



City of Chicago Office of the City Clerk

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

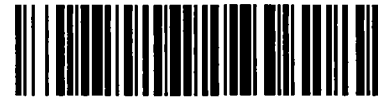
Legislation Referred to Committees at the Chicago City Council Meeting 9/10/2014

Section 2a - City Clerk Introductions

File #	Title	Sponsor(s)	Committee Referral		
Journal Correction(s)					
1	O2014-7949	Correction of City Council Journal of Proceedings of July 30, 2014	Mendoza (Clerk)	Rules	
2	O2014-7950	Correction of City Council Journal of Proceedings of June 25, 2014	Mendoza (Clerk)	Rules	
Zoning Reclassification(s)					
3	O2014-6801	Zoning Reclassification Map No. 5-L at 2231 N Central Ave - App No. 18160	City Clerk (transmitted by)	Zoning	Redacted Record



City of Chicago



O2014-7949

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/10/2014
Sponsor(s):	Mendoza (Clerk)
Type:	Ordinance
Title:	Correction of City Council Journal of Proceedings of July 30, 2014
Committee(s) Assignment:	Committee on Committees, Rules and Ethics

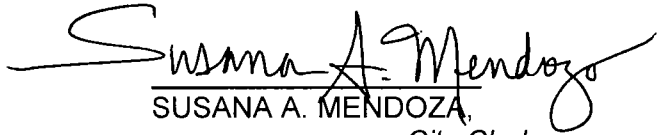
September 10, 2014.

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

SECTION 1. That the ordinance amending Title 17 of the Municipal Code of Chicago by reclassification of area shown on Map Number 8-K passed by the City Council on July 30, 2014 and printed on pages 86511 -- 86530 of the *Journal of the Proceedings of the City Council of the City of Chicago* is hereby corrected by deleting "Application Number 180311" appearing in the fourth printed line from the top of page 86511 and inserting in lieu thereof: "Application Number 18031" and also by deleting from the roll call the name: "Burke" appearing in the eighth printed line from the bottom of page 86511, changing the vote from 49 to 48 and inserting the following language immediately after the motion to reconsider the vote:

"Alderman Burke invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he had represented parties to this ordinance in previous and unrelated matters."

SECTION 2. This ordinance shall take effect from and after its passage.


SUSANA A. MENDOZA,
City Clerk.



City of Chicago



O2014-7950

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/10/2014
Sponsor(s):	Mendoza (Clerk)
Type:	Ordinance
Title:	Correction of City Council Journal of Proceedings of June 25, 2014
Committee(s) Assignment:	Committee on Committees, Rules and Ethics

September 10, 2014.

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

SECTION 1. That the ordinance (O2014-4761) passed by the City Council of the City of Chicago on June 25, 2014 and printed on pages 83619 -- 83623 of the *Journal of the Proceedings of the City Council of the City of Chicago* is hereby corrected by inserting two missing pages 83624 and 83625 identified as Exhibit B attached hereto.

SECTION 2. This ordinance shall take effect after its passage.

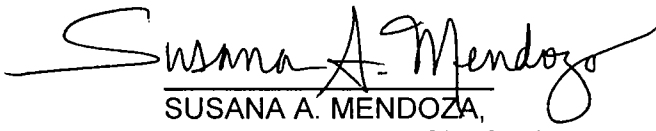

SUSANA A. MENDOZA,
City Clerk.

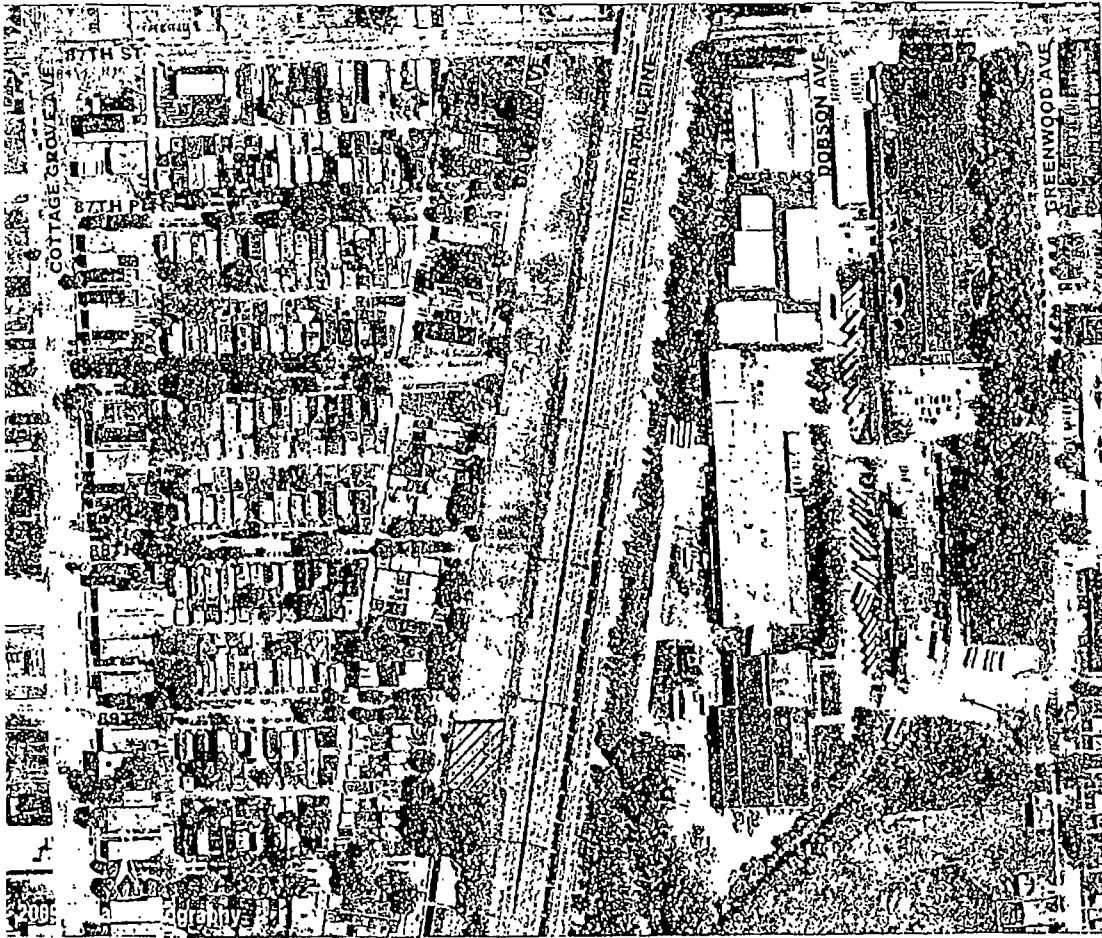
Exhibit "B".

*Aerial Photo Of Property.
(Page 1 of 2)*

Proposed Negotiated Sale of City Land to the Chicago Park District

LORRAINE DIXON PARK

8917-23 S. Dauphin Avenue (PIN 25-02-108-002)



Enhanced Context Aerial Photograph

LEGEND

-  City-Owned Parcel
-  Chicago Park District



City of Chicago
Rahm Emanuel, Mayor
Department of Planning and Development
Andrew J. Mooney, Commissioner

DPD
OPD-BZLU/SDD 01/08/14 MAR

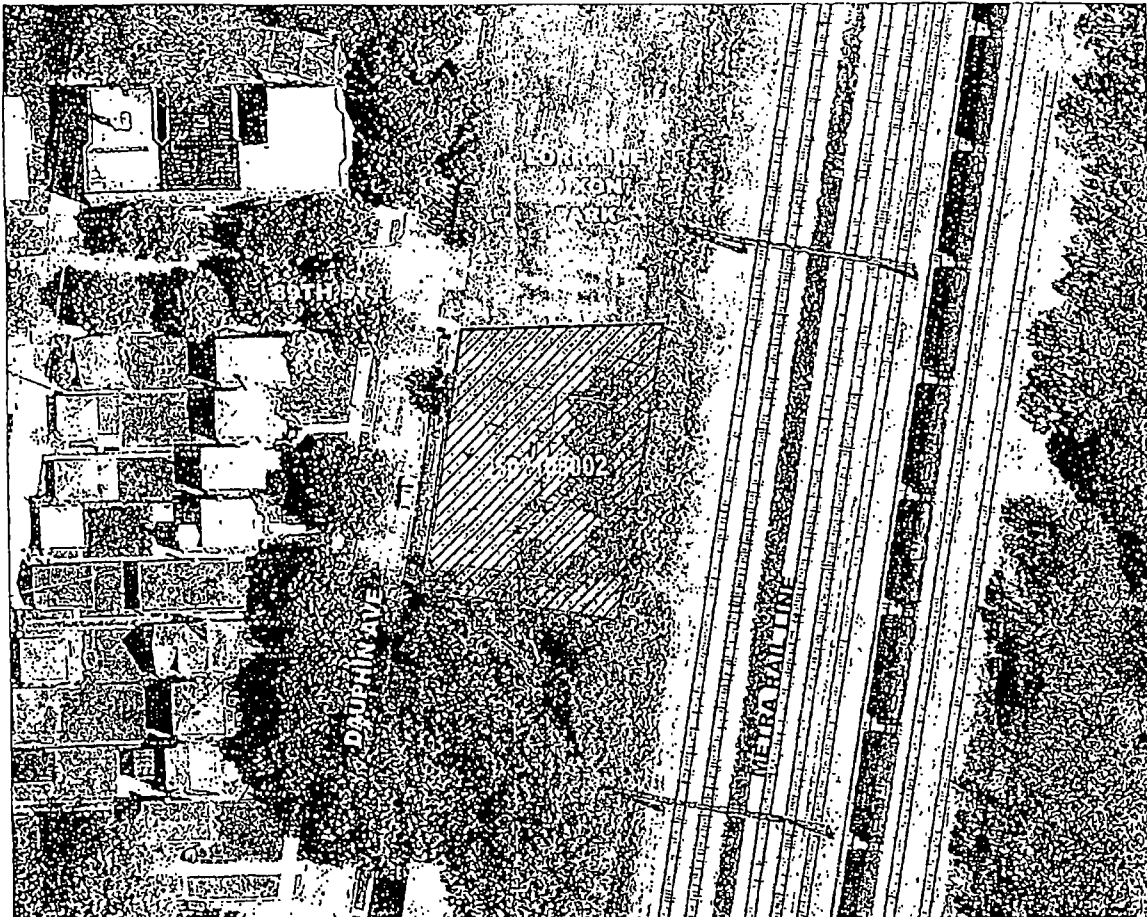
Exhibit "B".

Aerial Photo Of Property.
(Page 2 of 2)

Proposed Negotiated Sale of City Land to the Chicago Park District

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-  City-Owned Parcel
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City of Chicago
Rahm Emanuel, Mayor
Department of Planning and Development
Andrew J. Mooney, Commissioner

DPD
DPD-BZLU/SDD 01/08/14 MAR



City of Chicago



O2014-6801

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/10/2014
Sponsor(s):	City Clerk (transmitted by)
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-L at 2231 N Central Ave - App No. 18160
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

BE IT ORDINANED BY THE CITY COUNCIL OF THE CITY OF CHICAGO

Section 1. That the Chicago Zoning Ordinance be amended by changing all of the Institutional Planned Development No. 1105 and RS-3 Single Unit Detached House District symbols and indications as shown in Map 5-L in the area bounded by:

North Central Avenue; a line 730 feet south of and parallel to West Fullerton Avenue; a line 526 feet east of and parallel to North Central Avenue; a line 850.5 feet south of and parallel to West Fullerton Avenue; a line 628 feet east of and parallel to North Central Avenue; a line 1,303 feet south of and parallel to West Fullerton Avenue; a line 100 feet east of and parallel to North Central Avenue; and a line 1,156 feet south of and parallel to West Fullerton Avenue.

to Institutional Planned Development No. 1105, 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 hereof and to no others.

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

INSTITUTIONAL PLANNED DEVELOPMENT NO. 1105, AS AMENDED
PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated herein as Residential Business Planned Development No. 1105, As Amended consists of property commonly known as 2231 North Central Avenue, Chicago Illinois ("the Property"). The Property consists of approximately 332,853 square feet (7.64 acres), which is depicted on the attached Planned Development Boundary and Property Line Map. The Chicago Board of Education is the Applicant (the "Applicant") and controls the Property.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or its successors, assignees, or grantees and approval by the City Council. Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans, and subject to review and approval by the Department of Business Affairs and Consumer Protection.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different then to the owners of record title to all of the Property and to any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property.
4. This Plan of Development consists of sixteen (16) Statements; Bulk Regulations and Data Table; Existing Zoning Map; Existing Land Use Map; Planned Development Boundary & Property Line Map; Site and Landscape Plan, and Building Elevations prepared by Wallin Gomez Architects, Ltd., and dated September 10, 2014. Full size sets of the Site and Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply.

APPLICANT: Chicago Board of Education
ADDRESS: 2231 North Central Avenue
FILING DATE: September 10, 2014
PLAN COMMISSION DATE: TBD

5. The following uses shall be permitted within the Planned Development: schools and all other uses permitted in the RS-3 Single Unit Detached House District.
6. On premise Business Identification signs shall be permitted within the Planned Development provided such signage conforms with the requirements of the RS-3 Single Unit Detached House District and subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development. No off premise signs shall be permitted.
7. Ingress and egress shall be subject to the review and approval of the Department of Transportation Bureau of Traffic, and the Department of Planning and Development. 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. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Department of Transportation.
8. For the purposes of measuring height, the definition in the Zoning Ordinance shall apply. In addition to the maximum height of the building and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
9. 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 332,853 square feet and a base FAR of 0.9.
10. The Applicant will comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of the Streets and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code or any other provision of that Code.
11. The City of Chicago established a Part II Review Fee in the amount of Zero and 25/100 Dollars (\$0.25) per square foot of the total buildable square footage (floor area). Unless otherwise exempt, the Part II Review Fee will be assessed by the Department of Planning and Development during the actual Part II Review of each sub-area. Unless otherwise exempt, the fee as determined by the Department of Planning and Development staff at that time is final and binding on the Applicant and must be paid to the Department of Planning and Development prior to the issuance of the Part II approval of each sub-area.

APPLICANT: Chicago Board of Education
ADDRESS: 2231 North Central Avenue
FILING DATE: September 10, 2014
PLAN COMMISSION DATE: TBD

12. The improvements on the property shall be designed, installed and maintained in substantial conformance with the Site and Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Zoning Ordinance and corresponding regulations and guidelines.

Notwithstanding any statement to the contrary, this Planned Development shall be subject to the provisions of Chapter 17-11 of the Zoning Ordinance governing landscaping and screening. In any instance where a provision of this Planned Development conflicts with landscape and screening provisions of the Zoning Ordinance, the Zoning Ordinance shall control. Nothing in this Planned Development is intended to waive the applicability of the landscape and screening provisions of the Zoning Ordinance.

13. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively pursuant to Section 17-13-0611 of the Zoning Ordinance by the Commissioner of the Department of Planning and Development, upon the application for such a modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this Statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Zoning Ordinance.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of natural resources. The Applicant shall use best and reasonable efforts to construct the building under the Leadership in Energy and Environmental Design (LEED) Green Building Rating System.
15. The Applicant 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 new buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities (MOPD) to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 17-13-0610 of the Zoning Ordinance until the Director of MOPD has approved detailed construction drawings for each building or improvement.
16. Unless substantial construction has commenced within six (6) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire. If this Planned Development expires under the provisions of this section, then the zoning of the property within the Planned Development

APPLICANT: Chicago Board of Education
ADDRESS: 2231 North Central Avenue
FILING DATE: September 10, 2014
PLAN COMMISSION DATE: TBD

shall automatically convert to that of the Institutional Planned Development Number 1105 and RS-3 Single Unit Detached House Districts.

APPLICANT: Chicago Board of Education
ADDRESS: 2231 North Central Avenue
FILING DATE: September 10, 2014
PLAN COMMISSION DATE: TBD

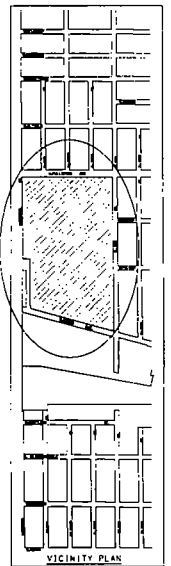
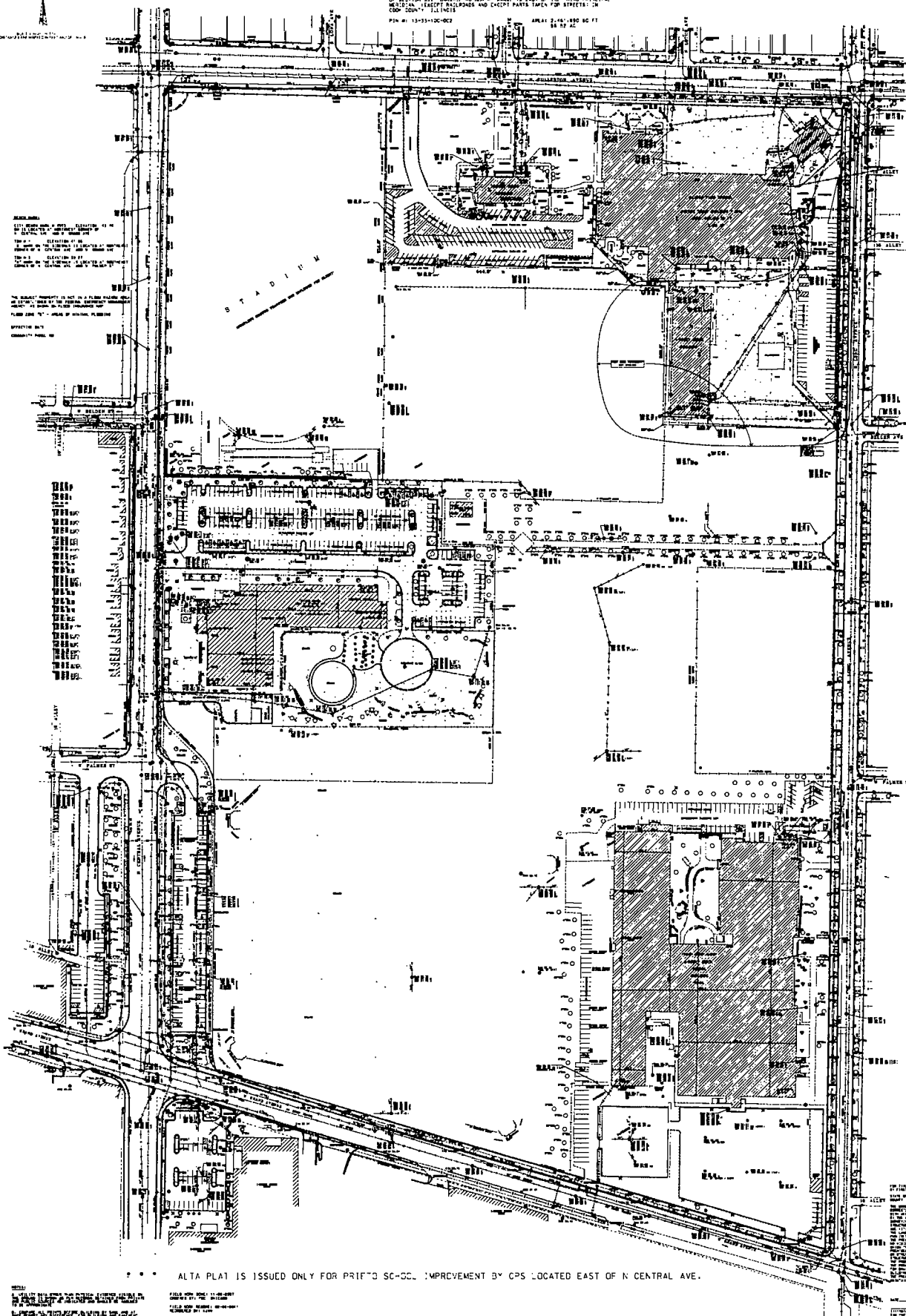
**Institutional Planned Development Number 1105, As Amended
Prieto Math and Science Academy
Bulk Regulation and Data Table**

Gross Site Area:	346,9111 square feet (7.96 acres)
Net Site Area:	332,853 square feet (7.64 acres)
Maximum Floor Area:	0.9
Minimum Number of Off-Street Loading Spaces:	0
Minimum Number of Off-Street Parking Spaces:	219
Minimum Number of Bicycle Parking Spaces:	32
Maximum Building Height:	60 feet (excluding mechanical equipment, such as wind turbines)
Minimum Required Setback:	In accordance with the Site Plan
Maximum Percent of Site Coverage:	In accordance with the Site Plan

Applicant: Chicago Board of Education
Address: 2231 North Central Avenue, Chicago, IL
Filing Date: September 10, 2014

ALTA/ACSM LAND TITLE SURVEY
 of

THE WEST HALF OF THE NORTH WEST QUARTER LYING NORTH OF GRAND AVENUE
 OF SECTION 33, TOWNSHIP 45 NORTH, RANGE 18 EAST OF THE THIRD PRINCIPAL
 MERIDIAN, (EXCEPT RAILROADS AND EXCEPT PARTS TAKEN FOR STREETS) IN
 COOK COUNTY, ILLINOIS
 PIN # 13133-100-002
 AREA: 2.141-890 AC FT
 54.59 AC



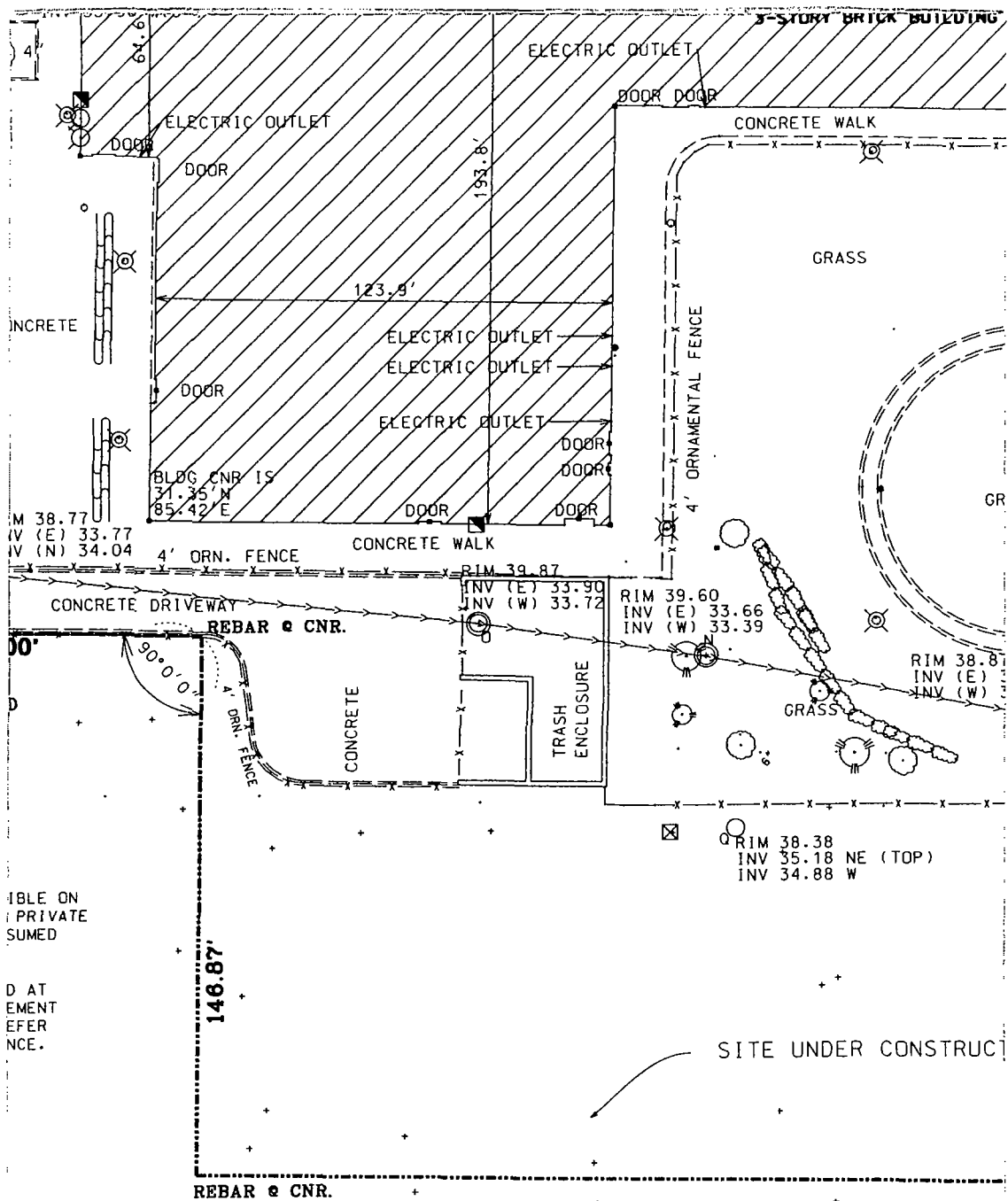
- LEGEND
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 - 2. EASEMENT
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 - 100. EASEMENT

ALTA PLAT IS ISSUED ONLY FOR PRIOR SCHOOL IMPROVEMENT BY CPS LOCATED EAST OF N. CENTRAL AVE.

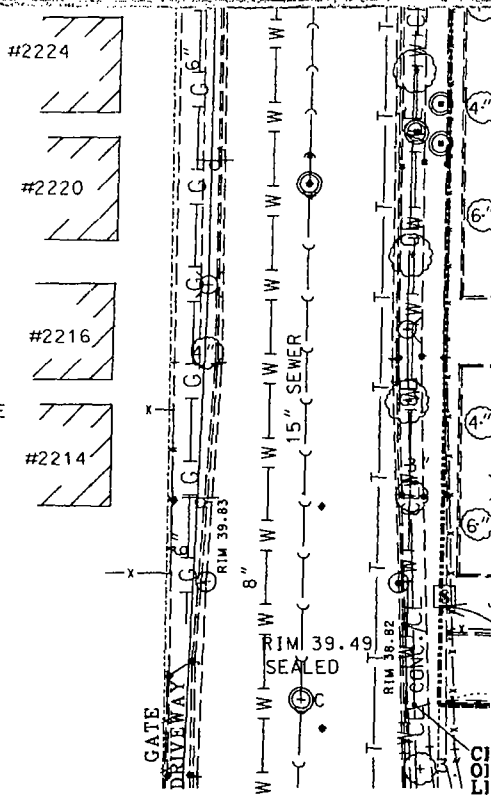
TECMA ASSOCIATES, INC.
 10000 BAYVIEW, SUITE 100
 BAYVIEW, MICHIGAN 48064
 (313) 486-1000
 (313) 486-1001
 (313) 486-1002

ALTA/ACSM LAND TITLE SURVEY
 OF
 THE WEST HALF OF THE NORTH WEST QUARTER LYING NORTH OF GRAND AVENUE
 OF SECTION 33, TOWNSHIP 45 NORTH, RANGE 18 EAST OF THE THIRD PRINCIPAL
 MERIDIAN, (EXCEPT RAILROADS AND EXCEPT PARTS TAKEN FOR STREETS) IN
 COOK COUNTY, ILLINOIS
 PIN # 13133-100-002
 AREA: 2.141-890 AC FT
 54.59 AC

THIS SURVEY WAS MADE BY THE FOLLOWING PERSONS: [List of names and titles]
 [Additional text regarding the survey process and legal requirements]



- CE ELECTRIC LINE
 —X— FENCE LINE
 ○ FIRE HYDRANT
 ⊕ FLAG POLE
 □ GAS BOX
 ⊗ GAS METER
 ⊙ GAS MANHOLE
 ▨ GRATING
 □ HANDHOLE
 —○— HANDRAIL
 [W] IRRIGATION CONTROL VALVE
 □ INLET
 ⊗ LIGHT POLE
 [P] MAIL BOX
 —OHU OVERHEAD UTILITY LINE
 ⊗ POLE
 ⊙ POWER POLE
 —S SANITARY SEWER LINE
 ⊙ SEWER MANHOLE
 —T TELEPHONE LINE
 ⊙ TELEPHONE MANHOLE
 ⊗ TRAFFIC BOX
 ← TRAFFIC DIRECTION
 ⊕ TRAFFIC SIGNAL POLE
 ○ TREE (DECIDUOUS)
 ⊙ TREE (CONIFEROUS)
 —UPM UNKNOWN UTILITY PAINT MARK
 ⊙ UNKNOWN STRUCTURE
 ⊗ WATER BUFFALO BOX
 ⊗ WATER METER
 ⊙ WATER MANHOLE
 ⊗ WATER SPRINKLER
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 XX.XX FLOW LINE



NOTES:

A. UTILITY DATA OTHER THAN PHYSICAL THE GROUND IS SHOWN AS PER RECORDS C AND PUBLIC SOURCES AS INDICATED AND TO BE APPROXIMATE.

B. COMPARE ALL POINTS BEFORE BUILDIN ONCE REPORT ANY DIFFERENCE. FOR BUIL LINES AND OTHER RESTRICTIONS NOT SHI TO YOUR ABSTRACT, DEED CONTRACT OR ;

C. PROPERTY DESCRIPTION NOT PROVIDEI

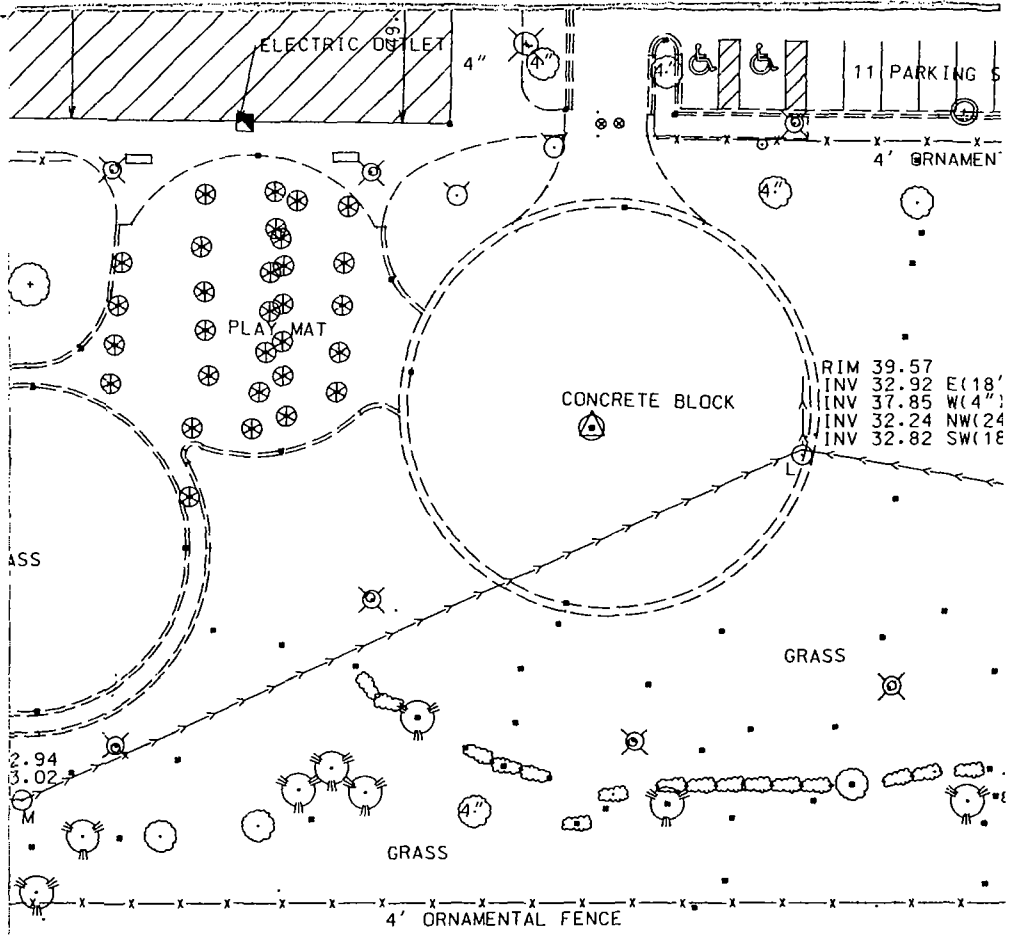
FIELD WORK REDONE: 08-19-2014

FIELD WORK REDONE: 06-04-2014

REORDERED BY : CPS

FIELD WORK DONE : 11-06-2007

ORDERED BY : PBC, CHICAGO



RIM 39.57
INV 32.92 E(18'
INV 37.85 W(4'
INV 32.24 NW(24'
INV 32.82 SW(18'

ION

528.00'

INV 37.85 E(19")
INV 32.24 NW(24")
INV 32.82 SW(18")

MRIM 38.87
INV (E) 32.94
INV (W) 33.02

NRIM 39.60
INV (E) 33.66
INV (W) 33.39

ORIM 39.87
INV (E) 33.90
INV (W) 33.72

PRIM 38.77
INV (E) 33.77
INV (N) 34.04

ORIM 38.38
INV 35.18 NE (TOP)
INV 34.88 W

RRIM 40.05
INV 34.29 E(12")
INV 33.90 W(6")

SRIM 39.68
INV 32.63 N(12")
INV 34.52 W(8")

BENCH MARKS:

CITY BENCH MARK # 4973 ELEVATION 43.48
BM IS LOCATED AT NORTHWEST CORNER OF
N. CENTRAL AVE. AND W. GRAND AVE.

TBM # 1 ELEVATION 41.65
"X" MARK ON THE SIDEWALK IS LOCATED AT
NORTHEAST CORNER OF N. CENTRAL AVE. AND
W. GRAND AVE.

TBM # 2 ELEVATION 39.27
"X" MARK ON THE SIDEWALK IS LOCATED AT
SOUTHEAST CORNER OF N. CENTRAL AVE.
W. PALMER ST.

STATE OF ILLINOIS) s.s.
COUNTY OF COOK)



I, MANUEL E. PALMA a Illinois Professional Land
Surveyor, hereby certify that a survey has been
made, at and under my direction, of the property
described above, that the survey hereon drawn is a
correct representation of said survey and conforms
to the current Illinois minimum standards for a
topographic survey.

Chicago, Illinois, August 19, A.D. 2014

By [Signature]
Illinois Professional Land Surveyor
Certificate No. 2135
Expiration date: 11-30-2014

REBAR @ CNR.

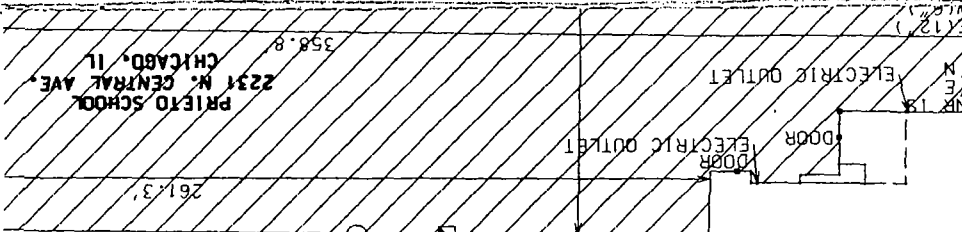
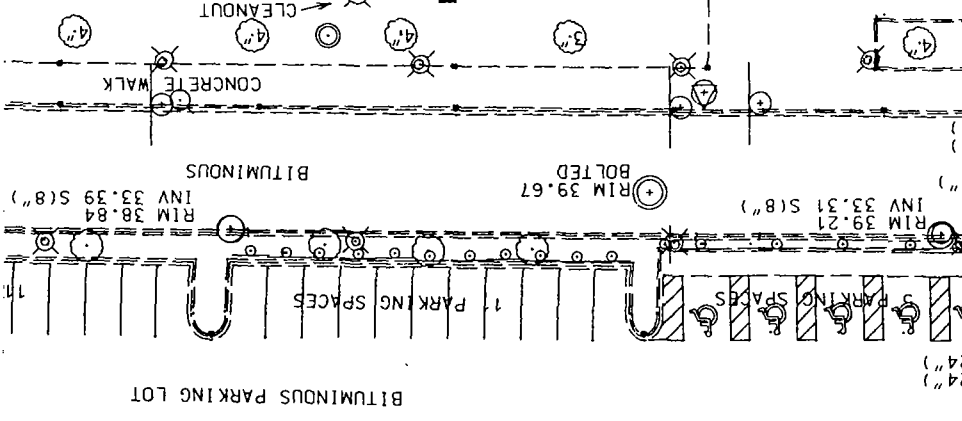
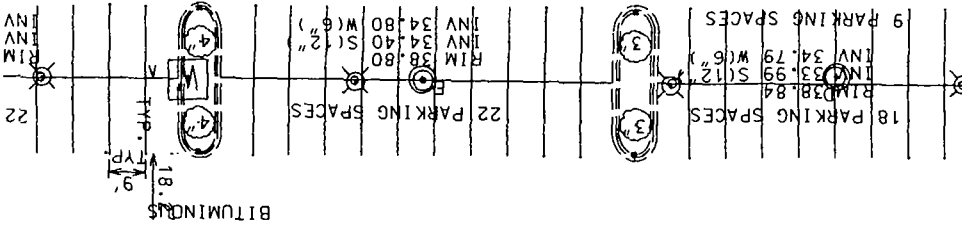
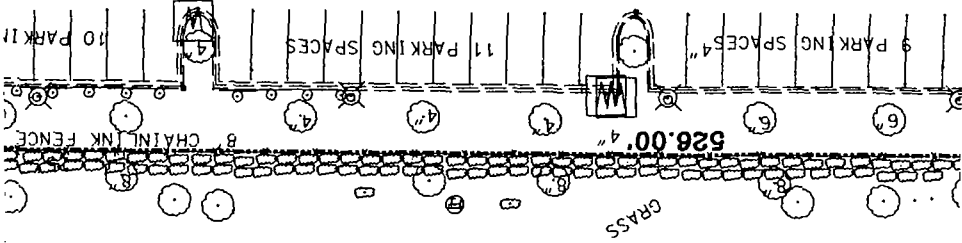
452.50'

PROFESSIONAL DESIGN FIRM

PLAT 3

of

QUARTER, LYING NORTH OF GRAND AVENUE, OF SECTION 33, TOWNSHIP 40 NORTH, RANGE
JUNT ON THE EASTLINE OF N. CENTRAL AVE. 1156.31 FEET SOUTH OF SOUTHLINE OF W.
TO A POINT; THENCE EASTERLY AT RIGHT ANGLE FROM THE PREVIOUSLY DESCRIBED LINE
ENCE EASTERLY AT RIGHT ANGLE FROM THE PREVIOUSLY DESCRIBED LINE A DISTANCE OF
STERLY AT RIGHT ANGLE FROM THE PREVIOUSLY DESCRIBED LINE A DISTANCE OF 528.0
OF 147.0 FEET; THENCE CONTINUING WESTERLY ALONG THE NORTHLINE OF SAID WIDENE





TECMA ASSOCIATES, INC.

ENGINEERS / SURVEYORS / CONSTRUCTION MANAGERS

5519 N. CUMBERLAND AVENUE, SUITE 1010

CHICAGO, ILLINOIS 60656

PHONE: 773-763-5555

FAX: 773-763-5577



SCALE 1 INCH
DISTANCES ARE MARKED

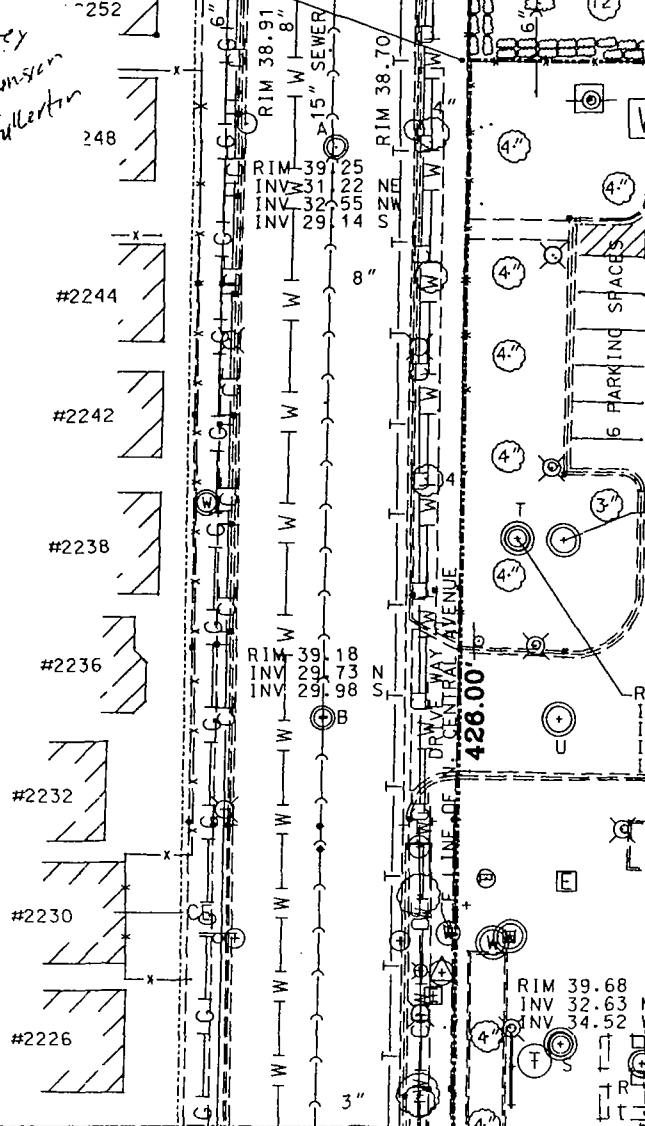
LEGEND

- BENCH
- BOLLARD
- BORING
- BIKE RACK
- BUSH
- BRICK PATTERN
- CABLE TV MH
- CATCH BASIN
- COMED MANHOLE
- COMED LINE
- CONTROL POINT
- CLEANOUT
- DOWNSPOUT
- DRAIN
- ELECTRIC BOX
- ELECTRIC HANDHOLE
- ELECTRIC MANHOLE
- GUARDRAIL
- HANDICAP SIGN
- HOSE BIB
- PARKING METER
- SIGN
- STORM SEWER LINE
- WATER LINE
- GAS LINE

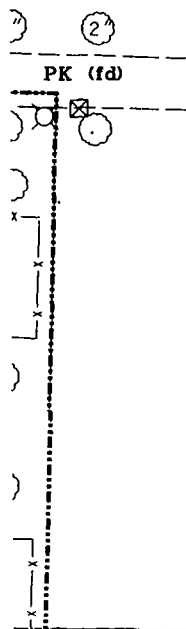
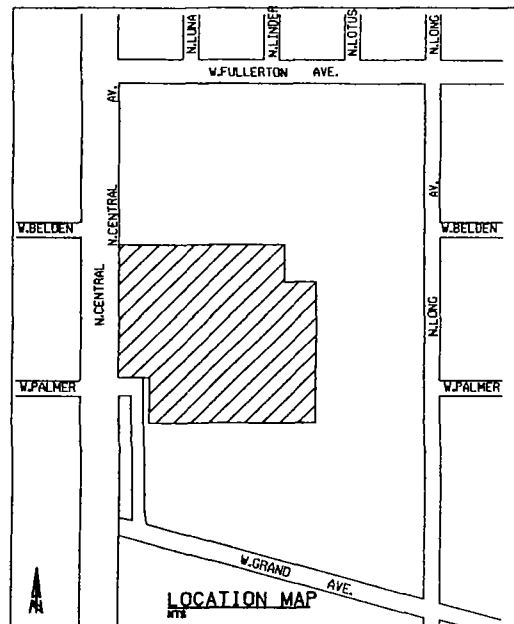
CROSS 2' WEST
ON PROPERTY
LINE EXTENDED

THAT PART OF THE WEST HALF OF
BEING DESCRIBED AS FOLLOWS: BEG
ALONG SAID EASTLINE A DISTANCE
LINE A DISTANCE OF 120.5 FEET
DISTANCE OF 452.5 FEET TO A PO
LINE OF WIDENED N. CENTRAL AVENUE

8 1/2 x 11 Survey
Actual dimensions
from Fullerton



AREA: 332,853 SQ. FT.
7.641 ACRES
PIN #: 13-33-100-002



A RIM 39.25	T RIM 41.43
INV 31.22 NE	INV 10.24 E(24")
INV 32.55 NW	INV 29.51 W(?)
INV 29.14 S	INV 38.81 W(8")
	INV 36.15 S(4")
B RIM 39.18	U RIM 39.87
INV 29.73 N	INV 32.77 S(12")
INV 29.98 S	INV 32.82 NE(12")
C RIM 39.49	V RIM 39.62
SEALED	INV 36.72 S(6")
DRIM 38.84	INV 34.67 W(8")
INV 33.99 S(12")	INV 34.37 SW(12")
INV 34.79 W(6")	
ERIM 38.80	
INV 34.40 S(12")	
INV 34.80 W(6")	
FRIM 38.82	
INV 34.32 S(12")	
INV 34.77 W(6")	
GRIM 38.29	
INV 30.59 N(8")	
INV 30.64 S(6")	
INV 30.65 W(6")	
HRIM 38.91	
INV 35.68 E(12")	
IRIM 39.54	
INV 34.44 N(8")	
INV 34.42 E(8")	
JRIM 38.97	
INV (S) 33.78	
KRIM 38.72	
INV (N) 33.92	
INV (W) 34.03	
LRIM 39.57	

CHICAGO BUILDS GREEN

Project Name:

Prieto Math & Science Academy

Project Location:

* Street Number (if the address only includes one street number, please fill only the cell "From"):

From*	To*	Direction:	Street Name.	Select Street Type:
2231		N	Central	Ave

Ward No:	Community Area No:
37	19

Project Type:

Check applicable:

☒ Planned Development ☐ Redevelopment Agreement ☐ Zoning Change

↳ PD No: 1105 ↳ RDA No: ↳ From: To:

☒ Public project ☐ Landmark

Project Size:

Total land area in sq.ft.:	Total building(s) footprint in sq.ft.:	Total vehicular use area in sq.ft.:
332,853	50,425	97,955

DPD Project Manager:

Enter First Name Last Name

BG/GR Matrix:

Select project category:

Inst. School, Com. Center

Financial Incentives:

Check applicable:

☐ TIF ☐ Empowerment Zone Grant ☐ Class L

☐ GRIF ☐ Ind. Dev. Revenue Bonds ☐ Class 6b

☐ SBIF ☐ Bank Participation Loan ☐ DOH

☐ Land Sale Write Down

Density Bonus:

Check applicable:

☐ Public plaza & pocket park ☐ Water features in a plaza or pocket park

☐ Chicago Riverwalk improvements ☐ Setbacks above the ground floor

☐ Winter gardens ☐ Lower level planting terrace

☐ Indoor through-block connection ☐ Green roof

☐ Sidewalk widening ☐ Underground parking and loading

☐ Arcades ☐ Concealed above-ground parking

Landscaping:

7' Landscape Setback
Interior Landscape Area
No. of Interior Trees
No. of Parkway Trees

Required per Zoning Code or Green Roof/Building Green Matrix		To be Provided by the development:
Please fill, if applicable		
Square footage:	910	910
Square footage:	8,972	23,290
	72	72
	11	11

Open Space:

River Setback
Private Open Space
Privately developed Public Open Space

Square footage:	0	0
Square footage:	0	0
Square footage:	0	0

Stormwater Management (At-grade volume control):

Permeable paving
Raingarden
Filter strip
Bioswale
Detention pond
Native landscaping
Rain-water collection cistern/barrel
Total impervious area reduction

Square footage:	5,026
Check applicable:	☒ ☐ ☒ ☐
Square footage:	27,528
Gallons:	0
Square footage:	0

Other sustainable surface treatments:

Green roof
Energy Star roof
High-albedo pavement

Square footage:	0	10,885
Square footage:	0	0
Square footage:		0

Transportation:

No. of accessory parking spaces
Total no. of parking spaces (Accessory + Non- Acc.)
No. of parking spaces dedicated to car sharing services (E.g.: I-Go, Zip-Car)
No. of bicycle parking
Within 600 ft of CTA or Metra station entrance

34	219
	219
0	0
22	32
Check if applicable:	☐

Building Certification:

Energy Star building

☐☐

LEED certification

☐

LEED Certified

☐

LEED Silver

☐

LEED Gold

☒

LEED Platinum

☐

Chicago Green Homes

☐☐

Chicago Green Homes [one-star]

☐

Chicago Green Homes [two-star]

☐

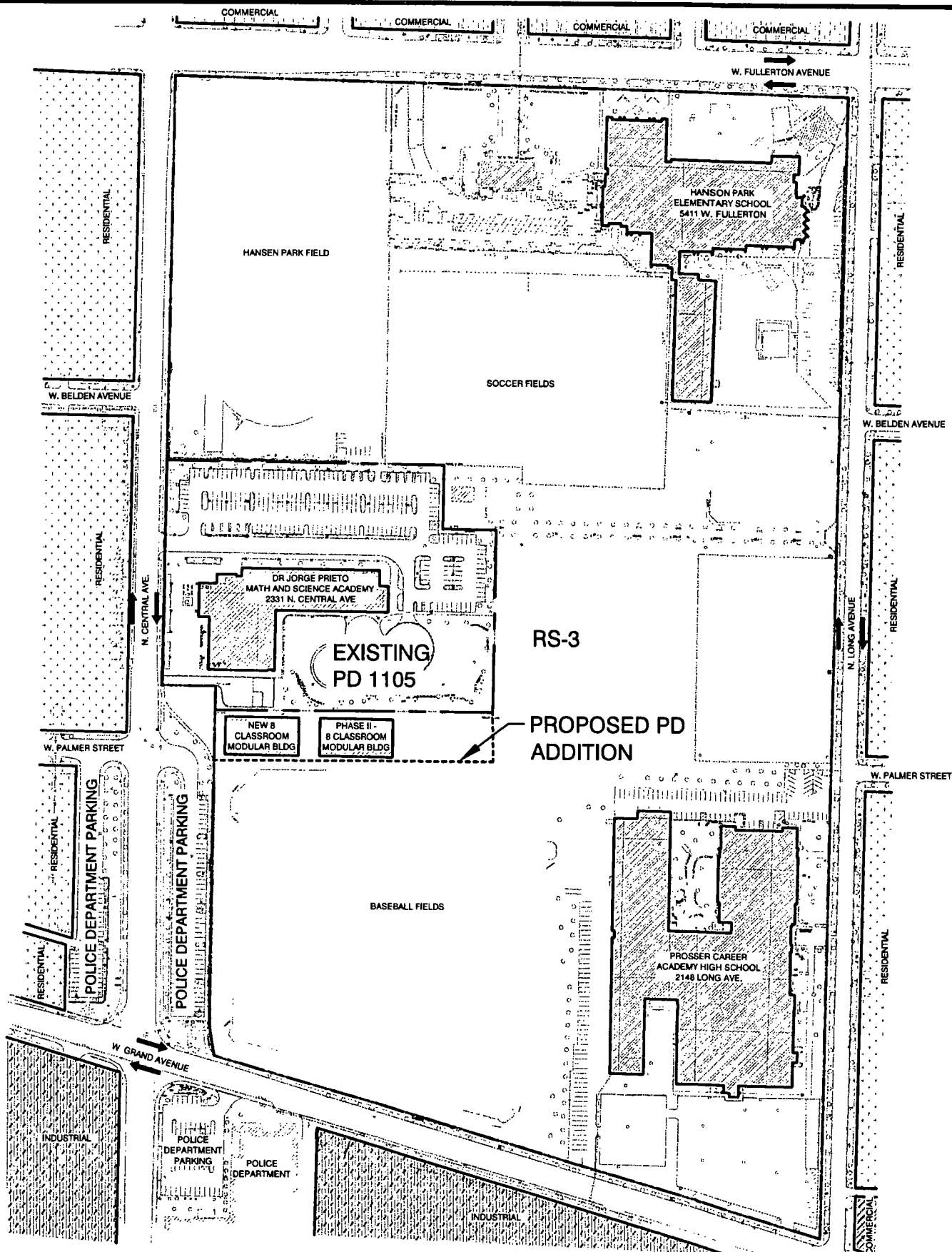
Chicago Green Homes [three-star]

☐

**Energy efficiency strategies
not captured above:**

*-IE: Other than Energy Star Roof - or Energy Star Building
Certification-*

**Other sustainable strategies
and/or Project Notes:**



Wallin • Gomez
ARCHITECTS LTD
711 South Dearborn Street, Suite 606
Chicago, Illinois 60605-1827
P: 312-427-4702 ■ F: 312-427-6611
DATE: SEPTEMBER 10, 2014



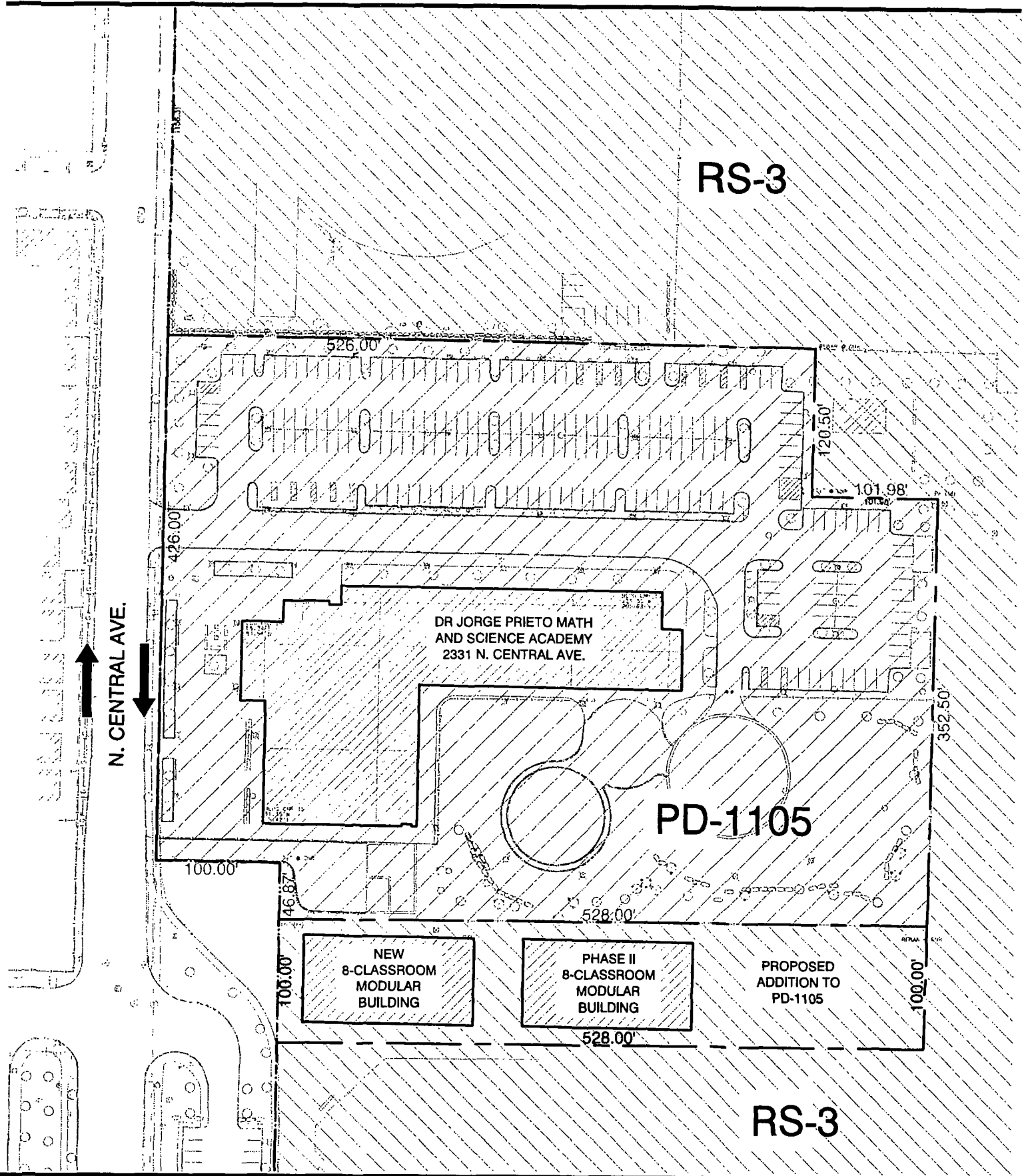
LAND USE MAP

PRIETO MODULAR
BUILDING
2231 N. CENTRAL AVE
CHICAGO, IL 60638

SHEET TITLE:
**LAND USE
MAP**

SHEET NUMBER:

Z-3



Wallin • Gomez
ARCHITECTS LTD
711 South Dearborn Street, Suite 606
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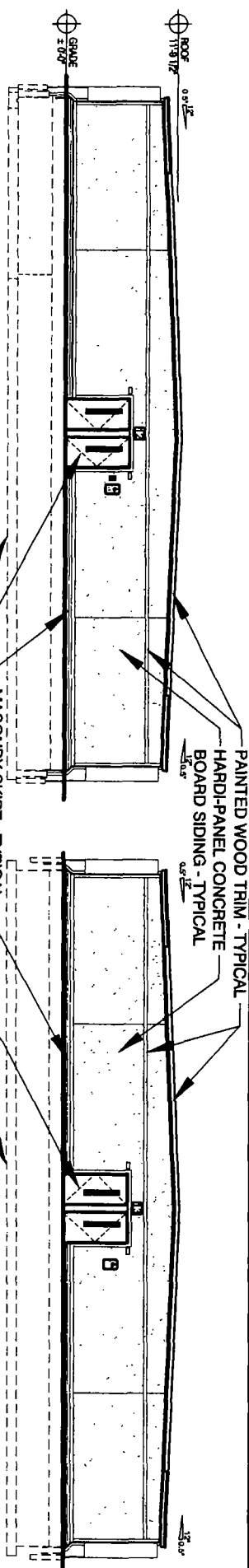


01

PD PLAN
SCALE: 1" = 100'

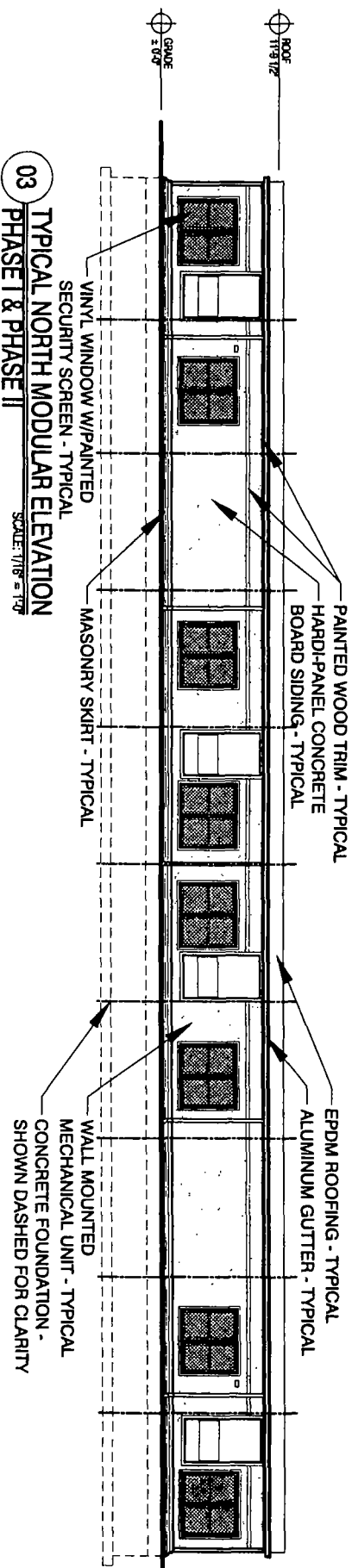
PRIETO MODULAR BUILDING
2231 N. CENTRAL AVE
CHICAGO, IL 60638

SHEET TITLE:
BOUNDARY LINE MAP
SHEET NUMBER:
Z-2

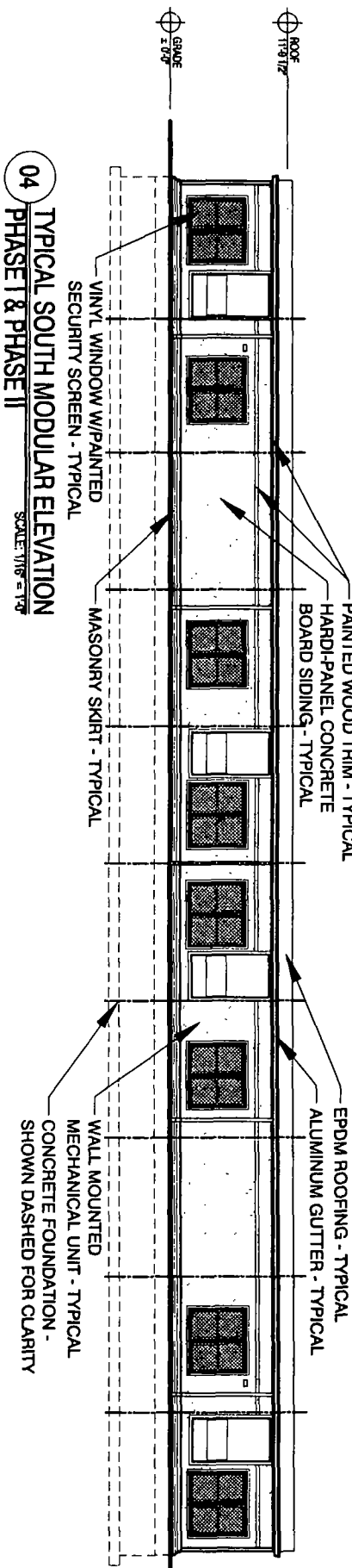


01 TYPICAL EAST MODULAR ELEVATION
PHASE I & PHASE II
SCALE 1/8" = 1'-0"

02 TYPICAL WEST MODULAR ELEVATION
PHASE I & PHASE II
SCALE 1/8" = 1'-0"



03 TYPICAL NORTH MODULAR ELEVATION
PHASE I & PHASE II
SCALE 1/8" = 1'-0"



04 TYPICAL SOUTH MODULAR ELEVATION
PHASE I & PHASE II
SCALE 1/8" = 1'-0"

Wallin - Gomez

ARCHITECTS LTD
711 South Dearborn Street, Suite 606
Chicago, Illinois 60605-1827
P: 312-427-4702 ■ F: 312-427-6611
DATE: SEPTEMBER 10, 2014

PRIETO MODULAR BUILDING

2231 N. CENTRAL AVE
CHICAGO, IL 60638

**MODULAR
ELEVATIONS**

Z-5

NOTICE OF FILING OF APPLICATION FOR REZONING

September 10, 2014

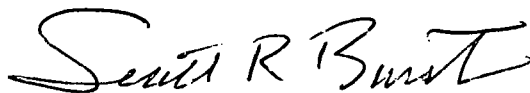
Dear Sir or Madam:

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 September 10, 2014, the Applicant, Chicago Board of Education, will file an application to change the zoning of the property commonly known as 2231 N. Central Avenue (Prieto Math and Science Academy), from its current Institutional Planned Development No. 1105 District and RS-3 Single Unit Detached House District designations to Institutional Planned Development No. 1105, As Amended. The purpose of the rezoning is to increase the size of the site to accommodate an eight classroom modular building which will help alleviate overcrowding at the school.

No changes to the existing school building or grounds are proposed.

The Chicago Board of Education is located at 125 S. Clark Street, Chicago, Illinois 60603. The Public Building Commission of Chicago, which owns the property, is located at 50 West Washington Street, Chicago, Illinois 60602. Questions regarding this notice may be addressed to Scott R. Borstein at Neal & Leroy, LLC, 203 North LaSalle Street, Suite 2300, Chicago, Illinois 60601 (312) 641-7144.

Very truly yours,

A handwritten signature in black ink that reads "Scott R. Borstein". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Scott R. Borstein

PLEASE NOTE: ONLY THE PRIETRO SCHOOL PROPERTY IS BEING REZONED. IF YOU OWN PROPERTY WITHIN 250 FEET OF THE SCHOOL, THE LAW REQUIRES YOU RECEIVE NOTICE OF THE REZONING, BUT YOUR PROPERTY IS NOT BEING REZONED.

AFFIDAVIT

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

Martin Cabrera, Jr., Chairman
Chicago Plan Commission
City Hall
121 N. LaSalle Street
Chicago, Illinois 60602

APPLICANT: Chicago Board of Education

RE: 2231 North Central Avenue

Dear Chairman Solis and Chairman Cabrera:

The undersigned, Scott Borstein, acting on behalf of the Applicant, being first duly sworn on oath, deposes and states the following:

That the undersigned certifies that he has complied with the requirements of Section 17-13-0107 and 17-13-0604-B of the Chicago Zoning Ordinance of the City of Chicago Municipal Code by sending the attached notices 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, commonly known as 2231 North Central Avenue exclusive of public roads, streets, alleys and other public ways, or a total distance limited to 400 feet; and that the notice contained the 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 and owner of the property; the date the Applicant intends to file the application to rezone the Property (i.e. on September 10, 2014); that the Applicant has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 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: Scott R Borstein
Scott R. Borstein, Attorney

Subscribed and sworn to before me

this 10th day of September, 2014.

Hillie M. Sempritt
Notary Public



#18160

INTRO DATE:

9-10-14

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

2231 North Central Avenue

2. Ward Number that property is located in: 37th Ward

3. APPLICANT Chicago Board of Education

ADDRESS 125 S. Clark Street CITY Chicago

STATE IL ZIP CODE 60603 PHONE 773-553-1000

EMAIL c/o sborstein@nealandleroy.com
CONTACT PERSON Grace Rappe

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 Public Building Commission of Chicago

ADDRESS 50 West Washington Street CITY Chicago

STATE IL ZIP CODE 60602 PHONE c/o 312-641-7144

EMAIL c/o sborstein@nealandleroy.com
CONTACT PERSON c/o Scott R. Borstein

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

ATTORNEY Scott R. Borstein, Esq. / Neal & Leroy, LLC

ADDRESS 120 N. LaSalle Street, Suite 2600

CITY Chicago STATE IL ZIP CODE 60602

PHONE 312-641-7144 FAX 312-641-5137 EMAIL sborstein@nealandleroy.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.

N/A

7. On what date did the owner acquire legal title to the subject property? January 29, 1992

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

Yes, 2008

9. Present Zoning District Institutional Planned Development #1105 Proposed Zoning District Institutional Planned Development #1105,
and RS-3 Single Unit Detached House District as Amended

10. Lot size in square feet (or dimensions) 332, 853 sq. ft.

11. Current Use of the property Prieto Math and Science Academy

12. Reason for rezoning the property The Applicant intends to add a temporary modular classroom building to relieve overcrowding at the school, thereby expanding the boundaries of the site.

13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)
The Applicant intends to add a temporary modular building on the property with eight additional classrooms to relieve overcrowding at the school.

14. On May 14th, 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 _____

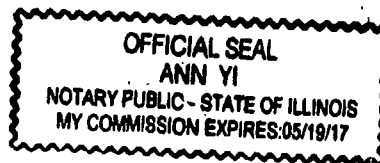
COUNTY OF COOK
STATE OF ILLINOIS

PATRICIA L. TAYLOR, 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.

Patricia L. Taylor
Signature of Applicant

Subscribed and Sworn to before me this
2nd day of September, 20 14.

aj
Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____