City of Chicago
Office of the City Clerk

City Hall
121 North LaSalle Street
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Referred to Committees at the Chicago City Council Meeting
4/2/2014
Section 3b - Aldermanic Introductions Regarding Zoning Ordinance Amendments

	File #	Title	Sponsor(s)	Committee Referral	
Zoning Reclassification(s)					
1	O2014-2433	Zoning Reclassification Map No. 28-J at 3245-3247 W 111th St	O'Shea (19)	Zoning	
2	O2014-2434	Zoning Reclassification Map No. 4-F at 2100-2114 S Wentworth Ave	Solis (25)	Zoning	
3	O2014-2442	Zoning Reclassification Map No. 3-F at 1034 N Wells St	Burnett (27)	Zoning	*Redacted Record*
4	O2014-2435	Zoning Reclassification Map No. 5-M at 6202-6210 W North Ave	Graham (29)	Zoning	
5	O2014-2436	Zoning Reclassification Map No. 7-L at 2457-2658 N Central Ave	Reboyras (30)	Zoning	

City of Chicago

O2014-2433

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	4/2/2014
Sponsor(s):	O'Shea (19)
Type:	Ordinance
Title:	Zoning Reclassification Map No. 28-J at 3245-3247 W 111th St
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B3-1 Community Shopping District symbols and indications as shown on Map No. 28-J in the area bounded by

> West 111th Street; a line 108.58 feet west of and parallel to South Sawyer Avenue; the alley next south of and parallel to West 111th Street; and a line 158.58 feet west of and parallel to South Sawyer Avenue,

to those of a B3-2 Community Shopping District.

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

Matthew O'Shea
Alderman, 19th Ward

Common Address of Property: 3245-47 West 111th Street

City of Chicago

O2014-2434

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	4/2/2014
Sponsor(s):	Solis (25)
Type:	Ordinance
Title:	Zoning Reclassification Map No. 4-F at 2100-2114 S Wentworth Ave
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the M1-3 Limited Manufacturing/Business Park District symbols and indications as shown on Map No.4-F in the area bounded by

> beginning at West 21st Street as extended; South Wentworth Avenue; the opened public alley (Recorded. on July 26, 1893, Doc. No. 1906383) next north of West Cermak Road; a line 165.68 feet southwest of the intersection of West 21st Street extended and South Archer Avenue, as measured along the southeasterly right-of-way line of South Archer Avenue and perpendicular thereto; and South Archer Avenue (ToB),

to those of a B1-1 Neighborhood Shopping 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: 2100-2114 South Wentworth Avenue

Daniel Solis
Alderman, 25th Ward

City of Chicago

O2014-2442

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	4/2/2014
Sponsor(s):	Burnett (27)
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-F at 1034 N Wells St
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Institutional Planned Development Number 670 symbols and indications as shown on Map Number 3-F in the area bounded by:

West Hill Street; North Wells Street; West Oak Street; a parallel line 304.5 feet west of North Wells Street; a parallel line 370 feet north of West Oak Street; a parallel 543.61 feet west of North Wells Street; a parallel line 384.34 north of West Oak Street; a parallel line 496.46 feet west of North Wells Street; and West Hill Street ("Property")

to the designation of Institutional Planned Development No. 670, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as set forth in the Plan of Development herewith attached and made a part of thereof and to no others.

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

Alderman Walter Burnett, Jr.

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
   1034 N Wells St, Chicago, IL 60610
2. Ward Number that property is located in: 27th Ward
3. APPLICANT: Alderman Walter Burnett and the Public Building Commission

   ADDRESS: c/o Neal & Leroy, LLC, 203 N. LaSalle, Suite 2300

   CITY Chicago STATE Illinois ZIP CODE 60601

   PHONE: 312.641.7144 CONTACT PERSON Meg George
4. Is the applicant the owner of the property? YES _____ NO X
   If the applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the application to proceed.

   OWNER Chicago Board of Education

   ADDRESS 125 S. Clark Street

   CITY Chicago STATE IL ZIP CODE 60603

   PHONE (773)553-1600 CONTACT PERSON Liza Balistreri
5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

   ATTORNEY Meg George, Neal and Leroy, LLC

   ADDRESS 203 N. LaSalle Street, Suite 2300 CITY Chicago

   CITY Chicago STATE IL ZIP CODE 60601

   PHONE (312) 641-7144 FAX (312) 641-5137

6. If the applicant is a corporation please provide the names of all shareholders as disclosed on the Economic Disclosure Statements.
Neither the applicant nor owner is a corporation.

7. On what date did the owner acquire legal title to the subject property?
1999

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

No it has not.

9. Present Zoning: PD 670 Proposed Zoning: Planned Development 670, As Amended

10. Lot size in square feet (or dimensions?) 178,215 SF

11. Current Use of the Property existing high school

12. Reason for rezoning the property To allow for an addition to the existing Walter Payton High School

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 proposed 48,772 SF addition will be added to the existing 173.182 SF school.

14. On May 14, 2007, The Chicago City Council passed the Affordable Requirements Ordinance (ARO) that requires on-site affordable housing units or a financial contribution if residential housing projects receive a zoning change under certain circumstances. Based on the lot size of the project in question and the proposed zoning classification, is this project subject to the Affordable Requirements Ordinance? (See Fact Sheet for more information)

YES_____ NO _x_

COUNTY OF COOK
STATE OF ILLINOIS

_____, _____. being first duly sworn, on oath deposes and states, that all of the above statements and the statements contained in the documents submitted herewith are true.

Alderman Walter Burnett, Jr.

Subscribed and sworn to before me this

31st day of March, 2014

Notary Public

OFFICIAL SEAL
DAWN SANTANA
NOTARY PUBLIC – STATE OF ILLINOIS
MY COMMISSION EXPIRES MARCH 13, 2017

For Office Use Only

INTRODUCED BY:_____ DATE_____

REFERRED TO:
FILE NO.:_____
WARD NO.:_____

COMMITTEE ON BUILDINGS & ZONING_____
REZONING STAFF _____
CHICAGO PLAN COMMISSION _____

CHICAGO PUBLIC SCHOOLS | CPS

Operations
125 South Clark Street, 17th Floor • Chicago, Illinois 60603
Telephone: 773/553-2900 • Fax: 773/553-4305

March 25, 2014

Ms. Patricia A. Scudiero
Zoning Administrator
City of Chicago
Department of Planning and Development
121 N. LaSalle, Room 905
Chicago, Illinois 60602

Honorable Daniel S. Solis
Chairman Zoning Committee
City of Chicago Public Schools
121 N. LaSalle
Room 203, Office 14
Chicago, Illinois 60602

Re: Consent to File Application for Planned Development Amendment 670

Dear Ms. Scudiero and Chairman Solis:

The Public Building Commission ("PBC") is constructing an addition to the existing Walter Payton High School, located at 1034 N. Wells Street, on behalf of the Chicago Board of Education ("BOE"). This property is located within existing Planned Development No. 670. BOE acquired this property in 1999.

The PBC desires to file an application to amend Planned Development No. 670 to allow for this addition. I hereby authorize the PBC to file this Application.

Thank you for your consideration of this matter.

Very truly yours,

Patricia L. Taylor

Patricia L. Taylor

NOTICE OF FILING OF APPLICATION FOR REZONING

APPLICANT: Alderman Walter Burnett and the Public Building Commission of Chicago

PROPERTY: 1034 N. Wells Street

PROJECT: Payton High School Addition

DATE: April 2, 2014

Dear Sir or Madam:

In accordance with the requirements of Section 17-13-0107 of the Municipal Code of the City of Chicago, please be informed that on or about April 2, 2014, Alderman Walter Burnett and the Public Building Commission of Chicago ("PBC"), will file an application to amend the existing Planned Development for the property located at 1034 N. Wells Street, from its existing Planned Development No. 670 designation to Institutional Planned Development No. 670, As Amended. The purpose of this amendment is to allow the Public Building Commission of Chicago to construct an addition to the existing Walter Payton High School.

The property is currently owned by the Chicago Board of Education. The Public Building Commission will be constructing the addition on behalf of the Chicago Board of Education.

The Public Building Commission is located in Room 200 of the Daley Center, 50 West Washington, Chicago, Illinois 60602. Questions regarding this school project or the rezoning of the property may be addressed to Meg George at Neal & Leroy, LLC 203 North LaSalle Street, Suite 2300, Chicago, Illinois 60601 (312) 641-7144.

PLEASE NOTE: THE APPLICANT IS <u>NOT</u> SEEKING TO REZONE YOUR PROPERTY. THIS NOTICE IS BEING SENT TO YOU BECAUSE YOU OWN PROPERTY WITHIN 250 FEET OF THE BOUNDARIES OF THE NEW PROPOSED ADDITION.

Very truly yours,

Meg George

AFFIDAVIT

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

Martin Cabrera, Chairman
Chicago Plan Commission
Room 1000, City Hall
121 North LaSalle Street
Chicago, Illinois 60602

APPLICANTS: Alderman Walter Burnett and the Public Building Commission of Chicago
Daley Center, Room 200, Chicago, Illinois 60602

RE: Walter Payton High School Addition

Dear Chairpersons:

The undersigned, Meg George, an attorney for one of the Applicants, the Public Building Commission of Chicago, being first duly sworn on oath, deposes and states the following:

That the undersigned certifies that she has complied with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance of the City of Chicago Municipal Code by sending the attached letter by United States Postal Service First Class Mail to the owners of all property within 250 feet in each direction of the property to be rezoned, as determined by the most recent Cook County tax records of Cook County, the address of which is commonly known as 1034 N. Wells Street, exclusive of public roads, streets, alleys and other public ways, or a total distance limited to 400 feet; and that the notice contained the common street address of the subject property, a description of the nature, scope and purpose of the application or proposal; the name and address of the Applicant; the date the Applicant intends to file the application to rezone the Property i.e. on April 4, 2014; that the Applicant has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-107 and 17-13-0604-B of the Chicago Zoning Ordinance, that the Applicant certifies that the accompanying list of names and addresses of surrounding properties located within 250 feet of the subject property (excluding public roads, streets and alleys), is a complete list containing the names and last known addresses of the owners of the property required to be served, and that the Applicant has furnished, in addition, a list of the persons so served.

By: _____
Meg George, Attorney

Subscribed and sworn to before me
this 27th day of March 2014.

Hillie M. Semprit
Notary Public

HILLIE M. SEMPRIT
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
May 08, 2017

INSTITUTIONAL PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number 670, As Amended, ("Planned Development") consists of approximately 178, 215 SF net square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned by the Chicago Board of Education. Alderman Walter Burnett and the Public Building Commission are co-applicants for this amendment (the "Applicants"). The Public Building Commission is constructing the school on behalf of the Board of Education.

2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicants, its successors and assigns and, if different than the Applicants, the legal title holders and any ground lessors. All rights granted hereunder to the Applicants shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicants, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.

3. All applicable official reviews, approvals or permits are required to be obtained by the Applicants or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicants or its successors, assign or grantees.

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

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

   All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.

4. This Plan of Development consists of 15 Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; Building Elevations (North, South, East and West) dated April 2, 2014 submitted herein. Full-sized copies of the Site Plan, Landscape Plan and

Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.

5. The following uses are allowed in the area delineated herein as an Institutional Planned Development: educational and recreational facilities, accessory parking and related uses incidental thereto..

6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-Premise signs are prohibited within the boundary of the Planned Development.

7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.

8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 178,215 square feet.

9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicants and must be paid to the Department of Revenue prior to the issuance of any Part II approval.

10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.

11. The Applicants shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.

12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicants, its successors and assigns and, if different than the Applicants, the legal title holders and any ground lessors.

13. The Applicants acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

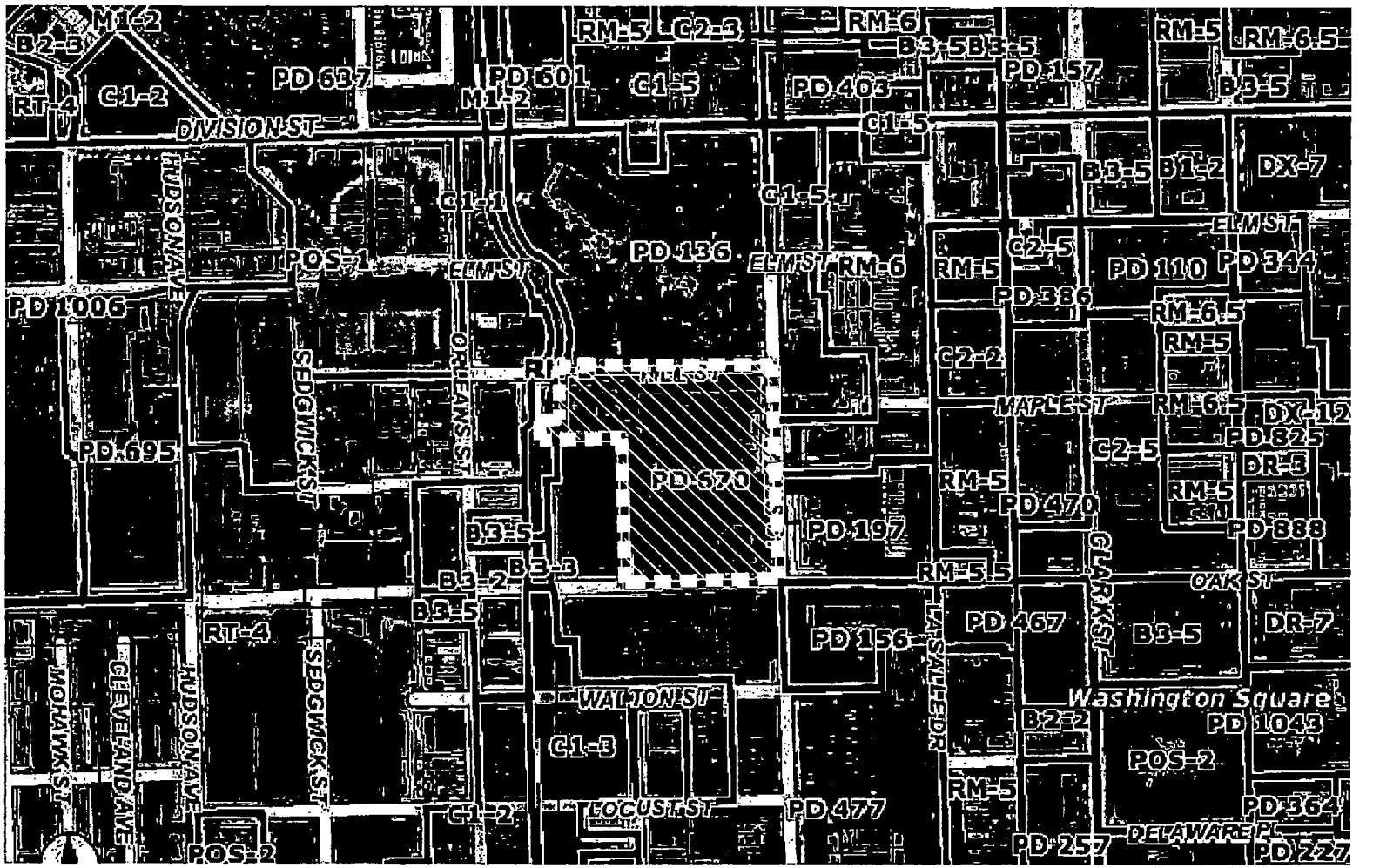
14. The Applicants acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources.

15. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the property to RM-5.

INSTITUTIONAL PLANNED DEVELOPMENT
BULK REGULATION AND DATA TABLE

Gross Site Area:	228.000 SF
Net Site Area:	178,215 SF
Maximum Floor Area Ratio:	1.0
Minimum Number of Off-Street Loading Spaces:	60*
Minimum Number of Off-Street Parking Spaces:	38
Maximum Building Height:	75'
Minimum Required Setback:	Per Site Plan

* Spaces are provided at off-site lots



PROJECT SITE

EXISTING ZONING MAP

NOT TO SCALE

N

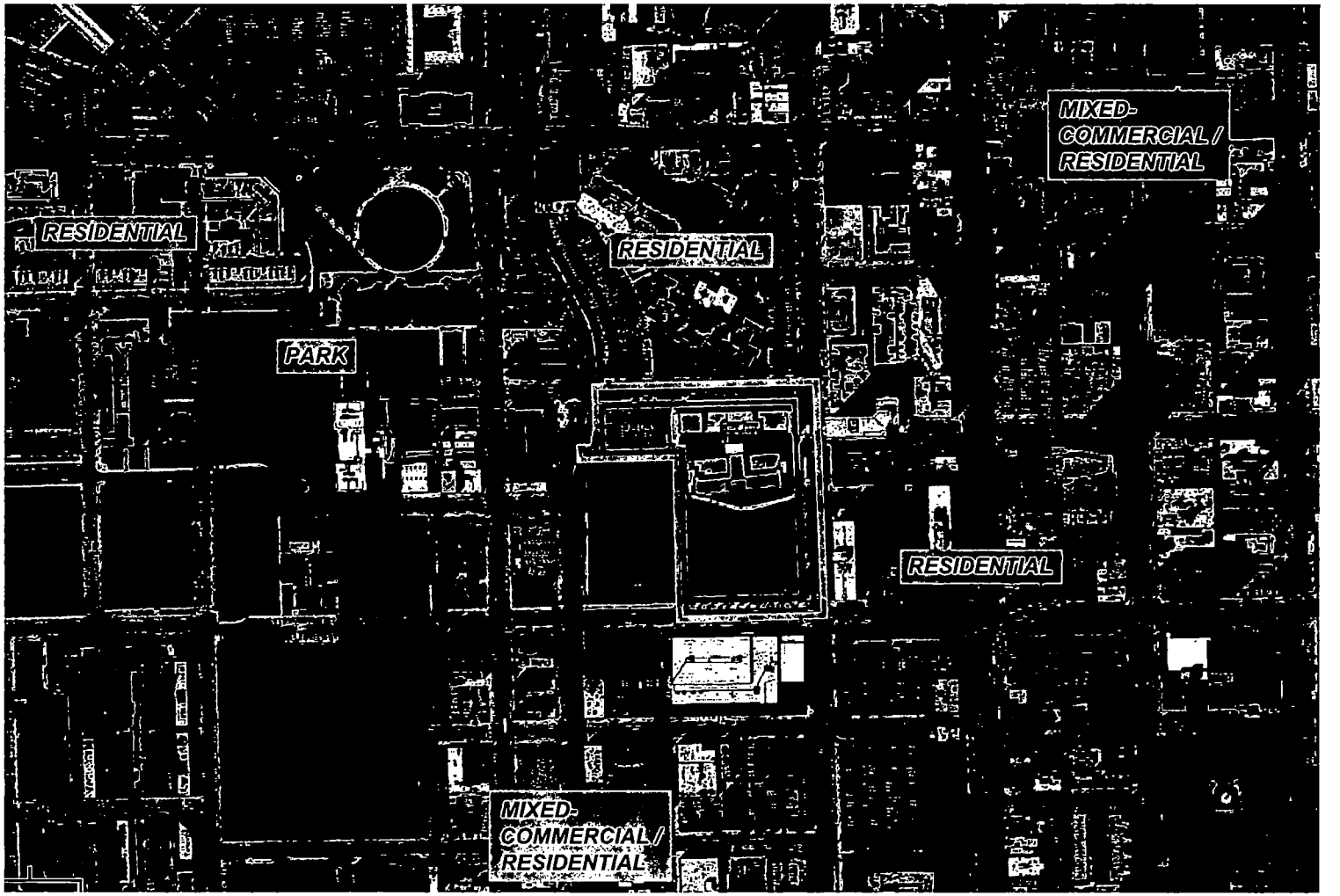
APPLICANT: PUBLIC BUILDING COMMISSION OF CHICAGO

ADDRESS: 1034 N. WELLS STREET
CHICAGO, IL 60610

AMENDMENT TO
INSTITUTIONAL PLANNED DEVELOPMENT #670
WALTER PAYTON COLLEGE PREPARATORY H.S. ANNEX

DATE: APRIL 2, 2014

SMNG-A
Schroeder Murchie Nemec Gaeta-Aeschlimann Architects Ltd.



PROPERTY LINE

PD BOUNDARY

LAND USE MAP

N

NOT TO SCALE

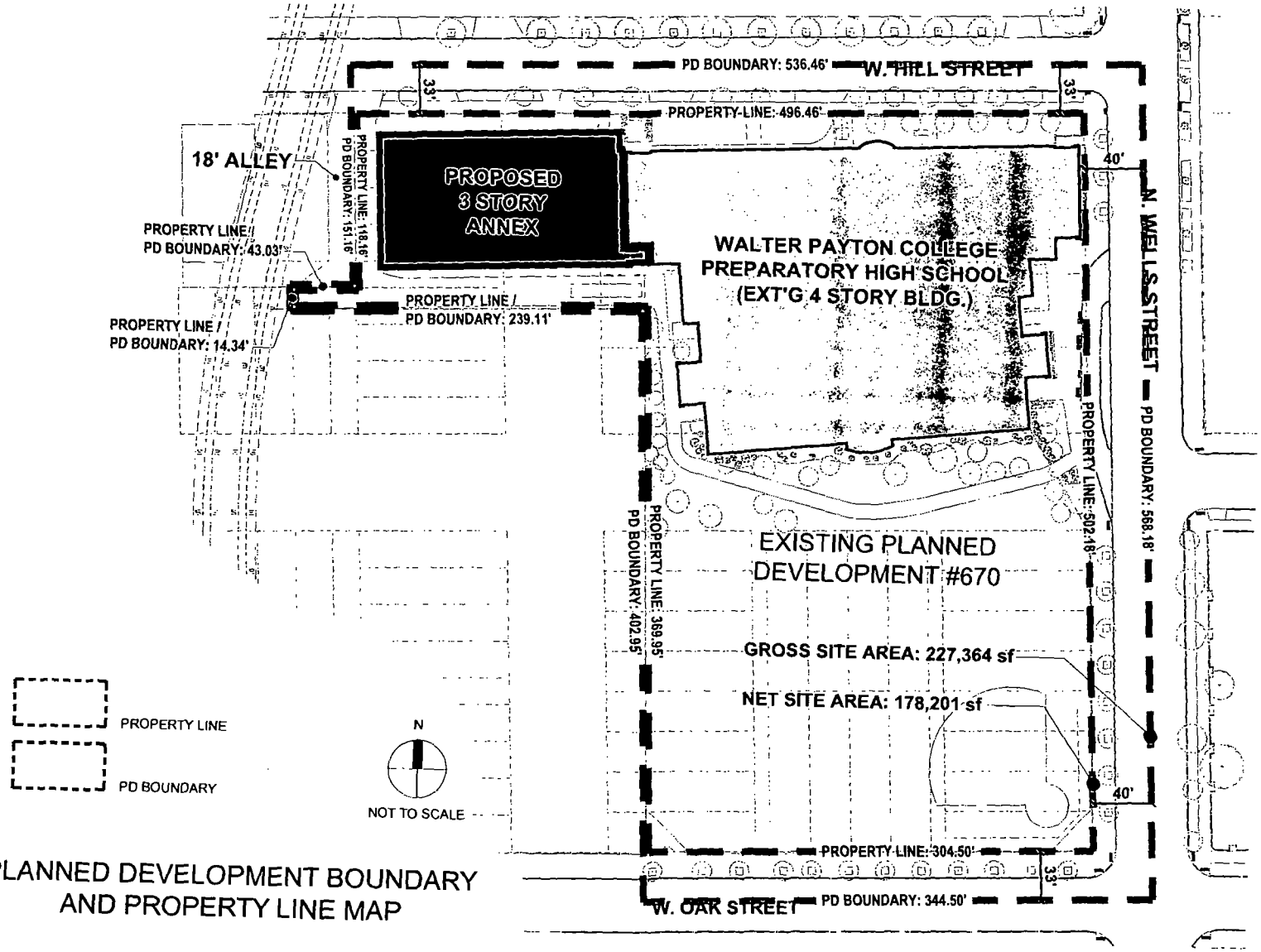
APPLICANT: PUBLIC BUILDING COMMISSION OF CHICAGO

ADDRESS. 1034 N. WELLS STREET
CHICAGO, IL 60610

AMENDMENT TO
INSTITUTIONAL PLANNED DEVELOPMENT #670
WALTER PAYTON COLLEGE PREPARATORY H.S. ANNEX

DATE: APRIL 2, 2014

SMNG-A



PLANNED DEVELOPMENT BOUNDARY
AND PROPERTY LINE MAP

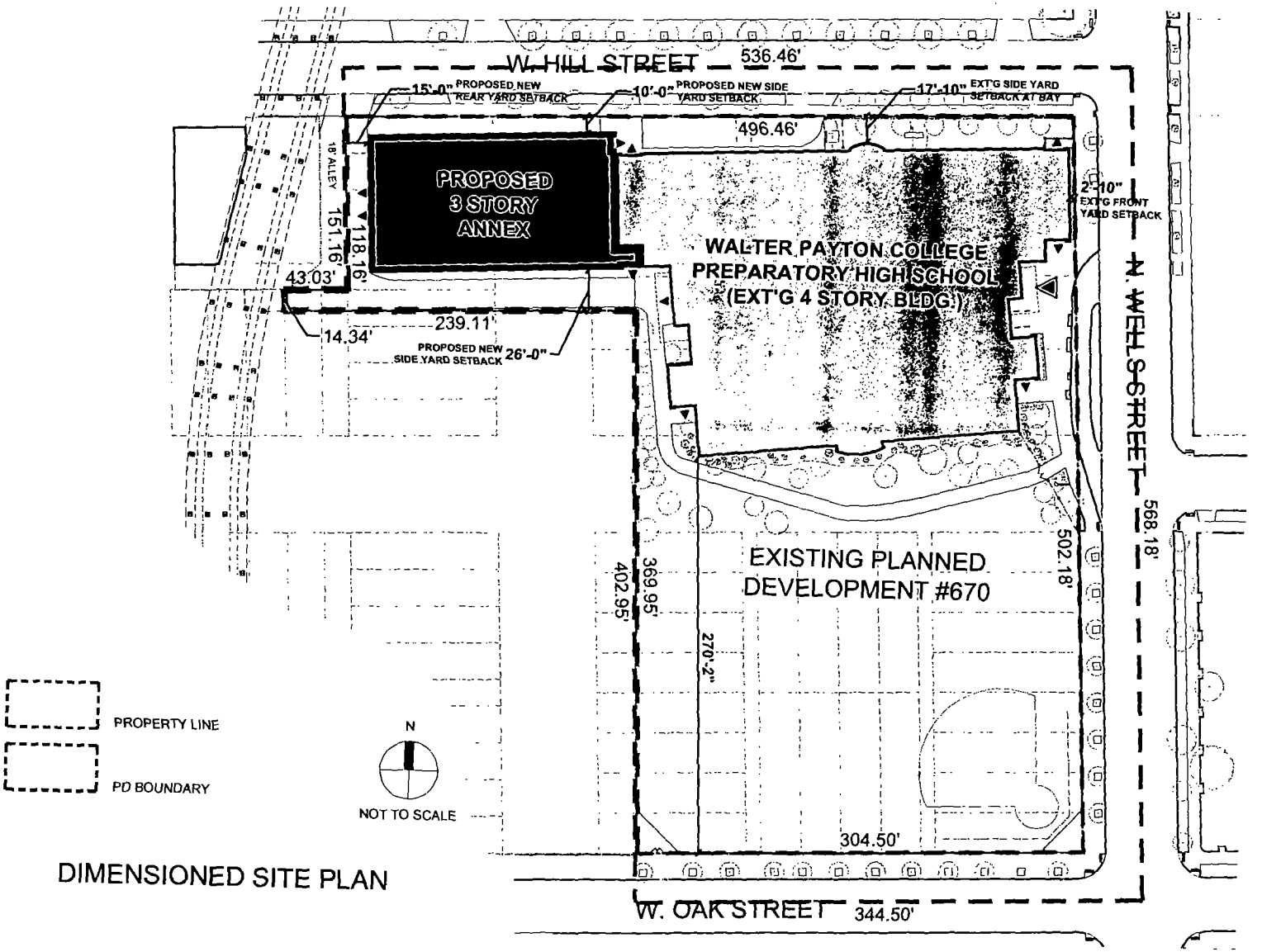
APPLICANT: PUBLIC BUILDING COMMISSION OF CHICAGO

ADDRESS: 1034 N. WELLS STREET
CHICAGO, IL 60610

AMENDMENT TO
INSTITUTIONAL PLANNED DEVELOPMENT #670
WALTER PAYTON COLLEGE PREPARATORY H.S. ANNEX

DATE: APRIL 2, 2014

SMNG-A



DIMENSIONED SITE PLAN

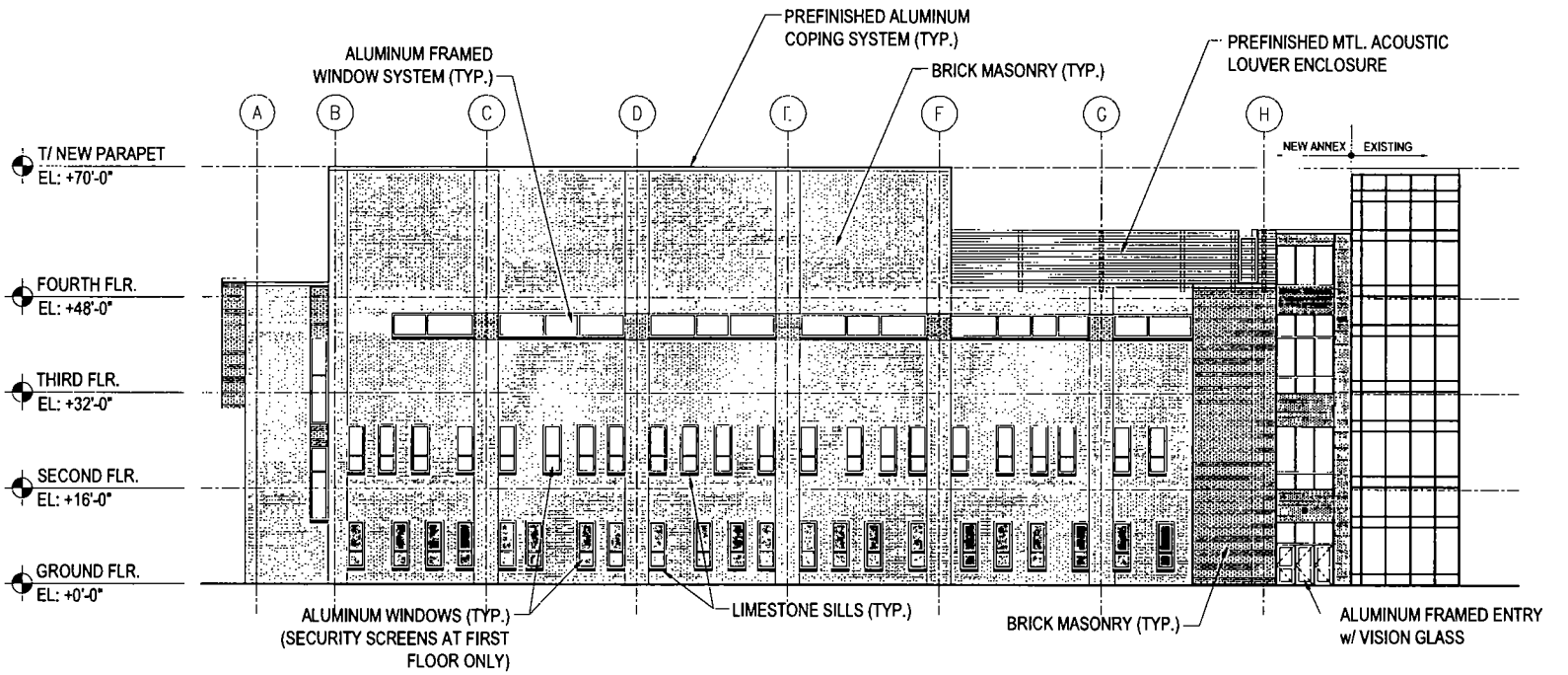
APPLICANT: PUBLIC BUILDING COMMISSION OF CHICAGO

ADDRESS: 1034 N. WELLS STREET
CHICAGO, IL 60610

AMENDMENT TO
INSTITUTIONAL PLANNED DEVELOPMENT #670
WALTER PAYTON COLLEGE PREPARATORY H.S. ANNEX

DATE: APRIL 2, 2014

SMNG-A
Schroeder Murchison Martin Garcia-Aguilarte Architects Ltd.



SOUTH ELEVATION

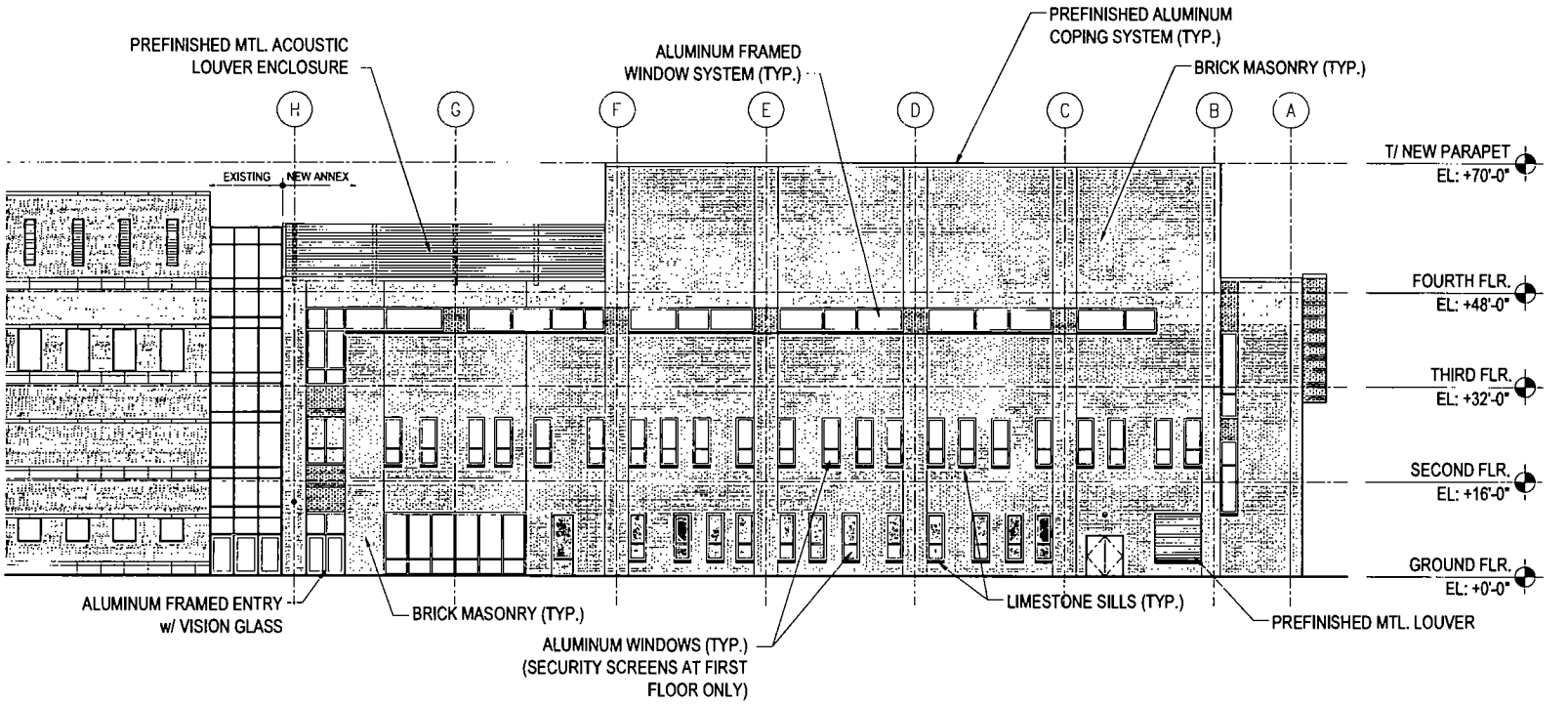
APPLICANT: PUBLIC BUILDING COMMISSION OF CHICAGO

ADDRESS: 1034 N. WELLS STREET
CHICAGO, IL 60610

AMENDMENT TO
INSTITUTIONAL PLANNED DEVELOPMENT #670
WALTER PAYTON COLLEGE PREPARATORY H.S. ANNEX

DATE: APRIL 2, 2014

SMNG-A



NORTH ELEVATION

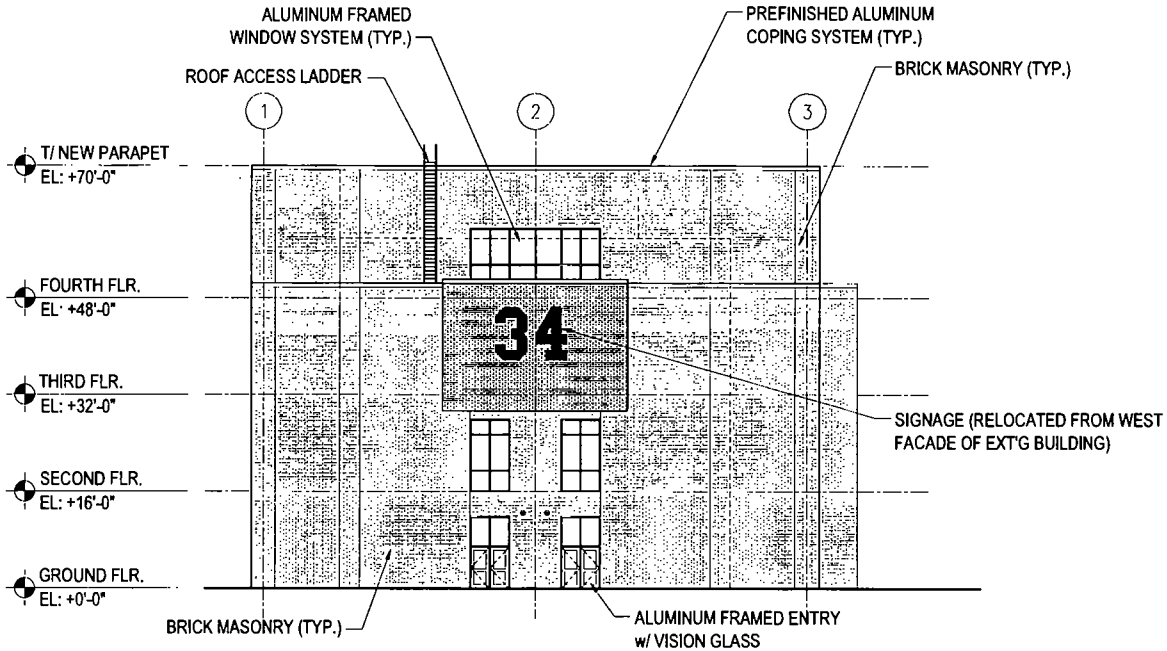
APPLICANT: PUBLIC BUILDING COMMISSION OF CHICAGO

ADDRESS: 1034 N. WELLS STREET
CHICAGO, IL 60610

AMENDMENT TO
INSTITUTIONAL PLANNED DEVELOPMENT #670
WALTER PAYTON COLLEGE PREPARATORY H.S. ANNEX

DATE: APRIL 2, 2014

SMNG-A



WEST ELEVATION

APPLICANT: PUBLIC BUILDING COMMISSION OF CHICAGO

ADDRESS: 1034 N. WELLS STREET
CHICAGO, IL 60610

AMENDMENT TO
INSTITUTIONAL PLANNED DEVELOPMENT #670
WALTER PAYTON COLLEGE PREPARATORY H.S. ANNEX

DATE: APRIL 2, 2014

SMNG-A

GREMLEY & BIEDERMANN

PLCS Corporation

ALTA / ACSM Land Title Survey

GRAPHIC SCALE

W. HILL STREET

N. FRANKLIN STREET

W. WENDELL STREET

W. OAK STREET

BLOCK 13

BLOCK 14

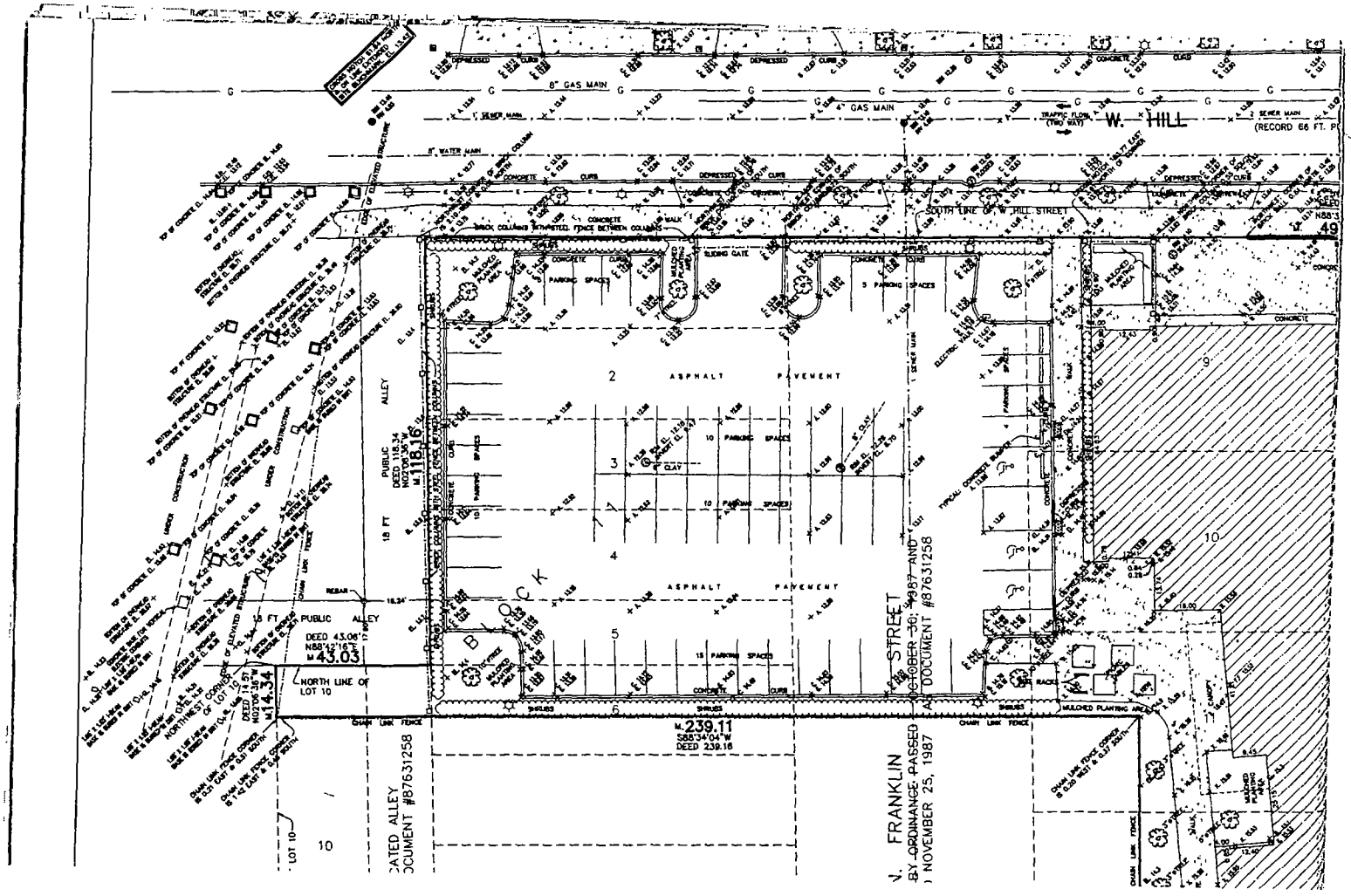
LEGEND

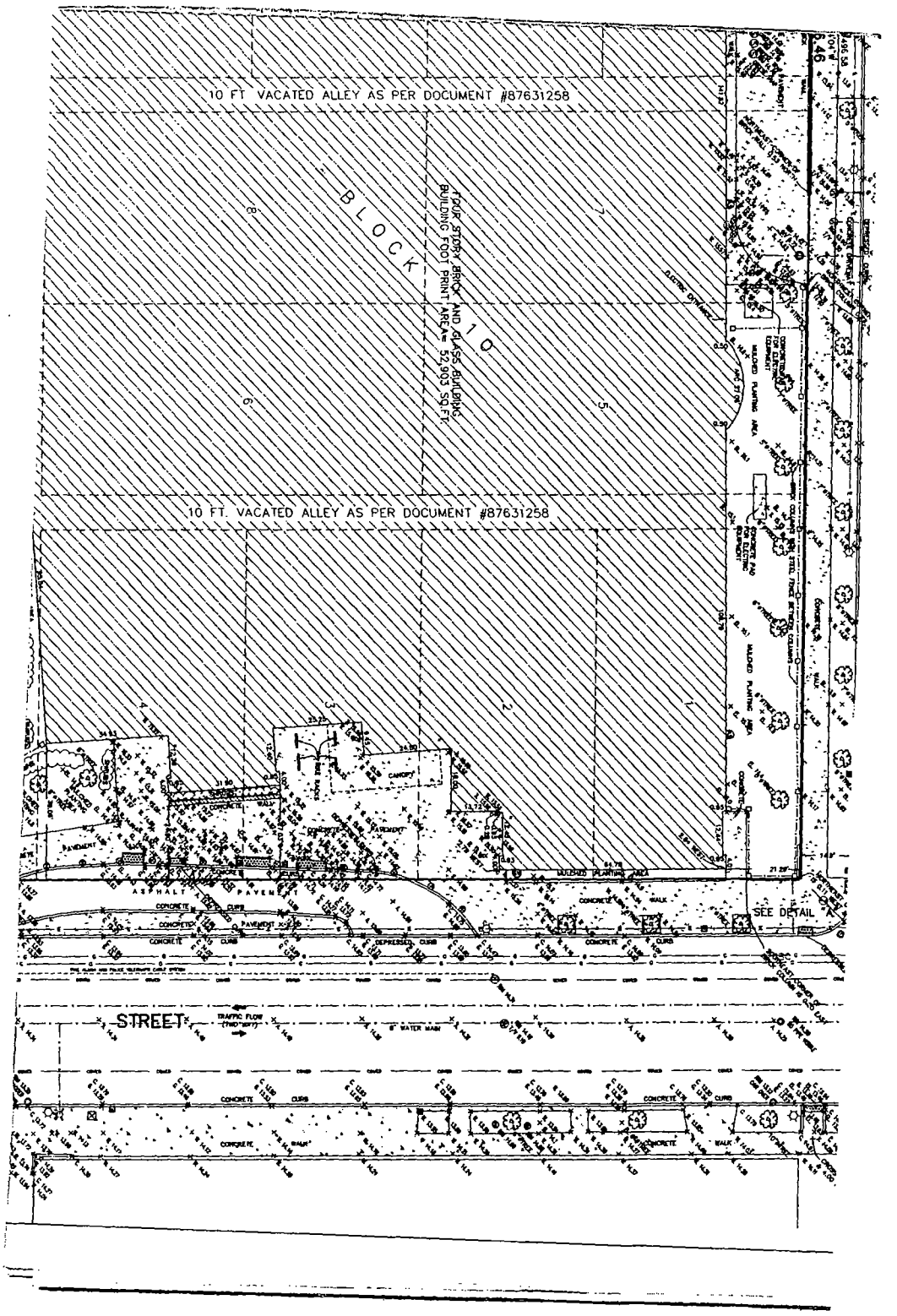
- Storm CB
- San MH
- Sat Storm Combine MH
- Water MH
- Water Fire Hydrant
- Telephone MH
- Electric MH
- Electric Vault
- Electric Light Pole
- Gas Buffalo Box
- Gas Valve Vault
- Tree - Deciduous
- Sign Post
- Mail Box
- Bumper Post
- Unidentified Manhole
- Auto Sprinkler
- Cut Cross

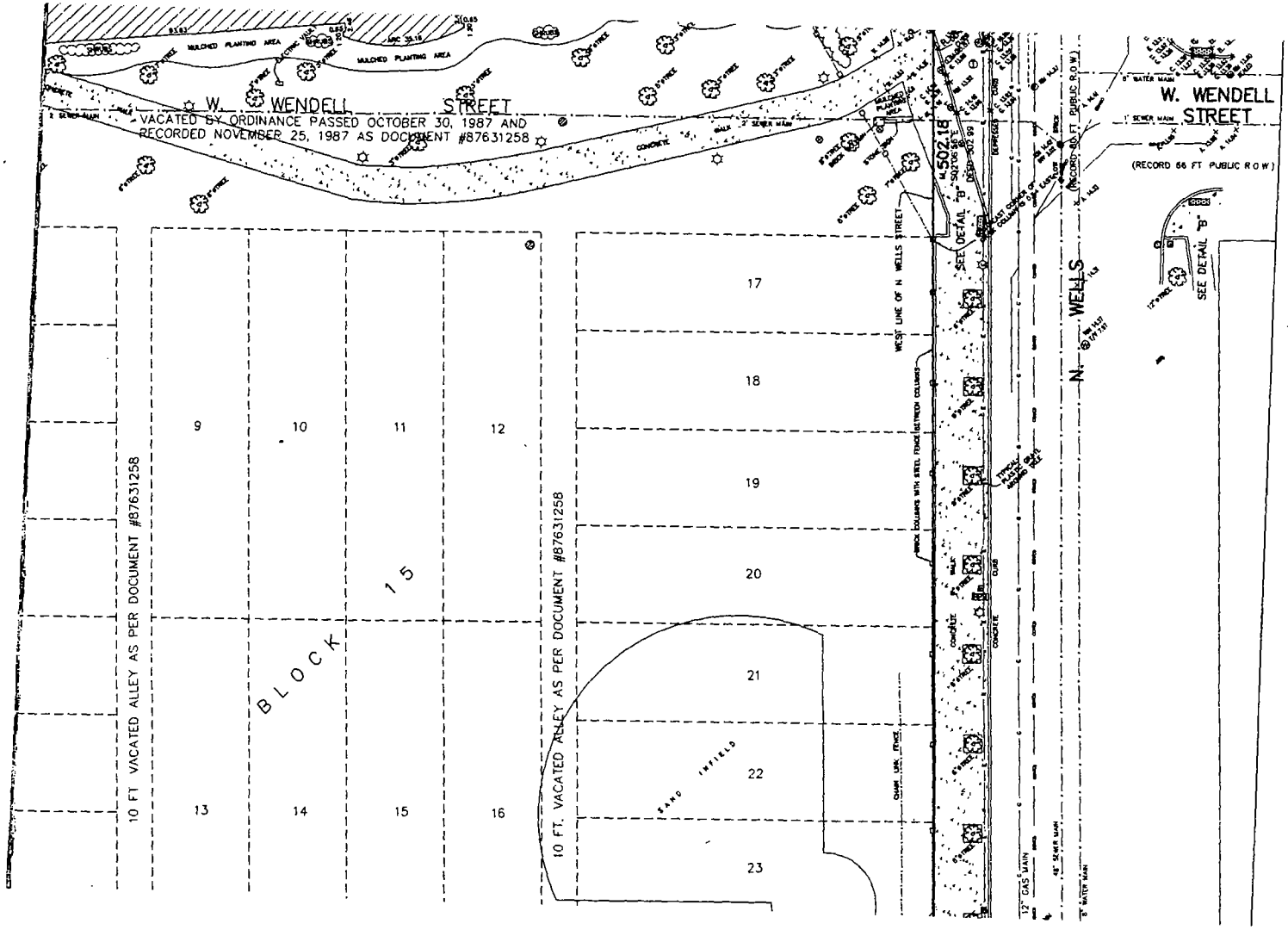
GREMLEY & BIEDERMANN

2013-18658-001

1 of 2


8" GAS MAIN
4" GAS MAIN
W. HILL
(RECORD 66 FT. P
8" WATER MAIN
SOUTH LINE OF W. HILL STREET
BRICK COLUMNS WITH STEEL FENCE BETWEEN COLUMNS
SLIDING GATE
PARKING SPACES
ASPHALT PAVEMENT
18 FT PUBLIC ALLEY
DEED 118.34
M118.16
DEED 43.06
M43.03
NORTH LINE OF LOT 10
M14.34
M239.11
S88°34'04"W
DEED 239.16
BLOCK
STREET
DOCUMENT #87631258
V. FRANKLIN
BY ORDINANCE PASSED
NOVEMBER 25, 1987
LOT 10
10
9
11
49


10 FT. VACATED ALLEY AS PER DOCUMENT #87631258
BLOCK 10
FOUR STORY BRICK AND GLASS BUILDING
BUILDING FOOT PRINT AREA = 52,903 SQ.FT.
10 FT. VACATED ALLEY AS PER DOCUMENT #87631258
ASPHALT PAVEMENT
CONCRETE CURB
CONCRETE WALK
MULCHED PLANTING AREA
SEE DETAIL A
STREET
TRAFFIC FLOW
8" WATER MAIN


W. WENDELL STREET
VACATED BY ORDINANCE PASSED OCTOBER 30, 1987 AND
RECORDED NOVEMBER 25, 1987 AS DOCUMENT #87631258
MULCHED PLANTING AREA
W. WENDELL STREET
(RECORD 66 FT PUBLIC R.O.W.)
N. WELLS
SEE DETAIL "B"
N.502.18
WEST LINE OF N. WELLS STREET
BRICK BOLLARDS WITH STEEL FENCE BETWEEN COLUMNS
10 FT. VACATED ALLEY AS PER DOCUMENT #87631258
BLOCK 15
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
SAND INFIELD
CHAIN LINK FENCE
CONCRETE
12" GAS MAIN
48" SEWER MAIN
8" WATER MAIN

LEGEND
Storm CB
San MH
San Storm Combo MH
Water MH
Water Fire Hydrant
Telephone MH
Electric MH
Electric Vault
Electric Light Pole
Gas Buffalo Box
N. FRANKLIN STREET
VACATED BY ORDINANCE PASSED OCTOBER 30, 1987 AND
RECORDED NOVEMBER 25, 1987 AS DOCUMENT #87631258
N01°28'45"W
R&M 369.95
CHAIN LINK FENCE
7
6
5
4
3
2
1

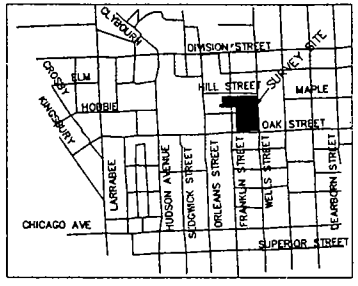
& BIEDERMANN
A DIVISION OF
Corporation
SE No. 184-005322
IAL LAND SURVEYORS
ON AVENUE, CHICAGO, IL 60630
(773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM

Land Title Survey

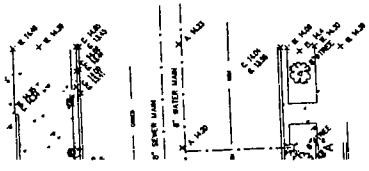
lowing lots and of all or parts of the alleys and streets
ember 25, 1987 as document number 87631258, to
ts 11 and 12 together with each of the vacated 10
in the Subdivision of Block 10 in Johnston Roberts
nship 39 North, Range 14, East of the Third Principal
f Lots 6 and 10 together with part of the vacated 18
and 10 in the Assessor's Division of Block 11 in said
rough 24, inclusive, and parts of Lots 1 through 8,
h-South 10 foot wide alleys adjoining said Lots in the
s and Storrs' Addition; also part of vacated West
10 and said Block 15 and part of vacated North
mentioned Block 11 in said Johnston, Roberts and

ticularly described as follows. beginning at the
t with the North line of West Oak Street in Johnston,
West along said North line of West Oak Street, a
ular to said North line a distance of 370.00 feet,
t Oak Street, a distance of 239.16 feet to a point on
Block 11 aforesaid; Thence North along said West
ner of said Lot, Thence East along the North line of
East, a distance of 43.06 feet to the East line of a
said East line, a distance of 118.34 feet to the South
South line a distance of 496.58 feet to the
Thence South along said West line a distance of
unty, Illinois.

CRES



VICINITY MAP
(NOT TO SCALE)



GRAPHIC SCALE

(IN FEET)
1" = 20'

GREMLEY

PLCS

Li

PROFESSI

4505 NORTH EL

TELEPHONE (773) 685-5102 FA

ALTA / ACSM

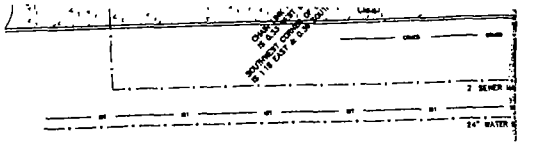
A tract of land comprised of all or parts of the
heretofore vacated by Ordinance recorded No
wit: Lots 1 through 10, inclusive, and parts of
foot wide North-South alleys adjoining said Lo
and Storrs' Addition to Chicago in Section 4, T
Meridian; Lots 1 through 5, inclusive, and part
foot wide North-South alley adjoining said Lot
Johnston, Roberts and Storrs' Addition; Lots 9
inclusive, together with each of the vacated No
Subdivision of Block 15 in said Johnston, Robe
Wendell Street adjoining aforementioned Bloc
Franklin Street adjoining said Block 10 and al
Storrs' Addition,

The aforementioned tract of land being more p
intersection of the West line of North Wells St
Roberts and Storrs' Addition to Chicago, Then
distance of 304.50 feet; Thence North perpend
Thence West parallel with said North line of W
the West line of Lot 10 in Assessor's Division
line a distance of 14.51 feet to the Northwest
said Lot 10 and along said North line extended
vacated 16 foot wide alley; Thence North along
line of West Hill Street; Thence East along sa
aforementioned West line of North Wells Stre
502.99 feet to the point of beginning, in Cook

PROPERTY AREA= 178,201 SQ.FT. OR 4.09

+ Cut Cross

A.=ASPHALT ELEVATION
GR.=GRAVEL ELEVATION
FFE =FINISHED FLOOR ELEVATION
W.=WALK ELEVATION
X.=CONCRETE ELEVATION
TOE =TOP OF SLOPE ELEVATION
TOB =TOP OF BANK ELEVATION
C =CURB ELEVATION
G.=GUTTER ELEVATION
EL.=ELEVATION
T/W = TOP OF WALL



SURVEY NOTES

This survey was prepared without the benefit of, and is subject to, all appearing of record as might be disclosed by a current title commitm

Surveyor's license expires November 30, 2014

ALL TREES SHOWN HEREON ARE DECIDUOUS

PROPERTY APPEARS IN "OTHER AREAS" ZONE X, AREAS DET THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURA COUNTY, ILLINOIS, MAP NO. 17031C 0419J,
EFFECTIVE DATE AUGUST 19, 2008

NOTE R. & M. DENOTES RECORD AND MEASURED DISTANCES

DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THER POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT A BEFORE DAMAGE IS DONE.

FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTION SURVEY PLAT REFER TO YOUR ABSTRACT, DEED, CONTRACT LOCAL BUILDING LINE REGULATIONS

NO DIMENSIONS SHALL BE ASSUMED BY SCALE MEASUREMEN

UNLESS OTHERWISE NOTED HEREON THE BEARING BASIS, E COORDINATE DATUM IF USED IS ASSUMED.

CITY OF CHICAGO STANDARD BENCHMARK # 1490
ELEVATION = 14.544

LOCATION. ORLEANS STREET AND WENDELL STREET.

ON NORTH SIDE OF WENDELL STREET AT WEST SIDE OF *ALLEY EAST OF ORLEANS STREET. MARK CUT* ON CORNER OF STONE WATER TABLE AT SOUTHEAST CORNER OF 4 STORY AND BASEMENT BRICK BUILDING.

LOCATED CTA STRUCTURE JANUARY 13, 2014
PER ORDER #2014-18814 [RL]

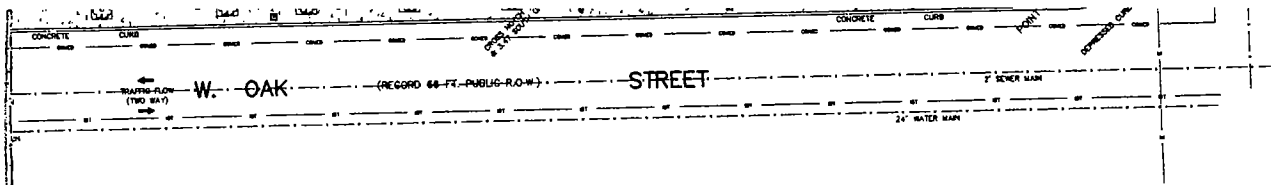
BOARD OF UNDERGROUND ADDED JANUARY 6, 2014

ORDERED BY	PUBLIC BUILDING COMISSION OF CHICAGO	CHECKED	DRAWN: RL/BB
ADDRESS.	1034 N. WELLS STREET		

GREMLEY & BIEDERMANN
A Division of
PLCS, Corporation
License No. 184-005327
Professional Land Surveyors
4505 North Elston Avenue, Chicago, IL 60630
Telephone (773) 685-5102 Fax. (773) 286-4184 Email. INFO@PLCS-Survey.com

ORDER NO	DATE	PAGE NO
2013-18658-001	DECEMBER 7, 2013	1 of 2
	SCALE. 1 INCH = 20 FEET	

G:\CAD\2013\2013-18658\2013-18658-001.dwg



estrictions and matters
ITL

RMINED TO BE OUTSIDE
NCE RATE MAP COOK

RESPECTIVELY.

OF COMPARE ALL
Y DIFFERENCES

NOT SHOWN ON
TITLE POLICY AND

T UPON THIS PLAT

EVATION DATUM AND

erved"

UTILITY WARNING

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes NO guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

Call DIGGER - (312) 744-7000 within the City of Chicago

Outside of the City of Chicago call J.U.L.I.E. (800) 892-0123 prior to construction or excavation.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a), 7(b)(1), 8, 9, and 11(a) of Table A thereof

The field work was completed on January 13, 2014.

Date of Plat January 16, 2014

By: Robert G. Biedermann

Robert G. Biedermann
Professional Illinois Land Surveyor No. 2802

ROBERT G. BIEDERMANN
2802
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
CHICAGO, ILLINOIS

City of Chicago

O2014-2435

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	4/2/2014
Sponsor(s):	Graham (29)
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-M at 6202-6210 W North Ave
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the C1-1 Neighborhood Commercial District symbols and indications as shown on Map No. 5-M in the area bounded by

> The alley next north of and parallel to West North Avenue; North Melvina Avenue; West North Avenue; and a line 131.92 feet west of and parallel to North Melvina Avenue,

to those of a B3-1 Community Shopping District.

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

Deborah Graham
Alderman, 29th Ward

Common Address of Property: 6202-10 W. North Avenue

7

City of Chicago

O2014-2436

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	4/2/2014
Sponsor(s):	Reboyras (30)
Type:	Ordinance
Title:	Zoning Reclassification Map No. 7-L at 2457-2658 N Central Ave
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B3-1 Community Shopping District symbols and indications as shown on Map No. 7-L and 7-M in the area bounded by

> West Schubert Avenue; a line 126.65 feet east of and parallel to North Central Avenue; the public alley next south of and parallel to West Schubert Avenue; the public alley next east of and parallel to North Central Avenue; West Drummond Place; a line 101.75 feet east of and parallel to North Central Avenue; the public alley next south of and parallel to West Drummond Place; a line 51.85 feet east of and parallel to North Central Avenue; West Wrightwood Avenue; a line 134.47 feet east of and parallel to North Central Avenue; the public alley next south of and parallel to West Wrightwood Avenue; the public alley next east of and parallel to North Central Avenue; a line 32.16 feet south of and parallel to West Altgeld Street; North Central Avenue; West Wrightwood Avenue; the public alley next west of and parallel to North Central Avenue,

to those of a B1-1 Neighborhood Shopping District.

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

Ariel E. Reboyras
Alderman, 30th Ward

Common Address of Property: 2457 N. Central Avenue to 2658 N. Central Avenue