City of Chicago

O2023-920

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	2/1/2023
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-I at 1416 N Maplewood Ave - App No. 22094T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#22094-T1
Intro Date
Feb. 1, 2023

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the current RS-3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 3-I in the area bounded by:

> a line 175.0 north of and parallel to West Hirsh Street; North Maplewood Avenue; a line 150.0 north of and parallel to West Hirsh Street; and the public alley next west of and parallel to North Maplewood Avenue

to those of a B2-3, Neighborhood Mixed-Use District.

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

Address: 1416 North Maplewood Avenue

NARRATIVE AND PLANS
TYPE I Rezoning Attachment
1416 North Maplewood Avenue

The Project

The subject property is improved with a three-story residential building with three dwelling units and no parking. The existing zoning height of the building is 30'-4".

1416 MAPLEWOOD LLC (the "Applicant") seeks to rezone the property to construct a 2-story addition over the existing front portion and 4-story rear addition as per plans and add one additional dwelling unit to the building for a total of four dwelling units on the property. Three rear surface parking spaces will be added. The proposed zoning height of the building will be 40'-10".

To allow the proposed project, the Applicant seeks a change in zoning classification for the subject property from an RS-3 Residential Single-Unit (Detached House) District to an B2-3, Neighborhood Mixed-Use District. This change of zoning classification is being sought through the Type I rezoning process of section 17-13-0302-A of the Zoning Ordinance.

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

Lot Area:	3,157.5 square feet	
FAR:	2.06	
Floor Area:	6,536 square feet	
Residential Dwelling Units:	4	
MLA:	789 square feet	
Automobile Parking (existing):	3	
Setbacks (existing)	Front (Maplewood Avenue):	15.07'
	North:	1.98'
	South:	0.95'
	Rear (alley):	32.0'

A set of plans is attached.

SPR 2019 CBC: INT. / EXT. RENO AND REAR/3RD ADDITION W/ (1) NEW DU AT EXISTING (3) DU 3-STORY MSRY BLDG FOR A TOT. OF (4) DU

1416 N MAPLEWOOD AVE, CHICAGO, IL 60622

CODE MATRIX

ADDRESS 1416 N MAPLEWOOD AVE

WORK AREA	REAR PORCH 672.00 SF	MAIN BUILDING 9908.13 SF	SIDE PORCH 482.97 SF	TOTAL AREA 10983.10 SF			
WORK SPACE	RESIDENTIAL BUILDING						
ADDITIONAL AREA	N.A						
WORK SPACE VOLUME	44048.44 CF						
HEIGHT TO 1ST FLOOR	9' 10"						
VIOLATIONS	NO						

ITEM	ISSUE	CHARTER/ ARTICLE	ORD RQD	ACTUAL	RQD N/A	LOC SHEET NO	AGENCY/ TEST NO	REMARKS
PART 1	ZONING REQUIREMENTS							
Z 01	ZONING DISTRICT	ZONING MAP	RT 3	RT 3				
Z.02	EXISTING ZONING USE	17 17-0100	RESIDENTIAL	RESIDENTIAL				MULTI-UNIT (3 + UNITS) RESIDENTIAL
Z.03	PROPOSED ZONING USE	17 17-0100	RESIDENTIAL	RESIDENTIAL				MULTI-UNIT (3 + UNITS) RESIDENTIAL
Z 08	LOT AREA	17 17-0307	3157.50	3157.50	N/A			
Z 09	MAXIMUM F A R (3.0)		9472.5	6536	N/A			
Z 10	TOTAL FLOOR AREA	17 17-0305		6536	N/A			
Z 11	BUILDING HT / NO. OF FLOORS	17 17 0311	50.00' / 4	40.03/4	N/A			
Z 12	FRONT SETBACK		15' 0"	15.0'	N/A			
Z 13	COMBINED SIDE SETBACK (ABUTS RS-3 DISTRICT)		5.00'	2.93'	N/A			
Z 14	REAR SETBACK		30.00'	32.00'	N/A			
Z 15	REAR YARD OPEN SPACE	17 2 307, 17 4 0410	505.00 SF	0				
Z 16	NUMBER OF DWELLING UNITS		23	4				
Z 17	NUMBER OF OFF STREET PARKING	17 10-020	23	3				
PART 2	BUILDING REQUIREMENTS							
B.03.01	PROPOSED OCCUPANCY CLASSIFICATION	14B-3-302.1		R 2	N/A			
B.03.02	EXISTING OCCUPANCY CLASSIFICATION	14B 3-302.4, CH.14B 3		R 2	N/A			
B.05.01	GRADE PLANE	14B-2 202.2		0'	N/A			
B.05.02	BUILDING HEIGHT IN FEET ABOVE GRADE PLANE	14B 2 202 3	30.00'					
B.05.03	NUMBER OF STORIES ABOVE GRADE PLANE	14B 2 202	4	4				
B.05.05	BUILDING AREA	14B 2 202 4	0.00 SF					
B.05.06	NUMBER OF BASEMENTS EXCLUDED FROM AREA	14B 5 506 1 3		0				
B.06.01	CONSTRUCTION CLASSIFICATION	14B-6 602		III-A				

DESIGN LOAD

DESIGN LOADS

ROOF LOADS

BUILDING LOADS

PROPOSED SOIL BEARING CAPACITY

DESIGN VALUE FOR BEAMS

GENERAL NOTES

BY EXECUTING THE CONTRACT, THE CONTRACTOR REPRESENTS THAT HE HAS VISITED THE SITE AND FAMILIARIZED HIM SELF WITH THE LOCAL CONDITIONS, CODES AND OWNER REQUIREMENTS UNDER WHICH THE WORK IS TO BE PERFORMED AND CORRELATED HIS OBSERVATIONS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. THIS SHALL BE DONE PRIOR TO BID. THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. SHOULD THE CONTRACT DOCUMENTS CONTRADICT EACH OTHER AT ANY POINT OR REQUIRE CLARIFICATION THE CONTRACTOR MUST CALL THE SAME TO THE ATTENTION OF THE ARCHITECT, AND HIS DECISION SHALL BE OBTAINED PRIOR TO SUBMISSION OF BIDS, OTHERWISE THE ARCHITECTS INTERPRETATION WILL GOVERN THE PERFORMANCE OF THE WORK AND NO ALLOWANCE SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ERROR OR NEGLIGENCE ON HIS PART FOR THE SAID CONDITIONS. SHOULD ANY ERROR OR INCONSISTENCY APPEAR IN THE DRAWINGS THE CONTRACTOR, BEFORE PROCEEDING WITH THE WORK, MUST CLEARLY BRING THE SAME TO THE ATTENTION OF THE ARCHITECT FOR PROPER ADJUSTMENT AND IN NO CASE SHALL PROCEED WITH THE WORK IN UNCERTAINTY. THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL MEASUREMENTS FOR THE PROPOSED CONSTRUCTION OR SITE. NO CHARGE OR COMPENSATION SHALL BE ALLOWED DUE TO DIFFERENCE BETWEEN ACTUAL DIMENSIONS AND DIMENSIONS INDICATED ON THE DRAWINGS.

DEMOLITION NOTES

NEW AND EXISTING CONDITIONS AND DIMENSIONS. EACH CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY NEW AND/OR EXISTING CONDITIONS AND NEW AND /OR EXISTING DIMENSIONS AT THE SITE FOR ALL WORK ADJOINING THAT OF OTHER TRADES AND NOTIFY THE ARCHITECT FOR ANY ADVERTISED AND/OR DISCREPANCIES PRIOR TO STARTING WORK.

CONDITIONS OF STRUCTURES. OWNER ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITION OF ITEMS OR STRUCTURE TO BE DEMOLISHED. CONDITIONS EXISTING AT TIME OF INSPECTION FOR BIDDING PURPOSE WILL BE MAINTAINED BY OWNER INSOFAR AS PRACTICABLE.

HOWEVER, MINOR VARIATIONS WITHIN STRUCTURE MAY OCCUR BY OWNERS REMOVAL AND SALVAGE OPERATIONS PRIOR TO START OF SELECTIVE DEMOLITION WORK.

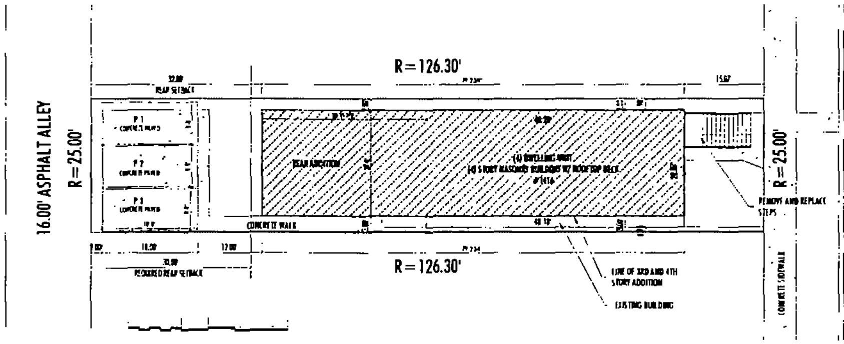
PROTECTIONS. PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION TO PROTECT OWNER AND GENERAL PUBLIC FROM INJURY DUE TO SELECTIVE DEMOLITION WORK.

PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING, OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF STRUCTURE OR ELEMENT TO BE DEMOLISHED AND ADJACENT FACILITIES OR WORK TO REMAIN. PROTECT FROM DAMAGE EXISTING FINISH WORK THAT IS TO REMAIN IN PLACE AND AND BECOMES EXPOSED DURING DEMOLITION OPERATIONS. PROTECT FLOORS WITH SUITABLE COVERINGS WHEN NECESSARY. PROVIDE TEMPORARY WEATHER PROTECTION DURING INTERVAL BETWEEN DEMOLITION AND REMOVAL OF EXISTING CONSTRUCTION ON EXTERIOR SURFACE AND INSTALLATION OF NEW CONSTRUCTION TO ENSURE THAT NO WATER LEAKAGE OR DAMAGE OCCURS TO STRUCTURE OR INTERIOR AREAS OF EXISTING BUILDING. REMOVE PROTECTION AT COMPLETION OF WORK.

DAMAGE. PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION WORK.

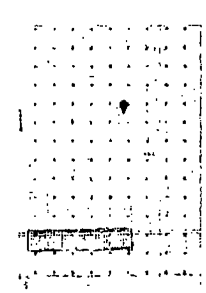
FLAME CUTTING. DO NOT USE CUTTING TORCHES FOR REMOVAL UNTIL WORKED AREA IS CLEARED OF FLAMMABLE MATERIALS. AT CONCEALED SPACES, SUCH AS INTERIOR OF DUCTS AND PIPE SPACE, VERIFY CONDITION OF HIDDEN SPACE BEFORE STARTING FLAME OPERATIONS. MAINTAIN PORTABLE FIRE SUPPRESSION DEVICES DURING FLAME OPERATIONS.

UTILITY SERVICES. MAINTAIN EXISTING UTILITIES INDICATE TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING DEMOLITION OPERATIONS. DO NOT INTERRUPT UTILITIES SERVING OCCUPIED OR IN USE FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES, AS ACCEPTABLE TO GOVERNING AUTHORITIES.

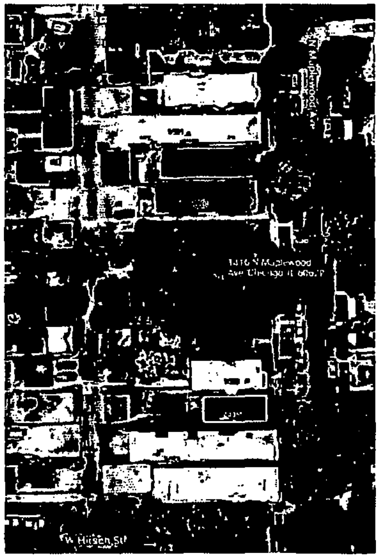


SITE PLAN (1) 1" = 10'-0"

UNIT ANALYSIS (4 D.U.)
UNIT G- INTERIOR RENOVATION 3BED 2BATH 1327 SF
UNIT 1 INTERIOR RENOVATION 3BED 2BATH 1344 SF
UNIT 2 NEW CONSTRUCTION 3BED 2BATH 1322 SF
UNIT 3- NEW CONSTRUCTION 3BED 2BATH 1322 SF



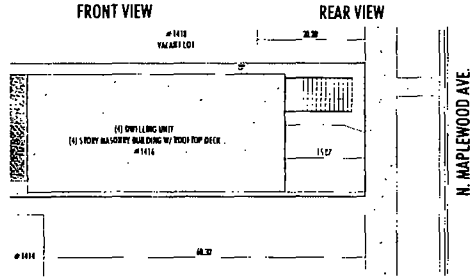
ZONING MAP



AERIAL MAP

FRONT VIEW

REAR VIEW



FRONT SETBACKS (2) 1" = 10'-0"

DRAWING INDEX

A-0.1	GENERAL NOTES
A 1.0	EXISTING GARDEN LEVEL & 1ST FLOOR PLANS
A 1.1	EXISTING 2ND & 3RD FLOOR PLANS
A 2.0	EXISTING NORTH & SOUTH ELEVATIONS
A 3.0	PROPOSED GARDEN & 1ST FLOOR PLAN
A 3.1	PROPOSED 2ND & 3RD FLOOR PLAN
A 3.2	PROPOSED ROOF PLAN
A 4.0	PROPOSED EAST & WEST ELEVATIONS
A 4.1	PROPOSED NORTH & SOUTH ELEVATION

PROFESSIONAL DESIGN FIRM
LIC# 184.00/904
BLDG PROJ
ARCHITECTURE · DESIGN
CHICAGO, IL
WWW.BLDGPROJ.COM

STATEMENTS

THIS IS TO CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM TO THE REQUIREMENTS OF THE CHICAGO CODES AND THE ACCESSIBILITY STANDARDS OF THE STATE OF ILLINOIS.

I CERTIFY THAT I AM THE DESIGN PROFESSIONAL OF RECORD FOR THIS PROJECT. I ALSO CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THE ATTACHED PLANS FOR 1416 N MAPLEWOOD AVE DO NOT NEED TO COMPLY W/ THE REQUIREMENTS OF CHAPTER 18-13 ENERGY CONSERVATION OF THE MUNICIPAL CODE OF CHICAGO AS EFFECTIVE APRIL 22, 2009. THE PROJECT NEED NOT COMPLY BECAUSE REPLACING PORTION OF THE BUILDING THAT IS NOT CONDITIONED.

LICENSED ARCHITECT HEMAL K PUROHIT 001-018440 STATE OF ILLINOIS

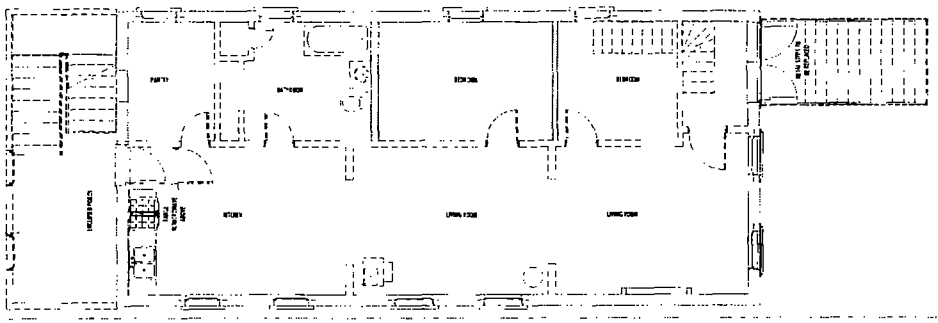
SPR 2019 CBC INT / EXT RENO AND REAR/3RD ADDITION W/ (1) NEW DU AT EXISTING (3) DU 3-STORY MSRY BLDG FOR A TOT OF (4) DU
1416 N MAPLEWOOD AVE, CHICAGO, IL 60622

Project No

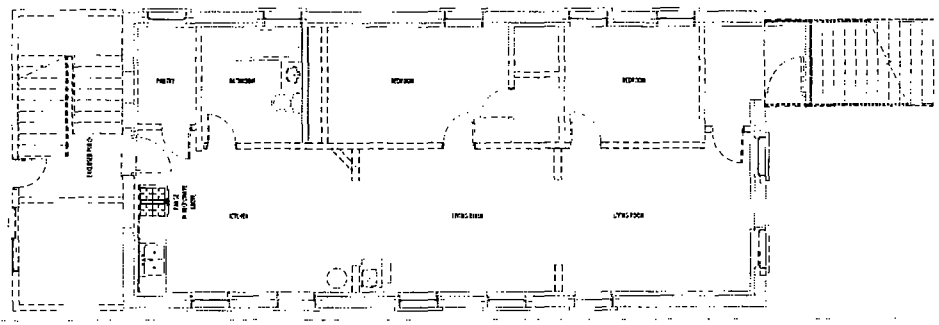
1416 N MAPLEWOOD AVE

SITE PLAN & GENERAL INFORMATION | A-0.0

Title | Sheet No



EXISTING/ DEMO FIRST FLOOR PLAN (2)
1/4" = 1'-0"



EXISTING/ DEMO BASEMENT PLAN (1)
1/4" = 1'-0"

Professional Design Firm
LIC# 184.007984
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4460 N ELSTON AVE
CHICAGO, IL 60630
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LEGEND

EXISTING EXTERIOR WALLS

EXISTING TO BE REMOVED

EXISTING INTERIOR WALLS

LICENSED ARCHITECT
HEMAL MEHTA
PURSUANT TO
SECTION 5/12
ACT OF ILLINOIS

SPR 2019 CBC INT / EXT RENO AND REAR/3RD ADDITION W/ (1) NEW DU AT EXISTING (3) DU 3-STORY MSRY BLDG FOR A TOT OF (4) DU
1416 N MAPLEWOOD AVE, CHICAGO, IL 60622

Project No

1416 N MAPLEWOOD AVE

	Issued	Date	Comments
0 Permit			
1 Permit			
2 Permit			
3 Permit			
4 Permit			
5 Permit			
Drawn	HM	01.09.2023	
Checked	HM	01.09.2023	
Approved	HM	01.09.2023	

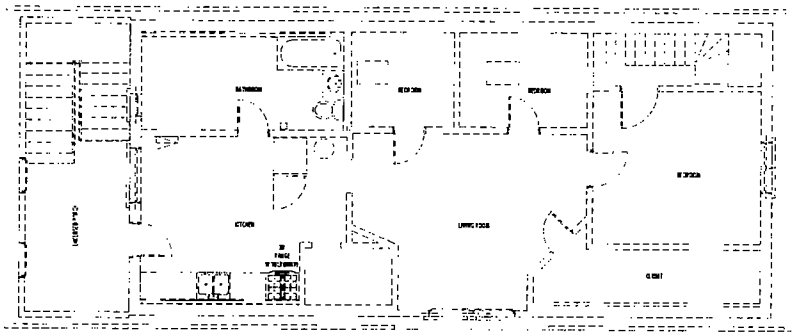
EXISTING GARDEN LEVEL & 1ST FLOOR PLANS

Title

A-1.0

Sheet No

EXISTING/ DEMO ROOF PLAN (2)
1/4" = 1'-0"



EXISTING/ DEMO SECOND FLOOR PLAN (1)
1/4" = 1'-0"

PROFESSIONAL DESIGN FIRM
LIC# 184.007984
BLDG PROJ
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4408 N CLEVELAND AVE
CHICAGO, IL 60618
PHONE // 773.784.9759
CELL // 773.791.8056

LEGEND

EXISTING EXTERIOR WALLS

EXISTING ROOF REMOVED

EXISTING INTERIOR WALLS

LICENSED ARCHITECT
NEMAL M. PUROHIT
001-019448
STATE OF ILLINOIS

SPR 2019 CBC INT / EXT REHO AND REAR/3RD ADDITION W/ (1) NEW DU AT EXISTING (3) DU 3-STORY MSRY BLDG FOR A TOT OF (4) DU
1416 N MAPLEWOOD AVE, CHICAGO, IL 60622

Project No

1416 N MAPLEWOOD AVE

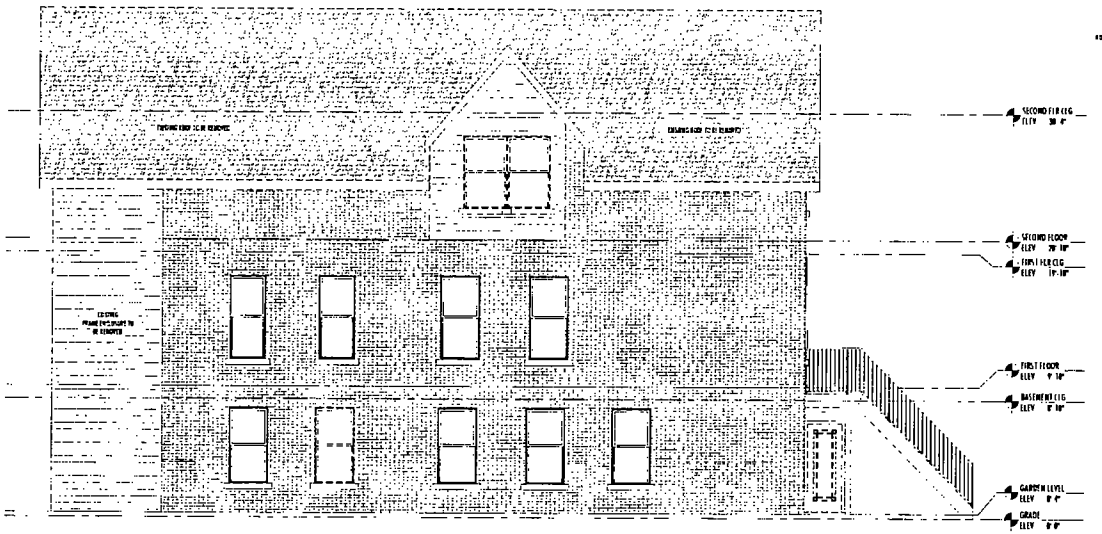
	Initial	Date	Comments
Issued			
Revision			
Revision			
Revision			
Revision			
Drawn	TV	11/20/2021	
Checked	NP	11/20/2021	
Approved	NP	11/20/2021	

EXISTING 2ND & 3RD FLOOR PLANS

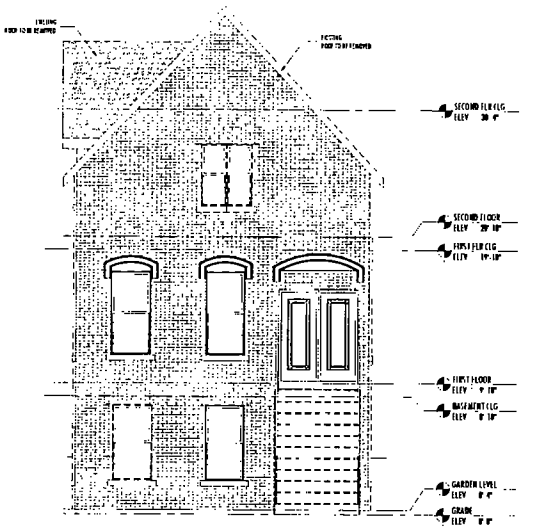
Title

A-1.1

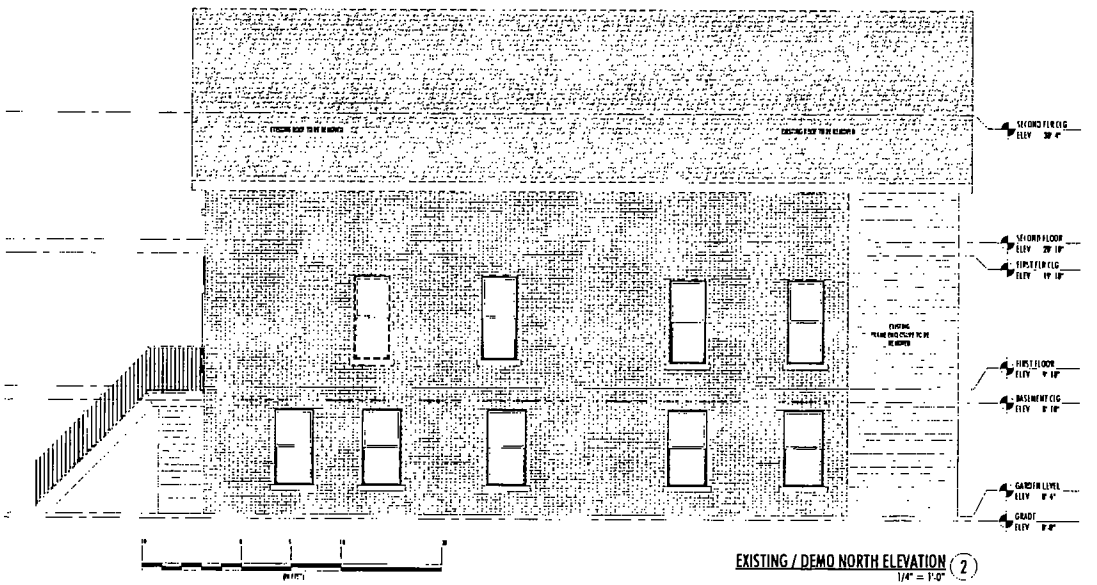
Sheet No



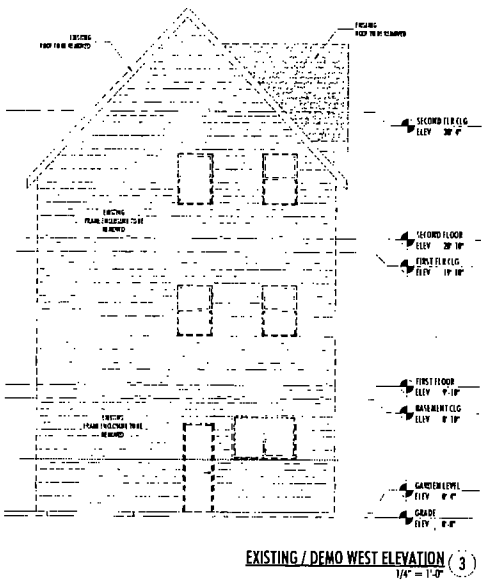
EXISTING / DEMO SOUTH ELEVATION (1)
1/4" = 1'-0"



EXISTING / DEMO EAST ELEVATION (4)
1/4" = 1'-0"



EXISTING / DEMO NORTH ELEVATION (2)
1/4" = 1'-0"



EXISTING / DEMO WEST ELEVATION (3)
1/4" = 1'-0"

PROFESSIONAL DESIGN FIRM
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4408 N ELSTON AVE
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CELL // 773.791.6694

LEGEND

EXISTING CONDITION

NEW ELEMENTS

LICENSED ARCHITECT
HEMAL M. PUROHIT
STATE OF ILLINOIS

SPR 2019 CBC INT / EXT REMO AND REAR/3RD ADDITION W/ (1) NEW DU AT EXISTING (3) DU 3-STORY MSRY BLDG FOR A TOT OF (4) DU
1416 N MAPLEWOOD AVE, CHICAGO, IL 60622

Project No.

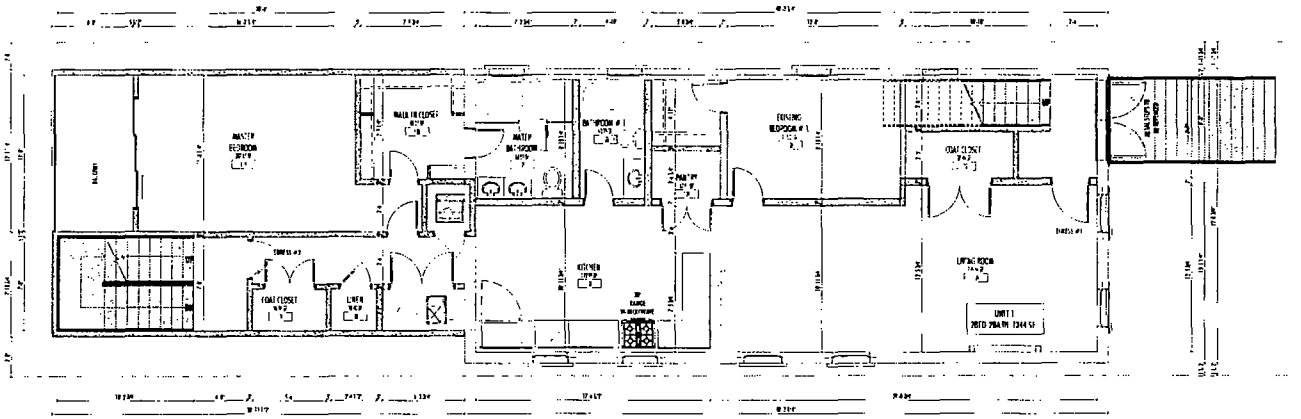
1416 N MAPLEWOOD AVE

	Initial	Date	Comments
1 Permit			
2 Addition			
3 Addition			
4 Addition			
5 Addition			
6 Permit			
7 Permit			
8 Permit			
Drawn	TM	01/09/2021	
Checked	HP	01/09/2021	
Approved	HP	01/09/2021	

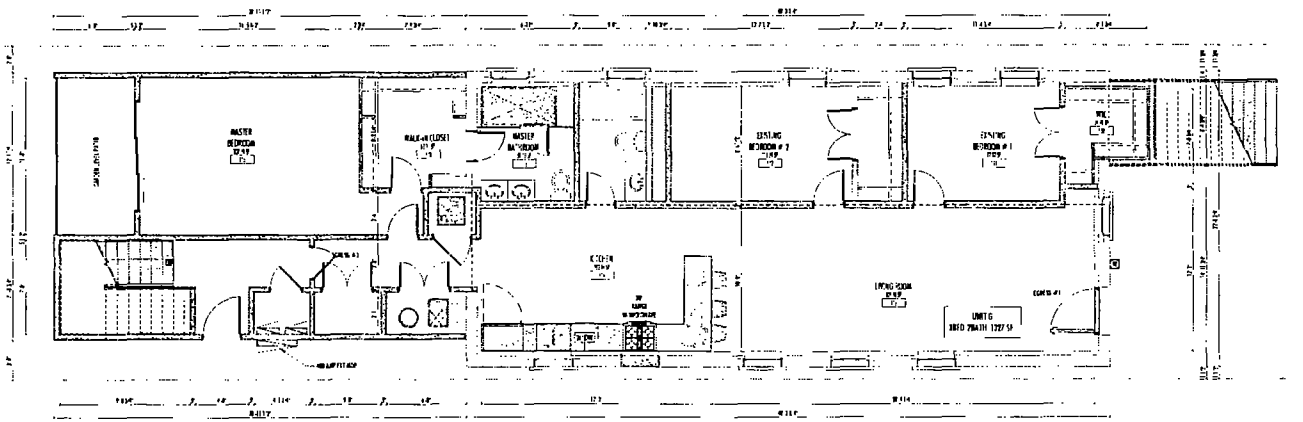
EXISTING NORTH & SOUTH ELEVATIONS — Title

A-2.0 — Sheet No.

UNIT 1 - INTERIOR RENOVATION 3RD FLOOR 2BA/1TH 1344 SF
UNIT 2 - NEW CONSTRUCTION 3RD FLOOR 2BA/1TH 1227 SF
UNIT 3 - NEW CONSTRUCTION 3RD FLOOR 2BA/1TH 1227 SF



PROPOSED FIRST FLOOR PLAN (2)
1/4" = 1'-0"



PROPOSED GARDEN LEVEL PLAN (1)
1/4" = 1'-0"

PROFESSIONAL DESIGN FIRM
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LEGEND

EXISTING CUT OF WALLS
NEW EXTERIOR WALL
EXISTING INTERIOR WALLS
NEW INTERIOR WALLS
NEW DEMISING WALLS
DOOR TYPE SEE SHEET
WINDOW TYPE SEE SHEET
WALL/CEILING TYPE SEE SHEET

NOTES:
SEE SHEET FOR LIGHTS & PWR/COMM SYMBOLS
SEE ELECTRICAL FOR SMOKE DETECTORS & CARBON MONOXIDE DETECTORS
SEE SHEET A-0.0 FOR ROOF DETAILS

LICENSED ARCHITECT
HEMAL M. PUROHIT
001-035187
STATE OF ILLINOIS

SPR 2019 CBC INT / EXT RENO AND REAR/3RD ADDITION W/ (1) NEW DU AT EXISTING (3) DU 3-STORY MSRY BLDG FOR A TOT OF (4) DU
1416 N MAPLEWOOD AVE, CHICAGO, IL 60622

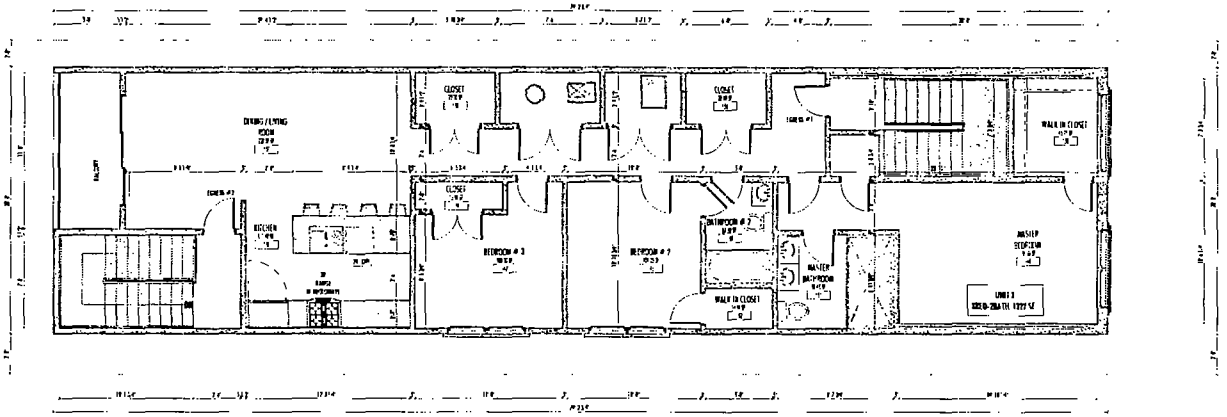
Project No
1416 N MAPLEWOOD AVE

	Initial	Date	Comments
Issues			
Revisions			
Purpose			
Approval			
Schedule			
Drawn	TH	11/07/2023	
Checked	CS	11/07/2023	
Approved	HP	11/07/2023	

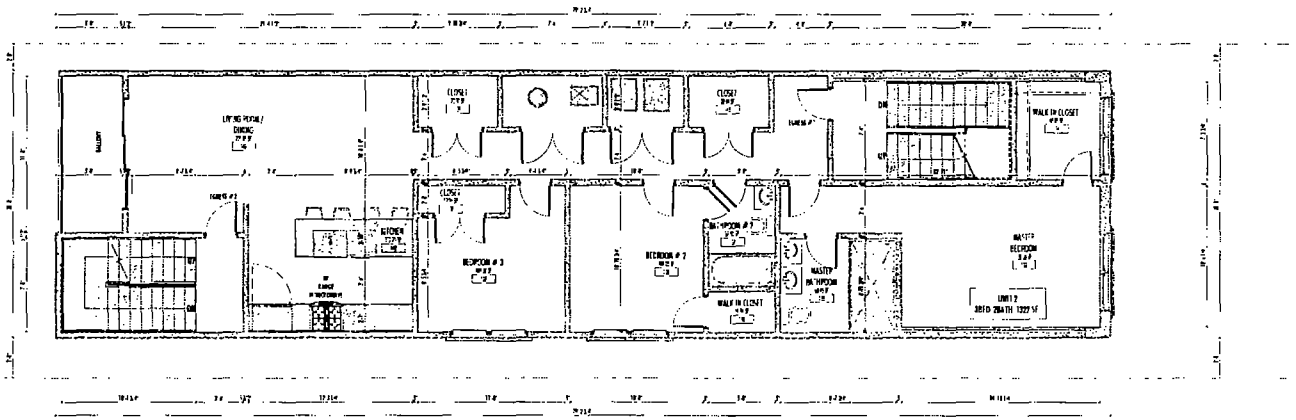
PROPOSED GARDEN & 1STFLOOR PLAN
Title

A-3.0
Sheet No.

UNIT AREA(S) (G.B.A.)
UNIT 0 - INTERIOR RENOVATION 3RD FLOOR 2BATH 1322 SF
UNIT 1 - INTERIOR RENOVATION 2ND FLOOR 2BATH 1344 SF
UNIT 2 - NEW CONSTRUCTION 3RD FLOOR 2BATH 1322 SF
UNIT 3 - NEW CONSTRUCTION 3RD FLOOR 2BATH 1322 SF



PROPOSED THIRD FLOOR PLAN (2)
1/4" = 1'-0"



PROPOSED SCOND FLOOR PLAN (1)
1/4" = 1'-0"

PROFESSIONAL DESIGN FIRM
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LEGEND

EXISTING EXTERIOR WALLS
NEW EXTERIOR WALLS
EXISTING INTERIOR WALLS
NEW INTERIOR WALLS
NEW DEMISING WALLS
(D) DOOR TYPE SEE SHEET
(W) WINDOW TYPE SEE UNIT
PARKING TYPE SEE SHEET

NOTES:
SEE SHEET FOR LIGHT & VENT SCHEDULE
SEE ELECTRICAL FOR LOCATION OF DETECTORS
& CARBON MONOXIDE DETECTORS
SEE SHEET A-4.1 FOR FINISH DETAILS

LICENSED ARCHITECT
PETRAS M. PLUPCHIS
001-019848
STATE OF ILLINOIS

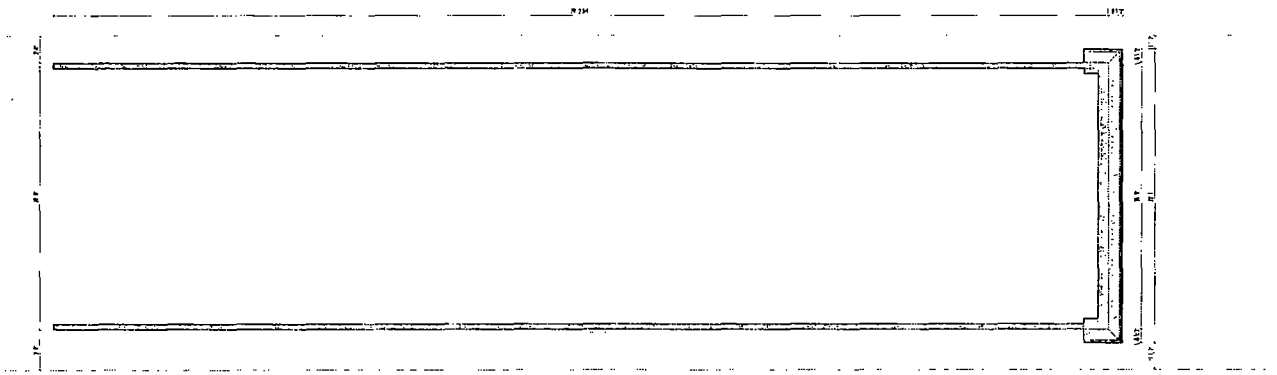
SPR 2019 CBC INT / EXT RENO AND REAR/3RD ADDITION W/ (1) NEW DU AT EXISTING (3) DU 3-STORY MSRY BLDG FOR A TOT OF (4) DU
1416 N MAPLEWOOD AVE, CHICAGO, IL 60622

Project No
1416 N MAPLEWOOD AVE

Issued	Date	Comments
Revision		
Revision		
Revision		
Revision		
Revision		
Drawn	TM	01/09/2023
Checked	CS	01/09/2023
Approved	MP	01/09/2023

PROPOSED 2ND &3RD FLOOR PLAN
Title

A-3.1
Sheet No



PROPOSED ROOF PLAN (1)
1/4" = 1'-0"

PROFESSIONAL DESIGN FIRM
LIC# 184.007984
BLDG PROJ
ARCHITECTURE • DESIGN
4460 N ELSTON AVE
CHICAGO, IL 60630
PHONE // 773.794.9759
CELL // 773.791.6856

LEGEND

EXISTING EXTERIOR WALLS

NEW EXTERIOR WALL

EXISTING INTERIOR WALLS

NEW INTERIOR WALLS

NEW BEARING WALLS

(3) DOOR TYPE SEE SHEET

(A) WINDOW TYPE SEE SHEET

(1) — MANUFACTURING TYPE SEE SHEET

NOTES

SEE SHEET FOR LIGHT & VENT SCHEDULE
SEE ELECTRICAL FOR SMOKE DETECTORS & CARBON MONOXIDE DETECTORS
SEE SHEET A-6.0 FOR DOOR DETAILS

LICENSED ARCHITECT
HEXAL M. PURSCHKE
001-019649
STATE OF ILLINOIS

SPR 2019 CBC INT / EXT RENO AND REAR/3RD ADDITION W/ (1) NEW DU AT EXISTING (3) DU 3-STORY MSRY BLDG FOR A TOT OF (4) DU
1416 N MAPLEWOOD AVE, CHICAGO, IL 60622

Project No

1416 N MAPLEWOOD AVE

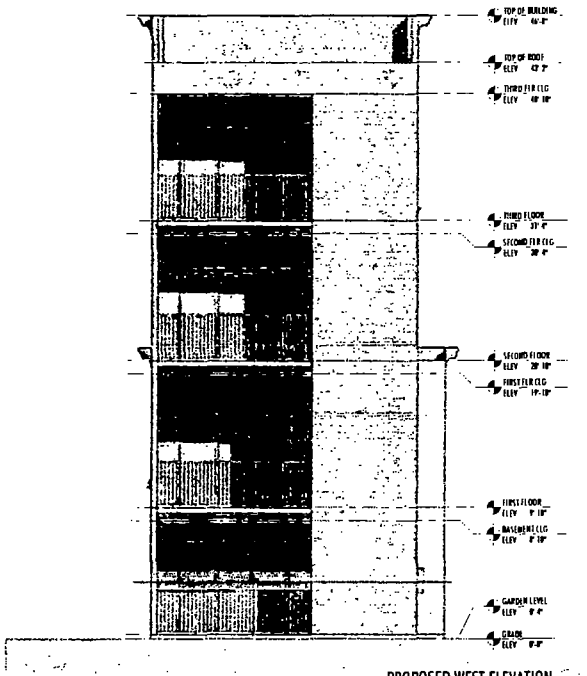
	Issued	Date	Comments
1			
2			
3			
4			
5			
6			
Drawn	PV	01.09.2023	
Checked	HP	01.09.2023	
Approved	HP	01.09.2023	

PROPOSED ROOF PLAN

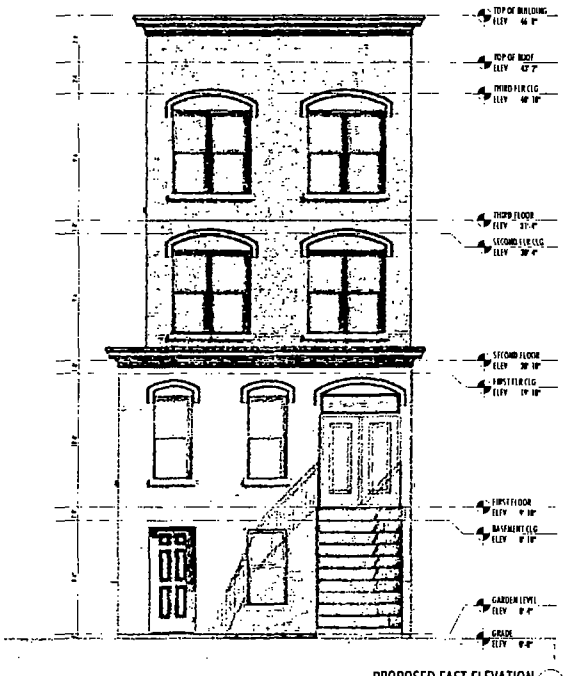
A-3.2

Title

Sheet No.



PROPOSED WEST ELEVATION (1)
1/4" = 1'-0"



PROPOSED EAST ELEVATION (4)
1/4" = 1'-0"

PROFESSIONAL DESIGN FIRM
LIC# 184.007984
BLOC PROJ
ARCHITECTURE + DESIGN
4448 N ELSTON AVE
CHICAGO, IL 60630
PHONE // 773.706.9733
CELL // 773.791.6834

LEGEND

EXISTING CONDITION

NEW CONDITION

NON-WORK OR ROOF OPENING

LICENSED ARCHITECT
HEMAL M. PUROHIT
No. 21-21440
STATE OF ILLINOIS

SPR 2019 CBC INT / EXT RENO AND REAR/3RD ADDITION W/ (1) NEW DU AT EXISTING (3) DU 3 STORY MSRY BLDG FOR A TOT OF (4) DU
1416 N MAPLEWOOD AVE, CHICAGO, IL 60622

Project No.

1416 N MAPLEWOOD AVE

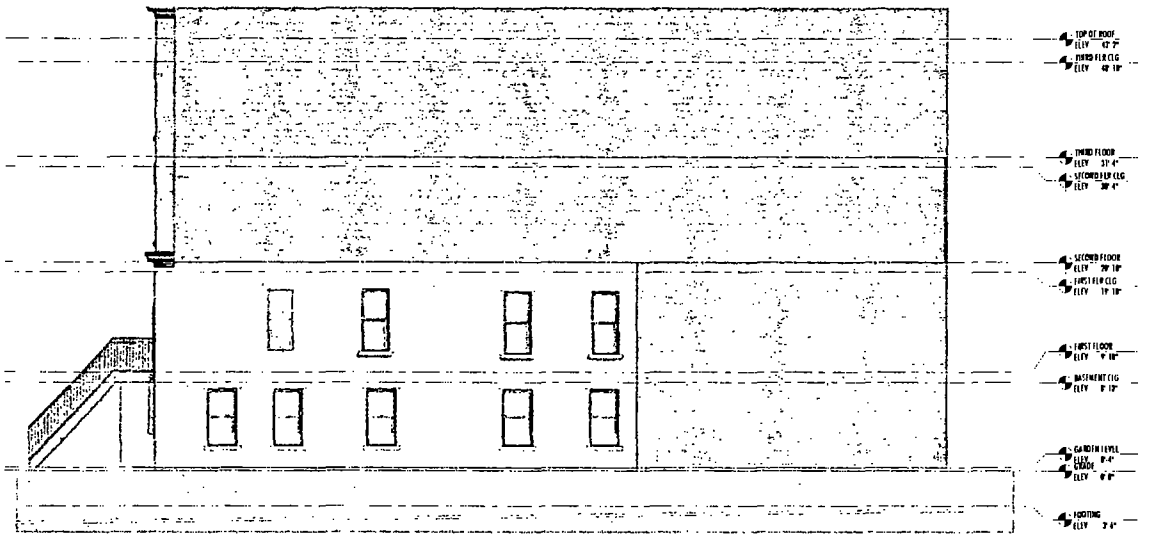
	Initial	Date	Comments
Revision			
Revision			
Revision			
Revision			
Revision			
Drawn	PH	01/09/2023	
Checked	HP	01/09/2023	
Approved	HP	01/09/2023	

PROPOSED EAST & WEST ELEVATIONS

A-4.0

Title

Sheet No.



PROPOSED NORTH ELEVATION (1)
3/16" = 1'-0"

PROPOSED SOUTH ELEVATION (2)
3/16" = 1'-0"

PROFESSIONAL DESIGN FIRM
LIC# 184.007984
BLOC PROJ
ARCHITECTURE + DESIGN
4448 N ELSTON AVE
CHICAGO, IL 60630
PHONE // 773.794.9788
CELL // 773.791.8434

LEGEND

EXISTING CONDITION

NEW CONDITION

NEW MASONRY/ DOOR OPENING

LICENSED ARCHITECT
HEMAL M. PUROHIT
001-017449
STATE OF ILLINOIS

SPR 2019 CBC 1BT / EXT RENO AND REAR/3RD ADDITION W/ (1) NEW DU AT EXISTING (3) DU 3-STORY MSRY BLDG FOR A TOT OF (4) DU
1416 N MAPLEWOOD AVE, CHICAGO, IL 60622

Project No

1416 N MAPLEWOOD AVE

	Initial	Date	Comments
Revision			
Revision			
Revision			
Revision			
Revision			
Drawn		01/09/2023	
Checked		01/09/2023	
Approved		01/09/2023	

PROPOSED NORTH & SOUTH ELEVATION

Title

A-4.1

Sheet No.

22094-T1
Intro Date
Feb. 1, 2023

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

   1416 North Maplewood Avenue

2. Ward Number that property is located in: 1

3. APPLICANT 1416 MAPLEWOOD LLC

   ADDRESS 757 North Orleans Street, Ste #907 CITY Chicago

   STATE Illinois ZIP CODE 60654 PHONE 312-636-6937

   EMAIL rolando@acostaezgur.com CONTACT PERSON Rolando Acosta

4. Is the applicant the owner of the property? YES X NO _____
   If the applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the application to proceed.

   OWNER _____

   ADDRESS _____ CITY _____

   STATE _____ ZIP CODE _____ PHONE _____

   EMAIL _____ CONTACT PERSON _____

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

   ATTORNEY Rolando Acosta- Acosta Ezgur, LLC

   ADDRESS 1030 West Chicago Avenue, 3rd Floor

   CITY Chicago STATE Illinois ZIP CODE 60642

   PHONE 312-636-6937 FAX _____ EMAIL rolando@acostaezgur.com

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed on the Economic Disclosure Statements.

Gregory M. Fordon, Jr. , Ben James

7. On what date did the owner acquire legal title to the subject property? 05/13/2021

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

No

9. Present Zoning District RS-3 Proposed Zoning District B2-3

10. Lot size in square feet (or dimensions) 3,157.5 square feet

11. Current Use of the property three story residential building with three dwelling units

12. Reason for rezoning the property To add one additional dwelling unit for a total of four dwelling units. Also, to increase the bulk and density of the existing building, specifically the building square feet, height and minimum lot area.

13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)

The subject property is improved with a three-story residential building with three dwelling units and no parking. The existing zoning height of the building is 30'-4". The Applicant seeks to rezone the property to construct a 2-story addition over the existing front portion and 4-story rear addition as per plans and add one additional dwelling unit to the existing building for a total of four dwelling units on the property. Three rear surface parking spaces will be added. The proposed zoning height of the building will be 40'-10".

14. The Affordable Requrements 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

1416 MAPLEWOOD LLC, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

Gregory M. Fordon Jr. - Manager
Signature of Applicant
By: Gregory M. Fordon, Jr.
Manager of Applicant

Subscribed and Sworn to before me this
19 day of January, 20 23.

Estela Richards
Notary Public

Official Seal
Estela Richards
Notary Public State of Illinois
My Commission Expires 04/06/2025

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

TOPOGRAPHIC SURVEY
BOUNDARY SURVEY
ALTA/NSPS LAND TITLE SURVEY
CONDOMINIUM SURVEY
MORTGAGE INSPECTION

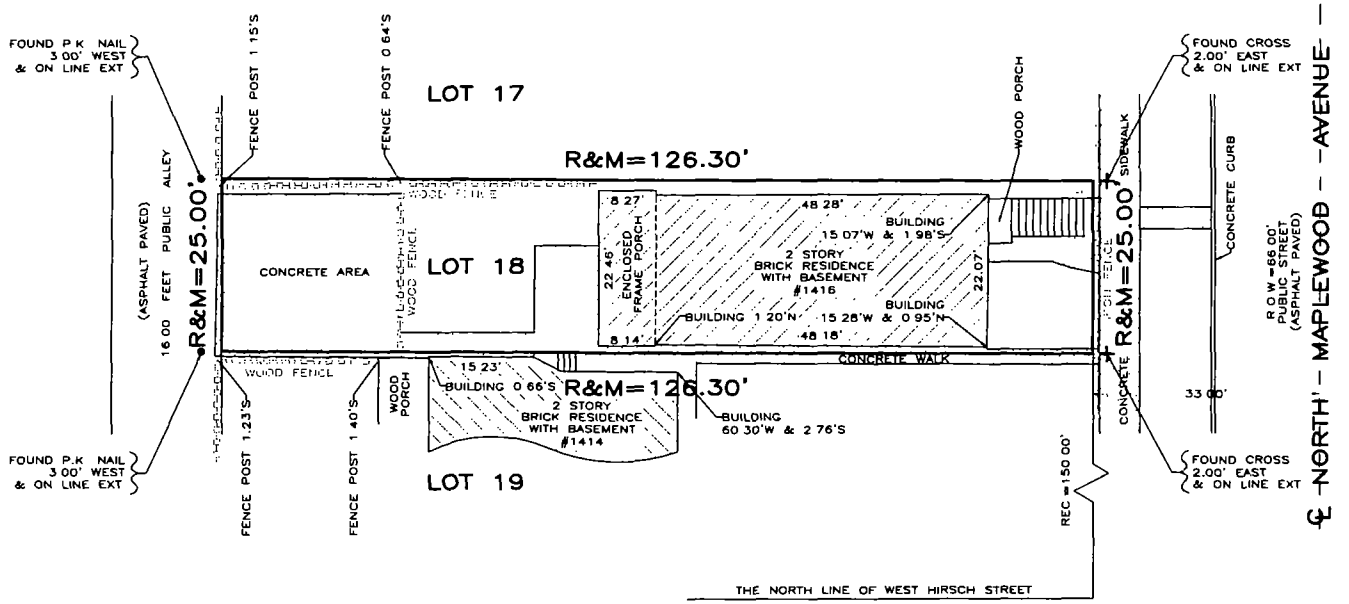
HYLTON E. DONALDSON
PROFESSIONAL LAND SURVEYOR
10848 SOUTH HALSTED STREET, CHICAGO, IL 60628
TEL (773) 253-8539 OFFICE CELL (708) 897-7796 WAYLSURVEY@YAHOO COM

PLAT OF SURVEY

LOT 18 IN BLOCK 5 IN WINSLOW, JACOBSON AND TALLMAN'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 3158 SQ. FEET = 0 072 ACRE

COMMONLY KNOWN AS. 1416 NORTH MAPLEWOOD AVENUE, CHICAGO, ILLINOIS



STATE OF ILLINOIS } SS
COUNTY OF COOK }

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

I, HYLTON E. DONALDSON, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY

HYLTON E DONALDSON PROFESSIONAL NO 035-002819 STATE OF ILLINOIS LAND SURVEYOR CHICAGO, ILLINOIS

Hylton E. Donaldson

HYLTON E DONALDSON, PROFESSIONAL LAND SURVEYOR NO. 035-002819, STATE OF ILLINOIS.

MY LICENSE EXPIRES NOVEMBER 30, 2022

FIELD WORK WAS COMPLETED ON OCTOBER 21, 2022

CAD JJ FIELD WORK RA
CHECK BY HD

ORDER NO 2022-4310

SCALE 1 INCH = 16 FEET

DATE OCTOBER 26, 2022

ORDERED BY: VIRGINIA CHIU

NOTES:

- NO TITLE INSURANCE POLICY PROVIDED FOR SURVEYOR
- THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY IT SHOULD BE COMPARED WITH THE TITLE OR DEED
- DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING
- FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR DEED, TITLE POLICY AND LOCAL ZONING ORDINANCE, ETC.

LEGEND:
M=MEASURED DISTANCE
R=RECORDED DISTANCE (DEED)
PROPERTY LINE
CHAIN LINK FENCE
WOOD FENCE
IRON FENCE
PLASTIC FENCE

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

February 1, 2023

Honorable Thomas M. Tunney
Chairman, Committee on Zoning
121 North LaSalle Street, Room 304
Chicago, Illinois 60602

The undersigned, Rolando Acosta, being first duly sworn on oath, deposes and say the following:

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

The subject property is bounded by:

> a line 175.0 north of and parallel to West Hirsh Street; North Maplewood Avenue; a line 150.0 north of and parallel to West Hirsh Street; and the public alley next west of and parallel to North Maplewood Avenue

and has the address of 1416 North Maplewood, Chicago, Illinois 60622.

The undersigned certifies that the notice contained the address and description of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately February 1, 2023.

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

By: Rolando Acosta

Subscribed and sworn to before me this 1st day of February 2023.

Estela Richards
Notary Public

Official Seal
Estela Richards
Notary Public State of Illinois
My Commission Expires 04/06/2025

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

February 1, 2023

Dear Property Owner:

In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about February 1, 2023, the undersigned will file an application for a change in zoning from an RS-3 Residential Single-Unit (Detached House) District to an B2-3, Neighborhood Mixed-Use District on behalf of 1416 MAPLEWOOD LLC (the "Applicant") for the property located at 1416 North Maplewood, Chicago, Illinois 60622. The property is bounded by:

> a line 175.0 north of and parallel to West Hirsh Street; North Maplewood Avenue; a line 150.0 north of and parallel to West Hirsh Street; and the public alley next west of and parallel to North Maplewood Avenue

The subject property is improved with a three-story residential building with three dwelling units and no parking. The existing zoning height of the building is 30'-4". The Applicant seeks to rezone the property to construct a 2-story addition over the existing front portion and 4-story rear addition as per plans and add one additional dwelling unit to the building for a total of four dwelling units on the property. Three rear surface parking spaces will be added. The proposed zoning height of the building will be 40'-10".

The Applicant is located at 757 North Orleans Street, Ste #907, Chicago, Illinois 60654. The Applicant is the Owner of the property. The contact person for this application is Rolando Acosta, 1030 West Chicago Avenue, 3rd Floor, Chicago, Illinois 60642. Any questions regarding this notice may be directed to Rolando Acosta at 312-636-6937 or at rolando@acostaezgur.com.

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

Sincerely,

Rolando Acosta
Attorney for the Applicant

CITY OF CHICAGO
ECONOMIC DISCLOSURE STATEMENT
AND AFFIDAVIT

SECTION I -- GENERAL INFORMATION

A. Legal name of the Disclosing Party submitting this EDS. Include d/b/a/ if applicable:

1416 MAPLEWOOD 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: 757 North Orleans Street, Ste #907
Chicago, Illinois 60654

C. Telephone: 872-215-2076 Fax: _____ Email: ximena@acostaezgur.com

D. Name of contact person: Ximena Castro

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

F. Brief description of the Matter to which this EDS pertains. (Include project number and location of property, if applicable):

Rezoning application for the property located at 1416 North Maplewood Avenue

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

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

Specification # _____ and Contract # _____

SECTION II -- DISCLOSURE OF OWNERSHIP INTERESTS

A. NATURE OF THE DISCLOSING PARTY

1. Indicate the nature of the Disclosing Party:

☐ Person
☐ Publicly registered business corporation
☐ Privately held business corporation
☐ Sole proprietorship
☐ General partnership
☐ Limited partnership
☐ Trust

☑ Limited liability company
☐ Limited liability partnership
☐ Joint venture
☐ Not-for-profit corporation
(Is the not-for-profit corporation also a 501(c)(3))?
☐ Yes ☐ No
☐ Other (please specify)

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
Greg M. Fordon, Jr.	Manager
Ben James	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
Greg M. Fordon, Jr.	757 North Orleans Street, Ste #907, Chicago, Illinois 60654	50%
Ben James	757 North Orleans Street, Ste #907, Chicago, Illinois 60654	50%

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

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

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

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

Does any City elected official or, to the best of the Disclosing Party's knowledge after reasonable inquiry, any City elected official's spouse or domestic partner, have a financial interest (as defined in Chapter 2-156 of the Municipal Code of Chicago ("MCC")) in the Disclosing Party?
☐ Yes ☑ No

If "yes," please identify below the name(s) of such City elected official(s) and/or spouse(s)/domestic partner(s) and describe the financial interest(s).

SECTION IV -- DISCLOSURE OF SUBCONTRACTORS AND OTHER RETAINED PARTIES

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

Name (indicate whether retained or anticipated to be retained)	Business Address	Relationship to Disclosing Party (subcontractor, attorney, lobbyist, etc.)	Fees (indicate whether paid or estimated.) **NOTE:** "hourly rate" or "t.b.d." is not an acceptable response.
Rolando Acosta (retained)	1030 West Chicago Avenue, 3rd Floor, Chicago, Illinois 60642	Attorney	$5,000 (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):

_____

_____

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

D. CERTIFICATION REGARDING FINANCIAL INTEREST IN CITY BUSINESS

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

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

☐ Yes ☑ No

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

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

Does the Matter involve a City Property Sale?

☐ Yes ☐ No

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

Name	Business Address	Nature of Financial Interest

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

E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

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

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

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

_____

_____

_____

SECTION VI -- CERTIFICATIONS FOR FEDERALLY FUNDED MATTERS

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

A. CERTIFICATION REGARDING LOBBYING

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

_____

_____

_____

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

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

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

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

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

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

B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY

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

Is the Disclosing Party the Applicant?

☐ Yes ☐ No

If "Yes," answer the three questions below:

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

☐ Yes ☐ No

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

☐ Yes ☐ No ☐ Reports not required

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

☐ Yes ☐ No

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

_____

_____

SECTION VII -- FURTHER ACKNOWLEDGMENTS AND CERTIFICATION

The Disclosing Party understands and agrees that:

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

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

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

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

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

CERTIFICATION

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

1416 MAPLEWOOD LLC

(Print or type exact legal name of Disclosing Party)

By: Gregory M Fordon JR

(Sign here)

Gregory M. Fordon, Jr.

(Print or type name of person signing)

Manager

(Print or type title of person signing)

Signed and sworn to before me on (date) 01-19-2023,

at **Cook** County, **Illinois** (state).

Estela Richards

Notary Public

Commission expires: 04/06/2025

Official Seal
Estela Richards
Notary Public State of Illinois
My Commission Expires 04/06/2025

CITY OF CHICAGO
ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT
APPENDIX A

FAMILIAL RELATIONSHIPS WITH ELECTED CITY OFFICIALS AND DEPARTMENT HEADS

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

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

"Applicable Party" means (1) all executive officers of the Disclosing Party listed in Section II.B.1.a., if the Disclosing Party is a corporation; all partners of the Disclosing Party, if the Disclosing Party is a general partnership; all general partners and limited partners of the Disclosing Party, if the Disclosing Party is a limited partnership; all managers, managing members and members of the Disclosing Party, if the Disclosing Party is a limited liability company; (2) all principal officers of the Disclosing Party; and (3) any person having more than a 7.5% ownership interest in the Disclosing Party. "Principal officers" means the president, chief operating officer, executive director, chief financial officer, treasurer or secretary of a legal entity or any person exercising similar authority.

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

☐ Yes ☑ No

If yes, please identify below (1) the name and title of such person, (2) the name of the legal entity to which such person is connected; (3) the name and title of the elected city official or department head to whom such person has a familial relationship, and (4) the precise nature of such familial relationship.

_____

_____

_____

CITY OF CHICAGO
ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT
APPENDIX B

BUILDING CODE SCOFFLAW/PROBLEM LANDLORD CERTIFICATION

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

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

☐ Yes ☑ No

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

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

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

_____

_____

_____

CITY OF CHICAGO
ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT
APPENDIX C

PROHIBITION ON WAGE & SALARY HISTORY SCREENING - CERTIFICATION

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

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

☐ Yes

☐ No

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

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

If you checked "no" to the above, please explain.

_____

_____

_____