



# City of Chicago



O2018-9254

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	12/12/2018
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 28-E at 8601-8609 W Foster Ave and 5062, 5100-5158 N Delphia Ave - App No. 19877
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

#19877

INTRO DATE  
DEC 12, 2018

**ORDINANCE**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:**

**SECTION 1:** That the Chicago Zoning Ordinance be amended by changing all of the RS-2, Residential Single-Unit (Detached House) District, and RS-3, Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 28-E in the area bounded by:

North Delphia Avenue; West Foster Avenue; a line 240.73 feet west of and parallel to North Delphia Avenue; and a line 620.01 feet south of and parallel to West Foster Avenue

to those of RS-3, Residential Single-Unit (Detached House) District.

**SECTION 2:** That the Chicago Zoning Ordinance be amended by changing all of the RS-3, Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 28-E in the area bounded by:

North Delphia Avenue; West Foster Avenue; a line 240.73 feet west of and parallel to North Delphia Avenue; and a line 620.01 feet south of and parallel to West Foster Avenue

to those of Institutional Planned Development [ ], which is hereby established in the area above described, subject to such use and bulk regulation as set forth in the Plan of Development herewith attached and made a part hereof and to no others.

**SECTION 3:** This Ordinance shall be in full force and effect from and after its passage and due publication.

ADDRESS: 8601 – 8609 West Foster Avenue and 5062, 5100 – 5158 North Delphia Avenue

**INSTITUTIONAL PLANNED DEVELOPMENT NO.**  
**PLANNED DEVELOPMENT STATEMENTS**

1. The area delineated herein as Institutional Planned Development Number \_\_\_\_, (Planned Development) consists of approximately 149,357 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.
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.
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, assignees or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of 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 16 Statements: a Bulk Regulations Table; an Aerial Map; Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; and, Building Elevations (North, South, East and West) prepared by SMNG-A Architects, Ltd. submitted herein. 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 Chicago Zoning Ordinance, and all requirements thereto, and satisfies the

Applicant: Public Building Commission

Address: 8601-8609 West Foster Avenue; 5062, 5100-5158 North Delphia Avenue

Date Introduced: December 12, 2018

established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.

5. The following uses are permitted in the area delineated herein as a Planned Development: schools, park and recreational uses, accessory and non-accessory parking, modular units, and all other related and accessory uses.
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 Chicago 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 Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 149,357 square feet.
9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, 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, including Section 17-13-0800. 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, Fleet and Facility Management and Buildings, under Section 13-32-125, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, 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. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.
15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual

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employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

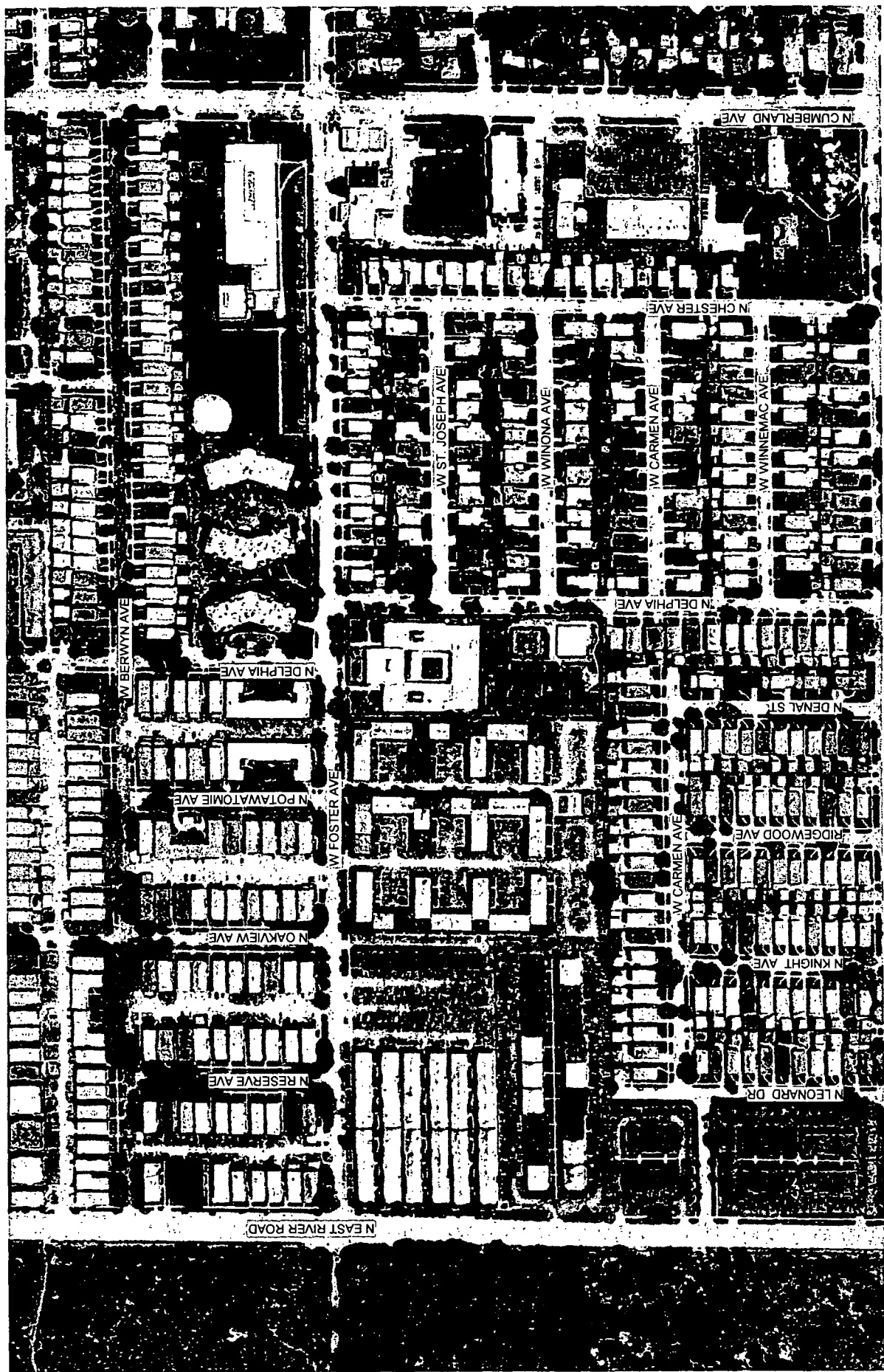
16. Any and all of the Applicant's development rights as contained in this Planned Development shall fully vest, and shall be enforceable upon the Applicant's commencement of any portion of the proposed improvements that are contemplated herein. Should this Planned Development ordinance lapse pursuant to the terms of Section 17-13-0612, the Commissioner of DPD shall initiate a Zoning Map Amendment to rezone the property to RS-3, Residential Single-Unit (Detached House) District.

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Address: 8601-8609 West Foster Avenue; 5062, 5100-5158 North Delphia Avenue  
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INSTITUTIONAL PLANNED DEVELOPMENT NUMBER \_\_\_\_\_  
BULK REGULATION AND DATA TABLE

Gross Site Area:	178,465 square feet
Net Site Area:	149,357 square feet
Public Area Right-of-Way	29,108 square feet
Maximum Floor Area Ratio:	.90
Minimum Number of Off-Street Loading Spaces:	In accordance with the Site Plan
Minimum Number of Off-Street Parking Spaces:	In accordance with the Site Plan
Minimum Number of Bicycle Parking Spaces:	In accordance with the Site Plan
Maximum Building Height	48 feet
Minimum Required Setback	In accordance with the Site Plan
Maximum Percent of Site Coverage	In accordance with the Site Plan

APPLICANT: The Public Building Commission of Chicago  
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NOT TO SCALE

AERIAL MAP

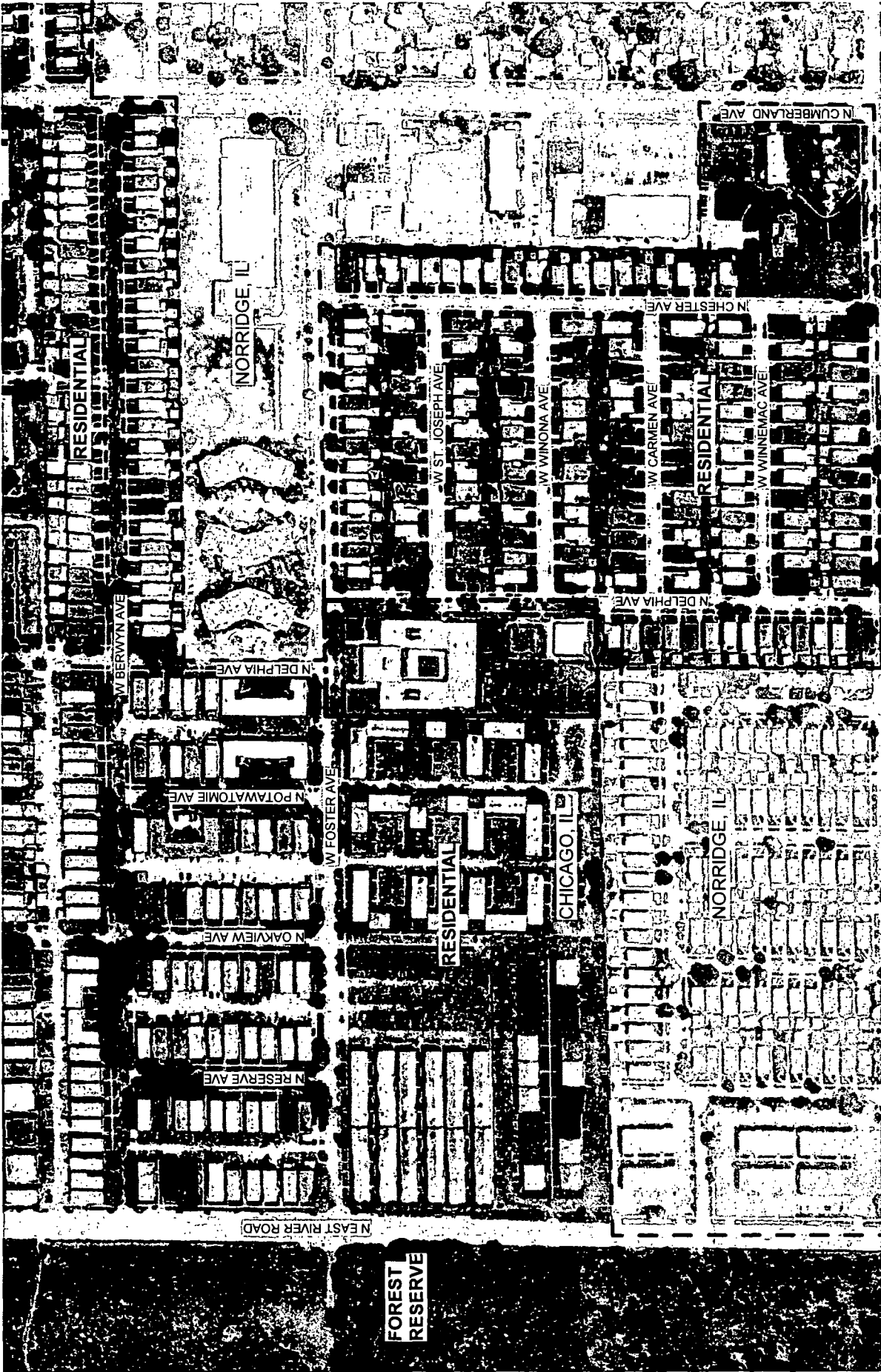
PROJECT SITE



INSTITUTIONAL PLANNED DEVELOPMENT  
(NEW) DIRKSEN ES ANNEX

APPLICANT: THE PUBLIC BUILDING COMMISSION OF CHICAGO  
 ADDRESS: 8601 - 8609 W. FOSTER AVENUE, 5062, 5100-  
 5158 N. DELPHIA AVENUE  
 CHICAGO, IL 60656  
 DATE INTRODUCED: DECEMBER 12, 2018





NOT TO SCALE

EXISTING LAND USE MAP

PROJECT SITE



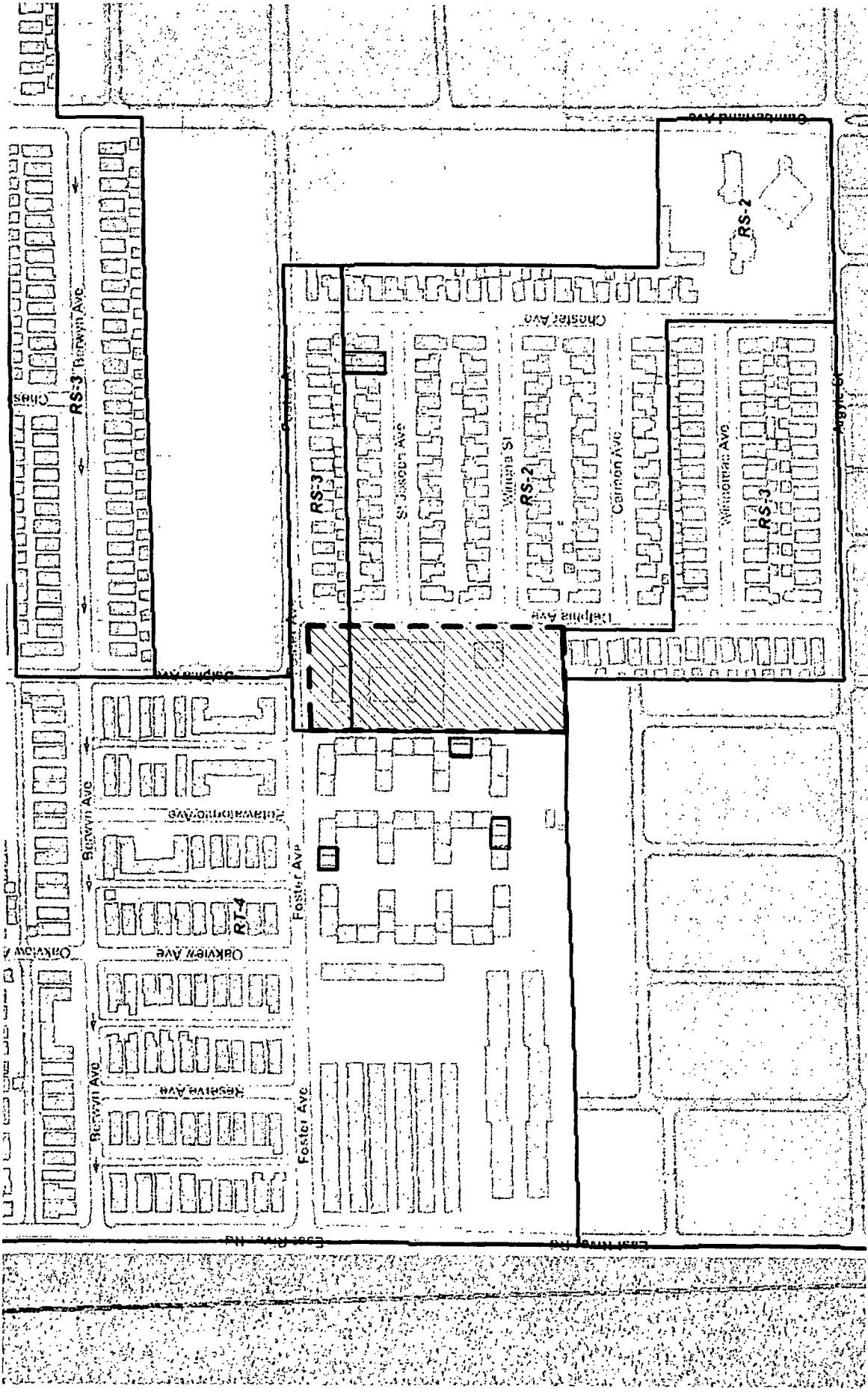
PD BOUNDARY



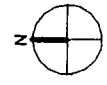
INSTITUTIONAL PLANNED DEVELOPMENT  
(NEW) DIRKSEN ES ANNEX

APPLICANT THE PUBLIC BUILDING COMMISSION OF CHICAGO  
ADDRESS 8601 - 8609 W. FOSTER AVENUE, 5062, 5100-  
5158 N. DELPHIA AVENUE  
CHICAGO, IL 60656

DATE INTRODUCED: DECEMBER 12, 2018



PROJECT SITE



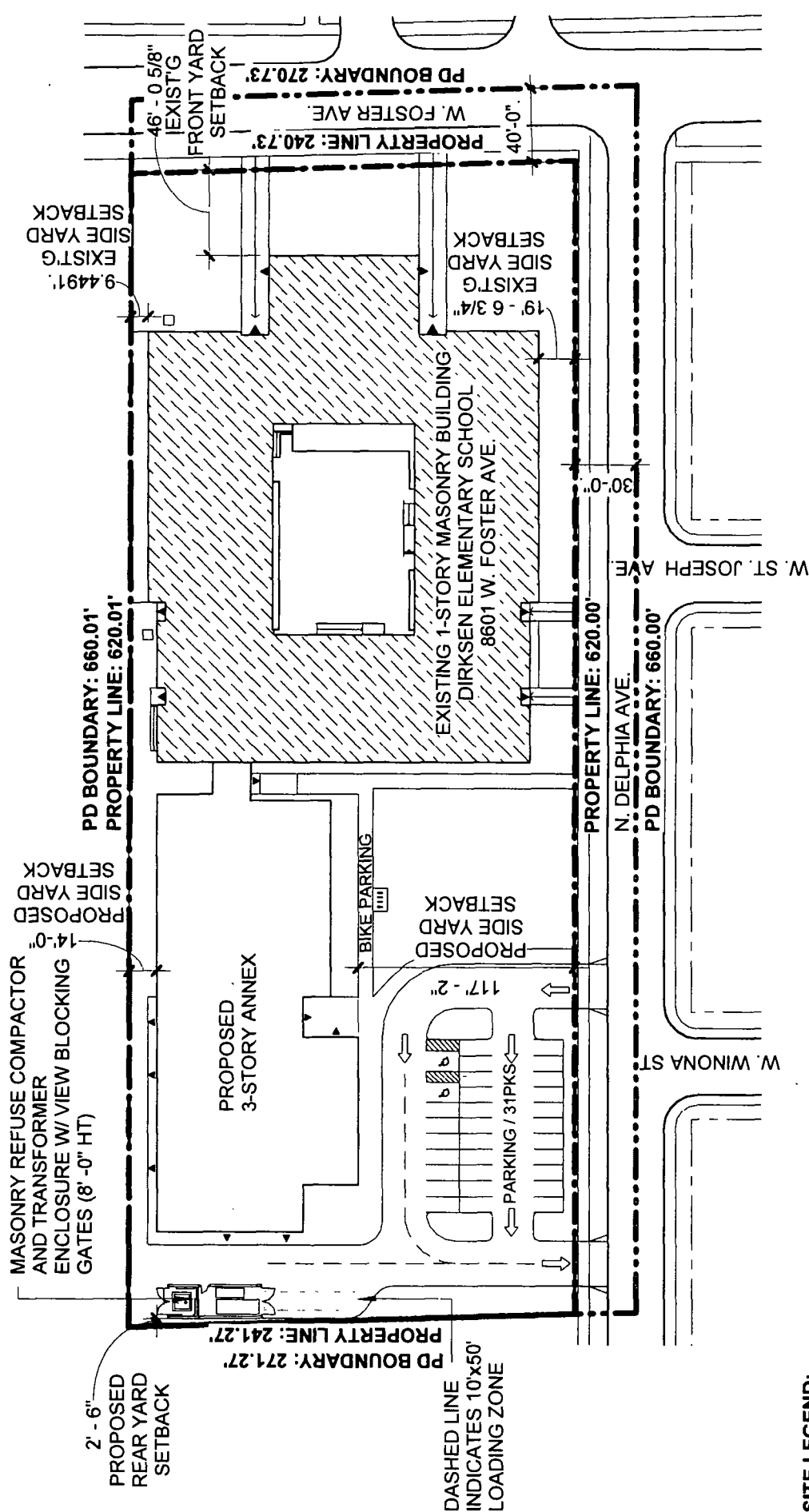
NOT TO SCALE

EXISTING ZONING MAP





APPLICANT: THE PUBLIC BUILDING COMMISSION OF CHICAGO  
 ADDRESS: 8601 - 8609 W. FOSTER AVENUE, 5082.5100.  
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 DATE INTRODUCED: DECEMBER 12, 2018

INSTITUTIONAL PLANNED DEVELOPMENT  
 (NEW) DIRKSEN ES ANNEX





**SITE LEGEND:**

-  EXISTING SCHOOL BUILDING
-  NEW ANNEX BUILDING
-  PROPERTY LINE
-  PD BOUNDARY

GROSS SITE AREA : 178,465 SF  
 NET SITE AREA : 149,357 SF  
 PUBLIC RIGHT-OF-WAY AREA : 29,108 SF  
 MAX. FLOOR AREA RATIO: 0.90

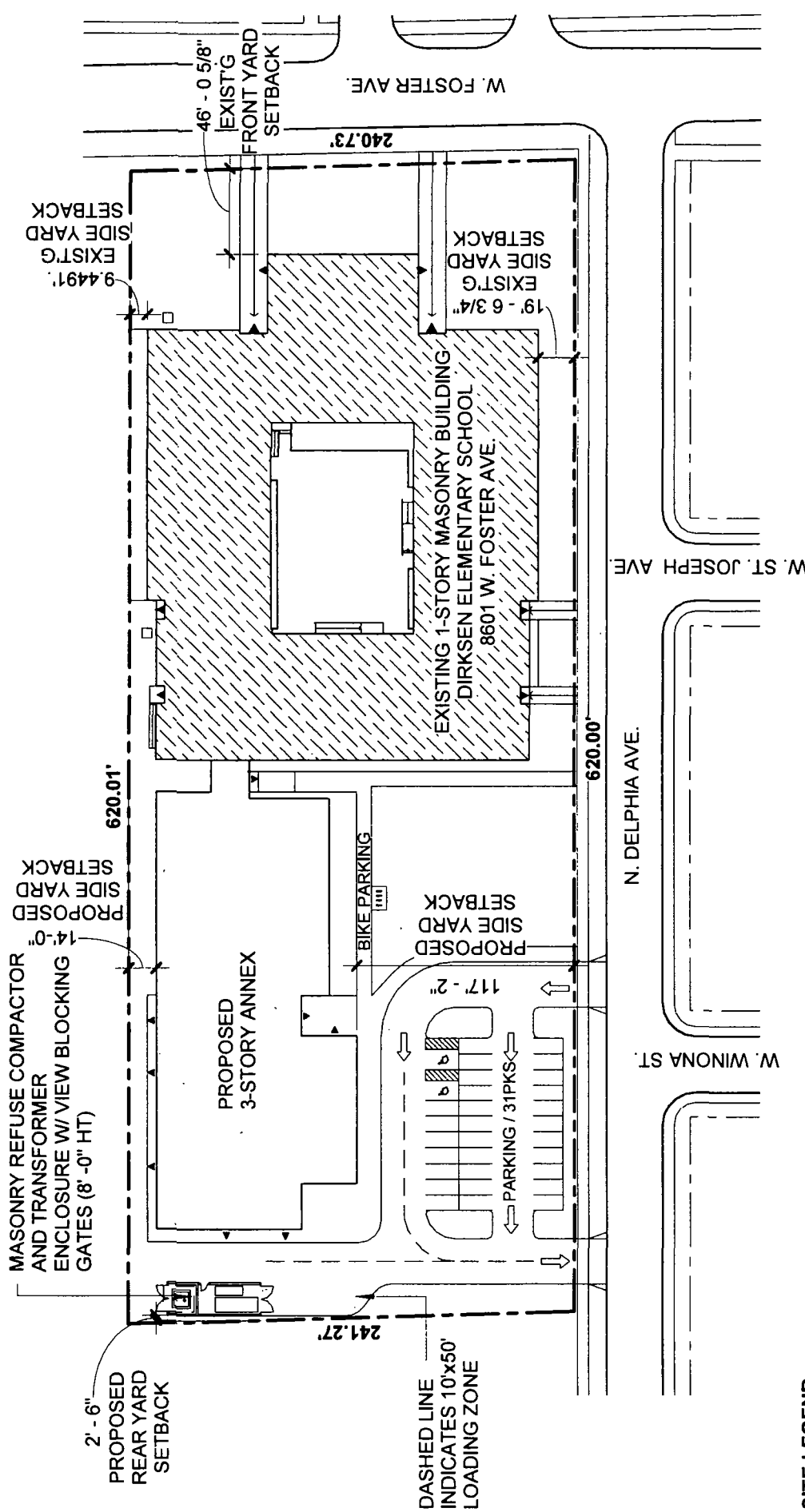


**PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP**



APPLICANT: THE PUBLIC BUILDING COMMISSION OF CHICAGO  
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**INSTITUTIONAL PLANNED DEVELOPMENT (NEW) DIRKSEN ES ANNEX**

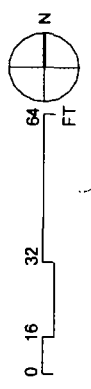




**SITE LEGEND:**

-  EXISTING SCHOOL BUILDING
-  NEW ANNEX BUILDING
-  PROPERTY LINE

GROSS SITE AREA : 178,465 SF  
 NET SITE AREA : 149,357 SF  
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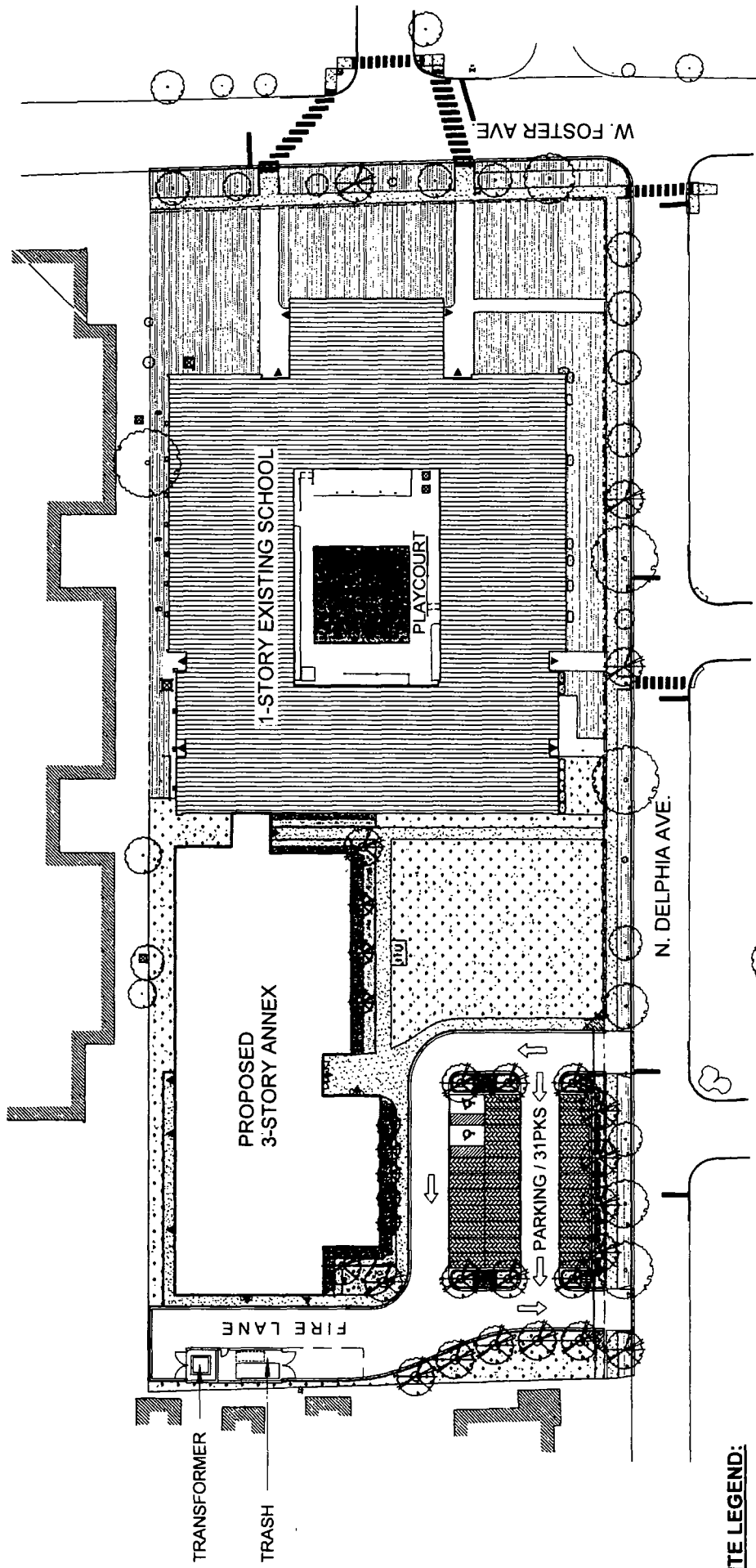


**SITE PLAN**







APPLICANT: THE PUBLIC BUILDING COMMISSION OF CHICAGO  
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 CHICAGO, IL 60656  
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**INSTITUTIONAL PLANNED DEVELOPMENT  
 (NEW) DIRKSEN ES ANNEX**





**SITE LEGEND:**

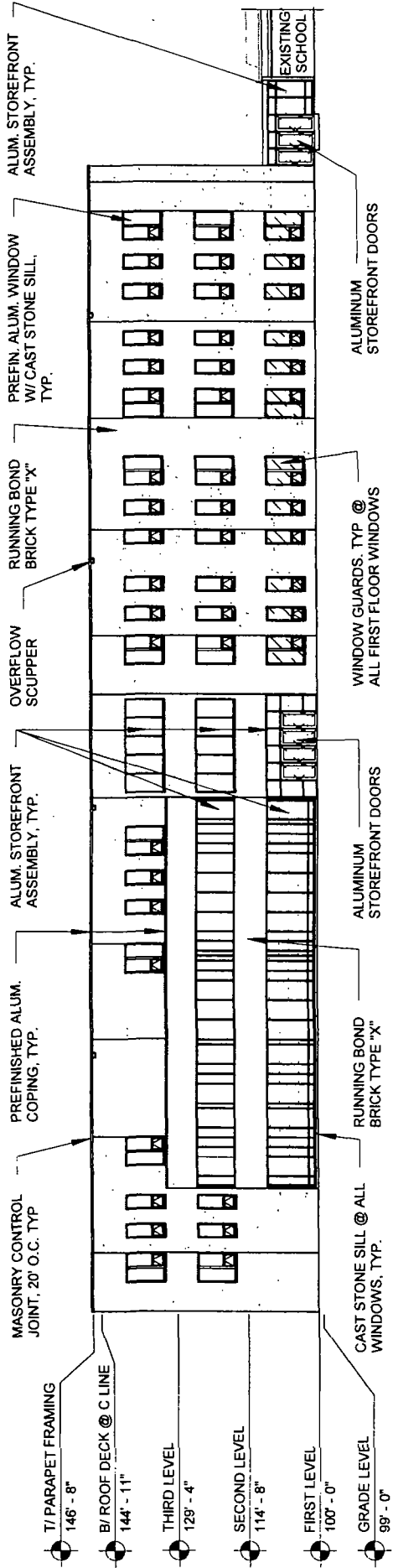
- PERENNIAL / GROUNDCOVER 
- PROPOSED LAWN SOD 
- EXISTING PLAYGROUND 
- EXISTING LAWN 
- EXISTING TREE 
- NEW TREE 

**LANDSCAPE PLAN**

**INSTITUTIONAL PLANNED DEVELOPMENT  
(NEW) DIRKSEN ES ANNEX**

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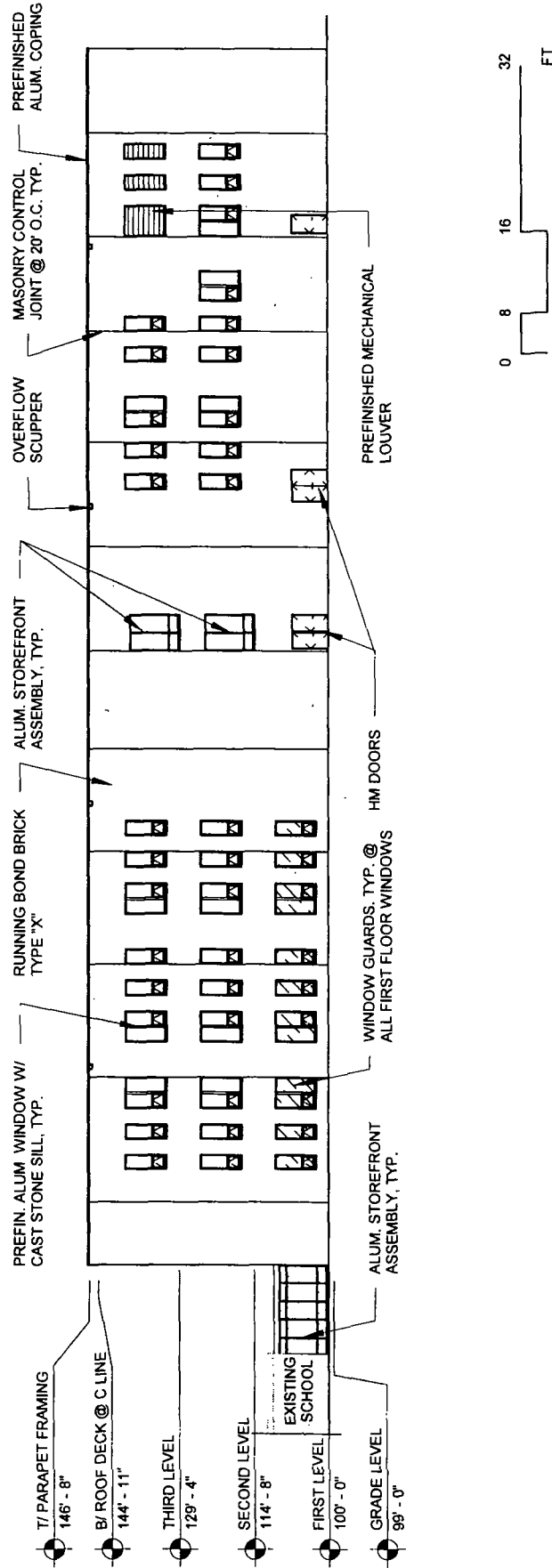


EAST ELEVATION

INSTITUTIONAL PLANNED DEVELOPMENT  
(NEW) DIRKSEN ES ANNEX

APPLICANT: THE PUBLIC BUILDING COMMISSION OF CHICAGO  
 ADDRESS: 8601 - 8609 W. FOSTER AVENUE, 5082.5'100-  
 5156 N. DELPHIA AVENUE  
 CHICAGO, IL 60656  
 DATE INTRODUCED: DECEMBER 12, 2018



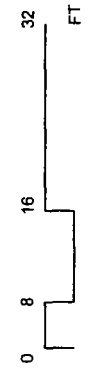
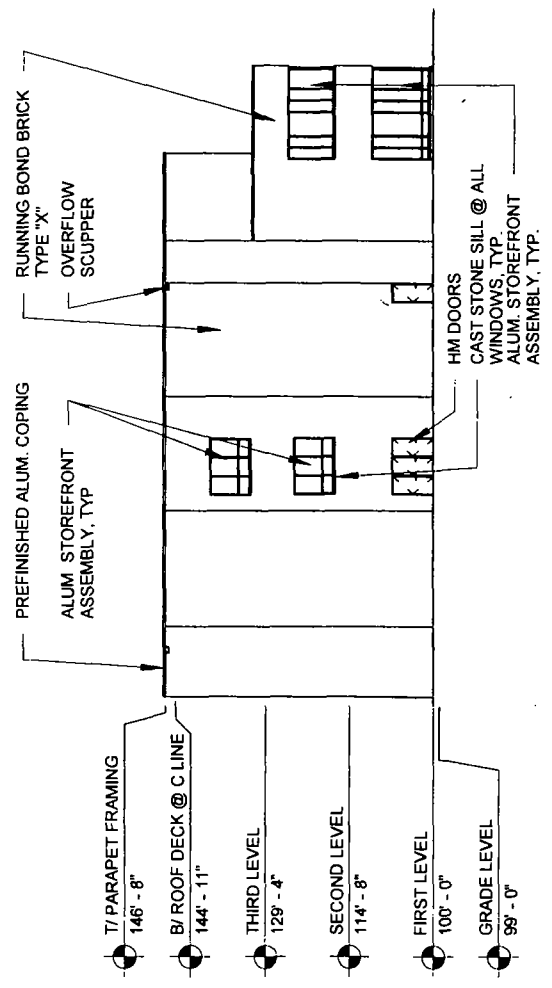
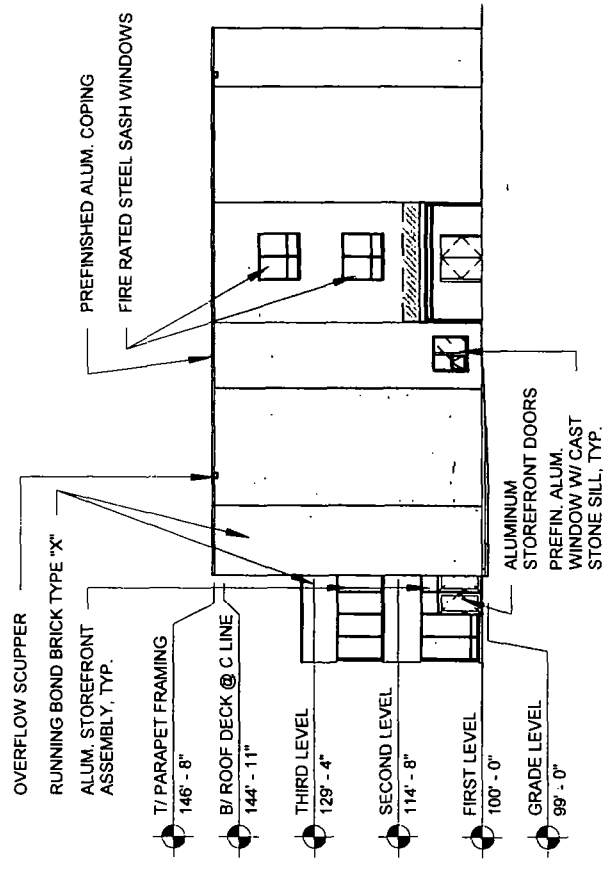


WEST ELEVATION

INSTITUTIONAL PLANNED DEVELOPMENT  
(NEW) DIRKSEN ES ANNEX

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 DATE INTRODUCED. DECEMBER 12, 2018





NORTH & SOUTH ELEVATIONS

INSTITUTIONAL PLANNED DEVELOPMENT  
(NEW) DIRKSEN ES ANNEX



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# ALTA/NSPS LAND TITLE SURVEY

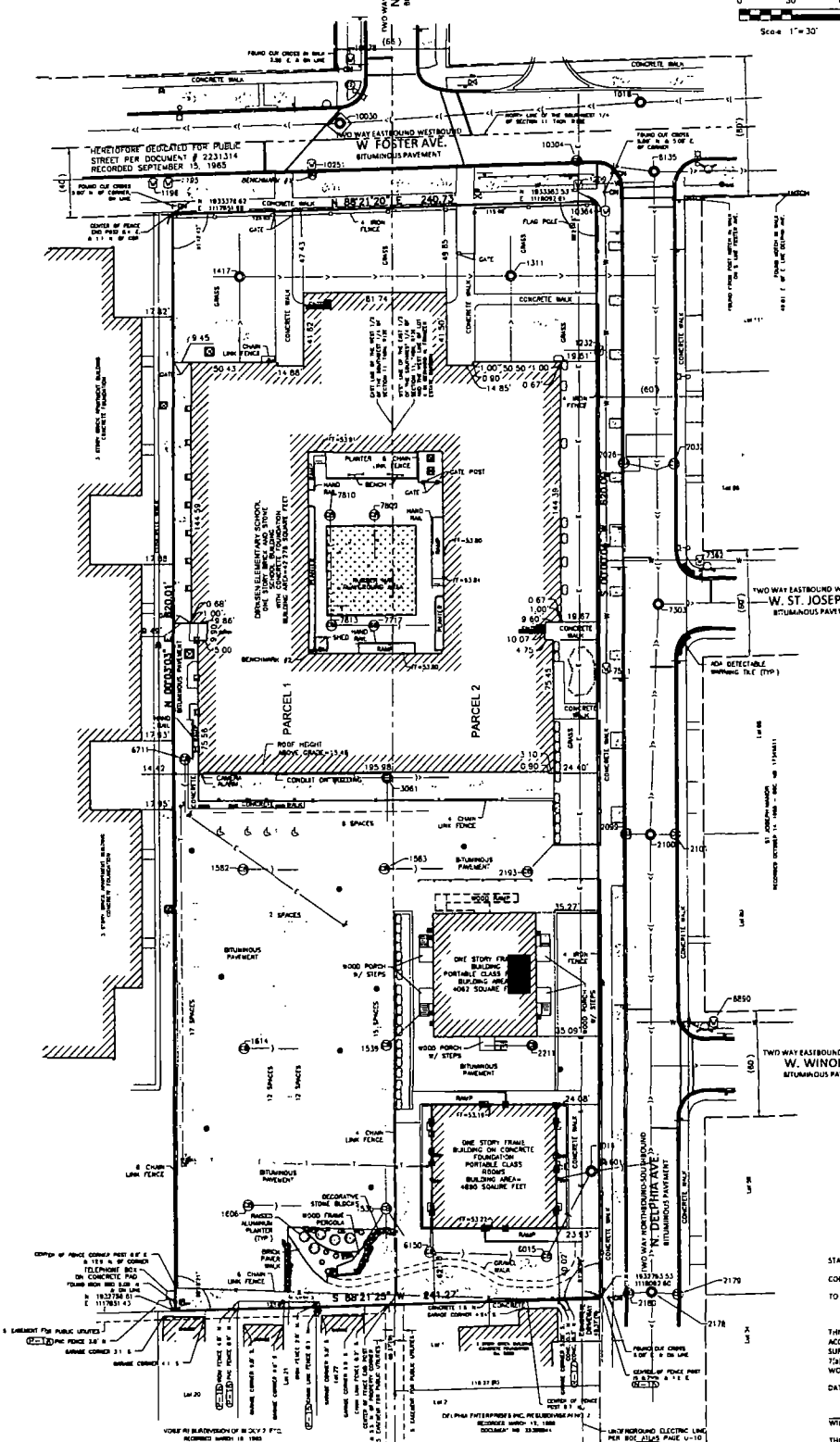
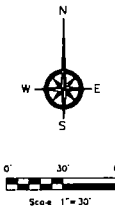
**LEGAL DESCRIPTION**  
 PARCEL ONE: PERMANENT REAL ESTATE TAX MAP NO. 15 11 328-005 THE SOUTH 420 FEET OF THE NORTH 640 FEET OF THAT PART OF LOT 1 LYING WEST OF THE WEST LINE OF DELPMA AVENUE AS Laid OUT IN ST. JOSEPH MANSION RESUBDIVISION RECORDED OCTOBER 18, 1958 AS DOCUMENT NO. 17345631 IN GERHARD H. FRANKENSTEIN DIVISION OF THE NORTH-EAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 40 NORTH RANGE 12 EAST OF THE 3RD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

**PARCEL TWO**  
 PERMANENT REAL ESTATE TAX MAP NO. 12 13 330-007 THE EAST 125 FEET EXCEPT THE NORTH 40 FEET THEREOF OF THE NORTH 400 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 40 NORTH RANGE 12 EAST OF THE 3RD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

CONTAINING 149,957 SQUARE FEET MORE OR LESS OR 3.429 ACRES MORE OR LESS

**GENERAL NOTES**  
 1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.  
 2. COMPARE DEED DESCRIPTION AND WITH CONDITIONS WITH THE DATA SHOWN HEREON AND REPORT ANY DISCREPANCIES AT ONCE.  
 3. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.  
 4. ONLY THOSE BUILDING STRUCTURE LINES AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISION ARE SHOWN HEREON UNLESS INDICATED OTHERWISE. REFER TO THE INSURANCE POLICY AND LOCAL ORDINANCES FOR OTHER RESTRICTIONS WHICH MAY OR MAY NOT EXIST.  
 5. BASIS OF BEARINGS IS ILLINOIS STATE PLANT, EAST ZONE (GPS DERIVED).

**SURVEYOR'S NOTES**  
 1. THE MAXIMUM ALLOWABLE RELATIVE POSITIONAL PRECISION FOR MEASUREMENTS CONTROLLING LAND BOUNDARIES ON ALTA/NSPS LAND TITLE SURVEYS IS 0.07 FEET PLUS 50 PPM. THIS SURVEY DOES NOT EXCEED THE ABOVE PRECISION (REFER TO SPECIFICATIONS 2. CONTACT ENGINEER AT 1-312-744-7000 FOR EXACT LOCATION OF UNDERGROUND FACILITIES PRIOR TO DIGGING (ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER AND SEWER).  
 3. CURRENT RECORD DESCRIPTIONS OF ADJOINERS WERE NOT PROVIDED BY CLIENT FOR SURVEYOR'S REVIEW.  
 4. LEGAL DESCRIPTION AS SHOWN HEREON CONFORMS TO THAT CONTAINED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. CEN1502533D WITH AN EFFECTIVE DATE OF OCTOBER 4, 2018. THE FOLLOWING NOTES REFER TO EXCEPTED AREAS (NOT SURVEY RELATED):  
 4.10. 3 TAXES FOR THE YEARS 2018, 2018 TAXES ARE NOT YET OUT OR PAYABLE.  
 16. NOTED 2017 FIRST INSTALLMENT WAS PAID MARCH 3, 2018.  
 17. 2017 FINAL INSTALLMENT WAS PAID AUGUST 1, 2018.  
 PERM TAX PARCEL YEAR 1ST INST STATUS 2ND INST STATUS  
 12 13 330-007-0000 OF 2 2017 NOT BILLED NOT BILLED - AFFECTS PARCEL 2  
 12 13 330-007-0000 OF 2 2017 NOT BILLED NOT BILLED - AFFECTS PARCEL 1  
 12TH PERM TAXES VOLUME 311  
 A 38 THE GENERAL TAXES AS SHOWN BELOW ARE MARKED EXEMPT ON THE COLLECTOR'S WARRANTS  
 YEARS 2017 AND PRIOR  
 THIS COMMITMENT IS MADE ON THE ASSUMPTION THAT THE LAND IS EXEMPT BECAUSE IT HAS BEEN AND IS CURRENTLY USED AS A SCHOOL.  
 UNLESS SATISFACTORY EVIDENCE IS SUBMITTED TO SATISFACTORY SAID ASSUMPTION OUR POLICY, IF AND WHEN CANCELED, WILL BE SUBJECT TO SAID TAXES.  
 (NOT SURVEY RELATED)  
 D11. MEMORANDUM OF JUDGMENTS IN FAVOR OF THE CITY OF CHICAGO AS FOLLOWS:  
 1. JUDGMENT ENTERED NOVEMBER 10, 2016 IN CASE NO. 1581038784 FOR THE AMOUNT OF \$275 AND ANY OTHER AMOUNTS DUE AGAINST THE PUBLIC BUILDING COMMISSION OF CHICAGO, DEBTOR, IN FAVOR OF CITY OF CHICAGO CREDITOR, A MEMORANDUM OF WHICH WAS RECORDED ON FEBRUARY 22, 2017 AS DOCUMENT NO. 170543017.  
 2. JUDGMENT ENTERED NOVEMBER 29, 2016 IN CASE NO. 1581038784 FOR THE AMOUNT OF \$375 AND ANY OTHER AMOUNTS DUE AGAINST PUBLIC BUILDING COMMISSION OF CHICAGO, DEBTOR, IN FAVOR OF CITY OF CHICAGO CREDITOR, A MEMORANDUM OF WHICH WAS RECORDED ON APRIL 3, 2017 AS DOCUMENT NO. 170594114.  
 (NOT SURVEY RELATED)  
 E12. EASEMENT OVER THE SOUTH 100 FEET OF THE LAND FOR THE PURPOSES OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY FOR SERVING THE LAND AND OTHER PROPERTY WITH ELECTRIC SERVICE, WITH THE RIGHT TO OVERHANG AERIAL SERVICE WIRES TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT FROM JOHN W. CARROLL AND HIS WIFE TO SAID SERVICE COMPANY, AS PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS, DATED MAY 28, 1946 AND FILED MAY 1, 1946 AS DOCUMENT NO. 13934948 AND SUBJECT TO THE TERMS AND CONDITIONS CONTAINED THEREIN. AFFECTS SOUTH 100 FEET OF PARCELS AND OTHER PROPERTY LIES WITHIN THE FOSTER AVENUE RIGHT-OF-WAY DOES NOT AFFECT SURVEY PROPERTY.  
 C13. EASEMENT FOR UNDERGROUND ELECTRIC LINES AS DISCLOSED BY SURVEY NO. 1824-003 MADE BY ENVIRONMENTAL DESIGN INTERNATIONAL, INC., DATED MAY 2, 2013, WHICH NOTES CITY BUREAU OF ELECTRICITY PLUS PAGE 4 OR AS IT AFFECTS EAST PART OF PARCEL 1 (SHOWN HEREON).  
 F14. RIGHT OF REVERTER IN FAVOR OF THE CITY OF CHICAGO, IN TRUST FOR THE USE OF SCHOOLS AS SUCH TIME AS ALL PRINCIPAL INTEREST AND REMAINDERS, IF ANY, IN THE PUBLIC BUILDING COMMISSION OF CHICAGO BUILDING REVENUE BONDS, SERIES 'A' OF 1991, AND ALL OTHER ADMINISTRATIVE EXPENSES OF THE COMMISSION AND ALL OTHER ACCRUALS UNPAID EXPENSES WITH-RELATE TO SAID BONDS SHOULD BE PAID BY THE CITY OF CHICAGO IN TRUST FOR THE USE OF SCHOOLS TO THE PUBLIC BUILDING COMMISSION OF CHICAGO DATED JUNE 13, 1996 AND RECORDED JUNE 27, 1996 AS DOCUMENT 96494975 ANY DEED TO COME FROM THE PUBLIC BUILDING COMMISSION OF CHICAGO TO ANY ENTITY OTHER THAN THE CITY OF CHICAGO IN TRUST FOR THE USE OF SCHOOLS MUST INCLUDE A QUOTE AND A CITE OF SAID DOCUMENT REST FROM THE CITY OF CHICAGO IN TRUST FOR THE USE OF SCHOOLS (NOT SURVEY RELATED).  
 N15. AN ENCROACHMENT OF THE IRON FENCE SITUATED ON SAID LAND INTO OR ONTO DELPMA AVENUE, AS DISCLOSED BY SURVEY NO. 1824-003 MADE BY ENVIRONMENTAL DESIGN INTERNATIONAL, INC., DATED MAY 2, 2013, WHICH NOTES CITY BUREAU OF ELECTRICITY PLUS PAGE 4 OR AS IT AFFECTS EAST PART OF PARCEL 1 (SHOWN HEREON).  
 P16. AN ENCROACHMENT OF THE THREE FENCES OF THE RESIDENTIAL LOTS SITUATED ON LAND ADJOINING TO THE SOUTH, INTO OR ONTO SAID LAND, AS DISCLOSED BY SURVEY NO. 1824-003 MADE BY ENVIRONMENTAL DESIGN INTERNATIONAL, INC., DATED MAY 2, 2013, LOT 22 CHAIN LINK FENCE - AS MUCH AS 10' 0" FEET, LOT 21 BROWN FENCE - AS MUCH AS 8' 0" FEET, LOT 20 PICK FENCE - AS MUCH AS 8' 0" FEET, ALL LOTS IN VOSS REBUS SOUTH OF AND ADJOINING PARCEL 2. (AFFECTS PARCEL 2 (SHOWN HEREON)).  
 R17. AN ENCROACHMENT OF THE CONCRETE PAD SITUATED ON LAND ADJOINING TO THE SOUTH LOT 1 IN DELPMA FIVE BRICKS INC. RESUBDIVISION NO. 2 INTO OR ONTO SAID LAND BY AS MUCH AS 1 1/2 FEET, AS DISCLOSED BY SURVEY NO. 1824-003 MADE BY ENVIRONMENTAL DESIGN INTERNATIONAL, INC., DATED MAY 2, 2013, AFFECTS PARCEL 1 (SHOWN HEREON).  
 C18. IN ORDER FOR THE COMPANY TO INSURE ITSELF THROUGHOUT THE SALE OR TRANSFER OF LAND FROM THE PUBLIC BUILDING COMMISSION OF CHICAGO AND THE CITY OF CHICAGO IN TRUST FOR THE USE OF SCHOOLS, WE SHOULD BE FURNISHED WITH EVIDENCE OF COMPLIANCE WITH ORDINANCES 2007 ET SEQ. AS TO THE PUBLIC BUILDING COMMISSION OF CHICAGO, AND 109 ICS 304A ET SEQ. AS TO THE CITY OF CHICAGO IN TRUST FOR THE USE OF SCHOOLS INCLUDING CERTIFIED COPY OF THE BELMONT ORDINANCE OR RESOLUTION AUTHORIZING THE CONVEYANCE TOGETHER WITH THE NUMBER OF ATLAS AND MAPS FOR ITS PASSAGE AND EVIDENCE OF ANY REQUIRED PUBLICATION.  
 4 SAID MUNICIPALITY IS A "HOME RULE UNIT" PURSUANT TO ARTICLE 7, SECTION 6 OF THE ILLINOIS CONSTITUTION, WE SHOULD BE FURNISHED EVIDENCE OF COMPLIANCE WITH THE MUNICIPALITY'S ORDINANCES WHICH RELATE TO THE SALE OR TRANSFER OF MUNICIPAL PROPERTY HELD IN TRUST FOR THE USE OF SCHOOLS.  
 THIS COMMITMENT IS SUBJECT TO SUCH ADDITIONAL EXCEPTIONS, IF ANY, AS MAY BE DETERMINED NECESSARY AFTER OUR REVIEW OF THESE MATERIALS.  
 (NOT SURVEY RELATED)  
 N18. MUNICIPAL REAL ESTATE TRANSFER TAX STAMPS (OR PROOF OF EXEMPTION) MUST ACCOMPANY ANY CONVEYANCE AND SAID OTHER TAXES ON PROPERTY LOCATED IN CITY OF CHICAGO. PLEASE CONTACT SAID MUNICIPALITY PRIOR TO CLOSING FOR ITS SPECIFIC REQUIREMENTS, WHICH MAY INCLUDE THE PAYMENT OF FEE, AN INSPECTION OR OTHER APPROVALS. (NOT SURVEY RELATED).  
 120. THE LAND DESCRIBED IN SCHEDULE A EITHER IS UNDISCOVERED PROPERTY OR CONSTITUTES PART OF A SUBDIVIDED LOT AS A RESULT A PLAT ACT AFFIDAVIT SHOULD ACCOMPANY ANY CONVEYANCE TO BE RECORDED OR AN ALTERNATIVE COMPLIANCE SHOULD BE HAD WITH THE PROVISIONS OF THE PLAT ACT, 765 ICS 20-1 ET SEQ. AFFECTS PARCEL 2. (NOT PLOTTABLE).  
 221. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY THROUGH OR UNDER THE LESSEES.  
 (NOT SURVEY RELATED).  
 222. THE COMPANY SHOULD BE FURNISHED A STATEMENT THAT THERE IS NO PROPERTY MANAGER EMPLOYED TO MANAGE THE LAND OR, IN THE ALTERNATIVE, A FINAL LIEN WAIVER FROM ANY SUCH PROPERTY MANAGER. (NOT SURVEY RELATED).  
 123. ADEI OR INFORMATION RELIANCE ENGINEERING SERVICES INC. IS NOT AN ENDORSEMENT REQUIRES SHOULD BE MADE PRIOR TO CLOSING TO ALLOW AMPLE TIME FOR THE COMPANY TO EXAMINE REQUIRED DOCUMENTATION. THIS NOTE WILL NOT APPEAR ON THE POLICY BUT IS ISSUED. (NOT SURVEY RELATED).  
 24. INFORMATIONAL NOTE TO SCHEDULE AND CLOSING IN THE CHICAGO COMMERCIAL CENTER, PLEASE CALL (312) 233-3707. (NOT SURVEY RELATED).  
 5 ELECTRIC, GAS, TELEPHONE AND UTILITY LINES AS SHOWN HEREON ARE DEPICTED FROM FIELD LOCATION OF VISIBLE EVIDENCE OF FACILITIES AND ATLAS PROVIDED BY THE CITY OF CHICAGO OFFICE OF UNDERGROUND COORDINATION. RESPONSE #37947. REFER TO THE ABOVE REFERENCED NOTE #10.  
 6 WATER MAIN, SANITARY AND SEWER LINES AS SHOWN HEREON ARE DEPICTED FROM FIELD LOCATION OF VISIBLE EVIDENCE OF FACILITIES, ATLAS HAS NOT YET BEEN PROVIDED BY THE CITY OF CHICAGO OFFICE OF UNDERGROUND COORDINATION AT THIS TIME. REFER TO THE ABOVE REFERENCED NOTE #2. SANITARY SEWER AND STORM DRAINS WERE NOT EXPLORED FOR LOCATION BY SURVEYOR. USE OF THESE LOCATIONS IS SUBJECT TO VERIFICATION BY CLIENT. ENGINEERING CONSULTATION ON THE TITLE COMPANY RECOMMENDED PROCEDURES ARE GROUND PENETRATING RADAR, TV INSPECTION OF THE INTERIOR OF SANITARY AND STORM DRAIN LINES AND METAL DETECTION METHODS USED TO VERIFY THE POSITION OF CAST IRON WATER MAIN LINES ARE NOT UNCOVERED.  
 7 TABLE C CERTIFICATION ITEMS  
 ITEM 1: MOVEMENTS ARE SHOWN HEREON  
 ITEM 4: CROSS LAND AREA IS SHOWN HEREON  
 ITEM 5: SOURCE BENCHMARKS ARE LISTED ON PAGE 2  
 ITEM 7(A): BUILDING AREAS SHOWN HEREON  
 ITEM 8: ALL PARKING SPACES ARE APPROXIMATELY 8' WIDE  
 4 HANDICAP SPACES & 66 REGULAR SPACES.  
 ITEM 8: SUBSTANTIAL VISIBLE IMPROVEMENTS ARE 4-5' DOWN HEREON  
 ITEM 11(B): REFER TO NOTES 5 AND 6 ABOVE



**STATE OF ILLINOIS**  
 COUNTY OF COOK 155

**PRELIMINARY**

TO PUBLIC BUILDING COMMISSION OF CHICAGO A MUNICIPAL CORPORATION  
 -CHICAGO TITLE INSURANCE COMPANY-

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, IDENTIFIED AND ADOPTED BY AREA AND HOPE, AND INCLUDES ITEMS 1, 2, 4, 8, 9, 724, 730(I), 730 J, 9, 10(4), 11(B), 13, 14, 17, 18, 19, 20(a), 21 AND 22 OF TABLE THEREOF. THE FIELD WORK WAS COMPLETED ON 11/14/2018.

DATE OF PLAT OR MAP: NOVEMBER 14, 2018

WILLIAM J. FLAMING, ILS 035 035(A) LICENSE EXPIRES 11/30/2018

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

THIS PLAT IS VALID ONLY WITH AN ORIGINAL SIGNATURE AND EMBOSSMENT SEAL.

PROJECT NO.	1281 034 05
SCALE	1" = 30'
REVIEWED BY	WJF
CHECKED BY	LAD
DRAWN BY	MAW
FIELD CREW	JFW/T
FIELD DATE	11/14/2018
DATE	11/14/2018
PLAN TYPE	ALTA/NSPS LAND TITLE
SHEET NUMBER	1 of 2



CLIENT  
**PUBLIC BUILDING COMMISSION OF CHICAGO**  
 50 W. WASHINGTON STREET  
 CHICAGO, IL 60602

PROJECT  
**EVERETT MCKINLEY DIRKSEN ELEMENTARY**  
 8601 W. FOSTER AVE.  
 CHICAGO, IL 60656

**EDI**  
 Environmental Design International, Inc.  
 Civil, Survey, Environmental and Construction Information Services  
 33 W. MONROE STREET, SUITE 1825 CHICAGO, IL 60602  
 Ph: (312) 345-1400 Fax: (312) 345-0529  
 www.edesign.com MBE/WBE/DBE



December 12, 2018

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

Martin Cabrera, Jr., Chairman  
Chicago Plan Commission  
Room 1000, City Hall  
121 North LaSalle Street  
Chicago, Illinois 60602

**Re: Application for Rezoning to Planned Development  
Dirksen Elementary School**

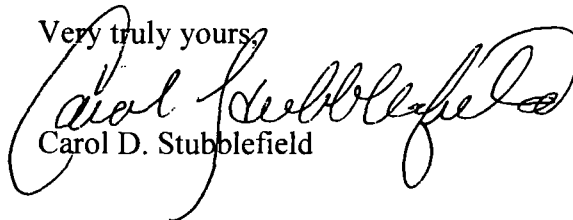
Dear Chairman Solis and Chairman Cabrera:

The undersigned, Carol D. Stubblefield, an attorney with the law firm of Neal & Leroy, LLC, which firm represents the Public Building Commission, the applicant for an amendment to the Chicago Zoning Ordinance with respect to property commonly known as 8601 – 8609 West Foster Avenue and 5062, 5100 – 5158 North Delphia Avenue certifies that she has complied with the requirements of Section 17-13-0107 of the Municipal Code of the City of Chicago 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 subject property, as determined by the most recent Cook County tax records of Cook County, exclusive of public roads, streets, alleys and other public ways, or a total distance limited to 400 feet.

The undersigned certifies that the notice contains the common street address of the subject property, a description of the nature, scope and purpose of the applications; the name and address of the Applicant; the name and address of the owner; the date the Applicant intends to file the applications on or about December 12, 2108.


The undersigned certifies that she has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Municipal Code of the City of Chicago and that the Applicant certifies that the accompanying list of names and addresses of surrounding properties located within 250 feet of the subject property, is a complete list containing the names and last known addresses of the owners of the property required to be served.

Very truly yours,

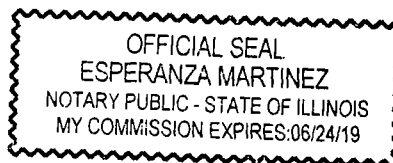


Carol D. Stubblefield

Subscribed and sworn to before me  
this 4th day of December 2018



Notary Public



December 11, 2018

**First Class Mail**

Dear Sir or Madam:

In accordance with the requirements of Section 17-13-0107 Municipal Code of the City of Chicago, please be informed that on or about December 12, 2018, the undersigned, on behalf of the Applicant identified below, intends to file an application to amend the Chicago Zoning Ordinance (the "Application"). The Application relates to the construction of a new three-story annex and site improvements for Dirksen Elementary School ("the Project") on property commonly known as 8601-8609 West Foster Avenue and 5062, 5100-5158 North Delphia Avenue (the "Property").

The Project will consist of a new approximately 61,000 SF three-story annex to an existing three-story school building. The proposed annex will include 18 standard classrooms, 4 special needs classroom, 4 pre-K & Kindergarten classrooms with toilets and storage, 2 science classrooms with storage, 2 administrative offices, a new library/media center, student dining/multi-purpose room, site improvements for new parking lot, loading area playground, landscaping and stormwater management infrastructure. The Project will seek LEED v4 Silver classification.

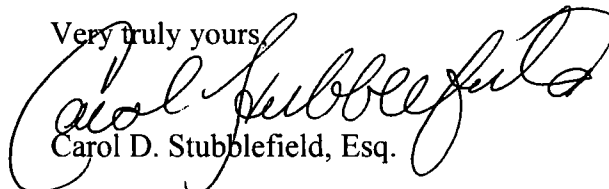
The Property is currently zoned RS-2, Residential Single-Unit (Detached House) District and RS-3, Residential Single-Unit (Detached House) District. The Application will request City of Chicago approval to rezone the Property from the split zoning of RS-2 and RS-3 to an overall underlying zoning classification of RS-3, Residential Single-Unit (Detached House) District) and then to an Institutional Planned Development, for the construction of the Project.

The Property is owned by the Applicant, The Public Building Commission of Chicago, 50 West Washington, Chicago, IL. 60602, Attn: Kerl LaJeune, Deputy Director of Planning and Design, phone: 312-744-9296

I am an authorized representative of the Applicant. Questions regarding the proposed project or the Application may be addressed to Carol D. Stubblefield, Esq. at Neal & Leroy, LLC, phone: 312-641-7144; 20 South Clark Street, Suite 2050, Chicago, Illinois 60603.

**PLEASE NOTE: THE APPLICANT IS NOT SEEKING TO REZONE OR PURCHASE YOUR PROPERTY. YOU ARE RECEIVING THIS NOTICE AS REQUIRED BY THE CHICAGO MUNICIPAL CODE BECAUSE COOK COUNTY TAX RECORDS INDICATE YOU OWN PROPERTY WITHIN 250 FEET OF THE BOUNDARIES OF THE SUBJECT PROPERTY.**

Very truly yours,

  
Carol D. Stubblefield, Esq.

#19877  
INTRO DATE  
DEC 12, 2018

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO  
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:  
8601-8609 West Foster Avenue; 5062, 5100-5158 North Delphia Avenue
  
2. Ward Number that property is located in: 41
  
3. APPLICANT Public Building Commission  
  
ADDRESS 50 West Washington Street CITY Chicago  
  
STATE Illinois ZIP CODE 60602 PHONE 312-641-7144  
  
EMAIL cstubblefield@nealandleroy.com CONTACT PERSON Carol D. Stubblefield, Neal & Leroy, LLC
  
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 \_\_\_\_\_  
  
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 Neal & Leroy, LLC attn: Carol D. Stubblefield  
  
ADDRESS 20 S. Clark Street, Suite 2050  
  
CITY Chicago STATE Illinois ZIP CODE 60603  
  
PHONE 312-641-7144 FAX 312-641-5137 EMAIL cstubblefield@nealandleroy.com

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed on the Economic Disclosure Statements.

N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. On what date did the owner acquire legal title to the subject property? June 1996

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

No  
\_\_\_\_\_  
\_\_\_\_\_

9. Present Zoning District RS-2 and RS-3 Proposed Zoning District RS-3 and then to IPD

10. Lot size in square feet (or dimensions) 149,357 SF (3.43 acres)

11. Current Use of the property Everett McKinley Dirksen Elementary School

12. Reason for rezoning the property Mandatory Planned Development for development of land to be used for schools on site with a net site area of 2 acres or more. Chicago Zoning Ordinance Section 17-8-0506

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)

Applicant proposes to construct a new, approximately 61,000 SF, three-story annex to an existing three-story school building and will include: classrooms, administrative offices, library/media center, student dining/multi-purpose room kitchen and toilets/locker room. Site improvements including parking, loading, playground, landscaping stormwater mngt.

14. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, increases the number of units (see attached fact sheet or visit [www.cityofchicago.org/ARO](http://www.cityofchicago.org/ARO) for more information). Is this project subject to the ARO?

YES \_\_\_\_\_ NO \_\_\_\_\_

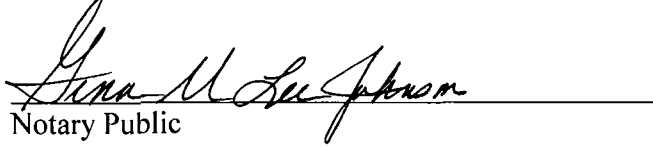
COUNTY OF COOK  
STATE OF ILLINOIS

RAY GIDEROF, 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.

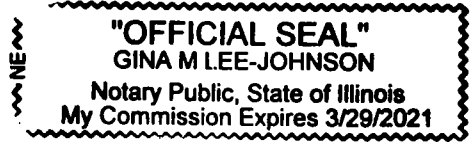


Signature of Applicant

Subscribed and Sworn to before me this  
3rd day of December, 2018.



Notary Public



**For Office Use Only**

Date of Introduction: \_\_\_\_\_

File Number: \_\_\_\_\_

Ward: \_\_\_\_\_

OFFICIAL SEAL  
JAMES EARL RAYSON  
Governor of Illinois  
JAN 20 1968

55151