



# City of Chicago



O2022-1958

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	6/22/2022
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 2437 W Flournoy St - App No. 21061T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

#21061-T1  
INTRO DATE  
JUNE 22, 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 the current RT-3.5, Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No. 2-1 in the area bounded by:

West Flournoy Street; a line 235.5 feet east of and parallel to South Campbell Avenue; the public alley next south of and parallel to West Flournoy Street; and a line 215.7 feet east of and parallel to South Campbell Avenue

to those of an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District.

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

Address: 2437 West Flournoy Street

**NARRATIVE AND PLANS**  
**TYPE I Rezoning Attachment**  
**2437 West Flourney Street**

**The Project**

2G Holdings LLC (the “Applicant”) proposes to rezone the subject property, which is improved with a two story single family residence and detached two car garage. The existing height of the residential building is 29.0 feet to the top of the parapet. The Applicant proposes to rezone the property to convert the existing building from a single family residence to a two unit residential building. The Applicant will maintain two parking spaces on the property. The existing height of the building will remain.

To allow the proposed project, the Applicant seeks a change in zoning classification for the subject property from a RT-3.5, Residential Two-Flat, Townhouse and Multi-Unit District to a RT-4 Residential Two-Flat, Townhouse and Multi-Unit District. The Applicant is electing to file this rezoning as a Type 1 rezoning amendment application.

**The Site**

The subject property is located on the south side of West Flourney Street between West Campbell Avenue and South Western Avenue. The overall area is residential in nature and includes residential buildings. The subject site contains 2,463.8 square feet of land and is improved with a two story single family residence and detached two car garage. The existing height of the residential building is 29.0 feet to the top of the parapet. The Applicant proposes to rezone the property to convert the existing building from a single family residence to a two unit residential building. The Applicant will maintain two parking spaces on the property. The existing height of the building will remain.

The following are the relevant zoning parameters for the proposed project:

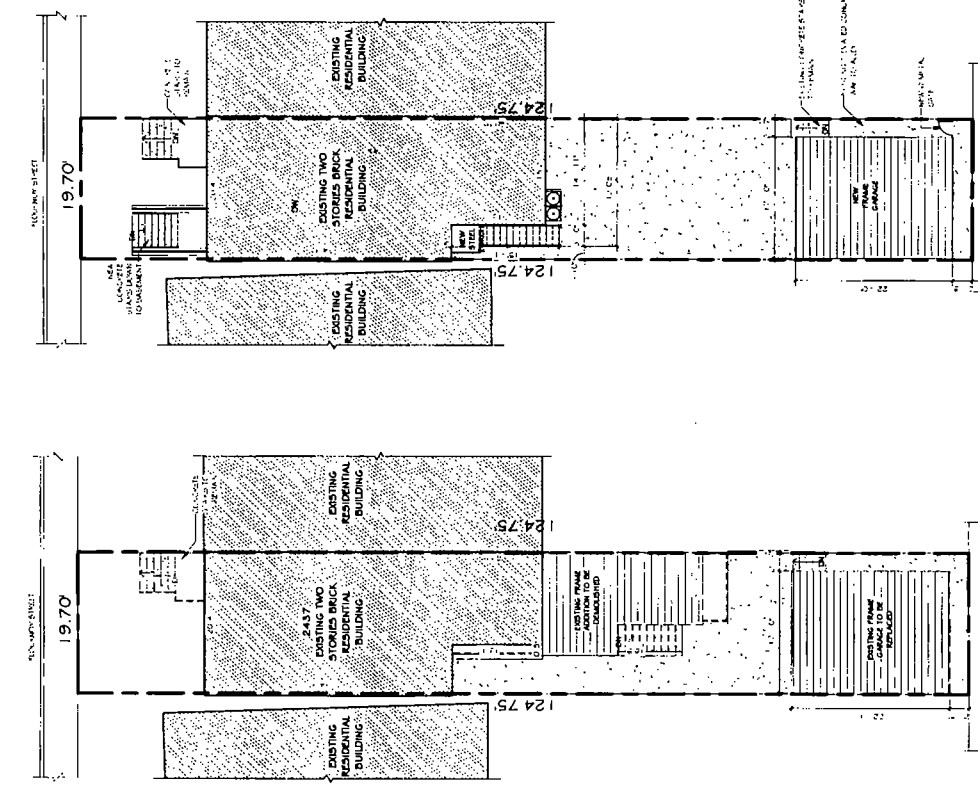
Lot Area:	2,463.8 square feet
FAR:	0.62
Floor Area:	1,527.5 square feet
Residential Dwelling Units:	2
MLA:	1,231.9 square feet
Height:	29.0 feet to the top of the parapet
Rear Yard Open Space:	295.74 square feet
Bicycle Parking:	0
Automobile Parking:	2
Setbacks:	Front (West Flourney Avenue): 17.6' (existing)
	North Side : 0.0' (existing)
	South Side: 0.0' (existing)
	Rear (Alley): 37.25' (proposed)

\* A set of plans is attached.

# INTERIOR ALTERATION OF EXISTING SINGLE FAMILY RESIDENCE. CONVERT TO MULTI-FAMILY RESIDENCE, NEW STEEL DECK & REPLACE EXISTING GARAGE. EXISTING R-5 OCCUPANCY, NO CHANGE IN OCCUPANCY. 2437 W. FLOURNOY CHICAGO, IL 60612

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	11/15/11
2	ISSUED FOR PERMITS	11/15/11
3	ISSUED FOR PERMITS	11/15/11
4	ISSUED FOR PERMITS	11/15/11
5	ISSUED FOR PERMITS	11/15/11
6	ISSUED FOR PERMITS	11/15/11
7	ISSUED FOR PERMITS	11/15/11
8	ISSUED FOR PERMITS	11/15/11
9	ISSUED FOR PERMITS	11/15/11
10	ISSUED FOR PERMITS	11/15/11

**GENERAL NOTES**  
 DO NOT SCALE THE DRAWINGS  
 ALL DIMENSIONS SHALL BE IN FEET AND INCHES UNLESS OTHERWISE NOTED  
 ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO BUILDING DEPARTMENT ORDINANCES AND CODES  
 ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT AND THE CITY OF CHICAGO BUILDING DEPARTMENT  
 ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME  
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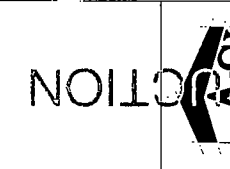
**EXISTING CONDITIONS**  
 THE EXISTING BUILDING IS A SINGLE-FAMILY RESIDENCE WITH AN AREA OF APPROXIMATELY 1,200 SQUARE FEET. THE BUILDING IS CONSTRUCTED OF BRICK AND HAS A GABLE ROOF. THE EXISTING GARAGE IS A FRAME GARAGE WITH AN AREA OF APPROXIMATELY 400 SQUARE FEET. THE EXISTING BUILDING IS IN GOOD CONDITION AND IS TO BE PRESERVED.

**PROPOSED CONDITIONS**  
 THE PROPOSED BUILDING IS A MULTI-FAMILY RESIDENCE WITH AN AREA OF APPROXIMATELY 1,200 SQUARE FEET. THE BUILDING IS CONSTRUCTED OF BRICK AND HAS A GABLE ROOF. THE PROPOSED GARAGE IS A FRAME GARAGE WITH AN AREA OF APPROXIMATELY 400 SQUARE FEET. THE PROPOSED BUILDING IS TO BE PRESERVED AND THE GARAGE IS TO BE REPLACED.

**CONSTRUCTION METHODS**  
 THE CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO BUILDING DEPARTMENT ORDINANCES AND CODES. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE
1	CONCRETE	100	CU YD	100.00
2	STEEL	100	LB	100.00
3	BRICK	100	1000'S	100.00
4	ROOFING	100	SQ YD	100.00
5	PAINT	100	GALES	100.00

**APPLICABLE CODES**  
 THE APPLICABLE CODES SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO BUILDING DEPARTMENT ORDINANCES AND CODES. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.



**ARCHITECTURE INC.**  
 ARCHITECTURE INC.  
 ARCHITECTURE INC.  
 ARCHITECTURE INC.

**PROJECT INFORMATION**  
 PROJECT # 2437-1  
 ISSUE DATE 11/15/11  
 PROJECT NAME 2437 W FLOURNOY  
 PROJECT TYPE RESIDENCE

**ARCHITECT**  
 ARCHITECT  
 ARCHITECT  
 ARCHITECT

**DATE**  
 DATE  
 DATE  
 DATE

**TITLE SHEET**  
 TITLE SHEET  
 TITLE SHEET  
 TITLE SHEET

**GRAPHIC SCALE**  
 GRAPHIC SCALE  
 GRAPHIC SCALE  
 GRAPHIC SCALE

**A100**  
 A100  
 A100  
 A100

# NOT FOR CONSTRUCTION



**ARCHITECTONIC SOLUTIONS, INC.**  
 10000 W. FLORISSANT AVE. SUITE 100  
 DENVER, CO 80231  
 TEL: 303.755.1100  
 FAX: 303.755.1101  
 WWW.ASISOLUTIONS.COM

PROJECT # 2437 W FLOURNOY  
 SHEET # 110  
 DATE 11/11/11

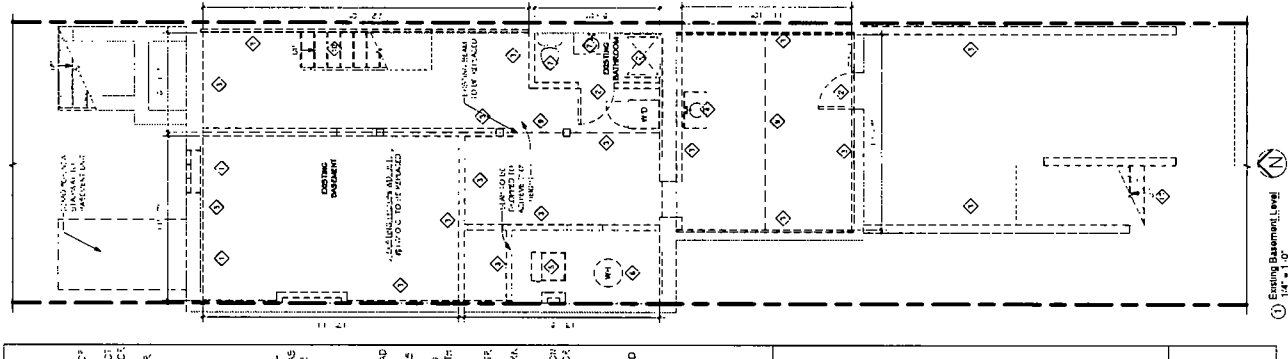
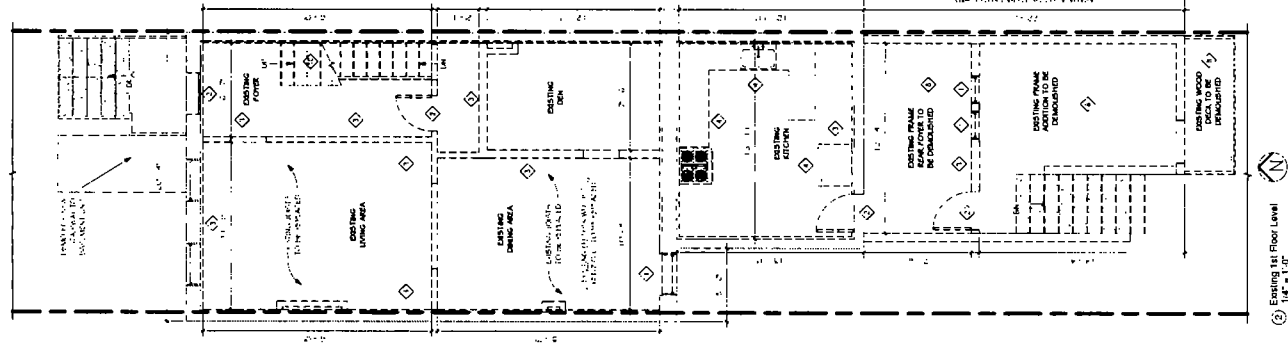
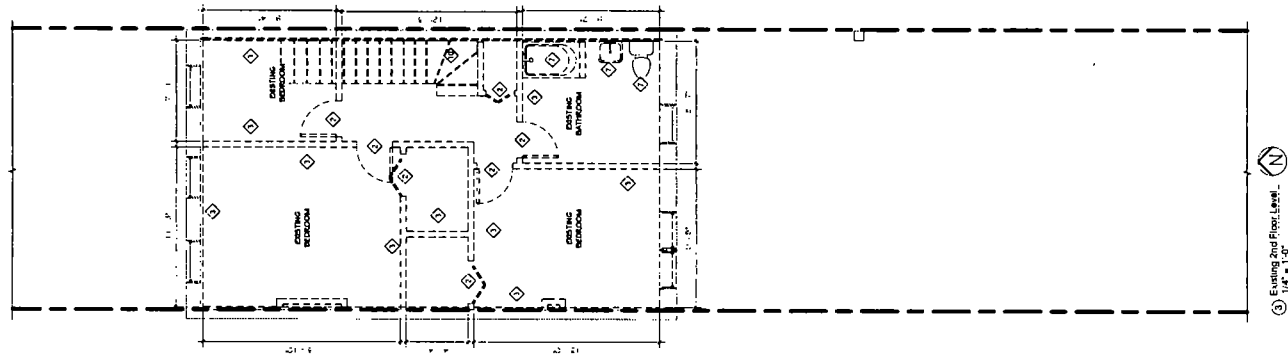
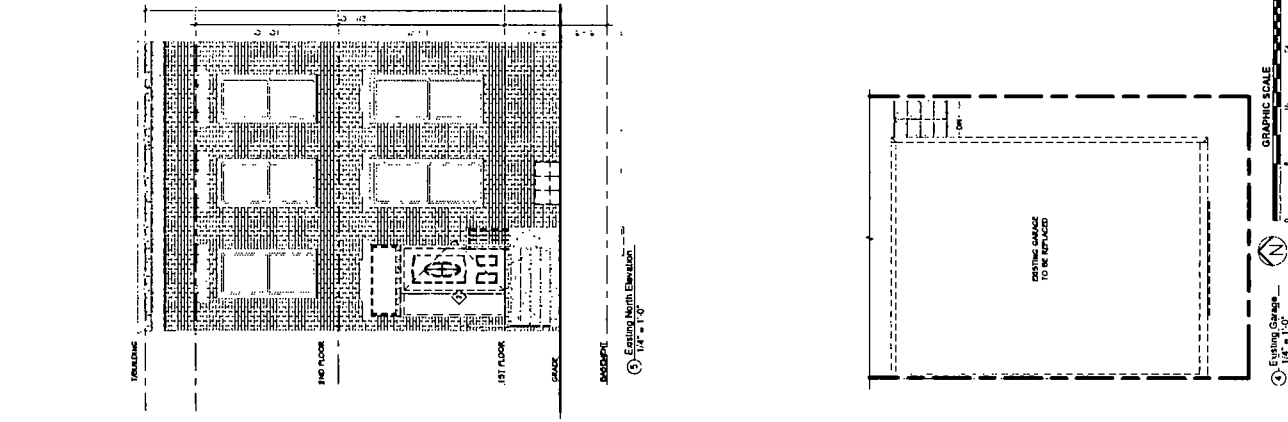
PROJECT ADDRESS  
**2437 W FLOURNOY**

PROJECT NAME  
**INTERIOR RENOVATION OF EXISTING MULTIFAMILY RESIDENCE**

PROJECT TYPE  
**EXISTING PLANS & ELEVATIONS**

PROJECT #	110
SHEET #	110
DATE	11/11/11
PROJECT NAME	INTERIOR RENOVATION OF EXISTING MULTIFAMILY RESIDENCE
PROJECT ADDRESS	2437 W FLOURNOY

**A110**



<p><b>DEMOLITION NOTES</b></p> <ol style="list-style-type: none"> <li>1. DEMOLITION CONTRACTOR SHALL VERIFY ALL UTILITIES ARE SHUT OFF AND MARKED PRIOR TO DEMOLITION.</li> <li>2. ALL DEMOLITION SHALL BE ACCORDING TO THE DEMOLITION PLAN AND ALL DEMOLITION SHALL BE ACCORDING TO THE DEMOLITION PLAN AND ALL DEMOLITION SHALL BE ACCORDING TO THE DEMOLITION PLAN.</li> <li>3. ALL DEMOLITION SHALL BE ACCORDING TO THE DEMOLITION PLAN AND ALL DEMOLITION SHALL BE ACCORDING TO THE DEMOLITION PLAN.</li> <li>4. ALL DEMOLITION SHALL BE ACCORDING TO THE DEMOLITION PLAN AND ALL DEMOLITION SHALL BE ACCORDING TO THE DEMOLITION PLAN.</li> <li>5. ALL DEMOLITION SHALL BE ACCORDING TO THE DEMOLITION PLAN AND ALL DEMOLITION SHALL BE ACCORDING TO THE DEMOLITION PLAN.</li> <li>6. ALL DEMOLITION SHALL BE ACCORDING TO THE DEMOLITION PLAN AND ALL DEMOLITION SHALL BE ACCORDING TO THE DEMOLITION PLAN.</li> <li>7. ALL DEMOLITION SHALL BE ACCORDING TO THE DEMOLITION PLAN AND ALL DEMOLITION SHALL BE ACCORDING TO THE DEMOLITION PLAN.</li> <li>8. ALL DEMOLITION SHALL BE ACCORDING TO THE DEMOLITION PLAN AND ALL DEMOLITION SHALL BE ACCORDING TO THE DEMOLITION PLAN.</li> <li>9. ALL DEMOLITION SHALL BE ACCORDING TO THE DEMOLITION PLAN AND ALL DEMOLITION SHALL BE ACCORDING TO THE DEMOLITION PLAN.</li> <li>10. ALL DEMOLITION SHALL BE ACCORDING TO THE DEMOLITION PLAN AND ALL DEMOLITION SHALL BE ACCORDING TO THE DEMOLITION PLAN.</li> </ol>	<p><b>DEMOLITION SCHEDULE</b></p> <ul style="list-style-type: none"> <li>1. REMOVE WINDOWS - REPLACE IF INDICATED ON PLANS</li> <li>2. REMOVE DOORS - REPLACE IF INDICATED ON PLANS</li> <li>3. REMOVE WALL OR WALL SECTION AS INDICATED</li> <li>4. REMOVE LITCHIE EQUIPMENT - REPLACE IF INDICATED ON PLANS</li> <li>5. REMOVE WATER HEATER - REPLACE IF INDICATED ON PLANS</li> <li>6. REMOVE FLOORING (CARPET, TILE, etc.) - REPLACE IF INDICATED ON PLANS</li> <li>7. REMOVE FLOOR ASSEMBLY (DECK, FLOORING, etc.) - REMOVE IF INDICATED ON PLANS</li> <li>8. REMOVE STAIRS</li> <li>9. REMOVE STAIRS</li> </ul>
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NOT FOR CONSTRUCTION



ARCHITECTONIC  
AND ENGINEERING, INC.  
10000 W. 16th Ave.  
Suite 100  
Denver, CO 80202  
Phone: 303.751.1100  
www.asis.com

DATE: 08/11/2011  
PROJECT: 2437 W. FLOURNOY  
LIFE: ARCHITECTURE  
ARCHITECT: ASIS  
CONTRACT NO.: 11-001  
SHEET NO.: 001  
SCALE: AS SHOWN

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SCALE: AS SHOWN

ASIS



EXISTING FRAME  
ADDITION TO BE  
DEMOLISHED

EXISTING CONDITIONS - AERIAL VIEW  
12-16

DATE: 08/11/2011  
PROJECT: 2437 W. FLOURNOY  
LIFE: ARCHITECTURE  
ARCHITECT: ASIS  
CONTRACT NO.: 11-001  
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ARCHITECT: ASIS  
CONTRACT NO.: 11-001  
SHEET NO.: 001  
SCALE: AS SHOWN

ASIS

# NOT FOR CONSTRUCTION

**ARCHIBENTONIC**  
 VOLUME 1, INC.  
 1400 W. 10TH AVENUE  
 DENVER, CO 80202  
 PHONE: 303.733.1111  
 FAX: 303.733.1112  
 WWW.ABENTONIC.COM

PROJECT: 2437 W FLORISSY  
 DATE: 10/15/11  
 DRAWING: 2437 W FLORISSY  
 SHEET: 2437 W FLORISSY

SC. 1/4" = 1'-0"  
 INTERIORS RENOVATION  
 OF EXISTING  
 MULTI UNIT  
 RESIDENCE

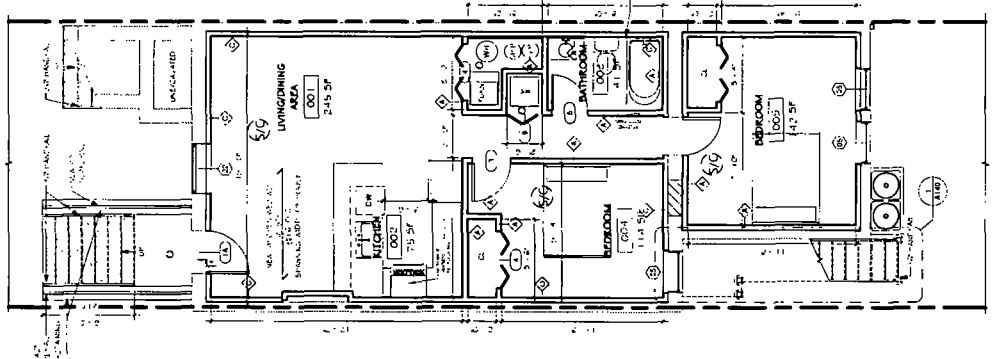
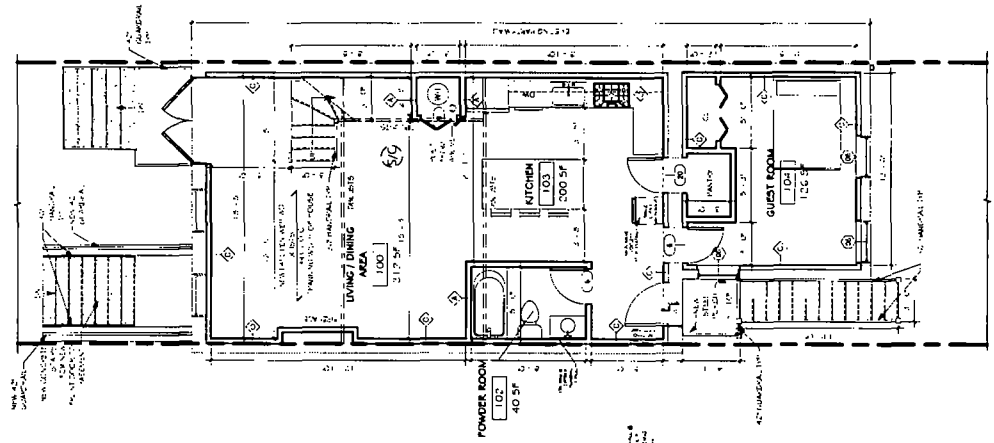
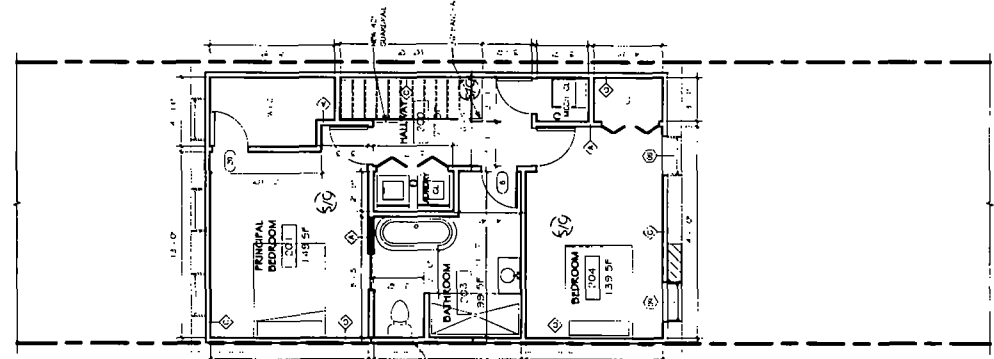
2437 W FLORISSY

PROPOSED PLANS

PROPOSED 2ND FLOOR LEVEL

PROPOSED 1ST FLOOR LEVEL

PROPOSED GARDEN LEVEL

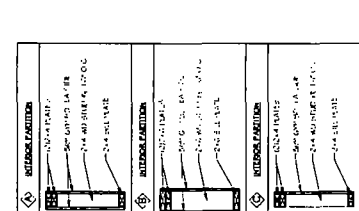


**LEGEND**

EXISTING  
 NEW

GENEAL NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS IN PARENTHESES ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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**DOOR SCHEDULE**

No.	Count	Operation	Width	Height	Comments
1	1	Swing	3'-0"	7'-0"	
2	1	Swing	3'-0"	7'-0"	
3	1	Swing	2'-8"	6'-8"	
4	1	Swing	2'-8"	6'-8"	
5	1	Swing	2'-8"	6'-8"	
6	1	Swing	2'-8"	6'-8"	
7	1	Swing	2'-8"	6'-8"	
8	1	Swing	2'-8"	6'-8"	
9	1	Swing	2'-8"	6'-8"	
10	1	Swing	2'-8"	6'-8"	

EXISTING

NEW

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND THE INTERNATIONAL RESIDENTIAL CODES (IRC).
2. ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE ARCHITECT AND THE LOCAL BUILDING DEPARTMENT.
3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
5. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED AT ALL TIMES.
6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
7. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LOCAL HEALTH AND SAFETY REGULATIONS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
9. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LOCAL ENVIRONMENTAL REGULATIONS.
10. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LOCAL HISTORIC PRESERVATION REGULATIONS.

REVISIONS

NO.	DATE	DESCRIPTION
1	01/15/2024	ISSUED FOR PERMITS
2	02/01/2024	REVISED PER LOCAL CODES
3	02/15/2024	REVISED PER ARCHITECT COMMENTS

DATE: 02/15/2024

PROJECT: INTERIOR RENOVATION

CLIENT: F. JACOBS

ADDRESS: 24127 W FLORIDAY

CITY: MIAMI

STATE: FL

ZIP: 33190

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

PROJECT NO: A121

DATE: 02/15/2024

PROJECT: INTERIOR RENOVATION

CLIENT: F. JACOBS

ADDRESS: 24127 W FLORIDAY

CITY: MIAMI

STATE: FL

ZIP: 33190

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

PROJECT NO: A121

DATE: 02/15/2024

PROJECT: INTERIOR RENOVATION

CLIENT: F. JACOBS

ADDRESS: 24127 W FLORIDAY

CITY: MIAMI

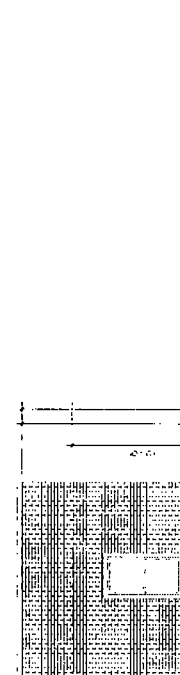
STATE: FL

ZIP: 33190

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

PROJECT NO: A121

PROPOSED NORTH ELEVATION



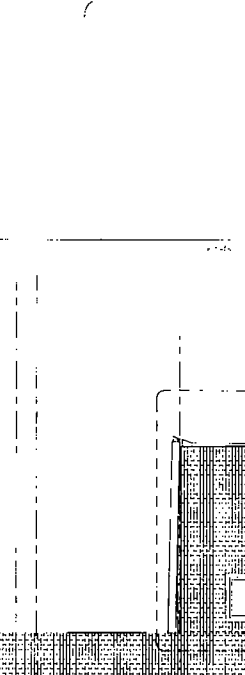
PROPOSED SOUTH ELEVATION



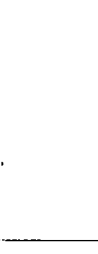
PROPOSED WEST ELEVATION



PROPOSED EAST ELEVATION



GRAPHIC SCALE



1/4" = 1'-0"

PROJECT NO: A121

DATE: 02/15/2024

PROJECT: INTERIOR RENOVATION

CLIENT: F. JACOBS

ADDRESS: 24127 W FLORIDAY

CITY: MIAMI

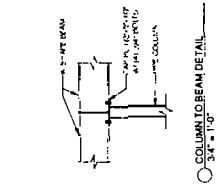
STATE: FL

ZIP: 33190

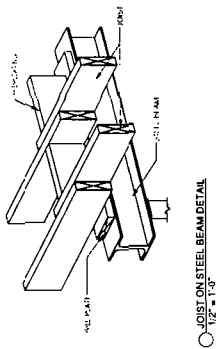
SCALE: 1/4" = 1'-0"

PROJECT NO: A121

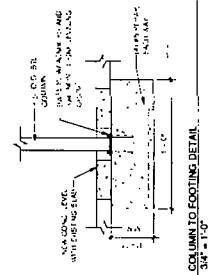
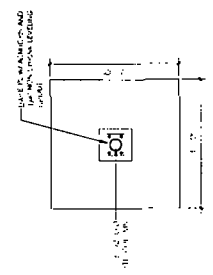




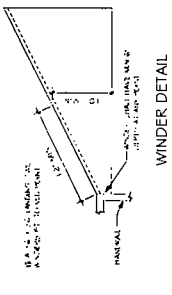
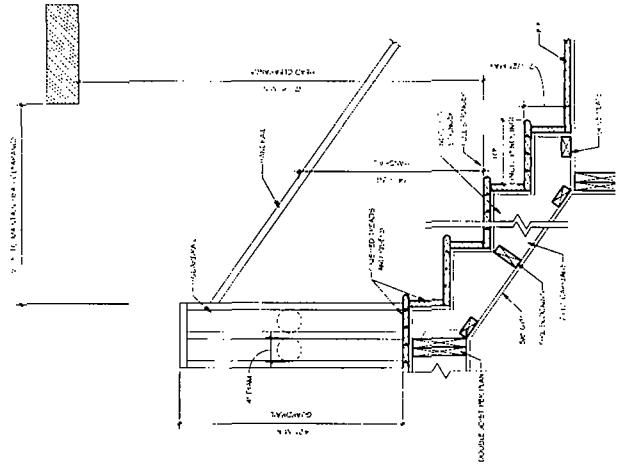
○ COLUMN TO BEAM DETAIL  
 3/4" = 1'-0"



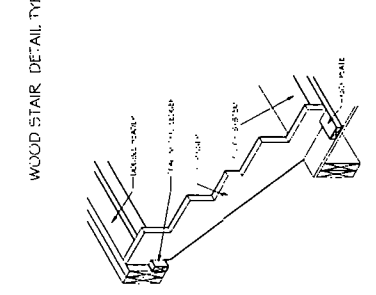
○ JOIST TO STEEL BEAM DETAIL  
 1/2" = 1'-0"



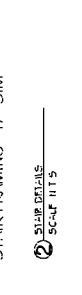
○ COLUMN TO FOOTING DETAIL  
 3/4" = 1'-0"



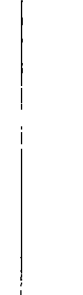
○ WINDER DETAIL  
 1/2" = 1'-0"



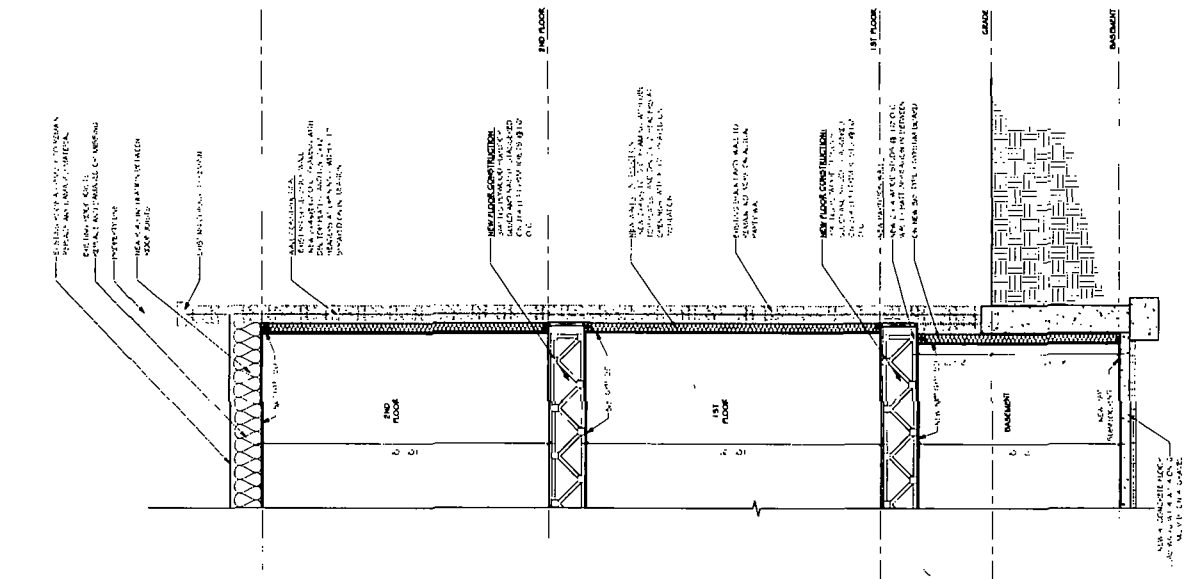
○ WOOD STAIR DETAIL TYP  
 1/2" = 1'-0"



○ CONCRETE STAIR  
 1/2" = 1'-0"



○ RETAINING WALL  
 1/2" = 1'-0"



○ WALL SECTION  
 1/2" = 1'-0"



GRAPHIC SCALE

NOT FOR CONSTRUCTION



ARC DIMENSIONAL  
 AUTOMATIC  
 DIMENSIONS, INC.

10000 W. 10th Street  
 Suite 100  
 Denver, CO 80231  
 Phone: 303.751.1000  
 Fax: 303.751.1001  
 www.asidimensions.com

PROJECT: 2437 W. FLOURNOY  
 2437 W. FLOURNOY, DENVER, CO  
 ARCHITECT: JACOB V. JACOB & ASSOCIATES  
 1401 LAMAR STREET, DENVER, CO  
 ENGINEER: STEVEN L. BELL, P.E.  
 1115 S. WASHINGTON STREET, DENVER, CO  
 SUBMITTAL NO. 2012-00000000000000000000

SCALE: 1/2" = 1'-0"

DATE	DESCRIPTION
11/15/12	ISSUED FOR PERMIT
11/15/12	ISSUED FOR PERMIT
11/15/12	ISSUED FOR PERMIT

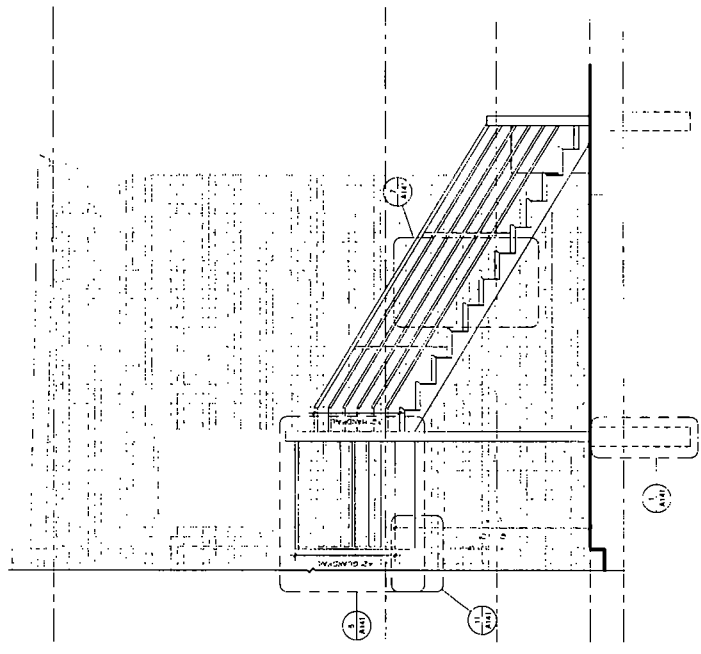
PROJECT NUMBER:  
 INTERIOR RENOVATION  
 OF EXISTING  
 MULTIFAMILY  
 RESIDENCE

PROJECT ADDRESS:  
 2437 W FLOURNOY

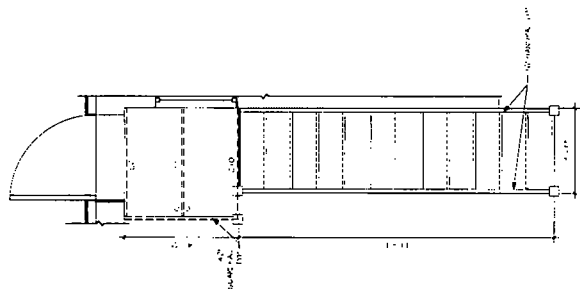
DRAWING TITLE:  
 STEEL PORCH  
 DETAILS

FIGURE #	2437.1
SUBJECT	MURBID
EXPLAN BY	JACOB V.
CREATED BY	D. ALBA

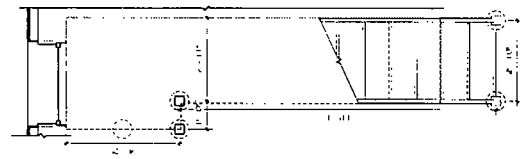
SHEET  
 A140



③ West Elevation - Steel Porch Balustrade  
 1/2" = 1'-0"



② Proposed Steel Porch - 1st Floor  
 1/2" = 1'-0"



① Proposed Steel Porch - Grading Level  
 1/2" = 1'-0"

# NOT FOR CONSTRUCTION

**ARCHITECTONIC SOLUTIONS, INC.**  
 10000 W. FLORISSANT AVE.  
 SUITE 100  
 DENVER, CO 80231  
 (303) 751-1100  
 www.architectonicsolutions.com

1. REFER TO ALL OTHER SHEETS FOR MATERIALS AND FINISHES.  
 2. THIS SHEET IS TO BE USED IN CONJUNCTION WITH SHEETS ARCH-101 THROUGH ARCH-105.  
 3. CHECK ALL DIMENSIONS AND LOCATIONS AGAINST THE ARCHITECT'S GENERAL NOTES AND SPECIFICATIONS.  
 4. VERIFY ALL CONDITIONS AND CONDITIONS OF WORK BEFORE CONSTRUCTION.  
 5. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.

DATE	2/17/2011
BY	J. J. JENSEN
PROJECT NO.	2437 W FLORISSANT
SCALE	AS SHOWN
REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMIT
2	
3	
4	
5	

AS THE  
 INTERIOR RENOVATION  
 OF EXISTING  
 MULTI UNIT  
 RESIDENCE

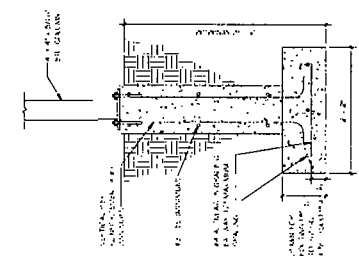
PROJECT ADDRESS  
 2437 W FLORISSANT

SPAWNSHEET  
 STEEL PORCH  
 CONSTRUCTION  
 DETAILS

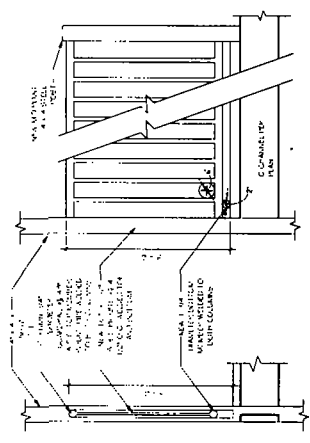
PROJECT #	2437.1
ISSUE DATE	2/17/2011
DRAWN BY	J. JENSEN
CHECKED BY	J. JENSEN
DATE	2/17/2011

A141

1. REFER TO ALL OTHER SHEETS FOR MATERIALS AND FINISHES.
2. THIS SHEET IS TO BE USED IN CONJUNCTION WITH SHEETS ARCH-101 THROUGH ARCH-105.
3. CHECK ALL DIMENSIONS AND LOCATIONS AGAINST THE ARCHITECT'S GENERAL NOTES AND SPECIFICATIONS.
4. VERIFY ALL CONDITIONS AND CONDITIONS OF WORK BEFORE CONSTRUCTION.
5. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.

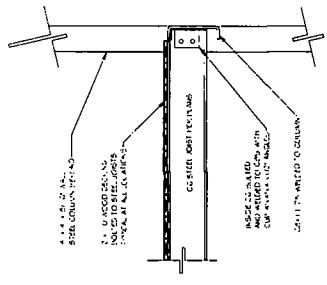


2 FOOTING DETAIL  
 SCALE: 1/4" = 1'-0"

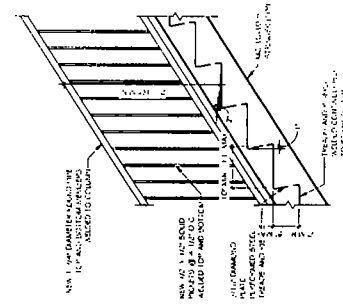


4 GIRDERS DETAIL  
 SCALE: 1/4" = 1'-0"

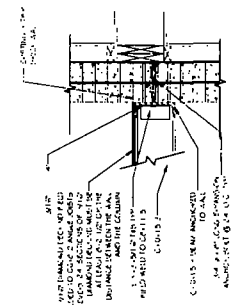
5 FESTAL GIRDER ELEVATION  
 SCALE: 1/4" = 1'-0"



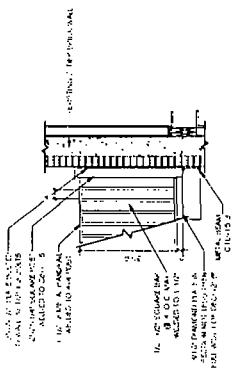
6 POST COLUMN CONNECTION  
 SCALE: 1/4" = 1'-0"



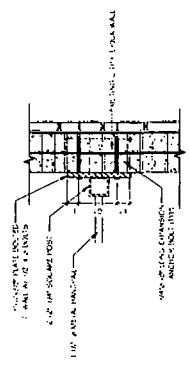
7 STAIR DETAIL ELEVATION  
 SCALE: 1/4" = 1'-0"



11 TYPICAL BEAM/WALL CONNECTION  
 SCALE: 1/4" = 1'-0"



13 ELEVATION FINISHING TO WALL CONNECTION  
 SCALE: 1/4" = 1'-0"



14 TYPICAL FINISHING TO WALL CONNECTION  
 SCALE: 1/4" = 1'-0"

# NOT FOR CONSTRUCTION



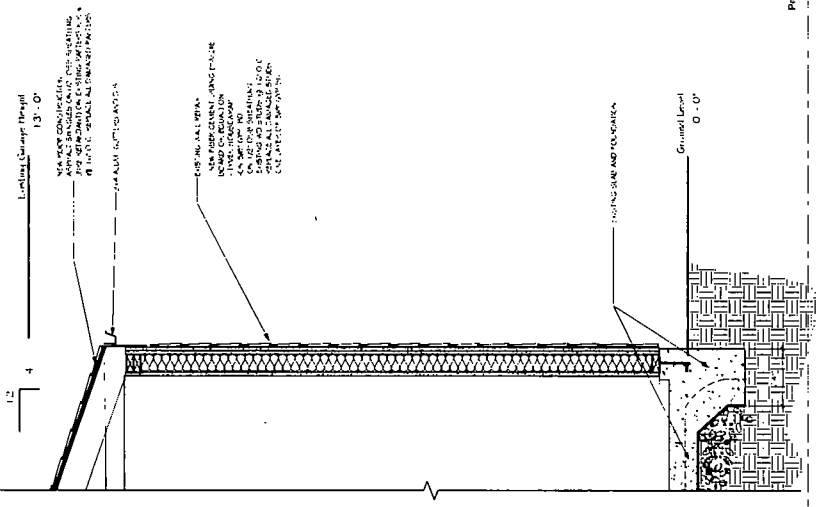
**ARCHITECTURAL SOLUTIONS, INC.**  
 1000 N. 17th Street  
 Suite 200  
 Phoenix, AZ 85016  
 Phone: (602) 998-8888  
 Fax: (602) 998-8889  
 Email: info@architecturalsolutions.com

PROJECT: 2437 W FLOURNOY  
 CLIENT: [REDACTED]  
 ARCHITECT: [REDACTED]  
 CONTRACT NO.: [REDACTED]  
 SHEET NO.: [REDACTED]  
 DATE: [REDACTED]

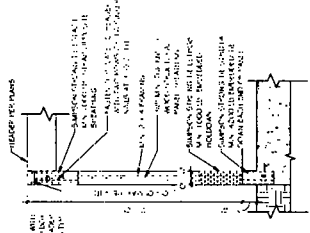
PROJECT: 2437 W FLOURNOY  
 PROJECT ADDRESS: 2437 W FLOURNOY  
 PROJECT TYPE: GARAGE DETAILS

PROJECT #	2437-1
DATE	01/20/10
DESIGNER	[REDACTED]
CHECKED BY	[REDACTED]
SCALE	AS SHOWN

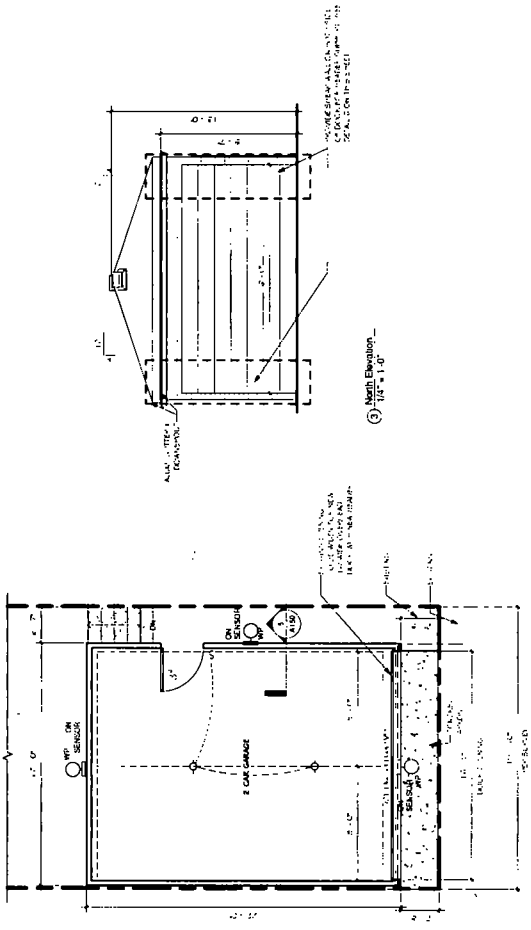
**A150**



① Garage Wall Section  
1/4" = 1'-0"

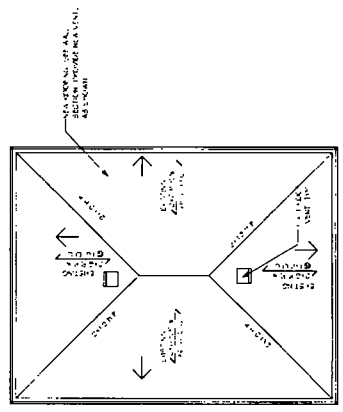


② Typical Slab Wall Detail  
1/2" = 1'-0"

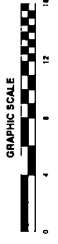


③ North Elevation  
1/4" = 1'-0"

④ Proposed Garage  
1/4" = 1'-0"



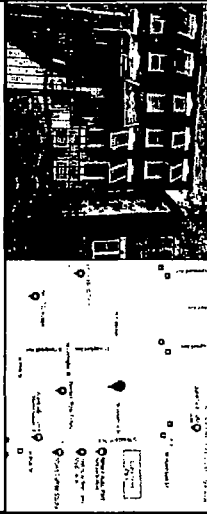
⑤ Roof Plan - Garage  
1/4" = 1'-0"



GRAPHIC SCALE



www.exacta-land.com | office 773.306.4011



PROPERTY ADDRESS:  
2437 W FLOURNOY STREET, CHICAGO, ILLINOIS 60612

SURVEY NUMBER: 2204 1342

DATE SIGNED: 04/26/22

FIELD WORK DATE: 4/26/2022

REVISION DATES:

(REV 0 4/26/2022)

POINTS OF INTEREST  
1 ROMHOUSE OVER PROPERTY LINE

STATE OF ILLINOIS  
COUNTY OF GRUNDY } SS

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY GIVEN UNDER MY HAND AND SEAL, THIS DATE HEREBON.

*Kenneth Kennedy*



ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403  
LICENSE EXPIRES 11/30/2022  
EXACTA LAND SURVEYORS, LLC  
PROFESSIONAL DESIGN FIRM 184008059-0008

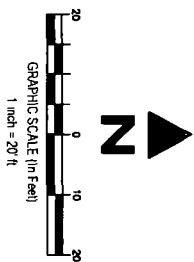
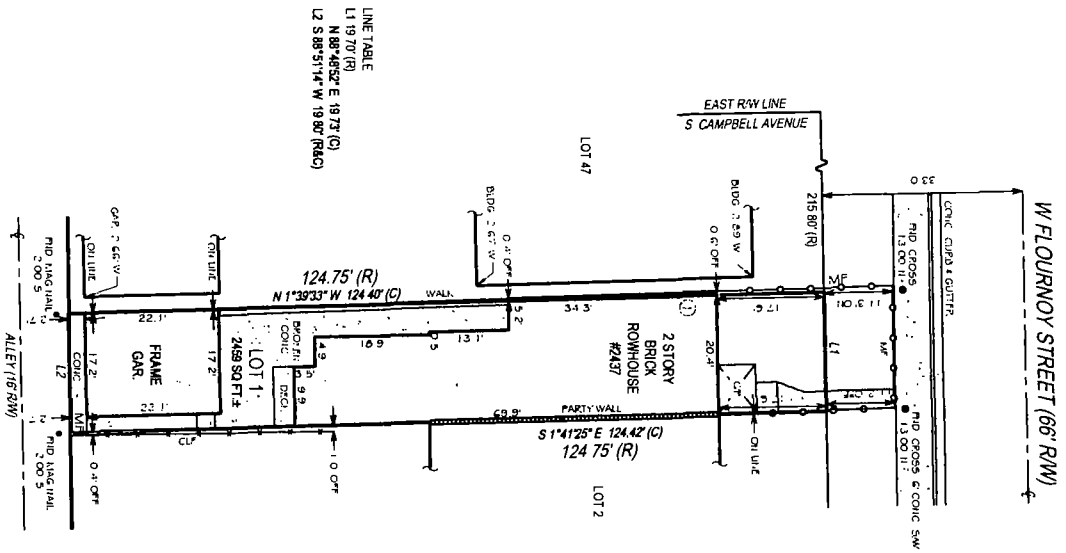


Exacta Land Surveyors, LLC  
PLS# 184008059  
P.O. 773.306.4011  
316 East Jackson Street | Morris, IL 60450



2204 1342  
BOUNDARY SURVEY  
COOK COUNTY

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION  
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES



PROPERTY ADDRESS:  
2637 W. FLOURNOY STREET, CHICAGO, ILLINOIS 60612

SURVEY NUMBER: 2204 1342  
CERTIFIED TO:  
HORWITZ GOLDSTONE & SHAW, LLC

DATE OF SURVEY: 2/6/22

BUYER:

LENDER:

TITLE COMPANY: HORWITZ GOLDSTONE & SHAW, LLC

COMMITMENT DATE:

CLIENT FILE NO.:

LEGAL DESCRIPTION:  
LOT 1 IN MERCHANT'S SUBDIVISION OF LOTS 48 TO 57 INCLUSIVE IN  
SOUTHEND AND FOX'S SUBDIVISION OF THE NORTHWEST 1/4 OF THE  
EAST 1/2 OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

GENERAL SURVEYOR'S NOTES:

- The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any are affecting this property.
- The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey unless specifically stated otherwise. The purpose and intent of this survey is not for any construction activities or future planning.
- If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
- This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
- Alterations to this survey map and report by other than the signing surveyor are prohibited.
- Dimensions are in feet and decimals thereof.
- Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at [www.fema.gov](http://www.fema.gov) and may not reflect the most recent information.
- Unless otherwise noted, "SIR" indicates a set iron rebar, 5/8 inch in diameter and twenty-four inches long.
- The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
- Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called out as POI's, or which are otherwise unknown to the surveyor.
- Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
- The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
- Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.
- Surveyor bearings are used for angular reference and are used to show angular relationships of lines only and are not related or orientated to true or magnetic north. Bearings are shown as surveyor bearings, and when shown as matching those on the subdivision plats on which this survey is based, they are to be deemed no more accurate as the determination of a north orientation made on and for those original subdivision plats. North 00 degrees East is assumed and upon preparation of this plat, the resulting bearing between found points as shown on this survey is the basis of said surveyor bearings as defined and required to be noted by Illinois Administrative Code Title 68, Chapter VII, Sub-Chapter B, Part 1270, Section 1270.56, Paragraph B, Sub-Paragraph 6, Item k.
- THIS SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE PHONE NUMBER SHOWN HEREON.

SURVEYOR'S LEGEND:

LINE TYPES	ABBREVIATIONS	
Boundary Line	(C) - Calculated	PIP - Point of Beginning
Center Line	(D) - Deed	PIB - Point of Beginning
Chain Link or Wire	(F) - Field	POC - Point of Commencement
Fence	(M) - Measured	PPC - Point of Reverse Curvature
Easement	(P) - Plat	PRM - Permanent Reference Monument
Edge of Water	(S) - Survey	PSM - Professional Surveyor & Mapper
Iron Fence	AAE - Access Easement	PT - Point of Tangency
Overhead Lines	ASBL - Accessor Setback Line	PUE - Public Utility Easement
Structure	B/W - Bay/Box Window	R - Radius or Radial
Survey Tie Line	BC - Block Corner	R/W - Right of Way
Vinyl Fence	BPP - Backflow Preventer	RS - Residential
Walter Party Wall	BLK - Block	RGE - Range
Wood Fence	BM - Benchmark	ROE - Roof Overhang Easement
	BR - Bearing Reference	RP - Radial Point
	BRL - Building Restriction Line	SW - Sidewalk
	BSMT - Basement	STL - Setback Line
	C - Curve	SSL - Survey Closure Line
	C/L - Center Line	SCR - Screen
	C/P - Covered Porch	SEC - Section
	C/S - Concrete Slab	SEP - Septic Tank
	CATV - Cable TV Riser	SEW - Sewer
	CB - Concrete Block	SIRC - Set Iron Rod & Cap
	CH - Chord Bearing	SJWE - Storm Water Management Easement
	CHM - Chimney	SNAD - Set Nail and Disc
	CLF - Chain Link Fence	SQFT - Square Feet
	CME - Canal Maintenance Easement	STY - Stov
	CO - Clean Out	SV - Sewer Valve
	CONC - Concrete	SWE - Sidewalk Easement
	COR - Corner	TBM - Temporary Bench Mark
	CSW - Concrete Sidewalk	TEL - Telephone Facilities
	CUE - Control Utility Easement	
	CVG - Concrete Valley Gutter	
	D/W - Driveway	
	DE - Drainage Easement	
	DF - Drain Field	
	DH - Drill Hole	
	DUE - Damage & Utility Easement	
	ELEV - Elevation	
	EM - Electric Meter	
	ENC - Enclosure	
	ENT - Entrance	
	EOP - Edge of Pavement	
	EW - Edge of Water	
	ESMT - Easement	
	EUB - Electric Utility Box	
	FHD - Found Drill Hole	
	FCM - Found Concrete Monument	
	FF - Finished Floor	
	FIP - Found Iron Pipe	
	FIR - Found Iron Rod	
	FIRC - Found Iron Rod & Cap	
	FN - Found Nail	
	FND - Found Nail & Disc	
	FRSFK - Found Nail Road Spike	
	GAR - Garage	
	GM - Gas Meter	
	ID - Identification	
	IE/E - Ingress/Egress	
	ILL - Illegible	
	INST - Instrument	
	INT - Intersection	
	IRRE - Irregular Easement	
	L - Length	
	LAE - Limited Access Easement	
	LBN - License No (Business)	
	LBE - Limited Buffer Easement	
	LE - Landscape Easement	
	LME - Label/Landscape Maintenance Easement	
	LS# - License No (Surveyor)	
	MB - Map Book	
	ME - Maintenance Easement	
	MES - Metered Fire Section	
	MH - Manhole	
	MHWL - Mean High Water Line	
	NR - Non-Radial	
	NYS - Not to Scale	
	NAVDAQ - North American Vertical Datum 1988	
	NGVD89 - National Geodetic Vertical Datum 1929	
	OG - On Ground	
	ORR - Official Record Book	
	ORV - Official Record Volume	
	O/A - Overall	
	O/S - Offset	
	OFE - Outside Subject Property	
	OH - Overhang	
	OHL - Overhead Utility Lines	
	OHWL - Ordinary High Water Line	
	ON - Inside Subject Property	
	P/E - Pool Equipment	
	PI - Point of Intersection	
	PI - Professional Land Surveyor	
	PIB - Point of Beginning	
	POC - Point of Commencement	
	PPC - Point of Reverse Curvature	
	PRM - Permanent Reference Monument	
	PSM - Professional Surveyor & Mapper	
	PT - Point of Tangency	
	PUE - Public Utility Easement	
	R - Radius or Radial	
	R/W - Right of Way	
	RS - Residential	
	RGE - Range	
	ROE - Roof Overhang Easement	
	RP - Radial Point	
	SW - Sidewalk	
	STL - Setback Line	
	SSL - Survey Closure Line	
	SCR - Screen	
	SEC - Section	
	SEP - Septic Tank	
	SEW - Sewer	
	SIRC - Set Iron Rod & Cap	
	SJWE - Storm Water Management Easement	
	SNAD - Set Nail and Disc	
	SQFT - Square Feet	
	STY - Stov	
	SV - Sewer Valve	
	SWE - Sidewalk Easement	
	TBM - Temporary Bench Mark	
	TEL - Telephone Facilities	
	TOB - Top of Bank	
	TUE - Technological Utility Easement	
	TWP - Township	
	TX - Transformer	
	TY - Typical	
	UE - Underground	
	UR - Utility Pole	
	UR - Utility Pole	
	VF - Vinyl Fence	
	WC - Witness Corner	
	WF - Water Filter	
	WF - Wood Fence	
	WW - Water Meter/Valve Box	
	WV - Water Valve	

FLOOD ZONE INFORMATION:  
JOB SPECIFIC SURVEYOR NOTES:



Exacta Land Surveyors, LLC  
817 W. Lake Street  
Chicago, IL 60607  
315 East Jackson Street, 3rd Floor, IL 60605

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY  
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES

#2106-T1  
INTRO DATE  
JUNE 22, 2022

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO  
THE CHICAGO ZONING ORDINANCE

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

2437 West Flournoy Street

2. Ward Number that property is located in: 28

3. APPLICANT 2G Holdings LLC

ADDRESS 540 West 35<sup>th</sup> Street, Suite 211 CITY Chicago

STATE Illinois ZIP CODE 60616 PHONE 312-687-8896

EMAIL ximena@acostaezgur.com CONTACT PERSON Ximena Castro

4. Is the Applicant the owner of the property? YES  NO

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

OWNER \_\_\_\_\_

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 Ximena Castro, Acosta Ezgur LLC

ADDRESS 1030 West Chicago Avenue, 3<sup>rd</sup> Floor CITY Chicago

CITY Chicago STATE Illinois ZIP CODE 60642

PHONE 312-687-8896 FAX \_\_\_\_\_ EMAIL ximena@acostaezgur.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.

Anthony Golob, Jennifer Goldstone

7. On what date did the owner acquire legal title to the subject property? 07/28/2021

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

No.

9. Present Zoning District RT-3.5 Proposed Zoning District RT-4

10. Lot Size in square feet (or dimensions) 2,463.8 square feet

11. Current Use of the property two story single family residence

12. Reason for rezoning the property: To convert the existing building from a single family residence to a two unit residential building

13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC) The subject property contains 2,463.8 square feet of land and is improved with a two story single family residence and detached two car garage. The existing height of the residential building is 29.0 to the top of the parapet. The Applicant proposes to rezone the property to convert the existing building from a single family residence to a two unit residential building. The Applicant will maintain two parking spaces on the property. The existing height of the building will remain.

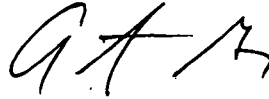
14. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments,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

YES \_\_\_\_\_ NO \_\_\_\_\_ X \_\_\_\_\_



COUNTY OF COOK  
STATE OF ILLINOIS

2G Holdings LLC, 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  
By: Anthony Golob, A manager of the Applicant

Subscribed and Sworn to before me this  
09 day of June, 2022.

Estela Richards  
Notary Public



**For Office Use Only**

Date of Introduction: \_\_\_\_\_

File Number: \_\_\_\_\_

Ward: \_\_\_\_\_



**ACOSTA EZGUR, LLC**

1030 West Chicago Avenue, Third Floor ■ Chicago, Illinois 60642 ■ 312-327-3350 o ■ 312-327-3315 f

June 6, 2022

Honorable Tom Tunney  
Chairman, Committee on Zoning  
Room 304, City Hall  
Chicago, Illinois 60602

The undersigned, Ximena Castro, being first duly sworn on oath, deposes and says the following:

That the undersigned certifies that she has complied with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance, by sending written notice to such property owners who appear to be the owners, pursuant to the tax records of the Cook County Assessor, of the property within the subject property not solely owned by the applicant, and those of all property within 250 feet in each direction of the lot lines of the subject property, exclusive of public roads, alleys and other public ways, for a total distance limited to 400 feet. Said "written notice" was sent by First Class U.S. Mail, no more than 30 days before filing the application.


The subject property is bounded by:

West Flournoy Street; a line 235.5 feet east of and parallel to South Campbell Avenue; the public alley next south of and parallel to West Flournoy Street; and a line 215.7 feet east of and parallel to South Campbell Avenue


and has an address of 2437 West Flournoy Street, Chicago, Illinois 60612.

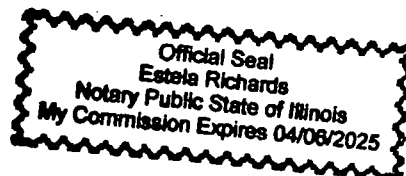
The undersigned certifies that the notice contained the address and description of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately June 22, 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 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject property is a complete list containing the names and addresses of the people required to be served.

  
Ximena Castro

Subscribed and sworn to before me this 6th day of June, 2022.

  
Notary Public





## ACOSTA EZGUR, LLC

1030 West Chicago Avenue, Third Floor ■ Chicago, Illinois 60642 ■ 312-327-3350 o ■ 312-327-3

June 22, 2022

Dear Property Owner:

In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about June 22, 2022, the undersigned will file an application for a change in zoning from a RT-3.5, Residential Two-Flat, Townhouse and Multi-Unit District to a RT-4 Residential Two-Flat, Townhouse and Multi-Unit District on behalf of 2G Holdings LLC (the "Applicant") for the property located at 2437 West Flournoy Street, Chicago, Illinois 60612 (the "Property"). The Property is bounded by:

West Flournoy Street; a line 235.5 feet east of and parallel to South Campbell Avenue; the public alley next south of and parallel to West Flournoy Street; and a line 215.7 feet east of and parallel to South Campbell Avenue.

The subject property is improved with a two story single family residence and detached two car garage. The existing height of the residential building is 29.0 to the top of the parapet. The Applicant proposes to rezone the property to convert the existing building from a single family residence to a two unit residential building. The Applicant will maintain two parking spaces on the property. The existing height of the building will remain.

The Applicant is located at 540 West 35<sup>th</sup> Street, Suite 211, Chicago, Illinois 60616. The Applicant is the owner of the Property. The contact person for this application is Ximena Castro, 1030 West Chicago Avenue, 3<sup>rd</sup> Floor, Chicago, Illinois 60642. Any questions regarding this notice may be directed to Ximena Castro at 312-687-8896 and at [ximena@acostaezgur.com](mailto:ximena@acostaezgur.com).

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

Sincerely

A handwritten signature in black ink, appearing to read 'Ximena Castro', with a horizontal line underneath it.

Ximena Castro  
Attorney for the Applicant

**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:

2G Holdings LLC

**Check ONE of the following three boxes:**

Indicate whether the Disclosing Party submitting this EDS is:

1.  the Applicant

OR

2.  a legal entity currently holding, or anticipated to hold within six months after City action on the contract, transaction or other undertaking to which this EDS pertains (referred to below as the "Matter"), a direct or indirect interest in excess of 7.5% in the Applicant. State the Applicant's legal name: \_\_\_\_\_

OR

3.  a legal entity with a direct or indirect right of control of the Applicant (see Section II(B)(1))  
State the legal name of the entity in which the Disclosing Party holds a right of control: \_\_\_\_\_

B. Business address of the Disclosing Party: 540 West 35th Street, Suite 211  
Chicago, Illinois 60616

C. Telephone: 312-327-3350 Fax: \_\_\_\_\_ Email: michael@acostaezgur.com

D. Name of contact person: Michael Ezgur

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):

Rezoning for the property located at 2437 West Flourney Street

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

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

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

**SECTION II -- DISCLOSURE OF OWNERSHIP INTERESTS**

**A. NATURE OF THE DISCLOSING PARTY**

1. Indicate the nature of the Disclosing Party:

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

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

Illinois

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

- Yes       No       Organized in Illinois

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

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

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

Name	Title
<u>Anthony Golob</u>	<u>Manager</u>
<u>Jennifer Goldstone</u>	<u>Manager</u>

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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
Anthony Golob	540 West 35th Street, Suite 211, Chicago, Illinois 60616	65%
Jennifer Goldstone	540 West 35th Street, Suite 211, Chicago, Illinois 60616	35%

**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> ) <b>NOTE:</b> "hourly rate" or "t.b.d." is not an acceptable response.
Michael Ezgur (retained)	1030 West Chicago Avenue, 3rd Floor, Chicago, Illinois 60642	Attorney	\$7,500 (est.)

(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:

None

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

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

None

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

None

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### C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

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

is  is not

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

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

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

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

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

**D. CERTIFICATION REGARDING FINANCIAL INTEREST IN CITY BUSINESS**

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

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

Yes                       No

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

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

Does the Matter involve a City Property Sale?

Yes                       No

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

Name	Business Address	Nature of Financial Interest
_____	_____	_____
_____	_____	_____
_____	_____	_____

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

E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

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

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

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

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SECTION VI -- CERTIFICATIONS FOR FEDERALLY FUNDED MATTERS

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

A. CERTIFICATION REGARDING LOBBYING

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

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

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

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

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

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

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

#### B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY

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

Is the Disclosing Party the Applicant?

Yes

No

If "Yes," answer the three questions below:

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

Yes

No

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

Yes

No

Reports not required

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

Yes

No

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

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## SECTION VII -- FURTHER ACKNOWLEDGMENTS AND CERTIFICATION

The Disclosing Party understands and agrees that:

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

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

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

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

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

**CERTIFICATION**

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

2G Holdings LLC  
(Print or type exact legal name of Disclosing Party)

By: AGM  
(Sign here)

Anthony Golob  
(Print or type name of person signing)

Manager  
(Print or type title of person signing)

Signed and sworn to before me on (date) 06-09-2022

at Cook County, IL (state).

Estela Richards  
Notary Public



Commission expires: 04/06/2025

**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.

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

**BUILDING CODE SCOFFLAW/PROBLEM LANDLORD CERTIFICATION**

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

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

Yes                       No

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

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

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

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**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](http://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.

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