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SO2011-2264

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City Council Document Tracking Sheet

Meeting Date:	4/13/2011
Sponsor(s):	Del Valle, Miguel (Clerk)
Type:	Ordinance
Title:	Zoning Reclassification App. No. 17233
Committee(s) Assignment:	Committee on Zoning

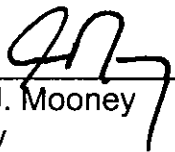


17233
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DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

TO. Alderman Daniel S. Solis
Chairman, City Council Committee on Zoning

FROM: 
Andrew J. Mooney
Secretary
Chicago Plan Commission

DATE. September 16, 2011

RE: Proposed Amendment to Institutional Planned Development No. 60
for the property generally located 4550 North Winchester Avenue.

On September 15, 2011, the Chicago Plan Commission recommended approval of the proposed amendment submitted by Lycee Francais de Chicago. A copy of the proposed amendment is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning hearing.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Zoning and Land Use Planning recommendation and a copy of the Resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-5777.

cc: Steve Valenziano
PD Master File (Original PD, copy of memo)

FINAL FOR PUBLICATION

FINAL

17233

**REPORT
to the
CHICAGO PLAN COMMISSION
from the
DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
SEPTEMBER 15, 2011**

FOR APPROVAL: PROPOSED AMENDMENT TO INSTITUTIONAL PLANNED DEVELOPMENT #60

APPLICANT: LYCEE FRANCAIS de CHICAGO

LOCATION: 4550 NORTH WINCHESTER AVENUE

Pursuant to the provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, the Department of Housing and Economic Development hereby submits this report and recommendation regarding a proposed amendment to Institutional Planned Development #60 for your review and recommendation to the Chicago City Council. The application for the amendment to the Zoning Ordinance was introduced into the City Council on April 13, 2011. Proper legal notice of the public hearing on the application was published in the Chicago Sun-Times on August 31, 2011. The Applicant was separately notified of this hearing.

The Applicant, Lycee Francais de Chicago, is seeking approval for an amendment to Institutional Planned Development #60, in order to permit the construction of an approximately 120,000 square foot grade school and high school, with an additional approximately 70,000 square feet of shared outdoor athletic and recreational space. The Applicant proposes to maintain the property's existing underlying zoning and previously approved uses; this amendment would provide for an expansion of uses within this planned development, all of which are allowable in the current underlying zoning district of RM5 (Residential Multi-Unit District). This development is being submitted by the Applicant as a mandatory amendment to an existing Planned Development, pursuant to Sections 17-8-0515-A and 17-13-0611-A-1, which state that Planned Development review and approval is required when the amendment proposes to change the character of the existing planned development. Institutional Planned Development #60 is currently zoned predominantly for hospital use and this proposal specifically contemplates reuse of the land currently occupied by the site's hospital, which has been closed for over a decade.

PROJECT BACKGROUND

Lycee Francais de Chicago is under contract to purchase approximately 3.8 acres of the former hospital, including the Adler Pavilion, the old hospital buildings and existing parking fields, referred to in the application as the School Property. The Applicant and the seller, Chicago Title Land Trust Company, etc., as Trustee, are anticipating closing on the sale of the property subject to this amendment upon the Applicant securing the necessary zoning approvals from the Plan Commission and City.

Ownership of the remainder of this planned development is divided up amongst four other entities:

1. HCRI Illinois Properties LLC – owner of the Specialty Care Pavilion;
2. H/B Winchester LLC – owner of the residential apartment building;
3. Ravenswood Associates LLC – owner of the office building; and,
4. 4501 North Damen Parking Garage Condominium Association – a condominium association which owns the parking garage and whose members include HCRI Illinois Properties LLC and Ravenswood Associates LLC; the Applicant will also be a member upon acquisition of the property subject to this amendment.

SITE AND AREA DESCRIPTION

The subject property is located within the Lincoln Square Community Area, the Ravenswood Industrial Corridor Tax Increment Finance District Redevelopment Area and the 47th Ward. It is surrounded entirely by areas zoned RS-3 (Residential Single-Unit Detached House District), with the exception of two parcels zoned RT-4 (Residential Two-Flat, Townhouse and Multi-Unit District) adjacent to the southwest corner of this planned development. The site is not located within either the Lake Michigan and Chicago Lakefront Protection District or a Chicago Landmark District, nor does it contain a designated local or national landmark structure or site.

The site is served by the Chicago Transit Authority's bus routes #11 (Lincoln/Sedgwick), #50 (Damen), #78 (Montrose), #81 (Lawrence), #145 (Wilson/Michigan Express) and #148 (Clarendon/Michigan Express); CTA rail stations at Montrose and Damen on the Brown Line; and, the Metra Union Pacific North Line via the Ravenswood Station; all located within approximately 0.5 miles of the site.

PROJECT DESCRIPTION

The Applicant is proposing to establish a permanent home for their private, not-for-profit, co-educational day school at this site. The school will replace the existing, vacant hospital structure. The proposal will consist of an approximately 120,000 square foot educational facility that will house students from kindergarten through 12th grade. The site will also contain approximately 70,000 square feet of outdoor athletic and recreational space. The Applicant is under contract to purchase 120 parking spaces in the existing on-site parking structure, adjacent to the southwestern corner of the School Property.

The school's enrollment is currently 627 students and is expected to increase to approximately 750 at this new facility; approximately 10 full-time staff positions will be added to the approximately 100 existing full-time and part-time positions. The project is expected to generate an estimated 53 full-time construction jobs and is positioned to break ground no later than 2013, in order to be operational by the start of school in the fall of 2015.

DESIGN

The proposed school will be a single, inter-connected building, with portions varying between one and five stories, that provides a significant street presence along the south side of West Wilson Avenue. The grade school students will access the site from either

the western or southern elevations; their classroom space confined to the two and three story school sections containing those entry points. The high school students will access their classrooms via a separate entry contained within the western elevation; their classroom space will be found solely within the five floors above that entry. All classroom space will draw on natural light via the windows along the exterior elevations and interior courtyard. The students will share certain common areas, such as the gymnasium, theatre, cafeteria and library. The approximately 70,000 square feet of outdoor athletic and recreational space will also be shared; not only by the students, but local community groups will be able to access the facility during non-school hours and events. The exterior of the school buildings will consist predominantly of glass, steel and pre-cast concrete; the maximum allowable height throughout the School Property will be 80'.

LANDSCAPING

The perimeter of the School Property site, except for that edge facing the public alley adjacent to the eastern boundary of this planned development, will include both shrubbery and street tree plantings. The entire School Property development will meet the requirements of the Landscape Ordinance.

ACCESS/CIRCULATION

Integration of this proposal with the existing residential, business and commercial developments of this neighborhood takes on added importance in light of the project's frontage along West Wilson Avenue and its proximity to North Damen Avenue. The Applicant employs a limited private busing system to get its students to school. However, accommodating all drop-off and pick-up activity on-site was key to being able to limit the traffic impact on the surrounding community. Consequently, the proposal includes the construction of a 665' interior (northbound only) drive aisle for all parent, teacher and faculty access to school, athletic/recreational and parking facilities. The drive aisle will be aligned parallel to North Damen Avenue and provide ingress off of West Sunnyside Avenue and egress onto West Wilson Avenue. During AM drop-off and PM pick-up times, the school will also employ traffic aides to help direct vehicles back into the flow of area roadways. An existing access drive from North Damen Avenue to the parking structure will be closed off from the interior drive at these times, as well. The school does not currently allow students to drive themselves to or from school and is not intending to allow that privilege to its students at this new site.

Individuals arriving via public transportation currently have numerous bus routes and train stations to utilize and bicyclists will have access to storage racks throughout campus and within the existing parking structure. Pedestrians will also have clearly delineated pathways across the entire planned development, providing greater connectivity between the buildings and various uses.

SUSTAINABILITY

The Applicant will be pursuing certification in Leadership in Energy and Environmental Design for Schools and will include a 12,509 square foot green roof (representing 25% of net roof area), along with the following sustainable elements: high-efficiency boilers and HVAC system with CFC reduction elements, low flow plumbing fixtures, energy efficient



lighting and daylight-responsive lighting controls. The development will also comply with the Storm Water Management Ordinance, implementing best practices in all storm water management.

BULK/USE/DENSITY

The current maximum allowable Floor Area Ratio for Institutional Planned Development #60 is 2.2; which is equal to the maximum FAR of the original underlying legacy zoning for this planned development (R5). The School Property proposal will utilize less FAR than the current structures, approximately 120,000 square feet versus the existing approximately 290,000 square feet. The maximum allowable height of buildings proposed for the School Property will be 80'; this does not violate the restrictions of the current underlying RM5 zoning district, as it imposes no height restrictions for principal non-residential buildings.

This amendment to Institutional Planned Development #60 only proposes to expand the enumerated list of its allowable uses to include schools and accessory uses, including, without limitation, temporary housing for faculty and students, multi-family residential housing and day care. Furthermore, existing uses in existing buildings on the School Property for medical and related uses, including, without limitation, accessory kitchen and loading facilities, shall be permitted so long as such existing buildings remain; all of which are permitted uses listed in the RM5 zoning district.

RECOMMENDATION

The Department of Housing and Economic Development has reviewed the project materials submitted by the Applicant and compared this proposal to existing development in the community. The area around this project is a diverse mix of residential, business and commercial uses and while this development would re-activate a long-vacant and significant property, its FAR impact would be far less than that which is currently encompassed in the existing structures it is projected to replace.

Based on that analysis, the Department of Housing and Economic Development has concluded that this proposal is appropriate for this site and supports this development for the following reasons:

1. The project meets the purpose and criteria set forth in Chapter 17-8 of the Zoning Ordinance and its adoption would not have any adverse impact on the public's health, safety or welfare. Specifically, this project meets the following provisions of Chapter 17-8:
 - a. Promotes unified planning and development (per 17-8-0102), as evidenced by the integration of site plans and access requirements for their student body, parents, faculty, staff and other entities contained within this planned development;
 - b. Promotes economically beneficial development patterns that are compatible with the character of existing neighborhoods (per 17-8-0103), as evidenced through its design and massing staying within context of adjacent structures;
 - c. Promotes a flexible application of selected bulk, use and development standards to provide a creative, urban design (per 17-8-0105), as evidenced

- through the various heights and elevation details throughout the proposed structure;
- d. Promotes transit, pedestrian and bicycle use (per 17-8-0904-A-2), as evidenced through its proximity to various forms of public transit and the accommodations made for bicycle parking;
 - e. Provides safe and attractive walkways and pedestrian routes (per 17-8-0905-A-1), as evidenced by the exterior sidewalks and interior access pathways that connect the planned development's various uses with each other and the surrounding community;
 - f. Provides structures that abut sidewalks (per 17-8-0905-B-1) and allow for pedestrian entrances from said sidewalks (per 17-8-0905-B-2), as evidenced by the construction to the edge of the site's property lines and the provision of access to the school, athletic/recreational and parking facilities from the sidewalk;
 - g. Provides an active street wall (per 17-8-0906-B-1) with buildings that are close to the sidewalk and each other (per 17-8-0906-B-2), as evidenced by the proximity of the northern elevation to W. Wilson Ave.; and,
 - h. All sides and areas of the buildings that are visible to the public are treated with materials, finishes and architectural details that are of high-quality and appropriate for use on primary street-facing façade (17-8-0907-A-4), as evidenced through the material callouts in this report and on the elevations.
2. The site lies within the boundaries of the Ravenswood Industrial Corridor Tax Increment Finance District, the redevelopment plan for which was recommended by the Chicago Plan Commission and approved by the Chicago City Council in 2004. The corresponding Land Use Plan contemplated redevelopment of the hospital site in a manner consistent with the surrounding community. This proposal will achieve that goal and further the objectives of the TIF Plan by improving the physical and economic conditions of this area, as well as, providing the City and its citizens with increased activity, new job opportunities and an expanded tax base.
 3. The public infrastructure facilities and city services will be adequate to serve the proposed development at the time of occupancy. The proposed project has been reviewed by the Mayor's Office for People with Disabilities and the Department of Transportation and all requested changes have been made. Copies of this application have been circulated to other City departments and agencies and no comments have been received which have not been addressed in the application.
 4. The project will comply with the requirements for access in case of fire and other emergencies.

Based on the foregoing, it is the recommendation of the Department of Housing and Economic Development that this application for an amendment to Institutional Planned Development #60 be approved and that the recommendation to the City Council Committee on Zoning be "Passage Recommended, as Amended".

Bureau of Planning and Zoning
Department of Housing and Economic Development





DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

**4550 NORTH WINCHESTER AVENUE
AMENDMENT TO INSTITUTIONAL PLANNED DEVELOPMENT #60**

RESOLUTION

- WHEREAS,** the Applicant, Lycee Francais de Chicago, has submitted an application seeking approval for an amendment to Institutional Planned Development #60; and,
- WHEREAS,** the Applicant is proposing to construct a 120,000 square foot grade school and high school, with an additional 70,000 square feet of shared outdoor recreation space; and,
- WHEREAS,** the Applicant's request to amend this Institutional Planned Development was introduced to the City Council on April 13, 2011; and,
- WHEREAS,** proper legal notice of the hearing before the Plan Commission was published in the Chicago Sun-Times on August 31, 2011. The Applicant was separately notified of this hearing and the proposed zoning application was considered at a public hearing by this Plan Commission on September 15, 2011; and,
- WHEREAS,** the Plan Commission has reviewed the application with respect to the provisions of the Zoning Ordinance and finds that the proposal will be consistent with said provisions; and
- WHEREAS,** the Department of Housing and Economic Development recommended approval of the application, with the recommendation and explanation contained in the written report dated September 15, 2011, a copy of which is attached hereto and made a part hereof; and,
- WHEREAS,** the Plan Commission has fully reviewed the application and all informational submissions associated with the proposed amendment, the report and recommendation of the Commissioner of the Department of Housing and Economic Development and all other testimony presented at the public hearing held on September 15, 2011, giving consideration to the Zoning Ordinance;

NOW, THEREFORE, BE IT RESOLVED BY THE CHICAGO PLAN COMMISSION:

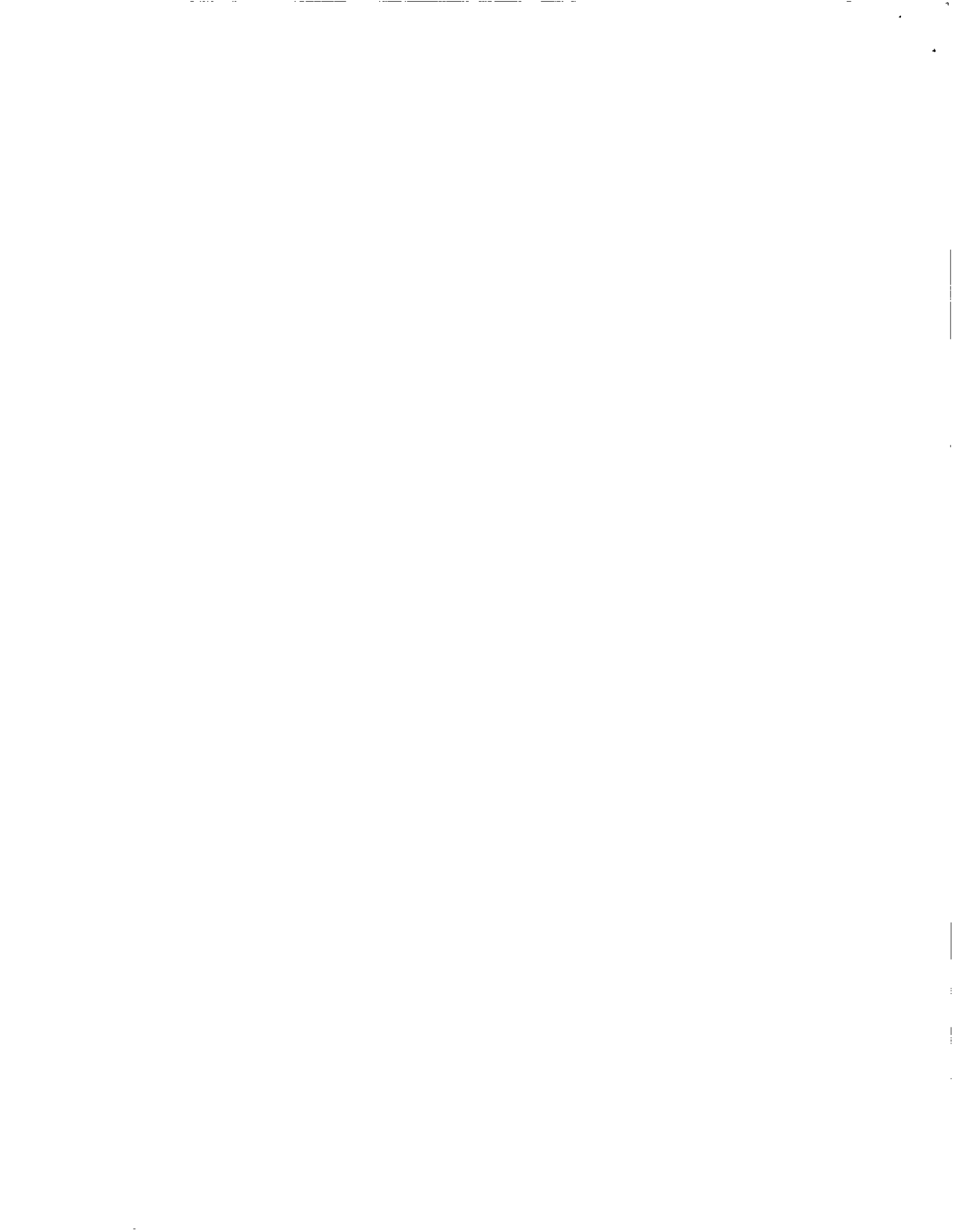
1. THAT the final application dated September 15, 2011 be approved as being in conformance with the provisions, terms and conditions of the corresponding zoning application; and,
2. THAT this Plan Commission recommends approval to the City Council Committee on Zoning of the final zoning application dated September 15, 2011; and,
3. THAT the above-stated recitals to this resolution together with the report of the Commissioner of the Department of Housing and Economic Development be adopted as the findings of fact of the Plan Commission regarding this zoning map amendment application.



Linda Searl
Chairman
Chicago Plan Commission

IPD No. _____

Approved: September 15, 2011



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SUBSTITUTE ORDINANCE

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

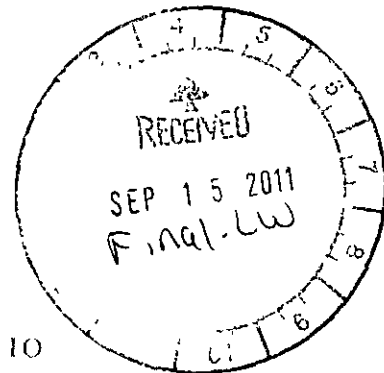
SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Institutional Planned Development No. 60 symbols and indications as shown on Map 11-H in the area bounded by:

West Wilson Avenue; the public alley next east of and parallel to North Winchester Avenue; West Sunnyside Avenue; North Damen Avenue;

to those of Institutional Planned Development 60, as amended.

SECTION 2. This Ordinance shall be in force and effect from and after its passage and publication.

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CITY OF CHICAGO

AMENDED APPLICATION FOR AN AMENDMENT TO THE CHICAGO ZONING ORDINANCE

1 ADDRESS of the property Applicant is seeking to rezone
4550 N. Winchester Avenue

2 Ward Number that property is located in 47th Ward

3 APPLICANT Lycée Français de Chicago

ADDRESS 613 West Bittersweet Place

CITY Chicago STATE IL ZIP CODE 60613

PHONE 773-665-0066 CONTACT PERSON Robert Nauert

4. Is the applicant the owner of the property? YES NO X
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 applicant to proceed

OWNER Chicago Title Land Trust Company, Trustee u/t/a dated May 1, 2002, No 1110819*

ADDRESS [OF AGENT/ATTORNEY] 111 West Washington Street, Suite 855

CITY Chicago STATE IL ZIP CODE 60602

PHONE (312) 726-9060 CONTACT PERSON James Sulzer, Esq.

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

ATTORNEY DLA Piper LLP, Attn: Ted Novak

ADDRESS 203 N. LaSalle St., Ste 1900 CITY Chicago

PHONE 312-368-4037 FAX 312-630-7398

*Other owners of parcels within PD are identified on attached table.



Revised September 1, 2011

6 If the applicant is a corporation please provide the names of all shareholders as disclosed on the Economic Disclosure Statements.

The Applicant is a not-for-profit corporation and has no shareholders.

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

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

According to City records, the last rezoning occurred on or around August 3, 1976.

9. Present Zoning District Institutional Planned Development No 60

Proposed Zoning District Institutional-Residential-Business Planned Development No. 60, as amended

10 Lot size in square feet (or dimensions) + 312,101 net square feet (7.16 acres)

11. Current Use of the Property Medical and related uses / parking

12 Reason for rezoning the property To allow construction of a school facility as described in the enclosed statements and depicted on the enclosed project plans

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 proposed planned development statements, bulk regulations and data table and plans.

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

**INSTITUTIONAL PLANNED DEVELOPMENT
NUMBER 60, AS AMENDED**

Plan of Development Statements

1. The area delineated herein as Institutional Planned Development #60, as Amended, ("IPD 60") is owned or controlled by multiple owners.
2. Off-street parking and loading facilities will be provided in compliance with this Plan of Development.
3. Any dedication of streets or alleys or adjustments of the rights-of-way or consolidation or resubdivision of parcels shall require a separate submittal by the owners and approval by the City Council.
4. All applicable reviews, approvals or permits are required to be obtained by the owners.
5. Service drives or any other ingress or egress shall be adequately designed and paved in accord with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking permitted within such service drives.
6. Use of land will consist of hospital, research, medical, doctors' offices, housing, schools and related uses. Use of the Residential Apartment Parcel, as identified on the School Property Exhibit, shall include multi-family residential housing and day care.
7. Laboratories or research facilities contained therein shall be governed by performance standards as authorized under the M1 zoning district of the Chicago Zoning Ordinance.
8. The following information sets forth data concerning the property included in IPD 60 and data concerning a generalized land use plan illustrating the development of said property in accordance with the intent and purpose of the Zoning Ordinance as related to the RM5 Residential Multi-Unit District and with regulations hereby made applicable thereto.
9. Identification signs or any other necessary signs may be permitted within the area delineated herein as IPD 60 subject to the review and approval of the Departments of Buildings and Housing and Economic Development ("Department").
10. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments" as promulgated by the Commissioner of the Department.
11. Lycée Français de Chicago ("Applicant") has filed an application to amend IPD 60 with respect to the School Property, as depicted on the School Property Exhibit. The following

APPLICANT	Lycée Français de Chicago
ADDRESS	4550 North Winchester Avenue
INTRODUCTION DATE	April 13, 2011
PLAN COMMISSION DATE	September 15, 2011



additional Statements A through M shall apply to the School Property and no other property within IPD 60, unless expressly stated otherwise.

- A. This Planned Development amendment, as applicable to the School Property, consists of these Statements A through M, a School Property Exhibit, a School Property Site and Landscape Plan and School Property Building Elevations, all prepared by Krueck & Sexton Architects, last revised September 15, 2011. Full-sized copies of these plans and elevations are on file with the Department. These, and no other zoning controls, shall apply to the School Property. IPD 60 conforms to the intent and purpose of the Zoning Ordinance, Title 17 of the Municipal Code, and all requirements thereof, and satisfies the established criteria for approval as a planned development.
- B. The uses on the School Property, permitted pursuant to this Planned Development amendment, shall include schools and accessory uses, including, without limitation, temporary housing for faculty and students. Furthermore, existing uses in existing buildings on the School Property for medical and related uses, including, without limitation, accessory kitchen and loading facilities, shall be permitted so long as such existing buildings remain.
- C. Business identification signs and temporary signs such as construction and marketing signs shall be permitted subject to the review and approval of the Department. All other on-premise signs shall be permitted on the School Property subject to the review and approval of the Department, consistent with the provisions of Section 17-12-010, *et seq.*, of the Municipal Code. Off-Premise Signs shall not be permitted.
- D. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. All work proposed in the Public Way must be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code.
- E. The maximum height of improvements on the School Property shall be as designated on the School Property Building Elevations. In addition to the maximum heights of the buildings and any appurtenances attached thereto prescribed in IPD 60, the height of any improvements also shall be subject, if applicable, to height limitations as approved by the Federal Aviation Administration.
- F. For purposes of floor area ratio ("FAR") calculations, the definitions in the Zoning Ordinance shall apply.
- G. The Site and Landscape Plans identified in Statement A shall be designed, constructed and maintained in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final Landscape Plan review and approval will be by the Department. Any interim reviews associated with Site Plan review, or Part II reviews, are conditional until final Part II approval.

APPLICANT	Lycée Français de Chicago
ADDRESS	4550 North Winchester Avenue
INTRODUCTION DATE	April 13, 2011
PLAN COMMISSION DATE	September 15, 2011

- H. The City of Chicago established a Part II Review Fee per square foot for the total buildable square feet (floor area). The Part II Review Fee will be assessed by the Department during the actual Part II Review. The fee as determined by the Department staff at that time is final and binding on the Applicant and must be paid to the Department prior to the issuance of any Part II approval.
- I. All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code. Any changes to ingress and egress as depicted in the plans shall be subject to the review and approval of the Department of Transportation and the Department. Off-street parking and loading facilities shall be provided in compliance with IPD 60.
- J. The Applicant will comply with City Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
- K. The Applicant acknowledges that it is in the public interest to design, construct and maintain the buildings and improvements on the School Property in a manner which promotes, enables and maximizes universal access throughout the School Property. Plans for all buildings and improvements on the School 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. Pedestrian paths and walkways shown on the School Property Site and Landscape Plan (including, without limitation, those walkways to be constructed outside of the boundaries of the School Property but within the Planned Development) shall be kept open and unobstructed to allow for safe pedestrian ingress and egress between parcels within the Planned Development.
- L. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all new buildings within the School Property in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. All buildings on the School Property must be in substantial compliance with the City of Chicago Sustainable Development Policy set forth by the Department in effect on the effective date of this Planned Development amendment. To meet Department policy the Applicant will be providing a 12,509 square foot green roof (representing 25% of net roof area) and will achieve certification in Leadership in Energy and Efficient Design for Schools. The Applicant will also be providing the following sustainable elements: high-efficiency boilers and HVAC system with CFC reduction elements, low flow plumbing fixtures, energy efficient lighting and daylight-responsive lighting controls. The development will also comply with the Storm Water Management Ordinance, implementing best practices in all storm water management.
- M. Unless substantial construction or renovation of the School Property in accordance with

APPLICANT	Lycée Français de Chicago
ADDRESS	4550 North Winchester Avenue
INTRODUCTION DATE	April 13, 2011
PLAN COMMISSION DATE	September 15, 2011

the plans and elevations described in Statement A has commenced within six (6) years of the effective date of this Planned Development amendment, and unless completion thereof is diligently pursued, then this Planned Development amendment shall expire upon the sixth anniversary of the effective date hereof; except, the multi-family residential housing and day care uses will continue to be permitted on the Residential Apartment Parcel, as noted in Statement 6. If this Planned Development amendment expires pursuant to the foregoing provision, the zoning of the School Property shall automatically revert to that of IPD 60 in effect immediately prior to this amendment; provided that the multi-family residential and day care uses will continue to be permitted on the Residential Apartment Parcel. The six year period may be extended for up to one additional year if, before expiration, the Commissioner of the Department determines that good cause for an extension is shown.

APPLICANT	Lycée Français de Chicago
ADDRESS	4550 North Winchester Avenue
INTRODUCTION DATE	April 13, 2011
PLAN COMMISSION DATE	September 15, 2011



PLANNED DEVELOPMENT USE AND BULK REGULATIONS
 INSTITUTIONAL PLANNED DEVELOPMENT #60 AS AMENDED

Net Site Area		General Description of Land Use and Type	Max FAR
Square Feet	Acres		
312,101	7.16	Medical and Related Uses, Laboratories (Clinical & Research), Multi-Unit Residential Housing, Schools and Day Care	2.2

THE ABOVE NOTED REGULATIONS RELATE TO THE ULTIMATE DEVELOPMENT WITHIN THE PLANNED DEVELOPMENT AREA. INTERIM STAGES OF DEVELOPMENT MAY EXCEED THESE PERMITTED STANDARDS, SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT.

Gross Site Area of 405,275 square feet (9.30 acres) = 312,101 square feet (7.16 acres) of Net Site Area + 93,174 square feet (2.14 acres) of Public Right-of-Way.

Maximum permitted F A R. for Total Net Site Area = 2.2

Present Population:

- A Medical and Related Uses
 - 1. Number of Beds 438
 - 2. Number of Attending Doctors 50
 - 3. Number of Employees (Maximum in one shift) 300
(Includes nurses, interns and residents)
- B Housing
 - 1. Units 88

Future Population

- A. Medical and Related Uses
 - 1. Number of Beds. 452
 - 2. Number of Attending Doctors 50
 - 3. Number of Employees (Maximum in one shift) 300
(Includes nurses, interns and residents.)
- B Housing
 - 1. Units 88

The foregoing provisions applicable to "Population" are not applicable to the School Property

Number of off-street parking spaces required for Medical and Related Uses, Laboratories (Clinical and Research), Multi-Unit Residential Housing, Schools and Day Care 348

Minimum number of parking spaces during any stage of construction: 300

Off-street parking and loading requirements for ultimate development of proposed Medical and Related Uses, Laboratories (Clinical and Research), Doctor's Offices, Multi-Unit Residential Housing, Schools and Day Care shall be provided as authorized by this Plan of Development

Minimum Periphery Setbacks:

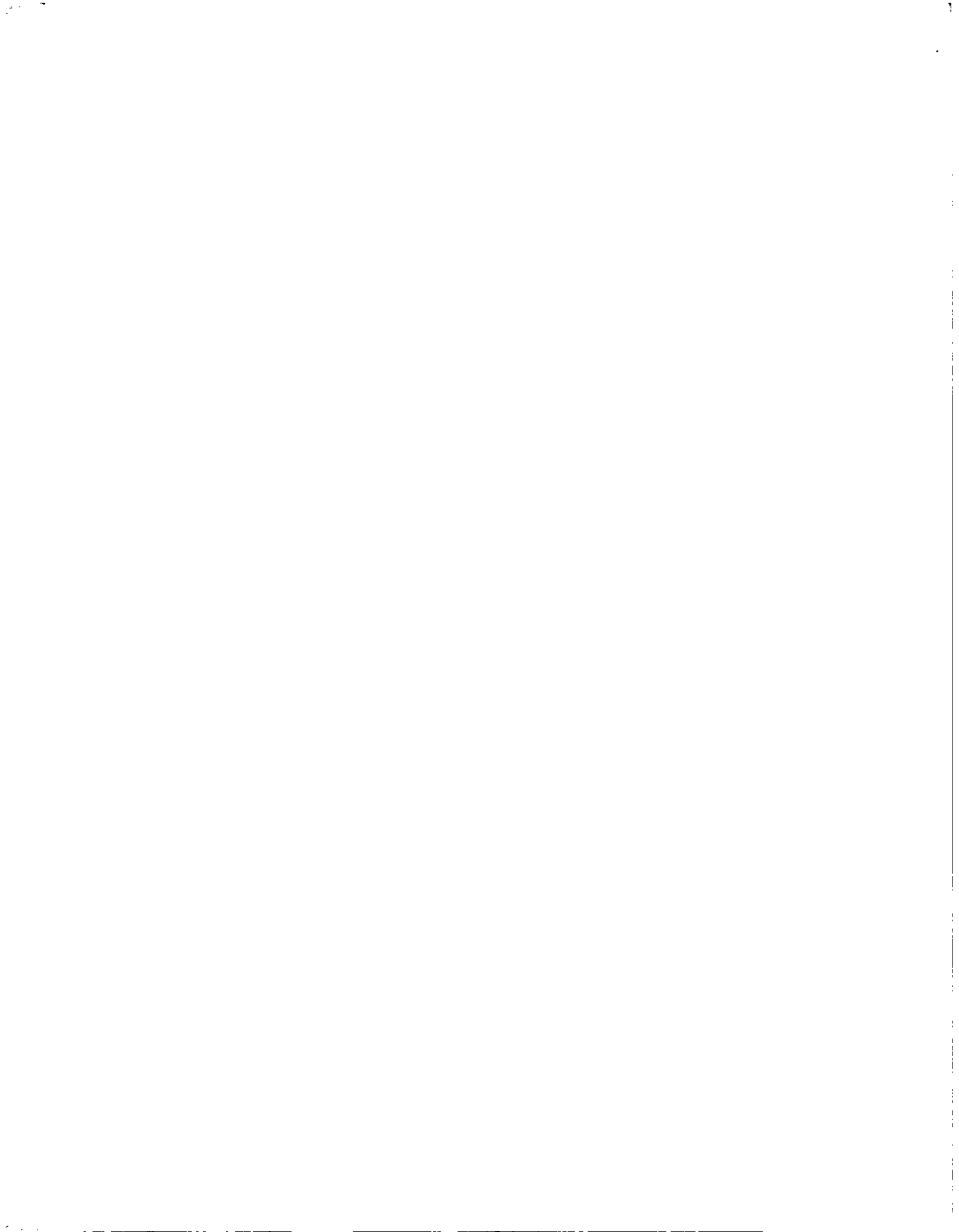
- A Boundary and Front Yard Setbacks: 15 feet
- B Boundary and Side Yard Setbacks 2 feet
- C School Property Per School Property Site and Landscape Plans

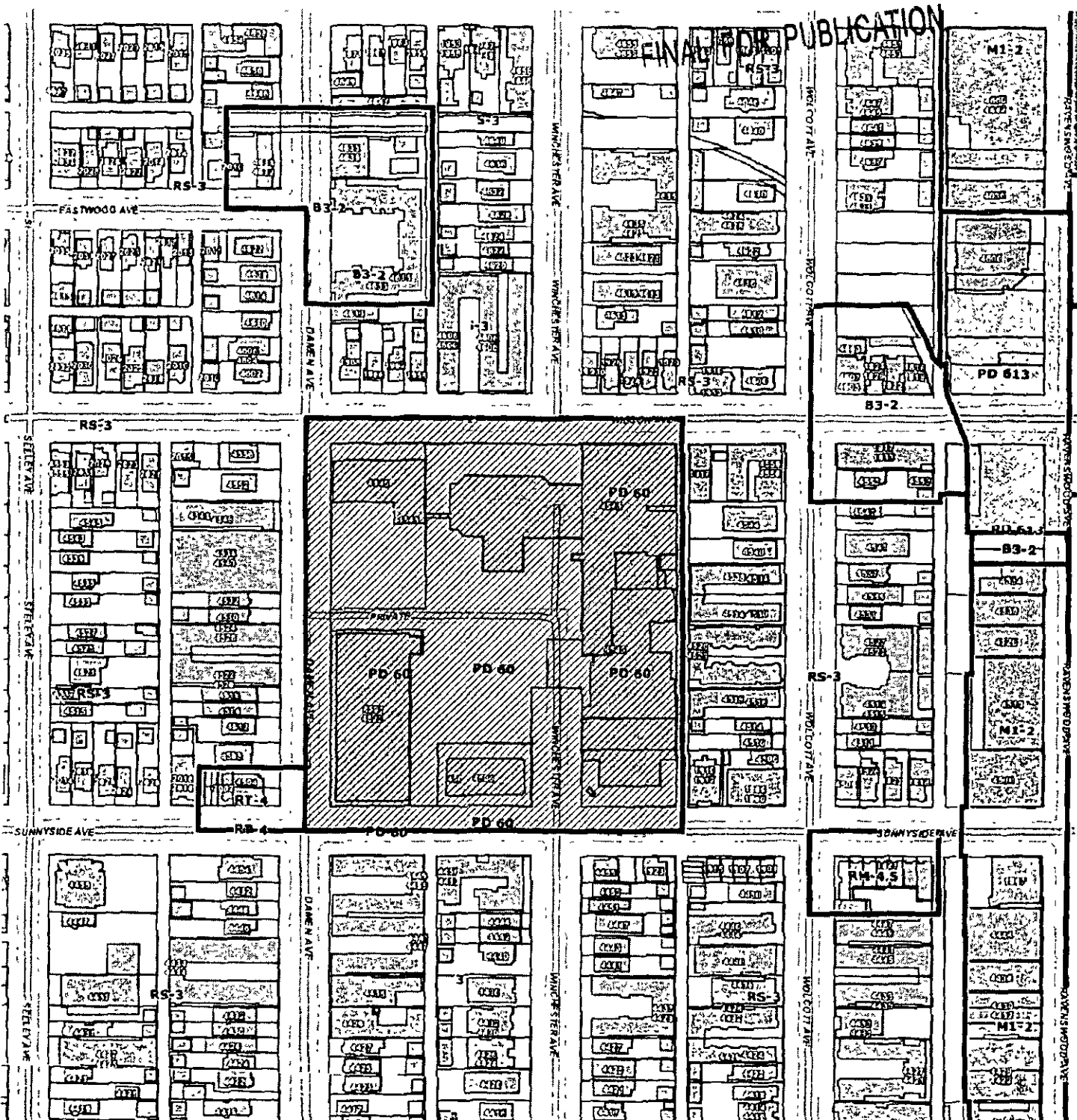
Minimum Distances Between Buildings.

- A Patient Room Facings: 24 feet
- B. End and Face Walls 24 feet
- C School Property Per School Property Site and Landscape Plans

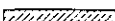
SETBACK AND YARD REQUIREMENTS MAY BE ADJUSTED WHERE REQUIRED TO PERMIT CONFORMANCE TO THE PATTERN OF, OR ARCHITECTURAL ARRANGEMENT RELATED TO, EXISTING STRUCTURES, OR WHEN NECESSARY BECAUSE OF TECHNICAL REASONS, SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT

APPLICANT: Lycée Français de Chicago
 ADDRESS: 4550 North Winchester Avenue
 INTRODUCTION DATE: April 13, 2011
 PLAN COMMISSION DATE: September 15, 2011





LEGEND

B1-1	Neighborhood Shopping District	PD-60	Planned Development	LETTER# - #	
B1-2	Neighborhood Shopping District	PD-613	Planned Development		
B3-1	Community Shopping District	RM-4.5	Residential Multi-unit Buildings		density
B3-2	Community Shopping District	RS-3	Residential Single-unit (Detached House) District		district type
M1-2	Limited Manufacturing/Business Park District	RT-4	Residential Two Flat, Townhouses and Multi Unit Districts		
			SUBJECT PREMISES		

FINAL FOR PUBLICATION

Applicant Lycee Francais de Chicago Scale: NTS

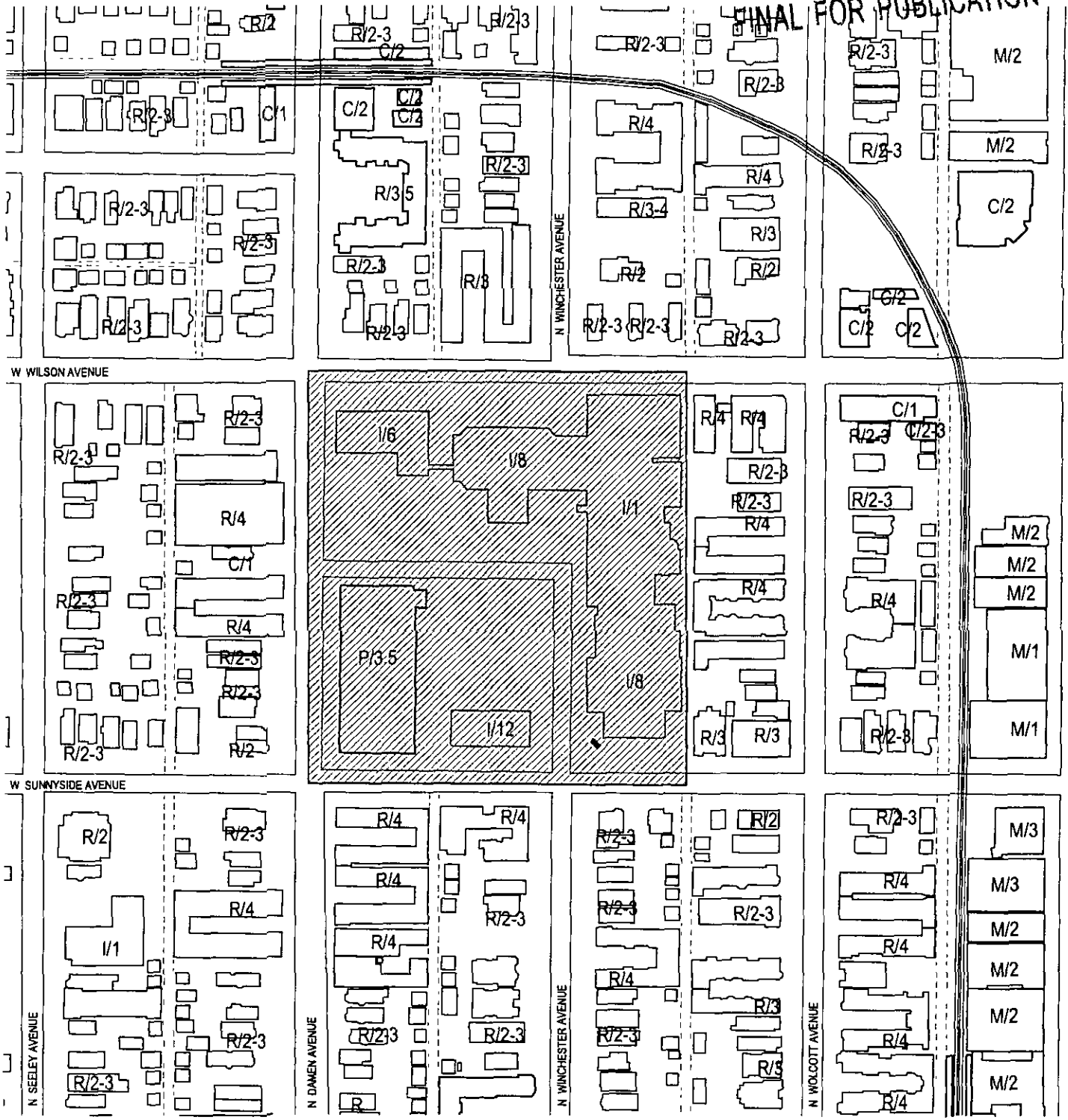
CPC Date - Sept. 15, 2011
Date - April 13, 2011

Address 4550 North Winchester Avenue

SCHOOL PROPERTY EXISTING ZONING MAP

Krueck & Sexton Architects
221 West Erie Street, Chicago IL, 60610

stl
804 N Dearborn Street Chicago Illinois 60610
T 312 644 9850 F 312 644 9846



LEGEND

- I INSTITUTIONAL
- C BUSINESS/COMMERCIAL
- M MANUFACTURING
- R RESIDENTIAL
- P PARKING

R / 2
 |
 no of stones
 |
 building type



SUBJECT PREMISES

Applicant Lycee Francais de Chicago

Scale NTS

CPC Date - Sept 15, 2011
 Date - April 13, 2011

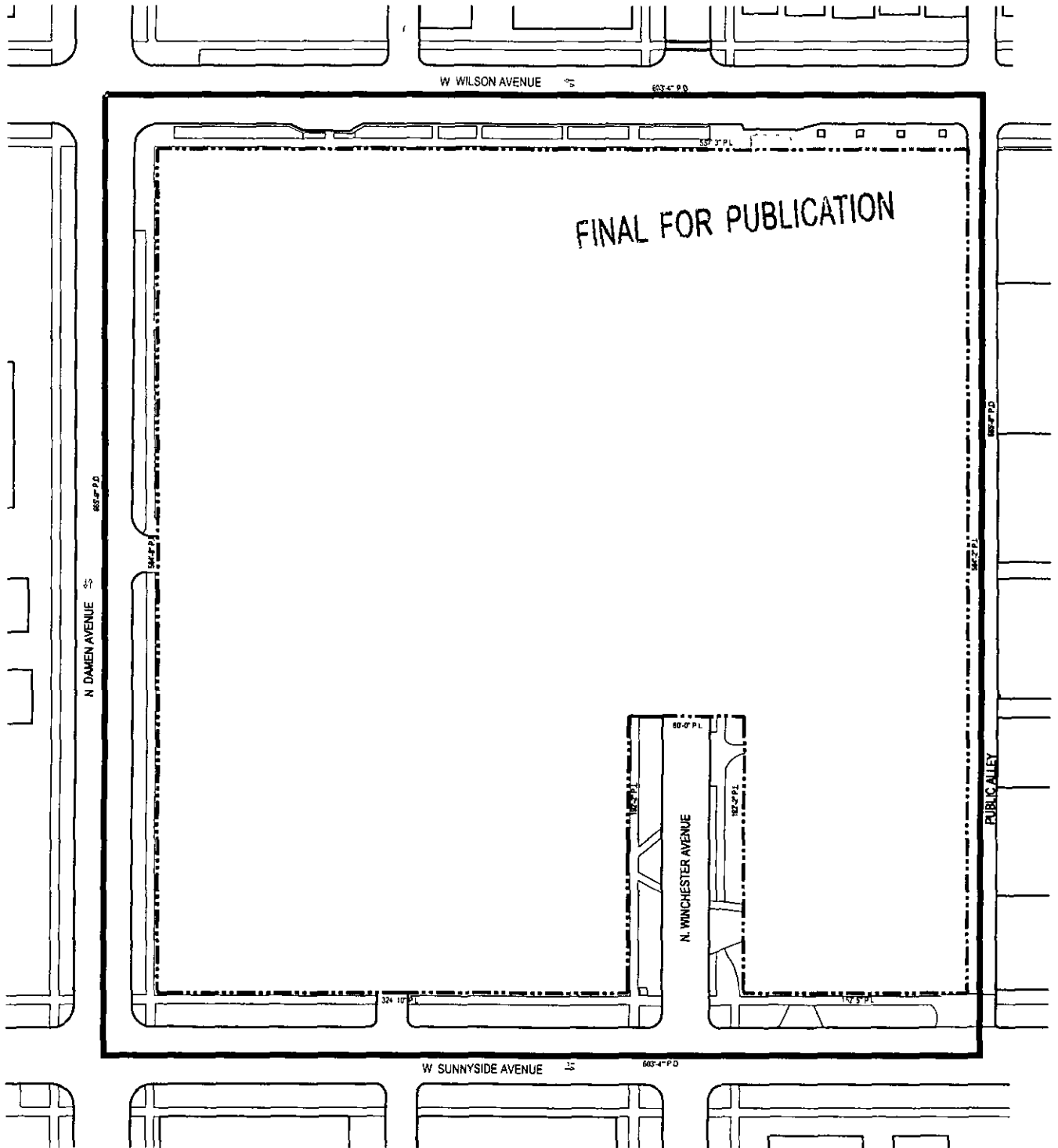
Address. 4550 North Winchester Avenue

SCHOOL PROPERTY EXISTING LAND USE MAP

Krueck & Sexton Architects
 221 West Erie Street, Chicago IL, 60610

stl
 804 N Dearborn St. 4th Fl. Chicago, Illinois 60610
 T 312.644.9850 F 312.644.9846





LEGEND

- PLANNED DEVELOPMENT (P D) BOUNDARY
- - - PROPERTY LINE (P L)

Applicant: Lycee Francais de Chicago

Scale 1"=100'-00"

CPC Date - Sept 15, 2011

Date - April 13, 2011

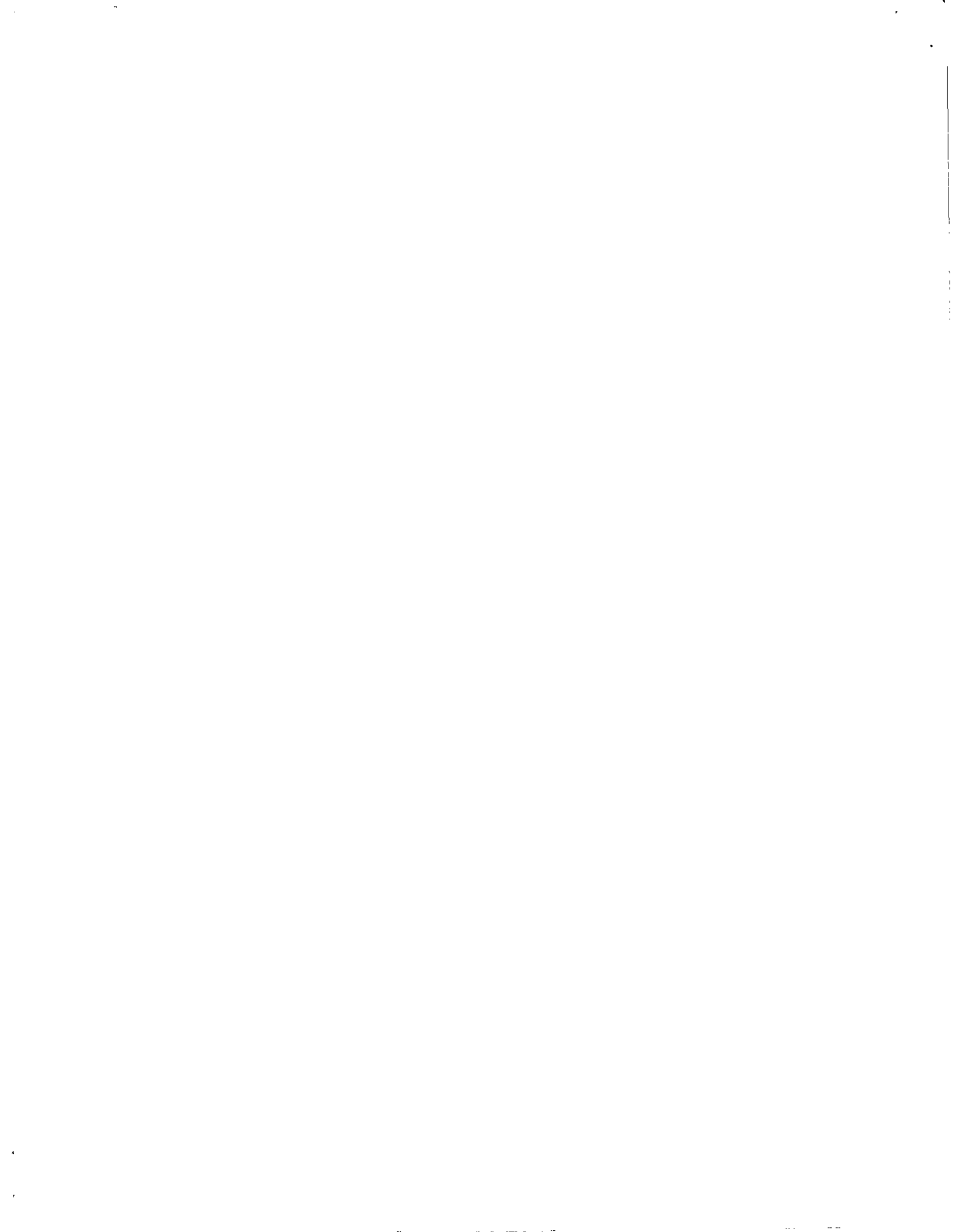
Address 4550 North Winchester Avenue

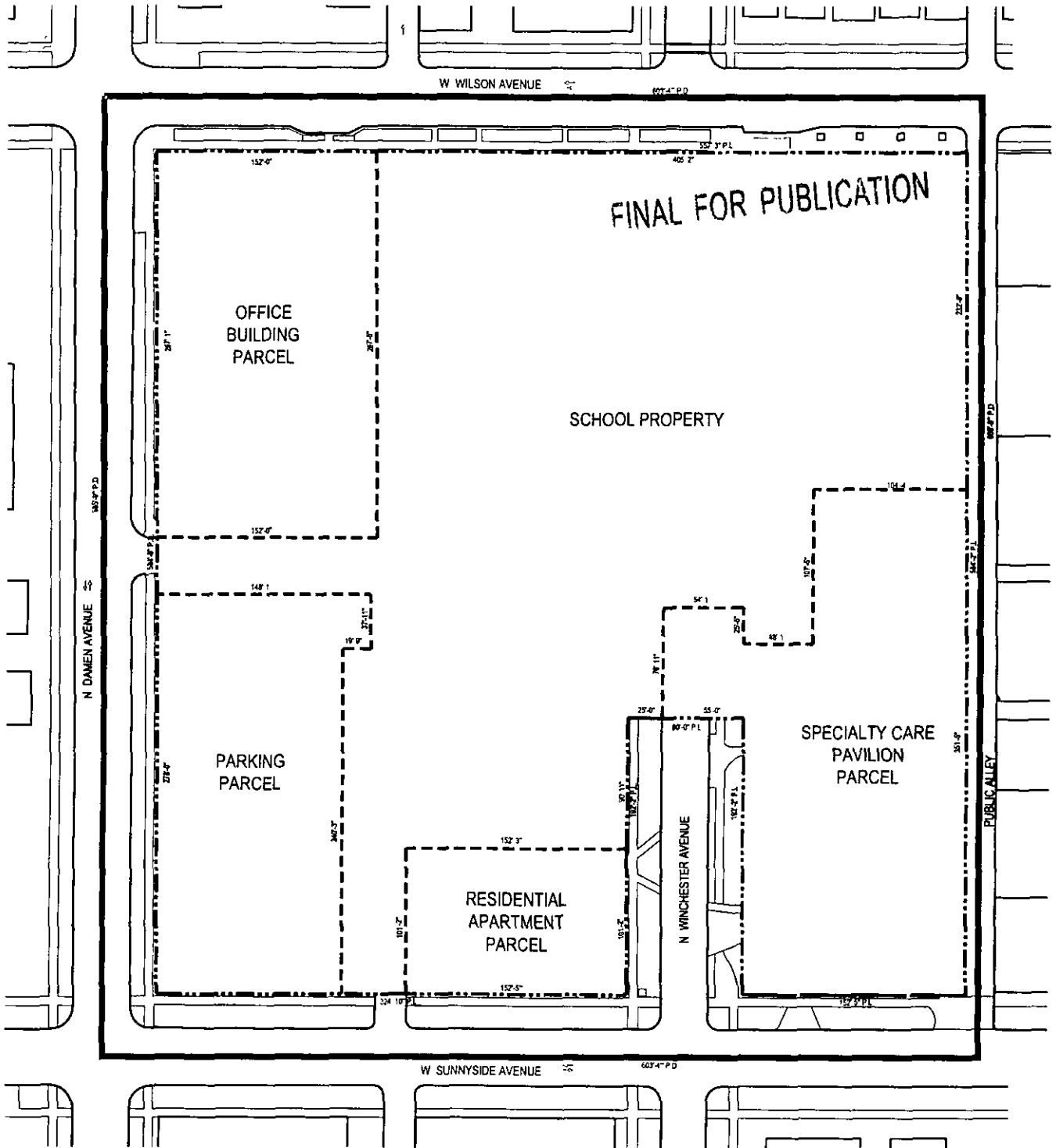
SCHOOL PROPERTY P.D BOUNDARY & PROPERTY LINE MAP

Krueck & Sexton Architects
221 West Erie Street, Chicago IL, 60610



163 N Dearborn Street Chicago Illinois 60610
T 312 844 9850 F 312 844 9846





LEGEND

- PLANNED DEVELOPMENT (P D) BOUNDARY
- - - PLANNED DEVELOPMENT PROPERTY LINE (P L)
- - - SCHOOL PROPERTY PARCEL BOUNDARY

Applicant: Lycee Francais de Chicago Scale 1"=100'-00"

CPC Date - Sept 15, 2011
Date - April 13, 2011

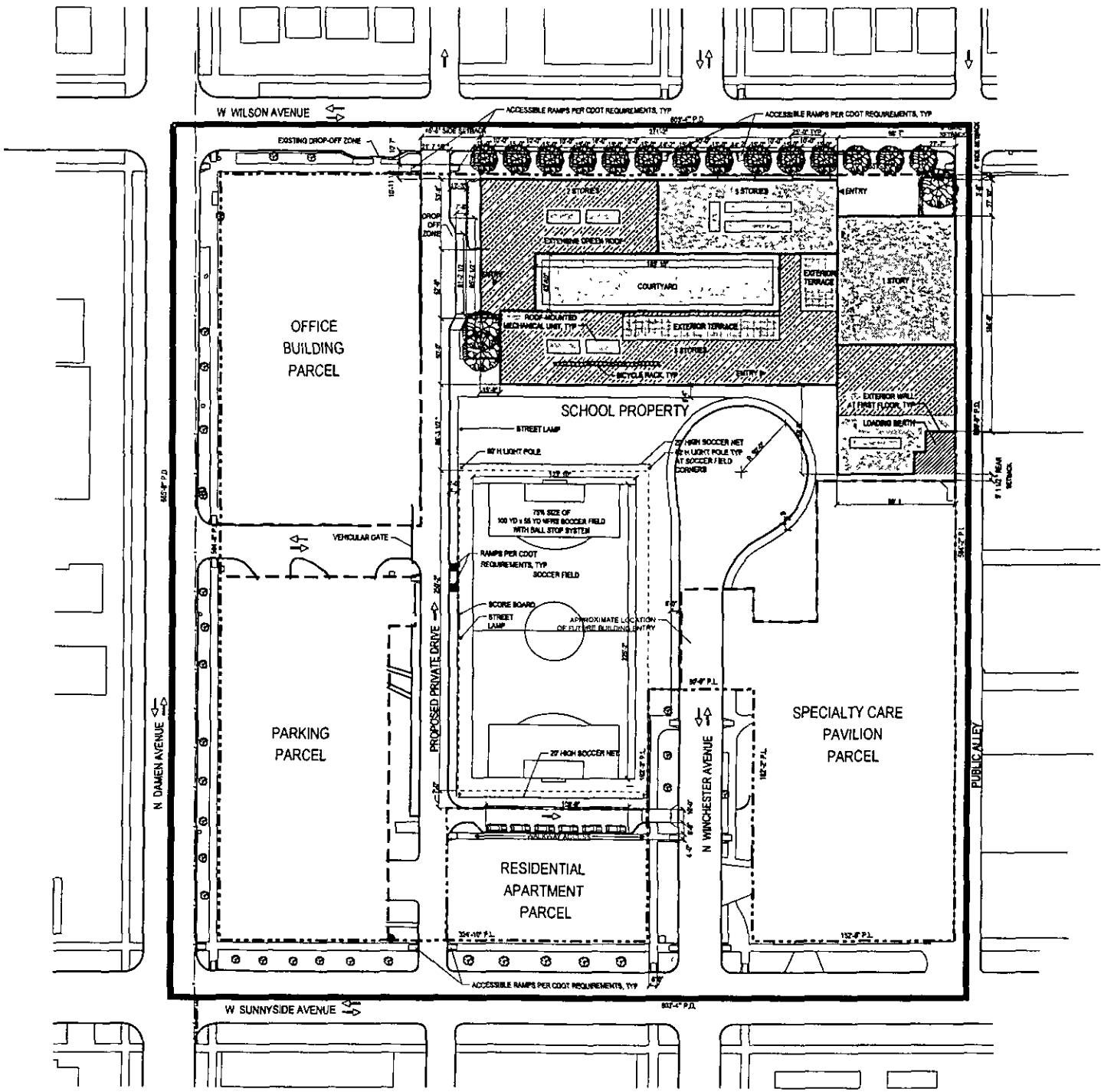
Address: 4550 North Winchester Avenue

SCHOOL PROPERTY EXHIBIT





Krueck & Sexton Architects
221 West Erie Street, Chicago IL, 60610

stl
168 N Dearborn Street, Chicago, Illinois 60610
T 312 644 9850 F 312 644 9846





LEGEND

-  PLANNED DEVELOPMENT (P.D.) BOUNDARY
-  PROPERTY LINE (P.L.)
-  GREEN ROOF
-  VEGETATED LANDSCAPE

Applicant: Lycee Francais de Chicago

Scale. 1"=100'-0"

CPC Date - Sept. 15, 2011

Date - April 13, 2011

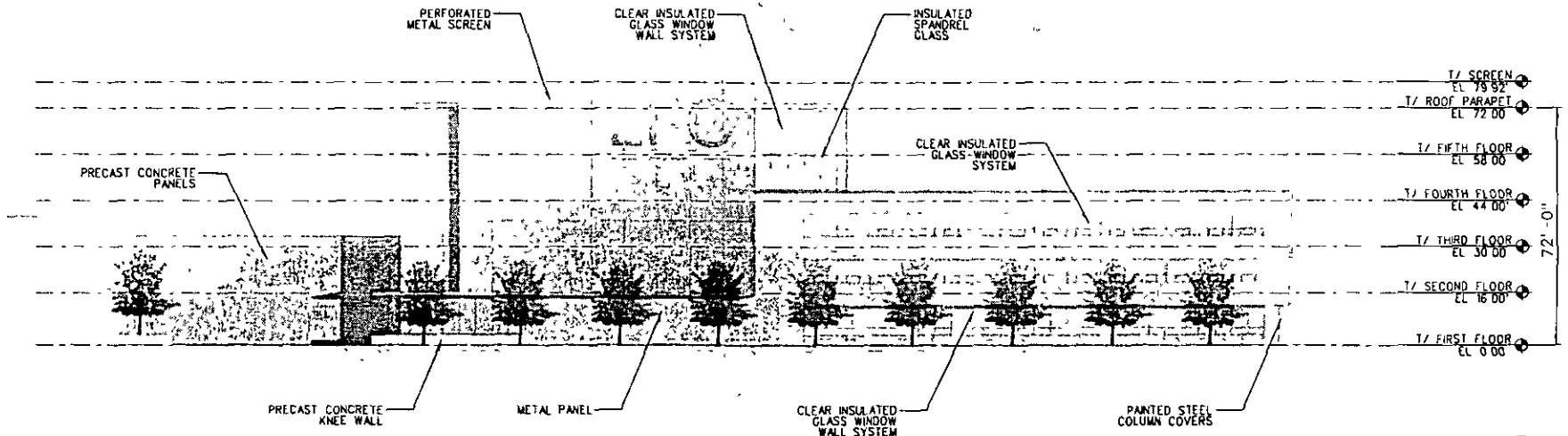
Address: 4550 North Winchester Avenue

SCHOOL PROPERTY SITE AND LANDSCAPE PLAN

Krueck & Sexton Architects
221 West Erie Street, Chicago IL, 60610

stl
808 N Dearborn Street, Chicago, Illinois 60610
7312244 9650 F 312.644.9848





FINAL FOR PUBLICATION

Applicant Lycee Francais de Chicago Scale 1"=50'-0"

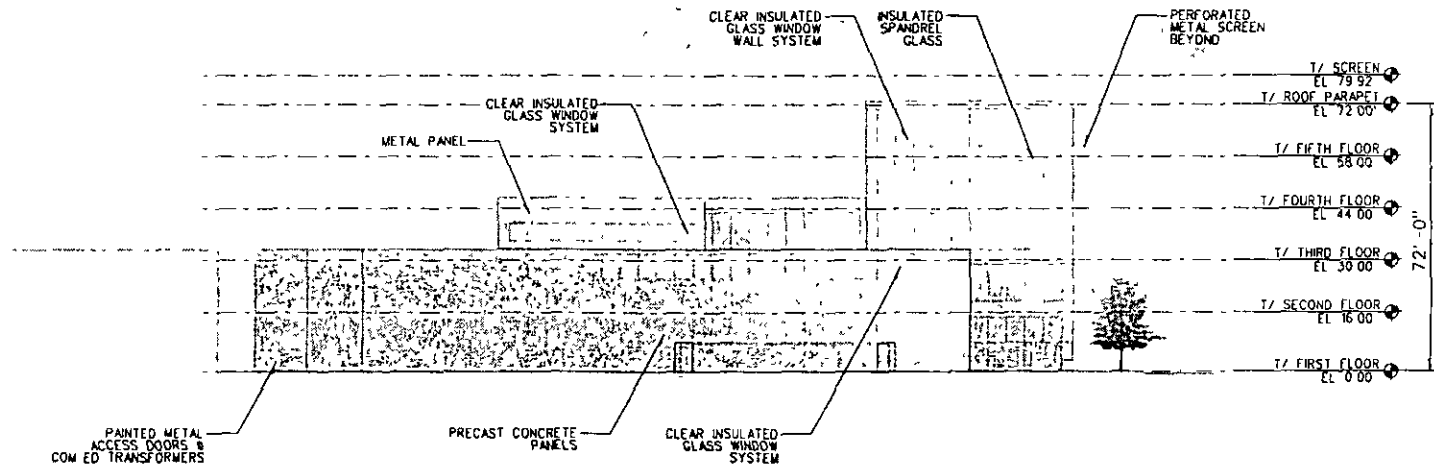
CPC Date - Sept 15, 2011
Date - April 13, 2011

Address: 4550 North Winchester Avenue

SCHOOL PROPERTY NORTH ELEVATION

Krueck & Sexton Architects
221 West Erie Street, Chicago IL, 60610

stl
808 N Dearborn Street, Chicago, Illinois 60610
T 312.644.9850 F 312.644.9848



FINAL FOR PUBLICATION

Applicant Lycee Francais de Chicago Scale 1"=50'-0"

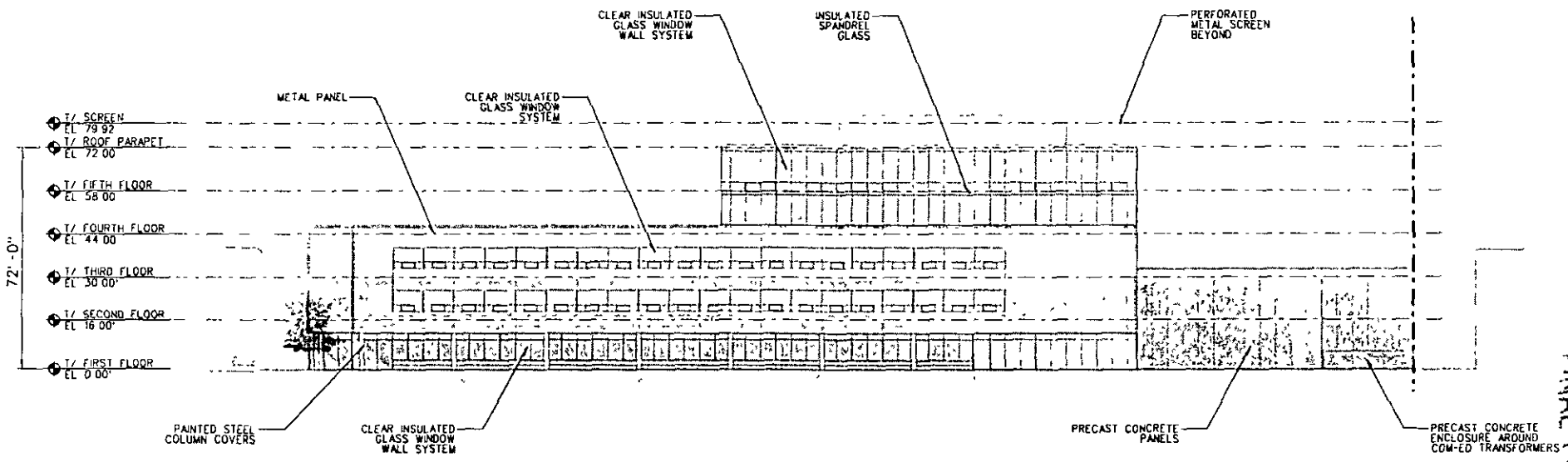
CPC Date - Sept. 15, 2011
Date - April 13, 2011

Address 4550 North Winchester Avenue

SCHOOL PROPERTY EAST ELEVATION

Krueck & Sexton Architects
221 West Erie Street, Chicago IL, 60610

stl
108 N Dearborn Street, Chicago, Illinois 60610
T 312.644.9650 F 312.644.9646



FINAL FOR PUBLICATION

Applicant: Lycee Francais de Chicago Scale 1"=50'-0"

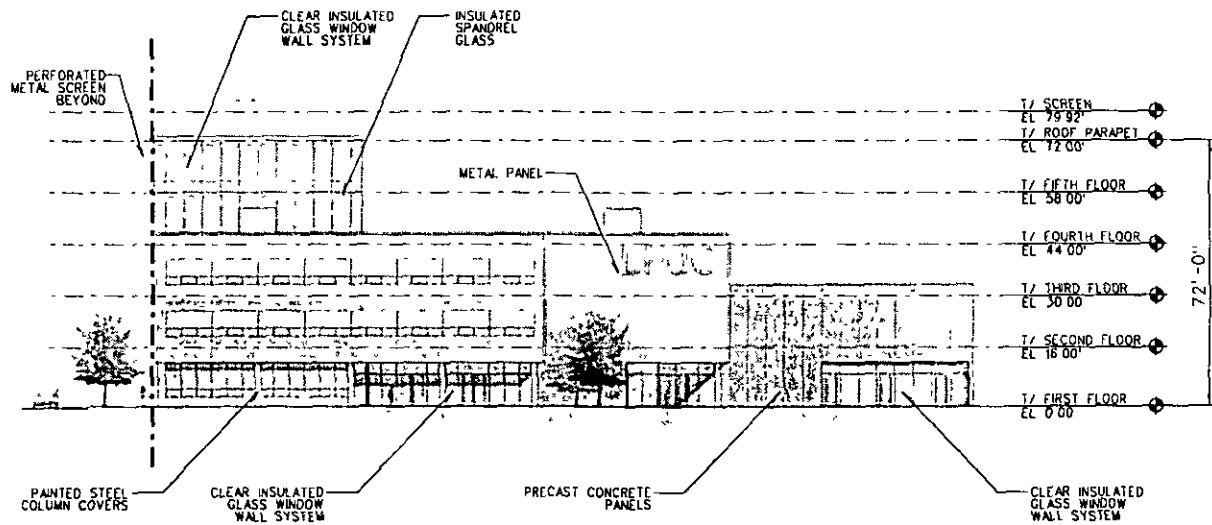
Address **4550 North Winchester Avenue**

CPC Date - Sept. 15, 2011
Date - April 13, 2011

SCHOOL PROPERTY SOUTH ELEVATION

Krueck & Sexton Architects
221 West Erie Street, Chicago IL, 60610

stl
808 N Dearborn Street, Chicago, Illinois 60610
T 312.644.8850 F 312.644.0846



ORIGINAL FOR PUBLICATION

Applicant: Lycee Francais de Chicago

Scale: 1"=50'-0"

CPC Date - Sept. 15, 2011

Date - April 13, 2011

Address **4550 North Winchester Avenue**

SCHOOL PROPERTY WEST ELEVATION

Krueck & Sexton Architects
221 West Erie Street, Chicago IL, 60610

stl
808 N Dearborn Street, Chicago, Illinois 60610
T 312.644.8850 F 312.644.8846



Project Name:

Lycee Francais de Chicago

Project Location:

* Street Number (if the address only includes one street number, please fill only the cell "From")

From*	To*	Direction	Street Name	Select Street Type
4550		N	Winchester	Ave

Ward No. Community Area No

47	6
----	---

Project Type:

Check applicable

Planned Development
 Redevelopment Agreement
 Zoning Change

↪ PD No.
 ↪ RDA No.
 ↪ From. To

Public project
 Landmark

Project Size:

Total land area in sq ft	Total building(s) footprint in sq ft	Total vehicular use area in sq ft
165,245	50,034	17,280

DPD Project Manager:

Enter First Name Last Name

Patrick Murphey

BG/GR Matrix:

Select project category

Inst School, Com Center

Financial Incentives:

Check applicable

TIF
 Empowerment Zone Grant
 Class L

GRIF
 Ind Dev Revenue Bonds
 Class 6b

SBIF
 Bank Participation Loan
 DOH

Land Sale Write Down

Density Bonus:

Check applicable

<input type="checkbox"/> Public plaza & pocket park	<input type="checkbox"/> Water features in a plaza or pocket park
<input type="checkbox"/> Chicago Riverwalk improvements	<input type="checkbox"/> Setbacks above the ground floor
<input type="checkbox"/> Winter gardens	<input type="checkbox"/> Lower level planting terrace
<input type="checkbox"/> Indoor through-block connection	<input type="checkbox"/> Green roof
<input type="checkbox"/> Sidewalk widening	<input type="checkbox"/> Underground parking and loading
<input type="checkbox"/> Arcades	<input type="checkbox"/> Concealed above-ground parking



Required per Zoning Code or Green-Roof/Building Green Matrix To be Provided by the development.

Please fill, if applicable

Landscaping:

7' Landscape Setback
 Interior Landscape Area
 No. of Interior Trees
 No. of Parkway Trees

Square footage	0	0
Square footage	75,052	75,052
	3	3
	14	14

Open Space:

River Setback
 Private Open Space
 Privately developed Public Open Space

Square footage	0	0
Square footage	55,736	55,736
Square footage	0	0

Stormwater Management (At-grade volume control):

Permeable paving
 Raingarden
 Filter strip
 Bioswale
 Detention pond
 Native landscaping
 Rain-water collection cistern/barrel
 Total impervious area reduction

Square footage	0
Check applicable	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
	<input checked="" type="checkbox"/>
Square footage	2,500
Gallons	0
Square footage	49,106

Other sustainable surface treatments:

Green roof
 Energy Star roof
 High-albedo pavement

Square footage	12,509	12,509
Square footage	0	0
Square footage	0	0

Transportation:

No. of accessory parking spaces
 Total no. of parking spaces (Accessory + Non- Acc)
 No. of parking spaces dedicated to car sharing services (E.g. I-Go, Zip-Car)
 No. of bicycle parking
 Within 600 ft of CTA or Metra station entrance

	120	120
		120
	0	0
	27	27
Check if applicable		<input checked="" type="checkbox"/>



Building Certification:

Energy Star building	<input type="checkbox"/>	<input type="checkbox"/>
LEED certification	<input checked="" type="checkbox"/>	<input type="checkbox"/>
LEED Certified		<input checked="" type="checkbox"/>
LEED Silver		<input type="checkbox"/>
LEED Gold		<input type="checkbox"/>
LEED Platinum		<input type="checkbox"/>
Chicago Green Homes	<input type="checkbox"/>	<input type="checkbox"/>
Chicago Green Homes [one-star]		<input type="checkbox"/>
Chicago Green Homes [two-star]		<input type="checkbox"/>
Chicago Green Homes [three-star]		<input type="checkbox"/>

Energy efficiency strategies not captured above:

-IE Other than Energy Star Roof – or Energy Star Building Certification-

Energy Efficient Strategies beyond those list above will include the use of High Efficiency Boilers/HVAC equipment. They will also include CFC reduction in the HVAC equipment and/or low flow plumbing fixtures.

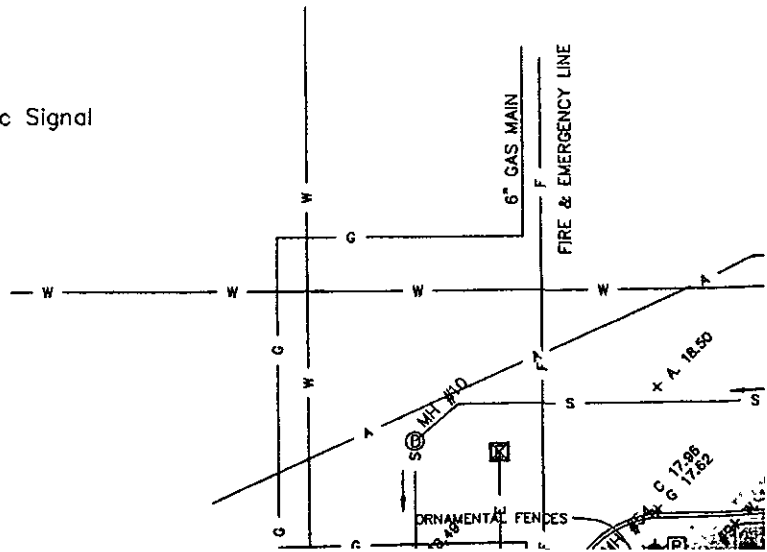
Energy efficient lighting along with lighting controls will allow the building to take advantage of daylighting when applicable

Other sustainable strategies and/or Project Notes:

The building is being designed to obtain a LEED for Schools minimum design

Legend:

- ⊙ Storm MH
- ⊗ Storm CB
- Storm Inlet
- ▣ Storm Inlet
- ⊙ San MH
- ⊗ San Storm Combo MH
- ⊙ San Clean Out
- ▣ Water Valve Vault
- ⊙ Water MH
- ⊗ Water Buffalo Box
- ⊙ Water Hand Hole
- ▣ Water Meter
- ⊗ Water Fire Hydrant
- ⊙ Telephone MH
- ▣ Telephone Vault
- ▣ Telephone Pedestal
- ⊙ Public Telephone
- ⊗ Combination Pedestal
- ⊙ Utility Pole
- Guy Anchor
- ▣ Electric Manhole
- ⊙ Electric MH
- ▣ Electric Vault
- ⊙ Electric Hand Hole
- ▣ Electric Pad
- Electric Meter
- ▣ Electric Pedestal
- ⊙ Electric Light Pole
- ⊙ Electric Traffic Signal
- ⊙ Electric Light Pole with Traffic Signal
- ⊗ Electric Traffic Control Box
- ▣ Electric Traffic Vault
- ⊙ Electric Ground Light
- ⊙ Electric Mounted Wall Light
- ⊙ Gas Buffalo Box
- ⊙ Gas Hand Hole
- ⊙ Gas Meter
- ⊗ Gas Valve
- ⊙ Gas MH
- ▣ Gas Vault
- ⊙ Cable TV Pedestal



GREMLEY &

A DIVISION OF
PLCS CO.
 LICENSE NO. 1

PROFESSIONAL LAND SURVEYOR

4505 NORTH ELSTON AVENUE
 TELEPHONE: (773) 685-5102 FAX: (773) 2

ALTA / ACSM L&P

PARCEL 1: LOTS 1, 2 AND 3 OF SAMUEL BROWN JR'S SUBDIVISION OF PART OF THE NORTHEAST QUARTER AND THE SECTION 18 AND PART OF SECTION 17, TOWNSHIP 40 NORTH COUNTY, ILLINOIS.

PARCEL 2: LOTS 1 AND 2 IN FELIX J. CANDA'S RESUBDIVISION OF PART OF THE NORTHEAST QUARTER AND THE SECTION 18 AND PART OF SECTION 17, TOWNSHIP 40 NORTH COUNTY, ILLINOIS.

PARCEL 3: LOTS 16 THROUGH 24, BOTH INCLUSIVE, IN BLOCK 14; LYING EAST OF AND ADJOINING A LINE DRAWN FROM THE SOUTHWEST CORNER OF SAID LOT 8 IN BLOCK 15, ALL IN RAVENSWOOD AFD SOUTHWEST CORNER OF LOT 10 TO THE SOUTHWEST CORNER OF LOT 11 IN BLOCK 15 IN RAVENSWOOD AFD NORTHWEST CORNER OF LOT 10 TO THE SOUTHWEST CORNER OF LOT 11 IN BLOCK 15 IN RAVENSWOOD AFD

PARCEL 4: LOTS 1 THROUGH 10, BOTH INCLUSIVE, AND LOTS 11 THROUGH 15, BOTH INCLUSIVE, AND LOTS 16 THROUGH 20, BOTH INCLUSIVE, AND LOTS 21 THROUGH 25, BOTH INCLUSIVE, IN BLOCK 14; LYING EAST OF AND ADJOINING A LINE DRAWN FROM THE SOUTHWEST CORNER OF SAID LOT 8 IN BLOCK 15, ALL IN RAVENSWOOD AFD

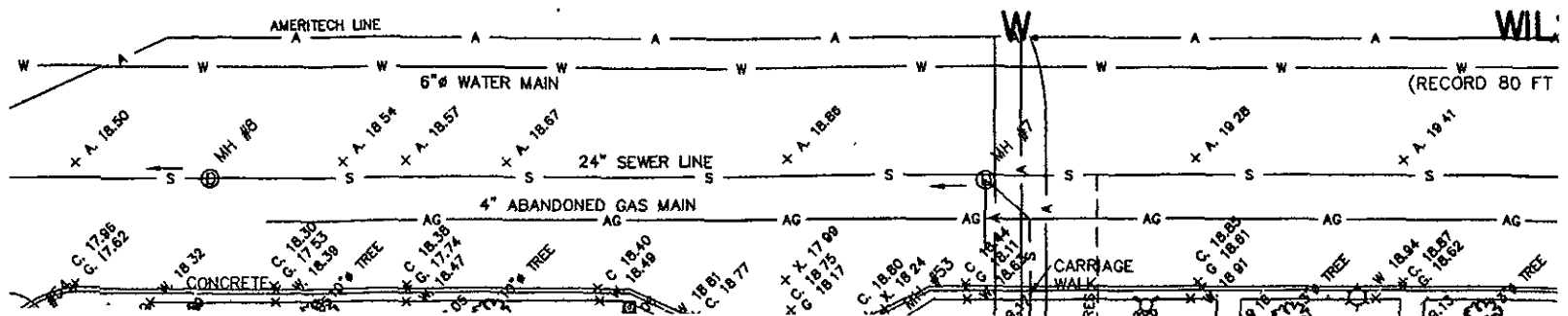
PARCEL 5: ALL THAT PART OF NORTH WINCHESTER AVENUE BOTH INCLUSIVE, IN BLOCK 14; LYING EAST OF AND ADJOINING A LINE DRAWN FROM THE SOUTHWEST CORNER OF SAID LOT 8 IN BLOCK 15, ALL IN RAVENSWOOD AFD FURTHER DESCRIBED AS ALL THAT PART OF NORTH WINCHESTER AVENUE LYING EAST OF AND ADJOINING A LINE DRAWN 392 FEET, MORE OR LESS, SOUTH OF AND PARALLEL TO THE SOUTHWEST CORNER OF SAID LOT 8 IN BLOCK 15, ALL IN RAVENSWOOD AFD

PARCEL 6: THAT PART OF THE NORTH AND SOUTH VACATED LOTS 1 TO 10 AND LYING EAST OF AND ADJOINING LOTS 11 TO 15 IN BLOCK 14; LYING EAST OF AND ADJOINING A LINE DRAWN FROM THE SOUTHWEST CORNER OF LOT 10 TO THE SOUTHWEST CORNER OF LOT 11 IN BLOCK 15 IN RAVENSWOOD AFD

ALSO THAT PART OF THE WEST HALF OF THE NORTH AND SOUTH VACATED LOTS 13 TO 14 IN BLOCK 15 IN RAVENSWOOD AFD ADJOINING LOTS 13 TO 14 IN BLOCK 15 IN RAVENSWOOD AFD SOUTHWEST CORNER OF LOT 10 TO THE SOUTHWEST CORNER OF LOT 11 IN BLOCK 15 IN RAVENSWOOD AFD

PARCEL 7: LOTS 11 AND 12 IN BLOCK 15 IN RAVENSWOOD AFD NORTHWEST CORNER OF LOT 10 TO THE SOUTHWEST CORNER OF LOT 11 IN BLOCK 15 IN RAVENSWOOD AFD NORTHWEST CORNER OF LOT 10 TO THE SOUTHWEST CORNER OF LOT 11 IN BLOCK 15 IN RAVENSWOOD AFD

PARCEL 8: THAT PART OF THE EAST 1/2 OF THE NORTH AND SOUTH VACATED LOTS 1 TO 10 AND LYING EAST OF AND ADJOINING LOTS 11 AND 12 IN BLOCK 15 IN RAVENSWOOD AFD SOUTHWEST CORNER OF LOT 10 TO THE SOUTHWEST CORNER OF LOT 11 IN BLOCK 15 IN RAVENSWOOD AFD



DEY & BIEDERMANN

A DIVISION OF
LCS Corporation
 LICENSE No. 184-005322

PROFESSIONAL LAND SURVEYORS

NORTH ELSTON AVENUE, CHICAGO, IL 60630
 5102 FAX. (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM

SM Land Title Survey

OWN JR'S SUBDIVISION OF LOTS 13 AND 14 IN BLOCK 14 IN RAVENSWOOD, BEING A QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AS RESUBDIVISION OF LOT 15 IN BLOCK 14 IN RAVENSWOOD AFORESAID, IN COOK COUNTY, ILLINOIS.

INCLUSIVE, IN BLOCK 14 IN RAVENSWOOD AFORESAID, IN COOK COUNTY, ILLINOIS.

INCLUSIVE, AND LOTS 13 THROUGH 24, BOTH INCLUSIVE, IN BLOCK 15 IN RAVENSWOOD AFORESAID, IN COOK COUNTY, ILLINOIS.

OF CHESTER AVENUE LYING WEST OF AND ADJOINING THE WEST LINE OF LOTS 17 TO 24, IN BLOCK 15, IN RAVENSWOOD AFORESAID, SAID PART OF PUBLIC STREET BEING THE SAME AS THE NORTH LINE OF LOT 17 IN BLOCK 14 TO THE SOUTH LINE OF LOT 15, ALL IN RAVENSWOOD AFORESAID, SAID PART OF PUBLIC STREET BEING THE SAME AS THE NORTH LINE OF LOT 17 IN BLOCK 14 TO THE SOUTH LINE OF LOT 15, ALL IN RAVENSWOOD AFORESAID, SAID PART OF PUBLIC STREET BEING THE SAME AS THE NORTH LINE OF LOT 17 IN BLOCK 14 TO THE SOUTH LINE OF LOT 15, ALL IN RAVENSWOOD AFORESAID.

AND SOUTH VACATED ALLEY PER DOCUMENT 24015075, LYING WEST OF AND ADJOINING THE WEST LINE OF LOTS 15 TO 24, IN BLOCK 15 IN RAVENSWOOD AFORESAID AND LYING NORTH OF THE SOUTH CORNER OF LOT 10 TO THE SOUTHEAST CORNER OF LOT 15 AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

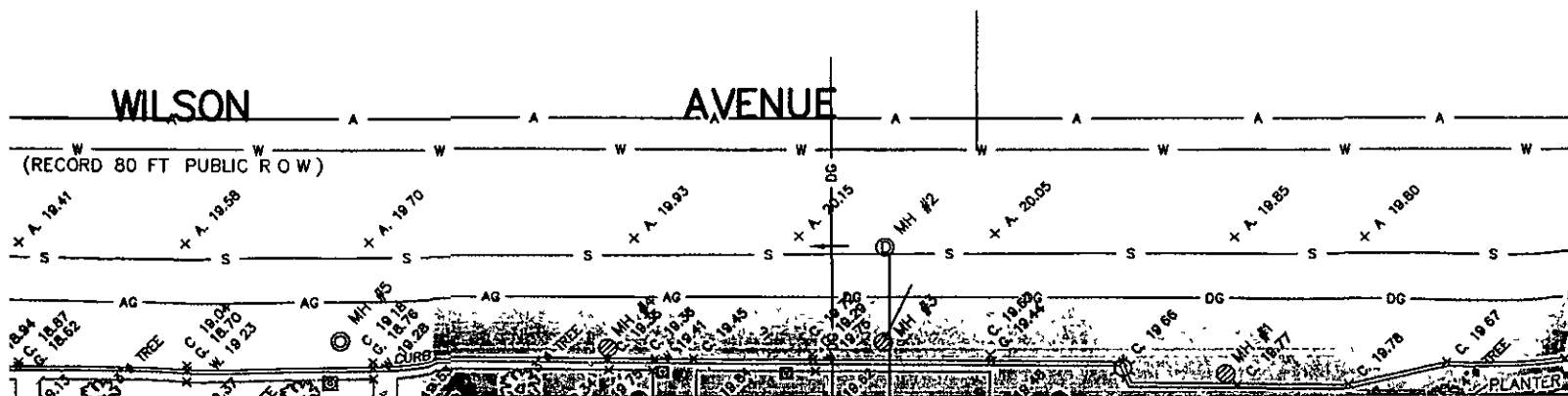
AND NORTH AND SOUTH VACATED ALLEY PER DOCUMENT 24015075 LYING EAST OF AND ADJOINING THE EAST LINE OF LOTS 15 TO 24, IN BLOCK 15 IN RAVENSWOOD AFORESAID AND LYING SOUTH OF A LINE DRAWN FROM THE NORTHWEST CORNER OF LOT 10 TO THE SOUTHEAST CORNER OF LOT 15 AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

IN RAVENSWOOD BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 18, AND PART OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

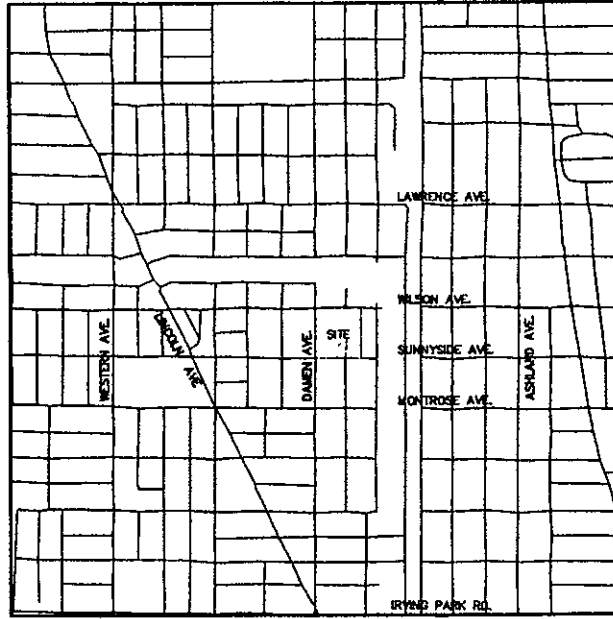
AND THE NORTH AND SOUTH VACATED ALLEY PER DOCUMENT 24015075, LYING WEST OF AND ADJOINING THE WEST LINE OF LOTS 15 TO 24, IN BLOCK 15 IN RAVENSWOOD AFORESAID AND LYING SOUTH OF A LINE DRAWN FROM THE NORTHWEST CORNER OF LOT 10 TO THE SOUTHEAST CORNER OF LOT 15 AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

LAND AREA

PARCELS	AREA (ACRES)	AREA (SQ FT.)
PARCEL 1	0.32 ACRES	14019.85 SQ. FT.
PARCEL 2	0.17 ACRES	7619.47 SQ. FT.
PARCEL 3	1.55 ACRES	67392.74 SQ. FT.
PARCEL 4	3.75 ACRES	163208.11 SQ. FT.
PARCEL 5	0.72 ACRES	31376.23 SQ. FT.
PARCEL 6	0.27 ACRES	11890.23 SQ. FT.
PARCEL 7	0.34 ACRES	14953.59 SQ. FT.
PARCEL 8	0.04 ACRES	1841.26 SQ. FT.
TOTAL LAND AREA	7.16 ACRES	312101.48 SQ.FT

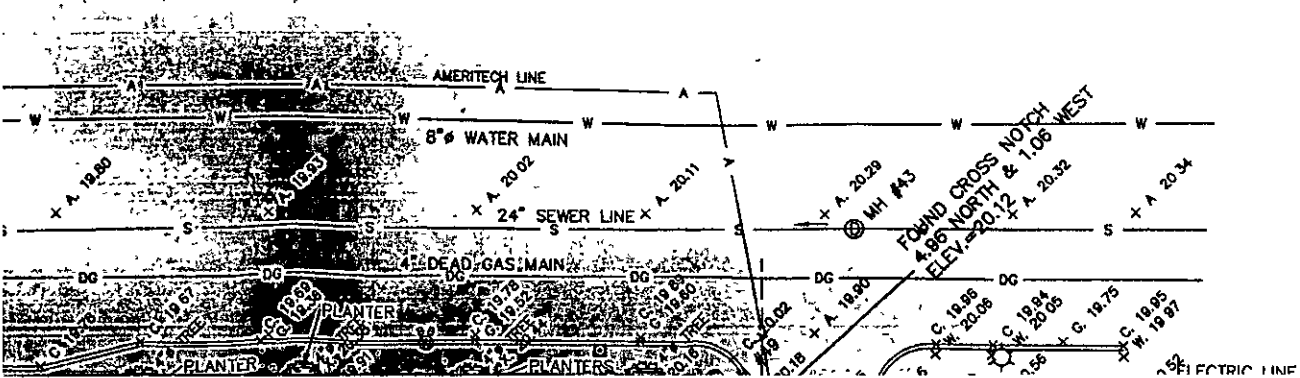















VICINITY MAP



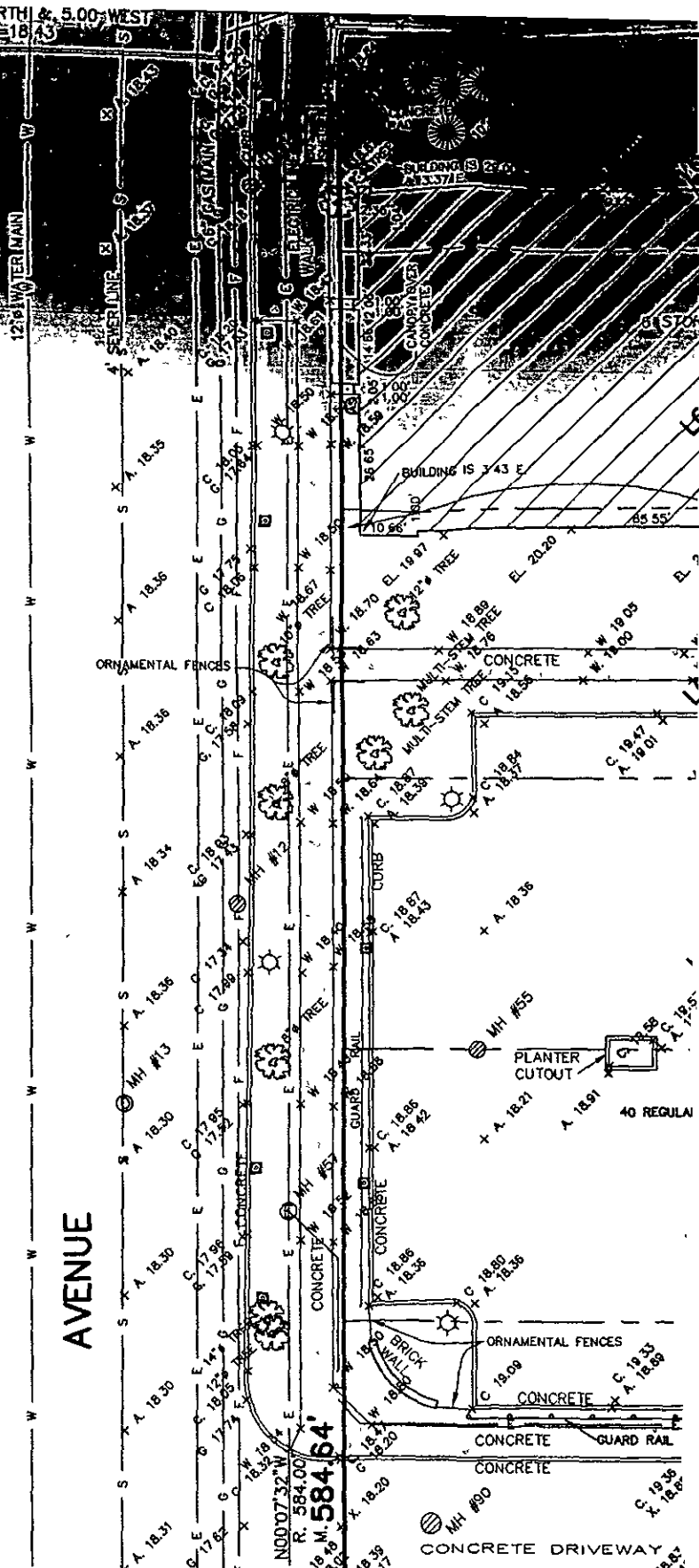
AREA (SQ.FT.)
1019.85 SQ.FT.
118.47 SQ. FT.
3592.74 SQ. FT.
3708.11 SQ. FT.
378.23 SQ. FT.
350.23 SQ. FT.
383.59 SQ. FT.
411.26 SQ. FT.

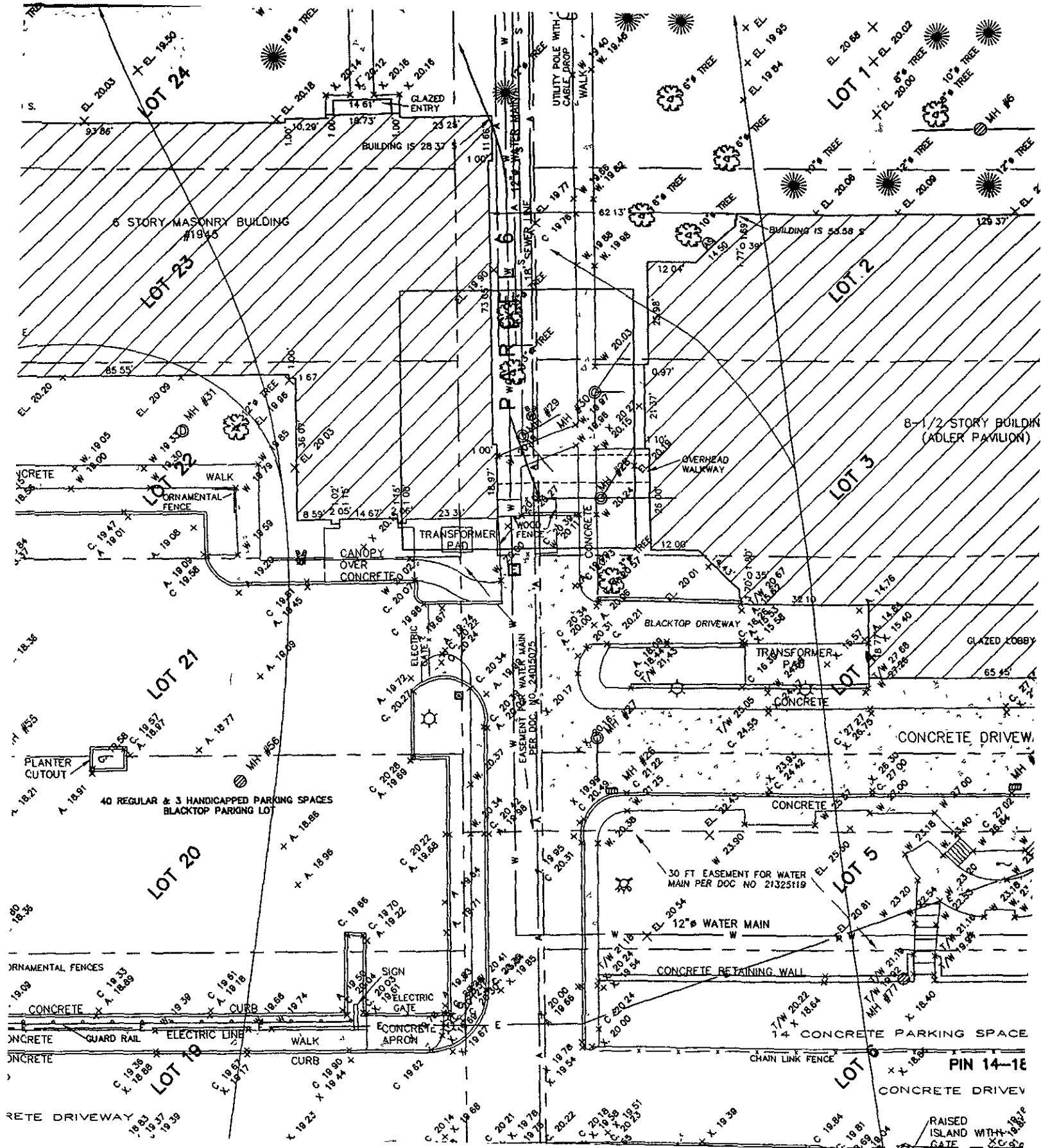
12101.48 SQ.FT



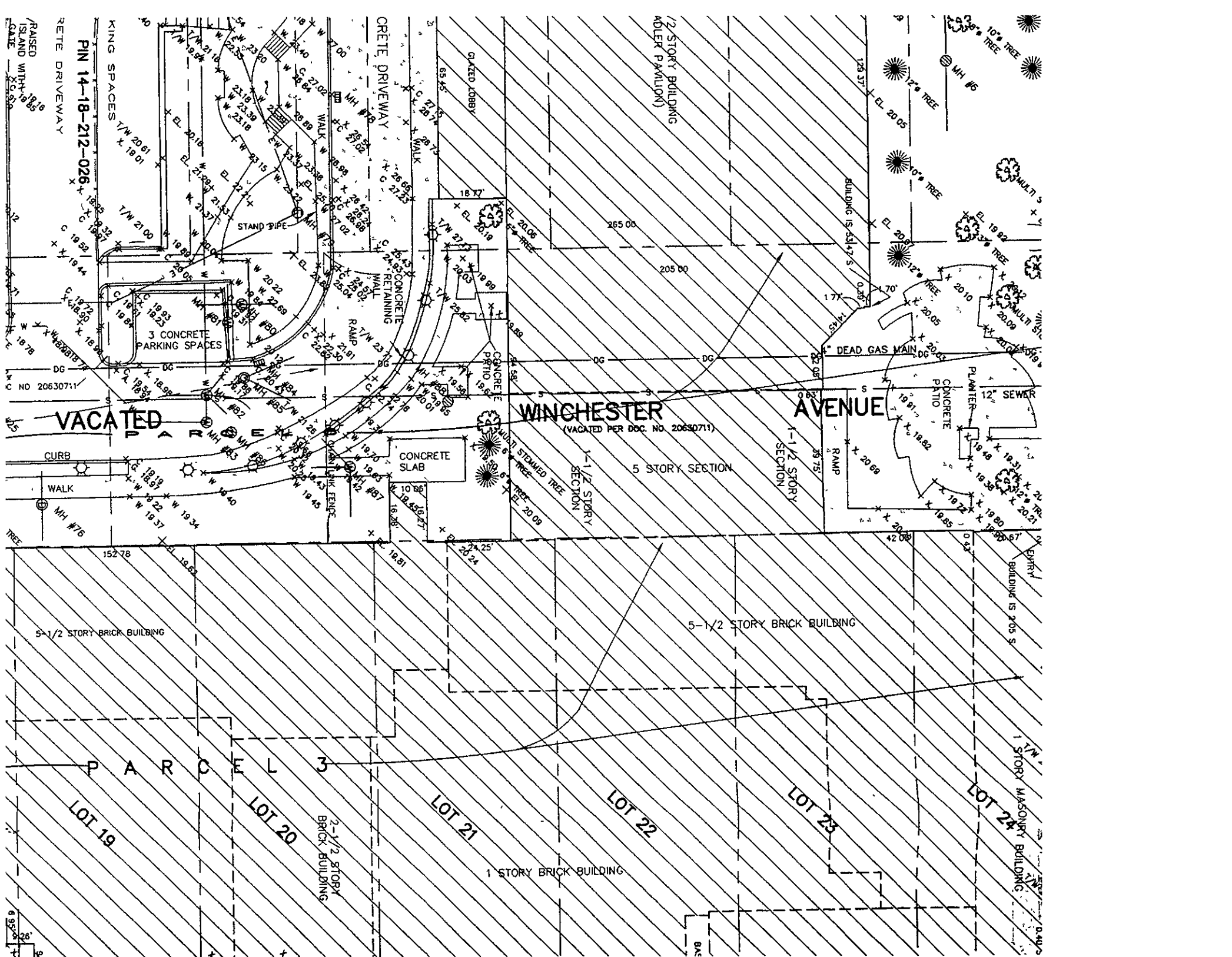
-  Evergreen
-  Parking Meter
-  Parking Pay Box
-  Sign Post
-  Mail Box
-  Bumper Post
-  Bike Rack
-  Soil Boring
-  Unclassified Manhole
-  Auto Sprinkler
-  Hose Connection
-  Fire Alarm
-  Flag Pole

FOUND CROSS 5.00 NORTH & 5.00 WEST
 SITE BENCHMARK ELEV. = 18.43





PIN 14-1E



1/2 STORY BUILDING
ADLER PAVILION

PIN 14-18-212-026

RAISED ISLAND WITH GATE

KING SPACES

CRETE DRIVEWAY

GLAZED LOBBY

3 CONCRETE PARKING SPACES

CONCRETE RETAINING WALL

CONCRETE PATIO

CONCRETE SLAB

WINCHESTER AVENUE
(VACATED PER DOC. NO. 20630711)

5 STORY SECTION

1-1/2 STORY SECTION

1-1/2 STORY SECTION

RAMP

DEAD GAS MAIN

CONCRETE PATIO

PLANTER

VACATED

5-1/2 STORY BRICK BUILDING

5-1/2 STORY BRICK BUILDING

LOT 19

LOT 20

LOT 21

LOT 22

LOT 23

LOT 24

2-1/2 STORY BRICK BUILDING

1 STORY BRICK BUILDING

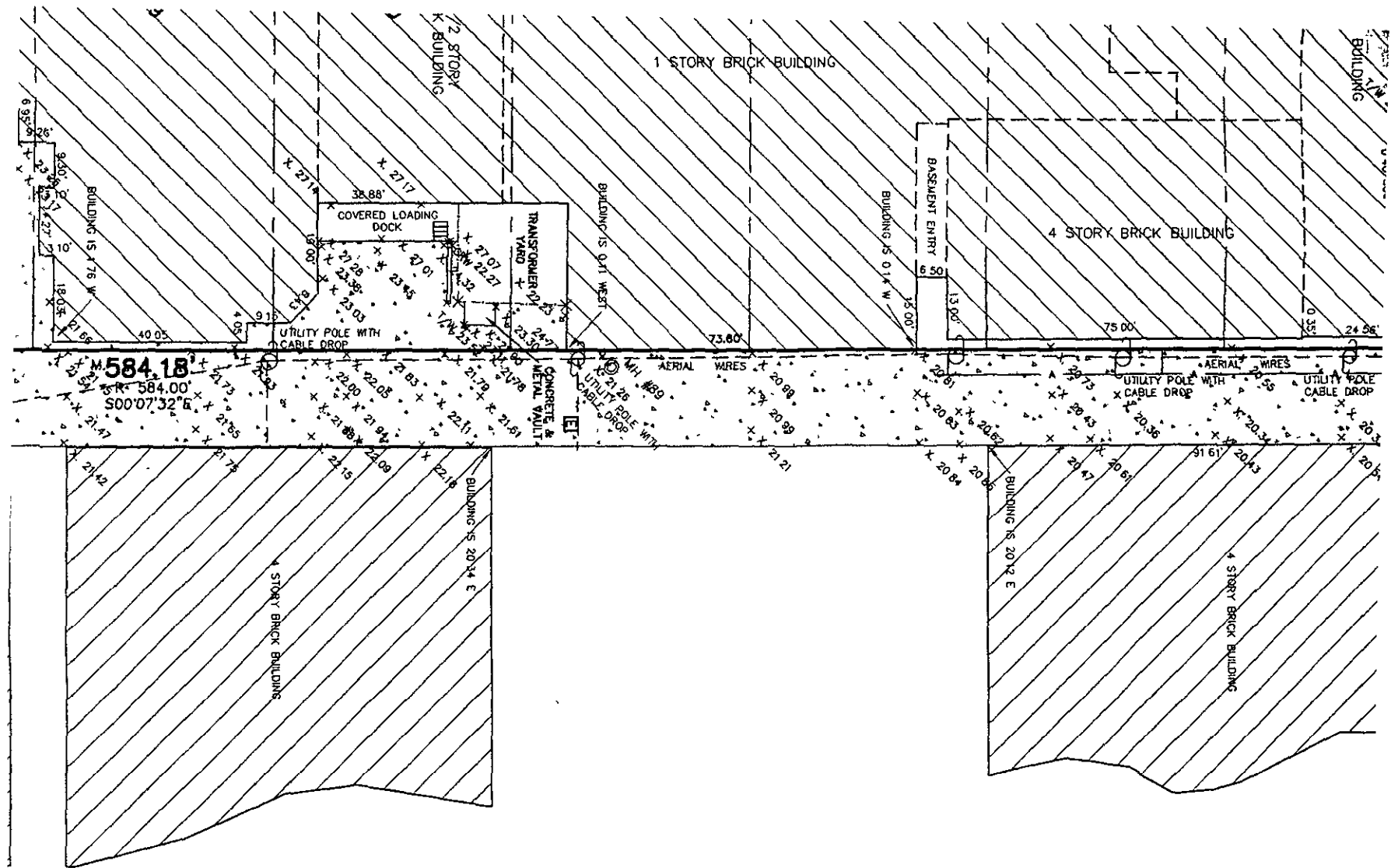
1 STORY MASONRY BUILDING

RETE DRIVEWAY

CURB
WALK

152-78

6-95-26



FOUND CROSS
SECTION

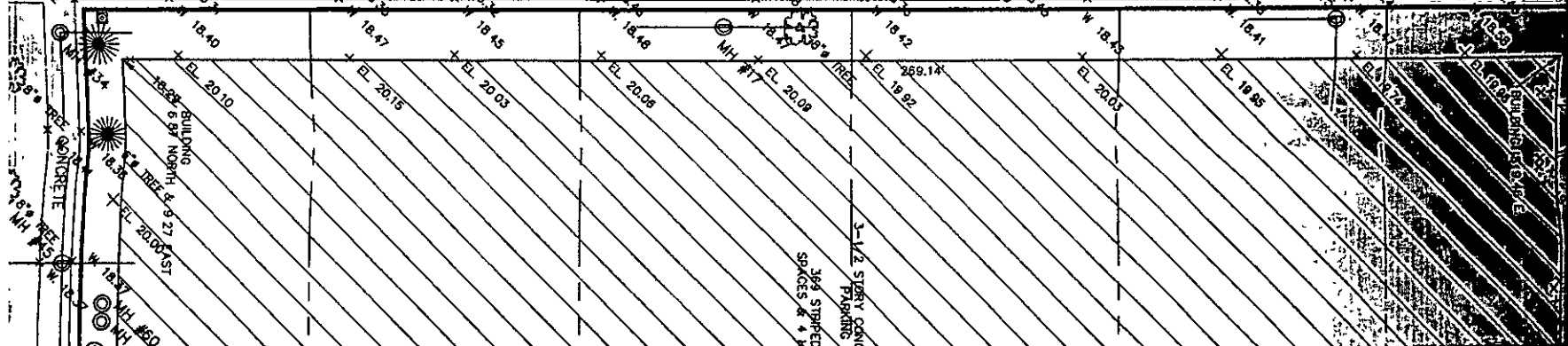
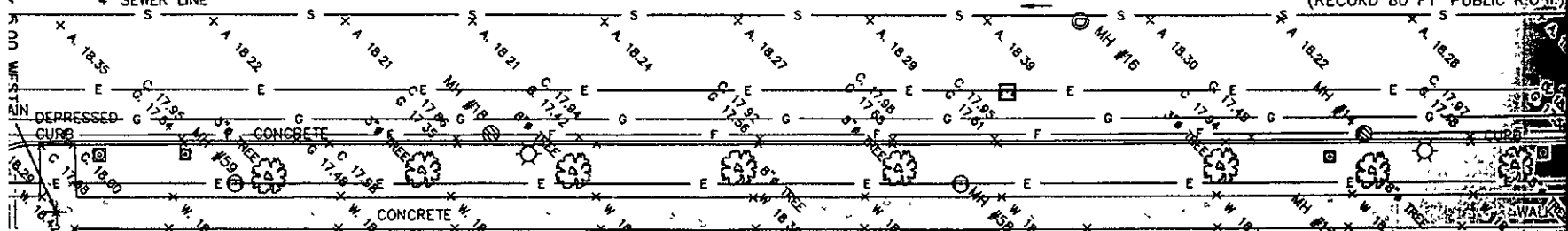
12" ϕ WATER MAIN

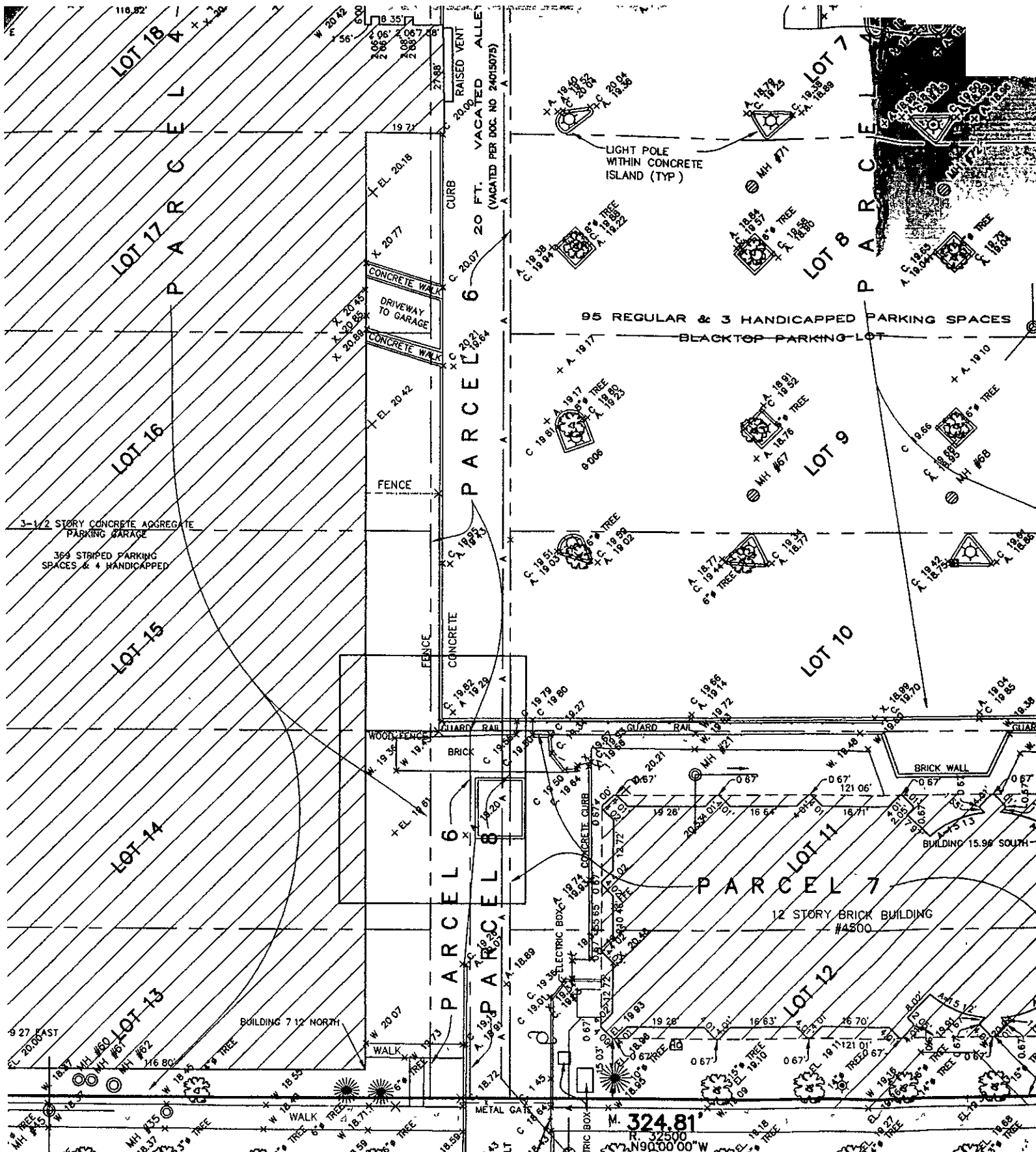
4' SEWER LINE

N.

DAMEN

(RECORD 80 FT PUBLIC RIGHT-OF-WAY)





LOT 18

LOT 17

LOT 16

LOT 15

LOT 14

LOT 13

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

RAISED VENT
20.00 VACATED ALLE
(VACATED PER DOC. NO 24015075)

PARCEL 6

PARCEL 8

PARCEL 7

3-1/2 STORY CONCRETE AGGREGATE
PARKING GARAGE
369 STRIPED PARKING
SPACES & 4 HANDICAPPED

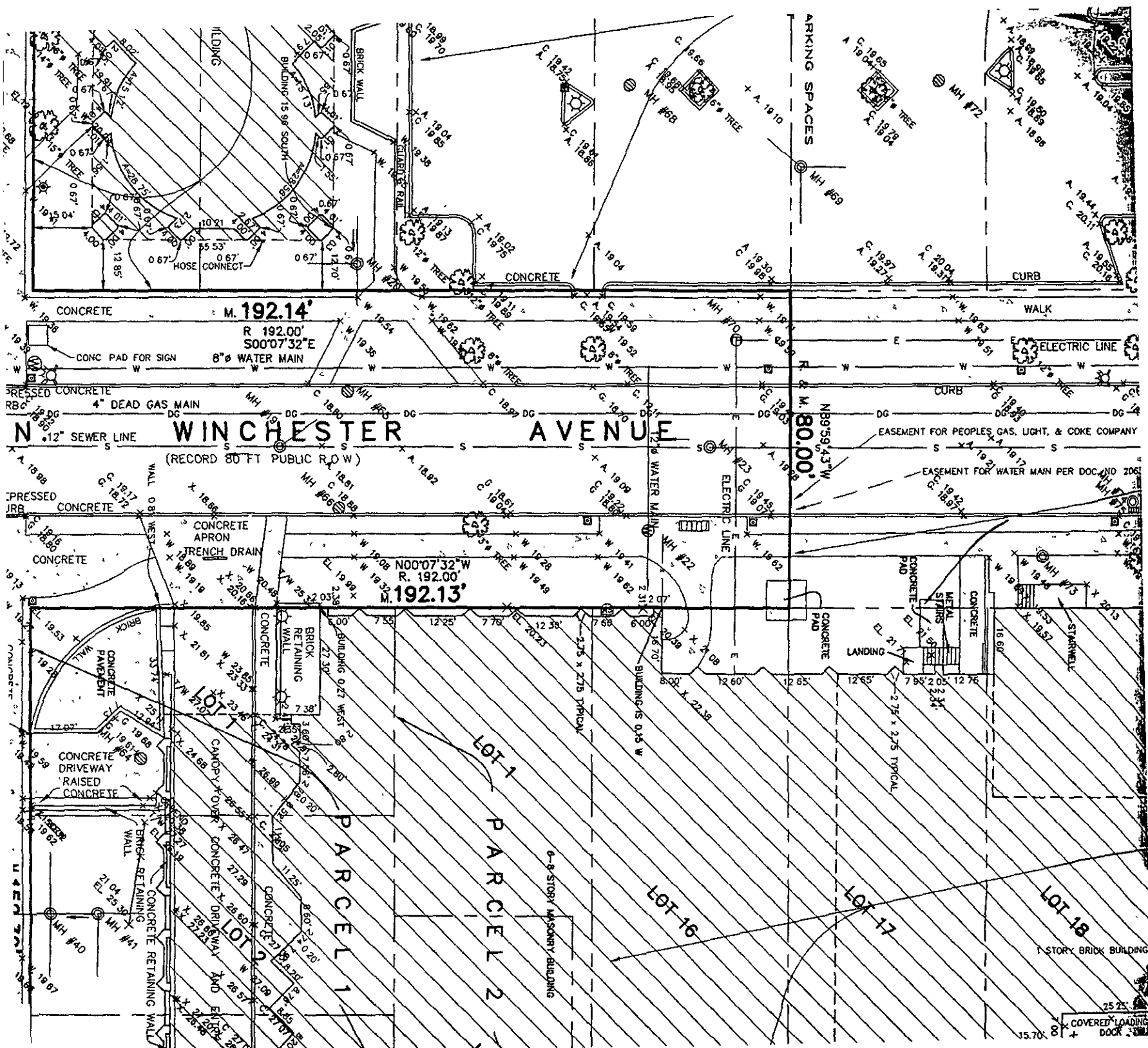
95 REGULAR & 3 HANDICAPPED PARKING SPACES
BLACKTOP PARKING LOT

12 STORY BRICK BUILDING
#4800

BUILDING 7 12 NORTH

BUILDING 15.96' SOUTH

M. 324.81
R. 32500
N90°00'00"W



WINCHESTER AVENUE

(RECORD 80 FT PUBLIC R.O.W.)

M. 192.14'

R 192.00'

S00°07'32"E

8" WATER MAIN

N00°07'32"W

R. 192.00'

M. 192.13'

NB95°43'W
M. 80.00'

N 12" SEWER LINE

EASEMENT FOR PEOPLES GAS, LIGHT, & COKE COMPANY

EASEMENT FOR WATER MAIN PER DOC. NO 2063

CONCRETE

CONCRETE APRON

FRENCH DRAIN

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LOT 1
PARCEL 2

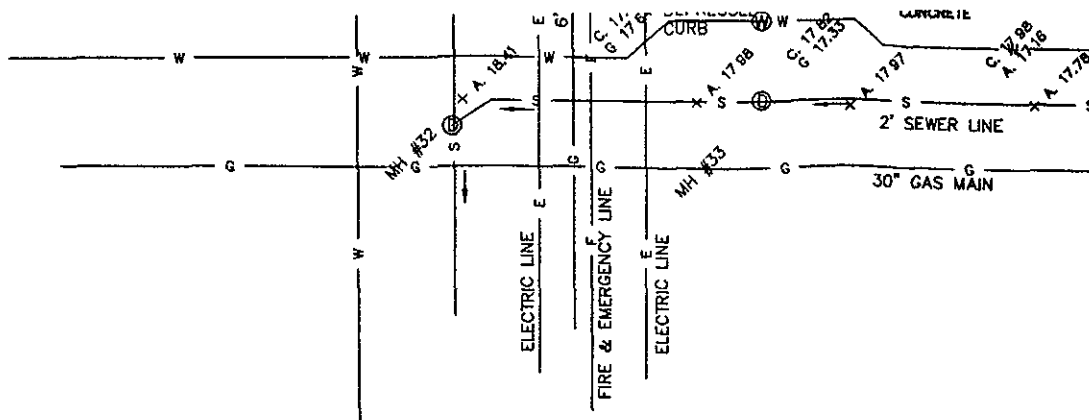
LOT 16

LOT 17

LOT 18

1 STORY BRICK BUILDING

COVERED LOADING DOCK



CHICAGO CITY BENCHMARK #2599
ELEVATION= 18 442

LOCATION MONTROSE AVENUE & NORTH DAMEN AVENUE

ON SOUTH MONTROSE AVENUE, 35.5 FT EAST OF THE EAST LINE OF NORTH DAMEN AVENUE MARK CUT NEAR WEST END OF STONE DOORSILL ON NORTH SIDE OF 2-STORY BRICK BUILDING

SURVEY NOTES

This survey was prepared without the benefit of, and is subject to, all restrictions and matters appearing as might be disclosed by a current title commitment.

Surveyor's license expires November 30, 2012.

UTILITY WARNING

The underground utilities shown have been located from field survey information and existing drawings. Surveyor makes NO guarantee that the underground utilities shown comprise all such utilities in the area service or abandoned. The surveyor further does not warrant that the underground utilities shown are in exact location indicated although he does certify that they are located as accurately as possible from info available. The surveyor has not physically located the underground utilities.

Call **DIGGER** - (312) 744-7000 within the City of Chicago

Outside of the City of Chicago call **J.U.L.I.E.** (800) 892-0123 prior to construction or excavation.

PROPERTY APPEARS IN "OTHER AREAS" ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.1% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP COOK COUNTY, ILLINOIS 17031C0410J, EFFECTIVE DATE AUGUST 19, 2008.

Note R & M denotes Record and Measured distances respectively

Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and once report any differences BEFORE damage is done.


For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.

NO dimensions shall be assumed by scale measurement upon this plat

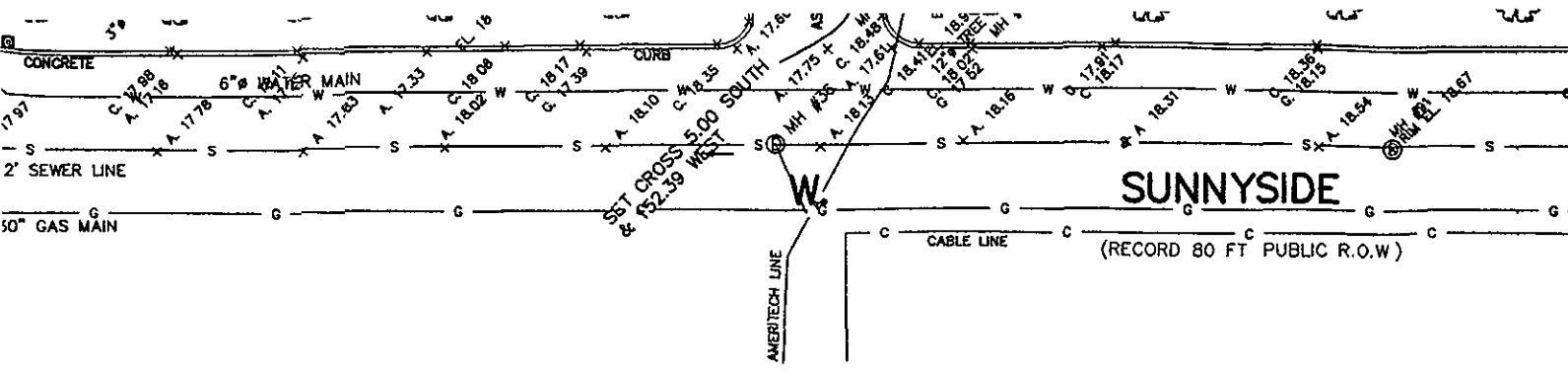
Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is **AS**

COPYRIGHT GREMLEY & BIEDERMANN, INC 2011 "All Rights Reserved"

RECERTIFIED 3/31/11 #2011-15005 (BB)

ORDERED BY LYCEE FRANCAIS DE CHICAGO	CHECKED	DRAWN BB
ADDRESS 1945 W WILSON AVENUE		
 GREMLEY & BIEDERMANN A Division of PLCS, CORPORATION LICENSE No 184-005322 PROFESSIONAL LAND SURVEYORS 4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630 TELEPHONE: (773) 685-5102 FAX (773) 286-4184 EMAIL INFO@PLCS-SURVEY.COM		
ORDER NO 2011-14729-001	DATE JANUARY 19, 2011	PAGE NO. 1 OF 1
SCALE 1 INCH = 25 FEET		

G:\CAD\2011\2011-14729\dwg\2011-14729-001.dwg



OF NORTH DAMEN
 NORTH SIDE OF 2-STORY

actions and matters appearing of record

ation and existing drawings. The
 use all such utilities in the area, either in
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 accurately as possible from information
 s

rection or excavation

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s BEFORE building by same and at

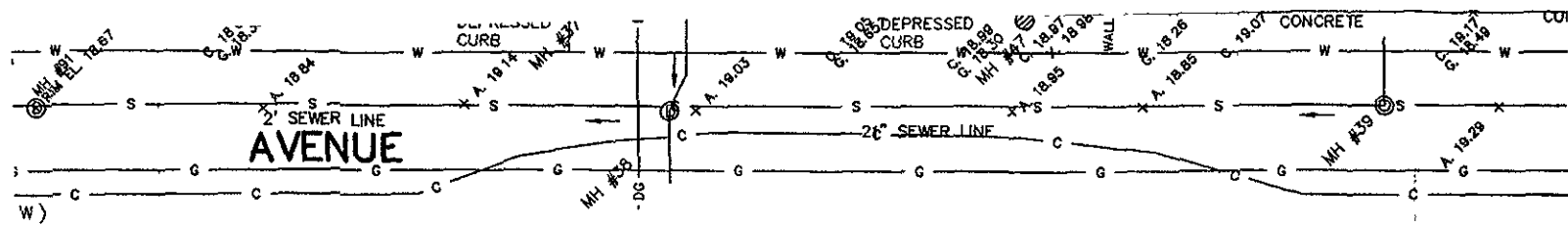
lat refer to your abstract, deed,

ordinate Datum if used is ASSUMED

ed"

MANHOLE	TYPE	RIM ELEVATION	INVERT ELEVATION
1	CATCH BASIN	19.16	SEALED, FLOODED
2	STORM	20.12	W=8.66, E=8.72
3	CATCH BASIN	19.69	NE=13.91, S=12.57
4	CATCH BASIN	18.85	SEALED, FLOODED
5	UNCLASSIFIED	18.97	DEBRIS FILLED
6	CATCH BASIN	19.77	W= CAPPED, E=17.07
7	STORM	18.94	W=8.44, E=8.49, S=8.71
8	STORM	18.36	W=8.08, E=8.04
9	WATER	18.59	TOP OF PIPE=13.47
10	STORM	18.48	N=7.60, S=7.69
11	CATCH BASIN	17.44	TOP OF WATER=13.09
12	CATCH BASIN	17.33	CAR OVER
13	STORM	18.38	N=7.95, S=7.84
14	CATCH BASIN	17.41	SEALED
15	SANITARY	19.71	S=16.98, E=17.01
16	STORM	18.34	SEALED
17	STORM	19.71	N=14.09, S=14.66
18	CATCH BASIN	17.34	CAR OVER
19	UNCLASSIFIED	18.93	NW=12.43, N=11.09, S=11.13
20	UNCLASSIFIED	19.01	W=13.23, E=13.16, S=13.31
21	UNCLASSIFIED	20.23	E=16.33
22	WATER	19.46	TOP OF PIPE=13.47
23	UNCLASSIFIED	19.10	N=11.82, S=11.50
24	CATCH BASIN	18.34	DEBRIS FILLED
25	UNCLASSIFIED	19.22	N=11.97, S=12.07
26	INLET	20.34	DEBRIS FILLED
27	UNCLASSIFIED	20.24	S=17.14
28	UNCLASSIFIED	20.22	W=12.12, E=12.17, NE=16.82, SE=12.27
29	UNCLASSIFIED	20.12	N=10.97, SE=11.69, NE=11.87
30	UNCLASSIFIED	20.05	NE=12.45, E=12.30, S=12.45
31	STORM	19.96	SEALED
32	STORM	18.37	N=7.22, S=7.12
33	STORM	18.09	W=7.87, E=7.85
34	UNCLASSIFIED	18.42	N=12.92, E=12.42
35	UNCLASSIFIED	18.45	TOP OF WATER=9.90
36	STORM	18.12	W=8.32, E=8.17, SE=9.42
37	CATCH BASIN	18.42	FLOODED
38	STORM	19.09	N=9.29, E=8.39, S=9.29, W=8.45
39	UNCLASSIFIED	19.13	N=9.63, W=8.84, E=8.60
40	UNCLASSIFIED	20.70	N=12.05, E=13.20, S=11.80, W=13.30
41	UNCLASSIFIED	23.30	N=16.00, E=16.30
42	INLET	19.72	NW=17.78
43	STORM	20.24	W=9.06, E=9.10
44	WATER	17.66	TOP OF PIPE=10.16
45	STORM	18.33	N=10.09, S=9.58, W=9.86, E=9.74
46	CATCH BASIN	18.56	FLOODED

MANHOLE	T
47	CATCH
48	UNCLA
49	ELECT
50	ELECT
51	ELECT
52	ELECT
53	ELECT
54	ELECT
55	CATCH
56	CATCH
57	ELECT
58	ELECT
59	ELECT
60	UNCLA
61	UNCLA
62	UNCLA
63	TELEP
64	CATCH
65	CATCH
66	CATCH
67	CATCH
68	CATCH
69	UNCLA
70	ELECT
71	CATCH
72	CATCH
73	UNCLA
74	UNCLA
75	INLET
76	STORM
77	CATCH
78	INLET
79	ELECT
80	WATER
81	WATER
82	WATER
83	WATER
84	INLET
85	UNCLA
86	CATCH
87	WATER
88	YARD
89	UNCLA
90	CATCH
91	SEWER
92	WATER



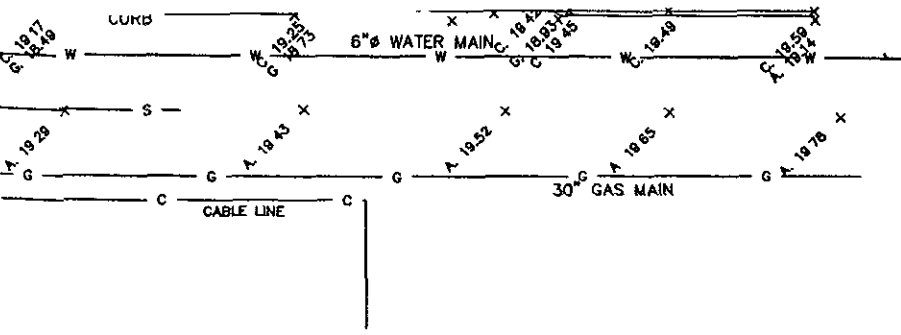
MANHOLE	TYPE	RIM ELEVATION	INVERT ELEVATION
47	CATCH BASIN	18.29	TOP OF WATER=14.55
48	UNCLASSIFIED	19.41	DEBRIS FILLED
49	ELECTRIC	20.18	N/A
50	ELECTRIC	19.67	N/A
51	ELECTRIC	19.76	N/A
52	ELECTRIC	19.84	N/A
53	ELECTRIC	18.91	N/A
54	ELECTRIC	18.38	N/A
55	CATCH BASIN	18.10	SEALED
56	CATCH BASIN	18.60	SEALED
57	ELECTRIC	18.44	N/A
58	ELECTRIC	18.35	N/A
59	ELECTRIC	18.15	N/A
60	UNCLASSIFIED	19.99	SEALED
61	UNCLASSIFIED	20.11	SEALED
62	UNCLASSIFIED	20.27	SEALED
63	TELEPHONE	18.62	N/A
64	CATCH BASIN	20.00	SEALED
65	CATCH BASIN	18.35	SEALED
66	CATCH BASIN	18.39	SEALED
67	CATCH BASIN	18.57	FLOODED
68	CATCH BASIN	18.66	FLOODED
69	UNCLASSIFIED	19.22	N=14.39 SW=14.32 E=14.37
70	ELECTRIC	19.66	N/A
71	CATCH BASIN	18.57	FLOODED
72	CATCH BASIN	18.87	FLOODED
73	UNCLASSIFIED	19.53	SEALED
74	UNCLASSIFIED	18.78	CAR OVER
75	INLET	18.73	CAR OVER
76	STORM	19.45	DEBRIS FILLED
77	CATCH BASIN	18.28	SEALED
78	INLET	26.54	SEALED
79	ELECTRIC	25.58	N/A
80	WATER	19.83	TOP OF PIPE=15.43
81	WATER	19.63	TOP OF PIPE=15.18
82	WATER	19.30	NW=15.10 N=12.00 NE=15.70 S=12.05
83	WATER	19.16	CAR OVER
84	INLET	20.05	SEALED
85	UNCLASSIFIED	19.54	NW=17.24 NE=15.24
86	CATCH BASIN	18.99	DEBRIS FILLED
87	WATER	19.40	SW=13.05 S=12.75 E=13.80 E=13.87
88	YARD DRAIN	19.02	FLOODED
89	UNCLASSIFIED	21.27	SEALED
90	CATCH BASIN	17.83	SEALED
91	SEWER	18.67	8.27
92	WATER		SEALED

THE CITY OF CHICAGO BOARD OF UNDERGROUND INVOLVEMENT HAS BEEN REQUESTED FOR YOUR SURVEY THE RESULTS TO DATE ARE INDICATED BELOW AS A CONVENIENCE TO YOU THE UTILITY DATA IS REVIEWED AND ADDED TO THIS PLAT AS IT IS RECEIVED THESE RECORDS ARE THEN FORWARDED TO YOU PLEASE BE AWARE THAT NO OTHER COPY OF THIS INFORMATION IS RETAINED

OUC# 47839

X - INVOLVED N - NOT INVOLVED. BLANK - NOT RECEIVED

- X 1 AT&T-ILLINOIS/SBC
- N 2 AT&T LOCAL NETWORK SERVICES
- X 3 BUREAU OF ELECTRICITY
- N 4 CDOT - PROJECT DEVELOPMENT
- N 5 CDOT INFRASTRUCTURE MANAGEMENT
- N 6 BUREAU OF FORESTRY
- N 7 CDOT ENGINEERING
- N 8 CTA - TRAFFIC
- N 9 CTA - ENGINEERING
- N 10 RCN METRO OPTICAL NETWORKS - CHICAGO
- N 11 CHICAGO PARK DISTRICT
- X 12 COMED TRANSMISSION
- X 13 DEPARTMENT OF WATER MANAGEMENT - SEWER SECTION
- X 14 COMW WATER SECTION CONSULTANT
- X 15 MCI
- N 16 M W R O
- X 17 PEOPLES GAS
- N 18 ABOVENT COMMUNICATIONS
- N 19 COMCAST
- N 20 JOCDECAUX NORTH AMERICA
- N 21 DIGITAL REALTY TRUST (LAKESIDE TECHNOLOGY CENTER)
- N 22 LEVEL 3 COMMUNICATIONS / LGN
- N 23 MDE/THERMAL CHICAGO CORPORATION
- X 24 COMED - DISTRIBUTION
- X 25 CDOT - DIVISION OF ELECTRICAL OPERATIONS



IT HAS
BE
TA IS
THAT

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 8, 9, and 11(a) of Table A thereof.

The field work was completed on March 31, 2011.

Date of Plat April 5, 2011

By Robert G. Biedermann

Robert G. Biedermann
Professional Illinois Land Surveyor No 2802





CITY OF CHICAGO
ECONOMIC DISCLOSURE STATEMENT
AND AFFIDAVIT

SECTION I -- GENERAL INFORMATION

A. Legal name of the Disclosing Party submitting this EDS. Include d/b/a/ if applicable.

Chicago Title Land Trust Co., Trust No. 1110819 (Beneficiaries:
4720 N. Racine, LLC; 4550 N. Winchester, LLC; DWS Ownership, LLC)
Check ONE of the following three boxes:

Indicate whether the Disclosing Party submitting this EDS is:

1. the Applicant
OR

2. a legal entity holding a direct or indirect interest in the Applicant State the legal name of the Applicant in which the Disclosing Party holds an interest: _____
OR

3. a legal entity with a right of control (see Section II.B.1.) State the legal name of the entity in which the Disclosing Party holds a right of control. _____

4 X OWNER

B. Business address of the Disclosing Party: _____

C. Telephone: _____ fax: _____

D. Name of contact person. David Lehman

E. Federal Employer Identification No. (if you have one): _____

F. Brief description of contract, transaction or other undertaking (referred to below as the "Matter") to which this EDS pertains (Include project number and location of property, if applicable):

Rezoning of Ravenswood Town Center located at
4550 North Winchester Avenue

G. Which City agency or department is requesting this EDS? Department of Zoning

If the Matter is a contract being handled by the City's Department of Procurement Services, please complete the following

Specification # N/A and Contract # N/A

[REDACTED]

[REDACTED]

[REDACTED]

**CITY OF CHICAGO
ECONOMIC DISCLOSURE STATEMENT
AND AFFIDAVIT**

SECTION I -- GENERAL INFORMATION

A. Legal name of the Disclosing Party submitting this EDS. Include d/b/a/ if applicable:
Lycee Francais de Chicago, Inc.

Check ONE of the following three boxes:

Indicate whether the Disclosing Party submitting this EDS is:

1. the Applicant
OR
2. a legal entity holding a direct or indirect interest in the Applicant. State the legal name of the Applicant in which the Disclosing Party holds an interest: _____
OR
3. a legal entity with a right of control (see Section II.B.1.) State the legal name of the entity in which the Disclosing Party holds a right of control: _____

B. Business address of the Disclosing Party: _____

C. Telephone: _____ Fax: _____ Email: _____

D. Name of contact person: Robert Nauert

E. Federal Employer Identification No. (if you have one): _____

F. Brief description of contract, transaction or other undertaking (referred to below as the "Matter") to which this EDS pertains. (Include project number and location of property, if applicable):

Approval of rezoning and planned development for property generally located at 4550 North Winchester Avenue

G. Which City agency or department is requesting this EDS? Department of Housing and Economic Development

If the Matter is a contract being handled by the City's Department of Procurement Services, please complete the following:

Specification # N/A and Contract # N/A

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

CITY OF CHICAGO
ECONOMIC DISCLOSURE STATEMENT
AND AFFIDAVIT

SECTION I -- GENERAL INFORMATION

A. Legal name of the Disclosing Party submitting this EDS. Include d/b/a/ if applicable:

4720 N. Racine, LLC (One of three LLCs under Chicago Title
Land Trust Co., Trust No. 1110819)
Check ONE of the following three boxes:

Indicate whether the Disclosing Party submitting this EDS is:

1. the Applicant

OR

2. a legal entity holding a direct or indirect interest in the Applicant State the legal name of the Applicant in which the Disclosing Party holds an interest: _____

OR

3. a legal entity with a right of control (see Section II.B.1.) State the legal name of the entity in which the Disclosing Party holds a right of control: _____

4x LLC - One of the three beneficiaries of the Owner
B Business address of the Disclosing Party. _____

C. Telephone: _____ Email: _____

D. Name of contact person: David Lehman

E. Federal Employer Identification No. (if you have one): _____

F Brief description of contract, transaction or other undertaking (referred to below as the "Matter") to which this EDS pertains. (Include project number and location of property, if applicable):

Rezoning Ravenswood Town Center located at
4550 North Winchester Avenue

G. Which City agency or department is requesting this EDS? Department of Zoning

If the Matter is a contract being handled by the City's Department of Procurement Services, please complete the following:

Specification # N/A and Contract # N/A

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

CITY OF CHICAGO
ECONOMIC DISCLOSURE STATEMENT
AND AFFIDAVIT

SECTION I -- GENERAL INFORMATION

A. Legal name of the Disclosing Party submitting this EDS. Include d/b/a/ if applicable:

4550 N. Winchester, LLC (one of three LLCs under Chicago Title Land Trust Co., Trust No. 1110819)
Check ONE of the following three boxes:

Indicate whether the Disclosing Party submitting this EDS is:

1. the Applicant
OR
2. a legal entity holding a direct or indirect interest in the Applicant. State the legal name of the Applicant in which the Disclosing Party holds an interest: _____
OR
3. a legal entity with a right of control (see Section II.B.1.) State the legal name of the entity in which the Disclosing Party holds a right of control: _____

4 X LLC - One of the three beneficiaries of the Owner

B. Business address of the Disclosing Party: _____

C. Telephone: _____ Email: _____

D. Name of contact person: David Lehman

E. Federal Employer Identification No. (if you have one) _____

F. Brief description of contract, transaction or other undertaking (referred to below as the "Matter") to which this EDS pertains. (Include project number and location of property, if applicable):

Rezoning Ravenswood Town Center, located at 4550 North Winchester Avenue

G. Which City agency or department is requesting this EDS? Department of Zoning

If the Matter is a contract being handled by the City's Department of Procurement Services, please complete the following:

Specification # N/A and Contract # N/A

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

CITY OF CHICAGO
ECONOMIC DISCLOSURE STATEMENT
AND AFFIDAVIT

SECTION I -- GENERAL INFORMATION

A. Legal name of the Disclosing Party submitting this EDS. Include d/b/a/ if applicable:

DWS OWNERSHIP LLC (ONE OF 3 LLC'S UNDER Chicago Land Trust Co. Trust No. 1110919)
Check ONE of the following three boxes:

Indicate whether the Disclosing Party submitting this EDS is:

1. the Applicant
OR

2. a legal entity holding a direct or indirect interest in the Applicant. State the legal name of the Applicant in which the Disclosing Party holds an interest: _____
OR

3. a legal entity with a right of control (see Section II.B.1.) State the legal name of the entity in which the Disclosing Party holds a right of control: _____

→ 4. LLC - ONE OF 3 BENEFICIAL OWNER

B. Business address of the Disclosing Party: _____

C. Telephone: _____ x: _____

Email: _____

D. Name of contact person: ALAN BERNHART

E. Federal Employer Identification No. (if you have one): _____

F. Brief description of contract, transaction or other undertaking (referred to below as the "Matter") to which this EDS pertains. (Include project number and location of property, if applicable):

REZONING RAVENWOOD TOWN CENTER located at
4550 North Winchester Avenue

G. Which City agency or department is requesting this EDS? ZONING

If the Matter is a contract being handled by the City's Department of Procurement Services, please complete the following:

Specification # N/A and Contract # N/A

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