



City of Chicago



O2014-6779

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/10/2014
Sponsor(s):	City Clerk (transmitted by)
Type:	Ordinance
Title:	Zoning Reclassification Map No. 9-G at 3828 N Racine Ave - App No. 18138
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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 RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No.9-G in the area bounded by

a line 303.4 feet north of and parallel to West Grace Street; North Racine Avenue; a line 273.40 feet north of and parallel to West Grace Street; and the alley next west of North Racine Avenue,

to those of a RM4.5 Residential Multi-Unit District and a corresponding uses district is hereby established in the area above described.

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

Common Address of Property: 3828 North Racine Avenue

CITY OF CHICAGO
APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

#18138
INTRO DATE
09-10-14

1. ADDRESS of the property Applicant is seeking to rezone:
3828 North Racine Avenue, Chicago, Illinois

2. Ward Number that property is located in: 44

3. APPLICANT: Dearborn Developers LLC
ADDRESS: 208 South LaSalle Street, Suite 1860
CITY: Chicago STATE: Illinois ZIP CODE: 60604
PHONE: (312) 782-1983 CONTACT PERSON: Sara K. Barnes, Esq.
Attorney for Applicant

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 application to proceed.

OWNER: Same As Above
ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____
PHONE: _____ CONTACT PERSON: _____

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

ATTORNEY: Law Offices of Samuel V.P. Banks
ADDRESS: 221 North LaSalle Street, 38th Floor
CITY: Chicago STATE: Illinois ZIP CODE: 60601
PHONE: (312) 782-1983 FAX: (312) 782-2433

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:
Todd Braun – Manager

7. On what date did the owner acquire legal title to the subject property?
November 2013

8. Has the present owner previously rezoned this property? If Yes, when?
No

9. Present Zoning: RT-4 Residential Two-Flat, Townhouse, and Multi-Unit District

Proposed Zoning: RM-4.5 Residential Multi-Unit District

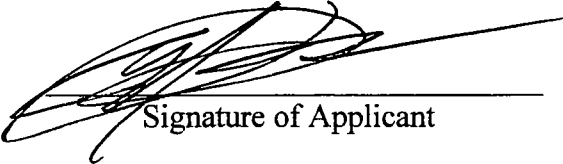
10. Lot size in square feet (or dimensions): 2,319 sq. ft. (approx.) (30.0'/30.98' x 78.47'/81.16)

11. Current Use of the Property: The subject property is currently a vacant lot.
12. Reason for rezoning the property: The Applicant is seeking a zoning amendment in order to permit the development of the subject property with a new three-story, three-unit, all 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 Applicant is seeking a zoning amendment in order to permit the development of the subject property with a new three-story, three-unit, all residential building, interior (garage) parking for three (3) vehicles. with detached garage. The proposed new building will be masonry in construction and measure 38'-3³/₄" in height.
14. On May 14, 2007, the Chicago City Council passed the Affordable Requirements Ordinance (ARO) that requires on-site affordable housing units or a financial contribution if residential housing projects receive a zoning change under certain circumstances. Based on the lot size of the project in question and the proposed zoning classification, is this project subject to the Affordable Requirements Ordinance? (See: Fact Sheet, for more information)

YES__ NO__ X__

COUNTY OF COOK
STATE OF ILLINOIS

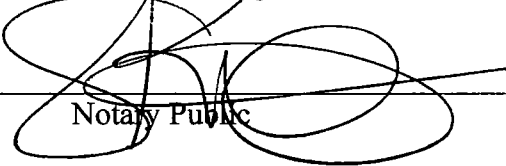
I, TODD BRAUN, being first duly sworn on oath, state that all of the above statements and the statements contained in the documents submitted herewith are true and correct.



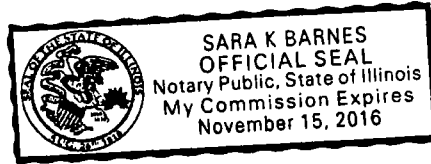
Signature of Applicant

Subscribed and sworn to before me this

4TH day of August, 2014.



Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

PUBLIC NOTICE

Via USPS First Class Mail

August 11, 2014

Dear Sir or Madam:

In accordance with Amendment to the Zoning Code enacted by the City Council, Section 17-13-0107-A, please be informed that on or about **August 11, 2014**, I, the undersigned, filed an application for a change in zoning from an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to an RM-4.5 Residential Multi-Unit District, on behalf of the Applicant/Owner, Dearborn Developers LLC, for the property located at **3828 North Racine Avenue, Chicago, Illinois**.

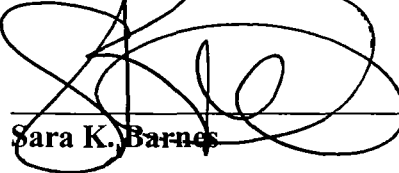
The Applicant is seeking a zoning amendment in order to permit the development of the subject property with a new three-story, three-unit, all residential building, interior (garage) parking for three (3) vehicles. The proposed new building will be masonry in construction and measure 38'-3³/₄" in height.

The Applicant and Property Owner, **Dearborn Developers LLC**, is located at 208 South LaSalle Street, Suite 1860, Chicago, Illinois.

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

Very truly yours,

LAW OFFICES OF SAMUEL V.P. BANKS



Sara K. Barnes

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

*****The Applicant is required by law to send this notice because you own property located within 250 feet of the property subject to the proposed Zoning Amendment.**

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

August 11, 2014

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

To Whom It May Concern:

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

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

That the undersigned certifies that the notice contained the address of the property sought to be rezoned as **3828 North Racine Avenue**; a statement of intended use of said property; the name and address of the Applicant/Owner; and a statement that the Applicant intends to file an application for a change in zoning on approximately **August 11, 2014**.

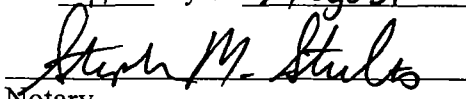
That the Applicant has made a bonafide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Zoning Code of the City of Chicago and that the Applicant certifies that the accompanying list of names and addresses of surrounding property owners within 250 feet is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

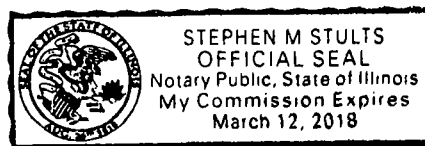
Law Offices of Samuel V.P. Banks

By:


Sara K. Barnes, Attorney

Subscribed and Sworn to before me
this 11 day of August, 2014.


Notary



To whom it may concern:

I, TODD BRAUN, as Manager of Dearborn Developers LLC, the Owner/Applicant with regard to the property located at 3828 North Racine Avenue, Chicago, Illinois, authorize the Law Offices of Samuel V.P. Banks, to file a zoning amendment application before the City of Chicago for that property.



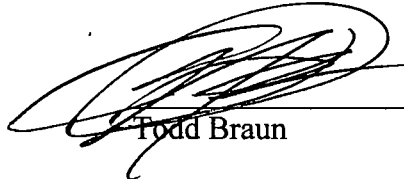
-FORM OF AFFIDAVIT-

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

To Whom It May Concern:

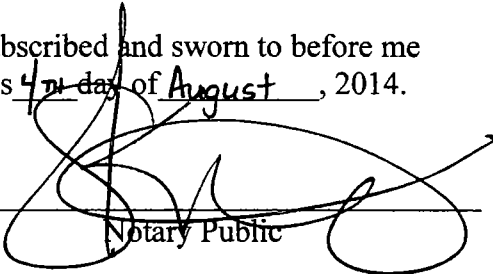
I, TODD BRAUN, as Manager of Dearborn Developers LLC, understand that the Law Offices of Samuel V.P. Banks has filed a sworn affidavit identifying Dearborn Developers LLC, as Owner holding interest in land subject to the proposed zoning amendment for the property identified as 3828 North Racine Avenue, Chicago, Illinois.

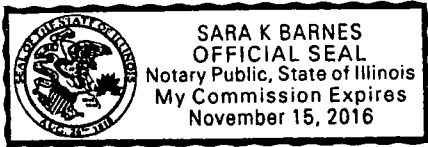
I, TODD BRAUN, being first duly sworn under oath, depose and say that Dearborn Developers LLC holds that interest for itself and for no other person, association, or shareholder.


Todd Braun

8-4-14
Date

Subscribed and sworn to before me
this 4th day of August, 2014.


Notary Public



**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:

DEARBORN DEVELOPERS 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 holding a direct or indirect interest in the Applicant. State the legal name of the Applicant in which the Disclosing Party holds an interest: _____
OR

3. a legal entity with a right of control (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: 208 S. LASALLE ST., SUITE 1860
CHICAGO, IL 60604

C. Telephone: 312-782-1983 Fax: N/A Email: saraestambankslaw.com

D. Name of contact person: SARA BARNES - ATTORNEY FOR APPLICANT

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

F. Brief description of contract, transaction or other undertaking (referred to below as the "Matter") to which this EDS pertains. (Include project number and location of property, if applicable):

THE APPLICANT IS SEEKING A MAP AMENDMENT (ZONING) FOR 3828 N. RACINE AVE.

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

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

Specification # _____ and Contract # _____

SECTION II -- DISCLOSURE OF OWNERSHIP INTERESTS

A. NATURE OF THE DISCLOSING PARTY

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 N/A

B. IF THE DISCLOSING PARTY IS A LEGAL ENTITY:

1. List below the full names and titles of all executive officers and all directors of the entity.

NOTE: For not-for-profit corporations, also list below all members, if any, which are legal entities. If there are no such members, write "no members." For trusts, estates or other similar entities, list below the legal titleholder(s).

If the entity is a general partnership, limited partnership, limited liability company, limited liability partnership or joint venture, list below the name and title of each general partner, managing member, manager or any other person or entity that controls the day-to-day management of the Disclosing Party.

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

Name	Title
<u>TODD BRAUN</u>	<u>MANAGER</u>

2. Please provide the following information concerning each person or entity having a direct or indirect beneficial interest (including ownership) in excess of 7.5% of the Disclosing Party. Examples of such an interest include shares in a corporation, partnership interest in a partnership or joint venture,

interest of a member or manager in a limited liability company, or interest of a beneficiary of a trust, estate or other similar entity. If none, state "None." NOTE: Pursuant to Section 2-154-030 of the Municipal Code of Chicago ("Municipal Code"), the City may require any such additional information from any applicant which is reasonably intended to achieve full disclosure.

Name	Business Address	Percentage Interest in the Disclosing Party
TODD BRAUN	208 S. LASALLE ST. SUITE 1800 CHICAGO, IL 60604	100%

SECTION III -- BUSINESS RELATIONSHIPS WITH CITY ELECTED OFFICIALS

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

Yes No

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

SECTION IV -- DISCLOSURE OF SUBCONTRACTORS AND OTHER RETAINED PARTIES

The Disclosing Party must disclose the name and business address of each subcontractor, attorney, lobbyist, accountant, consultant and any other person or entity whom the Disclosing Party has retained or expects to retain in connection with the Matter, as well as the nature of the relationship, and the total amount of the fees paid or estimated to be paid. The Disclosing Party is not required to disclose employees who are paid solely through the Disclosing Party's regular payroll.

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

If the Disclosing Party is uncertain whether a disclosure is required under this Section, the Disclosing Party must either ask the City whether disclosure is required or make the disclosure.

Name (indicate whether retained or anticipated to be retained)	Business Address	Relationship to Disclosing Party (subcontractor, attorney, lobbyist, etc.)	Fees (indicate whether paid or estimated.) NOTE: "hourly rate" or "t.b.d." is not an acceptable response.
LAW OFFICES OF SAMUEL VP BANIKS	221 N. LA SALLE ST., 38TH FLOOR	ATTORNEYS	\$4,000 (est.)
CHICAGO, IL 60601			

(Add sheets if necessary)

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

SECTION V -- CERTIFICATIONS

A. COURT-ORDERED CHILD SUPPORT COMPLIANCE

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

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

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. Pursuant to Municipal Code Chapter 1-23, Article I ("Article I")(which the Applicant should consult for defined terms (e.g., "doing business") and legal requirements), if the Disclosing Party submitting this EDS is the Applicant and is doing business with the City, then the Disclosing Party certifies as follows: (i) neither the Applicant nor any controlling person is currently indicted or charged with, or has admitted guilt of, or has ever been convicted of, or placed under supervision for, any criminal offense involving actual, attempted, or conspiracy to commit bribery, theft, fraud, forgery, perjury, dishonesty or deceit against an officer or employee of the City or any sister agency; and (ii) the Applicant understands and acknowledges that compliance with Article I is a continuing requirement for doing business with the City. NOTE: If Article I applies to the Applicant, the permanent compliance timeframe in Article I supersedes some five-year compliance timeframes in certifications 2 and 3 below.

2. The Disclosing Party and, if the Disclosing Party is a legal entity, all of those persons or entities identified in Section II.B.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, within a five-year period preceding the date of this EDS, been convicted of a criminal offense, adjudged guilty, or had a civil judgment rendered against them in connection with: obtaining, attempting to obtain, or performing a public (federal, state or local) transaction or contract under a public transaction; a violation of federal or state antitrust statutes; fraud; embezzlement; theft; forgery; bribery; falsification or destruction of records; making false statements; or receiving stolen property;
- c. are not presently indicted for, or criminally or civilly charged by, a governmental entity (federal, state or local) with committing any of the offenses set forth in clause B.2.b. of this Section V;
- d. have not, within a five-year period preceding the date of this EDS, had one or more public transactions (federal, state or local) terminated for cause or default; and
- e. have not, within a five-year period preceding the date of this EDS, been convicted, adjudged guilty, or found liable in a civil proceeding, or in any criminal or civil action, including actions concerning environmental violations, instituted by the City or by the federal government, any state, or any other unit of local government.

3. The certifications in subparts 3, 4 and 5 concern:

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

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

- a. bribed or attempted to bribe, or been convicted or adjudged guilty of bribery or attempting to bribe, a public officer or employee of the City, the State of Illinois, or any agency of the federal government or 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 a. or b. above that is a matter of record, but have not been prosecuted for such conduct; or
- d. violated the provisions of Municipal Code Section 2-92-610 (Living Wage Ordinance).

4. Neither the Disclosing Party, Affiliated Entity or Contractor, or any of their employees, officials, agents or partners, is barred from contracting with any unit of state or local government as a result of engaging in or being convicted of (1) bid-rigging in violation of 720 ILCS 5/33E-3; (2) bid-rotating in violation of 720 ILCS 5/33E-4; or (3) any similar offense of any state or of the United States of America that contains the same elements as the offense of bid-rigging or bid-rotating.

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

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

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

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

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

NONE

9. To the best of the Disclosing Party's knowledge after reasonable inquiry, the following is a complete list of all gifts that the Disclosing Party has given or caused to be given, at any time during the 12-month period preceding the execution date of this EDS, to an employee, or elected or appointed official, of the City of Chicago. For purposes of this statement, a "gift" does not include: (i) anything made generally available to City employees or to the general public, or (ii) food or drink provided in the course of official City business and having a retail value of less than \$20 per recipient (if none, indicate with "N/A" or "none"). As to any gift listed below, please also list the name of the City recipient.

NONE

C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

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

is is not

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

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

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

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

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

D. CERTIFICATION REGARDING INTEREST IN CITY BUSINESS

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

1. In accordance with Section 2-156-110 of the Municipal Code: Does any official or employee of the City have a financial interest in his or her own name or in the name 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., 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 interest and identify the nature of such interest:

Name	Business Address	Nature of Interest

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

E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

Please check either 1. or 2. below. If the Disclosing Party checks 2., the Disclosing Party must disclose below or in an attachment to this EDS all information required by paragraph 2. Failure to

comply with these disclosure requirements may make any contract entered into with the City in connection with the Matter voidable by the City.

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

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

SECTION VI -- CERTIFICATIONS FOR FEDERALLY FUNDED MATTERS

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

A. CERTIFICATION REGARDING LOBBYING

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

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

2. The Disclosing Party has not spent and will not expend any federally appropriated funds to pay any person or entity listed in Paragraph A.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".

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

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

Yes No

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

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

The Disclosing Party understands and agrees that:

A. The certifications, disclosures, and acknowledgments contained in this EDS will become part 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 and Campaign Financing Ordinances, Chapters 2-156 and 2-164 of the Municipal Code, impose certain duties and obligations on persons or entities seeking City contracts, work, business, or transactions. The full text of these ordinances and a training program is available on line at www.cityofchicago.org/Ethics, and may also be obtained from the City's Board of Ethics, 740 N.

Sedgwick St., Suite 500, Chicago, IL 60610, (312) 744-9660. The Disclosing Party must comply fully with the applicable ordinances.

C. If the City determines that any information provided in this EDS is false, incomplete or inaccurate, any contract or other agreement in connection with which it is submitted 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 transactions with the City. Remedies at law for a false statement of material fact may include incarceration and an award to the City of treble damages.

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

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

The Disclosing Party represents and warrants that:

F.1. The Disclosing Party is not delinquent in the payment of any tax administered by the Illinois Department of Revenue, nor are the Disclosing Party or its Affiliated Entities delinquent in paying any fine, fee, tax or other charge owed to the City. This includes, but is not limited to, all water charges, sewer charges, license fees, parking tickets, property taxes or sales taxes.

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

F.3 If the Disclosing Party is the Applicant, the Disclosing Party will obtain from any contractors/subcontractors hired or to be hired in connection with the Matter certifications equal in form and substance to those in F.1. and F.2. above and will not, without the prior written consent of the City, use any such contractor/subcontractor that does not provide such certifications or that the Disclosing Party has reason to believe has not provided or cannot provide truthful certifications.

NOTE: If the Disclosing Party cannot certify as to any of the items in F.1., F.2. or F.3. above, an explanatory statement must be attached to this EDS.

CERTIFICATION

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

DEARBORN DEVELOPERS LLC
(Print or type name of Disclosing Party)

By: [Signature]
(Sign here)

Todd Braun
(Print or type name of person signing)

Member
(Print or type title of person signing)

Signed and sworn to before me on (date) 08-04-2014,
at Cook County, Illinois (state).

[Signature] Notary Public.
Commission expires: 11-15-16



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

FAMILIAL RELATIONSHIPS WITH ELECTED CITY OFFICIALS AND DEPARTMENT HEADS

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

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

"Applicable Party" means (1) all executive officers of the Disclosing Party listed in Section II.B.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 percent ownership interest in the Disclosing Party. "Principal officers" means the president, chief operating officer, executive director, chief financial officer, treasurer or secretary of a legal entity or any person exercising similar authority.

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

Yes

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.

GENERAL NOTES

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHICAGO AND THE STATE OF ILLINOIS.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHICAGO AND THE STATE OF ILLINOIS.
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHICAGO AND THE STATE OF ILLINOIS.
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHICAGO AND THE STATE OF ILLINOIS.
- 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHICAGO AND THE STATE OF ILLINOIS.

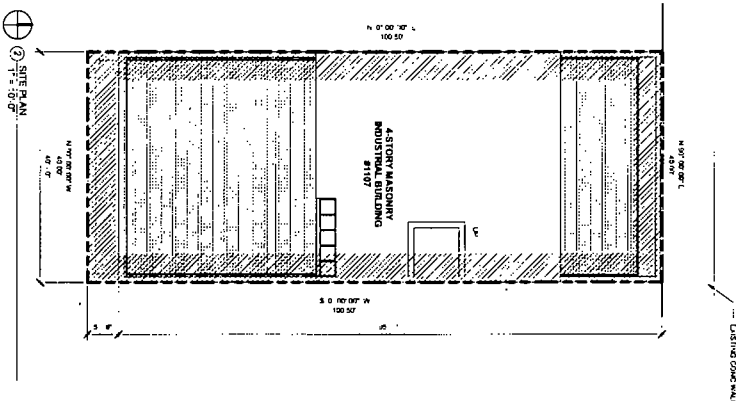
PROJECT DATA

PROJECT NAME: ADDITION TO EXISTING BUILDING
PROJECT ADDRESS: 1107 W. FULTON ST., CHICAGO, IL 60607
OWNER: [Redacted]
ARCHITECT: [Redacted]
DATE: [Redacted]
SCALE: [Redacted]
DATE: [Redacted]

CODE MATRIX

Code	Description	Quantity	Unit	Total
01100	Earth Retention	100	Sq. Yd.	100
02100	Foundation	200	Sq. Ft.	200
03100	Structural Steel	100	Lbs.	100
04100	Reinforcing Steel	500	Lbs.	500
05100	Concrete	100	Cu. Yd.	100
06100	Masonry	100	Sq. Ft.	100
07100	Roofing	100	Sq. Ft.	100
08100	Interior Finish	100	Sq. Ft.	100
09100	Exterior Finish	100	Sq. Ft.	100
10100	Mechanical	100	Sq. Ft.	100
11100	Electrical	100	Sq. Ft.	100
12100	Plumbing	100	Sq. Ft.	100
13100	Fire Protection	100	Sq. Ft.	100
14100	Specialties	100	Sq. Ft.	100
15100	Other	100	Sq. Ft.	100

W. FULTON MARKET



SHEET INDEX

No.	Description	Date
1	TITLE / SITE PLAN	01/11/18
2	DEMOLITION PLANS	01/11/18
3	SECTION ELEVATION / SECTION	01/11/18
4	FLOOR PLANS	01/11/18
5	FLOOR PLANS	01/11/18
6	ELEVATIONS	01/11/18
7	ELEVATIONS	01/11/18
8	STAIR SECTIONS	01/11/18

1107 FULTON MARKET

ISSUE FOR REVIEW

No.	Description	Date
1	TITLE / SITE PLAN	01/11/18

MIXED USE BUILDING ADDITION & ALTERATIONS

13073
 TITLE / SITE PLAN
 A-1

SCOPE OF WORK

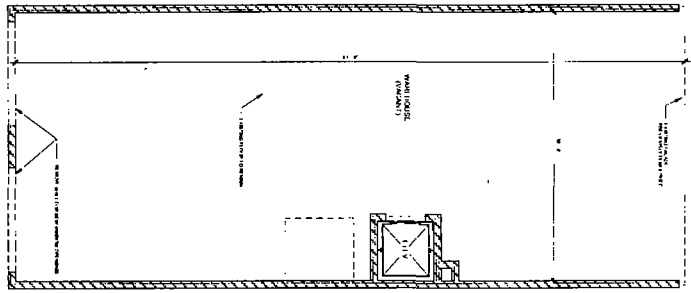
SCOPE OF WORK LIMITED TO THE FOLLOWING: ADDITION TO EXISTING BUILDING. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO AND THE STATE OF ILLINOIS.

SITE NOTES

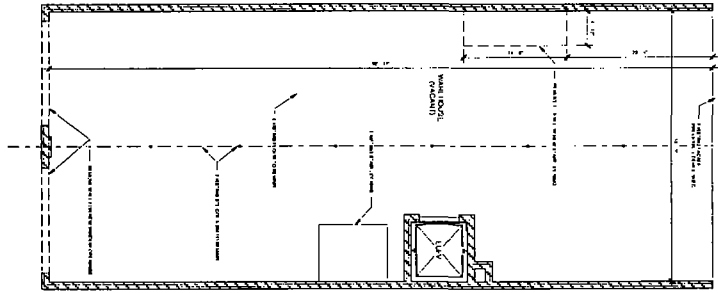
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHICAGO AND THE STATE OF ILLINOIS.

DATE

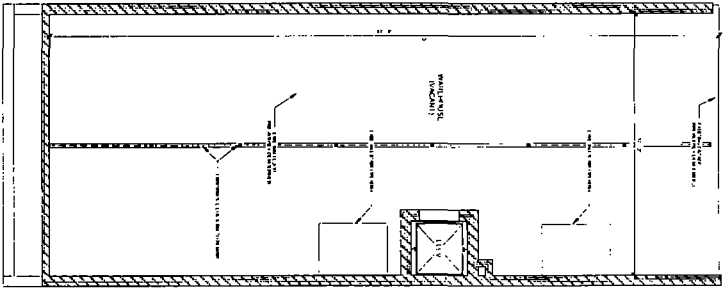
1/11/18
 [Redacted Signature]
 [Redacted Title]



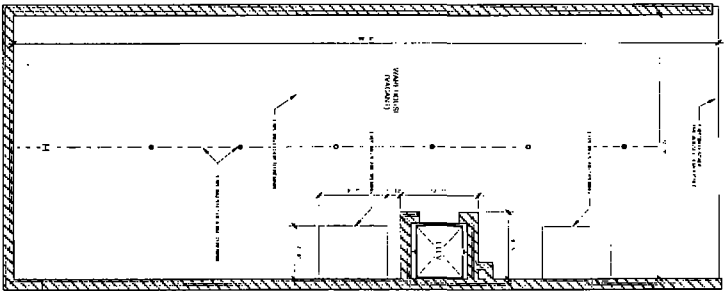
4TH FLOOR - DEMO
1/8" = 1'-0"



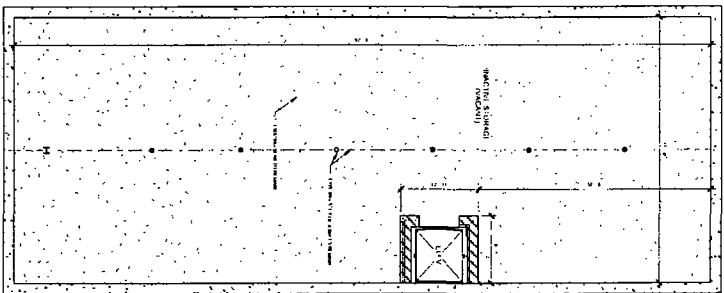
3RD FLOOR - DEMO
1/8" = 1'-0"



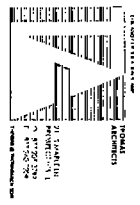
2ND FLOOR - DEMO
1/8" = 1'-0"



1ST FLOOR - DEMO
1/8" = 1'-0"



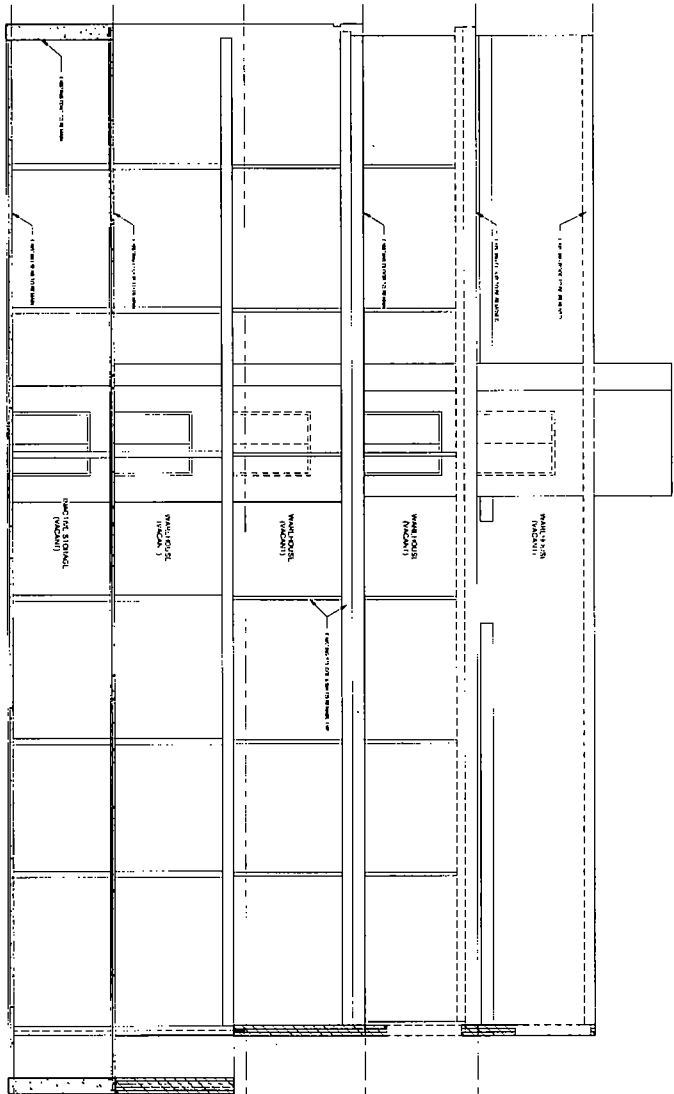
BASEMENT - DEMO
1/8" = 1'-0"



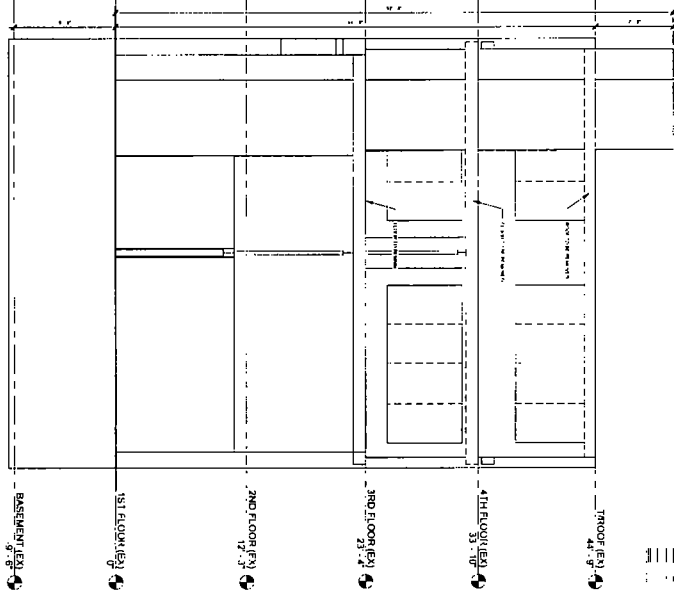
DEMOLITION NOTES

1. SEE ALL NOTES ON SHEETS 101-104.
2. ALL EXISTING STRUCTURE TO BE DEMOLISHED UNLESS INDICATED OTHERWISE.
3. ALL EXISTING CONCRETE TO BE DEMOLISHED UNLESS INDICATED OTHERWISE.
4. ALL EXISTING MASONRY TO BE DEMOLISHED UNLESS INDICATED OTHERWISE.
5. ALL EXISTING METAL DECKING TO BE DEMOLISHED UNLESS INDICATED OTHERWISE.
6. ALL EXISTING PARTITIONS TO BE DEMOLISHED UNLESS INDICATED OTHERWISE.
7. ALL EXISTING CEILING TO BE DEMOLISHED UNLESS INDICATED OTHERWISE.
8. ALL EXISTING FLOORING TO BE DEMOLISHED UNLESS INDICATED OTHERWISE.
9. ALL EXISTING MECHANICAL AND ELECTRICAL TO BE DEMOLISHED UNLESS INDICATED OTHERWISE.
10. ALL EXISTING PAINT TO BE REMOVED UNLESS INDICATED OTHERWISE.
11. ALL EXISTING ASBESTOS TO BE REMOVED UNLESS INDICATED OTHERWISE.
12. ALL EXISTING LEAD TO BE REMOVED UNLESS INDICATED OTHERWISE.
13. ALL EXISTING HAZARDOUS MATERIALS TO BE REMOVED UNLESS INDICATED OTHERWISE.
14. ALL EXISTING STRUCTURE TO BE DEMOLISHED UNLESS INDICATED OTHERWISE.
15. ALL EXISTING CONCRETE TO BE DEMOLISHED UNLESS INDICATED OTHERWISE.
16. ALL EXISTING MASONRY TO BE DEMOLISHED UNLESS INDICATED OTHERWISE.
17. ALL EXISTING METAL DECKING TO BE DEMOLISHED UNLESS INDICATED OTHERWISE.
18. ALL EXISTING PARTITIONS TO BE DEMOLISHED UNLESS INDICATED OTHERWISE.
19. ALL EXISTING CEILING TO BE DEMOLISHED UNLESS INDICATED OTHERWISE.
20. ALL EXISTING FLOORING TO BE DEMOLISHED UNLESS INDICATED OTHERWISE.
21. ALL EXISTING MECHANICAL AND ELECTRICAL TO BE DEMOLISHED UNLESS INDICATED OTHERWISE.
22. ALL EXISTING PAINT TO BE REMOVED UNLESS INDICATED OTHERWISE.
23. ALL EXISTING ASBESTOS TO BE REMOVED UNLESS INDICATED OTHERWISE.
24. ALL EXISTING LEAD TO BE REMOVED UNLESS INDICATED OTHERWISE.
25. ALL EXISTING HAZARDOUS MATERIALS TO BE REMOVED UNLESS INDICATED OTHERWISE.

PROJECT		1107 FULTON MARKET	
DATE		3/20/23	
ISSUE FOR REVIEW		01/1/24	
DESCRIPTION		MIXED USE BUILDING ADDITION & ALTERATIONS	
DATE			
DRAWN BY		A-2	
CHECKED BY			
APPROVED BY			



SECTION LONGITUDINAL DEMO
SIB-11-19



FRONT ELEVATION - DEMO
SIB-11-19

THOMAS
ARCHITECTS
211 MARKET
ANN ARBOR, MI 48106
P: 734.769.1200
F: 734.769.1201
WWW.THOMASARCHITECTS.COM



No.	1	ISSUE FOR REVIEW	07/17/14
Description			
Date			

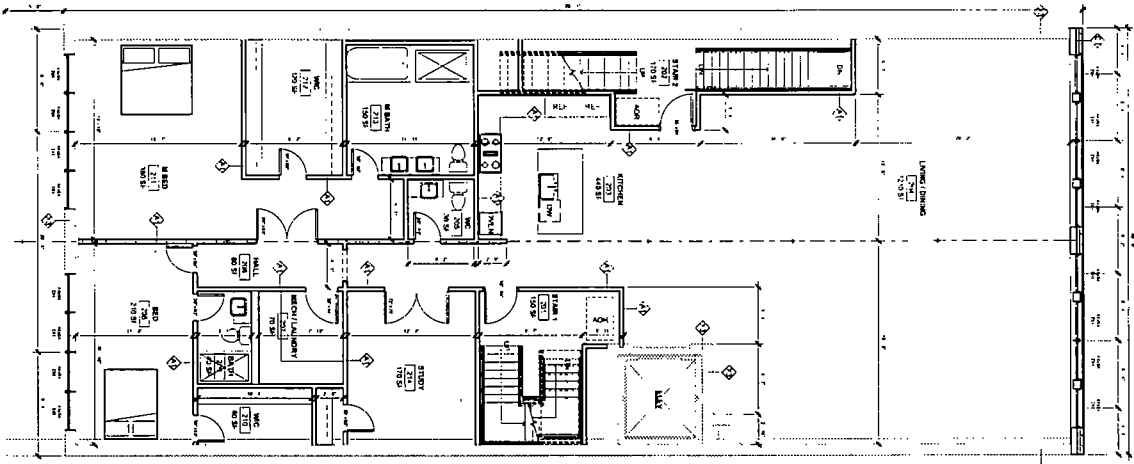
MIXED USE BUILDING
ADDITION & ALTERATIONS
1107 FULTON MARKET

10073
ISSUE ELEVATION/
SECTION

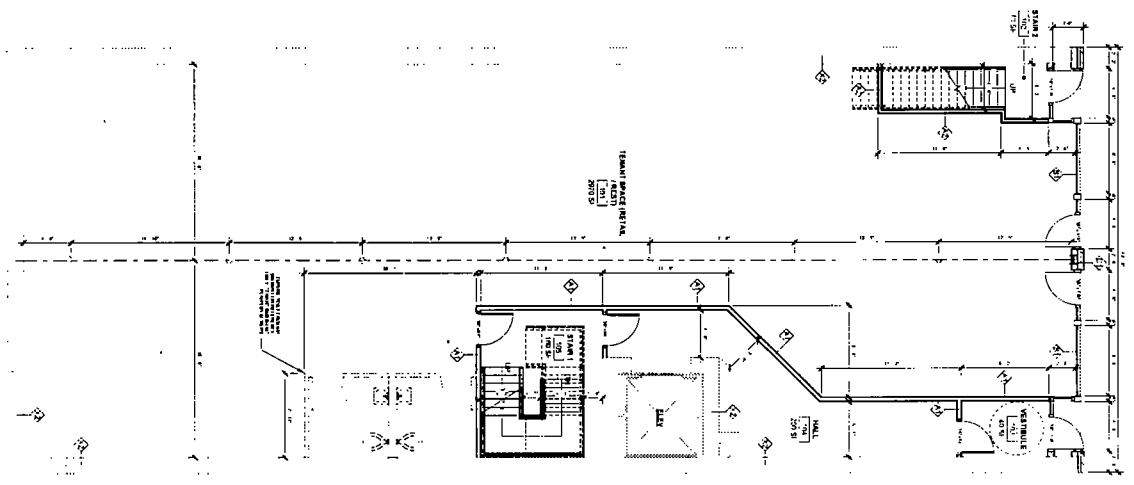
A-3



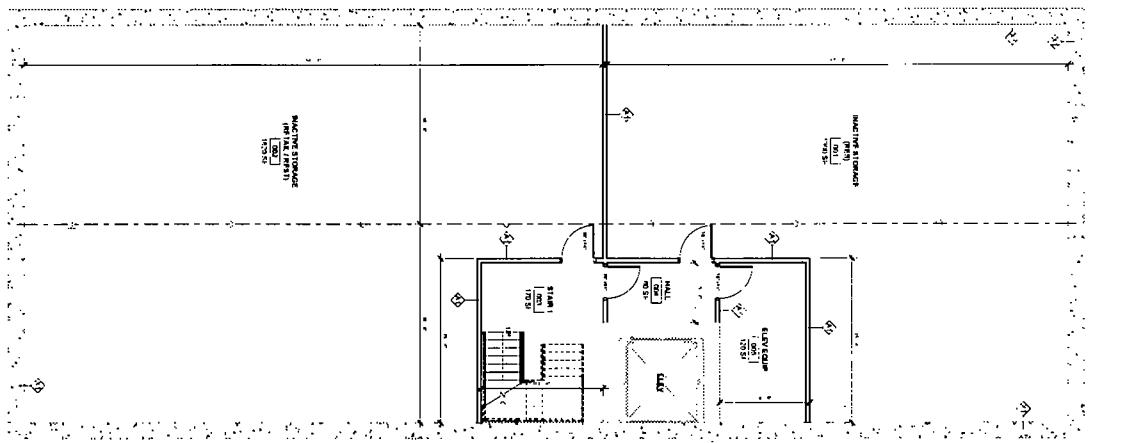
⊕ 2ND FLOOR - PROPOSED
1/8" = 1'-0"



⊕ 1ST FLOOR - PROPOSED
1/8" = 1'-0"



⊕ BASEMENT - PROPOSED
1/8" = 1'-0"



13073	
FLOOR PLANS	
A-4	
MIXED USE BUILDING ADDITION & ALTERATIONS 1107 FULTON MARKET	
No.	ISSUE FOR REVIEW
Description	07/17/14
Date	



FLOOR PLAN NOTES

1. ALL DIMENSIONS SHALL BE IN FEET AND INCHES UNLESS OTHERWISE NOTED.

2. FINISHES SHALL BE AS NOTED.

3. ALL WALLS SHALL BE 1/2" THICK UNLESS OTHERWISE NOTED.

4. ALL FLOORS SHALL BE 4" THICK UNLESS OTHERWISE NOTED.

5. ALL CEILING SHALL BE 8" THICK UNLESS OTHERWISE NOTED.

6. ALL ROOF SHALL BE 6" THICK UNLESS OTHERWISE NOTED.

7. ALL STAIRS SHALL BE 10" THICK UNLESS OTHERWISE NOTED.

8. ALL ELEVATORS SHALL BE 10" THICK UNLESS OTHERWISE NOTED.

9. ALL WINDOWS SHALL BE 1/2" THICK UNLESS OTHERWISE NOTED.

10. ALL DOORS SHALL BE 1 3/4" THICK UNLESS OTHERWISE NOTED.

11. ALL GLASS SHALL BE 1/2" THICK UNLESS OTHERWISE NOTED.

12. ALL METALS SHALL BE GALVANNEAL UNLESS OTHERWISE NOTED.

13. ALL PAINT SHALL BE PRIMAVERA UNLESS OTHERWISE NOTED.

14. ALL LUMBER SHALL BE SYPRESS UNLESS OTHERWISE NOTED.

15. ALL TILE SHALL BE 12" X 12" UNLESS OTHERWISE NOTED.

16. ALL GRANITE SHALL BE AS NOTED UNLESS OTHERWISE NOTED.

17. ALL MARBLE SHALL BE AS NOTED UNLESS OTHERWISE NOTED.

18. ALL STONE SHALL BE AS NOTED UNLESS OTHERWISE NOTED.

19. ALL BRASS SHALL BE POLISHED UNLESS OTHERWISE NOTED.

20. ALL COPPER SHALL BE POLISHED UNLESS OTHERWISE NOTED.

21. ALL LEAD SHALL BE POLISHED UNLESS OTHERWISE NOTED.

22. ALL ZINC SHALL BE POLISHED UNLESS OTHERWISE NOTED.

23. ALL ALUMINUM SHALL BE ANODIZED UNLESS OTHERWISE NOTED.

24. ALL STEEL SHALL BE A36 UNLESS OTHERWISE NOTED.

25. ALL WOOD SHALL BE DRY KILN UNLESS OTHERWISE NOTED.

26. ALL GLASS SHALL BE CLEAR UNLESS OTHERWISE NOTED.

27. ALL MIRROR SHALL BE AS NOTED UNLESS OTHERWISE NOTED.

28. ALL ART SHALL BE AS NOTED UNLESS OTHERWISE NOTED.

29. ALL LIGHTING SHALL BE AS NOTED UNLESS OTHERWISE NOTED.

30. ALL MECHANICAL SHALL BE AS NOTED UNLESS OTHERWISE NOTED.

31. ALL ELECTRICAL SHALL BE AS NOTED UNLESS OTHERWISE NOTED.

32. ALL PLUMBING SHALL BE AS NOTED UNLESS OTHERWISE NOTED.

33. ALL HVAC SHALL BE AS NOTED UNLESS OTHERWISE NOTED.

34. ALL FIRE PROTECTION SHALL BE AS NOTED UNLESS OTHERWISE NOTED.

35. ALL SAFETY SHALL BE AS NOTED UNLESS OTHERWISE NOTED.

36. ALL ACCESSIBILITY SHALL BE AS NOTED UNLESS OTHERWISE NOTED.

37. ALL ENERGY EFFICIENCY SHALL BE AS NOTED UNLESS OTHERWISE NOTED.

38. ALL SUSTAINABILITY SHALL BE AS NOTED UNLESS OTHERWISE NOTED.

39. ALL WELL-BEING SHALL BE AS NOTED UNLESS OTHERWISE NOTED.

40. ALL COMMUNITY SHALL BE AS NOTED UNLESS OTHERWISE NOTED.

41. ALL CULTURE SHALL BE AS NOTED UNLESS OTHERWISE NOTED.

42. ALL ECONOMY SHALL BE AS NOTED UNLESS OTHERWISE NOTED.

43. ALL ENVIRONMENT SHALL BE AS NOTED UNLESS OTHERWISE NOTED.

44. ALL EQUITY SHALL BE AS NOTED UNLESS OTHERWISE NOTED.

45. ALL ETHICS SHALL BE AS NOTED UNLESS OTHERWISE NOTED.

46. ALL GLOBALIZATION SHALL BE AS NOTED UNLESS OTHERWISE NOTED.

47. ALL HEALTH SHALL BE AS NOTED UNLESS OTHERWISE NOTED.

48. ALL INNOVATION SHALL BE AS NOTED UNLESS OTHERWISE NOTED.

49. ALL INTELLIGENCE SHALL BE AS NOTED UNLESS OTHERWISE NOTED.

50. ALL INTERNATIONALIZATION SHALL BE AS NOTED UNLESS OTHERWISE NOTED.

51. ALL LEADERSHIP SHALL BE AS NOTED UNLESS OTHERWISE NOTED.

52. ALL LEGISLATION SHALL BE AS NOTED UNLESS OTHERWISE NOTED.

53. ALL LITERACY SHALL BE AS NOTED UNLESS OTHERWISE NOTED.

54. ALL LOGISTICS SHALL BE AS NOTED UNLESS OTHERWISE NOTED.

55. ALL MANAGEMENT SHALL BE AS NOTED UNLESS OTHERWISE NOTED.

56. ALL MARKETING SHALL BE AS NOTED UNLESS OTHERWISE NOTED.

57. ALL MATHEMATICS SHALL BE AS NOTED UNLESS OTHERWISE NOTED.

58. ALL MEDIA SHALL BE AS NOTED UNLESS OTHERWISE NOTED.

59. ALL MEDICINE SHALL BE AS NOTED UNLESS OTHERWISE NOTED.

60. ALL MUSIC SHALL BE AS NOTED UNLESS OTHERWISE NOTED.

61. ALL NATURE SHALL BE AS NOTED UNLESS OTHERWISE NOTED.

62. ALL NEWS SHALL BE AS NOTED UNLESS OTHERWISE NOTED.

63. ALL NON-PROFIT SHALL BE AS NOTED UNLESS OTHERWISE NOTED.

64. ALL PAINTING SHALL BE AS NOTED UNLESS OTHERWISE NOTED.

65. ALL PERFORMANCE SHALL BE AS NOTED UNLESS OTHERWISE NOTED.

66. ALL PLANNING SHALL BE AS NOTED UNLESS OTHERWISE NOTED.

67. ALL POLITICS SHALL BE AS NOTED UNLESS OTHERWISE NOTED.

68. ALL PSYCHOLOGY SHALL BE AS NOTED UNLESS OTHERWISE NOTED.

69. ALL PUBLIC AFFAIRS SHALL BE AS NOTED UNLESS OTHERWISE NOTED.

70. ALL PUBLIC RELATIONS SHALL BE AS NOTED UNLESS OTHERWISE NOTED.

71. ALL RESEARCH SHALL BE AS NOTED UNLESS OTHERWISE NOTED.

72. ALL SCIENCE SHALL BE AS NOTED UNLESS OTHERWISE NOTED.

73. ALL SECURITY SHALL BE AS NOTED UNLESS OTHERWISE NOTED.

74. ALL SOCIAL WORK SHALL BE AS NOTED UNLESS OTHERWISE NOTED.

75. ALL SPORTS SHALL BE AS NOTED UNLESS OTHERWISE NOTED.

76. ALL STATISTICS SHALL BE AS NOTED UNLESS OTHERWISE NOTED.

77. ALL TEACHERS SHALL BE AS NOTED UNLESS OTHERWISE NOTED.

78. ALL TECHNOLOGY SHALL BE AS NOTED UNLESS OTHERWISE NOTED.

79. ALL THEATRE SHALL BE AS NOTED UNLESS OTHERWISE NOTED.

80. ALL TRAINING SHALL BE AS NOTED UNLESS OTHERWISE NOTED.

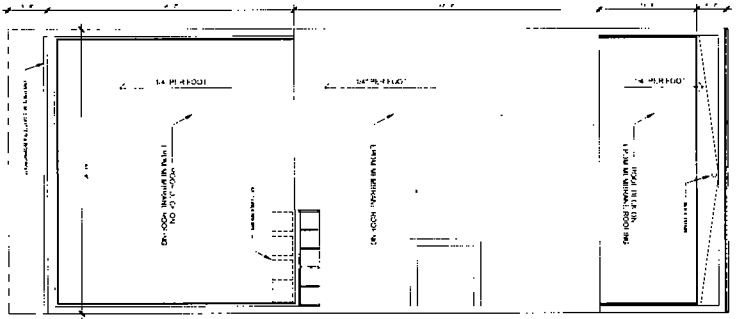
81. ALL TRANSPORTATION SHALL BE AS NOTED UNLESS OTHERWISE NOTED.

82. ALL TRAVEL SHALL BE AS NOTED UNLESS OTHERWISE NOTED.

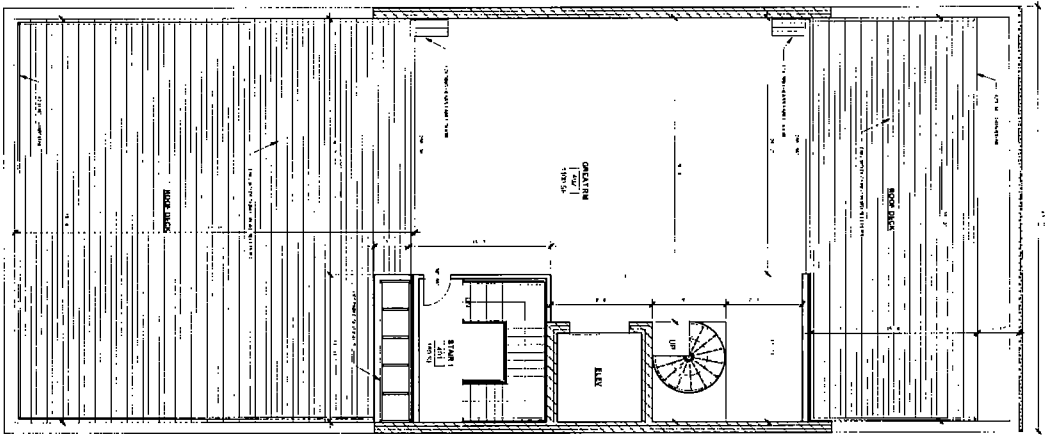
83. ALL URBAN PLANNING SHALL BE AS NOTED UNLESS OTHERWISE NOTED.

84. ALL VISUAL ARTS SHALL BE AS NOTED UNLESS OTHERWISE NOTED.

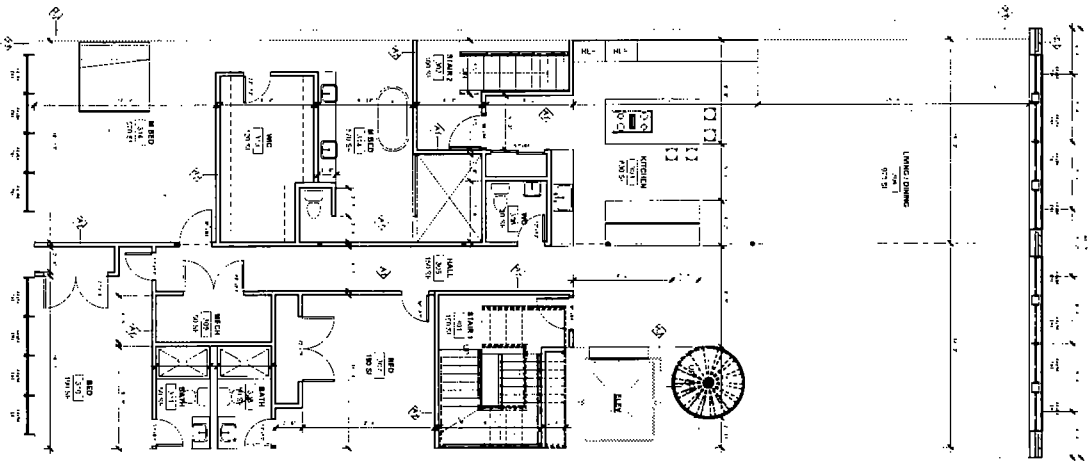
85. ALL WRITING SHALL BE AS NOTED UNLESS OTHERWISE NOTED.



① PROPOSED 1ST FLOOR PLAN



② PROPOSED 2ND FLOOR PLAN



③ PROPOSED 3RD FLOOR PLAN



NO.	REVISION	DATE
1	ISSUED FOR PERMIT	07/11/14
2	ISSUED FOR PERMIT	07/11/14
3	ISSUED FOR PERMIT	07/11/14
4	ISSUED FOR PERMIT	07/11/14
5	ISSUED FOR PERMIT	07/11/14
6	ISSUED FOR PERMIT	07/11/14
7	ISSUED FOR PERMIT	07/11/14
8	ISSUED FOR PERMIT	07/11/14
9	ISSUED FOR PERMIT	07/11/14
10	ISSUED FOR PERMIT	07/11/14

FLOOR PLAN NOTES

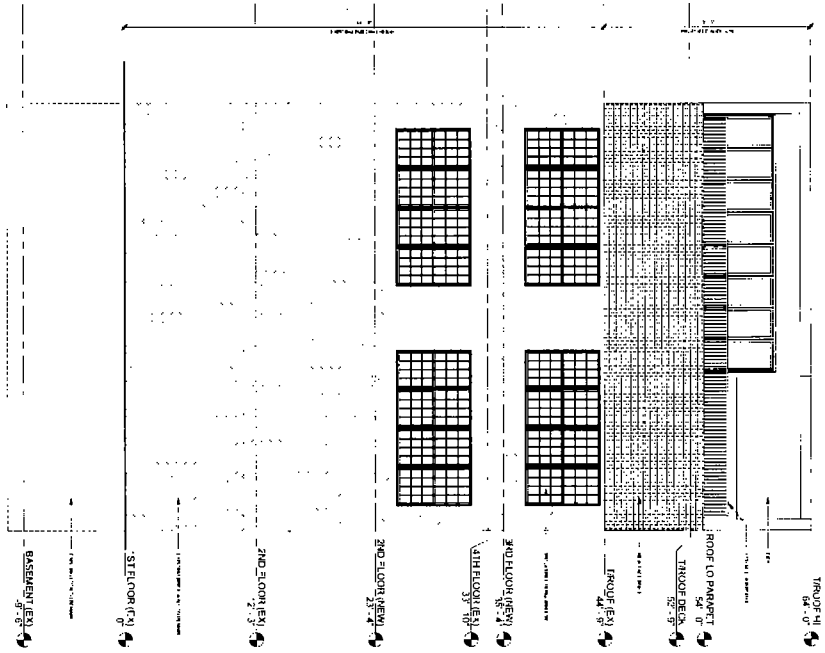
1. ALL DIMENSIONS SHALL BE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
2. FINISHES SHALL BE AS SHOWN ON THE FINISH SCHEDULE.
3. ALL WALLS SHALL BE 1/2" GYP BOARD ON 2" X 4" STUDS UNLESS OTHERWISE NOTED.
4. ALL FLOORS SHALL BE 1/2" GYP BOARD ON 2" X 4" JOISTS UNLESS OTHERWISE NOTED.
5. ALL CEILING SHALL BE 1/2" GYP BOARD ON 2" X 4" JOISTS UNLESS OTHERWISE NOTED.
6. ALL DOORS SHALL BE 1-1/2" MIN. THICK UNLESS OTHERWISE NOTED.
7. ALL WINDOWS SHALL BE 1/2" MIN. THICK UNLESS OTHERWISE NOTED.
8. ALL STAIRS SHALL BE 1/2" MIN. THICK UNLESS OTHERWISE NOTED.
9. ALL ELEVATIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
10. ALL NOTES SHALL BE IN CONFORMANCE WITH THE 2012 IBC.



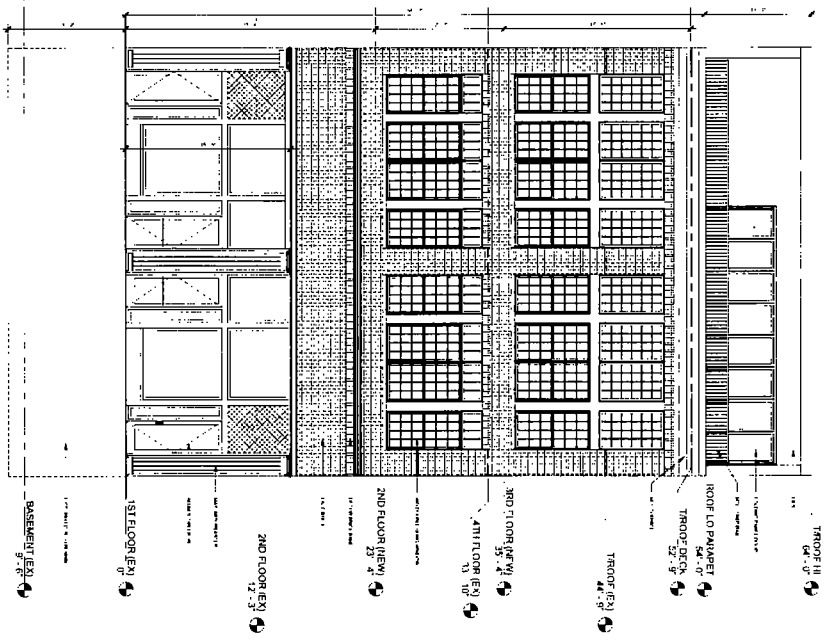
NO.	ISSUE FOR REVIEW	DATE
1	ISSUE FOR REVIEW	07/11/14
2	ISSUE FOR REVIEW	07/11/14
3	ISSUE FOR REVIEW	07/11/14
4	ISSUE FOR REVIEW	07/11/14
5	ISSUE FOR REVIEW	07/11/14
6	ISSUE FOR REVIEW	07/11/14
7	ISSUE FOR REVIEW	07/11/14
8	ISSUE FOR REVIEW	07/11/14
9	ISSUE FOR REVIEW	07/11/14
10	ISSUE FOR REVIEW	07/11/14

1107 FULTON MARKET
MIXED USE BUILDING
ADDITION & ALTERATIONS
A-5
FLOOR PLANS

2 REAR (SOUTH) ELEVATION
346'-0"



1 FRONT (NORTH) ELEVATION
346'-0"



WINDOW / DOOR NOTES

1. ALL WINDOWS AND DOORS TO BE SUPPLIED BY THE ARCHITECT.
2. ALL WINDOWS AND DOORS TO BE SUPPLIED BY THE ARCHITECT.
3. ALL WINDOWS AND DOORS TO BE SUPPLIED BY THE ARCHITECT.
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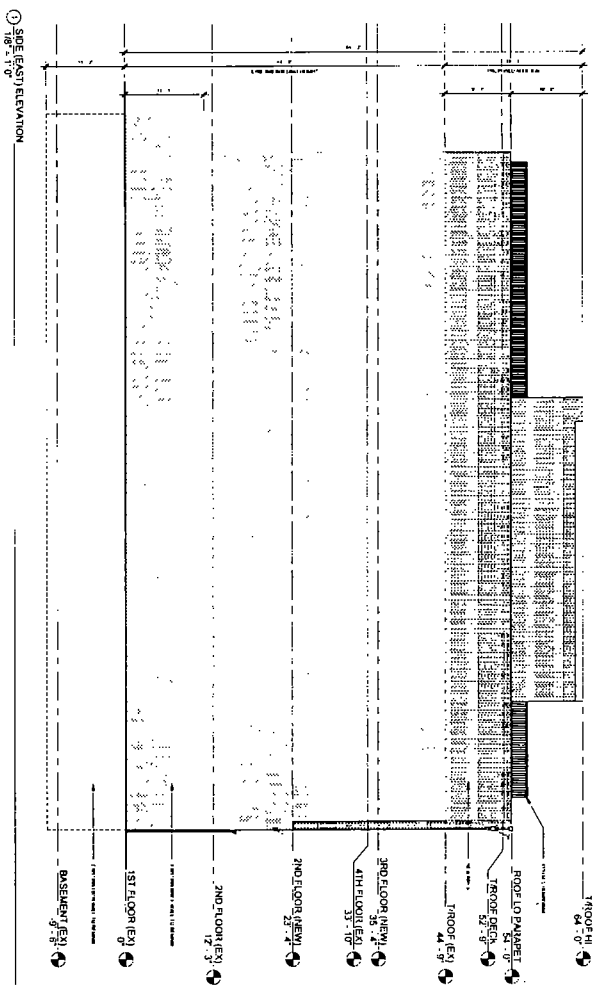
10. ALL WINDOWS AND DOORS TO BE SUPPLIED BY THE ARCHITECT.



No.	Description	Date
1	ISSUE FOR REVIEW	07/17/14

MIXED USE BUILDING
ADDITION & ALTERATIONS
1107 FULTON MARKET

2013
ELEVATIONS
A-6



WINDOW / DOOR NOTES

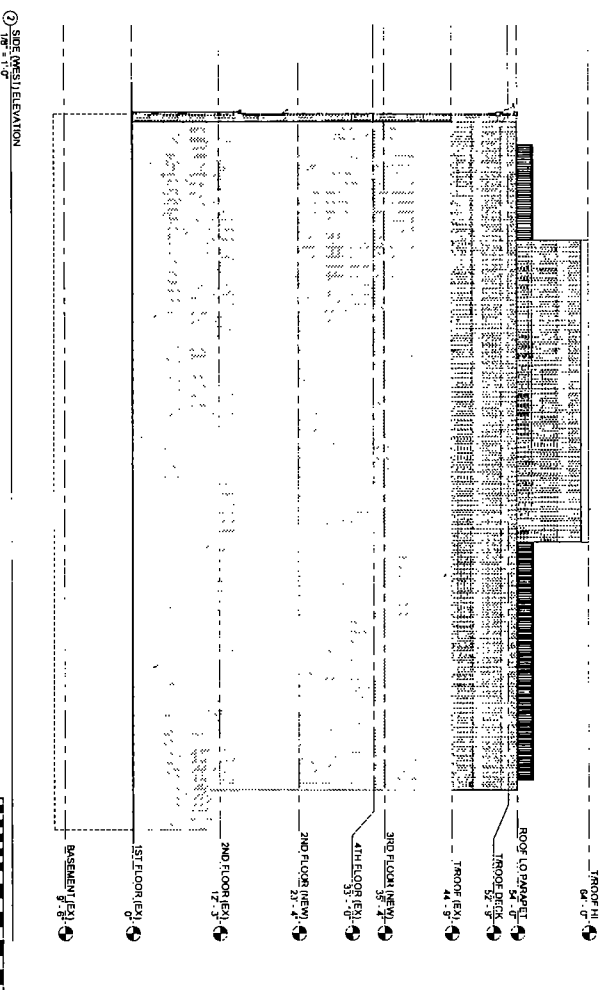
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WINDOW / DOOR NOTES

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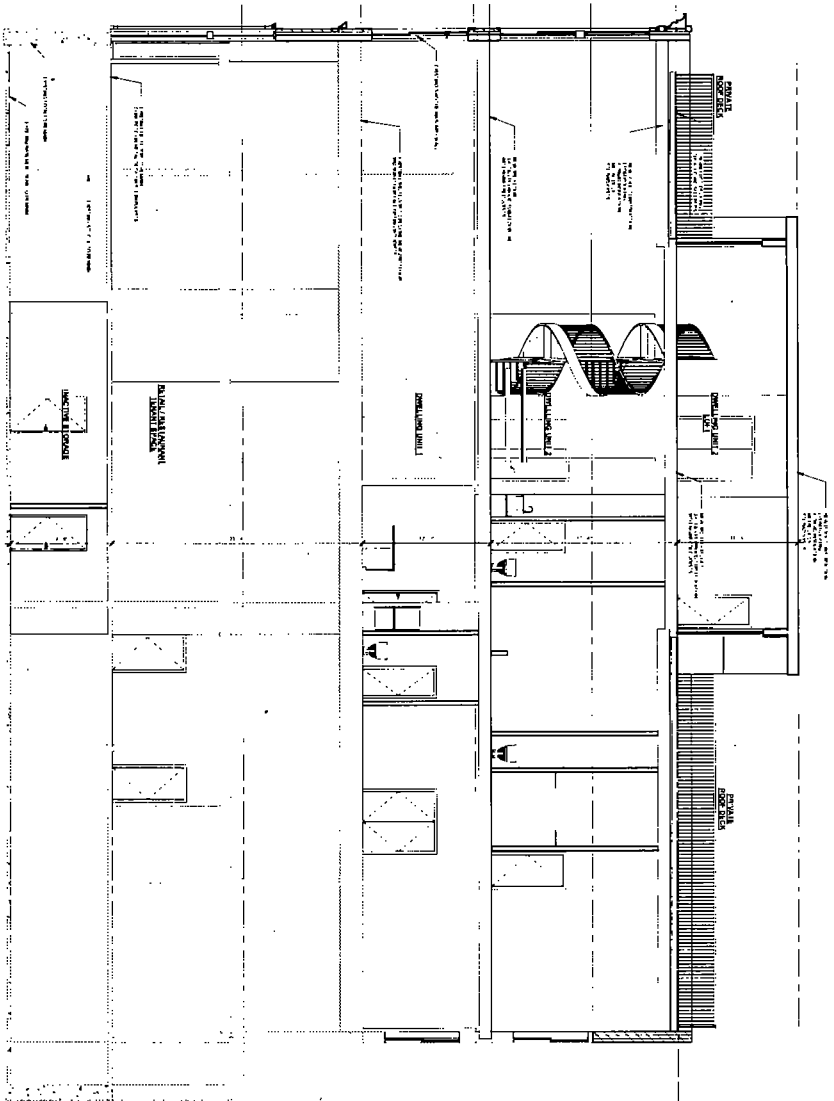
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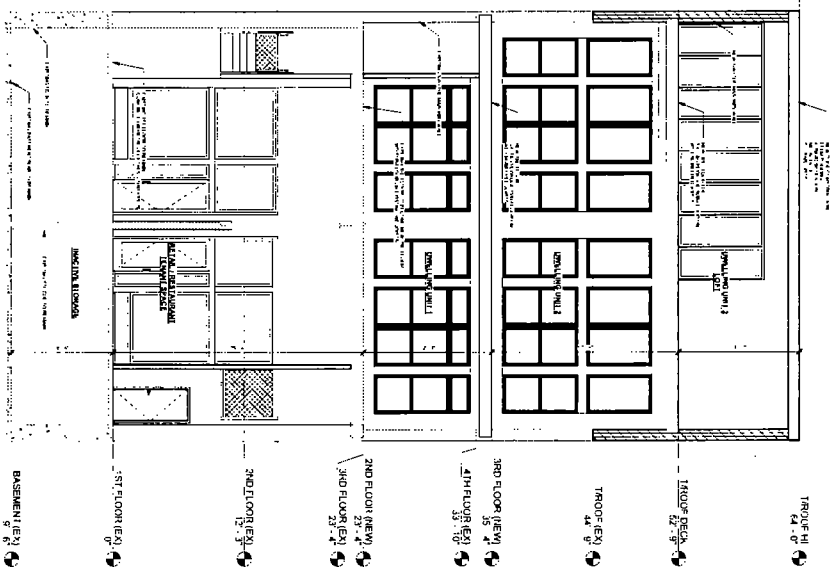
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15073
ELEVATIONS
A-7



SECTION 1 - LONGITUDINAL



SECTION 2 - TRANSVERSE

- FRAMING NOTES**
1. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL FLOOR AND CEILING FINISHES SHALL BE AS NOTED.
 3. ALL WALLS SHALL BE 12" THICK UNLESS OTHERWISE NOTED.
 4. ALL WINDOWS SHALL BE 12" MIN. CLEARANCE FROM FINISH SURFACE UNLESS OTHERWISE NOTED.
 5. ALL DOORS SHALL BE 36" MIN. CLEARANCE FROM FINISH SURFACE UNLESS OTHERWISE NOTED.
 6. ALL FLOOR JOISTS SHALL BE 2" MIN. CLEARANCE FROM FINISH SURFACE UNLESS OTHERWISE NOTED.
 7. ALL ROOF JOISTS SHALL BE 2" MIN. CLEARANCE FROM FINISH SURFACE UNLESS OTHERWISE NOTED.
 8. ALL ROOF DECK SHALL BE 2" MIN. CLEARANCE FROM FINISH SURFACE UNLESS OTHERWISE NOTED.
 9. ALL ROOF STRUCTURE SHALL BE AS NOTED.
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 18. ALL ROOF STRUCTURE SHALL BE AS NOTED.
 19. ALL ROOF STRUCTURE SHALL BE AS NOTED.
 20. ALL ROOF STRUCTURE SHALL BE AS NOTED.



NO.	REVISION	DATE	BY	CHKD.
1	ISSUE FOR REVIEW	07/17/24		
2				
3				
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6				
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8				
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10				



NO.	DESCRIPTION	DATE
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2		
3		
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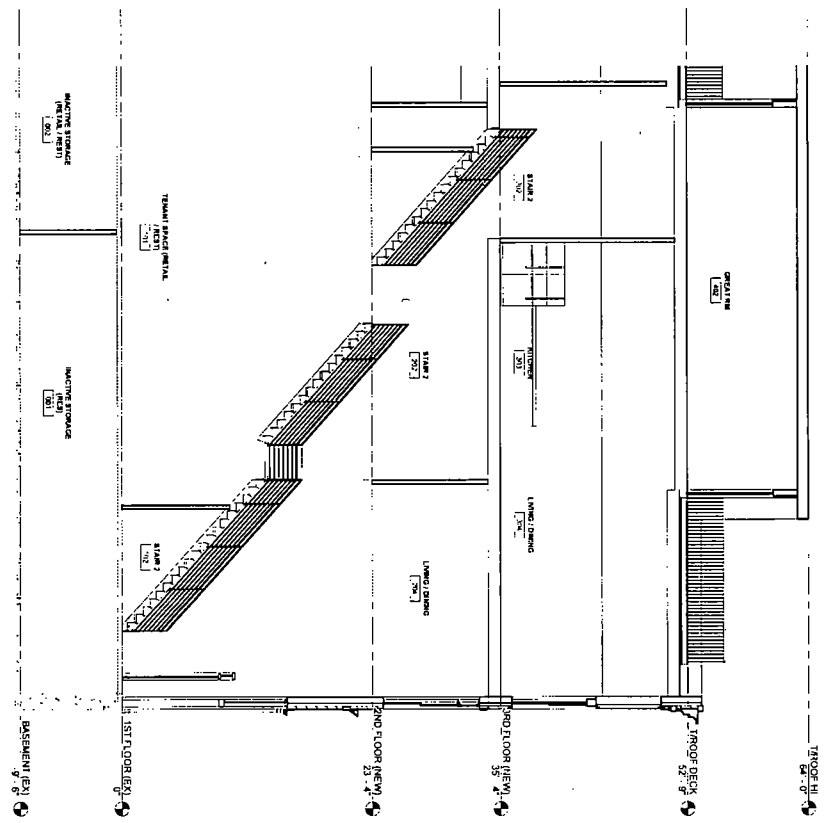
**MIXED USE BUILDING
ADDITION & ALTERATIONS**

1107 FULTON MARKET

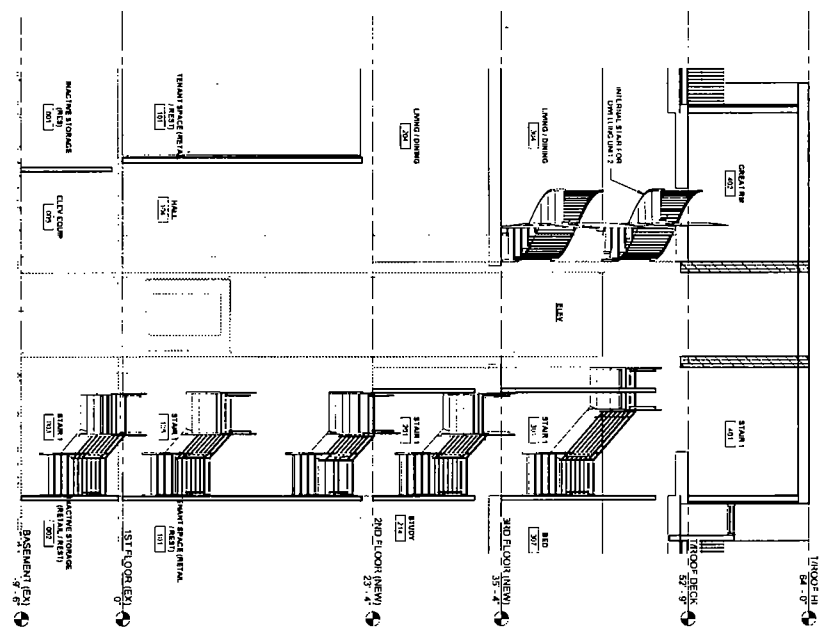
12073
BUILDING SECTIONS

A-8

SECTION @ STAIR 2
3/16" = 1'-0"



SECTION @ STAIR 1
3/16" = 1'-0"



NO.	REVISION	DATE
1	ISSUE FOR REVIEW	07/11/14
2	ISSUE FOR REVIEW	08/11/14
3	ISSUE FOR REVIEW	09/11/14
4	ISSUE FOR REVIEW	10/11/14
5	ISSUE FOR REVIEW	11/11/14
6	ISSUE FOR REVIEW	12/11/14
7	ISSUE FOR REVIEW	01/12/15
8	ISSUE FOR REVIEW	02/12/15
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148	ISSUE FOR REVIEW	10/23/26
149	ISSUE FOR REVIEW	11/23/26
150	ISSUE FOR REVIEW	12/23/26



Project No.	130073
Client	STAIR SECTIONS
Architect	JAMES H. HARRIS
Scale	3/16" = 1'-0"
Sheet No.	A-9
Revision	
Date	07/11/14
Description	ISSUE FOR REVIEW
By	
Checked	
Approved	

MIXED USE BUILDING
ADDITION & ALTERATIONS
1107 FULTON MARKET

MM SURVEYING CO., INC.

PLAT OF SURVEY

OF

5812 W. HIGGINS AVENUE
CHICAGO, ILLINOIS 60630

PROFESSIONAL DESIGN FIRM No. 184-003233

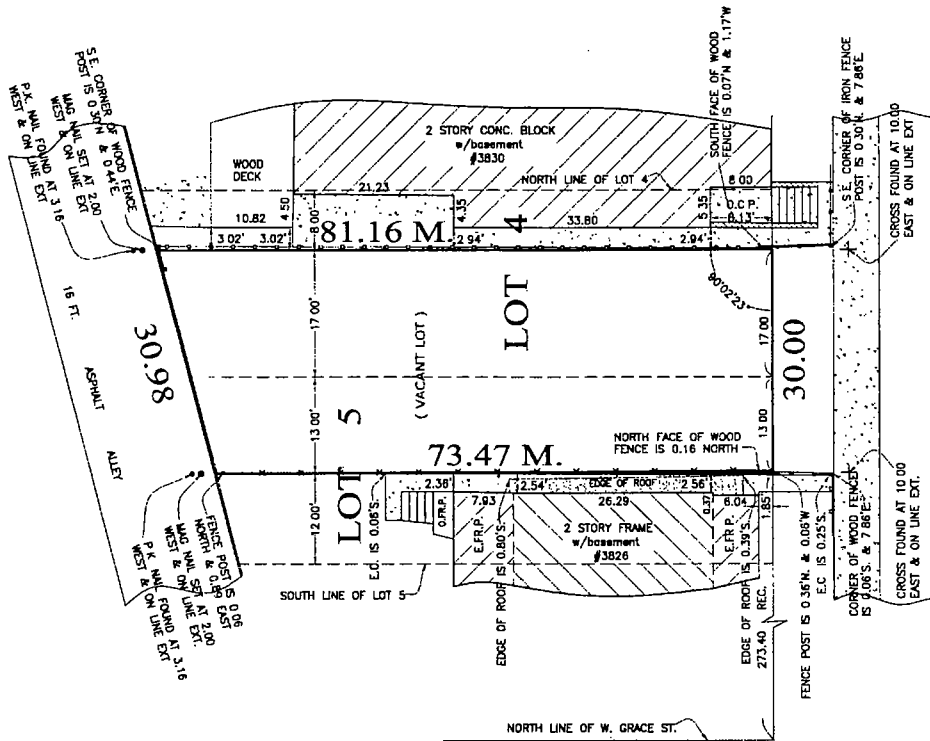
PHONE: (773)282-5900
FAX: (773)282-9424
mmsurvey1285@sbcglobal.net



THE SOUTH 17 FEET OF LOT 4 AND THE NORTH 13 FEET OF LOT 5 IN SUBDIVISION OF BLOCK 1 OF EDSON'S SUBDIVISION OF THE SOUTH ¼ OF THE EAST ¼ OF THE NORTHWEST ¼ OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 (EXCEPT A PART IN THE NORTHEAST CORNER THEREOF) TOGETHER WITH PART OF LOT 12 IN LAFLIN, SMITH AND DYER'S SUBDIVISION OF THE NORTHEAST ¼ OF SECTION 20 AFORESAID, IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA = 2,319 sq.ft.

COMMONLY KNOWN AS: #3828 N. RASINE AVE., CHICAGO, IL.



N. RACINE AVE.

LEGEND :

- CHAIN LINK FENCE
- WOOD FENCE
- IRON FENCE
- CONCRETE PAVEMENT
- ENCLOSED FRAME PORCH
- OPEN FRAME PORCH
- OPEN BRICK PORCH
- OPEN CONC. PORCH
- EDGE OF CONCRETE

ORDER NO. 81931

SCALE. 1 INCH = 16 FEET

FIELDWORK COMPLETION DATE : JUNE 30, 2014
ORDERED BY: JONATHAN SPLITT ARCHITECTS LTD

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR DEED, TITLE POLICY AND LOCAL ZONING ORDINANCE, ETC.

LEGAL DESCRIPTION NOTED ON THIS PLAT WAS PROVIDED BY THE CLIENT AND MUST BE COMPARED WITH DEED AND/OR TITLE POLICY. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.



State of Illinois
County of Cook

We, M M Surveying Co, Inc, do hereby certify that we have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey.

Signature: M. M. Surveying Co., Inc.

Date: 07-01-2014

REG. ILL. Land Surveyor No. 35-2522
LIC. EXP. NOVEMBER 30, 2014