



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2011-5467
Type: Ordinance **Status:** Passed
File created: 7/6/2011 **In control:** City Council
Final action: 11/16/2011
Title: Zoning Reclassification Map No.32-D at E 113th St and S Ellis Ave- App No. 17304
Sponsors: Misc. Transmittal
Indexes: Map No. 32-D
Attachments: 1. O2011-5467.pdf, 2. SO2011-5467.pdf

Date	Ver.	Action By	Action	Result
11/16/2011	1	City Council	Passed as Substitute	Pass
11/15/2011	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
9/1/2011	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
7/6/2011	1	City Council	Referred	

ORDINANCE

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RS-1 Residential District symbols and, indications as shown on Map No.32-D in the area bounded by

the land lying southerly of East 131 st Street, westerly of South Ellis Street, northerly of the centerline of East 132nd Street and easterly of the sidewalk running along the west side of South Ingleside Avenue, except for P.I.N. 25-35-100-006-0000 and its easterly and westerly lines extended to the centerline of East 132nd Street.; to the designation of Planned Development Number_, which is hereby established in the area described subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 2. This ordinance takes effect after its passage and due publication.

^ in

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO THE CHICAGO ZONING ORDINANCE

ADDRESS of the property Applicant is seeking to rezone:

E. 131st Street and S. Ellis Avenue, See attached Exhibits A and 'B__

Ward Number that property is located in: 9_

APPLICANT Chicago Housing Authority_

ADDRESS 6^o E. Van Buren St., 12th Floor CITY Chicago _

STATE il_ZLP CODE 60605_PHONE (312) 913-7134_

EMAIL llittle@thecha.org <mailto:llittle@thecha.org>_CONTACT PERSON LaRue Little_

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.

OWNER_:;__

ADDRESS_CITY_
STATE_ZLP CODE__ ; PHONE_
EMAIL_CONTACT PERSON_ • _

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

ATTORNEY G. A. Finch/Pamela E. Berkowitz, Hoogendoorn & Talbot LLP_
ADDRESS 122 s. Michigan Avenue, Suite 1220_
CITY Chicago
PHONE (312) 786^2250

STATE_JE_ZLP CODE 60603

FAX (312) 786-0708_EMAIL gafinch@hoogendoornalbot.coni <mailto:gafinch@hoogendoornalbot.coni>

6.

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

Not applicable - The Chicago Housing Authority is a public housing agency._

7. On what date did the owner acquire legal title to the subject property? June 28 > 1956

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

No. The Alderman previously rezoned the property in 2009.

9. Present Zoning District RS-1_, Proposed Zoning District Planned Development, B3-2

10. Lot size in square feet (or dimensions) 303,650 square feet_

11. Current Use Of the property Vacant land and storage/maintenance building_

12. Reason for rezoning the property See attached Exhibit c_

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

See attached Exhibit D

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

YES

NO_x

COUNTY OF COOK STATE OF ILLINOIS

Kris Warren_^ being first duly sworn on oath, states that all of the above

statements and the statements contained in the documents submitted herewith are true and correct.

Subscribed and Sworn to before me this c&th day of JUP7 £

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Signature of Applicant Chief Operating Officer Chicago Housing Authority // .__

Notary Public

OFFICIAL SEAL ROSE M. ALLEN

NOTARY PUBLIC, STATE OF ILUNO S MYCOMMISSIMEXWR^^

For Office Use Only

Date of Introduction: . File Number: _

Ward: _

Exhibit A

303,650 SF / 6.9 acres

Exhibit B - Boundary Description

The land lying southerly of East 131st Street, westerly of South Ellis Street, northerly of the centerline of East

132nd Street and easterly of the sidewalk running along the west side of South Ingleside Avenue, except for P.I.N. 25-35-100-006-0000 and its easterly and westerly lines extended to the centerline of East 132nd Street.

Exhibit C - Reasons for Rezoning Property

1. To remove an unused portion of the maintenance facility.
2. To construct new office building/community center and child care buildings, demolish an unneeded portion of the existing maintenance facility, maintain the functioning portion of the maintenance facility, and generally improve the property for enjoyment of the residents and employees of the Altgeld Gardens community. The current child care facilities that support the Altgeld Gardens community are in devastating condition and the new space will provide the community's children with a healthy and safe environment for care and education. Today, the property management and other social service organizations have makeshift offices in old residential units within another portion of the Altgeld Gardens community. The intent is to relocate all agencies to the new office/community center to better serve the residents.
3. To include all portions of the parcel owned by the Chicago Housing Authority into the Planned Development for a cohesive project with the purpose of serving and supporting the Altgeld Gardens community.

Exhibit D - Proposed Use of Property:

The presently contemplated construction and development requiring site plan and elevation approval from the City simultaneously with the adoption of an Ordinance, includes:

1. Demolition of a portion of the existing maintenance building;
2. Continued use of remaining portion of the maintenance building for storage and housing of maintenance supplies for Altgeld Gardens community;
3. Addition of new building in the northwest corner of the parcel to be a town center, consisting of office space, community meeting rooms, police satellite office;
4. Addition of a new building in the southwest corner of the parcel to serve as an early education center, consisting of day care facilities, afterschool program space, family literacy programs and community meeting rooms;
5. Inclusion of 100 parking spaces;
6. Incorporation of "green" features, including LEED certification, rain garden, storm retention control, high efficiency HVAC systems, reflective roof area, energy recovery, low VOC materials, recycled content, regional materials, and brown field remediation.

Subsequent to the adoption of the proposed Planned Development Ordinance, the Chicago Housing Authority plans to enforce eminent domain and seek additional approval for the small portion of the parcel extending northwest off 132nd Street for a future phase of development to support and improve the Altgeld Gardens community. This subsequent project will seek proper planning and zoning approval when the project is ready to move forward.

June 28, 2011

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

The undersigned, Pamela E. Berkowitz, being first duly sworn on oath deposes and states the following:

The undersigned certifies that he has complied with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance, by sending written notice to such property owners who appear to be the owners of the property within the subject area not solely owned by the applicant, and to the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of public roads, streets, alleys and other public ways, or a total distance limited to 400 feet. Said "written notice" was sent by First Class U.S. Mail, no more than 30 days before filing the application.

The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately June 29, 2011.

The undersigned certifies that the applicant has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject site is a complete list

containing the names and addresses of the people required to be served.

Subscribed and Sworn to before me this

CHANGE.

CHICAGO HOUSING AUTHORITY

James Reynolds

Chairperson

Board of Commissioners Hallie Amey Deverra Beverly Dr. Mildred Harris Michael Ivers Myra King Carlos Ponce M. Bridget Reidy Sandra Young
Lewis A. Jordan

Chief Executive Officer

June 28, 2011

Dear Property Owner:

In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about June 29, 2011, the undersigned will file an application for a change in zoning from R-1 to Planned Development/B3-2, on behalf of the Chicago Housing Authority for the property located generally at E. 131st Street and Ellis Avenue with the following legal description:

THAT PART OF BLOCK 7 (EXCEPT LOT A AND ALSO EXCEPT THE EASTERLY 100.00 FEET OF LOT B) AND THAT PART OF BLOCKS 8 AND 12, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 7; THENCE ALONG THE NORTH LINE OF SAID BLOCK 7, ON AN ARC CONVEX TO THE SOUTH, HAVING A RADIUS OF 6551.89 FEET, AN ARC LENGTH OF 16.00 FEET, A CHORD BEARING NORTH 84 DEGREES 49 MINUTES 44 SECONDS EAST, AND A CHORD LENGTH OF 16.00 FEET; THENCE CONTINUING ALONG THE NORTH LINE OF SAID BLOCK 7, ON AN ARC CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 587.00, AN ARC LENGTH OF 912.74 FEET, A CHORD BEARING SOUTH 50 DEGREES 41 MINUTES 45 SECONDS EAST AND A CHORD LENGTH OF 823.53 FEET; THENCE ALONG THE EAST LINE OF SAID BLOCK 7, ON AN ARC CONVEX TO THE EAST, HAVING A RADIUS OF 4517.00 FEET, AN ARC LENGTH OF 16.00 FEET, A CHORD BEARING SOUTH 06 DEGREES 02 MINUTES 57 SECONDS EAST, AND A CHORD LENGTH OF 16.00 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 7; THENCE SOUTH 83 DEGREES 50 MINUTES 58 SECONDS WEST, ALONG THE SOUTH LINE OF SAID BLOCK 7, 58.00 FEET; THENCE ALONG THE EASTERLY LINE AND EASTERLY LINE EXTENDED OF SAID LOTS A AND B ON A NON-TANGENTIAL ARC CONVEX TO THE EAST, HAVING A RADIUS OF 4459.00 FEET, AN ARC LENGTH OF 16.00 FEET, A CHORD BEARING NORTH 06 DEGREES 02 MINUTES 53 SECONDS WEST, AND A CHORD LENGTH OF 16.00 FEET; THENCE CONTINUING ALONG SAID EASTERLY LINE AND EASTERLY LINE EXTENDED, ON A CURVE CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 529.00 FEET, AN ARC LENGTH OF 436.40 FEET, A CHORD BEARING NORTH 29 DEGREES 47 MINUTES 02 SECONDS WEST, AND A CHORD LENGTH OF 424.13 FEET TO THE NORTHEAST CORNER OF SAID LOT A; THENCE SOUTH 31 DEGREES 10 MINUTES 14 SECONDS WEST, ALONG THE NORTHWEST LINE OF SAID LOT A, 100.55 FEET TO THE NORTHWEST CORNER OF SAID LOT A; THENCE ALONG THE WESTERLY LINE AND WESTERLY LINE EXTENDED OF SAID LOT A, ON AN ARC CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 429.00 FEET, AN ARC LENGTH OF 344.42 FEET, A CHORD BEARING SOUTH 29 DEGREES 09 MINUTES 02 SECONDS EAST, AND A

60 E Van Buren Street ■ Chicago, Illinois 60605-1207 ■ (312) 742-8500 ■ www.thacha.org

CHORD LENGTH OF 335.24 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE AND WESTERLY LINE EXTENDED, ON AN ARC CONVEX TO THE EAST, HAVING A RADIUS OF 4359.00, AN ARC LENGTH OF 16.00 FEET, A CHORD BEARING SOUTH 06 DEGREES 02 MINUTES 44 SECONDS EAST, AND A CHORD LENGTH OF 16.00 FEET TO SAID SOUTH LINE OF BLOCK 7; THENCE SOUTH 83 DEGREES 50 MINUTES 58 SECONDS WEST, ALONG SAID SOUTH LINE OF BLOCK 7, 177.07 FEET; THENCE NORTH 58 DEGREES 49 MINUTES 46 SECONDS WEST, ALONG SAID SOUTH LINE OF BLOCK 7, 120.20 FEET; THENCE ALONG AN ARC CONVEX TO THE NORTH, HAVING A RADIUS OF 345.00 FEET, AN ARC LENGTH OF 228.79 FEET, A CHORD BEARING NORTH 77 DEGREES 49 MINUTES 40 SECONDS WEST, AND A CHORD LENGTH OF 224.62 FEET; THENCE ON AN ARC CONVEX TO THE NORTHWEST, HAVING A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 26.44 FEET, A CHORD BEARING SOUTH 75 DEGREES 36 MINUTES 01 SECOND WEST, AND A CHORD LENGTH OF 26.36 FEET; THENCE SOUTH 68 DEGREES 01 MINUTE 35 SECONDS WEST, 21.39 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 473.06 FEET TO THE SOUTH LINE OF EAST 131ST STREET AS DEDICATED, ALSO BEING THE NORTH LINE OF SAID BLOCK 8; THENCE ALONG SAID SOUTH LINE OF EAST 131ST STREET, ON AN ARC CONVEX TO THE SOUTH, HAVING A RADIUS OF 6551.89 FEET, AN ARC LENGTH OF 46.24 FEET, A CHORD BEARING NORTH 85 DEGREES 06 MINUTES 04 SECONDS EAST, AND A CHORD LENGTH OF 46.24 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 7 AND THE POINT OF BEGINNING.

The applicant intends to use the subject property for a town center community space to support the Altgeld Gardens community and will include a new 35,435 square foot child care building, a new 37,699 square foot office building, and demolition of a portion of an existing maintenance facility with the rest of such building remaining for continued use as a maintenance facility. Chicago Housing Authority is located at 60 E. Van Buren St., 12th Floor, Chicago, Illinois, 60605.

The contact person for this application is G. A. Finch/Pamela E. Berkowitz, 122 S. Michigan Avenue, Suite 1220, Chicago, IL 60603, phone number: (312) 786-2250.

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

Very truly yours

Kris Watten, C&f&LQrferating Officer and Executive Vice President^Asset Management

Do you have a vision for CHANGE?

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INSTITUTIONAL PLANNED DEVELOPMENT

'USE AND BULK REGULATIONS

NET SITE AREA SQUARE FEET

303,650

ACRES

6.9

Office Center for Social Service and Property Management providers and Daycare for childcare providers

GENERAL DESCRIPTION OF LAND USE

MAX F.A.R.

2.0

MAX % OF LAND COVERED

Gross Site Area =

(.47 Acres)=-7 .'37

Net Site Area (6.9Acres) + area of public.right of way s=

Acres : .7,

Maximum permitted F.A.R. for Total Net Site Area = 2.0

Present Population:

Maintenance Building: 6

Childcare: 40 adults, 240 children Office: 56

Minimum number of off-street parking spaces: 100

Off-street loading is to be provided in accord with the B-3 Business District requirements. . . ,

Minimum Periphery Setbacks: 15 feet ,

Minimum Distances between Buildings:

Maximum percent of land covered (for total net site area) - 50%.

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 PLANNING, CITY AND COMMUNITY DEVELOPMENT.

25-0"

APPLICANT: DATE:

Chicago Housing Authority ,06.29.11

PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated herein consists of approximately 303,650 square feet or 6.9 acres and is owned or controlled by the Applicant, the Chicago Housing Authority, a municipal corporation.
 2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys, or easements, or adjustments of rights-of-way, or consolidation or resubdivision of parcels, including but not limited to revision or amendments to any established redevelopment plans or agreements shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees and approved 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 and, 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, then to the owner of record title to all of the property and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time any 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. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors. Any agreements among property owners, the board of directors or members of any property owners association, or covenant binding property owners, may designate an authorized party for any future amendment, modification or change.
 4. This Plan of Development consists of these sixteen (16) Statements and the following Exhibits: a Bulk Regulations and Data Table; an existing Zoning Map and Street Map; an existing Land Use Map; a Planned Development Boundary Map; a Site Plan; Landscape Plans; and Building Elevations. Full size copies of the Site Plans, Landscape Plans, and Exterior Elevations will be filed with the Department of Housing and Economic Development and 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. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall apply.
 5. The following uses shall be permitted within the area delineated herein as an Planned Development: Educational, child care, recreational, community center, office and business uses, accessory parking and other related uses.
 6. On-Premise signs and temporary signs such as construction and identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Zoning and Land Use Planning. Off-Premise signs are prohibited within
- APPLICANT: Chicago Housing Authority
the boundary of the Planned Development.
7. Ingress and egress shall be subject to the review and approval of the Chicago Department of Transportation

("CDOT"). 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 CDOT. All work proposed in the public way must be designed and constructed in accordance with the CDOT's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago.

8. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building or any appurtenance attached hereto shall not exceed the height established in the Bulk Regulations and Data Table and Building Elevations as measured by the Chicago Zoning Ordinance and shall be subject to the height limitations established by the Federal Aviation Administration.

9. The maximum permitted floor area ratio for the parcel shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of floor area ratio calculations and floor area measurements, the definitions of the City of Chicago, Zoning Ordinance shall apply.

10. The Applicant will comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of the Streets and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.

11. The improvements on the property, including the on-site exterior landscaping and the landscaping along the adjacent rights-of-way and all entrances and exits to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the attached Site Plan, Building Elevations and Landscape Plans. In addition, parkway trees shall be installed and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines where compatible with the Landscape Plan.

12. The terms, conditions and exhibits of this the Planned Development Ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Chicago Zoning Ordinance by the Commissioner of the Department of Zoning and Land Use Planning upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors, provided that such modifications are minor, appropriate and consistent with the nature of the improvements contemplated by this amended Planned Development and the purposes underlying the provisions hereof.

13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that provides healthier environments, reduces operating costs and conserves energy and resources. The child care facility and office building shall be Leadership Energy and Environmental Design ("LEED") Green

APPLICANT: Chicago Housing Authority

Building Rating System Certified. The Applicant shall design, construct and maintain the High School in an energy efficient manner.

The Applicant shall also provide vegetated ("green") roof totaling a minimum of 25% of the net roof area of all buildings. The term ("Net Roof Area") shall be defined as the total area of the roof minus any required perimeter setbacks rooftop structures and roof-mounted equipment. The green roof on the office building is approximately 10,000 square feet or 50% of the green roof area. The green roof on the day care building will be 7,000 square feet or 25% of the green roof area.

14. The City of Chicago established a Part II Review Fee in the amount of \$0.25 per square feet for the total buildable square feet (floor area ratio). The Part II Review Fee is assessed by the Department of Zoning and Land Use Planning ("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 Part II Approval.

15. The applicant acknowledges that is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the property. Plans for all improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

16. Unless substantial construction of the improvements contemplated herein within this Planned Development has commenced within six (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 convert back to its prior zoning of R-1 Residential District classification. The six-year period may be extended for up to one (1) additional year if, before expiration, the Commissioner of the Department of Zoning and Land Use Planning determines that good cause for an extension is shown.

APPLICANT: Chicago Housing Authority

Map Output

Page 1 of 1

Zoning Map

Created on: 6/29/2011 9:26 A.M

Zoning

| Business

Commercial | Manufacturing | Residential | Planned Development | Planned Manufacturing | Downtown Core

Downtown Service | Downtown Mixed | Downtown Residential | Transportation | Parks & Open Space

Historic Preservation

CHICAGO LANDMARKS Chicago Landmarks

Landmark Districts

Chicago Historic Resources Survey - Buildings subject to Demolition-Delay Ordinance

Red

Orange | Cemetery | Municipalities

Lakefront | Pedestrian Streets | Buildings | Parcels | Streets

M Curbs

| Forest Preserve | City Boundary

SI Zoning Boundaries

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Existing Land-Use Area Map

Use Key:

R = Residential C - Commercial

Site Scope B - 303,650 SF / 6.9 acres

T 1

-

|

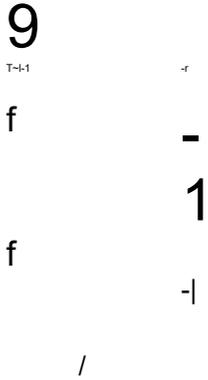
North Elevation - East View

(*) _ (») _

? ft.

East Courtyard Elevation
East Cot. In 1
A South Courtyard Elevation

Wijj Courtyard Elevation



Holded * Root, LLC expressly OS&M responsibility answer from any umothto, use) of these plans, drawings led ficas M&H&M&M must be in writing
Not published - AS ngilis raised

No. 6-3-2011 Issue
w. Including Approval

50% CD-CHA Altgeld Daycare Center
A4-2

HOLABIRD^ ROOT

GENERAL NOTES:
LANDSCAPE NOTES:

PLANT SCHEDULE
P&S C/TIENCUL++USE W/CHLOUAIIP

7a i

||.|w||VX.I.T.

site design group ltd
Holded * Root, LLC expressly OS&M responsibility answer from any umothto, use) of these plans, drawings led ficas M&H&M&M must be in writing
Not published - AS ngilis raised

06/13/11 50% CO

CHANGE.

Altgeld Town Center & Childcare Center
Sheet Name
LANDSCAPE PLAN

L-200

PLAT OF SURVEY

THAT PART OF BLOCK 7 (EXCEPT LOT A AND ALSO EXCEPT THE EASTERLY 100.00 FEET OF LOT B) AND THAT PART OF BLOCKS 8 AND 12, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 7, ON AN ARC CONVEX TO THE SOUTH, HAVING A RADIUS OF 6331.89 FEET, AN ARC LENGTH OF 18.00 FEET, A CHORD BEARING NORTH 84 DEGREES 49 MINUTES 44 SECONDS EAST, AND A CHORD LENGTH OF 16.00 FEET; THENCE CONTINUING ALONG THE NORTH LINE OF SAID BLOCK 7, ON AN ARC CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 587.00, AN ARC LENGTH OF 912.74 FEET, A CHORD BEARING SOUTH 50 DEGREES 41 MINUTES 45 SECONDS EAST AND A CHORD LENGTH OF 823.33 FEET; THENCE ALONG THE EAST LINE OF SAID BLOCK 7, ON AN ARC CONVEX TO THE EAST, HAVING A RADIUS OF 4517.00 FEET, AN ARC LENGTH OF 18.00 FEET, A CHORD BEARING SOUTH 08 DEGREES 02 MINUTES 57 SECONDS EAST, AND A CHORD LENGTH OF 16.00 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 7; THENCE SOUTH 83 DEGREES 50 MINUTES 56 SECONDS WEST, ALONG THE SOUTH LINE OF SAID BLOCK 7, 58.00 FEET; THENCE ALONG THE EASTERLY LINE AND EASTERLY LINE EXTENDED OF SAID LOTS A AND B ON A NON-TANGENTIAL ARC CONVEX TO THE EAST, HAVING A RADIUS OF 4459.00 FEET, AN ARC LENGTH OF 16.00 FEET, A CHORD BEARING NORTH 06 DEGREES 02 MINUTES 53 SECONDS WEST, AND A CHORD LENGTH OF 16.00 FEET; THENCE CONTINUING ALONG SAID EASTERLY LINE AND EASTERLY LINE EXTENDED, ON A CURVE CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 529.00 FEET, AN ARC LENGTH OF 436.40 FEET, A CHORD BEARING NORTH 29 DEGREES 47 MINUTES 02 SECONDS WEST, AND A CHORD LENGTH OF 424.13 FEET TO THE NORTHEAST CORNER OF SAID LOT A; THENCE SOUTH 31 DEGREES 10 MINUTES 14 SECONDS WEST, ALONG THE NORTHWEST LINE OF SAID LOT A, 100.55 FEET TO THE NORTHWEST CORNER OF SAID LOT A; THENCE ALONG THE WESTERLY LINE AND WESTERLY LINE EXTENDED OF SAID LOT A, ON AN ARC CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 428.00 FEET, AN ARC LENGTH OF 344.42 FEET, A CHORD BEARING SOUTH 29 DEGREES 09 MINUTES 02 SECONDS EAST, AND A CHORD LENGTH OF 335.24 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE AND WESTERLY LINE EXTENDED, ON AN ARC CONVEX TO THE EAST, HAVING A RADIUS OF 4359.00, AN ARC LENGTH OF 18.00 FEET, A CHORD BEARING SOUTH 08 DEGREES 02 MINUTES 44 SECONDS EAST, AND A CHORD LENGTH OF 16.00 FEET TO SAID SOUTH LINE OF BLOCK 7; THENCE SOUTH 63 DEGREES 50 MINUTES 58 SECONDS WEST, ALONG SAID SOUTH LINE OF BLOCK 7, 177.07 FEET; THENCE NORTH 58 DEGREES 49 MINUTES 46 SECONDS WEST, ALONG SAID SOUTH LINE OF BLOCK 7, 120.20 FEET; THENCE ALONG AN ARC CONVEX TO THE NORTH, HAVING A RADIUS OF 345.00 FEET, AN ARC LENGTH OF 228.79 FEET, A CHORD BEARING NORTH 77 DEGREES 49 MINUTES 40 SECONDS WEST, AND A CHORD LENGTH OF 224.62 FEET; THENCE ON AN ARC CONVEX TO THE NORTHWEST, HAVING A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 28.44 FEET, A CHORD BEARING SOUTH 75 DEGREES 38 MINUTES 01 SECONDS WEST, AND A CHORD LENGTH OF 26.38 FEET; THENCE SOUTH 80 DEGREES 01 MINUTE 35 SECONDS WEST, 21.38 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 473.08 FEET TO THE SOUTH LINE OF EAST 131ST STREET AS DEDICATED, ALSO BEING THE NORTH LINE OF SAID BLOCK 8; THENCE ALONG SAID SOUTH LINE OF EAST 131ST STREET, ON AN ARC CONVEX TO THE SOUTH, HAVING A RADIUS OF 6551.89 FEET, AN ARC LENGTH OF 48.24 FEET, A CHORD BEARING NORTH 85 DEGREES 08 MINUTES 04 SECONDS EAST, AND A CHORD LENGTH OF 46.24 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 7 AND THE POINT OF BEGINNING.

P.I.N. 25-35-100-019
P.I.N. 25-35-100-018

LU&@K ©
-----NORTHWEST CORNER OF BLOCK 7
POINT OF BEGINNING

TOW CENTER PARCEL (L-200) (R)

131st STREET **>>^

HLRFTOFRF. DEDICATED IN K85-0804"E C.L.-46"
P.I.N. 25-35-100-019

H)k@K

SURVEYOR'S NOTES: BASIS OF BEARINGS: ASSUMED WEST LINE OF SOUTH LANCLEY AVENUE N0005'22"W (R)=RECORD N0T04'52t (M)=MEASURED
NO BUILDINGS OR IMPROVEMENTS ARE SHOWN HEREON
EASEMENT BEARINGS AND DISTANCES ARE MEASURED ALONG THE CENTERLINE(S) THEREOF. PER CLIENT'S WRITTEN REQUEST NO MONUMENTS WERE SET DURING THIS SURVEY.
ALL DISTANCES IN FEET AND DECIMAL PARTS THEREOF. NO DIMENSIONS TO BE ASSUMED FROM SCALING.
COMPARE YOUR DESCRIPTION AND SITE MARKINGS WITH THIS PLAT AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND. ONLY THOSE BUILDING LINE RESTRICTIONS OR EASEMENTS SHOWN ON A RECORDED SUBDIVISION PLAT ARE SHOWN HEREON UNLESS THE DESCRIPTIONS ORDERED TO BE SURVEYED CONTAIN A PROPER DESCRIPTION OF THE REQUIRED BUILDING LINES OR EASEMENTS.

PLAT OF SURVEY §g PARTS OF BLOCKS 7, 8 & 12 ALTGELD GARDENS SUBDIVISION CHICAGO, ILUNOIS

I@CONSULTING, INC.

INT=RACON & GEQCON TMA no TMA*
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS 100 nRQRWDR DRTVC. WHEELW. ILUHOB 60330 PR (847) 115-1113 FAX (M7) 215-1177
PREPARED FOR: HOLAKROD R ROOT, LLC
FIELD CREATOR: FIELD WORK 02/24/11 DRAFTED BY: J.H.
SCALE: 1" = 80' CHECKED BY: fel.

STATE OF ILLINOIS
COUNTY OF COOK, S.S.
THIS PROFESSIONAL SERVICE CONFORMS TO THE
CURRENT ILLINOIS MINIMUM STANDARDS OF
PRACTICE APPLICABLE FOR A BOUNDARY SURVEY,
WHEELING, IL, JUNE 19TH AD, 2011.

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FIRM NO. 184-001330