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.)

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.)

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 52nd Street; the alley next east of and parallel to South Cottage Grove Avenue; the alley next south of and parallel to East 52nd Street; the alley next west of and parallel to South Drexel Avenue; the alley next north of and parallel to East 53rd Street; the alley next east of and parallel to South Cottage Grove Avenue; East 53rd 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 to 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
PLANNED DEVELOPMENT
EXISTING ZONING MAP

Proposed Planned Development
Existing Zone
Planned Development Boundary Map
And Property Line.
Generalized Land-Use Plan

East 52nd Street

East 53rd Street

PLANNED DEVELOPMENT
GENERALIZED LAND USE PLAN

Residential

Business

Institutional
Landscape Plan.

FACILITIES SERVICES BUILDING - 5201 South Cottage Grove Ave.

Proposed Green Roof - 25% Coverage

Proposed Parkways to match Existing (Typ.)

Sidewalk Pavement & Base - 6' Width (Typ.)

Proposed Sidewalk to match Existing

ADA Ramp with Detectable Warning Tiles (Typ.)

Provision Building Footprint: 93,599 Gross Sq. Ft

Existing Building

GARAGE ENTRANCE

Public Alley

Employee Parking

Existing Sidewalk - 6' Width (Typ.)

Perimeter Shrubs (Typ.)

Groundcovers & Perennials (Typ.)

Existing Parkways, Lawn (Typ.)

Proposed Ornamental Fence - 4' HT. MIN. (Typ.)

Existing Sidewalk Ramps to Remain (Typ.)

Parking Garage Entrance Main Building Entrance

Existing Curb Cut

Existing Building

PROPOSED SCREEN FENCE (Typ.) - 6' HT. MIN.

PROPOSED ORNAMENTAL FENCE (Typ.) - 6' HT. MIN.

Existing Trash Enclosure

Public Alley

Proposed Ornamental Fencing (Typ.)

Perimeter Shrubs (Typ.)

Groundcover & Perennials (Typ.)

Existing Lawn, Parkway (Typ.)

Existing Trees to Remain (Typ.)

E. 53RD ST.

TRAFFIC DIRECTION

GARAGE ENTRANCE

Public Alley

Employee Parking

Existing Sidewalk Ramps to Remain

5/8/2013

REPORTS OF COMMITTEES

LANDSCAPE PLAN - 1.1.1
Landscape Details

 FACILITIES SERVICES BUILDING - 5201 South Cottage Grove Ave.

LEGEND

PROPERTY LINE
ORNAMENTAL FENCE (6' HT.)
SCREEN FENCE (6' HT.)

EXISTING TREE TO REMOVE

SHADE TREE, 2.5" CAL.
ORNAMENTAL TREE, 2.5" CAL.
PERIMETER SHRUBS, 30" HT.
EVERGREEN SHRUBS, 30" HT.

GROUND COVER & PERENNIALS

BIKE RACK (2)

ATS VEHICULAR USE AREA = 21,138 SF
INTERNAL LANDSCAPE REQ. (10%) 2,114 SF
INTERNAL LANDSCAPE PROVIDED 3,695 SF
INTERNAL PARKING LOT TREES REQ. 17
INTERNAL PARKING LOT TREES PROVID. 17
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 PROVID. 15

Plant Palette

<table>
<thead>
<tr>
<th>Qty</th>
<th>Key</th>
<th>Botanical name</th>
<th>Common name</th>
<th>Size</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>CRC</td>
<td>Cercis canadensis var. ensima</td>
<td>Flameless Cockspur Honeysuckle</td>
<td>2.5&quot; cal</td>
<td>B&amp;B</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>AGA</td>
<td>Acer freemanii 'Autumn Blaze'</td>
<td>Autumn Blaze Freeman Maple</td>
<td>2.5&quot; cal</td>
<td>B&amp;B</td>
</tr>
<tr>
<td>3</td>
<td>GEE</td>
<td>Gaultheria occidentalis 'Chippewa'</td>
<td>Green Giant Firethorn</td>
<td>2.5&quot; cal</td>
<td>B&amp;B</td>
</tr>
<tr>
<td>1</td>
<td>STU</td>
<td>Quercus macrocarpa</td>
<td>Bur Oak</td>
<td>2.5&quot; cal</td>
<td>B&amp;B</td>
</tr>
<tr>
<td>6</td>
<td>TAD</td>
<td>Taxodium distichum 'Merrimac'</td>
<td>Swamp Bald Cypress</td>
<td>2.5&quot; cal</td>
<td>B&amp;B</td>
</tr>
<tr>
<td>11</td>
<td>TIP</td>
<td>Taxus americanus 'Round'</td>
<td>American Arborvitae</td>
<td>2.5&quot; cal</td>
<td>B&amp;B</td>
</tr>
<tr>
<td>10</td>
<td>ULD</td>
<td>Ulmus 'Pawpaw'</td>
<td>Pianta</td>
<td>2.5&quot; cal</td>
<td>B&amp;B</td>
</tr>
</tbody>
</table>

DECIDUOUS SHRUBS

<table>
<thead>
<tr>
<th>Qty</th>
<th>Key</th>
<th>Botanical name</th>
<th>Common name</th>
<th>Size</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>10</td>
<td>RHA</td>
<td>Rhododendron 'Grave's Purple'</td>
<td>Crape Myrtle</td>
<td>24&quot; H</td>
<td>B&amp;B</td>
</tr>
<tr>
<td>77</td>
<td>RAA</td>
<td>Rubus idaeus 'Green Mound'</td>
<td>Green Mound Alpine Cranberry</td>
<td>30&quot; H</td>
<td>B&amp;B</td>
</tr>
<tr>
<td>12</td>
<td>SYR</td>
<td>Syringa palustris 'Miss Kim'</td>
<td>Blueberry Lilac</td>
<td>30&quot; H</td>
<td>B&amp;B</td>
</tr>
<tr>
<td>16</td>
<td>YVE</td>
<td>Viburnum opulus 'Champ'</td>
<td>Blueberry</td>
<td>24&quot; H</td>
<td>B&amp;B</td>
</tr>
</tbody>
</table>

EVERGREEN SHRUBS

<table>
<thead>
<tr>
<th>Qty</th>
<th>Key</th>
<th>Botanical name</th>
<th>Common name</th>
<th>Size</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>270</td>
<td>JCH</td>
<td>juniperus horizontalis 'Blue Chip'</td>
<td>Blue Chip Creeping Juniper</td>
<td>4&quot; Container</td>
<td>B&amp;B</td>
</tr>
<tr>
<td>54</td>
<td>TAD</td>
<td>Taxus media 'Densiformis'</td>
<td>Japanese Yew</td>
<td>24&quot; H</td>
<td>B&amp;B</td>
</tr>
</tbody>
</table>

PERENNIALS

<table>
<thead>
<tr>
<th>Qty</th>
<th>Key</th>
<th>Botanical name</th>
<th>Common name</th>
<th>Size</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>HEM</td>
<td>Hemerocallis Mix</td>
<td>Daylily</td>
<td>12&quot; H</td>
<td>Container 18&quot; O C</td>
</tr>
<tr>
<td>1</td>
<td>TWI</td>
<td>H. 'Yellow Nile'</td>
<td>Daylily</td>
<td>12&quot; H</td>
<td>Container 18&quot; O C</td>
</tr>
<tr>
<td>1</td>
<td>TWI</td>
<td>H. 'Marble Fire'</td>
<td>Daylily</td>
<td>12&quot; H</td>
<td>Container 18&quot; O C</td>
</tr>
<tr>
<td>1</td>
<td>TWI</td>
<td>H. 'Happy Returns'</td>
<td>Daylily</td>
<td>12&quot; H</td>
<td>Container 18&quot; O C</td>
</tr>
</tbody>
</table>

ORNAMENTAL GRASSES

<table>
<thead>
<tr>
<th>Qty</th>
<th>Key</th>
<th>Botanical name</th>
<th>Common name</th>
<th>Size</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>606</td>
<td>SEA</td>
<td>Stipa arundinacea</td>
<td>Fountain Grass</td>
<td>12&quot; H</td>
<td>Container 24&quot; O C</td>
</tr>
</tbody>
</table>

GROUND COVER AND VINES

<table>
<thead>
<tr>
<th>Qty</th>
<th>Key</th>
<th>Botanical name</th>
<th>Common name</th>
<th>Size</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>573</td>
<td>PAR</td>
<td>Perennials Imbricata</td>
<td>Boston Ivy</td>
<td>12&quot; H</td>
<td>Container 18&quot; O C</td>
</tr>
</tbody>
</table>

Notes:
A. Existing trees indicated to remain shall be protected during construction.
B. All plant materials shall be specified quality. Trees shall be matched specimens from same nursery lot.
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

53526 JOURNAL--CITY COUNCIL--CHICAGO 5/8/2013
Green Roof Plan.

**GREEN ROOF PLANT MIX**
- Allium schoenoprasum 'Foescate'
- Allium senescens var. montanum
- Sedum album 'Coral Carpet'
- Sedum cauticola 'Bertram Anderson'
- Sedum reflexum
- Sedum saxangulare
- Sedum spurium 'Royal Pink'

**PROPOSED GREEN ROOF:** 13,385 SQ. FT (25% COVERAGE)

**MODULE SECTION**
- 4-1/4" TOTAL FILLED DEPTH
- 3-1/4" MODULE DEPTH
- METAL EDGING (LEG HT. TO MATCH MODULE HT.)
- HORIZONTAL LEG UNDER MODULE
- VEGETATED ROOF MODULE
- ENGINEERED SOIL
- GREEN ROOF PLANTS (MIN. 50% COVERAGE AT INSTALLATION)
- PORTALS IN EDGE OF MODULE TO PERMIT MOISTURE AND ROOT TRANSFER
- 3/8" MODULE FEET TO PROVIDE AIR GAP
- SLIP SHEET, OVERLAPPED AND SEAMED
- ROOFING AND WATERPROOFING SYSTEM (SEE ARCHITECTURAL DRAWINGS)
- DRAINAGE HOLES
- TYPICAL VEGETATED MODULE UNIT
- DRAINAGE HOLES, TYP.

**VARIES PER MANUFACTURER**
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