



City of Chicago



O2022-3837

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	12/14/2022
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-K at 441 N Kilbourn Ave/4239 W Ferdinand St - App No. 22033
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#22033
INTRO DATE
DEC 14, 2022

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 PMD 9 District symbols and indications as shown on Map No. 1-K in the area generally bounded by:

West Ferdinand Street; a line 1,242.73 feet east of and generally parallel to North Kilbourn Avenue; a line 403.96 feet south of and generally parallel to West Ferdinand Street extended westerly for a distance of 484.06 feet; and then a line extended in a southwesterly direction along the Union Pacific Railroad right-of-way; and North Kilbourn Avenue

to the designation of Industrial Business Planned Development No. _____, subject to the use and bulk regulations set forth in the Plan of Development attached hereto and made a part hereof.

SECTION 2. This ordinance takes effect after its passage and due publication.

INDUSTRIAL PLANNED DEVELOPMENT No. _____

1. The area delineated herein as Industrial Planned Development Number _____, (Planned Development) consists of approximately 586,765 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (Property) and is under the designated control of the Applicant, Capitol Realty, L.L.C.
2. The requirements, obligations and condition contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

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

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

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps

APPLICANT: Capitol Realty, L.L.C.
ADDRESS: 441 North Kilbourn Ave. / 4239 West Ferdinand
DATE OF INTRODUCTION: December 14, 2022
PLAN COMMISSION: TBD

- Parkway & landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This Plan of Development consists of 11 Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Floor Plans; Landscape Plan; and Building Elevations prepared by Ware Malcomb and dated December 14, 2022 submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses are permitted in the area delineated herein as a Planned Development: warehousing; product storage; accessory office space; and accessory parking.
6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 586,765 square feet and a base FAR of 3.0.
9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review Fee shall be assessed by the Department of Planning and Development. The fee, as

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determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.

10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.
15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of (i) 26% MBE and 6% WBE participation (measured against the total construction budget for the

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project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

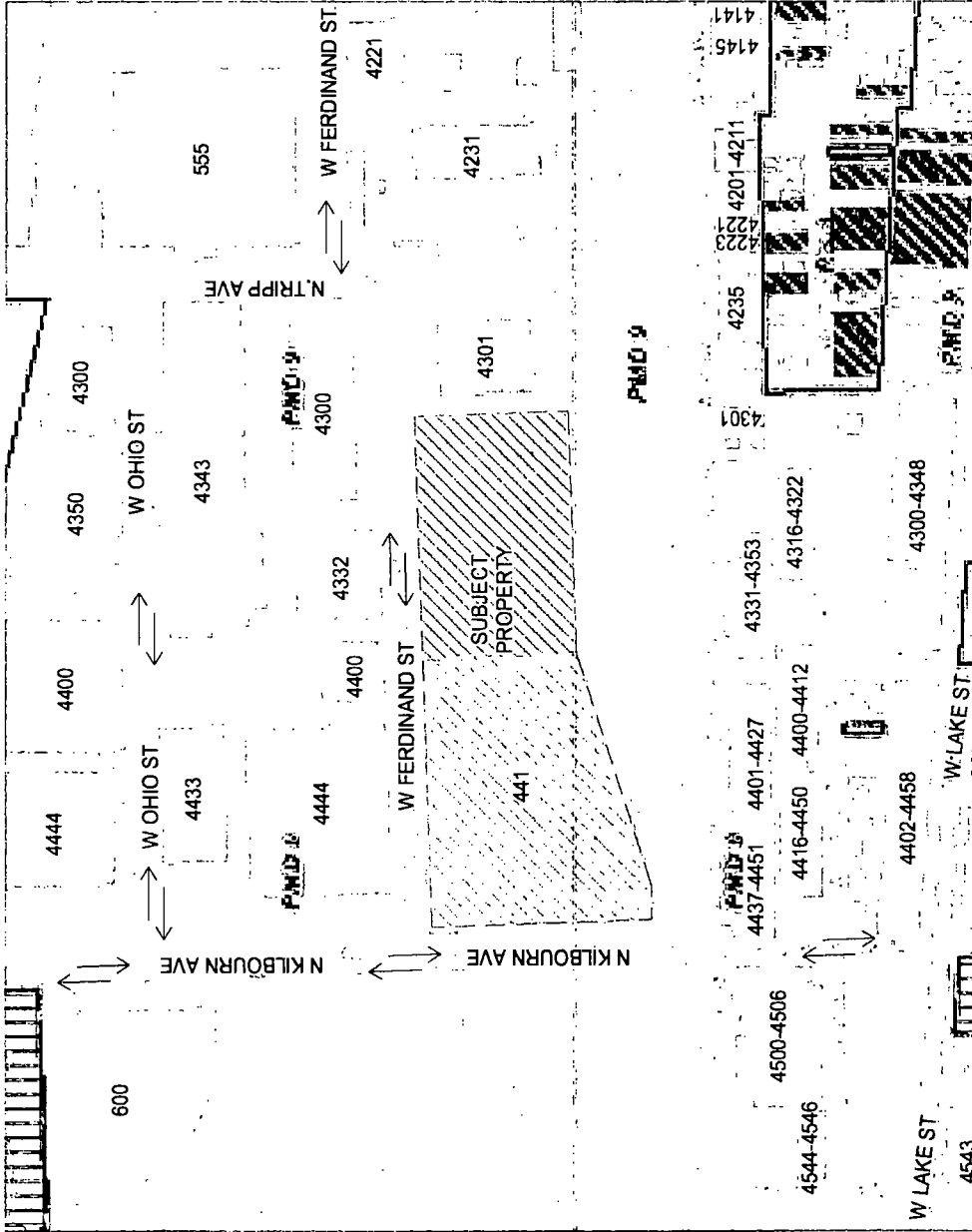
16. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development Ordinance lapse, the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the property to Planned Manufacturing District No. 9.

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INDUSTRIAL PLANNED DEVELOPMENT NO. _____
BULK REGULATIONS AND DATA TABLE

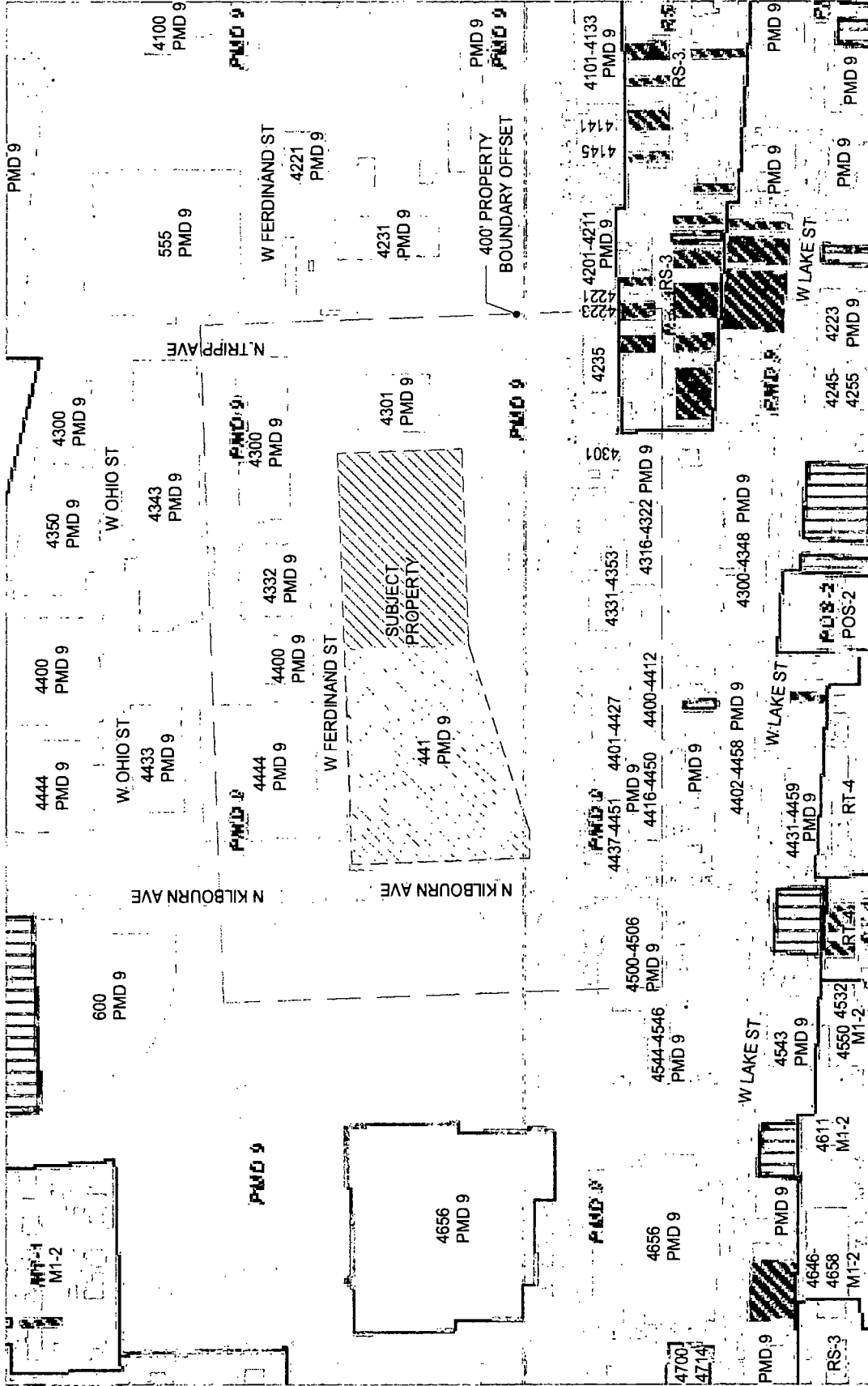
Gross Site Area:	648,932 Square Feet
Area of Public Right-of-Way:	62,167 Square Feet
Net Site Area:	586,765 Square Feet
Maximum Floor Area Ratio:	3.0
Minimum Number of Off-Street Parking Spaces:	35
Maximum Building Height:	40'-6"
Minimum Setbacks:	In accordance with plans

Applicant: Capitol Realty, L.L.C.
Address: 441 North Kilbourn Avenue / 4239 West Ferdinand
Introduced: December 14, 2022
Plan Commission: TBD



APPLICANT CAPITOL REALTY LLC
 ADDRESS 441 N KILBOURN / 4239 W FERDINAND
 DATE OF INTRODUCTION DECEMBER 14, 2022
 PLAN COMMISSION TBD

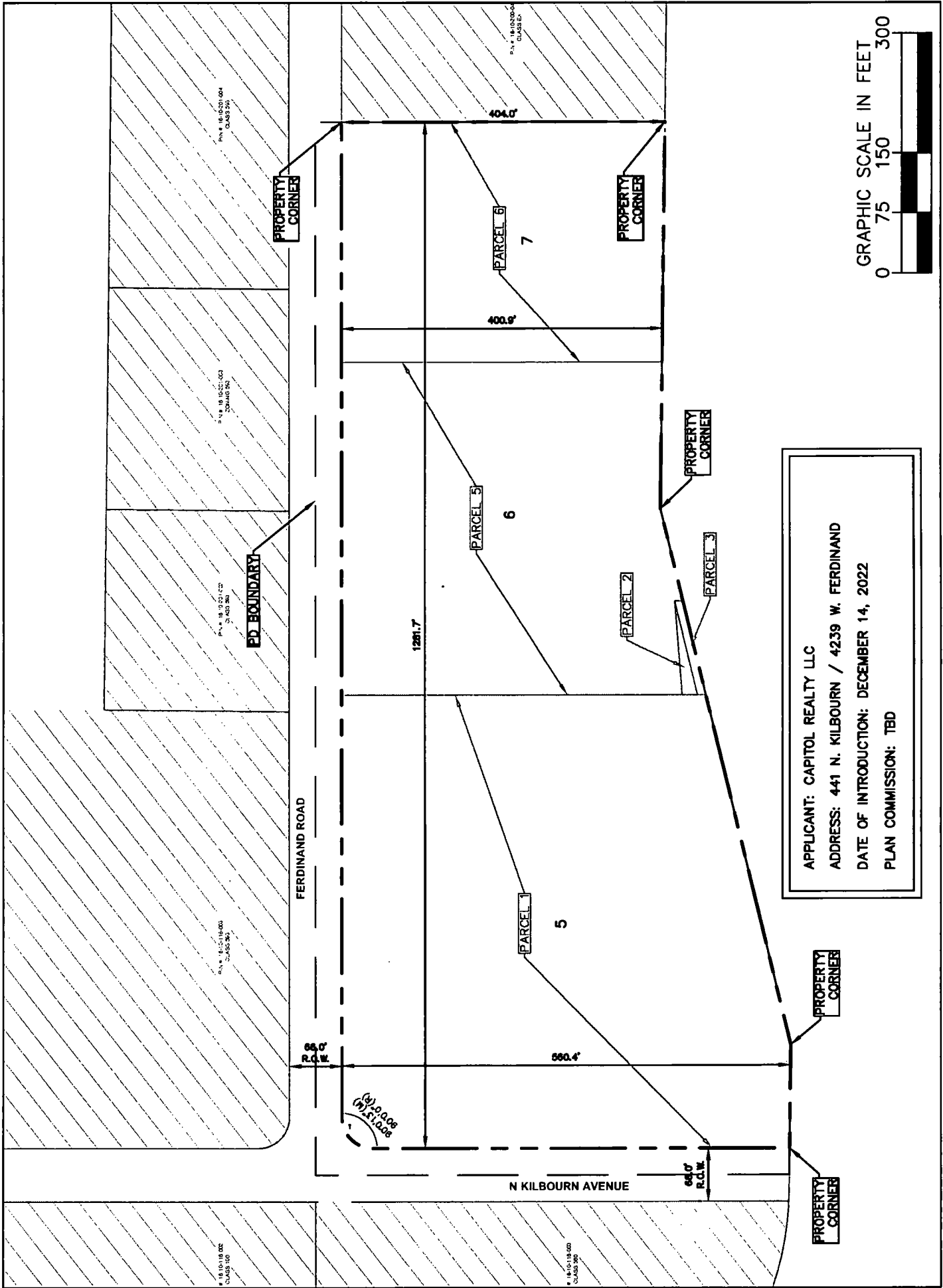
EXISTING ZONING MAP



- KEY:
- PMD 9: PLANNED MANUFACTURING
 - M1-2: MANUFACTURING
 - POS-2: PARK AND OPEN SPACE
 - RS-3: RESIDENTIAL
 - RT-4: RESIDENTIAL
 - (Diagonal lines symbol): CITY PARCELS

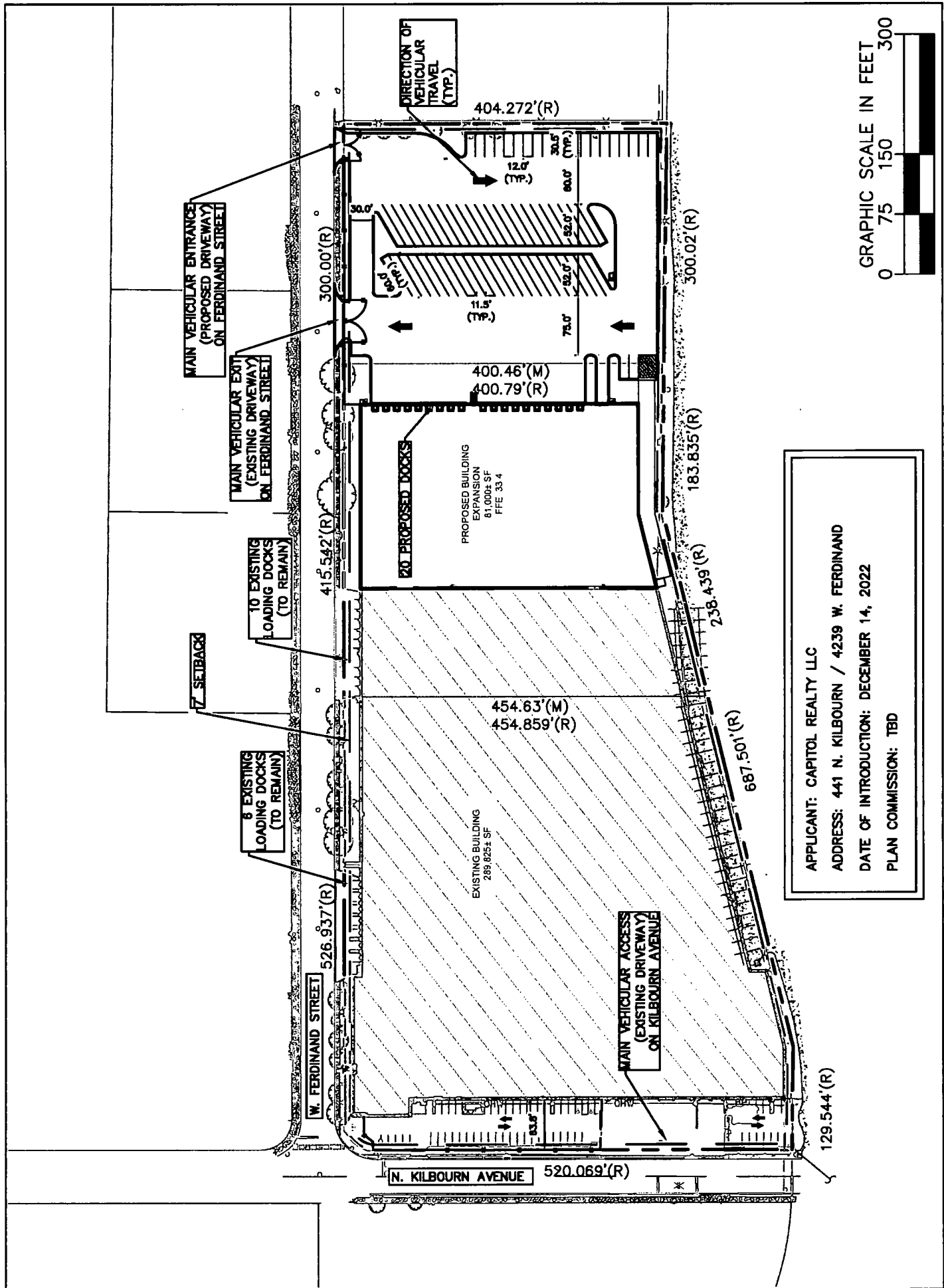
EXISTING LAND USE MAP

APPLICANT: CAPITOL REALTY, LLC
 ADDRESS: 441 N. KILBOURN / 4239 W. FERDINAND
 DATE OF INTRODUCTION: DECEMBER 14, 2022
 PLAN COMMISSION: TBD



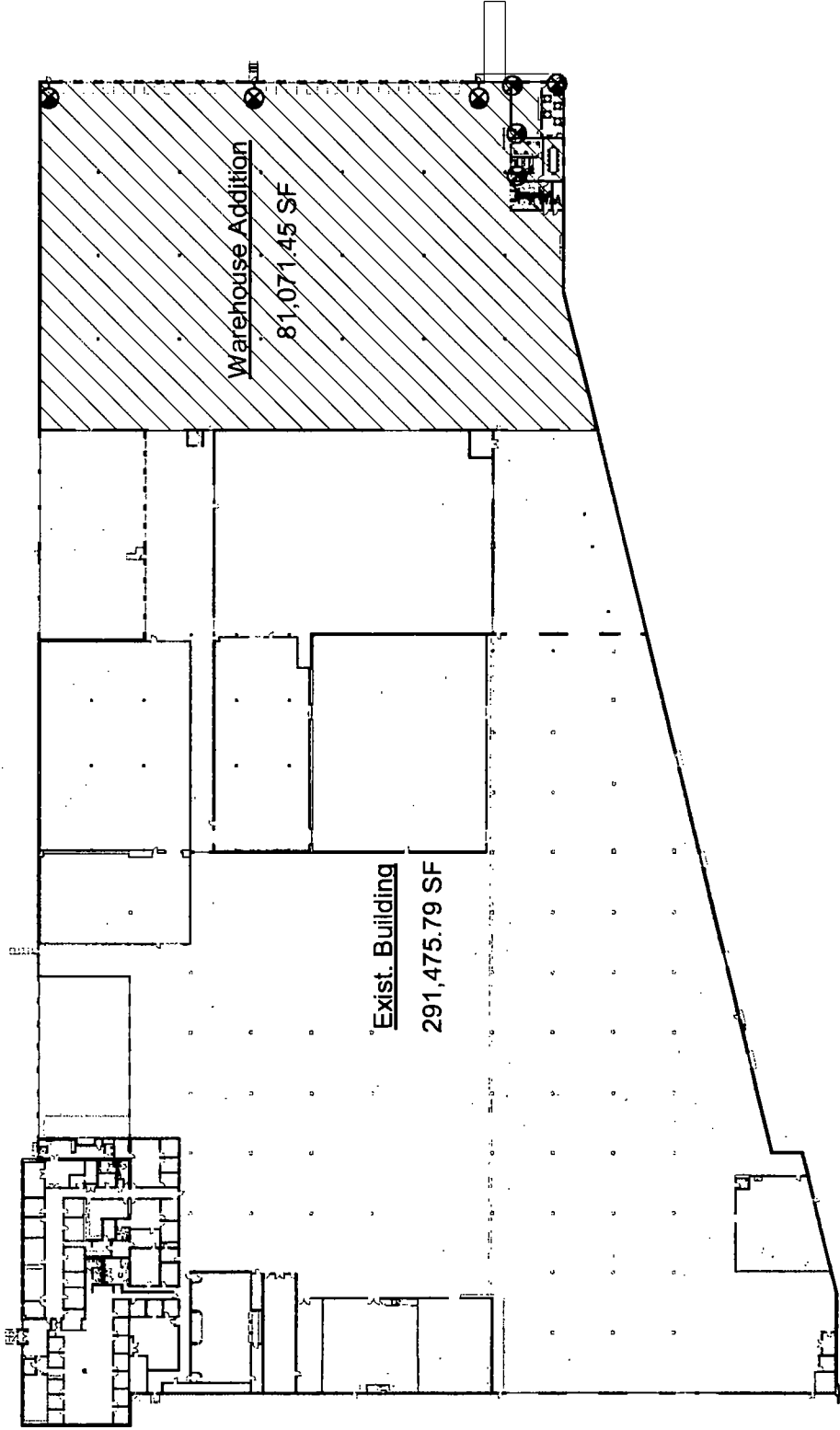
APPLICANT: CAPITOL REALTY LLC
 ADDRESS: 441 N. KILBOURN / 4239 W. FERDINAND
 DATE OF INTRODUCTION: DECEMBER 14, 2022
 PLAN COMMISSION: TBD

PD BOUNDARY AND PROPERTY LINE



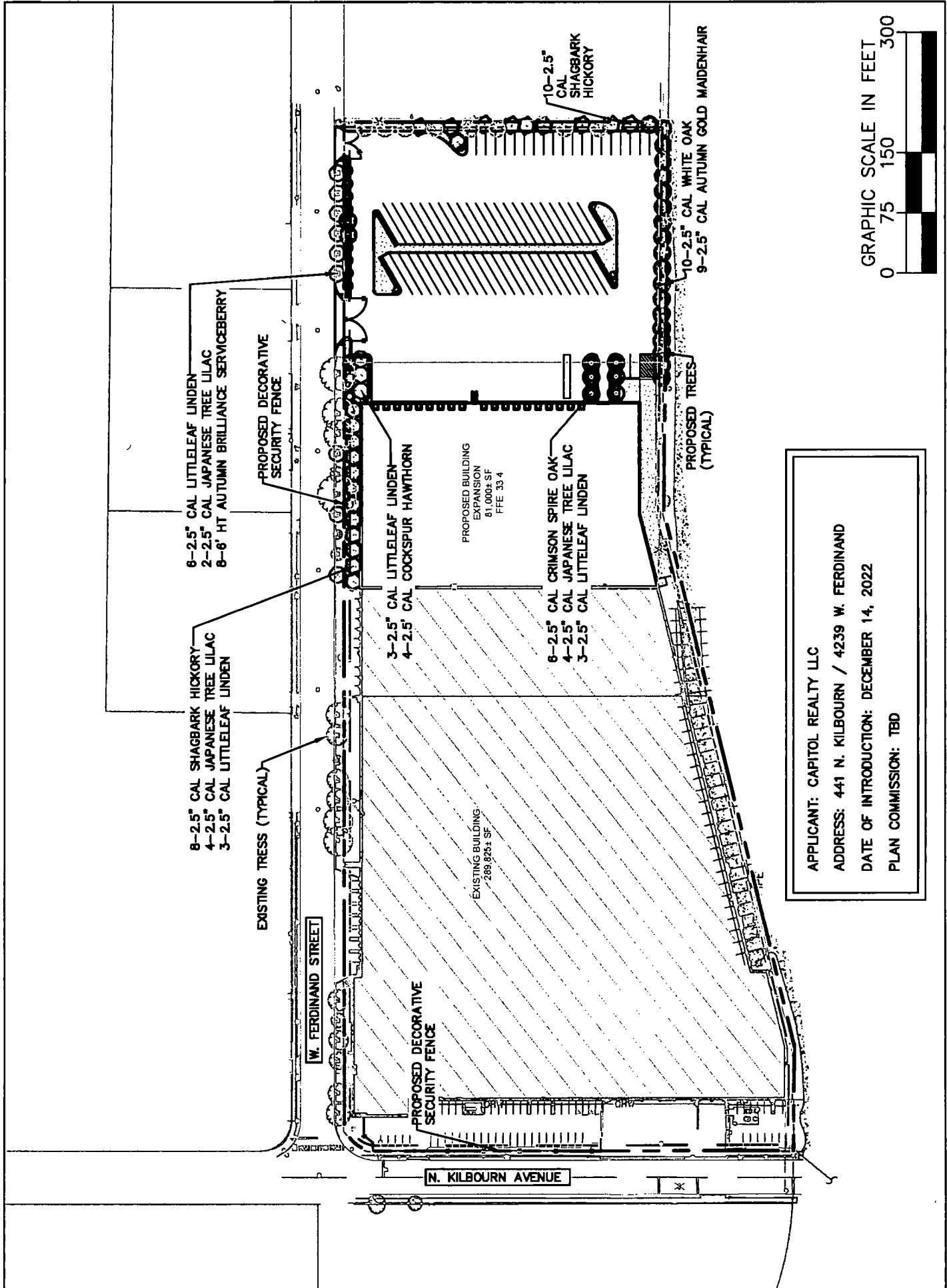
APPLICANT: CAPITOL REALTY LLC
 ADDRESS: 441 N. KILBOURN / 4239 W. FERDINAND
 DATE OF INTRODUCTION: DECEMBER 14, 2022
 PLAN COMMISSION: TBD

GENERALIZED SITE PLAN



APPLICANT: CAPITOL REALTY LLC
ADDRESS: 441 N. KILBOURN / 4238 W. FERDINAND
DATE OF INTRODUCTION: DECEMBER 14, 2022
PLAN COMMISSION: TBD

OVERALL FLOOR PLAN



8-2.5" CAL SHAGBARK HICKORY
 4-2.5" CAL JAPANESE TREE LILAC
 3-2.5" CAL LITTLELEAF LINDEN

PROPOSED DECORATIVE SECURITY FENCE

6-2.5" CAL LITTLELEAF LINDEN
 2-2.5" CAL JAPANESE TREE LILAC
 8-6' HT AUTUMN BRILLIANCE SERVICEBERRY

3-2.5" CAL LITTLELEAF LINDEN
 4-2.5" CAL COCKSPUR HAWTHORN

PROPOSED BUILDING EXPANSION
 81,000 SF
 FFE 33.4

6-2.5" CAL CRIMSON SPIRE OAK
 4-2.5" CAL JAPANESE TREE LILAC
 3-2.5" CAL LITTLELEAF LINDEN

EXISTING BUILDING
 289,825 SF

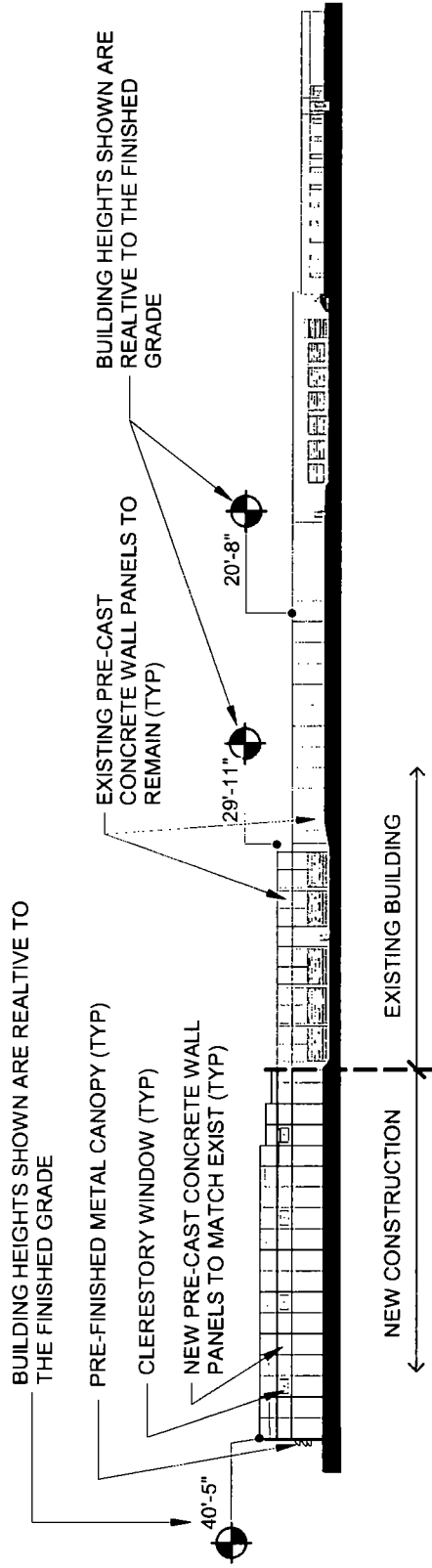
10-2.5" CAL SHAGBARK HICKORY

10-2.5" CAL WHITE OAK
 9-2.5" CAL AUTUMN GOLD MAIDENHAIR

PROPOSED TREES (TYPICAL)

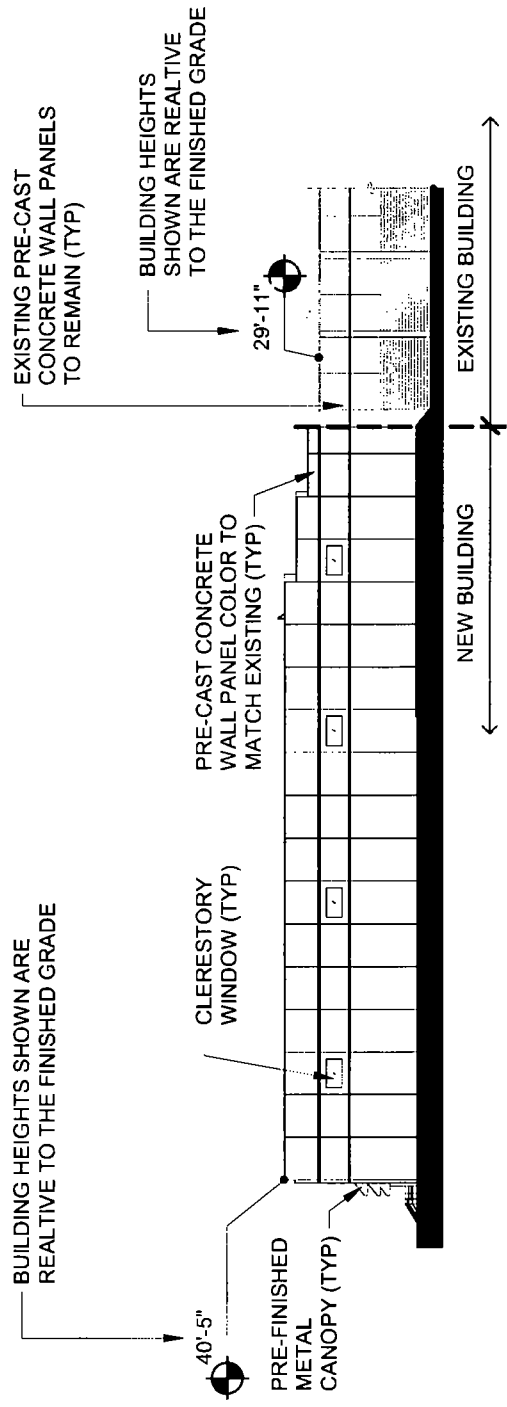
APPLICANT: CAPITOL REALTY LLC
 ADDRESS: 441 N. KILBOURN / 4239 W. FERDINAND
 DATE OF INTRODUCTION: DECEMBER 14, 2022
 PLAN COMMISSION: TBD





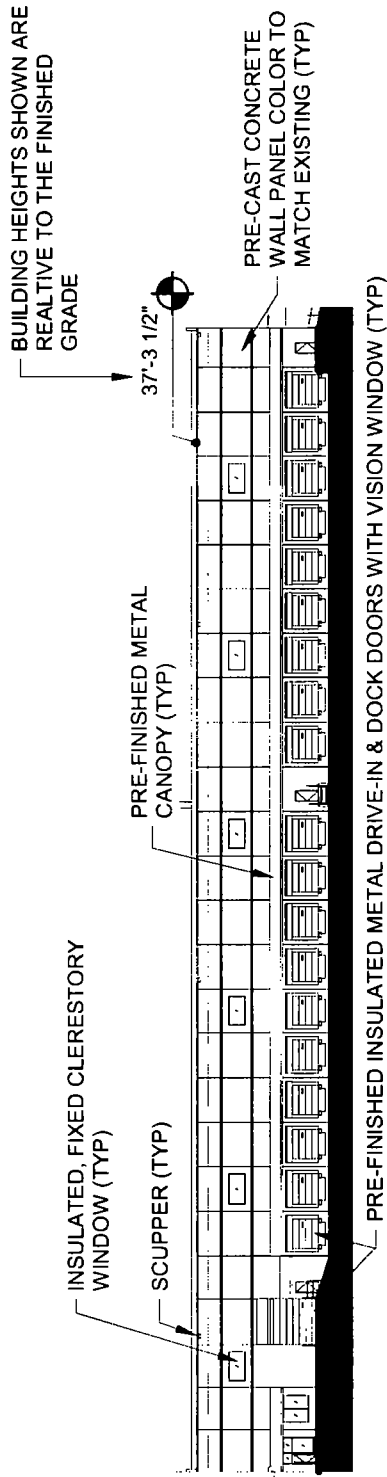
APPLICANT: CAPITOL REALTY LLC
 ADDRESS: 441 N. KILBOURN / 4239 W. FERDINAND
 DATE OF INTRODUCTION: DECEMBER 14, 2022
 PLAN COMMISSION: TBD

NORTH EXTERIOR ELEVATION



APPLICANT: CAPITOL REALTY, LLC
 ADDRESS: 441 N. KILBOURN / 4239 W. FERDINAND
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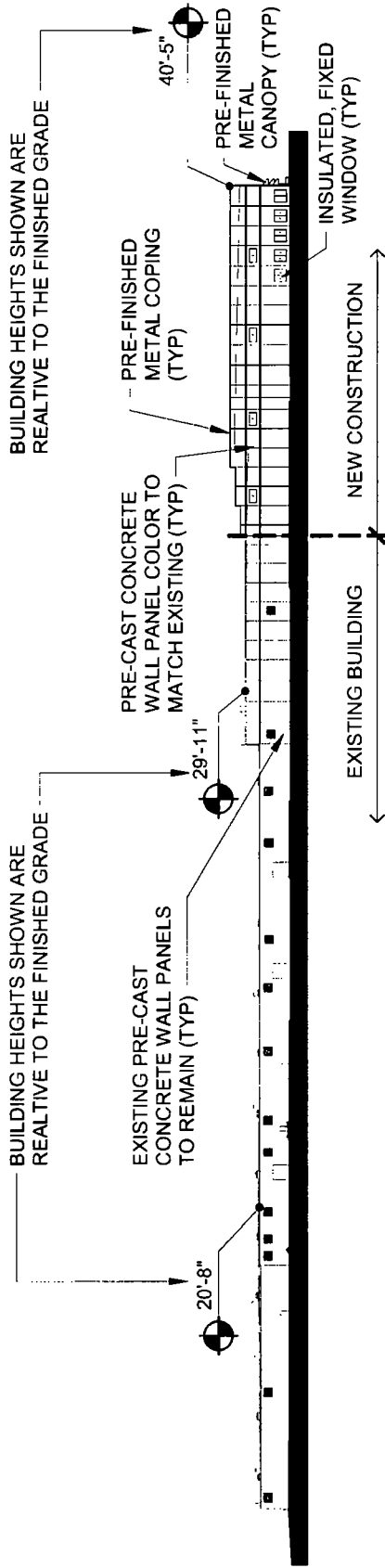
PARTIAL NORTH EXTERIOR ELEVATION



APPLICANT CAPITOL REALTY, LLC
 ADDRESS 441 N KILBOURN / 4238 W FERDINAND
 DATE OF INTRODUCTION DECEMBER 14, 2022
 PLAN COMMISSION TBD

PARTIAL EAST EXTERIOR ELEVATION

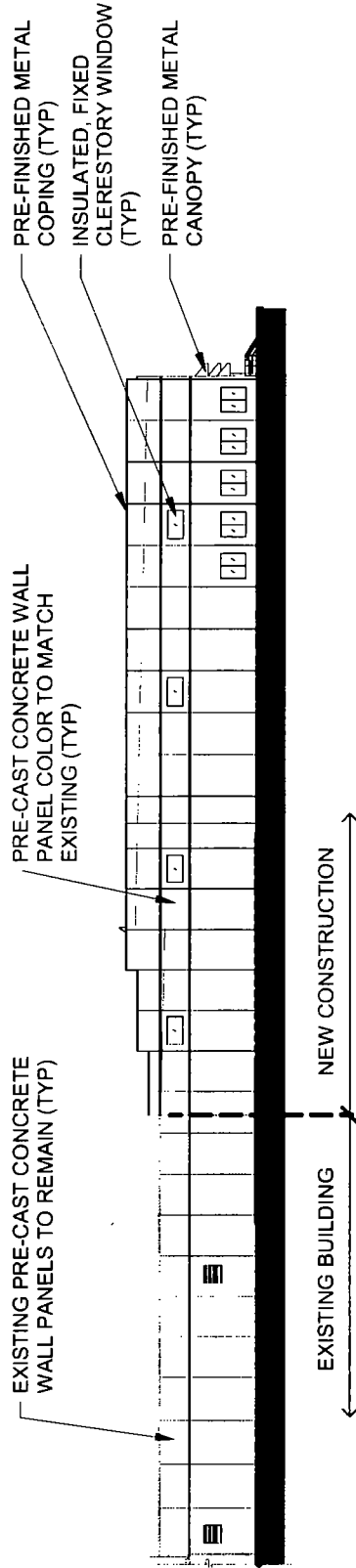




SOUTH EXTERIOR ELEVATION

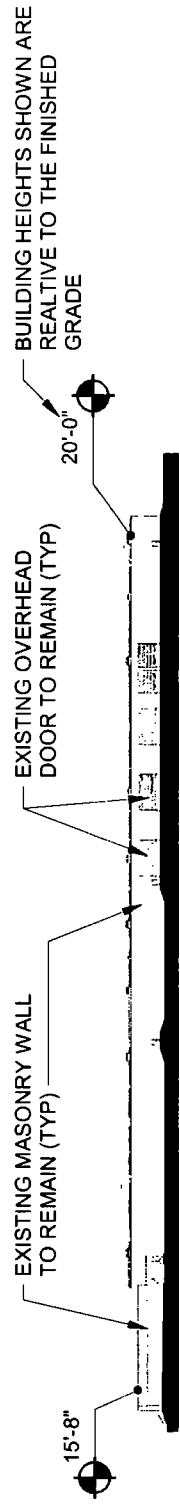
APPLICANT CAPITOL REALTY, LLC
 ADDRESS 441N KILBOURN / 423R W FERDINAND
 DATE OF INTRODUCTION DECEMBER 14, 2022
 PLAN COMMISSION TBD





APPLICANT: CAPITOL REALTY LLC
 ADDRESS: 441 N. KILBOURN / 4239 W. FERDINAND
 DATE OF INTRODUCTION: DECEMBER 14, 2022
 PLAN COMMISSION: TBD

PARTIAL SOUTH EXTERIOR ELEVATION



APPLICANT CAPITOL REALTY LLC
 ADDRESS 441 N KILBOURN / 4238 W FERDINAND
 DATE OF INTRODUCTION DECEMBER 14, 2022
 PLAN COMMISSION TBD

WEST EXTERIOR ELEVATION

#22033
INTRO DATE
DEC 14, 2022

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

441 North Kilbourn / 4239 West Ferdinand

2. Ward Number that property is located in: 28

3. APPLICANT Capitol Realty, L.L.C.

ADDRESS 6250 N. River Road – Suite 9000 CITY Rosemont

STATE Illinois ZIP CODE 60018 PHONE 847.227.6500

EMAIL GMagnelli@reysesholdings.com CONTACT PERSON Gil Magnelli

4. Is the applicant the owner of the Property? YES X-In Part NO X

If the applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the application to proceed.

OWNER See attached Ownership Information

ADDRESS _____ CITY _____

STATE _____ ZIP CODE _____ PHONE _____

EMAIL _____ CONTACT PERSON _____

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

ATTORNEY Edward J. Kus / Taft Stettinius & Hollister LLP

ADDRESS 111 East Wacker Drive – Suite 2600

CITY Chicago STATE Illinois ZIP CODE 60601

PHONE 312.836.4080 FAX 312.966.8488 EMAIL ekus@taftlaw.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.

M. Jude Reyes – 50%

J. Christopher Reyes – 50%

7. On what date did the owner acquire legal title to the subject property? September 1996

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

No

9. Present Zoning District PMD 9 Proposed Zoning District Planned Development

10. Lot size in square feet (or dimensions) 586,765 square feet

11. Current Use of the property warehouse

12. Reason for rezoning the property Addition to warehouse. Property exceeds 10 acres.

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)

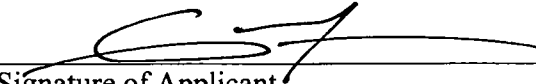
There is an existing warehouse containing 289,825 square feet. Applicant proposes to add an addition of approximately 81,000 square feet. There are 67 parking spaces on-site. The height of the building is approximately 40'-6".

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

YES _____ NO X

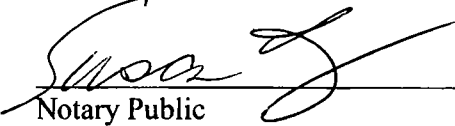
COUNTY OF COOK
STATE OF ILLINOIS

Gil Magnelli, 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

Subscribed and Sworn to before me this
28th day of November 2022.



Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

OFFICIAL SEAL
SUSAN LONG
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES JUL 12 2023

441 North Kilbourn / 4239 West Ferdinand

Property Ownership*

Capitol Realty, L.L.C. owns:

16-10-119-001-0000

16-10-200-059-0000

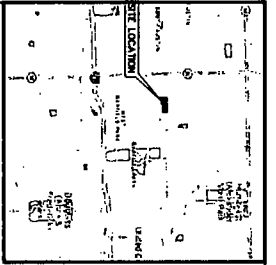
Vanderwood Realty, Inc. owns:

16-10-200-058-0000

16-10-200-042-0000

*In accord with §17-8-0400 of the Chicago Zoning Ordinance, Vanderwood Realty, Inc. has authorized Capitol Realty, L.L.C. to be the designated controlling party for purposes of this Zoning Application.

BOUNDARY SURVEY



LEGAL DESCRIPTIONS

PARCEL 1
 Lot 12 of a subdivision, center section, subject deed, a subdivision of part of the north 1/2 of Section 12, Township 36 North, Range 10 West, Cook County, Illinois, as shown on the plat of said subdivision, recorded in Cook County, Illinois, in Book 12345, Page 1234.

PARCEL 2
 Lot 11 of a subdivision, center section, subject deed, a subdivision of part of the north 1/2 of Section 12, Township 36 North, Range 10 West, Cook County, Illinois, as shown on the plat of said subdivision, recorded in Cook County, Illinois, in Book 12345, Page 1234.

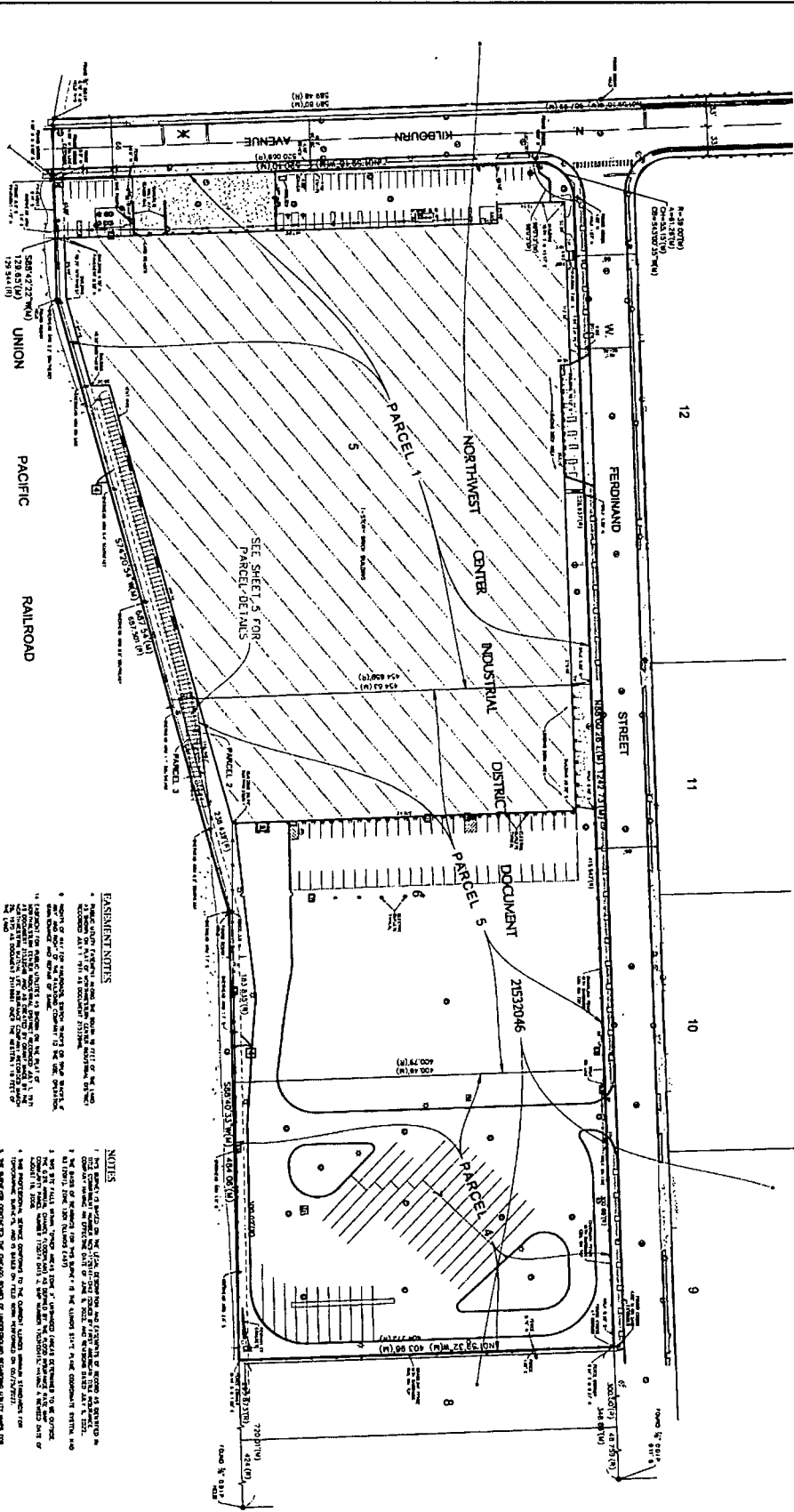
PARCEL 3
 Lot 10 of a subdivision, center section, subject deed, a subdivision of part of the north 1/2 of Section 12, Township 36 North, Range 10 West, Cook County, Illinois, as shown on the plat of said subdivision, recorded in Cook County, Illinois, in Book 12345, Page 1234.

PARCEL 4
 Lot 9 of a subdivision, center section, subject deed, a subdivision of part of the north 1/2 of Section 12, Township 36 North, Range 10 West, Cook County, Illinois, as shown on the plat of said subdivision, recorded in Cook County, Illinois, in Book 12345, Page 1234.

PARCEL 5
 Lot 8 of a subdivision, center section, subject deed, a subdivision of part of the north 1/2 of Section 12, Township 36 North, Range 10 West, Cook County, Illinois, as shown on the plat of said subdivision, recorded in Cook County, Illinois, in Book 12345, Page 1234.

LEGEND

- 1. Surveyed boundary
- 2. Unsurveyed boundary
- 3. Easement boundary
- 4. Right-of-way boundary
- 5. Property line
- 6. Centerline
- 7. Easement
- 8. Right-of-way
- 9. Surveyed area
- 10. Unsurveyed area
- 11. Easement area
- 12. Right-of-way area
- 13. Property area
- 14. Centerline area
- 15. Easement area
- 16. Right-of-way area
- 17. Surveyed area
- 18. Unsurveyed area
- 19. Easement area
- 20. Right-of-way area

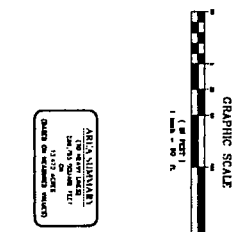


PARCEL NOTES

1. Parcel 1 is bounded by the north line of the north 1/2 of Section 12, Township 36 North, Range 10 West, Cook County, Illinois, as shown on the plat of said subdivision, recorded in Cook County, Illinois, in Book 12345, Page 1234.
2. Parcel 2 is bounded by the north line of the north 1/2 of Section 12, Township 36 North, Range 10 West, Cook County, Illinois, as shown on the plat of said subdivision, recorded in Cook County, Illinois, in Book 12345, Page 1234.
3. Parcel 3 is bounded by the north line of the north 1/2 of Section 12, Township 36 North, Range 10 West, Cook County, Illinois, as shown on the plat of said subdivision, recorded in Cook County, Illinois, in Book 12345, Page 1234.
4. Parcel 4 is bounded by the north line of the north 1/2 of Section 12, Township 36 North, Range 10 West, Cook County, Illinois, as shown on the plat of said subdivision, recorded in Cook County, Illinois, in Book 12345, Page 1234.
5. Parcel 5 is bounded by the north line of the north 1/2 of Section 12, Township 36 North, Range 10 West, Cook County, Illinois, as shown on the plat of said subdivision, recorded in Cook County, Illinois, in Book 12345, Page 1234.

NOTES

1. This survey is made in accordance with the laws of the State of Illinois, and the rules and regulations of the Board of Surveyors of Cook County, Illinois.
2. The survey was made by the use of a total station, and the bearings and distances were measured and recorded.
3. The survey was made on the 15th day of June, 2024, at 10:00 AM.
4. The survey was made by the use of a total station, and the bearings and distances were measured and recorded.
5. The survey was made on the 15th day of June, 2024, at 10:00 AM.



LEGEND

- 1. Surveyed boundary
- 2. Unsurveyed boundary
- 3. Easement boundary
- 4. Right-of-way boundary
- 5. Property line
- 6. Centerline
- 7. Easement
- 8. Right-of-way
- 9. Surveyed area
- 10. Unsurveyed area
- 11. Easement area
- 12. Right-of-way area
- 13. Property area
- 14. Centerline area
- 15. Easement area
- 16. Right-of-way area
- 17. Surveyed area
- 18. Unsurveyed area
- 19. Easement area
- 20. Right-of-way area

ABBREVIATIONS

- 1. Surveyed boundary
- 2. Unsurveyed boundary
- 3. Easement boundary
- 4. Right-of-way boundary
- 5. Property line
- 6. Centerline
- 7. Easement
- 8. Right-of-way
- 9. Surveyed area
- 10. Unsurveyed area
- 11. Easement area
- 12. Right-of-way area
- 13. Property area
- 14. Centerline area
- 15. Easement area
- 16. Right-of-way area
- 17. Surveyed area
- 18. Unsurveyed area
- 19. Easement area
- 20. Right-of-way area

LINE LEGEND

- 1. Surveyed boundary
- 2. Unsurveyed boundary
- 3. Easement boundary
- 4. Right-of-way boundary
- 5. Property line
- 6. Centerline
- 7. Easement
- 8. Right-of-way
- 9. Surveyed area
- 10. Unsurveyed area
- 11. Easement area
- 12. Right-of-way area
- 13. Property area
- 14. Centerline area
- 15. Easement area
- 16. Right-of-way area
- 17. Surveyed area
- 18. Unsurveyed area
- 19. Easement area
- 20. Right-of-way area

ABBREVIATIONS

- 1. Surveyed boundary
- 2. Unsurveyed boundary
- 3. Easement boundary
- 4. Right-of-way boundary
- 5. Property line
- 6. Centerline
- 7. Easement
- 8. Right-of-way
- 9. Surveyed area
- 10. Unsurveyed area
- 11. Easement area
- 12. Right-of-way area
- 13. Property area
- 14. Centerline area
- 15. Easement area
- 16. Right-of-way area
- 17. Surveyed area
- 18. Unsurveyed area
- 19. Easement area
- 20. Right-of-way area

LINE LEGEND

- 1. Surveyed boundary
- 2. Unsurveyed boundary
- 3. Easement boundary
- 4. Right-of-way boundary
- 5. Property line
- 6. Centerline
- 7. Easement
- 8. Right-of-way
- 9. Surveyed area
- 10. Unsurveyed area
- 11. Easement area
- 12. Right-of-way area
- 13. Property area
- 14. Centerline area
- 15. Easement area
- 16. Right-of-way area
- 17. Surveyed area
- 18. Unsurveyed area
- 19. Easement area
- 20. Right-of-way area

ABBREVIATIONS

- 1. Surveyed boundary
- 2. Unsurveyed boundary
- 3. Easement boundary
- 4. Right-of-way boundary
- 5. Property line
- 6. Centerline
- 7. Easement
- 8. Right-of-way
- 9. Surveyed area
- 10. Unsurveyed area
- 11. Easement area
- 12. Right-of-way area
- 13. Property area
- 14. Centerline area
- 15. Easement area
- 16. Right-of-way area
- 17. Surveyed area
- 18. Unsurveyed area
- 19. Easement area
- 20. Right-of-way area

LINE LEGEND

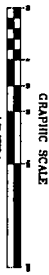
- 1. Surveyed boundary
- 2. Unsurveyed boundary
- 3. Easement boundary
- 4. Right-of-way boundary
- 5. Property line
- 6. Centerline
- 7. Easement
- 8. Right-of-way
- 9. Surveyed area
- 10. Unsurveyed area
- 11. Easement area
- 12. Right-of-way area
- 13. Property area
- 14. Centerline area
- 15. Easement area
- 16. Right-of-way area
- 17. Surveyed area
- 18. Unsurveyed area
- 19. Easement area
- 20. Right-of-way area

<p>COMPASS SURVEYING LTD 2511 GORDON PARKWAY, SUITE 100 CHICAGO, ILLINOIS 60647 TEL: 312.467.1000 FAX: 312.467.1001 WWW.COMPASS-SURVEYING.COM</p>	<p>Kimley Horn 1000 N. LAKE STREET, SUITE 200 CHICAGO, ILLINOIS 60610 TEL: 312.467.1000 FAX: 312.467.1001 WWW.KIMLEYHORN.COM</p>	DATE: 6/10/22 PC: 10 DRAWN BY: MHA/AM CHECKED BY: [] BOOP 636 PG 12	PROJECT: [] SHEET: []
		SCALE: 1" = 40' I OF 1 JOB NO: 22-014-02	DRAWN BY: MHA/AM CHECKED BY: [] BOOP 636 PG 12

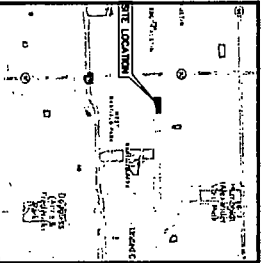


BOUNDARY SURVEY

GRAPHIC SCALE
1" = 100 FT.
1" = 30.48 M.

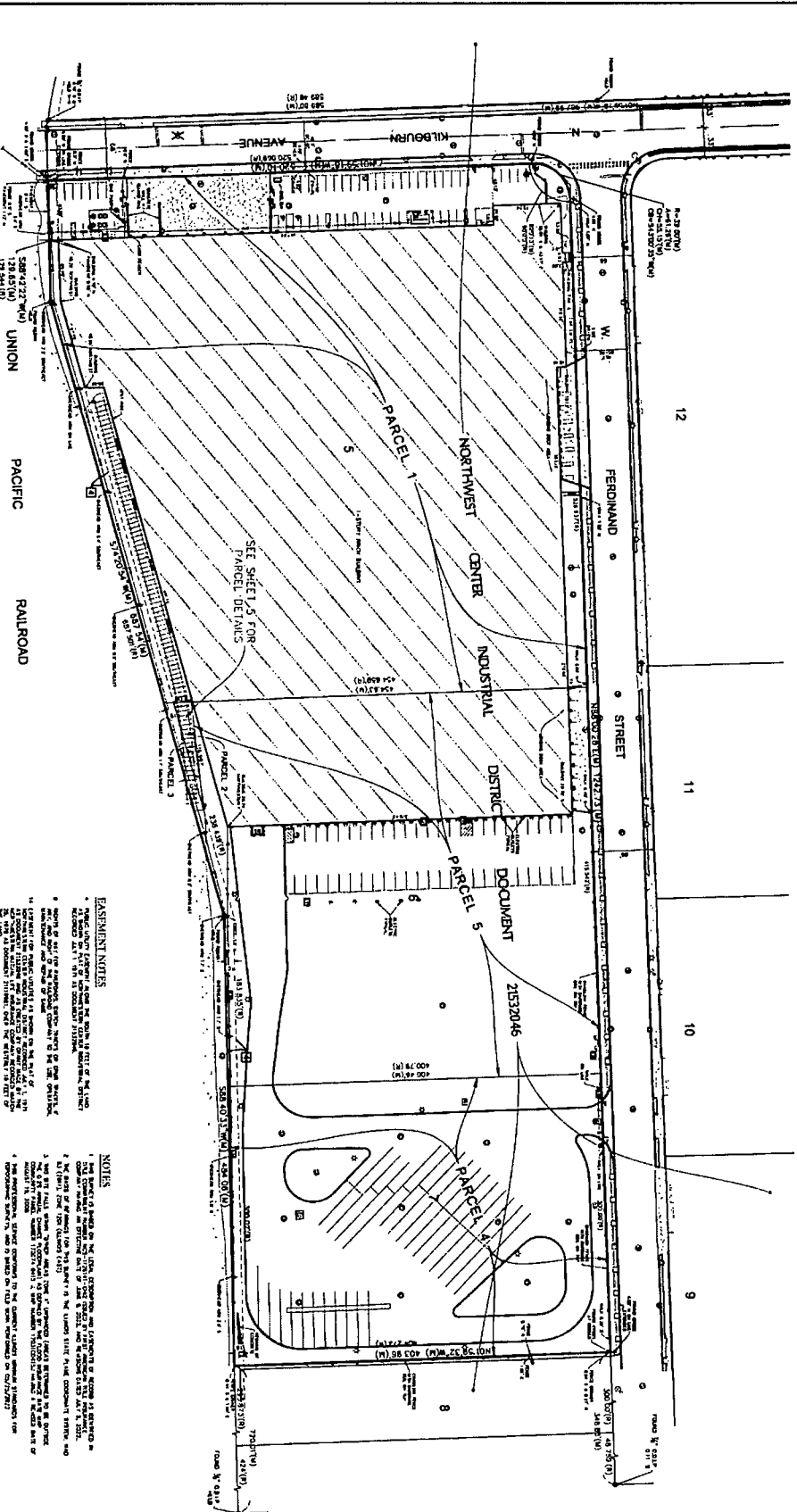


AREA SUBMITTED
11.76 AC (49.98 HA)
AS SHOWN BY SURVEY



LEGAL DESCRIPTIONS

PARCEL 1
 LOT 1 & 2, 1/2 SECTION 12, T21N, R12W, S1/4, DISTRICT OF COLUMBIA, D.C.
 PARCEL 2
 LOT 3, 1/2 SECTION 12, T21N, R12W, S1/4, DISTRICT OF COLUMBIA, D.C.
 PARCEL 3
 LOT 4, 1/2 SECTION 12, T21N, R12W, S1/4, DISTRICT OF COLUMBIA, D.C.
 PARCEL 4
 LOT 5, 1/2 SECTION 12, T21N, R12W, S1/4, DISTRICT OF COLUMBIA, D.C.
 PARCEL 5
 LOT 6, 1/2 SECTION 12, T21N, R12W, S1/4, DISTRICT OF COLUMBIA, D.C.



EASEMENT NOTES

1. Easement for utility lines as shown on the plan.
2. Easement for access to the rear of the lots.
3. Easement for the use of the Pacific Railroad.
4. Easement for the use of the Northwest Center Industrial District.
5. Easement for the use of the Pacific Railroad.
6. Easement for the use of the Northwest Center Industrial District.
7. Easement for the use of the Pacific Railroad.
8. Easement for the use of the Northwest Center Industrial District.
9. Easement for the use of the Pacific Railroad.
10. Easement for the use of the Northwest Center Industrial District.

NOTES

1. This survey was made for the purpose of showing the boundaries of the lots and parcels shown on the plan.
2. The bearings and distances were measured by the surveyor.
3. The area of the lots and parcels was computed by the surveyor.
4. The survey was made in accordance with the laws of the District of Columbia.
5. The survey was made on the 15th day of the month of the year.
6. The survey was made by the surveyor.
7. The survey was made by the surveyor.
8. The survey was made by the surveyor.
9. The survey was made by the surveyor.
10. The survey was made by the surveyor.

SET SHEETS FOR PARCEL DETAILS

- LEGEND**
- 1. Center line of street
 - 2. Right-of-way line of street
 - 3. Boundary line of lot
 - 4. Boundary line of parcel
 - 5. Boundary line of easement
 - 6. Boundary line of railroad
 - 7. Boundary line of industrial district
 - 8. Boundary line of utility line
 - 9. Boundary line of access
 - 10. Boundary line of rear
 - 11. Boundary line of Pacific Railroad
 - 12. Boundary line of Northwest Center Industrial District
 - 13. Boundary line of easement
 - 14. Boundary line of access
 - 15. Boundary line of rear

- ABBREVIATIONS**
- 1. Right-of-way
 - 2. Easement
 - 3. Access
 - 4. Rear
 - 5. Pacific Railroad
 - 6. Northwest Center Industrial District
 - 7. Utility line
 - 8. Access
 - 9. Rear
 - 10. Easement
 - 11. Access
 - 12. Rear
 - 13. Easement
 - 14. Access
 - 15. Rear

- LINEFIELD NO.**
- 1. Right-of-way
 - 2. Easement
 - 3. Access
 - 4. Rear
 - 5. Pacific Railroad
 - 6. Northwest Center Industrial District
 - 7. Utility line
 - 8. Access
 - 9. Rear
 - 10. Easement
 - 11. Access
 - 12. Rear
 - 13. Easement
 - 14. Access
 - 15. Rear

- UTILITY EASEMENTS**
- 1. Easement for utility lines as shown on the plan.
 - 2. Easement for access to the rear of the lots.
 - 3. Easement for the use of the Pacific Railroad.
 - 4. Easement for the use of the Northwest Center Industrial District.
 - 5. Easement for the use of the Pacific Railroad.
 - 6. Easement for the use of the Northwest Center Industrial District.
 - 7. Easement for the use of the Pacific Railroad.
 - 8. Easement for the use of the Northwest Center Industrial District.
 - 9. Easement for the use of the Pacific Railroad.
 - 10. Easement for the use of the Northwest Center Industrial District.

- SECTION EASEMENTS**
- 1. Easement for utility lines as shown on the plan.
 - 2. Easement for access to the rear of the lots.
 - 3. Easement for the use of the Pacific Railroad.
 - 4. Easement for the use of the Northwest Center Industrial District.
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 - 6. Easement for the use of the Northwest Center Industrial District.
 - 7. Easement for the use of the Pacific Railroad.
 - 8. Easement for the use of the Northwest Center Industrial District.
 - 9. Easement for the use of the Pacific Railroad.
 - 10. Easement for the use of the Northwest Center Industrial District.

COMPASS SURVEYING LTD.
 2511 GARDNER PARKWAY, 5TH FLOOR
 ALBANY, N.Y. 12208
 TEL: (518) 486-1111
 FAX: (518) 486-1112

Kimley-Horn
 1100 N. WASHINGTON STREET
 CHICAGO, ILLINOIS 60610
 TEL: (312) 467-1000
 FAX: (312) 467-1001

DATE: 8/29/77	PO: N	DRAWN BY: M.H./M.H.	CHECKED BY: M.H.	BOOK: 102	NO: 13
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Professional Engineer
 License No. 111111
 State of New York

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

Honorable Laura Flores
Chairman
Chicago Plan Commission
121 North LaSalle Street
Room 1000, City Hall
Chicago, Illinois 60602

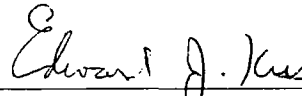
RE: 441 North Kilbourn / 4239 West Ferdinand / Affidavit of Notice of Filing

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

The undersigned certifies that the notice requirements of Section 17-13-0107 of the Chicago Zoning Ordinance were complied with by causing written notice to be sent by first class mail, to such property owners who appear to be the owners of all property within the lot lines of the subject property and within 250 feet in each direction of the lot lines of the subject property, exclusive of public roads, streets, alleys and other public ways.

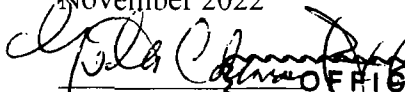
The undersigned certifies that the notice contained the address of the property which is the subject of the application; a statement of the intended use of the property; the name and address of the applicant and owner; and a statement that the applicant intends to file an application for a Zoning Amendment on or about December 14, 2022.

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



Attorney for Applicant

Subscribed and sworn to
before me this 30th day of
November 2022



Notary Public **OFFICIAL SEAL**
YVETTE COLEMAN-PITTS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 6/23/2024

December 1, 2022

Dear Sir or Madam:

In compliance with the notice requirements of Section 17-13-0107 of the Chicago Zoning Ordinance, please be informed that on or about December 14, 2022 an application for an Amendment to the Chicago Zoning Ordinance will be filed on behalf of the Applicant, Capitol Realty, L.L.C., for the property commonly known as 441 North Kilbourn Ave. / 4239 West Ferdinand Street.

The application seeks a change in zoning from Planned Manufacturing District No. 9 (“PMD 9”), to the designation of an Industrial Planned Development. The property currently contains a warehouse facility. The Applicant proposes to add an 81,000 square foot addition to the existing warehouse.


The contact information for the Applicant is as follows: Capitol Realty, L.L.C., 6250 N. River Road, Suite 9000, Rosemont, Illinois 60018. The Applicant owns the western portion of the property, with the remainder of the property owned by Vanderwood Realty, Inc., 6250 N. River Road, Suite 9000, Rosemont, Illinois 60018.

Please note that your property is not being rezoned. The Applicant is required by law to send this notice to you because the Cook County Assessor’s records indicate you own property within 250 feet of the project site.

Questions about this notice may be directed to the Applicant’s attorney, Edward J. Kus, at 312.836.4080, at Taft Stettinius & Hollister LLP, 111 East Wacker Drive, Suite 2600, Chicago, Illinois 60601.

Very truly yours,

Taft Stettinius & Hollister, LLP


Edward J. Kus

VANDERWOOD REALTY, INC.

November 21, 2022

Re: LETTER OF AUTHORIZATION
Vanderwood Realty, Inc.


To whom it may concern:

I, Nicholas L. Giampietro, Secretary of Vanderwood Realty, Inc. (the "Company"), am an authorized representative and duly elected officer of the Company.

The Company hereby authorizes Capitol Realty, LLC, an Illinois limited liability company, and any affiliate or designee thereof, and its attorneys, Taft Stettinius & Hollister LLP, to file an application for a zoning amendment and related approvals with the City of Chicago, pertaining to the property located at 441 N. Kilbourn / 4239 W. Ferdinand.

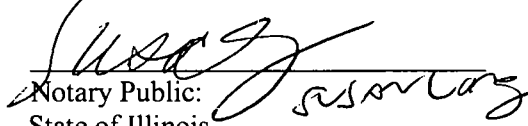
IN WITNESS WHEREOF, the undersigned, being the Secretary of the Company executed this Letter of Authorization as the date first written above.

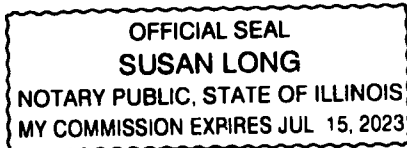
VANDERWOOD REALTY, INC.



NAME: Nicholas L. Giampietro
TITLE: Secretary

Sworn and subscribed before me this 21st day of November, 2022 by Nicholas L. Giampietro, Secretary of Vanderwood Realty, Inc. who is personally known to me to be the Secretary of the Company.


Notary Public:
State of Illinois
County of Cook
My Commission expires: 7/15/2023



6250 N. RIVER ROAD, SUITE 9000, ROSEMONT, IL 60018
Phone: (847) 227-6500

Handwritten scribbles or marks, possibly a signature or initials.

16.10.2014
2014
16.10.2014
16.10.2014

**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:

Capitol Realty, L.L.C.

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: 6250 N. River Road, Suite 9000

Rosemont, Illinois 60018

C. Telephone: 847-227-6500 Fax: _____ Email: ngiampietro@reyesholdings.com

D. Name of contact person: Nicholas L. Giampietro

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):

Planned Development Application for 441 N. Kilbourn/4239 W. Ferdinand

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

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

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
J. Christopher Reyes, Trustee of Manager / Member	M. Jude Reyes, Trustee of Manager / Member
Kurt J. Roemer, Treasurer	Michael J. Manfred, Assistant Treasurer
Nicholas L. Giampietro, Secretary	

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
M. Jude Reyes	777 S. Flagler Drive, Suite 1500, West Palm Beach, Florida 33401	50%
J. Christopher Reyes	777 S. Flagler Drive, Suite 1500, West Palm Beach, Florida 33401	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 (indicate whether paid or estimated.) NOTE: "hourly rate" or "t.b.d." is not an acceptable response.
Taft Stettinius & Hollister LLP (retained)	111 E. Wacker Drive, Suite 2600, Chicago, Illinois 60601	Attorney	Fees: est. \$20,000
Ware Malcomb (retained)	1315 22nd Street, Suite 410, Oak Brook, IL 60523	Architect	Fees: est. \$165,000
Ryan Companies (retained)	700 Oakmont Ln., Ste 100, Westmont, Illinois	General Contractor	Fees: est. \$450,000

(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:

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").

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.

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):

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:

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):

(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:

SECTION VII -- FURTHER ACKNOWLEDGMENTS AND CERTIFICATION

The Disclosing Party understands and agrees that:

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

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

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

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


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

CERTIFICATION

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

Capitol Realty, L.L.C.

(Print or type exact legal name of Disclosing Party)

By: 
(Sign here)

Nicholas L. Giampietro

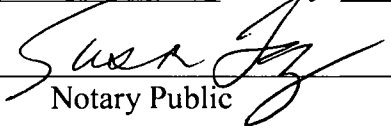
(Print or type name of person signing)

Secretary

(Print or type title of person signing)

Signed and sworn to before me on (date) 11/21/2022,

at Cook County, Illinois (state).


Notary Public

Commission expires: 7/15/2023



OFFICIAL SEAL
SUSAN LONG
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES JUL 15 2025

**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.

**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.

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

PROHIBITION ON WAGE & SALARY HISTORY SCREENING - CERTIFICATION

This Appendix is to be completed only by an Applicant that is completing this EDS as a “contractor” as defined in MCC Section 2-92-385. That section, which should be consulted (www.amlegal.com), generally covers a party to any agreement pursuant to which they: (i) receive City of Chicago funds in consideration for services, work or goods provided (including for legal or other professional services), or (ii) pay the City money for a license, grant or concession allowing them to conduct a business on City premises.

On behalf of an Applicant that is a contractor pursuant to MCC Section 2-92-385, I hereby certify that the Applicant is in compliance with MCC Section 2-92-385(b)(1) and (2), which prohibit: (i) screening job applicants based on their wage or salary history, or (ii) seeking job applicants’ wage or salary history from current or former employers. I also certify that the Applicant has adopted a policy that includes those prohibitions.

Yes

No

N/A – I am not an Applicant that is a “contractor” as defined in MCC Section 2-92-385.

This certification shall serve as the affidavit required by MCC Section 2-92-385(c)(1).

If you checked “no” to the above, please explain.

**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:

Vanderwood Realty, Inc.

Check ONE of the following three boxes:

Indicate whether the Disclosing Party submitting this EDS is:

1. the Applicant, Owner of Parcel numbers: 16-10-116-002, 16-10-200-058 and 16-10-200-042

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: 6250 N. River Road, Suite 9000

Rosemont, Illinois 60018

C. Telephone: 847-227-6500 Fax: _____ Email: ngiampietro@reyesholdings.com

D. Name of contact person: Nicholas L. Giampietro

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):

Planned Development Application for 441 N. Kilbourn/4239 W. Ferdinand

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

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 type="checkbox"/> Limited liability company |
| <input type="checkbox"/> Publicly registered business corporation | <input type="checkbox"/> Limited liability partnership |
| <input checked="" 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

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
J Christopher Reyes, Trustee of Manager / Member	M. Jude Reyes, Trustee of Manager / Member
Kurt J. Roemer, Treasurer	James V. Reyes, Vice President
Nicholas L. Giampietro, Secretary	

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
M. Jude Reyes	777 S. Flagler Drive, Suite 1500, West Palm Beach, Florida 33401	50%
J. Christopher Reyes	777 S. Flagler Drive, Suite 1500, West Palm Beach, Florida 33401	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.
--	------------------	--	---

(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:

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").

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.

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):

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:

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):

(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:

SECTION VII -- FURTHER ACKNOWLEDGMENTS AND CERTIFICATION

The Disclosing Party understands and agrees that:

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

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

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

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

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

CERTIFICATION

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

Vanderwood Realty, Inc.

(Print or type exact legal name of Disclosing Party)

By: 
(Sign here)

Nicholas L. Giampietro

(Print or type name of person signing)

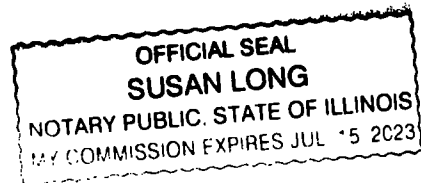
Secretary

(Print or type title of person signing)

Signed and sworn to before me on (date) 11/21/2022,

at Cook County, Illinois (state).


Notary Public



Commission expires: 7/15/2023

OFFICIAL SEAL
CUSTOMS TONG

**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.

**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.

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

PROHIBITION ON WAGE & SALARY HISTORY SCREENING - CERTIFICATION

This Appendix is to be completed only by an Applicant that is completing this EDS as a “contractor” as defined in MCC Section 2-92-385. That section, which should be consulted (www.amlegal.com), generally covers a party to any agreement pursuant to which they: (i) receive City of Chicago funds in consideration for services, work or goods provided (including for legal or other professional services), or (ii) pay the City money for a license, grant or concession allowing them to conduct a business on City premises.

On behalf of an Applicant that is a contractor pursuant to MCC Section 2-92-385, I hereby certify that the Applicant is in compliance with MCC Section 2-92-385(b)(1) and (2), which prohibit: (i) screening job applicants based on their wage or salary history, or (ii) seeking job applicants’ wage or salary history from current or former employers. I also certify that the Applicant has adopted a policy that includes those prohibitions.

Yes

No

N/A – I am not an Applicant that is a “contractor” as defined in MCC Section 2-92-385.

This certification shall serve as the affidavit required by MCC Section 2-92-385(c)(1).

If you checked “no” to the above, please explain.
