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Legislation Text

File #: SO2010-5172, Version: 1

CITY COUNCIL

City of Chicago

COMMITTEE on ZONING

City Hall, Room 304 121 North LaSalle Street
Chicago, Illinois 60602 Telephone: (312) 744-6845

February 9, 2011

REPORT OF THE COMMITTEE ON ZONING

Reporting for your Committee on Zoning which a meeting was held on January 27, 2011, I beg leave to recommend that YOUR HONORABLE BODY PASS various Ordinances transmitted herewith for the purpose of reclassifying the particular areas.

I beg leave to recommend the PASSAGE of 5 Ordinances which were corrected and amended in their amended form. They are application numbers 17179, 17164, 17145, 17138, and A-7662.

I also beg leave to recommend the PASSAGE of Application number 17163, which is categorized as a "Type One" zoning application. I respectfully request that all plans, drawings, and records pertaining to this particular matter be printed and published in the journal.

Please be advised that Application number 17174 was Withdrawn by the applicant.

At this time, I move for PASSAGE of this report by the last most favorable roll call vote of the Committee on Finance with the same motion to reconsider.

Daniel S./Solis^ Chairman, Committee on Zoning
ORDINANCE

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

SECTION 1: That the Chicago Zoning Ordinance be amended by changing all of the Institutional Planned Development No. 501 and RS-3 Single Unit Detached House District symbols and indications as shown on Map 5-1 in the area bounded by:

North Point Street; West Francis Place; a line 200.71 feet northeast and parallel to North Point Street; and a line 308.00 feet southeast and parallel to West Francis Place

to those of an RM-4.5 Multi-Unit District.

SECTION 2: That the Chicago Zoning Ordinance be amended by changing all of the RM 4.5 Multi-Unit District symbols and indications as shown on Map 5-1 in the area bounded by:

North Point Street; West Francis Place; a line 200.71 feet northeast and parallel to North Point Street; and a line 308.00 feet southeast and parallel to West Francis Place

to those of an Institutional Planned Development No. 501, as amended, which is hereby established in the area above described, subject to such Use and Bulk Regulations as set forth in the Plan of Development herewith attached and made a part hereof and to no others.

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

Common address: 2015-49 North Point Street, 2721-39 West Francis Place Chase Elementary School

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INSTITUTIONAL PLANNED DEVELOPMENT NO. 501, AS AMENDED PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated herein as an Institutional Planned Development No. 501, as Amended ("Planned Development" or "Property") consists of approximately 61,819 square feet (1.42 acres) of net site area which is depicted on the attached Planned Development Boundary and Property Line Map. The Property is controlled by the Chicago Board of Education (the "Applicant").
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 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, and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different, then to the owners of record title to all of the Property and to any ground lessors. Furthermore, pursuant to the requirements of Section 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. For purposes of this paragraph, single designated control shall be as defined in Section 17-8-0400 of the Chicago Zoning Ordinance.

4. This Plan of Development consists of the following fifteen (15) Statements: a Bulk Regulations and Data Table; Existing Land Use Map; Existing Zoning Map; a Planned Development Boundary and Property Line Map; Site/Landscape Plan; and Building Elevations prepared by Coyne & Associates, Architects, dated January 20, 2011. In any instance where a provision of the Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereof, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Chicago Zoning Ordinance, this Planned Development Ordinance shall control.
5. The uses permitted within the area delineated herein as an "Institutional Planned Development" No. 501, As Amended, shall include, schools, park and recreational uses, parking and all other uses as permitted within the RM 4.5 Multi-Unit District except for Funeral and Interment Services, Hospitals, and Group Living.
6. On-Premise signs and temporary signs such as construction and marketing signs shall be permitted within the Planned Development subject to the review and approval of the Department of Housing

APPLICANT: Board of Education - City of Chicago
ADDRESS: 2015-49 North,Point Street,
2721-39 West Francis Place
INTRO DATE: Nov. 3, 2011
CPC DATE: January 20, 2011

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and Economic Development ("DHED"). Off-premise signs prohibited within the boundary of the Planned Development.

7. Off-street parking and loading facilities shall be provided in accordance with the provisions of this Planned Development subject to the review and approval of the Departments of Transportation and DHED. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and DHED. 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 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. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Chicago Department of Transportation.
8. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations established by the Federal Aviation Administration.

9. Upon Part II Review of future buildings, a Part II Review Fee shall be assessed by DHED pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance. The fee as determined by staff at the time is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval
10. The Applicant acknowledges that it is in the public interest to design, construct and renovate all buildings in a manner in that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. All new developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the DHED.
11. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources.. All developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the DHED. In furtherance of this planned development the applicant will eliminate approximately 3,800 square feet of asphalt /concrete and replace it with 3,800 square feet of artificial turf.
12. 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.

APPLICANT: Board of Education - City of Chicago
ADDRESS: 2015-49 North Point Street,
2721-39 West Francis Place
INTRO DATE: Nov. 3, 2011
CPC DATE: January 20, 2011

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13. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively pursuant to Section 17-13-0611-A of the Chicago Zoning Ordinance by the Commissioner of the DHED upon the application for such modification by the Applicant, its successors or assigns and, if different than the Applicant, the legal title holders and any ground lessors.
14. 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.
15. Unless 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 Institutional Planned Development No. 501 and the RS-3 Single-Unit Detached House District.

APPLICANT: Board of Education - City of Chicago
ADDRESS: 2015-49 North Point Street,
2721-39 West Francis Place
INTRO DATE: Nov. 3, 2011
CPC DATE: January 20, 2011

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INSTITUTIONAL PLANNED DEVELOPMENT NO. 501, AS AMENDED SALOMON
CHASE ELEMENARY SCHOOL BULK REGULATION AND DATA TABLE

Gross Site Area:

Net Site Area:

Public Area Right-of-Way

Maximum Floor Area Ratio:

Minimum Number of Off-Street Loading Spaces:

Minimum Number of Off-Street Parking Spaces:

Minimum Number of Bicycle Parking Spaces:

Maximum Building Height

Minimum Required Setback Maximum Percent of Site Coverage

79,695 square feet (1.83 acres) 61,819 square feet (1.41 acres) 17,876 square feet (0.41 acres) 1.7

1

0 0

70 feet (As measured in accordance with the Chicago Zoning Ordinance)

In accordance with the Site Plan

In accordance with the Site Plan

APPLICANT: Chicago Board of Education
ADDRESS: 2021 North Point Street, Chicago, Illinois

INTRO DATE: Nov. 3, 2010
CPC DATE: January 20, 2011

LIGATION

**1coyne +
associates
architects**

Illinois Professional Land Surveyor License No. 184*110703
773 773 1780 Fax 773 772
1782 2417W Homer Chicago
Illinois 60647 | A OMIQR Md
RMtr CoopUi

prop* CHASE ELEMENTARY SCHO Date 1/20/11

Applicant CHICAGO PUBLIC SCHO Date 1/20/11
*addr... 2021 POINT STREET Sheet 1 Of 6 Sheets

Drawn by SML/P

EXISTING ZONING MAP Q

NORTH NORTH

LEGEND dliiaik SITE PROPERTY LINE ■ |

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**1coyne +
associates
architects**

Illinois Professional Land Surveyor License No. 184*110701
773 773 1780 Fax 773 772
1703 2*41 7 W Homer Chicago
Illinois 60647 | A DmKp Md Aultr
CM*Uf

CHASE ELEMENTARY SCHO Date 1/20/11

Applicant CHICAGO PUBLIC SCHO Date 1/20/11
Addr... 2021 POINT STREET Sheet 2 Of 6 Sheets

Drawn by p^ Checked by SML/FM

Q ZONING LAND USE MAP Q

FINAL FOR PUBLIC,

**coyne +
associates
architects**

rv»j.tt CHASE ELEMENTARY ¶Dot. 1/20/11

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773 772 1780 Fax! 773
77J17M 241 7 W Homw
Cnlcago Illlnoll £0647 k Mr MI
Rhlt CMpum

AppHcontCHICAGO PUBLIC SSeal* NTS
Addr».. 2021 POINT STREET 9h««t 4 Of 6 6h*«te

Drawn by Ch«ek#d by SML/FM

EXIT EXIT
EXISTING 4 STORY MAIN SCHOOL .UIIPING
2021 N. POINT STREET CHICASO.IL 60647
EXISTING ANNUNCIATOR PANEL

EXISTING 3 STORY ANNEX SCHOOL BUILDING
2021 N. POINT STREET CHICAGO, IL 60647

PRIVATE ALLEY

EX1SHNS 1 STORY MAIN SCHOOL BUILDING

EX||ji*

18'-0'

EXIT

JI'-6"

BUILDING INFORMATION

BLIn-DJUG ADORES 2031 N. POINT STREET CHJCAGO, IL 60647

GROSS SITE AREA.	79.695 (0.00 ACRM)
NET SITE AREA'	61.319 (0.00 ACRE))
PUBLIC AREA RITE-OF-WAY	

OCCUPANCY TYPE	C 3 SCHOOL
----------------	------------

MAIN BU'L'DINP AREA	
16.794 1.3(7	
FIRST FLOOR SECOND FLOOR: THIRD FLOOR, FOURTH FLOOR	

TOTAL	I .«7 50.395
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BUILDING HEIGHT, CO-
BUILDING DIMENSIONS' 131'
CONSTRUCT ON TYPE I-(
SFR NKLEPED
15.2'3 IE.2'3 13.r 3
EXSITNC STANDPIPE SYSTEM EXISTING FIRE ALARM SYSTEM

AREA
FIRST FLOOR SECOND FLOOR THIRD FLOOR .
TOTAL 15;
BUILDING HEIGHT 5'
BUILDING DIMENSIONS' (CO-
CONSTRUCT ON TYPE I-a
NON-SPRIKKLERED
EXSITNG STAN DP IPE SYSTEM
EXISTING FIRE ALARM SYSTEM

STTE PLAN ABBREVIATIONS

ECB -ECW -
EXISTING CATCH BASIN EXISTING CONCRETE WALKWAY
EFH ■ EFP -
EXISTING FIRE HYDRANT EXISTING FLAG POLE EGA - EXISTING GRASS AREA EPA - EXISTING PAVED AREA HB - HOSE BIBB SC- SIAMESE CONNECTION

LANDSCAPE KEY

BOLLARD

O

ELECTRIC LIGHT POLE

FLAGPOLE

MANHOLE

SIGN POST

EXIST ORNAMENTAL

FENCE

O

O

W

GREEN AREA

STORM CATCH BASIN EXIST TREE TO REMAIN UTILITY POLE WATER FIRE HYDRANT HOSE BIB
SIAMESE CONNECTION PROPERTY LINE

28'-0"

SITE & LANDSCAPE PLAN

30'
PO BOUNDARY LINE MAP

100'

GRAPHIC SCALE

F

coyne + associates architects

IllnoU t'm lla no 19**<KQT1>
Oncmt 773 772 1 790
Fax[773 772 1782
241 7 W Momor Chicago lHtnoH 60647

Date 1/20/11

Scale NTS

Sheet 5

C* 6 Sheet!

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January 21, 2011

RE: Proposed amendment to Institutional Planned Development No. 501 for the property generally located at 2015-2049 North Point Street and 2721-2739 West Francis Place.

On January 20, 2011, the Chicago Plan Commission recommended approval of the proposed amendment to Institutional Planned Development No. 501 submitted by The Board of Education. 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 Housing and Economic Development, Bureau of Planning and Zoning 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)

**FINN. FOR
PUBUCMW***

**REPORT to the
CHICAGO PLAN COMMISSION from
THE DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT BUREAU OF PLANNING
AND ZONING**

January 20, 2011

PROPOSED AMENDMENT TO INSTITUTIONAL PLANNED DEVELOPMENT NO. 501

THE BOARD OF EDUCATION, CITY OF CHICAGO

2015-49 NORTH POINT STREET AND 2721-39 WEST FRANCIS PLACE

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 on a proposed Institutional Planned Development for your review and recommendation to the Chicago City Council. The application for the Chicago Zoning Ordinance was introduced into the City Council on November 3, 2010. Proper legal notice of the public hearing on the application was published in the Chicago Sun Times on January 5, 2010. The Applicant was

separately notified of this hearing.

The site is currently zoned Institutional Planned Development No. 501. This development is being submitted by the Applicant, as a Planned Development pursuant to Section 17-13-0611-B, which states that a Planned Development review and approval is required when the proposed amendment is deemed a change of character to the overall development.

PROJECT BACKGROUND

The Salomon Chase School is located on site and is currently zoned Institutional Planned Development No. 501 and RS-3 Residential Single Unit District. The City Council approved Institutional Planned Development No. 501 on June 27, 1990. The original Planned Development was approved with a maximum allowed floor area ratio of 1.40, fifteen off-street parking spaces and a maximum height of 56 feet.

SITE AND AREA DESCRIPTION

The total net site area is 61,819 square feet. The school site is bounded by North Point Street and West Francis Place. The main public entrance of the school is along North Point Street. The site is located in the Logan Square Community Area and is in the Fullerton/Milwaukee Tax Increment Finance District. The site is not located in a Designated Chicago Landmark District, an industrial corridor or the Lake Michigan and the Chicago Lakefront Protection District. The site is primarily surrounded by a Residential District.

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The site is immediately accessible via public transit from CTA's # 52 Kedzie/California bus lines and the # 73 Armitage bus line. The site is also served by two CTA train stations the Western Blue Line station and the California Blue Line station both located approximately half-mile from the site.

PROJECT DESCRIPTION

The Chicago Board of Education is seeking to amend the zoning of this property from its current Planned Development designation to an underlying RM 4.5 Multi-Unit District and then back to Institutional Planned Development No. 501, as amended. Chase School has inadequate play and open space areas. As a result, the purpose of the rezoning is to allow the Board to eliminate the on-site parking requirement and replace it with a new playground for the students at the school. The school staff currently parks on a private alley around the perimeter of school building.

The proposed project will involve the construction of a new artificial turf playground area for the School. The proposed site plan retains sufficient area for student drop-off and pick-up along North Point Street. No other changes are proposed to the existing main and annex school buildings or planned development.

ACCESS/CIRCULATION

There are two existing driveways that provide access to the Planned Development. They will continue to be accessed by vehicles from the existing driveway along North Point Street and West Francis Place.

LANDSCAPING AND SUSTAIN ABILITY

Project will eliminate 3,800 square feet of asphalt/ concrete and replace it with 3,800 square feet of artificial turf play area.

BULK/USE/DENSITY

The site is currently zoned Institutional Planned Development No. 501. The overall site boundaries do not change. The proposed development has a maximum F.A.R of 1.40 and will increase to a maximum F.A.R of 1.70 which is permitted in the proposed RM 4.5 underlying zoning district. The allowed maximum height for the project will increase from 56 feet to 70 feet. The height of the building is currently 70 feet and will not change due to this amendment. The building is an existing Chicago Public School and has a current enrollment of 482 students and 40 employees. The school was built in 1894 and the annex building was constructed in 1991.

Directly north and east of the site is a large RS-3 Residential District and directly west is an RM-5 Multi-Unit corner lot. Adjacent to the site are 2 single family building zoned RS-3 Residential District. Further south is Armitage Avenue primarily zoned B2 Neighborhood

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MixedrUse District and B3 Community Shopping District.

RECOMMENDATION

The Department of Housing and Economic Development has reviewed the project materials submitted by the Applicant and have concluded that the proposed development would be appropriate for the site for the following reasons:

1. The Project complies with the requirements for access in case of fire emergencies. The Site Plan has been reviewed and approved by the Fire Prevention Bureau on behalf of the City and received CDOT site plan approval; and
2. The Project has received preliminary site plan approval from the Mayor's Office for People with

Disabilities; and

3. The public infrastructure facilities and city services will be adequate to serve the development; and
4. The Project will eliminate 3,800 square feet of asphalt/ concrete and replace it with 3,800 square feet of artificial turf and play area.

Based on the foregoing, it is the recommendation of the Department of Housing and Economic Development that the revised application for an amendment to Institutional Planned Development No. 501 be approved and the recommendation to the City Council Committee on Zoning be "As-Revised, Passage Recommended".

Department of Housing and Economic Development Bureau of
Planning and Zoning

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City of Chicago Richard M. Daley, Mayor

Department of Housing and Economic Development

City Hall, Room 1000 121 North LaSalle Street Chicago, Illinois 60602 (312) 744-4190 (Voice) (312) 744-2271 (FAX) (312) 744-2578 (TTY)
<<http://www.ciyoilhicago.org>>

2015-49 NORTH POINT STREET AND 2721-39 WEST FRANCIS PLACE RESOLUTION

WHEREAS, the Applicant, the Board of Education, City of Chicago, has submitted an Application requesting a change in zoning designation from Institutional Planned Development No. 501 and RS-3 Single Unit Residential District to a RM 4.5 Multi-Unit District then to Institutional Planned Development No. 501, as amended; and

WHEREAS, the Applicant, is proposing to add a playground area at the school, increase the permitted height, eliminate the required on-site parking and increase the Floor Area Ratio; and

WHEREAS, the application to rezone the Property was introduced to the City Council on November 3, 2010; and

WHEREAS, proper legal notice of the hearing before the Chicago Plan Commission was published in the Chicago Sun-Times on January 5, 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 January 20, 2011; and

WHEREAS, the Plan Commission has reviewed the application with respect to the provisions of the Chicago 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 January 20, 2011, a copy of which is attached hereto and made a part hereof; and

WHEREAS, the Chicago Plan Commission has fully reviewed the application and all informational submissions associated with the proposed amendment, the report and recommendation of the Department of Housing and Economic Development, and all other testimony presented at the public hearing held on January 20, 2011, giving due and proper consideration to the Chicago Zoning Ordinance; and

IPD# 501, as amended Approved: January 20, 2011

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Linda Searl Chairman

Chicago Plan Commission

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CITY OF CHICAGO

s ^Z^LIP

1 UoJ / APPLICATION FOR AN AMENDMENT TO ^f
V THE CHICAGO ZONING ORDINANCE ' .

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1. ADDRESS of the property Applicant is seeking to rezone:

1. 7D15-4Q Nnrth Point Street and 2721-39 West Francis Place

2. Ward Number that property is located in: 1st

3. APPLICANT Board of Education of the City of Chicago ADDRESS 125

S. Clark Street

CITY Chicago

STATE IL

ZIP CODE 60603

PHONE c/o 312-641-7144 CONTACT PERSON John Cooke

4. Is the applicant the owner of the property.7 YES NO_
If the applicant is not the owner ofthe property, please provide the following infonnation regarding the owner and attach written authorization from the owner allowing the application to proceed.

OWNER Public Building Commission of Chicago

ADDRESS 50 West Washington Street

CITY Chicago

STATE IL

ZIP CODE 60602

PHONE c/o 312-641 -7144 CONTACT PERSON c/o Scott R. Borstein, Esq.

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezcTrag, please provide the following j^fbOT.gtKHt:

ATTORNEY Scott R. Borstein

ADDRESS 203 N I a Salle Street - #2300

CITY Chicago

CITY Chicago

STATE IL

ZIP CODE 60601

PHONE 312-641-7144

FAX 312-628-7046

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

N/A

7. On what date did the owner acquire legal title to the subject property? 1997

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

Yes-1990

to an RM 4.5 Multi-Unit District and

Institutional Planned then to an

Institutional
Present Zoning District Development No, 501 and Proposed Zoning District Planned

RS-3 Single Unit Detached House District

Development
No. 501, As Amended

10. Lot size in square feet (or dimensions) 61,819 sf

11. Current Use of the property Putyfr Sphnni

12. Reason fbtiezminjj the property To add a playground area at the school and eliminate the required

on-siteparking. The amendment will also clarify the boundaries ofthe school and increase the FAR to accommodate the existing school.

13. Describe the proposed use of the property after the rezoning, Indicate the nuniber of dwelling units; number of parking spaces; approximate square footage of any cornmesdal space; and height ofthe proposed building. (BBSPECfHC)

The school use will remain. The only change being proposed is to replace the required on-site

parking

area with a piavorotind area.

14. On May 14*, 2007, the Chicago City Council passed the Affordable Requirements Ordinance (ARO) thatiequic8 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 Reqirirements Ordinance? (See Fact Sheet far more fnfbnnan'c-n)

YES

NO X

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**COUNTY
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jjaftnuaiiita and the stBtgntnta contained tatfea dse>ami*ihi gntmitttfrt femwftft flrff ^ ^**

Subscribed and Sworn to before me this dayef O^otftb^r

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OFFICIAL SEAL JEFFREY A KC^CtaWIAK

WMliimi

For Office UieOafy

DateoftotrodiKtiQa: , ... -

HteNnmher; .

Ward: