September 8, 2023

Alicia Berg
Assistant Vice President, Campus Planning + Sustainability
Facilities Services
5235 S. Harper Court, Suite 1000
Chicago, IL 60615

Re: Site Plan Review for Institutional Planned Development No. 1287, The University of Chicago, proposed new University of Chicago Charter School - Woodlawn Campus Athletic Field - 6300 South University Avenue

Dear Ms. Berg:

Please be advised that your request for site plan approval for Institutional Planned Development No. 1287 ("PD 1287"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0804 of the Chicago Zoning Ordinance and Statement No. 13 and No. 16 of the Planned Development.

In regard to your site plan review request, the City of Chicago Department of Planning and Development (DPD) has reviewed the site plan request for approval submitted for the project identified above. The proposed project consists of the following additional enhancements that provide more inclusive and dynamic athletic opportunities for the school and the community (in addition to the required improvements at 6300 South University Avenue, per the Redevelopment Agreement and the Phase II Elements) required of the development are to include:

• The field design has been upgraded to include an artificial turf athletic field permanently striped for football and soccer to meet the National Federation of State High School Associations (NFHS) regulations. Soccer goals will also be installed.
• The field will also include tick marks to temporarily overlay striping for field hockey and unified lacrosse fields to allow for practice and recreational games.
• A long jump runway and sand pit.
• 5 standalone fitness equipment fixtures located in three corners of the jogging track.
• A multi-sport scoreboard.
• The jogging path has been upgraded to a 4-lane, 0.23-mile-wide synthetic rubber jogging track.
• A 4-foot-high ornamental perimeter fence to match existing with openings along the north edge of the field.
• A 650-spectator bleacher system with secured outdoor storage for athletic equipment.
• 20-foot-high sports netting at each end of the athletic field to prevent over kicks beyond the goal areas.
• Pedestrian site lighting around the jogging track and six (6) athletic field lighting poles.

Construction of the proposed additional elements of this project will not trigger any changes to the existing FAR (Floor Area Ratio) or Site Coverage established for this Planned Development. The request for approval includes the following attached documents dated April 7, 2023, prepared by Terra Engineering Ltd. and MEPIS +A Architects:

• Project Description
• Dimensioned Landscape Plan
• Planned Development and Land Use Map
• Aerial Map
• Example Images
• Bleacher Elevations

Upon review of the material submitted, the Department of Planning and Development has determined that these plans are consistent with and satisfy the requirements of Institutional Planned Development No. 1287.

If you have any questions or need further clarification on these comments, please contact Heidi Sperry at (312) 744-0879 or at heidi.sperry@cityofchicago.org.

Sincerely,

Patrick Murphey
Zoning Administrator

Originated by: Patrick Brutus

cc: Sarah Sheehan, University of Chicago
Erik Glass, DPD
Mike Marmo, DPD
Teresa Mc Laughlin, DPD
Heidi Sperry, DPD
Noah Szafraniec, DPD
Lisa Washington, DPD
Planned Development files
PROJECT DESCRIPTION

In accordance with the established guidelines for Planned Developments and Section 13.2 of Redevelopment Agreement for the property located at 6300 South University Avenue within Institutional Planned Development #1287, The University of Chicago hereby submits Phase II plans for review.

The University of Chicago Charter School - Woodlawn Campus proposes to build an Athletic Field as the next phase of improvements at 6300 S. University Avenue. This project is intended to implement the required Phase II elements from the Redevelopment Agreement (RDA) along with additional improvements to enhance the athletic offerings of the site. Per the RDA, the Phase II required elements include:

- The construction of a jogging path around the grass field and place field markings for competitive sports.
- The installation of the necessary site infrastructure to support the athletic field.
- The installation of football goal posts and other athletic equipment.
- The planting of parkway trees along 64th Street.

The proposed development will include the above required RDA elements as well as the following additional enhancements to provide more inclusive and dynamic athletic opportunities for the school and the community:

- The field design has been upgraded to include an artificial turf athletic field permanently striped for football and soccer to meet the National Federation of State High School Associations (NFHS) regulations. Soccer goals will also be installed.
- The field will also include tack marks to temporarily overlay striping for field hockey and unified lacrosse fields to allow for practices & recreational games.
- A long jump runway and sand pit.
- A standalone fitness equipment fixtures located in three corners of the jogging track.
- A multi-sport scoreboard.
- The jogging path has been upgraded to a 4-lane, 0.23-mile-wide synthetic rubber jogging track.
- A 4-foot-high ornamental perimeter fence to match existing with openings along the north edge of the field.
- A 850-spectator bleacher system with secured outdoor storage for athletic equipment.
- 20-foot-high sports netting at each end of the athletic field to prevent over kicks beyond the goal areas.
- Pedestrian level site lighting around the jogging track and six (6) athletic field lighting poles.

The extents of the track and fencing and several light poles are proposed to encroach within the 64th Street right-of-way due to safety requirements of the competitive athletic field. Infrastructure for the development will include new power for site lighting and drainage improvements to provide stormwater management. The project will be a Regulated Development per the City's Stormwater Ordinance, so stormwater detention (rate control) will be provided in an underground detention system beneath the artificial turf field and retention (volume control) will be provided in the stone voids of the field, allowing for infiltration, and limiting the volume of runoff leaving the site.