



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 10/8/2014

Section 2a - City Clerk Introductions

File #	Title	Sponsor(s)	Committee Referral
Grant(s) of Privilege			
1	O2014-7975 Grant(s) of privilege in public way for J&B Signs, Inc. - signs	City Clerk (transmitted by)	Transportation
Zoning Reclassification(s)			
2	O2014-8025 Zoning Reclassification Map No. 26-A at 10344-10476 S Indianapolis Ave, 3900-3916 E 104th St and 3920-3966 E 105th St - App No. 18186	City Clerk (transmitted by)	Zoning <i>Redacted Record</i>



City of Chicago



O2014-7975

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	10/8/2014
Sponsor(s):	City Clerk (transmitted by)
Type:	Ordinance
Title:	Grant(s) of privilege in public way for J & B Signs, Inc. - signs
Committee(s) Assignment:	Committee on Transportation and Public Way

ORDINANCE

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

Permission and authority are hereby given and granted to J&B Signs, Inc. upon the terms and subject to the conditions of this ordinance to maintain and use sign projecting over the public right-of-way attached to the premises known as 105 W. Chicago.

Said sign structure(s) measures as follows; along East and West elevation.

One (1) at 10 feet in length and 10 feet in width and 24 feet above ground level.

The location of said privilege shall be shown on prints hereto attached, which by reference are hereby incorporated and made a part of this ordinance.

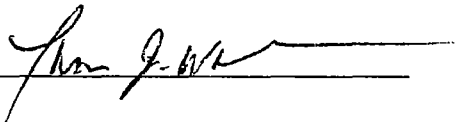
Said privilege shall be constructed in accordance with plans and specifications approved by the Department of Zoning.

This grant of privilege in the public way shall be subject to the provisions of Section 10-28-015 and all other required provisions of the Municipal Code of Chicago.

The grantee shall pay to the City of Chicago a compensation for the privilege herein granted the sum of Three Hundred dollars (\$300) per annum in advance.

The permit holder agrees to hold the City of Chicago harmless for any damage, relocation or replacement costs associated with damage, relocation or removal of private property caused by the City performing work in the public way.

Authority herein given and granted for a period of five (5) years from and after Date of Passage.

Signature: 

Printed Name: Thomas J. Walsh

**LINCOLN SERVICES
P.O. BOX 64479
CHICAGO IL 60664**

September 15, 2014

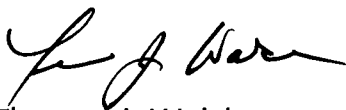
The Honorable Susanna Mendoza
City Clerk's Office
City of Chicago
121 N. LaSalle
Chicago IL 60602

RE: Citizen Introduction of a Public Way Use Ordinance

Dear City Clerk Mendoza

Please Introduce the attached ordinance for a Public Way use at 105 W. Chicago on my behalf at the October 8, 2014 of the City Council and refer such matter to the Committee on Transportation and Public Way for consideration regarding passage of this order. Two (2) copies of the ordinance are attached hereto.

Respectfully yours,



Thomas J. Walsh
(for) Lincoln Services

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2014 SEP 18 AM 9:27
OFFICE OF THE
CITY CLERK

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Contact Information

Lincoln Services
C/O Thomas Walsh
P.O. Box 64479
Chicago Il 60664
312-545-8628



APPLICATION TO USE THE PUBLIC RIGHT OF WAY

APPLICANT INFORMATION

LEGAL NAME OF ENTITY: T & B Signs, Inc.
 PERMIT MAILING ADDRESS: 105 W Chicago Ave #2nd Floor
 CITY: Chicago STATE: IL ZIP CODE: 60654
 CONTACT PERSON: Robert Hoelterhoff TITLE: PRESIDENT
 PHONE: 312-640-8181 FAX: 312-640-9130 E-MAIL: bob@tandbdesigns.com

BUILDING OWNER INFORMATION

NAME: Robert Hoelterhoff
 ADDRESS: 105 W Chicago Ave 2nd Floor
 CITY: Chicago STATE: IL ZIP CODE: 60654
 PHONE: 312-640-8181 FAX: 312-640-9130 E-MAIL: bob@tandbdesigns.com

USE OF THE PUBLIC WAY

- List the proposed or existing use below and complete the worksheet on page 3.
Use only one application for all public way use type.

TYPE	HOW MANY?	BUILDING ADDRESS
<u>Sign</u>	<u>1</u>	<u>105 W Chicago</u>

- Please enclose one sketch of each proposed use of the public way, which maps to scale the proposed use(s) and its relationship to surrounding right-of-way. All measurements must be indicated. The prints should also accurately depict the location of the property line and public facilities (meters, light poles, sidewalks).

APPLICANT CERTIFICATION

I hereby certify that all statements made as part of the application, and the attachments herein, are true to the best of my knowledge and belief.

BY: Robert E. Hoelterhoff TITLE: PRESIDENT
 F.E.I.N. or SOCIAL SECURITY NUMBER: _____

ALDERMAN'S APPROVAL

As part of this application process, you are required to notify/seek approval from the Alderman in whose ward your proposed use of the public way is located.

ALDERMAN'S SIGNATURE: _____

DATE: _____

WARD: _____

Approval shall not be withheld for any reason relating to the language, content or message contained in or implied by the sign, canopy, awning, banner or marquee for which the permit is sought. If aldermanic signature indicating approval is not received by BACP within 60 days of submission of the application to the alderman then, provided the application is complete and accurate and the applicant is not in violation of any pertinent provision of the Municipal Code, the application shall be deemed approved by the BACP and processed for submission to the City Council as a Mayoral Introduction.

☐ Approve Reason(s): _____
☐ Do Not Approve Reason(s): _____

APPLICATION TO USE THE PUBLIC RIGHT OF WAY



APPLICATION WORKSHEET

- ☒ For use by NEW APPLICANTS ONLY.
- ☒ For renewals obtain form from City Hall, 121 N. LaSalle St., Rm. 800 or call (312) 74 - GOBIZ (744-6249)

Complete the worksheet for each use of the public way and indicate all applicable measurements.

	Exact Street (i.e. S. State St.)	Quantity	Length of structure along public way	Height of structure	Depth of structure	Height above grade	Total depth over public way	Is this sign(s) illuminated? (Y/N)	Is this an Existing Public Way Use (Y/N)
SIGNS	105 W. Chicago	1	10'	10'	9'	24'	9'	Y	N
CANOPIES / AWNINGS									
LIGHTS									

See example of required plans beginning on page 4.

NOTE: Pursuant to section 2-154-030 of the Municipal Code of the City of Chicago the Corporation Counsel of the City of Chicago may require any such additional information from any applicant to achieve full disclosure relevant to the request for action by the City Council or other city agency. Pursuant to section 2-154-020 of the Municipal code of the City of Chicago any material change in the information required above must be provided by supplementing this statement at any time up to the time the City Council or any city agency takes action on the application.



City of Chicago | Department of Business Affairs and Consumer Protection | Public Way Use Unit
 Business Assistance Center | City Hall, Room 800 | 121 North LaSalle Street | Chicago, Illinois 60602
www.cityofchicago.org/bacp | 312.74.GOBIZ (744.6249) | 312.742.1974 (TTY)

APPLICATION TO USE THE PUBLIC RIGHT OF WAY

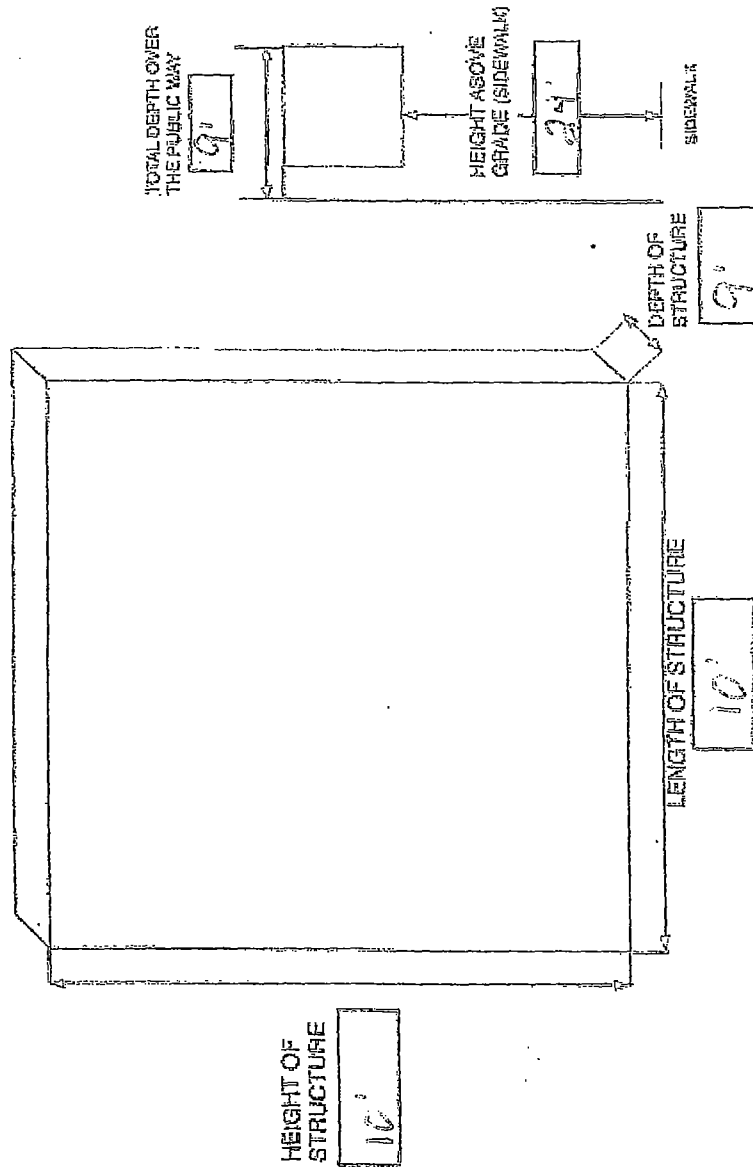


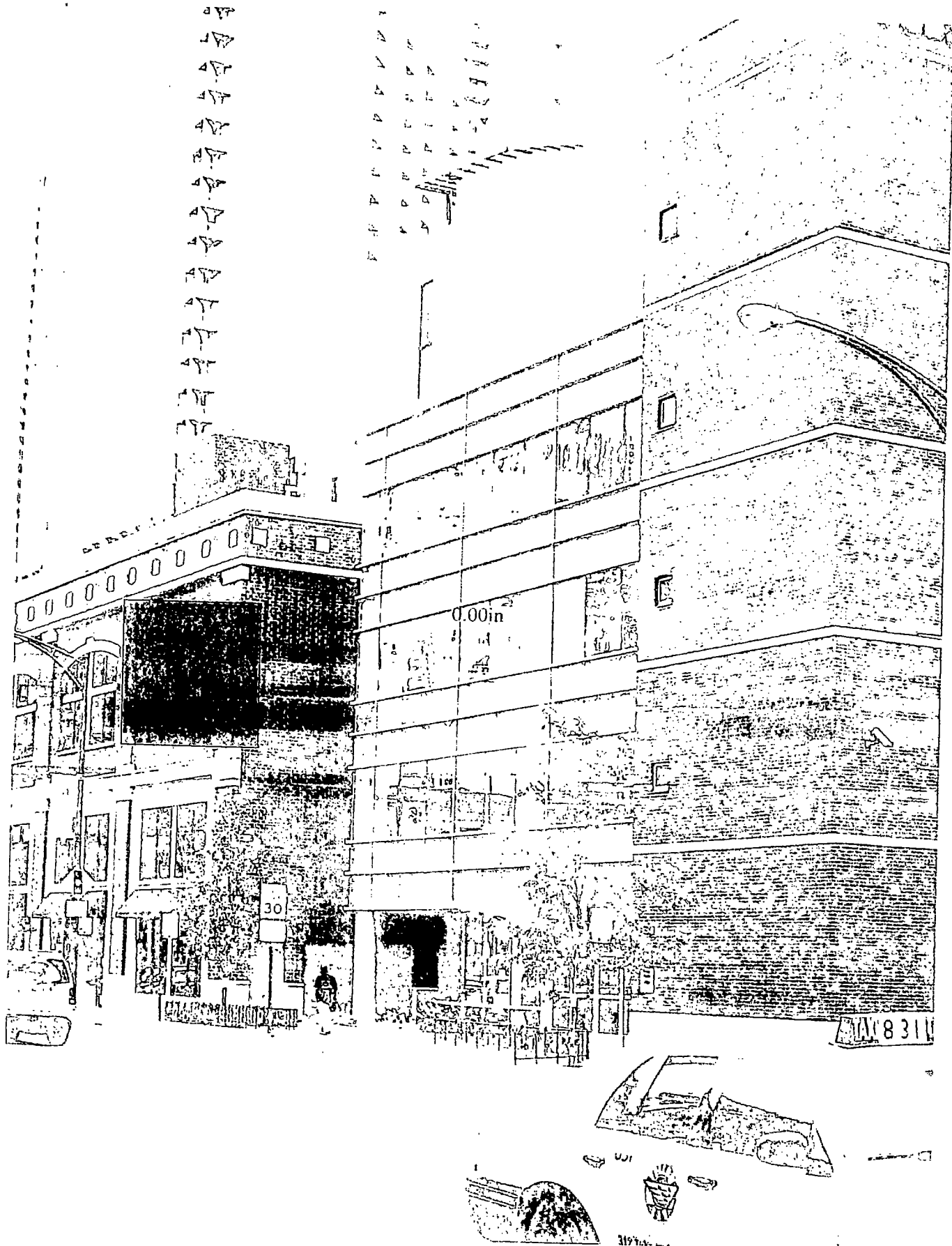
EXAMPLE OF SIGN DRAWING

SIGN DRAWING

PROPERTY LOCATION: 165 W. Chicago

ORGANIZATION(S) NAME: J & B Signs







SUPPLEMENTAL APPLICANT

This Supplemental Application must be completed and submitted along with the Sign Permit Application.
All fields must be completed. If a field is not applicable you must answer "n/a" in the field.



Application Number: _____ Date of Application: _____

Address of property where sign will be erected: 105 W Chicago, Chicago IL 60654

Does property have multiple addresses? ☐ Yes ☒ No

If yes, please list all addresses: _____

Is this building vacant? ☐ Yes ☒ No

If yes, is it registered under the Vacant Building Ordinance? Registration # _____

Section 1 - Applicant

Applicant is the Owner (of the real property) ☒ Lessee (of the real property) ☐

Name of Owner of Real Property: Robert Hoelterhoff

Address: 105 W. Chicago, Chicago IL 60654

Phone #: 312-640-8181 Mobile #: _____ Email: Bob@JandBsigns.com

Name of Lessee of Real Property: Jand B Signs

Name: Robert Hoelterhoff Address: 105 W. Chicago, Chgo IL 60654

Phone #: 312-640-8181 Mobile #: N/A Email: Bob@JandBsigns.com

Section 2 - Contractors

Payer Company of Annual Inspection Fee:

Name of Contact of Payer Company: Robert Hoelterhoff

Name of Payer Company: Jand B signs Address: 105 W. Chicago, Chgo IL 60654

Phone #: 312-640-8181 Mobile #: _____ Email: Bob@JandBsigns.com

Electrical Contractor: PNA Electrical Svcs, Inc.

Address: 6454 S TALMAN AVE, Chgo IL 60629 License #: _____

Phone #: 773-351-7795 Mobile #: N/A Email: apilaw@PNAelectric.com

Website: N/A

Sign Erector: Lincoln Services

Bond #: _____ Registration #: _____

Address: P.O. Box 64479, Chgo IL 60664

Phone #: N/A Mobile #: 312-545-8628 Email: walsh405@sbcglobal.net

Website: N/A

Picture or rendering must be attached depicting sign placement with before and after view.

Section 2 continues on next page

Expediter: Lisa R. Walsh

Address: 3556 S. Seeley, #303, Chgo IL 60609 License #: _____

Phone #: N/A Mobile #: 262-266-6681 Email: lisawalsh@frontier.com

Website: N/A

Section 3 - Sign and Structure Details

(Please check all that apply)

Sign Category:

On-Premise (Business ID): ☐ Dynamic ☐ Static

Business License # of Tenant Business: _____

Off-Premise (Advertising): ☒ Dynamic ☐ Static

Temporary: ☐ Special Event: ☐

Sign will read (Please provide a description, picture and shop drawing): Various Advertisers

Type of sign (Mark all that apply):

☐ Awning ☐ Canopy ☐ Freestanding ☐ Marquee ☒ Projecting ☒ Dynamic Image Display

☐ Wall ☐ Painted ☐ Cabinet/Frame ☐ Vinyl ☐ Projected image ☐ Flashing

☐ High Rise Building ☐ Hotel/Hospitals ☐ Other buildings: _____

What is the dimension of the wall on which the sign will be installed? _____

Where is sign or sign structure mounted? ☐ Inside the building ☒ Outside the building

Is the sign or sign structure attached to a building or wall? ☒ Yes ☐ No If yes, which wall of building? N E S (W)

Is this a freestanding sign? ☐ Yes ☒ No Location of sign on lot: N E S W

Which direction does sign copy face? N (E) S (W)

Does any portion of the sign, sign structure or attachments cover, obscure or obstruct an existing window in a residential unit whether occupied or not? ☐ Yes ☒ No

Does any portion of the sign, sign structure, or attachments extend on or over the public way? ☒ Yes ☐ No

If yes, what is the public way use permit number? _____

Sign Panels: Back to back within 30 degrees of parallel ☒ Yes ☐ No

Number of Faces: 2

Sign Support Structure: ☐ Pole ☐ Roof ☐ Ground ☒ Building ☐ Windows ☐ Other: _____

Does any portion of the sign or sign structure extend 24 inches above the roof line as defined in 17-17-02149 of the Municipal Code of Chicago? ☐ Yes ☒ No

Picture or rendering must be attached depicting sign placement with before and after view.

Section 3 continues on next page

CITY OF CHICAGO SIGN PERMIT APPLICATION CONTINUED

Section 3 continued

Dimensions of Sign Structure (i.e. cabinet, frame, awning, canopy)

Length: 10' Feet 0 Inches Height: 10' Feet 0 Inches Depth: 0 Feet 4" Inches

Area: 100' Sq Ft. Weight: 1000 lbs.

Shape of Sign: Regular

Sign Height above Grade:

From Grade to Bottom of sign or sign structure, whichever is lowest: 18 Ft.

From Grade to Top of sign or sign structure, whichever is highest: 28 Ft.

Is City Council Order required? * ☒ Yes ☐ No

*All signs in excess of 100 Square Feet in area OR in excess of 24 feet above grade require a City Council Order pursuant to Section 13-20-680 of the Municipal Code of Chicago

Dimension of Sign Elements pursuant to Section 17-12-0601 of the Chicago Zoning Ordinance:

Length: 10' Feet 0 Inches Height: 10' Feet 0 inches Area: 100 Sq Ft.

Electrical Contractor will install: Feeders: ☒ Yes ☐ No Customer Leads: ☒ Yes ☐ No

Number of Lamps: 4147 Total Wattage: 3110 Type of Lamp: Other

Number of Ballast/Transformers: 0 Input of Transformers: 120v

Type of Switch: Special Location of Switch: Outside

Static: ☐ Yes ☒ No

Illuminated: ☒ Yes ☐ No

If yes - External _____ Internal _____

Dynamic Image Display: ☒ Yes ☐ No

(An affidavit of compliance is required for all dynamic image display signs pursuant to Section 13-20-675(d)(2) of the Municipal Code of Chicago.)

Max Nits _____ Max Foot Candles _____ Message Time (Screen Hold): 10 seconds

Self Dimming Capability: ☒ Yes ☐ No

What is the total of the sign face area devoted to dynamic image display? 100 Sq Ft.

Section 4 - Zoning Information

Zoning District or Planned Development #: DX

Is sign located in a special sign district? ☐ Yes ☒ No

If yes: ☐ Michigan Avenue Corridor ☐ Oak Street Corridor ☐ State Street/Wabash Avenue Corridor

Total Street frontage of Zoning Lot: 137 (Ft.)

Total Area of new sign: 100 (Sq Ft.) Gross Area of all proposed signs: 100 (Sq Ft.)

Total Area of all existing signs on Zoning Lot: _____ (Sq Ft.)

Picture or rendering must be attached depicting sign placement with before and after view.

Section 4 continues on next page

CITY OF CHICAGO SIGN PERMIT APPLICATION CONTINUED

Section 4. continued

Distance from outer edge of sign or structure to curb line: 2 (Ft.)

Distance from inner edge of sign or sign structure to curb line: 12 (Ft.)

Distance from:

Public Park 10 acres or more: 1000 (Ft.)

Public Park 2 acres or more: 1000 (Ft.)

Expressway or Toll Road: 1000 (Ft.)

Lake Shore Drive: 1000 (Ft.)

Michigan Avenue (Oak St. to Roosevelt Rd.): 1000 (Ft.)

Residential District: 250 (Ft.)

Residential building in a D district: 250 (Ft.)

Existing off-premise/advertising signs on same side of street? ☐ Yes ☒ No

In a B or C District: _____ (Ft.)

In a D or M District: _____ (Ft.)

Waterways: 1000 (Ft.)

Section 5 - Sign Permit History

Does the proposed sign, change, alter or replace an existing sign? ☐ Yes ☒ No

If yes, were permits issued for the sign being replaced, changed or altered? ☐ Yes ☐ No

If yes, please list each permit number and date each permit was issued:

Permit Number: _____ Date issued: _____

Permit Number: _____ Date issued: _____

Permit Number: _____ Date issued: _____

Permit Number: _____ Date issued: _____

Does the proposed sign change a static sign to a dynamic image display sign? ☐ Yes ☒ No

Does the proposed sign change or alter the square footage or the height of the sign or sign structure? ☐ Yes ☒ No

Does the proposed sign change an on-premise sign to an off-premise/advertising sign? ☐ Yes ☒ No

Section 6 - Attestation and Signatures

I, the undersigned, under penalty of perjury, do hereby affirm and attest that the above information is true, complete, and correct and to the best of my knowledge that incorrect information is grounds to revoke or rescind a permit.

Owner of Real Property: Robert E. Hutterhoff Date 8/29/14

Lessee of Real Property: Robert E. Hutterhoff Date 8/29/14

Editor: Diana R. Walsh Date 8/29/14

Advertising Electrician: _____ Date _____

Installer: Thomas J. Walsh Date 8/29/14

Picture or rendering must be attached depicting sign placement with before and after view.

For Office Use

ZONING

PUBLIC WAY

Sign Review Fee:

Zoning Review Fee: \$ _____ Total Fee: \$ _____

Amount Paid: \$ _____ Balance Due: \$ _____

PERMIT IS VALID FOR A PERIOD OF FIVE YEARS AFTER ISSUANCE. IT IS SOLELY
THE RESPONSIBILITY OF THE OWNER OR LESSEE TO FILE FOR RENEWAL

* Once zoning fee is paid, this application is valid for a period of up to six months from payment date.

Applies to sign permits applied for on or after April 2, 2014.

City of Chicago
Mayor Rahm Emanuel



Department of Buildings
Felicia Davis, Commissioner



City of Chicago



O2014-8025

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	10/8/2014
Sponsor(s):	City Clerk (transmitted by)
Type:	Ordinance
Title:	Zoning Reclassification Map No. 26-A at 10344-10476 S Indianapolis Ave, 3900-3916 E 104th St and 3920-3966 E 105th St - App No. 18186
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 be amended by changing all the C1-1 Neighborhood Commercial District and M1-1 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 26-A in the area bounded by

beginning at a line 255.96 feet northwest of the intersection of South Indianapolis Avenue and East 104th Street, as measured along the south-west right-of-way line of South Indianapolis Avenue and perpendicular thereto; South Indianapolis Avenue; East 105th Street; a line 205 feet east of and parallel to South Avenue E; East 104th Street or the line thereof if extended; and the alley next southwest of and parallel to South Indianapolis Avenue (ToB),

to those of a RS3 Residential Single-Unit (Detached House) District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications within the area herein above as Institutional Planned Development Number _____, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Applicant: Public Building Commission of Chicago
Addresses: 3930 East 105th Street
Date: October 8, 2014

INSTITUTIONAL PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number ____, (“Planned Development”) consists of approximately 239,960 SF net square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (“Property”) and is owned or controlled by the Applicant, Public Building Commission, in trust for use of Schools.
2. 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 than the Applicant, 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 Applicant 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 Applicant 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; and Building Elevations (North, South, East and West) dated October 8, 2014 submitted herein. Full-sized copies of the Site 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

Applicant:	Public Building Commission
Address:	10344-10476 S. Indianapolis; 3900-3916 E. 104 th Street; 3920-3966 E. 105 th Street
Introduced:	October 8, 2014
Plan Commission:	TBD

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: schools, park and recreational uses, parking, and all other related and accessory uses as permitted within the RS-3 Single Family Detached Residential District.
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 129,482 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 Applicant 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 Applicant 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 Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.

Applicant:	Public Building Commission
Address:	10344-10476 S. Indianapolis; 3900-3916 E. 104 th Street; 3920-3966 E. 105 th Street
Introduced:	October 8, 2014
Plan Commission:	TBD

13. 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 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 Applicant 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 RS-3.

**INSTITUTIONAL PLANNED DEVELOPMENT
BULK REGULATION AND DATA TABLE**

Gross Site Area:	239,960 SF
Net Site Area:	129,482 SF
Maximum Floor Area Ratio:	1.0
Minimum Number of Off-Street Loading Spaces:	1 at 10 x 42
Minimum Number of Off-Street Parking Spaces:	51
Maximum Building Height:	50'
Minimum Required Setback:	Per Site Plan

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: Public Building Commission of Chicago
Daley Center, Room 200, Chicago, Illinois 60602

RE: Southeast Area Elementary School

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 10344-10476 S. Indianapolis; 3900-3916 E. 104th Street; 3920-3966 E. 105th 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 October 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 1st day of October 2014.

Hillie M. Sempit
Notary Public



NOTICE OF FILING OF APPLICATION FOR REZONING

APPLICANT: Public Building Commission of Chicago

PROPERTY: 10344-10476 S. Indianapolis; 3900-3916 E. 104th Street; 3920-3966 E. 105th Street

PROJECT: Southeast Elementary School

DATE: October 8, 2014

Dear Sir or Madam:

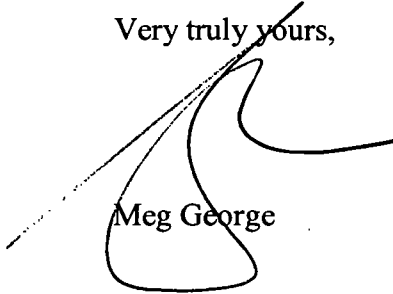
In accordance with the requirements of Section 17-13-0107 of the Municipal Code of the City of Chicago, please be informed that on or about October 8, 2014, the Public Building Commission of Chicago ("PBC"), will file an application to change the zoning for the property located at 10344-10476 S. Indianapolis; 3900-3916 E. 104th Street; 3920-3966 E. 105th Street, from its current C1-1 Neighborhood Commercial District and M1-1 Limited Manufacturing Business Park District designations to an Institutional Planned Development. The purpose of the rezoning is to allow the Public Building Commission of Chicago to construct a new Southeast Area Elementary School.

The property is currently owned by the Public Building Commission in Trust for Use of Schools on behalf of the Chicago Board of Education. The Public Building Commission of Chicago is going to construct the new school for the Board of Education.

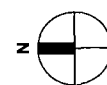
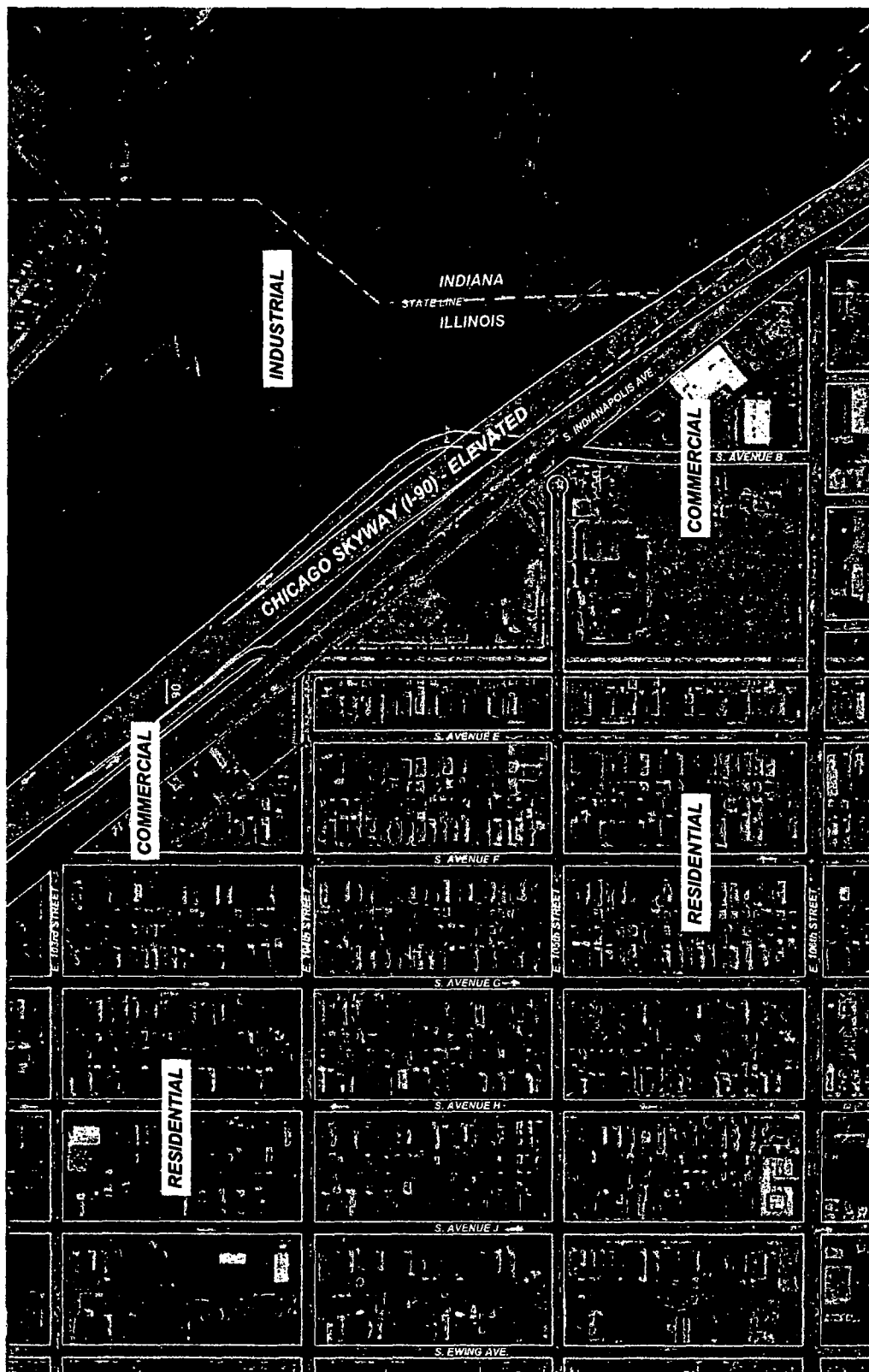
The Public Building Commission is located in Room 200 of the Daley Center, 50 West Washington, Chicago, Illinois 60602. Questions regarding this school project or the rezoning of the property may be addressed to Meg George at Neal & Leroy, LLC 120 North LaSalle Street, Suite 2600 Chicago, Illinois 60602 (312) 641-7144.

PLEASE NOTE: THE APPLICANT IS NOT 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 SCHOOL.

Very truly yours,



Meg George



NOT TO SCALE

LAND USE MAP

- PROJECT SITE
- PD BOUNDARY

INSTITUTIONAL PLANNED DEVELOPMENT (NEW) SOUTHEAST AREA ELEMENTARY SCHOOL

APPLICANT: PUBLIC BUILDING COMMISSION OF CHICAGO

ADDRESS: 3930 EAST 105th STREET
CHICAGO, IL 60617

DATE: OCTOBER 8, 2014

PLANNED DEVELOPMENT AND PROPER

NET SITE AREA (PARKING): 27,937 sf

GROSS SITE AREA: 240,059 sf

NET SITE AREA (MAIN): 128,776 sf

INDIANAPOLIS AVE

BURNHAM GREENWAY BIKE TRAIL (CHICAGO PARK DISTRICT)

SOUTHWEST AREA ELEMENTARY SCHOOL (NEW STUDY BLDG)

E. 104th STREET

E. 106th STREET

PD BOUNDARY

PROJECT SITE

0 50 100 150 200

ADDRESS: 3930 EAST 105th STREET
CHICAGO, IL 60617

SMNCA
 330 W. Jackson Street
 Chicago, Illinois 60601
 312.424.3336 ext. 3
 312.424.3740 fax

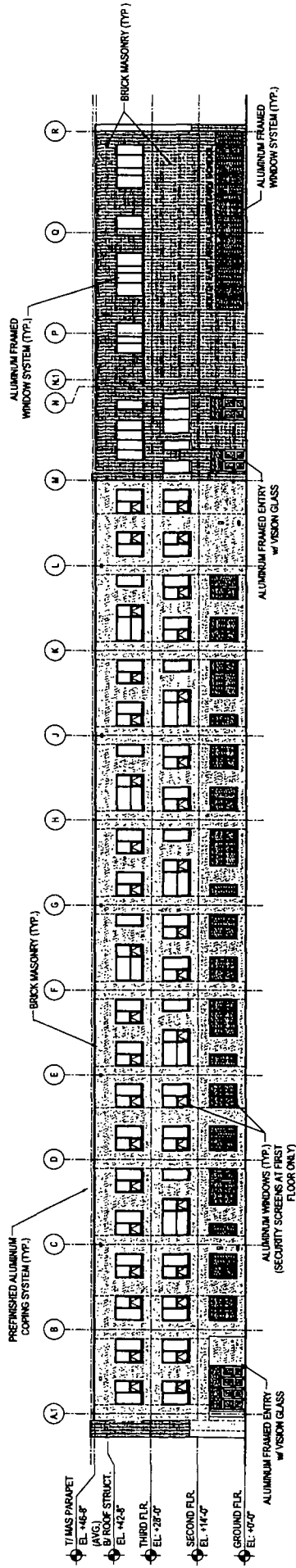
DATE: OCTOBER 8, 2014

[illegible]

ADDRESS: 3930 EAST 105th STREET
CHICAGO, IL 60617

SMNICA
 100 W. Fourth Street
 Chicago, Illinois 60603
 312.424.0200 ext. 2
 312.424.0144 fax

DATE: OCTOBER 8, 2014



WEST ELEVATION

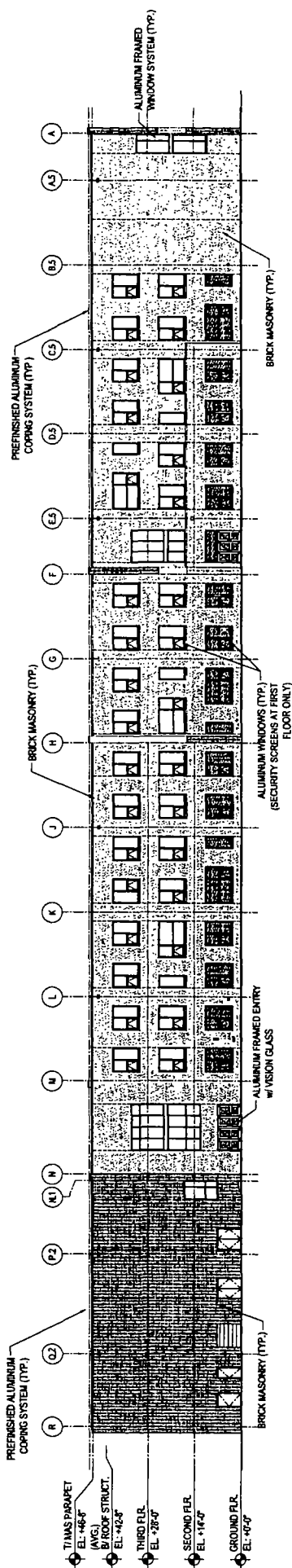
INSTITUTIONAL PLANNED DEVELOPMENT (NEW) SOUTHEAST AREA ELEMENTARY SCHOOL

APPLICANT: PUBLIC BUILDING COMMISSION OF CHICAGO

ADDRESS: 3930 EAST 105th STREET
CHICAGO, IL 60617

DATE: OCTOBER 8, 2014



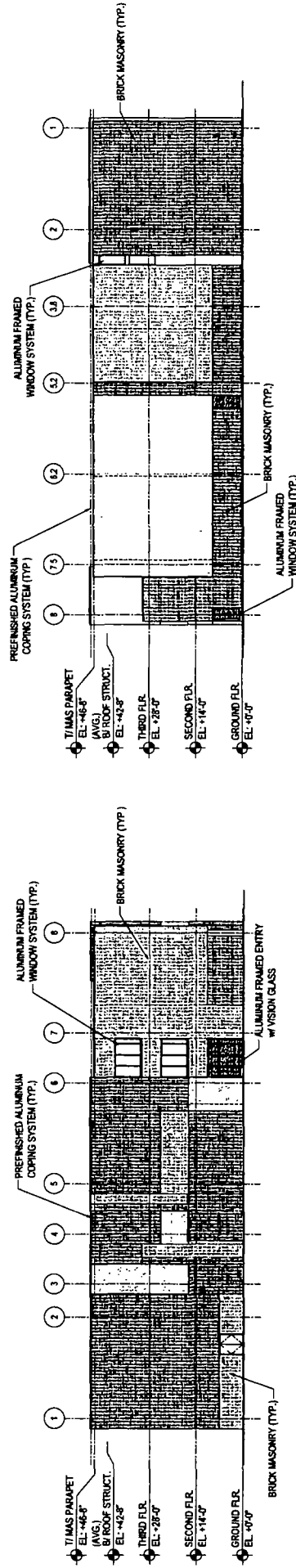


**INSTITUTIONAL PLANNED DEVELOPMENT
(NEW) SOUTHEAST AREA ELEMENTARY SCHOOL**

APPLICANT: PUBLIC BUILDING COMMISSION OF CHICAGO

ADDRESS: 3930 EAST 105th STREET
CHICAGO, IL 60617

DATE: OCTOBER 8, 2014



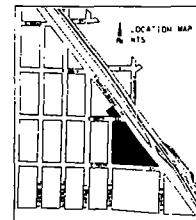
**INSTITUTIONAL PLANNED DEVELOPMENT
(NEW) SOUTHEAST AREA ELEMENTARY SCHOOL**

ADDRESS: 3930 EAST 105th STREET
CHICAGO, IL 60617

DATE: OCTOBER 8, 2014

PROFESSIONAL DESIGN FIRM REGISTRATION NO. 004-000337
TOPOGRAPHIC SURVEY
 of

LOT 15, 16 & 17, BOTH INCLUDING IN BLOCK 18 IN INDIANAPOLIS ADDITION TO SOUTH CHICAGO, A SUBDIVISION OF THE SOUTH HALF 1/2 OF SECTION 8, 31-13 OF THE 3RD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.
 AREA: 27,903.50 FT.
 D 64 ACRES
 P 10 = 26-02-02-021
 26-02-02-022
 26-02-02-023
 26-02-02-024
 26-02-02-025
 26-02-02-026

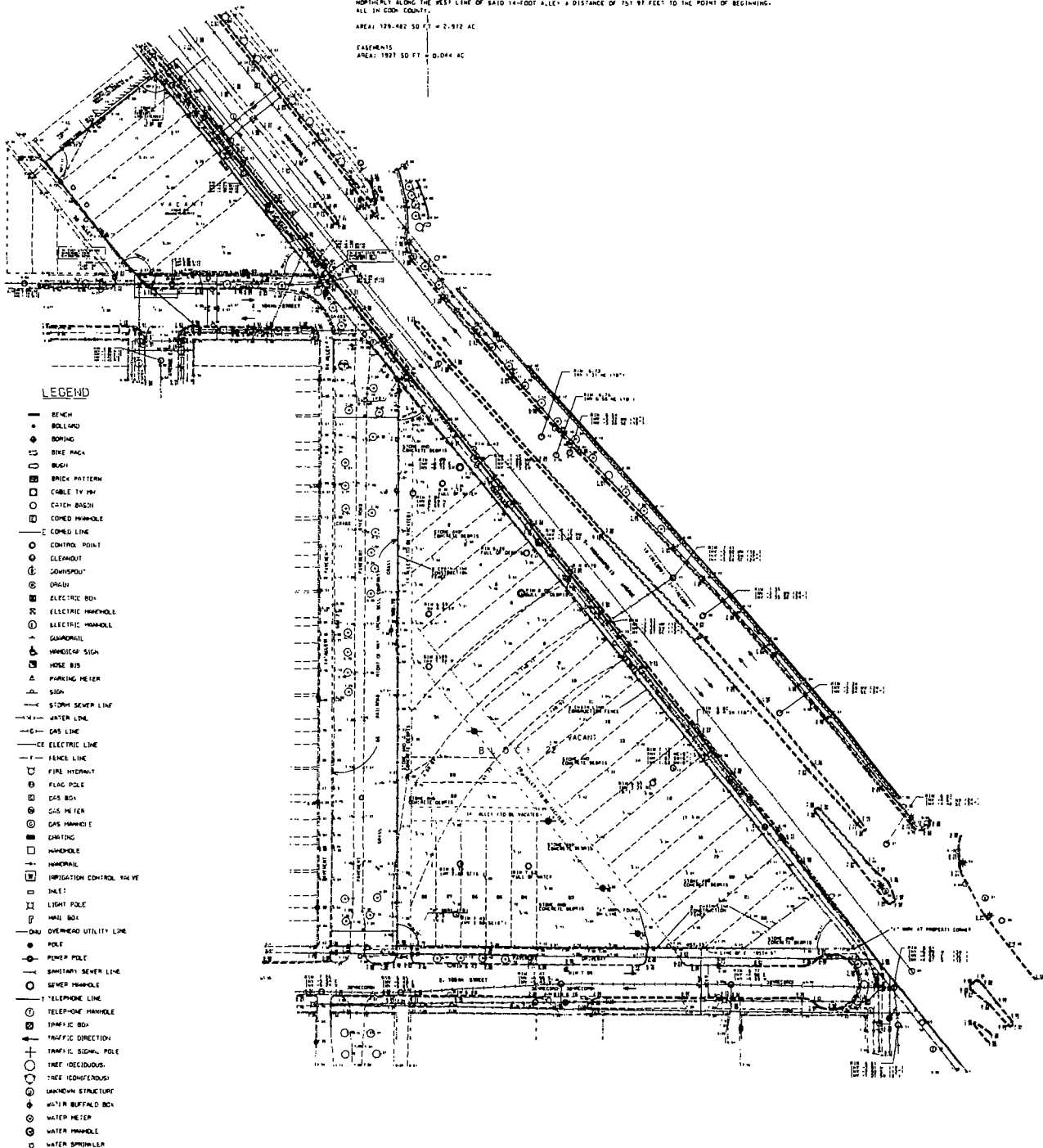


THAT PART OF BLOCK 22 IN INDIANAPOLIS ADDITION TO SOUTH CHICAGO IN PART OF SECTIONS 8 AND 17, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE 3RD PRINCIPAL MERIDIAN, AND BEING DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF A 14-FOOT ALLEY BEING THE POINT OF INTERSECTION OF THE
 SOUTHWESTERLY LINE OF INDIANAPOLIS BOULEVARD WITH THE LINE 33 FEET EASTWARD MEASURED AT RIGHT
 ANGLE TO AND PARALLEL WITH THE ORIGINAL CENTER LINE OF A RAILROAD RIGHT-OF-WAY FORMERLY OF THE
 PENNELL; THENCE SOUTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF INDIANAPOLIS BOULEVARD AND ALSO BEING
 THE NORTHWESTERLY LINE OF BLOCK 22 A DISTANCE OF 22.35 FEET TO A POINT ON THE EASTERN LINE OF THE
 14-FOOT ALLEY; THENCE CONTINUING SOUTHWESTERLY ALONG SAID DESCRIBED SOUTHWESTERLY LINE OF INDIANAPOLIS
 BOULEVARD A DISTANCE OF 708.19 FEET TO THE NORTH LINE OF E. 105TH STREET; THENCE WESTERLY ALONG SAID
 NORTH LINE OF 105TH STREET A DISTANCE OF 341.14 FEET TO A POINT ON THE EASTERN LINE OF AFORESAID
 14-FOOT ALLEY; CONTINUING WESTERLY ALONG SAID NORTH LINE OF 105TH STREET A DISTANCE OF 14 FEET; THENCE
 NORTHEASTLY ALONG THE WEST LINE OF SAID 14-FOOT ALLEY A DISTANCE OF 751.87 FEET TO THE POINT OF BEGINNING.
 ALL IN COOK COUNTY.

AREA: 129,482.50 FT. = 2.912 AC

EASEMENTS

AREA: 1927.50 FT. = 0.044 AC



LEGEND

- BENCH
- BOLLARD
- BORING
- BITE MARK
- BUSH
- BRICK PATTERN
- CABLE TV RM
- CATCH BASIN
- CONED MANHOLE
- COMED LINE
- CONTROL POINT
- CLEANOUT
- DOWNSPOUT
- DRAIN
- ELECTRIC BOX
- ELECTRIC MANHOLE
- GASMANHOLE
- HANDED SIGN
- HOSE BOX
- PARKING METER
- SIGN
- STORM SEWER LINE
- WATER LINE
- GAS LINE
- CE ELECTRIC LINE
- FENCE LINE
- FIRE HYDRANT
- FLAG POLE
- GAS BOX
- GAS METER
- GAS MANHOLE
- DRAINING
- MANHOLE
- MANHOLE
- IRRIGATION CONTROL VALVE
- INLET
- LIGHT POLE
- MAIL BOX
- OVERHEAD UTILITY LINE
- POLE
- POWER POLE
- SANITARY SEWER LINE
- SEWER MANHOLE
- TELEPHONE LINE
- TELEPHONE MANHOLE
- TRAFFIC BOX
- TRAFFIC DIRECTION
- TRAFFIC SIGNAL POLE
- TREE (DECIDUOUS)
- TREE (CONIFEROUS)
- UNKNOWN STRUCTURE
- WATER BUFFALO BOX
- WATER METER
- WATER MANHOLE
- WATER SPRINKLER

NOTES:

A. UTILITY DATA OTHER THAN PHYSICAL EVIDENCE VISIBLE ON THE GROUND IS SHOWN AS PER RECORDS OBTAINED FROM PRIVATE AND PUBLIC SOURCES AS INDICATED AND SHOULD BE ASSUMED TO BE APPROXIMATE.

B. COMPANY ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE FOR BUILDING AND EASEMENT LINES AND OTHER RESTRICTIONS NOT SHOWN HEREON. REFER TO YOUR ABSTRACT, OLD CONTRACT OR ZONING ORDINANCE.

FIELD WORK RECORD: 11-24-2013
 ORDERED BY: PBC
 FIELD WORK DONE: 06-01-2011
 ORDERED BY: PBC
 REORDERED BY: PBC
 FIELD WORK REORDERED: 11-24-2013
 REORDERED BY: PBC
 FIELD WORK DONE: 11-20-2013

BENCH MARKS:

BENCH MARK 1015 IS LOCATED ON SQUARE CORNER OF DE EIGHTH AND S AVENUE E. ABOUT 35 FEET EAST OF EAST LINE OF S AVENUE E. AND ABOUT 5 FEET AT THE NORTHWEST CORNER OF STORE BUILDING AT 105TH STREET. 1-STORY BRICK BUILDING. 105TH STREET. ELEVATION 7.38. P.P. MARK IS ABOUT 2.2 FEET WEST OF THE EAST SIDE OF A RAIL ROAD AND ABOUT 148 FEET NORTH OF THE NORTH LINE OF 105TH STREET.



STATE OF ILLINOIS
 COUNTY OF COOK

I, **PHILIP E. PALM**, a Illinois Professional Land Surveyor, hereby certify that a survey has been made as and under my direction of the property described above that the survey herein shown is a correct representation of said survey and conforms to the current Illinois minimum standards for a topographic survey.
 Chicago, Illinois, **June 1, 2014**

By **PHILIP E. PALM**, Professional Land Surveyor
 Certificate No. 2128
 Expiration date: 12-31-2014

APPLICATION FOR AN AMENDMENT TO THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
10344-10476 S. Indianapolis; 3900-3916 E. 104th Street; 3920-3966 E. 105th Street
2. Ward Number that property is located in: 10th Ward
3. APPLICANT: Public Building Commission
- ADDRESS: c/o Neal & Leroy, LLC, 120 N. LaSalle, Suite 2600
- CITY Chicago STATE Illinois ZIP CODE 60602
- PHONE: 312.641.7144 CONTACT PERSON Meg George
4. Is the applicant the owner of the property? YES ☒ NO ☐
If the applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the application to proceed.
- OWNER _____
- ADDRESS _____
- CITY _____ STATE _____ ZIP CODE _____
- PHONE _____ CONTACT PERSON _____
5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:
- ATTORNEY Meg George, Neal and Leroy, LLC
- ADDRESS 120 N. LaSalle Street, Suite 2600 CITY Chicago
- CITY Chicago STATE IL ZIP CODE 60602
- 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.

The applicant is not a corporation.

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

January, 2013

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

No it has not.

9. Present Zoning: M1-1 and C1-1 Proposed Zoning: RS-3 then to an Institutional Planned Development

10. Lot size in square feet (or dimensions?) 2.972 acres 129,482 SF

11. Current Use of the Property vacant

12. Reason for rezoning the property To allow for a new Chicago Public Elementary 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 Public Building Commission will be constructing a new elementary school on behalf of Chicago Public Schools.

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

YES _____ NO x

COUNTY OF COOK
STATE OF ILLINOIS

I, Terri Haymaker, 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.



Terri Haymaker

Subscribed and sworn to before me this

30th day of September, 2014

D. Santana
Notary Public

For Office Use Only

INTRODUCED BY: _____ DATE _____

REFERRED TO:

FILE NO.: _____

WARD NO.: _____

COMMITTEE ON BUILDINGS & ZONING _____

REZONING STAFF _____

CHICAGO PLAN COMMISSION _____