



Office of the Chicago City
Clerk



O2012-2209

Office of the City Clerk

City Council Document Tracking Sheet

Meeting Date:	4/18/2012
Sponsor(s):	Mendoza, Susana A. (Clerk)
Type:	Ordinance
Title:	Zoning Reclassification App No. 17477
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 C3-1 Commercial, Manufacturing and Employment District, M1-1 Limited Manufacturing/Business Park District and M3-1 Heavy Industry District symbols and indications as shown on Map No. 9-J in the area bounded by

A line 341.64 feet west of and parallel to North Kimball Avenue, West Henderson Street; a line curving northwesterly for 471.56 feet along North Drake Avenue starting at a point 482.64 feet west of the west boundary line of North Kimball Avenue; a line easterly for 91.52 feet; a line northerly for 46.30 feet; an arc curving northwesterly for 60.81 feet with a radius of 349.76 feet; a line angled northeasterly for 141.54 feet; North Avondale Avenue,

to those of a C3-3 Commercial, Manufacturing and Employment District

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the C3-3 Commercial, Manufacturing and Employment District, symbols and indications as shown on Map No. 9-J in the area bounded by

A line 341.64 feet west of and parallel to North Kimball Avenue, West Henderson Street; a line curving northwesterly for 471.56 feet along North Drake Avenue starting at a point 482.64 feet west of the west boundary line of North Kimball Avenue; a line easterly for 91.52 feet; a line northerly for 46.30 feet; an arc curving northwesterly for 60.81 feet with a radius of 349.76 feet; a line angled northeasterly for 141.54 feet; North Avondale Avenue,

to the designation of an Institutional Planned Development District, which is hereby established in the are above described, subject to such use and bulk regulations as are set forth in the Plan of Development attached and made a part thereto and to no others.

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

Common Address of Property: 3400 N. Avondale Ave., 3355 N. Drake Ave.,
3365 N. Drake Ave., 3388 N. Avondale Ave., and
3434 W. Henderson St.

#17477
Int-DATE:
4-18-12

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
3400 N. Avondale Ave., 3355 N. Drake Ave., 3365 N. Drake Ave., 3388 N. Avondale Ave., and 3434 W. Henderson St.

2. Ward Number that property is located in: 35th Ward

3. APPLICANT Northeastern Illinois University, Board of Trustees

ADDRESS 5500 N. St. Louis Ave. CITY Chicago

STATE IL ZIP CODE 60625 PHONE (773) 442-4077

EMAIL D-Jonaitis@neiu.edu CONTACT PERSON David Jonaitis

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 Robert L. Gamrath, III

ADDRESS Quarles & Brady LLP, 300 N. LaSalle Street, Suite 4000

CITY Chicago STATE IL ZIP CODE 60654

PHONE (312) 715-5037 FAX (312) 715-5000

EMAIL robert.gamrath@quarles.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.
Not required because Applicant/Owner (Northeastern Illinois University, Board of Trustees) is a unit of the State of Illinois.

7. On what date did the owner acquire legal title to the subject property? March 26, 2012
8. Has the present owner previously rezoned this property? If yes, when?
No.

9. Present Zoning District M1-1 Limited Manufacturing / Business Park District; M3-1 Heavy Industry District; and C3-1 Commercial, Manufacturing, and Employment District.
 Proposed Zoning District C3-3 - Commercial, Manufacturing, and Employment District
 and ~~a corresponding~~ Institutional Planned Development
then to a
10. Lot size in square feet (or dimensions) 144,897 s.f.
11. Current Use of the property Vacant
12. Reason for rezoning the property Development of Northeastern Illinois University's El Centro 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. (BE SPECIFIC)
See attached Site Plans and Planned Development Statement.

14. On May 14th, 2007, the Chicago City Council passed the Affordable Requirements Ordinance (ARO) that requires on-site affordable housing units or a financial contribution if residential housing projects receive a zoning change under certain circumstances. Based on the lot size of the project in question and the proposed zoning classification, is this project subject to the Affordable Requirements Ordinance? (See Fact Sheet for more information)
- YES _____ NO X _____

COUNTY OF COOK
STATE OF ILLINOIS

David Jonaitis, 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.

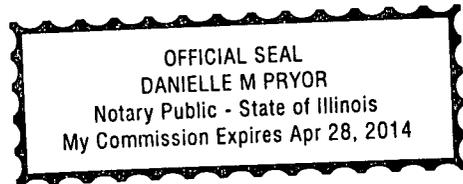


Signature of Applicant

Subscribed and Sworn to before me this
4 day of April, 2012



Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

"WRITTEN NOTICE" AFFIDAVIT

Date: April 11, 2012

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

The undersigned, Matthew D. Heinke, 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, and to the owners of all property within 250 feet in each direction of the lot line of the subject property. 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 April 11, 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.

Matthew D. Heinke

Signature

Subscribed and Sworn to before me this 10th day of
April, 2012.

Michelle L. Miceli

Notary Public





300 North LaSalle Street
Suite 4000
Chicago, Illinois 60654-3422
Tel 312.715.5000
Fax 312.715.5155
www.quarles.com

Attorneys at Law in:
Phoenix and Tucson, Arizona
Naples and Tampa, Florida
Chicago, Illinois
Milwaukee and Madison, Wisconsin
Shanghai, China
Robert L. Gamrath III
Direct Dial. 312.715.5037
E-Mail: Robert.Gamrath@Quarles.com

April 11, 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 April 11, 2012, the undersigned will file an application for a change in zoning from M1-1 Limited Manufacturing / Business Park District; M3-1 Heavy Industry District; and C3-1 Commercial, Manufacturing, & Employment District to C3-3 Commercial, Manufacturing, & Employment District and then to a Institutional Planned Development on behalf of the applicant/owner Northeastern Illinois University, Board of Trustees for the property located at 3400 N. Avondale Avenue, 3355 N. Drake Avenue, 3365 N. Drake Avenue, 3388 N. Avondale Avenue, and 3434 W. Henderson Street, Chicago, Illinois. Applicant, in accordance with Sections 17-13-0300, 17-13-0402, and 17-13-0403 of the Chicago Zoning Ordinance, is further seeking to rezone property within the Kennedy Industrial Corridor from an M district zoning classification to a non-M zoning district classification.

The applicant/owner intends to use the subject property for the development of Northeastern Illinois University's El Centro Campus (university/college campus) consisting of a 3-story building containing approximately 54,650 s.f. and 200 parking spaces.

Northeastern Illinois University is located at 5500 N. St. Louis Avenue, Chicago, Illinois 60625. The contact person for this application is Robert L. Gamrath (312) 715-5037.

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

Very truly yours,

QUARLES & BRADY LLP

Robert L. Gamrath, III

rg2:mw2

QB\16407656.2

**INSTITUTIONAL PLANNED DEVELOPMENT
PLAN OF DEVELOPMENT STATEMENTS**

1. The area delineated as an Institutional Planned Development consists of approximately 144,885 square feet (3.326 acres) of net site area which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is currently under the single ownership or control of Northeastern Illinois University, Board of Trustees ("Applicant").
2. The Applicant shall seek all applicable official reviews, approvals or permits required in connection with the Planned Development, including any additional submittals for any dedication or vacation of streets, alleys or easements, or right-of-way adjustments, Part II approvals or administrative relief requests. Any dedication or vacation of streets, alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the Applicant and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the owners or legal title holders of the Property, their successors and assigns, grantees, subsidiaries, lessees, and ground lessors. All rights granted hereunder shall inure to the benefit of the owners of the Property, their successors and assigns. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property at the time of any application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or control or under single designated control. Single designated control for purposes of this paragraph shall mean

Applicant: Northeastern Illinois University
Address: 3400 N. Avondale Ave., 3355
N. Drake Ave., 3365 N. Drake
Ave., 3388 N. Avondale Ave.,
and 3434 W. Henderson St..
Date: April 11, 2012

that any application for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by the owner(s), or designee, proposing the modification or change. Nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights interest or obligations therein.

4. This Planned Development consists of these 16 Statements, a Bulk Regulations and Data Table, Zoning Map, Land Use Map, Planned Development Boundary & Property Line Map, Site Plan, Landscape Plan, Pedestrian and Traffic Circulation Diagram, First Floor Plan, Second Floor Plan, Third Floor Plan, Green Roof Plan, Building Elevations - South Elevation, Building Elevations - North Elevation, Building Elevations - East and West Elevation, Pedestrian Approach Drawing, Perspective View Drawing, Eye-Level View from the South Drawing, Perspective View from the North Drawing prepared by JGMA and dated April 9, 2012. Full size sets of the Site Plan, Landscape Plan, and Building Elevations are on file with the Department of Housing and Economic Development. The Planned Development is applicable to the Property and these and no other controls shall apply. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a Planned Development.
5. The uses permitted within the area delineated as "Institutional Planned Development" shall be Colleges and Universities, teaching spaces, offices, off-street parking, food services for students, guests, faculty, and visitors, community outreach activities and meetings, and related uses.

6. Business identification and other necessary signs, including temporary construction signs may be permitted with the Institutional Planned Development subject to the review and approval of the Department of Housing and Economic Development.
7. Off-street parking and off-street loading facilities shall be provided in compliance with the Site Plan and the Bulk Regulations and Data Table of this Planned Development, subject to the review of the Department of Transportation and the Department of Housing and Economic Development.
8. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Housing and Economic Development. All work in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago except where specifically approved by the Chicago Department of Transportation. Closure of all or part of any public streets or alleys during demolition shall be subject to review and approval by the Chicago Department of Transportation. Ingress and egress shall be maintained as indicated on the Site Plan.
9. The height of any improvements, in addition to the Building Elevations, shall be subject to the height limitations as approved by the Federal Aviation Administration.
10. The maximum floor area ratio (F.A.R.) shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply.

11. Improvements on the Property, including landscaping and all entrances and exits to the parking areas, shall be designed and installed in substantial conformance with the Site Plan, Landscape Plan, Building Elevations, and Bulk Regulations and Data Table attached hereto and made a part hereof. Every application for a permit or license within the planned development shall be submitted to the Commissioner of the Department of Housing and Economic Development for approval prior to the Department of Housing and Economic Development's issuance of a Part II approval, pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance ("Part II Approval"). No Part II Approval shall be granted without the prior approval of the Commissioner. Following approval by the Commissioner, the approved plan(s) shall be kept on permanent file with the Department of Housing and Economic Development and shall be deemed an integral part of this Planned Development. The approved plans may be changed or modified pursuant to the minor change provisions of Section 17-13-0611 of the Chicago Zoning Ordinance.
12. Parkway trees and other landscaping shall be installed and maintained at all times in accordance with the Landscape Plan and the parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
13. It is in the public interest to design, construct and maintain the project in a manner which promotes, enables, and maximizes universal access throughout the Property. Plans for all new buildings on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities (MOPD) to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest

standard of accessibility. No approvals for any new building shall be granted pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance until the Director of MOPD has approved detailed construction drawings for each building.

14. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of energy resources. The Applicant shall make best and reasonable efforts to design, construct and maintain all buildings located in the Planned Development in a manner generally consistent with the Leadership in Energy and Environmental Design (L.E.E.D.) Green Building Rating. Applicant shall install and maintain a vegetative "green roof" in conformance with the Green Roof Plan attached hereto.
15. The terms, conditions and exhibits of this Planned Development ordinance may be modified administratively by the Commissioner of the Department of Housing and Economic Development upon the application for such a modification by the Applicant or its designee, after a determination is made by the Commissioner of the Department of Housing and Economic Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this Statement by the Commissioner of the Department of Housing and Economic Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.
16. Unless substantial construction of the improvements contemplated as part of this Planned Development have commenced within six (6) years following the adoption of this

Planned Development, and unless completion thereof is diligently pursued, then this Planned Development shall expire as it relates to the Property and the zoning of the Property shall automatically revert to the M1-1 Limited Manufacturing / Business Park District, M3-1 Heavy Industry District, and C3-1 Commercial, Manufacturing, and Employment District, respectively.

Applicant: Northeastern Illinois University
Address: 3400 N. Avondale Ave., 3355
N. Drake Ave., 3365 N. Drake
Ave., 3388 N. Avondale Ave.,
and 3434 W. Henderson St..
Date: April 11, 2012

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

Institutional Planned Development Number _____.

Bulk Regulations and Data Table.

Site Area:	144,885 s.f.
Total Building Area:	54,650 s.f.
Setbacks:	In substantial compliance with the Site Plan.
Building Height:	60 ft/3 stories
Parking Spaces:	200 parking spaces
Maximum Site Coverage:	In accordance with Site Plan.

**MINUTES OF THE MEETING OF THE
BOARD OF TRUSTEES OF
NORTHEASTERN ILLINOIS UNIVERSITY
CHICAGO, ILLINOIS**

February 9, 2012

The meeting of the Board of Trustees of Northeastern Illinois University was convened on Thursday, February 9, 2012, at 2:08 p.m., in the Golden Eagles room at Northeastern Illinois University, 5500 N. St. Louis Ave, Chicago, Illinois, 60625. Dr. Carlos Azcoitia, Chair of the Board, called the meeting to order.

Roll was called and the following trustees answered present:

Carlos Azcoitia, Chair; Bob Biggins, Omar Duque, Secretary; Barbara Fumo, Marvin Garcia, Jin Lee, Vice Chair; Jonathan Stein (arrived at 2:30 p.m.), Lakeesha Harris

Also present were the following:

Sharon Hahs, President; Tom Arkell, Legal Counsel; Mimi Crespo, Assistant Secretary; University Acting Provost, Vice Presidents, and Staff

Approval of Minutes and Chair's Amendment

Written Minutes of the meeting of November 10, 2011 and the Minutes of the Confidential Executive Session dated November 10, 2011 were prepared and submitted.

Chair's Announcements

Chair Azcoitia introduced Lakeesha Harris, the new Student Trustee. Ms. Harris will serve on the Board from February 1 to June 30, 2012. Lakeesha is a graduate student in Political Science and has received several honors and awards including the Department of English Exceptional Contribution in Poetry Award and the Lincoln Laureate Award. Lakeesha is currently the editor-in-chief of the NEIU Seeds Literary Arts Journal and a senior staff writer for the Independent Newspaper.

Tuition and Fees message - Given that our State funding for Fiscal Year 2013 is not assured, and that the University's fiscal obligations are not assured, the Board has decided to postpone consideration of Tuition and Fees for the April Board Meeting.

President's Announcements

President Hahs said a few words in honor of Michael Kelly, Dean of Students.

As we begin, our meeting, I want to take a moment and let you know about the losses of one of our University community members. The University was notified last Friday of the passing of Michael Kelly, Dean of Students. This news has greatly impacted us as a community and we are deeply saddened. We will always remember his great fondness for our students and the ways he positively impacted their lives. We would like to take this opportunity to express our condolences to all – family, friends, and colleagues – who were a part of his life. We are grateful for his many positive contributions to the University since 1999.

Given that we received this difficult news after the closing date to sign up for public comment, I have asked Chair Azcoitia, and he has agreed, to set aside the deadline for those who might wish to honor Dean Kelly. Since no requests were filed ahead of the deadline, we have time for up to five speakers in the public comment portion of today's meeting. The protocol will remain the same – each speaker will be afforded two minutes. If anyone wishes to speak,

please sign the list that Dwan Buetow has at her chair. Again, we welcome up to five speakers. Chair Azcoitia requested a moment of silence to remember Michael Kelly.

Introduction of employees

1. As the search for a new Provost continues, Dr. Vicki Roman- Lagunas is the Acting Provost and liaison for Academic Affairs. Dr. Roman-Lagunas is a long time member of the University family. She chaired the World Languages department and has held positions as the Associate Provost and Vice Provost.

2. Erika Krehbiel, Assistant Vice President for Institutional Advancement, introduced James Vondracek as the new Director of Major Gifts who will be working with the Institutional Advancement team to build a program of major giving at Northeastern. Mr. Vondracek has led successful major gift capital campaigns at the Chicago Shakespeare Theatre and Lutheran School of Theology at Chicago.

3. Dr. Roman- Lagunas made two introductions, (1) Dr. Marcelo Sztainberg is the new Acting Dean of the Graduate College. Dr. Sztainberg is Associate Professor and Chair of the Computer Science department; and (2) Dr. Larry Berlin is the new Director of International Programs. Dr. Berlin has been with the University for eleven years and is a professor of teaching English as a second language.

President's Report

The entire President's Report is incorporated herein by reference.

Action Item I. B. The El Centro Relocation Project

Board approval is requested for two separate items, (1) delegation to the President to approve certain project expenditures for timely project completion and (2) request for Board approval for the issuance of certificates of participation, series 2012.

(1) Motion for Action

Be it resolved that the Board of Trustees of Northeastern Illinois University, in order to facilitate the timely completion of the El Centro relocation project, delegates to the University President the authority to approve such expenditures and contracts directly related to the El Centro relocation project without prior Board approval and that the President will report to the Board on all such approved expenditures and contracts normally requiring Board approval at the next regularly scheduled meeting of the Board of Trustees. This does not relieve the University of compliance with the Illinois Procurement Code and all other applicable State of Illinois statutes and administrative rules which will be adhered to in all phases of the administration of these expenditures and contracts.

Trustee Duque confirmed with President Hahs, the University will follow all goals and requirements as outlined in the procurement policy of the Illinois Department of Central Management Services (CMS).

Chair Azcoitia expressed, the relocation project for El Centro is a much needed improvement for our students and faculty and the Board has the guarantee that it will be guided through all

the financial considerations.

Mr. Garcia, seconded by Ms. Harris, moved to approve the delegation to the President to approve certain project expenditures for timely project completion.

Roll was called and the vote was as follows:

Azcoitia	Yes	Duque	Yes	Garcia	Yes		
Biggins	Yes	Fumo	Yes	Lee	Yes	Harris	Yes

The motion carried.

Action Item I. B. The El Centro Project

(2) Motion for Action

Board approval is requested for the issuance of certificates of participation, series 2012. The nine items of the resolution included in the President's Report are partially listed here.

Be it resolved by the Board of Trustees of Northeastern Illinois University in regular meeting assembled that:

(1) It is hereby determined to be desirable that the Board of Trustees of Northeastern Illinois University (the "Board") authorize the execution and delivery of an Installment Purchase Contract, (2) The Board approves a competitive public sale of the Certificates, (3) U.S. Bank National Association, Chicago, Illinois, is hereby authorized to serve as Trustee, (4) Pursuant to the Board's existing contract, the firm of Chapman and Cutler LLP is hereby retained as Special Counsel to the Board, (5) Pursuant to the Board's existing contract, the firm of John S. Vincent & Company LLC is hereby retained as Financial Advisor, (6) The Board approves the preparation and distribution of a Preliminary Official Statement, Official Notice of Sale and Official Bid Form, (7) The Board approves the forms of the Installment Purchase Contract, Indenture of Trust, Acquisition Agreement and Continuing Disclosure Agreement, (8) The Board acknowledges that the Certificates will not be issued prior to complying with all necessary procedures, and (9) The members, officers, agents and employees of the Board are hereby authorized and directed to do all such acts and to execute all such documents as may be necessary to carry out and comply with the provisions of this resolution.

Ms. Fumo, seconded by Mr. Duque, moved to approve issuance of certificates of participation, series 2012.

Roll was called and the vote was as follows:

Azcoitia	Yes	Duque	Yes	Garcia	Yes		
Biggins	Yes	Fumo	Yes	Lee	Yes	Harris	Yes

The motion carried.

Action Item I. C. Adoption of Regulation on Firearms on Campus

At its November 2011 meeting, the Board of Trustees received a report that proposed an

amendment to the Board of Trustees Regulations regarding the carrying of firearms on any Northeastern Illinois University campus. The proposal would add a section to the Board Regulations to establish a firearms-free campus with very limited exceptions. Having been presented to the Board at its November 2011 meeting, the amendment is presented to the Board at the February 9, 2012 meeting for approval.

Mr. Garcia, seconded by Mr. Duque, moved to approve the **Adoption of Regulation on Firearms on Campus.**

Roll was called and the vote was as follows:

Azcoitia	Yes	Duque	Yes	Garcia	Yes		
Biggins	Yes	Fumo	Yes	Lee	Yes	Harris	Yes

The motion carried.

Action Item I. D. Labor Agreement - Metropolitan Alliance of Police, NEIU Chapter No. 630

The University and the Metropolitan Alliance of Police (MAP), NEIU Chapter 630, reached a tentative contract agreement on January 4, 2012. The University was notified the same day that the agreement was ratified by the union members. MAP represents approximately 15 University Police Officers. The ratified agreement covers both language and wages with a term of four years, expiring June 30, 2014.

Chair Azcoitia asked if this concludes the University's outstanding collective bargaining unit agreements. President Hahs answered, that yes this is the last labor agreement of the five bargaining units at the University.

Mr. Duque, seconded by Mr. Garcia, moved to approve the **Labor Agreement - Metropolitan Alliance of Police, NEIU Chapter No. 630.**

Roll was called and the vote was as follows:

Azcoitia	Yes	Duque	Yes	Garcia	Yes		
Biggins	Yes	Fumo	Yes	Lee	Yes	Harris	Yes

The motion carried.

Information Items

Trustee Lee complimented the University for creating two new appeals, the NEIU Leader Fund and the NEIU Community Appeal, and asked about the target audience and if there is room to grow. President Hahs explained, the appeals target alumni and employees, approximately 1200 full-time faculty and staff. It is a new initiative to ask the University community to give; some members give one-time donations and others through payroll deductions. The fundraising handout shows a 17.49% increase overall from \$521,662 in

January 2011 to \$612,938 in January 2012.

Board Committee Reports

Executive – The Firearms amendment was explained and voted on by the Board.

Academic and Student Affairs – Trustee Garcia asked President Hahs to address the four points raised during committee.

1. Graduation Rates – Rates continue to increase. The IPEDS rate of 23.1% is only one way to measure. The University is looking at other measures. More extensive reports will be provided to the Board.
2. Provost Search – The University continues its national search for a new Provost.
3. Student Affairs Workplan – Vice President Ross will provide a report at the next Board meeting on the plan and vision for Student Affairs area.
4. Financial Aid Letter – The University is seeking additional help with a consultant and the U.S. Department of Education to assist with these matters.

Trustee Lee highlighted the importance of international students at Northeastern and asked for a report on the international student population at the University. Attracting international students to the University is helpful in many ways, for example, it can increase enrollment, fundraising, and marketing efforts. Nationwide other universities have been aggressively investing in international students.

Trustee Harris reiterated her point concerning retention rates of African American students. As the University allocates funds for resources, it should take a good look at the 9.5% African American student population and try to increase enrollment and graduation rates.

Buildings and Grounds – Trustee Duque gave the Construction Update as follows:

Bernard Brommel Hall Science Lab Renovations: Planning is progressing on the remodeling of two significant laboratories in Brommel Hall. This summer the Organic Chemistry Lab, the Human Anatomy Lab, and associated auxiliary spaces will be renovated. The goal is to develop state-of-the-art facilities for instruction and research training to promote undergraduate research experiences.

The design work for both projects is complete and construction is currently being competitively bid. At the April meeting, the Board will be asked to approve the construction expenditures. The Human Anatomy Lab renovation is being funded from a federal HSI Title V grant to prepare Hispanic and low-income students for careers in biomedical and environmental sciences. The Organic Chemistry Lab renovation is being funded from student fees.

Marketing Department Move: Due to on campus space constraints, office space has been leased from WTTW to house the University's Marketing Department. Staff will be moving to WTTW in late February.

Bernard Brommel Hall Asbestos Abatement: During the holiday break, the completion of asbestos abatement in the BBH corridors was completed. All floors in BBH now have had their corridors abated and retiled. The second floor corridors will be painted over Spring break.

Finance –Trustee Duque represented the committee and explained that the two financial action items have been discussed and voted upon.

Legal Counsel Report

Mr. Arkell explained to the Board that the Legal Counsel Report was distributed and he would answer any questions in executive session.

Old Business

No report at this time.

New Business/Announcements

Trustee Lee thanked President Hahs, the Linguistics Department and International Programs for the wonderful experience and great job in hosting student teachers from Korea. Elementary, Middle, and High School teachers from Korea were given lessons in education, linguistics, and English as a second language. President Hahs hosted a welcome reception in her home and students and professors from the Linguistics Department volunteered their time and shared their experiences with language and culture.

Trustee Duque thanked the University for hosting BizFest Youth Entrepreneurship program on January 14-16, 2012. This innovative entrepreneurship program teaches Hispanic high school juniors and seniors how to successfully turn their hobbies into profitable business ventures, giving them firsthand exposure to business planning and development. BizFest Chicago was co-hosted by the Illinois Hispanic Chamber of Commerce and the United States Hispanic Chamber of Commerce.

Chair Azcoitia announced the following upcoming events:

1. Black Heritage Awards Ceremony – Friday, February 24, 5:30 - 10:00 p.m. in Alumni Hall. Chair Azcoitia has volunteered to bring greetings and Trustees Garcia and Lee will attend.
2. Student Awards, Tuesday, April 17, 3:00 - 4:30 p.m. in Alumni Hall.
3. Academic Honors, Tuesday, April 24, 5:00 – 6:30 p.m. in Alumni Hall.
4. May Commencement – Saturday, May 5, 10:00 a.m. – 2:00 p.m. on University Commons.
5. Retiree Reception, Tuesday, June 19, 4:00 – 6:00 p.m. in Alumni Hall.

Opportunity for Public Comment in Accordance with Public Act 91-0715

Chair Azcoitia announced, we now come to the Opportunity for Public Comment section of the Agenda. As President Hahs mentioned, we will open the floor to those who wish to speak in memory of Dean Kelly.

Time is limited to 2 minutes. To assist us, the Board Secretary, Mimi Crespo will announce when 30 seconds remain and when time is up.

1. Dr. Nanette Potee, Associate Professor, Communication, Media and Theatre addressed the Board. Dr. Potee expressed her thoughts on the reasons why Dean Kelly committed suicide.

2. Janean Watkins, Student and Editor-in-Chief of the Independent Newspaper, addressed the Board. Ms. Watkins asked the Board and Administration to disclose details surrounding the dismissal of Dean Kelly and to explain how the elimination of the Dean of Students will affect students.

Chair Azcoitia thanked the public for their comments.

(Mr. Kenneth Flammang, who called himself a taxpayer, abruptly approached the Board and demanded that he be allowed to speak on other matters (pensions and litigation) not related to Dean Kelly. Chair Azcoitia asked Mr. Flammang to follow Public Comment procedures and to bring his concerns to the next Board meeting.

Convene in Executive Session

At 2:50 p.m., Mr. Lee, seconded by Mr. Stein, moved to convene in executive session to consider: 1) Discussion of minutes of meetings lawfully closed under this Act, as permitted by Section 2. (c) (21), and 2) The purchase or lease of real property as permitted by Section 2. (c) (5) of the open meetings Act.

Roll was called and the vote was as follows:

Azcoitia	Yes	Duque	Yes	Garcia	Yes	Stein	Yes
Biggins	Yes	Fumo	Yes	Lee	Yes	Harris	Yes

The motion carried.

Reconvene in Open Session

At 4:55 p.m., Mr. Lee, seconded by Mr. Stein, moved to reconvene in open session.

Roll was called and the vote was as follows:

Azcoitia	Yes	Fumo	Yes	Lee	Yes		
Biggins	Yes	Garcia	Yes	Stein	Yes	Harris	Yes

The motion carried.

Ms. Fumo, seconded by Mr. Stein, moved to send the letter of support for the University Center of Lake County.

Roll was called and the vote was as follows:

Azcoitia	Yes	Fumo	Yes	Lee	Yes		
Biggins	Yes	Garcia	Yes	Stein	Yes	Harris	Yes

The motion carried.

Mr. Biggins, seconded by Mr. Garcia, moved that the confidential written minutes of the executive session dated February 10, 2011, no longer require confidential treatment and are available for public inspection.

Roll was called and the vote was as follows:

Azcoitia	Yes	Fumo	Yes	Lee	Yes		
Biggins	Yes	Garcia	Yes	Stein	Yes	Harris	Yes

The motion carried.

Mr. Garcia, seconded by Mr. Stein, moved to approve the destruction of verbatim records for the meeting held on June 10, 2010 as follows:

Whereas, 5 ILCS 120/2.06(a) requires public bodies to keep verbatim records of all closed meetings in the form of a video or audio recording; and
Whereas, 5 ILCS 120/2.06(c) provides that these verbatim records may be destroyed after eighteen (18) months but only after: 1) the public body approves destruction of a particular recording; and 2) the public body approves Minutes of the closed meeting that meet the written requirements applicable to open meetings; and Whereas, the Board of Trustees has reviewed written Minutes of the closed meetings held on June 10, 2010 and those written Minutes meet the written minutes requirements; and Whereas, the Board of Trustees believes that the destruction of the verbatim records is appropriate: Therefore, be it resolved that the Board of Trustees of Northeastern Illinois University approves 1) the written Minutes of the closed meetings held on June 10, 2010 2) the destruction of the verbatim records of the closed meetings held on June 10, 2010 and, 3) directs the Assistant Secretary of the Board of Trustees to destroy said verbatim records.

Roll was called and the vote was as follows:

Azcoitia	Yes	Fumo	Yes	Lee	Yes		
Biggins	Yes	Garcia	Yes	Stein	Yes	Harris	Yes

The motion carried.

Adjourn

At 4:58 p.m., the Board unanimously agreed to adjourn.

*These are True & Accurate
Copies. M. Crespo*

Carlos Azcoitia, Chair and Mimi Crespo, Assistant Secretary

NORTHEASTERN ILLINOIS UNIVERSITY EL CENTRO CAMPUS

03.21.2012 ISSUE FOR ZONING INTAKE REVIEW

04.09.2012 ISSUE FOR ZONING REVIEW



TABLE OF CONTENTS

GENERAL BUILDING REQUIREMENTS

ZONING MAP

LAND USE MAP

PLANNED DEVELOPMENT BOUNDARY & PROPERTY LINE MAP

SITE PLAN

LANDSCAPE PLAN

PEDESTRIAN AND TRAFFIC CIRCULATION DIAGRAM

PEDESTRIAN APPROACH

FIRST FLOOR PLAN

SECOND FLOOR PLAN

THIRD FLOOR PLAN

GREEN ROOF PLAN

SOUTH BUILDING ELEVATION

NORTH BUILDING ELEVATION

EAST & WEST BUILDING ELEVATION

PERSPECTIVE VIEW

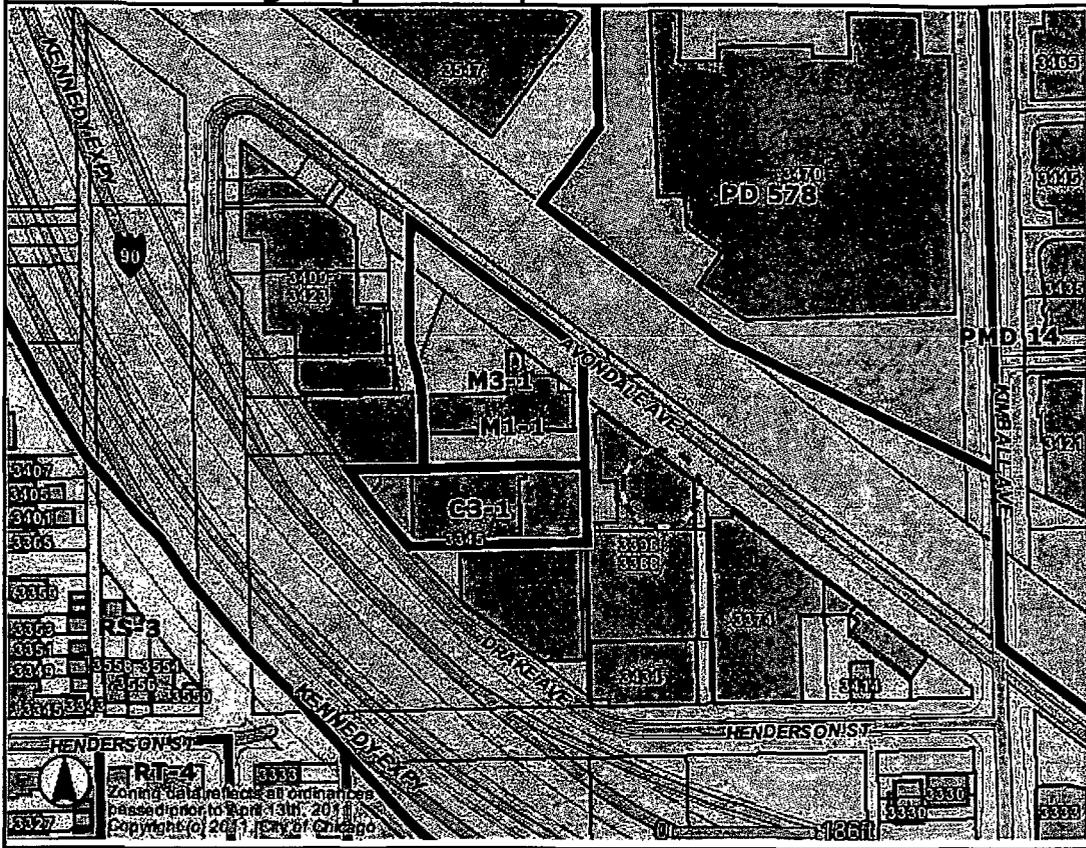
EYE-LEVEL VIEW FROM SOUTH

PERSPECTIVE VIEW FROM NORTH

GENERAL BUILDING REQUIREMENTS per Chicago Zoning Ordinance (CZO) and Chicago Building Code (CBC) 2010 Edition							
SCOPE OF WORK: The project consist of a 54,650 sf new construction building located at the intersection of W Henderson Street and N Avondale Avenue. Additionally the project boards along the Kennedy expressway and Drake Avenue. The project will involve surface parking to the east and 3 story facility containing classrooms, faculty offices, lecture rooms, community space, and a small library.							
ITEM	ISSUE	CHAPTER/ARTICLE	Ordinance Requirement	Actual	Location / Sheet No.	Testing Agency	Remarks
PART 1 - ZONING REQUIREMENTS							
1.01	Zoning District						
1.02	Lot Area			144,885 sf			
1.03	Total Building Area			54,650 sf			
1.04	Building Height - No. of Floors			60 ft / 3 Stories			
1.05	Parking Requirements			200 spaces			7 Handicap
PART 2 - BUILDING REQUIREMENTS							
2.01	Occupancy Classification(s)	3 (13-56-120)		C-3 / Type II School			
2.02	Height and Area Limitations	5 (13-48)					
	a) Height Limit	5 (13-58-30)	130 ft / 10 Stories	60 ft / 3 Stories			
	b) Area Limit	5 (13-58-80)	Not Limited	Total = 54,650 sf			
	c) Exceptions to Area Limitations	5 (13-58-90)	N/A	N/A			Not Applicable
2.03	Types of Construction	6 (13-60)	Type I-B, Fire Resistive	Type I-B, Fire Resistive			
2.04	Mixed Occupancy Separations	3 (13-56-280)	N/A	N/A			Not Applicable
2.05	Req. Hours of Fire Resistance	6 (13-60-100)					
	Exterior Bearing Walls	Table 6 (13-60-100)	2 Hr	2Hr			Per Table 6(13-60-100) (d)(2)
	Exterior - Nonbearing Walls (Outside Exposure)	Table 6 (13-60-100)	1 HR	1 HR			Per Table 6(13-60-100) (d)(3)
	Exterior - Nonbearing Walls (Inside Exposure)	Table 6 (13-60-100)	2 HR	2 HR			
	Interior Bearing Walls	Table 6 (13-60-100)	3 HR	3 HR			
	Exterior Columns	Table 6 (13-60-100)	3 HR	0 HR			Per Table 6(13-60-100) (p)
	Columns Supporting Roofs Only	Table 6 (13-60-100)	2 HR	0 HR			Per Table 6(13-60-100) (p)
	Other columns	Table 6 (13-60-100)	3 HR	3 HR			
	Beams	Table 6 (13-60-100)	2 HR	2 HR			
	Beams Support Roofs Only	Table 6 (13-60-100)	2 HR	0 HR			Per Table 6(13-60-100) (p)
	Floor Construction	Table 6 (13-60-100)	2 HR	2 HR			
	Roof Construction	Table 6 (13-60-100)	2 HR	0 HR			Per Table 6(13-60-100) (p)
2.12	Fire Protection Equipment	9 (15-16)					
	a) Part 1: Sprinkler Systems	9 (15-16-010)					Building is fully sprinklered
	b) Part 1: Special Requirements	9 (15-16-030)	N/A				
	c) Part 2: Standpipe Systems	9 (15-16-090)	N/A				
	d) Part 3: Fire Alarm Systems	9 (15-16-110)	Class 1	Class 1			Synchronize all visual alarm strobes to flash simultaneously with audible sound alarm
	e) Part 3: Automatic Fire Detectors	9 (15-16-140)	Smoke Detectors	Smoke Detectors			Smoke Detectors required in stairwell doors; intervals not less than 30 feet in corridors electrical rooms

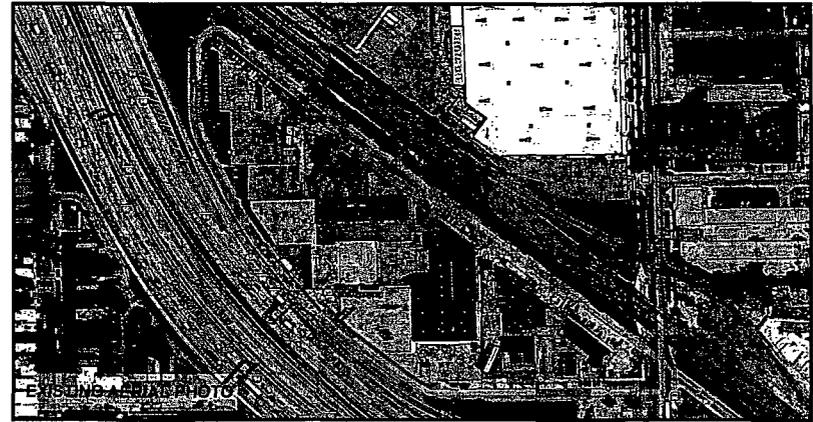
Zoning Map

Created on: 4/5/2012 9:45 A.M.



Address
3388 N AVONDALE AVE

Zoning	Historic Preservation	Lakefront
Business	CHICAGO LANDMARKS	Pedestrian Streets
Commercial	Chicago Landmarks	Buildings
Manufacturing	Landmark Districts	Parcels
Residential	Chicago Historic Resources Survey - Buildings subject to Demolition-Delay Ordinance	Streets
Planned Development	Red	Curbs
Planned Manufacturing	Orange	Forest Preserve
Downtown Core	Water	City Boundary
Downtown Service	Cemetery	
Downtown Mixed	Municipalities	
Downtown Residential		
Transportation		
Parks & Open Space		
Zoning Boundaries		

Industrial Corridor – Kennedy

Land Use

Legend

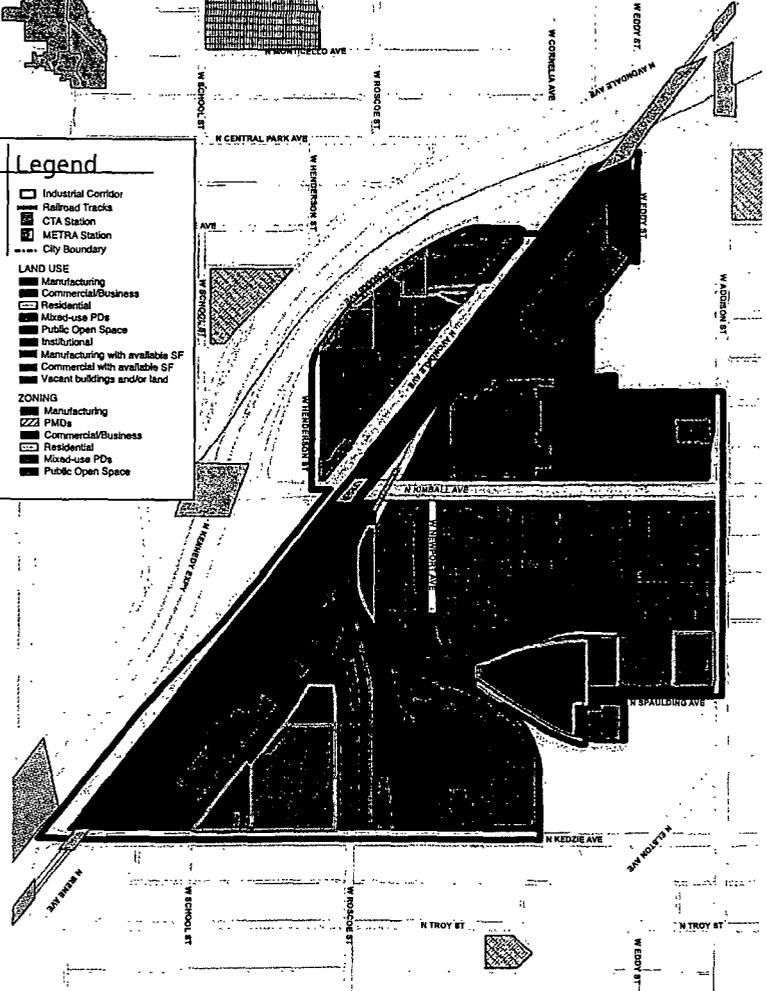
- Industrial Corridor
- Railroad Tracks
- CTA Station
- METRA Station
- City Boundary

LAND USE

- Manufacturing
- Commercial/Business
- Residential
- Mixed-use PDs
- Public Open Space
- Institutional
- Manufacturing with available SF
- Commercial with available SF
- Vacant buildings and/or land

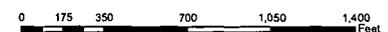
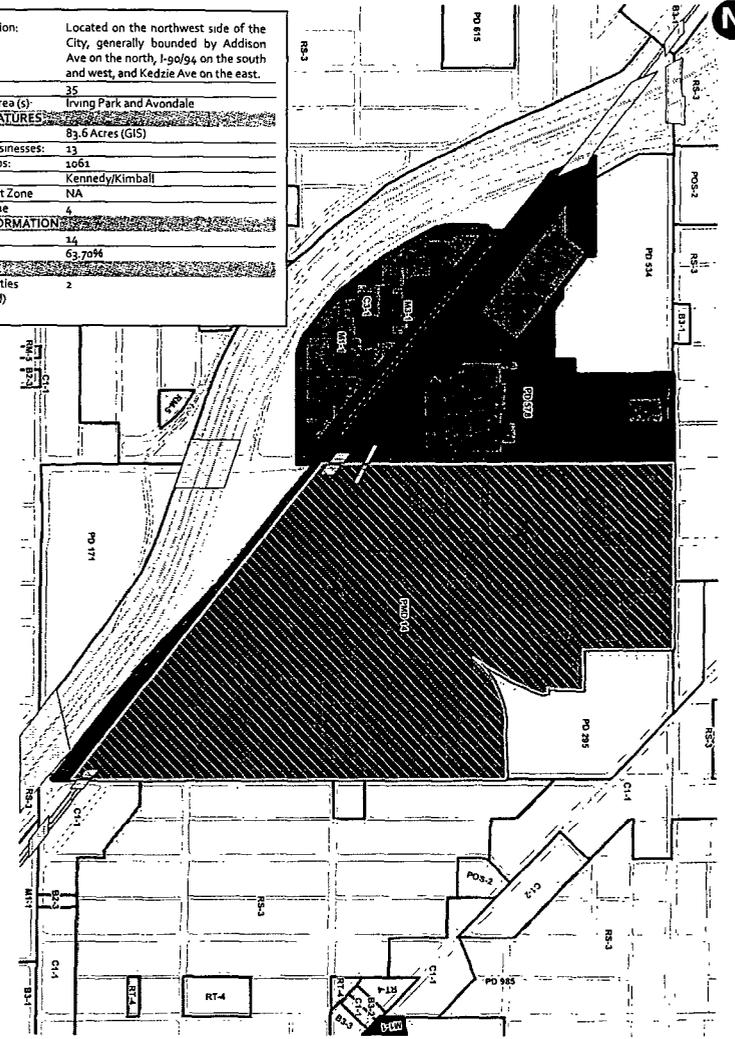
ZONING

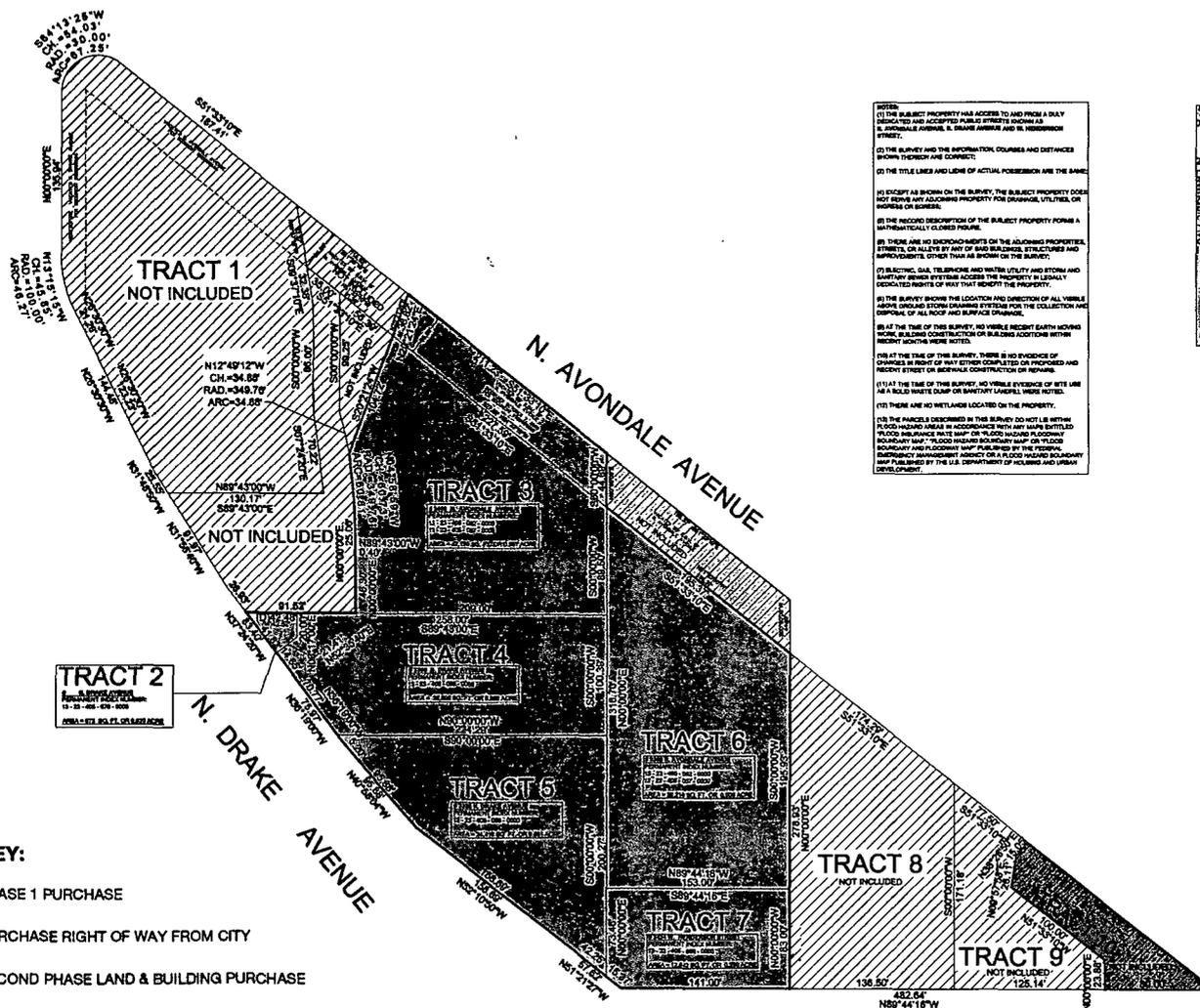
- Manufacturing
- PMDs
- Commercial/Business
- Residential
- Mixed-use PDs
- Public Open Space



Existing Zoning

General Location:	Located on the northwest side of the City, generally bounded by Addison Ave on the north, I-90/94 on the south and west, and Kedzie Ave on the east.
Ward(s):	35
Community Area (s):	Irving Park and Avondale
EXISTING FEATURES:	
Size:	83.6 Acres (GIS)
Number of Businesses:	13
Number of Jobs:	1061
TIF Districts:	Kennedy/Kimball
Empowerment Zone:	NA
Enterprise Zone:	4
ZONING INFORMATION:	
PMD:	24
94 in PMD:	63 to 94
REAL ESTATE:	
Vacant properties (including land):	2



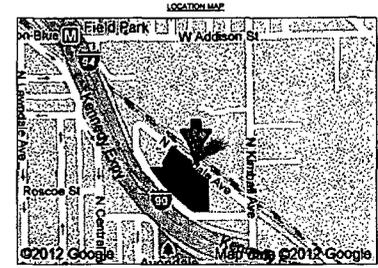


TRACT 2
 15-21-44-101-102
 15-21-44-103-104

- KEY:**
- PHASE 1 PURCHASE
 - PURCHASE RIGHT OF WAY FROM CITY
 - SECOND PHASE LAND & BUILDING PURCHASE

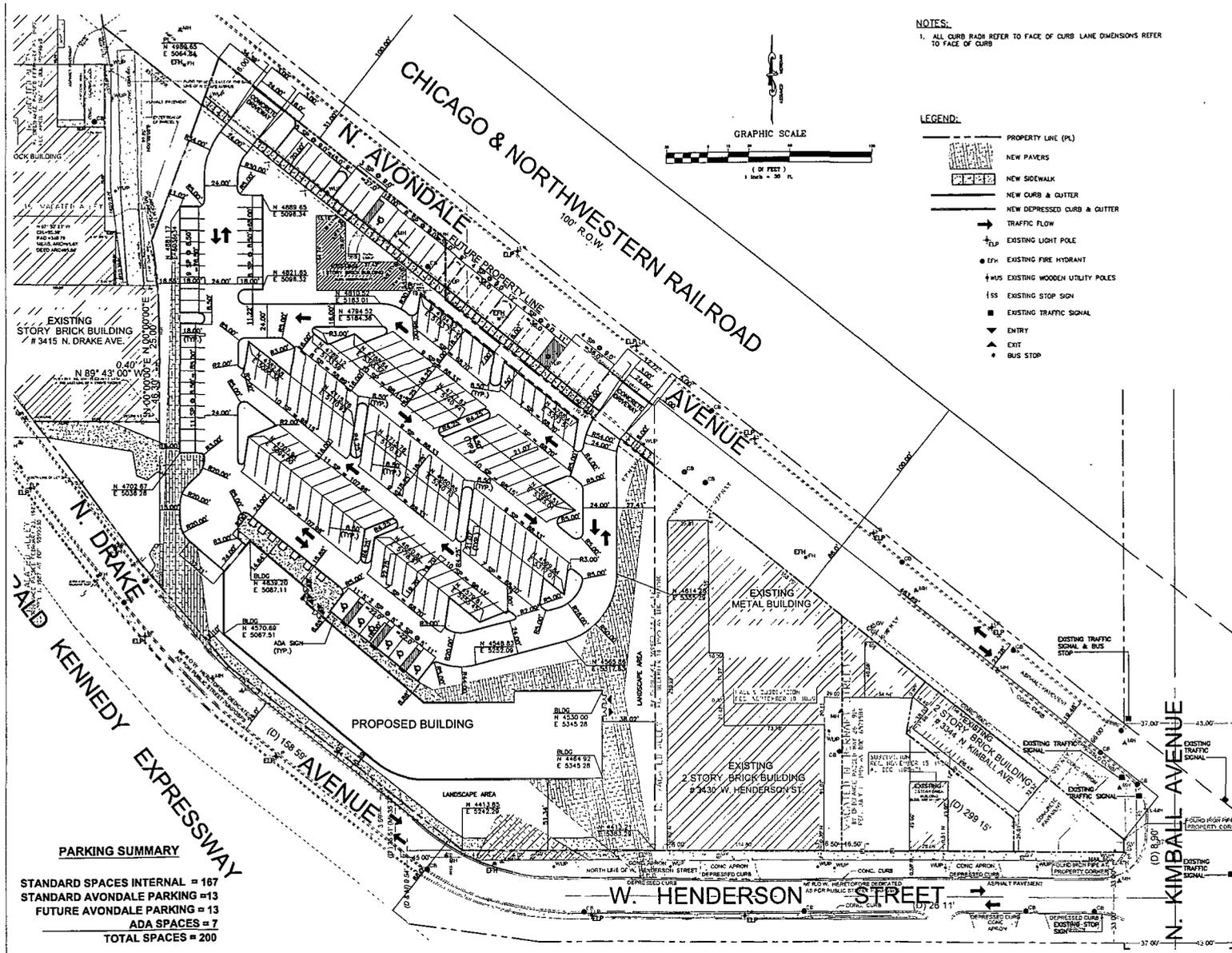
NOTES

- (1) THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DESIGNATED AND ACCEPTED PUBLIC STREET KNOWN AS S. JACOBSON AVENUE, S. DRAKE AVENUE AND S. HENDERSON STREET.
- (2) THE SURVEY HAS THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT.
- (3) THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME.
- (4) EXCEPT AS SHOWN ON THE SURVEY, THE SUBJECT PROPERTY DOES NOT BOUND ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR WORKS OF IMPROVEMENT.
- (5) THE INDEED DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED POLYGON.
- (6) THERE ARE NO ENCUMBRANCES ON THE ADJOINING PROPERTIES, STREETS, OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES AND IMPROVEMENTS OTHER THAN AS SHOWN ON THE SURVEY.
- (7) COLLECTING, GAS, TELEPHONE AND WATER UTILITY AND STORM AND SANITARY SEWER SYSTEMS ACCESS THE PROPERTY IN LEGALLY DESIGNATED RIGHTS OF WAY THAT BENEFIT THE PROPERTY.
- (8) THE SURVEY SHOWS THE LOCATION AND DIRECTION OF ALL VISIBLE ADJACENT STORM DRAINAGE SYSTEMS FOR THE COLLECTION AND DISPOSAL OF ALL ROOF AND SURFACE DRAINAGE.
- (9) AT THE TIME OF THIS SURVEY, NO VISIBLE RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS WERE NOTED.
- (10) AT THE TIME OF THIS SURVEY, THERE IS NO EVIDENCE OF CHANGES IN FRONT OF ANY STRUCTURE OR PROPOSED AND RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- (11) AT THE TIME OF THIS SURVEY, NO TRAIL EVIDENCE OF SITE USE AS A SOLID WASTE DUMP OR SANITARY LANDFILL WERE NOTED.
- (12) THERE ARE NO WETLANDS LOCATED ON THE PROPERTY.
- (13) THE PARCELS DESCRIBED IN THIS SURVEY DO NOT LIE WITHIN FLOOD HAZARD AREAS AS ACCORDANCE WITH ANY MAPS ENTITLED "FLOOD INSURANCE RATE MAP" OR "FLOOD HAZARD FLOODPLAIN BOUNDARY MAP" "FLOOD INSURANCE BOUNDARY MAP" OR "FLOOD BOUNDARY AND FLOODPLAIN MAP" PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OR A FLOOD HAZARD BOUNDARY MAP PUBLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.



FLOOD HAZARD
 THE SUBJECT PROPERTY IS NOT IN A FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AS SHOWN ON FLOOD INSURANCE MAP FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN.
 FLOOD HAZARD BOUNDARY FROM "FLOOD BOUNDARY AND FLOODPLAIN MAP" PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OR A FLOOD HAZARD BOUNDARY MAP PUBLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

TOTAL AREA = 144,897 SQ. FT. OR 3.229 ACRES



PARKING SUMMARY

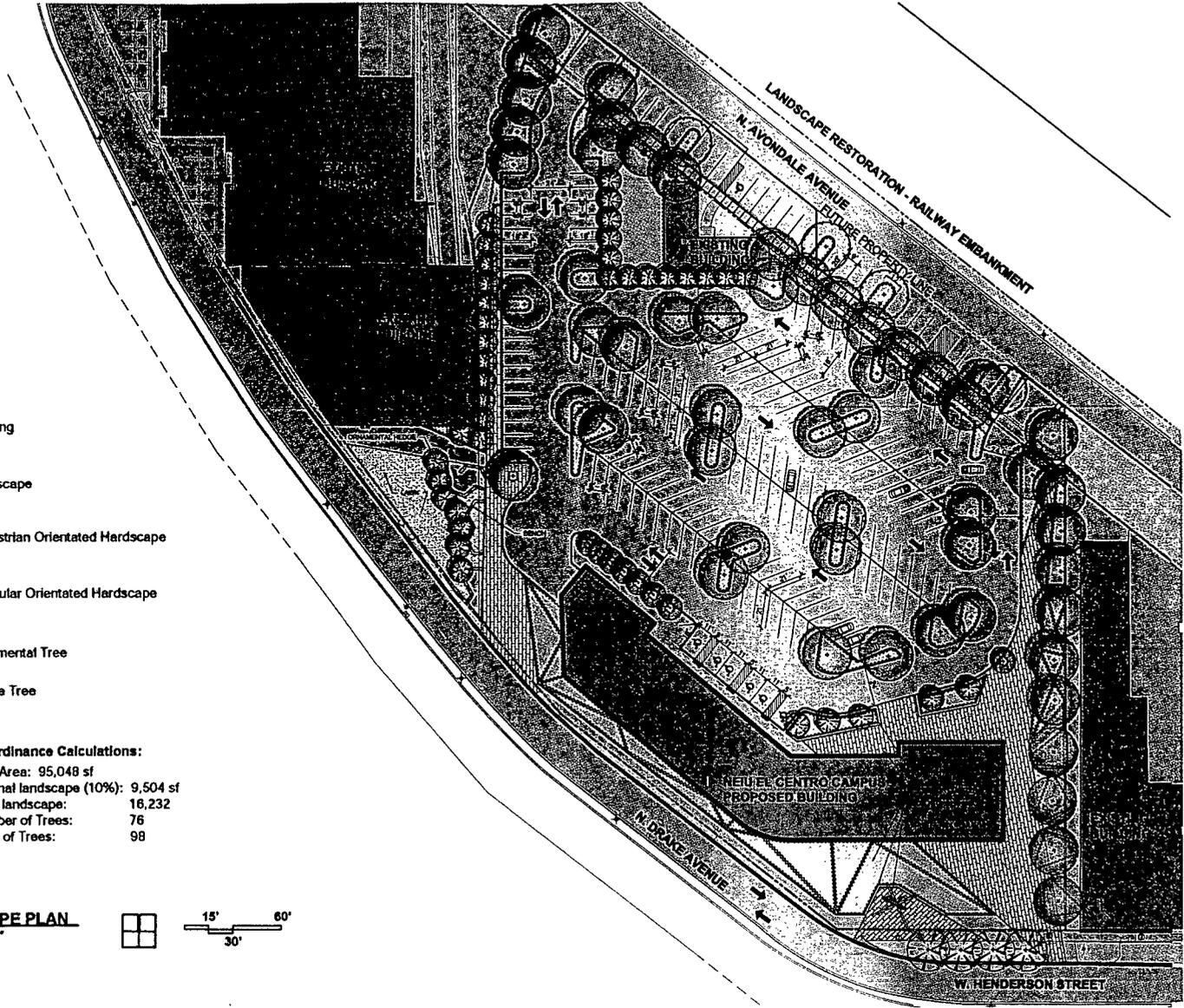
STANDARD SPACES INTERNAL = 167
 STANDARD AVONDALE PARKING = 13
 FUTURE AVONDALE PARKING = 13
 ADA SPACES = 7
 TOTAL SPACES = 200

NOTES:

1. ALL CURB RADI REFER TO FACE OF CURB LANE DIMENSIONS REFER TO FACE OF CURB

LEGEND:

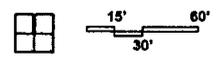
- PROPERTY LINE (PL)
- [Pattern] NEW PAVERS
- [Pattern] NEW SIDEWALK
- NEW CURB & CUTTER
- NEW DEPRESSED CURB & CUTTER
- TRAFFIC FLOW
- ⊕ EXISTING LIGHT POLE
- EFH EXISTING FIRE HYDRANT
- ⊕ WUS EXISTING WOODEN UTILITY POLES
- ⊕ SS EXISTING STOP SIGN
- ⊕ EXISTING TRAFFIC SIGNAL
- ▲ ENTRY
- ▼ EXIT
- ⊕ BUS STOP

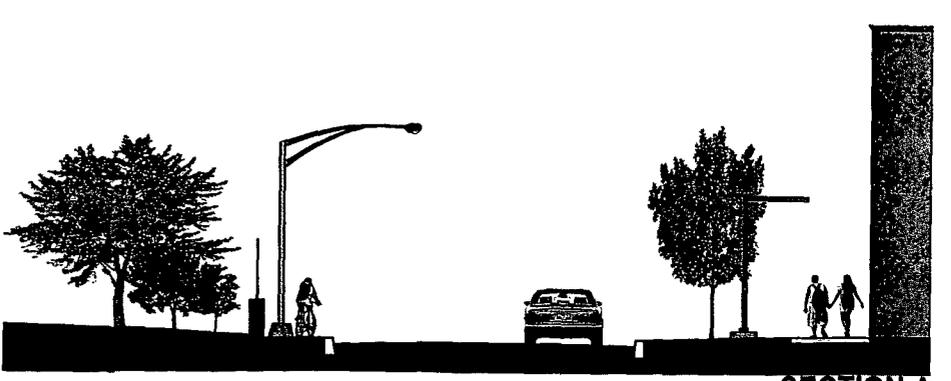
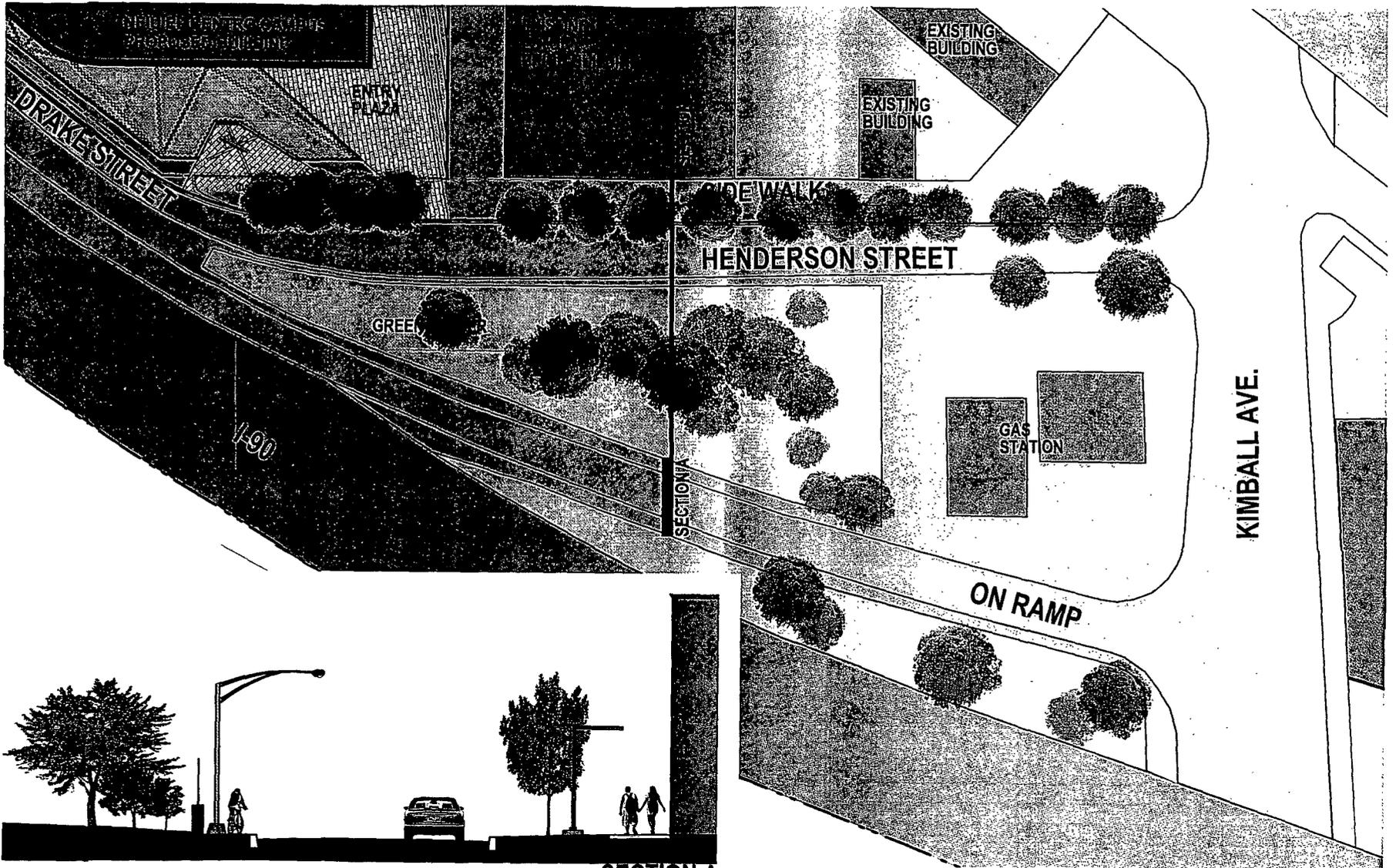


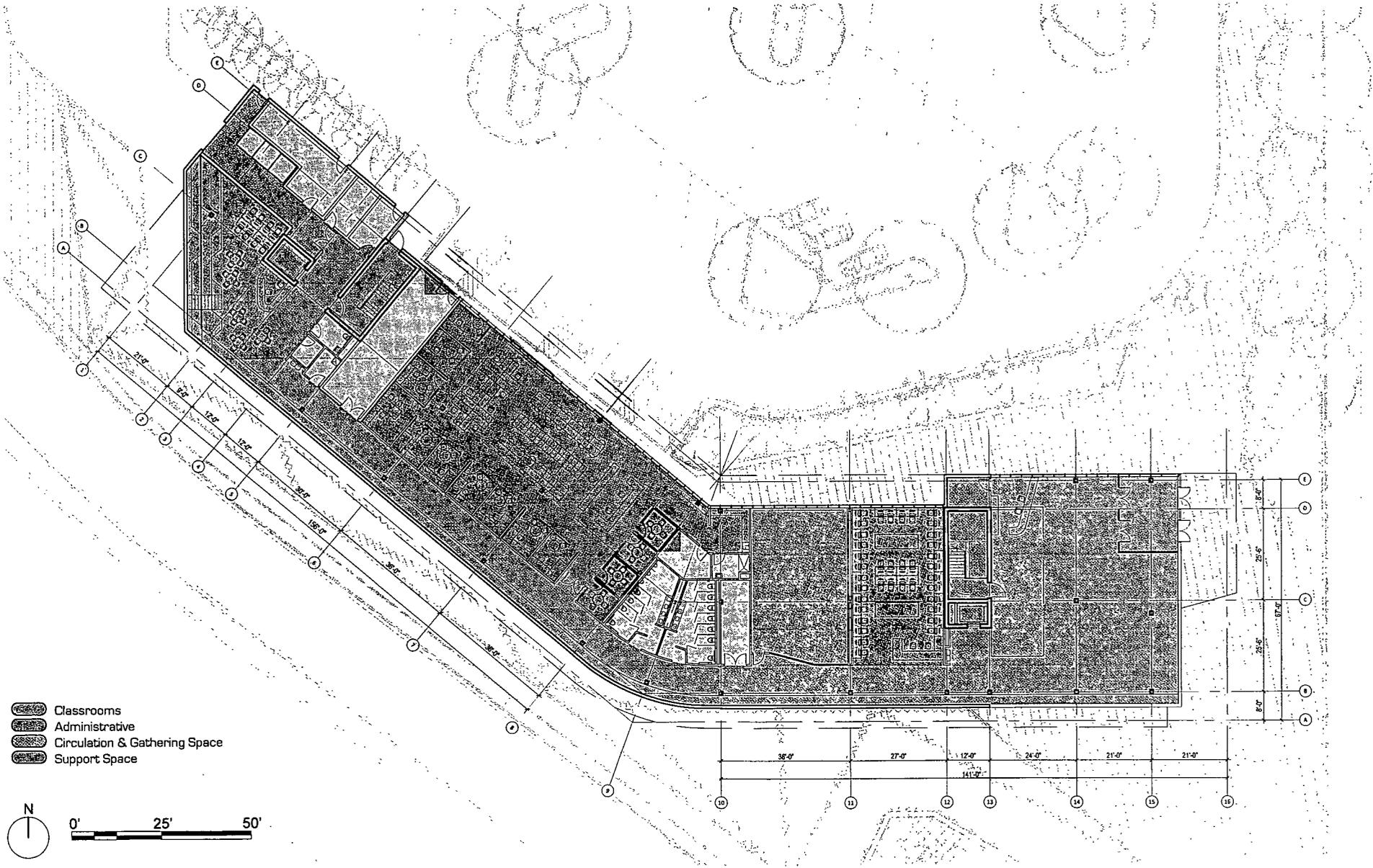
- Legend**
-  Building
 -  Landscape
 -  Pedestrian Orientated Hardscape
 -  Vehicular Orientated Hardscape
 -  Ornamental Tree
 -  Shade Tree

Landscape Ordinance Calculations:
 Vehicular Use Area: 95,048 sf
 Required internal landscape (10%): 9,504 sf
 Actual internal landscape: 16,232
 Required number of Trees: 76
 Actual number of Trees: 98

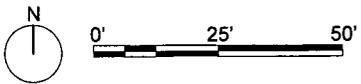
LANDSCAPE PLAN
 SCALE: 1"=60'-0"



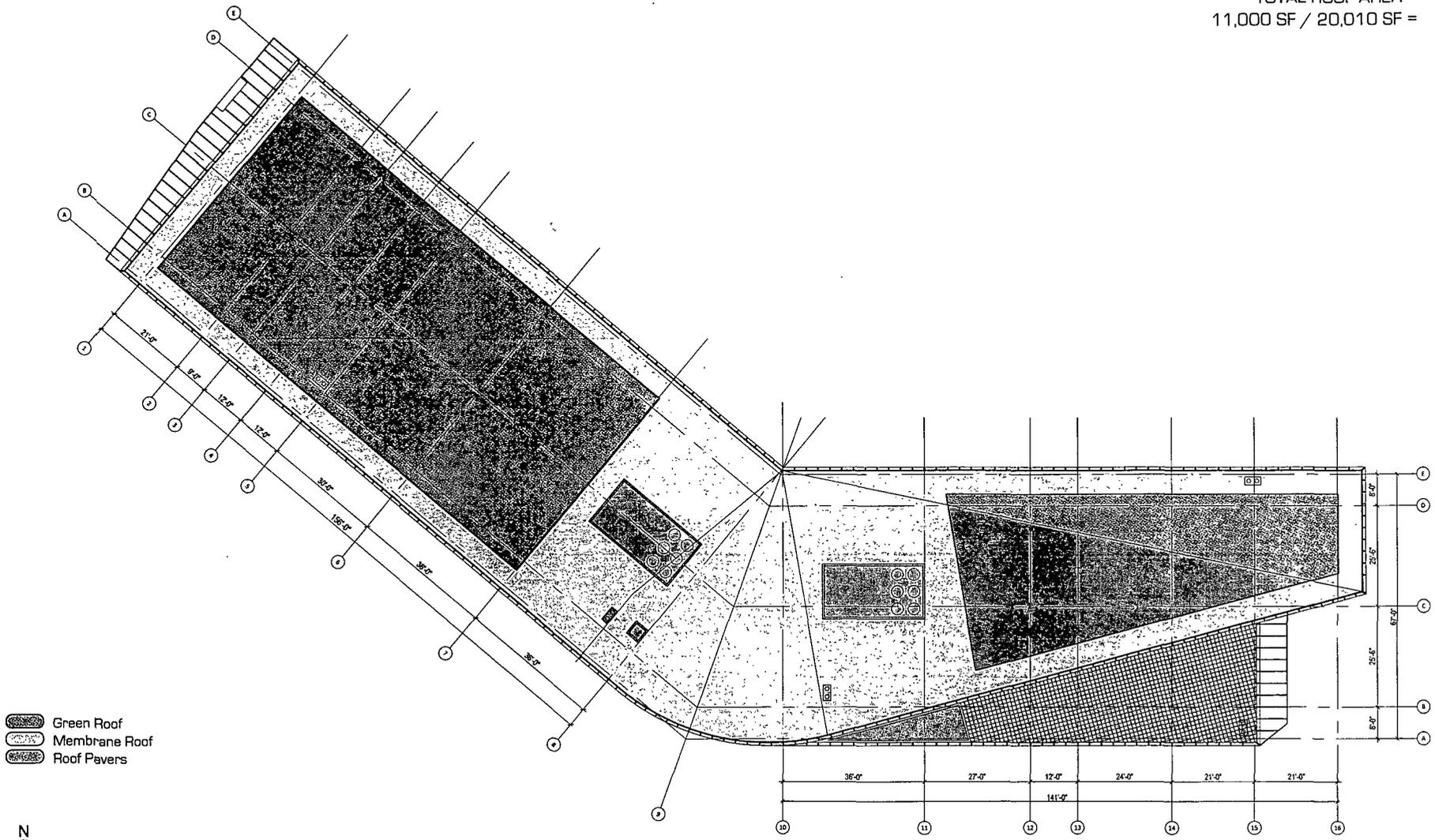


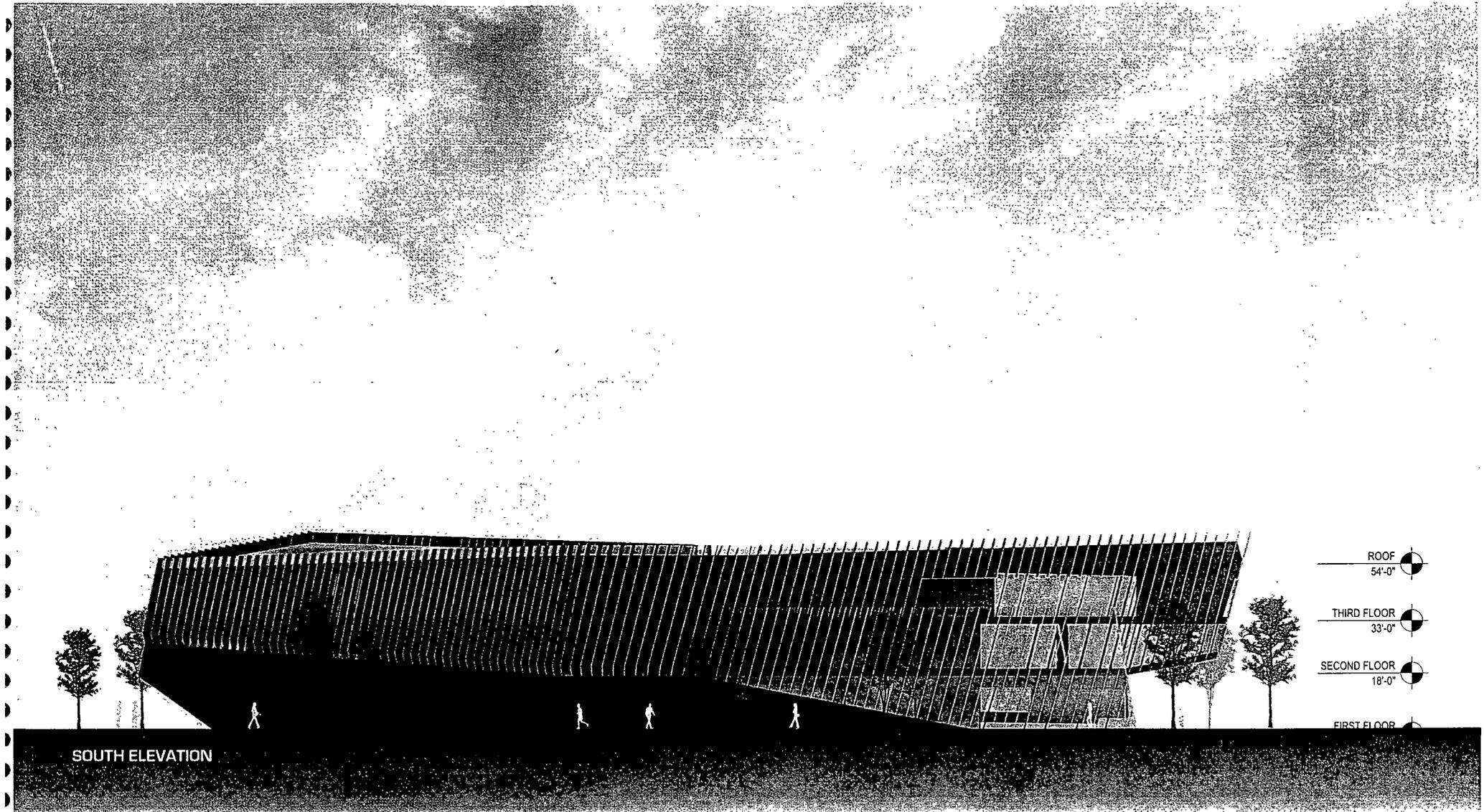


-  Classrooms
-  Administrative
-  Circulation & Gathering Space
-  Support Space



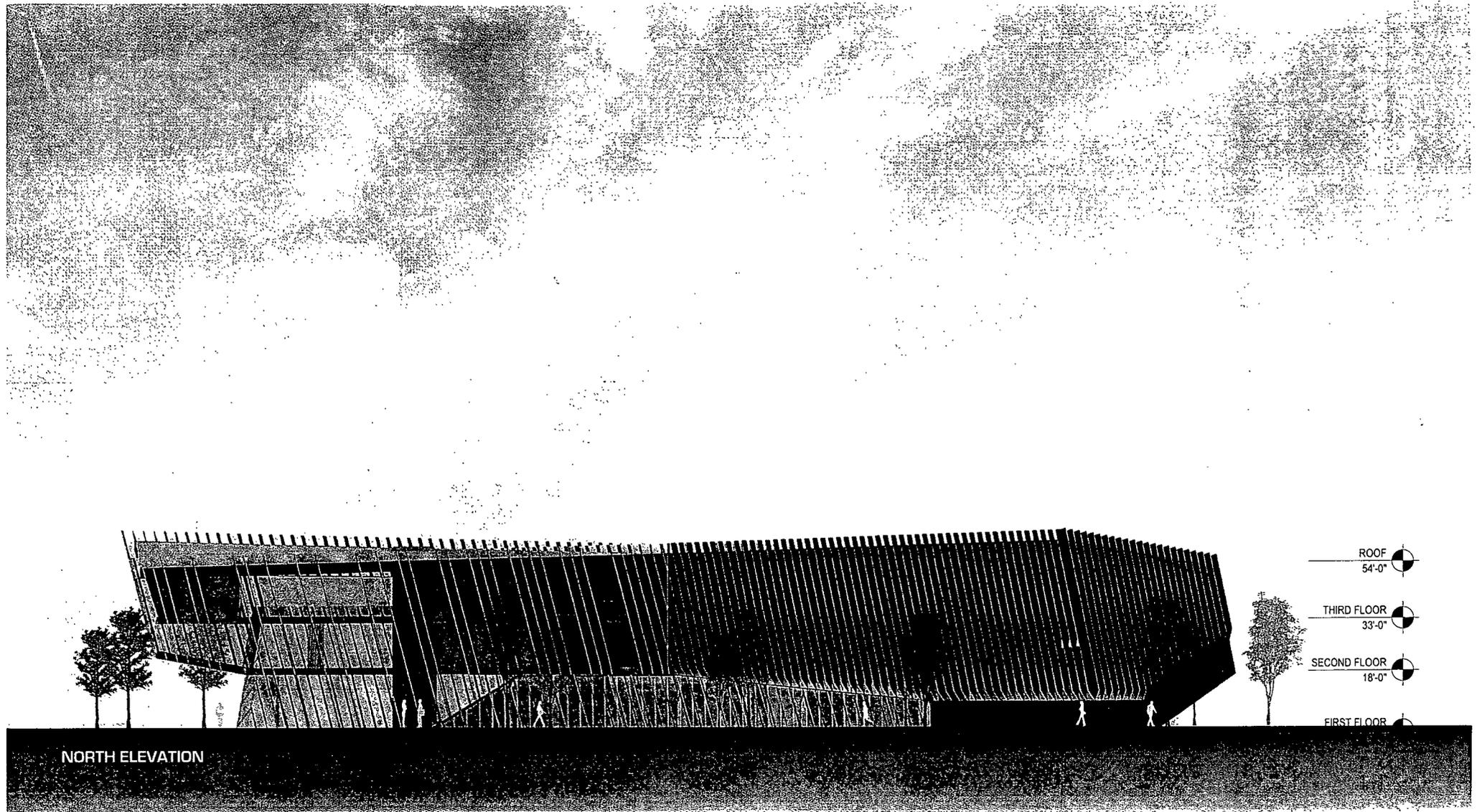
TOTAL GREEN ROOF AREA = 11,000 SF
 TOTAL ROOF AREA = 20,010 SF
 11,000 SF / 20,010 SF = > 50%





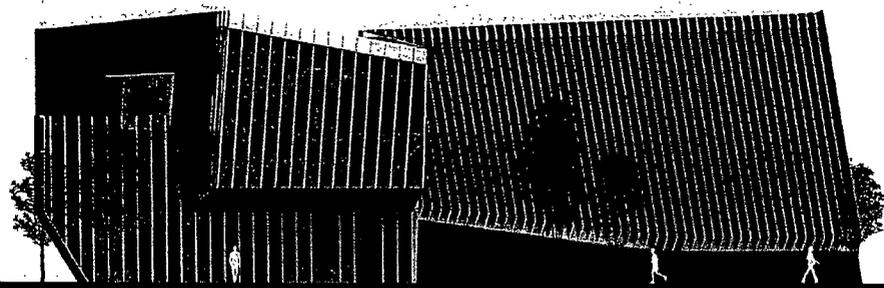
SOUTH ELEVATION

- ROOF
54'-0"
- THIRD FLOOR
33'-0"
- SECOND FLOOR
18'-0"
- FIRST FLOOR

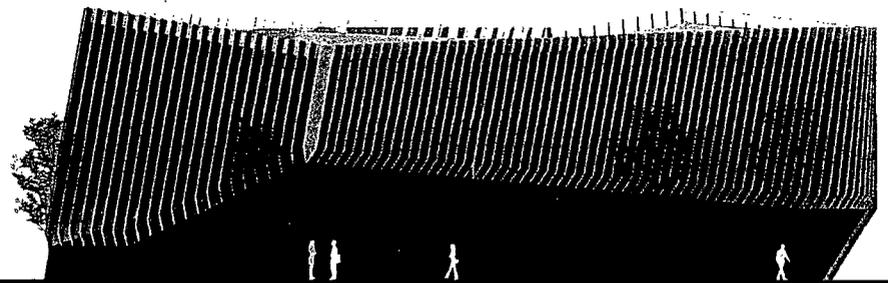
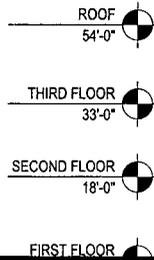


NORTH ELEVATION

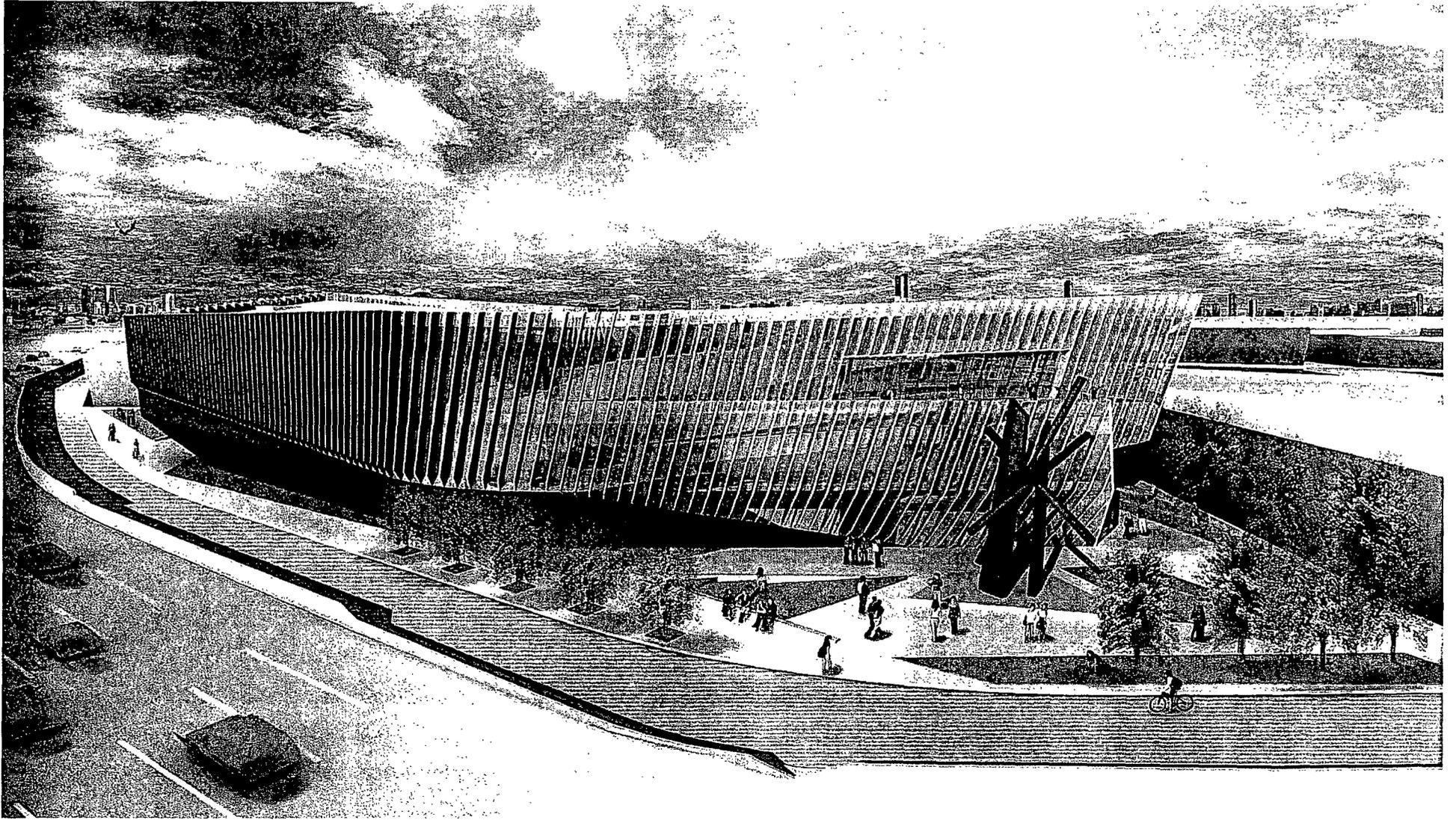
- ROOF
54'-0"
- THIRD FLOOR
33'-0"
- SECOND FLOOR
18'-0"
- FIRST FLOOR



EAST ELEVATION



WEST ELEVATION

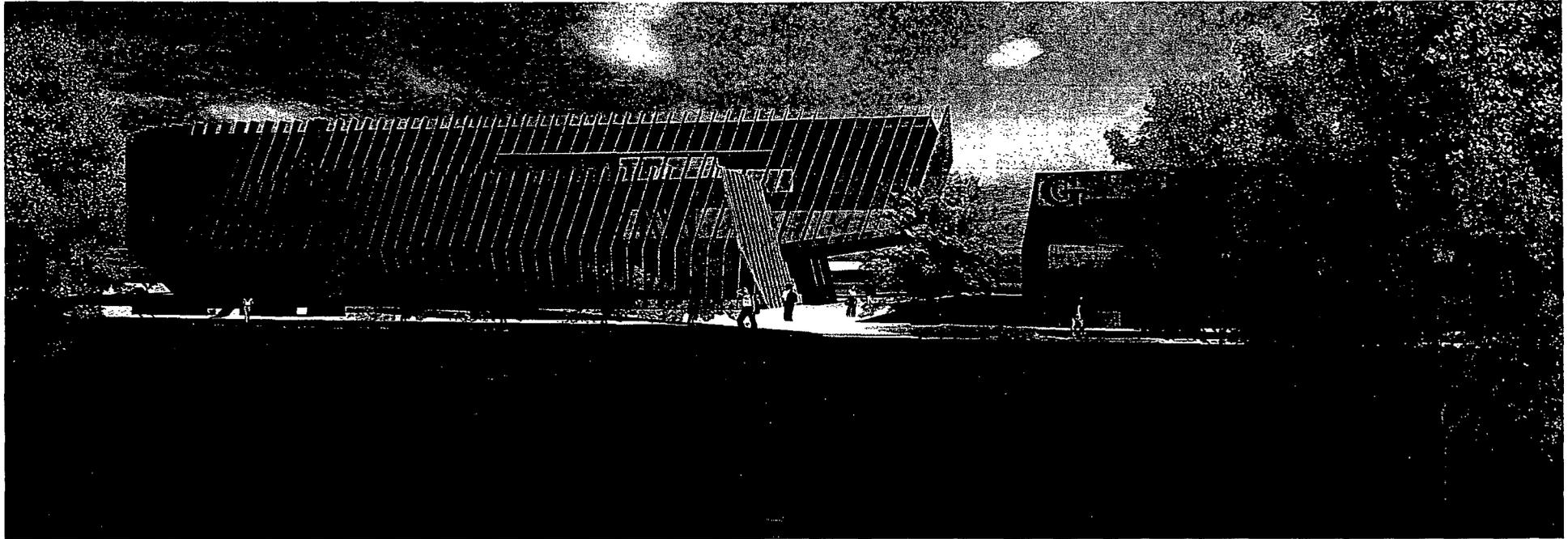


PERSPECTIVE VIEW

NORTHEASTERN ILLINOIS UNIVERSITY | EL CENTRO CAMPUS

JEMA

04.10.12



EYE-LEVEL VIEW FROM SOUTH

NORTHEASTERN ILLINOIS UNIVERSITY | EL CENTRO CAMPUS



PERSPECTIVE VIEW FROM NORTH

NORTHEASTERN ILLINOIS UNIVERSITY | EL CENTRO CAMPUS

1503
04 10 12

JUANGABRIELMORENOARCHITECTS

20 E RANDOLPH | LEVEL M | CHICAGO IL 60601 || 773.294.1056

www.morenoarchitects.com || juan@morenoarchitects.com

ACT 8
INCLUDED

S00°00'00"W

171.18'

77.50'
S51°33'10"
N38°26'50"E
N09°57'58"E
26.11'
E 15.05'

TRACT 9

NOT INCLUDED

TRACT 10

NOT INCLUDED

136.50'

482.64'
N89°44'16"W

125.14'

N00°00'00"E
23.88'

S51°33'10"E
184.43'

80.00'

S00°00'00"W
9.25'

DERSON STREET

N. KIMBALL AVENUE

THENCE SOUTHEASTERLY 42.27 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

KNOWN AS: 3355 N. DRAKE AVENUE, CHICAGO, ILLINOIS

PERMANENT INDEX NUMBER: 13 - 23 - 405 - 066 - 0000

AREA = 24,418 SQ. FT. OR 0.561 ACRE

TRACT 6:

LOTS 18 TO 30 INCLUSIVE AND THE NORTH 17 FEET OF LOT 17 (EXCEPT THE AREA OF LOTS 25 TO 30 TAKEN FOR AVONDALE AVENUE) TOGETHER WITH THE WEST 1/2 OF THE VACATED ALLEY EAST OF AND ADJOINING SAID LOTS 18 TO 30 AND THE NORTH 17 FEET OF LOT 17 AND LYING SOUTH OF THE SOUTHERLY LINE OF AVONDALE AVENUE AS NOW LOCATED, AND ALSO TOGETHER WITH THE EAST 1/2 OF THE VACATED ST. LOUIS AVENUE, WEST OF AND ADJOINING SAID LOTS 18 TO 30 AND THE NORTH 17 FEET OF LOT 17 AND THE AREA LYING SOUTH OF THE SOUTHERLY LINE OF AVONDALE AVENUE AS NOW LOCATED, ALL IN HALL'S SUBDIVISION OF BLOCK 10 IN THE ASSESSOR'S DIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

KNOWN AS: 3388 N. AVONDALE AVENUE, CHICAGO, ILLINOIS

PERMANENT INDEX NUMBERS:

13 - 23 - 405 - 052 - 0000

13 - 23 - 405 - 057 - 0000

AREA = 39,216 SQ. FT. OR 0.900 ACRE

TRACT 7:

LOTS 14 TO 17, BOTH INCLUSIVE, (EXCEPT THE NORTH 17 FEET OF LOT 17), TOGETHER WITH THE WEST 1/2 OF VACATED ALLEY EAST OF AND ADJOINING SAID LOTS 14 TO 17 (EXCEPT THE NORTH 17 FEET OF LOT 17) AND THE EAST 1/2 OF VACATED NORTH ST. LOUIS AVENUE WEST OF AND ADJOINING SAID LOTS 14 TO 17 (EXCEPT THE NORTH 17 FEET OF LOT 17) IN HALL'S SUBDIVISION OF LOT 10 OF ASSESSOR'S DIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 (EXCEPT RAILROAD) IN SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART TAKEN BY THE CITY OF CHICAGO FOR THE NORTHWEST SUPER HIGHWAY, NAMELY: THAT PART OF VACATED NORTH ST. LOUIS AVENUE DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF VACATED NORTH ST. LOUIS AVENUE AND THE NORTH LINE OF WEST HENDERSON STREET; THENCE NORTH ALONG THE WEST LINE OF VACATED NORTH ST. LOUIS AVENUE A DISTANCE OF 35.51 FEET; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE

TO A POINT IN THE NORTH LINE OF WEST HENDERSON STREET 45 FEET EAST OF THE WEST LINE OF VACATED NORTH ST. LOUIS AVENUE; THENCE WEST ALONG THE NORTH LINE OF WEST HENDERSON STREET TO THE POINT OF BEGINNING, EXCEPT THAT PART LYING WEST OF THE CENTER LINE OF VACATED NORTH ST. LOUIS AVENUE, IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 23, IN COOK COUNTY, ILLINOIS.

KNOWN AS: 3434 W. HENDERSON STREET, CHICAGO, ILLINOIS

PERMANENT INDEX NUMBER: 13 - 23 - 405 - 058 - 0000

AREA = 12,642 SQ. FT. OR 0.290 ACRE

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

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

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT

MELROSE PARK, ILLINOIS, MARCH 29, 2012

BY

Roy G. Lawniczak

ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 352260
LICENSE EXPIRES NOVEMBER 30, 2012
PROFESSIONAL DESIGN FIRM LICENSE NO. 18404576
LICENSE EXPIRES APRIL 30, 2013



3355 N. DRAKE AVENUE
PERMANENT INDEX NUMBER:
13 - 23 - 405 - 066 - 0000
AREA = 24,418 SQ. FT. OR 0.561 ACRE

AREA = 39,216 SQ. FT. OR 0.900 ACRE

158.69'
158.69'
N52°10'50"W

S00°00'00"W
200.27'

N89°44'16"W
153.00'

S89°44'16"E

TRACT 7

3434 W. HENDERSON STREET
PERMANENT INDEX NUMBER:
13 - 23 - 405 - 058 - 0000
AREA = 12,642 SQ. FT. OR 0.280 ACRE

73.46'
N00°00'00"E

N00°00'00"W
83.00'

42.25'
57.62'
N51°21'27"W

15.37'

141.00'

278.93'
N00°00'00"E

TRA
NOT I

W. HEND

TRACT 3

3400 N. AVONDALE AVENUE
PERMANENT INDEX NUMBERS:
13 - 23 - 405 - 062 - 0000
13 - 23 - 405 - 067 - 0000
AREA = 42,150 SQ. FT. OR 0.967 ACRE

209.00'
258.00'
S89°43'00"E

TRACT 4

N. DRAKE AVENUE
PERMANENT INDEX NUMBER:
- 405 - 069 - 0000
= 25,598 SQ. FT. OR 0.588 ACRE

N90°00'00"W
224.29'

S00°00'00"W
44.69'

S00°00'00"W
89.50'

S00°00'00"W
100.39'

316.70'
N00°00'00"E

N00°00'00"E

AVENUE

NOT INCLUDED
PROPOSED VACATION OF 35' R.O.W. OF
N. AVONDALE AVENUE
195.37' S51°33'10"E
195.37' N81°33'10"W
195.37'

S00°00'00"W
44.69'

S51°

304"W

AVENUE

ORDERED BY NORTHEASTERN ILLINOIS UNIVERSITY		
SCALE: 1" = 30'		
DATE: MARCH 29, 2012		
FILE No. 2012-18227-7	DATE	REVISION

SHEET 1 OF 2

N31°48'50"W
25.55'
N31°56'40"W
91.97'

N89°43'00"W
130.17'
S89°43'00"E

NOT INCLUDED

N00°00'00"E
25.00'

N04°58'59"W
CH = 60.73'
AD = 349.76'
ARC = 60.81'

N89°43'00"W
46.30'
E. 00.00'00"N
0.46'

26.93'

S89°43'00"E
91.52'

N37°24'20"W
83.40'

(D) 42.48'
(M) 42.52'

N00°17'00"E
20.00'

N52°35'40"E
21.41'

N36°19'00"W
75.97'

N36°19'00"W
70.77'

N40°55'00"E
95.86'

TRACT 2
N. DRAKE AVENUE
PERMANENT INDEX NUMBER:
13 - 23 - 405 - 070 - 0000.
AREA = 873 SQ. FT. OR 0.020 ACRE

N. DRAKE

T
33
PER
13 -
ARE

14.53'

BLOCK
SOR'S
ION.
THAT
EST
NA
OF
FEET
EAST
LLEL
T
E OF
T;
OF
AST

TRACT 4:

PARCEL 1:

A PART OF BLOCK 3 AND OF VACATED ALLEY IN SAID BLOCK AND OF VACATED ST. LOUIS AVENUE, AND VACATED ROSCOE STREET ALL IN EATON AND HALES ADDITION TO GRAND VIEW, BEING A SUBDIVISION OF SUB-LOT 2 OF ASSESSOR'S DIVISION OF LOT 16 OF ASSESSOR'S DIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF VACATED ST. LOUIS AVENUE, 209.82 FEET, NORTH OF THE NORTH LINE OF HENDERSON STREET; THENCE NORTH 90° 00' 00" WEST, A DISTANCE OF 224.29 FEET; THENCE NORTH 36° 19' 00" WEST, ALONG THE EASTERLY LINE OF DRAKE AVENUE, A DISTANCE OF 70.77 FEET; THENCE NORTH 37° 24' 20" WEST, ALONG SAID EASTERLY LINE OF DRAKE AVENUE, A DISTANCE OF 14.65 FEET; THENCE NORTH 52° 35' 40" EAST, A DISTANCE OF 21.41 FEET; THENCE NORTH 00° 17' 00" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 89° 43' 00" EAST, A DISTANCE OF 258.00 FEET; THENCE SOUTH 00° 00' 00" WEST, ALONG SAID CENTERLINE OF VACATED ST. LOUIS AVENUE, A DISTANCE OF 100.39 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

WEST
ST
DIS.

EAST
ND
N
T
25
S
SION
OF
CE
RD

EASEMENT FOR THE BENEFIT OF PARCEL 1 (TAKEN AS A TRACT) FOR INGRESS AND EGRESS OVER THAT PART OF VACATED ST. LOUIS AVENUE, AS LAID OUT IN HALL'S SUBDIVISION OF LOT 10 IN THE ASSESSOR'S DIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS.

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF SAID ST. LOUIS AVENUE AND THE SOUTHERLY LINE OF AVONDALE AVENUE; THENCE SOUTH ON SAID CENTER LINE, 162 FEET; THENCE EAST AT RIGHT ANGLES TO SAID CENTER LINE, 16 FEET; THENCE NORTH, PARALLEL WITH SAID CENTER LINE, 149.30 FEET TO SAID SOUTHWESTERLY LINE OF AVONDALE AVENUE; THENCE NORTHWESTERLY, 20.43 FEET TO THE POINT OF BEGINNING, AS CREATED BY TRUSTEE'S DEED RECORDED MAY 15, 1989 AS DOCUMENT 89216708, IN COOK COUNTY, ILLINOIS.

KNOWN AS: 3365 N. DRAKE AVENUE, CHICAGO, ILLINOIS

PERMANENT INDEX NUMBER: 13 - 23 - 405 - 069 - 0000

AREA = 25,598 SQ. FT. OR 0.588 ACRE

TOTAL PARKING SPACES = 21
20 REGULAR PARKING SPACES
1 HANDICAP PARKING SPACE

TRACT 5:

A PART OF BLOCK 3 AND THE VACATED ST. LOUIS AVENUE; AND VACATED ALLEY IN EATON AND HALE'S ADDITION TO GRAND VIEW, BEING A SUBDIVISION OF SUB-LOT 2 OF ASSESSOR'S DIVISION OF LOT 16 OF ASSESSOR'S DIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF VACATED ST. LOUIS AVENUE, 9.54 FEET NORTH OF THE NORTH LINE OF HENDERSON STREET;
THENCE NORTH ALONG SAID CENTER LINE 200.28 FEET;
THENCE WEST AT RIGHT ANGLES TO SAID CENTER LINE 224.28 FEET TO AN INTERSECTION WITH A DIAGONAL LINE THAT IS DRAWN FROM A POINT IN THE NORTH LINE OF LOT 29 IN SAID BLOCK 3, 5 FEET EAST OF THE NORTHWEST CORNER THEREOF, TO A POINT IN THE WEST LINE OF LOT 27, 61 FEET SOUTH OF THE NORTHWEST CORNER THEREOF;
THENCE SOUTHEASTERLY ALONG SAID DIAGONAL LINE 5.20 FEET TO SAID POINT IN THE WEST LINE OF LOT 27;
THENCE SOUTHEASTERLY 95.88 FEET TO THE NORTHWEST CORNER OF LOT 20;
THENCE SOUTHEASTERLY 158.59 FEET TO A POINT IN THE WEST LINE OF SAID VACATED ST. LOUIS AVENUE, 3 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 17;

THE NORTHEAST AND TANGENT TO THE
TO A POINT WHICH IS 212 FEET EAST
NORTH ON A LINE PARALLEL TO THE SAID
99.25 FEET TO THE SAID SOUTHWESTERLY
ASTERLY ALONG THE SAID SOUTHWESTERLY
3.45 FEET, TO THE POINT OF BEGINNING, ALL

GRANDVIEW, BEING A SUBDIVISION
HE ASSESSOR'S DIVISION OF THE
NSHIP 40 NORTH, RANGE 13 EAST OF
VACATED ST. LOUIS AVENUE, EAST AND
T 19 EXTENDED SOUTH TO CENTER
1/2 OF VACATED ROSCOE STREET, SOUTH
F VACATED ALLEY WEST AND
T 19 EXTENDED SOUTH TO THE
G FROM SAID PARCEL 2 THAT PART
THE POINT OF INTERSECTION OF THE
H THE CENTER LINE OF THE VACATED
WEST OF AND ADJOINING THE WEST
OT 18 IN BLOCK 2) AND RUNNING
WEST ROSCOE STREET A DISTANCE OF
TER LINE WITH THE CENTER LINE OF
LONG SAID CENTERLINE A DISTANCE OF
SAID CENTER LINE OF VACATED WEST
TER LINE OF SAID VACATED ALLEY EXTENDED
VACATED ALLEY A DISTANCE OF 11.70 FEET TO THE

ALONG THE SOUTH LINE OF SAID LOTS 17 AND 18, BEING ALSO THE NORTH LINE OF V
ROSCOE STREET, A DISTANCE OF 35 FEET TO THE POINT OF BEGINNING, IN COOK CC

LESS AND EXCEPT:

A PART OF EATON AND HALE'S ADDITION TO GRANDVIEW, BEING A SUBDIVISION OF S
ASSESSOR'S DIVISION OF LOT 18 OF THE ASSESSOR'S DIVISION OF THE WEST 1/2 OF
1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL
TOGETHER WITH THE VACATED STREETS AND ALLEY'S INCLUDED AND ADJOINING SA
HALE'S ADDITION TO GRANDVIEW, BEING DESCRIBED AS FOLLOWS: BEGINNING IN TH
MOST CORNER OF PARCEL 1; THENCE 56.39 FEET SOUTHEASTERLY COINCIDENT WITH
SOUTHWESTERLY RIGHT OF WAY LINE OF NORTH AVONDALE AVENUE, AS OPENED B
NUMBER 1185670 RECORDED NOVEMBER 15, 1889; THENCE 104.72 FEET SOUTHERLY
CONVEX TO THE NORTHEAST WITH A RADIUS OF 349.76 FEET, SAID INTERSECTION IS
CHORD DISTANCE TO THE POINT OF CURVATURE SAID POINTS IS TANGENT WITH A LI
FEET SOUTH TO THE SOUTHWEST CORNER OF PARCEL 1; THENCE 34.71 FEET NORTH
COINCIDENT WITH SAID CURVE; THENCE NORTH 99.25 FEET COINCIDENT WITH THE V
PARCEL 1 TO THE POINT OF BEGINNING, IN THE CITY OF CHICAGO, IN THE COUNTY OF
STATE OF ILLINOIS.

PARCEL 4:

EASEMENT FOR THE BENEFIT OF THE LAND HEREIN DESCRIBED TAKEN AS A TRACT,
AND EGRESS OVER THAT PART OF VACATED ST. LOUIS AVENUE BY ORDINANCE RECI
DOCUMENT NO. 9599630, AS LAID OUT IN HALL'S SUBDIVISION OF LOT 10 IN THE ASSE
OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RAN
THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF SAID ST. LOUIS AVENUE,
SOUTHERLY LINE OF AVONDALE AVENUE; THENCE SOUTH ON SAID CENTER LINE, 162
EAST AT RIGHT ANGLES TO SAID CENTER LINE, 16 FEET; THENCE NORTH PARALLEL V
CENTER LINE, 149.30 FEET TO SAID SOUTHWESTERLY LINE OF AVONDALE AVENUE; TH
NORTHWESTERLY, 20.43 FEET TO THE POINT OF BEGINNING, AS CREATED BY INSTRU
AS DOCUMENT NO. 89216708, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

THAT PART OF NORTH AVONDALE AVENUE, AS SITUATED IN THE WEST 1/2 OF THE SC
1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL
MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING IN THE SOUTHWESTERLY LINE OF NORTH AVONDALE AVENUE, AS OPENE
NUMBER 1185670 RECORDED NOVEMBER 15, 1889, AT A POINT 434 FEET EAST OF (BY
RECTANGULAR MEASUREMENT) THE EAST LINE OF NORTH DRAKE AVENUE; THENCE
DEGREES 33 MINUTES 10 SECONDS WEST, ALONG SAID SOUTHWESTERLY LINE OF N
AVONDALE AVENUE, A DISTANCE OF 227.59 FEET, THENCE NORTH 20 DEGREES 21 MI

SERVICE, LLC

LAND SURVEYORS
D, MELROSE PARK, IL 60160 - 1017
FAX : (847) 299 - 5887
@USANDCS.COM

SURVEY NT BOUNDARY MAP

EW, BEING A SUBDIVISION OF SUBLOT 2
SION OF THE WEST 1/2 OF THE
RANGE 13 EAST OF THE THIRD
STREETS AND ALLEYS INCLUDED AND
ANDVIEW, BEING DESCRIBED AS

WONDALE AVENUE, AS OPENED
ER 15, 1889, AT A POINT 434 FEET EAST
OF NORTH DRAKE AVENUE; THENCE
F NORTH DRAKE AVENUE A DISTANCE OF
EAST IN BLOCK 2 IN SAID EATON AND
NG THE SAID EXTENSION EAST, THE
OT 19 IN BLOCK 2 IN EATON AND
FEET, TO A POINT 225 FEET EAST
OF NORTH DRAKE AVENUE, THENCE
F NORTH DRAKE AVENUE, A DISTANCE OF 25
ARC OF A CIRCLE, HAVING A RADIUS OF

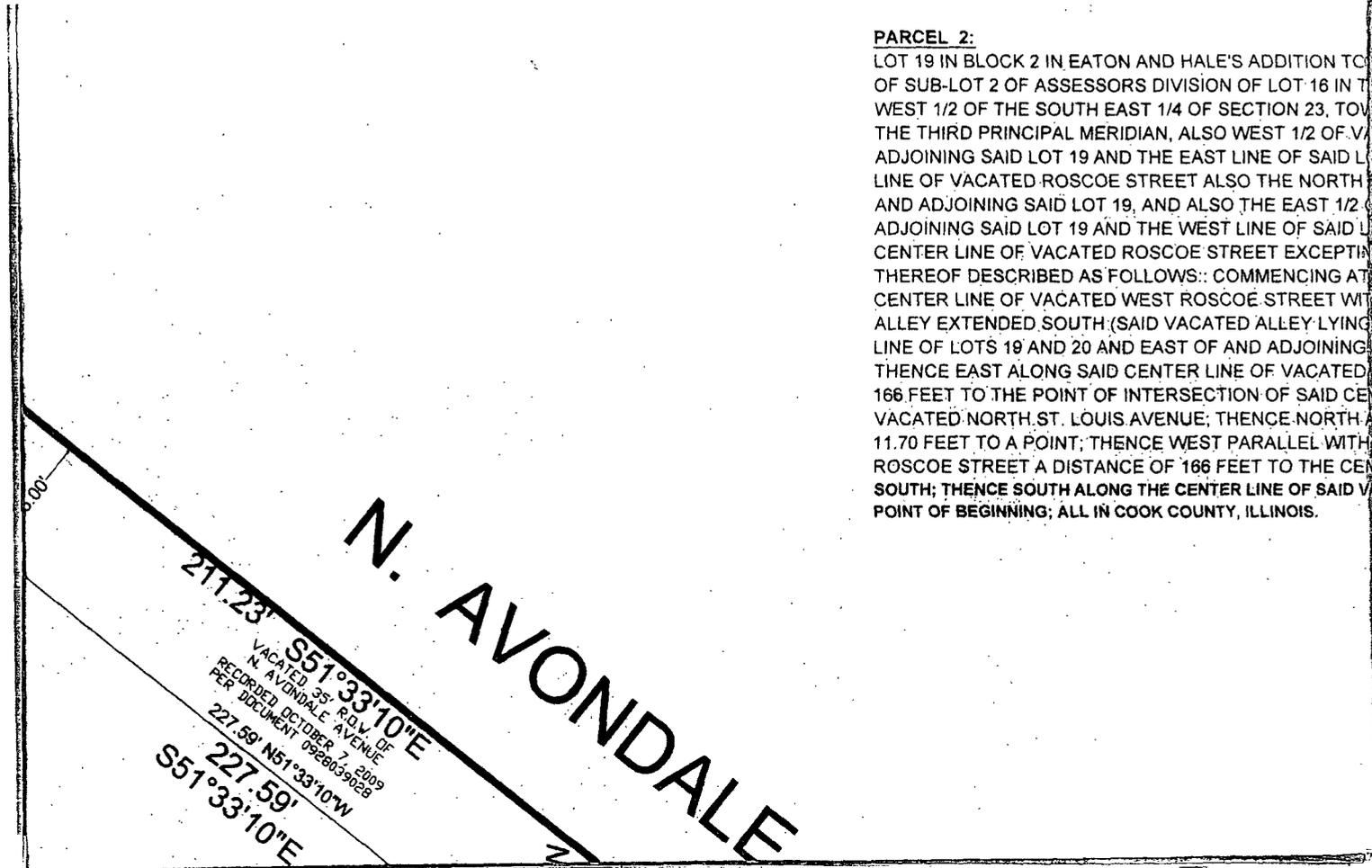
PARCEL 3:

THE SOUTH 25 FEET OF THE EAST 12.80 FEET OF LOT 17, AND THE SOUTH 25 FEET OF LO
2 IN EATON AND HALE'S ADDITION TO GRANDVIEW, BEING A SUBDIVISION OF SUBLOT 2 IN
DIVISION OF LOT 16 OF ASSESSOR'S DIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 (C
23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER
PART OF VACATED ALLEY AND VACATED WEST ROSCOE STREET, DESCRIBED AS FOLLO
COMMENCING AT A POINT IN THE NORTH LINE OF WEST ROSCOE STREET WHICH IS 12.80
OF THE SOUTHEAST CORNER OF SAID LOT 17 IN SAID BLOCK 2, AND RUNNING THENCE S
LINE WHICH IS PARALLEL WITH THE EAST LINE OF SAID LOT 17 (EXTENDED SOUTH) A DIS
21.30 FEET TO THE POINT OF INTERSECTION OF SAID PARALLEL LINE WITH A LINE WHICH
NORTH OF AND PARALLEL WITH THE CENTER LINE OF VACATED WEST ROSCOE STREET;
ON SAID PARALLEL LINE, A DISTANCE OF 43 FEET TO THE POINT OF INTERSECTION OF SA
LINE WITH THE CENTER LINE OF VACATED ALLEY WHICH LIES WEST OF AND ADJOINING T
LINE OF LOT 19, AND EAST OF THE EAST LINE OF LOT 18 IN SAID BLOCK 2 IN EATON AND I
ADDITION AFORESAID EXTENDED SOUTH; THENCE NORTH ALONG SAID CENTER LINE, A DI
46.30 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID LOT 19 EXTEN
THENCE WEST ON SAID NORTH LINE OF LOT 19, EXTENDED A DISTANCE OF 8 FEET TO TH
INTERSECTION OF SAID LINE, WITH THE EAST LINE OF SAID LOT 18; THENCE SOUTH ALON
LINE OF SAID LOT 18 A DISTANCE OF 26 FEET TO THE CORNER OF SAID LOT 18; THENCE

IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 19 IN BLOCK 2 IN EATON AND HALE'S ADDITION TO
OF SUB-LOT 2 OF ASSESSORS DIVISION OF LOT 16 IN T
WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 23, TO
THE THIRD PRINCIPAL MERIDIAN, ALSO WEST 1/2 OF V
ADJOINING SAID LOT 19 AND THE EAST LINE OF SAID L
LINE OF VACATED ROSCOE STREET ALSO THE NORTH
AND ADJOINING SAID LOT 19, AND ALSO THE EAST 1/2 O
ADJOINING SAID LOT 19 AND THE WEST LINE OF SAID L
CENTER LINE OF VACATED ROSCOE STREET EXCEPTIN
THEREOF DESCRIBED AS FOLLOWS:: COMMENCING AT
CENTER LINE OF VACATED WEST ROSCOE STREET WITH
ALLEY EXTENDED SOUTH (SAID VACATED ALLEY LYING
LINE OF LOTS 19 AND 20 AND EAST OF AND ADJOINING
THENCE EAST ALONG SAID CENTER LINE OF VACATED
166 FEET TO THE POINT OF INTERSECTION OF SAID CE
VACATED NORTH ST. LOUIS AVENUE; THENCE NORTH A
11.70 FEET TO A POINT; THENCE WEST PARALLEL WITH
ROSCOE STREET A DISTANCE OF 166 FEET TO THE CE
SOUTH; THENCE SOUTH ALONG THE CENTER LINE OF SAID V
POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS.



UNITED SURVEY
CONSTRUCTION AND
1945 N. CORNELL AVENUE, UNIT
TEL.: (847) 299 - 1010
E-MAIL: USURVEY

PLAT OF PLANNED DEVELOPMENT

2

BLOCK 3 AND OF VACATED ALLEY IN SAID BLOCK AND OF VACATED ST. LOUIS AND VACATED ROSCOE STREET ALL IN EATON AND HALE'S ADDITION TO GRANDVIEW, A SUBDIVISION OF SUB LOT 2 OF ASSESSOR'S DIVISION OF LOT 16 OF ASSESSOR'S DIVISION OF THE WEST HALF OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE CENTER LINE OF VACATED LOUIS AVENUE, 209.82 FEET NORTH OF THE NORTH LINE OF HENDERSON STREET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 224.29 FEET; THENCE NORTH 36 DEGREES 19 MINUTES 00 SECONDS WEST, ALONG THE EASTERLY LINE OF DRAKE AVENUE, A DISTANCE OF 70.71 FEET; THENCE NORTH 37 DEGREES 24 MINUTES 20 SECONDS WEST, ALONG SAID EASTERLY LINE OF DRAKE AVENUE, A DISTANCE OF 14.65 FEET; TO THE POINT OF BEGINNING OF THE TRACT OF DEVELOPMENT DESCRIBED HEREIN:

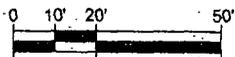
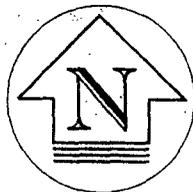
THENCE NORTH 52 DEGREES 35 MINUTES 40 SECONDS EAST, A DISTANCE OF 21.41 FEET;
THENCE NORTH 00 DEGREES 17 MINUTES 00 SECONDS EAST, A DISTANCE OF 20.00 FEET;
THENCE NORTH 89 DEGREES 43 MINUTES 00 SECONDS WEST, A DISTANCE OF 42.48 FEET TO THE EASTERLY LINE OF DRAKE AVENUE; THENCE SOUTH 37 DEGREES 24 MINUTES 20 SECONDS EAST, ALONG SAID NORTHEASTERLY LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

TRACT 3:

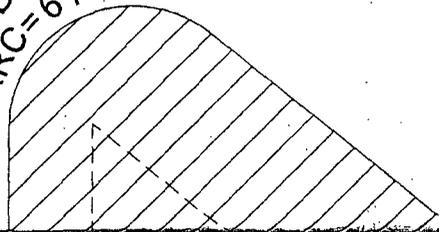
PARCEL 1:

A PART OF EATON AND HALE'S ADDITION TO GRANDVIEW, A SUBDIVISION OF LOT 16 OF ASSESSOR'S DIVISION OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH THE VACATED ALLEY ADJOINING SAID EATON AND HALE'S ADDITION TO GRANDVIEW, DESCRIBED AS FOLLOWS:

BEGINNING IN THE SOUTHWESTERLY LINE OF NORTH 1/2 SECTION 23, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN BY DOCUMENT NUMBER 1185670 RECORDED NOVEMBER 1988 (BY RECTANGULAR MEASUREMENT) THE EAST LINE OF SAID SECTION 23 SOUTH ON A LINE PARALLEL TO THE SAID EAST LINE OF SAID SECTION 23 A DISTANCE OF 43.49 FEET TO THE NORTH LINE OF LOT 19 EXTENDED EAST TO THE EAST LINE OF HALE'S ADDITION TO GRANDVIEW; THENCE WEST ALONG SAID NORTH LINE OF AND THE EXTENSION WEST OF SAID LOT 19 TO THE WESTERLY LINE OF HALE'S ADDITION TO GRANDVIEW, A DISTANCE OF 209.82 FEET (BY RECTANGULAR MEASUREMENT) OF THE EAST LINE OF SAID SECTION 23 NORTH ON A LINE PARALLEL TO THE SAID EAST LINE OF SAID SECTION 23 A DISTANCE OF 43.49 FEET, TO A POINT; THENCE NORTHWESTERLY ON THE



S64°13'25"W
CH. = 54.03'
RAD. = 30.00'
ARC = 67.25'



S51°33'
7'

TRACT

A PART OF
AVENUE A
BEING A S
DIVISION C
RANGE 13
COMMENC
NORTH OF
00 SECON
SECONDS
THENCE N
DRAKE AV
LAND TO E

THENCE N
THENCE N
THENCE N
THE NORT
SECONDS
COUNTY,

KNOWN AS

PERMANENT

AREA = 873

N00°00'00"E
135.94'

N13°15'15"W
CH.=45.85'
RAD.=100.00'
ARC=46.27'

HERETOFORE VACATED N. DRAKE AVENUE
PER DOCUMENT 0021209666

VACATED N. AVONDALE AVENUE
PER DOCUMENT 0021209666
S3'10"E
187.41'

TRACT 1 NOT INCLUDED

N12°49'12"W
CH.=34.86'
RAD.=349.76'
ARC=34.88'

N26°30'30"W
144.48'

N26°30'30"W
123.23'

N09°37'10"W
52.37'

S09°37'10"E
32.38'

M.00'00'.00S
86.98'

S07°24'

35.00'

S51°33'10"E
35.00'

M.00'00'.00S
99.25'

70.2

NOT INCLUDED
VACATED 35' R.O.V. OF
N. AVONDALE AVENUE
PER DOCUMENT 0021209666
S51°33'10"W
81.95'

NOT INCLUDED
S20°21'24"W
104.72'

R

118.92'

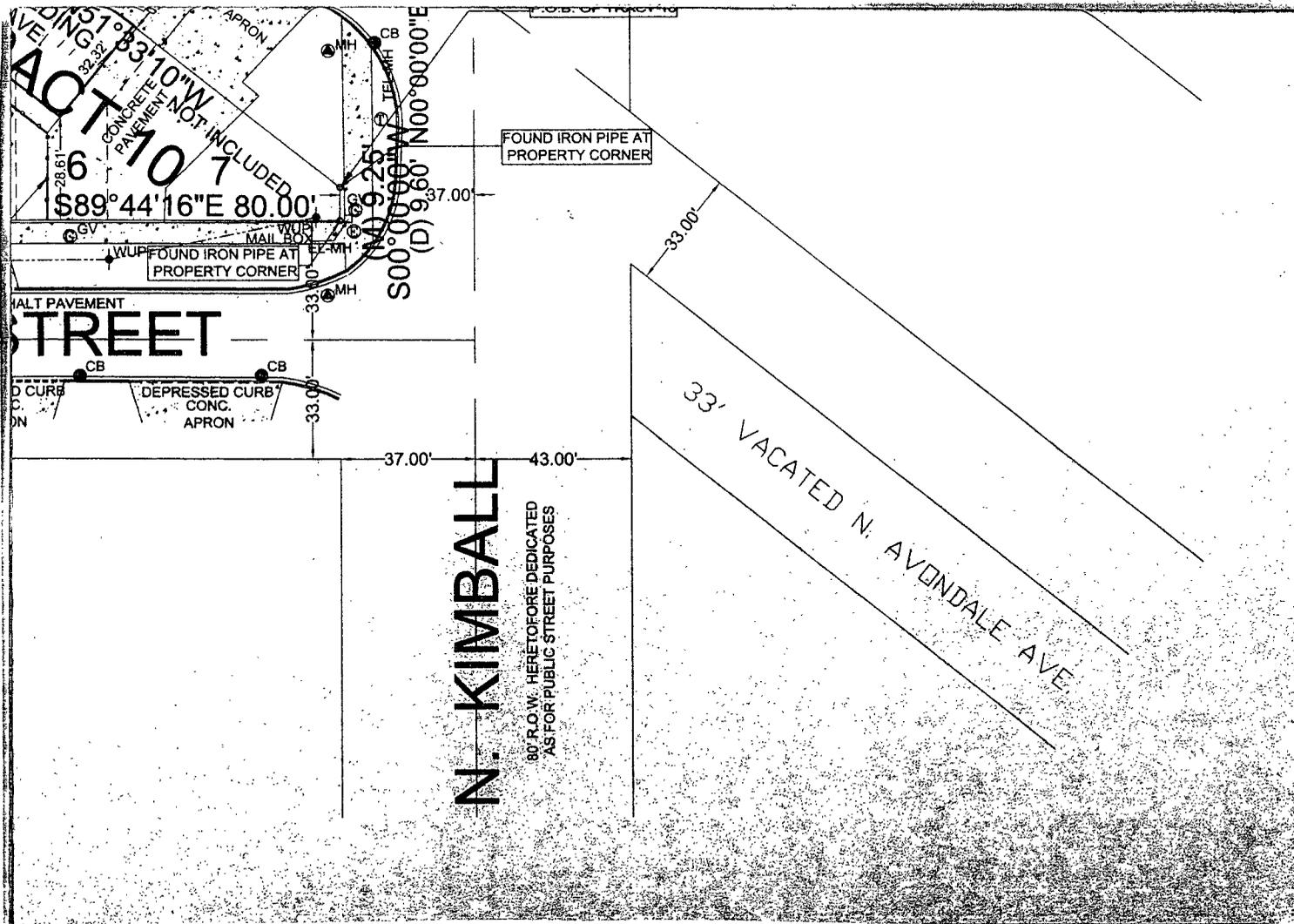
S51°33'10"E
118.92'

M.00'00'.00S
111.39'

S20°21'24"E
36.82'

N20°21'24"E
36.82'

N20°21'24"E



ACT 107
CONCRETE PAVEMENT NOT INCLUDED
APRON
89°44'16"E 80.00'

FOUND IRON PIPE AT PROPERTY CORNER

WUP FOUND IRON PIPE AT PROPERTY CORNER

STREET
MALT PAVEMENT

DEPRESSED CURB CONG. APRON
CB
MH

N. KIMBALL

80' P.O.W. HERETOFORE DEDICATED AS FOR PUBLIC STREET PURPOSES

33' VACATED N. AVONDALE AVE

S00°00'00"W 9.60' N00°00'00"E
(D) 9.60'

37.00' 43.00'

33.00'

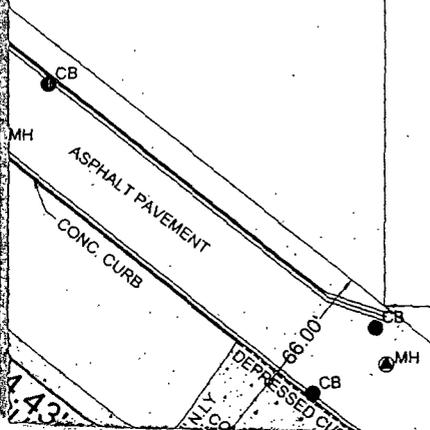
37.00'

28.81' 32.33' 33.10' W

PART OF VACATED NORTH ST. LOUIS
 PART OF LOT 10 IN ASSESSORS
 EAST 1/4 OF SECTION 23, TOWNSHIP
 POINT OF INTERSECTION OF THE
 THE SOUTHWESTERLY LINE OF
 SOUTH ALONG SAID CENTER LINE
 THENCE EAST AT RIGHT ANGLES
 FEET TO A POINT, THENCE NORTH
 NORTH ST. LOUIS AVENUE A DISTANCE
 1 STORY BRICK BUILDING KNOWN
 T ALONG THE SOUTH LINE OF SAID
 A DISTANCE OF 6 FEET TO A POINT
 PARALLEL WITH SAID CENTER LINE
 NORTH ALONG SAID LAST DESCRIBED
 D LINE WITH THE SOUTHERLY LINE
 EASTERLY ALONG SAID
 NUE TO POINT OF BEGINNING.

AVENUE

SUBWAY



37.00'

43.00'

66.00'

1.43

TRACT 7

3434 W. HENDERSON ST.

REMAINS OF CONCRETE FOUNDATION 15

N89°44'16"W 14
141.00'

S00°00'00"W 12' VACA

2 STORY BRICK BUILDING

3430 W. HENDERSON ST.

12 BLDG. AREA = 15,424 S.F.

13 N89°44'16"W
136.50'

S00°00'00"W 171.18'

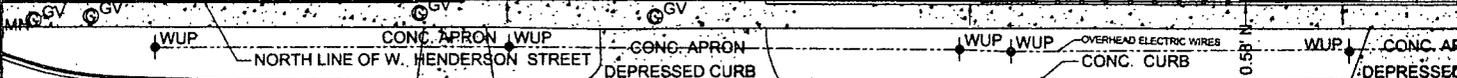
VACATED BY ORDINANCE PA REC. JULY 11, 19

NOT INCLUDED TRACT 2

28.06' 2 STORY BRICK BUILDING BLDG. AREA = 402 S.F. 49.86' 0.51' N 28.06'

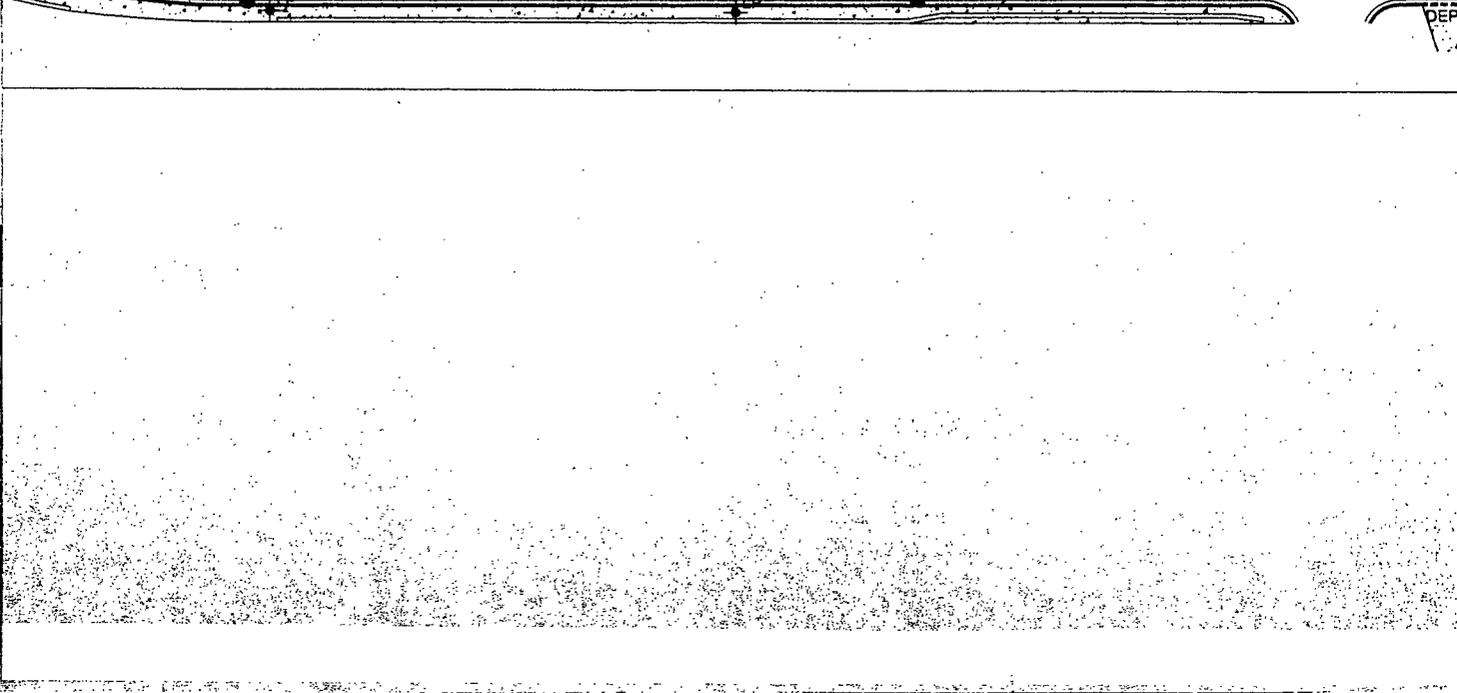
(M) 100' 33' (D) 89.1' 9

N89°44'16"W 125.14'



W. HENDERSON

66' R.O.W. HERETOFORE DEDICATED AS FOR PUBLIC STREET PURPOSES (M) 23.88' (D) 24.17'



DEED DOCUMENT 16509227, OVER THAT PA
 AVENUE AS LAID OUT IN HALLS SUBDIVISIO
 DIVISION OF THE WEST 1/2 OF THE SOUTH
 40 NORTH, RANGE 13 COMMENCING AT THE
 CENTER LINE OF ST. LOUIS AVENUE WITH
 AVONDALE AVENUE AND RUNNING THENCE
 FOR A DISTANCE OF 162 FEET TO A POINT,
 TO SAID CENTER LINE A DISTANCE OF 22 F
 PARALLEL WITH SAID CENTER LINE OF NO
 OF 103.31 FEET TO THE SOUTH FACE OF A
 AS 3388 AVONDALE AVENUE, THENCE WES
 BUILDING AND SAID LINE EXTENDED WEST
 IN A LINE WHICH IS 16 FEET EAST OF AND
 OF NORTH ST. LOUIS AVENUE; THENCE NO
 LINE TO A POINT OF INTERSECTION OF SA
 OF AVONDALE AVENUE; THENCE NORTHW
 SOUTHWESTERLY LINE OF AVONDALE AVE

VENUE

174°29'
 33'10"E

METAL BUILDING

BLDG. AREA = 11,853 S.F.

ACT 8
 NOT INCLUDED

HALL'S SUBDIVISION
 REC. SEPTEMBER 10, 1869

BERNARD STREET

RESSESSED MAY 26, 1919
 AS DOC. 6571584

SUBDIVISION
 REC. NOVEMBER 15, 1989

38°26'50"W
 15.05'
 33°10'W
 17.50'
 09°57'58"W
 26.11'

2 STORY BRICK BLDG
 # 3344 N. KIMBALL
 BLDG. AREA = 4,582 S.F.

MH
 WUP
 CB

MH

0.90'

38.00'

73.78'

20.11'

29.02'

40.08'

34.84'

14.49'

1158.89'

CONC. WALK

18

188.4

GV
 0.08' N'LY

LR

LR

CB

LR

FH

TRACT 3

RIGHTS OF THE MUNICIPALITY, THE STATE OF ILLINOIS, THE PUBLIC AND ADJOINING OWNERS IN AND TO VACATED AVONDALE AVENUE.

RIGHTS OF THE PUBLIC AND QUASI-PUBLIC UTILITIES, IF ANY, IN SAID VACATED AVONDALE AVENUE FOR MAINTENANCE THEREIN OF POLES, CONDUITS, SEWERS AND OTHER FACILITIES PURSUANT TO ORDINANCE RECORDED OCTOBER 7, 2009 AS DOCUMENT NO. 0928039028.

STERN RAILROAD

PARCEL 4 - TRACT 3

PARCEL 2 - TRACT 4

POINT 434.00 FT. EAST OF THE EAST LINE OF N. DRAKE AVENUE

P.O.B. OF PARCEL 1- TRACT 3

P.O.B. OF PARCEL 5- TRACT 3

P.O.B. OF PARCEL 2- TRACT 4

PROPOSED VACATION OF 35' R.O.W. OF N. AVONDALE AVENUE
S57°33'10"E 195.37' ASPHALT PAVEMENT

PARKING SPACES
CB
WUP
S57°33'10"E 195.37'

28
27
NOT INCLUDED

VEY SERVICE, LLC

AND LAND SURVEYORS

UNIT D, MELROSE PARK, IL 60160 - 1017

1010 FAX: (847) 299 - 5887

RVEY@USANDCS.COM

F SURVEY

ENT BOUNDARY MA

H

1

#

1

IS NOT IN A FLOOD HAZARD AREA,
FEDERAL EMERGENCY MANAGEMENT
FLOOD INSURANCE MAP:

DETERMINED TO BE OUTSIDE THE
FLOODPLAIN.

FILE: 170074 0404 J

1 J
19, 2008

EASEMENT AND EGRESS
NO. 9599630, AS LAID
OUT IN THE
SOUTHEAST 1/4 OF
SECTION 10, T12N, R10E,
S10, AS FOLLOWS:

SOUTHERLY LINE OF
SECTION 10, T12N, R10E,
S10, AT RIGHT ANGLES TO SAID
SECTION 10, T12N, R10E,
S10, AND SOUTHWESTERLY
CORNER OF SAID SECTION 10,
T12N, R10E, S10, AS CREATED BY

TRACT 3

(A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO
THE EASEMENT DESCRIBED AS PARCEL 4 CONTAINED IN
THE INSTRUMENT CREATING SAID EASEMENT.

(B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO
THE CONCURRENT USE OF SAID EASEMENT.

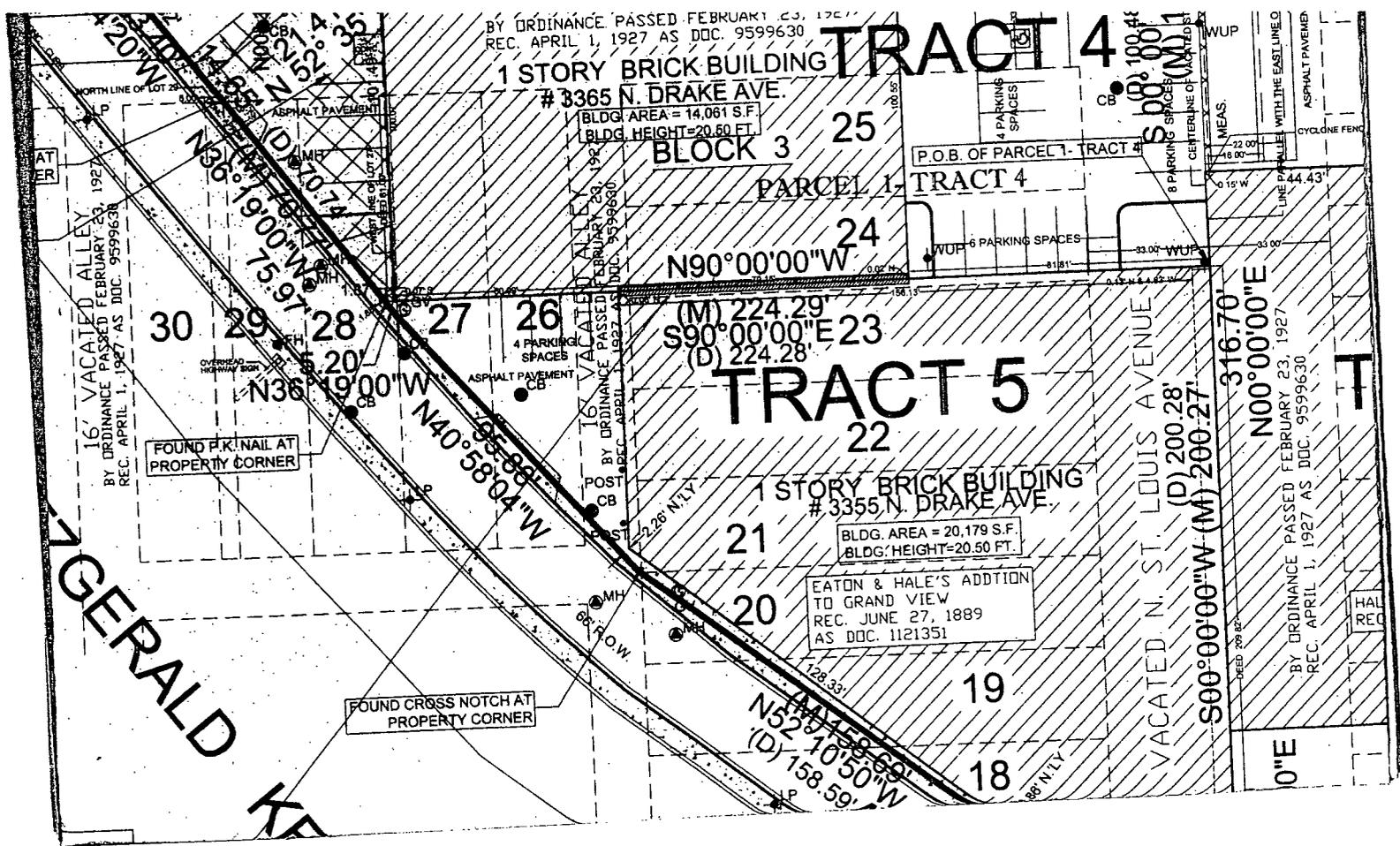
NOTHING CONTAINED HEREIN SHOULD BE CONSTRUED AS
INSURING THE EXACT LOCATION OR DIMENSIONS OF THE
EASEMENT DESCRIBED AS PARCEL 4 OF SCHEDULE A.

ON MAP

Address St

N. Kimball Ave

MapData ©2012 Google



BY ORDINANCE PASSED FEBRUARY 23, 1927
REC. APRIL 1, 1927 AS DOC. 9599630

1 STORY BRICK BUILDING
3365 N. DRAKE AVE.

BLDG. AREA = 14,061 S.F.
BLDG. HEIGHT = 20.50 FT.

TRACT 4

BLOCK 3 25

P.O.B. OF PARCEL 1 - TRACT 4

PARCEL 1 - TRACT 4

N90°00'00"W

(M) 224.29'
S90°00'00"E 23
(D) 224.28'

TRACT 5

22

1 STORY BRICK BUILDING
3355 N. DRAKE AVE.

BLDG. AREA = 20,179 S.F.
BLDG. HEIGHT = 20.50 FT.

EATON & HALE'S ADDITION
TO GRAND VIEW
REC. JUNE 27, 1889
AS DOC. 1121351

VACATED N. ST. LOUIS AVENUE

S00°00'00"W (M) 200.27'

316.70'

N00°00'00"E

BY ORDINANCE PASSED FEBRUARY 23, 1927
REC. APRIL 1, 1927 AS DOC. 9599630

0"E

T

HAL
REC

16' VACATED ALLEY
BY ORDINANCE PASSED FEBRUARY 23, 1927
REC. APRIL 1, 1927 AS DOC. 9599630

FOUND P.R. NAIL AT
PROPERTY CORNER

FOUND CROSS NOTCH AT
PROPERTY CORNER

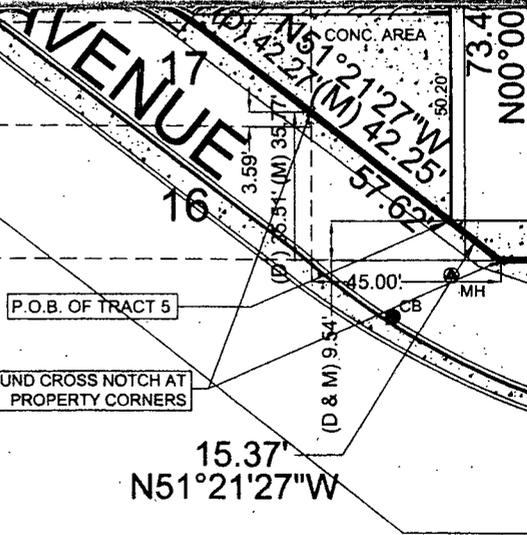
GERALD
KE

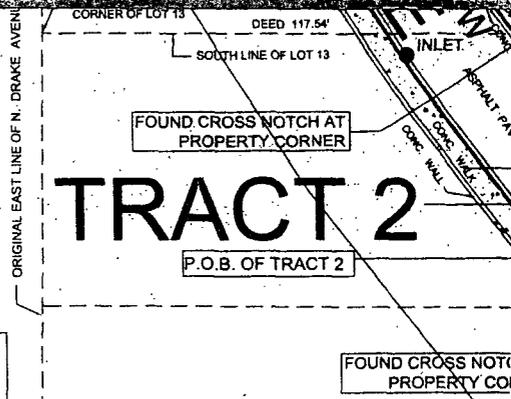
NCE
AND THE
D

RTH
THE
AND
T

ANNEDY

EXPRESSWAY





TRACT 2

P.O.B. OF TRACT 2

TRACT 4

EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS TO AND FROM PARKING SPACES RECORDED/FILED JANUARY 21, 2004 AS DOCUMENT NO. 0402142415, AND THE TERMS AND PROVISIONS CONTAINED THEREIN, AFFECTING THE LAND DESCRIBED AS FOLLOWS:

THAT PART OF LOTS 28 AND 29 IN BLOCK 3 AND VACATED ROSCOE STREET ALL IN EATON AND HALES ADDITION TO GRANDVIEW, BEING A SUBDIVISION OF SUB-LOT 2 OF ASSESSOR'S DIVISION OF LOT 18 OF ASSESSOR'S DIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE CENTER LINE OF VACATED ST. LOUIS AVENUE, 209.82 FEET, NORTH OF THE NORTH LINE OF HENDERSON STREET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 222.42 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 1.87 FEET; THENCE NORTH 36 DEGREES 19 MINUTES 00 SECONDS WEST, ALONG THE EASTERLY LINE OF DRAKE AVENUE A DISTANCE OF 70.77 FEET; THENCE NORTH 37 DEGREES 24 MINUTES 20 SECONDS WEST ALONG SAID EASTERLY LINE OF DRAKE AVENUE, A DISTANCE OF 14.65 FEET; THENCE NORTH 52 DEGREES 35 MINUTES 40 SECONDS EAST, A DISTANCE OF 21.41 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 00 SECONDS EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 00 SECONDS EAST, A DISTANCE OF 35.42 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 11 SECONDS EAST, A DISTANCE OF 101.49 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

JOHN FI...

EASEMENT AGREEMENT FOR THE PURPOSE OF BUILDING MAINTENANCE
 RECORDED/FILED JANUARY 21, 2004 AS DOCUMENT NO. 0402142415.
 TERMS AND PROVISIONS CONTAINED THEREIN, AFFECTING THE LAND
 DESCRIBED AS FOLLOWS:

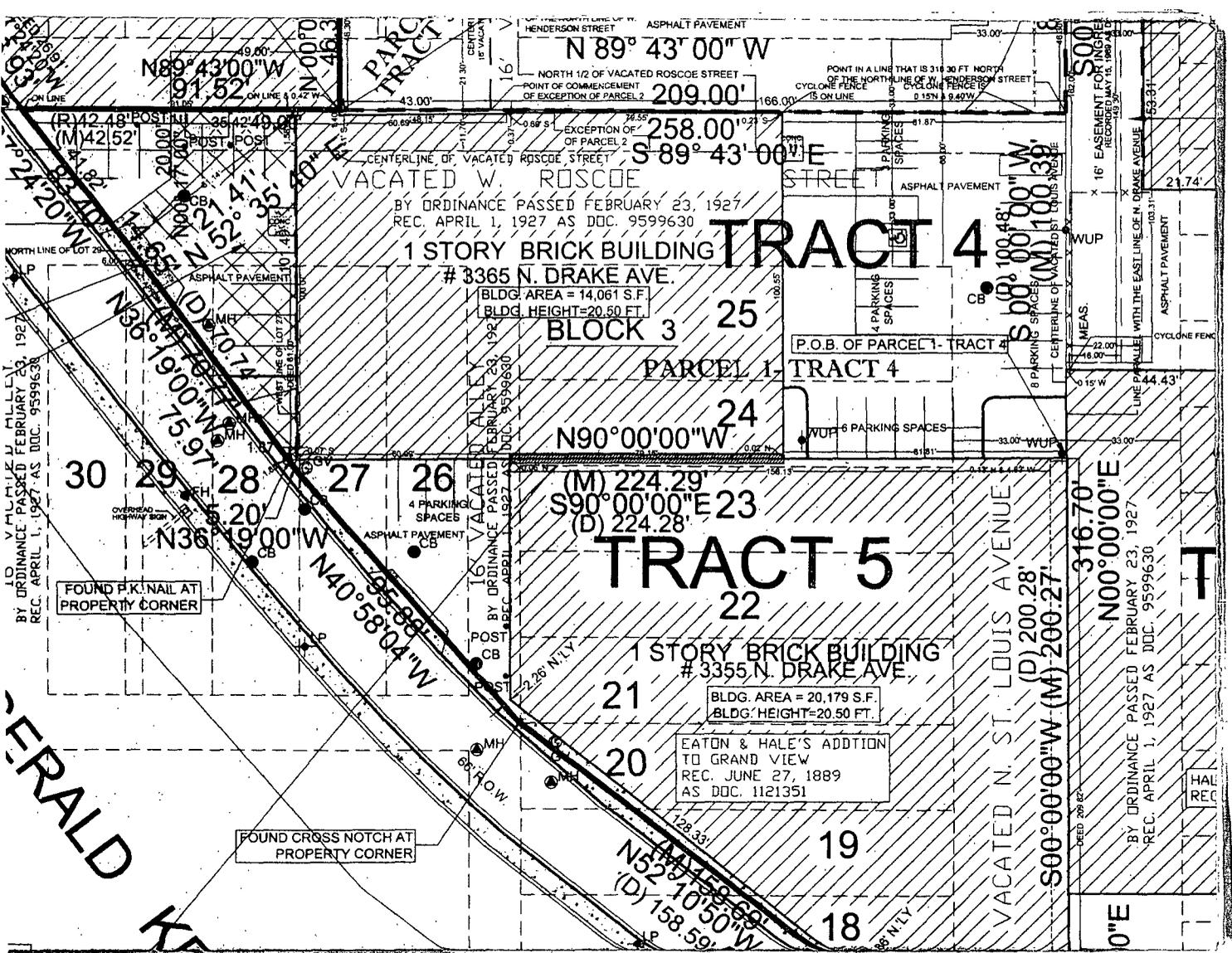
AN AREA OF APPROXIMATELY 1.50 FEET IN WIDTH BETWEEN THE NORTH
 WALL OF THE BUILDING LOCATED ON THE SUBJECT PROPERTY AND
 SOUTH WALL OF THE BUILDING LOCATED ON THE PROPERTY NORTH
 ADJOINING, AS DEPICTED ON SURVEY ATTACHED TO SAID EASEMENT
 AGREEMENT.

LEGEND ABBREVIATIONS

⊙ COMB.-MH	COMBINATION MANHOLE
⊙ MH	MANHOLE
● CB	CATCH BASIN
⊙ WVV	WATER VALVE VAULT
⊙ LP	LIGHT POLE
⊙ WUP	WOOD UTILITY POLE
⊙ EL-MH	ELECTRIC MANHOLE
⊙ GV	GAS VALVE
♿	HANDICAPPED SPACE
(R)	RECORD DATA
(M)	MEASURED DATA
(C)	CALCULATED DATA

ORDERED BY NORTHEASTERN ILLINOIS UNIVERSITY		
SCALE: 1" = 30'		
DATE: MARCH 29, 2012		
FILE NO. 2012-18227-7	DATE	REVISION

SHEET 2 OF 2



HERALD
KA

N 89° 43' 00" W
91.52'
N 00° 00' 00" W
46.3'
N 89° 43' 00" W
35.42' 49.0'
N 36° 19' 00" W
75.97'
N 40° 58' 04" W
108.88'
N 52° 10' 50" W
(D) 158.59'

N 89° 43' 00" W
209.00'
N 89° 43' 00" E
258.00'
S 89° 43' 00" E
209.00'
N 90° 00' 00" W
24'
S 90° 00' 00" E
23'
N 00° 00' 00" E
316.70'
N 00° 00' 00" E
200.28'
S 00° 00' 00" W
(M) 200.27'

N 89° 43' 00" W
33.00'
N 00° 00' 00" W
100.48'
S 68° 00' 00" W
188.39'
N 00° 00' 00" E
44.43'
N 00° 00' 00" E
316.70'
N 00° 00' 00" E
200.28'
S 00° 00' 00" W
(M) 200.27'

1 STORY BRICK BUILDING
3365 N. DRAKE AVE.
BLDG. AREA = 14,061 S.F.
BLDG. HEIGHT = 20.50 FT.

1 STORY BRICK BUILDING
3355 N. DRAKE AVE.
BLDG. AREA = 20,179 S.F.
BLDG. HEIGHT = 20.50 FT.

EATON & HALE'S ADDITION
TO GRAND VIEW
REC. JUNE 27, 1889
AS DOC. 1121351

FOUND CROSS NOTCH AT
PROPERTY CORNER

FOUND P.K. NAIL AT
PROPERTY CORNER

BY ORDINANCE PASSED FEBRUARY 23, 1927
REC. APRIL 1, 1927 AS DOC. 9599630

HAL
REC

BY ORDINANCE PASSED FEBRUARY 23, 1927
REC. APRIL 1, 1927 AS DOC. 9599630

BY ORDINANCE PASSED FEBRUARY 23, 1927
REC. APRIL 1, 1927 AS DOC. 9599630

BY ORDINANCE PASSED FEBRUARY 23, 1927
REC. APRIL 1, 1927 AS DOC. 9599630

UNITED SURV
CONSTRUCTION
1945 N. CORNELL AVENUE
TEL: (847) 299-
E-MAIL: USU

PLAT OF PLANNED DEVELOPM

