



**DEPARTMENT OF PLANNING AND DEVELOPMENT**  
**CITY OF CHICAGO**

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.



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- 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](mailto: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 herewith submits Phase II plans for review.

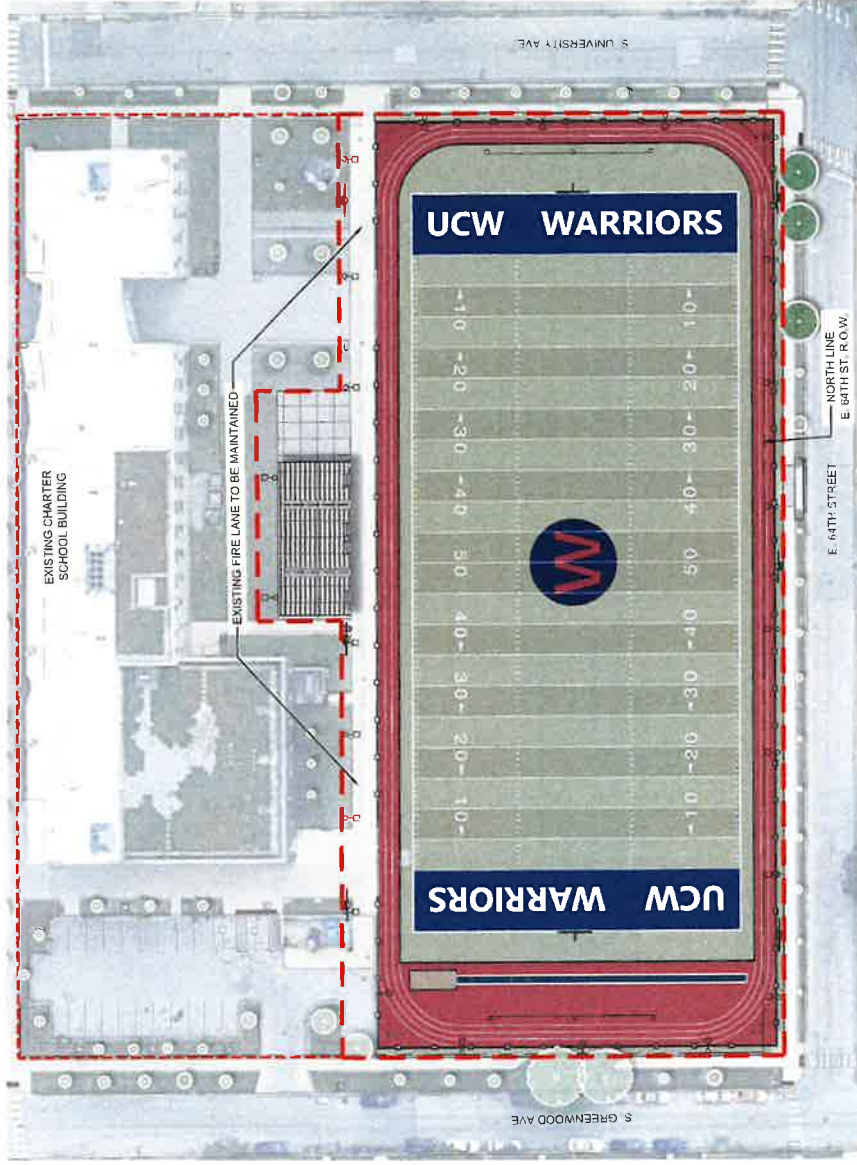
The University of Chicago Charter School - Woodlawn Campus proposes to build an Athletic Field as the next phase of improvements at 6300 S. University Avenue. This project is intended to implement the required Phase II elements from the Redevelopment Agreement (RDA) along with additional improvements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

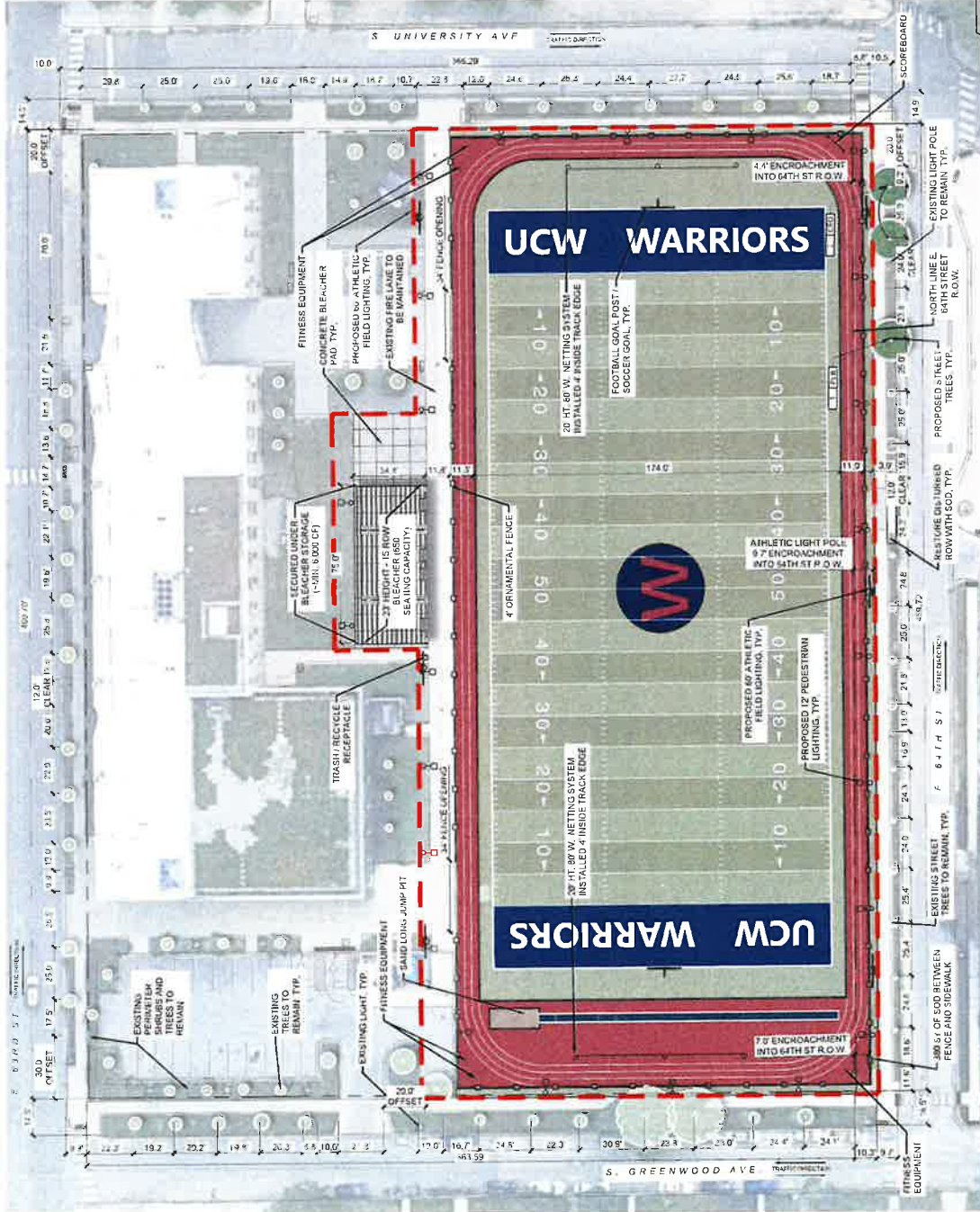
- The construction of a jogging path around the grass field and place field markings for competitive sports.
- The installation of the necessary site infrastructure to support the athletic field.
- The installation of football goal posts and other athletic equipment.
- The planting of parkway trees along 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 tick marks to temporarily overlay striping for field hockey and unified lacrosse fields to allow for practice & 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 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.



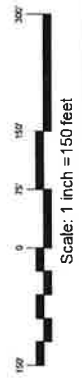


Plant Schedule					
Qty.	Key	Botanical name	Common name	Size	Notes
		SHADE TREES			
2	CEO	Celtis occidentalis 'ChicagoBland'	ChicagoBland Cornelian Hackberry	2.5" B&B	Central Leader
1	PLB	Platanus x acerifolia 'Bloodgood'	Bloodgood London Planetree	2.5" B&B	Critical Leader



DIMENSIONED LANDSCAPE SITE PLAN  
 University of Chicago Charter School - Woodlawn Campus Athletic Field  
 Chicago, IL  
 04/07/2023





LOCATION PLAN

PLANNED DEVELOPMENT AND LAND USE MAP  
 University of Chicago Charter School - Woodlawn Campus Athletic Field  
 Chicago, IL  
 04/07/2023





AERIAL MAP

University of Chicago Charter School - Woodlawn Campus Athletic Field  
Chicago, IL

04/07/2023





4' ORNAMENTAL FENCE



LONG JUMP PIT



20' SPORTS NETTING



SCOREBOARD



SINGLE PULL-UP



POLYMERIC STEPS



PUSH-UP BAR



FITNESS BENCH



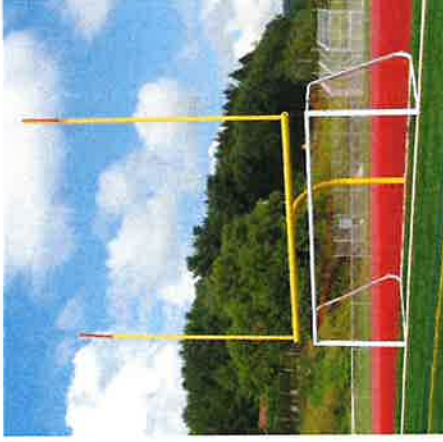
2-PERSON PULL-UP



TRASH / RECYCLE RECEPTACLE



15-ROW BLEACHER



FOOTBALL GOAL POST AND SOCCER GOALS



PEDESTRIAN LIGHTS

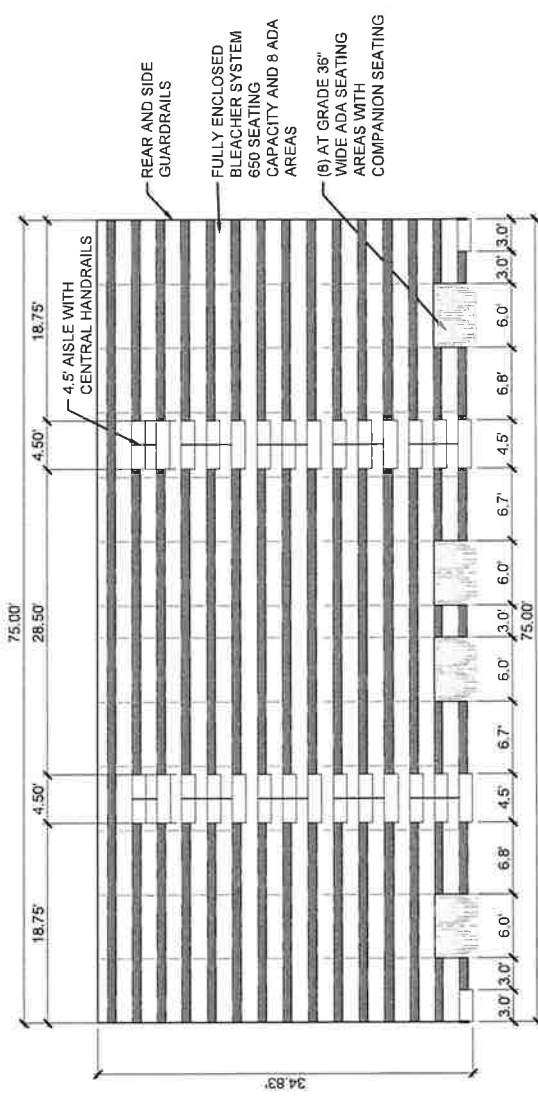


ATHLETIC FIELD LIGHTS

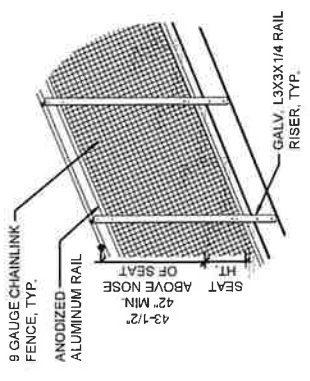


EXAMPLE IMAGES  
*(Images are for illustrative purposes and not to represent the exact color, product, dimensions or scale of what will be provided.)*  
University of Chicago Charter School - Woodlawn Campus Athletic Field  
Chicago, IL  
04/07/2023

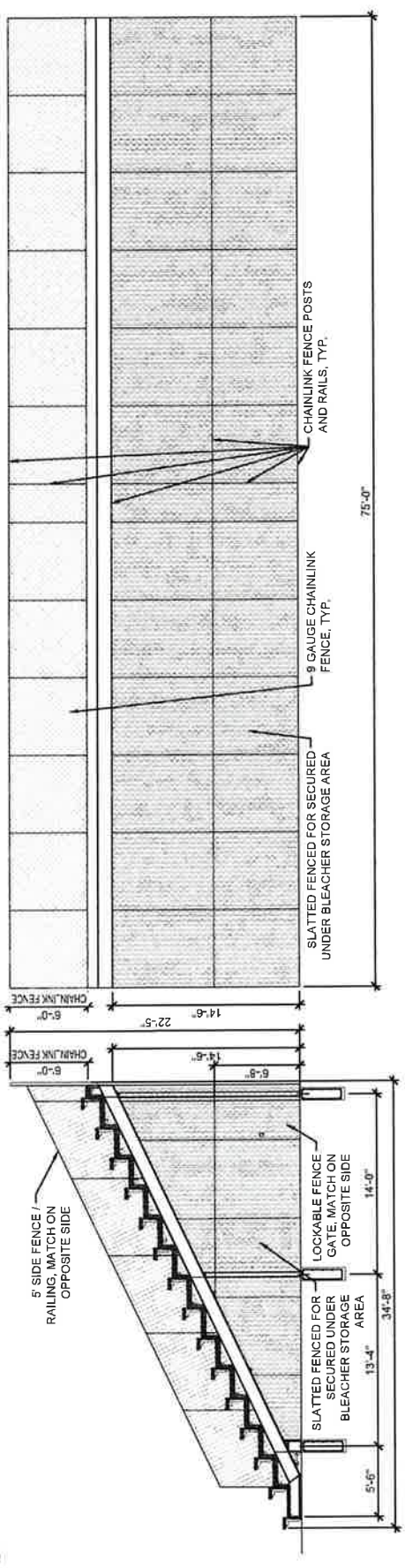




1 BLEACHER ENLARGEMENT PLAN  
SCALE 1/8" = 1'-0"



3 TYPICAL SIDE RAILING  
SCALE 1/4" = 1'-0"



2 BLEACHER ELEVATIONS  
SCALE 1/8" = 1'-0"



THE UNIVERSITY OF  
**CHICAGO**

BLEACHER ELEVATIONS  
University of Chicago Charter School - Woodlawn Campus Athletic Field  
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