Office of the City Clerk

O2012-8206

Office of the City Clerk

City Council Document Tracking Sheet

Meeting Date:	12/12/2012
Sponsor(s):	Mendoza, Susana A. (Clerk)
Type:	Ordinance
Title:	Zoning Reclassification App No. 17642 at 1901-1933 W Adams St, 1941-1959 W Adams St, 201-249 S Damen Ave, 1800-1806 W Jackson Blvd, 1814-1960 W Jackson Blvd, 216-250 S Wood St and 208-212 S Honore 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 RM-5 Residential Multi-use District symbols and indications as shown on Map No. 2-H in the area bounded by

South Damen Avenue; West Jackson Boulevard; a line approximately 147.09 feet west of South Wood Street; a line approximately 136.96 feet north of West Jackson Boulevard; a line approximately 72.75 feet west of South Wood Street; West Jackson Boulevard; South Wood Street; a line approximately 236.93 feet north of West Jackson Boulevard; a line approximately 141.71 feet west of South Wood Street; a line approximately 261.22 feet north of West Jackson Boulevard; a line approximately 333.50 feet west of South Wood Street; a line approximately 321.22 feet north of West Jackson Boulevard; a line approximately 407.76 feet west of South Wood Street; a line approximately 261.22 feet north of West Jackson Boulevard; a line approximately 602.13 feet east of South Damen Avenue; West Adams Street; a line approximately 334.02 feet east of South Damen Avenue; a line approximately 137.43 feet south of West Adams Street; a line approximately 195.33 feet east of South Damen Avenue; West Adams Street to the point of beginning

to those of a C1-3 Neighborhood Commercial District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the C1-3 Neighborhood Commercial District symbols and indications as shown on Map No. 2-H in the area bounded by:

South Damen Avenue; West Jackson Boulevard; a line approximately 147.09 feet west of South Wood Street; a line approximately 136.96 feet north of West Jackson Boulevard; a line approximately 72.75 feet west of South Wood Street; West Jackson Boulevard; South Wood Street; a line approximately 236.93 feet north of West Jackson Boulevard; a line approximately 141.71 feet west of South Wood Street; a line approximately 261.22 feet north of West Jackson Boulevard; a line approximately 333.50 feet west of South Wood Street; a line approximately 321.22 feet north of West Jackson Boulevard; a line approximately 407.76 feet west of South Wood Street; a line approximately 261.22 feet north of West Jackson Boulevard; a line approximately 602.13 feet east of South Damen Avenue; West Adams Street; a line approximately 334.02 feet east of South Damen Avenue; a line approximately 137.43 feet south of West Adams Street; a line approximately 195.33 feet east of South Damen Avenue; West Adams Street to the point of beginning.

to the designation of an Institutional Planned Development, which is hereby established in the area described above, subject to such use and bulk regulations as are set forth on the plan of development herewith attached and made a part hereof and to no others.

SECTION 3. This ordinance takes effect after its passage and approval.

Plan of Development Statements referred to in this ordinance read as follows:

Common Address of Property: 1901—1933 West Adams Street; 1941—1959 West Adams Street; 201—249 South Damen Avenue; 1800—1806 West Jackson Blvd; 1814—1960 West Jackson Blvd; 216—250 South Wood Street; 208—212 South Honore Street.

#17642
INTRO DATE:
12-12-12

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

1901 – 1933 West Adams Street; 1941 – 1959 West Adams Street; 201 – 249 South Damen Avenue; 1800 – 1806 West Jackson Boulevard; 1814 – 1960 West Jackson Boulevard; 216 – 250 South Wood Street; and 208 – 212 South Honore Street

2. Ward Number that property is located in: Old ward 2 / New ward 27

3. APPLICANT Board of Trustees of Community College District No. 508, County of Cook and State of Illinois (also known as City Colleges of Chicago)

ADDRESS 226 West Jackson Boulevard CITY Chicago

STATE IL ZIP CODE 60606 PHONE (312) 553-2636

EMAIL dminor1@ccc.edu CONTACT PERSON Diane Minor

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

OWNER N/A

ADDRESS _____ CITY _____

STATE _____ ZIP CODE _____ PHONE _____

EMAIL _____ CONTACT PERSON _____

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

ATTORNEY David Narefsky, Mayer Brown LLP

ADDRESS 71 South Wacker Drive

CITY Chicago STATE IL ZIP CODE 60606

PHONE (312) 701-7303 FAX (312) 706-9136 EMAIL dnarefsky@mayerbrown.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.

Community College District No. 508, County of Cook and State of Illinois (also known as City Colleges of Chicago. Applicant is a community college district.

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

Subject property was acquired by the Applicant during the 1970's and 1980's. Title was conveyed conveyed to the Public Building Commission in connection with prior bond financing and subsequently reconveyed to Applicant in 2008-2009.

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

No.

9. Present Zoning District RM-5 Residential Multi-unit District.

Proposed Zoning District C-1-3 Neighborhood Commercial District and then to an Institutional Planned Development.

10. Lot size in square feet (or dimensions) Approximately 482,015 square feet gross site area, and 382,469 square feet net site area.

11. Current Use of the property

Property owned by the Applicant is currently used for off-street accessory and non-accessory parking.

12. Reason for rezoning the property

(1) To allow the Applicant to develop a new community college campus having a curriculum focused on healthcare professions and vocations, to include new building(s) and facilities to house academic facilities and accessory facilities, as well as a multi-story parking garage and (2) to amend the underlying RM-5 Residential Multi-unit District zoning classification to a C1-3 Neighborhood Commercial District classification consistent with the development of the community college campus.

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.

Academic uses, particularly as related to healthcare professions and vocations, and related uses, including new classroom, research and training facilities (including teaching laboratories, simulation clinics, computer labs and a library), professional offices for faculty and general administration, fitness facilities (including a gymnasium and a swimming pool), cooling and heating facilities, accessory retail, accessory and non-accessory parking, and accessory uses and services. Proposed gross square footage of academic and related uses will be approximately 500,000 square feet after construction of proposed academic building(s) and facilities. Proposed academic buildings will have a maximum height of 120 feet. Maximum number of proposed parking spaces is approximately 2,000, all to be located in an off-street, multi-story parking garage.

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 Not applicable for this project

COUNTY OF COOK
STATE OF ILLINOIS

Diane E. Minor, 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.

Diane E. Minor
Signature of Applicant

Subscribed and Sworn to before me this
28th day of November, 2012.

Notary Public

Official Seal
Aljean Pittman-Taylor
Notary Public State of Illinois
My Commission Expires 09/09/2015

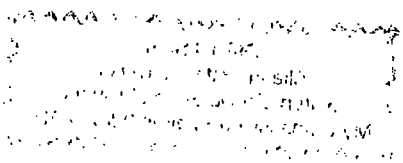
For Office Use Only

Date of Introduction:_____

File Number:_____

Ward:_____

703938056



AFFIDAVIT OF WRITTEN NOTICE TO SURROUNDING PROPERTY OWNERS

November 28, 2012

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

The undersigned, David Narefsky, being first duly sworn on oath deposes and states the following:

The undersigned certifies that he has complied with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance, by sending written notice to such property owners who appear to be the owners of the property within the subject area not solely owned by the Applicant, Board of Trustees of Community College District No. 508, County of Cook and State of Illinois (also known as City Colleges of Chicago) and to the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of public roads, streets, alleys and other public ways, or a total distance limited to 400 feet. Said "written notice" was sent by First Class U.S. Mail, no more than 30 days before filing the application.

The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately November 28, 2012.

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

David Narefsky

Signature

Subscribed and Sworn to before me this 28th day of November, 2012.

Notary Public

Official Seal
Aljean Pittman-Taylor
Notary Public State of Illinois
My Commission Expires 09/09/2015

703938743 2

MAYER • BROWN

Mayer Brown LLP
71 South Wacker Drive
Chicago, Illinois 60606-4637

Main Tel +1 312 782 0600
Main Fax +1 312 701 7711
www mayerbrown.com

David Narefsky
Direct Tel +1 312 701 7303
Direct Fax +1 312 706 9136
dnarefsky@mayerbrown com

November 28, 2012

Dear Property Owner:

In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about November 28, 2012, the undersigned will file an application for a change in zoning from an RM-5 Residential Multi-Unit District to a C-1-3 Neighborhood Commercial District and then to an Institutional Planned Development, on behalf of the Board of Trustees of Community College District No. 508, County of Cook and State of Illinois ("City Colleges of Chicago") for the property located at 1901 – 1933 West Adams Street, 1941 – 1959 West Adams Street, 201 – 249 South Damen Avenue, 1800 – 1806 West Jackson Boulevard, 1814 – 1960 West Jackson Boulevard, 216 – 250 South Wood Street, and 208 – 212 South Honore Street.

The applicant intends to use the subject property to develop a new Malcolm X College community college campus having a curriculum focused on healthcare professions and vocations, to include new building(s) and facilities to house academic and related facilities, including new classroom, research and training facilities (including teaching laboratories, simulation clinics, computer labs and a library), professional offices for faculty and general administration, fitness facilities (including a gymnasium and a swimming pool), cooling and heating facilities, accessory retail, accessory and non-accessory parking, and accessory uses and services. The proposed gross square footage of the academic and related facilities will be approximately 500,000 square feet, and proposed academic buildings will have a maximum height of 120 feet. The maximum number of proposed parking spaces is about 2,000, all to be located in an off-street, multi-story parking garage.

City Colleges of Chicago is located at 226 West Jackson Boulevard, Chicago, Illinois 60606. The contact person at City Colleges of Chicago for this application is Diane Minor, Vice Chancellor of Administrative Services and Procurement, City Colleges of Chicago, 226 West Jackson Boulevard, Chicago, Illinois 60606, available at (312) 553-2636 and dminor1@ccc.edu.

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

Very truly yours,

David Narefsky

David Narefsky
Mayer Brown LLP
(312) 701-7303

703938693

INSTITUTIONAL PLANNED DEVELOPMENT NUMBER _____

Plan of Development Statements.

1. The area delineated herein as Institutional Planned Development Number __(the "Planned Development") consists of a net site area of approximately three hundred eighty two thousand four hundred sixty-nine (382,469) square feet (or approximately 8.78 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, Board of Trustees of Community College District Number 508, State of Illinois and County of Cook (also known as City Colleges of Chicago) for the purposes of this planned development.

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, assigns or grantees.

   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 by the Department of Business Affairs and Consumer Protection.

   Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Departments of Housing and Economic Development and Transportation. 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 fifteen (15) Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Right of Way Adjustment map (if applicable); Site Plan; Floor Plans;

Landscape Plan; a Green Roof Plan; Building Elevations (North, South, East and West) and Chicago Builds Green Form, prepared by Cannon Design and dated March 21, 2013, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Housing and Economic 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 shall be permitted within this Institutional Planned Development: college campus, academic and administration offices, public services facilities, recreational facilities, entertainment and sports facilities, retail sales (not exceeding 25,000 square feet in the aggregate), parking—both accessory and non-accessory, and accessory uses and services. Accessory parking spaces may be used for non-accessory purposes at night and on weekends or at other times when the college is not in session.

6. On-Premises 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 Housing and Economic Development. Off-Premises 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 approximately three hundred eighty two thousand four hundred sixty-nine (382,469) 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 Housing and Economic 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 Housing and Economic 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, Fleet and Facility Management 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.

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. The Applicant shall use commercially reasonable efforts to design, construct and maintain the buildings and facilities located within this Planned Development in a manner generally consistent with the Leadership in Energy and Environmental Design (L.E.E.D) Green Building Rating and will include the following major sustainable elements.

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 Housing and Economic Development shall initiate a Zoning Map Amendment to rezone the property to a C-1-3 Neighborhood Commercial District.

CANNONDESIGN

Bulk Regulations and Data Table referred to in these Plan of development Statements reads as follows:

Institutional Planned Development No. _____

Bulk Regulations and Data Table.

Gross Site Area:	482,015 sq. ft.
Net Site Area:	382,469 sq. ft.
Public Right-of-Way	99,546 sq. ft.
Allowable Uses:	As Per Planned Development Statement 5.
Base Floor Area Ratio:	3.0
Maximum Floor Area Ratio:	3.0
Setbacks:	In substantial conformance with the Site Plan
Maximum Building Height:	120 feet, 0 inches
Number of Parking Spaces:	2000
Number of Bicycle Parking Spaces:	100 Spaces
Minimum Number of Loading Spaces:	2
Maximum Percent of Site Coverage:	As per Site Plan

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Suite 1100
Chicago, Illinois
60601
T 312.332.9600
F 312.332.9601
www.cannondesign.com

CANNONDESIGN

The New Malcolm X College Campus

Descriptive Narrative

The site is the majority of the two city blocks bounded by Damen Ave on the West, West Adams St on the North, South Wood St on the East and West Jaskson Blvd on the South, currently the Malcolm X College surface parking lots. The area of the property is approximately 382,500 sf.

The Project will include one or two new Academic Buildings and a semi attached or stand-alone parking garage and the site landscaping and treatments. The Academic Building(s) will be approximately 500,000 gross square feet. The Academic Building(s) may include one level of basement which would include mechanical equipment spaces, storage, classrooms, labs and offices. The above ground portion of the Academic Building(s) will be three to six levels. The project will be LEED certified with a goal of Silver.

The Academic Building(s) will include Classroom Space, Teaching Labs, Computer Labs, Library, General Administration Spaces and Faculty Offices, Simulation Labs, Clinics and Common Spaces. The Common Areas will include a NCJAA Gymnasium, Natatorium with 25m pool, 500 seat Theater, Fitness Center and Locker Rooms, Library, Bookstore, Food Court or Cafeteria and ancillary spaces.

The Parking Garage will be approximately 5 levels, all of which will be above grade and will contain approximately 1500 standard parking spaces and will be structured to permit expansion to approximately 2000 spaces at a later time. The ground level of the garage may contain owner occupied areas, such as ancillary retail facing the street, on two or three exterior walls, and the roof of the garage may have ancillary spaces and/or a roof deck.

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Chicago, Illinois
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www.cannondesign.com

WALTER BURNETT, JR.
ALDERMAN, 27TH WARD
1463 W. CHICAGO AVENUE
CHICAGO, ILLINOIS 60622
TELEPHONE: 312-432-1995
FAX: 312-432-1049
E-MAIL: wburnett@cityofchicago.org

CITY COUNCIL
CITY OF CHICAGO

COUNCIL CHAMBER

CITY HALL, ROOM 300
121 NORTH LASALLE STREET
CHICAGO, ILLINOIS 60602
TELEPHONE: 312-744-6124
FAX: 312-742-8489

COMMITTEE MEMBERSHIPS

SPECIAL EVENTS, CULTURAL AFFAIRS AND RECREATION (CHAIRMAN)

BUDGET AND GOVERNMENT OPERATIONS

COMMITTEES, RULES AND ETHICS

FINANCE

HEALTH AND ENVIRONMENTAL PROTECTION

PUBLIC SAFETY

November 20, 2012

Commissioner Andrew Mooney
Chicago Department of Housing and Economic Development
121 N. LaSalle Street, 10th Floor
Chicago, Illinois 60602

Dear Commissioner Mooney,

I am aware and in support of City Colleges of Chicago's proposed Malcolm X Health Science College Campus to be located on an existing parking lot located north of the existing Malcolm X College Campus within the boundaries of Damen Street on the West, Wood street on the East and between Jackson Boulevard and Adam Street.

I look forward to working with City Colleges of Chicago in the development of the new 500,000 sq. ft. building with 1,500 parking spaces to prepare Chicagoans for the expected 84,000 local job openings in the healthcare profession for the next ten years.

The New Malcolm X Health Science College Campus will not only provide many jobs for a short time but will also continue to provide opportunities for many years to come in teaching and training our students to prepare themselves for a better future.

I would greatly appreciate any assistance you may provide in making this development a major success. If you need any additional information, please do not hesitate to contact my office at 312 432-1995.

Sincerely,

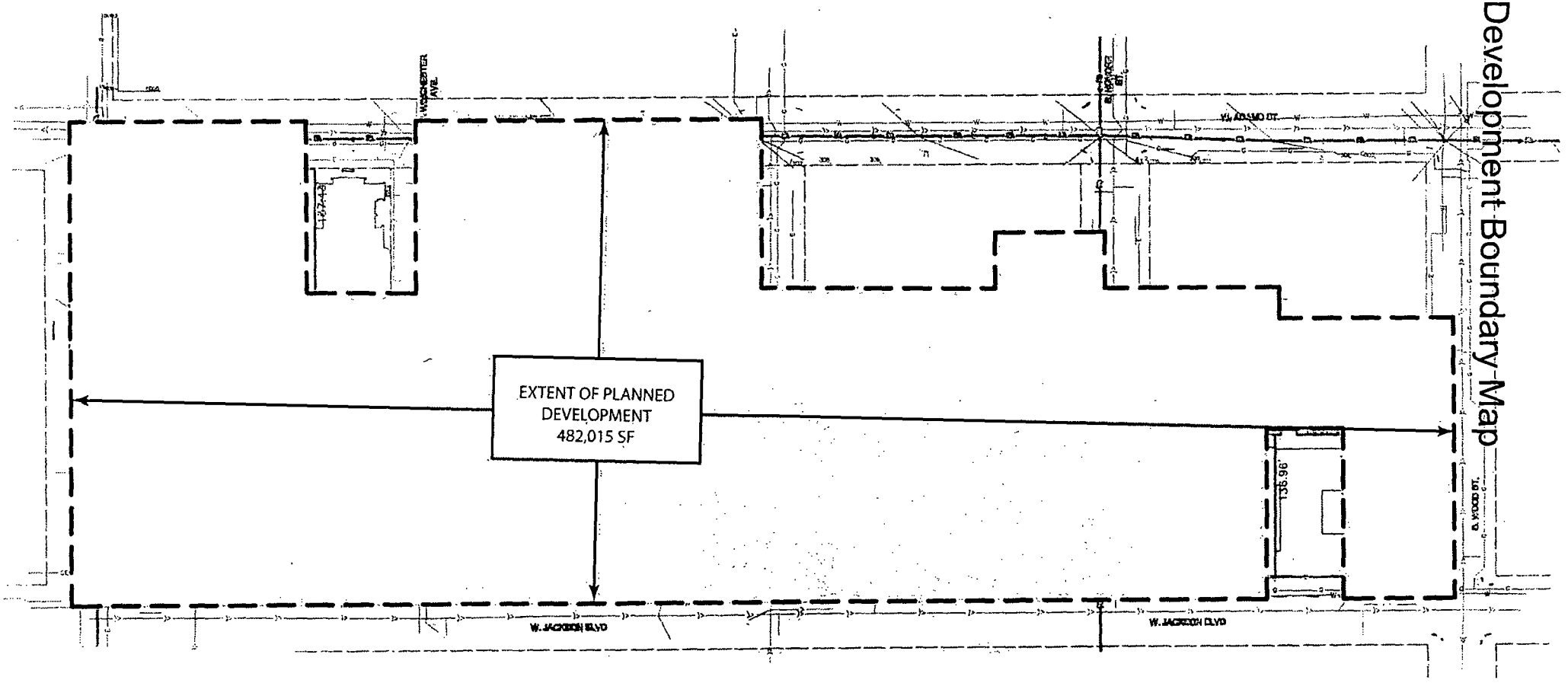
Walter Burnett, Jr.,
Alderman, 27th Ward

WBJ/dm

burnett

601

Planned Development Boundary Map



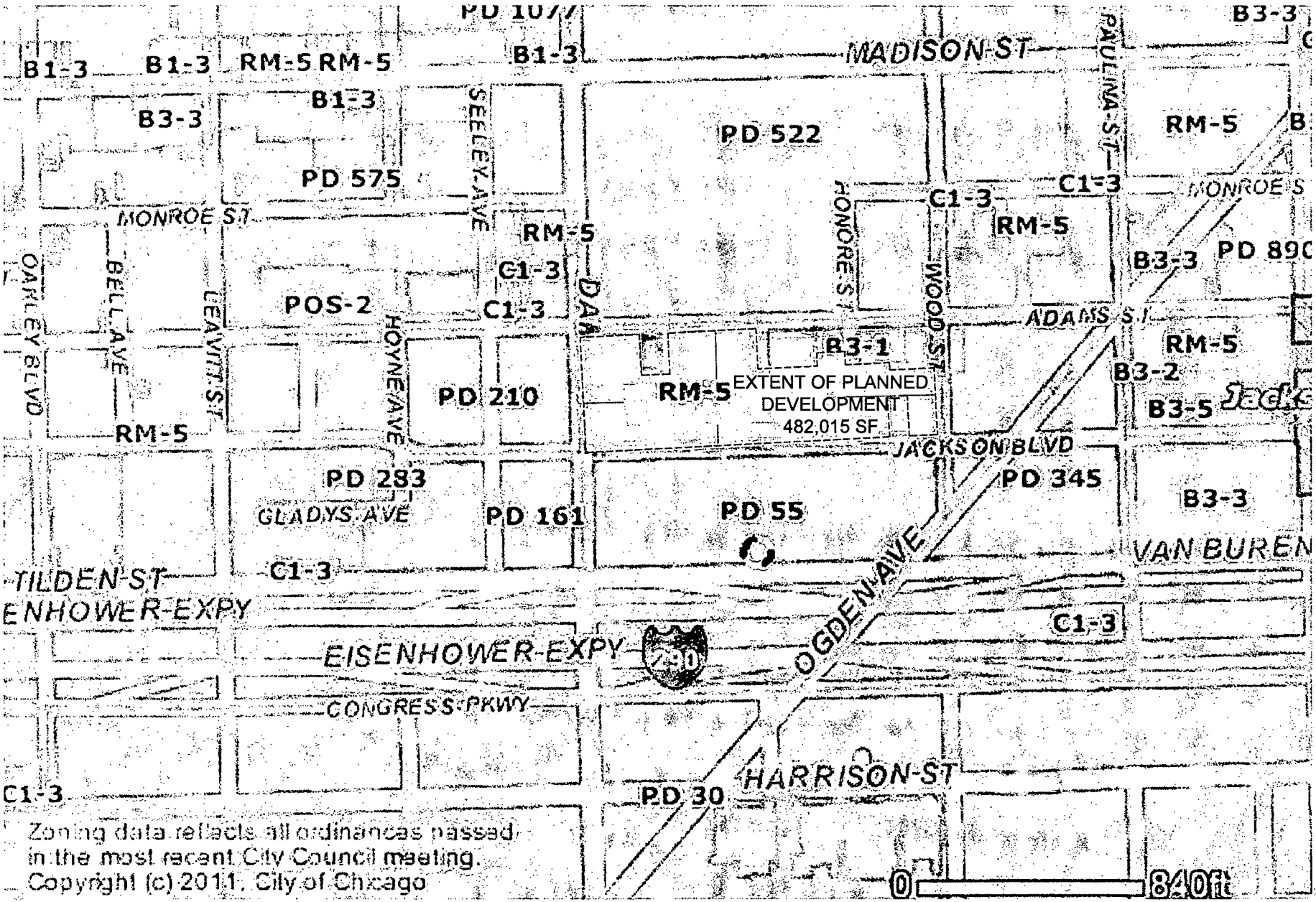
Prepared by Cannon Design
225 N. Michigan Ave
Chicago IL 60601

N

City Colleges of Chicago, 226 West Jackson Blvd. Chicago IL

Malcolm X College - Planned Development Exhibits - Planned Development Boundary Map **November 28, 2012**

Existing Zoning Map



Zoning data reflects all ordinances passed in the most recent City Council meeting.

N

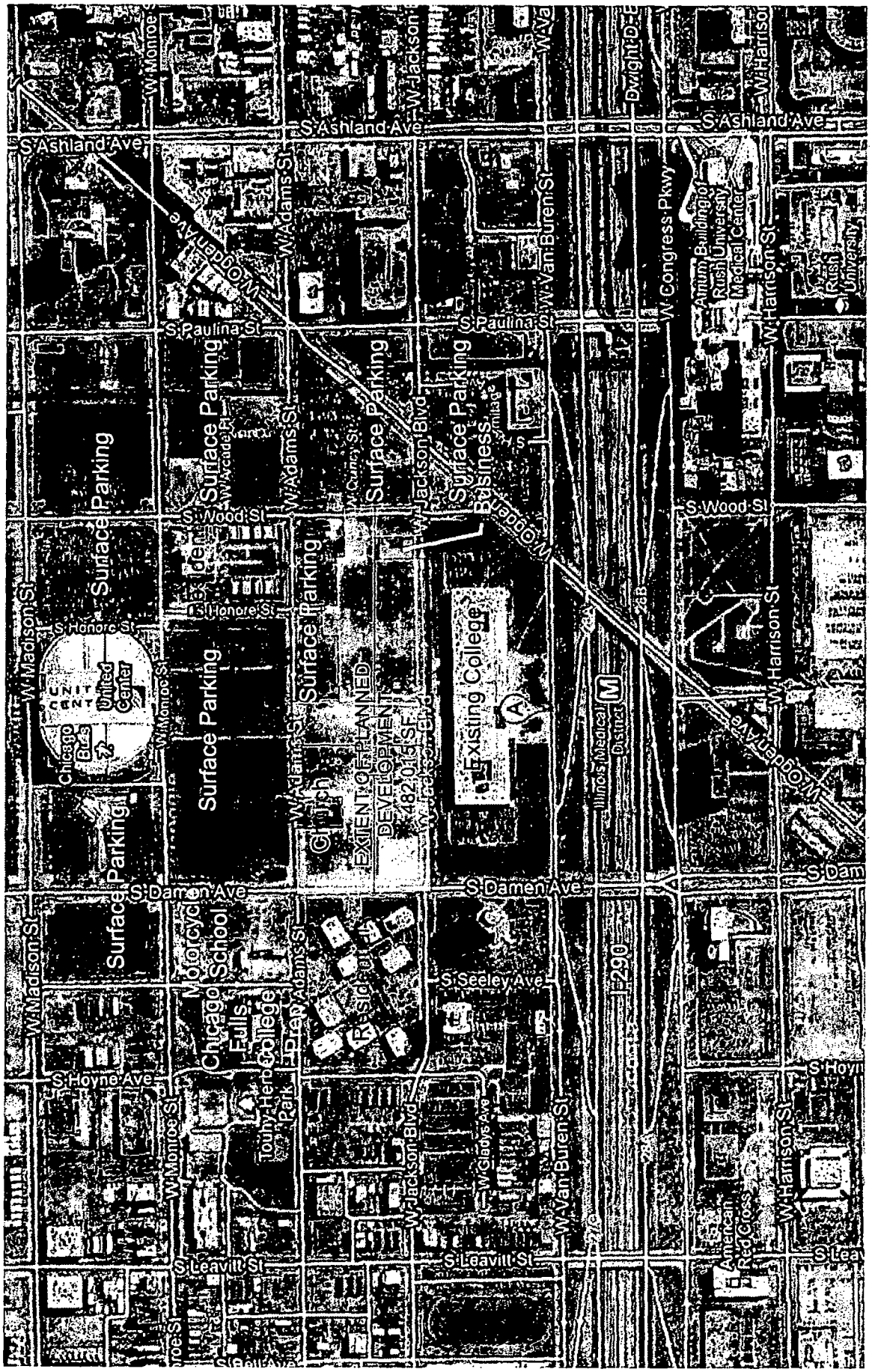
Prepared by Cannon Design
225 N. Michigan Ave
Chicago IL 60601

City Colleges of Chicago, 226 West Jackson Blvd. Chicago IL

Malcolm X College - Planned Development Exhibits - Existing Zoning Map

November 28, 2012

Existing Land-Use Map



Prepared by Cannon Design
225 N. Michigan Ave
Chicago IL 60601

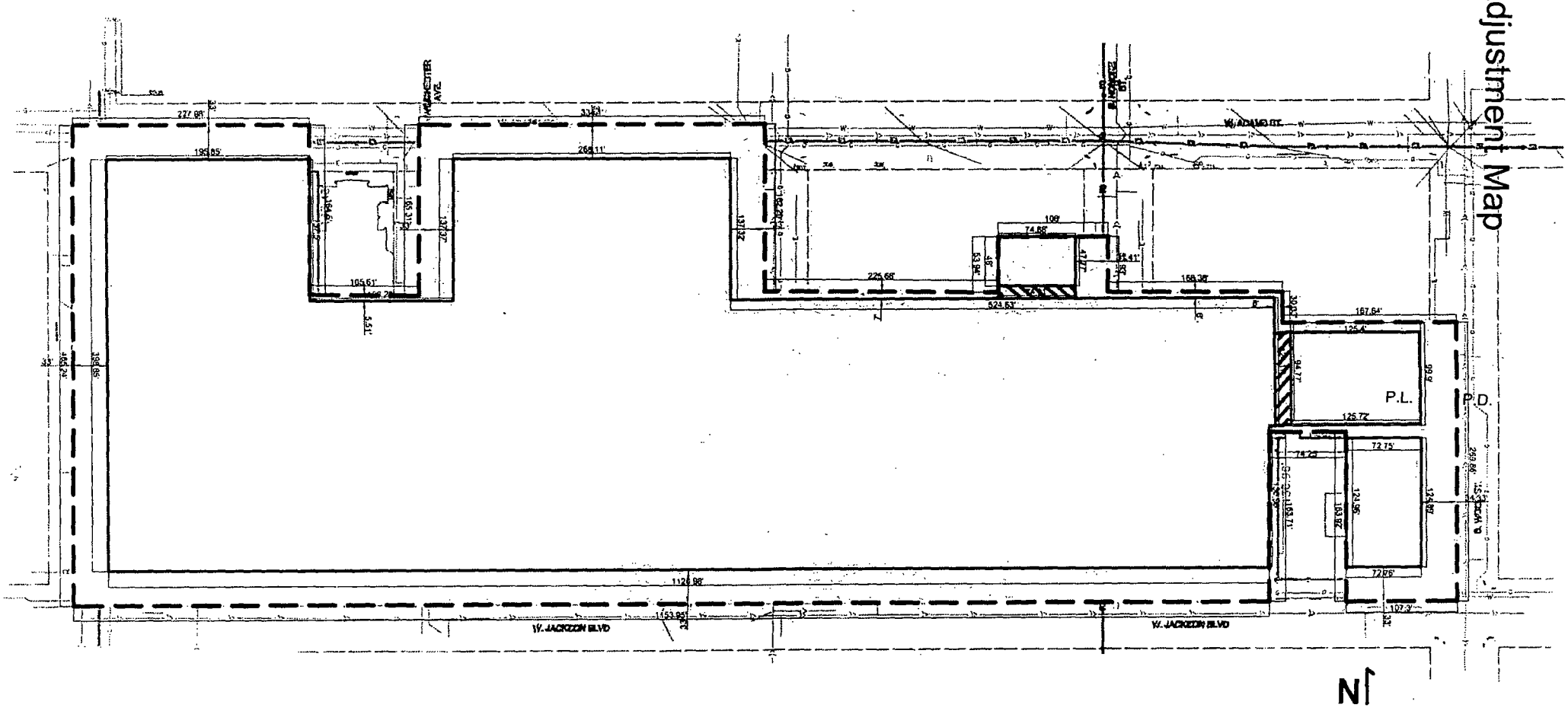
City Colleges of Chicago, 226 West Jackson Blvd. Chicago IL

Malcolm X College - Planned Development Exhibits - Existing Land-Use Map

November 28, 2012

N

R.O.W. Adjustment Map



Alley to be vacated

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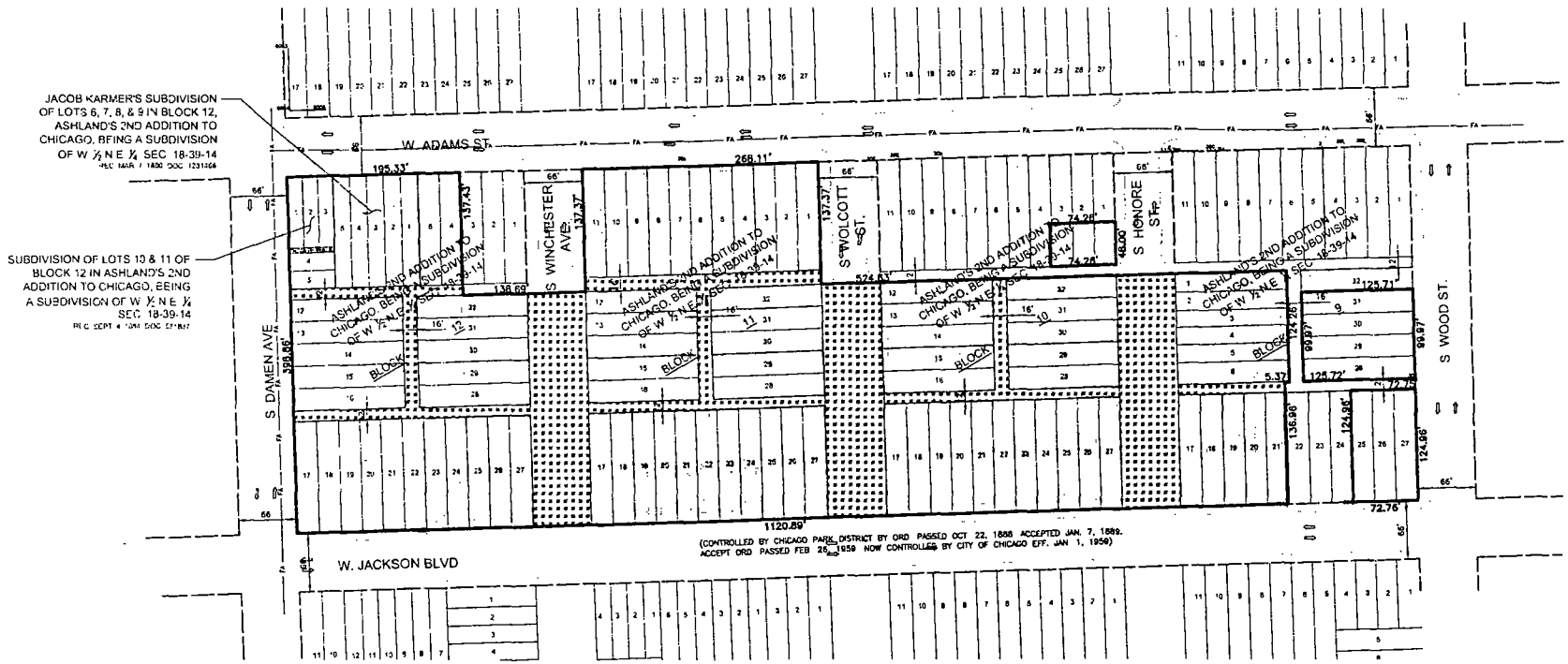
225 N. Michigan Ave
Chicago IL 60601

City Colleges of Chicago, 226 West Jackson Blvd. Chicago IL

Malcolm X College - Planned Development Exhibits - R.O.W. Adjustment Map

November 28, 2012



SURVEYOR'S NOTES

1 BEARINGS BASED ON basis here

2 DISTANCES ALONG CURVES ARE ARC DISTANCES UNLESS OTHERWISE NOTED

3 THIS SURVEY WAS PERFORMED ON THE GROUND AND COMPLETED date here

4. ONLY THE IMPROVEMENTS THAT WERE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY

5 SURFACE INDICATIONS OF UTILITIES ON THE SURVEYED PARCEL HAVE BEEN SHOWN UNDERGROUND AND OFFSITE OBSERVATIONS HAVE NOT BEEN MADE TO DETERMINE THE EXTENT OF UTILITIES SERVING OR EXISTING ON THE PROPERTY PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. IF overhead wires OVERHEAD WIRES ARE EXISTING AND THEIR POLES HAVE BEEN SHOWN, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN NOTED

6 OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH J U L I E LOCATIONS or DIGGER IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES CONTACT J U L I E AT 1-800-892-0123 or DIGGER AT 1-312-744-7000

7 THIS SURVEY IS BASED IN PART ON title company name COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER number here WITH AN EFFECTIVE DATE OF date here AND HAS BEEN USED IN PART FOR LEGAL DESCRIPTION AND FOR APPLICABLE EXCEPTIONS TO TITLE

Or

NO TITLE POLICY WAS PROVIDED TO THE SURVEYOR TO REVIEW DURING THE COURSE OF PREPARING THIS SURVEY

8. THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 17031C0419J, HAVING AN EFFECTIVE DATE OF AUGUST 19, 2008, INDICATES THAT THE PROPERTY HEREON DESCRIBED LIES WITHIN AREAS DESIGNATED AS ZONE X UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) THIS STATEMENT DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD

9 UNDERGROUND UTILITIES ARE SHOWN PER RECORDS SUPPLIED BY THE OFFICE OF UNDERGROUND COORDINATION LOCATIONS ARE APPROXIMATE AND ARE BASED UPON ASSUMPTION AND INTERPRETATIONS OF THE SUPPLIED DOCUMENTS THE ACTUAL LOCATION OF THE UTILITIES MAY BE DIFFERENT THAN AS SHOWN UTILITY MARKING SHOULD BE REQUESTED PRIOR TO ANY EXCAVATION (SEE NOTE 6)

GENERAL NOTES

1 ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF

2 ONLY THOSE BUILDING LINE SETBACKS AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISION ARE SHOWN HEREON UNLESS OTHERWISE INDICATED REFER TO THE DEED, TITLE INSURANCE POLICY AND LOCAL ORDINANCES FOR OTHER RESTRICTIONS WHICH MAY OR MAY NOT EXIST

3 COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND REPORT ANY DISCREPANCIES TO THE SURVEYOR AT ONCE.

4. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.

5 LEGAL DESCRIPTION AS SHOWN HEREON WAS DERIVED FROM THE MOST RECENT DEED OF RECORD. UNLESS OTHERWISE INDICATED

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

WE, ENVIRONMENTAL DESIGN INTERNATIONAL, INC., ILLINOIS PROFESSIONAL DESIGN FIRM NO 184-001224 HEREBY CERTIFY THAT THE PROPERTY HEREON DESCRIBED WAS SURVEYED UNDER THE DIRECT SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR, AND THAT THIS PLAT REPRESENTS THE CONDITIONS FOUND AT THE TIME OF SAID SURVEY

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ 20__ IN CHICAGO, ILLINOIS

ENVIRONMENTAL DESIGN INTERNATIONAL, INC

STEVEN BARCZAK, IPLS NO 035 003269
LICENSE EXPIRES 11/30/2014

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

THIS PLAT IS VALID ONLY WITH AN ORIGINAL SIGNATURE AND A RAISED SEAL

N
W E
S
0' 30' 60'
Scale 1"= 30'

Environmental Design International Inc
Civil Survey Environmental and Construction Engineering Services
30 W. MONROE STREET, Suite 1405 CHICAGO IL 60601
Ph (312) 345 1400 Fax (312) 345 0520
www.edi-design.com

PROJECT
MALCOLM X COLLEGE
CHICAGO, IL

CLIENT
CANNON DESIGN
225 N. MICHIGAN AVE.
SUITE 1100
CHICAGO, IL 60601

PROFESSIONAL LAND SURVEYOR
STEVEN BARCZAK NO 3269 CHICAGO
STATE OF ILLINOIS

No	Revision/Issue	Date

PROJECT No	1199 080
SCALE	1" = 30'
REVIEWED BY	SB
CHECKED BY	SB
DRAWN BY	MDT
FIELD CREW	MM/JC
FIELD DATE	12/15-19,24,26/2012
DATE	11/16/2012
PLAN TYPE	BOUNDARY & TOPOGRAPHIC SURVEY
SHEET NUMBER	1 of 4

12, 13, 14, 15, 16, 17, 18, 19, 20, 21,
TO CHICAGO, A SUBDIVISION OF THE WEST
HE THIRD PRINCIPAL MERIDIAN IN COOK

LOTS 1, 2, 3 AND THE EAST 2 FEET OF
RTH EAST QUARTER OF SECTION 18,
NOIS.

OTES:

BASED ON ILLINOIS EAST STATE PLANE COORDINATES, GPS DERIVED.

EY WAS PERFORMED ON THE GROUND AND COMPLETED 10/15-10/19, 10/24, 10/26 &
12.

IMPROVEMENTS THAT WERE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY AND
A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS
N SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.

INDICATIONS OF UTILITIES ON THE SURVEYED PARCEL HAVE BEEN SHOWN. UNDERGROUND
TE OBSERVATIONS HAVE NOT BEEN MADE TO DETERMINE THE EXTENT OF UTILITIES
OR EXISTING ON THE PROPERTY. PUBLIC RECORDS HAVE BEEN SEARCHED TO PROVIDE
L INFORMATION. OVERHEAD WIRES ARE EXISTING AND THEIR POLES HAVE BEEN SHOWN,
THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN NOTED.

AN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT
THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. CONTROLLED
OUND EXPLORATORY EFFORT TOGETHER WITH DIGGER IS RECOMMENDED TO DETERMINE THE
ENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT DIGGER AT
4-7000.

POLICY OR LEGAL DESCRIPTION WAS PROVIDED TO THE SURVEYOR TO REVIEW DURING THE
OF PREPARING THIS SURVEY. BOUNDARY DEPICTED ABOVE PER PDF EXHIBIT PROVIDED BY
OT ALL PROPERTY CORNERS HAVE BEEN MONUMENTED AS OF 11/26/2012 AT CLIENT'S
LEGAL DESCRIPTION WAS DERIVED FROM DEED DOCUMENTS 96528227 AND 0902240123.

OUND UTILITIES ARE SHOWN PER RECORDS SUPPLIED BY THE OFFICE OF UNDERGROUND
TION, ORDER #2012-53728. LOCATIONS ARE APPROXIMATE AND ARE BASED UPON
ON AND INTERPRETATIONS OF THE SUPPLIED DOCUMENTS. THE ACTUAL LOCATION OF THE
MAY BE DIFFERENT THAN AS SHOWN. UTILITY MARKING SHOULD BE REQUESTED PRIOR TO
VATION (SEE NOTE 5).

ARAGRAPH 2 IN THE LEGAL DESCRIPTION REFERS TO THE WEST 22 FEET OF LOT 21. THE
AND PARAGRAPH IN DEED DOCUMENT 0902240123 REFERS TO THE WEST 21 FEET OF
WHICH IS BELIEVED TO BE A TYPOGRAPHICAL ERROR. THIS DETERMINATION WAS MADE DUE
AME PROPERTY LINE BEING DESCRIBED AS THE EAST LINE OF THE WEST 22 FEET OF LOT
RAGRAPH 2 ON PAGE 4 OF DEED DOCUMENT 0902240123, AND DUE TO THE LINE BEING
S THE EAST LINE OF THE WEST 22 FEET ON THE CITY OF CHICAGO 80 ACRE MAPS.

INOIS)
) SS
COOK)

MENTAL DESIGN INTERNATIONAL, INC., ILLINOIS PROFESSIONAL DESIGN FIRM NO.
, HEREBY CERTIFY THAT THE PROPERTY HEREON DESCRIBED WAS SURVEYED UNDER THE
RVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR, AND THAT THIS PLAT
THE CONDITIONS FOUND AT THE TIME OF SAID SURVEY.

MY HAND AND SEAL THIS 27 DAY OF November, 2012 IN CHICAGO, ILLINOIS.

AL DESIGN INTERNATIONAL, INC.

ZAK, IPLS NO. 035-003269
RES: 11/30/2014

SIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A
URVEY.

VALID ONLY WITH AN ORIGINAL SIGNATURE AND A RAISED SEAL.

CLIENT:
CANNON DES
225 N. MICHIG
SUITE 1100
CHICAGO, IL

PROFESSIONAL LAND SURVEYOR
STEVEN
BARCZAK
NO. 3269
CHICAGO
STATE OF ILLINOIS

No.	Revision/Issue	Date

PROJECT No.	1199.060
SCALE:	1" = 30'
REVIEWED BY:	SB
CHECKED BY:	SB
DRAWN BY:	MDT
FIELD CREW:	MM/JE
FIELD DATE:	SEE NOTE
DATE:	11/26/2012
PLAN TYPE	BOUNDARY & TOPOGRAPHIC SURVEY
SHEET NUMBER	1 of 4

H INCLUSIVE; LYING NORTH OF
ER OF LOT 12 TO THE NORTH
HE NORTH EAST CORNER OF LOT
CORNER OF LOT 12 ALL IN

OTH INCLUSIVE;
M THE NORTH EAST CORNER OF
EAST CORNER OF LOT 16 TO THE

YING SOUTH OF A LINE DRAWN
HE NORTH LINE OF LOTS 17 TO
ORTH WEST CORNER OF LOT 17;
ER OF LOT 28, ALL IN BLOCK 11

N SUBDIVISION OF LOTS 10 AND
LOTS 1 TO 5, BOTH INCLUSIVE;
FOREMENTIONED; LYING SOUTH OF
NORTH OF THE NORTH LINE OF
LINE DRAWN FROM THE NORTH
DDITION AFOREMENTIONED; LYING
OF BLOCK 12 AFOREMENTIONED,
AND LYING WEST OF THE
EMENTIONED;

TH INCLUSIVE; LYING WEST OF
AST CORNER OF LOT 12 TO THE
F LOT 16 TO THE SOUTH WEST

AND LYING SOUTH OF A LINE
H OF THE NORTH LINE OF LOTS
THE NORTH WEST CORNER OF
ST CORNER OF LOT 28, ALL IN

DITION TO CHICAGO, A
RANGE 14, EAST OF THE THIRD

ECOND
OWNSHIP 39 NORTH, RANGE 14,

BLOCK 12 IN ASHLAND'S
SECTION 18, TOWNSHIP 39

0 A SUBDIVISION OF THE WEST
PRINCIPAL MERIDIAN, IN COOK

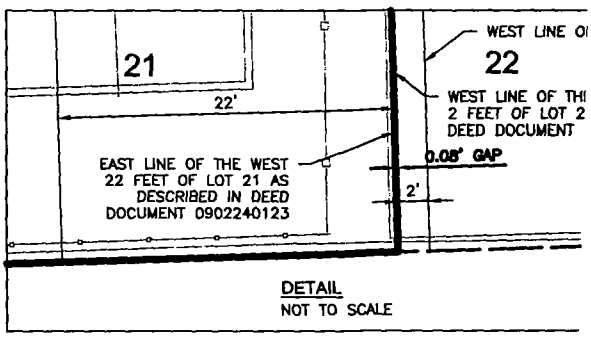
ALSO:

THE SOUTH 22.5 FEET OF LOTS 1, 2 AND 3 AND THE EAST 2 FEET OF
22, 23, 24, 25, 26, 27, 28, 29, 30, 31 AND 32 IN BLOCK 10 IN ASHL
HALF OF THE NORTH EAST QUARTER OF SECTION 18, TOWNSHIP 39 NORT
COUNTY, ILLINOIS.

ALSO:

THE NORTH 25.5 FEET OF THE SOUTH 48 FEET OF THE FOLLOWING DES
LOT 4 IN BLOCK 10 IN ASHLAND'S SECOND ADDITION TO CHICAGO OF TH
TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERID

CONTAINING A TOTAL AREA OF 382,163 S.F. OR 8.773 ACRES, MORE OR



DETAIL
NOT TO SCALE

GENERAL NOTES:

1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THER
2. ONLY THOSE BUILDING LINE SETBACKS AND EASEMENTS WHIC SHOWN ON THE RECORDED PLAT OF SUBDIVISION ARE S HEREON, UNLESS OTHERWISE INDICATED. REFER TO THE DEED, INSURANCE POLICY AND LOCAL ORDINANCES FOR RESTRICTIONS WHICH MAY OR MAY NOT EXIST.
3. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE GIVEN ON THIS PLAT AND REPORT ANY DISCREPANCIES TC SURVEYOR AT ONCE.
4. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMEN
5. SEE SHEET 4 FOR LEGEND.

ND'S SECOND
TOWNSHIP 39 NORTH,

ICK 9 OF ASHLAND'S
VNSHIP 39 NORTH,

SOR'S DIVISION OF LOTS
HALF OF THE NORTH
ST OF THE WEST LINE
RAWN FROM THE SOUTH
EST CORNER OF LOT 17
E, AND LYING EAST OF
N ASHLAND'S SECOND
I'S DIVISION OF LOTS 12
DDITION
SOUTH EAST CORNER

YING WEST OF A LINE
ASHLAND'S SECOND
LESTIER'S SUBDIVISION
SHLAND'S SECOND
TH EAST CORNER OF
TH WEST CORNER OF
BLOCK 11 IN
17 IN BLOCK 10 IN
'S SUBDIVISION

WEST CORNER OF LOT
BOTH INCLUSIVE, AND
ALL IN BLOCK 12 IN
LOT 12 IN BLOCK 11
SECOND ADDITION
ESTIER'S SUBDIVISION
TIONED;

OR'S DIVISION OF LOTS
BLOCK 9 IN ASHLAND'S
22 FEET OF LOT 21 IN
CORNER OF LOT 6 IN
BLOCK 9 IN ASHLAND'S

SIVE; LYING WEST OF
ER OF LOT 12 TO THE
TO THE SOUTH EAST

SIVE; LYING SOUTH OF
T 16 TO THE SOUTH
TH WEST CORNER OF
ER OF LOT 28, ALL IN

ALSO:

ALL OF THE EAST-WEST 16-FOOT PUBLIC ALLEY LYING SOUTH OF THE SOUTH LINE OF LOTS 1 TO 11, BOT THE NORTH LINE OF LOTS 12 AND 32, AND LYING NORTH OF A LINE DRAWN FROM THE NORTH EAST CORNI WEST CORNER OF LOT 32; LYING WEST OF A LINE DRAWN FROM THE SOUTH EAST CORNER OF LOT 1 TO TI 32; AND LYING EAST OF A LINE DRAWN FROM THE SOUTH WEST CORNER OF LOT 11 TO THE NORTH WEST BLOCK 11 IN BALESTIER'S SUBDIVISION AFOREMENTIONED;

ALSO:

ALL OF THE NORTH-SOUTH 16-FOOT PUBLIC ALLEY LYING EAST OF THE EAST LINE OF LOTS 12 TO 16, B LYING WEST OF THE WEST LINE OF LOTS 28 TO 32, BOTH INCLUSIVE; LYING SOUTH OF A LINE DRAWN FRO LOT 12 TO THE NORTH WEST CORNER OF LOT 32; AND LYING NORTH OF A LINE DRAWN FROM THE SOUTH SOUTH WEST CORNER OF LOT 28, ALL IN BLOCK 11 IN BALESTIER'S SUBDIVISION AFOREMENTIONED;

ALSO:

ALL OF THE EAST-WEST 16-FOOT PUBLIC ALLEY LYING SOUTH OF THE SOUTH LINE OF LOTS 16 AND 28, L FROM THE SOUTH EAST CORNER OF LOT 16 TO THE SOUTH WEST CORNER OF LOT 28; LYING NORTH OF TH 27, BOTH INCLUSIVE; LYING EAST OF A LINE DRAWN FROM THE SOUTH WEST CORNER OF LOT 16 TO THE N AND LYING WEST OF A LINE DRAWN FROM THE NORTH EAST CORNER OF LOT 27 TO THE SOUTH EAST CORN IN BALESTIER'S SUBDIVISION AFOREMENTIONED;

ALSO:

ALL THAT PART OF THE EAST-WEST 12-FOOT PUBLIC ALLEY LYING SOUTH OF THE SOUTH LINE OF LOT 5 II 11 OF BLOCK 12 IN ASHLAND'S SECOND ADDITION AFOREMENTIONED; LYING SOUTH OF THE SOUTH LINE OF IN JACOB KRAMER'S SUBDIVISION OF LOTS 6, 7, 8 AND 9 IN BLOCK 12 IN ASHLAND'S SECOND ADDITION AI THE SOUTH LINE OF LOTS 4 AND 5 IN BLOCK 12 IN ASHLAND'S SECOND ADDITION AFOREMENTIONED; LYING LOTS 12 AND 32 IN BLOCK 12 IN ASHLAND'S SECOND ADDITION AFOREMENTIONED; AND LYING NORTH OF A EAST CORNER OF LOT 12 TO THE NORTH WEST CORNER OF LOT 32 IN BLOCK 12 IN ASHLAND'S SECOND A EAST OF A LINE DRAWN FROM THE SOUTH WEST CORNER OF LOT 5 IN SUBDIVISION OF LOTS 10 AND 11 TO THE NORTH WEST CORNER OF LOT 12 IN BLOCK 12 IN ASHLAND'S SECOND ADDITION AFOREMENTIONED; SOUTHWARDLY EXTENSION OF THE EAST LINE OF LOT 4 IN BLOCK 12 IN ASHLAND'S SECOND ADDITION AFOR

ALSO:

ALL OF THE NORTH-SOUTH 16-FOOT PUBLIC ALLEY LYING EAST OF THE EAST LINE OF LOTS 12 TO 16, BC THE WEST LINE OF LOTS 28 TO 32, BOTH INCLUSIVE; LYING SOUTH OF A LINE DRAWN FROM THE NORTH E NORTH WEST CORNER OF LOT 32; AND LYING NORTH OF A LINE DRAWN FROM THE SOUTH EAST CORNER O CORNER OF LOT 28 ALL IN BLOCK 12 IN ASHLAND'S SECOND ADDITION AFOREMENTIONED;

ALSO:

ALL OF THE EAST-WEST 12-FOOT PUBLIC ALLEY LYING SOUTH OF THE SOUTH LINE OF LOTS 16 AND 28; DRAWN FROM THE SOUTH EAST CORNER OF LOT 16 TO THE SOUTH WEST CORNER OF LOT 28; LYING NORT 17 TO 27, BOTH INCLUSIVE; LYING EAST OF A LINE DRAWN FROM THE SOUTH WEST CORNER OF LOT 16 TC LOT 17; AND LYING WEST OF A LINE DRAWN FROM THE NORTH EAST CORNER OF LOT 27 TO THE SOUTHEA BLOCK 12 IN ASHLAND'S SECOND ADDITION AFOREMENTIONED;

ALSO:

LOTS 1, 2, 3, 4 AND 5 IN THE SUBDIVISION OF LOTS 10 AND 11 OF BLOCK 12 IN ASHLAND'S SECOND AD SUBDIVISION OF THE WEST HALF OF THE NORTH EAST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

ALSO:

LOTS 1, 2, 3, 4 AND 5 IN JACOB KRAMER'S SUBDIVISION OF LOTS 6 TO 9 IN BLOCK 12 IN ASHLAND'S S ADDITION TO CHICAGO, A SUBDIVISION OF THE WEST HALF OF THE NORTH EAST QUARTER OF SECTION 18, T EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

ALSO:

LOTS 4, 5, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31 AND 32 IN SECOND ADDITION TO CHICAGO, A SUBDIVISION OF THE WEST HALF OF THE NORTH EAST QUARTER OF NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

ALSO:

LOTS 1 TO 32 IN BALESTIER'S SUBDIVISION OF BLOCK 11 IN ASHLAND'S SECOND ADDITION TO CHICAG HALF OF THE NORTH EAST QUARTER IN SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIR COUNTY, ILLINOIS.

LEGAL DESCRIPTION

LOTS 1, 2, 3, 4, 5 AND 6 IN ASSESSOR'S DIVISION OF LOTS 12 TO 16 INCLUSIVE OF BLOCK 9 OF ASHLA ADDITION TO CHICAGO, A SUBDIVISION OF THE WEST HALF OF THE NORTH EAST QUARTER IN SECTION 18, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO:

LOTS 17, 18, 19 AND 20 THE WEST 22 FEET OF LOT 21 AND ALL OF LOTS 25, 26, 27, 28, 29, 30 AND 31 IN BLC SECOND ADDITION TO CHICAGO, A SUBDIVISION OF THE WEST HALF OF THE NORTH EAST QUARTER IN SECTION 18, TOI RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO:

ALL THAT PART OF S. HONORE STREET LYING WEST OF THE WEST LINE OF LOTS 1 TO 6, BOTH INCLUSIVE, IN ASSES 12 TO 16, INCLUSIVE IN BLOCK 9 IN ASHLAND'S SECOND ADDITION TO CHICAGO BEING A SUBDIVISION OF THE WEST EAST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WE OF LOT 17 IN BLOCK 9 IN ASHLAND'S SECOND ADDITION TO CHICAGO AFOREMENTIONED; LYING WEST OF A LINE D WEST CORNER OF LOT 6 IN ASSESSOR'S DIVISION OF LOTS 12 TO 16, INCLUSIVE, AFOREMENTIONED TO THE NORTH W IN ASHLAND'S SECOND ADDITION AFOREMENTIONED; LYING EAST OF THE EAST LINE OF LOTS 27 TO 32, BOTH INCLUSI A LINE DRAWN FROM THE NORTH EAST CORNER OF LOT 27 TO THE SOUTH EAST CORNER OF LOT 28 IN BLOCK 10 I ADDITION AFOREMENTIONED; LYING SOUTH OF A LINE DRAWN FROM THE NORTH WEST CORNER OF LOT 1 IN ASSESSOR TO 16, INCLUSIVE, AFOREMENTIONED TO THE NORTH EAST CORNER OF LOT 32 IN BLOCK 10 IN ASHLAND'S SECOND A AFOREMENTIONED; LYING NORTH OF A LINE DRAWN FROM THE SOUTH WEST CORNER OF LOT 17 IN BLOCK 9 TO THE OF LOT 27 IN BLOCK 10 ALL IN ASHLAND'S SECOND ADDITION AFOREMENTIONED;

ALSO:

ALL THAT PART OF S. WOLCOTT AVENUE LYING WEST OF THE WEST LINE OF LOTS 12 TO 17, BOTH INCLUSIVE, AND L DRAWN FROM THE SOUTH WEST CORNER OF LOT 16 TO THE NORTH WEST CORNER OF LOT 17 ALL IN BLOCK 10 IN ADDITION AFOREMENTIONED; LYING EAST OF THE EAST LINE OF LOTS 27 TO 32, BOTH INCLUSIVE, IN BLOCK 11 IN BA OF BLOCK 11, PART OF BLOCK 14 AND 18, THE EAST HALF OF BLOCKS 19 AND 22 AND ALL OF BLOCK 23 IN A ADDITION AFOREMENTIONED; AND LYING EAST OF A LINE DRAWN FROM THE NORTH EAST CORNER LOT 27 TO THE SOU LOT 28 IN BLOCK 11 IN BALESTIER'S SUBDIVISION AFOREMENTIONED; LYING SOUTH OF A LINE DRAWN FROM THE NOR LOT 12 IN BLOCK 10 IN ASHLAND'S SECOND ADDITION AFOREMENTIONED, TO THE NORTH EAST CORNER OF LOT 32 IN BALESTIER'S SUBDIVISION AFOREMENTIONED; LYING NORTH OF A LINE DRAWN FROM THE SOUTH WEST CORNER OF LOT ASHLAND'S SECOND ADDITION AFOREMENTIONED, TO THE SOUTH EAST CORNER OF LOT 27 IN BLOCK 11 IN BALESTIER AFOREMENTIONED;

ALSO:

ALL THAT PART OF S. WINCHESTER AVENUE LYING WEST OF THE WEST LINE OF LOTS 12 TO 17, BOTH INCLUSIVE, AND LYING WEST OF A LINE DRAWN FROM THE SOUTH WEST CORNER OF LOT 16 TO THE NORTI 17, IN BLOCK 11 IN BALESTIER'S SUBDIVISION AFOREMENTIONED; LYING EAST OF THE EAST LINE OF LOTS 27 TO 32, LYING EAST OF A LINE DRAWN FROM THE NORTH EAST CORNER OF LOT 27 TO THE SOUTH EAST CORNER OF LOT 28 ASHLAND'S SECOND ADDITION AFOREMENTIONED; LYING SOUTH OF A LINE DRAWN FROM THE NORTH WEST CORNER OF IN BALESTIER'S SUBDIVISION AFOREMENTIONED, TO THE NORTH EAST CORNER OF LOT 32 IN BLOCK 12 IN ASHLAND'S AFOREMENTIONED; LYING NORTH OF A LINE DRAWN FROM THE SOUTH WEST CORNER OF LOT 17 IN BLOCK 11 IN BA AFOREMENTIONED TO THE SOUTH EAST CORNER OF LOT 27 IN BLOCK 12 IN ASHLAND'S SECOND ADDITION AFOREMEN

ALSO:

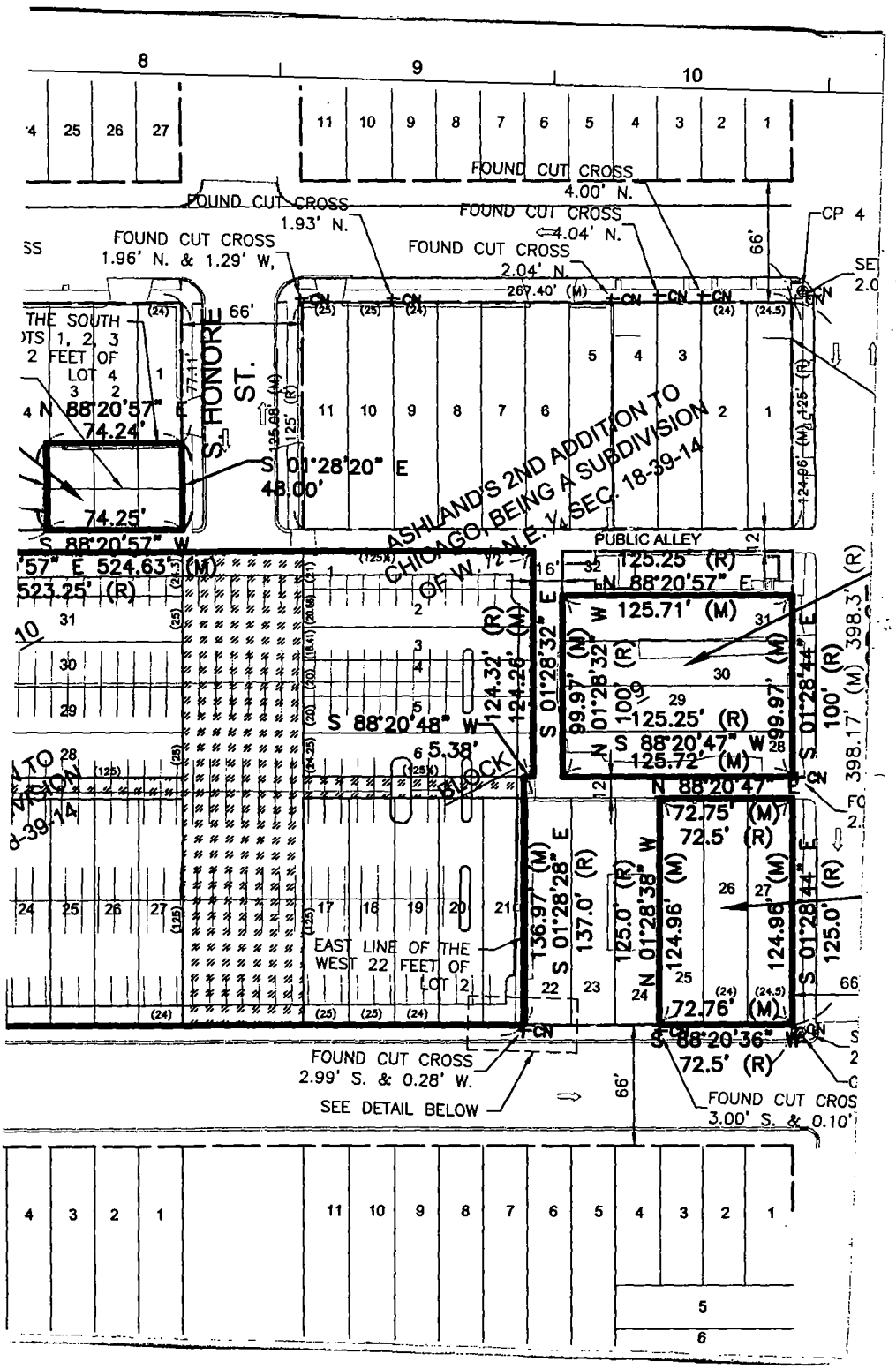
ALL THAT PART OF THE EAST-WEST 12-FOOT PUBLIC ALLEY LYING SOUTH OF THE SOUTH LINE OF LOT 6 IN ASSESS 12 TO 16, INCLUSIVE, AFOREMENTIONED; LYING NORTH OF THE NORTH LINE OF LOTS 17 TO 21, BOTH INCLUSIVE, IN SECOND ADDITION AFOREMENTIONED; LYING WEST OF THE NORTHWARDLY EXTENSION OF THE EAST LINE OF THE WEST BLOCK 9 IN ASHLAND'S SECOND ADDITION AFOREMENTIONED, LYING EAST OF A LINE DRAWN FROM THE SOUTH WEST ASSESSOR'S DIVISION OF LOTS 12 TO 16, INCLUSIVE, AFOREMENTIONED TO THE NORTH WEST CORNER OF LOT 17 IN SECOND ADDITION AFOREMENTIONED;

ALSO:

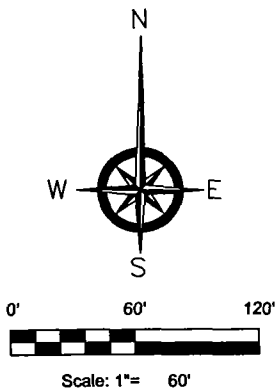
ALL OF THE NORTH-SOUTH 16-FOOT PUBLIC ALLEY LYING EAST OF THE EAST LINE OF LOTS 12 TO 16, BOTH INCLU THE WEST LINE OF LOTS 28 TO 32, BOTH INCLUSIVE; LYING SOUTH OF A LINE DRAWN FROM THE NORTH EAST CORN NORTH WEST CORNER OF LOT 32: AND LYING NORTH OF A LINE DRAWN FROM THE SOUTH WEST CORNER OF LOT 2 CORNER OF LOT 16 ALL IN BLOCK 10 IN ASHLAND'S SECOND ADDITION AFOREMENTIONED;

ALSO:

ALL OF THE EAST-WEST 12-FOOT PUBLIC ALLEY LYING NORTH OF THE NORTH LINE OF LOTS 17 TO 27, BOTH INCL THE SOUTH LINE OF LOTS 16 AND 28, AND LYING SOUTH OF A LINE DRAWN FROM THE SOUTH EAST CORNER OF L WEST CORNER OF LOT 28; LYING EAST OF A LINE DRAWN FROM THE SOUTH WEST CORNER OF LOT 16 TO THE NOR LOT 17; AND LYING WEST OF A LINE DRAWN FROM THE NORTH EAST CORNER OF LOT 27 TO THE SOUTH EAST COR BLOCK 10 IN ASHLAND'S SECOND ADDITION AFOREMENTIONED;


FOUND CUT CROSS
1.93' N.
FOUND CUT CROSS
1.96' N. & 1.29' W.
FOUND CUT CROSS
4.00' N.
FOUND CUT CROSS
4.04' N.
FOUND CUT CROSS
2.04' N.
CP 4
THE SOUTH
2 FEET OF
LOT 4
N 88°20'57" E
74.24'
74.25'
S HONORE ST.
S 01°28'20" E
48.00'
ASHLAND'S 2ND ADDITION TO
CHICAGO, BEING A SUBDIVISION
OF W. 1/2 N.E. 1/4 SEC. 18-39-14
PUBLIC ALLEY
S 88°20'57" W
524.63' (M)
523.25' (R)
125.25' (R)
N 88°20'57" E
125.71' (M)
S 01°28'32" E
124.32' (R)
124.26' (M)
S 88°20'48" W
5.38'
BLOCK
99.97' (M)
N 01°28'32" W
100' (R)
125.25' (R)
S 88°20'47" W
125.72' (M)
99.97' (M)
S 01°28'44" E
100' (R)
398.17' (M) 398.3' (R)
N 88°20'47" E
72.75' (M)
72.5' (R)
136.97' (M)
S 01°28'28" E
137.0' (R)
125.0' (R)
N 01°28'38" W
124.96' (M)
124.96' (M)
S 01°28'44" E
125.0' (R)
72.76' (M)
EAST LINE OF THE
WEST 22 FEET OF
LOT 2
S 88°20'36" W
72.5' (R)
FOUND CUT CROSS
2.99' S. & 0.28' W.
SEE DETAIL BELOW
FOUND CUT CROS
3.00' S. & 0.10'

12



R
)F

.F.±

SOURCE BM:

CITY OF CHICAGO BM 1151:
MARK CUT ON STONE WATER TABLE AT THE *SOUTHEAST CORNER OF 2 STORY BRICK* CHURCH LOCATED AT THE NORTHEAST CORNER OF N. DAMEN AVE. & W. WASHINGTON BLVD.
ELEV. 16.370

CONTROL POINTS:

CP 4:
N 1899098.158
E 1164411.806
EL. 13.78
'X' CUT IN WALK AT SOUTHWEST CORNER OF S. WOOD ST. & W. ADAMS ST.

CP 8:
N 1898689.762
W 1164420.595
EL. 13.90
'X' CUT IN WALK AT THE NORTHWEST CORNER OF S. WOOD. ST. & W. JACKSON BLVD.

.F.±

CP 10:
N 1898653.384
E 1163145.714
EL. 13.52
'X' CUT IN WALK AT THE NORTHEAST CORNER OF S. DAMEN AVE. & W. JACKSON BLVD.

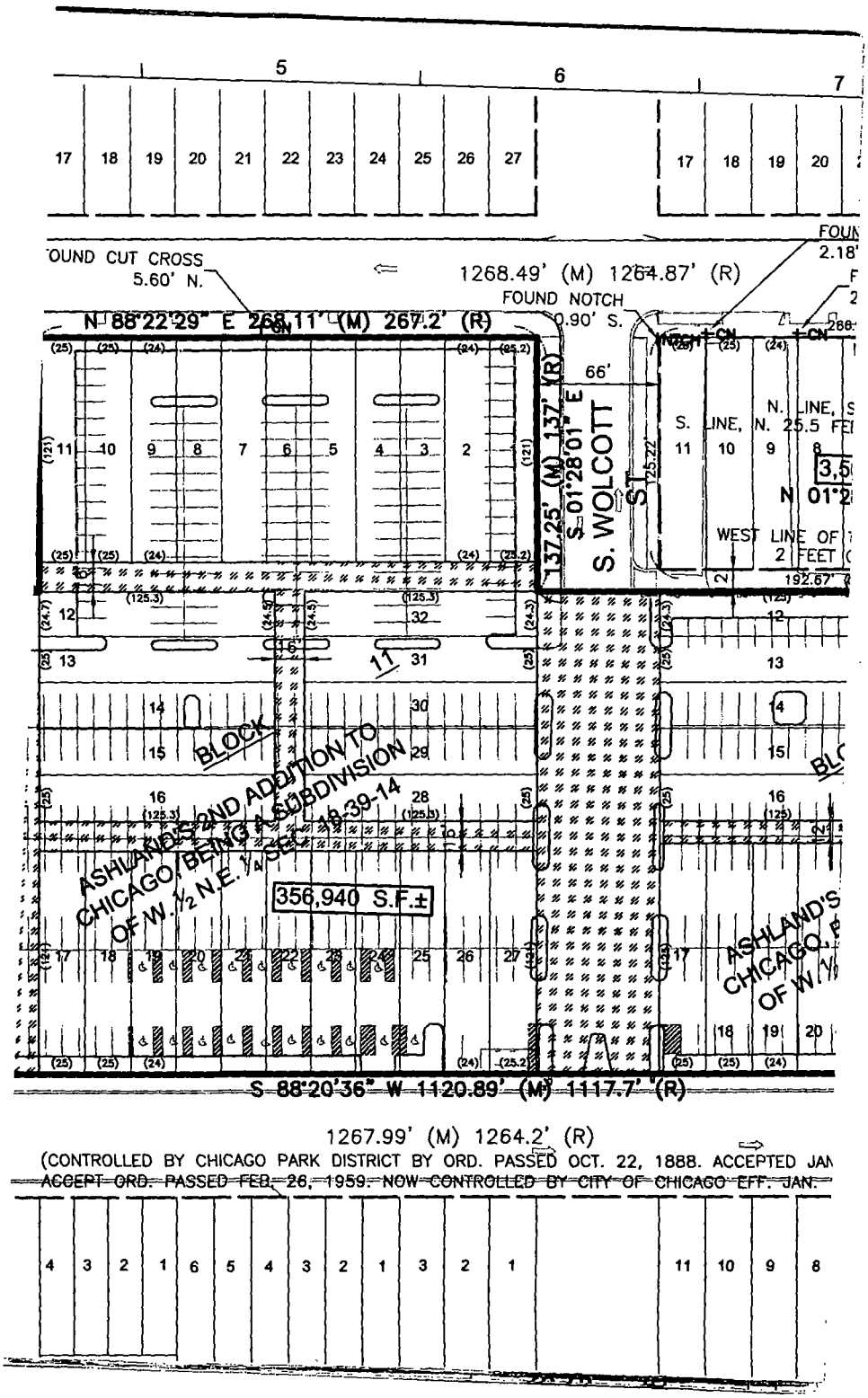
CP 11:
N 1899060.941
E 1163135.542
EL. 13.39
'X' CUT IN WALK AT THE SOUTHEAST CORNER OF S. DAMEN AVE. & W. ADAMS ST.

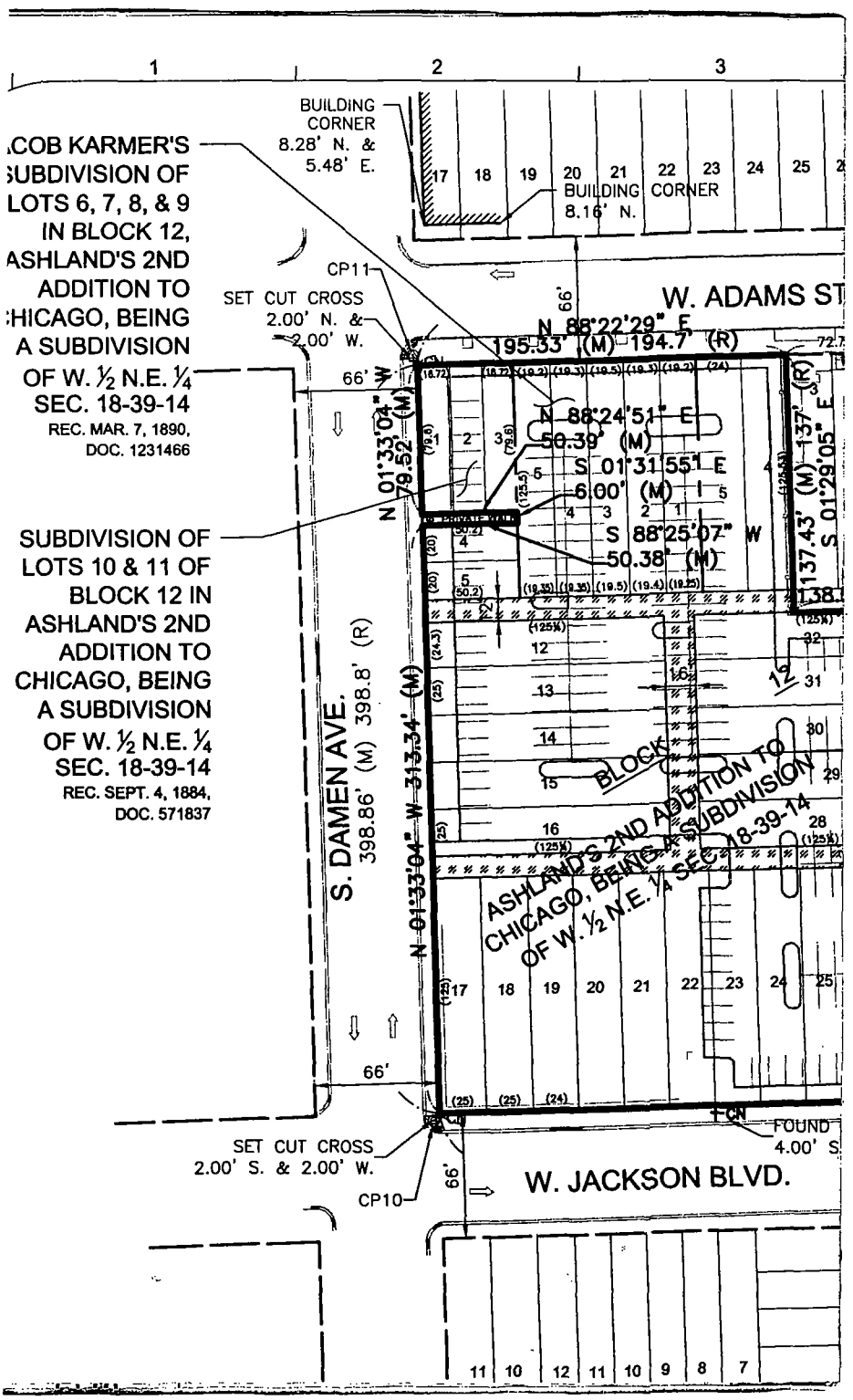
VACATED BY ORDINANCE PASSED MAY 30, 1986, REC. JUNE 25, 1986 (84-942), DOC. 85-25030

EDI
Environmental Design International inc.
Civil, Survey, Environmental and Construction Inspection Services
33 W. MONROE STREET, SUITE 1825, CHICAGO, IL 60603
Ph. (312) 345-1400 Fax (312)345-0529
www.envdesigni.com
Excellence, Dedication, Innovation

PROJECT:
MALCOLM X COLLEGE
CHICAGO, IL

SIGN
GAN AVE.
60601


5
6
7
17 18 19 20 21 22 23 24 25 26 27
17 18 19 20
OUND CUT CROSS
5.60' N.
1268.49' (M) 1264.87' (R)
FOUND NOTCH
0.90' S.
N 88°22'29" E 268.11' (M) 267.2' (R)
66'
137.25' (M) 137' (R)
S 01°28'01" E
S. WOLCOTT ST
S. LINE, N. 25.5 FEET
WEST LINE OF
2 FEET
192.67'
11 10 9 8 7 6 5 4 3 2
12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27
32 31 30 29 28
BLOCK 11
ASHLAND'S 2ND ADDITION TO CHICAGO, BEING A SUBDIVISION OF W. 1/2 N.E. 1/4 SEC. 18-39-14
356,940 S.F.±
S 88°20'36" W 1120.89' (M) 1117.7' (R)
1267.99' (M) 1264.2' (R)
(CONTROLLED BY CHICAGO PARK DISTRICT BY ORD. PASSED OCT. 22, 1888. ACCEPTED JAN
ACCEPT ORD. PASSED FEB. 26, 1959. NOW CONTROLLED BY CITY OF CHICAGO EFF. JAN.
4 3 2 1 6 5 4 3 2 1 3 2 1 11 10 9 8


JACOB KARMER'S SUBDIVISION OF LOTS 6, 7, 8, & 9 IN BLOCK 12, ASHLAND'S 2ND ADDITION TO CHICAGO, BEING A SUBDIVISION OF W. ½ N.E. ¼ SEC. 18-39-14
REC. MAR. 7, 1890, DOC. 1231466
SUBDIVISION OF LOTS 10 & 11 OF BLOCK 12 IN ASHLAND'S 2ND ADDITION TO CHICAGO, BEING A SUBDIVISION OF W. ½ N.E. ¼ SEC. 18-39-14
REC. SEPT. 4, 1884, DOC. 571837
BUILDING CORNER 8.28' N. & 5.48' E.
BUILDING CORNER 8.16' N.
CP11
SET CUT CROSS 2.00' N. & 2.00' W.
W. ADAMS ST
N 88°22'29" E
195.53' (M) 194.7' (R)
66'
N 01°33'04" W 79.52' (M)
N 88°24'51" E 50.39' (M)
S 01°31'55" E 6.00' (M)
S 88°25'07" W 50.38' (M)
137.43' (M) 137' (R)
S 01°29'05" E
S. DAMEN AVE.
398.86' (M) 398.8' (R)
N 01°33'04" W 313.34' (M)
BLOCK 1
ASHLAND'S 2ND ADDITION TO CHICAGO, BEING A SUBDIVISION OF W. ½ N.E. ¼ SEC. 18-39-14
FOUND 4.00' S.
SET CUT CROSS 2.00' S. & 2.00' W.
CP10
W. JACKSON BLVD.