Legislation Details (With Text)

File #:	O2015-1388		
Type:	Ordinance	**Status:**	Passed
File created:	3/18/2015	**In control:**	City Council
		Final action:	5/6/2015
Title:	Zoning Reclassification Map No. 11-H at 1819 W Montrose Ave - App No. 18324		
Sponsors:	Misc. Transmittal		
Indexes:	Map No. 11-H		
Attachments:	1. O2015-1388.pdf		

Date	Ver.	Action By	Action	Result
5/6/2015	1	City Council	Passed	Pass
4/23/2015	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
3/18/2015	1	City Council	Referred	

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 of the B3-2 Community Shopping District symbols and indications as shown on Map No. 11-H in the area bounded by

WEST MONTROSE AVENUE; NORTH HONORE AVENUE; A LINE 80 FEET SOUTH OF THE SOUTH LINE OF WEST MONTROSE AVENUE; NORTH HONORE AVENUE; A LINE 204.88 FEET SOUTH OF THE SOUTH LINE OF WEST MONTROSE AVENUE; A LINE 73.06 FEET WEST OF THE WEST LINE OF NORTH HONORE AVENUE; A LINE 68.77 FEET SOUTH OF THE SOUTH LINE OF WEST MONTROSE AVENUE; NORTH WOLCOTT AVENUE; A LINE 56.83 FEET SOUTH OF THE SOUTH LINE OF WEST MONTROSE AVENUE; A LINE 99.18 FEET EAST OF THE EAST LINE OF NORTH WOLCOTT AVENUE; A LINE 50.18 FEET SOUTH OF THE SOUTH LINE OF WEST MONTROSE AVENUE; AND A LINE 22.59 FEET WEST OF THE WEST LINE OF NORTH HONORE AVENUE.

to those of B3-3 Community Shopping District.

SECTION 2. This ordinance takes effect after its passage and approval.

Common Address of Property: 1819 West Montrose Avenue

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DyI<EMA

WWW.DYKEMA.COM <http://WWW.DYKEMA.COM>
Tel: (312)876-1700 Fax: (312) 627-2302

Andrew P. Scott
Direct Dial: (312) 627-8325 Email: apscott@dykema.com
<mailto:apscott@dykema.com>

March 11,2015

Honorable Daniel S. Solis Chairman, Committee on Zoning Landmarks and Building Standards 121 North LaSalle Street Room 200, City Hall Chicago, Illinois 60602

The undersigned, Andrew Scott, being first duly sworn on oath deposes and states the following:

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

The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately March 11, 2015.

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

California | Illinois | Michigan | Minnesota | Texas | Washington, D.C.
CHICAGO\4433937.1 !D\APS

DykEMA

WWW.DYKEMA.COM <http://WWW.DYKEMA.COM>
Tel: (312) 876-1700 Fax: (312) 627-2302

Andrew P. Scott
Direct Dial: (312) 627-8325 Email: apscott@dykema.com
<mailto:apscott@dykema.com>

March ll, 2015

Dear Property Owner:

In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about March 11, 2015, the undersigned will file an application for a change in zoning from B3-2 Community Shopping District to B3-3 Community Shopping District on behalf of Montrose Green, LLC for the property commonly known as 1819 West Montrose Avenue.

The property is currently vacant. The applicant is considering developing a building with approximately 5,300 square feet of ground floor retail, 24 dwelling units and 3,000 square feet of office space for small businesses above the ground floor. The project will also include approximately 10 off street parking spaces.

The owner of the subject property and the applicant, Montrose Green, LLC, is located at 4256 North Ravenswood Avenue, #109, Chicago, Illinois 60613. The contact person for this application is the undersigned, Andrew Scott. My address is 10 South Wacker Drive. Suite 2300, Chicago, Illinois 60606. I can be reached at (312) 627-8325.

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

Very truly ydnty,

^idr^^gpoTt Attorney for the Applicant

California | Illinois | Michigan | Minnesota | Texas | Washington, D.C. CHICAGOV4433937.I '. ID\APS

EDWARD J. MOLLOY

LAND & CONSTRL

1236 MARK STREET, BENSENVILLE, ILLINOIS (

e-mail: tmolU

ALTA/ACSM LAN

THAT PART OF LOT 1 IN RESUBDIVISION OF LOTS 1 TO 6. BOTH INCLU RESUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST I PRINCIPAL MERIDIAN. IN COOK COUNTY, ILLINOIS, LYING WEST OF THE 0 HERETOFORE DEDICATED, RECORDED MAY, 1905. AS DOCUMENT 570672 SAID LOT 1; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1. A SOUTH ALONG THE CENTER LINE OF A 12 INCH WALL. A DISTANCE OF THE CENTER LINE OF SAID 12 INCH WALL. A DISTANCE OF 13.66 FEET CENTER LINE OF 12 INCH WALL, A DISTANCE OF 6.83 FEET TO THE SC SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID LOT TO A POIN THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH ALONG THE 1 RESUBDIVISION OF LOT 1 TO 6. BOTH INCLUSIVE, IN BLOCK 1 IN "FOS' NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18. TOWNSHIP i COUNTY, ILLINOIS. LYING WEST OF THE CHICAGO AND NORTHWESTERN R RECORDED MAY 9, 1905 AS DOCUMENT 5706727; THENCE EAST ALONG THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 2 TO THE SOUTHE, THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 1 TO THE SOUTHE LOT 1 TO THE NORTHEAST CORNER OF SAID LOT 1, BEING THE POINT DEDICATED FOR PUBLIC STREET BY INSTRUMENT RECORDED SEPTEMBER

COMMONLY KNOWN AS: 1819 WEST MONTROSE AVEN

SI
si

W. MOhfTROSE j

ASPHALT

-NW CORNER OF LOT 1

SOCIATES, LTD.

SURVEYORS

I 595-2600 Fax (630) 595-4700

ITLE SURVEY

IN "FOSTER' MONTROSE BOULEVARD SUBDIVISION. A 18, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD rHWESTERN RAILROAD RIGHT OF WAY AND EXCEPTING STREETS ED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF FEET TO THE CENTER LINE OF A 12 INCH WALL; THENCE HE CENTER LINE OF A 12 INCH WALL; THENCE WEST ALONG LINE OF A 12 INCH WALL; THENCE SOUTH ALONG SAID 12 INCH WALL; THENCE WEST ALONG A LINE 56.83 FEET INE OF SAID LOT 1, SAID POINT BEING 56.B3 FEET SOUTH OF D LOT 1 TO THE NORTHWEST CORNER OF LOT 2 IN IOULEVARD SUBDIVISION. A RESUBDIVISION OF PART OF THE
14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK ■ WAY. AND EXCEPTING STREETS HERETOFORE DEDICATED,
OF SAID LOT 2 TO THE NORTHEAST CORNER OF SAID LOT 2; SAID LOT 2. BEING THE SOUTHWEST CORNER OF SAID LOT 1; SAID LOT 1; THENCE NORTH ALONG THE EAST LINE OF SAID <CEPTING THEREFROM ALL THAT PART THEREOF HERETOFORE iCUMENT 0926145108, IN COOK COUNTY, ILLINOIS.

>. ILLINOIS

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W. SUNNYSIDE AVE.

AVE. v-m W. MONTROSE i- ui AVE.

N. WINCHESTER AVE.

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VICINITY MAP

7" = 20'

0 20' 40'

GRAPHIC SCALE

LEGEND:

O Manhole

SURVEYOR'S NOTES

TITLE COMMITMENT: THIS SURVEY REFLECTS CERTAIN MATTERS OF TITLE, AS REFERENCED IN SCHEDULE B OF CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE POLICY NUMBER 1401 008488546 D2 WITH AN EFFECTIVE DATE OF DECEMBER 23. 2009:

Z. UNRECORDED EASEMENT IN FAVOR OF PUBLIC AND QUASI-PUBLIC UTILITY COMPANIES FOR THE RIGHT TO MAINTAIN AND REPAIR UTILITY POLES WITH OVERHEAD WIRES, 6 INCH DRAIN AND MANHOLE, TOGETHER WITH THE RIGHT OF ACCESS THERETO AS DISCLOSED BY PLAT OF SURVEY MADE BY EDWARD J. MOLLOY & ASSOCIATES. LTD. DATED OCTOBER 8. 2009. AND DESIGNATED JOB NO. 2009-0293. [ALL VISIBLE SITE IMPROVEMENTS PLOTTED ON THE DRAWING]

K. ENCROACHMENT OF THE FENCE LOCATED MAINLY ON THE LAND ONTO THE PROPERTY EAST AND ADJOINING BY APPROXIMATELY 1.59 TO 2.72 AND OF THE GUARD RAIL ONTO THE PROPERTY EAST AND ADJOINING BY UNDISCLOSED AMOUNTS, AS SHOWN ON PLAT OF SURVEY MADE BY EDWARD J. MOLLOY it ASSOCIATES, LTD. DATED OCTOBER B, 2009. AND DESIGNATED JOB NO. 2009-0293. [PLOTTED ON THE DRAWING]

L. ENCROACHMENT OF THE HIGH ONE STORY BRICK BUILDING LOCATED MAINLY ON THE PROPERTY NORTH AND WEST AND ADJOINING ONTO THE LAND BY APPROXIMATELY 0.54 TO 0.97 ON THE WEST LINE AND 0.17 AND 0.74 ON THE NORTH LINE. AS SHOWN ON PLAT OF SURVEY MADE BY EDWARD J. MOLLOY Ic ASSOCIATES, LTD. DATED OCTOBER 8, 2009, AND DESIGNATED JOB NO. 2009-0293. [PLOTTED ON THE DRAWING]

J. RIGHTS OF ADJOINING OWNER IN SHARED WALL BEING 12 INCH BRICK WALL ALONG THE WESTERLY LINES OF THE LAND (2 NORTH TO SOUTH LINES AND 1 EAST TO WEST LINE). [CENTERLINE OF 12" WALL NOTED ON THE DRAWING]

K. EASEMENT AGREEMENT DATED MARCH 15, 1991 AND RECORDED APRIL 12, 1991 AS DOCUMENT 91168773 GRANTED BY AND BETWEEN MAX PRACE. ANNEMARIE PRACE AND ERIKSON EBENAU AND MERCEDES EBENAU, HIS WIFE FOR THE LIMITED PURPOSE OF INGRESS AND EGRESS FOR VEHICULAR AND PEDESTRIAN TRAFFIC OVER THE SUBJECT PROPERTY AND OTHER PROPERTY NOT NOW IN QUESTION. (FOR FURTHER PARTICULARS, SEE RECORD.) [PLOTTED ON THE DRAWING]

TAX PARCEL PERMANENT INDEX NUMBER: 14-18-402-047-0000 14-18-402-052-0000

ACCESS STATEMENT: THE PROPERTY HAS DIRECT PHYSICAL ACCESS TO AND FROM W. WOLCOTT AVENUE. A LEGALLY OPENED AND PUBLICLY DEDICATED. USED AND MAINTAINED STREET OR HIGHWAY.

TABLE A - ITEM 1 STATEMENT AS TO MONUMENTS PLACED: SEE DRAWING FOR ALL MONUMENTS PLACED OR FOUND WHILE COMPLETING THE FIELD SURVEY.

TABLE A - ITEM 2 STATEMENT AS TO ADDRESS: THE PROPERTY SURVEYED IS VACANT, NO ADDRESS OBSERVED.

TABLE A - ITEM 3 STATEMENT AS TO FLOOD ZONF CLASSIFICATION: OUR EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 17031C0410J WITH A MAP REVISED DATE OF AUGUST 19. 200B, SHOWS THAT NO PART OF THE PROPERTY FALLS WITHIN A SPECIAL FLOOD HAZARD AREA AND THAT SAID PROPERTY DOES FALL WITHIN ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.27. ANNUAL CHANCE FLOODPLAIN.

TABLE A - ITEM 4 STATFMENT AS TO GROSS LAND AREA: THE PROPERTY CONTAINS 12,745 SQUARE FEET OR 0.2926 ACRES.

TABLE A - ITEM 6(g) STATEMENT REGARDING 70NING CLASSIFICATION AND RESTRICTIONS: SURVEYOR HAS NOT BEEN PROVIDED WITH ZONING CLASSIFICATION OR RESTRICTIONS BY THE INSURER. OUR EXAMINATION OF THE OFFICIAL CITY OF CHICAGO ZONING MAP FINDS THE PROPERTY TO BE IN ZONE "B3-2" COMMUNITY SHOPPING DISTRICT

TABLE A - ITEM 7(g) STATEMENT AS TO EXTERIOR DIMENSIONS OF BUII DINGS AT GROUND LEVEL: THE PROPERTY SURVEYED IS VACANT.

TABLE A - ITEM 8 STATEMENT AS TO SUBSTANTIAL FEATURES OBSERVED: SURVEYOR HAS SHOWN LOCATION OF FEATURES EXISTING ON THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE.

TABLE A - ITEM 9 STATEMENT AS TO PAINT STRIPFD PARKING SPACES: THE LAND SURVEYED HEREON CONTAINS A TOTAL OF 0 EXISTING PARKING SPACES INCLUDING 0 DESIGNATED HANDICAP PARKING SPACES.

TABLE A - ITEM 11(A) STATEMENT REGARDING FXISTING UTILITIES: SURVEYOR HAS SHOWN LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE.

TABLE A - ITEM 14 STATEMENT REGARDING DISTANCE TO NEAREST INTERSECTING STREET: SEE

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CITY OF CHICAGO *0&- / % " ~&> }^)*

APPLICATION FOR AN AMENDMENT TO THE
CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:

   1819 West Montrose Avenue

2. Ward Number that property is located in: 47th

3. APPLICANT Montrose Green, LLC

   ADDRESS 4256 North Ravenswood Avenue, #109

   CITY Chicago STATE _JL ZIP CODE 60613

   PHONE (773) 525-8222 CONTACT PERSON David R. Brown

4. Is the applicant the owner of the property? YES X 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.

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OWNER N/A

ADDRESS

CITY STATE ZIP CODE

PHONE 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 Andrew Scott, Dykema Gossett. PLLC

ADDRESS 10 South Wacker Drive CITY Chicago

PHONE (312) 627-8325 FAX (312) 627-2302

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6. if the applicant is a corporation please provide the names of all shareholders as disclosed on the Economic Disclosure Statements.

The applicant is not a corporation.

7. On what date did the owner acquire legal title to the subject property? 12/23/09

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

8. 6/27/12

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

10. Lot size in square feet (or dimensions) Approximately 12.745 square feet

11. Current Use of the property Vacant

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12. Reason for rezoning the property To allow for a mixed use, transit oriented development.

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)

The applicant is considering developing a building with approximately 5,300 square feet of ground floor retail, 24 dwelling units and 3,000 square feet of office space for small businesses above the ground floor. The project will also include approximately 10 off street parking spaces.

14. On May 14lh, 2007, the Chicago City Council passed the Affordable Requirements Ordinance (ARO) that requires on-site affordable housing units or a financial contribution if residential housing projects receive a zoning change under certain circumstances. Based on the lot size of the project in question and the proposed zoning classification, is this project subject to the Affordable Requirements Ordinance? (See Fact Sheet for more information)

YES X NO

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COUNTY OF COOK STATE OF ILLINOIS

David R. Brown , 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
Its sole member and manager

Subscribed and Sworn to before me this

For Office Use Only

Date of Introduction:

File Number:

Ward:

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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: Montrose Green, LLC

Check ONE of the following three boxes:

Indicate whether the Disclosing Party submitting this EDS is:

1. 13 the Applicant
   OR
2. D a legal entity holding a direct or indirect interest in the Applicant. State the legal name of the
2. Applicant in which the Disclosing Party holds an interest:
   OR
3. LI a legal entity with a right of control (see Section II.B.l.) State the legal name of the entity in which the Disclosing Party holds a right of control:

B. Business address of the Disclosing Party: 4256 N. Ravenswood Ave., #109
Chicago, IL 60613

C. Telephone: 773-525-8222 Fax: 773-525-8382 Email: dbrown@harrington-brown.cco <mailto:dbrown@harrington-brown.cco>

D. Name of contact person: David Brown _.

E. *Federal Employer Identification No. (if you have one):* '■■

F. Brief description of contract, transaction or other undertaking (referred to below as the "Matter") to which this EDS

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pertains. (Include project number and location of property, if applicable):

Approval of a zoning map amendment for the property at 1819 W. Montrose Ave.

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
|XJ 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)

1. Indicate the nature of the Disclosing Party Person I Publicly registered business corporation Privately held business corporation

- Sole proprietorship General partnership
- Limited partnership
- Trust

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

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

□ Yes □ No IS! N/A

B. IF THE DISCLOSING PARTY IS A LEGAL ENTITY:

1. List below the full names and titles of all executive officers and all directors of the entity. NOTE: For not-for-profit corporations, also list below all members, if any, which are legal entities. If there are no such members, write "no members." For trusts, estates or other similar entities, list below the legal titleholder(s).

If the entity is a general partnership, limited partnership, limited liability company, limited liability partnership or joint venture, list below the name and title of each general partner, managing member, manager or any other person or entity that controls the day-to-day management of the Disclosing Party. NOTE: Each legal entity listed below must submit an EDS on its own behalf.

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Name Title

David R. Brown Sole Member and Manager

2. Please provide the following information concerning each person or entity having a direct or indirect beneficial interest (including ownership) in excess of 7.5% of the Disclosing Party. 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: Pursuant to Section 2-154-030 of the Municipal Code of Chicago ("Municipal Code"), the City may require any such additional information from any applicant which is reasonably intended to achieve full disclosure.

Name	Business Address	Percentage Interest in the Disclosing Party
David R. Brown	4256 N. Ravenswood Ave.,#109 Chicago, IL	100%

SECTION III -- BUSINESS RELATIONSHIPS WITH CITY ELECTED OFFICIALS

Has the Disclosing Party had a "business relationship," as defined in Chapter 2-156 of the Municipal Code, with any City elected official in the 12 months before the date this EDS is signed?

□ Yes [3 No

If yes, please identify below the name(s) of such City elected official(s) and describe such relationship (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, 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.

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"Lobbyist" means any person or entity who undertakes to influence any legislative or administrative action on behalf of any person or entity other than: (1) a not-for-profit entity, on an unpaid basis, or (2) himself. "Lobbyist" also means any person or entity any part of whose duties as an employee of another includes undertaking to influence any legislative or administrative action.

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 Part Fees (subcontractor, attorney, lobbyist, etc.)	(indicate whether paid or estimated.) NOTE: "hourly rate" or "t.b.d." is not an acceptable response.
Dykema Gossett	10 S. Wacker Dr. Chicago, IL	Attorney	$9,700 (est.)
Wilkinson Design Corporation	1934 W. Waveland Chicago, IL	Architect	$15,500 (paid as of 3/1/15)

(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 Municipal Code 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?

ED Yes El No tZl 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

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1. Pursuant to Municipal Code Chapter 1-23, Article I ("Article I")(which the Applicant should consult for defined terms (e.g., "doing business") and legal requirements), if the Disclosing Party submitting this EDS is the Applicant and is doing business with the City, then the Disclosing Party certifies as follows: (i) neither the Applicant nor any controlling person 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 Article I applies to the Applicant, the permanent compliance timeframe in Article I supersedes some five-year compliance timeframes in certifications 2 and 3 below.

2. The Disclosing Party and, if the Disclosing Party is a legal entity, all of those persons or entities identified in Section II.B.l. 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, within a five-year period preceding 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 clause B.2.b. of this Section V;

d. have not, within a five-year period preceding the date of this EDS, had one or more public transactions (federal, state or local) terminated for cause or default; and

e. have not, within a five-year period preceding 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.

3. The certifications in subparts 3, 4 and 5 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

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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 five years before the date this EDS is signed, or, with respect to a Contractor, an Affiliated Entity, or an Affiliated Entity of a Contractor during the five 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 ofany 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 a. or b. above that is a matter of record, but have not been prosecuted for such conduct; or

d. violated the provisions of Municipal Code Section 2-92-610 (Living Wage Ordinance).

4. Neither the Disclosing Party, 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 ofany state or of the United States of America that contains the same elements as the offense of bid-rigging or bid-rotating.

5. Neither the Disclosing Party nor any Affiliated Entity is listed on any of the following lists maintained by the Office of Foreign Assets Control of the U.S. Department of the Treasury or the Bureau of Industry and Security of the U.S. Department of Commerce or their successors: the Specially Designated Nationals List, the Denied Persons List, the Unverified List, the Entity List and the Debarred List.

6. The Disclosing Party understands and shall comply with the applicable requirements of Chapters 2-55 (Legislative Inspector General), 2-56 (Inspector General) and 2-156 (Governmental Ethics) of the Municipal Code.

7. 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

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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.

8. 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 execution date of this EDS, an employee, or elected or appointed official, of the City of Chicago (if none, indicate with "N/A" or "none").

Nnne

9. 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 $20 per recipient (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)

1. □ is S is not

a "financial institution" as defined in Section 2-32-455(b) of the Municipal Code.

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 Chapter 2-32 of the Municipal Code. We further pledge that none of our affiliates is, and none of them will become, a predatory lender as defined in Chapter 2-32 of the Municipal Code. 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 Section 2-32-455 (b) of the Municipal Code) is a predatory lender within the meaning of Chapter 2-32 of the Municipal Code, explain here (attach additional pages if necessary):

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 INTEREST IN CITY BUSINESS

Any words or terms that are defined in Chapter 2-156 of the Municipal Code have the same meanings when used in this Part D.

1. In accordance with Section 2-156-110 of the Municipal Code: Does any official or employee of the City have a financial interest in his or her own name or in the name ofany other person or entity in the Matter?

- Yes IE] No

NOTE: If you checked "Yes" to Item D.l., proceed to Items D.2. and D.3. If you checked "No" to Item D.L, 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.L, provide the names and business addresses of the City officials or employees having such interest and identify the nature of such interest:

Name	Business Address	Nature of 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 paragraph 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:

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 who have made lobbying contacts on behalf of the Disclosing Party with respect to the Matter: (Add sheets if necessary):

(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 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.l. above for his or her lobbying activities or to pay any person or entity to influence or attempt to influence an officer or employee ofany 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.l. and A.l. above.

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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".

5. If the Disclosing Party is the Applicant, the Disclosing Party must obtain certifications equal in form and substance to paragraphs A.l. 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

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:

SECTION VII -- ACKNOWLEDGMENTS, CONTRACT INCORPORATION, COMPLIANCE, PENALTIES, DISCLOSURE

The Disclosing Party understands and agrees that:

A. The certifications, disclosures, and acknowledgments contained in this EDS will become part ofany 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 ofany 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 and Campaign Financing Ordinances, Chapters 2-156 and 2-164 of the Municipal Code, impose certain duties and obligations on persons or entities seeking City contracts, work, business, or transactions. The full text of these ordinances 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 the applicable ordinances.

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 maybe 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 transactions with the City. 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 on this EDS and any attachments to this EDS may be made available to the public 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 Article I of Chapter 1-23 of the Municipal Code (imposing PERMANENT INELIGIBILITY for certain specified offenses), the information provided herein regarding eligibility must be kept current for a longer period, as required by Chapter 1-23 and Section 2-154-020 of the Municipal Code.

The Disclosing Party represents and warrants that:

F.I. The Disclosing Party is not delinquent in the payment ofany lax administered by the Illinois Department of Revenue, nor arc the Disclosing Party or its Affiliated Entities delinquent in paying any fine, fee, tax or other charge owed to the City. This includes, but is not limited to, all water charges, sewer charges, license fees, parking tickets, property taxes or sales taxes.

F.2 If the Disclosing Party is the Applicant, the Disclosing Party and its Affiliated Entities will not use, nor permit their subcontractors to use, any facility listed by the U.S. E.P.A. on the federal Excluded Parties List System ("EPLS") maintained by the U. S. General Services Administration.

F.3 If the Disclosing Party is the Applicant, the Disclosing Party 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 F.l. and F.2. 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 Disclosing Party has reason to believe has not provided or cannot provide truthful certifications.

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NOTE: If the Disclosing Party cannot certify as to any of the items in F.l., F.2. or F.3. above, an explanatory statement must be attached to this EDS.

CERTIFICATION

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

Montrose Green. LLC
(Sign here)
(Print or type name of Disclosing Parly)

David R. Brown
(Print or type name of person signing)

Its Sole Member and Manager

(Print or type title of person signing)

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 percent. It is not to be completed by any legal entity which has only an indirect ownership interest in the Applicant.

Under Municipal Code 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.l.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

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principal officers of the Disclosing Party; and (3) any person having more than a 7.5 percent 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 |X] 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.

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 percent (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 Municipal Code Section 2-154-010, is the Applicant or any Owner identified as a building code scofflaw or problem landlord pursuant to Section 2-92-416 of the Municipal Code?

   - Yes LTJNo

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 Section 2-92-416 of the Municipal Code?

   - Yes DNo LH Not Applicable

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

N/A

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FILLING OUT THIS APPENDIX B CONSTITUTES ACKNOWLEDGMENT AND AGREEMENT THAT THIS APPENDIX B IS INCORPORATED BY REFERENCE INTO, AND MADE A PART OF, THE ASSOCIATED EDS, AND THAT THE REPRESENTATIONS MADE IN THIS APPENDIX B ARE SUBJECT TO THE CERTIFICATION MADE UNDER PENALTY OF PERJURY ON PAGE 12 OF THE ASSOCIATED EDS.

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