



City of Chicago



O2011-616

Office of the City Clerk

City Council Document Tracking Sheet

Meeting Date:	1/13/2011
Status:	Introduced
Sponsor(s):	City Clerk
Type:	Ordinance
Title:	Zoning Reclassification Application No. 17189
Committee(s) Assignment:	Committee on Zoning

#17189
INT DATE
01-13-11

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
6537-6557 N. Central Avenue; 6501-6547 N. Hiawatha Avenue; and
6500-6542 N. Minnehaha Avenue
2. Ward Number that property is located in: 41st Ward
3. APPLICANT Public Building Commission of Chicago
ADDRESS 50 West Washington Street, Room 200 Daley Center
CITY Chicago STATE Illinois ZIP CODE 60602
PHONE 312-744-3090 CONTACT PERSON Terri Haymaker
4. Is the applicant the owner of the property? YES ☒ 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. PBC owns: 6537-6557 N. Central Avenue; 6501-6547 N. Hiawatha Avenue; and
6500-6532 N. Minnehaha Ave. Chicago Park District owns: 6534-6542 N. Minnehaha Ave
OWNER
ADDRESS Chicago Park District: 541 North Fairbanks
CITY Chicago STATE IL ZIP CODE 60611
PHONE 312-742-4682 CONTACT PERSON Gia Biagi
5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the
rezoning, please provide the following information:
ATTORNEY Carol C. Stubblefield, Neal & Leroy, LLC
ADDRESS 203 N. LaSalle Street, Suite 2300 CITY Chicago
CITY Chicago STATE IL ZIP CODE 60601
PHONE 312-641-7144 FAX 312-641-5137

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.

7. On what date did the owner acquire legal title to the subject property? PBC: 1997; CPD: 1991

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

No

9. Present Zoning District POS-1 Proposed Zoning District RS-1 then to IPD

10. Lot size in square feet (or dimensions) Net Site area: 171,866 square feet (3.95 acres)

11. Current Use of the property School and park

12. Reason for rezoning the property To allow for construction of addition to existing school on more than two acres.

13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)

The PBC proposes to construct a new 2-story addition with new playground and landscaped areas

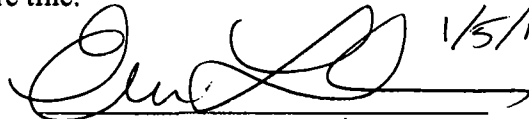
14. On May 14th, 2007, the Chicago City Council passed the Affordable Requirements Ordinance (ARO) that requires on-site affordable housing units or a financial contribution if residential housing projects receive a zoning change under certain circumstances. Based on the lot size of the project in question and the proposed zoning classification, is this project subject to the Affordable Requirements Ordinance? (See Fact Sheet for more information)

YES N/A NO N/A

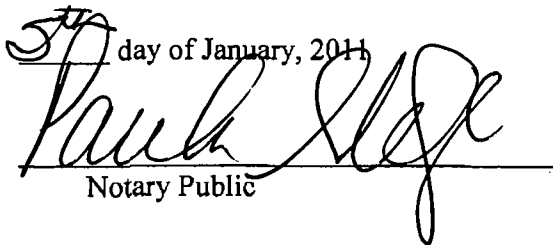
COUNTY OF COOK
STATE OF ILLINOIS

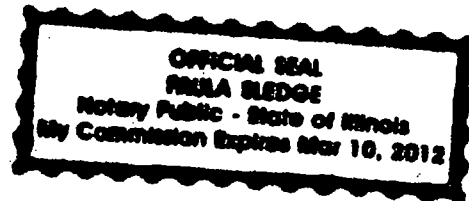
EDGE BROOK
ADDITION

Erin Lavin Cabonargi, Executive Director for the Public Building Commission of Chicago being first duly sworn, on oath deposes and states, that all of the above statements and the statements contained in the documents submitted herewith are true.

 1/5/11
Erin Lavin Cabonargi ~~EDGE BROOK~~
Executive Director ADDITION
Public Building Commission of Chicago
Richard J. Daley Center
50 W. Washington
Room 200
Chicago, Illinois 60602

Subscribed and sworn to before me this

5th day of January, 2011

Notary Public



For Office Use Only

INTRODUCED BY: _____ DATE: _____

REFERRED TO:

FILE NO.: _____

WARD NO.: _____

COMMITTEE ON BUILDINGS & ZONING _____

REZONING STAFF _____

CHICAGO PLAN COMMISSION _____



chicago park district

Administration Office
541 North Fairbanks
Chicago, Illinois 60611
t (312) 742-PLAY
(312) 747-2001 TTY
www.chicagoparkdistrict.com

Board of Commissioners
Gery J. Chico
President

Bob Pickens
Vice President

Dr. Margaret T. Burroughs
Dr. Scott Hanlon, D.O.
M. Laird Koldyke
Reverend Daniel Matos-Real
Rouhy J. Shalabi

General Superintendent
& CEO
Timothy J. Mitchell

City of Chicago
Richard M. Daley
Mayor

November 10, 2010

Ms. Patricia A. Scudiero
Zoning Administrator
City of Chicago
Department of Zoning Land Use
Planning
121 N. LaSalle, Room 905
Chicago, Illinois 60602

Honorable Daniel S. Solis
Chairman Zoning Committee
City of Chicago
121 N. LaSalle St.
Room 203, Office 14
Chicago, Illinois 60602

Re: Edgebrook Elementary School, Application for Rezoning of Chicago Park District Property

Dear Ms. Scudiero and Chairman Solis:

The Public Building Commission desires to file an Application for Rezoning (the "Application") in connection with the renovation and expansion of Edgebrook Elementary School located at 6525 N. Hiawatha Avenue.

The Chicago Park District owns 15,337 sq. ft. of the subject property to be rezoned, legally described in Exhibit A attached hereto (the "CPD Property").

The Chicago Park District does not object to the Public Building Commission's intent to include the CPD Property in the Application and accordingly rezone the CPD Property.

Sincerely,


Michael Kelly
Chief Operating Officer

Enclosure

**CHICAGO
PARK
DISTRICT**
**come out
and play**

ORDINANCE

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

SECTION 1. Title 17, of the Municipal Code of Chicago, the Chicago Zoning Ordinance be amended by changing all the POS-1 Regional or Community Park District symbols and indications as shown on Map No. 17-L in the area bounded by:

beginning from a line 436.75 feet north of and parallel to West Hiawatha Avenue; North Minnehaha Avenue; West Hiawatha Avenue; North Central Avenue; a line 178.67 feet north of and parallel to West Hiawatha Avenue; a line from a point 178.67 feet north of West Hiawatha Avenue and 361.11 feet west of North Minnehaha Avenue; to a point, 225.86 feet north of West Hiawatha Avenue and 300 feet west of North Minnehaha Avenue; a line 300 feet west of and parallel to North Minnehaha Avenue; a line from a point 300 feet west of North Minnehaha Avenue and 280.34 feet north of West Hiawatha Avenue; to a point, 330 feet north of West Hiawatha Avenue and 253.70 feet west of North Minnehaha Avenue; a line 330 feet north of and parallel to West Hiawatha Avenue; and a line 143.67 feet west of and parallel to North Minnehaha Avenue (TOB),

to those of a RS-1, Residential Single-Unit (Detached House) District.

SECTION 2. Title 17, of the Municipal Code of Chicago, the Chicago Zoning Ordinance be amended by changing all the RS-1, Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 17-L in the area bounded by:

beginning from a line 436.75 feet north of and parallel to West Hiawatha Avenue; North Minnehaha Avenue; West Hiawatha Avenue; North Central Avenue; a line 178.67 feet north of and parallel to West Hiawatha Avenue; a line from a point 178.67 feet north of West Hiawatha Avenue and 361.11 feet west of North Minnehaha Avenue; to a point, 225.86 feet north of West Hiawatha Avenue and 300 feet west of North Minnehaha Avenue; a line 300 feet west of and parallel to North Minnehaha Avenue; a line from a point 300 feet west of North Minnehaha Avenue and 280.34 feet north of West Hiawatha Avenue; to a point, 330 feet north of West Hiawatha Avenue and 253.70 feet west of North Minnehaha Avenue; a line 330 feet north of and parallel to West Hiawatha Avenue; and a line 143.67 feet west of and parallel to North Minnehaha Avenue (TOB),

to those of an Institutional Planned Development No. _____, 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 force and effect from and after its passage and due publication.

INSTITUTIONAL PLANNED DEVELOPMENT NO. _____
PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated herein as an Institutional Planned Development No. _____ (“Planned Development”) consists of approximately 171,866 square feet (3.95 acres) of net site area which is depicted on the attached Planned Development Boundary, Property Line and Right of Way Adjustment Map. The property is owned by the Public Building Commission of Chicago (the “Applicant”) and the Chicago Park District.
2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Planned Development. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or re-subdivision of parcels, shall require a separate submittal on behalf of the Applicant or their successors, assignees, or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns, grantees and Lessees, if different than the Applicant, the legal title holders or 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 or any ground lessors. Furthermore, pursuant to the requirements of Article 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control as defined in Section 17-8-0400 of the Chicago Zoning Ordinance.
4. This Plan of Development consists of the following seventeen (17) Statements: a Bulk Regulations and Data Table; Existing Land Use Map; Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Right of Way Adjustment Map; Site and Landscape Plan; a Green Roof Plan; a Student Drop-Off and Pick-Up Plan and Building Elevations prepared by Altus Works, Inc. dated November 17, 2010. Full size sets of the Site/Landscape Plan and Building Elevations are on file with the Department of Zoning and Land Use Planning. The Planned Development is applicable to the area delineated herein and these and no other zoning controls shall apply. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago and all requirements thereof, and satisfies the established criteria for approval as a Planned Development.
5. The uses permitted within the area delineated herein as an “Institutional Planned Development” shall include, schools, park and recreational uses, parking, modular units, and all other related and accessory uses as permitted within the RS-1 Residential Single-Unit (Detached House) District.
6. On-premises business identification signs and temporary construction signs shall be permitted within the area delineated herein as an “Institutional Planned Development,” subject to the review and approval of the Department of Zoning and Land Use Planning. No off-premise signs shall be permitted in the Planned Development.
7. Off-street parking and off-street loading facilities shall be provided in compliance with this

APPLICANT: Public Building Commission of Chicago
ADDRESS: 6537-6557 N. Central Avenue; 6501-6547 N. Hiawatha Avenue; and 6500-6542 N. Mimmehaha Avenue, Chicago, Illinois
DATE: January 13, 2011

Planned Development, subject to review and approval of the Departments of Transportation and Zoning and Land Use Planning.

8. 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 Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago.
9. In addition to the maximum height of the building and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
10. The maximum pennitted floor area ratio (F.A.R.) shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply.
11. The City of Chicago established a Part II Review Fee in the amount \$0.25 per square feet for the total buildable square feet (floor area ratio). The Part II Fee will be assessed by DZLUP during the actual Part II Review. The fee as determined by DZLUP staff at that time is final and binding on the Applicant and must be paid to the Department of Zoning and Land Use Planning prior to the issuance of any Part II Approval.
12. The Applicant shall obtain the applicable official reviews, approvals and permits froru the various City Departments and or Committees regarding the use of the public way for any encroachments of public way space including encroachments on, over or under the street, sidewalk, parkway or alley. Such approval and permits shall require a separate submittal on behalf of the Applicant or its successors, assignees, or grantees and approval by the City Council.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes that conservation of natural resources. The Applicant shall design, construct and maintain all buildings located within the subject property in a manner generally consistent with the Leadership in Energy and Environmental Design (LEED) Green Building Rating System. Copies of these standards may be obtained from the Department of Zoning and Land Use Planning.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the building and all other improvements in a manner that promotes, enables and maximizes universal access throughout the subject property. Plans for all buildings and improvements on subject property shall be reviewed and approved by the Mayor's Office for People with Disabilities (MOPD) to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote a high standard of accessibility. No building permit shall be issued by the Department of Construction and Permits until the Director of MOPD has approved detailed construction drawings for the building or improvement proposed.
15. The tems, conditions and exhibits of this Planned Development Ordinance may be modified

APPLICANT: Public Building Commission of Chicago
ADDRESS: 6537-6557 N. Central Avenue; 6501-6547 N. Hiawatha Avenue; and 6500-6542 N. Minnehaha Avenue, Chicago, Illinois
DATE: January 13, 2011

administratively by the Commissioner of the Department of Zoning and Land Use Planning pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

16. The Applicant will comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of Streets and Sanitation, the Commissioner of Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.
17. Unless substantial new construction on the Property has commenced within 6 years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert back to RS-1 Residential Single-Unit (Detached House) District.

APPLICANT: Public Building Commission of Chicago
ADDRESS: 6537-6557 N. Central Avenue; 6501-6547 N. Hiawatha Avenue; and 6500-6542 N. Minnehaha Avenue, Chicago, Illinois
DATE: January 13, 2011

INSTITUTIONAL PLANNED DEVELOPMENT NUMBER _____
EDGEBROOK ELEMENARY SCHOOL
BULK REGULATION AND DATA TABLE

Gross Site Area:	219,948 square feet (5.05 acres)
Net Site Area:	171,866 square feet (3.95 acres)
Public Area Right-of-Way	48,082 square feet (1.10 acres)
Maximum Floor Area Ratio:	.50
Minimum Number of Off-Street Loading Spaces:	1
Minimum Number of Off-Street Parking Spaces:	30 (which includes 2 accessible spaces)
Minimum Number of Bicycle Parking Spaces:	10
Maximum Building Height	44 feet (As measured in accordance with the Chicago Zoning Ordinance)
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
ADDRESS: 6537-6557 N. Central Ave; 6501-6547 N. Hiawatha Ave; and 6500-6542 N. Minnehaha Ave., Chicago, Illinois
DATE: January 13, 2011

AFFIDAVIT

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

Linda Searl, Chairman
Chicago Plan Commission
Room 1000, City Hall
121 North LaSalle Street
Chicago, Illinois 60602

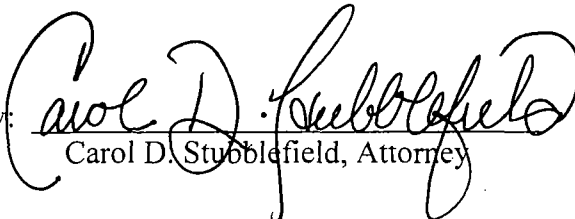
APPLICANTS: The Public Building Commission of Chicago
Daley Center, Room 200, Chicago, Illinois 60602

RE: Edgebrook Elementary School

Dear Chairman Solis and Chairman Searl:

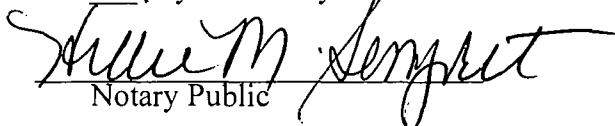
The undersigned, Carol D. Stubbiefeld, an attorney for the Applicant, the Public Building Commission of Chicago, being first duly sworn on oath, deposes and states the following:

That the undersigned certifies that she has complied with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance of the City of Chicago Municipal Code by sending the attached letter by United States Postal Service First Class Mail to the owners of all property within 250 feet in each direction of the property to be rezoned, as determined by the most recent Cook County tax records of Cook County, the boundaries of which are commonly known as 6537-6557 N. Central Avenue; 6501-6547 N. Hiawatha Avenue; and 6500-6542 N. Minnehaha Avenue, Chicago, Illinois, exclusive of public roads, streets, alleys and other public ways, or a total distance limited to 400 feet; and that the notice contained the common street address of the subject property, a description of the nature, scope and purpose of the application or proposal; the name and address of the Applicant; the date the Applicant intends to file the application to rezone the Property is on January 13, 2011; that the Applicant has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-107 and 17-13-0604-B of the Chicago Zoning Ordinance, that the Applicant certifies that the accompanying list of names and addresses of surrounding properties located within 250 feet of the subject property (excluding public roads, streets and alleys), is a complete list containing the names and last known addresses of the owners of the property required to be served, and that the Applicant has furnished, in addition, a list of the persons so served.

By: 
Carol D. Stubbiefeld, Attorney

Subscribed and sworn to before me

this ^{5th} day of January 2011


Notary Public



NOTICE OF FILING OF APPLICATION FOR REZONING

APPLICANT: The Public Building Commission of Chicago

PROPERTY: 6537-6557 N. Central Avenue; 6501-6547 N. Hiawatha Avenue; and
6500-6542 N. Minnehaha Avenue, Chicago, Illinois

PROJECT: Edgebrook Elementary School

DATE: January 12, 2011

Dear Sir or Madam:

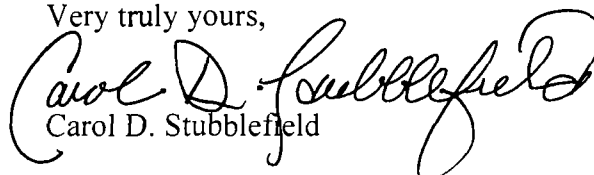
In accordance with the requirements of Section 17-13-0107 of the Municipal Code of the City of Chicago, please be informed that on or about January 13, 2010, the Public Building Commission of Chicago will file an application to change the zoning for the property the boundaries of which are commonly known as 6537-6557 N. Central Avenue; 6501-6547 N. Hiawatha Avenue; and 6500-6542 N. Minnehaha Avenue, Chicago, Illinois, from its current zoning of Parks and Open Space to a RS-1, Residential Single-Unit (Detached House) District and then to an Institutional Planned Development.

The Public Building Commission with offices at 50 West Washington Street Room 200 Daley Center Chicago, Illinois 60602 owns and controls the property commonly known as 6537-6557 N. Central Avenue; 6501-6547 N. Hiawatha Avenue; and 6500-6532 N. Minnehaha Avenue, Chicago, Illinois (the "PBC Property"). The Chicago Park District with offices at 541 North Fairbanks, Chicago, Illinois 60611 owns and controls the property commonly known as 6534-6542 N. Minnehaha Avenue (the "CPD Property") (the PBC Property and the CPD Property are collectively referred to herein as the "Property"). The Property is the subject of the application for rezoning. The purpose of the application is to allow the PBC to renovate the existing Edgebrook Elementary School building and construct a new addition on the Property to relieve overcrowding.

The Public Building Commission is located in Room 200 of the Daley Center, 50 West Washington, Chicago, Illinois 60602. Questions regarding the proposed school expansion or the rezoning of the property may be addressed to Carol D. Stubblefield at Neal & Leroy, LLC 203 North LaSalle Street, Suite 2300, Chicago, Illinois 60601 (312) 641-7144.

PLEASE NOTE: THE APPLICANT IS NOT SEEKING TO REZONE YOUR PROPERTY. THE PUBLIC BUILDING COMMISSION IS SEEKING TO REZONE THE PROPERTY REFERENCED HEREIN FOR THE CONSTRUCTION OF A NEW ADDITION TO EDGEBROOK ELEMENTARY SCHOOL. THIS NOTICE IS BEING SENT TO YOU BECAUSE YOU OWN PROPERTY WITHIN 250 FEET OF THE BOUNDARIES OF THE PROPERTY.

Very truly yours,


Carol D. Stubblefield

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

Linda Searl, Chairman
Chicago Plan Commission
Room 1000, City Hall
121 North LaSalle Street
Chicago, Illinois 60602

APPLICANT: Public Building Commission of Chicago
Daley Center, Room 200, Chicago, Illinois 60602

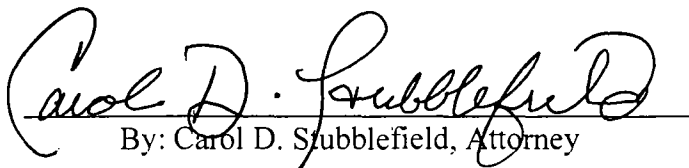
RE: Edgebrook Elementary School

Dear Chairpersons:

The undersigned, Carol D. Stubblefield, an attorney for the Applicant, being first duly sworn on oath, deposes and states the following:

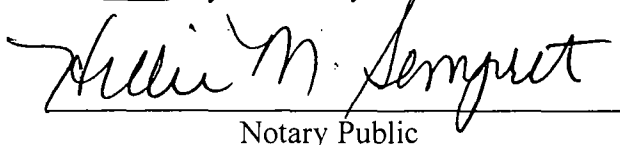
Pursuant to Section 17-13-0107 of the Municipal Code of the City of Chicago, I hereby state that I am an attorney for the Applicant, the Public Building Commission of Chicago ("PBC"), with offices at 50 West Washington Street Room 200 Daley Center Chicago, Illinois 60602. The PBC owns and controls the property commonly known as 6537-6557 N. Central Avenue; 6501-6547 N. Hiawatha Avenue; and 6500-6532 N. Minnehaha Avenue, Chicago, Illinois (the "PBC Property"). The Chicago Park District with offices at 541 North Fairbanks, Chicago, Illinois 60611 owns and controls the property commonly known as 6534-6542 N. Minnehaha Avenue (the "CPD Property") (the PBC Property and the CPD Property are collectively referred to herein as the "Property"). The Chicago Park District has authorized the PBC to include the CPD Property in the application for rezoning. (See Consent to Rezone Letter attached to this Affidavit as Exhibit A). The Property is the subject of this application for rezoning. The purpose of this application is to allow the PBC to renovate the existing Edgebrook Elementary School building and construct a new addition on the Property.

Public Building Commission


By: Carol D. Stubblefield, Attorney

Subscribed and Sworn to before me

this 5th day of January 2011


Notary Public





chicago park district

Administration Office
541 North Fairbanks
Chicago, Illinois 60611
t (312) 742-PLAY
(312) 747-2001 TTY
www.chicagopaikdistrict.com

Board of Commissioners
Gery J. Chico
President

Bob Pickens
Vice President

Dr. Margaret T. Burroughs
Dr. Scott Hanlon, D.O.
M. Laird Koldyke
Reverend Daniel Matos-Real
Rouhy J. Shalabi

General Superintendent
& CEO
Timothy J. Mitchell

City of Chicago
Richard M. Daley
Mayor

November 10, 2010

Ms. Patricia A. Scudiero
Zoning Administrator
City of Chicago
Department of Zoning Land Use
Planning
121 N. LaSalle, Room 905
Chicago, Illinois 60602

Honorable Daniel S. Solis
Chairman Zoning Committee
City of Chicago
121 N. LaSalle St.
Room 203, Office 14
Chicago, Illinois 60602

Re: Edgebrook Elementary School, Application for Rezoning of Chicago Park District Property

Dear Ms. Scudiero and Chairman Solis:

The Public Building Commission desires to file an Application for Rezoning (the "Application") in connection with the renovation and expansion of Edgebrook Elementary School located at 6525 N. Hiawatha Avenue.

The Chicago Park District owns 15,337 sq. ft. of the subject property to be rezoned, legally described in Exhibit A attached hereto (the "CPD Property").

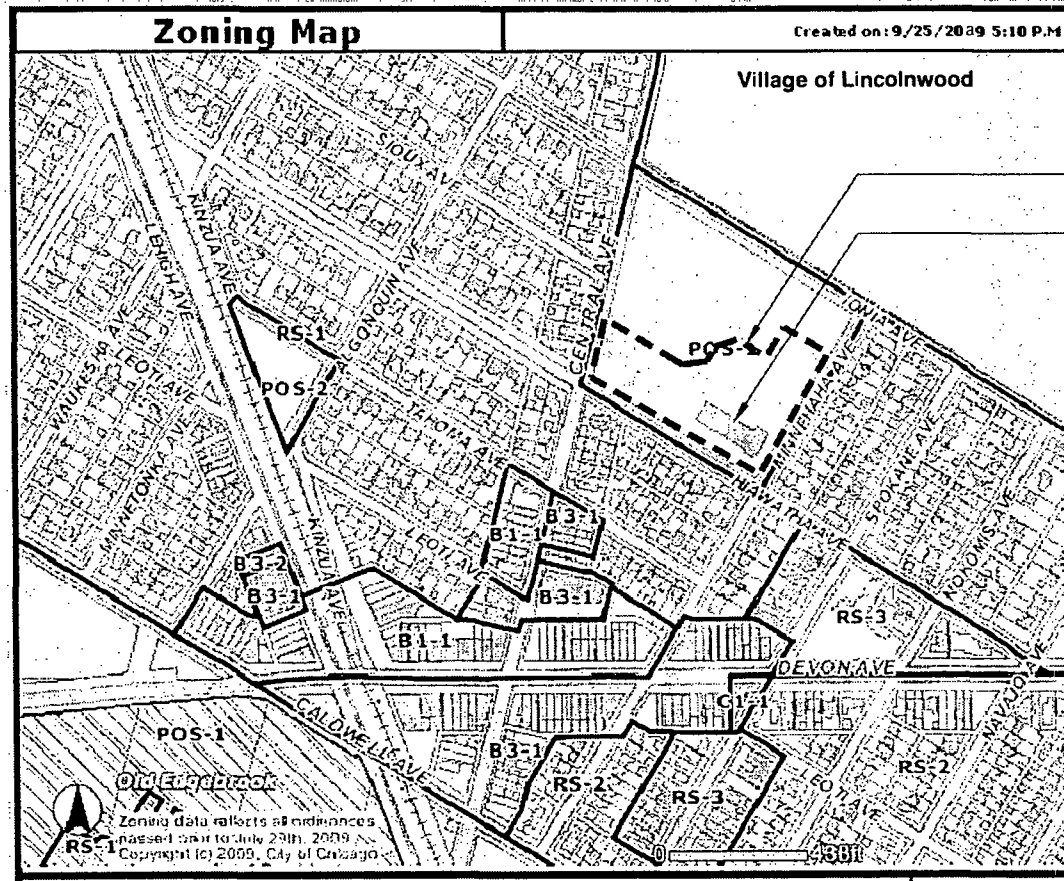
The Chicago Park District does not object to the Public Building Commission's intent to include the CPD Property in the Application and accordingly rezone the CPD Property.

Sincerely,


Michael Kelly
Chief Operating Officer

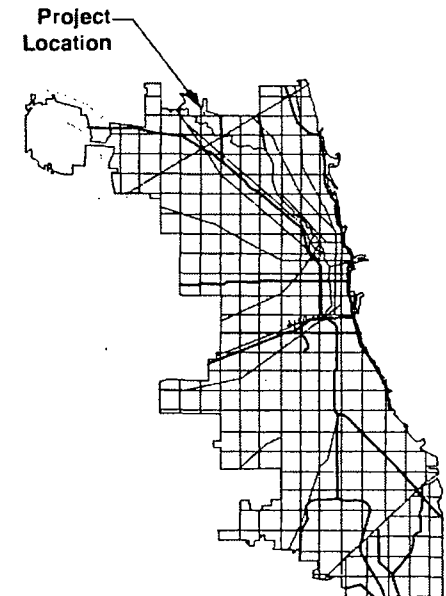
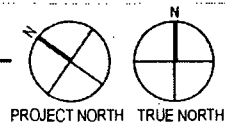
Enclosure

CHICAGO
PARK
DISTRICT
come out
and play



CHICAGO ZONING MAP

NOT TO SCALE



JANUARY 4, 2011

EXISTING ZONING MAP

APPLICANT:
PUBLIC BUILDING COMMISSION
OF CHICAGO

CITY OF CHICAGO, MAYOR RICHARD M. DALEY

Edgebrook Elementary School Addition
6537-6557 N. Central Ave.
6501-6547 N. Hiawatha Ave.
6500-6542 N. Minnehaha Ave.

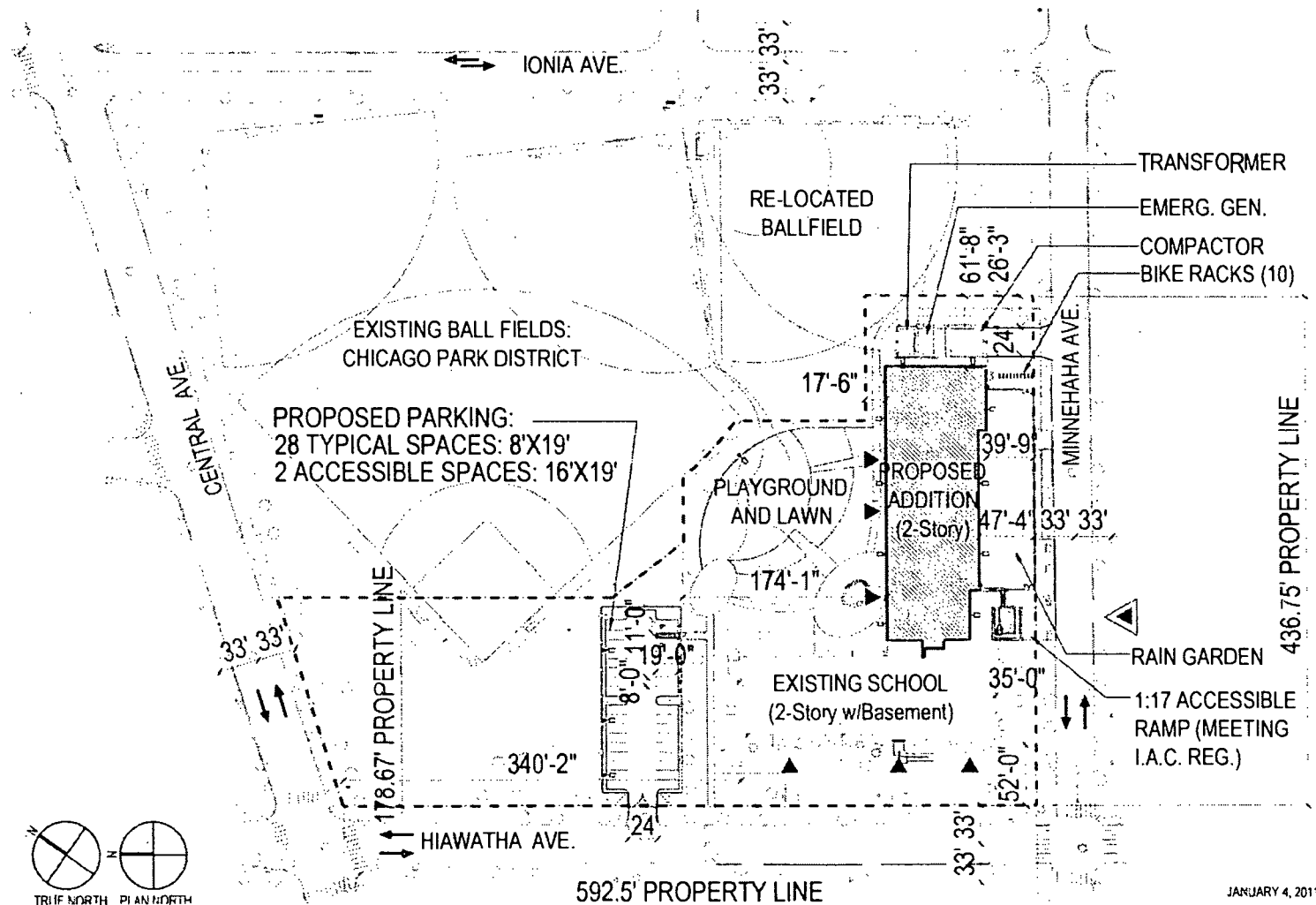
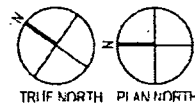
CHICAGO PUBLIC SCHOOLS
January 13, 2011

Architect of Record:
Altus Works, Inc.
4224 N. Milwaukee Ave.
Chicago, IL 60641

PROPERTY DATA	
Address:	6525 North Hiawatha Ave. Chicago Illinois 60646
Gross Site Area:	219,946 s.f. (includes P.R.O.W.) 5.05 acres
Net Site Area:	171,366 s.f. 3.95 acres
Existing Building Dimensions:	70' x 218'
New Building Dimensions:	237'-6" x 89'-6"
Existing Building Height:	10'
New Building Height:	39'
1st Floor Building Area:	34,600 s.f.
Existing Building:	15,700 s.f.
New Building:	18,750 s.f.
2nd Floor Building Area:	28,580 s.f.
Existing Building:	11,100 s.f.
New Building:	16,750 s.f.
STREET DATA	
Central Avenue:	Hiawatha Avenue:
2-Way Traffic	2-Way Traffic
Right-of-Way: 66.0'	Right-of-Way: 66.0'
Pavement: 44.0'	Pavement: 32.0'
Ionia Avenue:	Minnehaha Avenue:
2-Way Traffic	2-Way Traffic
Right-of-Way: 56.0'	Right-of-Way: 63.0'
Pavement: 15.0'	Pavement: 33.0'
LEGEND	
	MAIN ENTRANCE
	ENTRANCE/EXIT
	PROPERTY LINE
	EXIST. CROSSWALK

SITE PLAN

NOT TO SCALE



JANUARY 4, 2011

SITE PLAN

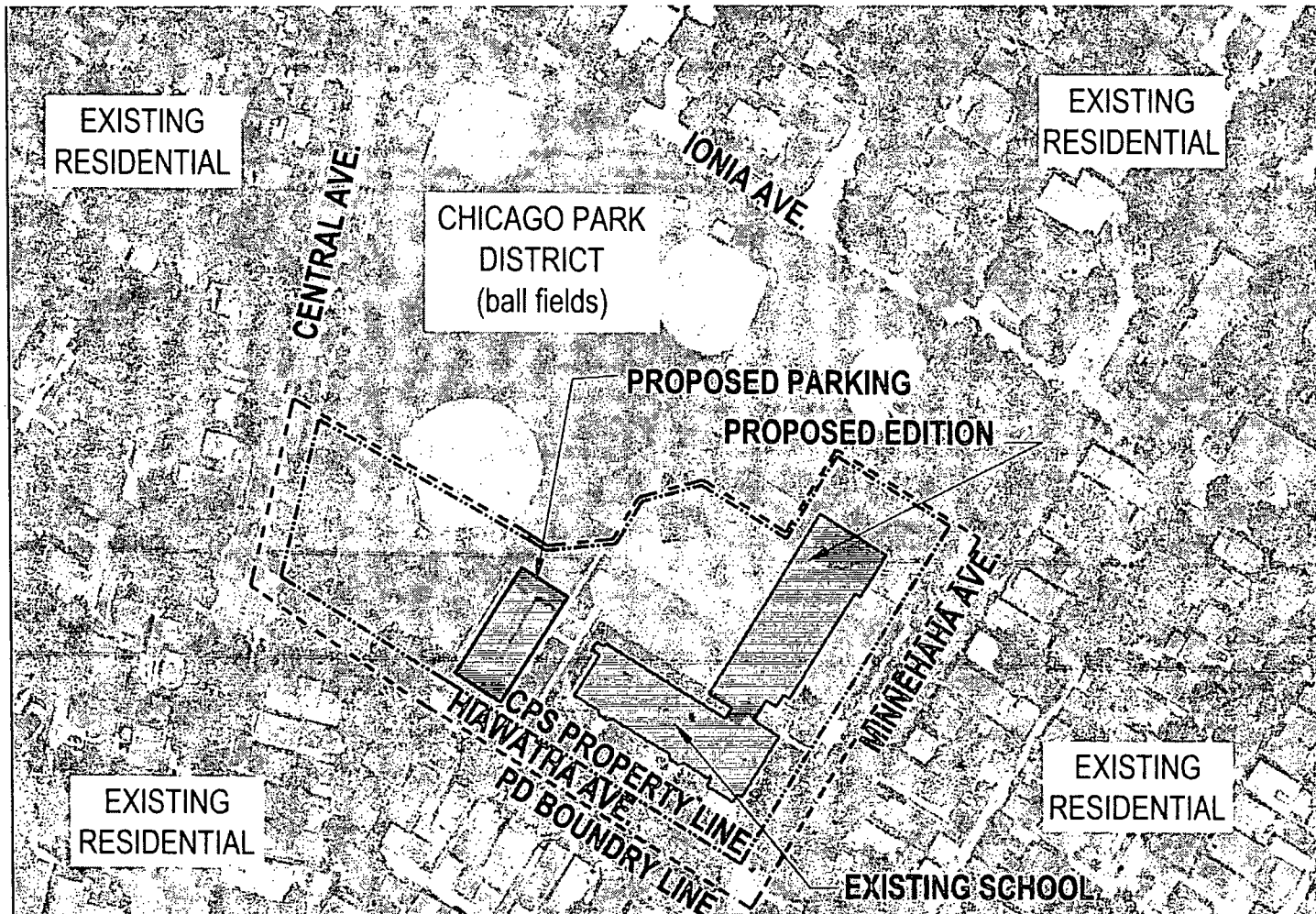
APPLICANT:
PUBLIC BUILDING COMMISSION
OF CHICAGO

CITY OF CHICAGO, MAYOR RICHARD M. DALEY

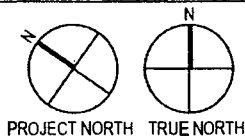
Edgebrook Elementary School Addition
6537-6557 N. Central Ave.
6501-6547 N. Hiawatha Ave.
6500-6542 N. Minnehaha Ave.

CHICAGO PUBLIC SCHOOLS
January 13, 2011

Architect of Record:
Altus Works, Inc.
4224 N. Milwaukee Ave.
Chicago, IL 60641



SURROUNDING LAND USE MAP
NOT TO SCALE



SURROUNDING LAND USE MAP

APPLICANT:
PUBLIC BUILDING COMMISSION
OF CHICAGO

CITY OF CHICAGO, MAYOR RICHARD M. DALEY

Edgebrook Elementary School Addition
6537-6557 N. Central Ave.
6501-6547 N. Hiawatha Ave.
6500-6542 N. Minnehaha Ave.

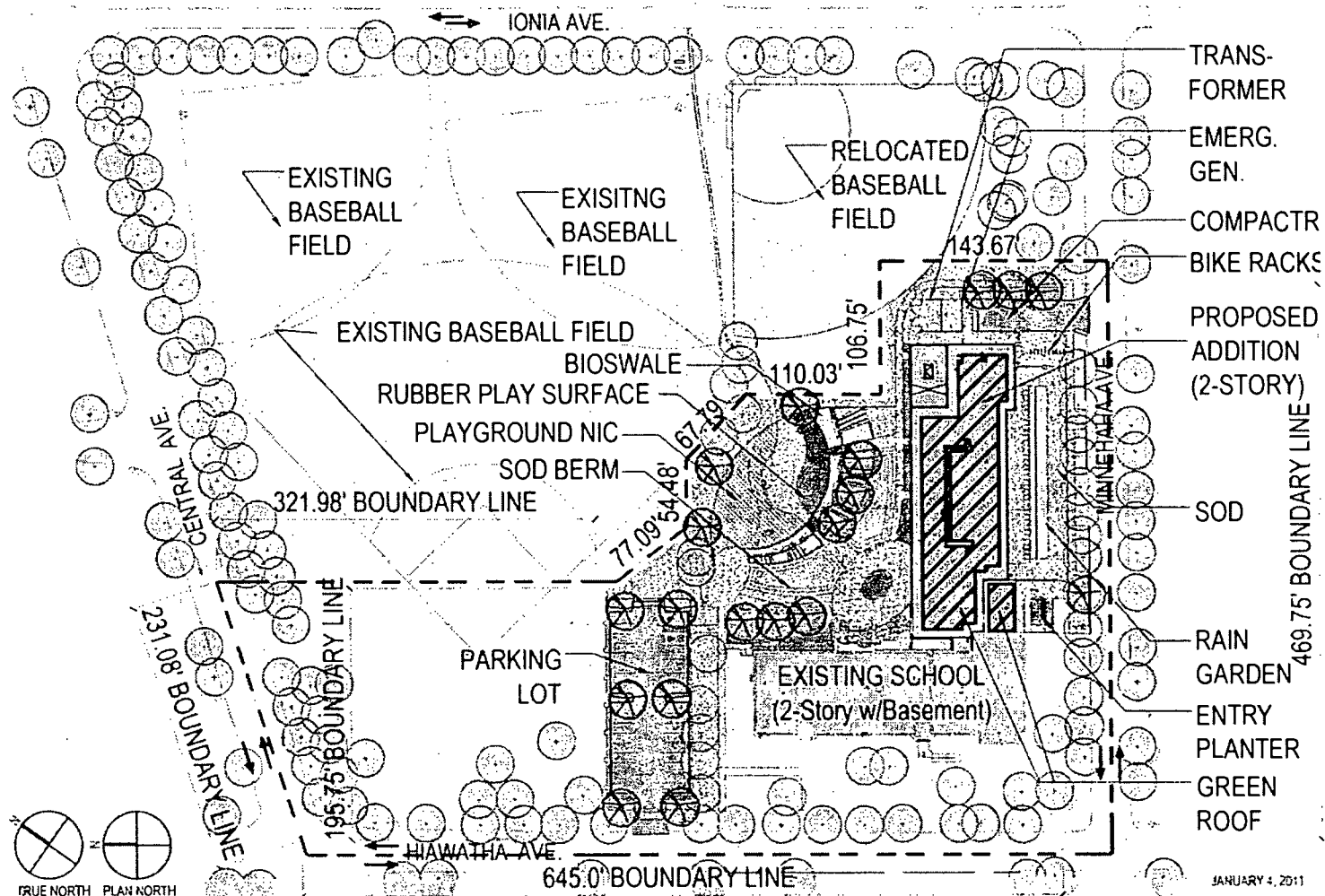
CHICAGO PUBLIC SCHOOLS
January 13, 2011

Architect of Record:
Altus Works, Inc.
4224 N. Milwaukee Ave.
Chicago, IL 60641

GREEN ROOF REQ.	
MINIMUM GREEN ROOF AREA= 25% OF TOTAL BUILDING ROOF AREA	
GREEN ROOF SUMMARY	
TOTAL BUILDING ROOF AREA= 32,779 SF	
MINIMUM GREEN ROOF AREA= 32,779 X (25%)= 8,195 SF	
GREEN ROOF AREA SHOWN= 11,750 SF (35.8%)	
LEGEND	
	GREEN ROOF AREA
	MEMBRANE ROOF AREA
	NEW LAWN
	EXISTING LAWN
	NEW TREE
	NEW ORNAMENTAL TREE
	EXIST TREE
	NEW RUBBER PLAYCT
	NEW SIDEWALK
	NEW ASPHALT

LANDSCAPE PLAN

NOT TO SCALE



LANDSCAPE PLAN

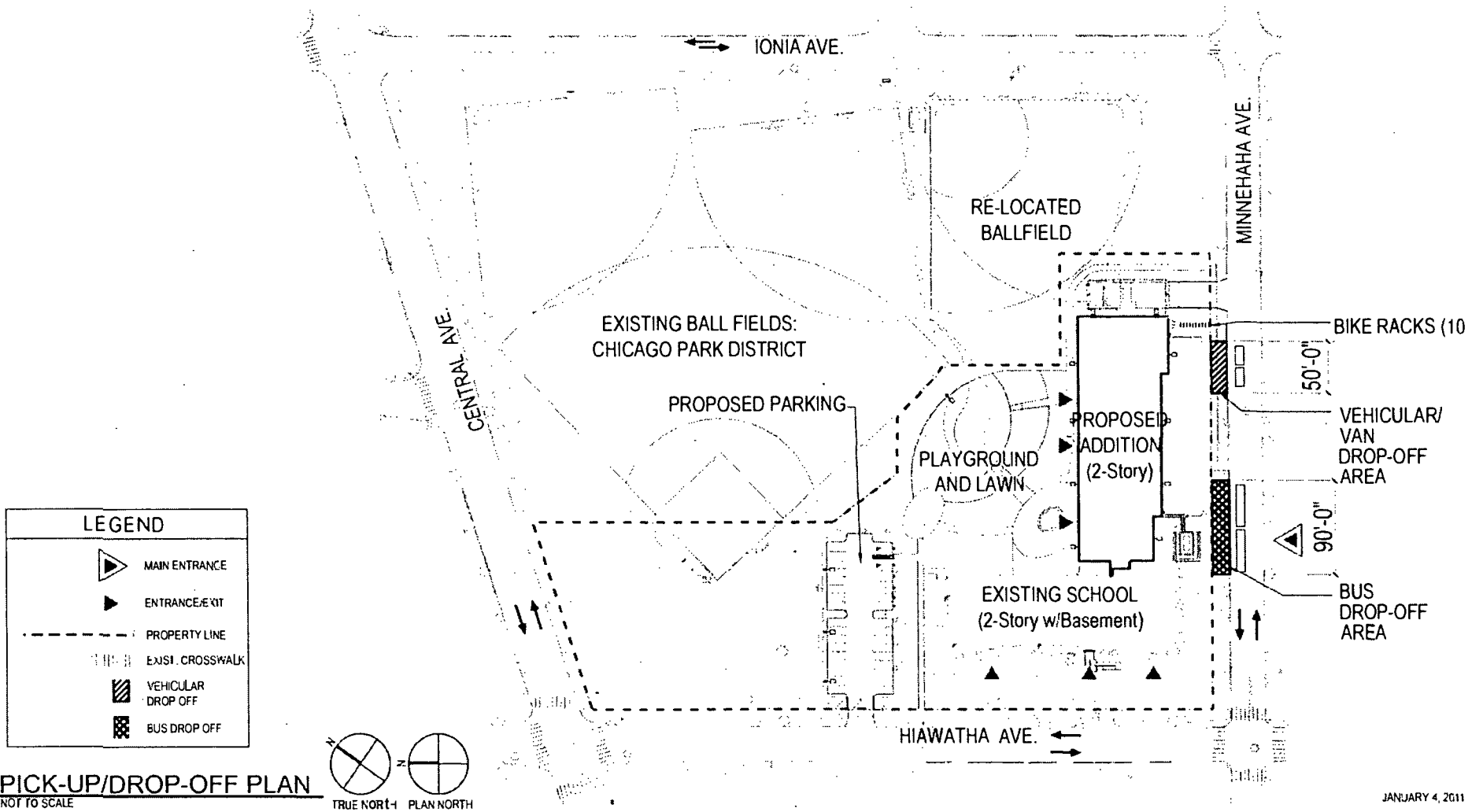
APPLICANT:
PUBLIC BUILDING COMMISSION
OF CHICAGO

CITY OF CHICAGO, MAYOR RICHARD M. DALEY

Edgebrook Elementary School Addition
6537-6557 N. Central Ave.
6501-6547 N. Hiawatha Ave.
6500-6542 N. Minnehaha Ave.

CHICAGO PUBLIC SCHOOLS
January 13, 2011

Architect of Record:
Altus Works, Inc.
4224 N. Milwaukee Ave.
Chicago, IL 60641



STUDENT DROP OFF PLAN



APPLICANT:
PUBLIC BUILDING COMMISSION
OF CHICAGO

CITY OF CHICAGO, MAYOR RICHARD M DALEY

Edgebrook Elementary School Addition
6537-6557 N. Central Ave.
6501-6547 N. Hiawatha Ave.
6500-6542 N. Minnehaha Ave.

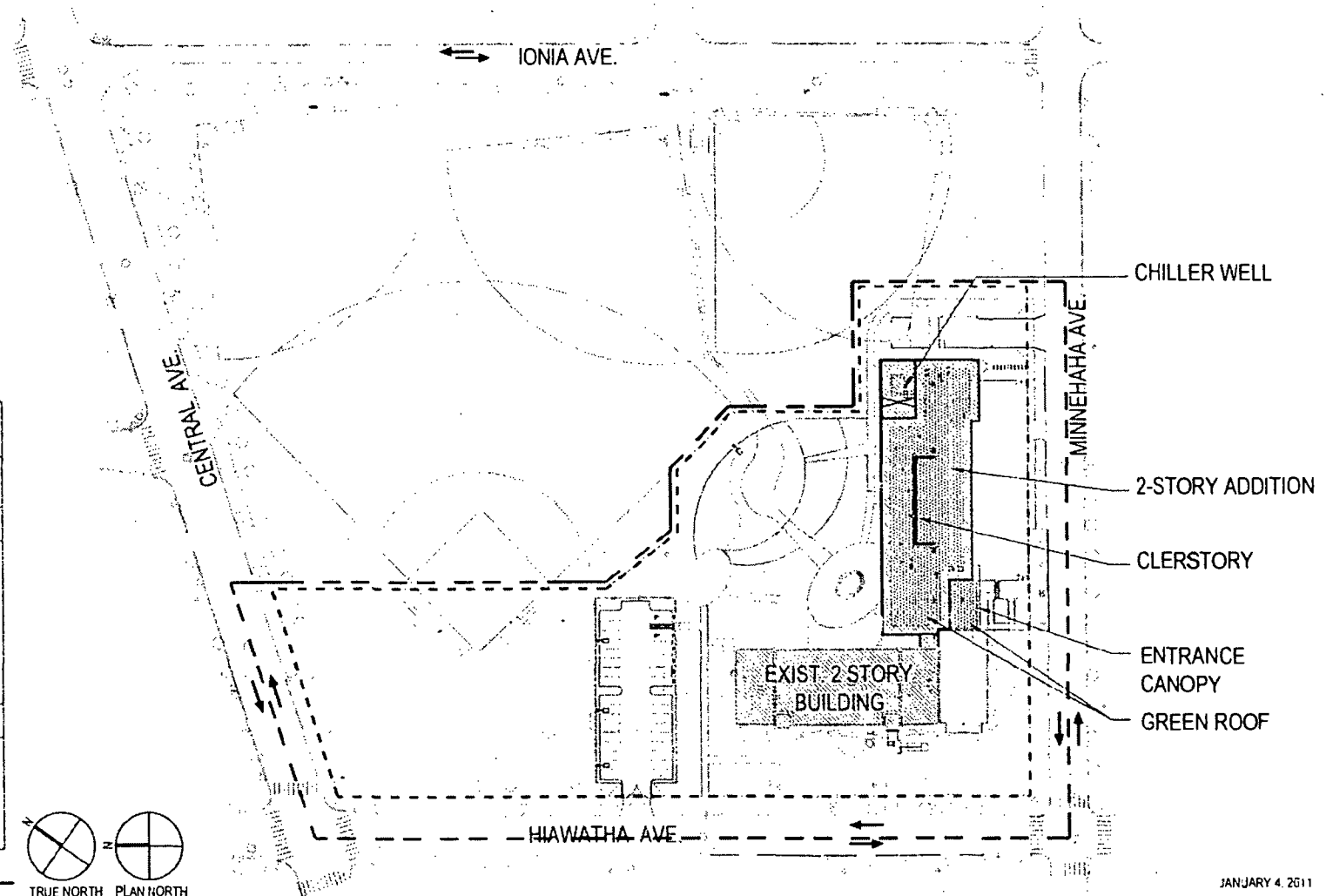
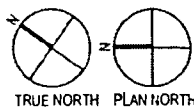
CHICAGO PUBLIC SCHOOLS
January 13, 2011

Architect of Record:
Altus Works, Inc.
4224 N. Milwaukee Ave.
Chicago, IL 60641

GREEN ROOF REQ.
MINIMUM GREEN ROOF AREA= 25% OF TOTAL BUILDING ROOF AREA
GREEN ROOF SUMMARY
TOTAL BUILDING ROOF AREA= 32,779 SF
MINIMUM GREEN ROOF AREA= 32,779 X (25%)= 8,195 SF
GREEN ROOF AREA SHOWN= 11,750 SF (35.8%)
LEGEND
 GREEN ROOF AREA
 MEMBRANE ROOF AREA

ROOF PLAN

NOT TO SCALE



JANUARY 4, 2011

GREEN ROOF PLAN

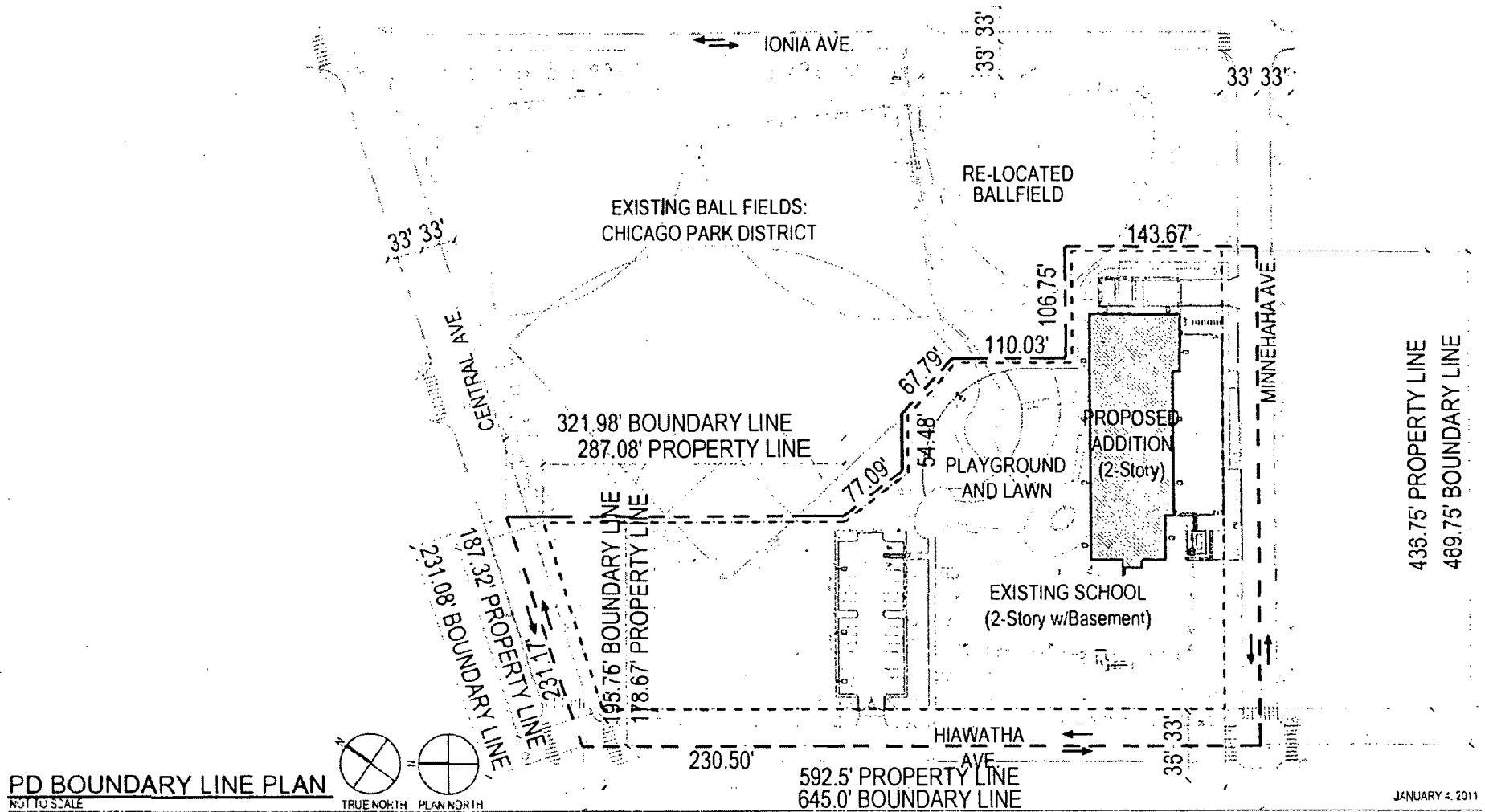
APPLICANT:
PUBLIC BUILDING COMMISSION
OF CHICAGO

CITY OF CHICAGO, MAYOR RICHARD M. DALEY

Edgebrook Elementary School Addition
6537-6557 N. Central Ave.
6501-6547 N. Hiawatha Ave.
6500-6542 N. Minnehaha Ave.

CHICAGO PUBLIC SCHOOLS
January 13, 2011

Architect of Record:
Altus Works, Inc.
4224 N. Milwaukee Ave.
Chicago, IL 60641



PLANNED DEVELOPMENT BOUNDARY MAP & PROPERTY LINE MAP

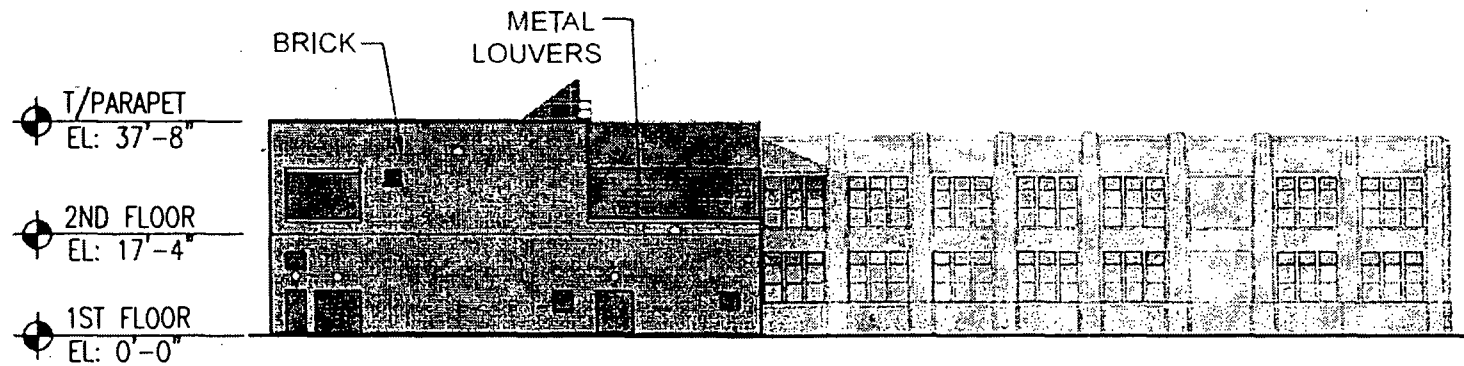
APPLICANT:
PUBLIC BUILDING COMMISSION
OF CHICAGO

CITY OF CHICAGO, MAYOR RICHARD M. DALEY

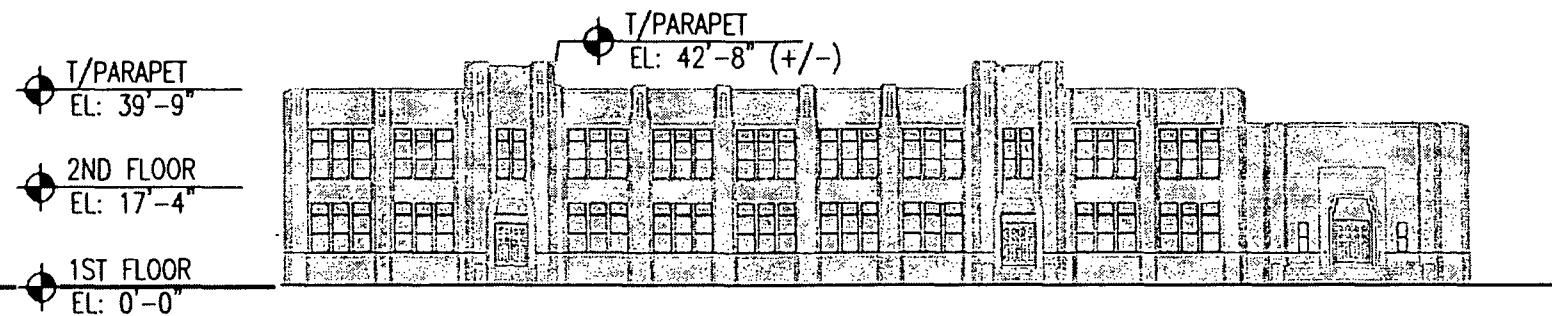
Edgebrook Elementary School Addition
6537-6557 N. Central Ave.
6501-6547 N. Hiawatha Ave.
6500-6542 N. Minnehaha Ave.

CHICAGO PUBLIC SCHOOLS
January 13, 2011

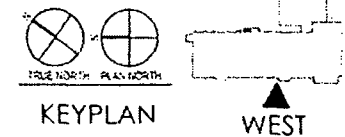
Architect of Record:
Altus Works, Inc.
4224 N. Milwaukee Ave.
Chicago, IL 60641



EAST BUILDING ELEVATION
NOT TO SCALE



WEST BUILDING ELEVATION (EXISTING)
NOT TO SCALE



ELEVATIONS

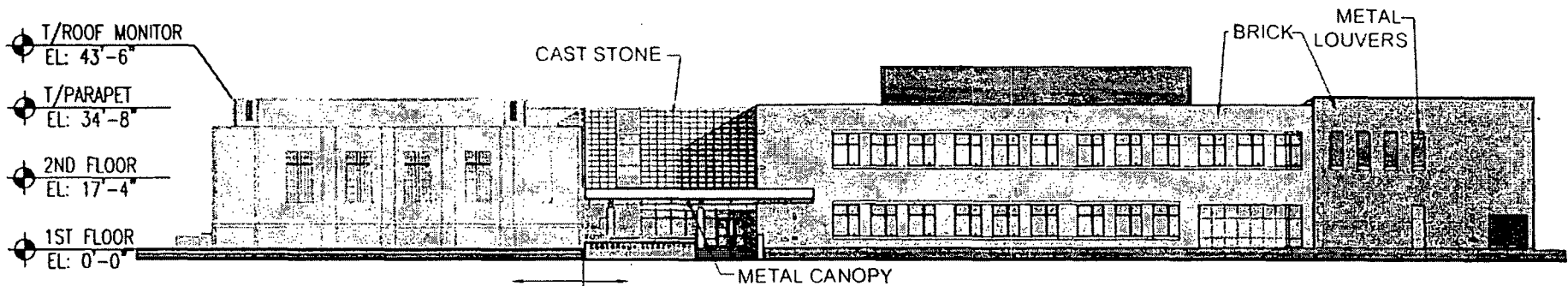
APPLICANT:
PUBLIC BUILDING COMMISSION
OF CHICAGO

CITY OF CHICAGO, MAYOR RICHARD M. DALEY

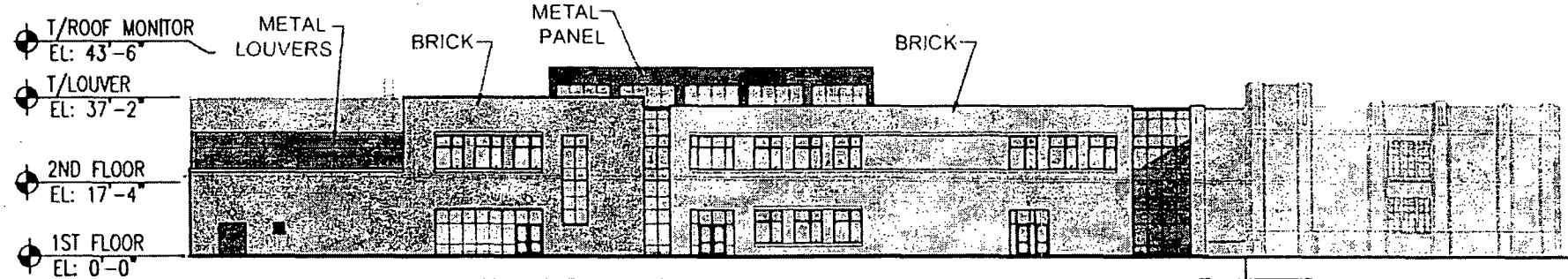
Edgebrook Elementary School Addition
6537-6557 N. Central Ave.
6501-6547 N. Hiawatha Ave.
6500-6542 N. Minnehaha Ave.

CHICAGO PUBLIC SCHOOLS
January 13, 2011

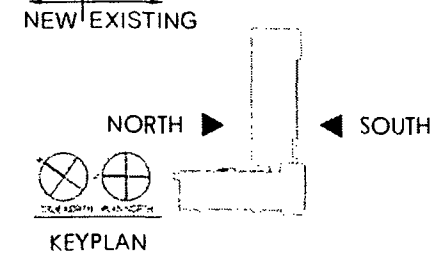
Architect of Record:
Altus Works, Inc.
4224 N. Milwaukee Ave.
Chicago, IL 60641



EXISTING NEW
SOUTH BUILDING ELEVATION
NOT TO SCALE



NORTH BUILDING ELEVATION
NOT TO SCALE



ELEVATIONS

APPLICANT:
PUBLIC BUILDING COMMISSION
OF CHICAGO

CITY OF CHICAGO, MAYOR RICHARD M. DALEY

Edgebrook Elementary School Addition
6537-6557 N. Central Ave.
6501-6547 N. Hiawatha Ave.
6500-6542 N. Minnehaha Ave.

CHICAGO PUBLIC SCHOOLS
January 13, 2011

Architect of Record:
Altus Works, Inc.
4224 N. Milwaukee Ave.
Chicago, IL 60641