March 28, 2023

Sarah A. Sheehan
The University of Chicago
Facilities Services
5235 South Harper Court
Chicago, Illinois 60615

Re: Site Plan Review and Minor Change Request for Institutional Planned Development No.43, Sub-Area B, The University of Chicago Proposed a New Cancer Center at 5654 South Drexel Avenue

Dear Ms. Sheehan,

Please be advised that your request for site plan approval and a minor change to Institutional Planned Development No.43 ("PD43"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 and No.15 of the Planned Development.

The City of Chicago Department of Planning and Development (DPD) has reviewed the site plan request for approval and the minor change request submitted for the project identified above. The applicant proposes a site plan review for the new Cancer Center in Sub-Area B. The Cancer Center is proposed to be an eight-story building above grade with a single story below grade. The above-grade building will be 499,556 GSF and will be 167'-6" tall. The building footprint, including the entry canopy and the second-story pedestrian bridge connection to Parking Garage B, will be 73,195 GSF. The construction of the new Cancer Center will result in a proposed FAR of 1.05 (1,643,757 SF) for Sub-Area B, which is well below the maximum allowable 2.22 FAR. No changes to the existing FAR (Floor Area Ratios) for any of the campus Sub-Areas within the Planned Development boundaries are proposed.

Sub Area B currently allows maximum site coverage of 484,423 SF (31.07%) of which 463,787 SF (29.74%) is currently covered by buildings. Therefore, the applicant proposes a minor change request of adding an additional 52,559 SF of site coverage in Sub-Area B to accommodate the Cancer Center building footprint. With the new Cancer Center, the proposed site coverage of Sub-Area B is 536,982 SF (34.44%).

With regard to the minor change request, the Department of Planning and Development has determined that allowing the site coverage of Sub-Area B to increase to 536,982 SF (34.44%) will not create an adverse impact on the Planned Development or the surrounding neighborhood, will not result in an increase in the maximum permitted floor area ratio of Sub-Area B, and 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 PD #43, I hereby approve the foregoing minor change, but
no other changes to this Planned Development. This minor change is valid for twelve (12) months from
the date of this letter unless action to implement the minor change is commenced within such time and
thereafter diligently pursued to completion, including, if applicable, construction consistent with the
minor change as authorized by a building permit. If action to implement the minor change, including
construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then
the approval will lapse and become null and void.

The request for site plan approval includes the following twenty-four (24) exhibits, dated March 16, 2023,
prepared by CannonDesign:

- Streetscape Site Plan
- Proposed Site Plan
- Landscape Plan
- Typical Site Sections
- Typical Landscape Details
- 3D Massing Images (2)
- Renderings (4)
- Rendering - Detail of Southeast Entry and Collaboration Spaces
- Streetscape Elevations (4) - East, North, West, and South Elevation
- Building Elevations (4) - East, North, West, and South Elevation
- Floor Plans (4) - Lower Level, Leve 1-8

With regard to the request for site plan review, the Department of Planning and Development has
reviewed and determined that the material submitted is consistent with and satisfies the requirements of
Institutional Planned Development No.43, as amended. Additionally, the Site Plan has been approved by
the Department of Fire, Transportation, Stormwater, and MOPD; accordingly, this site plan approval is
hereby approved.

Please note, in the future, if the Cancer Center is proposed to be modified or enlarged, including any
vertical expansion, a site plan review request must be submitted, and depending on the extent of the
modifications, a minor change request may also be required.

If you have any questions or need further clarification on these comments, please contact Yangdi Wang at
312-744-2379 or at yangdi.wang@cityofchicago.org.

Sincerely,

Noah Szafroniec
Assistant Commissioner
Planned Developments and Plan Commission

cc: Mike Marmo, Heidi Sperry, Teresa Mc Laughlin, Janice Hill, Yangdi Wang, Main File
Detail of Southeast Entry and Collaboration Spaces

Rendering
March 20, 2023

Sarah A. Sheehan  
The University of Chicago  
Facilities Services  
5235 South Harper Court  
Chicago, Illinois 60615

Re: Site Plan Review for Institutional Planned Development No. 43, Sub-Area B, The University of Chicago Proposed New Temporary Astronomy and Astrophysics Centre (TAAC) Addition at 5607 South Drexel Avenue, Sub-Area B

Dear Ms. Sheehan,

Please be advised that your request for site plan approval for Institutional Planned Development No. 43 ("PD43"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 15 of the Planned Development.

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 project is proposing an addition to the TAAC facility to accommodate relocations from the two existing buildings within Sub-area B that are planned to be demolished. It will replace the existing gravel surface parking lot and better match the surrounding buildings’ institutional character. The project will also eliminate a current unused curb cut and propose three new trees.

The single-story addition is 4,105 square feet. The building height of the addition will be 15ft. The construction of the new TAAC addition will result in a proposed FAR of 0.73 (1,144,201 SF) for Sub-Area B, which is well below the maximum allowable 2.22 FAR. With the new TAAC addition, the proposed site coverage of Sub-Area B is 29.74%, which is below the maximum allowable 31.07% site coverage of Sub-Area B.

The request for site plan approval includes the following seven (7) exhibits, dated March 14, 2023, prepared by Wheeler Kearns Architects:

- Site Plan  
- Floor Plan  
- Building Elevations  
- Landscape Plan  
- Contextual Renderings  
- Context Renderings  
- Addition Plan
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. 43, as amended.

If you have any questions or need further clarification on these comments, please contact Yangdi Wang at 312-744-2379 or at yangdi.wang@cityofchicago.org.

Sincerely,

Patrick Murphy
Zoning Administrator

cc: Noah Szafaraniec, DPD
Heidi Sperry, DPD
Mike Marmo, DPD
Teresa McLaughlin, DPD
Janice Hill, DPD
Yangdi Wang, DPD
Main File
PROPOSED ADDITION

EXISTING TAAC
5607 S. Drexel Ave

CONTINUOUS PEDESTRIAN SIDEWALK TO BE MAINTAINED ACROSS ALLEY
EXISTING BIKE RACKS - 14 SPOTS PROVIDED
ACCESSIBLE ROUTE
RAMP TURNAROUND TO BE LENGTHENED

AREA OF ALLEY TO BE REPAVED

PROPOSED

EXISTING

NEW CONTINENTAL STYLE CROSSWALK STRIPING

wkarch
Wheeler Kearns Architects,
343 South Dearborn Street
Suite 200
Chicago IL 60604
312.939.7787
wkarch.com
Reclassification Of Area Shown On Map No. 11-H.  
(Application No. 20959)  
(Common Address: 4137 – 4139 N. Western Ave.)  

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

SECTION 1. That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all the B3-2 Community Shopping District symbols and indications as shown on Map Number 11-H in the area bounded by:

- a line 199.03 feet south of and parallel to West Berteau Avenue; the alley east of and parallel to North Western Avenue; a line 249.03 feet south of and parallel to West Berteau Avenue; and North Western Avenue,

- to those of a B2-3 Neighborhood Mixed-Use District.

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

Reclassification Of Area Shown On Map Nos. 12-D And 14-D.  
(As Amended)  
(Application No. A-8748)  
(Common Address: 5600 – 5602 S. Drexel Ave., 5627 S. Maryland Ave. And 5635 – 5637 S. Maryland Ave.)  

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

SECTION 1. That the Chicago Zoning Ordinance is hereby amended by changing all the RM5 Residential Multi-Unit District and Institutional Planned Development Number 43, as amended, symbols and indications as shown on Map Numbers 12-D and 14-D in the area bounded by:

- beginning at a line 504.77 feet north of and parallel to East 55th Street; the alley next east of and parallel to South Cottage Grove Avenue; a line 111.62 feet south of East 54th Street; South Maryland Avenue; a line 116.22 feet south of East 54th Street; the alley next east of and parallel to South Maryland Avenue; a line 240 feet north of East 55th Street; South Drexel Avenue; East 55th Street; the alley next west of and parallel to South Greenwood Avenue, or the line thereof it extended where no alley exists; a line 100 feet north of East 55th Street; South Greenwood Avenue; East; 55th Street; South University Avenue; East 57th Street; the alley next east of and parallel to South Woodlawn Avenue; a line 150 feet south of and parallel to East 57th Street; South Woodlawn Avenue; a line 297.9 feet north of and parallel to East 56th Street; the alley next east of and parallel to South Woodlawn Avenue; East 58th Street; South Dorchester Avenue; a line 250 feet north of and parallel to East 59th Street;
a line 150 feet east of and parallel to South Dorchester Avenue; a line 350 feet north of and parallel to East 59th Street; South Blackstone Avenue; a line 100 feet north of East 59th Street; a line 80 feet west of South Harper Avenue; East 59th Street; South Blackstone Avenue, or a line thereof extended where no street exists; the north line of East 60th Street; South Stony Island Avenue; East 61st Street; the east line of the right-of-way of the Illinois Central Railroad; the south line of East 60th Street; the west line of the right-of-way of the Illinois Central Railroad; East 61st Place; South Blackstone Avenue; East 61st Street or the line thereof extended where no street exists; South Dorchester Avenue; a line 214.37 feet north of East 61st Street; a line 186.60 feet west of South Dorchester Avenue; East 61st Street; a line 163.603 feet west of South Drexel Avenue; a line 340 feet north of East 61st Street; and South Cottage Grove Avenue,

the parcels described in the below table shall be excluded from the above described property and shall remain RM5 Residential Multi-Unit District:

<table>
<thead>
<tr>
<th>Common Address</th>
<th>Zoning District</th>
<th>Permanent Index Number</th>
<th>Bounded By</th>
</tr>
</thead>
<tbody>
<tr>
<td>5700 and 5706 South Woodlawn Avenue</td>
<td>RM5</td>
<td>20-14-116-008-0000 and 20-14-116-009-0000</td>
<td>East 57th Street, South Woodlawn Avenue; a line 88.91 feet south of East 57th Street; the alley next west of and parallel to South Woodlawn Avenue.</td>
</tr>
<tr>
<td>5714 South Woodlawn Avenue</td>
<td>RM5</td>
<td>20-14-116-011-0000</td>
<td>A line 148.91 feet south of East 57th Street; South Woodlawn Avenue; a line 198.91 feet south of East 57th Street; the alley next west of and parallel to South Woodlawn Avenue.</td>
</tr>
<tr>
<td>5728 South Woodlawn Avenue</td>
<td>RM5</td>
<td>20-14-116-013-0000</td>
<td>A line 248.91 feet south of East 57th Street; South Woodlawn Avenue; a line 298.91 feet south of East 57th Street; the alley next west of and parallel to South Woodlawn Avenue.</td>
</tr>
<tr>
<td>5747 South University Avenue</td>
<td>RM5 (Partial)</td>
<td>20-14-116-006-0000</td>
<td>A line 178.89 feet north of East 58th Street; the alley next east of and parallel to South University Avenue; a line 98.91 feet north of East 58th Street; a line 144.29 feet east of and parallel to South University Avenue; a line 104.92 feet north of East 58th Street a line 73.39 feet east of and parallel to South University Avenue; a line 98.92 feet north of and parallel to East 58th Street; South University Avenue.</td>
</tr>
</tbody>
</table>
to those of Institutional Planned Development Number 43, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in this Plan of Development, including the Bulk Regulations and Data Table set forth below. (All other omitted planned development statements, exhibits and text are unaffected by this ordinance.)

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

Bulk Regulations and Data Table referred to in this ordinance reads as follows:

_Institutional Planned Development Number 43, As Amended._

_Bulk Regulations And Data Table._

<table>
<thead>
<tr>
<th>Subarea</th>
<th>Square Feet</th>
<th>Acres</th>
<th>Max Percent Site Coverage</th>
<th>Max SF Site Coverage</th>
<th>Max FAR</th>
<th>Max FAR SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>1,538,841</td>
<td>35.53</td>
<td>52.00%</td>
<td>800,197</td>
<td>4.00</td>
<td>6,155,364</td>
</tr>
<tr>
<td>B</td>
<td>1,559,225**</td>
<td>35.79</td>
<td>31.07%</td>
<td>484,423</td>
<td>2.22</td>
<td>3,461,479</td>
</tr>
<tr>
<td>C</td>
<td>949,880</td>
<td>21.81</td>
<td>46.15%</td>
<td>438,343</td>
<td>2.00</td>
<td>1,899,760</td>
</tr>
</tbody>
</table>

** Site Area of Subarea B includes area of rights-of-way to be vacated, consisting of the segments of South Maryland Avenue and the alley next cast of South Maryland Avenue between East 58th Street and East 57th Street.
<table>
<thead>
<tr>
<th>Subarea</th>
<th>Square Feet</th>
<th>Acres</th>
<th>Max Percent Site Coverage</th>
<th>Max SF Site Coverage</th>
<th>Max FAR</th>
<th>Max FAR SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>D</td>
<td>1,361,595</td>
<td>31.26</td>
<td>28.22%</td>
<td>384,242</td>
<td>2.20</td>
<td>2,995,609</td>
</tr>
<tr>
<td>E</td>
<td>860,796</td>
<td>19.76</td>
<td>30.00%</td>
<td>258,239</td>
<td>2.20</td>
<td>1,893,751</td>
</tr>
<tr>
<td>F</td>
<td>408,079</td>
<td>9.37</td>
<td>20.00%</td>
<td>81,616</td>
<td>2.50</td>
<td>1,020,198</td>
</tr>
<tr>
<td>G</td>
<td>699,433</td>
<td>16.06</td>
<td>28.03%</td>
<td>196,051</td>
<td>2.50</td>
<td>1,748,583</td>
</tr>
<tr>
<td>H</td>
<td>719,303</td>
<td>16.51</td>
<td>33.34%</td>
<td>239,826</td>
<td>2.20</td>
<td>1,582,467</td>
</tr>
<tr>
<td>I</td>
<td>632,847</td>
<td>14.53</td>
<td>36.52%</td>
<td>231,110</td>
<td>2.20</td>
<td>1,362,263</td>
</tr>
<tr>
<td>J*</td>
<td>341,606</td>
<td>7.84</td>
<td>25.00%</td>
<td>85,401</td>
<td>1.50</td>
<td>512,409</td>
</tr>
<tr>
<td>L</td>
<td>251,775</td>
<td>5.78</td>
<td>24.00%</td>
<td>60,426</td>
<td>2.50</td>
<td>629,438</td>
</tr>
<tr>
<td>O</td>
<td>199,540</td>
<td>4.58</td>
<td>35.00%</td>
<td>69,839</td>
<td>2.20</td>
<td>438,988</td>
</tr>
<tr>
<td>Totals</td>
<td>9,522,920</td>
<td>218.62</td>
<td>35.06%</td>
<td>3,333,022</td>
<td>2.50</td>
<td>23,807,300</td>
</tr>
</tbody>
</table>

Required Parking and Loading: As required by the Traffic Management Plan in Statement Number 12.

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Reclassification Of Area Shown On Map No. 12-F.
(Application No. 20982)
(Common Address: 5404 S. Dearborn St.)

[O2022-789]

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

SECTION 1. That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 12-F in the area bounded by:

a line 29.06 feet south of the intersection of West 54th Street, as measured along the west right-of-way line of South Dearborn Street and perpendicular thereto; South Dearborn Street; a line 53.9 feet south of the intersection of West 54th Street, as measured along the west right-of-way line of South Dearborn Street and perpendicular thereto; and the alley next west of and parallel to South Dearborn Street,

to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District.

* Subarea "J" is limited to a maximum of three hundred twenty-two (322) dwelling units, minimum off-street parking requirements of three hundred eight (308) spaces and a maximum of twenty thousand (20,000) square feet of related convenience business and related other uses.
July 8, 2021

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 #43, The University of Chicago Proposed Campus South Mixed-Use Facility at 6051 S. Kimbark Avenue

Dear Ms. Berg:

Please be advised that your request for site plan approval for Institutional Planned Development No. 43 ("PD 43"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 and No. 15 of the Planned Development.

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 project consists of the construction of a four-level parking structure with 323 vehicular parking spaces, a parking office, elevator lobbies, a community meeting room, and athletic facilities support spaces. The proposed development will be located at 6051 S. Kimbark Avenue in Subarea G of Planned Development #43. The height of the proposed structure will be 51'-1". The structure will be comprised of 131,329 GSF with 19,813 SF counting as Floor Area for the purposes of Floor Area Ratio.

Construction of the proposed structure will result in an increase in FAR in Sub-Area G to an FAR of 0.95, which is well below the allowable 2.50 FAR for this Sub-Area. The request for approval includes the following attached documents dated July 7, 2021, prepared by bKL Architecture LLC:

- Dimensioned Site Plan
- Dimensioned Landscape Plan
- Landscape Plan and Planting Schedule
- Building Floor Plans – Level 1 and 2
- Building Floor Plans – Level 3 and 4
- Elevation – Overall East
- Elevation – Overall South
- Elevation – Overall West
- Elevation – Overall North
- Dimensioned Cross Section
- Enlarged Level 1 Plan
- 61st Street Elevation
- Headlight Exhibit
- Lighting Specification Sheet
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. 43, as amended.

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 Murphy
Zoning Administrator

Originated by: Kimberly Morris and Heidi Sperry

cc: Sarah Shechan, University of Chicago
    Erik Glass, DPD
    Mike Marmo, DPD
    Kimberly Morris, DPD
    Heidi Sperry, DPD
    Noah Szafraniec, DPD
    Steven Valenziano, DPD
    Planned Development files
February 18, 2021

Patrick Murphey
Zoning Administrator
City of Chicago Department of Planning and Development
121 North LaSalle Street, Room 905
Chicago, Illinois 60602

Re: Site Plan Review
   Planned Development #43
   The University of Chicago
   Campus South Mixed-Use Facility
   6051 S. Kimbark Avenue, Sub Area G

Dear Administrator Murphey:

In accordance with the established guidelines for Planned Development No. 43, The University of Chicago herewith submits plans for Site Plan Review for a development to be located at 6051 S. Kimbark Avenue. The University of Chicago proposes to build the Campus South Mixed-Use Facility at the northeast corner of Kimbark Avenue and 61st Street.

The University previously submitted documents for Site Plan Review for a development at this site. After withdrawing that submission, the University reevaluated the proposal and undertook a redesign resulting in the attached proposal.

The University of Chicago Campus South Mixed-Use Facility will be a 4-level parking structure with 323 parking spaces, a parking office, elevator lobbies, a meeting/community room, and support space for the adjacent field located on the ground floor. The primary vehicle ingress and egress will be located on the north side of the site and will be aligned with Kimbark Avenue, a vacated street. A secondary vehicle ingress and egress will be located off 61st Street. The main pedestrian entrance for the new parking structure will be an elevator lobby at the northwest corner, conveniently located to serve the new David Rubenstein Forum conference center and the Study Hotel. The pedestrian entrance for the parking office will be located at the north façade, the point of entry for the meeting room on the south face and all entrances for the remaining support spaces on the west elevation.

The height of the proposed structure will be 51’-1” and the building will be 131,329 GSF with 19,813 GSF counting as Floor Area Ratio. The building will be clad with a rhythmic vertical metal panel that provides a texture to the building volume while allowing for...
natural ventilation for the parking floors required by code. The massing of the building will provide a transition from the university campus to the residential district south of 61st Street. This is accomplished by the height being more closely aligned with the residential buildings on 61st Street. The material colors have been chosen to integrate the structure into the surrounding academic and residential context by drawing from the warm natural color of the limestone found in wall panels and accent stones throughout the community.

As a parking facility, this new building meets the City of Chicago’s Sustainable Development Policy 2017 requirements including the implementation of bike parking and EV charging stations.

The building is designed with the capacity to accommodate one additional parking floor as well as four additional floors of academic and recreation space at a future date. At the time such a decision for this vertical expansion is made, the University will seek the required approvals from the Department of Planning and Development.

In order to make way for this new facility, a single-story building known as the Campus South Athletics building (1,256 GSF) will be demolished.

The demolition of the Campus South Athletics Building and the construction of the Campus South Parking Facility will result in the following data pertinent to Sub Area-G:

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Net Site Area</td>
<td>699,433.00 SF</td>
</tr>
<tr>
<td>Maximum Allowable FAR (1,748,583)</td>
<td>2.50</td>
</tr>
<tr>
<td>Current FAR (648,145)</td>
<td>0.79</td>
</tr>
<tr>
<td>Proposed FAR (666,702)</td>
<td>0.95</td>
</tr>
<tr>
<td>Maximum % of land covered (196,051)</td>
<td>28.03%</td>
</tr>
<tr>
<td>Current % of land covered (121,406)</td>
<td>17.36%</td>
</tr>
<tr>
<td>Proposed % of land covered (152,638)</td>
<td>21.82%</td>
</tr>
</tbody>
</table>

Attached with this submittal for site plan approval are the following supporting documents in duplicate:

- Site Plan
- Landscape and Green Roof Designs
- Building Plans and Elevations
- Aerials and Renderings
If you have any questions or concerns regarding this request, please contact Sarah A. Sheehan at sarahsheehan@uchicago.edu or 773-702-6070.

The University of Chicago hereby respectfully submits the application and requests your expeditious Site Plan review and approval so that the necessary permitting processes may be pursued without delay.

Sincerely yours,
THE UNIVERSITY OF CHICAGO

Alicia M. Berg

Alicia Berg
Assistant Vice President

cc w/o attachments:
Heidi Sperry, City of Chicago, Department of Planning and Development
Krystal McDoom, University of Chicago, Facilities Services
Arthur Del Muro, University of Chicago, Facilities Services
Maya Gharpure, University of Chicago, Facilities Services
Sarah A. Sheehan, University of Chicago, Office of Civic Engagement
GARAGE SCREENING WITH METAL PANELS:

Zoning Ordinance Section 17-11-0206-C requires that "any parking structure that is the principal building on a site must be designed so as to screen or conceal parked cars from view from public streets and open space on its first and second floors. Additionally, that the design of the garage minimizes the appearance of sloped floors from the street." In order to meet this requirement, metal architectural screening panels will conceal sloped floors and parked cars. These vertical metal panels will provide an overall rhythmic vertical expression that provides a texture to the building volume while allowing for the natural ventilation for the parking floors required by code. Non-concealed sloped floors are minimized to only occur along the east side of the building facing an existing multi-story building, reducing the locations of non-concealed sloped floors to less than 12% of the total building perimeter.

ACTIVE GROUND FLOOR SPACES:

Active, ground floor uses along the west elevation of the proposed facility include restrooms, training room, team rooms and a storage room for the Athletics Department and users of the field to the west of the site. These functions are critical needs of the Athletics Department that are currently housed in the existing field house that will be demolished to make way for the proposed building. The two team rooms (one for home team, one for visitor team) will include space for team meetings (pre-game, half-time, post-game and at practices), equipment storage and changing, as well as a place for shelter for inclement weather (lightning, tornado warnings, etc.). The training room is a space for minor treatment for athletes prior to, during and after practices and games, treating minor injuries that occur during practices and games, and performing minor physical evaluations including concussion evaluation protocols. The parking office is located at the north side of the faculty, and additional active ground floor uses include the meeting/community room along the south elevation which provides for meeting space within the faculty.
GARAGE SCREENING WITH LANDSCAPING:

Zoning Ordinance Section 17-11-0206-F requires that "the parking areas of multi-story garages must be screened or concealed by ground floor retail or business services, ground floor residential, or landscaping." To accommodate this requirement, the proposal includes active ground floor uses, including a meeting/community room that is open to the public at the ground level along 61st Street. A significant amount of landscaping is provided within the 24' setback from 61st Street, including a small plaza space and bicycle parking, landscaped areas featuring seven (7) new shade trees, as well as large planting beds of perennials and ground cover. These planting beds will range from 8' to 24' in length between the street and building. Along the west side of the parking garage, active uses line the ground floor to support the adjacent athletic field. Along the east side, landscaping is included to screen the parking garage from the adjacent parking lot. Along the north side, landscape improvements have been incorporated to tie into landscape for adjacent campus buildings. Compliance is demonstrated with the exterior building elevations showing the architectural metal panel screens, the level 1 floor plan showing meeting/community room, and the landscape plans showing plantings to screen the building.

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**Legend**

- **GL-01**: Vision Glass (Clear)
- **GL-01B**: Vision Glass (Clear)
- **GL-03**: Spandrel Glass (Clear to Match Vision Glass)
- **GL-03B**: Spandrel Glass (Clear to Match Vision Glass)
- **GL-04**: Laminated Glass, Color Tile (Canopy)
- **GL-04B**: Laminated Glass, Color Tile (Guru)
- **GL-05**: Translucent Glass at Athletic Room
- **ST-01**: Stone Base
- **CD-01**: Concrete
- **MT-01**: Aluminum Plate Wall Panel, Color Tile
- **MT-02**: Preformed Metal Wall Panel, Color Tile

---

**South Elevation**

Campus South Mixed-Use Facility
GARAGE LIGHTING:

Baffles, or similar/equal light fixture mitigation measures, will be provided on interior lights of garage to dampen ambient light. Garage light fixtures will be selected to minimize light spillage to adjacent areas, reduce glare, and dampen ambient light. The design-basis light fixture is constructed with anti-glare lens and the light source is recessed in the luminaire, further reducing high angle glare which is very similar to baffle construction on a light fixture. Average illumination level of 5 foot-candles (fc) will be provided in the general parking and 10 fc in drive aisles per IES standard. Foot-candle levels at pedestrian walk area shall be 20, and elevator lobbies shall be 15 to 20 foot-candles for patrons' security. Interior lighting shall be controlled by a lighting control system. All light fixtures will be dimmed down to 50% level of their full capacity when the space is not occupied per IECC requirement.
The lighting spec sheet is for the overhead lights proposed for the garage. The recessed light design intends to minimize glares. The light fixture is constructed with anti-glare lens and light source is recessed in the luminaire. This reduces the high angle glare which is very similar to baffle construction on a light fixture.
The lighting spec sheet is for the overhead lights proposed for the garage. The recessed light design intends to minimize glares. The light fixture is constructed with anti-glare lens and light source is recessed in the luminaire. This reduces the high angle glare which is very similar to baffle construction on a light fixture.
December 24, 2020

Kathleen A. Duncan
Akerman LLP
71 S. Wacker Dr.
47th Floor
Chicago, IL 60606

Re: PD 43, University of Chicago landscaping at 1227 E. 60th St.

Dear Ms. Duncan:

In response to your recent request, we have reviewed the information submitted regarding the landscaping to be completed for The Study Hotel at the University of Chicago at 1227 E. 60th St. The Landscaping Security and Right of Entry Agreement required all landscape improvements to be completed by Dec. 15, 2020. However, since the hotel is still under construction, they cannot complete the landscaping. Therefore, you are seeking an extension of the landscape deadline in the agreement until June 15, 2021. We have no objection to your request for an extension until June 15, 2021.

Sincerely,

Patrick Murphy
Zoning Administrator

PM:tm

C: Ron Daye, Main file
Reclassification Of Area Shown On Map Nos. 12-D And 14-D.  
(As Amended) 
(Application No. A-8525) 
(Common Address: 5516 S. Maryland Ave.) 

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

SECTION 1. That the Chicago Zoning Ordinance is hereby amended by changing all the RM5 Residential Multi-Unit District and Institutional Planned Development Number 43, as amended, symbols and indications as shown on Map Numbers 12-D and 14-D in the area bounded by:

beginning at a line 504.77 feet north of and parallel to East 55th Street; the alley next east of and parallel to South Cottage Grove Avenue; a line 111.62 feet south of East 54th Street; South Maryland Avenue; a line 116.22 feet south of East 54th Street; the alley next east of and parallel to South Maryland Avenue; a line 240 feet north of East 55th Street; South Drexel Avenue; East 55th Street; the alley next west of and parallel to South Greenwood Avenue, or the line thereof if extended where no alley exists; a line 100 feet north of East 55th Street; South Greenwood Avenue; East 55th Street; South University Avenue; East 57th Street; the alley next east of and parallel to South Woodlawn Avenue; a line 150 feet south of and parallel to East 57th Street; South Woodlawn Avenue; a line 297.9 feet north of and parallel to East 58th Street; the alley next east of and parallel to South Woodlawn Avenue; East 58th Street; South Dorchester Avenue; a line 250 feet north of and parallel to East 59th Street; a line 150 feet east of and parallel to South Dorchester Avenue; a line 350 feet north of and parallel to East 59th Street; South Blackstone Avenue; a line 100 feet north of East 59th Street; a line 80 feet west of South Harper Avenue; East 59th Street; South Blackstone Avenue, or a line thereof if extended where no street exists; the north line of East 60th Street; South Stony Island Avenue; East 61st Street; the east line of the right-of-way of the Illinois Central Railroad; the south line of East 60th Street; the west line of the right-of-way of the Illinois Central Railroad; East 61st Place; South Blackstone Avenue; East 61st Street, or the line thereof if extended where no street exists; South Dorchester Avenue; a line 214.37 feet north of East 61st Street; a line 186.60 feet west of South Dorchester Avenue; East 61st Street; a line 163.603 feet west of South Drexel Avenue; a line 340 feet north of East 61st Street; and South Cottage Grove Avenue.

The parcels described in the below table shall be excluded from the above-described property and shall remain RM5 Residential Multi-Unit District:
<table>
<thead>
<tr>
<th>Common Address</th>
<th>Zoning District</th>
<th>Permanent Index Number</th>
<th>Bounded By</th>
</tr>
</thead>
<tbody>
<tr>
<td>5700 and 5706 South Woodlawn Avenue</td>
<td>RM5</td>
<td>20-14-116-008-0000 and 20-14-116-009-0000</td>
<td>East 57th Street; South Woodlawn Avenue; a line 88.01 feet south of East 57th Street, the alley next west of and parallel to South Woodlawn Avenue</td>
</tr>
<tr>
<td>5714 South Woodlawn Avenue</td>
<td>RM5</td>
<td>20-14-116-011-0000</td>
<td>A line 148.91 feet south of East 57th Street; South Woodlawn Avenue, a line 198.91 feet south of East 57th Street; and the alley next west of and parallel to South Woodlawn Avenue</td>
</tr>
<tr>
<td>5728 South Woodlawn Avenue</td>
<td>RM5</td>
<td>20-14-116-013-0000</td>
<td>A line 248.91 feet south of East 57th Street, South Woodlawn Avenue; a line 298.91 feet south of East 57th Street; and the alley next west of and parallel to South Woodlawn Avenue</td>
</tr>
<tr>
<td>5747 South University Avenue</td>
<td>RM5</td>
<td>20-14-116-006-0000 (Partial)</td>
<td>A line 178.89 feet north of East 58th Street; the alley next east of and parallel to South University Avenue; a line 98.91 feet north of East 58th Street; a line 144.29 feet east of and parallel to South University Avenue; a line 104.92 feet north of East 58th Street; a line 73.39 feet east of and parallel to South University Avenue; a line 98.92 feet north of and parallel to East 58th Street; and South University Avenue</td>
</tr>
<tr>
<td>5735 South University Avenue</td>
<td>RM5</td>
<td>20-14-116-004-0000</td>
<td>A line 258.89 feet north of East 58th Street; the alley next east of and parallel to South University Avenue; a line 218.89 feet north of East 58th Street; and South University Avenue</td>
</tr>
<tr>
<td>5600 -- 5602 South Drexel Avenue</td>
<td>RM5</td>
<td>20-14-108-018-0000</td>
<td>East 56th Street; South Drexel Avenue; a line 47 feet south of East 56th Street; and the alley next west of South Drexel Avenue</td>
</tr>
<tr>
<td>5627 South Maryland Avenue</td>
<td>RM5</td>
<td>20-14-108-010-0000</td>
<td>A line 261 feet south of East 56th Street; the alley next east of and parallel to South Maryland Avenue; a line 285 feet south of East 56th Street; and South Maryland Avenue</td>
</tr>
<tr>
<td>5635 -- 5637 South Maryland Avenue</td>
<td>RM5</td>
<td>20-14-108-012-0000</td>
<td>A line 333 feet south of East 56th Street; the alley next east of and parallel to South Maryland Avenue; a line 381 feet south of East 56th Street; and South Maryland Avenue</td>
</tr>
</tbody>
</table>
to those of Institutional Planned Development Number 43, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in this Plan of Development, including the Bulk Regulations and Data Table set forth below. (All other omitted planned development statements, exhibits and text are unaffected by this ordinance).

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

Bulk Regulations and Data Table referred to in this ordinance reads as follows:

_Institutional Planned Development No. 43, As Amended._

_Bulk Regulations And Data Table._

<table>
<thead>
<tr>
<th>Subarea</th>
<th>Square Feet</th>
<th>Acres</th>
<th>Maximum Percent Site Coverage</th>
<th>Maximum Square feet Site Coverage</th>
<th>Maximum FAR</th>
<th>Maximum FAR Square Feet</th>
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<tbody>
<tr>
<td>A</td>
<td>1,538,841</td>
<td>35.53</td>
<td>52.00 percent</td>
<td>800,197</td>
<td>4.00</td>
<td>6,155,364</td>
</tr>
<tr>
<td>B</td>
<td>1,496,547</td>
<td>34.34</td>
<td>30.40 percent</td>
<td>454,950</td>
<td>2.22</td>
<td>3,322,334</td>
</tr>
<tr>
<td>C</td>
<td>949,880</td>
<td>21.81</td>
<td>47.20 percent</td>
<td>448,343</td>
<td>2.00</td>
<td>1,899,760</td>
</tr>
<tr>
<td>D</td>
<td>1,361,595</td>
<td>31.26</td>
<td>28.22 percent</td>
<td>384,242</td>
<td>2.20</td>
<td>2,995,509</td>
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<tr>
<td>E</td>
<td>860,796</td>
<td>19.76</td>
<td>30.00 percent</td>
<td>258,239</td>
<td>2.20</td>
<td>1,893,751</td>
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<tr>
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<td>408,079</td>
<td>9.37</td>
<td>20.00 percent</td>
<td>81,616</td>
<td>2.50</td>
<td>1,020,198</td>
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<td>G</td>
<td>699,433</td>
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<td>28.03 percent</td>
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<tr>
<td>Subarea</td>
<td>Square Feet</td>
<td>Acres</td>
<td>Maximum Percent Site Coverage</td>
<td>Maximum Square feet Site Coverage</td>
<td>Maximum FAR</td>
<td>Maximum FAR Square Feet</td>
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<tr>
<td>J*</td>
<td>341,606</td>
<td>7.84</td>
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<td>69,839</td>
<td>2.20</td>
<td>438,988</td>
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<tr>
<td>TOTALS</td>
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</tr>
</tbody>
</table>

Reclassification Of Area Shown On Map No. 12-G.
(Application No. 20332T1)
(Common Address: 1347 -- 1349 W. 47th St.)

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map Number 12-G in an area bounded by:

West 47th Street; a line 144.62 feet east of and parallel to South Loomis Boulevard; the public alley next south of and parallel to West 47th Street; and a line 96.82 feet east of and parallel to South Loomis Boulevard,

to those of a C1-2 Neighborhood Commercial District.

SECTION 2. This ordinance takes effect after its passage and due publication.

[Cover Sheet, Drawing Index and Statements; General Notes; First Floor Exit Plan; Site Plan and Project Data; First Floor Plan; Second Floor and 2 and 3 Bedroom Floor Plans; Front, Rear, Left and Right Building Elevations and Building Sections attached to this ordinance printed on pages 16309 through 16318 of this Journal.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

Required Parking and Loading: As required by the Traffic Management Plan in Statement Number 12.

* Subarea "J" is limited to a maximum of three hundred twenty-two (322) dwelling units, a minimum off-street parking requirements of three hundred eight (308) spaces and a maximum of twenty thousand (20,000) square feet of related convenience business and related other uses.
June 19, 2020

Alicia M. Berg
Assistant Commissioner
The University of Chicago, Facilities Services
5235 S. Harper Ct., Suite 1000
Chicago, IL 60615

Re: Minor Change and Site Plan Approval for PD 43, Sub areas B and C
5606 S. Maryland, new High Bay Building

Dear Ms. Berg:

Please be advised that your request for a minor change and site plan approval to Planned Development No. 43 ("PD 43") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number's 13 and 15 of PD 43.

You are requesting, on behalf of the University of Chicago, a minor change to redistribute site coverage from Sub area C to Sub area B and secondly, site plan approval for the proposed High Bay Building to be located at 5606 S. Maryland Ave., within Sub area B. The University recently purchased this property and a technical amendment was passed on April 24, 2020 to add this property to PD 43. Sub area B currently allows maximum site coverage of 454,951 SF (30.4%), which is a little less than what is needed for the proposed building. Therefore, you are seeking to increase the Sub area B site coverage to 464,950 SF (31.07%) and correspondingly decrease the Sub area C maximum site coverage from 448,343 (47.2%) to 438,343 (46.15%). The overall PD site coverage will remain 35%. The new Sub area B and C site coverages are shown on the attached, revised, Bulk Regulations and Data Table.

With regard to your first request, the Department of Planning and Development has determined that allowing the redistribution of site coverage between Sub areas B and C will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and 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 PD 43, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction
consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

In regards to your second request, you are also seeking site plan approval for the proposed High Bay Building to be located at 5606 S. Maryland Ave. The new, 20,410 square foot building will replace the existing High Bay facility. The single-story building will be used by various programs within the University’s Physical Sciences Division.

We have reviewed the drawings and exhibits you submitted. The attached:
  - UC High Bay project site plan
  - UC High Bay design revisions
  - UC High Bay elevations and landscape detail

are in accordance with and satisfy the requirements of PD 43. Additionally, the Site Plan has been approved by the Departments of Fire, Transportation and MOPD; accordingly, this site plan approval is hereby approved.

Sincerely,

[Signature]

Steven Valenziano
Assistant Zoning Administrator

SV:tm

C: Mike Marmo, Erik Glass, Patrick Brutus, Sarah Sheehan, Main file
Institutional Planned Development Number 43, As Amended

Bulk Regulations and Data Table
Revised June, 2020

<table>
<thead>
<tr>
<th>Sub Area</th>
<th>SF</th>
<th>Acres</th>
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Required Parking and Loading: As required by the Traffic Management Plan in Statement Number 12

*Subarea “J” is limited to a maximum of three hundred twenty-two (322) dwelling units, a minimum off-street parking requirement of three hundred eight (308) spaces and a maximum of twenty thousand (20,000) square feet of related convenience business and related other uses.
June 8, 2020

Chicago Department of Planning & Development
121 N. LaSalle St., Suite 1000
Chicago, IL 60602

Re: DPD Site Plan Submission
University of Chicago
New High Bay Building
5602 S. Maryland Ave.,
Chicago, IL 60637

Site Plan Comments:

1. Provide active uses and/or transparency, particularly at the pedestrian level of the building.

   RESPONSE: Transparency will be provided where programmatically feasible at the northwest corner of the building which is the location for the entrance lobby, conference room, and office. Because this facility’s primary function is to provide a location for faculty and researchers to assemble and test large-scale scientific instrumentation, such as high-altitude payloads, large detectors, or telescopes, among others, transparency elsewhere at the pedestrian level of the building is not feasible. The nature of this type of work requires an interior space that is easily reconfigurable and modular as research directions evolve. It’s impossible to know how the layout of the experiments will align with the windows or if exterior light is even desirable. It is envisioned that the research zones within the space will be cluttered and the perimeter walls will be where fabrication materials, equipment, and shipping crates will be stacked detracting from what is intended to be a pleasant street level experience created by the landscape.

2. Please provide sections/detail for the for the metal louvers and metal panels. Is the design intent for these two materials to be perceived as the same? Also, provide material samples and/or cut sheets for review.

   RESPONSE: No, the profile of the proposed metal panel is intended to reference the appearance of the louver but not match it. The two materials will be color matched and the profiles will have similar dimensional repetition. Cut sheets and details are attached for reference.

3. What color will the proposed pre-cast concrete be? Is it intended to be textured? Please provide material samples and/or cut sheets for review.

   RESPONSE: The proposed precast panels are white with exposed buff and grey aggregate. The panels will be finely textured by means of a light acid wash. A detail photo of the sample is attached for reference.
Designwall R Series Data Sheet
Insulated Wall Panel System

Product Specification

Profile: Exterior: Ribbed
         Interior: Flat

Embossing: Exterior: Stucco or non-embossed
           Interior: Stucco or non-embossed

Gauge: Exterior: 22 ga
       Interior: 24, 22 ga

Width: 12", 16", 20", 24"

Thickness: 2.5", 3", 4"

Length: 2' - 24'

Reveal option: N/A

Orientation: Vertical or horizontal

Post fabrication: Transverse bends, end caps
                 (Manufacturing limitations apply. Please contact us for detailed information)

R-value: ≈ 7 per inch based on low cell thickness per ASTM C1363

Fabrication method: Structurally bonded

---

Designwall R Series, a profiled, accent version of BENCHMARK Designwall 2000 with ribs at 7/8" deep. The asymmetrical profile is designed for horizontal or vertical application. The R Series panel adds a bold, profiled look to commercial construction. Designwall R Series interfaces and engages with other Designwall horizontal panel profiles.

All panel thickness options engage with BENCHMARK Flushglaze 4500 and 7500 integral window system as well as BENCHMARK integrated louver system.

Various profile options are available. Please consult your Regional Sales Manager.
Fully integrated design louvers with high performance extruded aluminum construction, satisfy the HVAC requirements of the building, without the need for field cuts, flashings or exposed fasteners.

- Integrates with Designwall 2000/4000 and Designwall R Series
- Designed for horizontal panel integrations
- Extruded aluminum
- Anodized aluminum
- 70% Kynar 500 PVF Finish System
- Factory assembled
- "Fixed" with drainable, non-drainable or wind driven rain
- Listed performance ratings to suit HVAC requirements
- AMCA Certified
Typical louvers may not be enough to stop the effects of severe weather. The Wind Driven Rain series offers added protection against water infiltration into your building when high winds and rain combine.

<table>
<thead>
<tr>
<th></th>
<th>E2WV</th>
<th>E4WH</th>
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</thead>
<tbody>
<tr>
<td>Frame Depth</td>
<td>2.0&quot;</td>
<td>4.0&quot;</td>
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<tr>
<td>Blade Spacing</td>
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<tr>
<td>Blade Angle</td>
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<td>45°</td>
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<tr>
<td>Free Area¹</td>
<td>53.8%</td>
<td>50.6%</td>
</tr>
<tr>
<td>Rain Resistance²</td>
<td>99% at 866 fpm</td>
<td>99% at 1250 fpm</td>
</tr>
<tr>
<td>Resistance to Air³</td>
<td>0.25&quot;</td>
<td>0.54&quot;</td>
</tr>
</tbody>
</table>

Combining exceptional rain resistance, low resistance to airflow, and respectable free areas. These louvers will withstand the forces of mother nature to provide the utmost protection for your building interior.

<table>
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<tr>
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<th>E4WS</th>
<th>E6WH</th>
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<tr>
<td>Frame Depth</td>
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<td>Blade Angle</td>
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<tr>
<td>Free Area¹</td>
<td>56.0%</td>
<td>50.3%</td>
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<tr>
<td>Rain Resistance²</td>
<td>95% at 350 fpm</td>
<td>99% at 1250 fpm</td>
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<tr>
<td>Resistance to Air³</td>
<td>0.02&quot;</td>
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</table>

¹ - Free Area is the space between frame and blades divided by the overall wall opening size (based on a size 48" Wide by 48" High)
² - Rain Resistance is measured in effectiveness at various air intake louver core velocities. See Technical Literature for more details.
³ - Pressure drop of airflow across the louver at the velocity shown, expressed in inches water gauge.
March 13, 2019

Alicia Berg, AICP
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. 43, Subarea A
Student Health, Counseling and Wellness Center, 5841 S. Maryland Avenue

Dear Ms. Berg:

Please be advised that your request for site plan approval for Institutional Planned Development No. 43 ("PD 43"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 and No. 15 of the Planned Development.

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 project consists of the construction of a 16,510 square foot renovation of existing space on the ground floor as well as an addition of 11,150 square feet within the courtyard of the existing building, known as the Chicago Lying-In Hospital, at 5841 S. Maryland Avenue in Subarea A of Planned Development #43. The proposed project will not increase the overall height of the building which is 95’.

The proposed renovation and addition will result in an increase in floor area in Subarea A to an overall FAR of 2.88, which is well below the maximum allowable FAR of 4.0 for this Sub-Area. The request for approval includes the following attached documents prepared by Wight and dated 12.20.18:

- Site Plan
- Landscape Plan
- First Floor Plan
- Roof Plan
- Building Elevations
- Color Rendering – Entry Cloister
- Color Rendering – Courtyard
- Color Rendering – Lounge Rendering

121 NORTH LASALLE STREET, ROOM 1000, CHICAGO ILLINOIS 60602
Upon review of the material submitted, DPD has determined that these plans are consistent with and satisfy the requirements of Institutional Planned Development No. 43, as amended. Pursuant to with discussions with DPD and as shown in the attached documents, the roof above the cloister arcade is to be retained in its entirety and not modified with any new openings to accommodate skylights.

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: Heidi Sperry

cc: Sarah Sheehan, University of Chicago
    Erik Glass, DPD
    Mike Marmo, DPD
    Heidi Sperry, DPD
    Planned Development files
November 16, 2018

Alicia Berg, AICP
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. 43, Sub area G
The Study at University of Chicago, 1225-27 E. 60th Street

Dear Ms. Berg:

Please be advised that your request for site plan approval for Institutional Planned Development No. 43 (“PD 43”), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 and No. 15 of the Planned Development.

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 project consists of the construction of a 135,000 gross-square-foot on-campus hotel to include will feature 167 guest rooms, as well as, accessory and related uses such as a fitness center, meeting rooms, event space, catering operations and a 100-seat full service restaurant and bar at 1225-27 E. 60th Street in Subarea G of Planned Development #43. The proposed building will have an overall height of 155’.

Construction of the proposed building will result in an increase in floor area in Sub-Area G to an overall FAR of .99, which is well below the allowable 2.50 FAR for this Sub-Area. The request for approval includes the following attached documents:

- Dimensioned Site Plan (Holabird & Root, dated 11.08.18)
- Dimensioned Landscape Plan (Holabird & Root, dated 11.08.18)
- Driveway Paving Plan Enlargement (Site Design Group, Ltd., 11.14.18)
- North Elevation (Holabird & Root, dated 11.08.18)
- East Elevation (Holabird & Root, dated 11.08.18)
- West Elevation (Holabird & Root, dated 11.08.18)
- South Elevation (Holabird & Root, dated 11.08.18)
- Green Roof Plan (Holabird & Root)
- Color Rendering – North Façade (Holabird & Root, dated 11.08.18)
- Color Rendering – Entrance on 60th (Holabird & Root, dated 11.08.18)
- Color Rendering – East Façade (Holabird & Root, dated 11.08.18)
- Color Rendering – South Façade (Holabird & Root, dated 11.08.18)

Upon review of the material submitted, DPD has determined that these plans are consistent with and satisfy the requirements of Institutional Planned Development No. 43, as amended. It is understood that DPD will not consider a future request for administrative relief to modify the individual unit paver material, identified on the Driveway Paving Plan, to an alternate material determined to be inferior by DPD.
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: Heidi Sperry

cc: Sarah Sheehan, University of Chicago
    Erik Glass, DPD
    Mike Marno, DPD
    Heidi Sperry, DPD
    Planned Development files
8" x 16" CONCRETE UNIT PAVER, HERRINGBONE PATTERN, PRODUCT BASED ON UNBLOCK UMBRIANO, COLOR: MIDNIGHT SKY
GREEN ROOF CALCULATIONS

GROSS ROOF AREA: 22,146 SF
TOTAL GREEN ROOF AREA: 11,073 SF
PERCENTAGE OF GREEN ROOF AREA: 50%
October 1, 2018

Patrick Murphey  
Zoning Administrator  
CHICAGO DEPARTMENT OF PLANNING AND DEVELOPMENT  
121 North LaSalle Street, Room 905  
Chicago, Illinois 60602

Re: Site Plan Review  
Planned Development #43  
The University of Chicago  
The Study Hotel  
1227 East 60th Street, Sub-Area G

Dear Administrator Scudiero:

In accordance with the established guidelines for Planned Developments within the City of Chicago, The University of Chicago herewith submits plans for Site Plan review for the further development within Institutional Planned Development #43 at 1227 East 60th Street.

The University will be partnering with a hotel developer to build a 138,000 GSF new hotel facility called ‘The Study at University of Chicago’ (The Study). It will be a new, full-service hotel developed by Hospitality 3, LLC a Manhattan based real estate development company. The Study will be located on the southwest corner of East 60th Street and Kimbark Avenue.

The University of Chicago is one the nation’s leading private research universities, with healthcare, science and technology, and education sectors as the main economic drivers in the local area, supporting an affluent and highly educated workforce, and generating substantial amounts of business travel to the area. The Study Hotel will support the University academic initiatives by hosting symposia, small group talks, lectures and group meetings. The hotel will become a frequent venue for student and faculty interaction.

The Study is intentionally located on Campus South adjacent to the David M. Rubenstein Forum (a conference center currently under construction), and has been programmed, planned, and conceived to accommodate the broad and diverse needs of the University. It will attract new economic investment to the area, increase neighborhood amenities, support new development near transit stations. The Study’s adjacency creates a synergy with the
Rubenstein's Forum. The Study will provide lodging for the Forum's and University's multitude of events. The hotel's restaurant and catering operation will serve the everyday needs of the venue and the Campus South community. The Study will provide short and long-term accommodations for visiting faculty, speakers, dignitaries, and conference coordinators.

The design consists of three main massing elements. The first floor podium creates an inviting public lounge and restaurant space with a residential feel and includes an open storefront for views to the Midway. The second floor conference level is a transparent glass volume at the base of the guestroom tower. The conference pre-function space spills out to an exterior terrace facing the midway. The tower volume reads as a plinth of stone, with vertical seams allowing light into the public corridors. The stone façade design creates a repetitive guest room module of precast concrete, dark brake metal, vision glass and an operable window.

The hotel will have 167 guest rooms including 9 studies and 8 suites, a 1,500 square foot fitness center, 4,600 square feet of meeting rooms with a 3,700 SF indoor winter garden social event space and a 100-seat full service restaurant and bar. The Hotel will be 12 stories (no basement) and 155'-0" in height.

The project will meet the City of Chicago's Sustainable Development Policy 2017 requirements and will target a LEED Silver certification

The construction of the new building will result in the following data pertinent to Sub Area-G:

Net Site Area 699,433.00 SF
Maximum Allowable FAR (1,748,583) 2.50
Current FAR (551,433) 0.79
Proposed FAR (690,233) 0.99
Maximum % of land covered (196,051) 28.03%
Current % of land covered (112,943) 16.15%
Proposed % of land covered (135,152) 19.32%

Attached with this submittal for site plan approval are the following supporting documents in duplicate:

A. Site Plan
B. Landscape and Green Roof Designs
C. Building Plans and Elevations
D. Aerials and Renderings

If you have any questions or concerns regarding this request, please contact Sarah A. Sheehan at sarahsheehan@uchicago.edu or 773-702-6070.

The University of Chicago hereby respectfully submits the application and requests your expeditious Site Plan review and approval so that the necessary permitting processes may be pursued without delay.

Sincerely yours,
THE UNIVERSITY OF CHICAGO

Kerry Galbraith
Executive Director

cc w/o attachments:
Heidi Sperry, City of Chicago, Department of Planning and Development
Phil Gold, University of Chicago, Commercial Real Estate Operations
Maya Gharpure, University of Chicago, Facilities Services
Sarah A. Sheehan, University of Chicago, Office of Civic Engagement
April 11, 2018

Alicia Berg
Assistant Vice President
Facilities Services
5235 S. Harper Ct., Suite 100
Chicago, IL 60615

Re: Administrative Relief request for Institutional Planned Development No. 43, Sub area D, The University of Chicago, proposed fence at 5855 S. University Avenue

Dear Ms. Berg:

Please be advised that your request for administrative relief to Institutional Planned Development No. 43 ("PD 43"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of PD 43.

On August 24, 2014, administrative relief was granted to the University of Chicago to increase the fence height at the home of its President (5855 S. University Ave.) from 6'-0" to 9'-0". This residence is frequently used to host receptions for dignitaries from around the world that are accompanied by security details, therefore, the University Police have long advocated for a higher fence enclosing the back yard. Due to scheduling and seasonal challenges, the fence was never installed, and the previous administrative relief has expired. The University is now ready to move forward with the proposed fence and has submitted a new request.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed fence height increase from 6'-0" to 9'-0" will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. As shown on the attached exhibits, the fence is predominantly located along the interior of the lot, and there is an increased grade change of several feet to the east of the lot, resulting in a further need for additional height. Finally, extensive landscaping conceals the existing fence and will remain to conceal much of the new fence from the public way.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Planned Development No. 43, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

Patricia A. Scudiero
Zoning Administrator

C: Sarah Sheehan, Heidi Sperry, Mike Marmo, Erik Glass, Janice Hill, Main file
March 15, 2018

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

Re: Administrative Relief and Site Plan Review for Institutional Planned Development
No. 43, The University of Chicago, proposed new dormitory within Sub area H
Woodlawn Residential Commons at 1150 E. 61st Street and transfer of site coverage
between Sub areas H and I

Dear Ms. Berg:

Please be advised that your request for administrative relief and site plan approval for
Institutional Planned Development No. 43 ("PD 43"), as amended, has been considered by the
Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago
Zoning Ordinance and Statement No. 13 and No. 15 of the Planned Development.

In regards to your first request, the University of Chicago is seeking administrative relief to allow for a
transfer of 60,000 square feet ("SF") of site coverage from Sub area I to H to allow for the construction of a
new dormitory building, Woodlawn Residential Commons, at 1150 E. 61st Street.  As shown on the
attached revised Bulk Table, dated February 21, 2018, the site coverage in Sub area I has decreased from
46% or 291,110 SF to 36.52% or 231,110 SF while the site coverage within Sub area H has increased
correspondingly from 25% or 179,826 SF to 33.34% or 239,826 SF.

With regard to this request, the Department of Planning and Development has determined that allowing the
proposed transfer of site coverage between sub areas will not create an adverse impact on the Planned
Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not
change the character of the development, and therefore, would constitute a minor change.  There is no
overall increase in the entire Planned Development’s site coverage or floor area.  Additionally, similar
site coverage transfers were granted via administrative relief in 2006, 2009 and 2013.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Institutional Planned
Development No. 43, I hereby approve the foregoing minor change, but no other changes to this Planned
Development.  This minor change is valid for twelve (12) months from the date of this letter unless action
to implement the minor change is commenced within such time period and thereafter diligently pursued to
completion, including, if applicable, construction consistent with the minor change as authorized by a
building permit.  If action to implement the minor change, including construction, does not begin within
the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become
null and void.

121 NORTH LASALLE STREET, ROOM 1000, CHICAGO ILLINOIS 60602
Secondly, in regards 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 project consists of the construction of a 386,479 gross-square-foot facility to house a residence hall, dining commons and accessory uses located at 1150 E. 61st Street in Subarea H of Planned Development #43. The proposed building consists of four residential structures set atop the podium. Of the four structures, three are seven-story (including the podium) with an overall height of 94' and one is 16 stories (including the podium) with an overall height of 184'.

Construction of the proposed structure will result in an increase in FAR in Sub-Area H to an FAR of 1.63, which is well below the allowable 2.20 FAR for this Sub-Area. The request for approval includes the following attached documents dated March 15, 2018, prepared by Elkus Manfredi Architects:

- Dimensioned Site Plan
- Dimensioned Landscape Plan
- Dining Commons – Entry Option Floor Plan
- Elevation – 61st St.
- Elevation – Woodlawn Ave.
- Elevation – University Ave.
- North Elevation – Mid-Block
- Street Elevations
- Elevation – Overall East
- Elevation – Overall South
- Elevation – Overall West
- Elevation – Overall North
- Green Roof Plan (2nd Level)
- Green Roof Plan (Upper Level)
- Typical Landscape Treatment (Section on Woodlawn)
- Penthouse Materials Diagram
- Color Rendering – View from Northwest
- Color Rendering – View Looking South on Woodlawn Ave.

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. 43, as amended.

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,

Patricia A. Scudiero,
Zoning Administrator

Originated by: Teresa McLaughlin and Heidi Sperry

cc: Sarah Sheehan, University of Chicago
    Erik Glass, DPD
    Mike Marmo, DPD
    Heidi Sperry, DPD
    Planned Development files
### Institutional Planned Development Number 43, As Amended

**Bulk Regulations and Data Table**  
*REVISED 02/21/18*

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<th>Sub Area</th>
<th>SF</th>
<th>Acres</th>
<th>Max% Site Coverage</th>
<th>Max SF Site Coverage</th>
<th>Max FAR</th>
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Required Parking and Loading: As required by the Traffic Management Plan in Statement Number 12

* Subarea “J” is limited to a maximum of three hundred twenty-two (322) dwelling units, a minimum off-street parking requirements of three hundred eight (308) spaces and a maximum of twenty thousand (20,000) square feet of related convenience business and related other uses.
**PROJECT SUMMARY**

**Construction Type:** 1-A

**Building Height:**
- Block E: 94’
- Block N: 94’
- Block S: 94’
- Block W: 184’

**Occupancy:**
- A-2 = Residential (Transient)
- C-1 = Assembly (Dining Hall)
- C-2 = Assembly (House Commons)
- E = Business
- H-2 = Storage

Building is fully sprinklered with standpipes at each fire stair.

Building annunciator panel for all sections is at main entry.

**Area:**
- Ground Floor: 63,108
- 2nd - 7th Floor: 38,476
- 8th - 16th Flr: 9,474
- Total SF: 383,638

---

**LEGEND**

- Limit of Work
- Entry/Exit
- Exit

**EXISTING CITY FIRE HYDRANT**

- Mountable Curb
- Picket Fence
- FDC
- Existing Bus Stop

**Loading Dock**

**S. Woodlawn Avenue** (2-way traffic)

**S. University Avenue** (2-way traffic, Dead end)

**61st Street** (2-way traffic)

**327 Bike Spaces**

- 1 to 4 ratio

**Fire alarm annunciator panels**

- for East, North, South, West respective blocks

**Existing city fire hydrant**

---

**DIMENSIONED SITE PLAN**

- Harris School of Public Policy
- 4 Story Concrete Building
- 3 Story Concrete, Building
- 630’ 0”
- 720’ 0”
- 15’ 0”
- 27’ 0”
- 24’ 0”
- 17’ 0”
- 15’ 0”
- 12’ 0”
- 10’ 0”

- Relocated Electrical Equipment
- Courtyard
- Concrete walks to match Rubenstein
- Harris School of Public Policy
- Existing city fire hydrant
- Fire alarm annunciator panels
- Entry/Exit
- Residence hall entry/exit
- Harris School of Public Policy
- Fire department entry/exit
- Existing city fire hydrant
- Mountable Curb
- FDC
**DIMENSIONED LANDSCAPE PLAN**

**Legend**
- Concrete Paving, Finish A
- Concrete Paving, Finish B
- Gravel (Maintenance Strip)
- Understory Planting
- Lawn
- Evergreen Planting
- Limit of Work
- Existing Tree to Remain
- Proposed Shade Tree
- Ornamental Tree
- Bike Racks
- Cluster Seating
- Seat Wall

**Site Features**
- **Harris School of Public Policy**
- **3-Story Concrete Building**
- **4-Story Concrete Building**
- **S. University Avenue** (2-way traffic, Dead end)
- **S. Woodlawn Avenue** (2-way traffic)
- **61st Street** (2-way traffic)
- **Loading Dock**
- **Existing Bus Stop**
- **Relocated Electrical Equipment**
- **Precast Walls with backs & side space**
- **Stormwater Infiltration Garden**
- **Concrete Paving, Finish A**
- **Concrete Paving, Finish B**
- **Gravel (Maintenance Strip)**
- **Understory Planting**
- **Lawn**
- **Evergreen Planting**
- **Limit of Work**
- **Existing Tree to Remain**
- **Proposed Shade Tree**
- **Ornamental Tree**
- **Bike Racks**
- **Cluster Seating**
- **Seat Wall**

**Project Details**
- **Future Work by Others**
- **Existing Electrical Equipment to be Relocated** (Under Separate Contract)
- **327 Bike Spaces**
- **1 to 4 ratio**
- **Precast Walls**
- **Stormwater Infiltration Garden**
- **Courtyard concrete walks to match Rubenstein**
- **Curb Cut**
- **Evergreen Planting**
- **Concrete Paving, Finish B**
- **Gravel (Maintenance Strip)**
- **Understory Planting**
- **Lawn**
- **Evergreen Planting**
- **Limit of Work**
- **Existing Tree to Remain**
- **Proposed Shade Tree**
- **Ornamental Tree**
- **Bike Racks**
- **Cluster Seating**
- **Seat Wall**

**Notes**
- **61st Street** (2-way traffic)
- **S. Woodlawn Avenue** (2-way traffic)
- **S. University Avenue** (2-way traffic, Dead end)
- **Existing Bus Stop**
- **Relocated Electrical Equipment**
GREEN ROOF PLAN (2ND LEVEL)

- Total Roof SF: 61,746
- Total Green SF: 32,436
- % Green Roof: 52.5%

- Lawn: 9" of Soil (High sand-content soil for compaction resistance. Assume 120 lbs/CF or 9" of soil at 90 PSF)
- Planting Bed: 18" of Soil

*Includes Accessible Single Rooms and Resident Assistant Rooms

**Notes:**
- 42" Galv. Mesh Guardrail Powder Coat Finish
- Raised Pavers

**Scale:**
- 1" = 2017, Elkus Manfredi Architects

**Drawings:**
- Drawing Number
- Drawing Name
- Revisions
- Date
- Project Number

**Contact Information:**
- Construction Manager
- Landscape Consultant
- MEP Engineer
- Structural Engineer
- Civil Engineer
- Owner
- Turner Construction
- Capstone Development Partners
- TERRA Engineering, Ltd.
- Thornton Tomasetti, Inc.
- Primera Engineers
- Hoerr Schaudt Landscape Architects

**Project Status:**
- 3-15-18
- 2/13/2018 2:13:22 PM
- TEMP07

**Dimensions:**
- 0' 10' 50' 100'

**Legend:**
- Green Roof
- Grass (Occupied)
- Gravel
- Single Room: S1
- Super Single Room*: S2
- Double Room: 2
- 4 BR Apartment: 4P
- Bedroom in 4P Apt: BR

[Diagram of Green Roof Plan on 2nd Level]
PENTHOUSE MATERIALS DIAGRAM

- FACADE MATERIAL, CO-PLANAR WITH BODY OF BUILDING BELOW
- MTL. PANEL AT PENTHOUSE, SET BACK FROM BODY OF BUILDING
- DARK MTL. PANEL AT PENTHOUSE, SET BACK FROM BODY OF BUILDING

DARK METAL PANELS TO ALIGN WITH BLDG BELOW

CONCRETE PANELS

METAL PENTHOUSE PANELS, TYP.

FACADE MATERIAL, CO-PLANAR WITH BODY OF BUILDING BELOW

MTL. PANEL AT PENTHOUSE, SET BACK FROM BODY OF BUILDING

DARK MTL. PANEL AT PENTHOUSE, SET BACK FROM BODY OF BUILDING

CONCRETE PANELS
OVERALL ELEVATION - SOUTH

SYSTEM NOTES FOR ADDITIONAL NOTES, DETAILS, INFORMATION, ETC.

1. ALL CURTAIN WALL SYSTEM TO BE ALUM. CURTAINWALL WITH GLAZING TYPE 1.
2. REFER TO PROJECT SPECIFICATION AND PROJECT DETAILS FOR CURTAIN GL.
3. REFER TO PROJECT SPECIFICATION FOR DESIGN AND PERFORMANCE CRITERIA.
4. REFER TO PROJECT SPECIFICATION FOR ASSEMBLY OF GLAZING TYPES.
5. A MOCK PROFESSIONAL ENGINEER COORDINATE ANCHORAGE SYSTEMS WITH ALL ADJACENT ASSEMBLIES TO MATCH THE FIRE RATING OF FLOOR CONSTRUCTION.
6. PROVIDE EXPANSION AND CONTROL JOINTS AS REQUIRED. VERIFY THAT THE DEFLECTION, SHRINKAGE, CREEP AND SIMILAR MOVEMENTS RESULTED FROM BASIC WIND SPEED IN THE CODE.
7. DESIGN, FABRICATE AND INSTALL ALL COMPONENT PARTS SO THAT THEY WILL WITHSTAND THE INWARD, OUTWARD AND UPLIFT LOADS AS REQUIRED TO MATCH THE FIRE RATING OF FLOOR CONSTRUCTION.
8. PROVIDE AIR AND WATER STOP/STOPS AT ALL WALL TO WALL, WALL TO CEILING, AND WALL TO FLOOR JOINTS.
9. PROVIDE AIR AND WATER STOP/STOPS AT ALL SYSTEM TO PLATE JOINTS.
10. PROVIDE EXPANSION AND CONTROL JOINTS AS REQUIRED.
11. CONTINUOUS FIRE STOP MATERIAL SHALL BE COORDINATED WITH THE REVIEW.
12. TAKE INTO CONSIDERATION THE DIFFERENTIAL MOVEMENTS DUE TO THERMAL EXPANSION AND CONTRACTION OF THE BUILDING AND ITS COMPONENTS.
### ELEVATION KEY & NOTES

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<th>ITEM</th>
<th>DESCRIPTION</th>
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</tr>
<tr>
<td>GL-2</td>
<td>ALUMINUM TYPE 2 GLAZING</td>
</tr>
<tr>
<td>MP-1</td>
<td>METAL PANEL</td>
</tr>
<tr>
<td>AP-1</td>
<td>ALUMINUM TYPE 1 METAL PANEL</td>
</tr>
<tr>
<td>CP-1</td>
<td>ALUMINUM TYPE 2 METAL PANEL</td>
</tr>
</tbody>
</table>

### GENERAL NOTE

- **BUFF W/GREY SPOTS**: 1 CRS (20%)
- **RUNNING BOND**
- **METAL MECHANICAL SCREEN**
- **DOORS**
- **W/ FOIL VAPOR BARRIER**
- **UHPC PANEL TEXTURE 1**
- **COLOR 1 OR LIMESTONE**
- **UHPC PANEL TEXTURE 2**
- **GLAZING TYPE 1**

### SITE MOCK

- **SCALE: 330 N. Wabash Ave #1500**
- **(312) 606**
- **100 S. Wacker Dr. #700**
- **Primera Engineers**

### CONTINUOUS FIRE STOP MATERIAL

- Shall be coordinated with the expansion and contraction and building movement including adjacent assemblies.
- All fasteners shall be concealed unless otherwise noted.

### DESIGN AND FABRICATION

- **9. THE DESIGN AND FABRICATION OF THE EXTERIOR WALL COMPONENTS SHALL BE APPROVED BY THE GOVERNING AUTHORITY.**
- **FIRE STOP MATERIAL SHALL BE COORDINATED WITH THE APPLICATION SHOWN AND WILL BE COMPATIBLE WITH AND ADHERE TO ELEMENTS WILL WITHSTAND THE INWARD, OUTWARD AND UPLIFT LOADS SUCH A MANNER TO PROVIDE A HIGH QUALITY ENCLOSURE.**
- **ALL PROPOSED SYSTEMS ANCHORS, POSITION OF SEALANT AND COMPATIBILITY OF SEALANTS INSTALLED BETWEEN EACH FLOOR SLAB AND THE EXTERIOR WALL CONSTRUCTION, DETAILED AND CONSTRUCTED IN AN ASSEMBLY CERTIFIED TESTING LAB.**
- **WIND, WATER INFILTRATION PER SPECIFICATION AT A CERTIFIED TESTING LAB.**
- **REFER TO STRUCTURAL DRAWINGS, AND SPECIFIC EXTERIOR BUILDING ELEMENTS WILL WITHSTAND THE INWARD, OUTWARD AND UPLIFT LOADS SUCH A MANNER TO PROVIDE A HIGH QUALITY ENCLOSURE.**
- **2. ALL SYSTEMS SHALL BE COORDINATED WITH ALL ADJACENT ASSEMBLIES TO PROVIDE A COMPLETE WEATHERPROOF ENCLOSURE OF FINISH MATERIALS.**
- **ELEMENTS WILL WITHSTAND THE INWARD, OUTWARD AND UPLIFT LOADS SUCH A MANNER TO PROVIDE A HIGH QUALITY ENCLOSURE.**

### DRAWING NOTATIONS

- **1. ALL CURTAINWALL SYSTEM TO BE ALUM. CURTAINWALL WITH ALUMINUM TYPE 1.**
- **4. REFER TO PROJECT SPECIFICATION AND PROJECT DETAILS FOR CURTAIN WALL AND STOREFRONT MULLION CONFIGURATIONS, ASSEMBLIES AND SLAB CONDITION ALL FLOOR/ROOF.**
- **11. CONTINUOUS FIRE STOP MATERIAL SHALL BE COORDINATED WITH THE EXPANSION AND CONTRACTION AND BUILDING MOVEMENT INCLUDING ADJACENT ASSEMBLIES.**
- **ALL FASTENERS SHALL BE CONCEALED UNLESS OTHERWISE NOTED.**
- **50% CD / FOUNDATION**
- **12. DESIGN, FABRICATE AND INSTALL ALL COMPONENT PARTS SO THAT INSTALLED BETWEEN EACH FLOOR SLAB AND THE EXTERIOR WALL CONSTRUCTION, DETAILED AND CONSTRUCTED IN AN ASSEMBLY CERTIFIED TESTING LAB.**
- **WIND, WATER INFILTRATION PER SPECIFICATION AT A CERTIFIED TESTING LAB.**
- **5. A MOCK SITE MOCK UP FOR EXTERIOR**
- **5. A MOCK SITE MOCK UP FOR EXTERIOR**
- **11. CONTINUOUS FIRE STOP MATERIAL SHALL BE COORDINATED WITH THE EXPANSION AND CONTRACTION AND BUILDING MOVEMENT INCLUDING ADJACENT ASSEMBLIES.**
- **ALL FASTENERS SHALL BE CONCEALED UNLESS OTHERWISE NOTED.**

### DOCUMENT INFORMATION

- **3-15-18 | UNIVERSITY OF CHICAGO | CAPSTONE | ELKUS MANFREDI ARCHITECTS | TURNER**
ELEVATION KEY & NOTES

1. REFER TO GENERAL NOTES, CODE INFORMATION NOTES, APPROPRIATE PERFORMANCE CRITERIA.

2. GLAZING TYPE 1
   - OLDCASTLE OR EQUAL
   - METAL PANEL
   - CONCRETE PANEL
   - GLAZING TYPE 3

3. GLAZING TYPE 2
   - ALUMINUM TYPE 1
   - UHPC PANEL TEXTURE 2
   - COLOR 1 OR LIMESTONE
   - MINERAL WOOL INSULATION
   - CERAMIC FRIT COATING 80% OPEN
   - 1/2" AIRSPACE

4. ALL ANCHORAGE DETAILS ARE TO BE REVIEWED AT ONCE.

5. PROVIDE A COMPLETE WEATHERPROOF ENCLOSURE OF FINISH MATERIALS.

6. SEALANTS, DRAINAGE SYSTEMS AND GASKETS SHALL BE ASSEMBLED IN ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS.

7. ALL CURTAINWALL SYSTEM TO BE ALUM. CURTAINWALL WITH RUNNING BOND.

8. TWO COLORS - TONE ON TONE, RUNNING BOND.

9. THE DESIGN AND FABRICATION OF THE EXTERIOR WALL COMPONENTS SHALL BE APPROVED BY THE GOVERNING AUTHORITY. FIRE STOP MATERIAL SHALL BE ASSEMBLED IN ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS.

10. TAKE INTO CONSIDERATION THE DIFFERENTIAL MOVEMENTS DUE TO THERMAL EXPANSION AND CONTRACTION.

OVERALL ELEVATION - NORTH
VIEW FROM NORTHWEST
VIEW LOOKING SOUTH ON WOODLAWN AVE.
TYPICAL LANDSCAPE TREATMENT

PROPERTY LINE

LEVEL 2
518' - 9"

LEVEL 1
50' - 0"

_(FFE+11.75)_

_(PAVEMENT +11.69)_

_(EX. PAVEMENT +10.64)_

S. WOODLAWN AVE.

4' HT. CONCRETE CURB

SHRUB, 5'H MATURE SIZE

36" DEPTH PLANTING SOIL TYPE 3

PROPOSED 6" STORM LINE, REFER TO CIVIL

SHADE TREE, 25'H MATURE SIZE - CENTER IN PLANTING ZONE

FUTURE CHILLED WATER SUPPLY AND RETURN, BY OTHERS (APPROXIMATE LOCATION, REFER TO CIVIL)

WALKWAY AND CURB
6'-6"

PLANTING ZONE
16'-4"

CURB AND EXISTING SIDEWALK
6'-5 1/2"

EXISTING PARKWAY
9'-2"

EQUAL

EQUAL

PLANTED

16'-4"

SHRUB, 5'H MATURE SIZE

FUTURE CHILLED WATER SUPPLY AND RETURN, BY OTHERS (APPROXIMATE LOCATION, REFER TO CIVIL)

S. WOODLAWN RESIDENTIAL AND DINING COMMONS

17-8-0905-A
June 15, 2017

Alicia Berg
Assistant Vice President, Facilities Services
The University of Chicago
5235 South Harper Court
Chicago, Illinois 60615

Re: Site Plan Approval for 1201 E. 60th Street - Planned Development No. 43, Subarea G

Dear Ms. Berg:

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 project consists of the construction of a 97,090 gross-square-foot facility to house academic conference space and accessory uses located at 1201 E. 60th Street in Subarea G of Planned Development #43. The proposed building consists of 10 stories with a height of 165’-2”.

Construction of the proposed structure will result in an increase in FAR of 0.09 to an FAR of 0.80, which is well below the allowable 2.50 FAR for this Sub-Area. The building’s loading area shall be screened from pedestrian view by an aluminum louver system measuring 6’ in height and painted with a low shine, matte grey paint to complement the zinc cladding of the building.

The request for approval includes the following attached documents prepared by Diller, Scofidio + Renfro:

- Site Plan (5.25.17)
- Landscape Plan (5.25.17)
- North Building Elevation (5.25.17)
- West Building Elevation (5.25.17)
- South Building Elevation (5.25.17)
- East Building Elevation (5.25.17)
- Green Roof Plan (5.25.17)
- LP-603 Loading Dock Enclosure Details
- Color Rendering – NW (05.25.17)
- Color Rendering – SE (05.25.17)

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 the Plan of Development.
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,

[Signature]

Patricia A. Squidiero,
Zoning Administrator

Originated by: Heidi Sperry

cc: Sarah Sheehan, University of Chicago
    Erik Glass, DPD
    Mike Marmo, DPD
    Heidi Sperry, DPD
    Planned Development files
GREEN ROOF PLAN

LEGEND:

- PROJECT BOUNDARY
- GREEN ROOF

TOTAL NET ROOF AREA: 28,324 SF
TOTAL GREEN ROOF AREA: 7,275 SF
25% GREEN ROOF AREA

DAVID M. RUBENSTEIN FORUM
APPLICANT: UNIVERSITY OF CHICAGO
ADDRESS: 1201 E 60TH STREET
CHICAGO IL 60637
DATE: 05/25/17

G  DILLER SCOFIDIO + RENFRO

DAVID M. RUBENSTEIN FORUM
APPLICANT: UNIVERSITY OF CHICAGO
ADDRESS: 1201 E 60TH STREET
CHICAGO IL 60637
DATE: 05/25/17

GREEN ROOF PLAN
Scale: 1" = 40'
October 9, 2015

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

Re: Administrative Relief request for Institutional Planned Development No. 43, Sub area A
The University of Chicago, Temporary kitchen trailer at 5717 S. Cottage Grove Avenue

Dear Ms. Berg:

Please be advised that your request for a minor change to Institutional Planned Development No. 43 ("PD 43"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of PD 43.

The University of Chicago is seeking administrative relief to allow for a kitchen trailer to be placed at approximately 5717 S. Cottage Grove Ave. through June 2016. The University of Chicago is relocating 200 beds from Mitchell Hospital to the Center for Care and Discovery ("CCD"). As a result, the CCD kitchen needs to be temporarily closed and expanded, and kitchen operations will be moved to the trailer. This mobile unit will be located between the Duchossois Center for Advanced Medicine and the CCD along S. Cottage Grove Ave., in an area previously used for ambulance parking. The approx. 2,555 square foot trailer is shown on the attached Site Plan and Proposed Street View Photo. After the permanent kitchen expansion is complete, estimated to be at the end of June 2016, you will notify us upon removal of the temporary trailer.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed temporary kitchen trailer will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and 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. 43, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

Patricia A. Scuilio
Zoning Administrator

C: Sarah Sheehan, Heidi Sperry, Mike Marmo, Erik Glass, Janice Hill, Noah Szafraniec, Main file
July 23, 2015

Mr. Steven Wiesenthal
Senior Associate Vice President and University Architect
Facilities Services
5235 South Harper Court
Chicago, IL 60615

Re: Site Plan Approval for a proposed project located at 5840 S. Kenwood Avenue within the University of Chicago’s Hyde Park Campus (PD #43); Sub-Area E

Proposal: Construction of temporary sales trailers to serve as kitchen preparation and dining facilities until construction within the University of Chicago Lab School has been completed, at such time the proposed sales trailers shall be removed.

Location: 5840 South Kenwood Avenue

Dear Mr. Wiesenthal:

We have reviewed the elevations, landscape plan, and site plan prepared and dated March 31, 2015 by Primera Engineers for the proposed project at 5840 S. Kenwood Avenue. The proposal calls for the placement of temporary trailers to be utilized for the preparation of food and a dining hall for the consumption of food on a temporary basis. The temporary trailers are to be removed as soon as construction is complete on permanent kitchen and dining facilities which will be located inside the adjacent University of Chicago Lab School building. The proposed trailers will result in an increase to the site coverage of 7,960 square feet; this will bring the total site coverage of Sub-Area E to 232,377 square feet which is well below the maximum allowed site coverage of 288,366 square feet. The trailers will increase the FAR within Sub-Area E from the current 983,085 square feet to a total of 991,045 square feet, well below the allowable FAR for this Sub-Area of 1,893,751 square feet which is the equivalent of a maximum 2.20 FAR. The trailers are of typical construction as seen in various uses and applications and are meant to be used on a temporary basis only and not as a permanent kitchen or dining solution. These plans are submitted in accordance with Statement No. 15 of Institutional Planned Development No. 43, as amended.
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 the Plan of Development. Accordingly, this Site Plan submittal for the construction of temporary trailers to serve as kitchen and dining facilities for the University of Chicago Lab School located at 5840 S. Kenwood Avenue within Sub-Area E of Planned Development No. 43, as amended, is hereby approved as conforming to the Plan of Development and passed by the Chicago City Council on May 8, 2013.

If you have any questions or need further clarification on these comments please contact Noah Szafraniec at (312) 744-5798 or at noah.szafraniec@cityofchicago.org.

Sincerely,

[Signature]

Patricia Scandiero
Zoning Administrator
Department of Planning and Development

Cc: Hon. Leslie Hairston, 5th Ward
    Sarah Sheehan
    Heidi Sperry
    Noah Szafraniec
August 20, 2014

Steven Wiesenthal
Senior Associate Vice President
Facilities Services
5235 S. Harper Court
Chicago, IL  60615

Re:  Administrative Relief request for Institutional Planned Development No. 43, Sub area D,
The University of Chicago, 5855 S. University Avenue

Dear Mr. Wiesenthal:

Please be advised that your request for a minor change to Institutional Planned Development No. 43 ("PD 43"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of PD 43.

The University of Chicago is seeking administrative relief to increase the height of the fence at the residence of the University President, 5855 S. University Avenue, from 6'-0" to 9'-0". This residence is frequently used to host receptions for dignitaries from around the world that are accompanied by security details, therefore, the University Police have advocated for a higher fence enclosing the back yard. Additionally, as shown on the attached Section, to the east of the site, there is an increased grade change of several feet, resulting in a further need for additional height.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed fence height increase from 6'-0" to 9'-0" will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. The following attached drawings shall be inserted into the main file: Sub area D Boundary and Sub area Map, 5855 S. University Ave. Fence Layout Plan, Conceptual Fence Design, and Section through East Elevation.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Institutional Planned Development No. 43, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

[Signature]
Patricia A. Scudiero
Zoning Administrator

C: Sarah Sheehan, Heidi Sperry, Mike Marno, Erik Glass, Janice Hill, Main file

121 NORTH LASALLE STREET, ROOM 1000, CHICAGO, ILLINOIS 60602
5855 S. University Ave: Conceptual Fence Design

- **Description:** The conceptual fence design is a fusion of iron and cedar crafted to create a durable and aesthetically appealing, residential privacy fence. The detail of the top portion is under design development.
April 01, 2014

Mr. Steven Wiesenthal  
Senior Associate Vice President and University Architect  
Facilities Services  
5235 South Harper Court  
Chicago, IL 60615

Re: Site Plan Approval for the proposed athletic field and accessory athletic services building within the University of Chicago’s Hyde Park Campus (PD #43); Sub-Area G

Proposal: Construction of a new athletic field and an accessory services building to house bathrooms and an athletic trainer’s office.

Location: 6045 South Woodlawn Avenue - northeast corner of 61st Street and Woodlawn Avenue

Dear Mr. Wiesenthal:

We have reviewed the elevations prepared by Erickson Engineering and dated February 14, 2014, the landscape plan prepared by Erickson Engineering and dated August 12, 2013, the site accessibility plan prepared by Erickson Engineering and dated March 19, 2014, and floor plans and elevations prepared by Erickson Engineering and dated February 14, 2014 for the proposed project at 6045 S. Woodlawn Avenue. The proposed accessory building will have a footprint of 1,256 square feet and is one story tall. The building will be primarily constructed of cast in place concrete walls and a standing seam metal roof. The proposed project has been submitted, reviewed, and approved by MOPD, CDOT and FIRE. The proposed project at the site is required to meet the Storm Water Ordinance; the applicant should contact Andrew Billing at 847-774-3821 or abilling@mackieconsult.com to set up a pre-application meeting to discuss the project requirements. These plans are submitted in accordance with Statement No. 15 of Institutional Planned Development No. 43, as amended.

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 the Plan of Development. Accordingly, this Site Plan submittal for a portion of sub-area G within Institutional Planned Development No. 43, as amended, is hereby approved as conforming to the Plan of Development and passed by the Chicago City Council on May 8, 2013.
If you have any questions or need further clarification on these comments please contact Noah Szafraniec at (312) 744-5798 or at noah.szafraniec@cityofchicago.org.

Sincerely,

Patricia Scudiero
Zoning Administrator
Department of Planning and Development

Cc: Hon. Leslie Hairston, 5th Ward
    Sarah Sheehan
    Heidi Sperry
    Noah Szafraniec
February 4, 2014

Ms. Patricia Scudiero,
Zoning Administrator
CITY OF CHICAGO,
DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
City Hall, Room 1003
Chicago, Illinois
60602

re: Site Plan Review
   Planned Development #43
   The University of Chicago
   Athletics Service Building

Dear Administrator Scudiero:

In accordance with the established guidelines for Planned Developments, The University of Chicago herewith submits plans for Site Plan review for the further development within the Institutional Planned Development #43 at 6049 South Kimbark Avenue.

The University proposes to construct a small building to house both restrooms and a training room for the new athletic fields being constructed to the west. The new Athletics Service Building will have 1,256 square feet on one floor (without basement) and will serve both club sports as well as practice activities for team sports.

The following building information is hereby submitted in reference to the University's Sub-Area G:

<table>
<thead>
<tr>
<th>UC#</th>
<th>NAME</th>
<th>PRIMARY USES</th>
<th>GSF</th>
<th>GSF w/o LLs</th>
</tr>
</thead>
<tbody>
<tr>
<td>G-01</td>
<td>Orthogenic School</td>
<td>Academic</td>
<td>53,165</td>
<td>39,002</td>
</tr>
<tr>
<td>G-02</td>
<td>Chapin Hall</td>
<td>Office</td>
<td>76,521</td>
<td>67,409</td>
</tr>
<tr>
<td>G-03</td>
<td>New Graduate Residence</td>
<td>Housing/Office</td>
<td>125,475</td>
<td>106,071</td>
</tr>
<tr>
<td>G-04</td>
<td>C. S. Mott Building</td>
<td>Office</td>
<td>36,072</td>
<td>26,316</td>
</tr>
<tr>
<td>G-05</td>
<td>6021-35 Kimbark</td>
<td>Housing</td>
<td>52,854</td>
<td>39,640</td>
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<tr>
<td>G-09*</td>
<td>6005-11 Woodlawn</td>
<td>Housing</td>
<td>42,564</td>
<td>31,923</td>
</tr>
</tbody>
</table>

THE UNIVERSITY OF CHICAGO
Facilities Services
Building and Maintaining Excellence

Steven Wiesenthal, FAIA
Senior Associate Vice President
& University Architect
Facilities Services
5233 S. Harper Court
Chicago, IL 60615

T - 773.834.3529
C - 773.213.0482
swiesenthal@uchicago.edu
facilities.uchicago.edu
G-10* 6042 Kimbark
G-11 Center for Research Libraries  Office  7,774  6,251
G-12 Garage  Library/Office  128,045  128,045
G-13 Garage  Storage  929  929
G-30 6045 South Kenwood  Storage  929  929
VACANT  94,590  77,090

SUB-TOTAL  618,918  523,605

*LESS Selective Demolition
SUB-TOTAL  568,580  485,431

G-3X 6049 Campus South Athletics Station
1256  1256

TOTAL  569,836  486,687

Thus, the construction of the Athletics Service Building will result in the following data pertinent to Sub Area-G (based upon figures from Administrative Relief in July 2013 where site coverage for PD #43 was reallocated):

Net Site Area  699,433.00 sq. ft.
Maximum Allowable FAR (1,748,583)  2.500
Current FAR (523,605)  0.749
Proposed FAR (486,687)  0.698
Maximum % of land covered (196,051)  28.03%
Current % of land covered (109,112)  15.60%
Proposed % of land covered (98,003)  14.03%

Attached for your review and approval to amend Planned Unit Development #43 are the following support documents in duplicate:

A. Site Plan
B. Landscape Design
C. Building Plan and Elevations

If there are any questions regarding this application, please address them to:
Sarah Sheehan
Director of University Initiatives
5801 S. Ellis Avenue
Chicago, Illinois 60637
sarahsheehan@uchicago.edu
773.702.6070
The University of Chicago hereby respectfully submits the application and requests your expeditious Site Plan Review and approval so that the necessary permitting processes may be pursued without delay.

Sincerely yours,

THE UNIVERSITY OF CHICAGO

[Signature]

Steven Wiesenthal, FAIA
Senior Associate Vice President
& University Architect
Facilities Services

cc: Richard C. Bumstead UCFS
    John Barlow UCFS
    Sarah Sheehan UCOCE
    Heather Gleason CoCDPD
    Heidi Sperry CoCDPD
    Fredrick Deter CoCDPD
March 18, 2014

Mr. Steven Wiesenthal
Senior Associate Vice President and University Architect
Facilities Services
5235 South Harper Court
Chicago, IL 60615

Re: Site Plan Approval for Campus North Residence Hall within the University of Chicago's Hyde Park Campus (PD #43); Sub-Area C

Proposal: Construction of a new student residence hall on the site the former pierce tower. The building will accommodate 800 people.

Location: 5514 South University Avenue - southwest corner of 55th Street and University Avenue

Dear Mr. Wiesenthal:

We have reviewed the elevations, landscape plan, site plan, and floor plans prepared and dated December 20, 2013 by Studio Gang Architects for the proposed project at 5514 S. University Avenue. The proposed building will have a footprint of 72,200 square feet and is comprised of 4 towers of various heights. The building will have an area of approximately 394,024 square feet of land (for the purpose of FAR calculations). The building will be primarily constructed of precast concrete wall panels and glazing in both Fixed Vision and Operable formats. The proposed project will be required to be LEED certified and to install a 50% green roof as illustrated on the green roof plan provided. The proposed building is required to meet the Storm Water Ordinance; the applicant should contact Andrew Billing at 847-774-3821 or abilling@mackieconsult.com to set up a pre-application meeting to discuss the project requirements. These plans are submitted in accordance with Statement No. 15 of Institutional Planned Development No. 43, as amended.

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 the Plan of Development. Accordingly, this Site Plan submittal for a portion of sub-area C within Institutional Planned Development No. 43, as amended, is hereby approved as conforming to the Plan of Development and passed by the Chicago City Council on May 8, 2013.
If you have any questions or need further clarification on these comments please contact Noah Szafraniec at (312) 744-5798 or at noah.szafraniec@cityofchicago.org.

Sincerely,

[Signature]

Patricia Scudiero
Zoning Administrator
Department of Planning and Development

Cc: Hon. Leslie Hairston, 5th Ward
Sarah Sheehan
Heidi Sperry
Noah Szafraniec
Reclassification Of Areas Shown On Map Nos. 12-D And 14-D. (As Amended)
(Application No. 17657)
(Common Address: 800 E. 57th St. And 5634 S. Maryland Ave.)

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 B3-3 Community Shopping District, RM5 Residential Multi-Unit District, and Institutional Planned Development Number 43, as amended, symbols and indications as shown on Map Numbers 12-D and 14-D in the area bounded by:

beginning at a line 504.77 feet north of and parallel to East 55th Street; the alley next east of and parallel to South Cottage Grove Avenue; a line 111.62 feet south of East 54th Street; South Maryland Avenue; a line 116.22 feet south of East 54th Street; the alley next east of and parallel to South Maryland Avenue; a line 240 feet north of East 55th Street; South Drexel Avenue; East 55th Street; the alley next west of and parallel to South Greenwood Avenue, or the line thereof it extended where no alley exists; a line 100 feet north of East 55th Street; South Greenwood Avenue; East 55th Street; South University Avenue; East 57th Street; the alley next east of and parallel to South Woodlawn Avenue; a line 150 feet south of and parallel to East 57th Street; South Woodlawn Avenue; a line 297.9 feet north of and parallel to East 58th Street; the alley next east of and parallel to South Woodlawn Avenue; East 58th Street; South Dorchester Avenue; a line 250 feet north of and parallel to East 59th Street; a line 150 feet east of and parallel to South Dorchester Avenue; a line 350 feet north of and parallel to East 59th Street; South Blackstone Avenue; a line 100 feet north of East 59th Street; a line 80 feet west of South Harper Avenue; East 59th Street; South Blackstone Avenue, or a line thereof extended where no street exists; the north line of East 60th Street; South Stony Island Avenue; East 61st Street; the east line of the right-of-way of the Illinois Central Railroad; the south line of East 60th Street; the west line of the right-of-way of the Illinois Central Railroad; East 61st Place; South Blackstone Avenue; East 61st Street or the line thereof extended where no street exists; South Dorchester Avenue; a line 214.37 feet north of East 61st Street; a line 186.60 feet west of South Dorchester Avenue, East 61st Street; a line 163.603 feet west of South Drexel Avenue; a line 340 feet north of East 61st Street; and South Cottage Grove Avenue.

The parcels described in the below table shall be excluded from the above-described property and shall remain RM5 Residential Multi-Unit District:
<table>
<thead>
<tr>
<th>Common Address</th>
<th>Zoning District</th>
<th>Permanent index Number</th>
<th>Bounded By</th>
</tr>
</thead>
<tbody>
<tr>
<td>5700 and 5706 South Woodlawn Avenue</td>
<td>RM5</td>
<td>20-14-116-008-0000 and 20-14-116-009-0000</td>
<td>East 57th Street; South Woodlawn Avenue; a line 88.91 feet south of East 57th Street; the alley next west of and parallel to South Woodlawn Avenue.</td>
</tr>
<tr>
<td>5714 South Woodlawn Avenue</td>
<td>RM5</td>
<td>20-14-116-011-0000</td>
<td>A line 148.91 feet south of East 57th Street; South Woodlawn Avenue; a line 198.91 feet south of East 57th Street; the alley next west of and parallel to South Woodlawn Avenue.</td>
</tr>
<tr>
<td>5728 South Woodlawn Avenue</td>
<td>RM5</td>
<td>20-14-116-013-0000</td>
<td>A line 248.91 feet south of East 57th Street; South Woodlawn Avenue; a line 298.91 feet south of East 57th Street; the alley next west of and parallel to South Woodlawn Avenue.</td>
</tr>
<tr>
<td>5747 South University Avenue</td>
<td>RM5</td>
<td>20-14-116-006-0000 (Partial)</td>
<td>A line 178.89 feet north of East 58th Street; the alley next east of and parallel to South University Avenue; a line 98.91 feet north of East 58th Street; a line 144.29 feet east of and parallel to South University Avenue; a line 104.92 feet north of East 58th Street; a line 73.39 feet east of and parallel to South University Avenue; a line 98.92 feet north of and parallel to East 58th Street; South University Avenue.</td>
</tr>
<tr>
<td>5735 South University Avenue</td>
<td>RM5</td>
<td>20-14-116-004-0000</td>
<td>A line 258.89 feet north of East 58th Street; the alley next east of and parallel to South University Avenue; a line 218.89 feet north of East 58th Street; South University Avenue.</td>
</tr>
<tr>
<td>5600 -- 5602 South Drexel Avenue</td>
<td>RM5</td>
<td>20-14-108-018-0000</td>
<td>East 56th Street; South Drexel Avenue; a line 47 feet south of East 56th Street; the alley next west of South Drexel Avenue.</td>
</tr>
<tr>
<td>5627 South Maryland Avenue</td>
<td>RM5</td>
<td>20-14-108-010-0000</td>
<td>A line 261 feet south of East 56th Street; the alley next east of and parallel to South Maryland Avenue; a line 285 feet south of East 56th Street; South Maryland Avenue.</td>
</tr>
<tr>
<td>Common Address</td>
<td>Zoning District</td>
<td>Permanent Index Number</td>
<td>Bounded By</td>
</tr>
<tr>
<td>--------------------------------</td>
<td>-----------------</td>
<td>------------------------</td>
<td>---------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>5635 -- 5637 South Maryland Avenue</td>
<td>RM5</td>
<td>20-14-108:012-0000</td>
<td>A line 333 feet south of East 56th Street, the alley next east of and parallel to South Maryland Avenue; a line 381 feet south of East 56th Street, South Maryland Avenue.</td>
</tr>
<tr>
<td>5616 South Maryland Avenue</td>
<td>RM5</td>
<td>20-14-107:017-0000</td>
<td>A line 141 feet south of East 56th Street; South Maryland Avenue; a line 177 feet south of East 56th Street; the alley next west of and parallel to South Maryland Avenue.</td>
</tr>
</tbody>
</table>

...to those of Institutional Planned Development Number 43, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in this Plan of Development herewith attached and made a part 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 Number 43, As Amended._

_Plan of Development Statements._

1. The area delineated herein as "Institutional Planned Development Number 43, as Amended" consists of nine million four hundred fifty-six thousand four hundred (9,456,400) square feet (two hundred seventeen and nine hundredths (217.09) acres) and is owned or controled by The University of Chicago ("Applicant") as titleholder or as the beneficiary of trusts holding title or in accordance with and under the terms of the South West Hyde Park Redevelopment Corporation Redevelopment Plan and under the terms of an ordinance adopted by the City Council.

2. The University of Chicago, its successor or assignees shall obtain all required official reviews, approvals or permits in connection with this planned development. Any dedication or vacation of streets or alleys or adjustment of rights-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of The University of Chicago 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 titleholders. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant’s successors and assigns. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to the planned development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to the planned development or any modification or change hereto (administrative, legislative or otherwise) shall be authorized by all owners of property or any property owners association that may be formed to succeed the Applicant. Provided, however, that any application for an amendment or any other modification or change to a subarea of this planned development may be made solely by the owner of that subarea, and need not be made or require the authorization of the owners of any other subarea.

4. This plan of development consist of twenty (20) statements: a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Subarea Map; Subarea Detail Maps; a Generalized Land-Use Plan; a Parking Supply with Proposed Additions Plan; a Receiving Dock Locations Plan; a Right-of-Way Adjustment Map; Site Plan, Sidewalk Setback Detail Plan, Floor Plans (Lower Level -- Level 8), Landscape Plans, and Elevations (North, South, East, West and Details), Tunnel Sections, and Bridge Sections for the Campus West - CCD Parking Garage (5626 South Maryland Avenue). Also incorporated herein by reference are the Site Plans, Landscape Plans, and Building Elevations for five (5) buildings previously approved by amendments to the Planned Development: Duchossois Center for Advanced Medicine (5758 South Maryland Avenue -- January 12, 1994); Comer Children’s Hospital (5721 South Maryland Avenue -- September 5, 2001); McGiffert House renovation (5751 South Woodlawn Avenue -- March 14, 2012); William Eckhardt Research Center (5640 South Ellis Avenue -- March 14, 2012); and Child Care Center West (5610 South Drexel Avenue -- March 14, 2012). Also incorporated herein by reference are all site plan review and minor change approvals granted prior to the date of this amendment, and the exhibits attached thereto (collectively, the "Administrative Approvals"). To the extent there is a conflict between the exhibits in the previously approved planned development amendments and the Administrative Approvals, the Administrative Approvals shall control. Similarly, to the extent there is a conflict between either the exhibits in the previously approved planned development amendments or the Administrative Approvals and the exhibits contained in this planned development amendment, the exhibits in this planned development amendment shall control. Full-sized copies of the attached Site Plans, Landscape Plans and Building Elevations are on file with the Department of Housing and Economic Development. In any instance where a provision of this planned development conflicts with the Chicago Building Code, the Building Code shall control.

5. The property within the boundaries of Institutional Planned Development Number 43, as amended, is divided into twelve (12) subareas as depicted on the Subarea Map. The
following uses shall be permitted within the area delineated herein as Institutional Planned Development Number 43, as amended: College and University, School, Hospital and Medical Service, medical heliport, student and staff housing, Household Living except SRO, related convenience type businesses, accessory parking and accessory uses as authorized by the Chicago Zoning Ordinance. The uses permitted in each of the twelve (12) subareas are as follows:

Subarea A. College and University, Hospital and Medical Service, medical heliport, student and staff housing, and accessory uses related to the principal uses of the subarea.

Subarea B. College and University, Hospital and Medical Service, student and staff housing, day care, accessory parking and accessory uses related to the principal uses of the subarea.

Subarea C. College and University, student and staff housing, and accessory uses related to the principal uses of the subarea.

Subarea D. College and University, student and staff housing, and accessory uses related to the principal uses of the subarea.

Subarea E. College and University, School, student and staff housing, and accessory uses related to the principal uses of the subarea.

Subarea F. College and University, student and staff housing, and accessory uses related to the principal uses of the subarea.

Subarea G. College and University, student and staff housing, and accessory uses related to the principal uses of the subarea.

Subarea H. College and University, student and staff housing, and accessory uses related to the principal uses of the subarea.

Subarea I. College and University, student and staff housing, day care, and accessory uses related to the principal uses of the subarea.

Subarea J. College and University, Household Living except Single-Room Occupancy, related convenience type businesses, and accessory uses related to the principal uses of the subarea.

Subarea L. College and University, Hospital and Medical Service, student and staff housing, multi-family dwelling accessory to a medical use, and accessory uses related to the principal uses of the subarea.

Subarea O. College and University, School, student and staff housing, residential support services, and accessory uses related to the principal uses of the subarea.
6. Identification signs shall be permitted within Institutional Planned Development Number 43, as amended, subject to the review and approval of the Department of Housing and Economic Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Housing and Economic Development. Off-premises signs are prohibited.

7. Any dedication or vacation of streets, alleys or easements in the public way or adjustments of the rights-of-way shall require a separate submittal on behalf of the Applicant and approved by the City Council. Any development on the parcel at the northeast corner of East 57th Street and South Maryland Avenue shall be setback from the property line as indicated on the Sidewalk Setback Detail exhibit to provide an expanded pedestrian sidewalk at that corner (the "Sidewalk Setback"). The Sidewalk Setback shall remain free and clear of obstruction and shall be open to the public at all times for purposes of pedestrian access. Should any development of the parcel at the northeast corner of East 57th Street and South Maryland Avenue require or entail relocation of the Sidewalk Setback Applicant and the Department of Transportation shall cooperate to provide appropriate pedestrian access.

8. Any service drives or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Chicago Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of the Chicago to provide ingress and egress for motor vehicles. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation and of the Department of Housing and Economic Development.

9. Off-street parking and loading facilities will be provided in compliance with this plan of development as authorized by the Chicago Zoning Ordinance.

10. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. Height restriction of any building or any appurtenance thereto shall, in addition to the Bulk Regulations and Data Table, be subject to height limitations as certified and approved by the Federal Aviation Administration. No building shall be higher than two hundred (200) feet except in Subareas D and E, where the limit shall be one hundred twenty (120) feet (approximately an eight (8) story building, based on approximately 15 feet floor to ceiling height), and Subarea O, where the limit shall be sixty-five (65) feet (approximately a four (4) story building, based on approximately 15 feet floor to ceiling height) except for 5757 South University Avenue which has an existing one hundred sixty (160) foot tower which is permitted to remain.

11. The maximum permitted floor area ratio (FAR) for the site shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of floor area ratio calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply.
12. The improvements on the property, including the buildings, exterior landscaping, landscaping along the adjacent rights-of-way, and all entrances and exits to and from the buildings and their associated parking and loading areas shall be designed, constructed and maintained in substantial conformance with the approved Site Plans, Landscape Plans, and Building Elevations. In addition, the improvements on the property shall be subject to the following regulations:

A. Building Design and Layout.

1. Design Compatibility. The Applicant, its successors and assigns, shall make reasonable efforts to design and construct all buildings in a manner compatible with the existing campus character of The University of Chicago and the adjacent residential areas. The Commissioner of Housing and Economic Development shall determine whether the improvement complies with the requirement for compatibility during the site plan review process.

2. Quadrangles. The concept of the quadrangle shall be the predominant spatial theme when conceptualizing new development. The quadrangle concept is a system of open spaces or courtyards contained and separated from the surrounding streets by architecture.

3. Building Character And Scale. All new structures will be designed to be compatible with the existing buildings on The University of Chicago campus and adjacent residential areas. Scale, massing, articulation, setbacks, materials, color, texture, lighting, fenestration and other architectural devices will be used to create a design in character with the architectural heritage of the University and Hyde Park. Exterior walls visible from any adjacent public street shall be designed using texture and details of windows, openings, projections, recesses, offsets or other architectural elements. Special attention shall be given to achieve an interesting building design at the pedestrian level through the use of landscape elements, articulation of surface forms and textures, expression of the structural rhythm and architectural detail. Where active uses are located along the periphery, windows and entrances will be encouraged at grade level along the public way. Established circulation and public space patterns at street level will be respected. Existing architectural details, such as cornice height, fenestration rhythms and building setbacks from surrounding structures shall be recognized in the design of the building.

The Main Quadrangle Zone (defined as Subarea D) is identified by the ensemble of original campus buildings serving a variety of disciplines and functions. The presence of Gothic Revival buildings evokes a character defined by a human scale and careful attention to detail and craft. This part of campus is distinguished as walkable with well-scaled open spaces connected by pedestrian pathways.
Adjacent to the Main Quadrangle Zone there is a transition zone that moves from the original ensemble of larger-scale academic and institutional buildings to the neighborhood-scaled institutional and residential buildings exemplified on University Avenue and Woodlawn Avenue. Future development in Subarea O should respect the well proportioned mix of smaller-scaled institutional buildings, repurposed single-family residences, and privately owned single-family residences. Future building planning and design shall respect and maintain the serene and walkable character of this soft transition zone.

The Applicant acknowledges that all twelve existing buildings on the 5700 block of South Woodlawn Avenue within this planned development, and within Subarea O, are listed on the National Register of Historic Places as part of the Hyde Park and Kenwood Historic District (excluding the McGiffert House, the "Historic Buildings"). Eight of the Historic Buildings are color-coded orange in the Chicago Historic Resources Survey (i.e., identified as potentially significant), two are rated yellow (i.e., identified as properties without individual significance, but with good physical integrity), and one, rated red, has been designated a Chicago Landmark (Robie House at 5757 South Woodlawn Avenue). In addition to any requirements imposed by this planned development, the Applicant understands and agrees that the orange-rated Historic Buildings are subject to Section 13-32-230 of the Municipal Code (regarding demolition) and that Robie House is subject to the Chicago Landmarks Ordinance. The inclusion of the Historic Buildings in this planned development does not exempt the Applicant from complying with such provisions. Further, Applicant understands and agrees that Robie House at 5757 South Woodlawn Avenue is a Chicago Landmark and that the Applicant shall give priority to the preservation and adaptive reuse of Chicago Landmark buildings. Work to designated Chicago Landmarks, herein specifically, Robie House, is subject to the review and approval of the Commission on Chicago Landmarks pursuant to the Chicago Landmarks Ordinance, Section 2-120-740.

Pursuant to the Zoning Ordinance (Section 17-8-0911) and Section 13-32-230 of the Municipal Code, the Applicant acknowledges that it is in the public interest to give priority to the adaptive reuse of historic resources, and agrees to retain and preserve the Character-Defining Features (as hereinafter defined) of the Historic Buildings whenever practicable. To the extent retention or preservation of a Character-Defining Feature is not practicable, Applicant agrees to renovate or adapt such Character-Defining Feature in a manner compatible with the historic character of the subject Historic Building and with the 5700 block of South Woodlawn Avenue. The term "Character-Defining Features" as used in this planned development means the prominent or distinctive aspects, qualities, or characteristics of a Historic Building that contribute significantly to its physical character. The Character-Defining Features of the Historic Buildings are identified in The University of Chicago Woodlawn Avenue Plan, Subarea O, 2012 -- 2016 (as such plan may hereafter
be amended, the “Woodlawn Plan”). The Applicant prepared the Woodlawn Plan in order to set forth building level detail for each property that the Applicant owns on the 5700 block of South Woodlawn Avenue. The Woodlawn Plan shall include Character-Defining Features for each Historic Building, including Original Elements and Non-Original Elements, Guidelines for review of the Character-Defining Features of the Historic Buildings, as well as terms for a community engagement process. The Woodlawn Plan will describe the existing condition of the Historic Buildings and outline future development plans for such buildings, if known. The Woodlawn Plan does not include final plans for the Historic Buildings and, therefore, remains subject to change. The Applicant acknowledges and agrees that any changes to the Woodlawn Plan must be made in accordance with the procedures set forth in the “Intentions” section of the plan. The Applicant further acknowledges and agrees that any work or changes affecting the Character-Defining Features of the Historic Buildings on the 5700 block of South Woodlawn Avenue shall be subject to the review and approval of the Historic Preservation Division of the Department of Housing and Economic Development as part of Part II review, and that the Historic Preservation Division shall base its review and approval upon the Woodlawn Plan and the Guidelines therein to assist in its decision-making with respect to such work or changes.

4. Projections Over Rights-Of-Way. Horizontal projections (such as balconies, loggias or terraces) shall be permitted within required building setbacks. Canopies, awnings, cornices and/or similar projections into the public way shall be allowed provided they do not in any way obstruct the public way. Sky bridges shall only be permitted after the review and approval of the Commissioner of the Department of Housing and Economic Development.

5. Lighting. Base-level lighting shall address a variety of functions. More intense, but directed lighting shall be provided at public entries, drop-offs, pedestrian walkways, et cetera. Base-level facade and landscape lighting will be softer in nature. The use of lighting to highlight architectural features is strongly encouraged; however, lighting shall not beam directly into the windows of nearby buildings.

6. Vacant Sites. If construction does not occur within twelve (12) months from the date a site is cleared, the site shall be graded, seeded to grass and maintained as a lawn area.

B. Traffic, Circulation And Parking.

1. Traffic Management. The Applicant acknowledges that the development of The University of Chicago Campus and related Medical Facilities will have unique traffic generation and parking characteristics which will require ongoing operation controls to minimize the impact on the surrounding neighborhood and the traffic network. Accordingly, the Applicant shall be responsible for
implementing certain operational controls over parking and traffic activity expected to occur adjacent to these facilities. These operational controls are set forth in a "Traffic Management Plan" (TMP).

In order to assure the TMP's effectiveness, the Applicant shall submit to the Commissioner of the Chicago Department of Transportation (with a copy to the Commissioner of Housing and Economic Development) a biannual report which will describe the previous two (2) years of traffic and parking activity, update population figures, and assess the effectiveness of the various provisions of the TMP and recommend modifications. Additionally, the Applicant or its designated representative shall cooperate with the City and with the applicable transit agencies in the on-going review and updating the TMP.

In the event the Chicago Department of Transportation determines that the measures taken as part of the TMP do not prove effective, the Chicago Department of Transportation may request additional traffic management, parking or control measures as needed to mitigate or eliminate traffic interference. After meetings between the Applicant and the Chicago Department of Transportation, Applicant may be responsible for making any modifications to the TMP, and for implementing any additional traffic management or control measures reasonably required by the Department of Transportation.

Modifications to the TMP may be made at any time with the approval of the Commissioner of Transportation and the Commissioner of the Department of Housing and Economic Development. Such modifications and approvals shall be kept on file with the Department of Transportation and the Department of Housing and Economic Development.

2. Circulation. The pedestrian circulation and open space system shall continue to be emphasized as the organizing framework for campus development. Priority shall be given to a network of primary campus pedestrian routes running through and between the blocks of campus providing a visible, continuous linkage of the major spaces in each block. In turn, the major spaces should be established at the outset as the framework around which building sites are organized.

The architectural complement to this principle is emphasizing primary pedestrian entries to buildings on the sides which face the open space and by avoiding the penetration of vehicular and service functions into the open space where feasible.

The street grid system shall remain as the organizing principle for pedestrian and vehicular circulation as the peripheral areas of the campus grow and develop. This continues to respect the order established by the City of Chicago street grid
system and the axial form of the central campus. Variations in the pattern should appear mainly as a result of building and spatial organization at the block or sub-block scale. Maintaining a reasonably fine-grained street network in the campus area will continue to provide access and circulation to all parts of the campus and surrounding neighborhoods.

Parking lot layout, loading access, private roadway circulation routes, parking structure operational design, and the location and design of curb cuts at the public street shall be constructed in substantial accordance with the Site Plans submitted to and approved by the Department of Housing and Economic Development.

3. Parking. The number of required parking spaces shall be determined by applying University population figures against parking ratios described in the Traffic Management Plan.

The amount of required parking may be reduced by a maximum of twenty percent (20%) if the Department of Housing and Economic Development determines, in consultation with the Department of Transportation, that a reduction is warranted based on alternate modes of transportation provided by (or supported by) the University.

Under this ordinance, a minimum of two percent (2%) of the spaces shall be designed and designated for use by the handicapped.

4. Curb Cuts. Private roadways, driveways, entrances to off-street parking and loading docks, and all other facilities requiring curb cuts shall be located to minimize conflicts with on-street traffic and with pedestrian circulation. No curb cut shall be located within ten (10) feet of any property line or within ten (10) feet of any other curb cut. All such curb cuts shall comply with City of Chicago standards.

5. Private Roadways. A private roadway shall mean any private drive located on private property which is designed and intended for use as vehicular access to functions located therein. Firelanes, if required within the private property, shall be designed and paved to provide access and egress for emergency vehicles. Any private roadway shall be designed and configured to provide direct and coherent pathways to public streets.

C. Site Amenities And Landscaping.

1. Landscape Design. All projects submitted to the Department of Housing and Economic Development shall have a Landscape Plan. The Landscape Plan
shall continue the planting design traditions established in the central campus, consisting of broad sweeps of lawn, canopy shade trees, ornamental flowering trees and shrubs, and flowerbeds. In addition, the Landscape Plan will adhere to the parkway planting provisions of the Chicago Zoning Ordinance and corresponding guidelines and regulations for installation of shade trees along the city parkways.

2. Paving Materials. When decorative paving materials are proposed for walkways or roads, they shall be in accordance with the established palette on The University of Chicago campus. This palette includes stone, brick, concrete pavers, permeable pavers, and specialty concrete.

3. Site Amenities. If site amenities such as light standards, trash receptacles, benches, flagpoles, ash urns and planters are specified for placement within the publicly accessible outdoor spaces of a proposed development, they shall be compatible with those items presently existing on The University of Chicago campus.

4. Landscaping shall be installed and maintained substantially in accordance with the Landscape provisions of the Chicago Zoning Ordinance on all surface lots within this planned development.

13. The terms, conditions and exhibits of the planned development ordinance may be modified administratively by the Zoning Administrator upon the request of the Applicant and after a determination by the Zoning Administrator that such modification is minor, appropriate, consistent with Section 17-13-0611 of the Chicago Zoning Ordinance and the nature of the development of the property contemplated in this planned development ordinance. Any such modification shall be deemed to be a minor change in the planned development ordinance as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.

14. The improvements on the property shall be designed, constructed and maintained in substantial conformance with approved Site Plans or the plans and exhibits attached hereto and with the parkway and vehicle use area landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.

15. Prior to the issuance by the Department of Housing and Economic Development of a determination pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance ("Part II Approval") of the improvements within this Institutional Planned Development Number 43, as amended, the Applicant shall submit plans of such buildings for site and elevation plan review and approval of the Commissioner of the Department. Prior to the approval of such site and elevation plans for any new building containing more than 75,000 square feet of floor area, any building addition that contains more than
75,000 square feet of new floor area, any new building that is higher than 80 feet or any building addition that creates a total height that is higher than 80 feet, the Commissioner shall submit the plans to the Chicago Plan Commission for its information and comment. Notice of the hearing shall be posted by the Applicant on the property in question (but no written notice pursuant to Section 17-13-0107-A of the Zoning Ordinance, by the Applicant, shall be required). Review and approval of the Site and Elevations Plans by the Commissioner is intended to assure that specific development proposals substantially conform with this planned development and to assist the City in monitoring ongoing development. Such Site and Elevation Plans need only include that portion of the property, for which approval is being sought by the Applicant. No Part II Approval for any portion of the property shall be granted until an applicable Site Plan has been approved.

Following approval of the Site/Landscape Plan and Elevations by the Commissioner, the approved plans and supporting data and materials shall be kept on permanent file with the Department and shall be deemed to be an integral part of this planned development. Specific Site/Landscape Plans and Elevations are being approved by this planned development amendment for the Parking Garage at 5626 South Maryland Avenue. As such, no separate site plan approval is required with respect to this building following passage of this amendatory ordinance.

After approval of Site/Landscape and Elevation Plans, the approved plans may be changed or modified pursuant to the provisions of Statement 13 hereof. In the event of any inconsistency between approved plans and the terms of this planned development in effect at the time of approval of such plans or of the modifications or changes thereto, the terms of this planned development shall govern.

A Site Plan shall, at a minimum, provide the following information:

a. the boundaries of the site or portion of the property for which approval is being sought;

b. the footprint of the proposed improvements;

c. elevations of the improvements;

d. location and depiction of all parking spaces (including relevant dimensions);

e. location and depiction of all loading berths (including relevant dimensions);

f. all drives, roadways and vehicular routes;

g. all landscaping and buffer zones (including a description of all landscape materials);
h. statistical information applicable to the property limited to the following:

   i. floor area and floor area ratio;

   ii. floor area devoted to retail uses;

   iii. number of dwelling units;

   iv. number of parking spaces;

   v. number of loading berths; and

   vi. uses of parcels.

   i. parameters of building envelopes including:

      i. maximum building height; and

      ii. setbacks, required and provided.

Site/Landscape and Elevation Plans shall include such other information as may be necessary to illustrate substantial conformance to this planned development.

16. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles, promulgated by the Commissioner of the Department of Streets and Sanitation, the Commissioner of Fleet and Facility Management and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.

17. Upon Part II Review, a Part II Review Fee shall be assessed by the Department of Housing and Economic Development pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance. 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.

18. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner that 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 each building or improvement.

19. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The roof of the Parking Garage at 5626 South Maryland Avenue shall meet the internal and perimeter planting requirements of the Chicago Landscape Ordinance for vehicular use areas, except trees shall not be required. The Parking Garage shall have a green roof on at least ten (10) percent of the building’s net roof area (approximately 7,895 square feet of green roof). Build-out of the ground floor space shall be certified LEED-Commercial Interior. All other developments must be in compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Housing and Economic Development in effect at the time of application for Site Plan Approval.

20. Unless substantial construction of the Parking Garage at 5626 South Maryland Avenue has commenced within six years following the adoption of this planned development amendment, and unless completion is thereafter diligently pursued, then this planned development, only insofar as it pertains to approval of the Site Plan, Landscape Plan, and Building Elevations for the aforementioned project that has not begun construction, shall expire. All other provisions of this Planned Development shall be in full force and effect.

[Existing Zoning Map; Boundary and Subarea Map -- All; Boundary and Subarea Maps -- Individual; Generalized Land-Use Plan; Parking Supply with Proposed Additions; Receiving Dock Locations; Right-of-Way Adjustment Map; Site Plan; Sidewalk Setback Detail; Floor Plan -- Lower Level; Floor Plans -- Levels 1 to 8; Landscape Plan; Plant Schedule Ground Level; Rooftop Landscape Plan; Plant Schedule Rooftop; Building Elevations; Building Elevations-Details; Tunnel Sections, and Bridge Sections, referred to in these Plan of Development Statements printed on pages 53546 through 53580 of this Journal.]

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


<table>
<thead>
<tr>
<th>Subarea</th>
<th>Square Feet</th>
<th>Acres (Net)</th>
<th>Maximum Percent Site</th>
<th>Maximum Floor Area Ratio</th>
</tr>
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<tbody>
<tr>
<td>A</td>
<td>1,538,841</td>
<td>35.53</td>
<td>52.00% (800,197)</td>
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<tr>
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<td>28.22% (384,242)</td>
<td>2.20 (2,995,509)</td>
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<tr>
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<td>G</td>
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<td>16.06</td>
<td>30.80% (215,425)</td>
<td>2.50 (1,748,582)</td>
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<tr>
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<td>719,303</td>
<td>16.51</td>
<td>25.00% (179,826)</td>
<td>2.20 (1,582,468)</td>
</tr>
<tr>
<td>I</td>
<td>632,847</td>
<td>14.52</td>
<td>46.00% (291,110)</td>
<td>2.20 (1,392,263)</td>
</tr>
<tr>
<td>J*</td>
<td>341,606</td>
<td>7.84</td>
<td>25.00% (85,401)</td>
<td>1.50 (512,409)</td>
</tr>
<tr>
<td>L</td>
<td>251,775</td>
<td>5.78</td>
<td>24.00% (60,426)</td>
<td>2.50 (629,438)</td>
</tr>
<tr>
<td>O</td>
<td>199,540</td>
<td>4.58</td>
<td>35.00% (69,839)</td>
<td>2.20 (438,988)</td>
</tr>
</tbody>
</table>

TOTAL CAMPUS: 9,456,400 217.09 35.00% (3,309,740) 2.50 (23,641,000)**

Required Parking and Loading: as required by the Traffic Management Plan in Statement Number 12.

Subarea "J" is limited to a maximum of three hundred twenty-two (322) dwelling units, a minimum off-street parking requirements of three hundred eight (308) spaces and a maximum of twenty thousand (20,000) square feet of related convenience business and related other uses.
Subarea A Boundary And Subarea Map.

SUBAREA A - PLANNED DEVELOPMENT #43
BOUNDARY AND SUBAREA MAP

University Subareas

Planned development boundary as amended 2013
Subarea B Boundary And Subarea Map.
Subarea C Boundary And Subarea Map.
Subarea D Boundary And Subarea Map.

SUBAREA D - PLANNED DEVELOPMENT #43
BOUNDARY AND SUBAREA MAP

- University Subareas
- Planned development boundary as amended 2013
- Not included in PD
Subarea E Boundary And Subarea Map.

The University of Chicago
SUBAREA E - PLANNED DEVELOPMENT #43
BOUNDARY AND SUBAREA MAP

University Subareas
Planned development boundary as amended 2013
Subarea F Boundary And Subarea Map.
Subarea G Boundary And Subarea Map.
Subarea H Boundary And Subarea Map.

SUBAREA H - PLANNED DEVELOPMENT #43
BOUNDARY AND SUBAREA MAP

University Subareas

Planned development boundary as amended 2013
Subarea J Boundary And Subarea Map.
Subarea L Boundary And Subarea Map.
Subarea O Boundary And Subarea Map.
Generalized Land Use Plan.
Parking Supply With Proposed Additions.

PLANNED DEVELOPMENT #43
PARKING SUPPLY WITH PROPOSED ADDITIONS

- University Parking
- Other Parking
- Visitor Parking
- Additions/Changes
Receiving Dock Locations.

S. Stony Island

S. Dorchester

S. Woodlawn

S. Ellis

S. Cottage Grove
Right-Of-Way Adjustment Map.

PLANNED DEVELOPMENT #43
RIGHT OF WAY ADJUSTMENT MAP

Vacated
Dedicated
Sidewalk Setback Detail.
Floor Plan -- Level Two.
Floor Plan -- Level Three Through Seven.
Floor Plan -- Level Eight.
Landscape Plan.

FOOTPRINT OF PROPOSED GARAGE

LEGEND
- NEW TREE
- NEW ORNAMENTAL TREE
- NEW ORNAMENTAL SHRUB
- PROPERTY LINE
- EXISTINGcohol
# PLANT SCHEDULE - GROUND LEVEL

## TREES

<table>
<thead>
<tr>
<th>CODE</th>
<th>QUANTITY</th>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>SIZE</th>
<th>ROOT</th>
<th>REMARKS</th>
</tr>
</thead>
<tbody>
<tr>
<td>MR</td>
<td>17</td>
<td>Malus 'Royal Raindrops'</td>
<td>Royal Raindrops Crabapple</td>
<td>15H</td>
<td>B&amp;B</td>
<td>multi-stem</td>
</tr>
<tr>
<td>GI</td>
<td>16</td>
<td>Ginkgo biloba 'Autumn Gold'</td>
<td>Autumn Gold Ginkgo</td>
<td>3' cal.</td>
<td>B&amp;B</td>
<td>matching heads</td>
</tr>
<tr>
<td>UA</td>
<td>9</td>
<td>Ulmus americana 'Patriot'</td>
<td>Patriot Elm</td>
<td>3' cal.</td>
<td>B&amp;B</td>
<td>matching heads</td>
</tr>
</tbody>
</table>

## SHRUBS

<table>
<thead>
<tr>
<th>CODE</th>
<th>QUANTITY</th>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>SIZE</th>
<th>ROOT</th>
<th>REMARKS</th>
</tr>
</thead>
<tbody>
<tr>
<td>BM</td>
<td>118</td>
<td>Ilex vomitoria var. koreana</td>
<td>Chicagoland Green Boxwood</td>
<td>30*</td>
<td>pot</td>
<td>30' o.c.</td>
</tr>
<tr>
<td>TD</td>
<td>80</td>
<td>Taxus x media 'Densiformis'</td>
<td>Dense Spreading Yew</td>
<td>30*</td>
<td>pot</td>
<td>30' o.c.</td>
</tr>
</tbody>
</table>

## PERENNIAL MIX - 4666 SQUARE FEET

<table>
<thead>
<tr>
<th>CODE</th>
<th>QUANTITY</th>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>SIZE</th>
<th>ROOT</th>
<th>REMARKS</th>
</tr>
</thead>
<tbody>
<tr>
<td>CA</td>
<td>1320</td>
<td>Carex spicata 'Karl Foerster'</td>
<td>Karl Foerster's Feather Reed Grass</td>
<td>gal.</td>
<td>pot</td>
<td>15' o.c.</td>
</tr>
<tr>
<td>EP</td>
<td>495</td>
<td>Echinacea purpurea 'White Swan'</td>
<td>White Swan Coneflower</td>
<td>gal.</td>
<td>pot</td>
<td>12' o.c.</td>
</tr>
<tr>
<td>PA</td>
<td>1093</td>
<td>Perovskia atriplicifolia 'Superba'</td>
<td>Superba Russian Sage</td>
<td>48' H</td>
<td>pot</td>
<td>18' o.c.</td>
</tr>
</tbody>
</table>
Rooftop Landscape Plan.

VEHICULAR USE AREA: 78,950 SF
10% PLANTING REQUIREMENT: 7,895
ACTUAL PLANTED AREA: 8,670 SF

LEGEND

■ BUILDING
■ SEDUM PLANTINGS OVER STAIRCORE
■ SEDUM PLANTINGS AT 8TH FLOOR

($) XX - (QUANTITY OF PLANTS) PLANT SPECIES CODE
Plant Schedule Rooftop.

ROOFTOP - PLANT SCHEDULE

<table>
<thead>
<tr>
<th>CODE</th>
<th>QUANTITY</th>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>SIZE</th>
<th>ROOT</th>
<th>REMARKS</th>
</tr>
</thead>
<tbody>
<tr>
<td>AA</td>
<td>1210</td>
<td>Aster azureus</td>
<td>Sky Blue Aster</td>
<td>gal</td>
<td>pot</td>
<td>10&quot; o.c.</td>
</tr>
<tr>
<td>SH</td>
<td>847</td>
<td>Spentulus heterolepis &quot;Tara&quot;</td>
<td>Dwarf Prairie Dropseed</td>
<td>gal</td>
<td>pot</td>
<td>10&quot; o.c.</td>
</tr>
<tr>
<td>SI</td>
<td>5555</td>
<td>Sedum sedkoki &quot;Nana&quot;</td>
<td>Nana Sedum</td>
<td>4&quot;</td>
<td>plug</td>
<td>8&quot; o.c.</td>
</tr>
<tr>
<td>SJ</td>
<td>5555</td>
<td>Sedum Spurum &quot;John Creech&quot;</td>
<td>Two Row Stonecrop</td>
<td>4&quot;</td>
<td>plug</td>
<td>8&quot; o.c.</td>
</tr>
<tr>
<td>SR</td>
<td>5555</td>
<td>Sedum rupestre &quot;Angelfa&quot;</td>
<td>Two Row Stonecrop</td>
<td>1&quot;</td>
<td>plug</td>
<td>8&quot; o.c.</td>
</tr>
<tr>
<td>ST</td>
<td>5555</td>
<td>Sempervium tectorum</td>
<td>Common Houseleek</td>
<td>4&quot;</td>
<td>plug</td>
<td>8&quot; o.c.</td>
</tr>
<tr>
<td></td>
<td>1452</td>
<td>Annuals</td>
<td>Annuals</td>
<td>4&quot;</td>
<td>plug</td>
<td>6&quot; o.c.</td>
</tr>
</tbody>
</table>

CAMPUS WEST - CCD PARKING GARAGE - 5826 S. MARYLAND AVE.
Building Elevations -- North And East.

ELEVATION LEGEND
- Framed opening with glass
- Framed opening without glass
- Framed opening with kinetic art
- Metal frame with clear anodized aluminum finish
- Architectural precast concrete panels
- Framed opening with glass
- Framed opening without glass
- Composite metal panels
- Anodized aluminum louver wall
- East elevation
- Framed opening with glass
- Architectural precast concrete panels
- Framed opening with glass
- Concrete columns and curbs with architectural finish
- Prefinished aluminum fencing system
- Composite metal panels
- North elevation
- 1" = 10'0"
Tunnel Sections.

SECTION - TUNNEL STAIR
88'-8"'

SECTION - TUNNEL SOUTH
7'-20.0"

SECTION - TUNNEL CAST
1'-40.0"
Bridge Sections.

CENTER FOR CARE & DISCOVERY

57TH STREET

GARAGE

LEVEL 04
142' - 6"

LEVEL 03
132' - 0"

LEVEL 02
119' - 0"

LEVEL 01
100' - 0"

CENTER FOR CARE & DISCOVERY

57TH STREET

GARAGE

LEVEL 04
142' - 6"

LEVEL 03
132' - 0"

LEVEL 02
119' - 0"

LEVEL 01
100' - 0"

CAMPUS WEST - CCD PARKING GARAGE - 5626 S. MARYLAND AVE
Reclassification Of Area Shown On Map No. 12-D.
(Application No. 17407)
(Common Address: 5147 -- 5157 S. Cottage Grove Ave. And 812 -- 814 E. 52nd St.)

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RM5 Residential Multi-Unit District symbols and indications as shown on Map Number 12-D in the area bounded by:

the public alley next north of and parallel to East 52nd Street; a line 166 feet, 0 inches east of and parallel to South Cottage Grove Avenue; East 52nd Street; and South Cottage Grove Avenue,

to those of a B3-3 Community Shopping District.

SECTION 2. This ordinance takes effect after its passage and approval.

Reclassification Of Area Shown On Map Nos. 12-D And 14-D.
(As Amended)
(Application No. 17383)
(Common Address: 5411 -- 5647 S. Cottage Grove Ave.)

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 B3-3 Community Shopping District, RM5 Residential Multi-Unit District and Institutional Planned Development Number 43, as amended, symbols and indications as shown on Map Numbers 12-D and 14-D in the area bounded by:

beginning at a line 504.77 feet north of and parallel to East 55th Street; the alley next east of and parallel to South Cottage Grove Avenue; a line 111.62 feet south of East 54th Street; South Maryland Avenue; a line 116.22 feet south of East 54th Street; the alley next east of and parallel to South Maryland Avenue; a line 240 feet north of East 55th Street; South Drexel Avenue; East 55th Street; the alley next west of and parallel to South Greenwood Avenue, or the line thereof if extended where no alley exists; a line 100 feet north of East 55th Street; South Greenwood Avenue; East 55th Street; South University Avenue; East 57th Street; the alley next east of and parallel to South Woodlawn Avenue; a line 150 feet south of and parallel to East 57th Street; South Woodlawn Avenue; a line 297.9 feet north of and parallel to East 58th Street; the alley next east of and parallel to
South Woodlawn Avenue; East 58th Street; South Dorchester Avenue; a line 250 feet north of and parallel to East 59th Street; a line 150 feet east of and parallel to South Dorchester Avenue; a line 350 feet north of and parallel to East 59th Street; South Blackstone Avenue; a line 100 feet north of East 59th Street; a line 80 feet west of South Harper Avenue; East 59th Street; South Blackstone Avenue, or a line thereof extended where no street exists; the north line of East 60th Street; South Stony Island Avenue; East 61st Street; the east line of the right-of-way of the Illinois Central Railroad; the south line of East 60th Street; the west line of the right-of-way of the Illinois Central Railroad; East 61st Place; South Blackstone Avenue; East 61st Street or the line thereof extended where no street exists; South Dorchester Avenue; a line 214.37 feet north of East 61st Street; a line 186.60 feet west of South Dorchester Avenue; East 61st Street; a line 163.603 feet west of South Drexel Avenue; a line 340 feet north of east 61st Street; South Cottage Grove Avenue; East 57th Street; the alley next east of and parallel to South Cottage Grove Avenue; a line 96 feet north of East 57th Street; and South Cottage Grove Avenue.

The parcels described in the below table shall be excluded from the above-described property and shall remain RM5 Residential Multi-Unit District:

<table>
<thead>
<tr>
<th>Common Address</th>
<th>Zoning District</th>
<th>Permanent Index Number:</th>
<th>Bounded By:</th>
</tr>
</thead>
<tbody>
<tr>
<td>5700 and 5706 South Woodlawn Avenue</td>
<td>RM5</td>
<td>20-14-116-008-0000 and 20-14-116-009-0000</td>
<td>East 57th Street; South Woodlawn Avenue; a line 88.91 feet south of East 57th Street; and the alley next west of and parallel to South Woodlawn Avenue</td>
</tr>
<tr>
<td>5714 South Woodlawn Avenue</td>
<td>RM5</td>
<td>20-14-116-011-0000</td>
<td>a line 148.91 feet south of East 57th Street; South Woodlawn Avenue; a line 198.91 feet south of East 57th Street; and the alley next west of and parallel to South Woodlawn Avenue</td>
</tr>
<tr>
<td>Common Address</td>
<td>Zoning District</td>
<td>Permanent Index Number</td>
<td>Bounded By</td>
</tr>
<tr>
<td>--------------------------------</td>
<td>----------------</td>
<td>------------------------</td>
<td>---------------------------------------------------------------------------</td>
</tr>
<tr>
<td>5728 South Woodlawn Avenue</td>
<td>RM5</td>
<td>20-14-116-013-0000</td>
<td>a line 248.91 feet south of East 57th Street; South Woodlawn Avenue; a line 298.91 feet south of East 57th Street; and the alley next west of and parallel to South Woodlawn Avenue</td>
</tr>
<tr>
<td>5747 South University Avenue</td>
<td>RM5</td>
<td>20-14-116-006-0000 (Partial)</td>
<td>a line 178.89 feet north of East 58th Street; the alley next east of and parallel to South University Avenue; a line 98.91 feet north of East 58th Street; a line 144.29 feet east of and parallel to South University Avenue; a line 104.92 feet north of East 58th Street; a line 73.39 feet east of and parallel to South University Avenue; a line 98.92 feet north of and parallel to East 58th Street; and South University Avenue</td>
</tr>
<tr>
<td>5735 South University Avenue</td>
<td>RM5</td>
<td>20-14-116-004-0000</td>
<td>a line 258.89 feet north of East 58th Street; the alley next east of and parallel to South University Avenue; a line 218.89 feet north of East 58th Street; and South University Avenue</td>
</tr>
<tr>
<td>5600 -- 5602 South Drexel Avenue</td>
<td>RM5</td>
<td>20-14-108-018-0000</td>
<td>East 56th Street; South Drexel Avenue; a line 47 feet south of East 56th Street; and the alley next west of South Drexel Avenue</td>
</tr>
<tr>
<td>Common Address</td>
<td>Zoning District</td>
<td>Permanent Index Number</td>
<td>Bounded By</td>
</tr>
<tr>
<td>--------------------------------</td>
<td>-----------------</td>
<td>------------------------</td>
<td>-----------------------------------------------------------------------------</td>
</tr>
<tr>
<td>5627 South Maryland Avenue</td>
<td>RM5</td>
<td>20-14-108-010-0000</td>
<td>a line 261 feet south of East 56th Street; the alley next east of and parallel to South Maryland Avenue; a line 285 feet south of East 56th Street; and South Maryland Avenue</td>
</tr>
<tr>
<td>5635 -- 5637 South Maryland Avenue</td>
<td>RM5</td>
<td>20-14-108-012-0000</td>
<td>a line 333 feet south of East 56th Street; the alley next east of and parallel to South Maryland Avenue; a line 381 feet south of East 56th Street; and South Maryland Avenue</td>
</tr>
<tr>
<td>5634 South Maryland Avenue</td>
<td>RM5</td>
<td>20-14-107-024-0000</td>
<td>a line 264 feet north of East 57th Street; South Maryland Avenue; a line 240 feet north of East 57th Street; and the alley next west of and parallel to South Maryland Avenue</td>
</tr>
<tr>
<td>5616 South Maryland Avenue</td>
<td>RM5</td>
<td>20-14-107-017-0000</td>
<td>a line 141 feet south of East 56th Street; South Maryland Avenue; a line 177 feet south of East 56th Street; and the alley next west of and parallel to South Maryland Avenue</td>
</tr>
</tbody>
</table>

to those of Institutional Planned Development Number 43, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in this Plan of Development herewith attached and made a part and to no others.

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

Plan of Development Statements referred to in this ordinance read as follows:
Institutional Planned Development No. 43, As Amended.

Plan Of Development Statements.

1. The area delineated herein as "Institutional Planned Development Number 43, as amended", consists of nine million three hundred seventy-three thousand eight hundred twenty-eight (9,373,828) square feet (two hundred fifteen and nineteen hundredths (215.19) acres) and is owned or controlled by The University of Chicago ("Applicant") as titleholder or as the beneficiary of trusts holding title or in accordance with and under the terms of the South West Hyde Park Redevelopment Corporation Redevelopment Plan and under the terms of an ordinance adopted by the City Council.

2. The University of Chicago, its successor or assignees shall obtain all required official reviews, approvals or permits in connection with this planned development. Any dedication or vacation of streets or alleys or adjustment of rights-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the University of Chicago 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 titleholders. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns. Furthermore, pursuant to the requirements of Section 17-8-0400, the Chicago Zoning Ordinance, the property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to the planned development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to the planned development or any modification or change hereto (administrative, legislative or otherwise) shall be authorized by all owners of property or any property owners association that may be formed to succeed the Applicant. Provided, however, that any application for an amendment or any other modification or change to a subarea of this planned development may be made solely by the owner of that subarea, and need not be made or require the authorization of the owners of any other subarea.

4. This plan of development consist of twenty (20) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Subarea Map; Subarea Detail Maps; a Generalized Land-Use Plan; a Parking Supply with Proposed Additions Plan; a Receiving Dock Locations Plan; a Right-of-Way Adjustment Map; Site Plan, Landscape Plan and Elevations (North, South, East and West) for the Early Childhood Center West (5610 South Drexel Avenue); Site Plan, Landscape Plan, and Elevations (North, South, East and West) for the William Eckhardt Research Center (5640 South Ellis Avenue); and Site Plan, Landscape Plan and Elevations (North, South, East and West) for McGiffert House (5751 South Woodlawn Avenue). Full sized copies of the attached Site Plans, Landscape Plans and Building Elevations
are on file with the Department of Housing and Economic Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control.

5. The property within the boundaries of Institutional Planned Development Number 43, as amended, is divided into twelve (12) subareas as depicted on the Subarea Map.

The following uses shall be permitted within the area delineated herein as Institutional Planned Development Number 43, as amended: College and University, School, Hospital and Medical Service, medical heliport, student and staff housing, Household Living except SRO, related convenience type businesses, accessory and non-accessory parking and accessory uses as authorized by the Chicago Zoning Ordinance.

The uses permitted in each of the twelve (12) subareas are as follows:

Subarea A.

College and University, Hospital and Medical Service, medical heliport, student and staff housing, and accessory uses related to the principal uses of the subarea.

Subarea B.

College and University, Hospital and Medical Service, student and staff housing, day care, and accessory uses related to the principal uses of the subarea.

Subarea C.

College and University, student and staff housing, and accessory uses related to the principal uses of the subarea.

Subarea D.

College and University, student and staff housing, and accessory uses related to the principal uses of the subarea.

Subarea E.

College and University, School, student and staff housing, and accessory uses related to the principal uses of the subarea.

Subarea F.

College and University, student and staff housing, and accessory uses related to the principal uses of the subarea.
Subarea G.

College and University, student and staff housing, and accessory uses related to the principal uses of the subarea.

Subarea H.

College and University, student and staff housing, and accessory uses related to the principal uses of the subarea.

Subarea I.

College and University, student and staff housing, day care, and accessory uses related to the principal uses of the subarea.

Subarea J.

College and University, Household Living except Single-Room Occupancy, related convenience type businesses, and accessory uses related to the principal uses of the subarea.

Subarea L.

College and University, Hospital and Medical Service, student and staff housing, multi-family dwelling accessory to a medical use, and accessory uses related to the principal uses of the subarea.

Subarea O.

College and University, School, student and staff housing, residential support services, and accessory uses related to the principal uses of the subarea.

6. Identification signs shall be permitted within Institutional Planned Development Number 43, as amended, subject to the review and approval of the Department of Housing and Economic Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Housing and Economic Development. Off-premises signs are prohibited.

7. Any dedication or vacation of streets, alleys or easements in the public way or adjustments of the rights-of-way shall require a separate submittal on behalf of the Applicant and approved by the City Council.
8. Any service drives or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Chicago Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of the Chicago to provide ingress and egress for motor vehicles. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation, and of the Department of Housing and Economic Development.

9. Off-street parking and loading facilities will be provided in compliance with this plan of development as authorized by the Chicago Zoning Ordinance.

10. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. Height restriction of any building or any appurtenance thereto shall, in addition to the Bulk Regulations and Data Table, be subject to height limitations as certified and approved by the Federal Aviation Administration. No building shall be higher than two hundred (200) feet except in Subareas D and E, where the limit shall be one hundred twenty (120) feet (approximately an eight (8) story building, based on approximately 15 feet floor to ceiling height), and Subarea O, where the limit shall be sixty-five (65) feet (approximately a four (4) story building, based on approximately 15 feet floor to ceiling height) except for 5757 South University Avenue which has an existing one hundred sixty (160) foot tower which is permitted to remain.

11. The maximum permitted floor area ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of floor area ratio calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply.

12. The improvements on the property, including the buildings, exterior landscaping, landscaping along the adjacent rights-of-way, and all entrances and exits to and from the buildings and their associated parking and loading areas shall be designed, constructed and maintained in substantial conformance with the approved Site Plans, Landscape Plans, and Building Elevations. In addition, the improvements on the property shall be subject to the following regulations:

A. Building Design And Layout.

1. Design Compatibility. The Applicant, its successors and, assigns, shall make reasonable efforts to design and construct all buildings in a manner compatible with the existing campus character of The University of Chicago and the adjacent residential areas. The Commissioner of Housing and Economic Development shall determine whether the improvement complies with the requirement for compatibility during the site plan review process.

2. Quadrangles. The concept of the quadrangle shall be the predominant spatial theme when conceptualizing new development. The quadrangle concept is a system of open spaces or courtyards contained and separated from the surrounding streets by architecture.
3. Building Character And Scale. All new structures will be designed to be compatible with the existing buildings on The University of Chicago campus and adjacent residential areas. Scale, massing, articulation, setbacks, materials, color, texture, lighting, fenestration and other architectural devices will be used to create a design in character with the architectural heritage of the University and Hyde Park. Exterior walls visible from any adjacent public street shall be designed using texture and details of windows, openings, projections, recesses, offsets or other architectural elements. Special attention shall be given to achieve an interesting building design at the pedestrian level through the use of landscape elements, articulation of surface forms and textures, expression of the structural rhythm and architectural detail. Where active uses are located along the periphery, windows and entrances will be encouraged at grade level along the public way. Established circulation and public space patterns at street level will be respected. Existing architectural details, such as cornice height, fenestration rhythms and building setbacks from surrounding structures shall be recognized in the design of the building.

The Main Quadrangle Zone (defined as Subarea D) is identified by the ensemble of original campus buildings serving a variety of disciplines and functions. The presence of Gothic Revival buildings evokes a character defined by a human scale and careful attention to detail and craft. This part of campus is distinguished as walkable with well-scaled open spaces connected by pedestrian pathways.

Adjacent to the Main Quadrangle Zone there is a transition zone that moves from the original ensemble of larger-scale academic and institutional buildings to the neighborhood-scaled institutional and residential buildings exemplified on University Avenue and Woodlawn Avenue. Future development in Subarea O should respect the well proportioned mix of smaller-scaled institutional buildings, repurposed single-family residences, and privately owned single-family residences. Future building planning and design shall respect and maintain the serene and walkable character of this soft transition zone.

The Applicant acknowledges that all twelve existing buildings on the 5700 block of South Woodlawn Avenue within this planned development, and within Subarea O, are listed on the National Register of Historic Places as part of the Hyde Park and Kenwood Historic District (excluding the McGiffert House, the "Historic Buildings"). Eight of the Historic Buildings are color-coded orange in the Chicago Historic Resources Survey (i.e., identified as potentially significant), two are rated yellow (i.e., identified as properties without individual significance, but with good physical integrity), and one, rated red, has been designated a Chicago landmark (Robie House at 5757 South Woodlawn Avenue). In addition to any requirements imposed by this planned development, the Applicant understands and agrees that the orange-rated Historic Buildings are subject to Section 13-32-230 of the Municipal Code (regarding demolition) and that Robie House is subject to the Chicago Landmarks Ordinance. The inclusion of the Historic Buildings in this planned development does not exempt the Applicant from complying with such
provisions. Further, Applicant understands and agrees that Robie House at 5757 South Woodlawn Avenue is a Chicago landmark and that the Applicant shall give priority to the preservation and adaptive reuse of Chicago landmark buildings. Work to designated Chicago landmarks, herein specifically, Robie House, is subject to the review and approval of the Commission on Chicago Landmarks pursuant to the Chicago Landmarks Ordinance, Section 2-120-740.

Pursuant to the Zoning Ordinance (Section 17-8-0911) and Section 13-32-230 of the Municipal Code, the Applicant acknowledges that it is in the public interest to give priority to the adaptive reuse of historic resources, and agrees to retain and preserve the Character-Defining Features (as hereinafter defined) of the Historic Buildings whenever practicable. To the extent retention or preservation of a Character-Defining Feature is not practicable, Applicant agrees to renovate or adapt such Character-Defining Feature in a manner compatible with the historic character of the subject Historic Building and with the 5700 block of South Woodlawn Avenue. The term "Character-Defining Features" as used in this planned development means the prominent or distinctive aspects, qualities, or characteristics of a Historic Building that contribute significantly to its physical character. The Character-Defining Features of the Historic Buildings are identified in The University of Chicago Woodlawn Avenue Plan, Subarea Q, 2012 -- 2016 (as such plan may hereafter be amended, the "Woodlawn Plan"). The Applicant prepared the Woodlawn Plan in order to set forth building level detail for each property that the Applicant owns on the 5700 block of South Woodlawn Avenue. The Woodlawn Plan shall include Character-Defining Features for each Historic Building, including Original Elements and Non-Original Elements, Guidelines for review of the Character-Defining Features of the Historic Buildings, as well as terms for a community engagement process. The Woodlawn Plan will describe the existing condition of the Historic Buildings and outline future development plans for such buildings, if known. The Woodlawn Plan does not include final plans for the Historic Buildings and, therefore, remains subject to change. The Applicant acknowledges and agrees that any changes to the Woodlawn Plan must be made in accordance with the procedures set forth in the "Intentions" section of the plan. The Applicant further acknowledges and agrees that any work or changes affecting the Character-Defining Features of the Historic Buildings on the 5700 block of South Woodlawn Avenue shall be subject to the review and approval of the Historic Preservation Division of the Department of Housing and Economic Development as part of Part II review, and that the Historic Preservation Division shall base its review and approval upon the Woodlawn Plan and the Guidelines therein to assist in its decision-making with respect to such work or changes.

4. Projections Over Rights-Of-Way. Horizontal projections (such as balconies, loggias or terraces) shall be permitted within required building setbacks. Canopies, awnings, cornices and/or similar projections into the public way shall be allowed provided they do not in any way obstruct the public way. Sky bridges shall only be permitted after the review and approval of the Commissioner of the Department of Housing and Economic Development.
5. Lighting. Base-level lighting shall address a variety of functions. More intense, but directed lighting shall be provided at public entries, drop-offs, pedestrian walkways, et cetera. Base-level facade and landscape lighting will be softer in nature. The use of lighting to highlight architectural features is strongly encouraged; however, lighting shall not beam directly into the windows of nearby buildings.

6. Vacant Sites. If construction does not occur within twelve (12) months from the date a site is cleared, the site shall be graded, seeded to grass and maintained as a lawn area.

B. Traffic, Circulation And Parking.

1. Traffic Management. The Applicant acknowledges that the development of the University of Chicago Campus and related Medical Facilities will have unique traffic generation and parking characteristics which will require ongoing operation controls to minimize the impact on the surrounding neighborhood and the traffic network. Accordingly, the Applicant shall be responsible for implementing certain operational controls over parking and traffic activity expected to occur adjacent to these facilities. These operational controls are set forth in a “Traffic Management Plan” (TMP).

In order to assure the TMP’s effectiveness, the Applicant shall submit to the Commissioner of the Chicago Department of Transportation (with a copy to the Commissioner of Housing and Economic Development) a biannual report which will describe the previous two (2) years of traffic and parking activity, update population figures, and assess the effectiveness of the various provisions of the TMP and recommend modifications. Additionally, the Applicant or its designated representative shall cooperate with the City and with the applicable transit agencies in the on-going review and updating the TMP.

In the event the Chicago Department of Transportation determines that the measures taken as part of the TMP do not prove effective, the Chicago Department of Transportation may request additional traffic management, parking or control measures as needed to mitigate or eliminate traffic interference. After meetings between the Applicant and the Chicago Department of Transportation, Applicant may be responsible for making any modifications to the TMP, and for implementing any additional traffic management or control measures reasonably required by the Department of Transportation.

Modifications to the TMP may be made at any time with the approval of the Commissioner of Transportation and the Commissioner of the Department of Housing and Economic Development. Such modifications and approvals shall be kept on file with the Department of Transportation and the Department of Housing and Economic Development.
2. Circulation. The pedestrian circulation and open space system shall continue to be emphasized as the organizing framework for campus development. Priority shall be given to a network of primary campus pedestrian routes running through and between the blocks of campus providing a visible, continuous linkage of the major spaces in each block. In turn, the major spaces should be established at the outset as the framework around which building sites are organized.

The architectural complement to this principle is emphasizing primary pedestrian entries to buildings on the sides which face the open space and by avoiding the penetration of vehicular and service functions into the open space where feasible.

The street grid system shall remain as the organizing principle for pedestrian and vehicular circulation as the peripheral areas of the campus grow and develop. This continues to respect the order established by the City of Chicago street grid system and the axial form of the central campus. Variations in the pattern should appear mainly as a result of building and spatial organization at the block or sub-block scale. Maintaining a reasonably fine-grained street network in the campus area will continue to provide access and circulation to all parts of the campus and surrounding neighborhoods.

Parking lot layout, loading access, private roadway circulation routes, parking structure operational design, and the location and design of curb cuts at the public street shall be constructed in substantial accordance with the Site Plans submitted to and approved by the Department of Housing and Economic Development.

3. Parking. The number of required parking spaces shall be determined by applying University population figures against parking ratios described in the Traffic Management Plan.

The amount of required parking may be reduced by a maximum of twenty percent (20%) if the Department of Housing and Economic Development determines, in consultation with the Department of Transportation, that a reduction is warranted based on alternate modes of transportation provided by (or supported by) the University.

Under this ordinance, a minimum of two percent (2%) of the spaces shall be designed and designated for use by the handicapped.

4. Curb Cuts. Private roadways, driveways, entrances to off-street parking and loading docks, and all other facilities requiring curb cuts shall be located to minimize conflicts with on-street traffic and with pedestrian circulation. No curb cut shall be located within ten (10) feet of any property line or within ten (10) feet of any other curb cut. All such curb cuts shall comply with City of Chicago standards.
5. Private Roadways. A private roadway shall mean any private drive located on private property which is designed and intended for use as vehicular access to functions located therein. Firelanes, if required within the private property, shall be designed and paved to provide access and egress for emergency vehicles. Any private roadway shall be designed and configured to provide direct and coherent pathways to public streets.

C. Site Amenities And Landscaping.

1. Landscape Design. All projects submitted to the Department of Housing and Economic Development shall have a Landscape Plan. The Landscape Plan shall continue the planting design traditions established in the central campus, consisting of broad sweeps of lawn, canopy shade trees, ornamental flowering trees and shrubs and flowerbeds. In addition, the Landscape Plan will adhere to the parkway planting provisions of the Chicago Zoning Ordinance and corresponding guidelines and regulations for installation of shade trees along the City parkways.

2. Paving Materials. When decorative paving materials are proposed for walkways or roads, they shall be in accordance with the established palette on the University of Chicago campus. This palette includes stone, brick, concrete pavers, permeable pavers, and specialty concrete.

3. Site Amenities. If site amenities such as light standards, trash receptacles, benches, flagpoles, ash urns and planters are specified for placement within the publicly accessible outdoor spaces of a proposed development, they shall be compatible with those items presently existing on the University of Chicago campus.

4. Landscaping shall be installed and maintained substantially in accordance with the Landscape provisions of the Chicago Zoning Ordinance on all surface lots within this planned development.

13. The terms, conditions and exhibits of the planned development ordinance may be modified administratively by the Zoning Administrator upon the request of the Applicant and after a determination by the Zoning Administrator that such modification is minor, appropriate, consistent with Section 17-13-0611 of the Chicago Zoning Ordinance and the nature of the development of the property contemplated in this planned development ordinance. Any such modification shall be deemed to be a minor change in the planned development ordinance as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.

14. The improvements on the property shall be designed, constructed and maintained in substantial conformance with approved Site Plans or the plans and exhibits attached hereto and with the parkway and vehicle use area landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
15. Prior to the issuance by the Department of Housing and Economic Development of a determination pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance ("Part II Approval") of the improvements within this Institutional Planned Development Number 43, as amended, the Applicant shall submit plans of such buildings for site and elevation plan review and approval of the Commissioner of the Department. Prior to the approval of such site and elevation plans for any new building containing more than 75,000 square feet of floor area, any building addition that contains more than 75,000 square feet of new floor area, any new building that is higher than 80 feet or any building addition that creates a total height that is higher than 80 feet, the Commissioner shall submit the plans to the Chicago Plan Commission for its information and comment. Notice of the hearing shall be posted by the Applicant on the property in question (but no written notice pursuant to Section 17-13-0107-A of the Zoning Ordinance, by the Applicant, shall be required). Review and approval of the Site and Elevation Plans by the Commissioner is intended to assure that specific development proposals substantially conform with this planned development and to assist the City in monitoring ongoing development. Such Site and Elevation Plans need only include that portion of the property for which approval is being sought by the Applicant. No Part II Approval for any portion of the property shall be granted until an applicable Site Plan has been approved.

Following approval of the Site/Landscape Plan and Elevations by the Commissioner, the approved plans and supporting data and materials shall be kept on permanent file with the Department and shall be deemed to be an integral part of this planned development. Specific Site/Landscape Plans and Elevations are being approved by the Chicago Plan Commission through this planned development amendment for the William Eckhardt Research Center at 5640 South Ellis Avenue, the Co-Op Bookstore at 5751 South Woodlawn Avenue and the Early Childhood Center at 5610 South Drexel Avenue. As such, no separate site plan approval is required with respect to these three buildings following passage of this amendatory ordinance.

No site plan approval (other than the aforementioned approval for the Co-Op Bookstore) shall be granted by the Commissioner for any building on the 5700 block of South Woodlawn Avenue until the "Plan for University Owned Properties on Woodlawn Avenue" referred to in Statement 12 (A)(3) has been filed with the Department of Housing and Economic Development, Historic Preservation Division.

After approval of Site/Landscape and Elevation Plans, the approved plans may be changed or modified pursuant to the provisions of Statement 13 hereof. In the event of any inconsistency between the approved plans and the terms of this planned development in effect at the time of approval of such plans or of the modifications or changes thereto, the terms of this planned development shall govern.

A Site Plan shall, at a minimum, provide the following information:

a. the boundaries of the site or portion of the property for which approval is being sought;
b. the footprint of the proposed improvements;

c. elevations of the improvements;

d. location and depiction of all parking spaces (including relevant dimensions);

e. location and depiction of all loading berths (including relevant dimensions);

f. all drives, roadways and vehicular routes;

g. all landscaping and buffer zones (including a description of all landscape materials);

h. statistical information applicable to the property limited to the following:

i. floor area and floor area ratio;

ii. floor area devoted to retail uses;

iii. number of dwelling units;

iv. number of parking spaces;

v. number of loading berths; and

vi. uses of parcels.

i. parameters of building envelopes including:

   i. maximum building height; and

   ii. setbacks, required and provided.

Site/Landscape and Elevation Plans shall include such other information as may be necessary to illustrate substantial conformance to this planned development.

16. The Applicant shall 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.

17. Upon Part II Review, a Part II Review Fee shall be assessed by the Department of Housing and Economic Development pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance. 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.
18. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner that 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 each building or improvement.

19. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The William Eckhardt Research Center (5640 South Ellis Avenue) shall be LEED certified and shall have a green roof on at least 25 percent of the building's net roof area (approximately 8,661 square feet of green roof). The Early Childhood Center West (5610 South Drexel Avenue) shall be LEED certified and shall have a green roof on at least 25 percent of the building's net roof area (approximately 3,280 square feet of green roof). The Co-Op Bookstore at 5751 South Woodlawn Avenue shall have Energy Star-rated equipment for the new HVAC equipment to be installed and shall follow LEED Commercial Interiors fit out guidelines where possible. All other developments must be in compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Housing and Economic Development in effect at the time of application for Site Plan Approval.

20. Unless substantial construction of the William Eckhardt Research Center at 5640 South Ellis Avenue, the Co-Op Bookstore at 5751 South Woodlawn Avenue or the Early Childhood Center West at 5610 South Drexel Avenue has commenced within six (6) years following the adoption of this planned development amendment, and unless completion is thereafter diligently pursued, then this planned development, only insofar as it pertains to approval of the Site Plan, Landscape Plan, and Building Elevations for the aforementioned project that has not begun construction, shall expire. All other provisions of this planned development shall be in full force and effect.

[Existing Zoning Map; Boundary and Subarea Map; Generalized Land-Use Plan; Parking Supply with Proposed Additions; Receiving Dock Locations; Right-of-Way Adjustment Map; Subareas A, B, C, D, E, F, G, H, I, J, L and O -- Boundary and Subarea Maps; Childcare Center West -- Site Plan, Landscape Plan, Building Elevations and Green Roof Plan; William Eckhardt Research Center -- Site Plan, Landscape Plan, Green Roof Plan and Building Elevations; and Co-Op Bookstore -- Site Plan, Landscape Plan and Building Elevations referred to in these Plan of Development Statements printed on pages 23181 through 23217 of this Journal.]
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

**Bulk Regulations And Data Table.**

<table>
<thead>
<tr>
<th>Subarea</th>
<th>Square Feet</th>
<th>Acres (Net)</th>
<th>Maximum Percent Site (Square Feet)</th>
<th>Maximum Floor Area Ratio (Square Feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>1,500,000</td>
<td>34.44</td>
<td>52.00% (780,000)</td>
<td>4.00 (6,000,000)</td>
</tr>
<tr>
<td>B</td>
<td>1,473,295</td>
<td>33.82</td>
<td>30.40% (447,882)</td>
<td>2.20 (3,241,249)</td>
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<tr>
<td>C</td>
<td>949,880</td>
<td>21.81</td>
<td>42.00% (398,950)</td>
<td>2.00 (1,899,760)</td>
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<tr>
<td>D</td>
<td>1,349,434</td>
<td>30.98</td>
<td>28.22% (380,810)</td>
<td>2.20 (2,968,755)</td>
</tr>
<tr>
<td>E</td>
<td>860,796</td>
<td>19.76</td>
<td>33.50% (288,367)</td>
<td>2.20 (1,893,751)</td>
</tr>
<tr>
<td>F</td>
<td>408,079</td>
<td>9.37</td>
<td>20.00% (81,616)</td>
<td>2.50 (1,020,198)</td>
</tr>
<tr>
<td>G</td>
<td>699,433</td>
<td>16.06</td>
<td>31.50% (220,321)</td>
<td>2.50 (1,748,582)</td>
</tr>
<tr>
<td>H</td>
<td>719,303</td>
<td>16.51</td>
<td>25.00% (179,826)</td>
<td>2.20 (1,582,467)</td>
</tr>
<tr>
<td>I</td>
<td>632,847</td>
<td>14.52</td>
<td>46.00% (291,110)</td>
<td>2.20 (1,392,263)</td>
</tr>
<tr>
<td>J*</td>
<td>341,606</td>
<td>7.84</td>
<td>25.00% (85,402)</td>
<td>1.50 (12,409)</td>
</tr>
<tr>
<td>L</td>
<td>251,775</td>
<td>5.78</td>
<td>24.00% (60,426)</td>
<td>2.50 (629,438)</td>
</tr>
<tr>
<td>O</td>
<td>187,380</td>
<td>4.30</td>
<td>35.00% (65,583)</td>
<td>2.20 (12,236)</td>
</tr>
<tr>
<td>TOTAL CAMPUS:</td>
<td>9,373,828</td>
<td>215.19</td>
<td>35.00% (3,280,840)</td>
<td>2.50 (23,434,570)</td>
</tr>
</tbody>
</table>

Required Parking and Loading: as required by the Traffic Management Plan in Statement Number 12.

---

* Subarea "J" is limited to a maximum of three hundred twenty-two (322) dwelling units, a minimum off-street parking requirement of three hundred eight (308) spaces and a maximum of twenty thousand (20,000) square feet of related convenience business and related other uses.
Planned Development Number 43 -- Existing Zoning Map.
Planned Development Number 43 -- Boundary And Subarea Map.
Planned Development Number 43 -- Generalized Land-Use Plan.
Planned Development Number 43 -- Parking Supply With Proposed Additions.
Planned Development Number 43 -- Receiving Dock Locations.
Planned Development Number 43 -- Right-Of-Way Adjustment Map.
Subarea A -- Planned Development Number 43 -- Boundary And Subarea Map.
Subarea B -- Planned Development Number 43 -- Boundary And Subarea Map.
Subarea C -- Planned Development Number 43 -- Boundary And Subarea Map.
Subarea D -- Planned Development Number 43 -- Boundary And Subarea Map.
Subarea E -- Planned Development Number 43 -- Boundary And Subarea Map.
Subarea F -- Planned Development Number 43 -- Boundary And Subarea Map.
Subarea G -- Planned Development Number 43 -- Boundary And Subarea Map.

THE UNIVERSITY OF CHICAGO
SUBAREA G - PLANNED DEVELOPMENT #43
BOUNDARY AND SUBAREA MAP

Properties Added December 2011
University Subareas
Planned development boundary as amended 2011
Subarea H -- Planned Development Number 43 -- Boundary And Subarea Map.
Subarea I -- Planned Development Number 43 -- Boundary And Subarea Map.
Subarea J -- Planned Development Number 43 -- Boundary And Subarea Map.
Subarea L -- Planned Development Number 43 -- Boundary And Subarea Map.
Subarea O -- Planned Development Number 43 -- Boundary And Subarea Map.
Child Care Center West -- Site Plan.
Child Care Center West -- Landscape Plan.

PROPOSED PARKING LOT & VEHICULAR USE AREA : 4,764 SF
MIN. INTERIOR LANDSCAPE AREA (7.5% REQUIRED): 357 SF
ACTUAL INTERIOR LANDSCAPE AREA: 463 SF
MIN. NUMBER OF INTERIOR TREES (1 TREE/125 SF REQUIRED): 3
ACTUAL NUMBER OF INTERIOR TREES: 3

EXISTING PARKWAY TREES

NEW PARKWAY TREES

N
Child Care Center West -- North Elevations.

[Diagram of building elevations with labels such as "TYPICAL PARAPET 18'-0", "TYPICAL STOREFRONT", "CLEAR AKD MTL FRAME SYSTEM", etc.]
Child Care Center West -- South Elevations.
Child Care Center West -- East Elevations.
Child Care Center West -- West Elevations.

GREEN ROOF AREA = 3,280 SF (26% OF TOTAL ROOF AREA)
ROOF AREA W/O MECH EQUIPMENT = 12,700 SF (74% OF TOTAL ROOF AREA)
Child Care Center West -- Green Roof Plan.
William Eckhardt Research Center -- Site Plan.
William Eckhardt Research Center -- Landscape Plan.

GREEN ROOF AREA = 8661 SF (26% OF TOTAL ROOF AREA)
ROOF AREA W/O MECH EQUIPMENT = 24164 SF (74% OF TOTAL ROOF AREA)
William Eckhardt Research Center -- Green Roof Plan.
William Eckhardt Research Center -- North Elevations.
William Eckhardt Research Center -- South Elevations.
William Eckhardt Research Center -- East Elevations.
William Eckhardt Research Center -- West Elevations.
Co-Op Bookstore -- Site Plan.

New Canopy Trees

KEY | COMMON NAME
--- | ---
WSB  | Whitestripe Birch
AML  | Amelanchier
KSD  | Korean Dogwood Tree
WHIT | Washington Hawthorn Tree

New Parkway Trees

KEY | COMMON NAME
--- | ---
GLC  | Honey Locust

New Ornamental Trees & Shrubs

KEY | COMMON NAME
--- | ---
ABV  | Arborvitae
VBR  | Vaccinium Plicatum
OLH  | Oakleaf Hydrangea
WSR  | White Out Shrub Roses
KAZ  | Korean Azalea

New Groundcover, Grasses, Perennials & Spring Bulbs

KEY | COMMON NAME
--- | ---
JNP  | Creeping Juniper
WDF  | Woodruff
SMC  | Gro-low sumac
FGS  | Feather Reed Grass
GRS  | Red Switch Grass
PDW  | Prairie Dogwood
LMD  | Low Mow Grass
WFB  | White Flowering Hosta
PER  | Goat's Beard
LDG  | Lungwort
SBM  | Daffodil
MXD  | Mixed Giant Crocus

Note: "Ext" refers to existing planting to remain.
Co-Op Bookstore -- Landscape Plan.

Upper floors of building Not in Contract
Provide new anod. alum. fresh-air intake grille. Coord. w/ mech.

Existing demolition to be cleared and refurbished as req'd.
Existing lannon stone veneer to remain.

Provide new thermally broken storefront w/ 1" insulated glass and clear anodized finish. See Window Schedule Sheet A-702
Provide new thermally broken storefront w/ insulated glass and clear anodized finish. See Window Schedule Sheet A-702
Existing storefront & doors to remain. Clean, refurbish as req'd.

[Diagram with labels and annotations]
Co-Op Bookstore -- South Elevations.

Provide new storefront & hinged glass to match existing storefront finish & detailing. Dashed lines indicate limits of new infill req'd.

Existing storefront & doors to remain and refurbish as req'd.

Existing stone veneer to remain.

Provide new storefront & hinged glass to match existing storefront finish & detailing. Dashed lines indicate limits of new infill req'd.

Provide new anod. alum. exhaust grille. Coord. w/ mech.

Existing doors to remain, clean & refurbish as req'd.

Provide new thermally broken storefront w/ 1" insulated glass and clear, anodized finish. See Window Schedule Sheet A-7/02.
Co-Op Bookstore -- East Elevations.
Co-Op Bookstore -- West Elevations.
September 9, 2010

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

Re: Site Plan Approval (revised) within the University of Chicago’s Hyde Park Campus (PD #43); Sub-area I  
David Logan Center for Creative and Performing Arts  
Proposal: Construction of a 189,546 square foot, 183 foot tall building with studio, rehearsal, gallery and theater spaces  
Location: 915 East 60th Street - south side of 60th Street between Drexel and Ingleside Avenues

Dear Mr. Wiesenthal:

We have reviewed the elevations, landscape plans, site plans, and floor plans prepared by Holabird & Root with Williams Tsien Architects LLP (drawings L101, L102 and L103, dated January 29, 2010; and drawings A010, A100A, A100B, A101A, A101B, A102A, A102B, A103, A104, A105, A113, A114, A115, A200 thru A204, all dated April 2, 2010). The new building will have a footprint of 50,422 square feet and, for the purpose of FAR calculations, have a building area of 139,124 square feet with a tower reaching 183'-2" above grade at its highest point (173'-9" to the top of the roof). The primary cladding material will be limestone with glass, metal louver and granite elements. The proposed building will increase the FAR and lot coverage within subarea I to 0.87 and 37.12% respectively, well below the maximum FAR (2.20) and lot coverage (46%) for the subarea. These plans are submitted in accordance with Statement No. 15 of Institutional Planned Development No. 43, as amended.

Upon review of the material submitted, the Department of Zoning and Land Use Planning has determined that these plans are consistent with and satisfy the requirements of the Plan of Development. Accordingly, this Site Plan submittal for a portion of sub-area I within Institutional Planned Development No. 43, as amended, is hereby approved as conforming to the Plan of Development and passed by the Chicago City Council on June 8, 2005. This letter supercedes the site plan approval letter for this site dated December 31, 2009.

Sincerely,

[Signature]

Patricia A. Scudiero,  
Commissioner

Originated by: Benet Haller  
cc: Mary Bonome, Mike Marmo, Heather Gleason
December 31, 2009

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

Re: Site Plan Approval within the University of Chicago’s Hyde Park Campus (PD #43); Sub-area I
David Logan Center for Creative and Performing Arts
Proposal: Construction of a 181,539 square foot, 156 foot tall building with studio, rehearsal, gallery and theater spaces
Location: 915 East 60th Street - south side of 60th Street between Drexel and Ingleside Avenues

Dear Mr. Wiesenthal:

We have reviewed the elevations, site plans, and floor plans prepared by Holabird & Root with Williams Tsien Architects LLP (drawings L101, dated 7/31/09 and drawings A010, A100A, A100B, A101A, A101B, A102A, A102B, A103A, A103B, A104, A105, A200 thru A203, all dated August 28, 2009). The new building will have a footprint of 49,985 square feet and, for the purpose of FAR calculations, have a building area of 126,684 square feet with a tower reaching 156 feet above grade at its highest point. The primary cladding material will be limestone with glass, metal louver and granite elements. The proposed building will increase the FAR and lot coverage within subarea I to 0.89 and 37.12% respectively, well below the maximum FAR (2.20) and lot coverage (46%) for the subarea. These plans are submitted in accordance with Statement No. 15 of Institutional Planned Development No. 43, as amended.

Upon review of the material submitted, the Department of Zoning and Land Use Planning has determined that these plans are consistent with and satisfy the requirements of the Plan of Development. Accordingly, this Site Plan submittal for a portion of sub-area I within Institutional Planned Development No. 43, as amended, is hereby approved as conforming to the Plan of Development and passed by the Chicago City Council on June 8, 2005.

Sincerely,

Patricia A. Scudiero,
Commissioner

[Signature]

Originated by: Benet Haller
cc: Judy Minor-Jackson, Mike Marmo, Heather Gleason
April 28, 2009

Mr. Steven Wiesenthal
Associate Vice President for Facilities Services
The University of Chicago
Facilities Services
5555 S. Ellis Avenue
Chicago, IL 60637

Re: Administrative Relief request for Institutional Planned Development No. 43, as amended, The University of Chicago

Dear Mr. Wiesenthal:

Please be advised that your request for a minor change to Institutional Planned Development No. 43, as amended, has been considered by the Department of Zoning and Land Use Planning pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of the Planned Development (PD).

Specifically, you are requesting to substitute the attached Bulk Regulations and Data Table in place of the previously approved Table. The previous Table was revised on November 11, 2006, and approved in an Administrated Relief letter dated December 13, 2006. The latest revision redistributes the Sub-Area site coverage allowances. There are no changes proposed to the overall total percentage of site coverage allowed within the PD, which will remain at 35% of the total acreage. Also, there are no changes to the existing Floor Area Ratios for any of the Sub-Areas within the PD.

This request is based on the continuing implementation of the Campus Master Plan. The University will be constructing a new home for the Chicago Theological Seminary and expanding the University's Laboratory Schools in Sub-Areas that currently do not have adequate site coverage capacity to accommodate these projects. Therefore, you are requesting to redistribute site coverage from areas where there is less anticipated growth.

With regard to your request, the Department of Zoning and Land Use Planning has determined that these revisions do not create an adverse impact on the Planned Development or surrounding neighborhood and would constitute a minor change. Therefore, the attached Bulk Regulations and Data Table, revised April 15, 2009, shall be substituted in place of the previously approved Table.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Institutional Planned Development No. 43, I hereby approve the foregoing minor change, but no other changes to the Planned Development.

Sincerely,

[Signature]
Patricia A. Scudiero
Commissioner

[Logo]
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<th>Subarea</th>
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**TOTAL CAMPUS** 9,198,394 211.17 35% (3,219,289) 2.50 (22,995,985)

Required Parking and Loading: as required by the Traffic Management Plan in Statement Number 12.

* Subarea “J” is limited to a maximum of three hundred twenty-two (322) dwelling units, a minimum off-street parking requirements of three hundred eight (308) spaces and a maximum of twenty thousand (20,000) square feet of related convenience business and related other uses.
June 11, 2008

Mr. Steven Wiesenthal
Associate VP for Facility Services and University Architect
5555 South Ellis Avenue
Chicago, IL 60637

Re: Site Plan Approval within the University of Chicago’s Hyde Park Campus (PD #43); Sub-area C
Regenstein Library Research Addition
Proposal: Construction of a one story reading room with lower level robotic archival storage system
Location: 1100 East 57th Street - northeast corner of 57th Street and Ellis Avenue

Dear Mr. Wiesenthal:

We have reviewed the elevations, landscape plan, site plan, floor plans and sections prepared by Murphy/Jahn Architects and dated March 19, 2008. The addition will cover approximately 23,878 square feet of land and (for the purpose of FAR calculations) have a building area of 23,878 square feet. Because it is below grade, the archival storage system would not count against allowable FAR. The building will be a glass dome connected to and west of the Joseph Regenstein Library and be 36 feet above grade at its highest point. These plans are submitted in accordance with Statement No. 15 of Institutional Planned Development No. 43, as amended.

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 the Plan of Development. Accordingly, this Site Plan submittal for a portion of sub-area C within Institutional Planned Development No. 43, as amended, is hereby approved as conforming to the Plan of Development and passed by the Chicago City Council on June 8, 2005

Sincerely,

Arnold L. Randall,
Commissioner

Originated by: Benet Haller
cc: Judy Minor-Jackson, Mike Marmo, Juanita Charlton
January 28, 2008

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

Re: Partial Site Plan Approval for Institutional Planned Development No. 43, as amended, SubArea B

Proposal: To allow the University of Chicago Medical Center to construct a new Hospital Pavilion

Location: 5700 South Maryland Avenue

Dear Mr. George:

We have reviewed the drawings submitted for the construction of a new Hospital Pavilion at 5700 South Maryland Avenue for the University of Chicago Medical Center. The proposed ten-story building will be 198 feet in height, just below the maximum of 200 feet allowed. A vegetative roof (with an area that is equal to 25% of the net usable floor area of the new building), mechanical penthouse, heliport and cooling tower will be located above the 198 foot level. These drawings are submitted in accordance with Statement No. 15 of Institutional Planned Development No. 43.

Please be advised that a grant of privilege must be secured prior to the issuance of the Part II. The following drawings, prepared by Rafael Vinoly Architects/Cannon Design and dated October 24, 2007, were reviewed and will be added to the main file within The Department of Planning and Development in anticipation of a Part II request:

- Rendering
- A1 Contextual Site Plan
- A2 Partial Site Plan
- A3 Wall Sections
- A4 Section - East - West

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 the Plan of Development. Any minor change to the above-mentioned plans must be submitted for approval by the Commissioner of the Department of Planning and Development. Accordingly, this Site Plan submittal for Institutional Planned Development No. 43, as amended, is hereby approved as conforming to the Plan of Development as passed by the Chicago City Council on August 26, 1966.

Sincerely,

[Signature]

Arnold L. Randall  
Commissioner

ALR-SA:tm

cc. Judy Minor Jackson, Mike Marno, Pat Haynes, Erik Glass, DPD Files
December 13, 2007

Ms. Abby Zanarini
Interim Associate Vice President for Facilities Services
The University of Chicago
Facilities Services
5555 S. Ellis Avenue
Chicago, IL 60637

Re: Administrative Relief request for Institutional Planned Development No. 43, as amended, The University of Chicago, South Campus Residence Halls

Dear Ms. Zanarini:

Please be advised that your request for a minor change to Institutional Planned Development No. 43, as amended on June 8, 2005, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No.13 of the Planned Development.

Specifically, you requested the following design revisions to a proposed residence hall at 6031 South Ellis Avenue and a dining hall at 6025 South Ellis Avenue:

- Reduce the central tower height by five floors
- Replace stone with metal panels on several projecting areas of the facade
- Reduce the size of the Ellis Avenue lower level plaza and canopy
- Redesign the loading dock adjacent to the east elevation
- Add green roofs throughout the development
- Reduce the size and complexity of the adjacent dining hall

The South Campus residence halls will be comprised of several buildings elements, ranging in height from two to nine stories, housing approximately 800 students. The design revisions are shown on the following revised drawings, prepared by Goody Clancy Architects:

- X0.03 Site Plan (July 21, 2006)
- L-3.0 Landscape Plan Right Of Way (July 27, 2007)
- L3.1 Landscape Plan Area ‘A’ (June 22, 2007)
- L3.2 Landscape Plan Area ‘B’ (June 22, 2007)
- A2.01 North Bar Exterior Elevations (June 2, 2007)
- A2.02 North Bar Exterior Elevations (June 1, 2007)
- A2.04 East Bar Exterior Elevations (July 20, 2007)
- A2.06 South Bar Exterior Elevations (July 20, 2007)
- A2.07 South Bar Exterior Elevations (June 1, 2007)
- A2.08 West Bar Exterior Elevations (July 20, 2007)
A2.10 East Courtyard Elevations (July 20, 2007)
A2.11 East Courtyard Elevations (June 1, 2007)
A2.15 West Courtyard Elevations (June 1, 2007)

With regard to your request, the Department of Planning and Development has determined that these revisions do not create an adverse impact on the Planned Development or surrounding neighborhood and would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Institutional Planned Development No. 43, I hereby approve the foregoing minor change, but no other changes to the Planned Development.

Sincerely,

Arnold L. Randall
Commissioner

ALR:MRD:tm
cc: Judy Minor Jackson, Mike Marmo, Pat Haynes, Erik Glass, DPD Files
August 22, 2007

Ms. Abby Zanarini
Interim Associate Vice President for Facilities Services
The University of Chicago
Facilities Services
5555 S. Ellis Avenue
Chicago, IL 60637

Re: Site Plan Approval for Institutional Planned Development No. 43, as amended, Sub-Area D, President’s House
Proposal: The remove and rebuild the enclosed back porch entry to the president’s residence.
Location: 5855 South University Avenue

Dear Ms. Zanarini:

We have reviewed the drawings prepared by Gensler Architects for the reconstruction of the north entry porch. The current porch was added during the 1960s renovation of the 1895 house and needs to be replaced. The new porch will measure approximately 8'-9" x 13'-8" and will be approximately 3'-0" wider than the existing porch, resulting in an increase of approximately 42 square feet.

The following drawings, dated June 19, 2007, were reviewed and will be added to the main file within The Department of Planning and Development:

- A00.50 Overall Site Plan
- A-2.01 First Floor Plan
- A08.01 Enlarged North Entry Plan
- A09.03 Enlarged North Elevation @ Porch
- A09.04 Enlarged South Elevation @ Porch and Enlarged North Elevation @ Main Entry
- A09.12 East-West Section @ North Porch
- A09.13 North-South Section @ Porch

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 the Plan of Development. Any minor change to the above-mentioned plans must be submitted for approval by the Commissioner of the Department of Planning and Development. Accordingly, this Site Plan submittal for Institutional Planned Development No. 43, as amended, is hereby approved as conforming to the Plan of Development as passed by the Chicago City Council on August 26, 1966.

Sincerely,

Arnold L. Randall
Acting Commissioner

ALR:MRD:tm
cc: Kathleen Nelson, Judy Minor Jackson, Mike Marmo, Pat Haynes, DPD Files
February 28, 2007

Ms. Abby Zanarini
Interim Associate Vice President for Facilities Services
The University of Chicago
Facilities Services
5555 S. Ellis Avenue
Chicago, IL 60637

Re: Site Plan Approval for Institutional Planned Development No. 43, as amended, Sub-Area B, Center for Biomedical Discovery
Proposal: The construction of one (1) bridge connecting the Center for Biomedical Discovery to the Gordon Center for Integrative Sciences
Location: 900 and 929 East 57th Street

Dear Ms. Zanarini:

We have reviewed the drawings prepared by Zimmer Gunsul and Frasca Architects for the construction of a bridge over East 57th Street connecting the third floors of the Center for Biomedical Discovery at 900 East 57th Street and the Gordon Center for Integrative Services at 929 East 57th Street. This bridge will contain 1,032 gross square feet of space and will not impact the site coverage. These drawings are submitted in accordance with Statement No. 13 of Institutional Planned Development No. 43.

The following drawings were reviewed and will be added to the main file within The Department of Planning and Development in anticipation of Part II:

- L1.01 Overall Landscape Plan (dated May 18, 2006)
- A1.10 Site Plan (October 20, 2006)
- A3.1 South and West Building Elevations (September 12, 2006)
- A3.2 North and East Building Elevations (September 12, 2006)
- A3.52 Enlarged Elevations & Wall Sections - Bridge to BSCL (March 16, 2006)
- A3.53 Enlarged Elevations & Wall Sections - Bridge to BSCL (March 16, 2006)
- A3.54 East-West Wall Section - Bridge to BSCL (October 20, 2006)
- A3.55 Enlarged Elevations & wall sections - Bridge to CIS (March 16, 2006)
- A3.56 Enlarged Elevation - Bridge to CIS (March 16, 2006)

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 the Plan of Development. Any minor change to the above-mentioned plans must be submitted for approval by the Commissioner of the Department of Planning and Development. Accordingly, this Site Plan submittal for Institutional Planned Development No. 43, as amended, is hereby approved as conforming to the Plan of Development as amended and passed by the Chicago City Council on June 8, 2005.

Sincerely,

Lori T. Healey
Commissioner

cc: Kathleen Nelson, Judy Minor Jackson, Mike Manno, Pat Haynes, DPD Files
February 14, 2007

Richard C. Bumstead  
University Planner  
The University of Chicago  
Facilities Services  
5555 S. Ellis Avenue  
Chicago, IL 60637

Re: Site Plan Approval for Institutional Planned Development No. 43, as amended, SubArea D  
Proposal: The renovation and addition for an expanded Amandla Student Center  
Location: 5710 S. Woodlawn Avenue

Dear Mr. Bumstead:

We have reviewed the drawings submitted for the proposed renovation and addition to the Amandla Student Center. The west side rear addition will include an elevator tower to allow the three-story building to be accessible. These drawings are submitted in accordance with Statement No. 13 of Institutional Planned Development No. 43.

The following drawings, prepared by URBANWorks Ltd., and dated January 26, 2007, were reviewed and will be added to the main file within The Department of Planning and Development in anticipation of a Part II request:

- A1.00 Site Plan  
- A1.01 Lower Level and First Floor Plans  
- A1.02 Second and Third Floor Plans  
- A2.01 Building Elevations  
- A2.02 Building Sections  
- L1.01 Landscape and Fencing Plan

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 the Plan of Development. Any minor change to the above-mentioned plans must be submitted for approval by the Commissioner of the Department of Planning and Development. Accordingly, this Site Plan submittal for Institutional Planned Development No. 43, as amended, is hereby approved as conforming to the Plan of Development as passed by the Chicago City Council on August 26, 1966.

Sincerely,

Lori T. Healey  
Commissioner

I.DHM:MRD:tm  
cc: Kathleen Nelson, Judy Minor Jackson, Mike Marmo, Pat Haynes, DPD Files
January 8, 2007

Ms. Elaine Lockwood Bean
Associate Vice President for Facilities Services
The University of Chicago
Facilities Services
5555 S. Ellis Avenue
Chicago, IL 60637

Re: Site Plan Approval for Institutional Planned Development No. 43, as amended, Sub-Area B, Center for Biomedical Discovery

Proposal: The construction of one (1) bridge connecting the Center for Biomedical Discovery to the Donnelley Biological Sciences Learning Center

Location: 900 East 57th Street

Dear Ms. Bean:

We have reviewed the drawings prepared by Zimmer Gunsul Frasca Architects for the construction of a bridge over the service alley connecting the third floors of the new Center for Biomedical Discovery with the existing Donnelley Biological Sciences Learning Center. These drawings are submitted in accordance with Statement No. 13 of Institutional Planned Development No. 43.

The following drawings, dated August 7, 2006, were reviewed and will be added to the main file within The Department of Planning and Development in anticipation of Part II:

- A1.10 Site Plan
- A2.3B 3rd Level Plan South
- A2.14 Plans-Bridge to B.S.L.C.
- A3.1 South and West Building Elevations
- A3.2 North and East Building 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 the Plan of Development. Any minor change to the above-mentioned plans must be submitted for approval by the Commissioner of the Department of Planning and Development. Accordingly, this Site Plan submittal for Institutional Planned Development No. 43, as amended, is hereby approved as conforming to the Plan of Development as passed by the Chicago City Council on August 26, 1966.

Sincerely,

Lori T. Healey
Commissioner

LTH:MRD:tm
cc: Kathleen Nelson, Judy Minor Jackson, Mike Marmo, DPD Files
December 13, 2006

Ms. Elaine Lockwood Bean
Associate Vice President for Facilities Services
The University of Chicago
Facilities Services
5555 S. Ellis Avenue
Chicago, IL 60637

Re: Administrative Relief request for Institutional Planned Development No. 43, as amended, The University of Chicago

Dear Ms. Bean:

Please be advised that your request for a minor change to Institutional Planned Development No. 43, as amended on June 8, 2005, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No.13 of the Planned Development (PD).

Specifically, you requested to substitute the attached Bulk Regulations and Data Table in place of the previously approved Table. The revised Table is based on the University’s implementation of its recently competed Campus Master Plan. Within this plan, the University will be constructing a new hospital facility and an arts center in Sub-Areas that currently do not have enough site coverage capacity to accommodate these projects. Therefore, the University proposes to redistribute site coverage from areas where there is less anticipated growth. There are no changes proposed to the overall total percentage of campus site coverage allowed under the existing PD, which will remain at 35% of the total acreage. Additionally, there are no proposed changes to the existing Floor Area Ratios for any of the campus Sub-Areas within the PD.

With regard to your request, the Department of Planning and Development has determined that these revisions do not create an adverse impact on the Planned Development or surrounding neighborhood and would constitute a minor change. Therefore, the attached Bulk Regulations and Data Table, dated November 6, 2006, shall be substituted in place of the previously approved Table.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Institutional Planned Development No. 43, I hereby approve the foregoing minor change, but no other changes to the Planned Development.

Sincerely,

Lori T. Healey
Commissioner

LTH:MRD:tm
cc: Kathleen Nelson, Judy Minor Jackson, Mike Marmo, DPD Files
November 27, 2006

Ms. Elaine Lockwood Bean
Associate Vice President for Facilities Services
The University of Chicago
Facilities Services
5555 S. Ellis Avenue
Chicago, IL 60637

Re: Site Plan Approval for Institutional Planned Development No. 43, as amended,
Sub-Area B
Proposal: The construction of a new University of Chicago West Campus Utility Plant
Location: 5617 South Maryland Avenue

Dear Ms. Bean:

We have reviewed the drawings prepared by Murphy/Jahn for the foundation permit of the proposed West Campus Utility Plant (Building B113). This building will supply both steam for heating and chilled water for air conditioning for the new projects under construction and planned for the West Campus, primarily in the medical services. Vehicular access to the plant will be via a new curb cut along 56th Street.

The following landscape drawings (dated 9-5-06) and plans and elevations (dated 9-25-06) were reviewed and will be added to the main file within The Department of Planning and Development in anticipation of Part II:

- LS-100 Landscape Protection & Removal Plan
- LS-200 Proposed Landscape Plan
- LS-300 Landscape Details
- LS-400 Plant Schedule & Notes
- A100 Site Plan
- A110 Pit Plan
- A111 Ground Floor Plan
- A112 Ground Floor Mezzanine Plan
- A113 Second Floor Plan
- A114 Second Floor Mezzanine Plan
- A115 Third Floor Plan
- A116 Third Floor Mezzanine Plan
- A117 Roof Plan
- A200 Exterior 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 the Plan of Development. Any minor change to the above-mentioned plans must be submitted for approval by the Commissioner of the Department of Planning and Development. Accordingly, this Site Plan submittal for Institutional Planned Development No. 43, as amended, is hereby approved as conforming to the Plan of Development as passed by the Chicago City Council on August 26, 1966.

Sincerely,

Lori T. Healey
Commissioner

LTH:MRD:tm
cc: Kathleen Nelson, Judy Minor Jackson, Mike Marmo, DPD Files
November 22, 2006

Ms. Elaine Lockwood Bean
Associate Vice President for Facilities Services
The University of Chicago
Facilities Services
5555 S. Ellis Avenue
Chicago, IL 60637

Re: Site Plan Approval for Institutional Planned Development No. 43, as amended, Sub-Area G
Proposal: The renovation of an existing vacant five-story masonry building into offices and support services for numerous units housed at the University of Chicago
Location: 6045 S. Kenwood Avenue

Dear Ms. Bean:

We have reviewed the drawings prepared by BauerLatoza Studio and dated October 9, 2006 for the renovation of a vacant building at 6045 S. Kenwood Ave. The building’s current gross square footage is 91,830 square feet. As part of this proposed renovation, a portion (approximately 1,155 square feet of building footprint) of an old utility support building will be removed. Additionally, the center light well will be enclosed to create an atrium, with several bridges connecting the two sides of the floors, resulting in an increase of 3,913 square feet. As a result, the gross square footage of Sub-Area G will increase to 618,918 and the current FAR of 0.7456 will increase to 0.749. Access to the building will be via existing street and curb cuts. These plans were submitted in accordance with Statement No. 15 of the Planned Development

The Site Plan submitted refers to "New Parking Lot A" directly south of the existing building. However, per the University, this is an existing parking lot that will be newly landscaped as required under the Chicago Landscape Ordinance. A surplus of 2,025 parking spaces within the Planned Development will accommodate the marginal increase in staffing. Most of the occupants of this building will be transferred from other campus locations rather than new employees.

The following drawings were reviewed and will be added to the main file within The Department of Planning and Development in anticipation of Part II:

- G0-0 Title Sheet
- L1-1 Site Plan
- L1-2 Landscape Plan
- L2-1 Landscape Sections and Details
- L2-2 Landscape Sections and Details
• L2-3 Landscape Sections and Details
• A0-0 General Architectural Notes
• A1-0 Basement Plan
• A1-1 First Floor Plan
• A1-2 Second Floor Plan
• A1-3 Third Floor Plan
• A1-4 Fourth Floor Plan
• A1-5 Fifth Floor Plan
• A1-1 Roof Plan
• A2-1B Exterior Elevation
• A2-2B Exterior Elevation
• A2-3B Exterior Elevation
• A2-4B Exterior Elevation
• A3-1B Building Section-Elevation
• A3-2B Building Section-Elevation
• A3-3B Building Section-Elevation
• A3-4B Building Section-Elevation

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 the Plan of Development. Any minor change to the above-mentioned plans must be submitted for approval by the Commissioner of the Department of Planning and Development. Accordingly, this Site Plan submittal for Institutional Planned Development No. 43, as amended, is hereby approved as conforming to the Plan of Development as passed by the Chicago City Council on August 26, 1966.

Sincerely,

Lori T. Healey
Commissioner

LTH:MRD:tm
cc: Kathleen Nelson, Judy Minor Jackson, Mike Marmo, DPD Files
**Institutional Planned Development Number 43, As Amended.**

*Bulk Regulations and Data Table*

**REVISED 11/06/06**

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* Subarea "J" is limited to a maximum of three hundred twenty-two (322) dwelling units, a minimum off-street parking requirements of three hundred eight (308) spaces and a maximum of twenty thousand (20,000) square feet of related
June 26, 2006

Ms. Elaine Lockwood Bean
Associate Vice President for Facilities Services
The University of Chicago
Facilities Services
5555 S. Ellis Avenue
Chicago, IL 60637

Re: Site Plan Approval for Institutional Planned Development No. 43, as amended, SubArea F
Proposal: The construction of a South Campus Chiller Plant
Location: 6035 S. Blackstone Avenue

Dear Ms. Bean:

We have reviewed the drawings prepared by Murphy/Jahn Architects for the construction of a Chiller Plant to be located just north of the existing Steam Plant. This Chiller Plant will supply water for the air conditioning of new buildings under construction on the South Campus of the University of Chicago. Vehicular access to the plant will be via existing streets and curb cuts. These drawings are submitted in accordance with Statement No. 13 of Institutional Planned Development No. 43.

The following drawings were reviewed and will be added to the main file within The Department of Planning and Development in anticipation of Part II:

- A100 Site Plan (May 2006)
- LS-100 Protection Relocation and Removal Plan (June 15, 2006)
- LS-200 Landscape Plan (June 15, 2006)
- LS-300 Landscape Details
- LS-400 Planting Schedule & Notes (June 15, 2006)
- A200 Exterior Elevations (May 2006)
- A201 Exterior Elevations (May 2006)

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 the Plan of Development. Any minor change to the above-mentioned plans must be submitted for approval by the Commissioner of the Department of Planning and Development. Accordingly, this Site Plan submittal for Institutional Planned Development No. 43, as amended, is hereby approved as conforming to the Plan of Development as passed by the Chicago City Council on August 26, 1966.

Sincerely,

[Signature]

Lori T. Healey
Commissioner

LTH:MRD:tm
cc: Judy Minor Jackson, Mike Marmo, DPD Files
April 24, 2006

Ms. Elaine Lockwood Bean
Associate Vice President for Facilities Services
University of Chicago
5555 S. Ellis Avenue
Chicago, IL 60637

Re: Site Plan Approval for Institutional Planned Development No. 43, as amended - SubArea H

Proposal: The construction of a new Residence Hall ranging in height from two to fourteen stories, housing approximately 900 students, consisting of a 55,187 square foot building footprint and 399,272 gross square feet.

Location: 950 South Ellis Avenue

Dear Ms. Bean:

We have reviewed the Site Plan, Landscape Plan, and Building Elevations dated February 13, 2006 prepared by Goody Clancy Architecture for the construction of a new Residence Hall within the University of Chicago campus. The structure will be comprised of several building elements, ranging in height from two to fourteen stories and will contain residences for approximately 900 students, resident advisors, resident heads and resident masters. Also part of this plan is a dining hall facility, a small convenience store and commercial dining operation to serve the University as well as the surrounding Woodlawn neighborhood. With the introduction of a new loading dock to the development, a separate CDOT approval was required and secured on April 4, 2006; those stamped drawings are part of the main file.

These plans are submitted in accordance with Statement No. 13 of Institutional Planned Development No. 43.

The following drawing sheet numbers were reviewed and will be added to the main file within The Department of Planning and Development in anticipation of Part II:

- A0.01 Site Plan
- L-1.00 Landscape Plan
- A2.01 North Exterior Elevation
- A2.02 North Elevation - East Half
- A2.04 East Exterior Elevation
- A2.06 South Exterior Elevation - East Half
• A2.07  South Exterior Elevation - West Half
• A2.08  West Exterior Elevation
• A3.01  Building Sections

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 the Plan of Development. Any minor change to the above-mentioned plans must be submitted for approval by the Commissioner of the Department of Planning and Development. Accordingly, this Site Plan submittal for Institutional Planned Development No. 43, as amended is hereby approved as conforming to the Plan of Development passed by the Chicago City Council on August 26, 1966.

Sincerely,

Lori T. Healey
Commissioner

LTH:mrd
cc: Mike Marno, DPD Files
February 21, 2006

Mr. Arnie Tupuritis  
Senior Vice President  
U.S. Equities Realty, LLC  
20 North Michigan Avenue, Suite 200  
Chicago, Illinois 60602

Dear Mr. Tupuritis:

Re: Site Plan Approval for Institutional Planned Development No. 43  
Proposal: The construction of a new ten (10) story, accessory parking garage structure with 1,009 new spaces; and a new four (4) story office building addition.  
Location: 6054 S. Drexel Avenue (located at the northwest corner of East 61st Street and South Drexel Avenue)

Dear Mr. Tupuritis:

We have reviewed the Site Plan, Landscape Plan, and Building Elevations dated January 20, 2006 prepared by Ross Barney + Jankowski Architecture submitted by you for the construction of a new ten (10) story accessory parking garage to accommodate 1,009 cars. Also reviewed was a new four (4) story office building addition component which will wrap around and attach to the proposed parking structure on the south and east sides fronting both 61st Street and Drexel Avenue. These plans are submitted in accordance with Statement No. 15 of Institutional Planned Development No. 43.

The following drawing sheet numbers were reviewed and will be added to the main file within The Department of Planning and Development in anticipation of Part II:

- CV-2.0 Site Plan
- LS1-01 Landscape Plan
- AR-3.0 Building 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 the Plan of Development. Any minor change to the above-mentioned plans must be submitted for approval by the Commissioner of the Department of Planning and Development. Accordingly, this Site Plan submittal for Institutional Planned Development No. 43 is hereby approved as conforming to the Plan of Development passed by the Chicago City Council on June 8, 2005.

Sincerely,

Lori T. Healey  
Commissioner

[Signature]
November 7, 2005

Mr. John J. George
Two First National Plaza
20 South Clark Street, Suite 400
Chicago, Illinois 60603-1903

Re: Site Plan Approval for Institutional Planned Development No. 43, as amended

Proposal: The construction of a new Ronald McDonald House facility which would include three (3) permanent residences, twenty-four (24) hotel-style temporary guest rooms, public open space and a surface parking lot for nineteen (19) cars.

Location: 5444 South Drexel Avenue

Dear Mr. George:

We have reviewed the Site Plan, Landscape Plan, and Building Elevations dated October 6, 2005 prepared by Pappageorge/Haymes Ltd. submitted by Chris Lauriat for the construction of a new Ronald McDonald House facility with the University of Chicago campus. The three (3) story residential building will contain three (3) permanent residences, twenty-four (24) hotel-style temporary guest rooms, public open space and a surface parking lot for 19 cars. These plans are submitted in accordance with Statement No. 13 of Institutional Planned Development No. 43.

The following drawing sheet numbers were reviewed and will be added to the main File within The Department of Planning and Development in anticipation of Part II:

- Sheet #1 Area Plan
- Sheet #2 Site Plan
- Sheet #7 East & South Elevations
- Sheet #8 West & North Elevations
- L-1 Landscape Plan
- L-2 Plant List and Details

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 the Plan of Development. Any minor change to the above-mentioned plans must be submitted for approval by the Commissioner of the Department of Planning and Development. Accordingly, this Site Plan submittal for Institutional Planned Development No. 43, as amended is hereby approved as conforming to the Plan of Development passed by the Chicago City Council on August 26, 1966.

Sincerely,

[Signature]

Lori T. Healey
Commissioner
July 19, 2005

Mr. Richard C. Burnstead, ASLA
University Planner
5555 South Drexel Avenue
Chicago, IL 60637

Re: Site Plan Approval for Institutional Planned Development No. 43, As Amended; Subarea A

Proposal: The construction of a new five-story (six-level) building addition to the existing Comer I Children’s Hospital for a new Pediatric Emergency Department at the University of Chicago Hospital. (Chicago Comer II Children’s Hospital - Phase II)

Location: 5730 South Drexel Avenue

Dear Mr. Burnstead:

We have reviewed the Site Plan, Landscape Plan, and Building Elevation Plans submitted by you for the construction of a new five-story (six-level) Pediatric Emergency Department addition to the existing Comer I Children’s Hospital. The drawings you submitted reflect that the proposed building addition will be designed to be compatible with existing buildings within the University of Chicago Campus, and will include the installation of a green roof system that will occupy a minimum of 25% of the roof area of this proposed addition. You indicated that a total of seven (7) existing buildings will be demolished in conjunction with this project. In addition, you maintain that this proposed Phase II facility will expand the Hospital’s overall emergency room capacity, thereby increasing the level of care available in this critical area of service. These plans dated April 15, 2005 and May 2, 2005, stamped by registered architects Benjamin B. Kutscheid and Mark Edward Roese, are submitted in accordance with Statement No. 15 of Institutional Planned Development No. 43, as amended.

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 the Plan of Development. Accordingly, this Site Plan submittal for Institutional Planned Development No. 43, as amended, Subarea A, for the construction of the Pediatric Emergency Department Phase II Addition described herein, is hereby approved as conforming to the Plan of Development as amended and passed by the Chicago City Council on September 5, 2001.

Very truly yours,

Denise M. Casalino, P.E.
Commissioner

DMC:SRP: mm

cc. Mike Marmo, PD files
to those of an RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District.

SECTION 2. This ordinance takes effect after its passage and approval.

Reclassification Of Area Shown On Map Number 14-D.
(As Amended)
(Application Number 14806) IPD 43.9A

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 R5 General Residence District and Institutional Planned Development Number 43 symbols and indications as shown on Map Number 14-D in the area bounded by:

South Cottage Grove Avenue at East 55th Street to a line 504.77 feet north of and parallel to East 55th Street; the alley next east of and parallel to South Cottage Grove Avenue; a line 111.62 feet south of East 54th Street; South Maryland Avenue; a line 116.22 feet south of East 54th Street; the alley next east of and parallel to South Maryland Avenue; to a line 240 feet north of East 55th Street; to South Drexel Avenue; East 55th Street; the alley next west of and parallel to South Greenwood Avenue, or the line thereof if extended where no alley exists; a line 100 feet north of East 55th Street; South Greenwood Avenue; East 55th Street; South University Avenue; East 57th Street; the alley next west of and parallel to South Woodlawn Avenue; a line 98.91 feet south of East 57th Street; South Woodlawn Avenue; a line 148.91 feet south of East 57th Street; the alley next west of and parallel to South Woodlawn Avenue; a line 198.91 feet south of East 57th Street; South Woodlawn Avenue; a line 248.91 feet south of East 57th Street; the alley next west of and parallel to South Woodlawn Avenue; a line 298.91 feet south of East 57th Street; South Woodlawn Avenue; a line 98.91 feet north of East 58th Street; the alley next west of and parallel to South Woodlawn Avenue; a line 148.89 feet north of East 58th Street; the east line of South University Avenue; a line 198.89 feet north of East 58th Street; the alley next west of and parallel to South Woodlawn Avenue; a line 248.89 feet north of East 58th Street; South University Avenue; East 58th Street; South Woodlawn Avenue; a line 50 feet north of East 58th Street; the alley next east of and parallel to South Woodlawn Avenue; East 58th Street; South Dorchester Avenue; a line 248.02 feet north of East 59th Street; a line 150 feet east of South Dorchester Avenue; a line 350 feet north of East 59th Street; South Blackstone Avenue; a line 100 feet north of East 59th Street; a line 80 feet west of South Harper Avenue; East 59th Street;
South Blackstone Avenue, or a line thereof extended where no street exists; the north line of East 60th Street; South Stony Island Avenue; East 61st Street; the east line of the right-of-way of the Illinois Central Railroad; the south line of East 60th Street; the west line of the right-of-way of the Illinois Central Railroad; East 61st Place; South Blackstone Avenue; East 61st Street; South Dorchester Avenue; a line 214.37 feet north of East 61st Street; a line 186.60 feet east of South Dorchester Avenue; East 61st Street; a line 163.603 feet west of South Drexel Avenue; a line 340 feet north of East 61st Street; South Cottage Grove Avenue; a line 380 feet north of East 61st Street; a line 100 feet east of South Cottage Grove Avenue; East 60th Street; South Cottage Grove Avenue; East 57th Street; South Drexel Avenue; a line 45 feet south of East 56th Street; the alley next east of and parallel to South Drexel Avenue; East 56th Street; the alley next east of and parallel to South Maryland Avenue; a line 47 feet south of East 56th Street; South Drexel Avenue; a line 240 feet north of East 57th Street; the alley next east of and parallel to South Maryland Avenue; a line 264 feet north of East 57th Street; South Maryland Avenue; a line 312 feet north of East 57th Street; the alley next east of and parallel to South Maryland Avenue; a line 336 feet north of East 57th Street; South Maryland Avenue; East 56th Street; the alley next east of and parallel to South Cottage Grove Avenue; a line 32.5 feet south of East 56th Street; South Maryland Avenue; a line 120 feet south of East 56th Street; the alley next east of and parallel to South Cottage Grove Avenue; a line 180 feet south of East 56th Street; South Maryland Avenue; a line 216 feet south of East 56th Street; the alley next east of and parallel to South Cottage Grove Avenue; a line 240.83 feet south of East 56th Street; South Maryland Avenue; a line 336 feet south of East 56th Street; the alley next east of and parallel to South Cottage Grove Avenue; a line 360 feet south of East 56th Street; South Maryland Avenue; a line 168 feet north of East 57th Street; the alley next east of and parallel to South Maryland Avenue; a line 192 feet north of East 57th Street; South Drexel Avenue; a line 72 feet north of East 57th Street; the alley next west of and parallel to South Drexel Avenue; a line 96 feet north of East 57th Street; a line 86.5 feet east of and parallel to South Maryland Avenue; a line 48 feet north of East 57th Street; a line 52.5 feet east of and parallel to South Maryland Avenue; East 57th Street; South Maryland Avenue; a line 65 feet north of East 57th Street; the alley next east of and parallel to South Cottage Grove Avenue; a line 96 feet north of East 57th Street; South Cottage Grove Avenue; and East 55th Street (to the place of beginning)

to the designation of Institutional Planned Development Number 43, as amended, which is hereby established in the area described above, subject to the terms of Planned Development Number 43, as amended, attached hereto and made a part hereof.

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:

University Of Chicago.

Institutional Planned Development Number 43, As Amended.

Plan Of Development Statements.

1) The area delineated herein as “Institutional Planned Development Number 43, as amended” consists of nine million one hundred ninety-eight thousand three hundred and ninety-four (9,198,394) square feet (two hundred eleven and seventeen hundredths (211.17) acres) and is owned or controlled by the University of Chicago (“Applicant”) titleholder or as the beneficiary of trusts holding title or in accordance with and under the terms of the South West Hyde Park Redevelopment Corporation Redevelopment Plan and under the terms of an ordinance adopted by the City Council.

2) The University of Chicago, its successor or assignees shall obtain all required official reviews, approvals or permits in connection with this planned development. Any dedication or vacation of streets or alleys or adjustment of rights-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the University of Chicago 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 titleholders. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant’s successors and assigns. Furthermore, pursuant to the requirements of Section 17-8-0400 the Chicago Zoning Ordinance, the property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to the planned development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to the planned development or any modification or change hereto (administrative, legislative or otherwise) shall be authorized by all owners of property or any property owners association which may be formed to succeed the Applicant.
4) This plan of development consist of eighteen (18) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Generalized Land-Use Plan; and a Right-of-Way Adjustment Map. The planned development is applicable to the area delineated hereto and these and no other zoning controls shall apply.

5) The property within the boundaries of Institutional Planned Development Number 43, as amended, is divided into eleven (11) subareas as depicted on the Planned Development Boundary and Property Line Map.

6) The following uses shall be permitted within the area delineated herein as Institutional Planned Development Number 43, as amended: academic, medical, including medical heliport, housing, student and staff housing, related convenience type businesses, and accessory uses as authorized by the Chicago Zoning Ordinance. Laboratories or research facilities contained therein shall be governed by performance standards as authorized under the M1 Zoning District of the Chicago Zoning Ordinance.

The uses permitted in each of the eleven (11) subareas are as follows:

Subarea A. Academic, medical, medical heliport, student and staff housing, and accessory uses related to the principal uses of the subarea.

Subarea B. Academic, medical, student and staff housing, and accessory uses related to the principal uses of the subarea.

Subarea C. Academic, student housing, and accessory uses related to the principal uses of the subarea.

Subarea D. Academic, student and staff housing, and accessory uses related to the principal uses of the subarea.

Subarea E. Academic, student and staff housing, and accessory uses related to the principal uses of the subarea.

Subarea F. Academic, student and staff housing, and accessory uses related to the principal uses of the subarea.

Subarea G. Academic, student and staff housing, and accessory uses related to the principal uses of the subarea.
Subarea H. Academic, student housing, and accessory uses related to the principal uses of the subarea.

Subarea I. Academic, community services, student and staff housing, and accessory uses related to the principal uses of the subarea.

Subarea J. Housing, related convenience type business, and uses related to the principal uses of the subarea.

Subarea L. Academic, medical, student and staff housing, multifamily dwelling accessory to a medical use and accessory uses related to the principal uses of the subarea.

7) Identification signs shall be permitted within Institutional Planned Development Number 43, as amended, subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development.

8) Any dedication or vacation of streets, alleys or easements in the public way or adjustments of the rights-of-way shall require a separate submittal on behalf of the Applicant and approved by the City Council.

9) Any service drives or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Streets and Sanitation in effect at the time of construction and in compliance with the Municipal Code of the City of the Chicago to provide ingress and egress for motor vehicles. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation, and of the Department of Planning and Development.

10) Off-street parking and loading facilities will be provided in compliance with this plan of development as authorized by the Chicago Zoning Ordinance.

11) Height restriction of any building or any appurtenance thereto shall, in addition to the Bulk Regulations and Data Table, be subject to height limitations as certified and approved by the Federal Aviation Administration. No building shall be higher than two hundred (200) feet except in the Subareas D and E, where the limit shall be one hundred twenty (120) feet (approximately an eight (8) story building).
12) The improvements on the property, including the buildings, exterior landscaping, landscaping along the adjacent rights-of-way, and all entrances and exits to and from the buildings and their associated parking and loading areas shall be designed, constructed and maintained in substantial conformance with the approved Site Plans, Landscape Plans, and Building Elevations. In addition, the improvements on the property shall be subject to the following regulations:

A. Building Design And Layout.

1. Design Compatibility. The Applicant, its successors and assign, shall make reasonable efforts to design and construct all buildings in a manner compatible with the existing campus character of the University of Chicago and the adjacent residential areas. The Commissioner of Planning and Development shall determine whether the improvement complies with the requirement for compatibility during the site plan review process.

2. Quadrangles. The concept of the quadrangle shall be the predominant spatial theme when conceptualizing new development. The quadrangle concept is a system of open spaces or courtyards contained and separated from the surrounding streets by architecture.

3. Building Character And Scale. All new structures will be designed to be compatible with the existing buildings on the University of Chicago campus and adjacent residential areas. Scale, massing, articulation, setbacks, materials, color, texture, lighting, fenestration and other architectural devices will be used to create a design in character with the architectural heritage of the University and Hyde Park. Exterior walls visible from any public way shall be designed using texture and details of windows, openings, projections, recesses, offsets or other architectural elements. Special attention shall be given to achieve an interesting building design at the pedestrian level through the use of landscape elements, articulation of surface forms and textures, expression of the structural rhythm and architectural detail. Where active uses are located along the periphery, windows and entrances will be encouraged at grade level along the public way. Established circulation and public space patterns at street level will be respected. Existing architectural details, such as cornice height, fenestration rhythms and building
setbacks from surrounding structures shall be recognized in the design of the building.

4. Projections Over Rights-Of-Way. Horizontal projections (such as balconies, loggias or terraces) shall be permitted within required building setbacks. Canopies, awnings, cornices and/or similar projections shall be allowed provided they do not in any way obstruct the public way.

Sky bridges shall only be permitted after the review and approval of the Commissioner of the Department of Planning Development and with input from the alderman of the ward.

5. Lighting. Base level lighting shall address a variety of functions. More intense, but directed lighting shall be provided at public entries, drop-offs, pedestrian walkways, etc. Cetera. Base level facade and landscape lighting will be softer in nature. The use of lighting to highlight architectural features is strongly encouraged; however, lighting shall not beam directly into the windows of nearby buildings.

6. Vacant Sites. If construction does not occur within twelve (12) months from the date a site is cleared, the site shall be graded, seeded to grass and maintained as a lawn area.

B. Traffic, Circulation And Parking.

1. Traffic Management. The Applicant acknowledges that the development of the University of Chicago campus and related medical facilities will have unique traffic generation and parking characteristics which will require ongoing operation controls to minimize the impact on the surrounding neighborhood and the traffic network. Accordingly, the Applicant shall be responsible for implementing certain operational controls over parking and traffic activity expected to occur adjacent to these facilities. These operational controls are set forth in a “Traffic Management Plan” (T.M.P.). The T.M.P. (Exhibit 1) shall be deemed an integral part of this planned development. The Applicant’s compliance with the T.M.P. shall be a requirement of this planned development ordinance, as amended.
In order to assure the T.M.P.'s effectiveness, the Applicant shall submit to the Commissioner of the Department of Transportation (with a copy to the Commissioner of Planning and Development) a biannual report which will describe the past two (2) years traffic and parking activity, update population figures, assess the effectiveness of the various provisions of the T.M.P. and recommend modifications. Additionally, the Applicant or its designated representative, shall cooperate with the City and with the applicable transit agencies in the on-going review and updating the T.M.P.

In the event the Chicago Department of Transportation determines that the measures taken as part of the T.M.P. do not prove effective, the Chicago Department of Transportation may request additional traffic management, parking or control measures as needed to mitigate or eliminate traffic interference. The Applicant shall be responsible for making any modifications to the T.M.P., and for implementing any additional traffic management or control measures reasonably required by the Department of Transportation, after consultation with the alderman and community representatives.

Modifications to the T.M.P. may be made at any time with the approval of the Commissioner of Transportation and the Commissioner of the Department of Planning and Development and shall automatically become part of this plan of development. Such modifications and approvals shall be kept on file with the Department of Transportation and the Department of Planning and Development.

2. Circulation. The pedestrian circulation and open space system shall continue to be emphasized as the organizing framework for campus development. Priority shall be given to a network of primary campus pedestrian routes running through and between the blocks of campus providing a visible, continuous linkage of the major spaces in each block. In turn, the major spaces should be established at the outset as the framework around which building sites are organized.

The architectural complement to this principal is emphasizing primary pedestrian entries to buildings on the sides which face the open space and by avoiding the penetration of vehicular and service functions into the open space where feasible.
The street grid system shall remain as the organizing principle for pedestrian and vehicular circulation as the peripheral areas of the campus grow and develop. This continues to respect the order established by the City of Chicago street grid system and the axial form of the central campus. Variations in the pattern should appear mainly as a result of building and spatial organization at the block or subblock scale. Maintaining a reasonably fine-grained street network in the campus area will continue to provide access and circulation to all parts of the campus and surrounding neighborhoods.

Parking lot layout, loading access, private roadway circulation routes, parking structure operational design, and the location and design of curb cuts at the public street shall be constructed in substantial accordance with the Site Plans submitted to and approved by the Department of Planning and Development.

3. Parking. The number of required parking spaces shall be determined by applying University population figures against parking ratios described in the Transportation Management Plan.

The amount of required parking may be reduced by a maximum of twenty percent (20%) if the Department of Planning and Development determines, in consultation with the Department of Transportation, that a reduction is warranted based on alternate modes of transportation provided by (or supported by) the University.

Under this ordinance, a minimum of two percent (2%) of the spaces shall be designed and designated for use by the handicapped.

4. Curb Cuts. Private roadways, driveways, entrances to off-street parking and loading docks, and all other facilities requiring curb cuts shall be located to minimize conflicts with on-street traffic and with pedestrian circulation. No curb cut shall be located within ten (10) feet of any property line or within ten (10) feet of any other curb cut. All such curb cuts shall comply with City of Chicago standards.

5. Private Roadways. A private roadway shall mean any private drive located on private property which is designed and
intended for use as vehicular access to functions located therein. Firelanes, if required within the private property, shall be designed and paved to provide access and egress for emergency vehicles. Any private roadway shall be designed and configured to provide direct and coherent pathways to public streets.

C. Site Amenities And Landscaping.

1. Landscape Design. All projects submitted to the Department of Planning and Development shall have a Landscape Plan. The Landscape Plan shall continue the planting design traditions established in the central campus, consisting of broad sweeps of lawn, canopy shade trees, ornamental flowering trees and shrubs, and flowerbeds. In addition, the Landscape Plan will adhere to the parkway planting provisions of the Chicago Zoning Ordinance and corresponding guidelines and regulations for installation of shade trees along the city parkways.

2. Paving Materials. When decorative paving materials are proposed for walkways or roads, they shall be in accordance with the established palette on the University of Chicago campus. This palette includes stone, brick, concrete pavers and specialty concrete.

3. Site Amenities. If site amenities such as light standards, trash receptacles, benches, flagpoles, ash urns and planters are specified for placement within the public outdoor spaces of a proposed development, they shall be compatible with those items presently existing on the University of Chicago campus.

4. Landscaping shall be installed and maintained substantially in accordance with the Landscape provisions of the Chicago Zoning Ordinance on all surface lots owned and controlled by the Applicant pursuant to a phasing schedule to be submitted and approved by the Department of Planning and Development. However, all landscaping of surface parking lots shall be completed no later than six (6) years after adoption of this ordinance.
13) The terms, conditions and exhibits of the planned development ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the Applicant and after a determination by the Commissioner that such modification is minor, appropriate, consistent with the nature of the development of the property contemplated in this planned development ordinance. Any such modification shall be deemed to be a minor change in the planned development ordinance as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance. Notwithstanding the provisions of subclauses (4) and (5) of Section 17-13-0611-A of the Chicago Zoning Ordinance, such minor changes may include a reduction in the minimum required distance between structures, and reduction in the periphery setbacks, or an increase of the maximum percent of land covered.

14) The improvements on the property shall be designed, constructed and maintained in substantial conformance with the plans and exhibits attached hereto and with the parkway and parking lot landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.

15) Prior to the issuance by the Department of Planning and Development of a determination pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance ("Part II Approval") of the buildings contemplated within this Institutional Planned Development Number 43, as amended, the Applicant shall submit plans of such buildings for site and elevation plan review and approval of the Commission of the Department. Review and approval of the site and elevations plans by the Commissioner is intended to assure that specific development proposals substantially conform with this planned development and to assist the City in monitoring ongoing development. Such site and elevation plans need only include that portion of the property, for which approval is being sought by the Applicant. No Part II Approval for any portion of the property shall be granted until an applicable site plan has been approved.

Following approval of the site/landscape plan and elevations by the Commissioner, the approved plans and supporting data and materials shall be kept on permanent file with the Department and shall be deemed to be an integral part of this planned development.

After approval of site/landscape and elevation plans, the approved plans may be changed or modified pursuant to the provisions of statement 15 hereof. In the event of any inconsistency between an approved plan and the terms of this planned development in effect at the time of approval of such plans or of the modifications or changes thereto, the terms of this planned development shall govern.
Plans shall, at a minimum, provide the following information:

a. the boundaries of the site or portion of the property for which approval is being sought;

b. the footprint of the proposed improvements;

c. elevations of the improvements;

d. location and depiction of all parking spaces (including relevant dimensions);

e. location and depiction of all loading berths (including relevant dimensions);

f. all drives, roadways and vehicular routes;

g. all landscaping and buffer zones (including a description of all landscape materials);

h. statistical information application to the property limited to the following:

   i. floor area and floor area ratio;
   ii. floor area devoted to retail uses;
   iii. number of dwelling units;
   iv. number of parking spaces;
   v. number of loading berths; and
   vi. uses of parcels.

i. parameters of building envelopes including:

   i. maximum building height; and
   ii. setbacks, required and provided.

Site/landscape and elevation plans shall include such other information as
may be necessary to illustrate substantial conformance to this planned development.

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 ("M.O.P.D.") 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 Construction and Permits until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.

17) The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this planned development in compliance with the Chicago Energy Code.

18) Unless substantial construction of the University of Chicago New Research Building proposed within Subarea B has commenced within six (6) years following adoption of this planned development amendment, and unless completion is thereafter diligently pursued, then this planned development as it pertains to the New Research Building in Subarea B shall expire; the zoning shall automatically revert to the planned development existing prior to the amendment, except with respect to the new parcels added to the planned development Subarea B, which shall revert to the prior R5 General Residence District classifications.

[Existing Zoning Map; Planned Development Boundary and Property line Map; Generalized Land-Use Plan; Existing Adjacent Land-Use Plan and Right-of-Way Adjustment Map referred to in these Plan of Development Statements printed on pages 50899 through 50904 of this Journal.]

Bulk Regulations and Data Table and List of Properties to be added to Institutional Planned Development Number 43 referred to in these Plan of Development Statements read as follows:
Institutional Planned Development Number 43, As Amended.

Bulk Regulations And Data Table.

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<th>Subarea</th>
<th>Square Feet</th>
<th>Acres (Net)</th>
<th>Maximum Percent Site (Square Feet)</th>
<th>Maximum Floor Area Ratio (Square Feet)</th>
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<td>34.44</td>
<td>49% (735,000)</td>
<td>4.00 (6,000,000)</td>
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<tr>
<td>B</td>
<td>1,421,654</td>
<td>32.64</td>
<td>32% (454,929)</td>
<td>2.20 (3,127,639)</td>
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<tr>
<td>C</td>
<td>949,880</td>
<td>21.81</td>
<td>42.5% (403,699)</td>
<td>2.00 (1,899,760)</td>
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<td>D</td>
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<td>32.64</td>
<td>30% (426,625)</td>
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<tr>
<td>E</td>
<td>869,796</td>
<td>19.97</td>
<td>35% (304,429)</td>
<td>2.20 (1,913,551)</td>
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<tr>
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<td>408,079</td>
<td>9.37</td>
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<tr>
<td>G</td>
<td>699,433</td>
<td>16.05</td>
<td>30% (209,830)</td>
<td>2.50 (1,748,582)</td>
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<tr>
<td>H</td>
<td>719,303</td>
<td>16.51</td>
<td>30% (215,791)</td>
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<tr>
<td>I</td>
<td>614,783</td>
<td>14.11</td>
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<td>J*</td>
<td>341,606</td>
<td>7.84</td>
<td>25% (85,401)</td>
<td>1.50 (512,409)</td>
</tr>
<tr>
<td>L</td>
<td>251,775</td>
<td>5.78</td>
<td>30% (75,533)</td>
<td>2.50 (629,438)</td>
</tr>
</tbody>
</table>

TOTAL CMAPUS: 9,198,394 | 211.17 | 35% (3,219,438) | 2.50 (22,995,985)

Required Parking and Loading: As required by the Traffic Management Plan in Statement Number 12.

* Subarea "J" is limited to a maximum of three hundred twenty-two (322) dwelling units, a minimum off-street parking requirements of three hundred eight (308) spaces and a maximum of twenty thousand (20,000) square feet of related convenience business and related other uses.
Properties To Be Added To Institutional Planned Development Number 43.

<table>
<thead>
<tr>
<th>5610 South Maryland Avenue</th>
<th>5605 South Drexel Avenue</th>
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<tbody>
<tr>
<td>5618 South Maryland Avenue</td>
<td>5610 South Drexel Avenue</td>
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<td>5624 South Maryland Avenue</td>
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<td>5651 South Drexel Avenue</td>
</tr>
<tr>
<td>5440 South Drexel Avenue</td>
<td>5653 South Drexel Avenue</td>
</tr>
<tr>
<td></td>
<td>832 -- 834 East 57th Street</td>
</tr>
</tbody>
</table>
Existing Adjacent Zoning.
Proposed Planned Development Area.
Generalized Land-Use Plan.
Existing Adjacent Land-Use Plan.
Parking Supply With Proposed Additions.
May 21, 2004

Alan Schachtman
Senior Vice President, Development
U. S. Equities Realty
20 North Michigan Avenue
Chicago, Illinois 60602

RE: Planned Development No. 43

Dear Mr. Schachtman:

Please be advised that your request for a minor change to Planned Development No. 43 has been considered by the Department of Planning and Development pursuant to Section 11.11-3 (c) of the Chicago Zoning Ordinance and is hereby approved subject to conditions described herein.

Specifically you requested a waiver of the requirement of the Part II letter for Comer Children’s Hospital to construct a 13 car parking lot on Drexel Avenue and the alley extension to Drexel Avenue. The basis for the request is that the proposed plans for the Pediatric Emergency Department would necessitate the immediate demolition of these improvements.

With regard to your request, the Department of Planning and Development has determined that the a waiver of this requirement would constitute a minor change pursuant to Section 11.11-3 (c) of the Chicago Zoning Ordinance provided that the improvements are made if the proposed Emergency Department does not go forward within a three year period.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, a waiver of the parking lot and alley construction is granted.

Sincerely,

Denise M. Casalino, P.E.
Commissioner

DMC/1w
May 22, 2002

Mr. Langdon Neal
Earl L. Neal and Associates L.L.C.
204 North LaSalle Street
Suite 2300
Chicago, Illinois 60601-1213

RE: Request for a minor change to Institutional Planned Development No. 43, as amended (University of Chicago - Comier Children's Hospital)

Dear Mr. Neal:

Please be advised that your request for a minor change to Institutional Planned Development No. 43 on behalf of Comier Children's Hospital has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of Chicago Zoning Ordinance and Statement No.13 of the Planned Development.

Specifically, you requested that the Site Plan be revised to decrease the number of parking spaces provided in the surface parking lot located to the east of the hospital from 16 to 13. This requested reduction in the number of parking spaces in this lot is the result of modifications to the parking lot to move parking spaces further away from the Ronald McDonald House located directly to the north and to provide space for a landscaped family garden area with seating to provide an outdoor amenity space for families staying at the Ronald McDonald House.

The Department has reviewed this request and has determined that reducing the number of spaces within this lot would have an inconsequential impact on the total supply of parking available to the hospital. Furthermore, the provision of a family garden at this location would add to the open space amenities in the neighborhood.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the requested minor change, but no other changes to this planned development. The Revised Site Plan is
made part of this approval.

Very truly yours,

Alicia Mazur Berg
Commissioner

CC: Jack Swenson, Ed Kus, Philip Levin, Michael Marmo, Arnold Randall
January 17, 2002

Mr. Langdon D. Neal  
Earl L. Neal & Associates, L.L.C.  
111 West Washington Street  
Chicago, IL 60602-2766

Re: Site Plan Approval for Institutional Planned Development No. 43, As Amended; Subarea E

Proposal: The construction of a new five-story classroom, faculty, research, administrative and underground parking complex. (University of Chicago Graduate School of Business)

Location: 5803 South Woodlawn Avenue

Dear Mr. Neal:

We have reviewed the Site Plan, Landscape Plan, and Building Elevation Plans submitted by you for the construction of a new five-story classroom, faculty, research, administrative and underground parking complex for the University of Chicago Graduate School of Business. The proposed building will be designed to be compatible with existing buildings within the University of Chicago Campus. Two (2) existing buildings will be demolished in conjunction with this project, the “Woodlawn Court” and “Woodlawn Commons” buildings. Please note that this new construction will neither result in an increase in the student population or campus staff. These plans prepared by Rafael Vinoly Architects, P.C. and Sasaki Associates, Inc., both dated October 22, 2001, are submitted in accordance with Statement No. 15 of Institutional Planned Development No. 43, as amended.

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 the Plan of Development. Accordingly, this Site Plan submittal for Institutional Planned Development No. 43, as amended, Subarea E, for the construction of the University of Chicago Graduate School of Business, is hereby approved as conforming to the Plan of Development as amended and passed by the Chicago City Council on September 5, 2001.

Very truly yours,

Alicia Mazur Berg  
Commissioner

cc. Jack Swenson  
Edward Kus  
Philip Levin  
Michael Marmor
Reclassification Of Area Shown On Map Number 5-H.
(As Amended)
(Application Number A-4512)

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 M1-2 Restricted Manufacturing District symbols and indications as shown on Map Number 5-H in the area bounded by:

the alley next north of and parallel to West Moffat Street; North Winnebago Avenue; West Moffat Street; a line 319 feet east of North Western Avenue; the alley next south of and parallel to West Moffat Street; a line 31 feet east of North Western Avenue; West Moffat Street; and a line 55 feet east of North Western Avenue,

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 Number 14-D.
(As Amended)
(Application Number A-4598)

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 R5 General Residence District and Residential Planned Development Number 43 symbols and indications as shown on Map Number 14-D in the area bounded by:

South Cottage Grove Avenue at East 55th Street to a line 504.77 feet north of and parallel to East 55th Street; the alley next east of and parallel to South Cottage Grove Avenue; a line 111.62 feet south of East 54th Street; South Maryland Avenue; a line 116.22 feet south of East 54th Street; the alley next east of and parallel to South Maryland Avenue; to a line 240 feet north of East 55th Street; to South Drexel Avenue; to a line 208 feet north of East 55th Street; to the alley
east of and parallel to South Maryland Avenue; to a line 188 feet north of East 55th Street; to South Drexel Avenue; East 55th Street; the alley next west of and parallel to South Greenwood Avenue, or the line thereof if extended where no alley exists; a line 100 feet north of East 55th Street; South Greenwood Avenue; East 55th Street; South University Avenue; East 57th Street; the alley next west of and parallel to South Woodlawn Avenue; a line 148.91 feet south of East 57th Street; the alley next west of and parallel to South Woodlawn Avenue; a line 198.91 feet south of East 57th Street; South Woodlawn Avenue; a line 248.91 feet south of East 57th Street; the alley next west of and parallel to South Woodlawn Avenue; a line 298.91 feet south of East 57th Street; South Woodlawn Avenue; a line 98.91 feet north of East 58th Street; the alley next west of and parallel to South Woodlawn Avenue; a line 148.89 feet north of East 58th Street; the east line of South University Avenue; a line 198.89 feet north of East 58th Street; the alley next west of and parallel to South Woodlawn Avenue; a line 248.89 feet north of East 58th Street; South University Avenue; East 58th Street; South Woodlawn Avenue; a line 50 feet north of East 58th Street; the alley next east of and parallel to South Woodlawn Avenue; East 58th Street; South Dorchester Avenue; a line 248.02 feet north of East 59th Street; a line 150 feet east of South Dorchester Avenue; a line 350 feet north of East 59th Street; South Blackstone Avenue; a line 100 feet north of East 59th Street; a line 80 feet west of South Harper Avenue; East 59th Street; South Blackstone Avenue, or a line thereof if extended where no street exists; the north line of East 60th Street; South Stony Island Avenue; East 61st Street; the east line of the right-of-way of the Illinois Central Railroad; the south line of East 60th Street; the west line of the right-of-way of the Illinois Central Railroad; East 61st Place; South Blackstone Avenue; East 61st Street; South Dorchester Avenue; a line 214.37 feet north of East 61st Street; a line 186.60 feet east of South Dorchester Avenue; East 61st Street; a line 163.603 feet west of South Drexel Avenue; a line 340 feet north of East 61st Street; South Cottage Grove Avenue; a line 380 feet north of East 61st Street; a line 100 feet east of South Cottage Grove Avenue; East 60th Street; South Cottage Avenue; East 57th Street; South Drexel Avenue; a line 72 feet north of East 56th Street; the alley next east of and parallel to South Drexel Avenue; a line 96 feet north of East 57th Street; South Drexel Avenue; a line 120 feet north of East 57th Street; the alley next east of and parallel to South Drexel Avenue; a line 137 feet north of East 57th Street; South Drexel Avenue; a line 72 feet north of East 57th Street; the alley next east of and parallel to South Maryland Avenue; line 96 feet north of East 57th Street; South Maryland Avenue; to a line 168 feet north of 57th Street; the alley next east of and parallel to South Maryland Avenue; a line 192 feet north of East 57th Street; South Drexel Avenue; a line 174 feet north of East 57th Street; the alley next east of and parallel to South Drexel Avenue; a line 194 feet north of East 57th Street; South Drexel Avenue; a line 239 feet north of East 57th Street; South Drexel Avenue; a line 240 feet north of East 57th Street; the alley next east of and parallel to South Maryland Avenue; a line 264 feet north of East 57th Street; South Drexel Avenue; a line 266 feet north of East 57th Street;
the alley next east of and parallel to South Drexel Avenue; a line 287 feet north of East 57th Street; South Drexel Avenue; a line 211 feet north of East 57th Street; the alley next east of and parallel to South Drexel Avenue; a line 237 feet south of East 56th Street; the alley next west of and parallel to South Drexel Avenue; a line 117 feet south of East 56th Street; the alley next east of and parallel to South Drexel Avenue; a line 93 feet south of East 56th Street; South Drexel Avenue; a line 69 feet south of East 56th Street; the alley next east of and parallel to South Drexel Avenue; East 56th Street; the alley next east of and parallel to South Maryland Avenue; a line 45 feet south of East 56th Street; South Drexel Avenue; a line 93 feet south of East 56th Street; the alley next west of and parallel to South Drexel Avenue; a line 69 feet south of East 56th Street; the alley next east of and parallel to South Maryland Avenue; East 56th Street; the alley next east of and parallel to South Maryland Avenue; a line 45 feet south of East 56th Street; South Drexel Avenue; a line 93 feet south of East 56th Street; the alley next west of and parallel to South Maryland Avenue; a line 69 feet south of East 56th Street; South Maryland Avenue; East 56th Street; the alley next west of and parallel to South Maryland Avenue; a line 45 feet south of East 56th Street; South Maryland Avenue; a line 320 feet north of East 57th Street; the alley next east of and parallel to Maryland Avenue; a line 270 feet north of East 57th Street; South Maryland Avenue; a line 295 feet north of East 57th Street; the alley next west of and parallel to South Maryland Avenue; a line 230 feet south of East 56th Street; the alley next west of and parallel to South Maryland Avenue; a line 230 feet north of East 57th Street; to South Maryland Avenue; a line 65 feet north of East 57th Street; the alley next west of and parallel to South Maryland Avenue; a line 96 feet north of East 57th Street; South Cottage Grove Avenue; and East 55th Street (place of beginning)

to the designation of Institutional Planned Development Number 43, as amended, which is hereby, established in the area described above, subject to the terms of Planned Development Number 43, as amended, attached hereto and made a part hereof.

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:
University Of Chicago,

Institutional Planned Development Number 43, As Amended.

Plan Of Development Statements.

1. The area delineated herein as "Institutional Planned Development Number 43, as Amended" consists of eight million nine hundred eighty-three thousand thirty-three (8,983,033) square feet (two hundred six and twenty-two hundredths (206.22) acres) and is owned or controlled by the University of Chicago ("Applicant") title holder or as the beneficiary of trusts holding title or in accordance with and under the terms of the South West Hyde Park Redevelopment Corporation Redevelopment Plan and under the terms of an ordinance adopted by the City Council.

2. The University of Chicago, its successor or assignees shall obtain all required official reviews, approvals or permits in connection with this planned development. Any dedication or vacation of streets or alleys or adjustment of rights-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the University of Chicago 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 title holders. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns. Furthermore, pursuant to the requirements of Section 11.11-1 the Chicago Zoning Ordinance, the property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to the planned development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to the planned development or any modification or change hereto (administrative, legislative or otherwise) shall be authorized by all owners of property or any property owners association which may be formed to succeed the Applicant.
4. This plan of development consists of eighteen (18) statements: a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Generalized Land-Use Plan; a Site/Landscape Plan; a Right-of-Way Adjustment Map; and Building Elevations dated July 12, 2001 prepared by Stanley Beaman & Sears and HLM Design. Full size sets of the Site/Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The planned development is applicable to the area delineated hereto and these and no other zoning controls shall apply.

5. The property within the boundaries of Institutional Planned Development Number 43, as amended, is divided into eleven (11) subareas as depicted on the Planned Development Boundary and Property Line Map.

6. The following uses shall be permitted within the area delineated herein as Institutional Planned Development Number 43, as amended: academic, medical, including medical heliport, housing, student and staff housing, related convenience type businesses, and accessory uses as authorized by the Chicago Zoning Ordinance. Laboratories or research facilities contained therein shall be governed by performance standards as authorized under the M1 Zoning District of the Chicago Zoning Ordinance.

The uses permitted in each of the eleven (11) subareas are as follows:

Subarea A. Academic, medical, medical heliport, student and staff housing, and accessory uses related to the principal uses of the subarea.

Subarea B. Academic, student and staff housing, and accessory uses related to the principal uses of the subarea.

Subarea C. Academic, student housing, and accessory uses related to the principal uses of the subarea.

Subarea D. Academic, student and staff housing, and accessory uses related to the principal uses of the subarea.

Subarea E. Academic, student and staff housing, and accessory uses related to the principal uses of the subarea.
Subarea F. Academic, student and staff housing, and accessory uses related to the principal uses of the subarea.

Subarea G. Academic, student and staff housing, and accessory uses related to the principal uses of the subarea.

Subarea H. Academic, student housing, and accessory uses related to the principal uses of the subarea.

Subarea I. Academic, community services, student and staff housing, and accessory uses related to the principal uses of the subarea.

Subarea J. Housing, related convenience type business, and uses related to the principal uses of the subarea.

Subarea L. Academic, medical, student and staff housing, and accessory uses related to the principal uses of the subarea.

7. Identification signs shall be permitted within Institutional Planned Development Number 43, as amended, subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development.

8. Any dedication or vacation of streets, alleys or easements in the public way or adjustments of the rights-of-way shall require a separate submittal on behalf of the Applicant and approved by the City Council.

9. Any service drives or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Streets and Sanitation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago to provide ingress and egress for motor vehicles. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation, and of the Department of Planning and Development.

10. Off-street parking and loading facilities will be provided in compliance with this plan of development as authorized by the Chicago Zoning Ordinance.
11. Height restriction of any building or any appurtenance thereto shall, in addition to the Bulk Regulations and Data Table, be subject to height limitations as certified and approved by the Federal Aviation Administration. No building shall be higher than two hundred (200) feet except in the Subareas D and E, where the limit shall be one hundred twenty (120) feet (approximately an eight (8) story building).

12. The improvements on the property, including the buildings, exterior landscaping, landscaping along the adjacent rights-of-way, and all entrances and exits to and from the buildings and their associated parking and loading areas shall be designed, constructed and maintained in substantial conformance with the Plans, Maps, Site Plans, Site and Bulk Tables, and exhibits described in Statement 4. In addition, the improvements on the property shall be subject to the following regulations:

A. Building Design And Layout.

1. Design Compatibility. The Applicant, its successors and assignees, shall make reasonable efforts to design and construct all buildings in a manner compatible with the existing campus character of the University of Chicago and the adjacent residential areas. The Commissioner of Planning and Development shall determine whether the improvement complies with the requirement for compatibility during the site plan review process.

2. Quadrangles. The concept of the quadrangle shall be the predominant spatial theme when conceptualizing new development. The quadrangle concept is a system of open spaces or courtyards contained and separated from the surrounding streets by architecture.

3. Building Character And Scale. All new structures will be designed to be compatible with the existing buildings on the University of Chicago campus and adjacent residential areas. Scale, massing, articulation, setbacks, materials, color, texture, lighting, fenestration and other architectural devices will be used to create a design in character with the architectural heritage of the University and Hyde Park. Exterior walls visible from any public way shall be designed using texture and details of windows, openings, projections, recesses, offsets or other architectural elements. Special attention shall be given to achieve an interesting building design at the pedestrian level through
the use of landscape elements, articulation of surface forms and textures, expression of the structural rhythm and architectural detail. Where active uses are located along the periphery, windows and entrances will be encouraged at grade level along the public way. Established circulation and public space patterns at street level will be respected. Existing architectural details, such as cornice height, fenestration rhythms and building setbacks from surrounding structures shall be recognized in the design of the building.

4. Projections Over Rights-Of-Way. Horizontal projections (such as balconies, loggias or terraces) shall be permitted within required building setbacks. Canopies, awnings, cornices and/or similar projections shall be allowed provided they do not in any way obstruct the public way. Sky bridges shall only be permitted after the review and approval of the Commissioner of the Department of Planning Development and with input from the alderman of the ward.

5. Lighting. Base level lighting shall address a variety of functions. More intense, but directed lighting shall be provided at public entries, drop-offs, pedestrian walkways, etcetera. Base level facade and landscape lighting will be softer in nature. The use of lighting to highlight architectural features is strongly encouraged; however, lighting shall not beam directly into the windows of nearby buildings.

6. Vacant Sites. If construction does not occur within twelve (12) months from the date a site is cleared, the site shall be graded, seeded to grass and maintained as a lawn area.

B. Traffic, Circulation And Parking.

1. Traffic Management. The Applicant acknowledges that the development of the University of Chicago Campus and related Medical Facilities will have unique traffic generation and parking characteristics which will require ongoing operation controls to minimize the impact on the
surrounding neighborhood and the traffic network. Accordingly, the Applicant shall be responsible for implementing certain operational controls over parking and traffic activity expected to occur adjacent to these facilities. These operational controls are set forth in a "Traffic Management Plan" (T.M.P.). The T.M.P. (Exhibit 1) shall be deemed an integral part of this planned development. The Applicant’s compliance with the T.M.P. shall be a requirement of this planned development ordinance, as amended.

In order to assure the T.M.P.’s effectiveness, the Applicant shall submit to the Commissioner of the Department of Transportation (with a copy to the Commissioner of Planning and Development) a biannual report which will describe the past two (2) years traffic and parking activity, update population figures, and assess the effectiveness of the various provisions of the T.M.P. and recommend modifications. Additionally, the Applicant or its designated representative, shall cooperate with the City and with the applicable transit agencies in the on-going review and updating of the T.M.P.

In the event the Chicago Department of Transportation determines that the measures taken as part of the T.M.P. do not prove effective, the Chicago Department of Transportation may request additional traffic management, parking or control measures as needed to mitigate or eliminate traffic interference. The Applicant shall be responsible for making any modifications to the T.M.P., and for implementing any additional traffic management or control measures reasonably required by the Department of Transportation, after consultation with the alderman and community representatives.

Modifications to the T.M.P. may be made at any time with the approval of the Commissioner of Transportation and the Commissioner of the Department of Planning and Development and shall automatically become part of this plan of development. Such modifications and approvals shall be kept on file with the Department of Transportation and the Department of Planning and Development.
2. Circulation. The pedestrian circulation and open space system shall continue to be emphasized as the organizing framework for campus development. Priority shall be given to a network of primary campus pedestrian routes running through and between the blocks of campus providing a visible, continuous linkage of the major spaces in each block. In turn, the major spaces should be established at the outset as the framework around which building sites are organized.

The architectural complement to this principal is emphasizing primary pedestrian entries to buildings on the sides which face the open space and by avoiding the penetration of vehicular and service functions into the open space where feasible.

The street grid system shall remain as the organizing principle for pedestrian and vehicular circulation as the peripheral areas of the campus grow and develop. This continues to respect the order established by the City of Chicago street grid system and the axial form of the central campus. Variations in the pattern should appear mainly as a result of building and spatial organization at the block or sub-block scale. Maintaining a reasonably fine-grained street network in the campus area will continue to provide access and circulation to all parts of the campus and surrounding neighborhoods.

Parking lot layout, loading access, private roadway circulation routes, parking structure operational design, and the location and design of curbcuts at the public street shall be constructed in substantial accordance with the Site Plans submitted to and approved by the Department of Planning and Development.

3. Parking. The number of required parking spaces shall be determined by applying University population figures against parking ratios described in the Transportation Management Plan.
The amount of required parking may be reduced by a maximum of twenty percent (20%) if the Department of Planning and Development determines, in consultation with the Department of Transportation, that a reduction is warranted based on alternate modes of transportation provided by (or supported by) the University.

Under this ordinance, a minimum of two percent (2%) of the spaces shall be designed and designated for use by the handicapped.

4. Curb Cuts. Private roadways, driveways, entrances to off-street parking and loading docks, and all other facilities requiring curb cuts shall be located to minimize conflicts with on-street traffic and with pedestrian circulation. No curb cut shall be located within ten (10) feet of any property line or within ten (10) feet of any other curb cut. All such curb cuts shall comply with City of Chicago standards.

5. Private Roadways. A private roadway shall mean any private drive located on private property which is designed and intended for use as vehicular access to functions located therein. Firelanes, if required within the private property, shall be designed and paved to provide access and egress for emergency vehicles. Any private roadway shall be designed and configured to provide direct and coherent pathways to public streets.

C. Site Amenities And Landscaping.

1. Landscape Design. All projects submitted to the Department of Planning and Development shall have a Landscape Plan. The Landscape Plan shall continue the planting design traditions established in the central campus, consisting of broad sweeps of lawn, canopy shade trees, ornamental flowering trees and shrubs, and flower beds. In addition, the Landscape Plan will adhere to the
parkway planting provisions of the Chicago Zoning Ordinance and corresponding guidelines and regulations for installation of shade trees along the city parkways.

2. Paving Materials. When decorative paving materials are proposed for walkways or roads, they shall be in accordance with the established palette on the University of Chicago campus. This palette includes stone, brick, concrete pavers and specialty concrete.

3. Site Amenities. If site amenities such as light standards, trash receptacles, benches, flagpoles, ash urns and planters are specified for placement within the public outdoor spaces of a proposed development, they shall be compatible with those items presently existing on the University of Chicago campus.

4. Landscaping shall be installed and maintained substantially in accordance with the Landscape provisions of the Chicago Zoning Ordinance on all surface lots owned and controlled by the Applicant pursuant to a phasing schedule to be submitted and approved by the Department of Planning and Development. However, all landscaping of surface parking lots shall be completed no later than six (6) years after adoption of this ordinance.

13. The terms, conditions and exhibits of the planned development ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the Applicant and after a determination by the Commissioner that such modification is minor, appropriate, consistent with the nature of the development of the property contemplated in this planned development ordinance. Any such modification shall be deemed to be a minor change in the planned development ordinance as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance. Notwithstanding the provisions of subclauses (4) and (5) of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes may include a reduction in the minimum required distance between structures, and reduction in the periphery setbacks, or an increase of the maximum percent of land covered.
14. The improvements on the property shall be designed, constructed and maintained in substantial conformance with the plans and exhibits attached hereto and with the parkway and parking lot landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.

15. Prior to the issuance by the Department of Planning and Development of a determination pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance ("Part II Approval") of the buildings contemplated within this Institutional Planned Development Number 43, as amended, the Applicant shall submit plans of such buildings for site and elevation plan review and approval of the Commission of the Department. Review and approval of the Site and Elevations Plans by the Commissioner is intended to assure that specific development proposals substantially conform with this planned development and to assist the City in monitoring ongoing development. Such Site and Elevation Plans need only include that portion of the property, for which approval is being sought by the Applicant. No Part II Approval for any portion of the property shall be granted until an applicable Site Plan has been approved.

Following approval of the Site/Landscape Plan and Elevations by the Commissioner, the approved plans and supporting data and materials shall be kept on permanent file with the Department and shall be deemed to be an integral part of this planned development.

After approval of Site/Landscape and Elevation Plans, the approved plans may be changed or modified pursuant to the provisions of statement 15 hereof. In the event of any inconsistency between an approved plans and the terms of this planned development in effect at the time of approval of such plans or of the modifications or changes thereto, the terms of this planned development shall govern.

Plans shall, at a minimum, provide the following information:

(a) the boundaries of the site or portion of the property for which approval is being sought;

(b) the footprint of the proposed improvements;

(c) elevations of the improvements;
(d) location and depiction of all parking spaces (including relevant dimensions);

(e) location and depiction of all loading berths (including relevant dimensions);

(f) all drives, roadways and vehicular routes;

(g) all landscaping and buffer zones (including a description of all landscape materials);

(h) statistical information application to the property limited to the following:
   (i) floor area and floor area ratio;
   (ii) floor area devoted to retail uses;
   (iii) number of dwelling units;
   (iv) number of parking spaces;
   (v) number of loading berths; and
   (vi) uses of parcels.

(i) parameters of building envelopes including:
   (i) maximum building height; and
   (ii) setbacks, required and provided.

Site/Landscape and Elevation Plans shall include such other information as may be necessary to illustrate substantial conformance to this planned development.

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 (M.O.P.D.) 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 approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.

17. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this planned development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineering ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.

18. Unless substantial construction of the University of Chicago Children's Hospital proposed within Subarea A has commenced within six (6) years following adoption of this planned development amendment, and unless completion is thereafter diligently pursued, then this planned development as it pertains to the Children's Hospital in Subarea A shall expire; the zoning shall automatically revert to the planned development existing prior to the amendment, except with respect to the new parcels added to the planned development Subarea A, which shall revert to the prior R5 General Residence District classifications.

[Existing Zoning Map; Generalized Land-Use Map; Right-of-Way Adjustment Map; Site/Landscape Plan; Architectural Site Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 66508 through 66515 of this Journal.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:
Institutional Planned Development Number 43, As Amended.

Bulk Regulations And Data Table.

<table>
<thead>
<tr>
<th>Subarea</th>
<th>Square Feet</th>
<th>Acres (Net)</th>
<th>Maximum Percent Site (Square Feet)</th>
<th>Maximum Floor Area Ratio (Square Feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
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<td>34.44</td>
<td>49% (735,000)</td>
<td>4.00 (6,000,000)</td>
</tr>
<tr>
<td>B</td>
<td>1,208,893</td>
<td>27.75</td>
<td>32% (386,846)</td>
<td>2.20 (2,659,565)</td>
</tr>
<tr>
<td>C</td>
<td>949,880</td>
<td>21.81</td>
<td>42.5% (403,699)</td>
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<tr>
<td>D</td>
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<td>32.64</td>
<td>30% (426,625)</td>
<td>2.20 (3,128,587)</td>
</tr>
<tr>
<td>E</td>
<td>869,796</td>
<td>19.97</td>
<td>35% (304,429)</td>
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</tr>
<tr>
<td>F</td>
<td>408,079</td>
<td>9.37</td>
<td>29% (118,343)</td>
<td>2.50 (1,020,197)</td>
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<tr>
<td>G</td>
<td>699,433</td>
<td>16.05</td>
<td>30% (209,830)</td>
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<td>719,303</td>
<td>16.51</td>
<td>30% (215,791)</td>
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<td>30% (184,435)</td>
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<td>J*</td>
<td>341,606</td>
<td>7.84</td>
<td>25% (85,401)</td>
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<tr>
<td>L</td>
<td>249,175</td>
<td>5.72</td>
<td>30% (74,753)</td>
<td>2.50 (622,937)</td>
</tr>
</tbody>
</table>

TOTAL CAMPUS 8,983,033 206.22 35% (3,144,062) 2.50 (22,457,582)

Required Parking and Loading: as required by the Traffic Management Plan in Statement Number 12.

* Subarea “J” is limited to a maximum of three hundred twenty-two (322) dwelling units, a minimum off-street parking requirement of three hundred eight (308) spaces and a maximum of twenty thousand (20,000) square feet of related convenience business and related other uses.
Existing Zoning Map.
Generalized Land-Use Map.
Right-Of-Way Adjustment Map.
Site/Landscape Plan.
(Page 1 of 2)
Site/Landscape Plan.
(Page 2 of 2)
Architectural Site Plan.
Building Elevations.
(Page 1 of 2)
Building Elevations.
(Page 2 of 2)
January 12, 2000

Mr. Richard C. Bumstead  
The University of Chicago  
Facilities Services  
5555 South Ellis Avenue  
Chicago, Illinois 60637

Re: Request for a minor change to Institutional Planned Development No. 43, as Amended (University of Chicago)

Dear Mr. Bumstead:

Please be advised that your request on behalf of the Applicant, the University of Chicago, for a minor change to Institutional Planned Development No. 43, as amended, has been considered by the Department of Planning and Development pursuant to Section 11.11-3 (c) of the Chicago Zoning Ordinance and Statement No. 14 of the Planned Development.

Specifically, you requested that the “Site and Bulk Table” be modified to reflect a redistribution of allowable percentages of maximum site coverage for each subarea of the Planned Development. Specifically, this change will reflect an increase in the maximum percentage of site coverage within Subarea C from 35.0 percent to 42.5 percent, while reflecting a decrease in the percentage of maximum site coverage within every other subarea except for Subareas A and J which will not change. This change is requested to accommodate a future parking structure and three (3) residence halls within Subarea C, which currently does not have the site coverage capacity to allow these structures. Please note that the maximum percentage of site coverage allowed for the entire Planned Development will not change as a result of this request. Please note that this request does not include any changes to the maximum Floor Area Ratios allowed for this Planned Development.

The Department of Planning and Development has determined that given the fact that the maximum percentage of site coverage allowed will actually decrease within the majority of subareas, thereby providing more opportunity for open space development within those subareas, and that there will be no change in the percentage of site coverage allowed for the entire Planned Development, the modification described herein would constitute a minor change pursuant to Section No. 11.11-3 (c) of the Chicago Zoning Ordinance and Statement No. 14 of Institutional Planned Development No. 43, as amended.
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Institutional Planned Development No. 43, as amended, I hereby approve the foregoing minor change but no other changes to Institutional Planned Development No. 43, as amended. The revised Planned Development Site and Bulk Table dated November 1999 is made a part of this approval.

Very truly yours,

Christopher R. Hill
Commissioner

cc: Jack Swenson
    Paul Woznicki
    Philip Levin
    Michael A. Marmo
**Proposed SITE & BULK TABLES**

November 1999

Note: Site Coverage figures in **BOLD** typeface have been adjusted

<table>
<thead>
<tr>
<th>Area</th>
<th>Sq. Ft.(net)</th>
<th>Acres (net)</th>
<th>Maximum % Site (sq. ft.)</th>
<th>Maximum FAR (sq. ft.)</th>
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**TOTAL**

| CAMPUS | 8,852,393 | 203.22 | 35%(3,098,338) | 2.50 (22,130,982) |

**GROSS SITE AREA**

Public R.O.W. (streets, sidewalks, and alleys) within PD total another 90.03 acres.

**POPULATION**

Population figures may be found in the Traffic Management Plan (TMP).
Reclassification Of Area Shown On Map Number 14-D.  
(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 R5 General Residence District, B4-3 Restricted Service District, B2-3 Restricted Retail District, C2-3 General Commercial District and Institutional Planned Development No. 43 symbols and indications as shown on Map No. 14-D in the area bounded by:

South Cottage Grove Avenue at East 55th Street, to a line 504.77 feet north of and parallel to East 55th Street; the alley next east of and parallel to South Cottage Grove Avenue; a line 111.62 feet south of East 54th Street; South Maryland Avenue; a line 116.22 feet south of East 54th Street; the alley next east of and parallel to South Maryland Avenue; a line 240 feet north of East 55th Street; South Drexel Avenue; a line 208 feet north of South 55th Street; the alley east of and parallel to South Maryland Avenue; a line 188 feet north of East 55th Street; South Drexel Avenue; East 55th Street; the alley next west of and parallel to South Greenwood Avenue, or the line thereof if extended where no alley exists; a line 100 feet north of East 55th Street; South Greenwood Avenue; East 55th Street; South University Avenue; East 57th Street; the alley next west of and parallel to South Woodlawn Avenue; a line 98.91 feet south of East 57th Street; South Woodlawn Avenue; a line 148.91 feet south of East 57th Street; the alley next west of and parallel to South Woodlawn Avenue; a line 198.91 feet south of East 57th Street; South Woodlawn Avenue; a line 248.91 feet south of East 57th Street; the alley next west of and parallel to South Woodlawn Avenue; a line 298.91 feet south of East 57th Street; South Woodlawn Avenue; a line 98.91 feet north of East 58th Street; the alley next west of and parallel to South Woodlawn Avenue; a line 148.89 feet north of East 58th Street; the east line of South University Avenue; a line 198.89 feet north of East 58th Street; the alley next west of and parallel to South Woodlawn Avenue; a line 248.89 feet north of East 58th Street; South University Avenue; East 58th Street; South Woodlawn Avenue; a line 50 feet north of East 58th Street; the alley next east of and parallel to South Woodlawn Avenue; East 58th Street; South Dorchester Avenue; a line 50 feet north of East 58th Street; the alley next east of and parallel to South Woodlawn Avenue; East 58th Street; South Dorchester Avenue; a line 248.02 feet north of East 59th Street; a line 150 feet east of South Dorchester Avenue; a line 350 feet north of East 59th Street; South Blackstone Avenue; a line 100 feet north of East 59th Street; a line 80 feet west of South Harper Avenue; East 59th Street; South Blackstone Avenue, or a line thereof if extended where no street exists; the north line of East 60th Street; South Stony Island Avenue; East 61st Street; the east line of the right-of-way of the Illinois Central Railroad; the south line of East 60th Street; the west line of the right-of-way of the Illinois Central Railroad; East 61st Place; South Blackstone Avenue;
Reclassification Of Area Shown On Map Number 12-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 M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 12-K in the area bounded by:

a line 179.37 feet north of West 49th Street; the alley next east of and parallel to South Knox Avenue; West 49th Street; and South Knox Avenue,

to those of an R2 Single-Family 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 Number 13-M.

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 B4-1 Restricted Service District symbols and indications as shown on Map No. 13-M in the area bounded by:

a line 260 feet south of West Catalpa Avenue (as measured along the east line of North Milwaukee Avenue); the public alley next northeast of and parallel to North Milwaukee Avenue; a line 585 feet south of West Catalpa Avenue (as measured along the east line of North Milwaukee Avenue); and North Milwaukee Avenue,

to those of an R4 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.
East 61st Street; South Dorchester Avenue; a line 214.37 feet north of East 61st Street; a line 186.60 feet east of South Dorchester Avenue; East 61st Street; a line 163.603 feet west of South Drexel Avenue; a line 340 feet north of East 61st Street; South Cottage Grove Avenue; a line 380 feet north of East 61st Street; a line 100 feet east of South Cottage Grove Avenue; East 60th Street; South Cottage Grove Avenue; East 57th Street; South Maryland Avenue; East 58th Street; South Drexel Avenue; a line 96 feet north of East 58th Street; the alley next west of and parallel to South Drexel Avenue; a line 171 feet north of East 58th Street; South Maryland Avenue; a line 195 feet north of East 58th Street; the alley next east of and parallel to South Maryland Avenue; a line 219 feet north of East 58th Street; South Maryland Avenue; a line 243 feet north of East 58th Street; the alley next east of and parallel to South Maryland Avenue; a line 315 feet north of East 58th Street; South Maryland Avenue; a line 339 feet north of East 58th Street; the alley next east of and parallel to South Maryland Avenue; a line 237 feet south of East 57th Street; South Drexel Avenue; a line 189 feet south of East 57th Street; the alley next west of and parallel to South Drexel Avenue; a line 200.02 feet south of East 57th Street; South Maryland Avenue; a line 125.02 feet south of East 57th Street; the alley next east of and parallel to South Drexel Avenue; a line 75.02 feet south of East 57th Street; the alley next east of and parallel to South Maryland Avenue; a line 50.02 feet south of East 57th Street; the alley next east of and parallel to South Maryland Avenue; a line 25.02 feet south of East 57th Street; South Maryland Avenue; East 57th Street; South Drexel Avenue; a line 72 feet north of East 56th Street; the alley next east of and parallel to South Drexel Avenue; a line 96 feet north of East 57th Street; South Drexel Avenue; a line 120 feet north of East 57th Street; the alley next east of and parallel to South Drexel Avenue; a line 137 feet north of East 57th Street; South Drexel Avenue; a line 72 feet north of East 57th Street; the alley next east of and parallel to South Maryland Avenue; a line 96 feet north of East 57th Street; South Maryland Avenue; a line 168 feet north of East 57th Street; the alley next east of and parallel to South Maryland Avenue; a line 192 feet north of East 57th Street; South Drexel Avenue; a line 174 feet north of East 57th Street; the alley next east of and parallel to South Drexel Avenue; a line 194 feet north of East 57th Street; South Drexel Avenue; a line 239 feet north of East 57th Street; South Drexel Avenue; a line 240 feet north of East 57th Street; the alley next east of and parallel to South Maryland Avenue; a line 264 feet north of East 57th Street; South Drexel Avenue; a line 266 feet north of East 57th Street; the alley next east of and parallel to South Drexel Avenue; a line 287 feet north of East 57th Street; South Drexel Avenue; a line 211 feet north of East 57th Street; the alley next east of and parallel to South Drexel Avenue; a line 237 feet south of East 56th Street; the alley next west of and parallel to South Drexel Avenue; a line 117 feet south of East 56th Street; the alley next east of and parallel to South Drexel Avenue; a line 93 feet south of East 56th Street; South Drexel Avenue; a line 69 feet south of East 56th Street; the alley next east of and parallel to South Drexel Avenue; East
56th Street; the alley next east of and parallel to South Maryland Avenue; a line 45 feet south of East 56th Street; South Drexel Avenue; a line 93 feet south of East 56th Street; the alley next west of and parallel to South Drexel Avenue; a line 69 feet south of East 56th Street; the alley next east of and parallel to South Drexel Avenue; East 56th Street; the alley next east of and parallel to South Maryland Avenue; a line 45 feet south of East 56th Street; South Drexel Avenue; a line 93 feet south of East 56th Street; the alley next west of and parallel to South Drexel Avenue; a line 69 feet south of East 56th Street; South Maryland Avenue; East 56th Street; the alley next west of and parallel to South Maryland Avenue; a line 45 feet south of East 56th Street; South Maryland Avenue; a line 117 feet south of East 56th Street; the alley next west of and parallel to South Maryland Avenue; a line 230 feet north of East 57th Street; South Maryland Avenue; a line 65 feet north of East 57th Street; the alley next west of and parallel to South Maryland Avenue; a line 96 feet north of East 57th Street; South Cottage Grove Avenue; and East 55th Street (place of beginning),

to the designation of Institutional Planned Development No. 43, as amended, which is hereby established in the area described above, subject to the terms of Planned Development No. 43, as amended, attached hereto and made a part hereof.

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

Plan of Development attached to this ordinance reads as follows:

_University Of Chicago,_

_Institutional Planned Development Number 43, As Amended._

_Plan Of Development Statements._

1. The area delineated herein as "Institutional Planned Development No. 43, As Amended", is owned or controlled by the University of Chicago ("Applicant") as title holder or as the beneficiary of trusts holding title or in accordance with and under the terms of the South West Hyde Park Redevelopment Corporation Redevelopment Plan and under the terms of an ordinance adopted by the City Council.

2. The University of Chicago, its successors or assignees shall obtain all required official reviews, approvals or permits in connection with the Planned Development. Any dedication or vacation of streets or
alleys or adjustment of rights-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf
of the University of Chicago 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
title holders. All rights granted hereunder to the Applicant shall
inure to the benefit of the Applicant’s successors and assigns.
Furthermore, pursuant to the requirements of Section 11.11-1 of the
Chicago Zoning Ordinance, the Property, at the time applications for
amendments, modifications or changes (administrative, legislative
or otherwise) to the Planned Development are made, shall be under
single ownership or under single designated control. Single
designated control for purposes of this paragraph shall mean that
any application to the City for any amendment to the Planned
Development or any modification or change hereto (administrative,
legislative or otherwise) shall be authorized by all owners of the
Property. Nothing herein shall be construed to mean that any
individual owner of the Property or any portion thereof is relieved of
obligation imposed hereunder or rights granted herein or is not
subject to City action pursuant to the Planned Development. In
addition, nothing herein shall prohibit or in any way restrict the
alienation, sale or any other transfer of all or any portion of the
Property or any right, interest or obligations therein. Upon the
alienation, sale or any other transfer of all or any portion of the
Property or the rights herein, except any assignment or transfer of
rights pursuant to a mortgage or otherwise as collateral for any
indebtedness, and solely with respect to the portion of the Property
transferred, the term Applicant shall be deemed amended to apply to
the transferee thereof (and its beneficiaries if such transferee is a
land trust) and the seller or transferor thereof (and if its
beneficiaries if such seller or transferor is a land trust) shall
thereafter be released from any obligations or liability hereunder.

4. This Plan of Development consists of sixteen (16) statements; a Site
and Bulk Table; a Map of the proposed Planned Development No. 43
Boundary, illustrating the existing Planned Development Area and
the Additions to Planned Development No. 43 since 1983; a Right-of-
Way Adjustment Map; a Generalized Land Use Plan Map; an
Existing Land Use Plan of Area adjacent to Planned Development
No. 43; a Parking Lot Location Map; a Map of Existing Zoning; a
Control Map showing parcels acquired, vacations and dedications
required by the Center for Advanced Medicine Project (C.A.M.); a
C.A.M. Site Plan; a C.A.M. Landscape Plan; Elevations for the
C.A.M.; and a Traffic Management Plan (T.M.P.) (Sub)Exhibit 1,
with its relevant supporting documents.
5. The Property within the boundaries of Institutional Planned Development No. 43, as amended, is divided into eleven (11) Subareas as depicted on the Map of the Planned Development Boundary, page 11.

6. Use of land will consist of Academic, Medical, including Medical Heliport, Housing, Student and Staff Housing, related Convenience Type Businesses and Accessory Uses as authorized by the Chicago Zoning Ordinance. Laboratories or research facilities contained therein shall be governed by performance standards as authorized under the M1 Zoning District Classification of the Chicago Zoning Ordinance.

The uses permitted in each of the eleven Subareas are as follows:

Subarea A: Academic, Medical, Medical Heliport, Student and Staff Housing and Accessory Uses related to the principal uses of the Subarea.

Subarea B: Academic, Student and Staff Housing and Accessory Uses related to the principal uses of the Subarea.

Subarea C: Academic, Student Housing and Accessory Uses related to the principal uses of the Subarea.

Subarea D: Academic, Student and Staff Housing and Accessory Uses related to the principal uses of the Subarea.

Subarea E: Academic, Student and Staff Housing and Accessory Uses related to the principal uses of the Subarea.

Subarea F: Academic, Student and Staff Housing and Accessory Uses related to the principal uses of the Subarea.

Subarea G: Academic, Student and Staff Housing and Accessory Uses related to the principal uses of the Subarea.

Subarea H: Academic, Student Housing and Accessory Uses related to the principal uses of the Subarea.

Subarea I: Academic, Community Services, Student and Staff Housing and Accessory Uses related to the principal uses of the Subarea.

Subarea J: Housing, Related Convenience Type Business and Accessory Uses related to the principal uses of the Subarea.

Subarea L: Academic, Medical, Student and Staff Housing and Accessory Uses related to the principal uses of the Subarea.
All University-owned residential property within Subareas A and B which shares a common property line with other residential property and which has been converted to non-residential use shall be returned to residential use no later than six (6) months after a certificate of occupancy is issued for the Center for Advanced Medicine (C.A.M.). Properties returned to residential use shall remain in residential use for a minimum of five (5) years thereafter. No additional conversions of residential property to non-residential use shall take place after the effective date of this Planned Development Amendment nor prior to the fifth anniversary of the issuance of a certificate of occupancy for the C.A.M..

After the five year anniversary of the issuance of a certificate of occupancy for the C.A.M., the University-owned residential properties within Subareas A and B may be used for non-residential, University-owned related uses provided that the property would not share a common property line with a property used for a residence on the same block.

University-owned residential property within Subareas A and B may be used for non-residential use on a temporary basis (which shall not exceed twenty-four (24) months in duration), only upon a showing of unusual or exigent circumstances, with the review and approval of the Commissioner of the Department of Planning and Development in consultation with the alderman of the ward in which the property is located. Requests for review and approval of the temporary non-residential uses must be submitted to the Commissioner of the Department of Planning and Development in writing, describing the temporary uses, the reasons for the temporary use, the duration of the use and the anticipated impacts of the use on adjacent residential properties.

7. Identification signs shall be permitted within the Institutional Planned Development No. 43, as amended, subject to the review and approval of the Commissioner of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Commissioner of the Department of Planning and Development.

8. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to the Planned Development".

9. Any dedication or vacation of streets, alleys or easements in the public way or adjustments of the right-of-way shall require a separate submittal on behalf of the Applicant and approval by the City Council.
10. Any service drives or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Streets and Sanitation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago to provide ingress and egress for motor vehicles. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation, Bureau of Traffic Engineering and Operations and of the Commissioner of the Department of Planning and Development.

11. Off-street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by the Chicago Zoning Ordinance.

12. Height restrictions of any building or appurtenance thereto shall, in addition to the Site and Bulk Regulations, be subject to:

A. Height limitations as certified in Form FAA-117 or successor forms involved in the same subject matter and approved by the Federal Aviation Administration; and

B. Airport zoning regulations as established by the Department of Planning and Development, Department of Aviation, and Department of Law, and approved by the City Council; and

C. No building shall be higher than two hundred (200) feet except in the Subareas D and E, where the limit shall be one hundred twenty (120) feet (approximately an 8-story building).

13. The improvements on the Property, including the buildings, exterior landscaping, landscaping along the adjacent right-of-ways, and all entrances and exits to and from the buildings and their associated parking and loading areas shall be designed, constructed and maintained in substantial conformance with the Plans, Maps, Site Plans, Site and BulkTables, and Exhibits described in Statement 4. In addition, the improvements on the Property shall be subject to the following regulations:

A. Building Design And Layout.

1. Design Compatibility: The Applicant, its successors and assigns, shall make reasonable efforts to design and construct all buildings in a manner compatible with the existing campus character of the University of Chicago and the adjacent residential areas. The Commissioner of Planning and Development shall determine whether the
improvement complies with the requirement for compatibility during the site plan review process.

2. Quadrangles: The concept of the quadrangle shall be the predominant spatial theme when conceptualizing new development. The quadrangle concept is a system of open spaces or courtyards contained and separated from the surrounding streets by architecture.

3. Building Character and Scale: All new structures will be designed to be compatible with the existing buildings on the University of Chicago campus and adjacent residential areas. Scale, massing, articulation, setbacks, materials, color, texture, lighting, fenestration and other architectural devices will be used to create a design in character with the architectural heritage of the University and Hyde Park. Exterior walls visible from any public way shall be designed using texture and details of windows, openings, projections, recesses, offsets or other architectural elements. Special attention shall be given to achieve an interesting building design at the pedestrian level through the use of landscape elements, articulation of surface forms and textures, expression of the structural rhythm and architectural detail. Where active uses are located along the periphery, windows and entrances will be encouraged at grade level along the public way. Established circulation and public space patterns at street level will be respected. Existing architectural details, such as cornice height, fenestration rhythms, and building setbacks from surrounding structures shall be recognized in the design of the building.

4. Projections over Right-of-Ways: Horizontal projections (such as balconies, loggias, or terraces) shall be permitted within required building setbacks. Canopies, awnings, cornices and/or similar projections shall be allowed provided they do not in any way obstruct the public way.

Sky bridges shall be permitted at the locations shown on the C.A.M. Site Plan and designed to be as transparent and unobtrusive as possible, and shall be compatible with the architectural style, color and material of the University of Chicago buildings. Sky bridges shall only be permitted after the review and approval of the Department of Planning and Development and the Plan Commission.

5. Lighting: Base level lighting shall address a variety of functions. More intense, but directed lighting shall be provided at public entries, drop-offs, pedestrian walkways, etc.. Base level facade and landscape lighting will be softer
in nature. The use of lighting to highlight architectural features is strongly encouraged; however, lighting shall not beam directly into the windows of nearby buildings.

6. Vacant Sites: If construction does not occur within twelve months from the date a site is cleared, the site shall be graded, seeded to grass and maintained as a lawn area.

B. Traffic, Circulation And Parking.

1. Traffic Management: The Applicant acknowledges that the development of the University of Chicago Campus and related Medical Facilities will have unique traffic generation and parking characteristics which will require ongoing operation controls to minimize the impact on the surrounding neighborhood and the traffic network. Accordingly, the Applicant shall be responsible for implementing certain operational controls over parking and traffic activity expected to occur adjacent to these facilities. These operational controls are set forth in a Traffic Management Plan (T.M.P.). The T.M.P. (Sub)Exhibit 1 shall be deemed an integral part of this Planned Development. The Applicant's compliance with the T.M.P. shall be a requirement of this Planned Development Ordinance, as amended.

In order to assure the T.M.P.'s effectiveness, the Applicant shall submit to the Commissioner of the Department of Transportation (with a copy to the Commissioner of Planning and Development) an initial traffic management report not later than February 15, 1994, and a bi-annual report thereafter which will describe the past 2 years traffic and parking activity, update population figures, and assess the effectiveness of the various provisions of the T.M.P. and recommend modifications. Additionally, the Applicant or its designated representative, shall cooperate with the City and with the applicable transit agencies in the on-going review and updating of the T.M.P.

In the event the Chicago Department of Transportation determines that the measures taken as part of the T.M.P. do not prove effective, the Chicago Department of Transportation may request additional traffic management, parking or control measures as needed to mitigate or eliminate traffic interference. The Applicant shall be responsible for making any modifications to the T.M.P., and for implementing any additional traffic management or control measures reasonably required by the Department of
Transportation, after consultation with the Alderman and community representatives.

Modifications to the T.M.P. may be made at any time with the approval of the Commissioner of Transportation and the Commissioner of the Department of Planning and Development and shall automatically become part of this Plan of Development. Such modifications and approvals shall be kept on file with the Department of Transportation and the Department of Planning and Development.

2. Circulation: The pedestrian circulation and open space system shall continue to be emphasized as the organizing framework for campus development. Priority shall be given to a network of primary campus pedestrian routes running through and between the blocks of campus providing a visible, continuous linkage of the major spaces in each block. In turn, the major spaces should be established at the outset as the framework around which building sites are organized.

The architectural complement to this principal is emphasizing primary pedestrian entries to buildings on the sides which face the open space and by avoiding the penetration of vehicular and service functions into the open space where feasible.

The street grid system shall remain as the organizing principle for pedestrian and vehicular circulation as the peripheral areas of the campus grow and develop. This continues to respect the order established by the City of Chicago street grid system and the axial form of the central campus. Variations in the pattern should appear mainly as a result of building and spatial organization at the block or sub-block scale. Maintaining a reasonably fine-grained street network in the campus area will continue to provide access and circulation to all parts of the campus and surrounding neighborhoods.

Parking lot layout, loading access, private roadway circulation routes, parking structure operational design, and the location and design of curb-cuts at the public street shall be constructed in substantial accordance with the Site Plans submitted to and approved by the Department of Planning and Development.

3. Parking: The number of required parking spaces shall be determined by applying University population figures against parking ratios described in the Transportation Management Plan which is attached as (Sub)Exhibit 1.
The amount of required parking may be reduced by a maximum of 20% if the Department of Planning and Development determines, in consultation with the Department of Transportation, that a reduction is warranted based on alternate modes of transportation provided by (or supported by) the University.

Under this ordinance, a minimum of 2% of the spaces shall be designed and designated for use by the handicapped.

4. Curb-cuts: Private roadways, driveways, entrances to off-street parking and loading docks, and all other facilities requiring curb-cuts shall be located to minimize conflicts with on-street traffic and with pedestrian circulation. No curb-cut shall be located within 10 feet of any property line or within 10 feet of any other curb-cut. All such curb-cuts shall comply with City of Chicago standards.

5. Private Roadways: A private roadway shall mean any private drive located on private property which is designed and intended for use as vehicular access to functions located therein. Firelanes, if required within the private property, shall be designed and paved to provide access and egress for emergency vehicles. Any private roadway shall be designed and configured to provide direct and coherent pathways to public streets.

C. Site Amenities And Landscaping.

1. Landscape Design: All projects submitted to the Department of Planning and Development shall have a Landscape Plan. The Landscape Plan shall continue the planting design traditions established in the central campus, consisting of broad sweeps of lawn, canopy shade trees, ornamental flowering trees and shrubs, and flower beds. In addition, the Landscape Plan will adhere to the parkway planting provisions of the Chicago Zoning Ordinance, and corresponding guidelines and regulations for installation of shade trees along the City parkways.

2. Paving Materials: When decorative paving materials are purposed for walkways or roads, they shall be in accordance with the established palette on the University of Chicago campus. This palette includes stone, brick, concrete pavers, and specialty concrete.
3. Site Amenities: If site amenities such as light standards, trash receptacles, benches, flagpoles, ash urns, and planters are specified for placement within the public outdoor spaces of a proposed development, they shall be compatible with those items presently existing on the University of Chicago campus.

14. The terms, conditions and exhibits of the Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the Applicant and after a determination by the Commissioner that such modification is minor, appropriate, and consistent with the nature of the development of the Property contemplated in this Planned Development Ordinance. Any such modification shall be deemed to be a minor change in the Planned Development Ordinance as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance. Notwithstanding the provisions of the subclauses (4) and (5) of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes may include a reduction in the minimum required distance between structures, and reduction in the periphery setbacks, or an increase of the maximum percent of land covered.

15. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.

16. Unless substantial construction of the Center for Advanced Medicine proposed within Subarea A has commenced within ten (10) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development as it pertains to the Center for Advanced Medicine in Subarea A shall expire; provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all Planned Developments, then this Planned Development as it pertains to the Center for Advanced Medicine in Subarea A shall expire upon the expiration of such shorter time period as provided by said Amendatory Ordinance (the first day of which as applied to the Institutional Planned Development No. 43, as amended, shall be the effective date of the Amendatory Ordinance). If the Institutional Planned Development No. 43, as amended, expires under the provisions of this section, then
the zoning shall automatically revert to the Planned Development existing prior to the amendment, except with respect to the new parcels added to the Planned Development Subarea A, which shall revert to the prior Zoning Classifications of R5 and B4-3.

[Planned Development Boundary Map, Right-of-Way Adjustment Map, Generalized Land Use Plan Map, Existing Adjacent Land Use Map, Parking Lot Location Map, Existing Adjacent Zoning Map, Control Map, C.A.M. Site Plan Map, C.A.M. Landscape Plan Map and Elevation Drawings attached to this Plan of Development printed on pages 44917 through 44929 of this Journal.]

Site and Bulk Table and (Sub)Exhibit 1 (Traffic Management Plan) attached to this Plan of Development read as follows:

**Site And Bulk Table.**

<table>
<thead>
<tr>
<th>Area</th>
<th>Square Feet (Net)</th>
<th>Acres (Net)</th>
<th>Maximum % Site (sq. ft.)</th>
<th>Maximum F.A.R. (sq. ft.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>1,369,360</td>
<td>31.44</td>
<td>50% (684,680)</td>
<td>3.00 (4,108,080)</td>
</tr>
<tr>
<td>B</td>
<td>1,208,893</td>
<td>27.75</td>
<td>40% (483,557)</td>
<td>2.00 (2,417,786)</td>
</tr>
<tr>
<td>C</td>
<td>949,880</td>
<td>21.81</td>
<td>35% (332,458)</td>
<td>2.00 (1,899,760)</td>
</tr>
<tr>
<td>D</td>
<td>1,422,085</td>
<td>32.64</td>
<td>35% (497,729)</td>
<td>2.20 (3,128,587)</td>
</tr>
<tr>
<td>E</td>
<td>869,796</td>
<td>19.97</td>
<td>40% (347,918)</td>
<td>2.20 (1,913,551)</td>
</tr>
<tr>
<td>F</td>
<td>408,079</td>
<td>9.37</td>
<td>35% (142,827)</td>
<td>2.50 (1,020,197)</td>
</tr>
<tr>
<td>G</td>
<td>699,433</td>
<td>16.05</td>
<td>40% (279,773)</td>
<td>2.50 (1,748,582)</td>
</tr>
<tr>
<td>H</td>
<td>719,303</td>
<td>16.51</td>
<td>45% (323,686)</td>
<td>2.20 (1,582,466)</td>
</tr>
<tr>
<td>I</td>
<td>614,783</td>
<td>14.11</td>
<td>35% (215,174)</td>
<td>2.20 (1,352,522)</td>
</tr>
<tr>
<td>Area</td>
<td>Square Feet (Net)</td>
<td>Acres (Net)</td>
<td>Maximum % Site (sq. ft.)</td>
<td>Maximum F.A.R. (sq. ft.)</td>
</tr>
<tr>
<td>------</td>
<td>------------------</td>
<td>-------------</td>
<td>--------------------------</td>
<td>-------------------------</td>
</tr>
<tr>
<td>J*</td>
<td>341,606</td>
<td>7.84</td>
<td>25% (85,401)</td>
<td>1.50 (512,409)</td>
</tr>
<tr>
<td>L</td>
<td>249,175</td>
<td>5.72</td>
<td>35% (87,211)</td>
<td>2.50 (622,937)</td>
</tr>
<tr>
<td>TOTAL</td>
<td>CAMPUS: 8,852,393</td>
<td>203.22</td>
<td>35% (3,098,338)</td>
<td>2.50 (22,130,982)</td>
</tr>
</tbody>
</table>

Gross Site Area.

Public Right-of-Ways (streets, sidewalks and alleys) within Planned Development total another 90.03 acres.

Population.

Population figures may be found in the Traffic Management Plan (T.M.P.).

Setbacks.

Front and sideyard setbacks shall be dimensioned on the site plans submitted to the Department of Planning and Development when applying for a permit for a new building or building addition. Setback and yard requirements may be adjusted where required to permit conformance to the pattern of, or architectural arrangement related to, existing structures, or when necessary because of technical reasons, subject to the approval of the Department of Planning and Development.

* Subarea "J" is limited to a maximum of 322 dwelling units, a minimum off-street parking requirement of 308 spaces, and a maximum of 20,000 square feet of related convenience business and related other uses.
(Sub)Exhibit 1.

Traffic Management Plan.

The University Of Chicago.

A. Overview.

The University of Chicago has a traffic management planning process that has as its goal the minimization of vehicular traffic through the campus and the residential areas surrounding it. The University’s Traffic Management Plan responds to the Clean Air Act amendments of 1990 by encouraging faculty, students and staff to utilize modes of transportation other than personal automobiles. The underlying goal is to reduce the number of single occupancy vehicles (S.O.V.) traveling to the campus.

To support the above goal, the use of public transportation is encouraged. For example, the University and the Hospitals provide subsidized shuttle buses for faculty, staff and students commuting to the Northwestern and Union train stations in the Loop and to the METRA train stop at 59th Street. In addition, other transportation choices are offered by the University and the University Hospitals such as: 1) daily, daytime and evening bus services are provided to faculty, students and staff residing in the Hyde Park-Kenwood neighborhoods; 2) a twenty-two passenger trolley runs throughout the day linking the University’s north and south campus areas with the 59th Street METRA train stop; 3) bicycling is encouraged by the provision of storage racks located throughout campus; and 4) car pools are encouraged by giving priority status to car poolers for off-street parking spaces.

The Traffic Management Plan takes into consideration the following factors that influence vehicular traffic and parking demand within the campus area.

B. Traffic Circulation.

In planning the development of its campus the University attempts to adhere to the following traffic planning principles:

1. To intercept vehicular traffic at the perimeter of the University campus by locating off-street parking lots along the periphery of the campus adjacent to arterial streets. Refer to Map No. 1 -- Off-street Parking Lots.

2. To discourage vehicular traffic from passing through the surrounding neighborhood through the strategic placement of cul-de-sacs and the use of one-way streets.
C. Truck Deliveries.

The majority of non-construction truck deliveries are directed to off-street receiving areas throughout campus in an effort to minimize interference with general traffic movement in the University area. Refer to Map No. 2 -- Receiving Dock locations.

1. University of Chicago Medical Center: Nearly all deliveries to the 16 buildings comprising the University of Chicago Medical Center are directed to its main receiving dock at 5835 South Cottage Grove Avenue. The dock has ten receiving bays and currently is open for deliveries from 8:00 A.M. to 4:00 P.M., Monday through Friday. The T.M.P. proposes shifting the hours of the receiving dock to 6:00 A.M. to 3:00 P.M.. The purpose of this modification would be to receive more truck deliveries prior to the normal rush hour thus reducing vehicular congestion in the University/Hospital area.

2. The University attempts to interconnect its buildings so that many buildings can be served from one receiving dock. The 180 buildings located on campus are serviced either from private University streets or from off-street receiving docks in the following locations:

<table>
<thead>
<tr>
<th>Building Number</th>
<th>Building Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>A-06</td>
<td>John Crerar Library</td>
</tr>
<tr>
<td>A-13</td>
<td>University Bookstore</td>
</tr>
<tr>
<td>A-62</td>
<td>Cummings Life Sciences</td>
</tr>
<tr>
<td>B-02</td>
<td>High Energy Physics</td>
</tr>
<tr>
<td>B-07</td>
<td>Research Institute</td>
</tr>
<tr>
<td>B-36</td>
<td>Biological Sciences Learning Center</td>
</tr>
<tr>
<td>C-01</td>
<td>Pierce Hall</td>
</tr>
<tr>
<td>C-03</td>
<td>Joseph Regenstein Library</td>
</tr>
<tr>
<td>C-13</td>
<td>Smart Museum</td>
</tr>
<tr>
<td>C-15</td>
<td>Court Theatre</td>
</tr>
<tr>
<td>D-04</td>
<td>Hutchinson Commons</td>
</tr>
<tr>
<td>Building Number</td>
<td>Building Name</td>
</tr>
<tr>
<td>-----------------</td>
<td>---------------------------------------</td>
</tr>
<tr>
<td>D-12</td>
<td>Mandel Hall</td>
</tr>
<tr>
<td>D-20</td>
<td>Administration Building</td>
</tr>
<tr>
<td>D-26</td>
<td>Oriental Institute</td>
</tr>
<tr>
<td>D-40</td>
<td>Wieboldt Hall</td>
</tr>
<tr>
<td>E-08</td>
<td>Woodward Commons</td>
</tr>
<tr>
<td>E-09</td>
<td>Ida Noyes Hall</td>
</tr>
<tr>
<td>E-13</td>
<td>International House</td>
</tr>
<tr>
<td>G-02</td>
<td>Merriam Center</td>
</tr>
<tr>
<td>G-03</td>
<td>New Graduate Residence</td>
</tr>
<tr>
<td>H-01</td>
<td>1155 East 60th Street</td>
</tr>
<tr>
<td>H-02</td>
<td>Law School</td>
</tr>
<tr>
<td>H-03</td>
<td>Burton-Judson</td>
</tr>
<tr>
<td>I-04</td>
<td>Edlestone Center, 6030 South Ellis Avenue</td>
</tr>
</tbody>
</table>

As new buildings are constructed off-street, receiving and loading areas will be provided as required by the City's Department of Planning and Development.

D. Busing Services.

The University and the University Hospitals provide a wide variety of busing services to their faculty, students and staff. The purposes of the busing services are to reduce the use of private automobiles and enhance security in the neighborhood. Bus services provided are:

1. Commuter Bus Services:

a. Neighborhood Bus Service: Two morning and afternoon "pay-for-ride" buses are provided which serve University faculty, students and staff residing in the Hyde Park-Kenwood communities. The north/south and east/west buses operate Monday through Friday, from 7:00 A.M. to 9:00 A.M. and 4:30 P.M. to 5:30 P.M. Refer to Map No. 3 -- North/South, East/West Bus Routes.
These two buses carry an average of 200 riders each morning and afternoon during the academic year. Roughly 60% of the riders are University staff and 40% are graduate students.

b. Loop Shuttle Buses: A subsidized "pay-for-ride" morning and afternoon bus service is provided daily from the University of Chicago Hospitals to the Northwestern and Union train stations in the Loop. The hours of this commuter service are 6:00 A.M. to 9:00 A.M. and 4:30 P.M. to 7:00 P.M..

The Loop shuttle bus carries an average of 120 riders each morning and afternoon. All riders are University or Hospital staff members.

c. Dormitory Bus Service: Students residing in the Shoreland, Broadview and Max Mason Residence Halls are provided with free bus service to campus between the hours of 8:30 A.M. and 6:00 P.M., seven days a week. Refer to Map No. 4 -- Dormitory Bus Routes.

These three buses provide the exclusive transportation to campus for approximately 860 students residing in these three dormitories.

d. Dial-a-ride bus service is provided to outpatients using the University of Chicago Hospital's geriatric clinic in the Windemere. The service is provided between the hours of 9:00 A.M. and 5:00 P.M., Monday through Friday. The Hospitals provide a financial subsidy to this service.

2. Evening Bus Service: In the evenings the University provides six (6) buses which are available to faculty, students and staff free of charge. The buses serve all areas of the Hyde Park-Kenwood community. They operate seven days a week between the hours of 6:00 P.M. and 1:00 A.M.

The buses repeat their routes every thirty minutes. Refer to Map No. 5 -- Evening Bus Routes.

An average of 2,200 riders are handled each day by the six buses. Assuming a round trip represents two rides, the actual number of riders handled daily is 1,100. Nearly all riders are students.

3. Intra-Campus Bus Service: Refer to Map No. 6 -- Intra-campus Bus Routes.

   a. A twenty-two passenger trolley operates free of charge between the University's north and south campus areas and the 59th Street METRA train stop from 6:30 A.M. to 6:00 P.M., Monday through Friday. The trolley repeats its loop every twenty minutes.
The trolley carries an average of 15 -- 20 passengers every twenty minutes. The morning and late afternoon ridership largely consists of University staff members arriving at the 59th Street METRA train stop. Note: On an average weekday, approximately 250 faculty and staff arrive by train at this train stop.

b. A parking shuttle bus operates between the parking lots on the University's south campus and the main campus and the Hospitals. The service is provided free of charge 24 hours a day, Monday through Friday.

E. Bicycle Parking.

University faculty, staff and students residing in the Hyde Park-Kenwood area are encouraged to walk or bicycle to campus. Bicycle storage racks are distributed around the campus at 35 different locations to make bicycling an attractive transportation option. Approximately 900 bicycles can be accommodated in the storage racks.

Six additional bicycle storage areas, with a combined capacity of 215 spaces, will be installed by November, 1993, increasing the total number of spaces to 1,115.

F. Off-Street Parking.

To aid in the determination of the number of off-street parking spaces that may be needed within Planned Development No. 43, the City's Department of Zoning provided the following parking ratios:

<table>
<thead>
<tr>
<th>Population Group</th>
<th>Parking Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>University and Hospital Employees</td>
<td>1 space per 3 people</td>
</tr>
<tr>
<td>Students (not in dormitories)</td>
<td>1 space per 12 people</td>
</tr>
<tr>
<td>Students in Dormitories</td>
<td>1 space per 5 people</td>
</tr>
<tr>
<td>Doctors</td>
<td>1 space per 1 person</td>
</tr>
<tr>
<td>Hospitals</td>
<td>1 space per 3 beds</td>
</tr>
<tr>
<td>Multi-family Dwellings (over 3 units)</td>
<td>1 space per 1 unit</td>
</tr>
</tbody>
</table>
The University and the Hospitals currently provide approximately 4,189 off-street parking spaces within the Planned Development area. University and Hospital policy is to charge a fee for the use of off-street parking spaces. The fees are set at a level intended to cover the costs of developing and maintaining the parking facilities. Parking spaces on surface lots are rented at rates of $20 per month for uncontrolled lots and $28 per month for controlled lots.

Parking spaces in the parking garage are rented at the following rates:

<table>
<thead>
<tr>
<th>User</th>
<th>Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Monthly employees, day shift</td>
<td>$85 per space</td>
</tr>
<tr>
<td>Monthly employees, evening shift</td>
<td>$55 per space</td>
</tr>
<tr>
<td>Night shift employees</td>
<td>Free</td>
</tr>
<tr>
<td>Doctors</td>
<td>$125 per space</td>
</tr>
<tr>
<td>Daily rates (patients and visitors)</td>
<td></td>
</tr>
<tr>
<td>First hour</td>
<td>$3 per hour</td>
</tr>
<tr>
<td>Hours 2 through 5</td>
<td>$1 per hour</td>
</tr>
<tr>
<td>Daily maximum rate</td>
<td>$7 per day</td>
</tr>
<tr>
<td>Valet parking (patients and visitors)</td>
<td>$5 per day</td>
</tr>
<tr>
<td>Valet parking (employees)</td>
<td>$10 per day</td>
</tr>
</tbody>
</table>

Using the parking ratios noted above, the following parking needs are projected for Planned Development No. 43:

<table>
<thead>
<tr>
<th>Population</th>
<th>Number Of Individuals</th>
<th>Parking Ratio Applicable</th>
<th>Estimated Parking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Students</td>
<td>9,513</td>
<td>Fall 1992 campus enrollment</td>
<td></td>
</tr>
<tr>
<td>Population</td>
<td>Number Of Individuals</td>
<td>Parking Ratio Applicable</td>
<td>Estimated Parking Spaces</td>
</tr>
<tr>
<td>---------------------</td>
<td>-----------------------</td>
<td>-----------------------------------------------</td>
<td>--------------------------</td>
</tr>
<tr>
<td>220</td>
<td></td>
<td>Fall 1993 Lab School students over 16 years old</td>
<td></td>
</tr>
<tr>
<td>(1,523)</td>
<td></td>
<td>Students living in dorms within Planned Development No. 43</td>
<td></td>
</tr>
<tr>
<td>8,210</td>
<td>Non-dorm students</td>
<td>684</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Parking ratio is 1:12</td>
<td></td>
<td></td>
</tr>
<tr>
<td>University Visitors</td>
<td>Estimated</td>
<td>University visitors are estimated</td>
<td>35</td>
</tr>
<tr>
<td></td>
<td></td>
<td>No ratio applies</td>
<td></td>
</tr>
<tr>
<td>Staff</td>
<td>839</td>
<td>Non-medical faculty</td>
<td></td>
</tr>
<tr>
<td></td>
<td>4,921</td>
<td>University staff</td>
<td></td>
</tr>
<tr>
<td></td>
<td>1,477</td>
<td>University of Chicago Hospitals administration staff</td>
<td></td>
</tr>
<tr>
<td></td>
<td>1,676</td>
<td>University of Chicago Hospitals day-shift staff</td>
<td></td>
</tr>
<tr>
<td>8,913</td>
<td>Total Staff</td>
<td>2,971</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Parking ratio is 1:3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Doctors</td>
<td>400</td>
<td>Medical faculty</td>
<td></td>
</tr>
<tr>
<td>Population</td>
<td>Number Of Individuals</td>
<td>Parking Ratio Applicable</td>
<td>Estimated Parking Spaces</td>
</tr>
<tr>
<td>-------------------</td>
<td>-----------------------</td>
<td>--------------------------</td>
<td>--------------------------</td>
</tr>
<tr>
<td>185</td>
<td>Doctors, Hospital staff</td>
<td></td>
<td></td>
</tr>
<tr>
<td>585</td>
<td>Total Doctors</td>
<td>585</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Parking ratio is 1:1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dormitory Beds</td>
<td>1,523</td>
<td>Dormitory beds within Planned Development No. 43</td>
<td>305</td>
</tr>
<tr>
<td></td>
<td>Parking ratio 1:5</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hospital Beds</td>
<td>637</td>
<td>Hospital beds</td>
<td>213</td>
</tr>
<tr>
<td></td>
<td>Parking ratio is 1:3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Multi-family Dwellings</td>
<td>408</td>
<td>Units in buildings with more than 3 units</td>
<td>408</td>
</tr>
<tr>
<td></td>
<td>Parking ratio is 1:1</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Estimated amount of parking required = 5,201

1. Existing off-street parking supply:

As noted above, the University and the Hospitals currently supply 4,189 off-street parking spaces within the Planned Development area. See Map No. 1 for specific locations. The parking supply is distributed as follows:

a. Parking Structure: A parking structure containing approximately 1,667 spaces is located adjacent to the University of Chicago Hospitals at 59th Street and Maryland Avenue. The structure is intended to serve the needs of out-patients, in-patient visitors, nursing and medical staffs of the Hospitals and University personnel.
b. Surface parking lots: The University and the Hospitals manage 33 parking lots located around the periphery of the campus which contain approximately 2,522 parking spaces. Approximately 1,600 of the 2,522 off-street parking spaces are located on the south campus between 60th and 61st Streets. A shuttle bus is operated 24 hours a day between the south campus parking lots and the main campus destinations. The second largest concentration of off-street parking lots is located on the north edge of campus near 55th Street and Ellis Avenue within easy walking distance of the main campus. During the course of a normal academic year the University typically has a surplus of approximately 100 parking spaces available for rent.

c. Visitor parking lots: Visitors to the University or Hospitals can find parking in the parking structure at 59th Street and Maryland Avenue or in the metered, 35-space lot at 5875 South Woodlawn Avenue, north of Ida Noyes Hall.

2. Proposed Plan for meeting the estimated off-street parking needs:

As noted in Sections D and E above, the University is providing alternative means of transportation (i.e., a mode other than a personal automobile) for its constituent population which totals 19,231. Of the 19,231 individuals, 10,314 reside in Hyde Park-Kenwood.

In recognition of the large segment of its population that lives in Hyde Park-Kenwood (i.e., 10,314 individuals) and given the transportation choices the University provides to them, the University argues that it is reducing the demand for parking spaces. The table presented below notes the number of individuals riding the alternative modes of transportation on a daily basis and suggests, at a minimum, using the City’s parking ratios as a factor for determining the resultant reduction in parking demand.

Tabulation Of Non-Drivers Arriving On Campus Daily.

<table>
<thead>
<tr>
<th>Mode Of Transportation</th>
<th>Faculty Or Staff</th>
<th>Students In Dorms</th>
<th>Students</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commuter buses</td>
<td>120</td>
<td>--</td>
<td>80</td>
</tr>
<tr>
<td>Loop shuttle bus</td>
<td>120</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Mode Of Transportation</td>
<td>Faculty Or Staff</td>
<td>Students In Dorms</td>
<td>Students</td>
</tr>
<tr>
<td>------------------------</td>
<td>-----------------</td>
<td>------------------</td>
<td>---------</td>
</tr>
<tr>
<td>Dormitory shuttle buses</td>
<td>0</td>
<td>860</td>
<td>--</td>
</tr>
<tr>
<td>Trolley</td>
<td>120</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Evening buses</td>
<td>--</td>
<td>--</td>
<td>1,100</td>
</tr>
<tr>
<td>Bicycles</td>
<td>200</td>
<td>100</td>
<td>300</td>
</tr>
<tr>
<td><strong>TOTALS</strong></td>
<td><strong>560</strong></td>
<td><strong>960</strong></td>
<td><strong>1,480</strong></td>
</tr>
</tbody>
</table>

[Applicable parking ratio: 1 per 3 1 per 5 1 per 12]
Estimated avoided cars: 186 192 123

Estimated total number of cars avoided = 501 parking spaces.

Assuming the Department of Planning and Development, in consultation with the Department of Transportation, as cited in Statement 13 B.3 of this amendment, is willing to grant the University a credit for the estimated 501 parking spaces avoided through the University’s provision of alternative transportation choices, the projected amount of off-street parking needed is 4,700 spaces. As noted earlier, the existing off-street parking supply is 4,189 spaces. The resulting parking shortage is projected to be 511 spaces = (4,700 projected need -- 4,189 existing supply).

In an effort to respond to the estimated shortage of off-street parking spaces, the University and the Hospitals propose to provide additional parking, as noted on Map No. 1, using the following methods:

a. Pritzker Hospital site: Construct 100 additional off-street parking spaces. This lot will be designed so that neighborhood residents can have access to it at night. The parking lot construction is proposed for the spring of 1994.

Traffic impact: Access to this parking lot will be from Cottage Grove Avenue at a point approximately 300 feet north of 55th Street. This should have no impact on traffic in residential areas nor should it contribute to congestion in the campus area.

b. Center for Advanced Medicine (C.A.M.) Project: Approximately 100 additional off-street parking spaces will be constructed as a part of the
C.A.M. project. This parking will serve out-patients coming to the new C.A.M. facility.

Traffic impact: Access to this lot will be from Cottage Grove Avenue and will be limited to valets who are parking the automobiles of out-patients. Out-patients using the valet parking will arrive at the C.A.M. via Maryland Avenue.

c. L.A.S.R. site: With the completion of the B.S.D. Learning Center the University will restore 26 parking spaces that had been occupied by construction trailers. This action should occur by February, 1994.

Traffic impact: This is the restoration of an existing parking lot that had been taken out of service. It will be accessed from 56th Street.

d. Merriam Center, 1313 East 60th Street: Approximately 100 additional off-street parking spaces will be provided as a part of a major rehabilitation of the building located at 1313 East 60th Street. This project should be completed within the next twelve months.

Traffic impact: Access to this parking lot will be from 60th Street via Kenwood Avenue (University-owned street).

e. Parking for construction workers: On major construction projects such as the proposed Center for Advance Medicine (C.A.M.), the University or University Hospitals will require the construction company performing the work to provide off-site parking for its employees involved in the construction activities.

The actions recommended above will add 326 off-street parking spaces to the University's inventory bringing the total number of off-street parking spaces within the Planned Development Area to 4,515. A plan for providing the remaining 185 spaces will be developed and submitted to the City’s Department of Planning and Development for approval and will be constructed by January of 1996.

G. Traffic Impact Of The Center For Advanced Medicine.

The objectives of the traffic management plan for the Center for Advanced Medicine (C.A.M.) include (1) making it easy for patients and visitors to find their way to the facility, (2) minimizing traffic congestion, and (3) maintaining the residential quality of the east side of Maryland Avenue between 57th and 58th Streets. To accomplish these objectives, Maryland Avenue will be widened between 57th and 58th Streets and a landscaped divider will be constructed. In addition, the direction of traffic flow will be changed on Maryland Avenue and 58th Street and high visibility directional signage will be installed in Washington Park and on Cottage Grove at 57th
Street. A site plan illustrating proposed traffic flows is presented on Map No. 7.

1. Modifications to Streets: To facilitate traffic flow, Maryland Avenue will become two-way between 57th and 59th Streets. At the present time, Maryland is one-way south between 57th and 58th Streets and one-way north between 58th Street and the main parking garage entrance. Maryland Avenue currently accommodates two-way traffic only between the main parking garage entrance and 59th Street.

Maryland Avenue will be widened between 57th and 58th Streets without moving the curb line along the residential side of the street. A landscaped center median will be provided with 20 foot roadways on either side. Two southbound traffic lanes will be provided along the C.A.M. One traffic lane and one parking lane (northbound) will be provided on the east side of the median along the residential portion of Maryland Avenue.

To minimize congestion at the intersection of 58th Street and Maryland Avenue, the portion of 58th Street between the C.A.M. entry drive and Cottage Grove Avenue will become one-way westbound. The one-way traffic flow will also facilitate turning onto Cottage Grove Avenue from 58th Street. The width of 58th Street will not be reduced.

2. Revision of On-Street Parking: Approximately 35 on-street parking spaces will be eliminated to facilitate traffic flow near the C.A.M. site. Parking will be eliminated on the west side of Maryland Avenue between 57th Street and 58th Street and on the north side of 58th Street between Cottage Grove Avenue and Maryland Avenue. In addition, four to six spaces will be eliminated on the north side of 57th Street between Maryland Avenue and Drexel Avenue to facilitate left turns from 57th Street onto Maryland Avenue.

3. Patient, Visitor and Employee Traffic: With the revised traffic flows, there will be two entrances to the Medical Center, one at 59th Street and Cottage Grove Avenue and the other at 57th Street and Cottage Grove Avenue. It will be possible to reach any destination on the Medical Center Campus from either entrance. Ambulatory care traffic will be directed to the 57th Street entrance and advised to use valet parking or park in the adjacent parking garage. Inpatient hospital traffic will be directed to the 59th Street entrance where they will be advised to use the parking garage. Employees using the parking garage will use both entrances.

Cars using the C.A.M. drop-off area will exit the Medical Center primarily by way of 58th Street. Cars leaving the parking garage will use the existing exits on Cottage Grove and Maryland Avenues.

4. Emergency Traffic: The main access route to the emergency room will be from 57th Street to Drexel Avenue. However, it will also be possible to reach the emergency room from Maryland Avenue by way of 58th Street.
5. Cab Stand: A cab stand will be located on Maryland Avenue between the Mitchell and Wyler Hospitals. The largest volume of cab use occurs in the afternoon during the time that patients are discharged. This location will also be suitable for serving the C.A.M. since it is within view of the C.A.M. entry.

6. Valet Parking: The primary valet parking lot will be located just north of the C.A.M.. The valets will take possession of out-patient cars at the C.A.M. entrance, drive west on 58th Street to Cottage Grove Avenue, then turn north where they will enter the valet parking lot from Cottage Grove Avenue with a key card. Cars will be returned by valets via Maryland Avenue.

Valet parking for the inpatient hospitals will occur at 5831 South Maryland Avenue. The valets will drive the cars to 58th Street, turn left and enter the parking garage where the cars will be parked in an area reserved for inpatient vehicles on the third level. The valets will return the cars using the main parking garage exit on Maryland Avenue.

7. Traffic Monitoring: The University will monitor the traffic counts through the six main intersections at the Medical Center campus. The counts will be taken on weekdays at peak times and will be reported as vehicles entering the intersections. The counts will be reported to the City of Chicago Department of Transportation biannually, along with data related to parking. The baseline counts of vehicles entering the intersection are as follows:

<table>
<thead>
<tr>
<th>Traffic Counts*</th>
<th>Morning Peak Hour/Afternoon Peak Hour</th>
</tr>
</thead>
<tbody>
<tr>
<td>Intersections At:</td>
<td>57th Street</td>
</tr>
<tr>
<td>Cottage Grove Avenue</td>
<td>1535/1835</td>
</tr>
<tr>
<td>Maryland Avenue</td>
<td>445/485</td>
</tr>
</tbody>
</table>

* Baseline traffic counts were recorded on June 2 and 3, 1993.
H. University Of Chicago Traffic/Transportation Management Process.

As noted earlier, the goal of the University of Chicago's Traffic Management Plan is to reduce vehicular traffic congestion in the University community by minimizing the number of vehicles entering the area. The means of accomplishing that goal are through the provision of the balanced Traffic Management Plan outlined above.

To make sure that the Traffic Management Plan is responding to the needs of the University community, the University designates its University Planner as the Traffic/Transportation Manager for the University and the University of Chicago Hospitals. This individual will be responsible for the following:

1. Insure that the elements of the plan are implemented and followed; and

2. Monitor the performance of the various components of the plan such as: a) number of daily truck deliveries, by time of day, b) number of University faculty, staff and students who are riding the various bus routes, c) number of off-street parking spaces available or being demanded, et cetera; and


The Traffic/Transportation Manager will submit proposed changes to the plan to the City's Department of Transportation and the Department of Planning and Development for review and approval. Approved modifications to the plan will be kept on file with the City's Department of Transportation and the Department of Planning and Development.

[Maps 1 through 7 attached to this Traffic Management Plan printed on pages 44910 through 44916 of this Journal.]

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Reclassification Of Area Shown On Map Number 14-N.

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

(Continued on page 44930)
Off-Street Parking Lot Map.
(Map No. 1)
Receiving Dock Locations Map.
(Map No. 2)
North/South, East/West Bus Routes Map.
(Map No. 3)
Dormitory Bus Service Map.
(Map No. 4)
Evening Bus Routes Map.
(Map No. 5)

September 1, 1993
Intra-Campus Bus Routes Map.
(Map No. 6)
Site/Traffic Flow Plan Map.
(Map No. 7)
Planned Development Boundary Map.
Right-of-Way Adjustment Map.
Generalized Land Use Plan Map.
Existing Adjacent Land Use Map.
Parking Lot Location Map.
Existing Adjacent Zoning Map.
C.A.M. Site Plan Map.
C.A.M. Landscape Plan Map.
Elevation Drawings.
(Page 2 of 4)
Elevation Drawings.
(Page 3 of 4)
Elevation Drawings.
(Page 4 of 4)
ZONING INFORMATION

Area of lot _______________ Height of Building ___________ 51 ___________ Plate No. ___________

Area of building 127,872 SQ.FT. Volume of Building 6,521,472 C.F. Zone District RPD NO. 43

Scale NONE Class of use J - MISCELLANEOUS BUILDING / PARKING STRUCTURE

Number of parking spaces EXISTING and loading spaces EXISTING provided as per diagram below.

Show here a diagram of lot and buildings with dimensions.

I hereby certify that the statements in this application are true to the best of my knowledge and belief, and that all construction work under the proposed permit will conform to the Municipal Code of the City of Chicago under possible penalty of prosecution.

AUGUST 10, 1992 Owner The University of Chicago Hospitals

By Applicant ROBERT GRELA & ASSOCIATES

Applicant address 3142 SOUTH HALSTED, CHICAGO, IL 60608

Applicant phone number (312) 225-0066
to those of an R4 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 Nos. 14-D and 12-D

(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 Residential Planned Development District symbols and indications as shown on Map Nos. 14-D and 12-D in the area bounded by:

East 55th Street; the alley next west of and parallel to South Greenwood Avenue, or the line thereof if extended where no alley exists; a line 100 feet north of East 55th Street; South Greenwood Avenue; East 55th Street; South University Avenue; East 57th Street; the alley next west of and parallel to South Woodlawn Avenue; a line 198.91 feet south of East 57th Street; South Woodlawn Avenue; a line 248.91 feet south of East 57th Street; the alley next west of and parallel to South Woodlawn Avenue; a line 298.91 feet north of East 58th Street; South Woodlawn Avenue; a line 98.91 feet north of East 58th Street; the alley next west of and parallel to South Woodlawn Avenue; a line 148.89 feet north of East 58th Street; the east line of South University Avenue; a line 198.89 feet north of East 58th Street; the alley next west of and parallel to South Woodlawn Avenue; a line 248.89 feet north of East 58th Street; South University Avenue; East 58th Street; South Woodlawn Avenue; a line 50 feet north of East 58th Street; the alley next east of and parallel to South Woodlawn Avenue; East 58th Street; South Kenwood Avenue; or the line thereof if extended where no street exists; a line 147.9 feet south of East 58th Street; a line 188 feet east of South Kenwood Avenue, or the line thereof if extended where no street exists; a line 97.9 feet south of East 58th Street; the east line of South Kenwood Avenue, or the line thereof if extended where no street exists; East 58th Street; South Dorchester Avenue; a line 248.02 feet north of East 59th Street; a line 150 feet east of South Dorchester Avenue; a line 300 feet north of East 59th Street; South Blackstone Avenue, or the line thereof if extended where no street exists; the north line of East 60th Street; South Stony Island Avenue; East 51st Street; the east line of the right-of-way of the Illinois Central Railroad; the south line of East 60th Street; the west line of the right-of-way of the Illinois Central Railroad; East 61st Place; South Blackstone Avenue; East 61st Street; South Dorchester Avenue; a line 214.37 feet north of East 61st Street; South Kenwood Avenue; East 61st Street; South Drexel Avenue; East 60th Street; South Cottage Grove Avenue; a line 96 feet north of East 58th Street; the alley next east of and parallel to South Cottage Grove Avenue; a line 144 feet north of East 58th Street; South Maryland Avenue; a line 72 feet north of East 58th Street; the alley next east of and parallel to South Cottage Grove Avenue; a line 48 feet north of East 58th Street; South Maryland Avenue; East 58th Street; South Drexel Avenue; a line 96 feet north of East 58th Street; the alley next west of and parallel to South Drexel Avenue; a line 360 feet north of East 58th Street; South Drexel Avenue; a line 180 feet south of East 57th Street; the alley next west of and parallel to South Drexel Avenue; a line 25.02 feet south of East 57th Street; South Maryland Avenue; East 57th Street; South Drexel Avenue; a line 36 feet north of East 57th Street; the alley next east of and parallel to South Drexel Avenue; a line 137 feet north of East 57th Street; South Drexel Avenue; a line 154 feet north of East 57th Street; the alley next east of and parallel to South Drexel Avenue; a line 216 feet north of East 57th Street; South Drexel Avenue; a line 240 feet north of East 57th Street; the alley next east of and parallel to South Drexel Avenue; a line 237 feet south of East 56th Street; South Drexel Avenue; a line 213 feet south of East 56th Street; the alley next west of and parallel to South Drexel Avenue; a line 117 feet south of East 56th Street; the alley next east of and parallel to South Drexel Avenue; East 56th Street; the alley next west of and parallel to South Drexel Avenue; a line 45 feet south of East 56th Street; South Drexel Avenue; a line 93 feet south of East 55th Street; the alley next west of and parallel to South Drexel Avenue; a line 69 feet south of East 55th Street; South Maryland Avenue; East 55th Street; the alley next west of and parallel to South Maryland Avenue; a line 69 feet south of East 55th Street; the west line of South Maryland Avenue; a line 141 feet south of East 55th Street; the alley next west of and parallel to South Maryland Avenue; a line 100 feet south of East 55th Street; and South Cottage Grove Avenue.

(Continued on page 3815)
Institutional Planned Development #43 As Amended

PLAN OF DEVELOPMENT

Statements

1. The area delineated hereon as "Institutional Planned Development" is owned or controlled by The University of Chicago as title holder or as the beneficiary of trusts holding title or in accordance with and under the terms of the South West Hyde Park Redevelopment Corporation Redevelopment Plan and under the terms of an ordinance adopted by the City Council.

2. Off-street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by the Chicago Zoning Ordinance.

3. Any dedication or vacation of streets or alleys or adjustment of rights-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of The University of Chicago and approval by the City Council.

4. All applicable official reviews, approvals, or permits are required to be obtained by The University of Chicago.

5. Service drives or any other ingress or egress shall be adequately designed and paved to provide ingress and egress for motor vehicles including emergency vehicles. There shall be no parking within such paved areas.

6. Use of land will consist of Academic, Medical, including Emergency Medical Heliport, Housing, Related Convenience Type Business, and Related Uses as authorized by the Chicago Zoning Ordinance. Laboratories or research facilities contained therein shall be governed by performance standards as authorized under the M I Zoning District of the Chicago Zoning Ordinance.

7. The following information sets forth data concerning the property included in said Planned Development and data concerning a generalized land use plan (site plan) illustrating the development of said property, in accordance with the intent and purpose of the Chicago Zoning Ordinance as related to an R-5 General Residence District Classification, and with the regulations hereby made applicable thereto.

8. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments."

APPLICANT: THE UNIVERSITY OF CHICAGO - CHICAGO, ILLINOIS

DATE: AUGUST 12, 1983
### PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

<table>
<thead>
<tr>
<th>SUB-AREA</th>
<th>NET SITE AREA</th>
<th>GENERAL DESCRIPTION OF LAND USE</th>
<th>MAXIMUM F.A.R.</th>
<th>MAXIMUM % OF LAND COVERED</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>1,218,864</td>
<td>Academic, Medical and Related Uses</td>
<td>3.0</td>
<td>50</td>
</tr>
<tr>
<td></td>
<td>27.28</td>
<td>Includes Emergency Medical Helipad</td>
<td></td>
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</tr>
<tr>
<td>B</td>
<td>1,082,376</td>
<td>Academic, Student-Staff Housing and Related Uses</td>
<td>2.0</td>
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<tr>
<td>C</td>
<td>949,980</td>
<td>Academic, Student-Staff and Related Uses</td>
<td>2.0</td>
<td>35</td>
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<tr>
<td>D</td>
<td>1,411,265</td>
<td>Academic and Related Uses</td>
<td>2.2</td>
<td>35</td>
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<tr>
<td>E</td>
<td>832,271</td>
<td>Academic, Student-Staff Housing and Related Uses</td>
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<tr>
<td>F</td>
<td>408,079</td>
<td>Academic, Student-Staff Housing and Related Uses</td>
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<td>35</td>
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<tr>
<td>G</td>
<td>630,643</td>
<td>Academic and Related Uses</td>
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<tr>
<td>H</td>
<td>719,303</td>
<td>Academic, Student-Staff Housing and Related Uses</td>
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<td>43</td>
</tr>
<tr>
<td>I</td>
<td>493,688</td>
<td>Academic, Student-Staff Housing and Related Uses</td>
<td>2.2</td>
<td>35</td>
</tr>
<tr>
<td>J</td>
<td>361,606</td>
<td>Housing, Related Convenience Type Business and Related Uses</td>
<td>1.5</td>
<td>25</td>
</tr>
<tr>
<td>TOTAL</td>
<td>8,138,863</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

GROSS SITE AREA = Net site area 136.84 Acres + Area of R.O.W. and Public Land 88.20 Acres = 225.04 Acres

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA: 2.5

### PRESENT POPULATION

**Academics:**

1. Number of Students (9/82 Total Quadrangle degree students) 7,550
2. Faculty 1,180
3. Employees (Includes all Institutions and Hospital Employees) 8,300

**Hospitals:**

1. Number of Beds 719
2. Number of Doctors 100

**Housing (Fraternities, Dormitories, etc.):**

1. Number of residents and/or actives 150
2. Student Housing 2,280
3. Faculty and Staff 117

Off-street parking requirements for proposed academic, medical, housing, and related uses shall be provided as authorized by the Chicago Zoning Ordinance.

Minimum number of off-street parking for academic, medical, housing, and related uses: 4596 spaces.

Minimum periphery setbacks:

- Boundary and Front Yards: 15 feet
- Boundary and Side Yards: 8 feet

Setback and yard requirements may be adjusted where required to permit conformance to the pattern of, or architectural arrangement related to, existing structures, or when necessary because of technical reasons, subject to the approval of the Department of Development and Planning.

Maximum percent of land covered (for Total Net Site Area): 39%

Sub area "J" is limited to a maximum of 372 dwelling units, a minimum off-street parking requirement of 108 spaces and a maximum of 20,000 Sq. Ft. of related convenience business and other related uses.

**APPLICANT:** THE UNIVERSITY OF CHICAGO, CHICAGO, ILLINOIS

**DATE:** August 12, 1983
INSTITUTIONAL PLANNED DEVELOPMENT No. 43 AS AMENDED
PROPERTY LINE MAP & RIGHT-OF-WAY ADJUSTMENTS
INSTITUTIONAL PLANNED DEVELOPMENT No. 43 AS AMENDED

EXISTING ZONING AND PREFERENTIAL STREET SYSTEM

LEGEND

PLANNED DEVELOPMENT BOUNDARY
PLANNED DEVELOPMENT AREA
ZONING DISTRICT BOUNDARY
PARKS & PLAYGROUNDS
PUBLIC AND QUASI-PUBLIC FACILITIES
PREFERENTIAL STREETS

APPLICANT: THE UNIVERSITY OF CHICAGO - CHICAGO, ILLINOIS
DATE: SEPTEMBER 20, 1972
(Continued from page 3809)

to the designation of a Residential Planned Development as amended which is hereby established in the area above, subject to such use and bulk regulations as set forth in the Plan of Development herewith attached and made a part hereof and to no others.

[Planned Development printed on pages 3810 thru 3815 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. 12-M.

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. 12-M in area bounded by

Archer Avenue; S. Central Avenue; the northerly right of way of the I.H.B. Railroad; and a line 335 feet west and parallel to S. Central Avenue as measured along the south line of Archer Avenue,

to those of a B4-1 Restricted Service 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-N.

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 R2 Single Family Residence District symbols and indications as shown on Map No. 14-N in area bounded by

a line 190 feet north of and parallel to W. 56th Street; a line 125.5 feet east of and parallel to S. Neenah Avenue; a line 110 feet north of and parallel to W. 56th Street; and S. Neenah Avenue,

to those of an R4 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-N.

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 B4-4 Restricted Service District symbols and indications as shown on Map No. 14-N in the area bounded by

W. 58th Street; the alley next east of S. Harlem Avenue; W. 59th Street; and S. Harlem Avenue,

to those of a B4-1 Restricted Service 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.
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 Residential Planned Development District symbols and indications as shown on Map Nos. 12-D and 14-D in the area bounded by:

- East 55th Street; the alley next west of and parallel to South Greenwood Avenue, or the line thereof if extended where no alley exists; a line 100 feet north of East 55th Street; South Greenwood Avenue; East 55th Street; South University Avenue; East 57th Street; the alley west of and parallel to South Woodlawn Avenue; a line 198.91 feet south of East 57th Street; South Woodlawn Avenue; a line 248.91 feet south of East 57th Street; the alley west of and parallel to South Woodlawn Avenue; a line 298.91 feet north of East 58th Street; South Woodlawn Avenue; a line 98.91 feet north of East 58th Street; the alley west of and parallel to South Woodlawn Avenue; a line 148.89 feet north of East 58th Street; the east line of South University Avenue; a line 198.89 feet north of East 58th Street; the alley west of and parallel to South Woodlawn Avenue; a line 248.89 feet north of East 58th Street; South University Avenue; East 58th Street; South Woodlawn Avenue; a line 50 feet north of East 58th Street; the alley next east of and parallel to South Woodlawn Avenue; East 58th Street; South Kenwood Avenue, or the line thereof if extended where no street exists; a line 147.9 feet south of East 58th Street; a line 188 feet east of South Kenwood Avenue, or the line thereof if extended where no street exists; a line 97.9 feet south of East 58th Street; the east line of South Kenwood Avenue, or the line thereof if extended where no street exists; East 58th Street; South Dorchester Avenue; a line 243.02 feet north of East 59th Street; a line 150 feet east of South Dorchester Avenue; a line 350 feet north of East 59th Street; South Blackstone Avenue, or the line thereof if extended where no street exists; the north line of East 60th Street; South Stony Island Avenue; East 61st Street; the east line of the right-of-way of the Illinois Central Railroad; the south line of East 60th Street; the west line of the right of way of the Illinois Central Railroad; East 61st Place; South Blackstone Avenue; East 61st Street; South Dorchester Avenue; a line 214.57 feet north of East 61st Street; South Kenwood Avenue; East 61st Street; South Drexel Avenue; East 60th Street; South Cottage Grove Avenue; a line 96 feet north of East 58th Street; the alley next east of and parallel to South Cottage Grove Avenue; a line 144 feet north of East 58th Street; South Maryland Avenue; a line 72 feet north of East 61st Street; South Kenwood Avenue; East 61st Street; South Drexel Avenue; a line 48 feet north of East 58th Street; South Maryland Avenue; East 58th Street; South Drexel Avenue; a line 96 feet north of East 58th Street; the alley next west of and parallel to South Drexel Avenue; a line 369 feet north of East 58th Street; South Drexel Avenue; a line 189 feet south of East 57th Street; the alley next west of and parallel to South Drexel Avenue.

The ordinance as amended hereby established the area above described as a Residential Planned Development as amended which is hereby established in the area above described subject to the applicable regulations set forth in the Plan of Development herewith attached and made a part hereof to and no others.

Plan of Development printed on pages 4071 to 4076 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-M.

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 B4-I Restricted Service District symbols and indications as shown on Map No. 13-M in the area bounded by:

- the alley next north of and parallel to W. Higgins Avenue; N. Mason Avenue; W. Higgins Avenue; and a line drawn from a point 203 feet 5½ inches west of N. Mason Avenue along the north line of W. Higgins Avenue to a point 162 feet west of N. Mason Avenue along the south line of the alley next north of and parallel to W. Higgins Avenue to those of an R4 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.
Residential Planned Development #43 As Amended

(Institutional)

PLAN OF DEVELOPMENT

STATEMENTS

1. The area delineated hereon as "Residential Planned Development" is owned or controlled by The University of Chicago as title holder or as the beneficiary of trusts holding title or in accordance with and under the terms of the South West Hyde Park Redevelopment Corporation Redevelopment Plan and under the terms of an ordinance adopted by the City Council.

2. Off-street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by the Chicago Zoning Ordinance.

3. Any dedication or vacation of streets or alleys or adjustment of rights-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of The University of Chicago and approval by the City Council.

4. All applicable official reviews, approvals, or permits are required to be obtained by The University of Chicago.

5. Service drives or any other ingress or egress shall be adequately designed and paved to provide ingress and egress for motor vehicles including emergency vehicles. There shall be no parking within such paved areas.

6. Use of land will consist of Academic, Medical, Housing, Related Convenience Type Business, and Related Uses as authorized by the Chicago Zoning Ordinance. Laboratories or research facilities contained therein shall be governed by performance standards as authorized under the M I Zoning District of the Chicago Zoning Ordinance.

7. The following information sets forth data concerning the property included in said Planned Development and data concerning a generalized land use plan (site plan) illustrating the development of said property, in accordance with the intent and purpose of the Chicago Zoning Ordinance as related to an R-5 General Residence District Classification, and with the regulations hereby made applicable thereto.

8. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments."

APPLICANT: THE UNIVERSITY OF CHICAGO • CHICAGO, ILLINOIS

DATE: SEPTEMBER 20, 1972
RESIDENTIAL PLANNED DEVELOPMENT No. 43 AS AMENDED
(INSTITUTIONAL)

PROPERTY LINE MAP & RIGHT-OF-WAY ADJUSTMENTS

LEGEND

- RIGHTS-OF-WAY TO BE DEDICATED
- RIGHTS-OF-WAY HERETOFORE VACATED BY ORDINANCE
  BETWEEN SEPTEMBER 11, 1969 AND MAY 15, 1969
- RIGHTS-OF-WAY TO BE VACATED
- BOUNDARY LINE OF PLANNED DEVELOPMENT
- HYDE PARK-EDGWOOD URBAN RENEWAL PROJECT
- ACQUISITION AREA BOUNDARY, S.W. HYDE PARK
  NEIGHBORHOOD REDEVELOPMENT CORP.
- REDEVELOPMENT PROJECT
- GIBB'S COTTAGE GROVE

APPLICANT: THE UNIVERSITY OF CHICAGO CHICAGO PLAZA
DATE: SEPTEMBER 21, 1972
# RESIDENTIAL PLANNED DEVELOPMENT # 43 AS AMENDED

## INSTITUTIONAL

### PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

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<tr>
<th>SUB-AREA</th>
<th>NET SITE AREA</th>
<th>GENERAL DESCRIPTION OF LAND USE</th>
<th>MAXIMUM F.A.R.</th>
<th>MAXIMUM % OF LAND COVERED</th>
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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 DEVELOPMENT AND PLANNING.

GROSS SITE AREA = Net Site Area 186.04 Acres + Area of R.O.W. and Public Land 88.30 Acres = 275.14 Acres

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA: 2.5

### PRESENT POPULATION

#### Academic:
1. Number of Students: 6,702
2. Faculty: 1,741
3. Employees (Includes all Institutions and Hospital Employees): 6,900

#### Hospital:
1. Number of Beds: 708
2. Number of Doctors: 750

#### Housing, (Fraternities, Dormitories, etc.)
1. Number of Residents and/or Actives: 160
2. Student Housing: 1,750
3. Faculty and Staff: 117

### OFF STREET PARKING REQUIREMENTS FOR PROPOSED ACADEMIC, MEDICAL, HOUSING, AND RELATED USES

MINIMUM NUMBER OF OFF STREET PARKING FOR ACADEMIC, MEDICAL, HOUSING, AND RELATED USES: 4,896 SPACES

**MINIMUM PERRIPHERY SETBACKS:**
- Boundary and Front Yard: 15 Feet
- Boundary and Side Yard: 8 Feet

### MINIMUM DISTANCES BETWEEN BUILDINGS: 24 Feet

SETBACK AND YARD REQUIREMENTS MAY BE ADJUSTED WHERE REQUIRED TO PERMIT CONFORMANCE TO THE PATTERN OF, OR ARCHITECTURAL ARRANGEMENT RELATED TO, EXISTING STRUCTURES, OR WHEN NECESSARY BECAUSE OF TECHNICAL REASONS, SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF DEVELOPMENT AND PLANNING.

**MAXIMUM % OF LAND COVERED (For Total Net Site Area): 35%**

CUP AREA "J" IS LIMITED TO A MAXIMUM OF 322 DWELLING UNITS, A MINIMUM OFF STREET PARKING REQUIREMENT OF 1,126 SPACES AND A MAXIMUM OF 20,000 SQ. FT. OF RELATED CONVENIENCE BUSINESS AND OTHER RELATED USES.

**APPLICANT:** The University of Chicago - Chicago, Illinois

**DATE:** September 30, 1972
Reclassification of Area Shown on Map No. 12-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 R3 General Residence District symbols and indications as shown on Map No. 12-D in the area bounded by E. 52nd Street; S. University Avenue; E. 53rd Street; and a line 173 feet west of S. University Avenue, to those of an R5 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 Maps No. 12-D and 11-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 R3 General Residence District, R4 General Residence District, R5 General Residence District, and R6 General Residence District, B1-3 Local Retail District, B2-4 Restricted Retail District, and B4-3 Restricted District symbols and indications as shown on Maps No. 14-D and No. 12-D in the area bounded by E. 55th Street; the alley next west of and parallel to S. Greenwood Avenue, or the line thereof if extended where no alley exists; a line 100 feet north of E. 55th Street; S. Greenwood Avenue; E. 55th Street; S. University Avenue; E. 57th Street; the alley next west of and parallel to S. Woodlawn Avenue; a line 198.91 feet south of E. 57th Street; S. Woodlawn Avenue; a line 248.91 feet south of E. 57th Street; the alley next west of and parallel to S. Woodlawn Avenue; a line 298.91 feet north of E. 58th Street; S. Woodlawn Avenue; a line 98.91 feet north of E. 58th Street; the alley next west of and parallel to S. Woodlawn Avenue; a line 148.59 feet north of E. 58th Street; the east line of S. University Avenue; a line 198.89 feet north of E. 58th Street; the alley next west of and parallel to S. Woodlawn Avenue; a line 248.89 feet north of E. 58th Street; S. University Avenue; E. 58th Street; S. Woodlawn Avenue; a line 50 feet north of E. 58th Street; the alley next east of and parallel to S. Woodlawn Avenue; E. 58th Street; S. Kenwood Avenue, or the line thereof if extended where no street exists; a line 147.9 feet south of E. 58th Street; a line 188 feet east of S. Kenwood Avenue, or the line thereof if extended where no street exists; a line 97.9 feet south of E. 58th Street; the east line of S. Kenwood Avenue, or the line thereof if extended where no street exists; E. 60th Street; S. Drexel Avenue.

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 R3 General Residence District symbols and indications as shown on Map No. 12-H in the area bounded by a line 95 feet south of W. 47th Street; the alley next east of and parallel to S. Damen Avenue; a line 120 feet south of W. 47th Street; and S. Damen Avenue, to the designation of a Residential Planned Development which is hereby established in the area above described, subject to the use and public regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

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

[The Plan of Development attached to the foregoing ordinance is published on pages 7520-7525.]

Reclassification of Area Shown on Map No. 12-H.

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 R3 General Residence District symbols and indications as shown on Map No. 12-H in the area bounded by a line 95 feet south of W. 47th Street; the alley next east of and parallel to S. Damen Avenue; a line 120 feet south of W. 47th Street; and S. Damen Avenue, to those of a B4-2 Restricted Service 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.

(Continued on page 7526)
PLANNED DEVELOPMENT
Residential Planned Development #43
(Institutional)

STATEMENTS

1. The area delineated hereon as "Residential Planned Development" is owned or controlled by The University of Chicago as title holder or as the beneficiary of trusts holding title or in accordance with and under the terms of the South West Hyde Park Redevelopment Corporation Redevelopment Plan and under the terms of an ordinance adopted by the City Council.

2. Off-street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by the Chicago Zoning Ordinance.

3. Any dedication or vacation of streets or alleys or adjustment of rights-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of The University of Chicago and approval by the City Council.

4. All applicable official reviews, approvals, or permits are required to be obtained by the University of Chicago.

5. Service drives or any other ingress or egress shall be adequately designed and paved to provide ingress and egress for motor vehicles including emergency vehicles. There shall be no parking within such paved areas.

6. Use of land will consist of Academic, Medical, Housing, and Related Uses as authorized by the Chicago Zoning Ordinance. Laboratories or research facilities contained therein shall be governed by performance standards as authorized under the M-1 Zoning District of the Chicago Zoning Ordinance.

7. The following information sets forth data concerning the property included in said Planned Development and data concerning a generalized land use plan (site plan) illustrating the development of said property, in accordance with the Intent and purpose of the Chicago Zoning Ordinance as related to an R-5 General Residence District Classification, and with the regulations hereby made applicable thereto.

8. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures In Relation to Planned Developments."

APPLICANT: THE UNIVERSITY OF CHICAGO · CHICAGO, ILLINOIS
DATE: AUGUST 25, 1966
PROPERTY LINE MAP & RIGHT-OF-WAY ADJUSTMENTS
RESIDENTIAL PLANNED DEVELOPMENT
(INSTITUTIONAL)
## PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

### RESIDENTIAL PLANNED DEVELOPMENT

(INSTITUTIONAL)

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<th>SUB-AREA</th>
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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 Development and Planning.

GROSS SITE AREA = Net Site Area 186.84 Acres + Area of R.O.W. and Public Land 88.30 Acres = 275.14 Acres

MAXIMUM PERMITTED F.A.R. FOR TOTAL SITE AREA: 2.5

PRESENT POPULATION

Academics:
1. Number of Students: 6,702
2. Faculty: 1,741
3. Employees (Includes all Institutions and Hospital Employees): 6,900

Hospital:
1. Number of Beds: 708
2. Number of Doctors: 750

Housing, (Fraternities, Dormitories, etc.):
1. Number of residents and/or affiliates: 160
2. Student Housing: 1,732

3. Faculty and Staff: 17

OFF-STREET PARKING REQUIREMENTS FOR PROPOSED ACADEMIC, MEDICAL, HOUSING, AND RELATED USES SHALL BE PROVIDED AS AUTHORIZED BY THE CHICAGO ZONING ORDINANCE.

MINIMUM NUMBER OF OFF-STREET PARKING FOR ACADEMIC, MEDICAL, HOUSING, AND RELATED USES: 1,860 SPACES

MINIMUM PERIPHERY SETBACKS:
- Boundary and Front Yard: 15 Feet
- Boundary and Side Yard: 6 Feet

MINIMUM DISTANCES BETWEEN BUILDINGS: 24 Feet

Setback and yard requirements may be adjusted where required to permit conformance to the pattern of, or architectural arrangement related to, existing structures, or when necessary because of technical reasons, subject to the approval of the Department of Development and Planning.

MAXIMUM % OF LAND COVERED (For Total Net Site Area): 35%

Applicant: The University of Chicago - Chicago, Illinois
Date: August 25, 1966