



# City of Chicago



O2014-8025

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	10/8/2014
<b>Sponsor(s):</b>	City Clerk (transmitted by)
<b>Type:</b>	Ordinance
<b>Title:</b>	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
<b>Committee(s) Assignment:</b>	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 104<sup>th</sup> Street, as measured along the south-west right-of-way line of South Indianapolis Avenue and perpendicular thereto; South Indianapolis Avenue; East 105<sup>th</sup> Street; a line 205 feet east of and parallel to South Avenue E; East 104<sup>th</sup> 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 105<sup>th</sup> 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 <sup>th</sup> Street; 3920-3966 E. 105 <sup>th</sup> 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
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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.

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

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. 104<sup>th</sup> Street; 3920-3966 E. 105<sup>th</sup> 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 1<sup>st</sup> day of October 2014.

Hillie M. Sempritt  
Notary Public



**NOTICE OF FILING OF APPLICATION FOR REZONING**

APPLICANT: Public Building Commission of Chicago  
PROPERTY: 10344-10476 S. Indianapolis; 3900-3916 E. 104<sup>th</sup> Street; 3920-3966 E. 105<sup>th</sup> 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. 104<sup>th</sup> Street; 3920-3966 E. 105<sup>th</sup> 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.

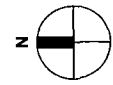
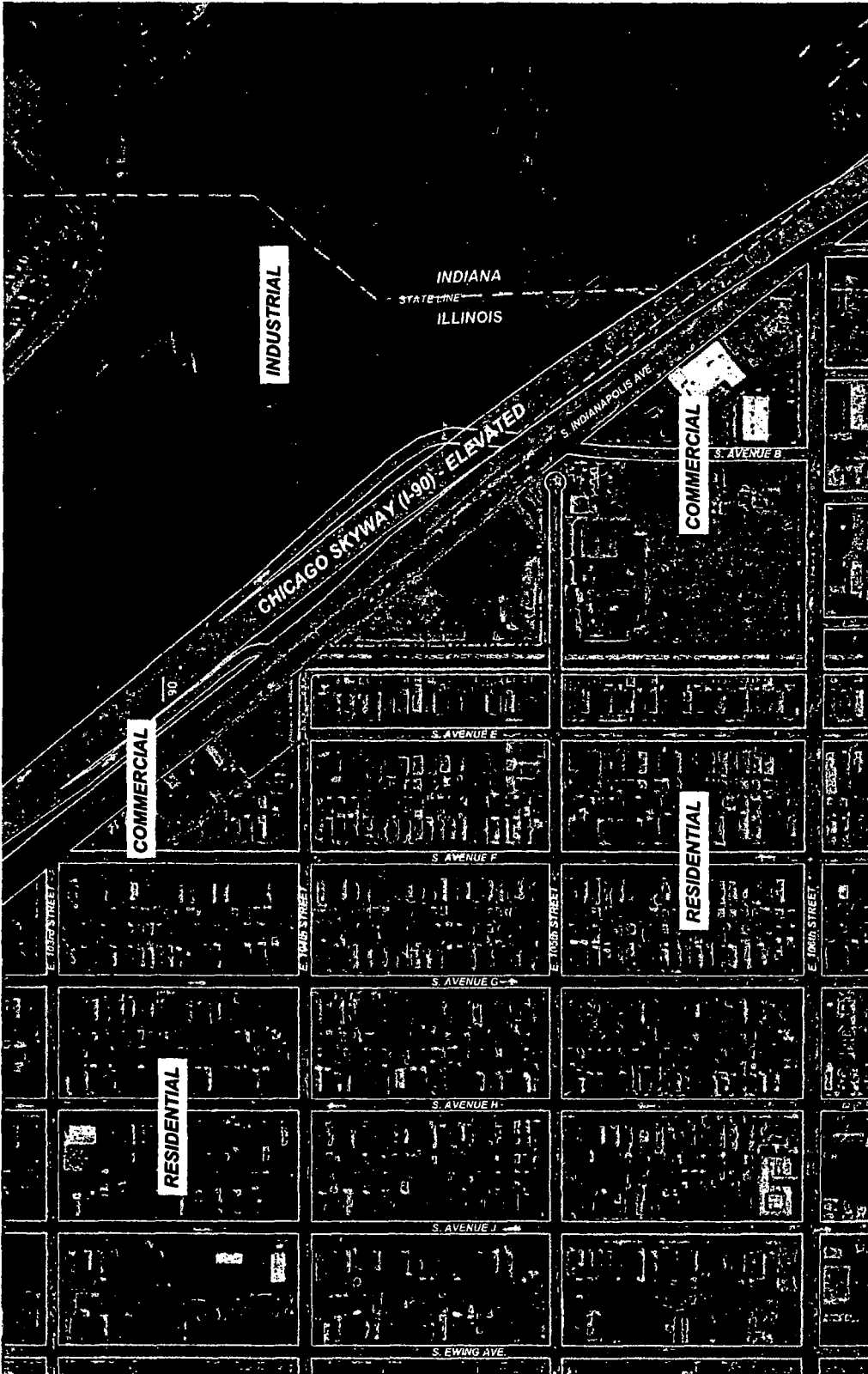
**PLEASE NOTE: THE APPLICANT IS NOT SEEKING TO REZONE YOUR PROPERTY. THIS NOTICE IS BEING SENT TO YOU BECAUSE YOU OWN PROPERTY WITHIN 250 FEET OF THE BOUNDARIES OF THE NEW PROPOSED SCHOOL.**

Very truly yours,



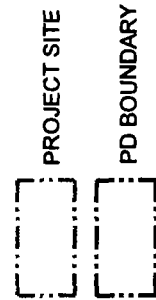
Meg George





NOT TO SCALE

LAND USE MAP



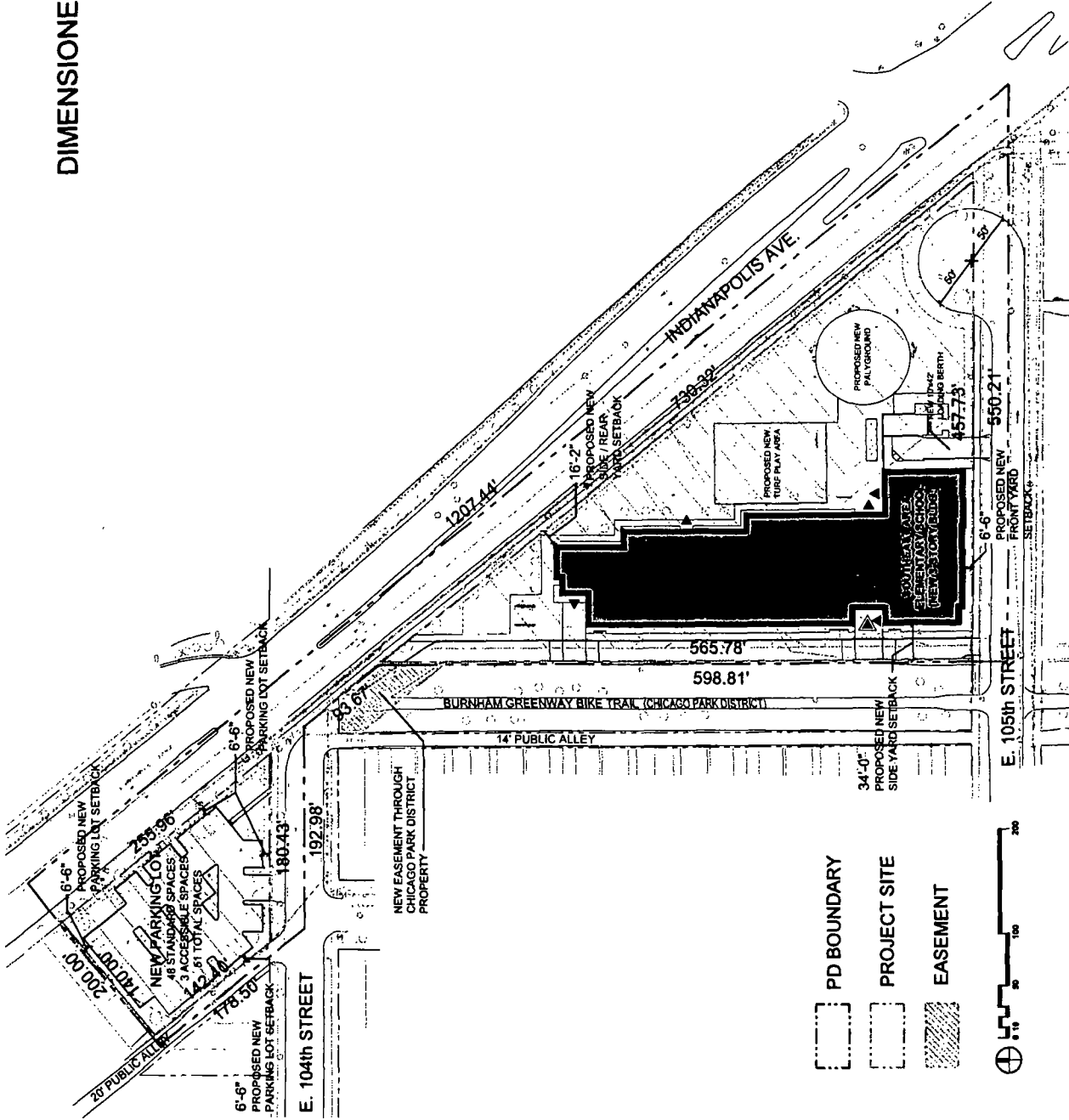
INSTITUTIONAL PLANNED DEVELOPMENT  
(NEW) SOUTHEAST AREA ELEMENTARY SCHOOL

APPLICANT: PUBLIC BUILDING COMMISSION OF CHICAGO  
ADDRESS: 3930 EAST 105th STREET  
CHICAGO, IL 60617

DATE: OCTOBER 8, 2014



DIMENSIONED SITE PLAN

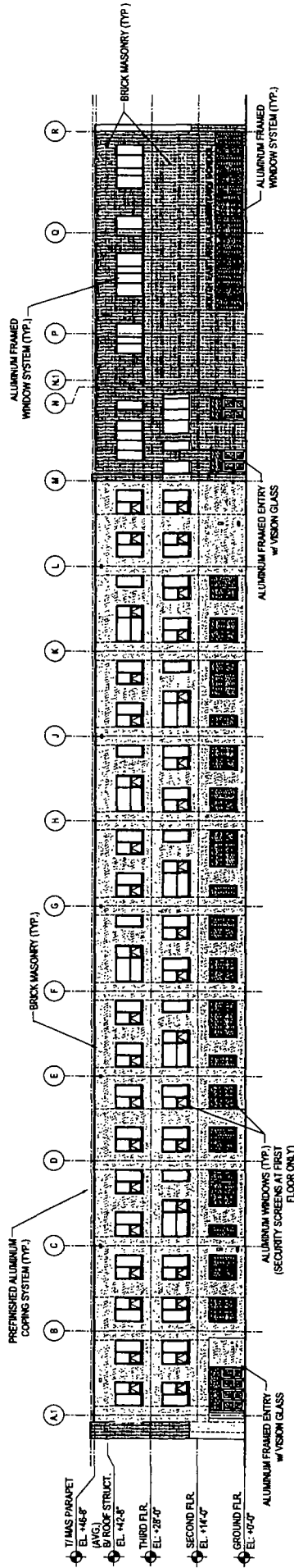


INSTITUTIONAL PLANNED DEVELOPMENT  
(NEW) SOUTHEAST AREA ELEMENTARY SCHOOL

APPLICANT: PUBLIC BUILDING COMMISSION OF CHICAGO  
ADDRESS: 3930 EAST 105th STREET  
CHICAGO, IL 60617



DATE: OCTOBER 8, 2014



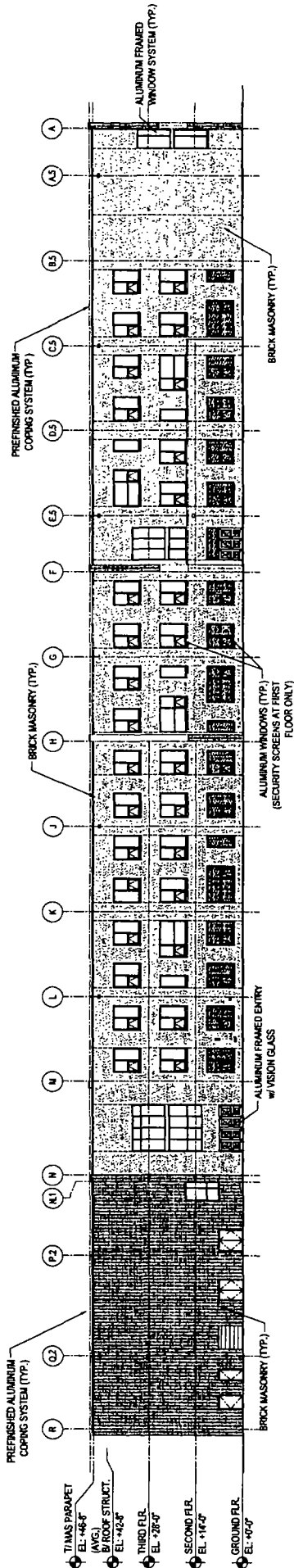
WEST ELEVATION

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



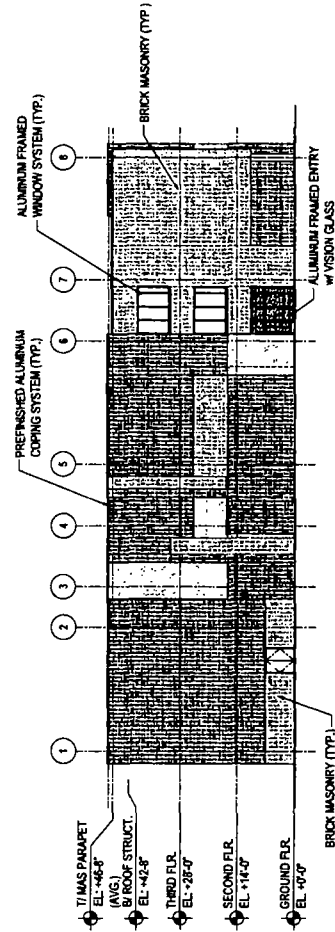
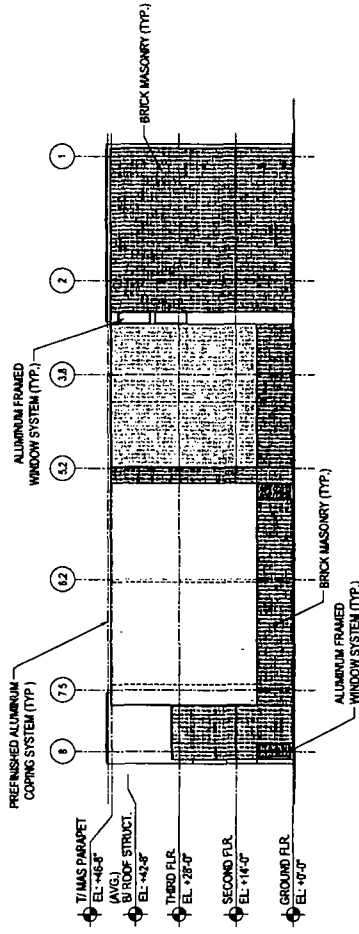
EAST ELEVATION

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



NORTH + SOUTH ELEVATIONS

INSTITUTIONAL PLANNED DEVELOPMENT  
(NEW) SOUTHEAST AREA ELEMENTARY SCHOOL

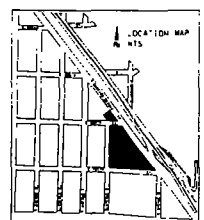
APPLICANT: PUBLIC BUILDING COMMISSION OF CHICAGO  
ADDRESS: 3930 EAST 105th STREET  
CHICAGO, IL 60617

DATE: OCTOBER 8, 2014



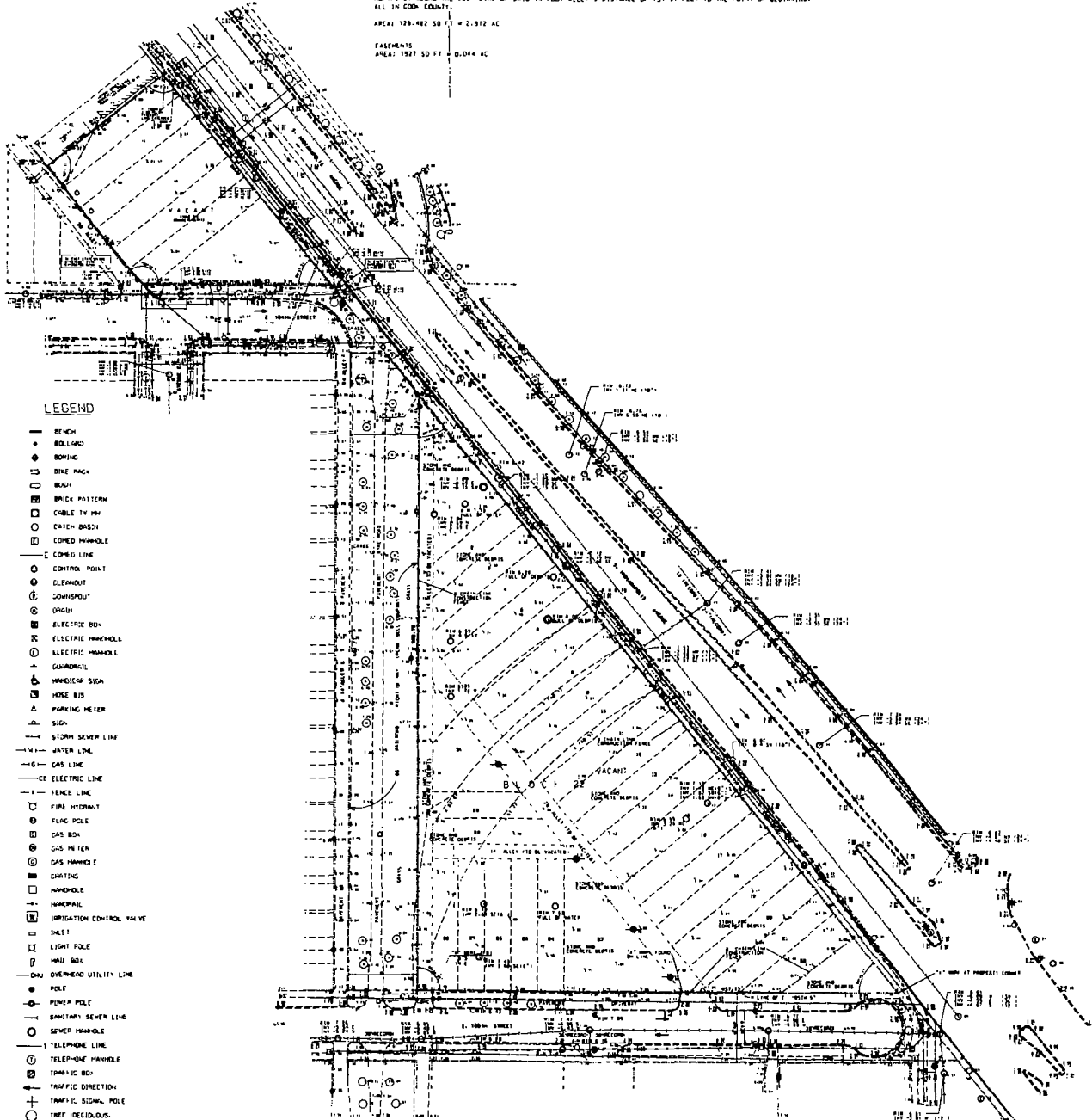
PROFESSIONAL DESIGN FIRM REGISTRATION NO. 04-000377  
**TOPOGRAPHIC SURVEY**  
 of

LOT 15, 16, 17, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



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 ANGLES TO AND PARALLEL WITH THE ORIGINAL CENTER LINE OF A RAILROAD RIGHT-OF-WAY FORMERLY OF THE PENWELL 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 EASTERLY 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 E. 105TH STREET A DISTANCE OF 341.74 FEET TO A POINT ON THE EASTERLY LINE OF SAID MENTIONED 14-FOOT ALLEY CONTINUING WESTERLY ALONG SAID NORTH LINE OF E. 105TH STREET A DISTANCE OF 14 FEET THENCE NORTHERLY ALONG THE WEST LINE OF SAID 14-FOOT ALLEY A DISTANCE OF 757.97 FEET TO THE POINT OF BEGINNING. ALL IN COOK COUNTY.

AREA: 129,482.50 FT<sup>2</sup> = 2.912 AC  
 EASEMENTS  
 AREA: 1927.50 FT<sup>2</sup> = 0.044 AC



- LEGEND**
- BENCH
  - BOLLARD
  - ◊ BORING
  - BITE PACK
  - BUSH
  - ▣ BRICK PATTERN
  - CABLE TV RM
  - CATCH BASIN
  - COINED MANHOLE
  - COMB LINE
  - CONTROL POINT
  - CLEANOUT
  - DOWNSPOUT
  - DRAIN
  - ⊗ ELECTRIC BOX
  - ⊗ ELECTRIC MANHOLE
  - ⊗ ELECTRIC MANHOLE
  - ⊗ GASMANHOLE
  - ⊗ MANHOLE 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
  - ⊗ GARDENING
  - ⊗ MANHOLE
  - ⊗ MANHOLE
  - ⊗ IRRIGATION CONTROL VALVE
  - ⊗ SILET
  - ⊗ 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. UTILITIES 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. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE FOR BUILDING AND EASIMENT LINES AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT, DEED CONTRACT OR ZONING ORDINANCE.

FIELD WORK RECORD: 11-24-2013  
 ORDERED BY: PBC  
 FIELD WORK DONE: 06-07-2011  
 ORDERED BY: PBC  
 RECORDED BY: PBC  
 FIELD WORK NUMBER: 11-24-2013  
 RECORDED BY: PBC  
 FIELD WORK NUMBER: 11-24-2013  
 UPDATED: 11-20-2010

**BENCH MARKS:**  
 BENCH MARK 0515 ELEVATION: 7.053  
 BENCH MARK 15 LOCATED ON SOUTHWEST CORNER OF E. 105TH STREET AND AVE. E. APPROX 35 FEET EAST OF EAST LINE OF S. AVE. E. AND APPROX 5.5 FEET AT THE NORTH END OF 1-STOREY BRICK BUILDING (105TH S. AVENUE E.)  
 TBM # 1 ELEVATION: 7.39  
 P.P. NAIL IS ABOUT 2.2 FEET WEST OF THE EAST SIDE OF A WIRE ROAD AND ABOUT 148 FEET NORTH OF THE NORTH LINE OF E. 105TH STREET



STATE OF ILLINOIS  
 COUNTY OF COOK  
 I, DANIEL E. PALMER, 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, 06/07/2011  
 I, \_\_\_\_\_, \_\_\_\_\_, a Illinois Professional Land Surveyor, Certificate No. 2135, Registration Expires 06/07/2014

**CITY OF CHICAGO**

**APPLICATION FOR AN AMENDMENT TO  
THE CHICAGO ZONING ORDINANCE**

b

1. ADDRESS of the property Applicant is seeking to rezone:  
10344-10476 S. Indianapolis; 3900-3916 E. 104<sup>th</sup> Street; 3920-3966 E. 105<sup>th</sup> Street

2. Ward Number that property is located in: 10<sup>th</sup> 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 X NO \_\_\_\_\_  
If the applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the application to proceed.

OWNER \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_

PHONE \_\_\_\_\_ 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

30<sup>th</sup> day of September, 2014

D. Santana  
Notary Public

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For Office Use Only

INTRODUCED BY: \_\_\_\_\_ DATE \_\_\_\_\_

REFERRED TO:

FILE NO.: \_\_\_\_\_

WARD NO.: \_\_\_\_\_

COMMITTEE ON BUILDINGS & ZONING \_\_\_\_\_

REZONING STAFF \_\_\_\_\_

CHICAGO PLAN COMMISSION \_\_\_\_\_