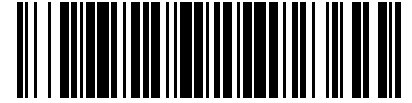




City of Chicago



O2021-2661

Office of the City Clerk Document Tracking Sheet

Meeting Date:	6/25/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 7-H at 2934-2938 N Leavitt St - App No. 20768T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#20768-T1
Intro Date
June 23, 2021

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 M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 7-H in the area bounded by

a line 70.45 feet north of and parallel to West Oakdale Avenue; North Leavitt Street; West Oakdale Avenue; and the alley next west of and parallel to North Leavitt Street,

to those of an RS-3 Residential Single-Unit (Detached House) 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: 2934-38 North Leavitt Street

17-13-0303-C (1) Narrative Zoning Analysis
2934-38 North Leavitt Avenue, Chicago, IL

Proposed Zoning: RS-3 Residential Single-Unit (Detached House) District

Lot Area: 8,805 square feet

Proposed Land Use: The Applicant is seeking to permit the renovation of the existing single-family home located at 2934 North Leavitt Avenue and to permit the construction of two (2) new two-story single-family homes on the vacant lots located at 2936 North Leavitt Avenue and 2938 North Leavitt Avenue. Each new home will measure 24 feet in height and will consist of frame construction with Hardie board siding and brick or/stone accents. A detached garage providing onsite parking for two (2) cars at each home will be located at the rear of each property.

- (A) The Project's Floor Area Ratio:
 - a. 2934 N. Leavitt: 1,954 sf / 2,555.625 sf (0.7646 FAR)
 - b. 2936 N. Leavitt: 2,000 sf / 3,125 sf (0.64 FAR)
 - c. 2938 N. Leavitt: 2,238 sf / 3,125 sf (0.7162 FAR)

- (B) The Project's Density (Minimum Lot Area Per D.U.):
 - a. 2934 N. Leavitt: 2,555.625 sf / D.U.
 - b. 2936 N. Leavitt: 3,125 sf / D.U.
 - c. 2938 N. Leavitt: 3,125 sf / D.U.

- (C) The amount of off-street parking: 2 vehicular garage parking spaces at each property

- (D) Setbacks:
 - a. 2934 N. Leavitt:
 - i. Front Setback: 13 feet-10.8 inches (existing)
 - ii. Rear Setback: 62 feet-9.84 inches (existing)
 - iii. Side Setbacks:
 - North: 0 feet-0 inches (proposed)*
 - South: 0.30 feet (existing)

 - b. 2936 N. Leavitt
 - i. Front Setback: 12 feet-0 inches
 - ii. Rear Setback: 61 feet-0 inches
 - iii. Side Setbacks:
 - North: 3 feet-0 inches
 - South: 2 feet-0 inches

- c. 2938 N. Leavitt
 - i. Front Setback: 12 feet-0 inches
 - ii. Rear Setback: 56 feet-6 inches
 - iii. Side Setbacks:
 - North: 3 feet-0 inches
 - South: 2 feet-0 inches

(E) Building Height:

- a. 2934 N. Leavitt: 29 feet-5 inches
- b. 2936 N. Leavitt: 24 feet-0 inches
- c. 2938 N. Leavitt: 24 feet-0 inches

**2934 North Leavitt Avenue will require a Variation to reduce the north side setback to zero and the combined side setback.*

REHAB OF LEAVITT ST. RESIDENCE AND TWO CAR FRAMED W/BASEMENT CONTRACTOR MANAGEMENT 2511 N LEAVITT ST CHICAGO, IL 60643

No. _____ Date _____
Division _____
Job No. _____
2511 N LEAVITT ST CHICAGO, IL 60643

2. DEMO DOOR
3. DEMO EAST WINDOW
4. DEMO EAST WOOD TRIM AND TRAILING
5. DEMO EAST WALL LAMINATE
6. DEMO EAST WALL FINISHES AND ASSOCIATED UTILITIES
7. DEMO EAST FLOOR ORBIT & ENTRY
8. DEMO EAST ROOM CHILDS ENTRY
9. DEMO EAST WOOD SHROOF
10. DEMO EAST SIDE FRENCH CHILDS ENTRY

SECOND LEVEL FLOOR PLANS

DATE: _____
SCALE: _____
A1.03

A1.03 DEMO REMARKS

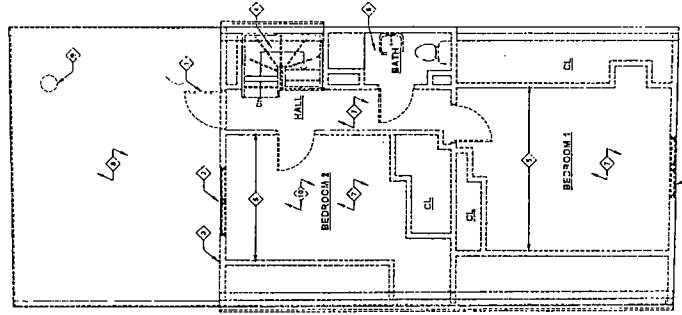
1. DEMO EAST DOOR
2. DEMO EAST WINDOW
3. DEMO EAST WOOD TRIM AND TRAILING
4. DEMO EAST WALL LAMINATE
5. DEMO EAST WALL FINISHES AND ASSOCIATED UTILITIES
6. DEMO EAST FLOOR ORBIT & ENTRY
7. DEMO EAST ROOM CHILDS ENTRY
8. DEMO EAST WOOD SHROOF
9. DEMO EAST SIDE FRENCH CHILDS ENTRY

A1.03 PLUMB REMARKS

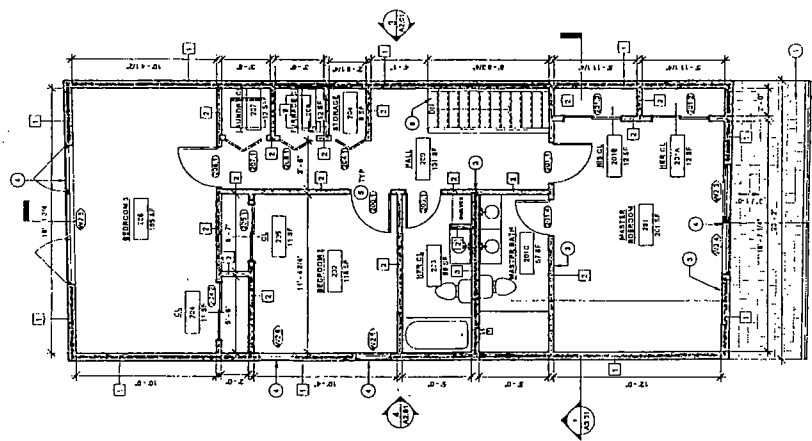
1. NEW 1/2" DIA. COPPER WATER SUPPLY LINE TO BATH
2. NEW 1/2" DIA. COPPER WATER SUPPLY LINE TO BATH
3. NEW 1/2" DIA. COPPER WATER SUPPLY LINE TO BATH
4. NEW 1/2" DIA. COPPER WATER SUPPLY LINE TO BATH
5. NEW 1/2" DIA. COPPER WATER SUPPLY LINE TO BATH
6. NEW 1/2" DIA. COPPER WATER SUPPLY LINE TO BATH
7. NEW 1/2" DIA. COPPER WATER SUPPLY LINE TO BATH
8. NEW 1/2" DIA. COPPER WATER SUPPLY LINE TO BATH
9. NEW 1/2" DIA. COPPER WATER SUPPLY LINE TO BATH

LEGEND

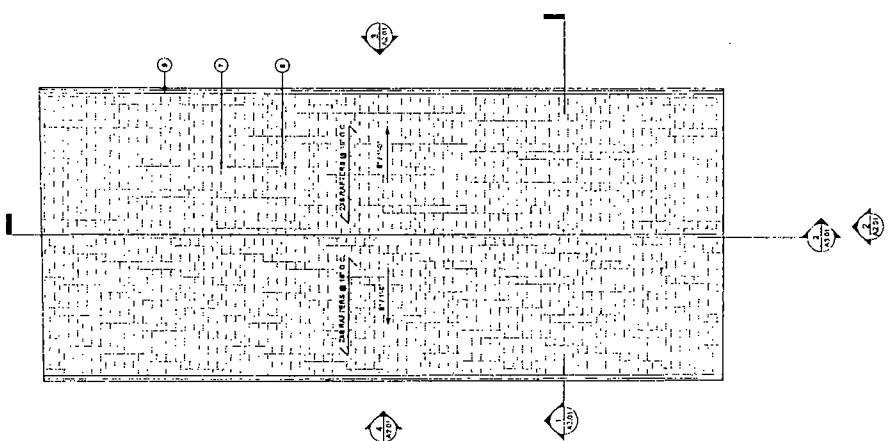
- 1. DEMO
- 2. NEW
- 3. EXISTING
- 4. FINISH
- 5. STRUCTURE
- 6. MECHANICAL
- 7. ELECTRICAL
- 8. PLUMBING
- 9. ROOFING
- 10. OTHER



1 SECOND LEVEL DEMO PLAN
SCALE: 1/8" = 1'-0"



2 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



3 ROOF PLAN
SCALE: 1/8" = 1'-0"

REHAB OF LEAVITT ST. RESIDENCE
 AND TWO CAR FRAME W/ BASEMENT
 FORT DEARBORN MANAGEMENT
 2024 N LEAVITT ST CHICAGO IL 60613

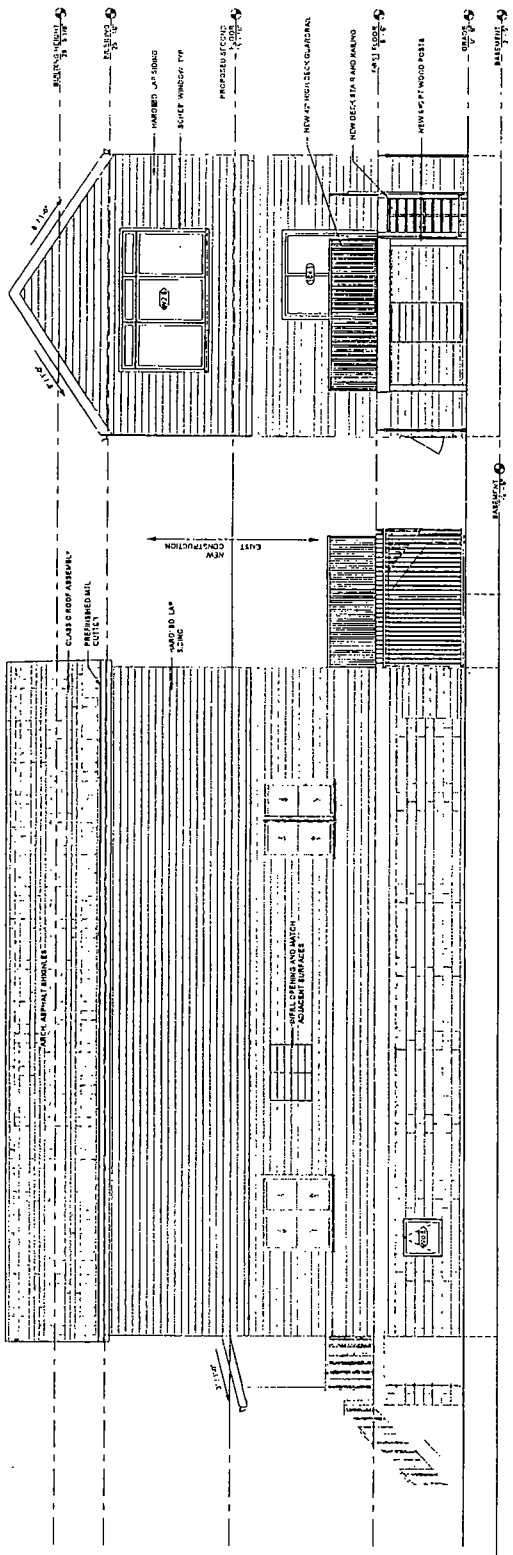
NO. DRAWING: 204

DATE: 11.12.22
 SCALE: 1/4" = 1'-0"

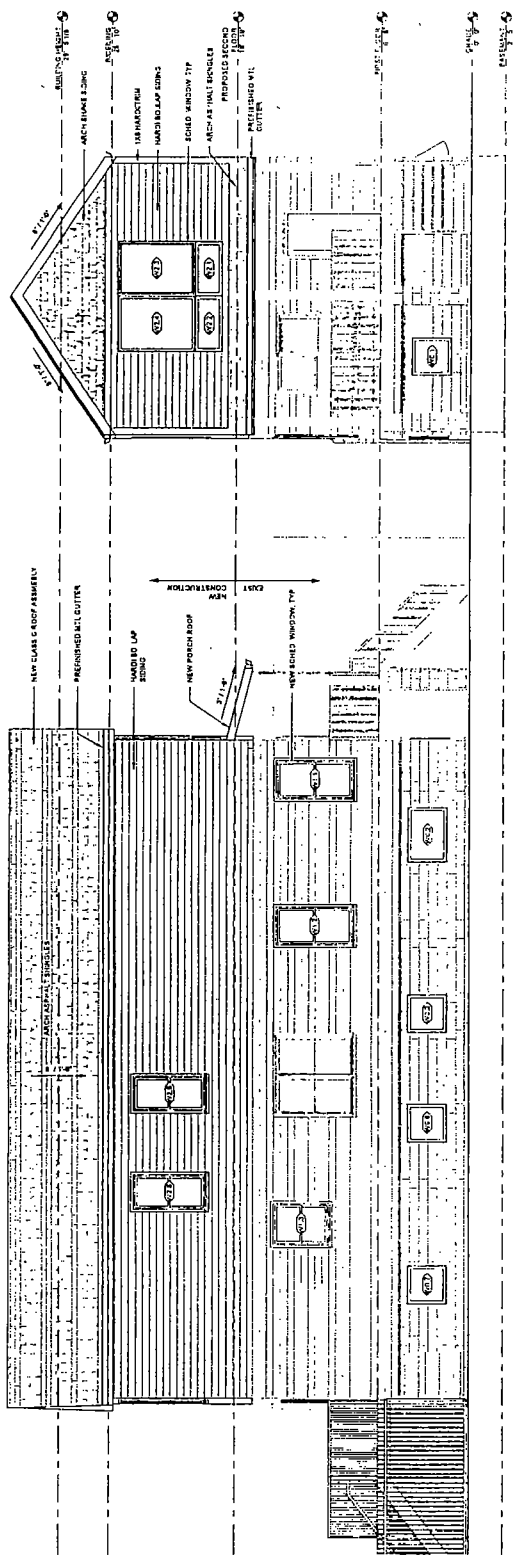
A2.01

BUILDING ELEVATIONS

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- 1. NORTH ELEVATION
- 2. WEST ELEVATION
- 3. SOUTH ELEVATION
- 4. EAST ELEVATION
- 5. SECTION 1-1
- 6. SECTION 2-2
- 7. SECTION 3-3
- 8. SECTION 4-4
- 9. SECTION 5-5
- 10. SECTION 6-6
- 11. SECTION 7-7
- 12. SECTION 8-8
- 13. SECTION 9-9
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- 15. SECTION 11-11
- 16. SECTION 12-12
- 17. SECTION 13-13
- 18. SECTION 14-14
- 19. SECTION 15-15
- 20. SECTION 16-16
- 21. SECTION 17-17
- 22. SECTION 18-18
- 23. SECTION 19-19
- 24. SECTION 20-20
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- 35. SECTION 31-31
- 36. SECTION 32-32
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- 95. SECTION 91-91
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- 98. SECTION 94-94
- 99. SECTION 95-95
- 100. SECTION 96-96
- 101. SECTION 97-97
- 102. SECTION 98-98
- 103. SECTION 99-99
- 104. SECTION 100-100



1 NORTH ELEVATION
 SCALE 1/4" = 1'-0"



2 WEST ELEVATION
 SCALE 1/4" = 1'-0"

3 SOUTH ELEVATION
 SCALE 1/4" = 1'-0"

4 EAST ELEVATION
 SCALE 1/4" = 1'-0"

REHAB OF LEAVITT ST. RESIDENCE

NEW 2-STORY FRAME SINGLE FAMILY RESIDENCE W/BASEMENT
AND TWO CAR FRAMED GARAGE

FORT DEARBORN MANAGEMENT
2934 N LEAVITT ST CHICAGO IL 60658

DATE: 2/14/2017

DWG: 21-1008181

PROJECT NO. 21-1008181

DATE: 2/14/2017

DWG: 21-1008181

SCALE: 1/8" = 1'-0"

SHEET NO. A2.02

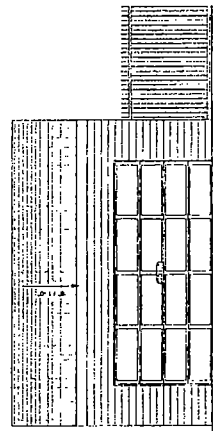
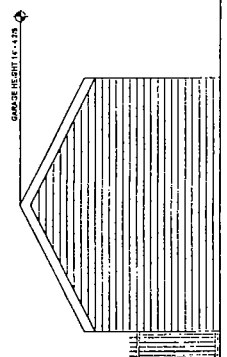
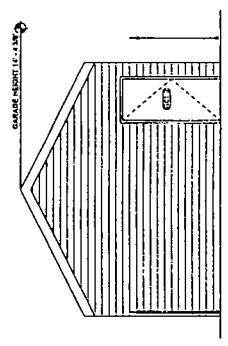
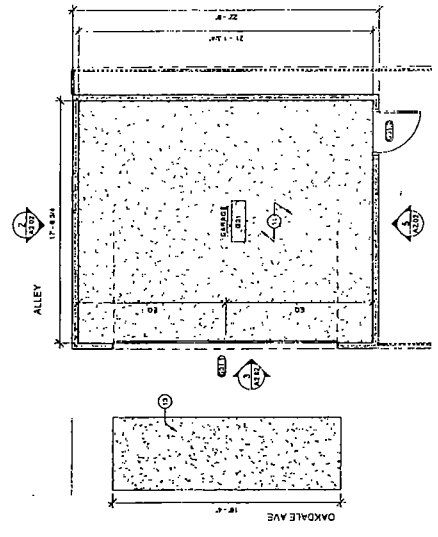
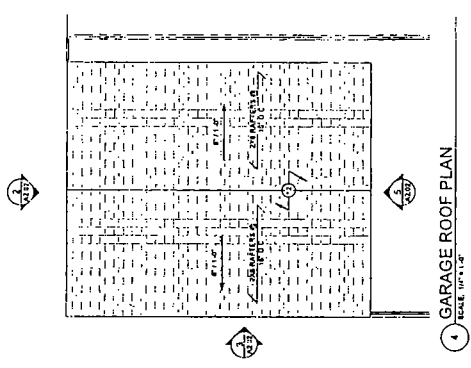
GARAGE ELEVATIONS

SCALE: 1/8" = 1'-0"

DATE: 2/14/2017

DWG: 21-1008181

SHEET NO. A2.02



1 GARAGE PLAN
SCALE: 1/8" = 1'-0"

2 GARAGE - EAST ELEVATION
SCALE: 1/8" = 1'-0"

3 GARAGE - WEST ELEVATION
SCALE: 1/8" = 1'-0"

REHAB OF LEAVITT ST. RESIDENCE

NEW 2-STORY FRAME SINGLE FAMILY RESIDENCE W/BASEMENT
AND TWO CAR FRAMED GARAGE

2091 DEARBORN MANAGEMENT
2094 N LEAVITT ST CHICAGO, IL 60614

NO. DATE/ISSUE DATE

DESCRIPTION

1. 2091 DEARBORN MANAGEMENT
2. 2094 N LEAVITT ST CHICAGO, IL 60614
3. NEW 2-STORY FRAME SINGLE FAMILY RESIDENCE W/BASEMENT
AND TWO CAR FRAMED GARAGE
4. 2091 DEARBORN MANAGEMENT
5. 2094 N LEAVITT ST CHICAGO, IL 60614

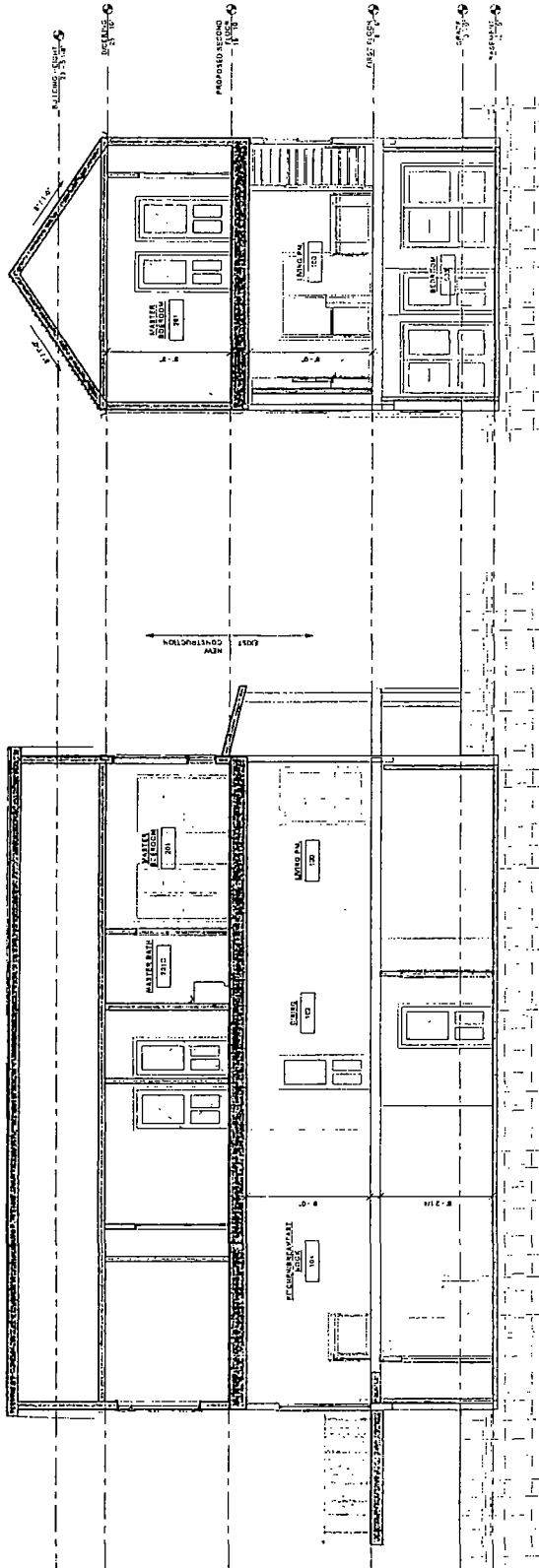
SHEET TITLE

OVERALL BUILDING SECTIONS

SCALE: 1/8" = 1'-0"

DATE: 08/20/18

A3.01



OVERALL NORTH/SOUTH SECTION

OVERALL EAST/WEST SECTION

NEW LEAVITT RESIDENCE (#2936)
NEW 2-STORY FRAME SINGLE FAMILY RESIDENCE W/BASEMENT
AND TWO CAR FRAMED GARAGE
FORT DEARBORN MANAGEMENT
2935 N LEAVITT ST CHICAGO IL 60618

DATE: 01/11/18
PROJECT: 2936

PERMITS REQUIRED:
- BUILDING PERMIT
- ELECTRICAL PERMIT
- MECHANICAL PERMIT
- PLUMBING PERMIT
- SANITATION PERMIT
- SIGNAGE PERMIT
- STREET CLOSURE PERMIT
- TREE REMOVAL PERMIT

FLOOR PLANS

SCALE: 1/8" = 1'-0"

DATE: 01/11/18

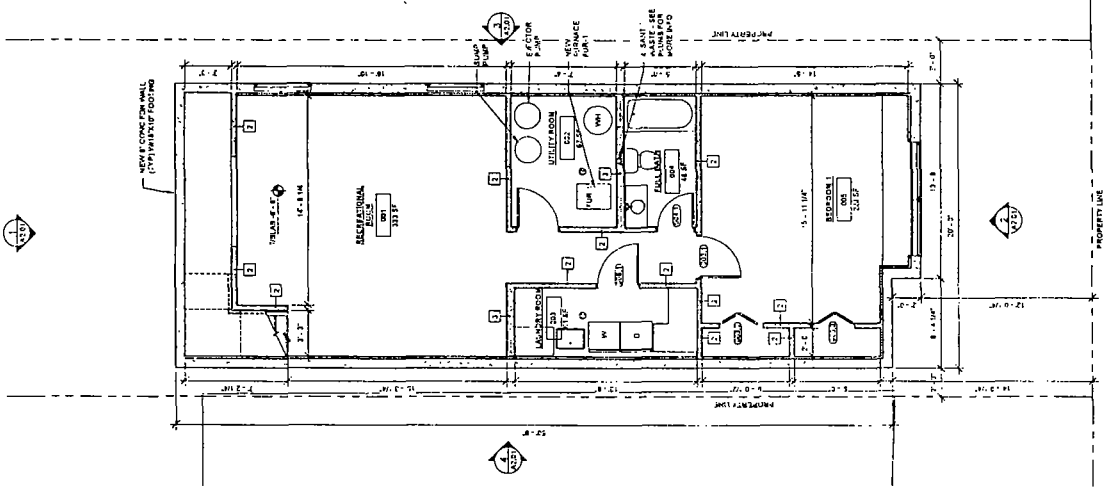
PROJECT: 2936

REVISIONS:

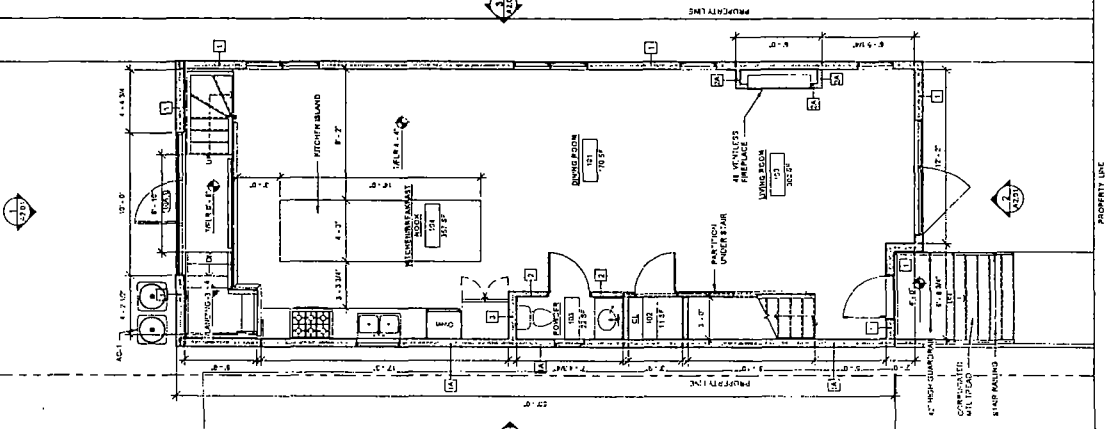
A1.01

LEGEND

(Symbol)	DOOR - OPEN TO NEIGHBORING SPACE
(Symbol)	WINDOW - REFER TO SPECIFICATIONS
(Symbol)	WALL - REFER TO SPECIFICATIONS
(Symbol)	CEILING - REFER TO SPECIFICATIONS
(Symbol)	FLOORING - REFER TO SPECIFICATIONS
(Symbol)	FINISH - REFER TO SPECIFICATIONS



1 BASEMENT LEVEL
SCALE: 1/8" = 1'-0"



2 FIRST FLOOR
SCALE: 1/8" = 1'-0"

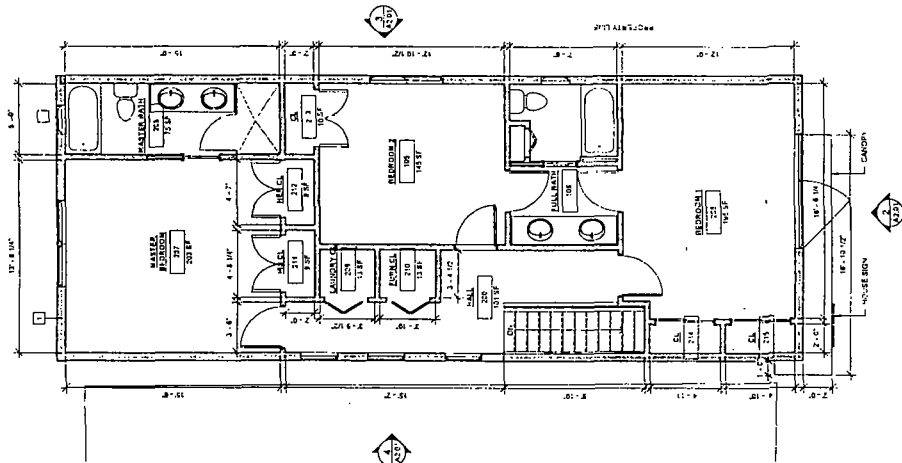
CTI APPROVAL STAMP

NEW LEAVITT RESIDENCE (#2936)
NEW 2-STORY FRAME SINGLE FAMILY RESIDENCE W/BASMENT
AND TWO CAR FRAMED GARAGE
FOH I DEARBORN MANAGEMENT
2926 N LEAVITT ST CHICAGO, IL 60618

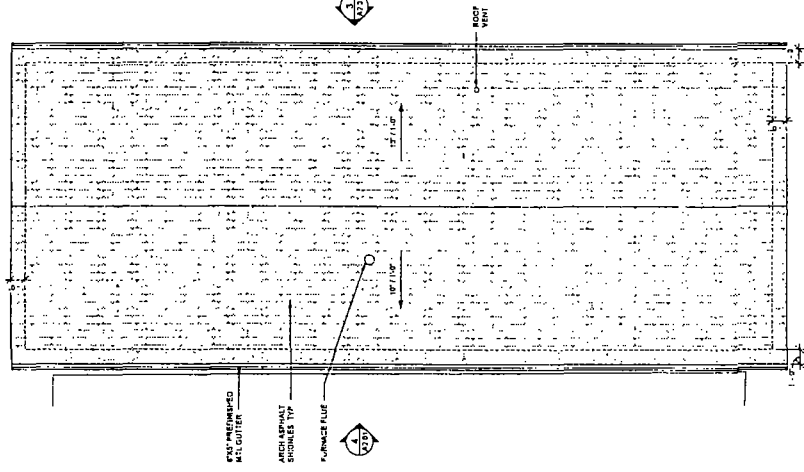
DATE: 02/01/2017
DRAWN BY: J. DEARBORN
CHECKED BY: J. DEARBORN
PROJECT NO: 2017-001

FLOOR PLANS
SCALE: 1/8" = 1'-0"
SHEET NO: A1.02

LEGEND
DOOR TAG - REFER TO SHEET 01-10 FOR LAYOUT
WINDOW TAG - REFER TO SHEET 01-10 FOR LAYOUT
WALL TAG - REFER TO SHEET 01-10 FOR LAYOUT
PARTITION TAGS ON SHEET 01-10



1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 ROOF PLAN
SCALE: 1/8" = 1'-0"

CITY APPROVAL STAMP

NEW LEAVITT RESIDENCE (#2936)

FORT REARSON MANAGEMENT
737 N LEAVITT ST CHICAGO IL 60610

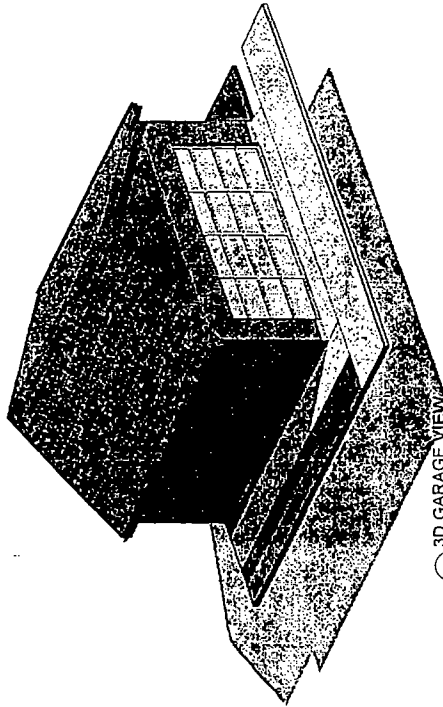
NO. 2936

OWNER'S NAME
ADDRESS
CITY
STATE
ZIP
PHONE
DATE
PROJECT NO.

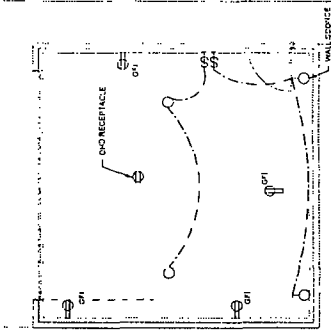
SHEET TITLE
**2 CAR GARAGE
PLANS**

SCALE
DATE

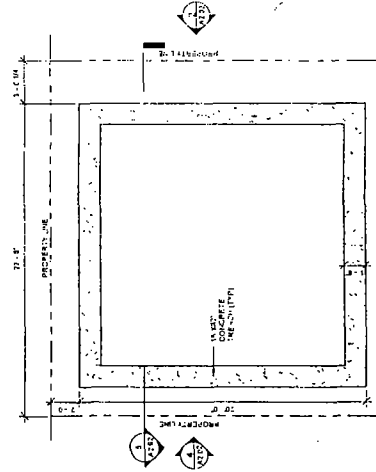
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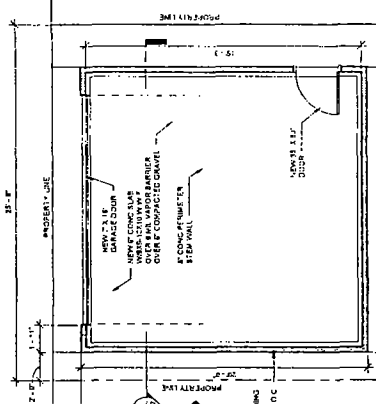
3 3D GARAGE VIEW
SCALE 3/8"=1'-0"



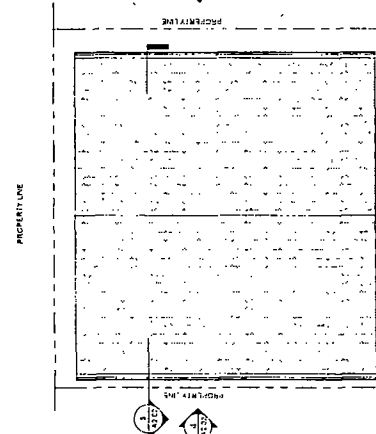
4 GARAGE ELECTRICAL PLAN
SCALE 3/8"=1'-0"



1 FOUNDATION PLAN
SCALE 3/8"=1'-0"



2 T/SLAB
SCALE 3/8"=1'-0"



3 T/ROOF
SCALE 3/8"=1'-0"

NEW LEAVITT RESIDENCE (#2936)
NEW 2-STORY FRAME SINGLE FAMILY RESIDENCE W/BASEMENT
AND TWO CAR FRAME GARAGE
FORT DEBORNH MANAGEMENT
2936 N LEAVITT ST CHICAGO, IL 60618

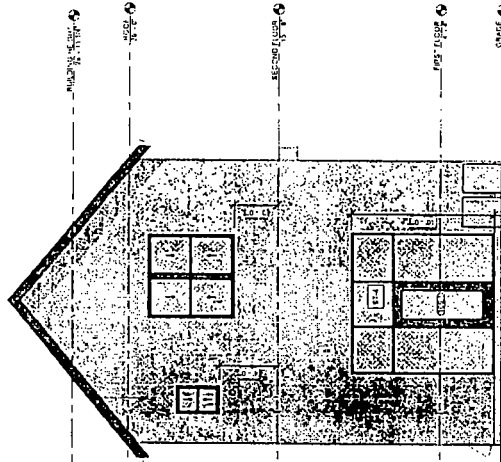
DATE: 02/08/2017
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN

PROJECT NO.: 2936
SHEET NO.: 1
DATE: 02/08/2017
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN

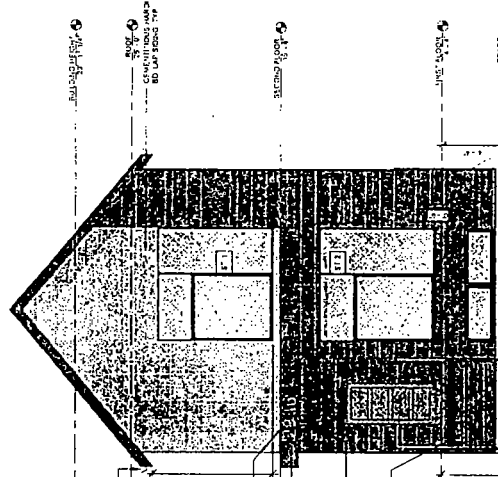
BUILDING
ELEVATIONS

SCALE: 1/8" = 1'-0"

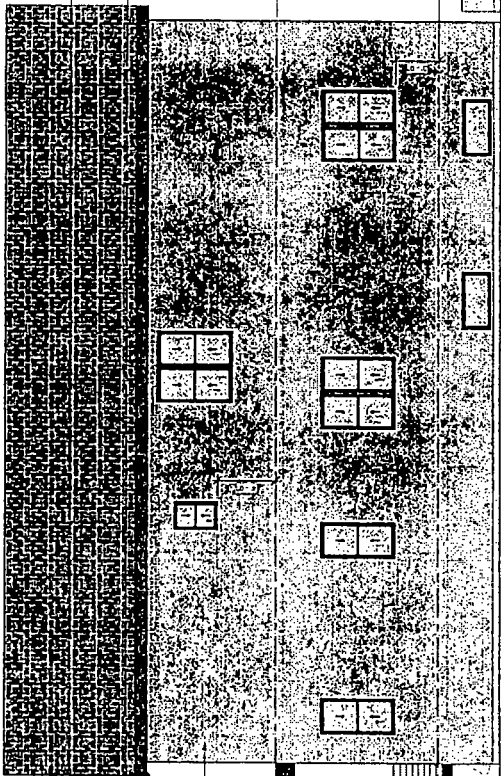
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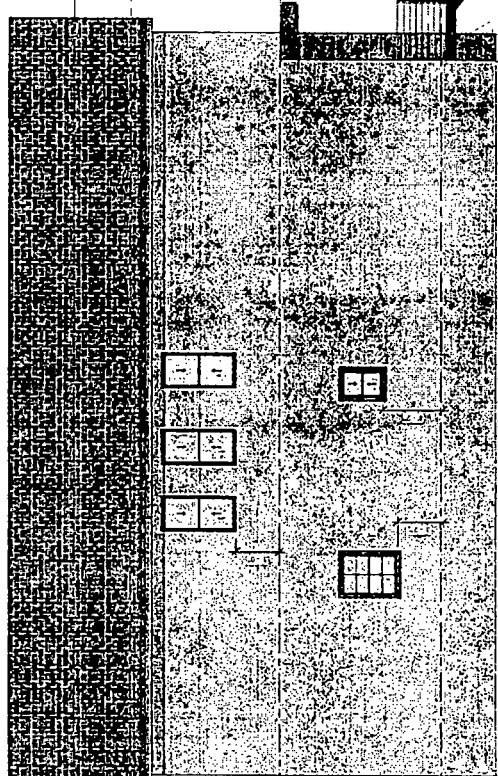
WEST ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

AND ASPHALT
SHINGLES TYP
PREFERRED
MT. CANTON
ASBESTOS
CEMENTITIOUS
BRICK 2-1/2"
HOME SIDE
CONCRETE
STAIR RISING
CAR FRAME
STORAGE

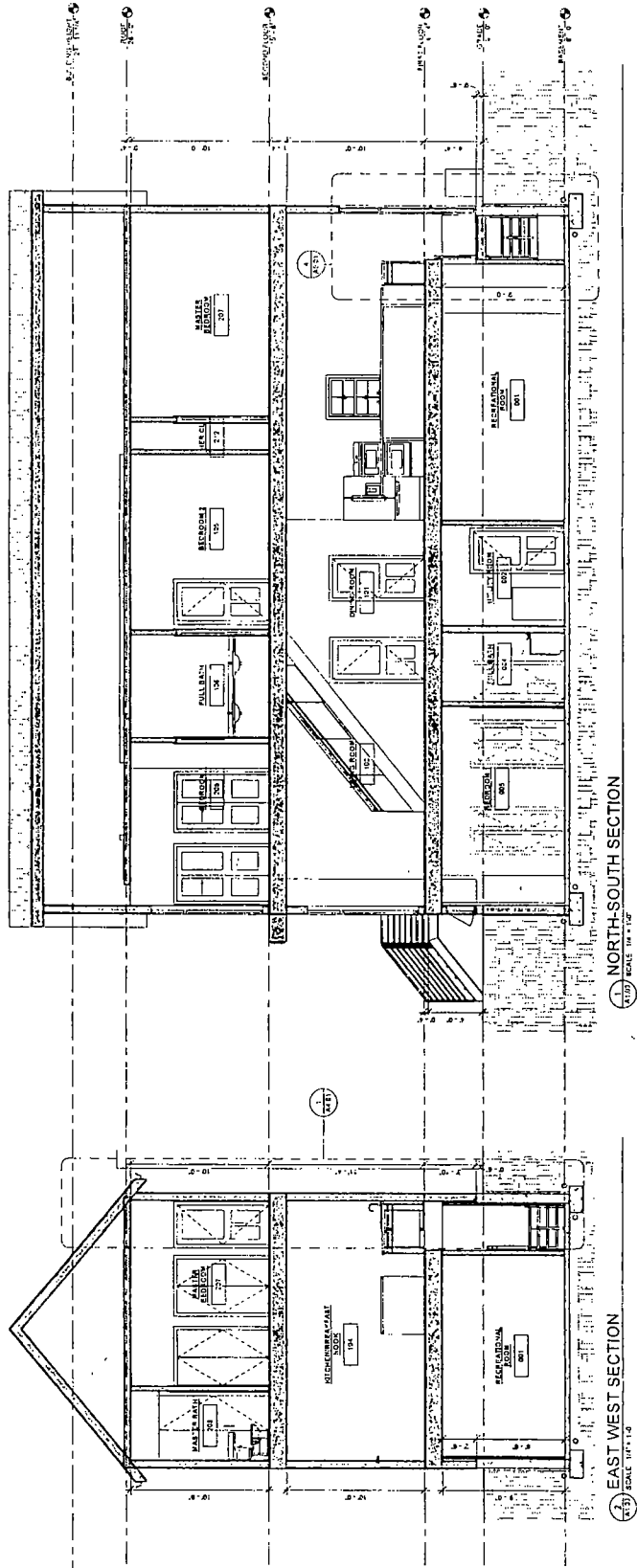
PREFERRED
MT. CANTON
ASBESTOS
CEMENTITIOUS
BRICK 2-1/2"
CONCRETE
MT. READ

CITY APPROVAL STAMP

NEW LEAVITT RESIDENCE (#2936)
NEW 2-STORY FRAME SINGLE FAMILY RESIDENCE W/BASEMENT
AND TWO CAR FRAMED GARAGE
FORT DEARBORN MANAGEMENT
7526 N LEAVITT ST CHICAGO, IL 60631

OWNER: [REDACTED]
ARCHITECT: [REDACTED]
DATE: [REDACTED]

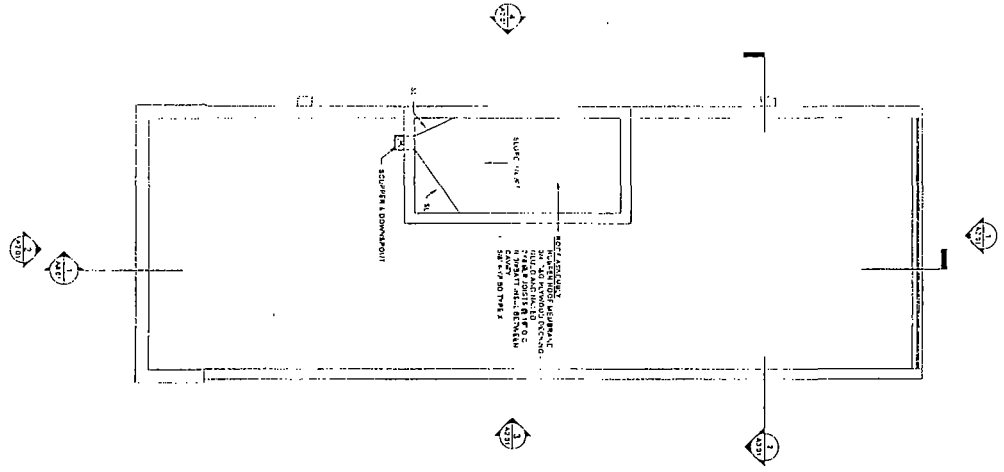
PROJECT: [REDACTED]
SHEET: [REDACTED]
DATE: [REDACTED]
SCALE: [REDACTED]
A3.01



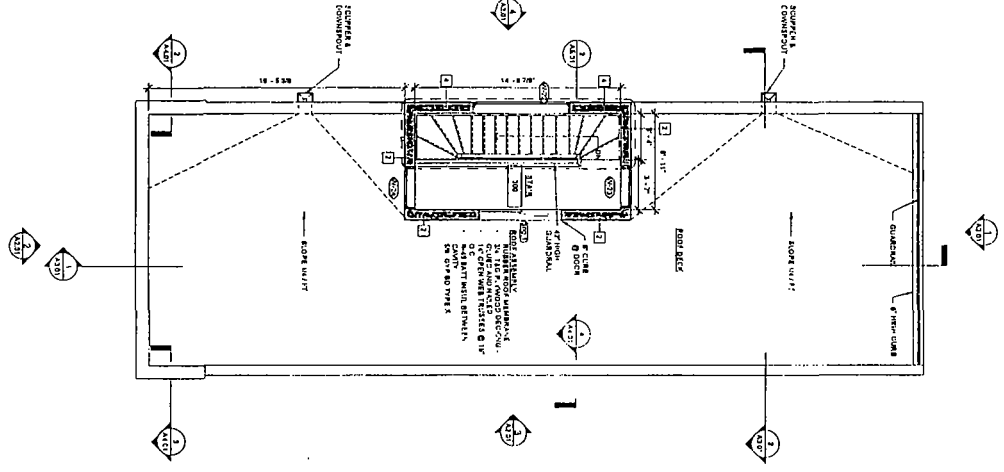
NORTH-SOUTH SECTION
SCALE 1/8" = 1'-0"

EAST WEST SECTION
SCALE 1/8" = 1'-0"

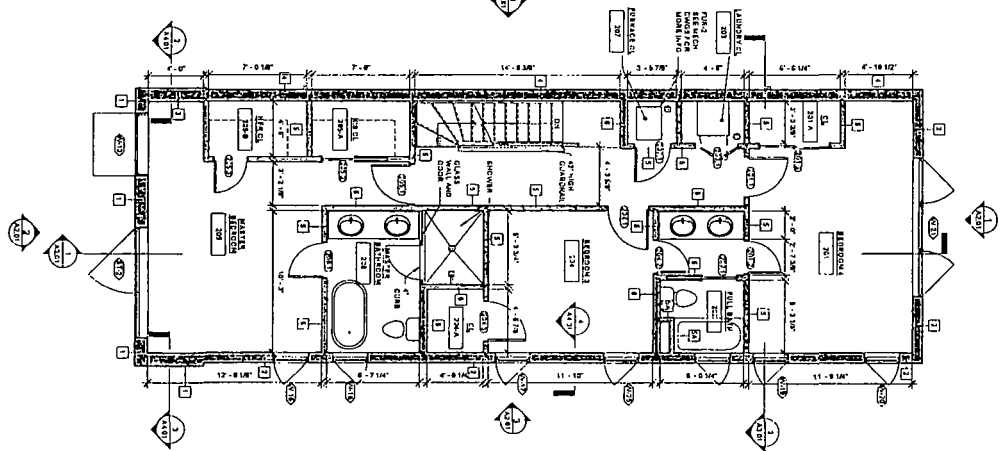
1 STAIR ROOF
SCALE: 1/8" = 1'-0"



2 ROOF DECK
SCALE: 1/8" = 1'-0"



3 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



LEGEND

	DOOR SWING
	WINDOW
	WALL
	FLOOR FINISH
	CEILING FINISH
	ROOF FINISH
	SCUPPER
	DOWNPOUT
	ROOF DRAIN

PROJECT INFORMATION

PROJECT NAME	NEW LEAVITT RESIDENCE (#2938)
CLIENT	FORTRAN MANAGEMENT
DATE	5/5/2021
SCALE	1/8" = 1'-0"
DATE	5/5/2021
SCALE	1/8" = 1'-0"
DATE	5/5/2021
SCALE	1/8" = 1'-0"

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	5/5/2021
2	REVISED PER CITY COMMENTS	5/10/2021
3	REVISED PER ARCHITECT COMMENTS	5/15/2021
4	REVISED PER CITY COMMENTS	5/20/2021
5	REVISED PER ARCHITECT COMMENTS	5/25/2021
6	REVISED PER CITY COMMENTS	5/30/2021
7	REVISED PER ARCHITECT COMMENTS	6/5/2021
8	REVISED PER CITY COMMENTS	6/10/2021
9	REVISED PER ARCHITECT COMMENTS	6/15/2021
10	REVISED PER CITY COMMENTS	6/20/2021
11	REVISED PER ARCHITECT COMMENTS	6/25/2021
12	REVISED PER CITY COMMENTS	6/30/2021
13	REVISED PER ARCHITECT COMMENTS	7/5/2021
14	REVISED PER CITY COMMENTS	7/10/2021
15	REVISED PER ARCHITECT COMMENTS	7/15/2021
16	REVISED PER CITY COMMENTS	7/20/2021
17	REVISED PER ARCHITECT COMMENTS	7/25/2021
18	REVISED PER CITY COMMENTS	7/30/2021
19	REVISED PER ARCHITECT COMMENTS	8/5/2021
20	REVISED PER CITY COMMENTS	8/10/2021
21	REVISED PER ARCHITECT COMMENTS	8/15/2021
22	REVISED PER CITY COMMENTS	8/20/2021
23	REVISED PER ARCHITECT COMMENTS	8/25/2021
24	REVISED PER CITY COMMENTS	8/30/2021
25	REVISED PER ARCHITECT COMMENTS	9/5/2021
26	REVISED PER CITY COMMENTS	9/10/2021
27	REVISED PER ARCHITECT COMMENTS	9/15/2021
28	REVISED PER CITY COMMENTS	9/20/2021
29	REVISED PER ARCHITECT COMMENTS	9/25/2021
30	REVISED PER CITY COMMENTS	9/30/2021
31	REVISED PER ARCHITECT COMMENTS	10/5/2021
32	REVISED PER CITY COMMENTS	10/10/2021
33	REVISED PER ARCHITECT COMMENTS	10/15/2021
34	REVISED PER CITY COMMENTS	10/20/2021
35	REVISED PER ARCHITECT COMMENTS	10/25/2021
36	REVISED PER CITY COMMENTS	10/30/2021
37	REVISED PER ARCHITECT COMMENTS	11/5/2021
38	REVISED PER CITY COMMENTS	11/10/2021
39	REVISED PER ARCHITECT COMMENTS	11/15/2021
40	REVISED PER CITY COMMENTS	11/20/2021
41	REVISED PER ARCHITECT COMMENTS	11/25/2021
42	REVISED PER CITY COMMENTS	11/30/2021
43	REVISED PER ARCHITECT COMMENTS	12/5/2021
44	REVISED PER CITY COMMENTS	12/10/2021
45	REVISED PER ARCHITECT COMMENTS	12/15/2021
46	REVISED PER CITY COMMENTS	12/20/2021
47	REVISED PER ARCHITECT COMMENTS	12/25/2021
48	REVISED PER CITY COMMENTS	12/30/2021
49	REVISED PER ARCHITECT COMMENTS	1/5/2022
50	REVISED PER CITY COMMENTS	1/10/2022
51	REVISED PER ARCHITECT COMMENTS	1/15/2022
52	REVISED PER CITY COMMENTS	1/20/2022
53	REVISED PER ARCHITECT COMMENTS	1/25/2022
54	REVISED PER CITY COMMENTS	1/30/2022
55	REVISED PER ARCHITECT COMMENTS	2/5/2022
56	REVISED PER CITY COMMENTS	2/10/2022
57	REVISED PER ARCHITECT COMMENTS	2/15/2022
58	REVISED PER CITY COMMENTS	2/20/2022
59	REVISED PER ARCHITECT COMMENTS	2/25/2022
60	REVISED PER CITY COMMENTS	2/28/2022

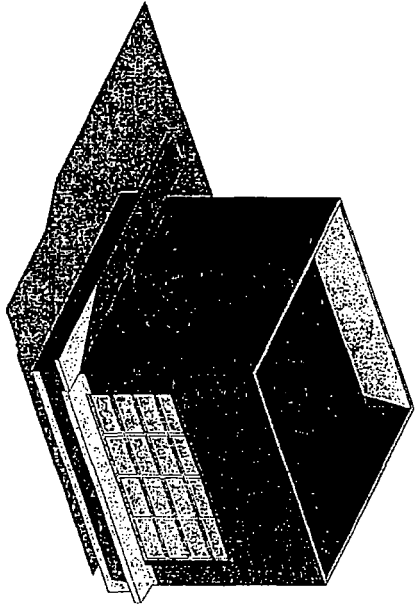
NEW LEAVITT RESIDENCE (#2938)

NEW 2-STORY FRAME SINGLE FAMILY RESIDENCE W/BASEMENT AND TWO CAR FRAMED GARAGE

FORT DEARON MANAGEMENT
2938 N LEAVITT ST CHICAGO, IL 60618

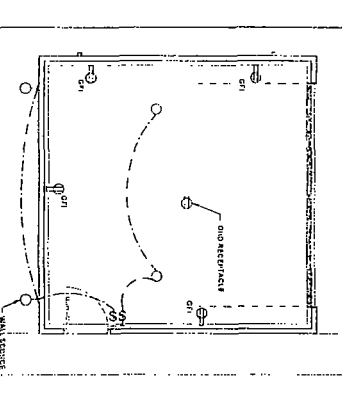
PROJECT INFORMATION

PROJECT NAME	NEW LEAVITT RESIDENCE (#2938)
CLIENT	FORTRAN MANAGEMENT
DATE	5/5/2021
SCALE	1/8" = 1'-0"
DATE	5/5/2021
SCALE	1/8" = 1'-0"
DATE	5/5/2021
SCALE	1/8" = 1'-0"

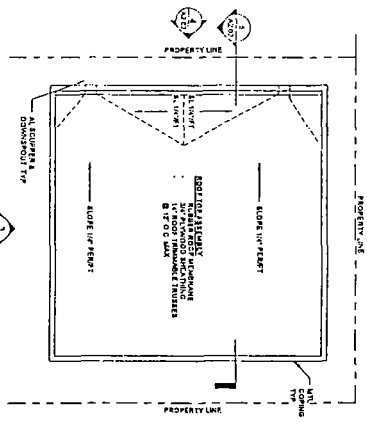


3 3D GARAGE VIEW
SCALE: 1/8"=1'-0"

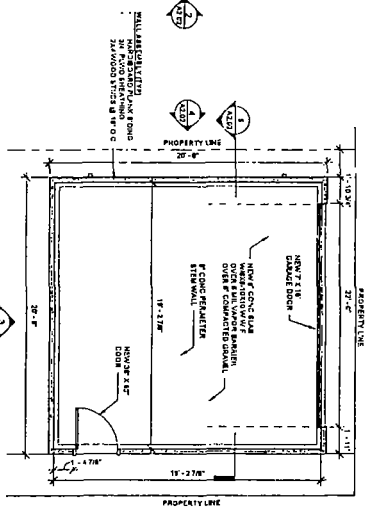
4 GARAGE ELECTRICAL PLAN
SCALE: 1/8"=1'-0"



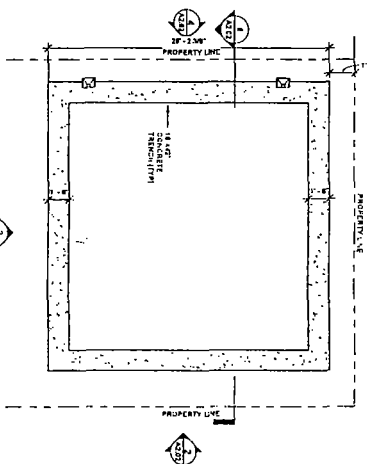
1 T/ROOF
SCALE: 1/8"=1'-0"



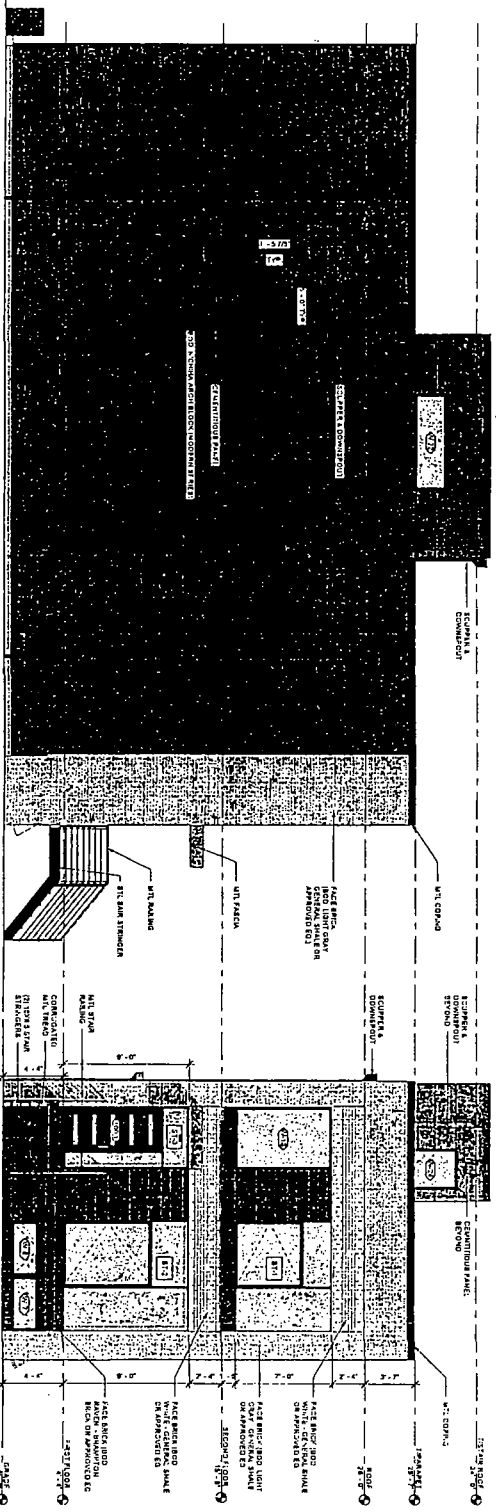
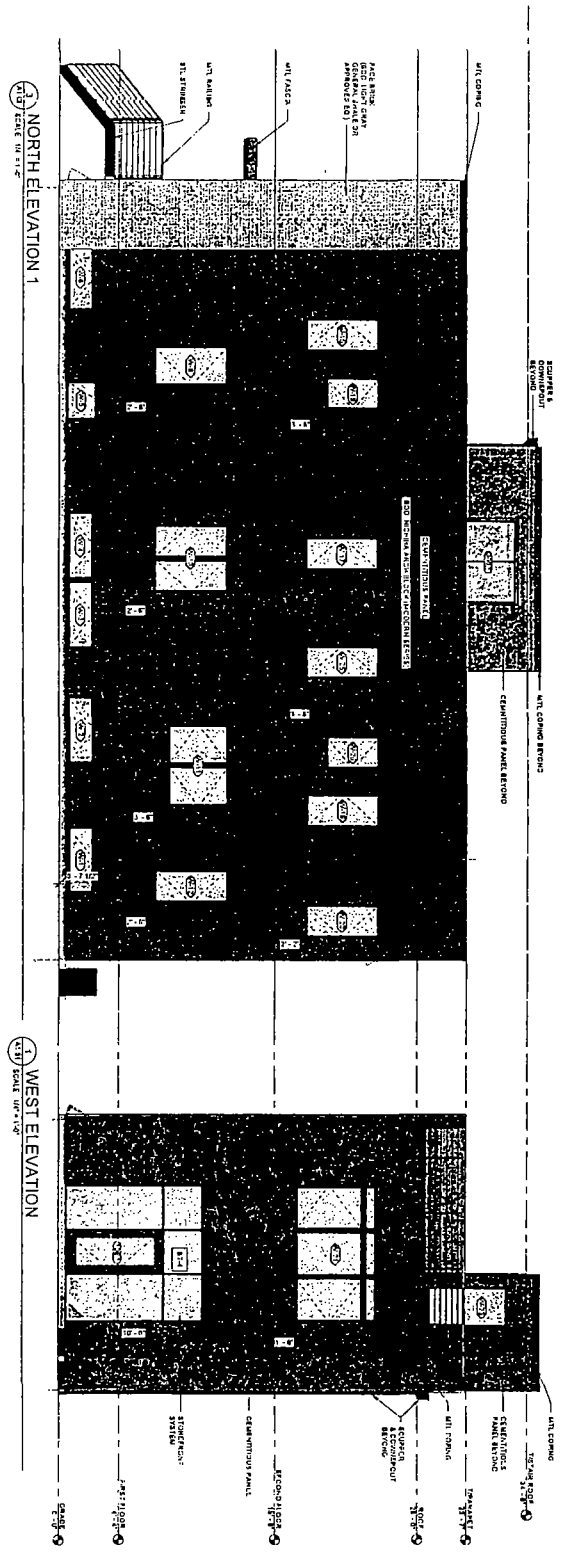
2 T/SLAB
SCALE: 1/8"=1'-0"



1 FOUNDATION PLAN
SCALE: 1/8"=1'-0"



<p>PROJECT TITLE 2 CAR GARAGE PLANS</p>		<p>DATE: 03/01/21 SCALE: 1/8"=1'-0"</p>	
<p>DESIGNED BY: [Name] CHECKED BY: [Name] DATE: [Date]</p>		<p>NO. 10 DATE: 03/01/21 SCALE: 1/8"=1'-0"</p>	
<p>NEW LEAVITT RESIDENCE (#2938)</p> <p>NEW 2-STORY FRAME SINGLE FAMILY RESIDENCE W/BASEMENT AND TWO CAR FRAMED GARAGE</p> <p>FORT DEAN/DRIK MANAGEMENT 2938 N LEAVITT ST CHICAGO IL 60618</p>			



NEW LEAVITT RESIDENCE (#2938)
 NEW 2-STORY FRAME SINGLE FAMILY RESIDENCE W/BASEMENT
 AND TWO CAR FRAMED GARAGE
 FORI DEARBORN MANAGEMENT
 2938 N LEAVITT ST., CHICAGO, IL 60618

REVISIONS:

NO.	DATE	DESCRIPTION
1	05/06/2021	ISSUED FOR PERMITS
2	05/06/2021	REVISED PER PERMIT COMMENTS
3	05/06/2021	REVISED PER PERMIT COMMENTS
4	05/06/2021	REVISED PER PERMIT COMMENTS
5	05/06/2021	REVISED PER PERMIT COMMENTS
6	05/06/2021	REVISED PER PERMIT COMMENTS
7	05/06/2021	REVISED PER PERMIT COMMENTS
8	05/06/2021	REVISED PER PERMIT COMMENTS
9	05/06/2021	REVISED PER PERMIT COMMENTS
10	05/06/2021	REVISED PER PERMIT COMMENTS

PROJECT:
 NEW LEAVITT RESIDENCE (#2938)
 2938 N LEAVITT ST., CHICAGO, IL 60618

DESIGNER:
 FORI DEARBORN MANAGEMENT
 2938 N LEAVITT ST., CHICAGO, IL 60618

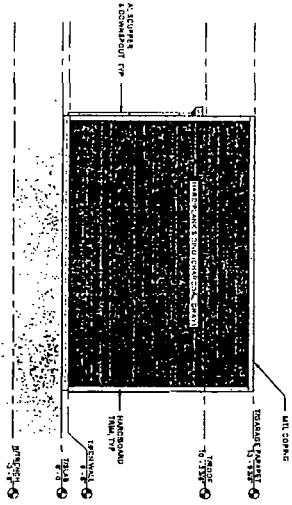
DATE: 05/06/2021

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

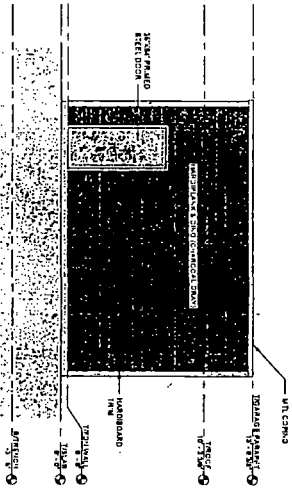
SHEET TITLE:
 BUILDING
 ELEVATIONS

A2.01

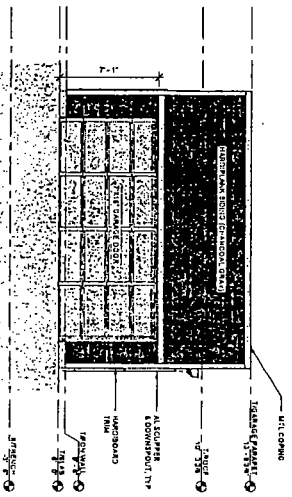
3 GARAGE ELEVATION - EAST
NEW SCALE 1/8" = 1'-0"



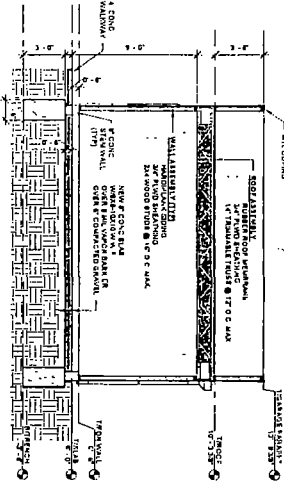
2 GARAGE ELEVATION - NORTH
NEW SCALE 1/8" = 1'-0"



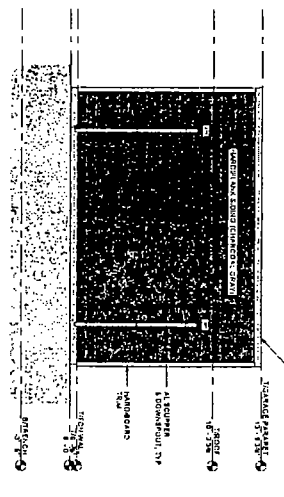
7 GARAGE ELEVATION - WEST
NEW SCALE 1/8" = 1'-0"



5 GARAGE SECTION
NEW SCALE 1/8" = 1'-0"



4 GARAGE ELEVATION - SOUTH
NEW SCALE 1/8" = 1'-0"



DRAWING INDEX

NO.	DESCRIPTION	DATE
1	ZONING PACKAGE	05/20/21

PROJECT: NEW LEAVITT RESIDENCE (#2938)

DATE: 5/6/2021

SCALE: 1/8" = 1'-0"

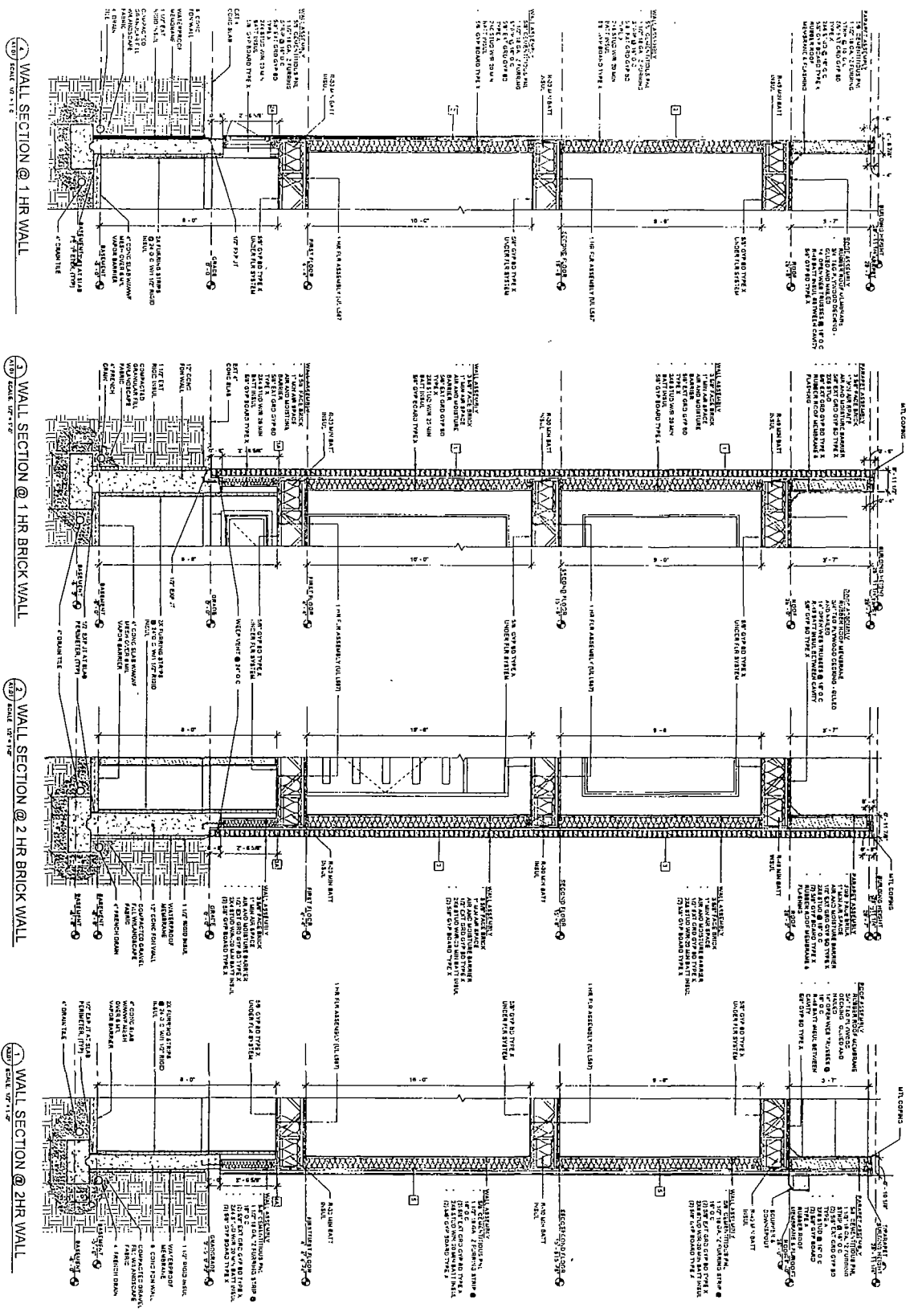
PROJECT: A2.02

SHEET TITLE: GARAGE ELEVATIONS AND SECTIONS

NEW LEAVITT RESIDENCE (#2938)

NEW 2-STORY FRAME SINGLE FAMILY RESIDENCE W/BASEMENT AND TWO CAR FRAMED GARAGE

FORT DEASORIN MANAGEMENT
2918 N LEAVITT ST., CHICAGO, IL 60618



NEW LEAVITT RESIDENCE (#2938)

NEW 2-STORY FRAME SINGLE FAMILY RESIDENCE W/BASEMENT
AND TWO CAR FRAMED GARAGE

PORT DEANORN MANAGEMENT
2038 N LEAVITT ST CHICAGO, IL 60618

CITY APPROVAL STAMP

SCALE: 3/8" = 1'-0"

DATE: 05/20/21

A4.01

PROJECT TITLE

WALL SECTIONS



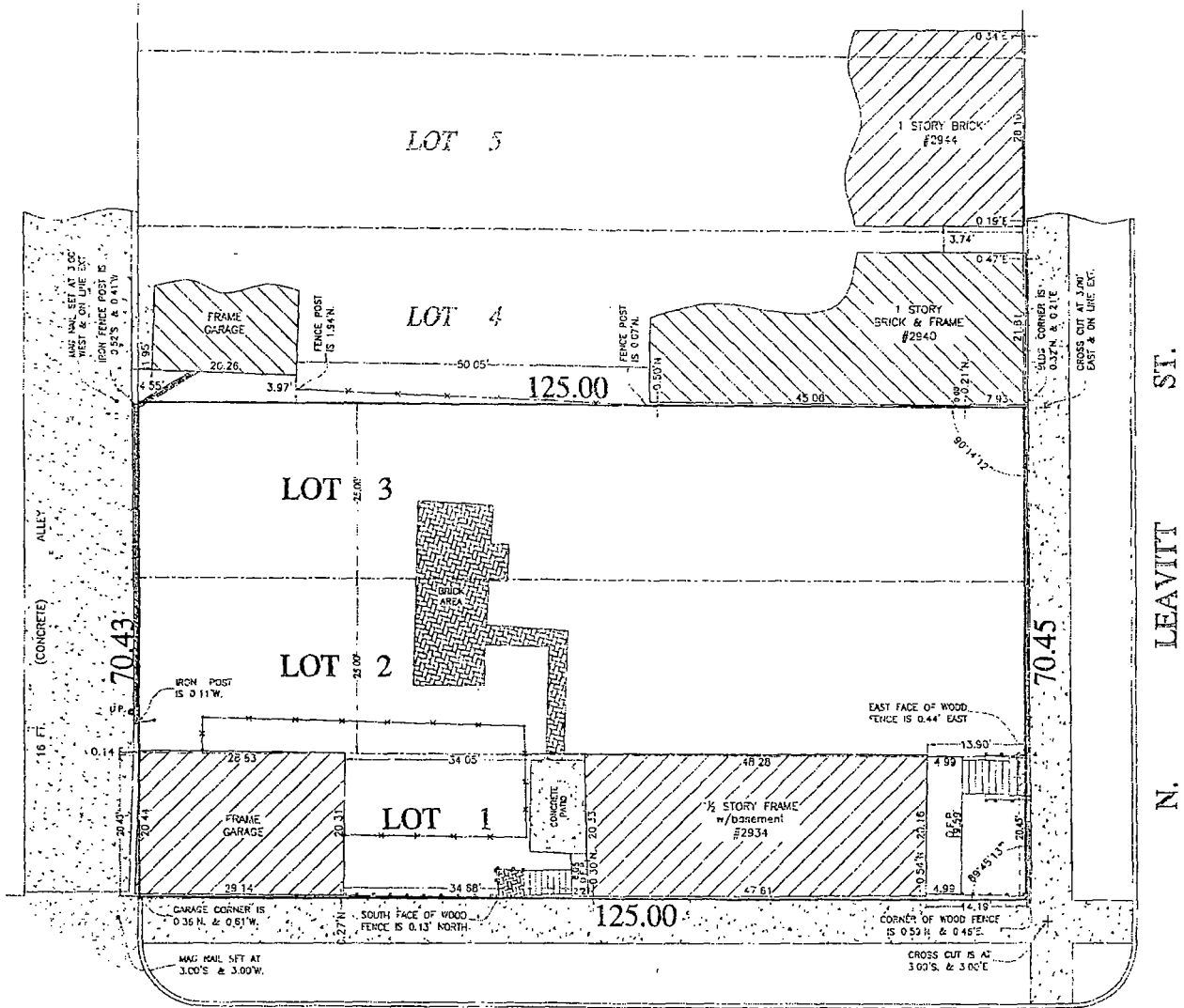
PLAT OF SURVEY

OF

LOTS 1, 2 AND 3 IN BLOCK 5 IN CLYBOURN AVENUE ADDITION TO LAKEVIEW AND CHICAGO IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS: 2934 N LEAVITT ST., CHICAGO, IL 60618

TOTAL LAND AREA = 0,805 sq. ft.



LEGEND:

- CHAIN LINK FENCE
- WOOD FENCE
- IRON FENCE
- CONCRETE PAVEMENT
- E.F.P. - ENCLOSED FRAME PORCH
- O.F.P. - OPEN FRAME PORCH
- O.B.P. - OPEN BRICK PORCH
- O.C.P. - OPEN CONC. PORCH
- E.C. - EDGE OF CONCRETE

W. OAKDALE AVE.



State of Illinois ss
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 Zeremiy Dowolnych
Date: April 21-2021

REG. Ill. Land Surveyor No. 35-3758
LIC. EXP. NOVEMBER 30, 2022

ORDER NO. 101616
SCALE: 1 INCH = 16 FEET
FIELDWORK COMPLETION DATE: 12 APRIL 2021
ORDERED BY: GREENLEAF MANAGEMENT

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.

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

#20768-11
Intro Date
June 23, 2021

1. ADDRESS of the property Applicant is seeking to rezone:
2934-38 North Leavitt Avenue, Chicago, Illinois

2. Ward Number that property is located in: 32

3. APPLICANT: BNA Holdings LLC

ADDRESS: 2919 West McLean Avenue CITY: Chicago

STATE: Illinois ZIP CODE: 60647 PHONE: 312-782-1983

EMAIL: nick@sambankslaw.com CONTACT PERSON: Nicholas J. Ftikas

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: _____

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: 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 EMAIL: nick@sambankslaw.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.
Garrett Browne – Manager
Neil Browne – Manager
7. On what date did the owner acquire legal title to the subject property?
May 2021
8. Has the present owner previously rezoned this property? If Yes, when?
No
9. Present Zoning District: M1-2 Proposed Zoning District: RS-3
10. Lot size in square feet (or dimensions): 8,805 square feet
11. Current Use of the Property: The subject property consists of three parcels (Lots 1, 2, and 3). Lot 1 is currently improved with a one-and-a-half-story single-family home and a rear detached garage. Lots 2 and 3 are vacant and unimproved.
12. Reason for rezoning the property: The Applicant is seeking to permit the renovation of the existing single-family home situated on Lot 1 and to permit the construction of two (2) new single-family homes on vacant Lots 2 and 3.
13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling unit number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC): The Applicant is seeking to permit the renovation of the existing single-family home located at 2934 North Leavitt Avenue and to permit the construction of two (2) new two-story single-family homes on the vacant lots located at 2936 North Leavitt Avenue and 2938 North Leavitt Avenue. Each new home will measure 24 feet in height and will consist of frame construction with Hardie board siding and brick and/or stone accents. A detached garage providing onsite parking for two (2) cars at each home will be located at the rear of each property.
14. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, increases the number of units (see attached fact sheet or visit www.cityofchicago.org/ARO for more information). Is this project subject to the ARO?
YES _____ NO X

=====
COUNTY OF COOK
STATE OF ILLINOIS

I, NEIL BROWNE, being first duly sworn on oath, state that all of the above statements and the statements contained in the documents submitted herewith are, to the best of my knowledge, true and correct.

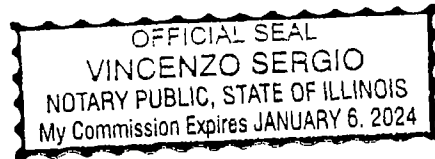
Neil Browne

Signature of Applicant

Subscribed and Sworn to before me this
15th day of JUNE, 2021.



Notary Public



=====
For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

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

June 23, 2021

Honorable Thomas Tunney
Acting Chairman, Committee on Zoning
121 North LaSalle Street
Room 304 - City Hall
Chicago, Illinois 60602

To Whom It May Concern:


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

That the undersigned certifies that he 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 sent by USPS First Class Mail no more than 30 days before filing the application.

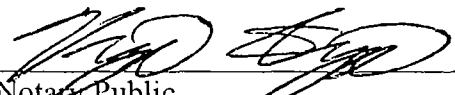
That the undersigned certifies that the notice contained the address of the property sought to be rezoned as **2934-38 North Leavitt Avenue, Chicago, Illinois**; a statement of intended use of said property; the name and address of the Applicant and Owner; and a statement that the Applicant intends to file an application for a change in zoning on approximately **June 23, 2021**.

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: 
Nicholas J. Ftikas
Attorney for Applicant

Subscribed and Sworn to before me
this 15th day of JUNE, 2021.


Notary Public



PUBLIC NOTICE

Via USPS First Class Mail

June 23, 2021

Dear Sir or Madam,

In accordance with the Amendment to the Chicago Zoning Code enacted by the City Council, Section 17-13-0107-A, please be informed that on or about **June 23, 2021**, I, the undersigned, intend to file an application for a change in zoning from an M1-2 Limited Manufacturing/Business Park District to an RS-3 Residential Single-Unit (Detached House) District, on behalf of the Applicant and Property Owner, BNA Holdings LLC, for the property located at **2934-38 North Leavitt Avenue, Chicago, Illinois**.

The Applicant is seeking to permit the renovation of the existing single-family home located at 2934 North Leavitt Avenue and to permit the construction of two (2) new two-story single-family homes on the vacant lots located at 2936 North Leavitt Avenue and 2938 North Leavitt Avenue. Each new home will measure 24 feet in height and will consist of frame construction with Hardie board siding and brick and/or stone accents. A detached garage providing onsite parking for two (2) cars at each home will be located at the rear of each property.

The Applicant and Property Owner, **BNA Holdings LLC**, is located at 2919 West McLean Avenue, Chicago, Illinois 60647.

I am the attorney for the Applicant. I will serve as the contact person for this zoning application. My address is 221 North LaSalle Street, 38th Floor, Chicago, Illinois 60601. My telephone number is (312)-782-1983.

Very truly yours,

Law Offices of Samuel V.P. Banks



Nicholas J. Ftikas

Attorney for the Applicant

*****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.**

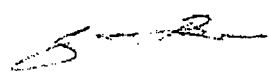
FORM OF AFFIDAVIT

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

To Whom It May Concern:

I, GARRET BROWNE, understand that the Law Offices of Samuel V.P. Banks has filed a sworn affidavit identifying me as a Managing Member of BNA Holdings, LLC, the Property Owner holding interest in the land subject to the proposed Zoning Map Amendment for the property identified as 2834-38 North Leavitt Street, Chicago, Illinois.

I, GARRET BROWNE, being first duly sworn under oath, depose and say that I hold that interest for myself and no other person, association, or shareholder.



6/11/2021

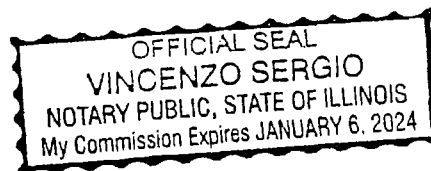
Garret Browne

Date

Subscribed and Sworn to before me
this 11th day of JUNE, 2021.

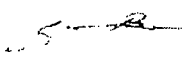


Notary Public



To whom it may concern:

I, GARRET BROWNE, as a Manager for BNA Holdings, LLC, the Property Owner with regard to the property located at 2834-38 North Leavitt Avenue, Chicago, Illinois, authorize the Law Offices of Samuel V.P. Banks to file a Zoning Map Amendment application with the City of Chicago for that property.



Garret Browne – *Managing Member*
BNA Holdings, LLC

**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:

BNA 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: 2919 West McLean Avenue
Chicago, Illinois 60647

C. Telephone: 312-782-1983 Fax: _____ Email: nick@sambankslaw.com

D. Name of contact person: Nicholas J. Ftikas - Attorney

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):

The Applicant is seeking a Zoning Map Amendment for the property located at 2934-38 North Leavitt Avenue.

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

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

Specification # _____ and Contract # _____

SECTION II -- DISCLOSURE OF OWNERSHIP INTERESTS

A. NATURE OF THE DISCLOSING PARTY

1. Indicate the nature of the Disclosing Party:

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

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

Illinois

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

- Yes No Organized in Illinois

B. IF THE DISCLOSING PARTY IS A LEGAL ENTITY:

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

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

Name	Title
Garrett Browne	Manager
Neil Browne	Manager

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
Garrett Browne	2919 West McLean Avenue	50%
Neil Browne	Chicago, Illinois 60647	50%

SECTION III -- INCOME OR COMPENSATION TO, OR OWNERSHIP BY, CITY ELECTED OFFICIALS

Has the Disclosing Party provided any income or compensation to any City elected official during the 12-month period preceding the date of this EDS? Yes No

Does the Disclosing Party reasonably expect to provide any income or compensation to any City elected official during the 12-month period following the date of this EDS? Yes No

If "yes" to either of the above, please identify below the name(s) of such City elected official(s) and describe such income or compensation:

N/A

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).

N/A

SECTION IV -- DISCLOSURE OF SUBCONTRACTORS AND OTHER RETAINED PARTIES

The Disclosing Party must disclose the name and business address of each subcontractor, attorney, lobbyist (as defined in MCC Chapter 2-156), accountant, consultant and any other person or entity whom the Disclosing Party has retained or expects to retain in connection with the Matter, as well as the nature of the relationship, and the total amount of the fees paid or estimated to be paid. The Disclosing Party is not required to disclose employees who are paid solely through the Disclosing Party's regular payroll. If the Disclosing Party is uncertain whether a disclosure is required under this Section, the Disclosing Party must either ask the City whether disclosure is required or make the disclosure.

Name (indicate whether retained or anticipated to be retained)	Business Address	Relationship to Disclosing Party (subcontractor, attorney, lobbyist, etc.)	Fees (indicate whether paid or estimated.) NOTE: "hourly rate" or "t.b.d." is not an acceptable response.
Law Offices of Samuel V.P. Banks	221 N. LaSalle St., 38th Floor Chicago, IL 60601	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

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

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

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):

None

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
------	------------------	------------------------------

N/A

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

E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

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

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

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

SECTION VI -- CERTIFICATIONS FOR FEDERALLY FUNDED MATTERS

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

A. CERTIFICATION REGARDING LOBBYING

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

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

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

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

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

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

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

B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY

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

Is the Disclosing Party the Applicant?

Yes

No

If "Yes," answer the three questions below:

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

Yes

No

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

Yes

No

Reports not required

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

Yes

No

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

SECTION VII -- FURTHER ACKNOWLEDGMENTS AND CERTIFICATION

The Disclosing Party understands and agrees that:

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

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

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

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

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

CERTIFICATION

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

BNA Holdings

(Print or type exact legal name of Disclosing Party)

By: _____
(Sign here)

Garret Browne

(Print or type name of person signing)

MANAGER

(Print or type title of person signing)

Signed and sworn to before me on (date) _____,

at _____ County, _____ (state).

Notary Public

Commission expires: _____

**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.

N/A

**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.

N/A

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

PROHIBITION ON WAGE & SALARY HISTORY SCREENING - CERTIFICATION

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

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

Yes

No

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

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

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

N/A
