



# City of Chicago



O2018-2326

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	3/28/2018
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 3-H at 1812-1814 W Division St - App No. 19593T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

#19593-T1  
INTRO DATE  
MARCH 28, 2019

## **ORDINANCE**

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

***SECTION 1.*** Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the B3-2 Community Shopping District symbols and indications as shown on Map No 3-H in the area bounded by

a line 100 feet north of and parallel to West Division Street;  
the alley next east of and parallel to North Honore Street;  
West Division Street; and a line 48 feet east of and parallel  
to North Honore Street

to those of a B3-3 Community Shopping District and a corresponding uses district is hereby established in the area above described.

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

Common address of property: 1812-1814 West Division Street

**17-13-0303-C (1) Narrative Zoning Analysis**

1812-1814 West Division Street, Chicago, Illinois

Proposed Zoning: B3-3 Community Shopping District (TOD)

Lot Area: 4,600 square feet

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the construction of a new four-story mixed-use building, at the subject property. The existing building will be razed. The new proposed building will contain commercial space (2,758 square feet) – at grade level, and a total of twelve (12) dwelling units – above (2<sup>nd</sup> thru 4<sup>th</sup> Floors). The proposal also calls for the erection of a small outdoor deck (1,430 square feet), above the roof of the 4<sup>th</sup> Floor. The subject property is located on a Pedestrian Street and is less than 2,640 linear feet from the entrance of the CTA Blue Line Station. Therefore, the proposal qualifies as a Transit Oriented Development (TOD). As such, and pursuant to the TOD Ordinance, the Applicant will be providing zero (0) vehicular parking spaces and at least twelve (12) bicycle parking spaces – onsite. The bicycle parking will be located within the interior of the 1<sup>st</sup> Floor of the proposed building. The new building will be masonry in construction and will measure 46 feet-8 inches in height (ceiling of 4<sup>th</sup> Floor).

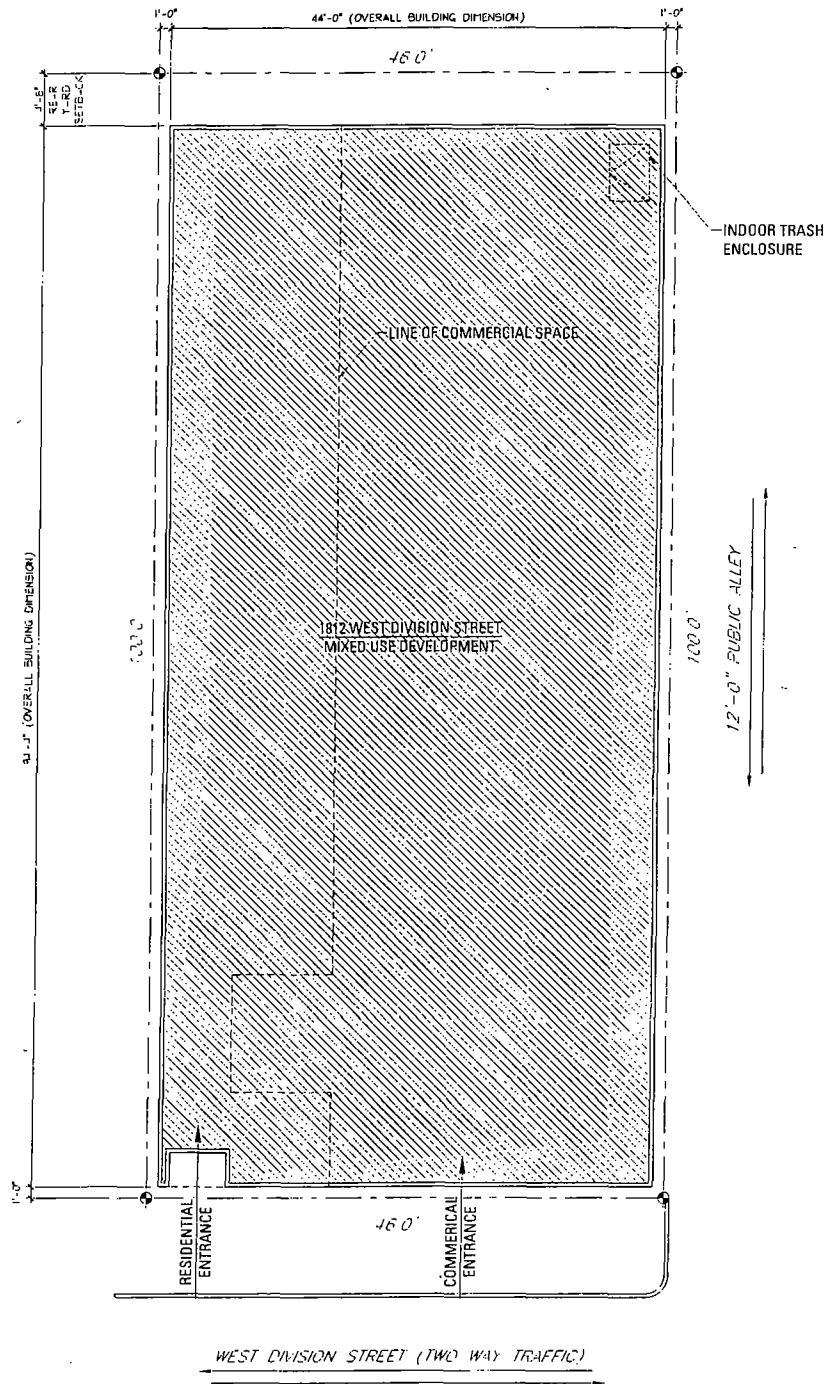
- (A) The Project's Floor Area Ratio: 15,926 square feet (3.33 FAR)  
*\*The subject site is located within 2,460 linear feet of the entrance to the CTA Blue Line Station, on a Pedestrian Street, and the Applicant is providing less than 1 parking space per dwelling unit – therefore, allowing for an increase in allowable FAR up to 3.5, pursuant to the Transit Oriented Development (TOD) Ordinance.*
- (B) The Project's Density (Lot Area Per Dwelling Unit): 12 dwelling units (383.3 square feet)  
*\*The subject site is located within 2,460 linear feet of the entrance to the CTA Blue Line Station, on a Pedestrian Street, and the Applicant is providing less than 1 parking space per dwelling unit – therefore, allowing for a reduction in the allowable MLA up to 300 square feet per unit, pursuant to the Transit Oriented Development (TOD) Ordinance.*
- (C) The amount of off-street parking: 0 vehicular parking spaces  
12 bicycle parking places (minimum)  
*\* The subject site is located within 2,460 linear feet of the entrance to the CTA Blue Line Station, on a Pedestrian Street, therefore, the Applicant is seeking a 100% parking reduction, pursuant to the Transit Oriented Development (TOD) Ordinance.*

(D) Setbacks:

- a. Front Setback: 0 feet-6 inches
- b. Rear Setback: 4 feet-8 inches  
*\*The Applicant will seek any necessary administrative relief to reduce the required rear setback for the residential floors.*
- c. Side Setbacks:
  - East: 1 feet-0 inches
  - West: 1 feet-0 inches

(E) Building Height:

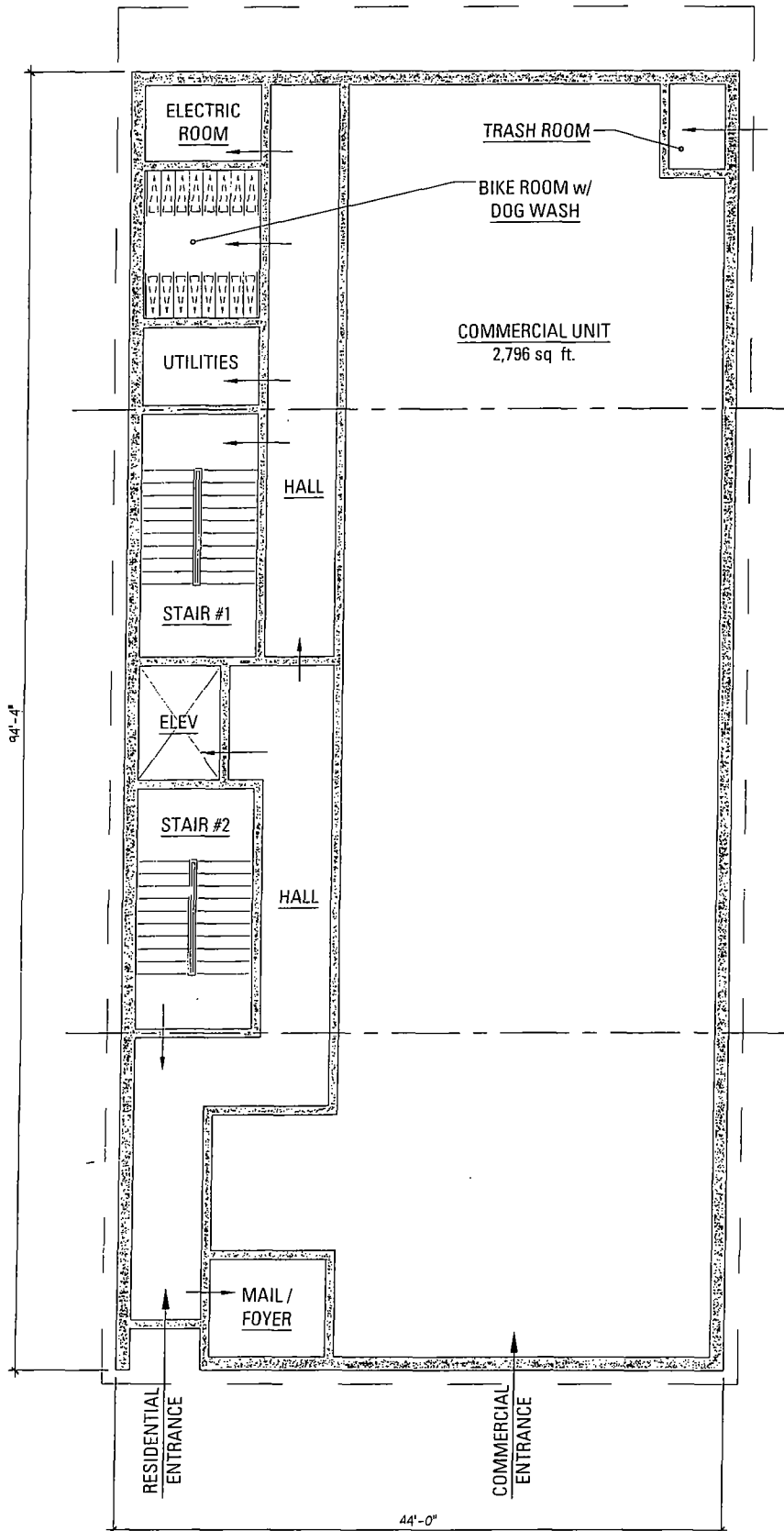
46 feet-8 inches (ceiling of 4<sup>th</sup> Floor)



SITE PLAN

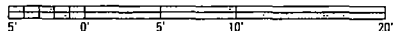
3/32" = 1'-0"





FIRST FLOOR PLAN  
4,135 sq. ft.

1/8" = 1'-0"



jSa  
jonathan SPLITT architects ltd

4001 north ravenswood avenue  
suite 601  
chicago illinois 60613-2576  
773 883 1017 fax 773 883 3081

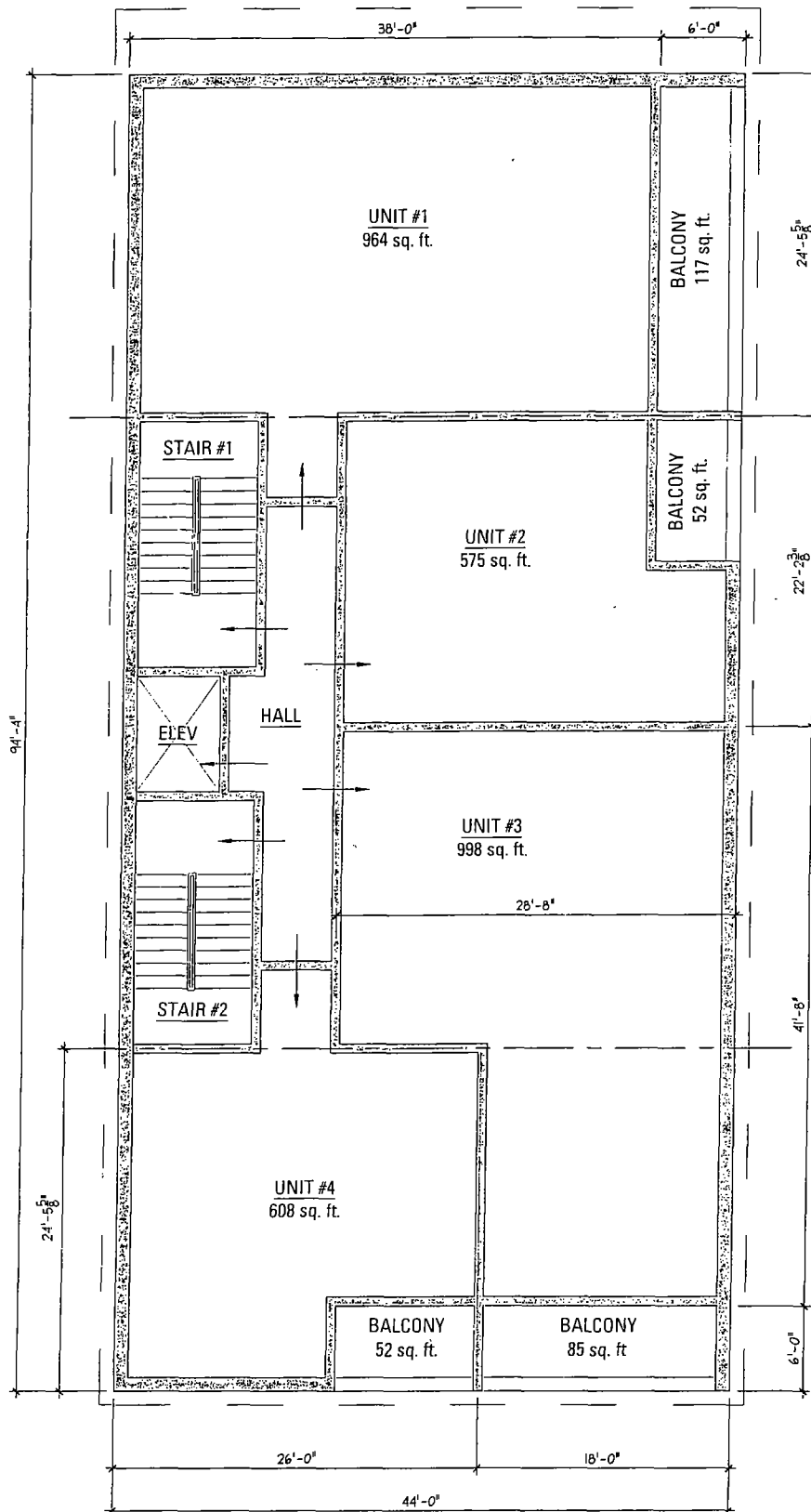
proj # XXXX

proj

MIXED USE DEVELOPMENT  
1812 WEST DIVISION STREET  
CHICAGO, IL

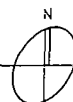
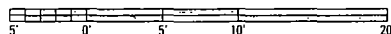
description 1204/17, ISSUED FOR REVIEW





TYPICAL RESIDENTIAL FLOOR PLAN "A"  
3,772 sq. ft. - 4 UNIT

1/8" = 1'-0"



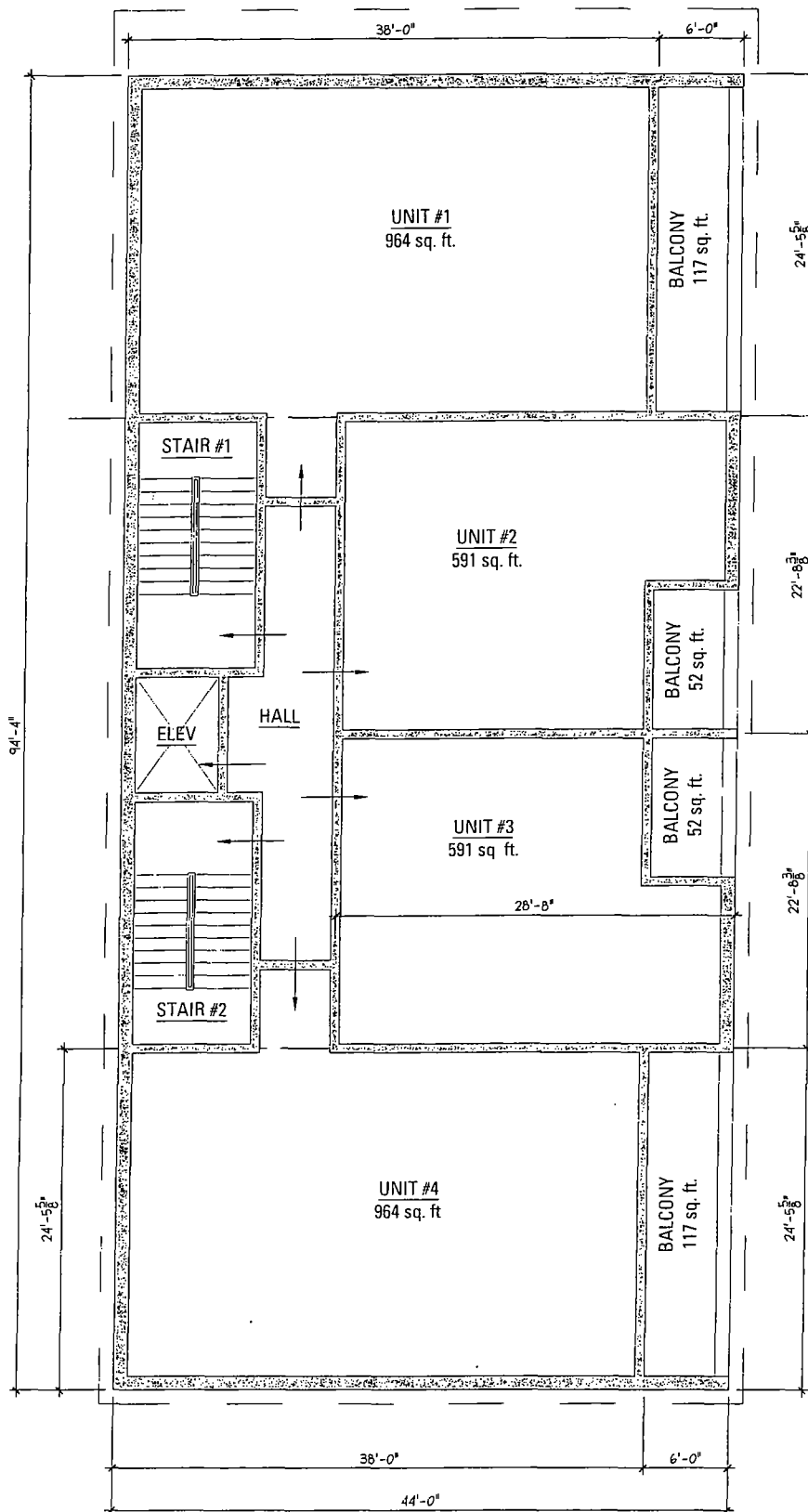
jSa  
Jonathan SPLITT architects ltd

4001 north ravenwood avenue  
suite 501  
chicago illinois 60613-2578  
773 883 1017 fax 773 883 3081

proj.# XXXX

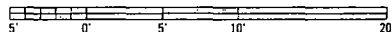
proj. MIXED USE DEVELOPMENT  
1812 WEST DIVISION STREET  
CHICAGO, IL

description 12/04/17, ISSUED FOR REVIEW



TYPICAL RESIDENTIAL FLOOR PLAN "B"  
3,737 sq. ft. - 4 UNIT

1/8" = 1'-0"



jSa  
Jonathan SPLITT Architects Ltd

4001 north ravenwood avenue  
suite 601  
chicago illinois 60613-2576  
773 863 1017 fax 773 863 3081

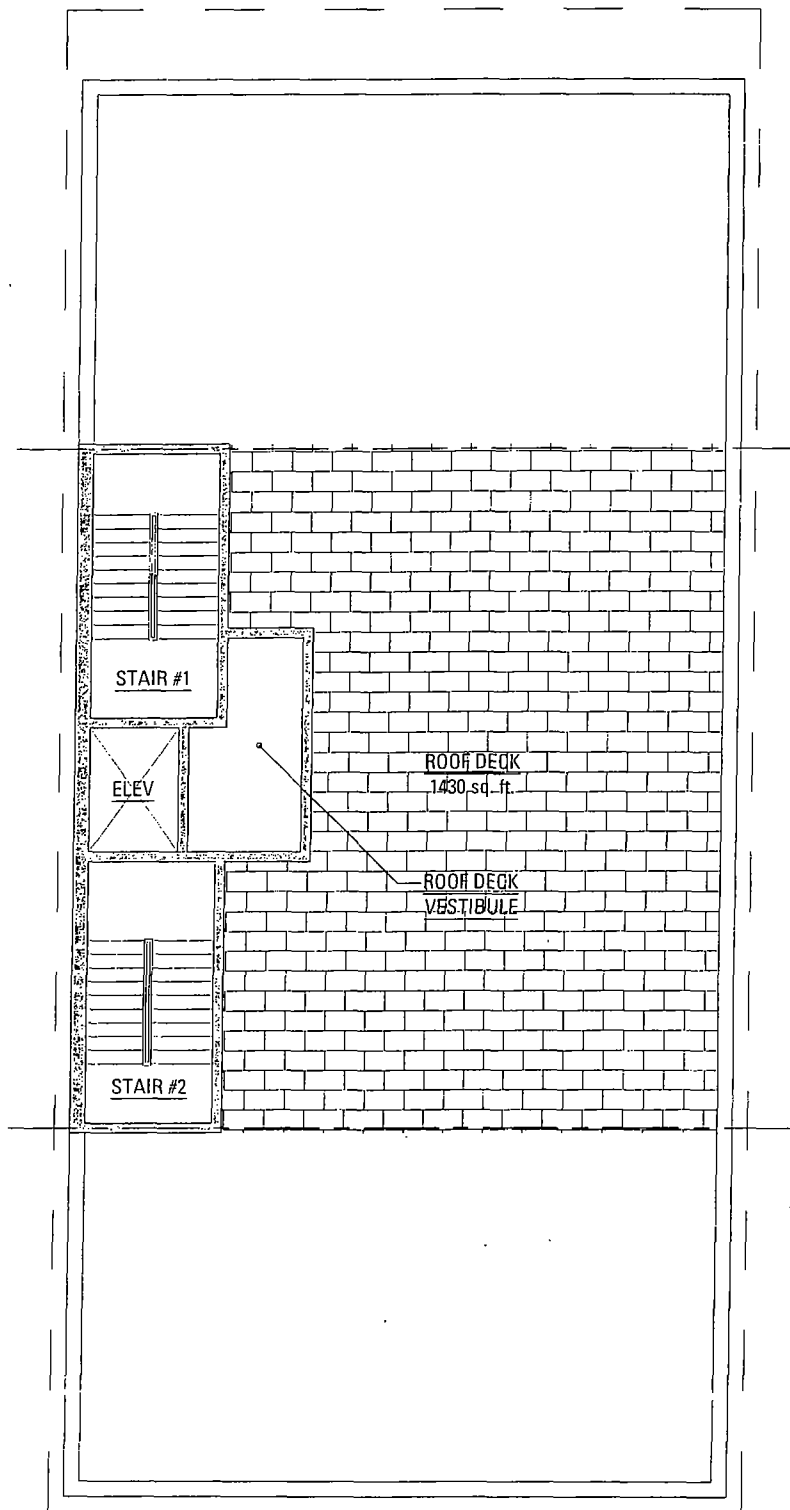
proj # XXXX

proj.

description 1204/17, ISSUED FOR REVIEW

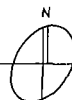
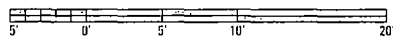
MIXED USE DEVELOPMENT  
1812 WEST DIVISION STREET  
CHICAGO, IL





ROOF PLAN  
550 sq ft.

1/8" = 1'-0"



jSa  
jonathan SPLITT architects ltd.  
4001 north ravenwood avenue  
suite 501  
chicago illinois 60613-2576  
773 883 1017 fax 773 883 3081

proj # XXXX  
proj.

description MIXED USE DEVELOPMENT  
1812 WEST DIVISION STREET  
CHICAGO, IL  
1204/17, ISSUED FOR REVIEW



Architectural elevation drawing of a building facade. The drawing shows a multi-story structure with a stone-textured upper section and a wood-textured lower section. The facade features several large windows and a central entrance area. Height markers are indicated by vertical lines with circular symbols at the top, showing the following heights from the ground level (0'-0") up:

- 0'-0" GRADE
- 14'-5" 2ND FLOOR HT
- 25'-9" 3RD FLOOR HT
- 37'-1" 4TH FLOOR HT
- 46'-8" 4TH FLOOR CEILING HT

A small height marker of 8'-0" is also visible on the right side of the drawing, corresponding to the top of the wood-textured section.

**SOUTH ELEVATION**

3/32" = 1'-0"

5' 18' 24'

1

Architectural drawing of a building facade showing height markers. The drawing includes a cross-section of a building with multiple floors and a roof. The height markers are as follows:

- 46'-8" 4TH FLOOR CEILING HT
- 37'-1" 4TH FLOOR HT
- 25'-9" 3RD FLOOR HT
- 14'-5" 2ND FLOOR HT
- 0'-0" GRADE

The drawing also shows a section of the building with a roof height of 9'-8" and a section with a height of 0'-0".

NORTH ELEVATION

3/3" = 1'-0"

5

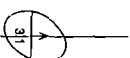
5

14

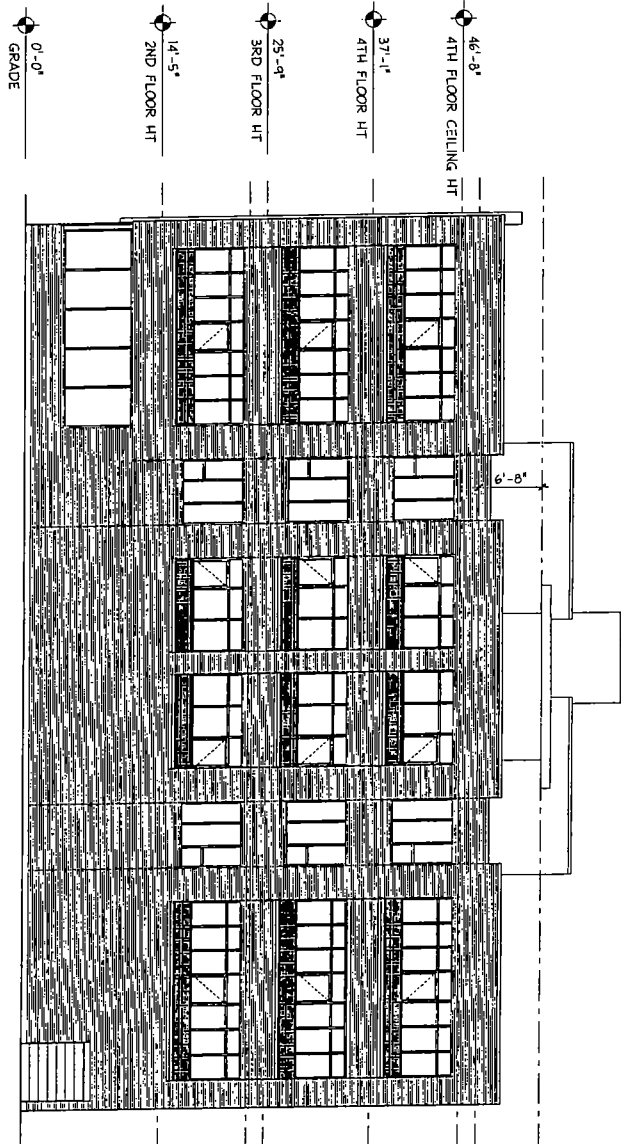
20

2

PROJ.#	1748
PROJ.	MODEL USE DEVELOPMENT NEW CONSTRUCTION 1812 WEST DIVISION STREET CHICAGO, IL 60622
DESCRIPTION	02/24/88 ISSUED FOR REVIEW



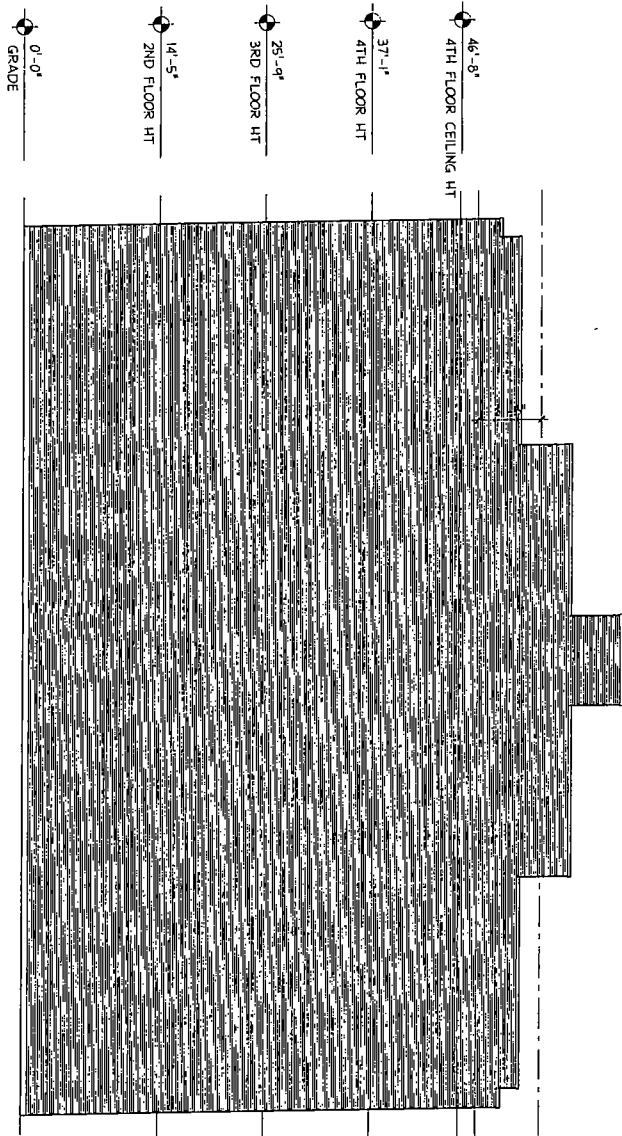
isa  
jonathan spitt architects llc  
4001 south saunders avenue  
suite 401  
chicago illinois 60632-3576  
773.883.1017 fax 773.883.3081



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

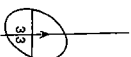
PROJ # 1248  
PROJ. MARKED USE DEVELOPMENT  
1812 WEST PULASKI STREET  
CHICAGO, IL 60622  
DESCRIPTION 201403 MARKED FOR REVIEW

**JSa**  
 jonathansplit architecture llc  
 4001 north ravenwood avenue  
 suite 401  
 chicago, illinois 60613-2378  
 773.883.1017 fax 773.883.3081



WEST ELEVATION  
 32'0" x 1'-0"  
 1

Proj.# 1748  
 Proj.  
 MAINTENANCE DEVELOPMENT  
 1600 N. RAVENWOOD STREET  
 CHICAGO, IL 60613  
 description 02/01/16, ISSUED FOR REVIEW





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

March 12, 2018

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

To Whom It May Concern:

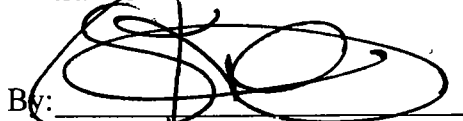
The undersigned, **Sara Barnes**, being first duly sworn on oath, deposes and says the following:

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

That the undersigned certifies that the notice contained the address of the property sought to be rezoned as **1812-1814 West Division Street, Chicago, Illinois**; a statement of intended use of said property; the name and address of the Applicant/Owner; and a statement that the Applicant/Owner intends to file an application for a change in zoning on approximately **March 12, 2018**.

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

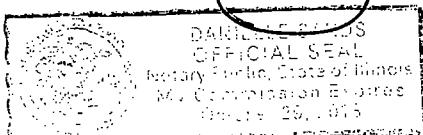
Law Offices of Samuel V.P. Banks

By:   
**Sara Barnes, Attorney**

Subscribed and Sworn to before me

this 12 day of March, 2018.

  
Notary Public



## PUBLIC NOTICE

Via USPS First Class Mail

March 12, 2018

Dear Sir or Madam:

In accordance with Amendment to the Zoning Code enacted by the City Council, Section 17-13-0107-A, please be informed that on or about **March 12, 2018**, I, the undersigned, intend to file an application for a change in zoning from a B3-2 Community Shopping District to a B3-3 Community Shopping District, on behalf of the Applicant/Owner – Czar Enterprises LLC, for the property located at **1812-1814 West Division Street, Chicago, Illinois**.

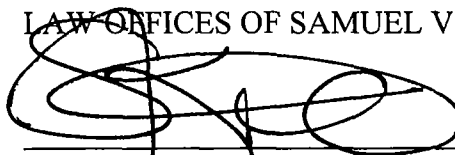
The Applicant is seeking a zoning change in order to permit the construction of a new four-story mixed-use building, at the subject property. The existing building will be razed. The new proposed building will contain commercial space (2,758 square feet) – at grade level, and a total of twelve (12) dwelling units – above (2<sup>nd</sup> thru 4<sup>th</sup> Floors). The proposal also calls for the erection of a small outdoor deck (1,430 square feet), above the roof of the 4<sup>th</sup> Floor. The subject property is located on a Pedestrian Street and is less than 2,640 linear feet from the entrance of the CTA Blue Line Station. Therefore, the proposal qualifies as a Transit Oriented Development (TOD). As such, and pursuant to the TOD Ordinance, the Applicant will be providing zero (0) vehicular parking spaces and at least twelve (12) bicycle parking spaces – onsite. The bicycle parking will be located within the interior of the 1<sup>st</sup> Floor of the proposed building. The new building will be masonry in construction and will measure 46 feet-8 inches in height (ceiling of 4<sup>th</sup> Floor).

The Applicant/Owner –**Czar Enterprises LLC**, is located at 8647 South Harlem Avenue, Bridgeview, Illinois.

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

Very truly yours,

LAW OFFICES OF SAMUEL V.P. BANKS

A handwritten signature in black ink, appearing to be 'Sara K. Barnes', written over a horizontal line.

Sara K. Barnes - Attorney

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

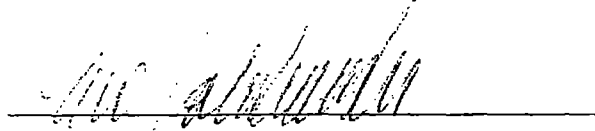
**FORM OF AFFIDAVIT**

Chairman, Committee on Zoning  
Room 304 - City Hall  
Chicago, IL 60602

To Whom It May Concern:

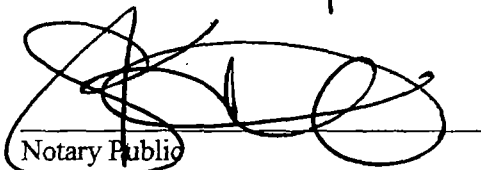
I, EVA JAKUBOWSKI, on behalf of Czar Enterprises LLC, understand that the Law Offices of Samuel V.P. Banks has filed a sworn affidavit identifying Czar Enterprises LLC, as Applicant/Contract Purchaser holding interest in land subject to the proposed zoning amendment for the property identified as 1812-14 West Division Street, Chicago, Illinois.

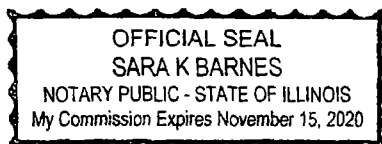
I, EVA JAKUBOWSKI, being first duly sworn under oath, depose and say that Czar Enterprises LLC holds that interest for itself and no other person, association, or shareholder.

  
Eva Jakubowski

Date

Subscribed and Sworn to before me  
this 16<sup>th</sup> day of FEBRUARY, 2018

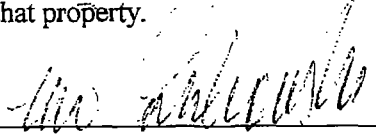
  
Notary Public





To whom it may concern:

I, EVA JAKUBOWSKI, on behalf of Czar Enterprises LLC, the Applicant and Owner with regard to the subject property located at 1812-14 West Division Street, Chicago, Illinois, authorize the Law Office of Samuel V.P. Banks to file a Zoning Amendment application, before the City of Chicago, for that property.

  
\_\_\_\_\_  
Eva Jakubowski – *Manager*  
**Czar Enterprises LLC**

#19593TI  
INTRO DATE  
MARCH 28, 2010

3. APPLICANT: Czar Enterprises LLC

EMAIL: sara@sambankslaw.com CONTACT PERSON: Sara K. Barnes

- EMAIL: \_\_\_\_\_ CONTACT PERSON: \_\_\_\_\_

- PHONE: 312-782-1983      FAX: 312-782-2433      EMAIL: [sara@sambankslaw.com](mailto:sara@sambankslaw.com)

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

Eva Jakubowski – Managing Member

Renee Detommaso – Member

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

September 2014

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

No

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

10. Lot size in square feet (or dimensions): 4,600 square feet

11. Current Use of the Property: The subject property is currently improved with a two-story (with basement) brick building. The existing building is presently vacant.

12. Reason for rezoning the property: The Applicant is seeking to raze the existing building and improve the property with a new four-story mixed-use (commercial/residential) building.

13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling unit number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC) The Applicant is seeking a zoning change in order to permit the construction of a new four-story mixed-use building, at the subject property. The existing building will be razed. The new proposed building will contain commercial space (2,758 square feet) – at grade level, and a total of twelve (12) dwelling units – above (2<sup>nd</sup> thru 4<sup>th</sup> Floors). The proposal also calls for the erection of a small outdoor deck (1,430 square feet), above the roof of the 4<sup>th</sup> Floor. The subject property is located on a Pedestrian Street and is less than 2,640 linear feet from the entrance of the CTA Blue Line Station. Therefore, the proposal qualifies as a Transit Oriented Development (TOD). As such, and pursuant to the TOD Ordinance, the Applicant will be providing zero (0) vehicular parking spaces and at least twelve (12) bicycle parking spaces – onsite. The bicycle parking will be located within the interior of the 1<sup>st</sup> Floor of the proposed building. The new building will be masonry in construction and will measure 46 feet-8 inches in height (ceiling of 4<sup>th</sup> Floor).

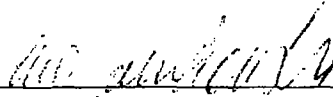
14. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments,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

YES X NO

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COUNTY OF COOK  
STATE OF ILLINOIS

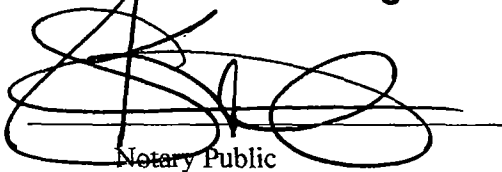
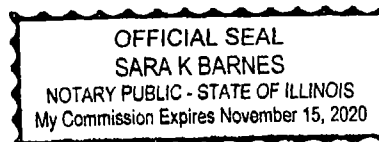
I, EVA JAKUBOWSKI, being first duly sworn on oath, state that all of the above statements and the statements contained in the documents submitted herewith are true and correct.



Signature of Applicant

Subscribed and Sworn to before me this

16TH day of FEBRUARY, 2018.

  
Notary Public

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For Office Use Only

#19593 T1  
INTRO DATE  
MARCH 28, 2018

3. APPLICANT: Czar Enterprises LLC

EMAIL: sara@sambankslaw.com CONTACT PERSON: Sara K. Barnes

- OWNER: Same As Above

EMAIL: \_\_\_\_\_ CONTACT PERSON: \_\_\_\_\_

- ATTORNEY: Law Offices of Samuel V.P. Banks

CITY: Chicago STATE: Illinois ZIP CODE: 60601

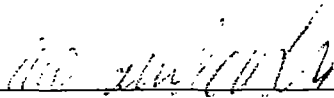
PHONE: 312-782-1983      FAX: 312-782-2433      EMAIL: [sara@sambankslaw.com](mailto:sara@sambankslaw.com)

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.), please provide the names of all owners as disclosed on the Economic Disclosure Statements.  
Eva Jakubowski – Managing Member  
Renee Detommaso – Member
7. On what date did the owner acquire legal title to the subject property?  
September 2014
8. Has the present owner previously rezoned this property? If Yes, when?  
No
9. Present Zoning District: B3-2 Proposed Zoning District: B3-3
10. Lot size in square feet (or dimensions): 4,600 square feet
11. Current Use of the Property: The subject property is currently improved with a two-story (with basement) brick building. The existing building is presently vacant.
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14. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, increases the number of units (see attached fact sheet or visit [www.cityofchicago.org/ARO](http://www.cityofchicago.org/ARO) for more information). Is this project subject to the ARO?  
YES X NO

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COUNTY OF COOK  
STATE OF ILLINOIS

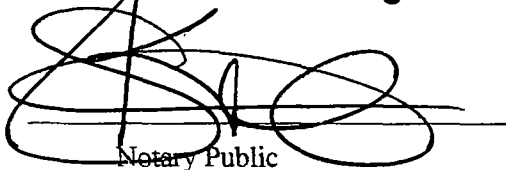
I, EVA JAKUBOWSKI, being first duly sworn on oath, state that all of the above statements and the statements contained in the documents submitted herewith are true and correct.



Signature of Applicant

Subscribed and Sworn to before me this

16TH day of FEBRUARY, 2018.

  
Notary Public

OFFICIAL SEAL  
SARA K BARNES  
NOTARY PUBLIC - STATE OF ILLINOIS  
My Commission Expires November 15, 2020

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For Office Use Only

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

**SECTION I -- GENERAL INFORMATION**

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

CZAR ENTERPRISES LLC

Check ONE of the following three boxes:

Indicate whether the Disclosing Party submitting this EDS is:

1. ☒ the Applicant  
OR

2. ☐ a legal entity 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:

8647 SOUTH HARLEM AVENUE  
BRIDGEVIEW, ILLINOIS 60455

C. Telephone: 312.782.1983 Fax: N/A Email: SARACSAHBANKSLAW.COM

D. Name of contact person: SARA BARNES - ATTORNEY

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

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

THE APPLICANT IS SEEKING A ZONING MAP AMENDMENT FOR 1812-1814 WEST DIVISION STREET.

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

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

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



## SECTION II -- DISCLOSURE OF OWNERSHIP INTERESTS

### A. NATURE OF THE DISCLOSING PARTY

1. Indicate the nature of the Disclosing Party:

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

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

ILLINOIS

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

☐ Yes

☐ No

☒ Organized in Illinois

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

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

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

Name

Title

EVA JAKUBOWSKI

MANAGER

DENEE DETOMMASO

MEMBER

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
EVA JAKUBOWSKI	8647 SOUTH HARLEM AVENUE	50%
BENEE DETOMMASO	BRIDGEVIEW, ILLINOIS, 60455	50%

### SECTION III -- INCOME OR COMPENSATION TO, OR OWNERSHIP BY, CITY ELECTED OFFICIALS

Has the Disclosing Party provided any income or compensation to any City elected official during the 12-month period preceding the date of this EDS? ☐ Yes ☒ No

Does the Disclosing Party reasonably expect to provide any income or compensation to any City elected official during the 12-month period following the date of this EDS? ☐ Yes ☒ No

If "yes" to either of the above, please identify below the name(s) of such City elected official(s) and describe such income or compensation:

Does any City elected official or, to the best of the Disclosing Party's knowledge after reasonable inquiry, any City elected official's spouse or domestic partner, have a financial interest (as defined in Chapter 2-156 of the Municipal Code of Chicago ("MCC")) in the Disclosing Party? ☐ Yes ☐ No

If "yes," please identify below the name(s) of such City elected official(s) and/or spouse(s)/domestic partner(s) and describe the financial interest(s).

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

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

Name (indicate whether retained or anticipated to be retained)	Business Address	Relationship to Disclosing Party (subcontractor, attorney, lobbyist, etc.)	Fees ( <u>indicate whether paid or estimated.</u> ) NOTE: "hourly rate" or "t.b.d." is not an acceptable response.
<u>LAW OFFICES OF SAMUEL VP BANKS</u>	<u>221 NORTH LA SALLE STREET, 38TH FLOOR</u>	<u>ATTORNEYS</u>	<u>\$7,500 (est)</u>
<u>CHICAGO, ILLINOIS, 60601</u>			

(Add sheets if necessary)

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

## SECTION V -- CERTIFICATIONS

### A. COURT-ORDERED CHILD SUPPORT COMPLIANCE

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

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

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

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

☐ Yes    ☐ No

### B. FURTHER CERTIFICATIONS

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

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

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

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

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

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

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

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

a. bribed or attempted to bribe, or been convicted or adjudged guilty of bribery or attempting to bribe, a public officer or employee of the City, the State of Illinois, or any agency of the federal government or of any state or local government in the United States of America, in that officer's or employee's official capacity;

b. agreed or colluded with other bidders or prospective bidders, or been a party to any such agreement, or been convicted or adjudged guilty of agreement or collusion among bidders or prospective bidders, in restraint of freedom of competition by agreement to bid a fixed price or otherwise; or

c. made an admission of such conduct described in subparagraph (a) or (b) above that is a matter of record, but have not been prosecuted for such conduct; or

d. violated the provisions referenced in MCC Subsection 2-92-320(a)(4)(Contracts Requiring a Base Wage); (a)(5)(Debarment Regulations); or (a)(6)(Minimum Wage Ordinance).

6. Neither the Disclosing Party, nor any Affiliated Entity or Contractor, or any of their employees, officials, agents or partners, is barred from contracting with any unit of state or local government as a result of engaging in or being convicted of (1) bid-rigging in violation of 720 ILCS 5/33E-3; (2) bid-rotating in violation of 720 ILCS 5/33E-4; or (3) any similar offense of any state or of the United States of America that contains the same elements as the offense of bid-rigging or bid-rotating.

7. Neither the Disclosing Party nor any Affiliated Entity is listed on a Sanctions List maintained by the United States Department of Commerce, State, or Treasury, or any successor federal agency.

8. [FOR APPLICANT ONLY] (i) Neither the Applicant nor any "controlling person" [see MCC Chapter 1-23, Article I for applicability and defined terms] of the Applicant is currently indicted or charged with, or has admitted guilt of, or has ever been convicted of, or placed under supervision for, any criminal offense involving actual, attempted, or conspiracy to commit bribery, theft, fraud, forgery, perjury, dishonesty or deceit against an officer or employee of the City or any "sister agency"; and (ii) the Applicant understands and acknowledges that compliance with Article I is a continuing requirement for doing business with the City. NOTE: If MCC Chapter 1-23, Article I applies to the Applicant, that Article's permanent compliance timeframe supersedes 5-year compliance timeframes in this Section V.

9. [FOR APPLICANT ONLY] The Applicant and its Affiliated Entities will not use, nor permit their subcontractors to use, any facility listed as having an active exclusion by the U.S. EPA on the federal System for Award Management ("SAM").

10. [FOR APPLICANT ONLY] The Applicant will obtain from any contractors/subcontractors hired or to be hired in connection with the Matter certifications equal in form and substance to those in Certifications (2) and (9) above and will not, without the prior written consent of the City, use any such

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

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

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

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

NONE

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

NONE

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### C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

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

☐ is ☒ is not

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

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

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

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

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

D. CERTIFICATION REGARDING FINANCIAL INTEREST IN CITY BUSINESS

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

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

[ ] Yes                      [✓] No

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

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

Does the Matter involve a City Property Sale?

[ ] Yes                      [✓] No

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

Name	Business Address	Nature of Financial Interest

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

## E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

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

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

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

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## SECTION VI -- CERTIFICATIONS FOR FEDERALLY FUNDED MATTERS

**NOTE: If the Matter is federally funded**, complete this Section VI. **If the Matter is not federally funded**, proceed to Section VII. For purposes of this Section VI, tax credits allocated by the City and proceeds of debt obligations of the City are not federal funding.

### A. CERTIFICATION REGARDING LOBBYING

1. List below the names of all persons or entities registered under the federal Lobbying Disclosure Act of 1995, as amended, who have made lobbying contacts on behalf of the Disclosing Party with respect to the Matter: (Add sheets if necessary):

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

2. The Disclosing Party has not spent and will not expend any federally appropriated funds to pay any person or entity listed in paragraph A(1) above for his or her lobbying activities or to pay any person or entity to influence or attempt to influence an officer or employee of any agency, as defined by applicable federal law, a member of Congress, an officer or employee of Congress, or an employee



of a member of Congress, in connection with the award of any federally funded contract, making any federally funded grant or loan, entering into any cooperative agreement, or to extend, continue, renew, amend, or modify any federally funded contract, grant, loan, or cooperative agreement.

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

4. The Disclosing Party certifies that either: (i) it is not an organization described in section 501(c)(4) of the Internal Revenue Code of 1986; or (ii) it is an organization described in section 501(c)(4) of the Internal Revenue Code of 1986 but has not engaged and will not engage in "Lobbying Activities," as that term is defined in the Lobbying Disclosure Act of 1995, as amended.

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

## B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY

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

Is the Disclosing Party the Applicant?

☐ Yes

☐ No

If "Yes," answer the three questions below:

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

☐ Yes

☐ No

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

☐ Yes

☐ No

☐ Reports not required

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

☐ Yes

☐ No

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

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## SECTION VII -- FURTHER ACKNOWLEDGMENTS AND CERTIFICATION

The Disclosing Party understands and agrees that:

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

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

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

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

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

## CERTIFICATION

Under penalty of perjury, the person signing below: (1) warrants that he/she is authorized to execute this EDS, and 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.

Czar Enterprises LLC

(Print or type exact legal name of Disclosing Party)

By: 

(Sign here)

Eva Jakubowski

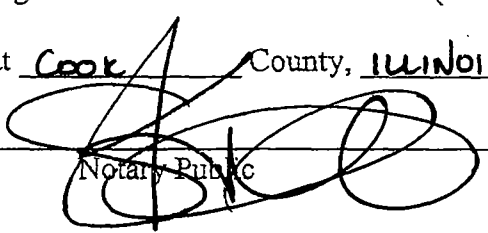
(Print or type name of person signing)

Manager

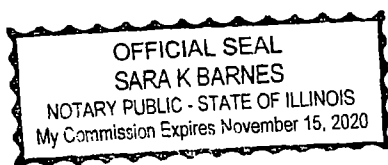
(Print or type title of person signing)

Signed and sworn to before me on (date) FEBRUARY 14, 2018

at COOK County, ILLINOIS (state).

  
Notary Public

Commission expires: NOVEMBER 15, 2020



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

**FAMILIAL RELATIONSHIPS WITH ELECTED CITY OFFICIALS  
AND DEPARTMENT HEADS**

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

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

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

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

[ ] Yes

[☒] No

If yes, please identify below (1) the name and title of such person, (2) the name of the legal entity to which such person is connected; (3) the name and title of the elected city official or department head to whom such person has a familial relationship, and (4) the precise nature of such familial relationship.

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

**BUILDING CODE SCOFFLAW/PROBLEM LANDLORD CERTIFICATION**

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

1. Pursuant to MCC Section 2-154-010, is the Applicant or any Owner identified as a building code scofflaw or problem landlord pursuant to MCC Section 2-92-416?

☐ Yes ☒ No

2. If the Applicant is a legal entity publicly traded on any exchange, is any officer or director of the Applicant identified as a building code scofflaw or problem landlord pursuant to MCC Section 2-92-416?

☐ Yes ☐ No ☒ The Applicant is not publicly traded on any exchange.

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

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