

PD 1287

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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.



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

- 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 herewith submits Phase II plans for review.

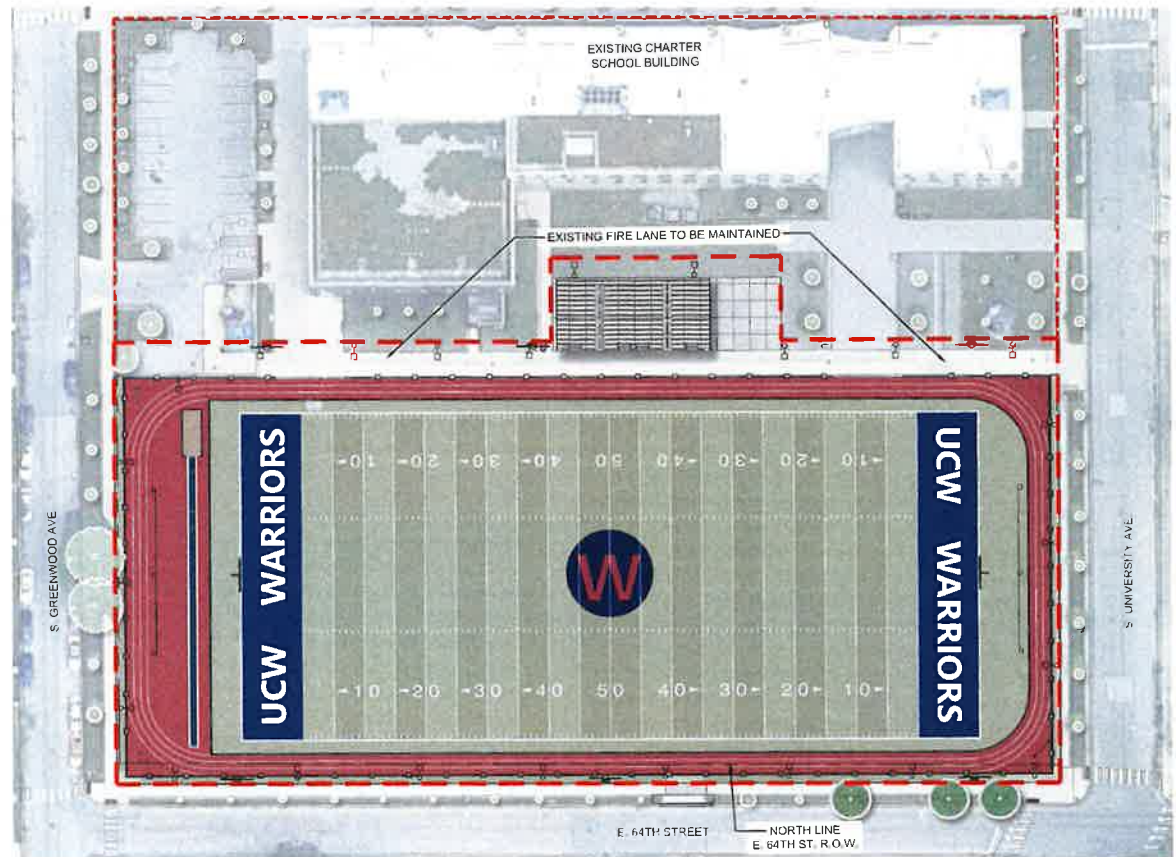
The University of Chicago Charter School - Woodlawn Campus proposes to build an Athletic Field as the next phase of improvements at 6300 S. University Avenue. This project is intended to implement the required Phase II elements from the Redevelopment Agreement (RDA) along with additional improvements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

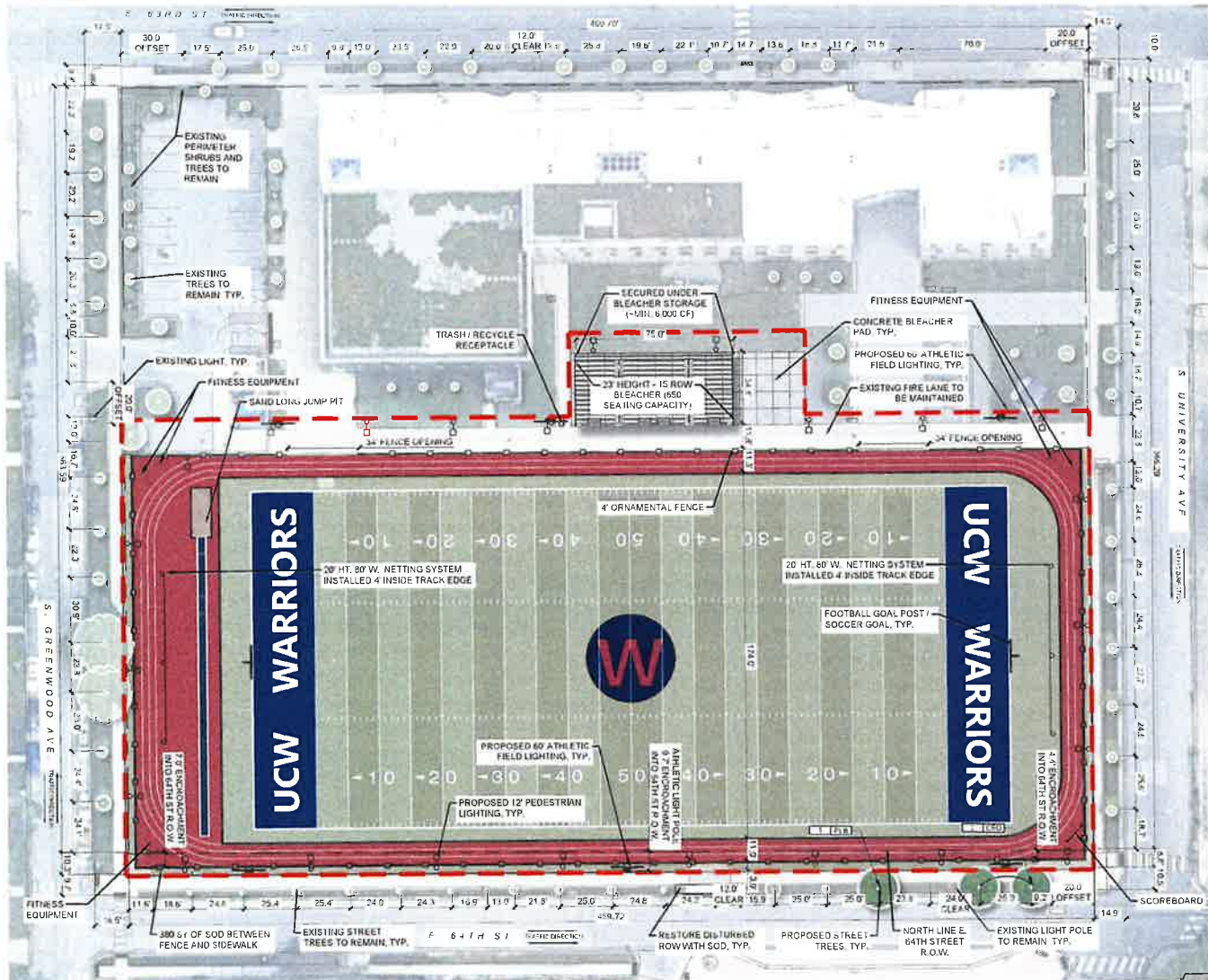
- The construction of a jogging path around the grass field and place field markings for competitive sports.
- The installation of the necessary site infrastructure to support the athletic field.
- The installation of football goal posts and other athletic equipment.
- The planting of parkway trees along 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 'Chicagoland' | Chicagoland Common Hackberry | 2.5" B&B | Central Leader |
| 1 | PLB | Platanus x acerifolia 'Bloodgood' | Bloodgood London Planetree | 2.5" B&B | Central Leader |



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





LOCATION PLAN

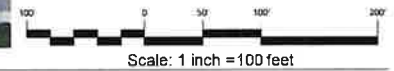


Scale: 1 inch = 150 feet



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

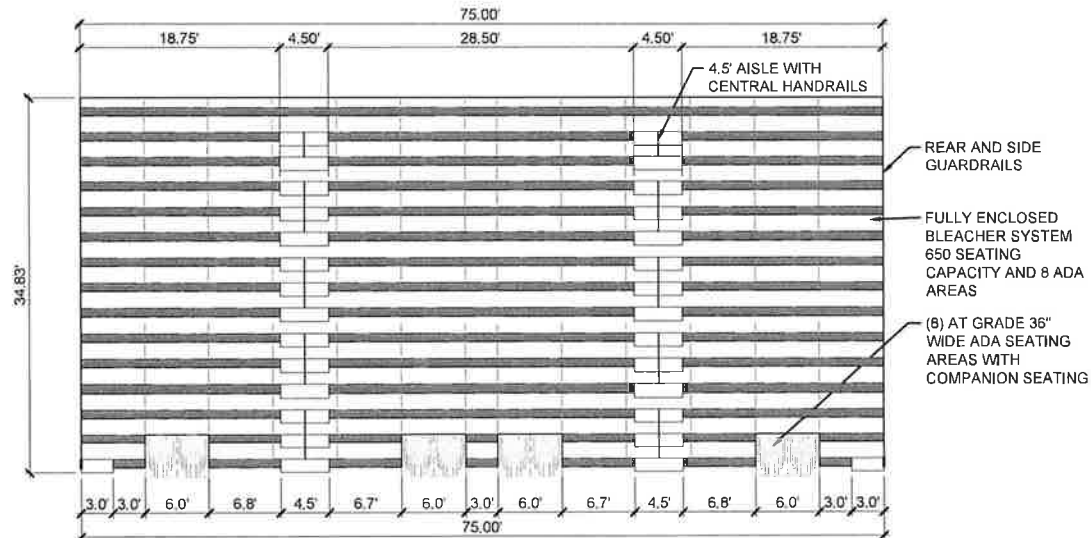


ATHLETIC FIELD LIGHTS

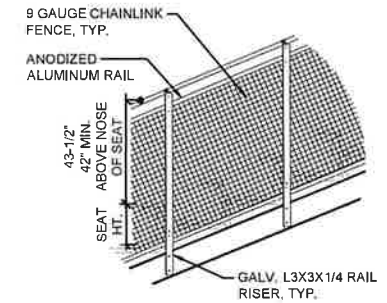


EXAMPLE IMAGES
(Images are for illustrative purposes and not to represent the exact color, product, dimensions or scale of what will be provided.)
University of Chicago Charter School - Woodlawn Campus Athletic Field
 Chicago, IL
 04/07/2023

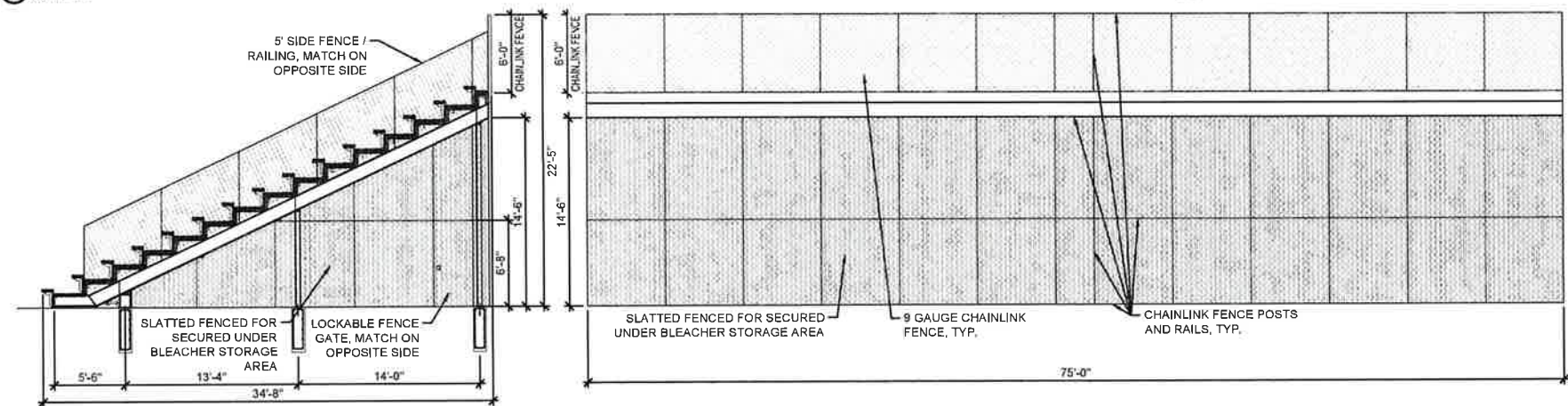




1 BLEACHER ENLARGEMENT PLAN
SCALE: 1" = 10'



3 TYPICAL SIDE RAILING
SCALE: N.T.S.



2 BLEACHER ELEVATIONS
SCALE: 1/8" = 1'

7/29/2015

REPORTS OF COMMITTEES

4149

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE BY RECLASSIFICATION OF
AREA SHOWN ON MAP NO. 14-D

(As Amended)

(Application No. 18336)

(Common Address: 1101 -- 1145 E. 63rd St., 1100 -- 1144 E. 64th St.,
6300 -- 6336 S. University Ave. And
6301 -- 6337 S. Greenwood Ave.)

IPD 1287

[SO2015-2587]

(Committee Meeting Held on June 25, 2015)

The Committee on Zoning, Landmarks and Building Standards submitted the following report:

CHICAGO, July 29, 2015.

To the President and Members of the City Council:

Presenting a series of reports for your Committee on Zoning, Landmarks and Building Standards which held a meeting on June 25, 2015, the following items were passed by a majority of the members present:

Page 1 contains a Mayoral ordinance regarding urban farm accessory composting operations. Page 1 also contains one text amendment in regards to sports and recreation participants within certain zoning districts.

Pages 1 through 5 of the committee report contain various map amendments.

Pages 5 and 6 of the committee report contain applications for business identification signs, one landmark designation, one order for demolition of a historical landmark building and one zoning exception.

I hereby move for passage of the proposed substitute ordinance transmitted herewith.

Respectfully submitted,

(Signed) DANIEL S. SOLIS,
Chairman.

On motion of Alderman Solis, the said proposed substitute ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Moreno, Hopkins, Dowell, Burns, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Burke, Lopez, Foulkes, D. Moore, Curtis, O'Shea, Brookins, Muñoz, Zalewski, Scott, Solis, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Santiago, Waguespack, Mell, Ramirez-Rosa, Villegas, Mitts, Sposato, Laurino, O'Connor, Napolitano, Reilly, Smith, Tunney, Arena, Cappleman, Osterman, J. Moore, Silverstein -- 47.

Nays -- None.

Alderman Beale moved to reconsider the foregoing vote. The motion was lost.

Alderman Pawar was recused from voting under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

The following is said ordinance as passed:

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 Residential Planned Development Number 723, as amended, symbols and indications as shown on Map Number 14-D in the area bounded by:

East 63rd Street; South University Avenue; East 64th Street; and South Greenwood Avenue,

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

SECTION 2. Title 17 of the Municipal Code, the Chicago Zoning Ordinance, be amended by changing all the B3-2 Community Shopping District symbols and indications as shown on Map Number 14-D in the areas bounded by:

East 63rd Street; South University Avenue; East 64th Street; and South Greenwood Avenue,

to the designation of Institutional Planned Development 1287, 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 attached and made a part thereto 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:

Institutional Planned Development.

Plan Of Development Statements.

1. The area delineated herein as Institutional Planned Development Number 1287 ("Planned Development") consists of approximately 167,844.58 square feet of net site area which is depicted on the attached Planned Development Boundary Map (the "Property"). The "Applicant" for purposes of this Planned Development is The University of Chicago. The owner of the Property is the City of Chicago, which has consented to the inclusion of the Property into the Planned Development.
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, assign 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 Planning and 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 sixteen (16) Statements; a Bulk Regulations Table; the following plans pertaining to the Applicant's proposed project (the "Project") prepared by ~~ECPurdy & Associates~~ dated June 18, 2015: an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary Map; a Site Plan; a Landscape Plan; an Interim Landscape Plan, Green Roof Plan; Phasing Plan and Building Elevations (North + South and East + West), submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and 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 shall be permitted on the Property: school, educational offices and administration offices; athletic field as accessory use to the primary school use, accessory parking and related and accessory uses, including a public safety service office and co-located communication facility as accessory uses.

The following uses are excluded within this Planned Development: all residential uses, funeral and internment services, residential dwelling units, group homes, and public safety services, hospitals, lodge or private club, lodging and freestanding communication towers.
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 Planning and Development. Off-premises signs are prohibited within the boundaries 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 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 167,844.58 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 Planning and 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. Prior to the issuance of the Certificate of Completion for the school building, the Applicant shall provide evidence to the Department of Planning and Development of completion of the improvements identified on the Interim Landscape Plan, including the area associated with the athletic field which shall be cleared, greened, seeded, fenced and accessible to the general public.
11. Prior to the Part II Approval (per Section 17-13-0610 of the Zoning Ordinance) for Phase II work identified in the phasing plan, the Applicant shall submit a site plan, landscape plan and building elevations for review and approval by the Department of Planning and Development. Review and approval by the Department of Planning and Development is intended to assure that specific development components conform with the Planned Development and to assist the City in monitoring ongoing development. Site Plan Approval Submittals need only include that portion of the Property for which approval is being sought by the Applicant. If the applicant is seeking approval for a portion of the Property that represents less than an entire area, the Applicant shall also include a site plan for that area of the Property which is bounded on all sides by either public rights-of-way or the boundary of the nearest subarea. The site plan provided shall include all dimensioned and planned street rights-of-way.

No Part II Approval for any such improvement on Phase II shall be granted until Site Plan Approval has been granted. If the Site Plan Approval Submittals substantially conform to the provisions of the Planned Development, the Department of Planning and Development shall approve the submittal in a prompt and timely manner. Following approval by the Department of Planning and Development, the approved Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the Planned Development.

After approval of the Site Plan, changes or modifications may be made pursuant to the provisions of Statement 13. In the event of any inconsistency between approved plans and the terms of the Planned Development, the terms of the Planned Development shall govern. Any Site Plan Approval Submittals shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- fully-dimensioned building elevations;
- fully-dimensioned landscape plan(s) and Roof Plan (if applicable); and
- Statistical information applicable to the subject site, including floor area, the applicable FAR, uses to be established, building heights and setbacks.

Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the Planned Development.

12. 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.
13. 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.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain all improvements on the Property 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.
15. 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. At the time of a hearing before the Chicago Plan Commission, all developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Planning and Development. The Applicant agrees to a minimum of "LEED" (Leadership in Energy and Environmental Design) basic certification. Copies of these standards may be obtained from DPD. The Applicant also agrees to provide a vegetative ("green") roof system on a minimum of 25 percent of the net flat roof area and to provide Volume Control in lieu of a larger green roof, of at least 597 cubic feet. The Volume Control provided via infiltration into the soil below permeable pavers located in the south courtyard area and/or into the CA 7 open graded stone based below the concrete fire lane to satisfy the City of Chicago's Sustainable Policy requirements. The volume control indicated above is separate from the detention requirements of the Storm water Ordinance.
16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Unless substantial construction of the proposed improvements as contemplated in this Planned Development has commenced within six years following the adoption of this Planned Development, and is diligently pursued, then this Planned Development shall expire. If this Planned Development expires under the provision of this section, then the Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the Property to B3-2, Community Shopping District.

[Existing Zoning Map; Property Line Map and Boundary Map; Right-of-Way Exhibit; Existing Land-Use Map; Site Plan; Phasing Plan; Parking/Truck Loading Exhibit; Landscape Plan; Interim Landscape Plan; ~~Green Roof Plan~~; North, South, East and West Building Elevations; and Traffic Plan referred to in these Plan of Development Statements printed on pages 4156 through 4170 of this *Journal*.]

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

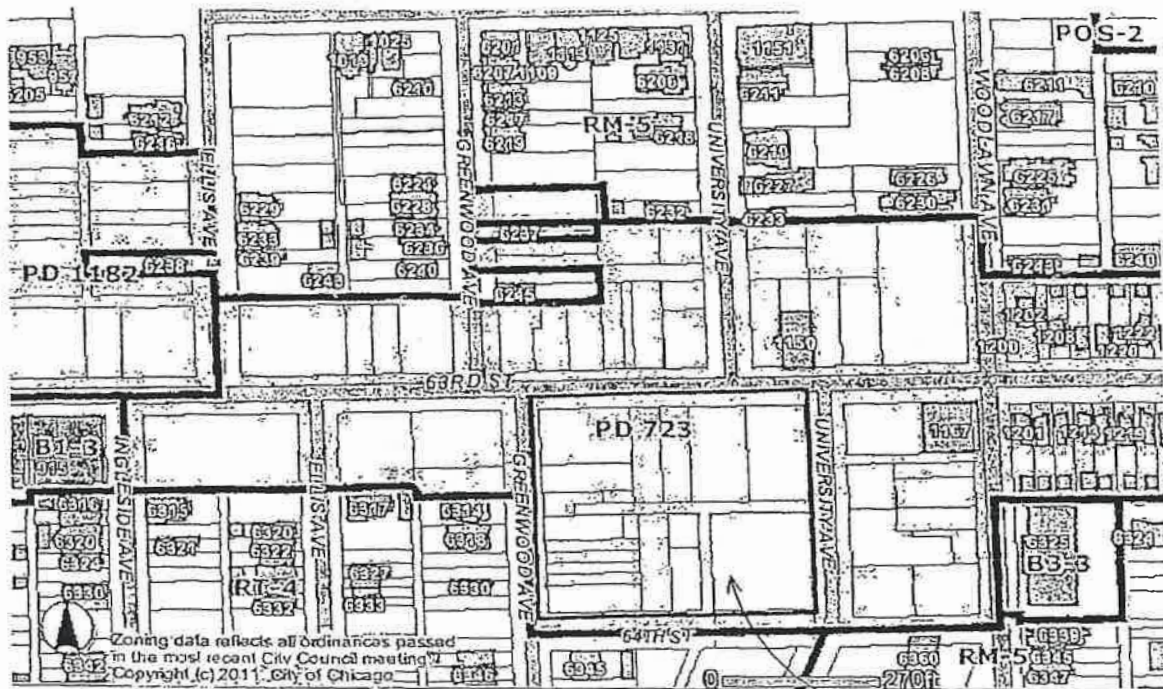
Institutional Planned Development.

Bulk Regulation And Data Table.

| | |
|---|--|
| Gross Site Area: | 226,633.27 square feet |
| Net Site Area: | 167,844.58 square feet (includes two alley vacations) |
| Public Area Right-of-Way: | 58,788.69 square feet |
| Maximum Floor Area Ratio: | 1.0 |
| Minimum Number of Off-Street Loading Spaces: | 1 |
| Number of Off-Street Parking Spaces: | 25 (including two accessible spaces) |
| Minium Number of Bicycle Parking Spaces: | 4 |
| Maximum Building Height: | 50 feet (as measured in accordance with the Chicago Zoning Ordinance) |
| Minium Required Setback: | In accordance with the Site Plan |

FINAL FOR PUBLICATION

Planned Development No.
Existing Zoning Map



UCCS WOODLAWN
PROPERTY
LOCATION



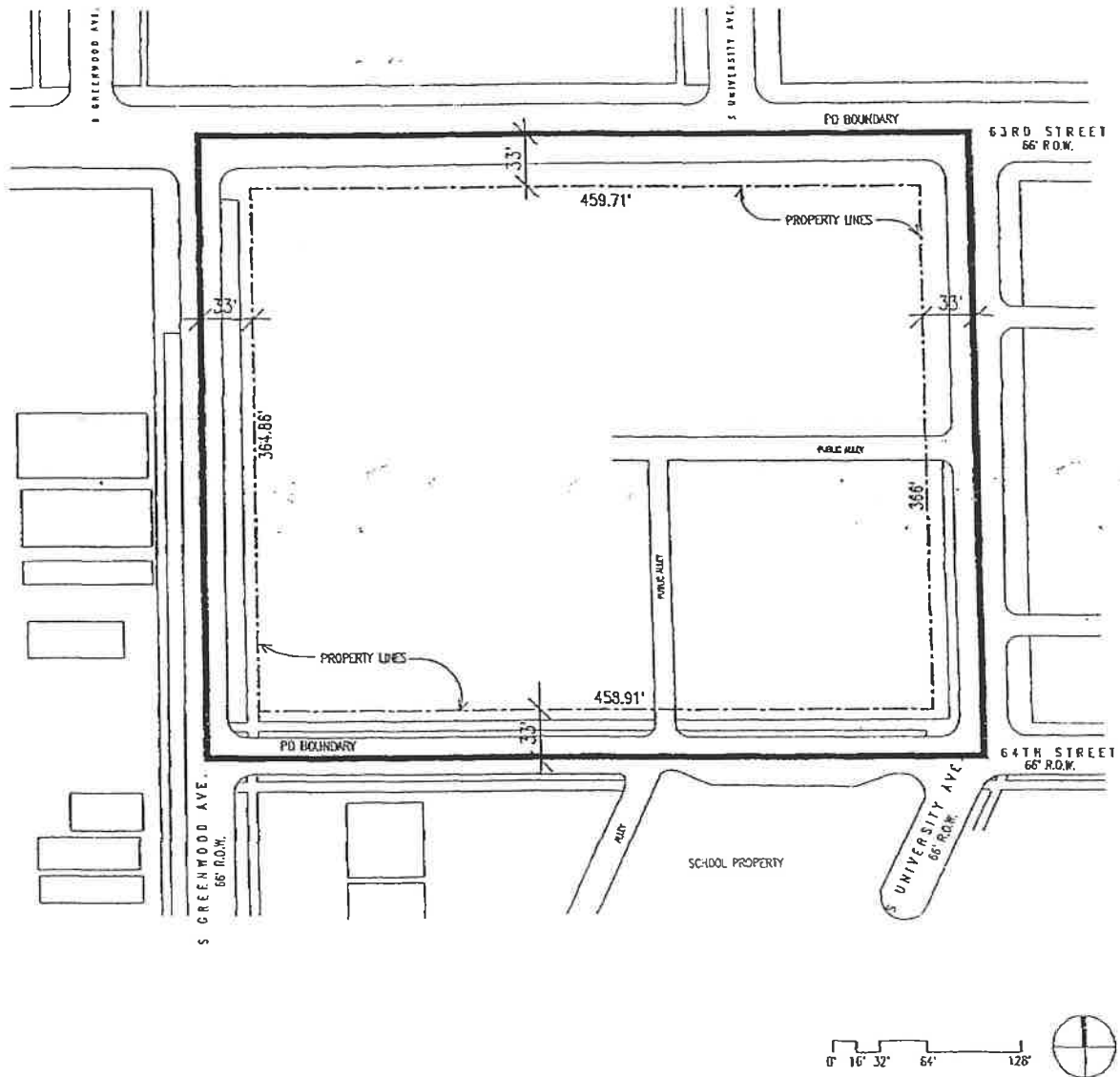
Applicant: University of Chicago
Addresses: 1101-1145 East 63rd Street
1100-1144 East 64th Street
6300-6336 South University Avenue
6301-6337 South Greenwood Avenue
Address applied for: 6300 South University Avenue

Date: June 8, 2015
Intro Date: April 15, 2015
Plan Commission: June 18, 2015

PD-01

FINAL FOR PUBLICATION

Planned Development No.
 Property Line Map &
 PD Boundary Map



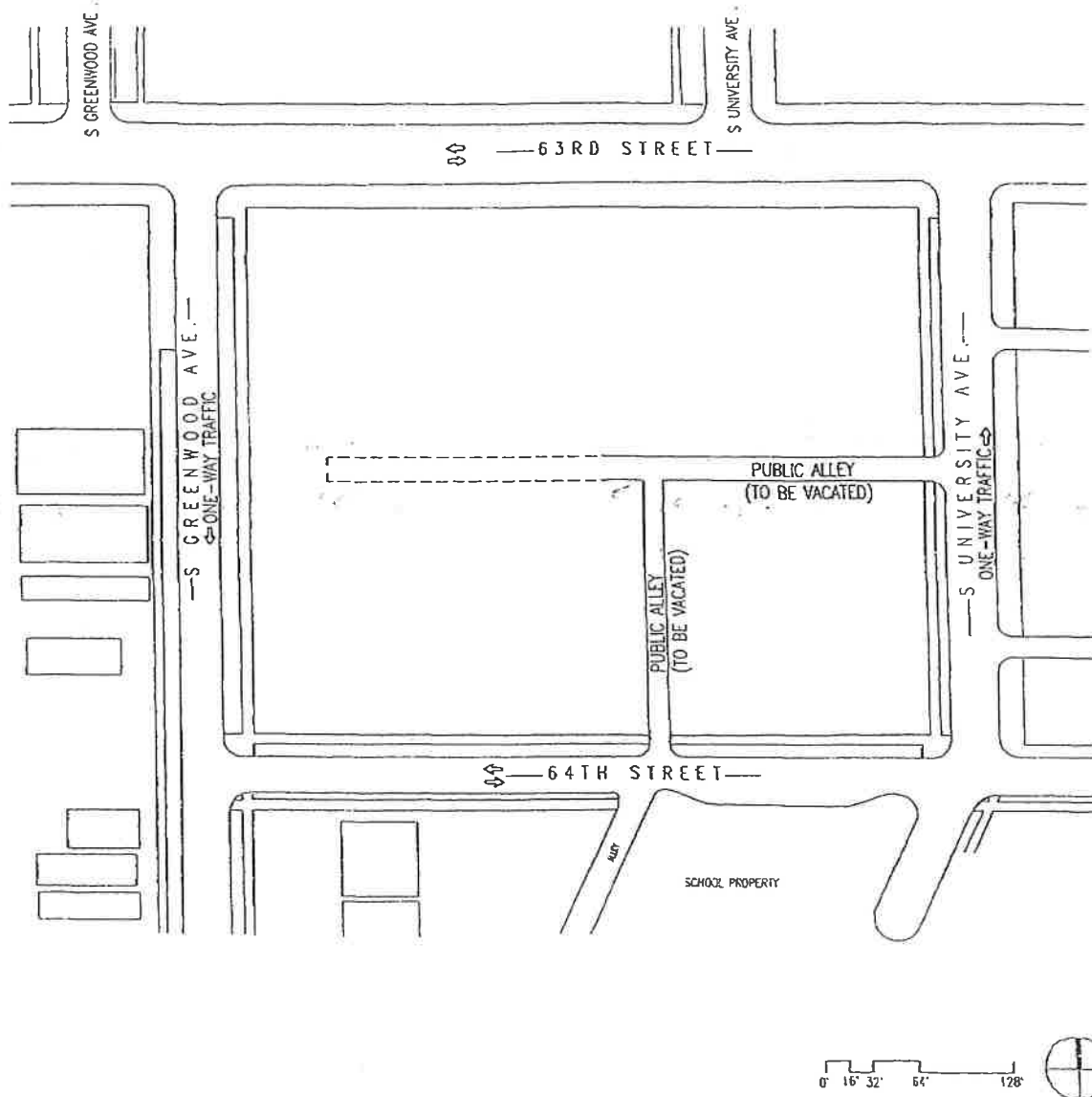
Applicant: University of Chicago
 Addresses: 1101-1145 East 63rd Street
 1100-1144 East 64th Street
 6300-6336 South University Avenue
 6301-6337 South Greenwood Avenue
 Address applied for: 6300 South University Avenue

Date: June 8, 2015
 Intro Date: April 15, 2015
 Plan Commission: June 18, 2015

PD-02

FINAL FOR PUBLICATION

Planned Development No.
Rights-of-Way Exhibit

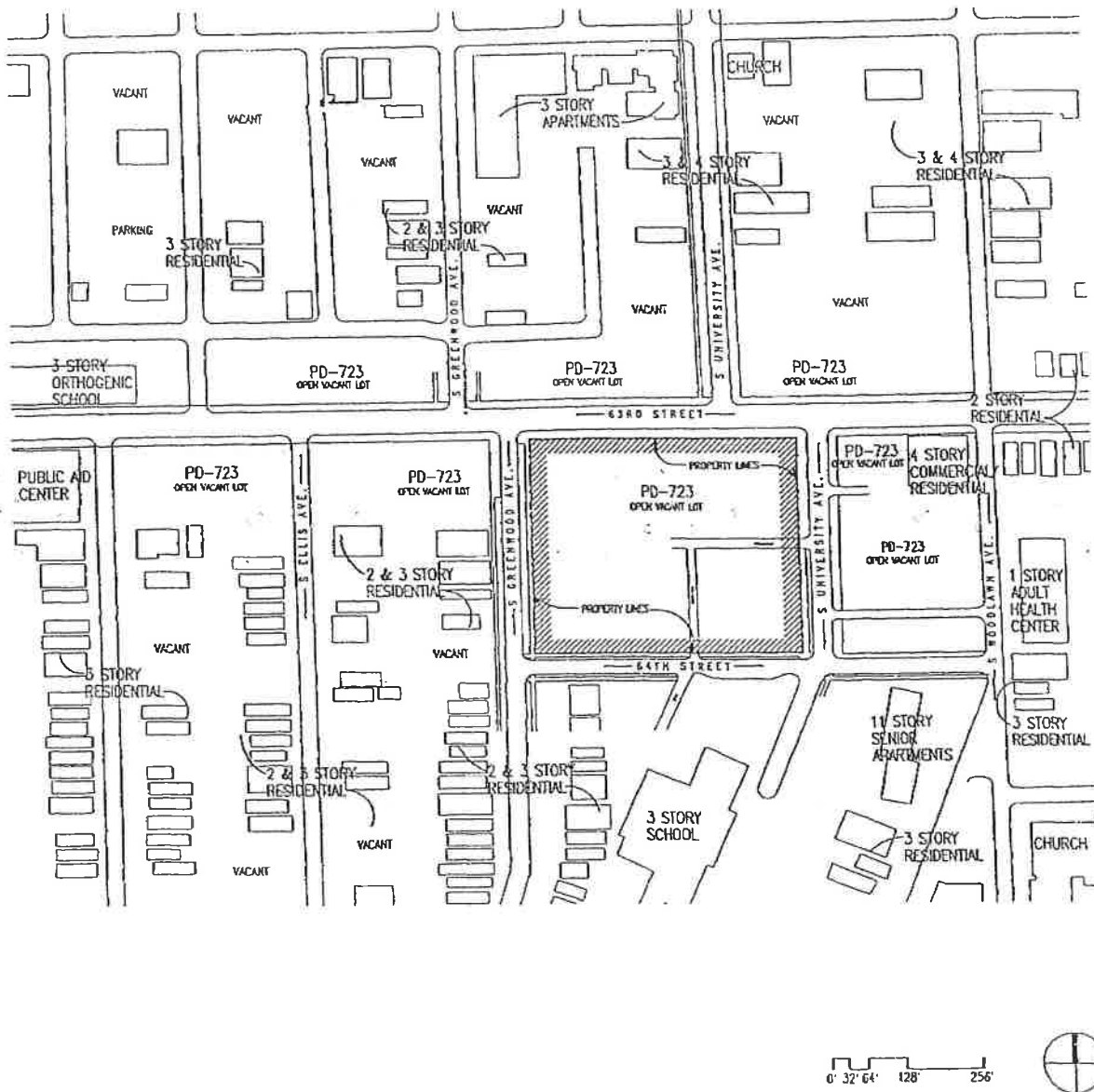


Applicant: University of Chicago
 Addresses: 1101-1145 East 63rd Street
 1100-1144 East 64th Street
 6300-6336 South University Avenue
 6301-6337 South Greenwood Avenue
 Address applied for: 6300 South University Avenue

Date: June 8, 2015
 Intro Date: April 15, 2015
 Plan Commission: June 18, 2015

PD-02a

Planned Development No. **FINAL FOR PUBLICATION**
Existing Land Use Map



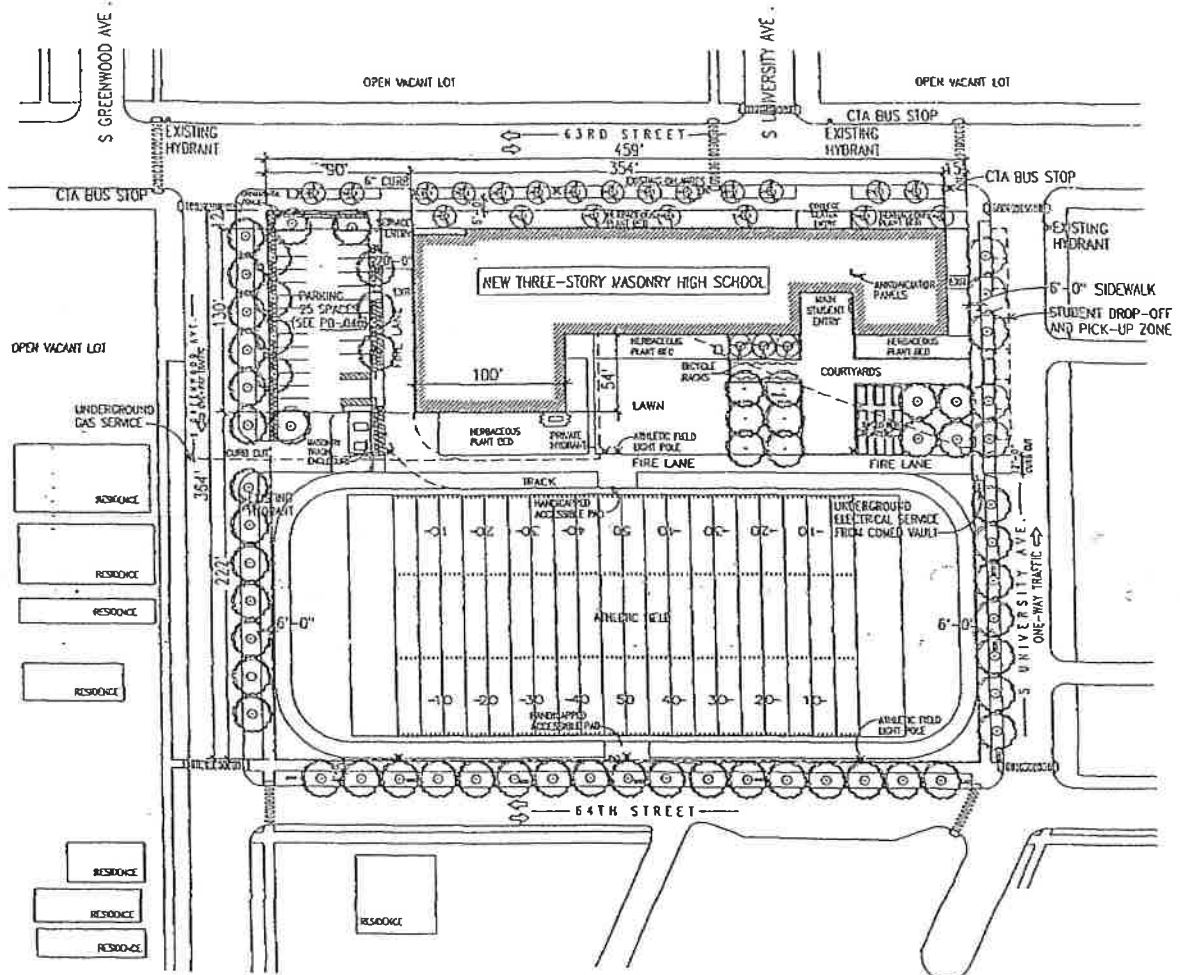
Applicant: University of Chicago
Addresses: 1101-1145 East 63rd Street
1100-1144 East 64th Street
6300-6336 South University Avenue
6301-6337 South Greenwood Avenue
Address applied for: 6300 South University Avenue

Date: June 8, 2015
Intro Date: April 15, 2015
Plan Commission: June 18, 2015

PD-03

FINAL FOR PUBLICATION

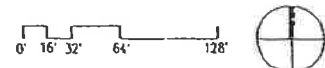
Planned Development No. Site Plan



OCCUPANCY — C3 (IB SCHOOL)
CONSTRUCTION — I-B FIRE RESISTIVE

SEE PD-04a FOR
SITE PHASING PLAN

GROUND FLOOR — 28,728sf
SECOND FLOOR — 19,383sf
THIRD FLOOR — 20,226sf



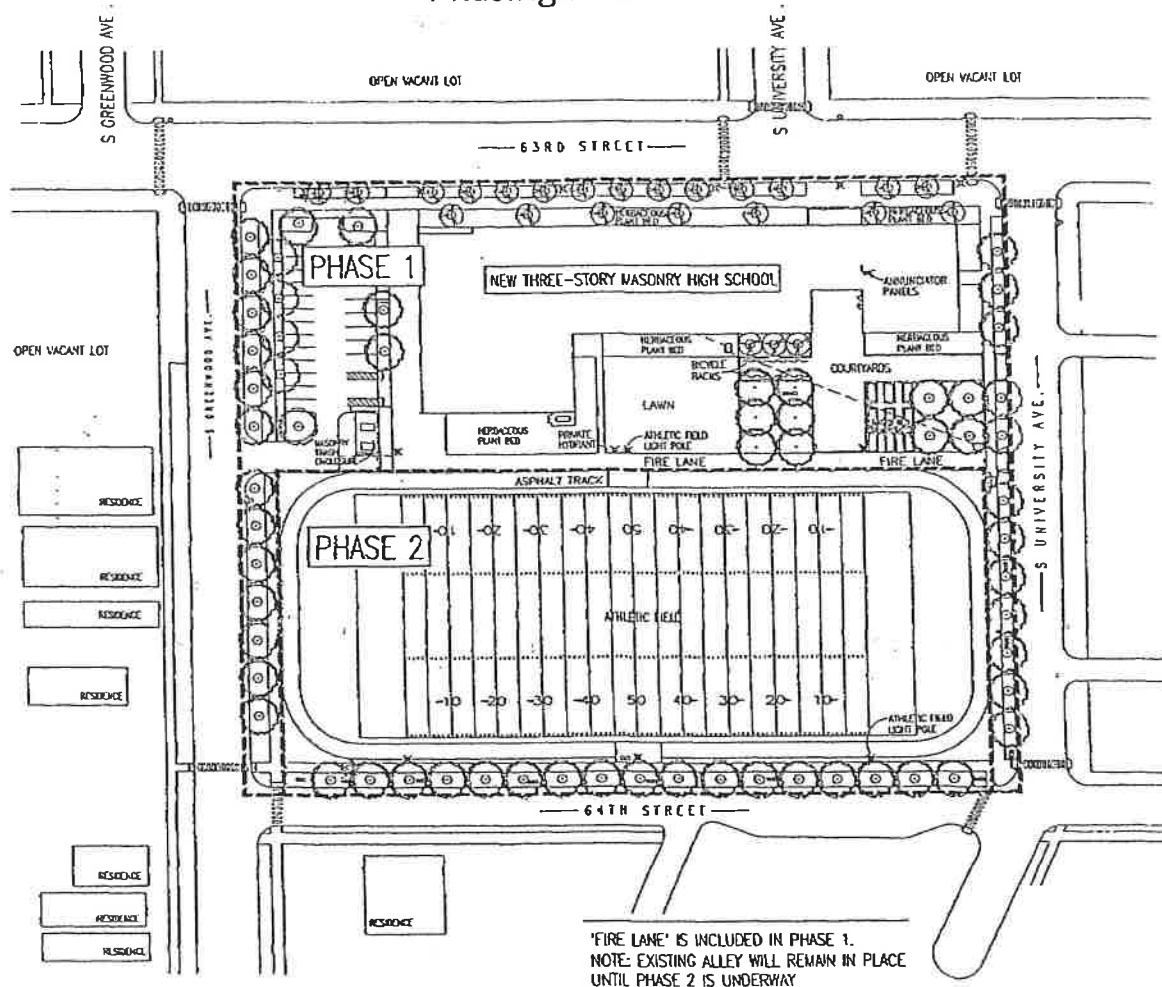
Applicant: University of Chicago
Addresses: 1101-1145 East 63rd Street
1100-1144 East 64th Street
6300-6336 South University Avenue
6301-6337 South Greenwood Avenue
Address applied for: 6300 South University Avenue

Date: June 8, 2015
Intro Date: April 15, 2015
Plan Commission: June 18, 2015

PD-04

FINAL FOR PUBLICATION

Planned Development No. Phasing Plan

**PHASE 1**

- CONSTRUCT THREE-STORY ±68,000sf MIDDLE SCHOOL AND HIGH SCHOOL
- CONSTRUCT TWENTY-FIVE SPACE PARKING LOT AND TRASH ENCLOSURE
- CONNECT TO THE NECESSARY UTILITIES TO SUPPORT THE BUILDING.
- PAVING AND LANDSCAPING ADJACENT TO THE BUILDING AND PARKWAY TREES ALONG UNIVERSITY AVE AND GREENWOOD AVE PER THE PHASE 1 BOUNDARY ABOVE.
- FENCING AROUND ALTHLETIC FIELD AND GRASS SEED ONLY ON THE SOUTHERN PORTION OF THE SITE.

PHASE 2

- REMOVE CONCRETE, POWER LINES AND OTHER UTILITY IN EXISTING ALLEY.
- CONSTRUCT JOGGING PATH AROUND THE FIELD AND PLACE FIELD MARKINGS FOR COMPETITIVE SPORTS.
- INSTALL THE NECESSARY SITE INFRASTRUCTURE TO SUPPORT THE ATHLETIC FIELD.
- INSTALL ATHLETIC FIELD GOAL POSTS AND OTHER ATHLETIC EQUIPMENT.
- PLANT PARKWAY TREES ALONG 64TH ST PER THE PHASE 2 BOUNDARY ABOVE.

0' 16' 32' 64' 128'

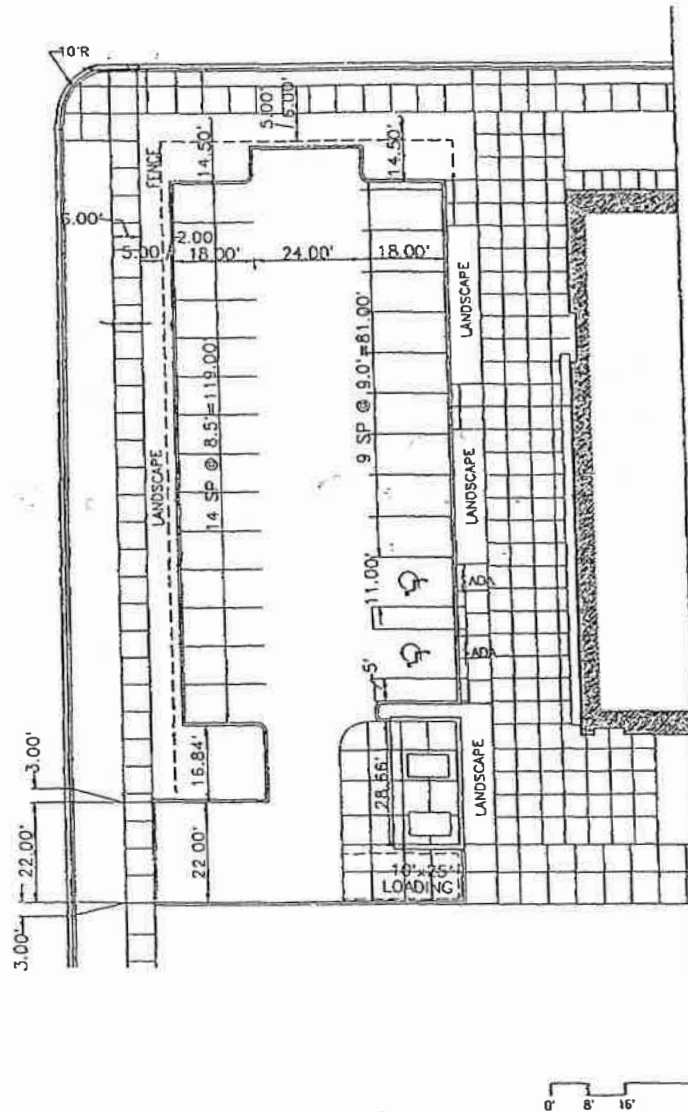


Applicant: University of Chicago
 Addresses: 1101-1145 East 63rd Street
 1100-1144 East 64th Street
 6300-6336 South University Avenue
 6301-6337 South Greenwood Avenue
 Address applied for: 6300 South University Avenue

Date: June 11, 2015
 Intro Date: April 15, 2015
 Plan Commission: June 18, 2015

PD-04a

Planned Development No. **FINAL FOR PUBLICATION**
Parking / Truck Loading Exhibit



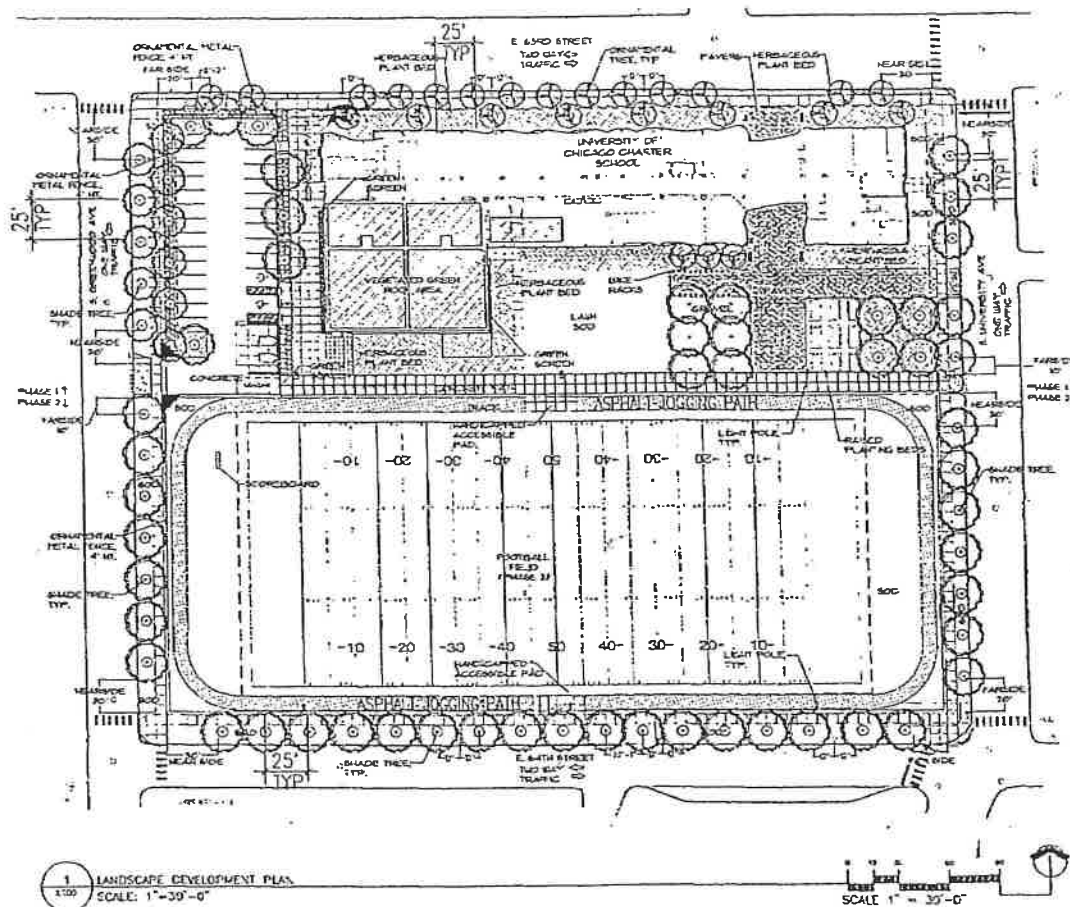
Applicant: University of Chicago
 Addresses: 1101-1145 East 63rd Street
 1100-1144 East 64th Street
 6300-6336 South University Avenue
 6301-6337 South Greenwood Avenue
 Address applied for 6300 South University Avenue

Date: June 8, 2015
 Intro Date: April 15, 2015
 Plan Commission: June 18, 2015

PD-04b

FINAL FOR PUBLICATION

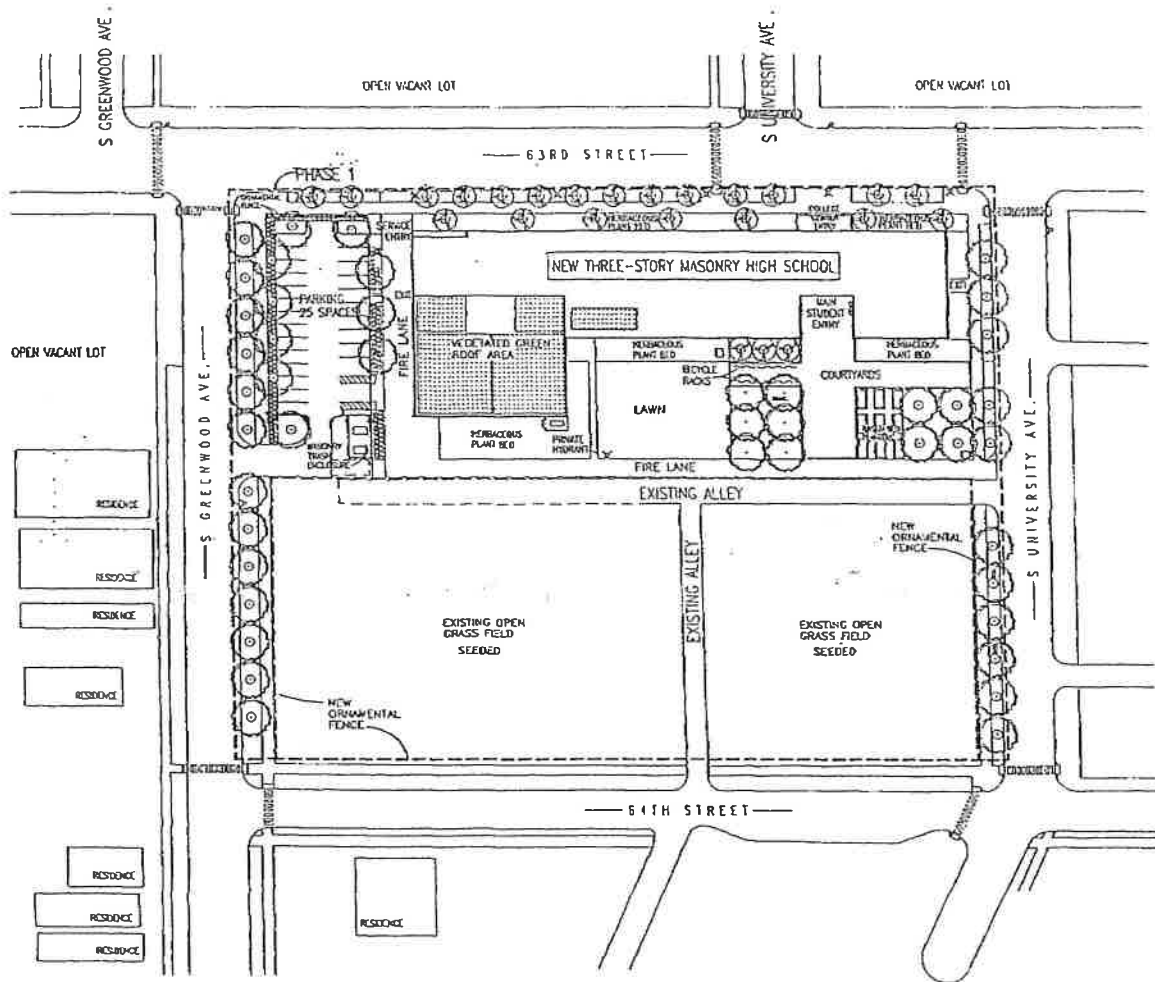
Planned Development No.
Landscape Plan



Applicant: University of Chicago
 Addresses: 1101-1145 East 63rd Street
 1100-1144 East 64th Street
 6300-6336 South University Avenue
 6301-6337 South Greenwood Avenue
 Address applied for: 6300 South University Avenue

Date: June 8, 2015
 Intro Date: April 15, 2015
 Plan Commission: June 18, 2015
 PD-05

Planned Development No. **FINAL FOR PUBLICATION**
 Interim Landscape Plan

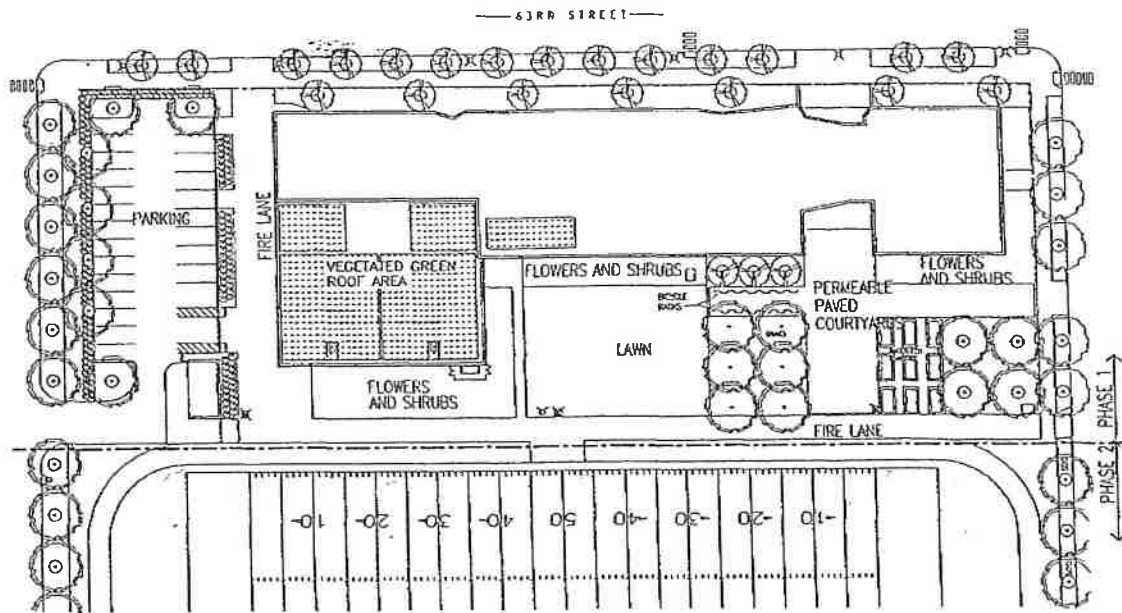


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PD-05a

Planned Development No. **FINAL FOR PUBLICATION**
Green Roof Plan



TOTAL ROOF AREA—28,672sf
50% ROOF AREA—14,336sf
25% ROOF AREA—7,165sf

GREEN AREA ABOVE GYM ROOF—6,675sf
GREEN AREA AT 3RD FLOOR ROOF—600sf
TOTAL GREEN ROOF AREA—7,275sf

REDUCTION OF GREEN ROOF AREA FROM 50% TO 25% TOTAL ROOF AREA
WILL BE OFFSET BY ADDITION OF STORMWATER VOLUME THAT WOULD HAVE
BEEN HELD BY REDUCED 25% GREEN ROOF AREA TO THE REQUIRED STORMWATER
VOLUMES REQUIRED BY THE CHICAGO STORMWATER ORDINANCE.

ADDITIONAL RETENTION WILL BE PROVIDED BENEATH THE PERMEABLE PAVING
AT THE SOUTH COURTYARDS AND BY CA-07 STONE BENEATH THE
CONCRETE FIRE LANE.



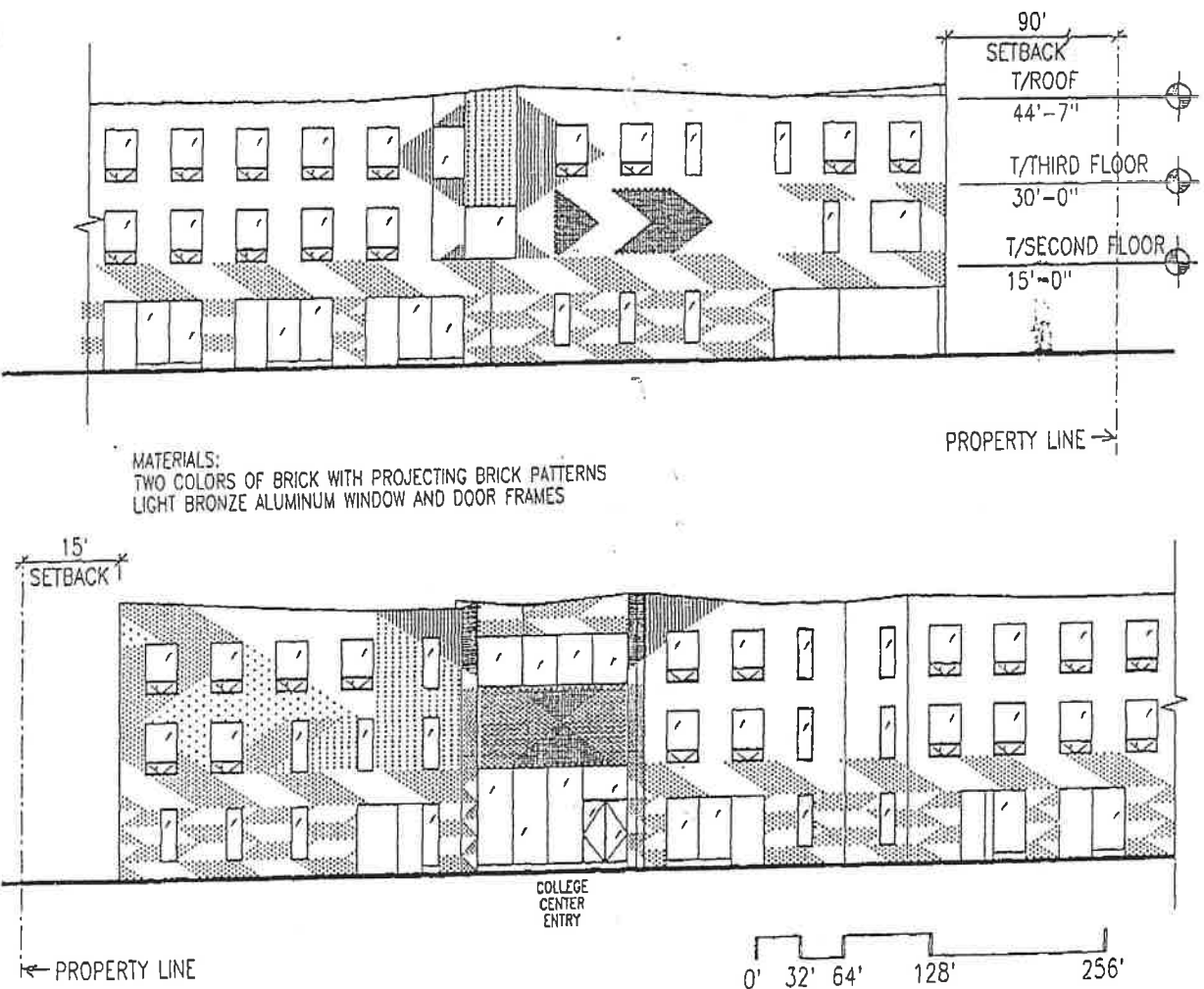
Applicant: University of Chicago
Addresses: 1101-1145 East 63rd Street
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PD-06

Planned Development No.
 North Elevation

FINAL FOR PUBLICATION



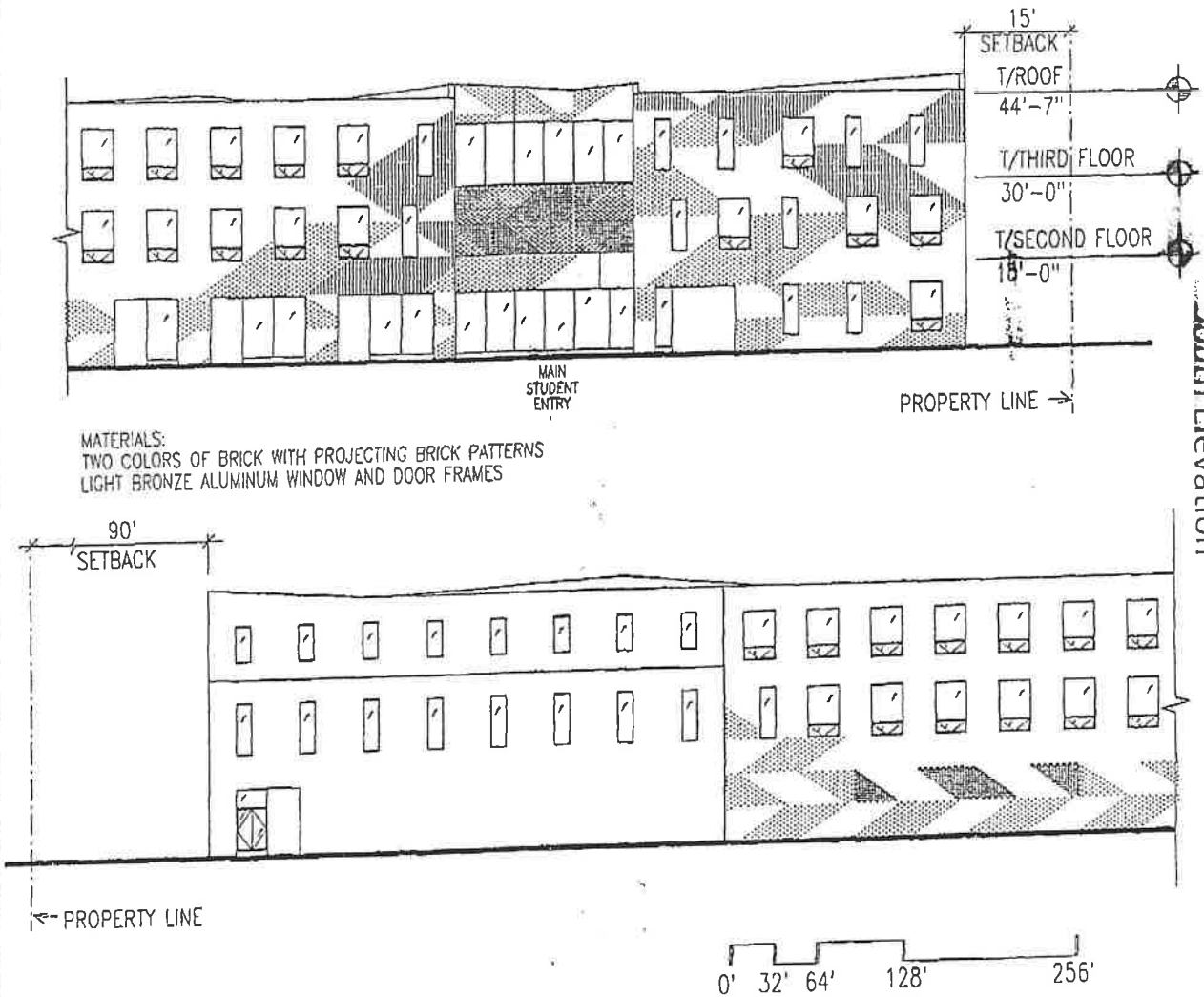
Applicant: University of Chicago
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PD-07

Planned Development No.

FINAL FOR PUBLICATION

South Elevation

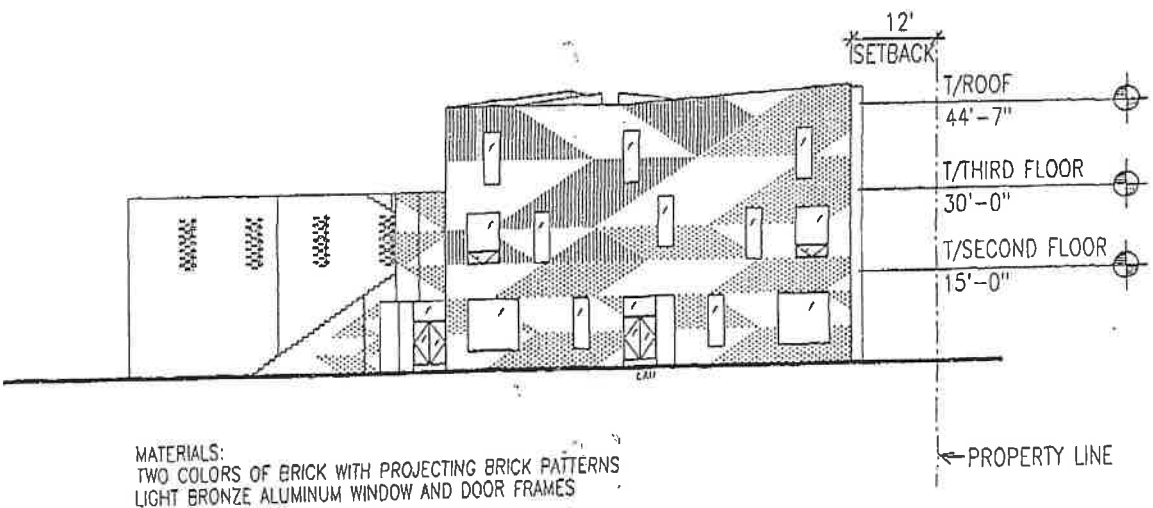


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PD-08

Planned Development No. FINAL FOR PUBLICATION
East Elevation



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Date: June 8, 2015
Intro Date: April 15, 2015
Plan Commission: June 18, 2015

PD-10

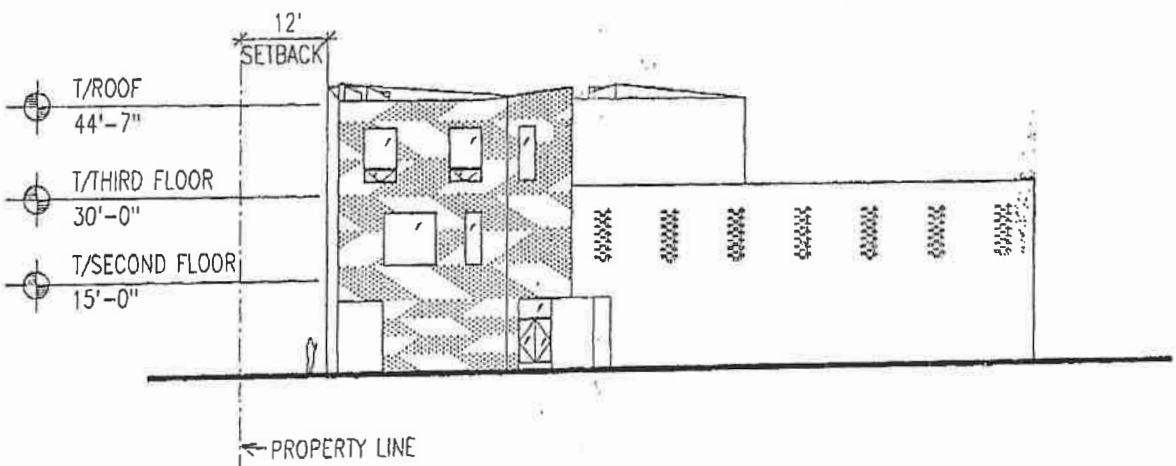
7/29/2015

REPORTS OF COMMITTEES

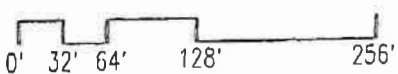
4169

Planned Development No.
West Elevation

FINAL FOR PUBLICATION



MATERIALS:
TWO COLORS OF BRICK WITH PROJECTING BRICK PATTERNS
LIGHT BRONZE ALUMINUM WINDOW AND DOOR FRAMES

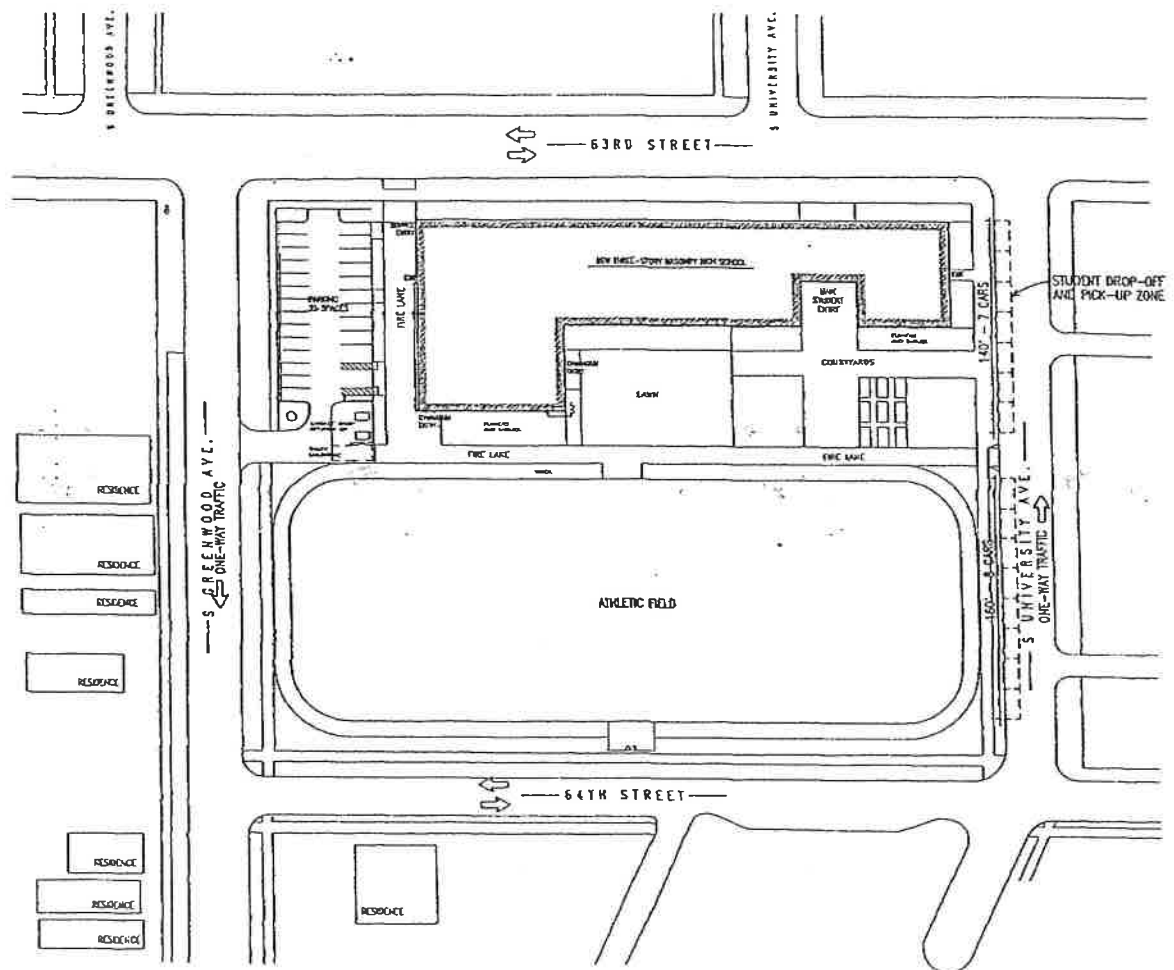


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Info Date: April 15, 2015
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PD-09

Planned Development No.
Traffic Plan

FINAL FOR PUBLICATION



EXISTING STREET TRAFFIC
DIRECTIONS SHALL REMAIN

0' 16' 32' 64' 128'



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PD-11