANT R.F.M. Properties I, L.P.
ADDRESS 5251 S. Millard Ave. CITY Chicago
STATE IL ZIP CODE 60632 PHONE (773) 838-8199
EMAIL mannyr@amigosfoods.biz CONTACT PERSON Manny Rangel, Jr.

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 above.
ADDRESS _____ CITY Chicago
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 Richard Toth, Daley and Georges, Ltd.
ADDRESS 20 S. Clark St., Suite 400
CITY Chicago STATE IL ZIP CODE 60603
PHONE (312) 726-8797 FAX (312) 726-8819 EMAIL rtoth@daleygeorges.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.

R.F.M. Properties I, L.P.

Francisco Moreno

Rafael Ortega

Maximino Hurtado

7. On what date did the owner acquire legal title to the subject property? April 2005

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

No.

9. Present Zoning District M1-2, M2-2 Proposed Zoning District M2-2 then to Manufact. Planned Development

10. Lot size in square feet (or dimensions) 459,576 sf

11. Current Use of the property Vacant.

12. Reason for rezoning the property To allow a food processing and warehouse facility with accessory office space.

13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)
A food processing and warehouse facility with accessory office space.

No dwelling units. Approximately 192 parking spaces.


The facility will have two buildings (87,787 sf and 5,280 sf), with an approximate height of 42 feet 7 inches.

14. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, increases the number of units (see attached fact sheet or visit www.cityofchicago.org/ARO for more information). Is this project subject to the ARO?

YES _____ NO x _____

COUNTY OF COOK
STATE OF ILLINOIS


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


Signature of Applicant

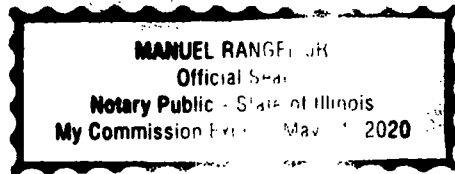
R.F.M. Properties I, L.P.

Maximino Hurtado, Partner

Subscribed and Sworn to before me this
25TH day of September, 2017.


Notary Public

Exp. 5/11/2020



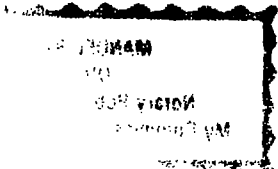
For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

10



**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:

R.F.M. Properties I, L.P.

Check ONE of the following three boxes:

Indicate whether the Disclosing Party submitting this EDS is:

1. the Applicant and property owner of:

OR 3500-3556 W. 51st St.; 5000-5058 S. St. Louis Ave.

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: 5251 S. Millard Ave.

Chicago, IL 60632

C. Telephone: (773) 838-8199 extension 103 Fax: N/A Email: mannyr@amigosfoods.biz

D. Name of contact person: Manny Rangel, Jr.

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

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

Application for zoning map amendment (planned development) for the property at:
3500-3556 W. 51st St.; 5000-5058 S. St. Louis Ave.

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

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

Specification # N/A and Contract # N/A

SECTION II -- DISCLOSURE OF OWNERSHIP INTERESTS

A. NATURE OF THE DISCLOSING PARTY

1. Indicate the nature of the Disclosing Party:

- Person
- Publicly registered business corporation
- Privately held business corporation
- Sole proprietorship
- General partnership
- Limited partnership
- Trust
- Limited liability company
- Limited liability partnership
- Joint venture
- Not-for-profit corporation
(Is the not-for-profit corporation also a 501(c)(3)?
 Yes No
- Other (please specify)

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

Texas.

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
<u>Francisco Moreno</u>	<u>Partner</u>
<u>Rafael Ortega</u>	<u>Partner</u>
<u>Maximino Hurtado</u>	<u>Partner</u>

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
Francisco Moreno	611 Crosstimbers, Houston, TX 77022	37.5%
Rafael Ortega	611 Crosstimbers, Houston, TX 77022	37.5%
Maximino Hurtado	5251 S. Millard, Chicago, IL 60632	25.0%

Total: 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:

Not applicable.

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).

Not applicable.

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.) NOTE: "hourly rate" or "t.b.d." is not an acceptable response.
Arete Design Studio Ltd. (Charles Smith)	13543 185th St. Mokena, IL 60448	Architect	\$15,000 estimated (billed at hourly rate)
Woolpert (Ryan Walter)	1815 S Meyers Rd. Oakbrook Terrace, IL 60181	Engineer	\$15,000 estimated (billed at hourly rate)
Daley and Georges, Ltd. (Mara Georges/ Rich Toth) (Add sheets if necessary)	20 S. Clark St., Suite 400 Chicago, IL 60603	Attorney	\$15,000 estimated (billed at hourly rate)

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 Not applicable.

B. FURTHER CERTIFICATIONS

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

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

3. The Disclosing Party and, if the Disclosing Party is a legal entity, all of those persons or entities identified in Section II(B)(1) of this EDS:
- a. are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from any transactions by any federal, state or local unit of government;
 - b. have not, during the 5 years before the date of this EDS, been convicted of a criminal offense, adjudged guilty, or had a civil judgment rendered against them in connection with: obtaining, attempting to obtain, or performing a public (federal, state or local) transaction or contract under a public transaction; a violation of federal or state antitrust statutes; fraud; embezzlement; theft; forgery; bribery; falsification or destruction of records; making false statements; or receiving stolen property;
 - c. are not presently indicted for, or criminally or civilly charged by, a governmental entity (federal, state or local) with committing any of the offenses set forth in subparagraph (b) above;
 - d. have not, during the 5 years before the date of this EDS, had one or more public transactions (federal, state or local) terminated for cause or default; and
 - e. have not, during the 5 years before the date of this EDS, been convicted, adjudged guilty, or found liable in a civil proceeding, or in any criminal or civil action, including actions concerning environmental violations, instituted by the City or by the federal government, any state, or any other unit of local government.
4. The Disclosing Party understands and shall comply with the applicable requirements of MCC Chapters 2-56 (Inspector General) and 2-156 (Governmental Ethics).
5. Certifications (5), (6) and (7) concern:
- the Disclosing Party;
 - any "Contractor" (meaning any contractor or subcontractor used by the Disclosing Party in connection with the Matter, including but not limited to all persons or legal entities disclosed under Section IV, "Disclosure of Subcontractors and Other Retained Parties");
 - any "Affiliated Entity" (meaning a person or entity that, directly or indirectly: controls the Disclosing Party, is controlled by the Disclosing Party, or is, with the Disclosing Party, under common control of another person or entity). Indicia of control include, without limitation: interlocking management or ownership; identity of interests among family members, shared facilities and equipment; common use of employees; or organization of a business entity following the ineligibility of a business entity to do business with federal or state or local government, including the City, using substantially the same management, ownership, or principals as the ineligible entity. With respect to Contractors, the term Affiliated Entity means a person or entity that directly or indirectly controls the Contractor, is controlled by it, or, with the Contractor, is under common control of another person or entity;
 - any responsible official of the Disclosing Party, any Contractor or any Affiliated Entity or any other official, agent or employee of the Disclosing Party, any Contractor or any Affiliated Entity, acting pursuant to the direction or authorization of a responsible official of the Disclosing Party, any Contractor or any Affiliated Entity (collectively "Agents").

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

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

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

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

None.

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

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

None.

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

None.

C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

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

is is not

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

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

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

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

None.

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

D. CERTIFICATION REGARDING FINANCIAL INTEREST IN CITY BUSINESS

Any words or terms defined in MCC Chapter 2-156 have the same meanings if used in this Part D.

1. In accordance with MCC Section 2-156-110: To the best of the Disclosing Party's knowledge after reasonable inquiry, does any official or employee of the City have a financial interest in his or her own name or in the name of any other person or entity in the Matter?

Yes

No

NOTE: If you checked "Yes" to Item D(1), proceed to Items D(2) and D(3). If you checked "No" to Item D(1), skip Items D(2) and D(3) and proceed to Part E.

2. Unless sold pursuant to a process of competitive bidding, or otherwise permitted, no City elected official or employee shall have a financial interest in his or her own name or in the name of any other person or entity in the purchase of any property that (i) belongs to the City, or (ii) is sold for taxes or assessments, or (iii) is sold by virtue of legal process at the suit of the City (collectively, "City Property Sale"). Compensation for property taken pursuant to the City's eminent domain power does not constitute a financial interest within the meaning of this Part D.

Does the Matter involve a City Property Sale?

Yes

No

3. If you checked "Yes" to Item D(1), provide the names and business addresses of the City officials or employees having such financial interest and identify the nature of the financial interest:

Name	Business Address	Nature of Financial Interest
<u>Not applicable.</u>		

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.

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

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

Not applicable.

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.

Not applicable - the matter is not federally funded.

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):

Not applicable - the matter is not federally funded.

(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. Not applicable - the matter is not federally funded.

Is the Disclosing Party the Applicant?

Yes

No

Not applicable - the matter is not federally funded.

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

Not applicable - the matter is not federally funded.

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

Not applicable - the matter is not federally funded.

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

Yes

No

Not applicable - the matter is not federally funded.

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

SECTION VII -- FURTHER ACKNOWLEDGMENTS AND CERTIFICATION

The Disclosing Party understands and agrees that:

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

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

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

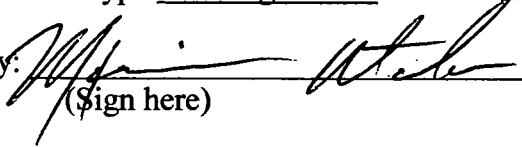
D. It is the City's policy to make this document available to the public on its Internet site and/or upon request. Some or all of the information provided in, and appended to, this EDS may be made publicly available on the Internet, in response to a Freedom of Information Act request, or otherwise. By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

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

CERTIFICATION

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

R.F.M. Properties I, L.P.
(Print or type exact legal name of Disclosing Party)

By: 
(Sign here)

Maximino Hurtado
(Print or type name of person signing)

Partner
(Print or type title of person signing)

Signed and sworn to before me on (date) September 25, 2017,

at Cook County, Illinois (state).


Notary Public



Commission expires: 5/11/2020

AMERICAN ENGINEERING
CORPORATION
1000 BROADWAY
NEW YORK, N. Y.

**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.

Not applicable.

**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.

Not applicable.

