

# PD 1216

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17672

North Tripp Avenue; West Montrose Avenue; a line 104.0 feet west of and parallel to North Tripp Avenue; and a line 70.0 feet north of and parallel to West Montrose Avenue, to those of a C2-1 Motor Vehicle-Related Commercial District and a corresponding use district is hereby established in the area above described.

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

Reclassification Of Area Shown On Map No. 11-M.  
(Application No. A-7884)  
(Common Address: 4015 -- 4025 N. Narragansett Ave.)

[O2013-1634]

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 B3-1 Community Shopping District symbols and indications as shown on Map Number 11-M in the area bounded by:

West Cuyler Avenue; the public alley next east of and parallel to North Narragansett Avenue; the public alley next north of and parallel to West Irving Park Road; and North Narragansett Avenue,

to those of an RS2 Residential Single-Unit (Detached House) District.

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

Reclassification Of Area Shown On Map No. 12-D.  
(As Amended)  
(Application No. 17672)  
(Common Address: 5201 -- 5245 S. Cottage Grove Ave.)

IPD 1216

[SO2013-790]

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 RS3 Residential Single-Unit (Detached House) District and B3-1 Community Shopping District symbols and indications as shown on Map Number 12-D in the area bounded by:

East 52<sup>nd</sup> Street; the alley next east of and parallel to South Cottage Grove Avenue; the alley next south of and parallel to East 52<sup>nd</sup> Street; the alley next west of and parallel to South Drexel Avenue; the alley next north of and parallel to East 53<sup>rd</sup> Street; the alley next east of and parallel to South Cottage Grove Avenue; East 53<sup>rd</sup> Street; and South Cottage Grove Avenue,

to those of a B3-2 Community Shopping District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the B3-2 Community Shopping District symbols and indications within the area hereinabove described to the designation of Institutional Planned Development Number 1216, which is hereby established in the area above 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 3. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows.

*Planned Development Statements.*

1. The area delineated herein as Institutional Planned Development Number 1216 ("Planned Development") consists of approximately 136,778 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the applicant, The University of Chicago.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors and assigns and, if different than the applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.

3. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the applicant or its successors, assigns or grantees and approval by the City Council.

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

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

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II Approval, the submitted plans must be approved by the Department of Transportation.

4. This plan of development consists of 15 statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; a Green Roof Plan; and Building Elevations prepared by VOA and dated April 24, 2013, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Housing and Economic Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, 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 Zoning Ordinance, this Planned Development Ordinance shall control.
5. The following uses are permitted uses in the area delineated herein as an Institutional Planned Development: colleges and universities and related uses, including, but not limited to: building maintenance services, motor vehicle repair (non-commercial), accessory parking, contractor/construction storage yard, commercial vehicle repair, indoor and outdoor vehicle storage, and warehousing.
6. On-Premises 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 and Economic Development. Off-Premises signs are prohibited within the boundary of the Planned Development.

7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 136,778 square feet.
9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Housing and Economic Development. The fee, as determined by staff at the time, is final and binding on the applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Housing and Economic Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
11. The applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors.
13. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The new Facilities Services building at 5201 South Cottage Grove Avenue shall have a 25 percent green roof and shall be LEED certified.

- 15. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Housing and Economic Development shall initiate a Zoning Map amendment to rezone the Property to B3-2 Community Shopping District.

[Existing Zoning Map; Planned Development Boundary Map and Property Line; Generalized Land-Use Plan; Site Plan; Landscape Plan; Landscape Details; Green Roof Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 53521 through 53529 of this *Journal*.]

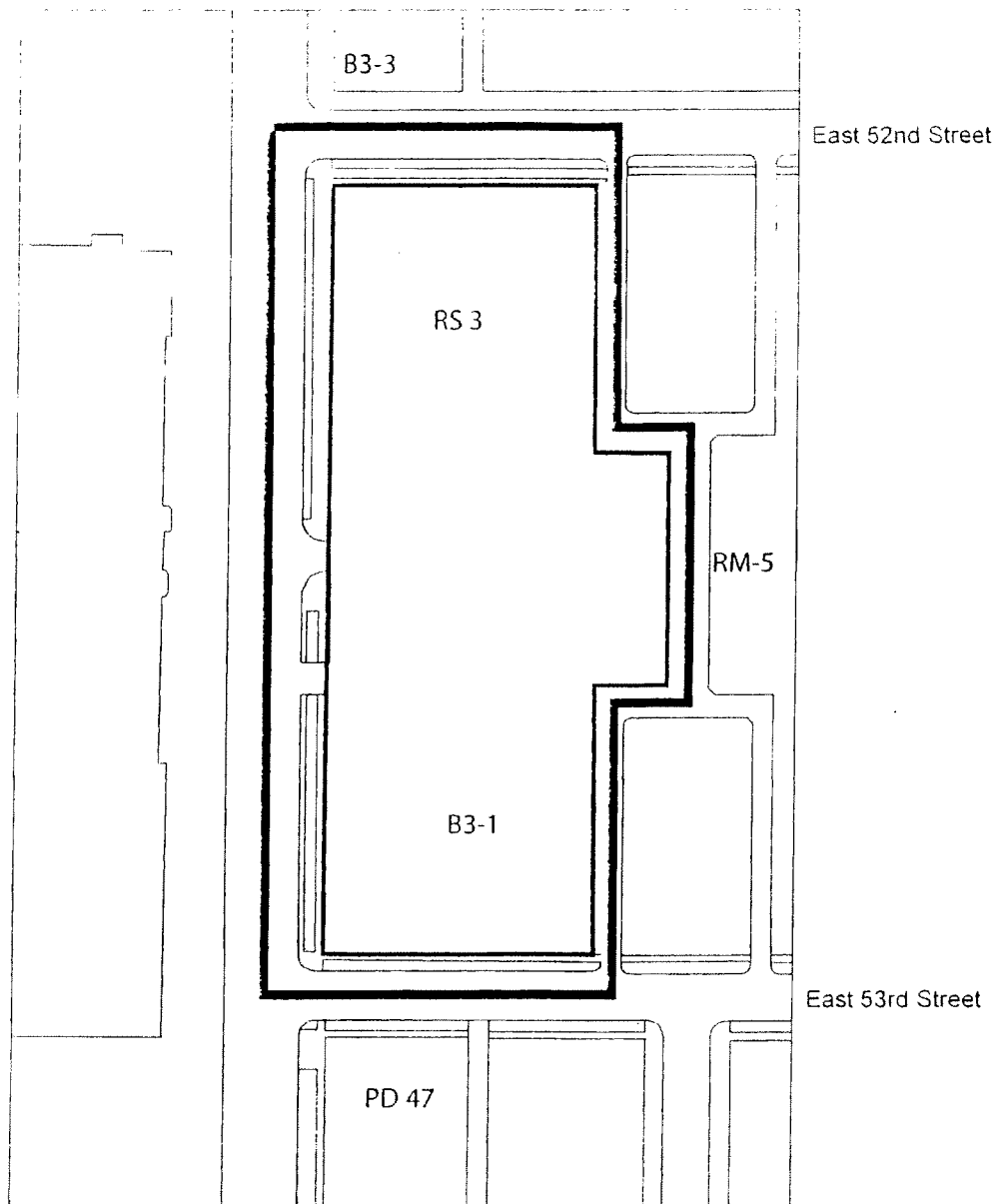
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

*Institutional Planned Development.*

*Bulk Regulations And Data Table.*

Gross Site Area:	189,272 square feet
Net Site Area:	136,778 square feet (3.14 acres)
Maximum Floor Area Ratio:	2.20
Minimum Number of Off-Street Loading Spaces:	2
Minimum Number of Off-Street Accessory Parking Spaces:	43
Maximum Building Height:	60 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
Minimum Number of Bicycle Spaces:	5



Existing Zoning Map.



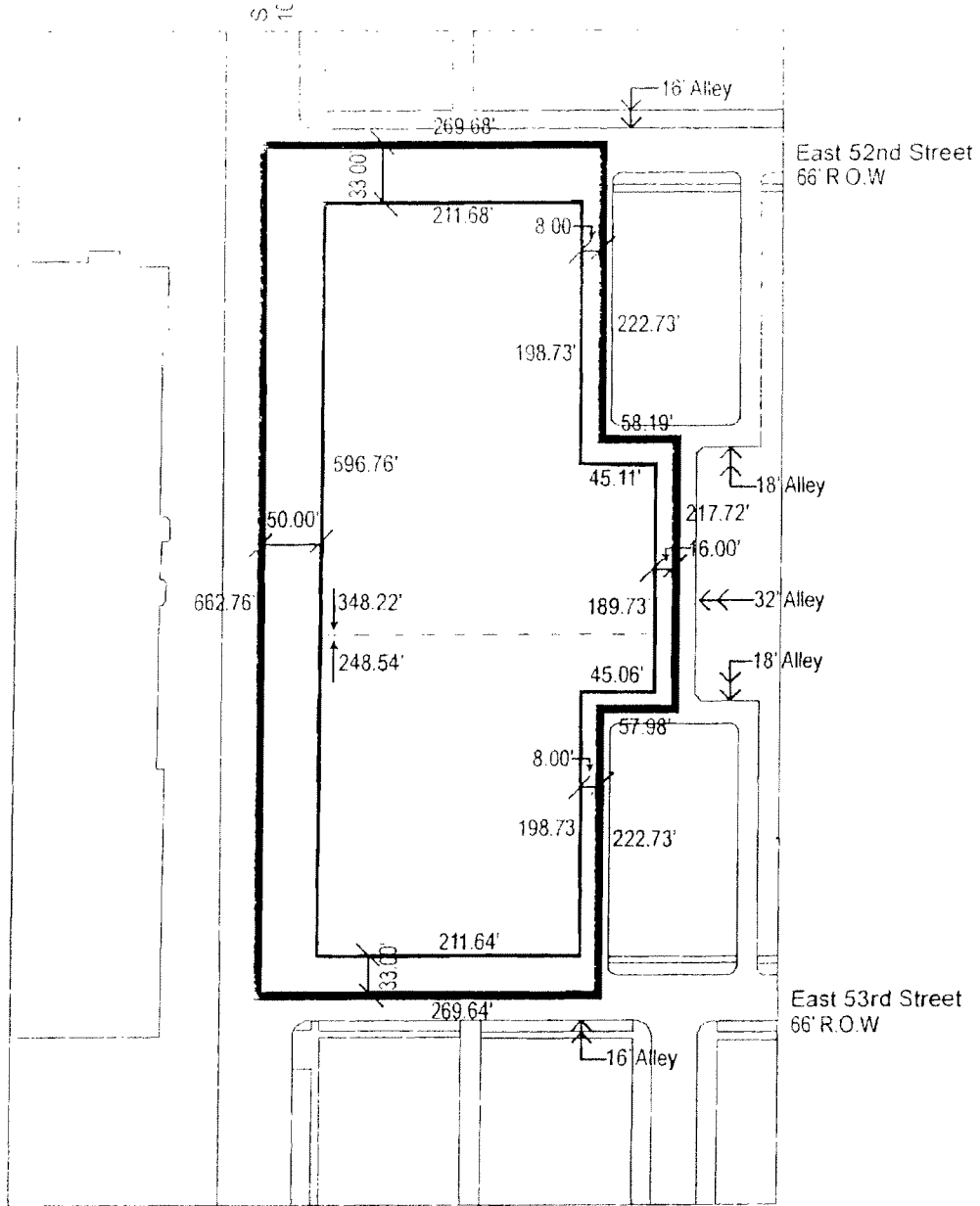
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PLANNED DEVELOPMENT  
EXISTING ZONING MAP



-  Proposed Planned Development
-  Existing Zone

Planned Development Boundary Map  
And Property Line.

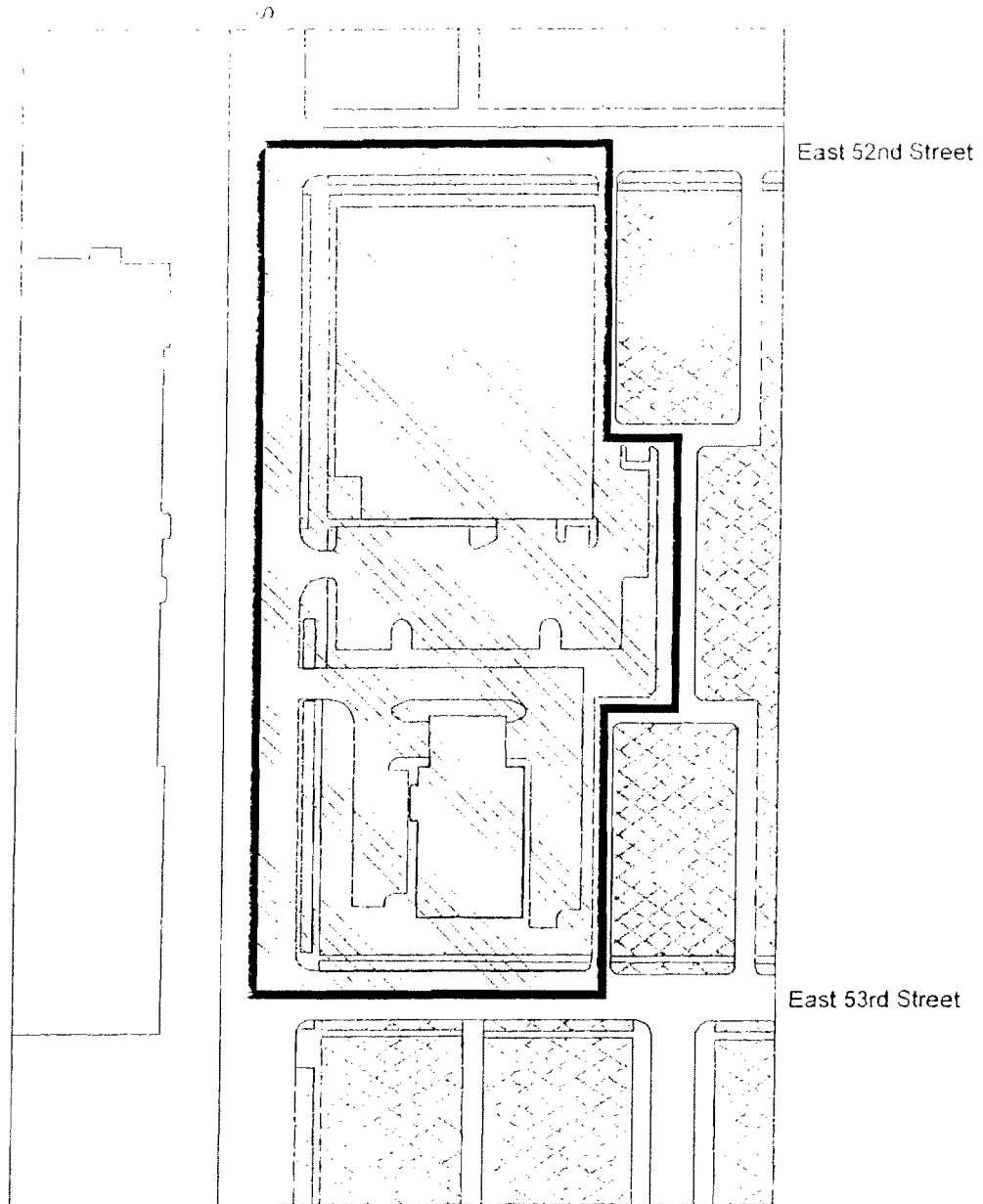


**PLANNED DEVELOPMENT BOUNDARY  
MAP AND PROPERTY LINE**



- Planned development boundary as proposed 2013
- Property Line




Generalized Land-Use Plan.



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PLANNED DEVELOPMENT  
GENERALIZED LAND USE PLAN

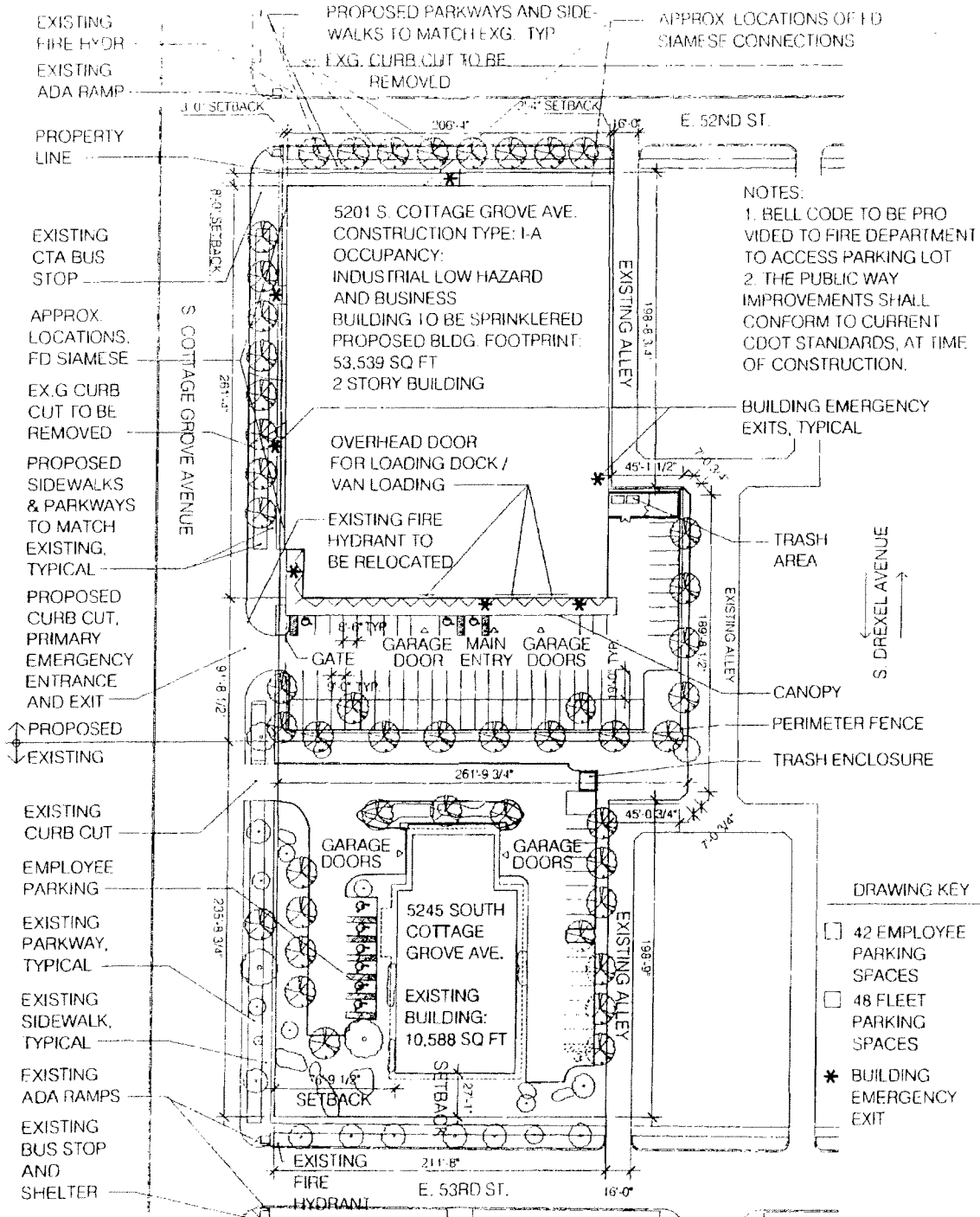


-  Residential
-  Business
-  Institutional

Site Plan.

FACILITIES SERVICES BUILDING - 5201 South Cottage Grove Ave.

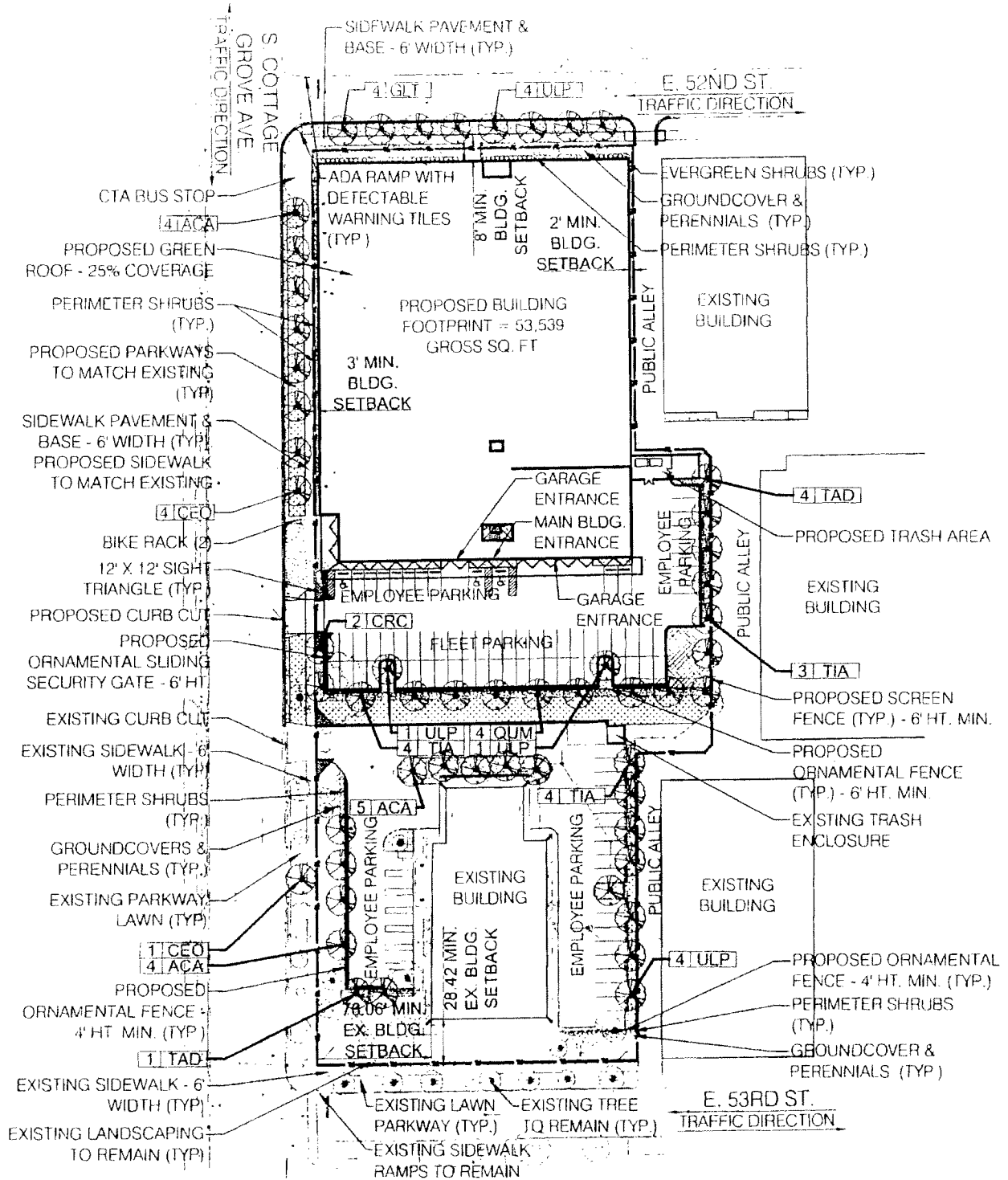
A.1 SITE PLAN



Landscape Plan.

FACILITIES SERVICES BUILDING - 5201 South Cottage Grove Ave.

LANDSCAPE PLAN - I.1.1













Landscape Details.

FACILITIES SERVICES BUILDING - 5201 South Cottage Grove Ave.

LANDSCAPE DETAILS - L1.2

LEGEND

 PROPERTY LINE	GROUND COVER & PERENNIALS
 ORNAMENTAL FENCE (6' HT.)	 BIKE RACK (2)
 SCREEN FENCE (6' HT.)	
 EXISTING TREE TO REMAIN	ATS VEHICULAR USE AREA = 21,138 SF
 SHADE TREE, 2.5" CAL.	INTERNAL LANDSCAPE REQ. (10%) 2,114 SF
 ORNAMENTAL TREE, 2.5" CAL.	INTERNAL LANDSCAPE PROVIDED 3,695 SF
 PERIMETER SHRUBS, 30" HT.	INTERNAL PARKING LOT TREES REQ. 17
 EVERGREEN SHRUBS, 30" HT.	INTERNAL PARKING LOT TREES PROV. 17
 LAWN SOD	STATE FARM VEHICULAR USE AREA = 18,529 SF
	INTERNAL LANDSCAPE REQ. (10%) 1,853 SF
	INTERNAL LANDSCAPE PROVIDED 2,147 SF
	INTERNAL PARKING LOT TREES REQ. 15
	INTERNAL PARKING LOT TREES PROV. 15

Plant Palette

Qty.	Key	Botanical name	Common name	Size	Notes
<b>SHADE TREES</b>					
14	ACA	Acer freemanii 'Autumn Blaze'	Autumn Blaze Freeman Maple	2.5" cal	B&B
5	CEO	Celtis occidentalis 'Chicagoland'	Chicagoland Common Hackberry	2.5" cal	B&B
4	GLT	Gleditsia triacanthos 'Skyline'	Skyline Thornless Honeylocust	2.5" cal	B&B
4	QUM	Quercus macrocarpa	Bur Oak	2.5" cal	B&B
6	TAD	Taxodium distichum 'Mickelson'	Shawnee Brave Bald Cypress	2.5" cal	B&B
11	TIA	Tilia americana 'Redmond'	Redmond American Linden	2.5" cal	B&B
10	ULP	Ulmus x 'Patnot'	Patnot Elm	2.5" cal	B&B
<b>ORNAMENTAL TREES</b>					
2	CRC	Crataegus crusgali var. inermis	Thornless Cocksbur Hawthorn	2.5" cal	
<b>DECIDUOUS SHRUBS</b>					
63	RHA	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	24" Ht	B&B
71	RIA	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	30" Ht	B&B
52	SYP	Syringa patula 'Miss Kim'	Miss Kim Dwarf Lilac	30" Ht	B&B
86	VIO	Viburnum opulus 'Compactum'	Com. Eur Cranberrybush Vib	30" Ht	B&B
<b>EVERGREEN SHRUBS</b>					
250	JUH	Juniperus horizontalis 'Blue Chip'	Blue Chip Creeping Juniper	#3 Container	
54	TAD	Taxus media 'Densiflora'	Densiflora Yew	24" Ht	B&B
<b>PERENNIALS</b>					
1261	HEM	Hemerocallis Mx Hemerocallis 'Jolyene Nicole' Hemerocallis 'Happy Returns'	Daylily Jolyene Nicole Daylily Happy Returns Daylily	#1 Container 18" o c #1 Container 18" o c	
450	NEF	Nepeta faassenii	Faassenii Catmint	#1 Container 18" o c	
<b>ORNAMENTAL GRASSES</b>					
306	SEA	Sesleria autumnalis	Autumn Moor Grass	#1 Container 24" o c	
<b>GROUND COVER AND VINES</b>					
1573	PAR	Parthenocissus Incuspidata	Boston Ivy	#1 Container 14" o c	

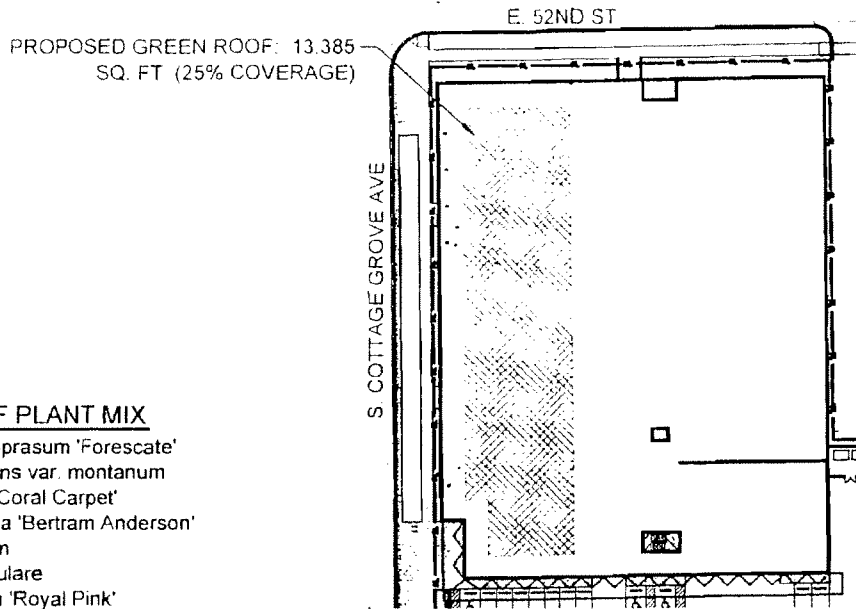
Notes

- A Existing trees indicated to remain shall be protected during construction
- B All plant materials shall be specimen quality. Trees shall be matched specimens from same nursery bloc
- C All plant materials shall be B&B unless otherwise noted. Bare root plant materials will not be accepted.
- D Shrubs on a single stem shall not be accepted. All shrubs shall be multi-stem, heavily branched and

Green Roof Plan.

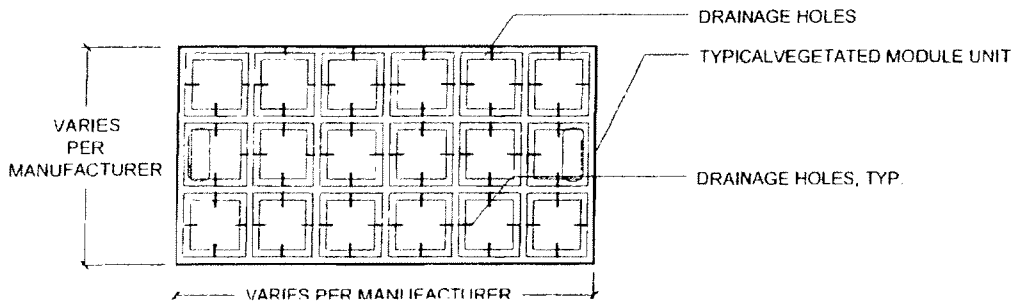
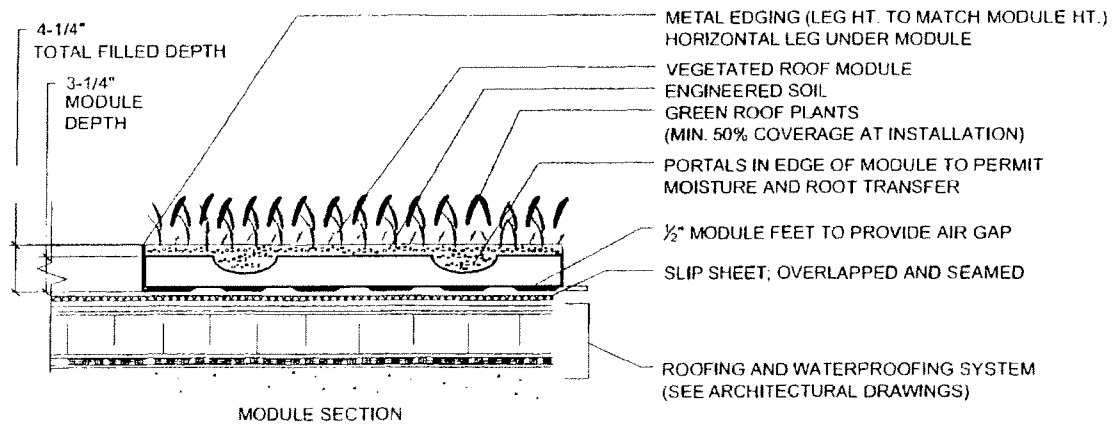
FACILITIES SERVICES BUILDING - 5201 South Cottage Grove Ave.

GREEN ROOF PLAN - L13



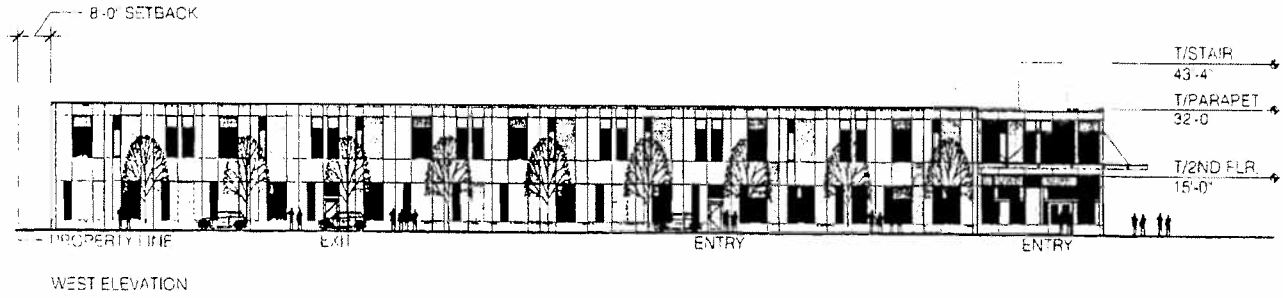
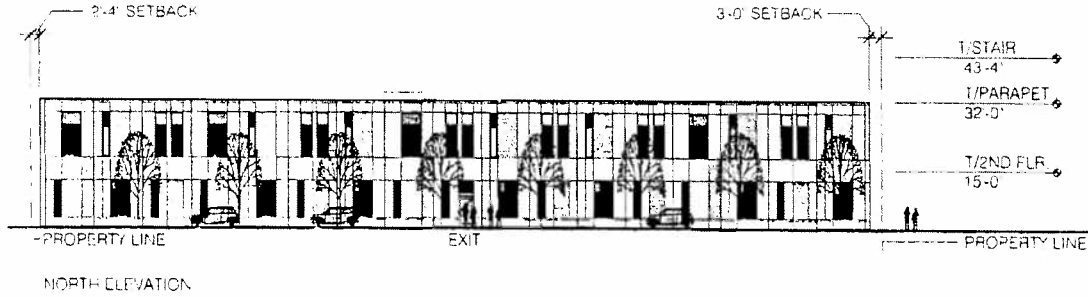
**GREEN ROOF PLANT MIX**

- Allium schoenoprasum 'Forescate'
- Allium senescens var. montanum
- Sedum album 'Coral Carpet'
- Sedum caudicola 'Bertram Anderson'
- Sedum reflexum
- Sedum sexangulare
- Sedum spurium 'Royal Pink'



North And West Elevations.

FACILITIES SERVICES BUILDING - 5201 South Cottage Grove Ave. A.2 ELEVATIONS - North West



South And East Elevations.

FACILITIES SERVICES BUILDING - 5201 South Cottage Grove Ave. A.3 ELEVATIONS - South East

