



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT  
CITY OF CHICAGO

July 26, 2012

Mr. Steven Wiesenthal  
Associate Vice President and University Architect  
Facilities Services  
University of Chicago  
5555 South Ellis Avenue  
Chicago, IL 60637

Re: **Site Plan Approval for Institutional Planned Development No. 215, as amended, Subarea B: Childcare Center East**  
**Proposal:** The construction of a new, one (1) story, 13,278 square-foot child care building with fourteen (14) off-street parking spaces.  
**Location:** 5752 – 5826 South Stony Island Avenue

Dear Mr. Wiesenthal:

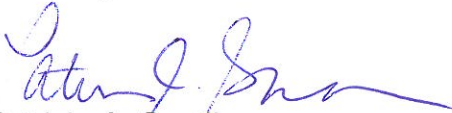
We have reviewed the following plans, prepared by Wheeler Kearns Architects and submitted as revised on July 12, 2012:

- Figure 3 – Site Plan;
- L 3.0 – (Landscape) Materials & Detail Reference Plan;
- Figure 5 – Elevations; and
- Rendering.

These plans are for the construction of a one (1) story child care building containing thirteen thousand two hundred seventy-eight (13,278) square feet of FAR floor area; fourteen (14) accessory parking spaces, two of which will also serve as a loading berth; and two thousand nine hundred (2,900) square feet of “green roof”, approximately 25% of the net roof area. This building will be devoted to the care of up to 124 children, aged 6 weeks to 6 years, of University and Hospital employees. These plans are submitted in accordance with Statement No. 10 of Institutional Planned Development No. 215, as amended.

Upon review of the material submitted, the Department of Housing and Economic Development has determined that these plans are consistent with and satisfy the requirements of the Plan of Development. The daycare use is permitted, the proposed FAR (0.35) is less than the maximum permitted in Subarea B (4.40), and the proposed height (15' 8") is less than the maximum permitted in Subarea B (110'). Accordingly, this Site Plan submittal for Institutional Planned Development No. 215, Subarea B, is hereby approved as conforming to both the Plan of Development as amended and passed by the Chicago City Council on November 3, 2010, and Lake Michigan and Chicago Lakefront Application No. 620 as approved by the Chicago Plan Commission on July 19, 2012.

Sincerely,



Patricia A. Scudiero,  
Zoning Administrator and  
Managing Deputy Commissioner

Originated by: Fred Deters

cc: Kathleen Duncan (Daley and George), Mike Marmo, Eric Glass, Planned  
Development files



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT  
CITY OF CHICAGO

August 17, 2011

John J. George  
Attorney at Law  
Two First National Plaza  
Suite 400  
20 South Clark Street  
Chicago, IL 60603-1903

**Re: Administrative Relief request for Institutional Planned Development No. 215,  
Sub Area A, the proposed University of Chicago Laboratory School's Early  
Childhood Center at 5748-5830 South Stony Island Avenue**

Dear Mr. George:

Please be advised that your request for a minor change to Institutional Planned Development No. 215 has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 14 of the Planned Development.

You are requesting proposed modifications to the site plan, elevations, landscape plan, and green roof plan for the proposed University of Chicago Laboratory School's Early Childhood Center at 5748-5830 S. Stony Island Avenue. In regards to site plan modifications, the west setback has slightly decreased to 77'-6", the north and south setbacks have increased, the Commonwealth Edison enclosure has been relocated to the west property line, one interior courtyard was removed and the remaining interior courtyard was slightly enlarged, and the building entry is now sheltered under the cantilevered second story above. As a result of these site plan modifications, building elevations were adjusted accordingly.

As a result of site utility conflicts, three parkway trees have been relocated on the landscape plan and as a result of the new building footprint, the west landscape area is slightly reduced and a new landscape area north of the building has been added. The total gross roof area was reduced by approximately 3,400 square feet, thereby reducing the total required green roof area by approximately 1,500 square feet. However, the green roof will still exceed 25% of the net roof area required.


The following drawings, revised July 18, 2011, reflect these modifications:

- Planned Development Boundary, Property Line and Sub Area Map
- Site Plan-Sub Area A
- Landscape Plan/Green Roof Plan-Sub Area A
- Stony Island Parkway Details
- Com Ed. North and South Elevations, Sub Area A
- East Elevation-Sub Area A
- West Elevation-Sub Area A
- East and West Elevation-Sub Area A
- Renderings

With regard to your request, the Department of Housing and Economic Development has determined that allowing these modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Institutional Planned Development No. 215, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,



Patricia A. Scudiero  
Zoning Administrator

PAS: HG: tm

C: Mike Marmo, Erik Glass, Ron Daye, Main file

17077

104878

JOURNAL--CITY COUNCIL--CHICAGO

11/3/2010

~~SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 13-L in the area bounded by:~~

~~West Foster Avenue; a line 100.75 feet west of and parallel to North Laramie Avenue; the alley next south of and parallel to West Foster Avenue; and a line 150.75 feet west of and parallel to North Laramie Avenue,~~

~~to those of an RT4 Residential Two-Flat, Townhouse Multi-Unit 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. 14-D.  
(As Amended)  
(Application No. 17077)  
(Common Address: 5748 -- 5830 S. Stony Island Ave.)*

*IPD 215, 99*

[SO2010-6375]

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Institutional Planned Development Number 215 symbols and indications as shown on Map Number 14-D in the area bounded by:

a line 447 feet south of East 57<sup>th</sup> Street; South Stony Island Avenue; a line 950.09 feet south of East 57<sup>th</sup> Street; and the east right-of-way line of the Illinois Central Gulf Railroad,

to the designation of Institutional Planned Development Number 215, as amended, 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 2. 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 No. 215, As Amended.*

*Plan Of Development Statements.*

1. The area delineated herein as Institutional Planned Development Number 215, as amended, consists of approximately 156,488 square feet (3.5925 acres) which is depicted on the attached Planned Development Boundary, Property Line, and Subarea Map (the "Property") and is owned or controlled by the applicant, The University of Chicago. The Property is divided into two Subareas.
2. 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 easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the applicant or its successors, assignees, or grantees and approval by the City Council.
3. 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 titleholder 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, then to the owners of record title to all of the Property and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made shall be under single ownership or under single designated control. Single designated control for the purpose of this paragraph has the same meaning stated in Section 17-8-0400 of the Chicago Zoning Ordinance.
4. This plan of development consists of these seventeen (17) statements; a Bulk Regulations and Data Table; and an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary, Property Line and Subarea Map; a Generalized Site Plan; a Site Plan -- Subarea A; a Landscape/Green Roof Plan -- Subarea A; Ground Floor Plan -- Subarea A; and Elevations -- Subarea A (ComEd, North and South; East and West) dated September 16, 2010. Full size sets of the Site Plan, Landscape Plans and Building Elevations are on file with the Department of Zoning and Land Use Planning. 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 Chicago Zoning Ordinance, Title 17-8 of the Municipal Code of Chicago, and all requirements thereto and satisfies the established criteria for approval as a planned development.
5. The following uses shall be allowed within the area delineated herein as "Institutional planned development": all uses allowed in the RM6 Residential Multi-Unit District that are related to the business of operating a school or university, including, but not limited

to, schools, administrative offices, daycare center, school cafe, student health center, accessory parking, and accessory and related uses. Uses within the Residential Use Group and the Lodging Use Category shall not be permitted.

6. On-premise signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Zoning and Land Use Planning. Monument signs shall be permitted. Off-premises signs are prohibited within the boundary of the planned development.
7. Ingress or egress shall be subject to the review and approval of the Department of Transportation and the Department of Zoning and Land Use Planning. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. All work proposed in the Public Way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago.
8. For purposes of calculating height, the definitions in the Chicago Zoning Ordinance shall apply. In addition to the maximum height of the buildings and any appurtenances thereto prescribed in this planned development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
9. The maximum permitted floor area ratio (FAR) for the parcel shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of Floor Area Ratio (FAR) calculations, the definitions in the Chicago Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a Net Site Area of 156,488 square feet. Permitted floor area (FAR) may not be transferred between Subareas except by legislative amendment to this planned development.
10. Prior to the Department of Zoning and Land Use Planning issuing a determination pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance (a "Part II Approval") for development of any portion of Subarea B of the Property, a site plan for the proposed development of such portion shall be submitted to the Department of Zoning and Land Use Planning for Site Plan Approval. Site Plan Approval is intended to assure that the specific development proposals substantially conform with this planned development and to assist the City in monitoring ongoing development. A Site Plan may be submitted for all or part of Subarea B of the Property. Such Site Plan need only include the area within the Property for which approval is being sought by the applicant. No Part II approval for such area shall be granted until an applicable Site Plan has been approved.

If a Site Plan substantially conforms with the provisions of this planned development, the Department of Zoning and Land Use Planning shall approve said Site Plan. Following approval of a Site Plan by the Department of Zoning and Land Use Planning, the Site Plan shall be kept on permanent file with the Department of Zoning and Land Use Planning and shall be deemed to be an integral part of this planned development.

After approval of a Site Plan Approval or Part II Approval by the Department of Zoning and Land Use Planning concerning the Property or a portion thereof, the same may be changed or modified pursuant to the provisions of Statement Number 14 of this planned development. In the event of any inconsistency between an approved Site Plan and the terms of this planned development (including any amendments hereto that may be in effect at the time of such approval), the terms of this planned development (as the same may be so amended) shall govern.

A Site Plan shall, at a minimum, provide the following information with respect to the proposed improvements within the boundaries of the area to be developed:

- (a) building elevations;
- (b) footprint of the improvements;
- (c) preliminary landscaping plan;
- (d) pedestrian circulation;
- (e) preliminary cross-sections of the improvements; and
- (f) statistical information applicable to the area, including floor area and floor area ratio, numbers of dwelling units, uses to be established, building heights and setbacks.

A Site Plan shall include such other information as may be necessary to illustrate conformance with the applicable provisions of this planned development and any City Ordinances or policies in effect at the time of submission of the Site Plan.

The attached Plans constitute the Site Plan for Subarea A of the Property and are hereby approved.

11. Upon Part II review, a Part II Review Fee shall be assessed by the Department of Zoning and Land Use Planning pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance. The fee as determined by the Department of Zoning and Land Use Planning staff at that 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.
12. The improvements on the Property shall be designed, installed and maintained in substantial conformance with the Site/Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. Notwithstanding any statement to the contrary, this Planned Development shall be subject to the provisions of Chapter 17-11 of the Chicago Zoning Ordinance governing landscaping and screening. In addition, parkway trees shall be installed and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines where compatible with the Landscape Plan.



13. The applicant will comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of the Department of Streets and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code of Chicago or any other provision of that code.
14. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Zoning and Land Use Planning upon the application for such a modification by the applicant and after a determination by the Commissioner of the Department of Zoning and Land Use Planning that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this planned development and the purposes underlying the provisions hereof. Any such modification of the requirements of this planned development by the Commissioner of the Department of Zoning and Land Use Planning shall be deemed to be a minor change in the planned development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance. The above notwithstanding, permitted floor area ("FAR") may not be transferred between Subareas except by legislative amendment to this planned development.
15. The applicant acknowledges that it is in the public interest to design, construct and renovate all buildings in a manner that provides healthier environments, reduces operating costs and conserves energy and resources. All buildings located on Subarea A of the property shall be Leadership Energy and Environmental Design ("LEED") Green Building Rating System Certified. The applicant shall provide a vegetative ("green") roof totaling approximately 25% of the net roof area of the Subarea A building or approximately 12,147 square feet of vegetative green roof. Development on Subarea B of the Property shall conform to the requirements of the City of Chicago Sustainable Development Policy in effect at the time of application for Site Plan Approval.
16. 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 (MOPD) to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No building permit shall be issued by the Department of Buildings until the Director of MOPD has approved detailed construction drawings for the building or improvement proposed to be constructed pursuant to the permit.
17. Unless substantial construction of the new improvements contemplated in this planned development has commenced within six (6) years following adoption of this planned development, and unless completion is thereafter diligently pursued, then this planned development shall expire and the zoning the property shall automatically revert to the RM6 Residential Multi-Unit District classification.

[Existing Zoning Map; Existing Land-Use Area Map; Planned Development Boundary, Property Line and Subarea Map; Site Plan -- Subarea A; Landscape Plan/ Green Roof Plan -- Subarea A; Stony Island Parkway Details; ComEd, North and South Elevations -- Subarea A; East Elevation -- Subarea A; West Elevation -- Subarea A; and Chicago Builds Green Form referred to in these Plan of Development Statements printed on pages 104884 through 104896 of this Journal.]

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

*Institutional Planned Development No. 215, As Amended*

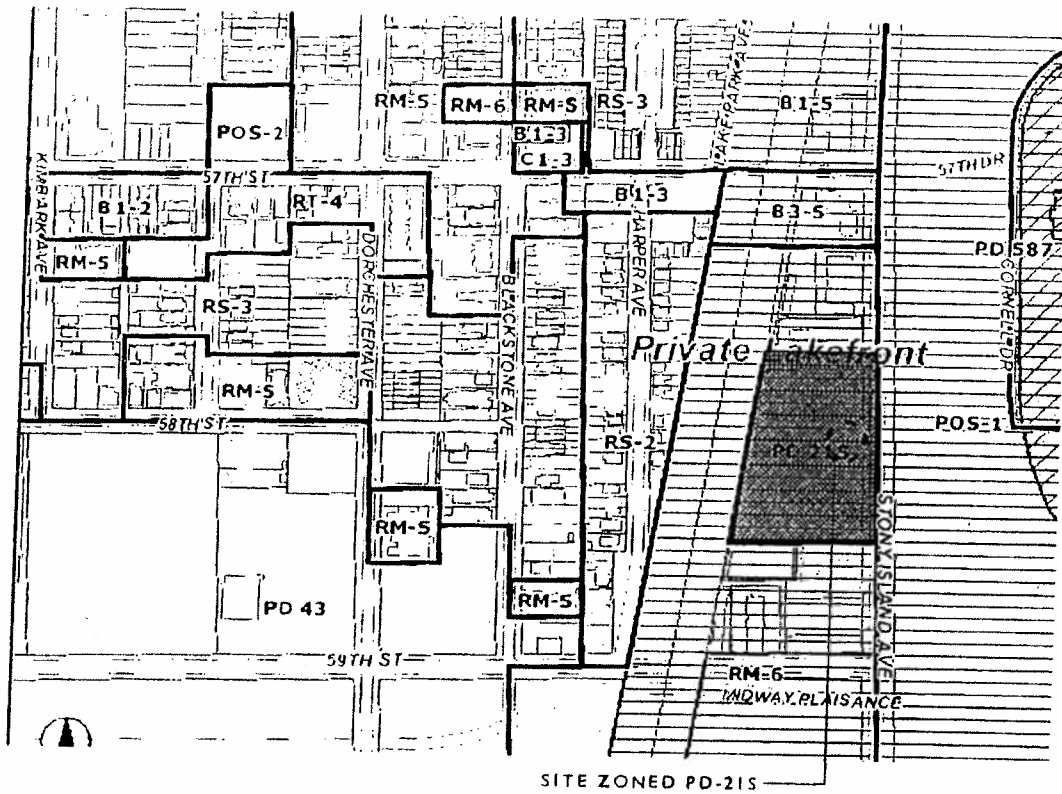
*Bulk Regulations And Data Table.*

Category	Subarea A (ECC)	Subarea B	Total
Net Site Area	118,524 square feet (2.7209 acres)	37,964 square feet (0.8716 acres)	156,488 square feet (3.5925 acres)
Gross Site Area			179,123 square feet (4.1121 acres)
			Note: Gross Site Area = Net Site Area (156,488 square feet/3.5925 acres) + Area in Adjoining Right-of-Way (22,635 square feet/ 0.5196 acres)
Maximum FAR:	4.40*	4.40*	4.40
Maximum Percent of Land Covered:	Per Approved Site Plan	Per Approved Site Plan	Per Approved Site Plan
Minimum Required Building Setbacks:	Per Approved Site Plan	Per Approved Site Plan	Per Approved Site Plan
Maximum Building Height:	110 feet	110 feet	110 feet
Minimum Number of Accessory Parking Spaces:	34 spaces	To be determined	To be determined
Minimum Number of Loading Spaces:	One at 10 feet by 50 feet	To be determined	To be determined
Minimum Number of Bicycle Parking Spaces:	4 spaces	To be determined	To be determined

\* Permitted floor area (FAR) may not be transferred between Subareas except by legislative amendment to this Planned Development.

Existing Zoning Map.

ZON PLATE 80

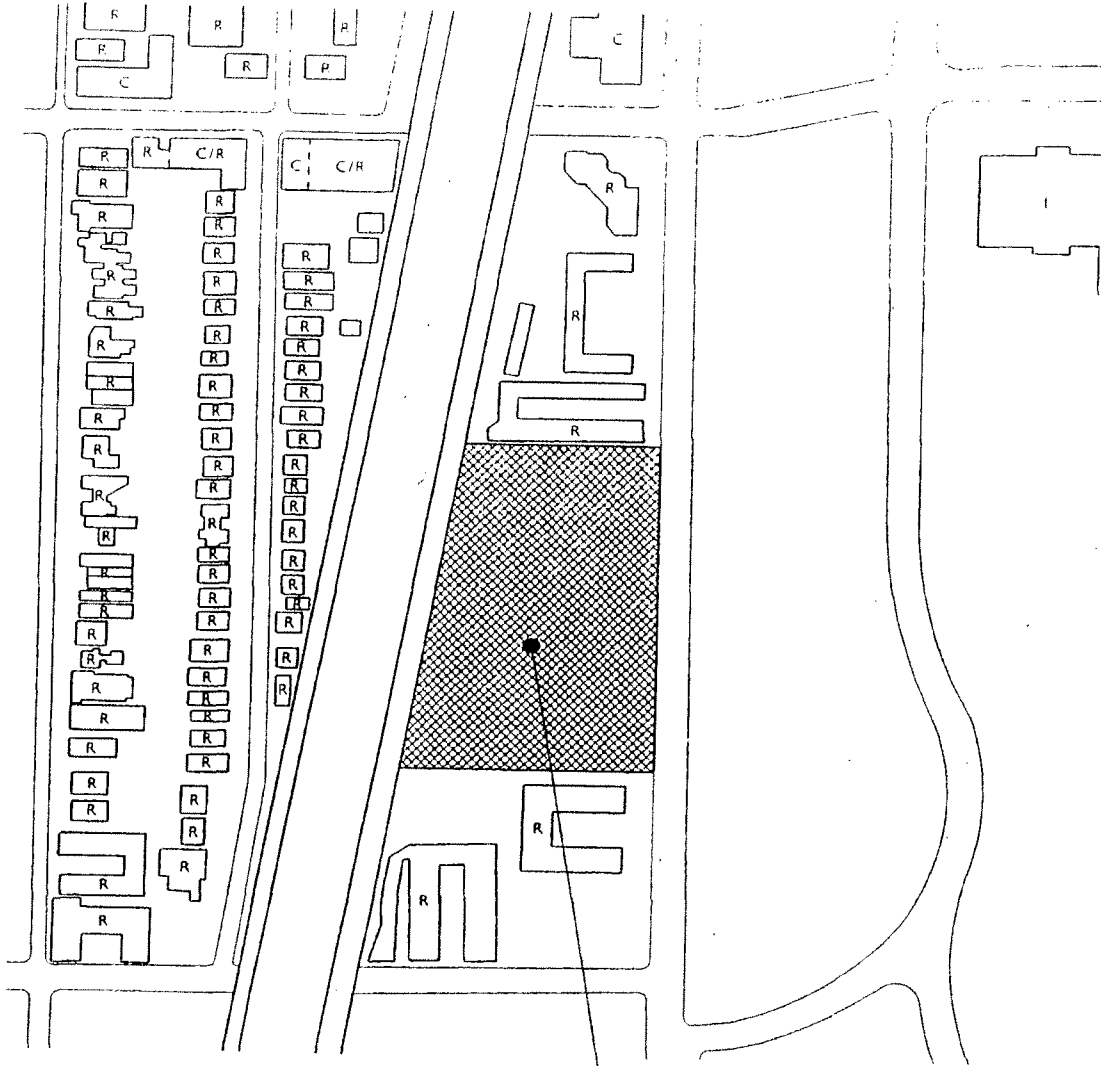


APPLICANT: UNIVERSITY OF CHICAGO  
 ADDRESS: 5748-5830 SOUTH STONY ISLAND AVE.  
 DATE: JUNE 2 2010  
 REVISED: SEPTEMBER 16, 2010

EXISTING ZONING MAP

02

Existing Land-Use Area Map.



USE KEY:  
 C= COMMERCIAL/ OFFICE  
 I = INSTITUTIONAL  
 R= RESIDENTIAL

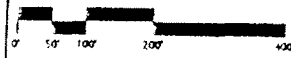
SITE



FGM ARCHITECTS

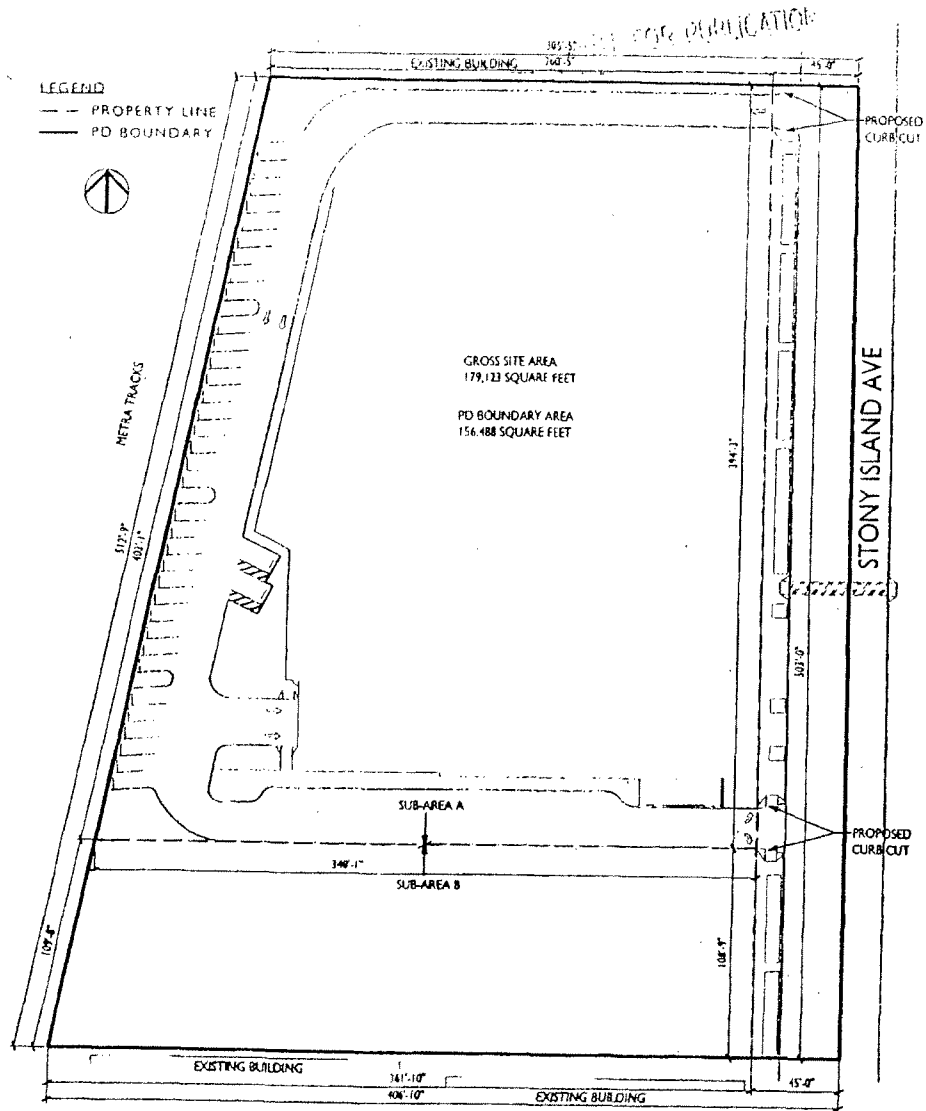
APPLICANT: UNIVERSITY OF CHICAGO  
 ADDRESS: 5748-5830 SOUTH STONY ISLAND AVE.  
 DATE: JUNE 2, 2010  
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EXISTING LAND USE  
 AREA MAP



03

Planned Development Boundary, Property Line And Subarea Map.  
(Page 1 of 2)



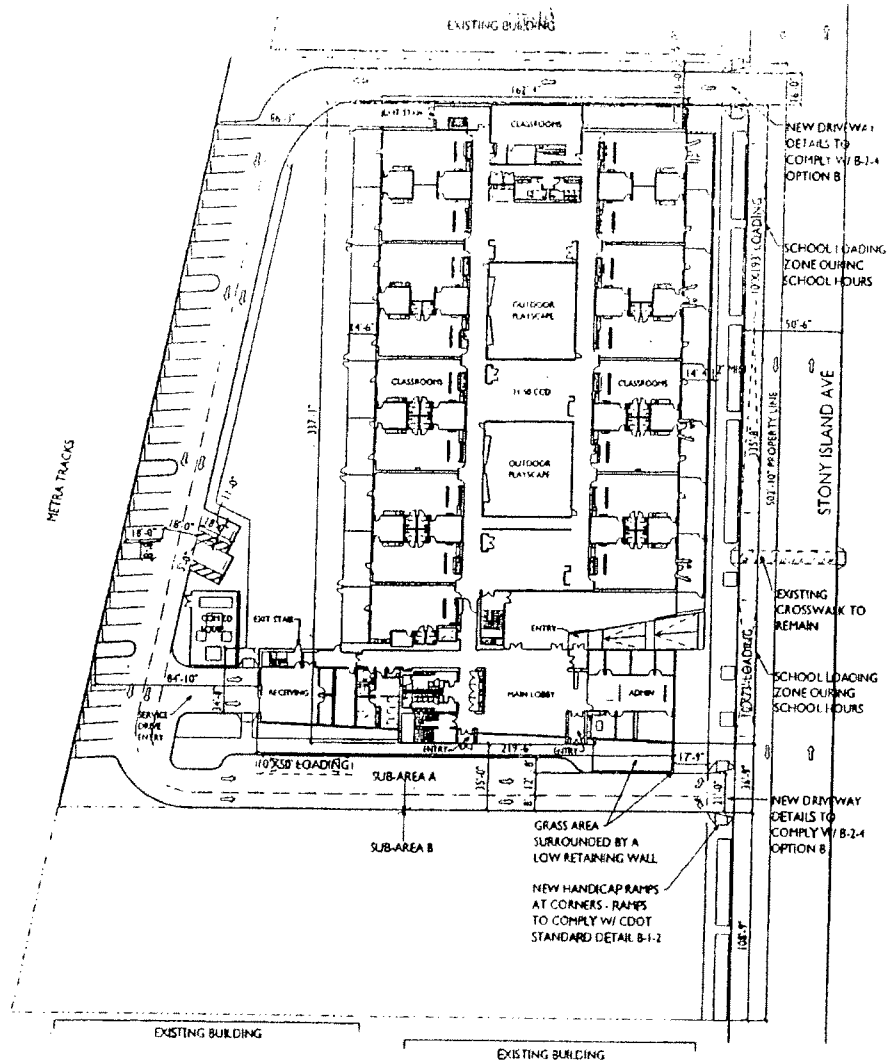
FGM ARCHITECTS

APPLICANT: UNIVERSITY OF CHICAGO  
 ADDRESS: 5748-5830 SOUTH STONY ISLAND AVE.  
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PLANNED DEVELOPMENT  
 BOUNDARY, PROPERTY  
 LINE AND SUB-AREA MAP

04

Planned Development Boundary, Property Line And Subarea Map.  
(Page 2 of 2)



APPPLICANT: UNIVERSITY OF CHICAGO  
 ADDRESS: 5748-5830 SOUTH STONY ISLAND AVE.  
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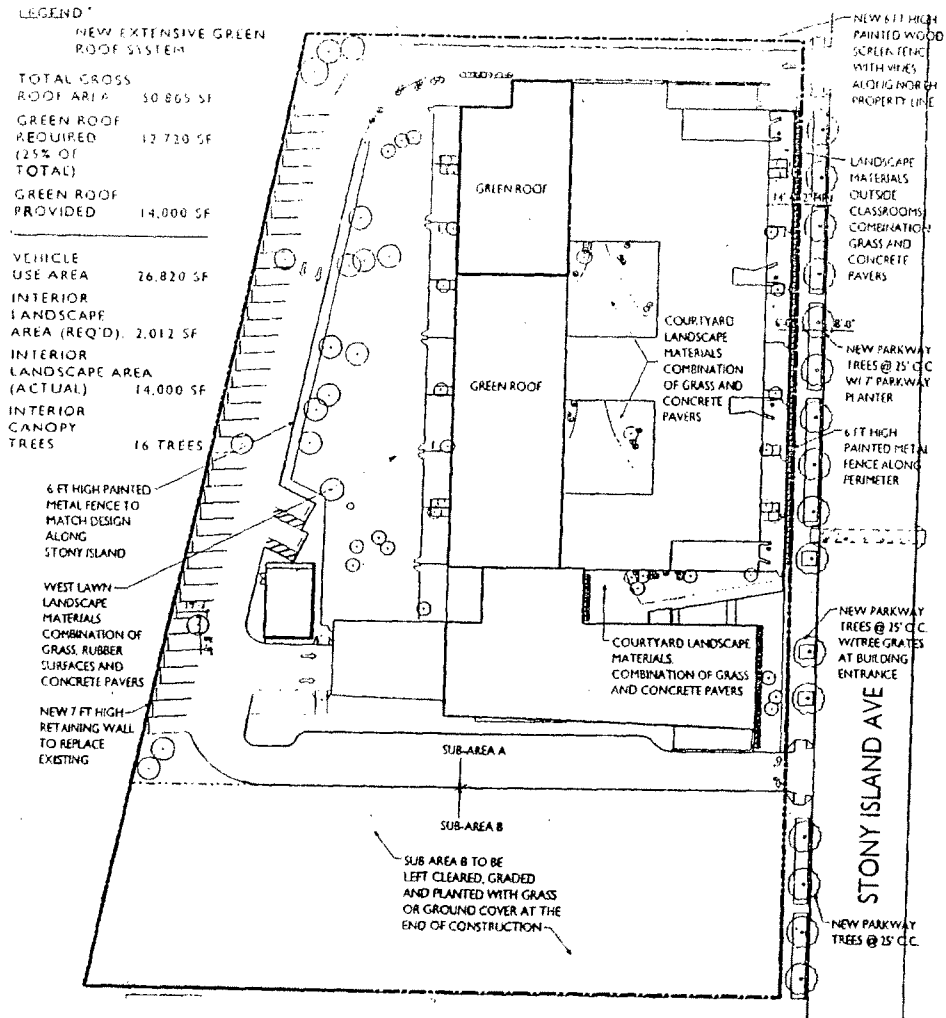
PLANNED DEVELOPMENT  
 BOUNDARY, PROPERTY  
 LINE AND SUB AREA  
 MAP

0 10 20 40 120

05



Landscape Plan/Green Roof Plan -- Subarea A.



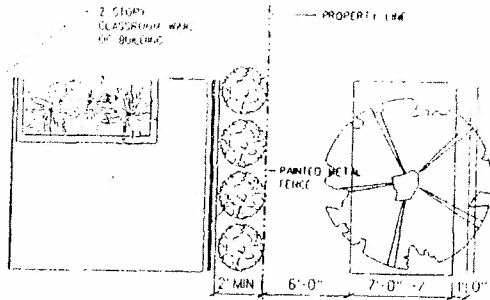
APPLICANT: UNIVERSITY OF CHICAGO  
 ADDRESS: 5748-5830 SOUTH STONY ISLAND AVE.  
 DATE: JUNE 2, 2010  
 REVISED: SEPTEMBER 16, 2010

LANDSCAPE PLAN / GREEN ROOF PLAN - SUB-AREA A

07



Stony Island Parkway Details.



PLAN - EAST CLASSROOM WING

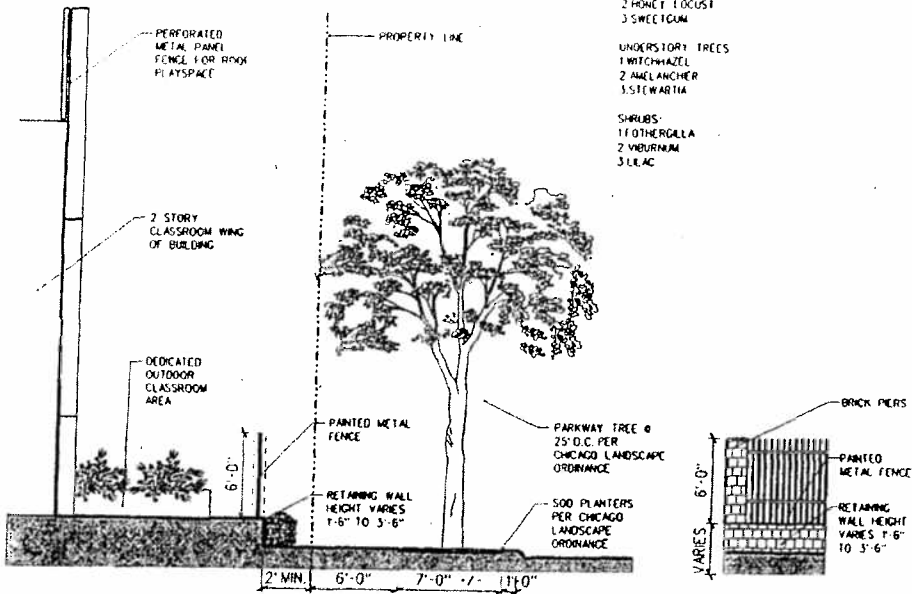
**LANDSCAPE DESIGN**  
 THE WEST SIDE LANDSCAPE IS AN ACTIVE PLAY SPACE FOR ONE ROWING BALL THROWING AND GROUP ACTIVITIES. THE PRIMARY SPACES INCLUDE A TRACK, TREE GROVES, LAWN AND SMALL COURTS. THE DESIGN INTENT FOR THIS LANDSCAPE IS TO PROVIDE VARIOUS TYPES AND SIZES OF PLAY SPACES FOR THE STUDENTS TO ENGAGE WHILE MAINTAINING A CONTINUITY OF THE FORMS AND EXPRESSIONS OF THE ARCHITECTURE.

**LANDSCAPE MATERIALS**  
 THE LANDSCAPE IS COMPOSED OF DURABLE AND LOW MAINTENANCE MATERIALS: CONCRETE PAVEMENT, A RUBBER TRACK AND A WOOD DECK MAKE UP THE HIGHLY ACTIVE AREAS. WHILE GRAVEL PAVEMENTS THE SURFACE BELOW ALL THE GROVES. LOGS ARE SALVAGED FOR THE SITE BENCHES.

**PLANT LIST**  
 CANOPY TREES  
 1 RED MAPLE  
 2 HONEY LOCUST  
 3 SWEETGUM

**UNDERSTORY TREES**  
 1 TWITCHAZEL  
 2 AMELANCHER  
 3 STEWARTIA

**SHRUBS**  
 11 TOTHERELLA  
 2 VIBURNUM  
 3 LILAC



SECTION - EAST CLASSROOM WING

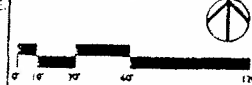
ELEVATION - EAST FENCE



FGM ARCHITECTS

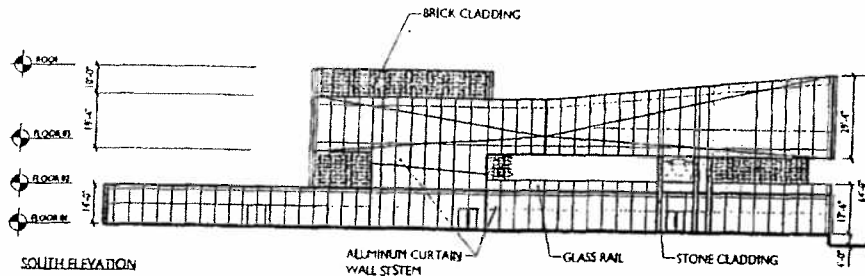
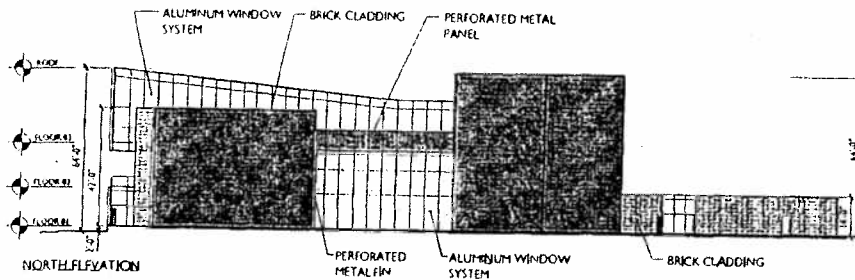
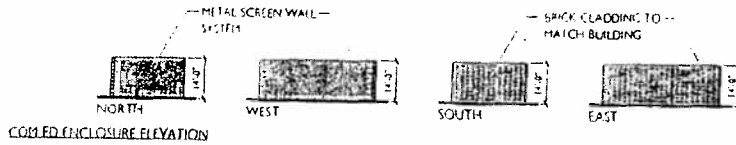
APPICANT: UNIVERSITY OF CHICAGO  
 ADDRESS: 5748-5830 SOUTH STONY ISLAND AVE.  
 DATE: JUNE 2, 2010  
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STONY ISLAND PARKWAY DETAILS



07a

ComEd, North and South Elevations -- Subarea A.

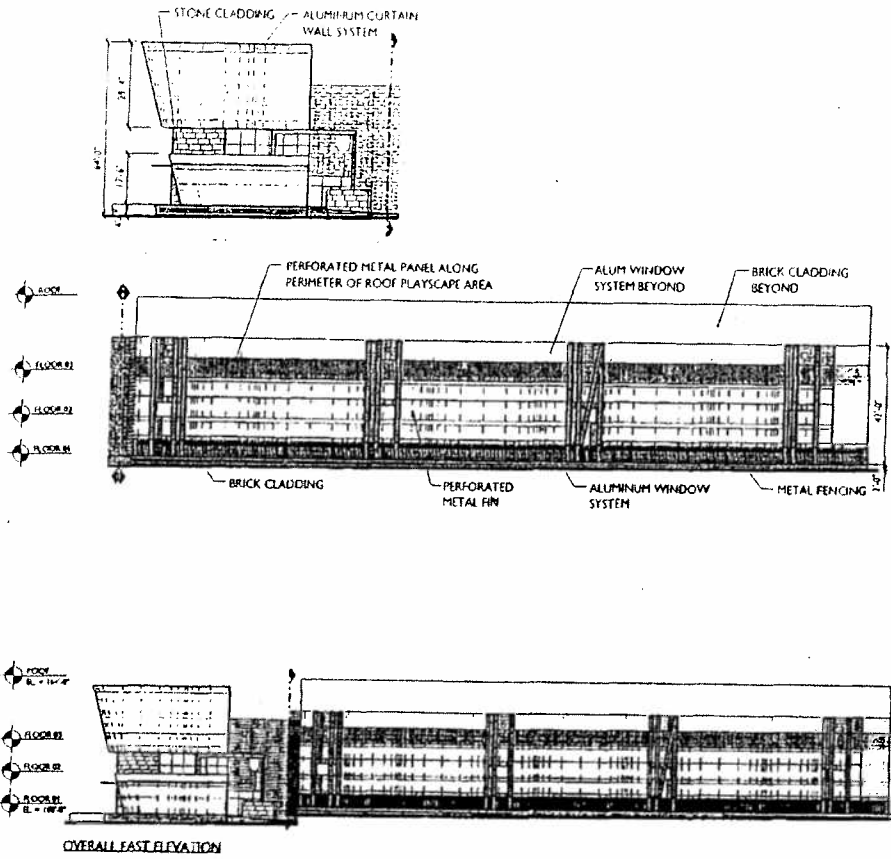


APPLICANT: UNIVERSITY OF CHICAGO  
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COM ED, NORTH & SOUTH  
 ELEVATIONS -  
 SUB AREA A

08

East Elevations -- Subarea A.

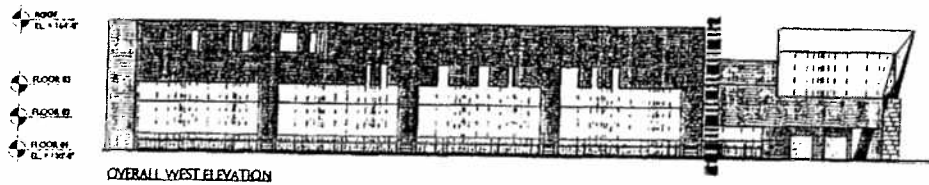
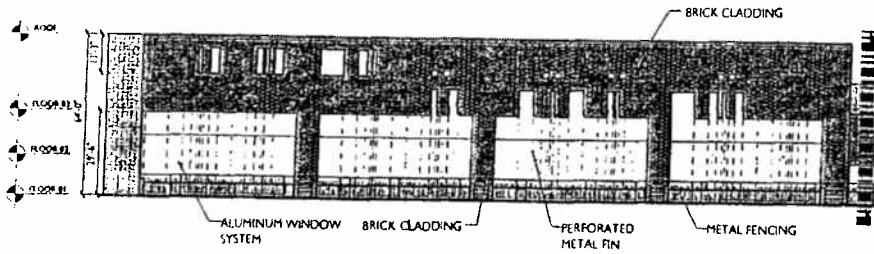
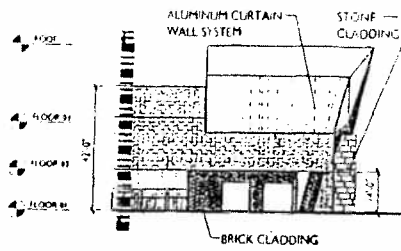


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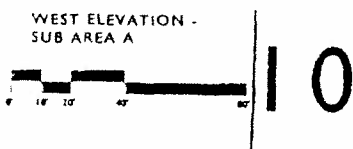
EAST ELEVATION - SUB AREA A

09

West Elevations -- Subarea A.



APPLICANT: UNIVERSITY OF CHICAGO  
 ADDRESS: 5748-5830 SOUTH STONY ISLAND AVE.  
 DATE: JUNE 2, 2010  
 REVISED: SEPTEMBER 16, 2010



Chicago Builds Green Form.  
(Page 1 of 3)

GREEN

Project Name: University of Chicago Laboratory Schools

Project Location: From 5749 To 5830 Direction S Street Name Stony Island Ave

Ward No 5 Community Area No 41

Project Type: X Planned Development [ ] Redevelopment Agreement [ ] Zoning Change  
PD No 215 RDA No [ ] From [ ] To [ ]  
[ ] Public project [ ] Landmark

Project Size: Total land area in sq ft 156,488 Total building(s) footprint in sq ft 18,700 Total vehicular use area in sq ft 31,350

Project Manager: Enter First Name Last Name Fred Deters

Building Type: Select project category Inst., School, Com. Center

Financial Incentives: [ ] TIF [ ] Empowerment Zone Grant [ ] Class L  
[ ] SBIF [ ] Ind. Dev. Revenue Bonds [ ] Class 6b  
[ ] Land Sale w/Wrte Down [ ] Sank Participation Loan [ ] OCD Housing Assistance

Density Bonus: [ ] Public plaza & pocket park [ ] Water features in a plaza or pocket park  
[ ] Chicago Riverwalk improvements [ ] Setbacks above the ground floor  
[ ] Winter gardens [ ] Lower level planting terrace  
[ ] Indoor through-block connection [ ] Green roof  
[ ] Sidewalk widening [ ] Underground parking and loading  
[ ] Arcades [ ] Concealed above-ground parking

Chicago Builds Green Form.  
(Page 2 of 3)

If you are unable to print this form, please contact the developer's office.

Landscaping:

7' Landscape Setback  
Interior Landscape Area  
No. of Interior Trees  
No. of Parkway Trees

Square footage	NA	NA
Square footage	1136	33,943
	26	30
	17	17

Open Space:

River Setback  
Private Open Space  
Privately developed Public Open Space

Square footage	NA	NA
Square footage	NA	12,190
Square footage	NA	NA

Stormwater Management (At-grade volume control):

Permeable paving  
Raingarden  
Filter strip  
Bioswale  
Detention pond  
Native landscaping  
Rain-water collection cistern/barrel  
Total impervious area reduction

Square footage:

Check applicable:

Square footage:

Gallons:

Square footage:

Other sustainable surface treatments:

Green roof  
Energy Star roof  
High-albedo pavement

Square footage	12,147	13,967
Square footage	NA	16,608
Square footage		None

Transportation:

No. of accessory parking spaces  
Total no. of parking spaces (Accessory + Non-Acc)  
No. of parking spaces dedicated to car sharing services (e.g. i-Go, Zip-Car)  
No. of bicycle parking  
Within 600 ft of CTA or Metra station entrance

	34	37
		37
	NA	NA
	4	4
Check if applicable		X

Chicago Builds Green Form.  
(Page 3 of 3)

Building Certification:

- Energy Star building
- LEED certification
- LEED Certified
- LEED Silver
- LEED Gold
- LEED Platinum
- Chicago Green Homes
- Chicago Green Homes [one-star]
- Chicago Green Homes [two-star]
- Chicago Green Homes [three-star]

Energy efficiency strategies  
not captured above:  
(If other than Energy Star Rated or Energy Star Building  
Certification)

Other sustainable strategies  
and/or Project Notes:

Shared courtyards at center of building and classroom dedicated outdoor spaces, provide nearby access to daylight, fresh air and outdoor space.

Large portion of roof areas will be used as classroom/play outdoor extensions of classroom activity spaces.

*Reclassification of Area Shown on Map No. 2-I.*

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing from C2-2 General Commercial; R4 General Residential and B5-3 General Service Districts symbols and indications as shown on Map No. 2-I to Residential Planned Development designation the area bounded by

W. Fillmore St.; S. Troy St.; W. Roosevelt Rd.; and S. Kedzie Ave.,

subject to such restrictions of use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

[Plan of Development printed on pages 1011-1015 of this Journal]

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. 9-I.*

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing M2-2 General Manufacturing District, and all the M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 9-I in the area bounded by

W. Roscoe St.; N. Western Ave.; a line 535 feet north of and parallel to W. Belmont Ave.; and N. Campbell Ave.

to the designation of a Business Planned Development 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.

[Plan of Development printed on pages 1016-1020 of this Journal]

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. 10-G.*

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M3-3 Manufacturing District symbols and indications as shown on Map No. 10-G in the area bounded by

W. 43rd St.; a line 669 feet east of and parallel to S. Ashland Ave.; a line 401 feet north of and parallel to W. 43rd St.; and S. Ashland Ave.

to the designation of Heliport Planned Development 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.

[Plan of Development printed on pages 1021-1025 of this Journal]

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. 13-I.*

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications as shown on Map No. 13-I in the area bounded by

a line 210 feet north of W. Argyle St.; N. Troy St.; W. Argyle St.; the alley next east of N. Troy St.; a line 150 feet north of W. Argyle St.; N. Albany Ave.; W. Argyle St.; the alley next east of N. Whipple St.; W. Ainslie St.; N. Sacramento Ave.; the alley next north of W. Lawrence Ave.; the alley next west of N. Troy St.; a line 138 feet north of W. Ainslie St.; N. Troy St.; a line 88 feet north of W. Ainslie St.; the alley next east of N. Troy St.; a line 208 feet north of W. Ainslie St.; N. Albany Ave.; a line 88 feet north of W. Ainslie St.; N. Whipple St.; a line 88 feet south of W. Argyle St.; the alley next west of N. Whipple St.; a line 178 feet south of W. Argyle St.; N. Albany Ave.; a line 88 feet south of W. Argyle St.; N. Troy St.; a line 148 feet south of W. Argyle St.; and the alley next west of N. Troy St.

to those of an R3 General Residence 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. 13-I.*

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications as shown on Map No. 13-I in the area bounded by

W. Foster Ave.; N. Albany Ave.; the South line of the North Branch of the Chicago River; a line 200 feet west of N. Albany Ave.; W. Carmen Ave.; the alley next east of N. Troy St.; a line 210 feet south of W. Carmen Ave.; N. Troy St.; a line 60 feet south of W. Carmen Ave.; the alley next west of N. Troy St.; W. Carmen Ave.; a line 188 feet east of N. Kedzie Ave.; the North line of the North Branch of the Chicago River; the alley next west of N. Troy St.; the alley next south of W. Foster Ave.; and N. Troy St.

to those of an R3 General Residence 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. 14-D.*

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R6 General Residence District symbols and indications as shown on Map No. 14-D in the area bounded by

a line 447 feet south of E. 57th St.; S. Stony Island Ave.; a line 950.09 feet south of E. 57th St.; and the east right-of-way line of the Illinois Central Gulf Railroad

(continued on page 1026)

PD 215



(continued from page 1010)

to the designation of an Institutional Planned Development 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.

[Plan of Development printed on pages 1027-1031 of this Journal]

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. 15-J  
(as amended).*

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications as shown on Map No. 15-J in the area bounded by

W. Devon Ave.; a line 597 feet west of north Kedzie Ave. as measured along W. Devon Ave. and intersecting it at an angle of 90°; a line on the east side perpendicular to W. Devon Ave. running to a point 212.55 feet south and deflecting 4° to the east running 355.32 feet south intersecting at a line 573.80 feet west of N. Kedzie Ave. at an angle of 86°; and extending 69.03 feet westerly to a point of intersection of N. McCormick Blvd. at an angle of 97° 28' 05"; and extending northwesterly 364.64 feet to the point of intersection of N. McCormick Blvd.; and extending 187.56 feet northeasterly parallel to N. McCormick Blvd. intersecting W. Devon Ave.; and extending a line 60 feet easterly of N. McCormick Blvd. and parallel to W. Devon Ave.

to those of a B5-1 General Service District and a corresponding use district is hereby established in the area above described.

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

*Reclassification of Area Shown on Map No. 18-K.*

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence and M2-2 General Manufacturing District symbols and indications as shown on Map No. 18-K in the area bounded by

a line 1777.5 feet north of the south line of W. 77th St.; the west line of S. Pulaski Rd.; a line 700.5 feet north of the south line of W. 77th St.; a line 414 feet west of and parallel to the center line of S. Pulaski Rd.; the north line of service drive W. 77th St.; a line 820 feet west of and parallel to the center line of S. Pulaski Rd.; the south line of W. 77th St.; a line 1199 feet west of and parallel to the center line of S. Pulaski Rd.; a line 700.5 feet north of the south line of W. 77th St.; and a line 847 feet west of the west line of S. Pulaski Rd.

to the designation of an Institutional Planned Development 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.

[Plan of Development printed on pages 1032-1036 of this Journal]

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. 18-K.*

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Residential-Business Planned Development, as shown on Map No. 18-K of the Chicago Zoning Ordinance, established by ordinance on September 11, 1968, and amended by ordinance on July 16, 1975, in the area bounded by a line 700.5 feet north of the south line of W. 77th St.; S. Pulaski Rd.; the north line of service drive W. 77th St.; a line 716 feet west of S. Pulaski Rd.; the south line of W. 77th St.; and a line 2754 feet west of S. Pulaski Rd., is hereby rescinded, and all of the M1-1, Restricted Manufacturing District and M2-2, General Manufacturing District symbols and designations in effect as of September 10, 1968, the date immediately prior to passage of Planned Development 63, are hereby re-established.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the M1-1, Restricted Manufacturing District, M2-2, General Manufacturing District symbols and indications re-established and shown on Map No. 18-K in the area bounded by a line 700.5 feet north of the south line of W. 77th St.; S. Pulaski Rd.; the north line of service drive W. 77th St.; and a line 414 feet west of and parallel to the center line of S. Pulaski Rd., to those of a B5-1, General Service District, and a corresponding use district is hereby established in the area above described.

SECTION 3. That the Chicago Zoning Ordinance be amended by changing all the M1-1, Restricted Manufacturing District, and M2-2, General Manufacturing District symbols and indications as re-established and shown on Map No. 18-K in the area bounded by a line 700.5 feet north of the south line of W. 77th St.; a line 414 feet west of and parallel to the center line of S. Pulaski Rd.; the north line of service drive W. 77th St.; a line 820 feet west of and parallel to the center line of S. Pulaski Rd.; the south line of W. 77th St.; and a line 1199 feet west of and parallel to the center line of S. Pulaski Rd., to those of an R4 General Residence District, and a corresponding use district is hereby established in the area above described.

SECTION 4. That the Chicago Zoning Ordinance be amended by changing all the M1-1, Restricted Manufacturing District, and M2-2, General Manufacturing District symbols and indications as re-established and shown on Map No. 18-K in the area bounded by a line 700.5 feet north of the south line of W. 77th St.; a line 1199 feet west of and parallel to the center line of S. Pulaski Rd.; the south line of W. 77th St.; and a line 1897 feet west of and parallel to the center line of S. Pulaski Rd., to those of a B5-1 General Service District, and a corresponding use district is hereby established in the area above described.

SECTION 5. That the Chicago Zoning Ordinance be amended by changing all the M1-1, Restricted Manufacturing District, and M2-2, General Manufacturing District symbols and indications as re-established and shown on Map No. 18-K in the area bounded by a line 721 feet north of the south line of W. 77th St.; a line 2546 feet west of and parallel to the center line of S. Pulaski Rd.; a line 436 feet north of the south line of W. 77th St.; and a line 2804 feet west of and parallel to the center line of S. Pulaski Rd., to those of a B5-1 General Service District, and a corresponding use district is hereby established in the area above described.

SECTION 6. That the Chicago Zoning Ordinance be amended by changing all the M1-1 Restricted Manufacturing District, and M2-2, General Manufacturing District symbols and indications as re-established and shown on Map No. 18-K in the area bounded by a line 724 feet north of the south line of W. 77th St.; a line 1897 feet west of and parallel to the center line of S. Pulaski Rd.; the south line

(continued on page 1037)

INSTITUTIONAL PLANNED DEVELOPMENT #215STATEMENTS

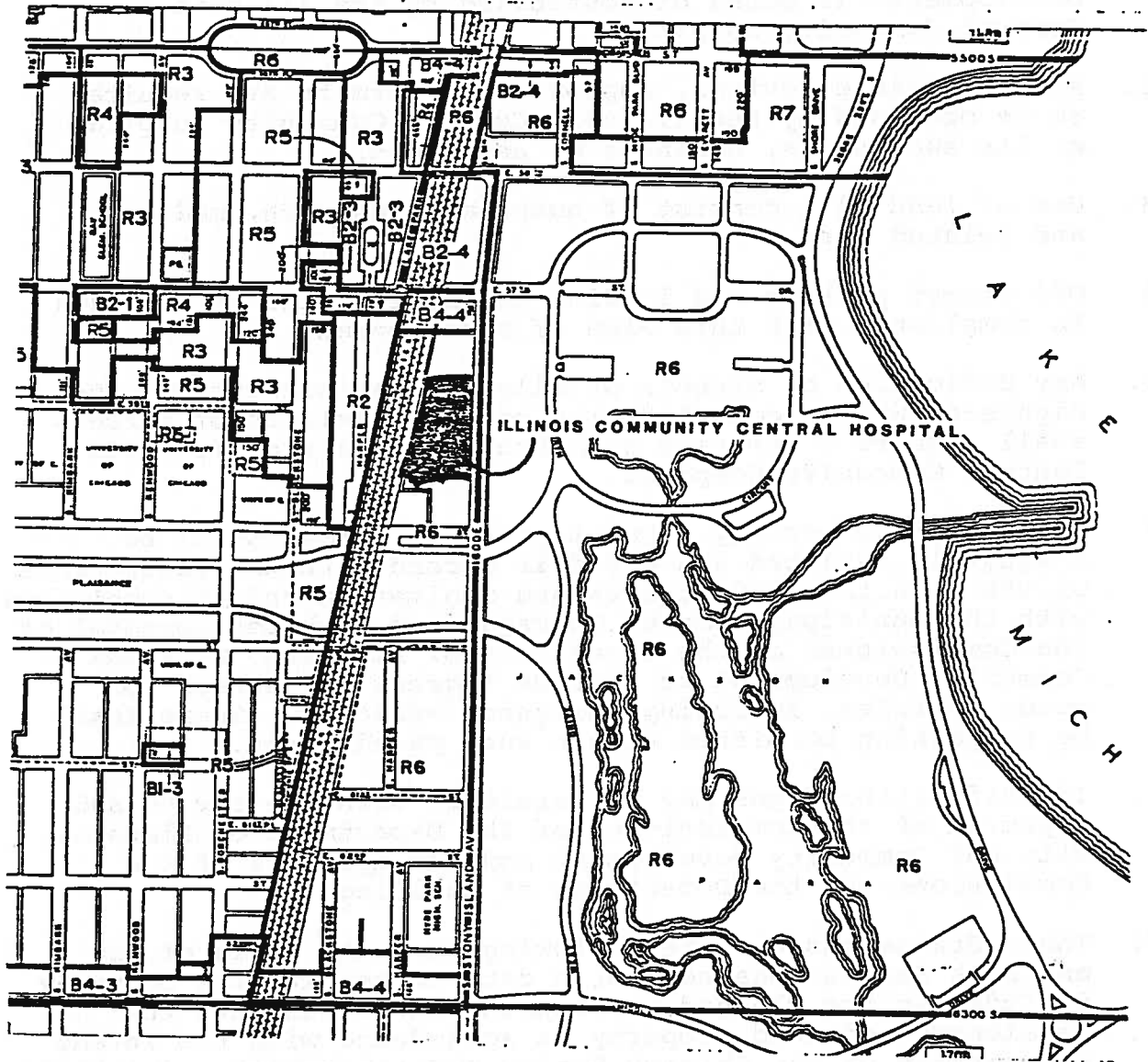
1. The area delineated hereon as a "Institutional Planned Development" is owned or controlled by the Illinois Central Community Hospital.
2. All applicable reviews, approvals or permits are required to be obtained by the Illinois Central Community Hospital or its successors, nominees or assignees.
3. Use of land will consist of hospital, research, medical and related uses.
4. Off-street parking and loading facilities will be provided in compliance with this Plan of Development.
5. Any dedication of streets or alleys or adjustments of the rights-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of Illinois Central Community Hospital.
6. Service drives or any other ingress or egress shall be adequately designed and paved in accord with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago, and with the approval of the Commissioner of the Department of Planning, City and Community Development to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking permitted within such paved areas.
7. Identification signs may be permitted with the review and approval of the Commissioner of the Department of Planning, City and Community Development and the approval of the Commissioner of the Department of Buildings.
8. These Statements and the following maps and Table of Use and Bulk Regulations set forth data concerning the property included in the Planned Development and illustrate the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance with regulations hereby made applicable thereto.
9. This Plan of Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments," as promulgated by the Commissioner of Planning, City and Community Development.




APPLICANT: Illinois Central Community Hospital

DATE: May 18, 1979

INSTITUTIONAL PLANNED DEVELOPMENT NO.

EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



-  ZONING DISTRICTS
-  PREFERENTIAL STREETS
-  PROPOSED PLANNED DEVELOPMENT

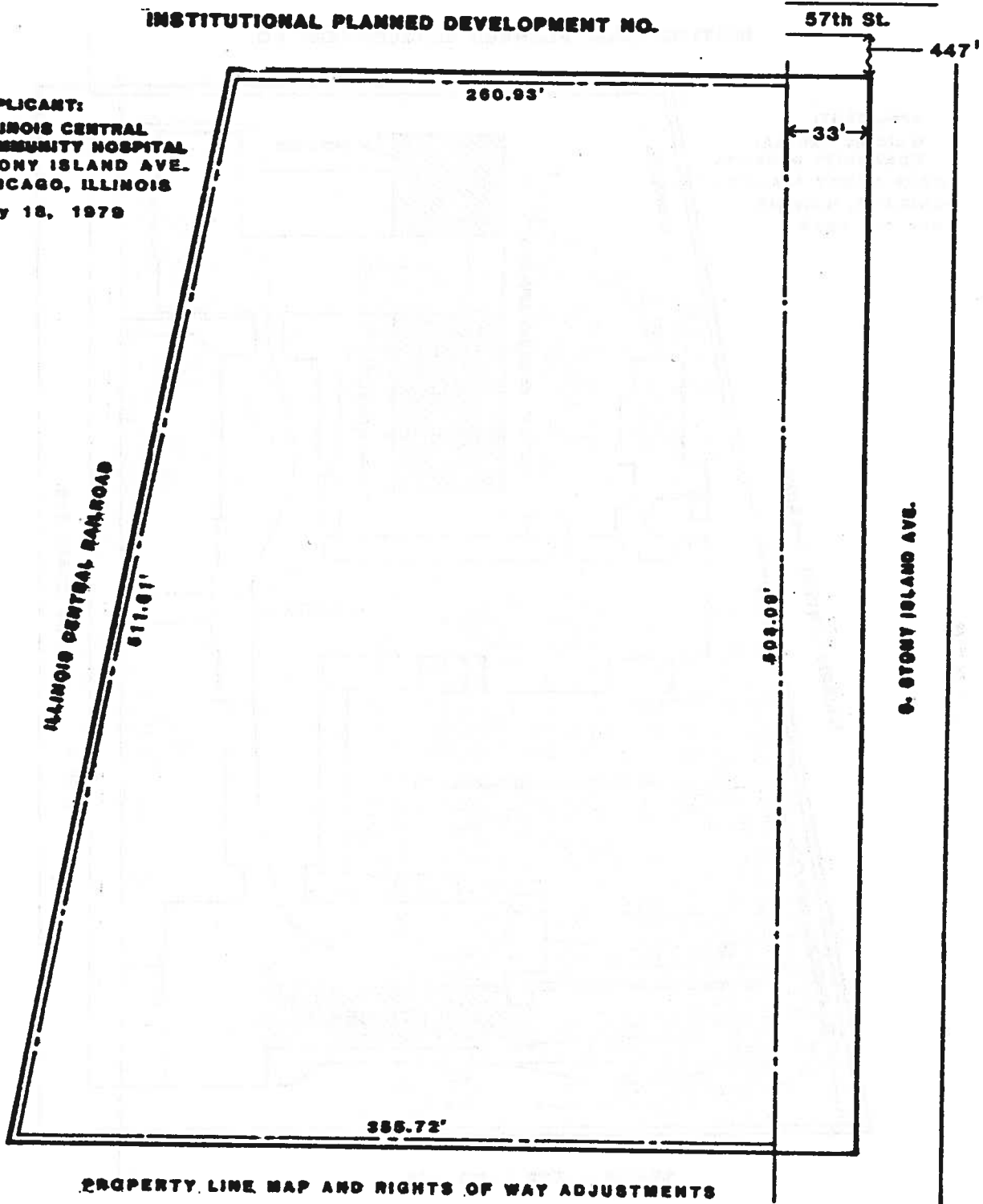
APPLICANT: ILLINOIS CENTRAL  
 COMMUNITY HOSPITAL  
 5800 STONY ISLAND AVE.  
 CHICAGO, ILLINOIS

May 18, 1979





**INSTITUTIONAL PLANNED DEVELOPMENT NO.**

**APPLICANT:**  
**ILLINOIS CENTRAL**  
**COMMUNITY HOSPITAL**  
**STONY ISLAND AVE.**  
**CHICAGO, ILLINOIS**  
**May 18, 1979**



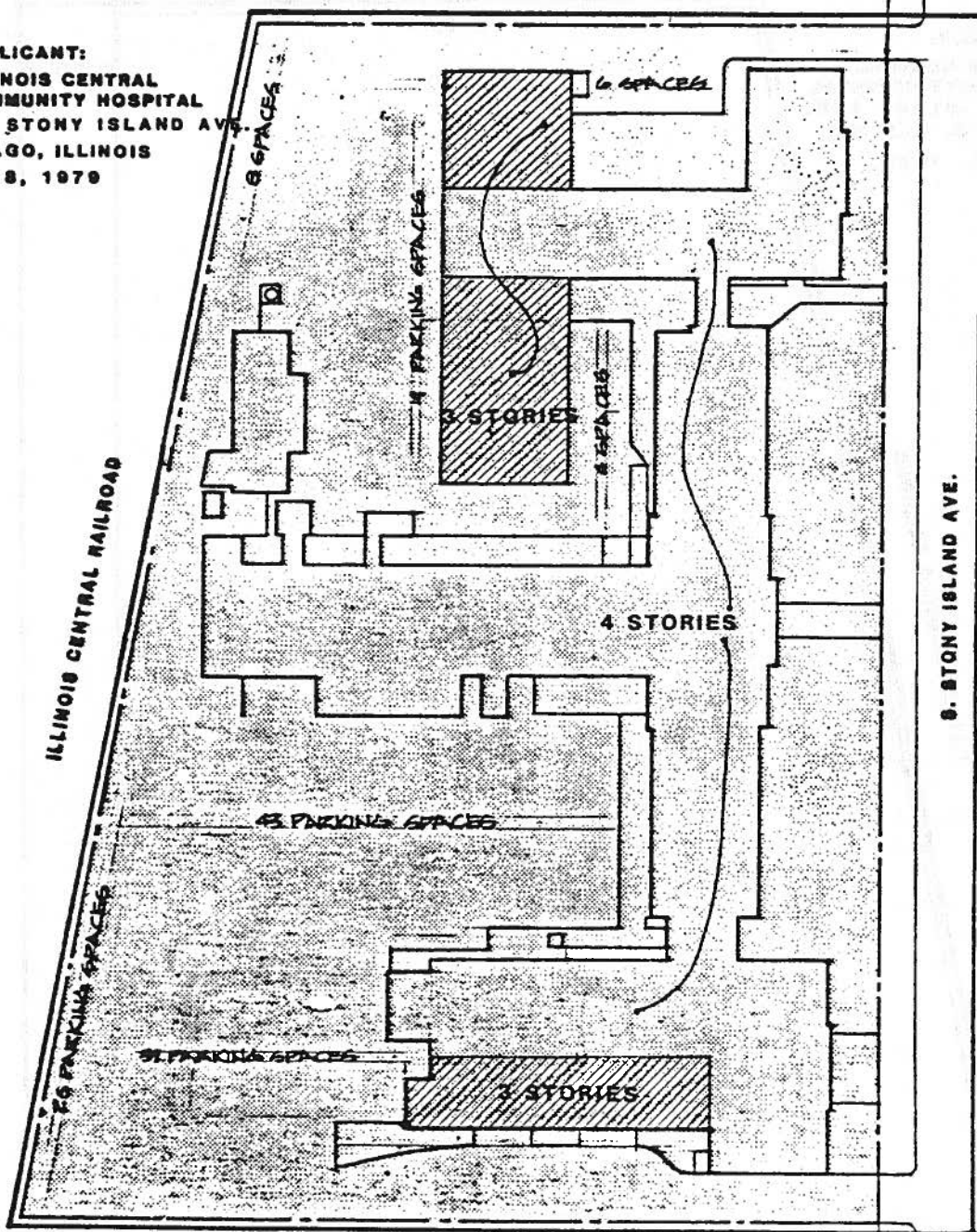
**PROPERTY LINE MAP AND RIGHTS OF WAY ADJUSTMENTS**

-  **PROPERTY LINE**
-  **PLANNED DEVELOPMENT BOUNDARY**




INSTITUTIONAL PLANNED DEVELOPMENT NO.

APPLICANT:  
ILLINOIS CENTRAL  
COMMUNITY HOSPITAL  
5800 STONY ISLAND AVE.  
CHICAGO, ILLINOIS  
May 18, 1979



GENERALIZED LAND USE PLAN

-  HOSPITAL AND RELATED USES INCLUDING OFF STREET PARKING
-  PROPOSED ADDITIONS
-  OFF STREET PARKING SPACES (EXISTING)



INSTITUTIONAL PLANNED DEVELOPMENT'USE AND BULK REGULATIONS

<u>NET SITE AREA SQUARE FEET</u>	<u>ACRES</u>	<u>GENERAL DESCRIPTION OF LAND USE</u>	<u>MAX F.A.R.</u>	<u>MAX % OF LAND COVERED</u>
155,115	3.56	Hospital, research, medical and related uses and off street parking	2.0	50%

Gross Site Area = Net Site Area (3.56 Acres) + area of public right of way = (.40 acres) = 3.96 acres.

Maximum permitted F.A.R. for Total Net Site Area = 2.0

Present Population:

A. Medical and Related Uses

1. Number of beds - 224.
2. Number of attending physicians - 38.
3. Number of employees (Maximum in one shift) - 104.

Minimum number of off-street parking spaces: 144.

Off-street loading is to be provided in accord with the R6 General Residence District requirements.

Minimum Periphery Setbacks: 15 feet

Minimum Distances between Buildings:

- A. Patient Room Facings - 20 feet.
- B. End and Face Walls - 20 feet.

Maximum percent of land covered (for total net site area) - 50%.

THE ABOVE NOTED REGULATIONS RELATE TO THE ULTIMATE DEVELOPMENT WITHIN THE PLANNED DEVELOPMENT AREA. INTERIM STAGES OF DEVELOPMENT MAY EXCEED THESE PERMITTED STANDARDS SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF PLANNING, CITY AND COMMUNITY DEVELOPMENT.

APPLICANT: Illinois Central Community Hospital

DATE: May 18, 1979