



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Details (With Text)

File #: O2020-6211
Type: Ordinance **Status:** Passed
File created: 12/16/2020 **In control:** City Council
Final action: 1/27/2021
Title: Acquisition of property in whole or part at 8840, 8844, 8850 and 8854 S Commercial Ave
Sponsors: Lightfoot, Lori E.
Indexes: Acquisition
Attachments: 1. O2020-6211.pdf

Date	Ver.	Action By	Action	Result
1/27/2021	1	City Council	Passed	Pass
1/20/2021	1	Committee on Housing and Real Estate	Recommended to Pass	
12/16/2020	1	City Council	Referred	

OFFICE OF THE MAYOR

CITY OF CHICAGO

LORI E. LIGHTFOOT

MAYOR

December 16, 2020

TO THE HONORABLE, THE CITY COUNCIL OF THE
CITY OF CHICAGO

Ladies and Gentlemen:

At the request of the Commissioner of Planning and Development, I transmit herewith an ordinance authorizing the acquisition of property at 8840, 8844, 8850 and 8854 South Commercial Avenue.

Your favorable consideration of this ordinance will be appreciated.

ORDINANCE

WHEREAS, the City of Chicago ("City") is a home rule unit of government by virtue of the provisions of the Constitution of the State of Illinois of 1970, and as such, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, pursuant to ordinances adopted by the City Council of the City (the "City Council") on November 13, 2002, and published at pages 97254-97439 in the Journal of the Proceedings (the "Journal") of such date, a certain redevelopment plan and project (the "Plan") for the Commercial Avenue Redevelopment Project Ajea (the "Redevelopment Area") was approved pursuant to the Illinois Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11 -74.4-1 et seq.; the "Act"), the Redevelopment Area was designated as a redevelopment project area pursuant to the Act and tax increment allocation financing was adopted pursuant to the Act as a means of financing certain Redevelopment Area redevelopment project costs (as defined in the Act) incurred pursuant to the Plan; and

WHEREAS, the Plan and the use of tax increment financing provide a mechanism to support new growth through leveraging private investment, and help to finance land acquisition, demolition, remediation, site preparation and infrastructure for new development in the Redevelopment Area; and

WHEREAS, the City Council finds that it is useful, necessary and desirable to acquire the parcels of property located in the Redevelopment Area identified on Exhibit A attached hereto and made a part hereof (the "Acquisition Parcels") in order to achieve the objectives of the Plan, which include, among other things: reducing or eliminating conditions that qualify the Redevelopment Area as a redevelopment area; and

WHEREAS, the City has established the Community Development Commission (the "Commission") to, among other things, designate redevelopment areas and approve redevelopment plans, and recommend the acquisition of parcels located in redevelopment areas, subject to the approval of the City Council; and

WHEREAS, by Resolution No. 20-CDC-17, adopted by the Commission on November 10, 2020, the Commission recommended acquisition of the Acquisition Parcels; and

WHEREAS, the City Council finds such acquisitions to be for the same purposes as those set forth in Divisions 74.2 and 74.4 of the Illinois Municipal Code; and

WHEREAS, the City Council further finds that such acquisition and exercise of power of eminent domain shall be in furtherance of the Plan, which was first adopted in 2002 in accordance with the Act, as recited above, and was in existence prior to April 15, 2006; and

WHEREAS, the City Council further finds that prior to April 15, 2006, the Plan included an estimated \$5,000,000 in property assembly costs as a budget line item in Exhibit II to the Plan, and also described property assembly as a part of the redevelopment project for the Redevelopment Area, including in Section V

of the Plan; and

WHEREAS, the City Council further finds that the Acquisition Parcels were included in the Redevelopment Area prior to April 15,2006, that there has been no extension in the completion date of the Plan and that the Acquisition Parcels are not located in an industrial park conservation area; now, therefore

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

SECTION 1. The foregoing recitals are hereby adopted as the findings of the City Council.

SECTION 2. It is hereby determined and declared that it is useful, desirable and necessary that the City acquire the Acquisition Parcels for public purposes and for purposes of implementing the objectives of the Plan.

SECTION 3. The Corporation Counsel is authorized to negotiate with the owner(s) of the Acquisition Parcels for the purchase of such Acquisition Parcels. If the Corporation Counsel and the owner(s) of an Acquisition Parcel are able to agree on the terms of the purchase of such Acquisition Parcel, the Corporation Counsel is authorized to purchase such Acquisition Parcel on behalf of the City for the agreed price. If the Corporation Counsel is unable to agree with the owner(s) of any Acquisition Parcel on the terms of the purchase, or if the owner(s) is or are incapable of entering into such a transaction with the City, or if the owner (s) cannot be located, then the Corporation Counsel is authorized to institute and prosecute condemnation proceedings on behalf of the City for the purpose of acquiring fee simple title to such Acquisition Parcel under the City's power of eminent domain. Such acquisition efforts shall commence with respect to improved property within four (4) years of the date of the publication of this ordinance, and with respect to vacant lots within ten (10) years of the date of the publication of this ordinance. Commencement shall be deemed to have occurred within such periods upon the City's delivery of an offer letter to the owner(s) of the subject Acquisition Parcel(s). The above grant of authority shall be construed to authorize acquisition of fewer than all the Acquisition Parcels and shall also be construed to authorize the acquisition of less than all of any particular Acquisition Parcel.

SECTION 4. The Commissioner of the Department of Planning and Development, or the designee of the Commissioner, is each hereby authorized to execute such documents as may be necessary to implement the provisions of this ordinance, subject to the approval of the Corporation Counsel.

SECTION 5. if any provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the other provisions of this ordinance.

SECTION 6. All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 7. This ordinance shall be effective upon its passage and approval.

EXHIBIT A ACQUISITION PARCELS

(SUBJECT TO FINAL SURVEY AND TITLE COMMITMENT)

PIN	ADDRESS	VACANT OR IMPROVED
26-06-209-035-0000	8840 S. Commercial Avenue	Improved
26-06-209-036-0000	8844 S. Commercial Avenue	Improved
26-06-209-038-0000	8850 S. Commercial Avenue	Vacant
26-06-209-039-0000	8854 S. Commercial Avenue	Improved

**CITY OF CHICAGO ECONOMIC
DISCLOSURE STATEMENT
AFFIDAVIT**

- x -

SECTION I - GENERAL

A. Legal name

OR

3. [] a legal entity with [] State the legal name of the Applicant's legal

with a direct or indirect right of control of the Applicant (see Section n(B)(1)) (if the entity is a subsidiary, parent, or affiliate of the Applicant)

25 East Washington St., Suite 150

City of Chicago

Email: [redacted]

Department: [redacted]

Federal Employee Identification: [redacted]

Include print of

transfer printed (open in space with Indianapolis and to the City of Chicago)

G: Which City agency or department is assigned to

contract being handled

Services, please

Specification # Ver.2.0.18-1

SECTION II - DISCLOSURE OF OWNERSHIP INTERESTS

A. NATURE OF THE DISCLOSING PARTY;

1. Indicate the nature of the disclosing party

[] **Person**

[] Privately held business corporation

[] Sole proprietorship

[] General partnership

[] Limited partnership

[] Publicly registered business corporation [] Limited liability partnership

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the state (print name)

if applicable:

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as a 501 (c)(3) organization in the State of Illinois

3. For legal

business in the State of Illinois

entities formed or organized; if the organization registered to do
business in this state, the organization shall file with the Secretary of State

() No () Yes

a. i. If the organization is a partnership, limited liability company, or other entity, the organization shall file with the Secretary of State a copy of the partnership agreement, limited liability company agreement, or other governing document, and the name of the person or persons who are authorized to manage the organization on behalf of the organization.

Executive Vice President
Senior Counsel

ownership interest in excess of 7.5% of the total ownership interest in a partnership or joint venture, or in a partnership or joint venture interest of a member or manager in a partnership or joint venture.

Page 2 of 15

limited liability company, or other entity, the organization shall file with the Secretary of State a copy of the partnership agreement, limited liability company agreement, or other governing document, and the name of the person or persons who are authorized to manage the organization on behalf of the organization.

SECTION 12-12-101. DISCLOSURE OF INTERESTS OF CITY ELECTED OFFICIALS. (a) Any City elected official who has a financial interest in any business, organization, or other entity that is a contractor or subcontractor of the City shall disclose the nature and extent of that interest to the City Clerk.

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Ver.2018-1

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Business Relationship to Disclosing Party

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Party delinquent in tl e payment of any tax a'dministered by ith'e Illinois Department of Revenue.

Page 4 of 15

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

- are not presently (ebarred, suspended,; proposed tor .debarment, declared ineligible or voluntarily :luded from anv transactions bv^y-feder^
- b. have not, during t le 5 years before the,;date of mis EDS; been convicted of a criminal offense,
- b. adjufjged guilty, or m d a^.ciyu^u4gmen|^en^e^d against?|hem. in^nnectipn^&:4 obtaining,
- b. attempting to obtain, ar pe^ a^cal} p^sapiion of contract under a
- b. public transaction^ a>ioh^|ton pfi^^^^o^i]^f^^li^^i^^^^a^§|n^gralemgnt; theft; forgery;
- b. bribery,; falsification')r destruction'of^l records; making false s&temehts; or receiving stolen property;
- c. are not presently indicted fpr,^kor cruriirMly ciy^ly_vcliarged^ a.governmental entity (federal,
- c. staterdr-ioM) %im co^ (b) .above;
- d. have' not, durihg-the 5 years before tib.e; date\of this E©^ Md^ .6ne or more, public transactions (federal-, state; orToca) tenninated for causeJpt; default? atidl
- e. have not, during t le 5 ye^^be/p^e^.the^aite bftibis',Ej^^?be^_co^c^ted, adjudged guilty, or found

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10. [FOR APPLICANT ONLY]. The Applicant/will obtain or hire any contractors/subcontractors hired

or to be hired-in connection with the M... fee equal in value and substance to those in
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Ver.2018-1

Page 6 of 15

contractor/subcontractor that does not provide such certifications of that the Applicant has reason to believe that it has not provided or cannot provide such certifications:

If the Party is unable to certify to any of the above statements in this Part B (Further the Disclosing Party must explain why; ; /

If the letters "NA," the word "None," or the word "None" appear in the best of the Disclosing Party's current records of the City

inquiry, the following is a
None " " ■

13. To the best of the Disclosing Party's knowledge, given, at any time during the term of the contract, the following is a current employee, or elected or appointed

the course of official business of the City or

City business and having an ownership interest of less than 25 percent in any business, partnership, or other entity.

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y.gi ft listed Below please also list name of the City recipient.

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Page 7 of 15

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Name, .; .Nature^of Piri

4. The Disclosing Party further certifies that no prohibited financial interest in the Matter will be Ver.2018-1 or Bial 'b?' enj(gl^y(^e> ': Page 8 of 15 |

E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS must disclose below or

Please check either (1) or (2) below. If the Disclosing Party checks (2), the Disclosing Party in an attachment to this EDS all information required by (2). Failure to, ,,^ .wake; any^pntraH^entered into with the City in

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SECTION VI

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Page 9 of 15

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3. The Disclosing Party will submif ah up which there occurs ary eventVthat materi'ally^ffects and information set
forth in paragraphs A£l) and^2|£^ '■>■ "

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If you answer the following questions:

Yes [] No []

3. Have you participated in any of the subcontracts subject to the

(equal opportunity clause)?

6. question: (d)

SECTION VII - FURTHER ACQUISITIONS AND CERTIFICATION

A. The certifications, disclosures, and other information contained in this EDS; will become part of any

contract or other agreement with the Matter, whether procurement, City and the City's execution

of any contract or taking over with respect to the Matter. The City understands that it must comply with applicable laws, regulations and policies which are based.

The full text of the training plan, ethics, and may also be found at the following link: IL 60610,

C. If the City determines that any information provided in this EDS is false, incomplete or inaccurate, any contract or agreement may be voided or rescinded, and the City may take any action it deems appropriate.

and/or the City may take any action it deems appropriate. Remedies at

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Ver.2018-1

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CERTIFICATION

Under penalty of perjury, the person signing below: (1) warrants that he/she is authorized to execute this EDS, and all applicable Appendices, on behalf of the City of Chicago, and (2) warrants that all certifications and statements contained herein and complete as of the date furnished to the City. * * *
N/A

Openjands
(Print of type exact legal name of Disclosing Party) :;/; ;
person signing)

(Print or type name of person signing)
(Print or type title of person signing)

Signed and sworn to before me on (date) X/^^^f v / 7

(county, jurisdiction, state):

Notary Public

Commission expires-

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'A '' ; ;'

Official Seal of Notary Public - State of Illinois . My Commission Expires 02/28/2024

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CITY OF PIMA COUNTY ECONOMIC DISCLOSURE STATEMENT. AND

AFFIDAVIT

APPENDIX A!

FAMILY

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A****; A|^ ..

This Appendix is to be completed by any legal entity which has a direct ownership interest in any legal entity which has business...

Under MCC Section 2-154-01, the filer must disclose whether such Disclosing Party...

or any "family relationship" exists if, as...

of the filer's spouse, partner, domestic partner, or...

Partner, immediate family member, or any other person...

department, or any other person who is a family member...

stepdaughter, stepbrother, stepmother, stepfather...

's sister.

adpptiOT;Jif^nt, chil 1, brofiiepp^ si^^jn| ^iu^eVmece pr nephe^grjandparenjt, grandchild, famer-m-ljaw, mpthe^ or

means (1) all executive officers ofthe Disclosing Party listed in Section

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If yes, please identify ^itlA \$ucn person is whom'such persbnh^s  
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pf. such familial relationship.

Page1-3ofT5

CITY OF  
CHICAGO  
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APPENDIXB

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the Applicant:

4c.j:r

2. If the Applicant is a legal entity, is any officer, or director of the Applicant identified as a problem landlord pursuant to MCC Section

- <3

3. If yes to (1) or (2) above, please provide name of each person or legal entity identified as a building code violation of the City of Chicago buildings to which the building code violations apply,

•v

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CITY OF CHICAGO

APPENDIX C

to be

This Appendix is defined-in MCC Section 2 generally covers consideration for \*s or (ii) pay the City money for City premises!

PROHIBITION ON WAGE;SALARY

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# openlands

conserving nature for life

## Board of Directors 2020

### Ms. Carrie C. McNally, Chair

Sheppard Mullin Richter & Hampton LLP 70 W. Madison St., 48<sup>th</sup> Floor Chicago, IL 60602 (312) 499-6300 Fax (312) 499-6301  
CMcNally@sheppardmullin.com\*  
<mailto:CMcNally@sheppardmullin.com\*>

1917 N. Mohawk Street\* Chicago, IL 60614 (312) 649-9538 Carrie\_McNally@yahoo.com  
<mailto:Carrie\_McNally@yahoo.com>Spouse: Rick  
Maechling Elected to Board: March 2005

### Ms. JoAnn Seagren, Vice Chair

JA Glynn Private Wealth

1320 N. State Pkwy, 4C\* Chicago, IL 60610 Cell (847) 712-0800 joannseagren@gmail.com  
<mailto:joannseagren@gmail.com>Elected to Board: 2014

### Jeff R. Rode, Treasurer

Segall Bryant & Hamill \* 540 W. Madison Street, Suite 1900 Chicago, IL 60661 (312) 474-4133 Fax (312) 474-0521 jrode@sbhic.com  
<mailto:jrode@sbhic.com>

610 Newcastle Drive Lake Forest, IL 60045 Cell: (312) 543-2078 Spouse: Karen Elected to Board: 2013

### Mr. Glenn W. Reed, Secretary

376 W. County Line Road Barrington, IL 60010 • Home (847)381-6206 Cell (847) 650-6206  
glenn.w.reed@gmail.com  
<mailto:glenn.w.reed@gmail.com>

### Mr. Richard J. Carlson (Rich), Immediate Past Chair

Carlson Environmental, Inc.\* 65 East Wacker Place, Suite 2210 Chicago, IL 60601 (312) 346-2140 Cell (312) 593-2114 Fax (312) 346-6956  
rcarlson@carlsonenv.com  
<mailto:rcarlson@carlsonenv.com>ricardocarlsongmail.com <mailto:ricardocarlsongmail.com>

260 E. Chestnut, Apt. 3301 Chicago, IL 60611 (312) 280-9282 Spouse: Cristina Benitez Elected to Board December 1999

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### Ms. Jill Allread

PCI\* 1 East Wacker Drive, Suite 2450 Chicago, IL 60601 (312)558-1770x143 Cell (312) 848-3768 Fax (312)558-5425 jallread@pcipr.com  
<mailto:jallread@pcipr.com>

179-3 N. Linden Avenue Oak Park, IL 60302 (708) 383-3747 Spouse: Pam Freese Elected to Board: November 2004

### Mr. Gary F. Balling

1806 Ridgemoor Dr.\* Long Beach, IN 46360 (708) 932-2225 Email: lgaryball@gmail.com  
<mailto:lgaryball@gmail.com>Spouse: Susan Elected to Board: November 2013

### Mr. Alan M. Bell

Charity & Associates, P.C\* 20 N. Clark Street,  
Suite 1150 Chicago, Illinois 60602 Direct (312)  
564-4962 Fax (312) 849-9001 alan.bell@charity-  
associates.com <mailto:alan.bell@charity-  
associates.com>

*3843 N. Fremont Street Chicago, IL 60613 Cell (773)  
817-9829 Elected to Board: January 2008*

**Mr. Bill Clarkin**

BMO Financial Group/BMO Harris Bank 111 W.  
Monroe Chicago, IL 60603 (312)461-3508 ,  
bill.clarkin@gmail.com  
<mailto:bill.clarkin@gmail.com>

*8344 Callista Drive\* Frankfort, IL 60423 (815)557-  
9007 Spouse: Suzanne Elected to Board: September  
2012*

**Mr. Jonathan Copulsky**

Northwestern University 1870 Campus Drive, 3rd  
Floor Evanston, IL 60208  
jonathan.copulsky@northwestern.edu  
<mailto:jonathan.copulsky@northwestern.edu>

*1540 N. Lake Shore Drive\* Chicago, IL 60610 Cell  
(773) 459-9379\* jcopulsky@outlook.com\*  
<mailto:jcopulsky@outlook.com\*> Spouse: Ellen  
Barreto Elected to Board: September 2017*

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**Mr. George W. Davis**

*1025 East 50th Street\* Chicago, IL 60615 (773) 268-  
4856 Cell (773) 996-0225 Fax (312) 707-9408 ken  
woodgwd@yahoo.com Spouse: Diana Elected to  
Board: 1984*

**Ms. Garrett Handley Dee**

*190 N. Ahwahnee Road\* Lake Forest, IL 60045 (773)  
388-1988 Cell (773) 590-2626 ttgdee@gmail.com  
<mailto:ttgdee@gmail.com>Spouse: Terry Dee  
Elected to Board: May 2008*

**Mr. Matthew Dobry**

CBRE Chicago | Advisory & Transaction Services  
Senior Vice President 321 North Clark Street,  
Suite 3400 Chicago, IL 60654 (312)935-1884  
matthew.dobry@cbre.com  
<mailto:matthew.dobry@cbre.com> **Assistant,**

*Elected to Board: February 2020*

**Donna Mcgrenera:** Donna.Mcgrenera@cbre.com  
<mailto:Donna.Mcgrenera@cbre.com>

**Ms. Daisy Feidt**

Access Living of Metropolitan Chicago Executive  
Vice President 115 W Chicago Ave Chicago, IL  
60654 (312) 640-2197 dfeidt@accessliving.org  
<mailto:dfeidt@accessliving.org>

*Elected to Board: February 2020*

**Mr. Hugh D. Frisbie**

RSM US LLP (retired) 20 N. Martingale Rd.,  
Suite 500 Schaumburg, IL 60173 (847)517-7070  
hugh.frisbie@gmail.com  
<mailto:hugh.frisbie@gmail.com>

17202 US Highway 14\* Woodstock, IL 60098 (815)  
337-6838 Spouse: Marlene *Elected to Board: March  
2009*

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### Mr. Dinesh Goburdhun

1637 W Summerdalc Ave\* Chicago, IL 60640  
stratcgydg@gmail.com  
<mailto:stratcgydg@gmail.com> Cell (312)218-3943  
Spouse: Bridget Jones *Elected to Board: September  
2017*

### Mr. Jonathan C. Hamill (Jon)

Segall, Bryant & Hamill\* 540 W. Madison, Suite  
1900 Chicago, IL 60661-2551 (312) 474-1222  
Fax (312) 474-0521 Florida Address: The  
Bahama Club, APT 17 1121 Gulfshore Blvd.  
North Naples, FL 34228

545 Oak Knoll Road Barrington, IL 60010 (847)381-  
8381 Fax (847)381-9820 Spouse: Nancy *Elected to  
Board: September 2001*

### Mr. Mark M. Harris

The Boeing Company 100 N. Riverside M/C  
5003-1001 Chicago, IL 60606-1596 (312) 544-  
2823 Mark.M.Harris@boeing.com  
<mailto:Mark.M.Harris@boeing.com>

A1AA Woodland Avenue\* Western Springs, IL 6055  
(708) 246-7447 Spouse: Lori *Elected to Board: June  
2012*

### Mr. Daniel Lauderback (Dan)

26006 West Cuba Road Barrington, IL 60010 Cell (3  
405-5382 daniel.d.lauderback@gmail.com  
<mailto:daniel.d.lauderback@gmail.com> *Elected to  
Board: May 2019*

### Mr. Andrew Otting (Andy)

Scott Byron & Co., Inc.\* 30088 N. Skokie  
Highway Lake Bluff, IL 60044 (847) 689-0266  
Fax (847) 689-0277 Assistant: Mary Plodzeen  
mplodzeen@scottbyron.com  
<mailto:mplodzeen@scottbyron.com>

1228 Judson Evanston, IL 60202 (847)475-1574  
Spouse: Laura Hohnhold *Elected to Board: 2000*

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### Mr. Rommel Noguera

ComEd (630) 576-6497 Cell (773) 255-5901 Fax  
(312) 464-9401 rommel.noguera@ComEd.com  
<mailto:rommel.noguera@ComEd.com>

1133 W. Monroe Street, IL 60611 Chicago, IL 60607  
*Elected to Board: November 2017*

### Ms. Wendy J. Paulson

401 N. Michigan Avenue, Suite 1940\* Chicago, IL 60611 (312)450-8206 Cell (917) 623-9876 Fax (312) 464-9401 wendy@wendypaulson.com <mailto:wendy@wendypaulson.com>Assistant: Hilary Lane hlane@paulsonoffice.com <mailto:hlane@paulsonoffice.com>

**Mr. James Rachlin (Jamie)**

Meristem Advisors LLC 2400 N Lakeview, Apt. 1201 Chicago, IL 60614

154 W. Dundee Road Barrington, IL 60010 (312)450 8206 Spouse: Henry "Hank" Elected to Board: May 2012

2400 N Lakeview, Apt. 1201 Chicago, IL 60614 (773) 677-3653 j nrachl infrz/umail. com Spouse: Leslie Elected to Board: November 2018

**Mr. Akhil Ramandham\***

\*Kellogg Board Fellow Kellogg Northwestern University  
akhil.ramanadham@kellogg.northwestern.edu  
<mailto:akhil.ramanadham@kellogg.northwestern.edu>

**Mr. Joseph Russo (Joe)**

Retired

33 W. Huron Street, Apt. 502\* Chicago, IL 60654 (312) 730-8606 joerussol9@gmail.com  
<mailto:joerussol9@gmail.com>Spouse: Bebe Novic Elected to Board: August 2017

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**Ms. Nicole Williams**

11 Rockgate Lane Glencoe, IL 60022-1205 Home (847) 835-9930 Cell (224)688-1571  
Nicole\_williams\_98@yahoo.com  
<mailto:Nicole\_williams\_98@yahoo.com> Spouse: Dr. Lawrence (Larry) J. Becker Elected to Board: September 2018

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Honorary Directors

**Ms. Shaun C. Block**

*1245 N. Astor\* Chicago, IL 60610 Cell (312) 307-1464 (312) 943-1729 (Chicago) Elected to Board: 1977*

**Anthony T. Dean (Tony)**

3204 RFD Long Grove, IL 60047 (847) 438-1305  
Fax (847) 438-9169 tonydean@mindspring.com  
<mailto:tonydean@mindspring.com>Spouse: Lawri

**Marshall Field, V**

225 W. Wacker Drive, Ste. 1500 Chicago, IL  
60606

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