

DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF CHICAGO

May 16, 2025

VIA EMAIL

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, at 5600 South Ellis 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 to construct a New Engineering and Science Building (NESB) in Sub-Area B with a height below the permitted maximum of 200 feet for Sub-Area B. No changes to the existing FAR for any campus Sub-Areas within the Planned Development boundaries are proposed.

Sub-Area B currently has a maximum Site Coverage of 536,982 SF (34.44%), which is insufficient to accommodate the footprint of the New Engineering and Science Building. The Applicant is proposing a minor change to redistribute 15,000 SF of site coverage from Sub-Area A to Sub-Area B for a revised maximum site coverage of 551,982 SF (35.40%) for Sub-Area B. After the demolition of the existing Accelerator and High Energy Physics buildings and the construction of the NESB, the proposed land coverage for Sub-Area B will be 547,371 SF (35.11%), which is below the newly proposed maximum Site Coverage of 551,982 SF (35.40%) for Sub-Area B. There are no changes proposed to the overall total percentage of campus site coverage allowed under the PD No.43, which will remain at 3,382,272 SF (35.52%) of total acreage.

Bulk Regulations and Data Table referred reads as follows:

Institutional Planned Development Number 43, As Amended. Bulk Regulations and Data Table (Revised May, 2025)

Sub Area	Square Feet	Acres	Max Percent Site Coverage	Max SF Site Coverage	Max FAR	Max FAR SF
A	1,538,841	35.53	51.03%	785,197	4	6,155,364
В	1,559,225	35.79	35.40%	551,982	2.22	3,461,479
С	949,880	21.81	46.15%	438,343	2	1,899,760
D	1,361,595	31.26	28.22%	384,242	2.2	2,995,509
Е	860,796	19.76	30.00%	258,239	2.2	1,893,751
F	408,079	9.37	20.00%	81,616	2.5	1,020,198
G	699,433	16.06	28.03%	196,051	2.5	1,748,583
H	719,303	16.51	33.34%	239,826	2.2	1,582,467
I	632,847	14.53	36.52%	231,110	2.2	1,392,263
J*	341,606	7.84	25.00%	85,401	1.5	512,409
L	251,775	5.78	24.00%	60,426	2.5	629,438
0	199,540	4.58	35.00%	69,839	2.2	438,988
Totals	9,522,920.00	218.82	35.52%	3,382,272	2.5	23,807,300

Required Parking and Loading: As required by the Traffic Management Plan in Statement No. 12.

With regard to the minor change request, the Department of Planning and Development has determined that redistributing site coverage between Sub-Area A and B to increase Sub-Area B's maximum site coverage to 551,982 SF (35.40%) 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 for NESB includes the following eighteen (18) exhibits, dated May 02, 2025:

- Zoning Map and Project Site Boundary
- Site Plan
- Landscape Plan
- Building Elevations (4) East, North, West, and South Elevation
- Renderings (2) from Southeast and from Northeast
- Floor Plans (9) Lower Level 1, 2, Level 1, 2, 3, 4, 5-8, Penthouse, Roof

The proposed NESB will result in a 1.18 Floor Area Ratio (FAR) that is well below the maximum allowable 2.22 FAR for Sub-Area B. The proposed building height is below the maximum allowable 200 feet building height for Sub-Area B. Upon review of the material submitted, the Department of Planning and Development has 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 Chicago Department of Transportation (CDOT), the Chicago Fire Department (CFD), the Mayor's Office for People with Disabilities (MOPD), and Stormwater from the Department of Buildings. Accordingly, this Site Plan submittal for Sub-area B within Institutional Planned Development No.43 is hereby approved.

If you have any questions or concerns, please contact Yangdi Wang at yangdi.wang@cityofchicago.org.

Sincerely,

Noah Szafraniec

Assistant Commissioner

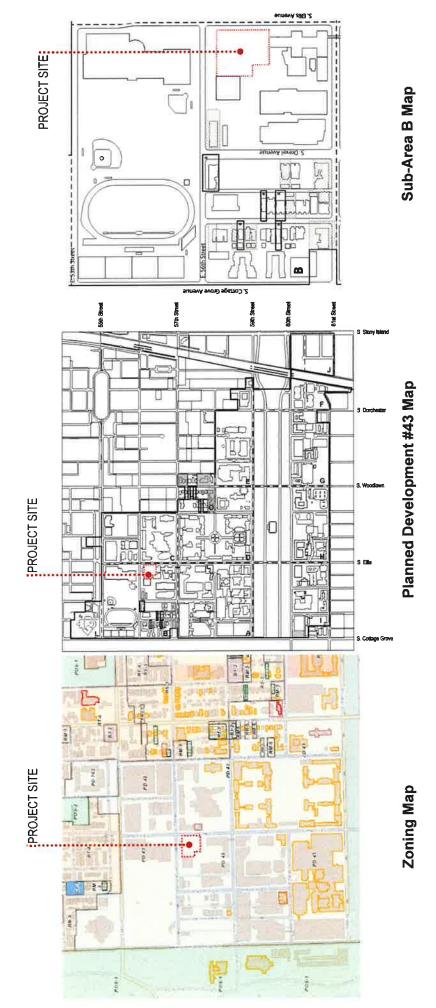
cc: Heidi Sperry

Mike Marmo

Janice Hill Stephen Nutt

Yangdi Wang

Main File



z 🛑

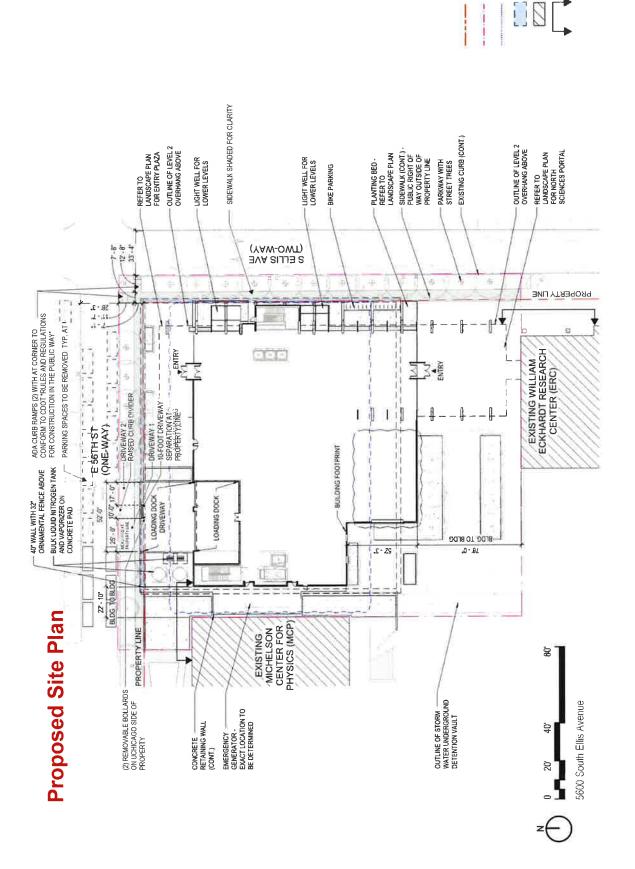
May 2, 2025

EXISTING BUILDING[S] TO REMAIN

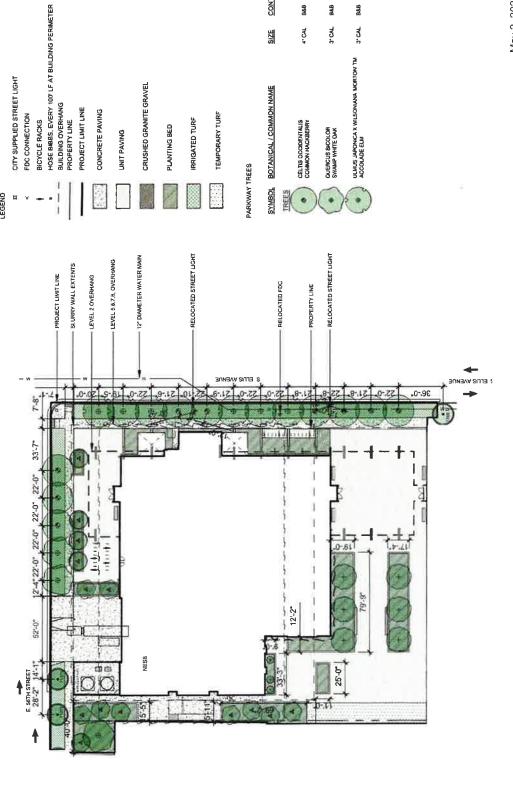
BUILDING ALIGNMENT

BUILDING OUTLINE ABOVE SLURRY WALL BELOW

PROPERTY LINE
PROJECT BOUNDARY



Landscape Plan



CONTAINER OTY

3715

989

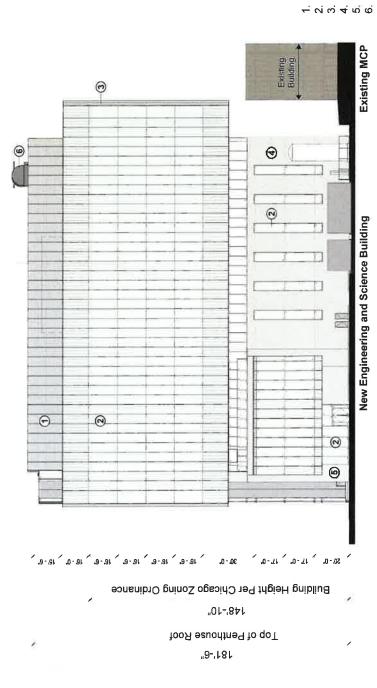
₹.

888 BAB 3.6





Proposal Design - North Elevation

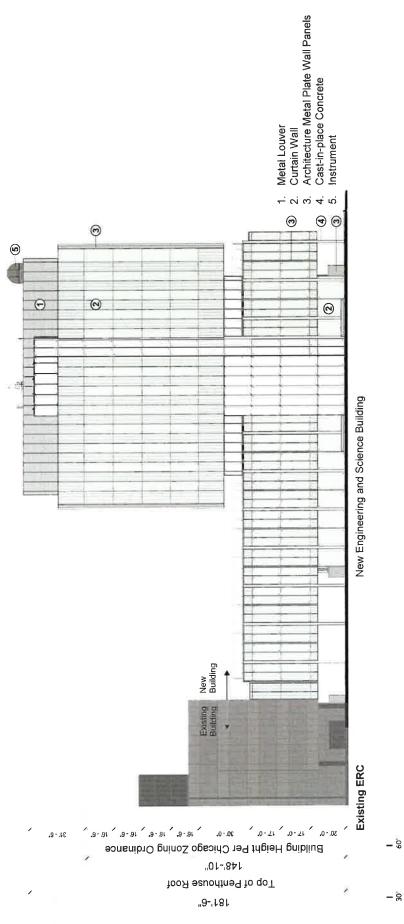


Metal Louver Curtain Wall

Architecture Metal Plate Wall Panels Architectural Precast Concrete Cast-in-place Concrete Instrument

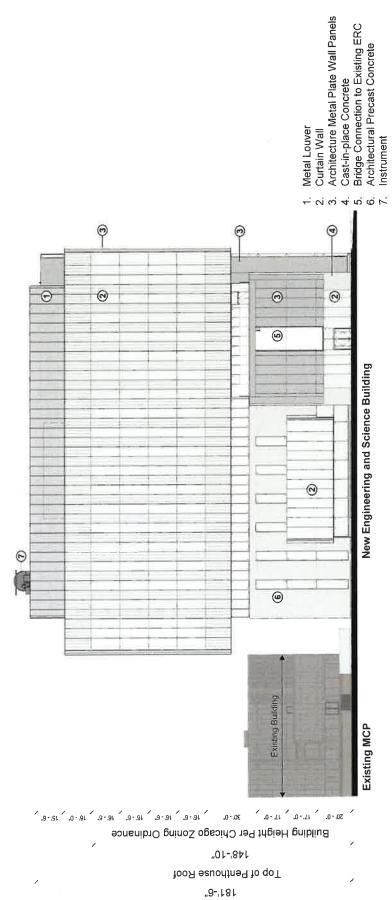
- 09





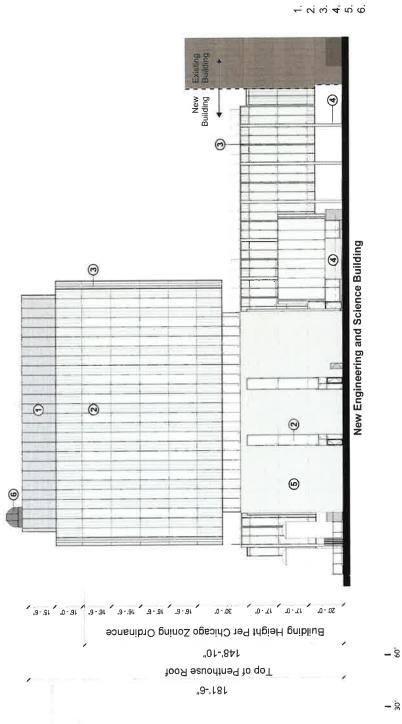
9

Proposal Design - South Elevation



- 8

Proposal Design - West Elevation



Metal Louver
 Curtain Wall
 Architecture Metal Plate Wall Panels
 Cast-in-place Concrete
 Architectural Precast Concrete
 Instrument

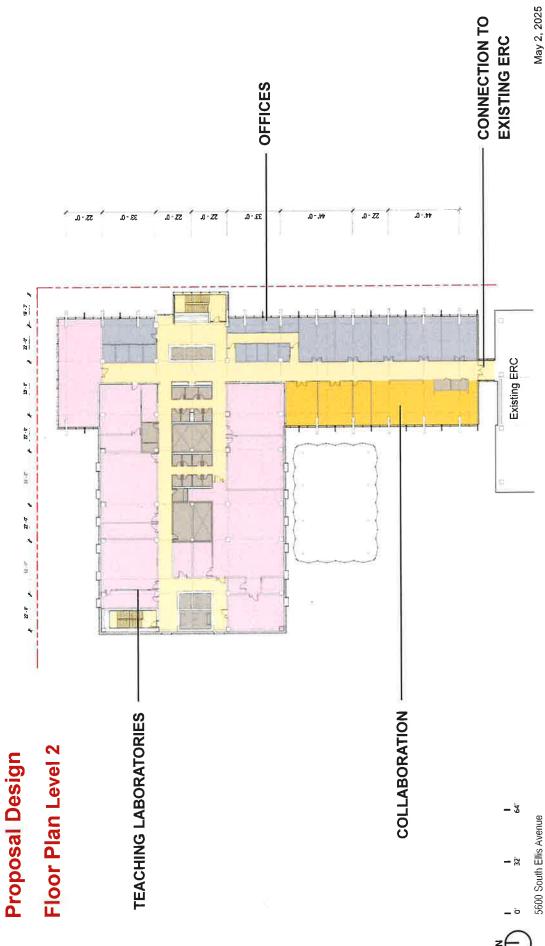




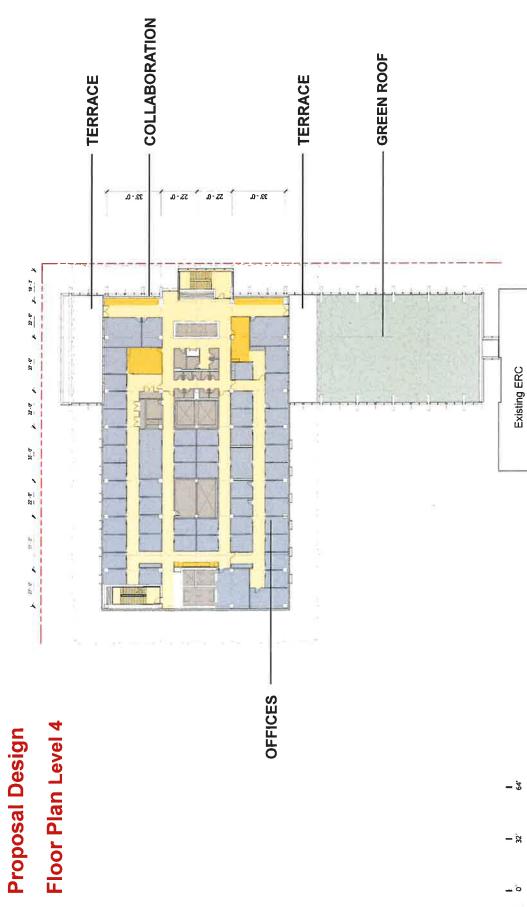
May 2, 2025

Existing ERC - 2 5600 South Ellis Avenue 35 –

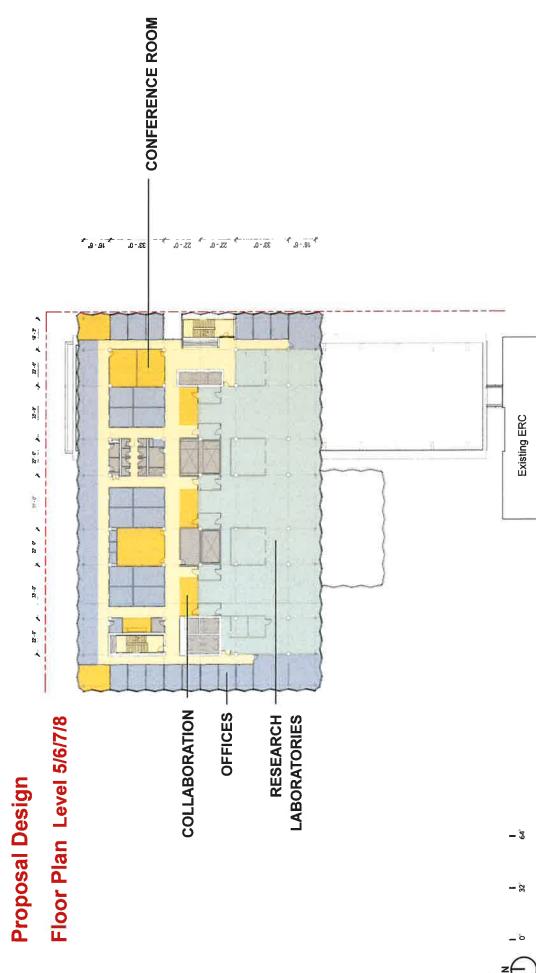
May 2, 2025







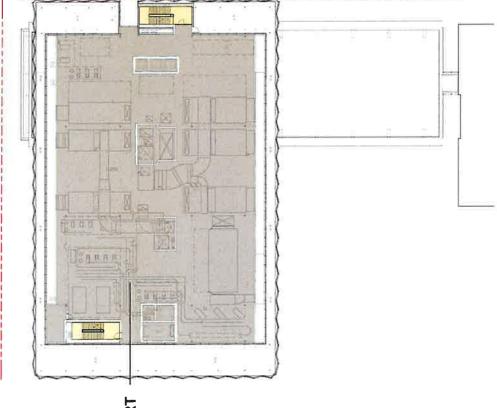
May 2, 2025



Proposal Design

Floor Plan Penthouse

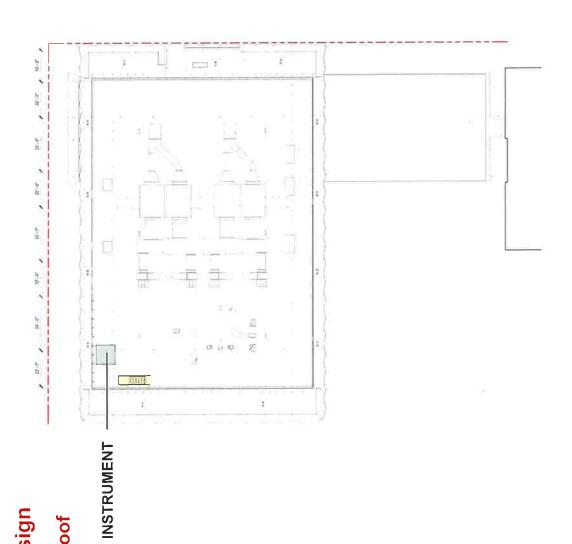




35 –

Proposal Design

Floor Plan Roof



32.





DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF CHICAGO

September 18, 2023

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

Re: Minor Change Request for Institutional Planned Development No.43, Sub-Area B, The University of Chicago proposed design refinements of the Cancer Center at 5654 South Drexel Avenue

Dear Ms. Sheehan,

Please be advised that your request for 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 of PD 43.

The City of Chicago Department of Planning and Development (DPD) has reviewed the minor change request submitted for the project identified above. The applicant proposes to substitute a new east elevation that incorporates some design refinements of the recently approved Cancer Center. The refinements on the east elevation include 1) an additional indentation on the east façade at level 8; 2) the height increase of the southeast terrace at levels 4-6; 3) the removal of the indentation on the east façade at level 3. In addition, the applicant also requests to substitute the following drawings for further design refinements and consistency:

- Landscape Plan and Site Plan: The layout of the southeast garden plaza has been revised. One additional tree has been added along South Drexel Avenue. A concrete sidewalk has been added to connect the doorways on the South and West Elevation to the public sidewalk.
- All Renderings: The landscape berms in the southeast garden plaza have been updated for better display, which were not clearly shown in the original documents.
- East Elevation: The exterior doorway, which was only shown on the first-floor plan previously, has been included in the east elevation for consistency. The orientation of the entry vestibule on the east elevation has been revised.
- West Elevation: A stairway doorway, which was only shown on the first-floor plan previously, has been included in the west elevation for consistency. An exterior exit door from the west elevation has been relocated to the south elevation because of the interior design updates.
- South Elevation: The bridge at level 2, which was not shown in the previous documents, has been added to the South Elevation. An exterior exit door from the west elevation has been relocated to the south elevation.
- North Elevation: The bridge at level 2, which was not shown in the previous documents, has been added to the North Elevation.
- All Elevations: The height of the building is revised to be 172'6", which was erroneously shown as 167'6" in the original documents.

As a result of the above-mentioned design refinements, the above-grade building will increase by 2,112 square feet, bringing the total area from 499,556 GSF to 501,668 GSF. The overall Site Coverage will be reduced by 1,616 SF.

Sub-Area B currently allows a maximum site coverage of 536,982 SF (34.44%). The maximum site coverage of Sub-Area B was 484,423 SF (31.07%) before the site plan approval and minor change request of the new Cancer Center in Nov 2022. With this minor change request, the revised proposed site coverage will be 535,366 SF (34.34%), which is below the maximum allowable site coverage of Sub-Area B. With the 2,112 SF increase of the above-grade building area, the revised proposed FAR will be 1.06 (1,645,869 SF), which is well below the maximum allowable 2.22 FAR of Sub-Area B.

The Bulk Regulations and Data Table referred reads as follows:

Institutional Planned Development Number 43, As Amended. Bulk Regulations and Data Table

Sub Area	Square Feet	Acres	Max Percent Site Coverage	Max SF Site Coverage	Max FAR	Max FAR SF
A	1,538,841	35.53	52.00%	800,197	4	6,155,364
В	1,559,225	35.79	34.44%	536,982	2.22	3,461,479
С	949,880	21.81	46.15%	438,343	2	1,899,760
D	1,361,595	31.26	28.22%	384,242	2.2	2,995,509
Е	860,796	19.76	30.00%	258,239	2.2	1,893,751
F	408,079	9.37	20.00%	81,616	2.5	1,020,198
G	699,433	16.06	28.03%	196,051	2.5	1,748,583
Н	719,303	16.51	33.34%	239,826	2.2	1,582,467
I	632,847	14.53	36.52%	231,110	2.2	1,392,263
J*	341,606	7.84	25.00%	85,401	1.5	512,409
L	251,775	5.78	24.00%	60,426	2.5	629,438
0	199,540	4.58	35.00%	69,839	2.2	438,988
Totals	9,522,920.00	218.82	35.52%	3,382,272	2.5	23,807,300

The minor change request includes the following seventeen (17) exhibits, dated July 31, 2023, prepared by CannonDesign:

- Proposed Site Plan
- Landscape Plan
- Renderings (2)
- 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 minor change request, the Department of Planning and Development has determined that the design refinements mentioned above 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. Additionally, with regard to this minor change request, CDOT, the Fire Department, Stormwater, and the Mayor's Office for People with Disabilities do not require any further review and the original approval stands.

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



DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF CHICAGO

begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

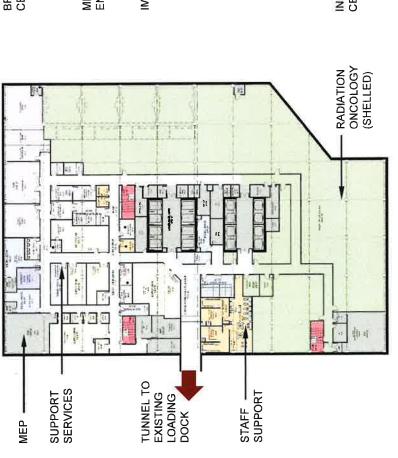
If you have any questions or need further clarification on these comments, please contact Yangdi Wang at 312-744-2379 or at yang@cityofchicago.org.

Sincerely

Noah Szafraniec

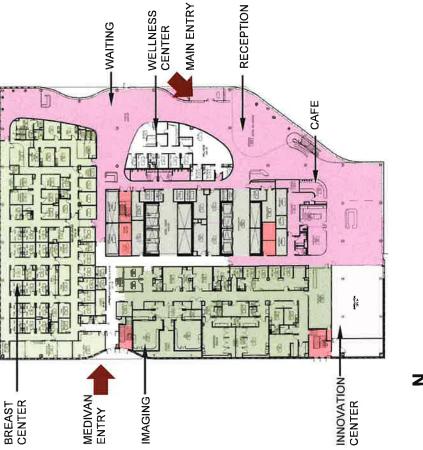
Assistant Commissioner

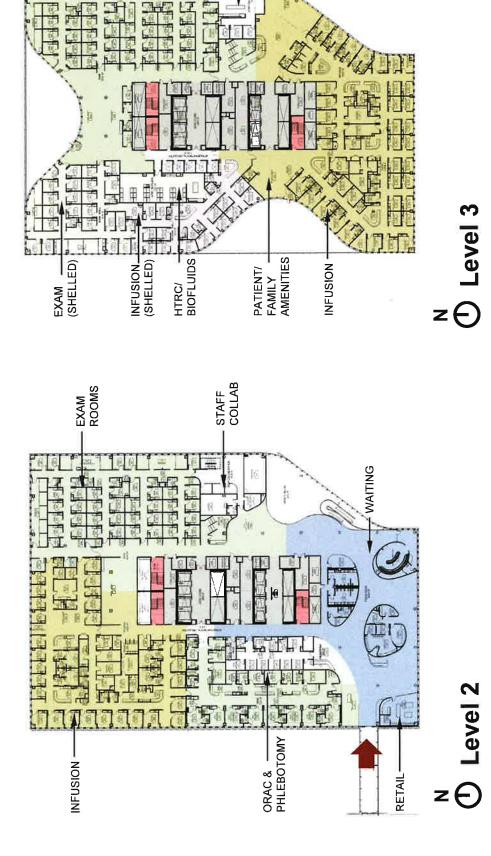
Planned Developments and Plan Commission



N Level 1

N Lower Level



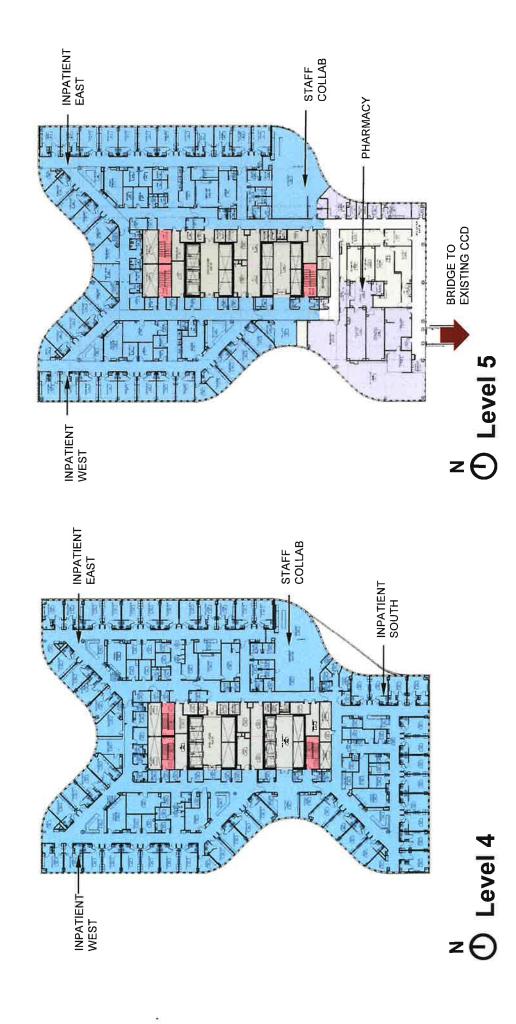


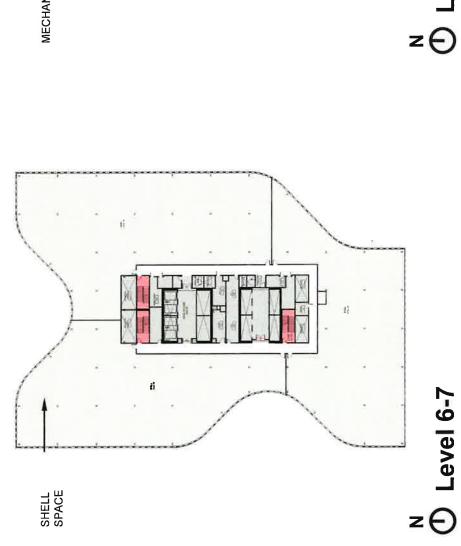
STAFF COLLABORATION

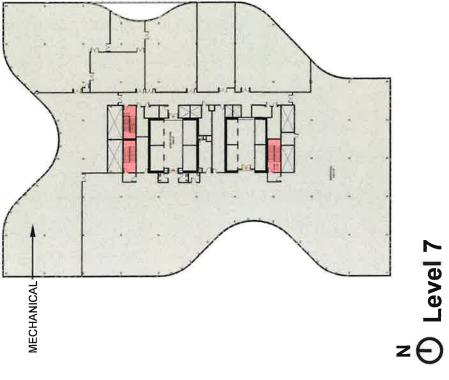
EXAM

PATIENT/ FAMILY LOUNGE

N Level 3







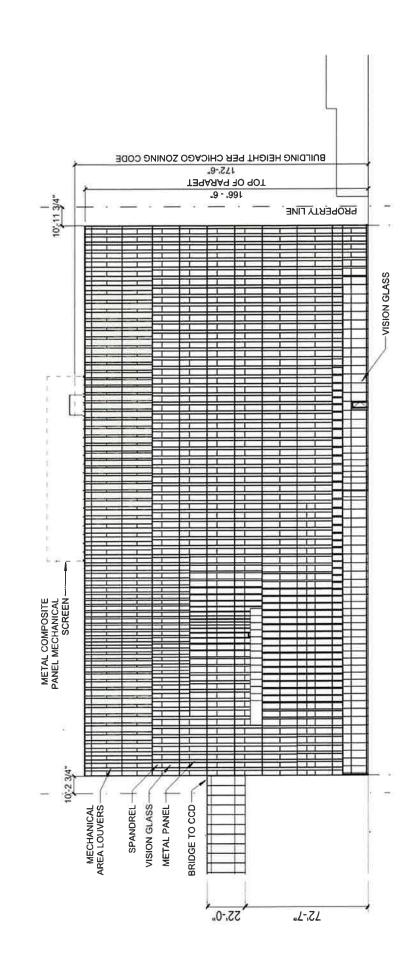
East Building Elevation

EXTERIOR WALL MATERIAL AND SYSTEMS

METAL COMPOSITE PANEL
MECHANICAL AREA LOUVERS

METAL PANEL BALLISTIC SPANDREL

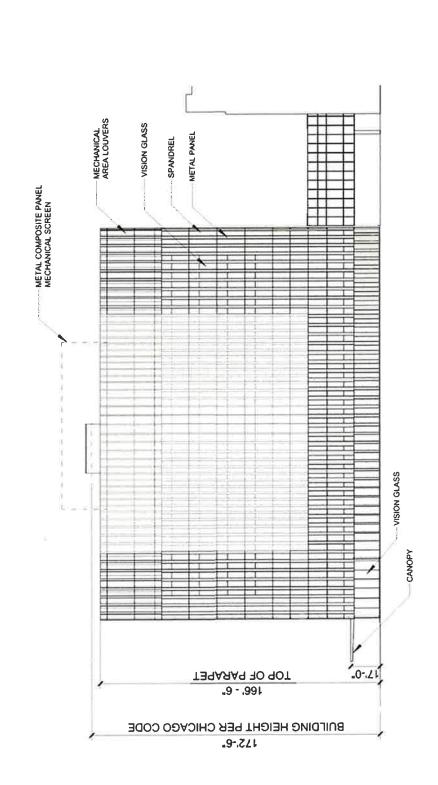
VISION



North Building Elevation

EXTERIOR WALL MATERIAL AND SYSTEMS

VISION
SPANDREL
METAL PANEL
BALLISTIC SPANDREL
METAL COMPOSITE PANEL
MECHANICAL AREA LOUVERS



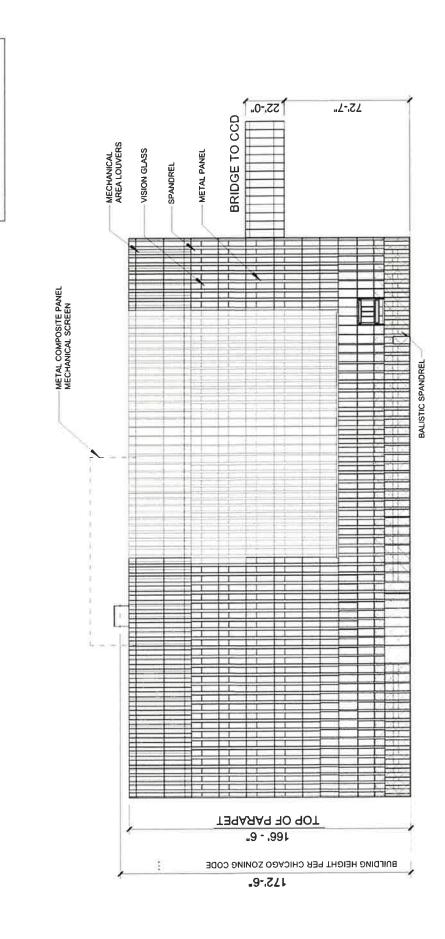
West Building Elevation

EXTERIOR WALL MATERIAL AND SYSTEMS

MECHANICAL AREA LOUVERS

BALLISTIC SPANDREL
METAL COMPOSITE PANEL

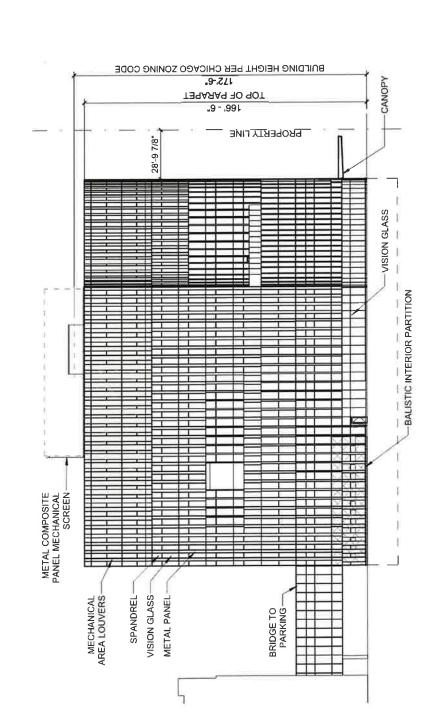
VISION SPANDREL METAL PANEL



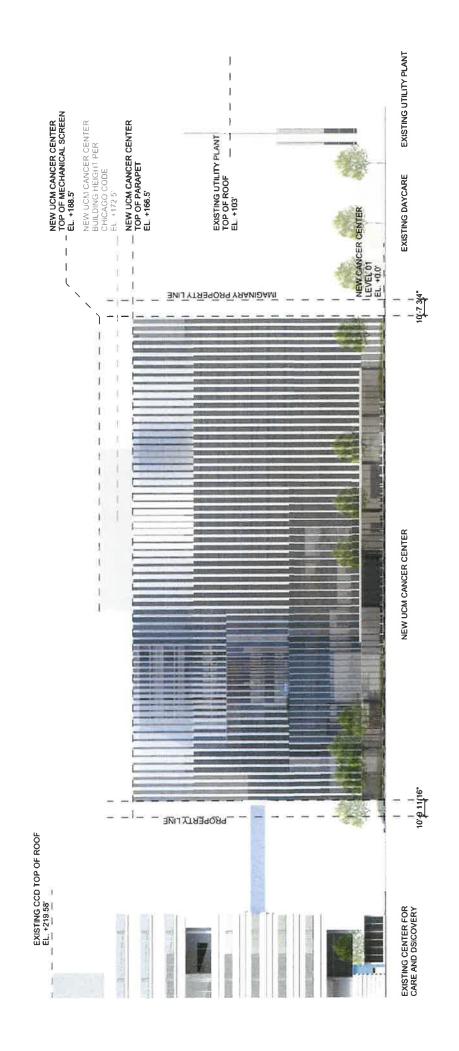
South Building Elevation

EXTERIOR WALL MATERIAL AND SYSTEMS

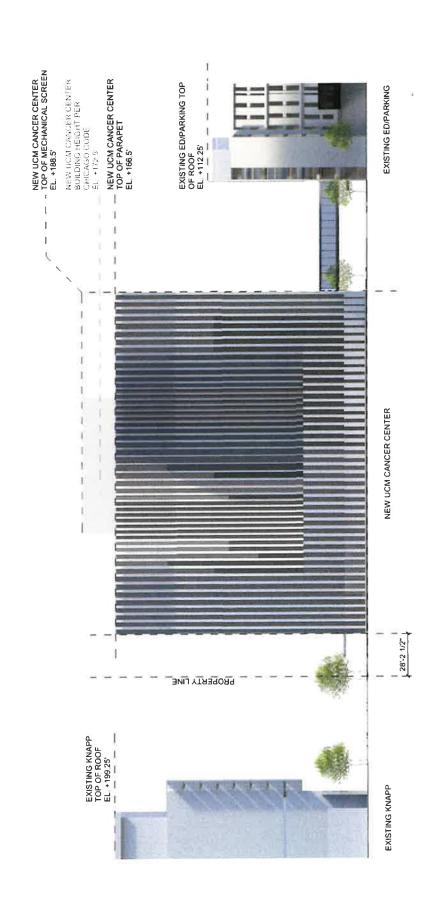
VISION
SPANDREL
METAL PANEL
BALLISTIC SPANDREL
METAL COMPOSITE PANEL
MECHANICAL AREA LOUVERS



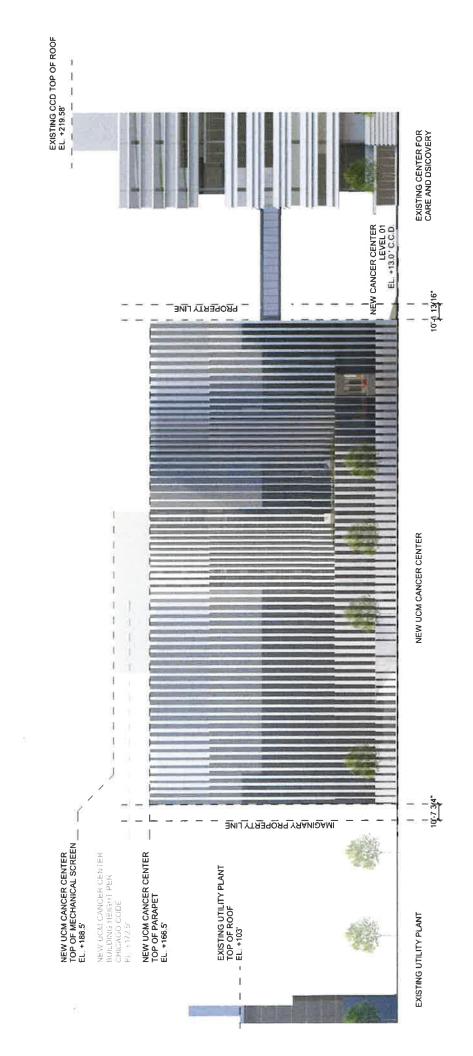
East Streetscape Elevation



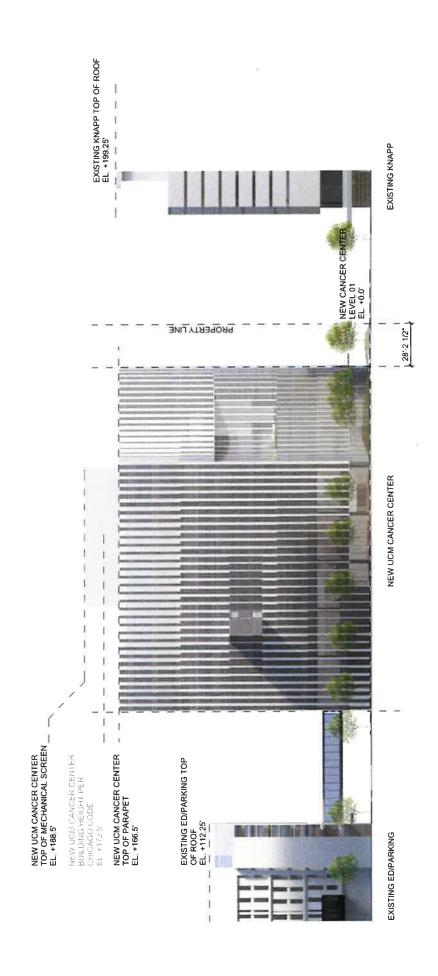
North Streetscape Elevation



West Streetscape Elevation



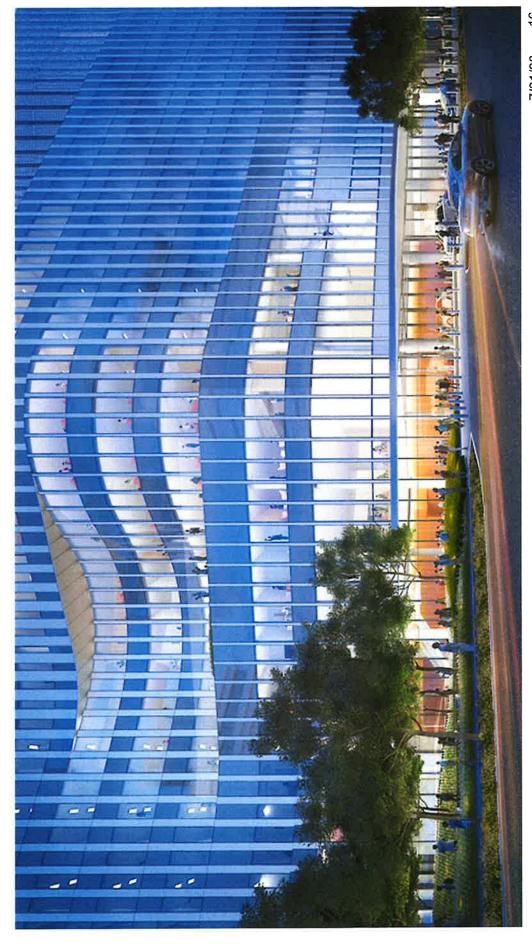
South Streetscape Elevation

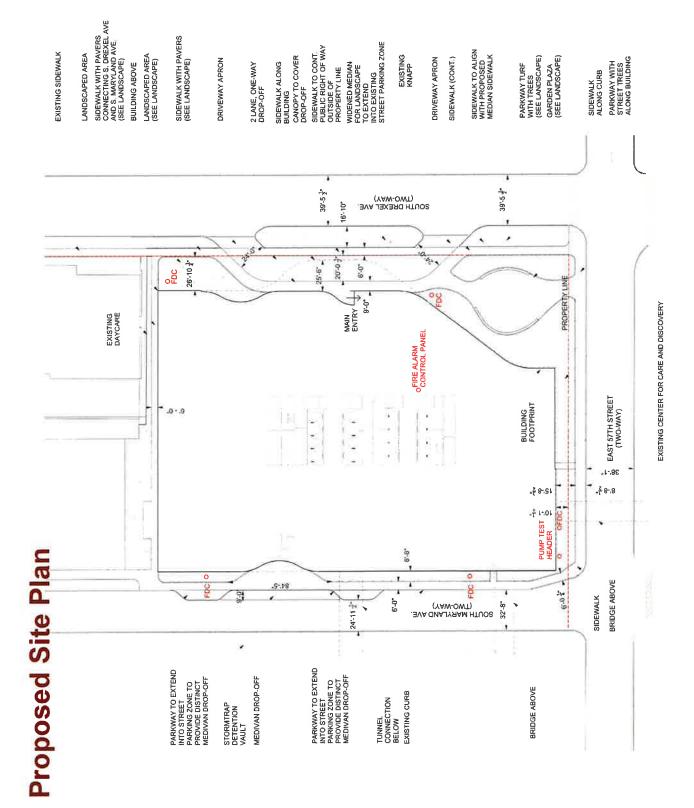


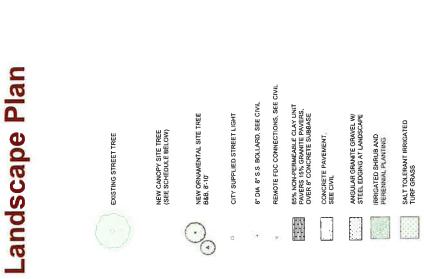
Rendering

Rendering

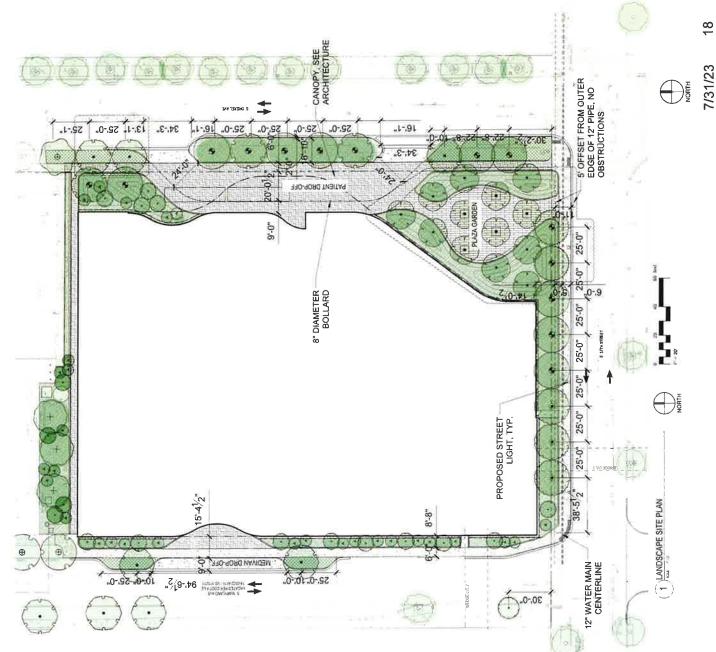
Detail of Southeast Entry and Collaboration Spaces







TREES	CODE	BOTAMICAL / COMMIC		SZ2	CONTAINER
~	ъ	GINKGO BAOBA PRI PRINCETON SENTRY	NTRY 4 TREE	s.ca	84.9
•	3	LIBIODENDRON TULIF EMERALD CITY TULIP	MT 50	J. CAL	888
	M	PLATANUS X ACEPIF EXCLAMATION! LONE	WOHOLE TH	3	848
(·)	8	QUERCUS BICOLOR SWAMP WHITE OAK		25° CAL	вав
	MO	DUERCUS X WABEI 1.0NG: TM RECIAL PRINCE OAK		3. CAL	988
\odot	9	TAXODRUM DISTICHUM BALD CYPRESS		<u>\$</u>	848
~	ВI	TILIA AMERICANA BOULEVARD BOULEVARD UNDEN		3. CAL	848
(•)	3	ULMUS JAPONICA X WILSONAANA MORTON TM ACCOLADE ELM	IA WOHTON TM	3.6	898





DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF CHICAGO

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

PD 43 Site Plan Review & Minor Change Request March 28, 2023 Page 2

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.

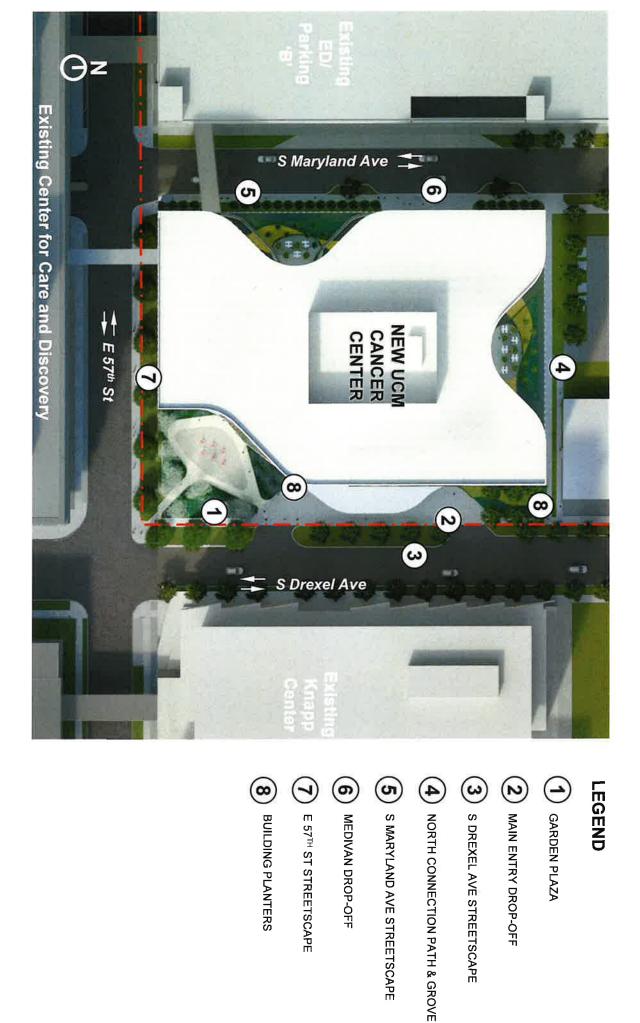
Sincerely,

Noah Szafraniec

Assistant Commissioner

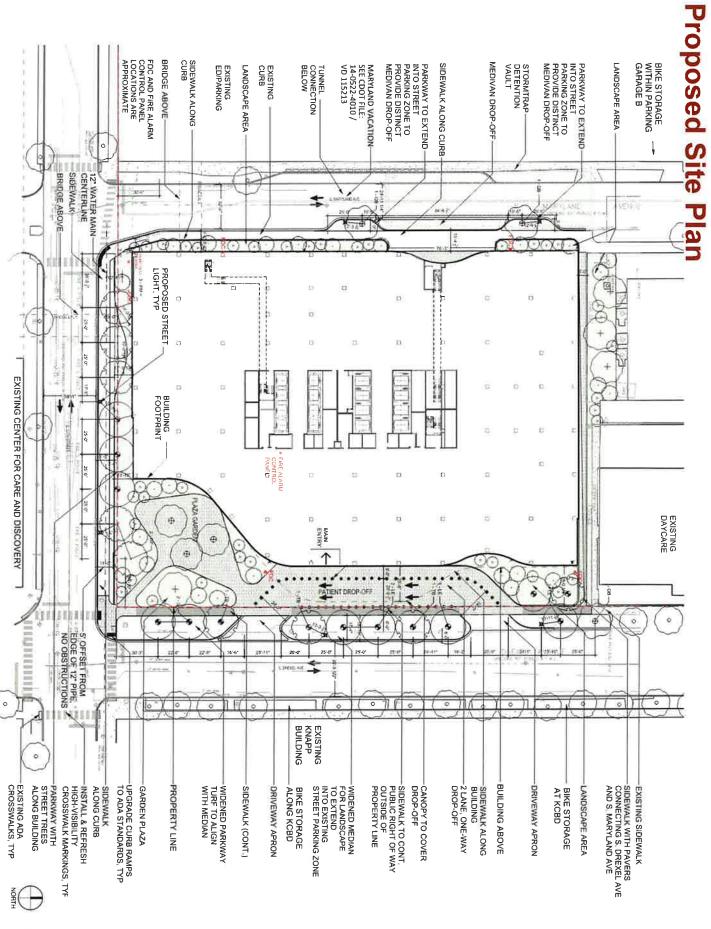
Planned Developments and Plan Commission

Streetscape Site Plan

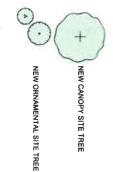


LEGEND

- (1) GARDEN PLAZA
- 2 MAIN ENTRY DROP-OFF
- (3) S DREXEL AVE STREETSCAPE
- (5) S MARYLAND AVE STREETSCAPE
- 6 MEDIVAN DROP-OFF
- E 57TH ST STREETSCAPE
- 8 BUILDING PLANTERS



Landscape Plan



CITY SUPPLIED STREET LIGHT

8" DIA 8" S.S. BOLLARD, SEE CIVIL

FDC CONNECTIONS
OVER 8" CONCRETE SUBBASE

CONCRETE PAVEMENT

IRRIGATED SHRUB AND PERENNIAL PLANTING

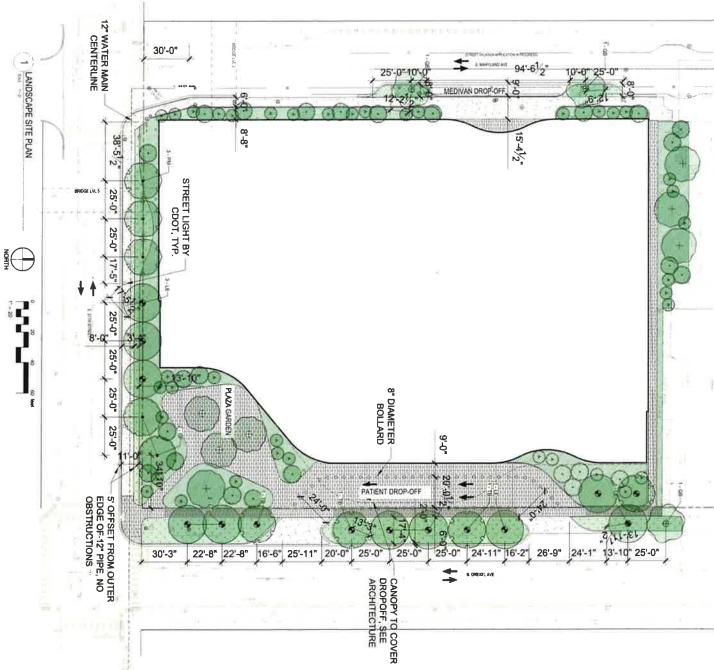
SALT TOLERANT IRRIGATED TURF GRASS

STRUCTURAL SOIL BELOW PAVING

- NOTES:

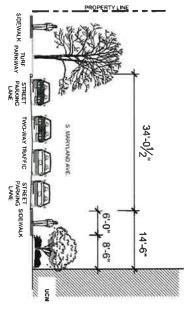
 1. ALL PROPOSED LANDSCAPE TO BE IRRIGATED.
- 2. ALL REQUIRED LANDSCAPING WITHIN PUBLIC RIGHT-OF-WAY TO BE REPLACED. IF NEEDED, FOR A MINIMUM OF FIVE (5) YEARS BY THE ORIGINAL APPLICANT AND ANY SUBSEQUENT OWNERS

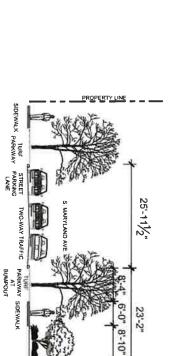
0	0		•	0) IRCES	PARKV
ā	8	P	æ	ę	200€	NAY TI
TILIA AMERICANA BOULEVARD BOULEVARD LINDEN	OWENCUS BICOLOR SWAMP WHITE OAK	PLATANUS X ACERIFOLIA MORTON CIRCLE TM EXCLAMATIONI LONDON PLANE TREE	LIRODENDRON TULIPHERA JES-OZ TM EMERULD CITY TULIP POPLAR	GANGO BILDBA PRINCETON SENTRY PRINCETON SENTRY MADENHARI TREE	BOTANICAL / COMMON NAME	PARKWAY TREE SCHEDULE
3 CA	25 CAL	Z.C.F	Č.	5.5	SIZE	
ВАВ	848	848	84.6	BAB	CONTAINER	
٠	٠	ů	6	N	97	
				1		



Typical Site Sections

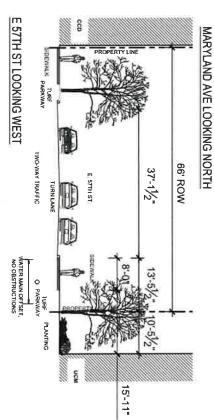


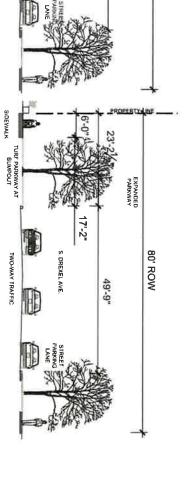




MARYLAND AVE LOOKING NORTH WITH BUMPOUT

UCM





NON PERMEABLE PAVER PHOFILE

TURF PARKWAY AT BUMAPOUT

TWO-WAY TRAFFIC

UCM

TWO-LANE DROP-OFF

S DREXEL AVE

20'-0"

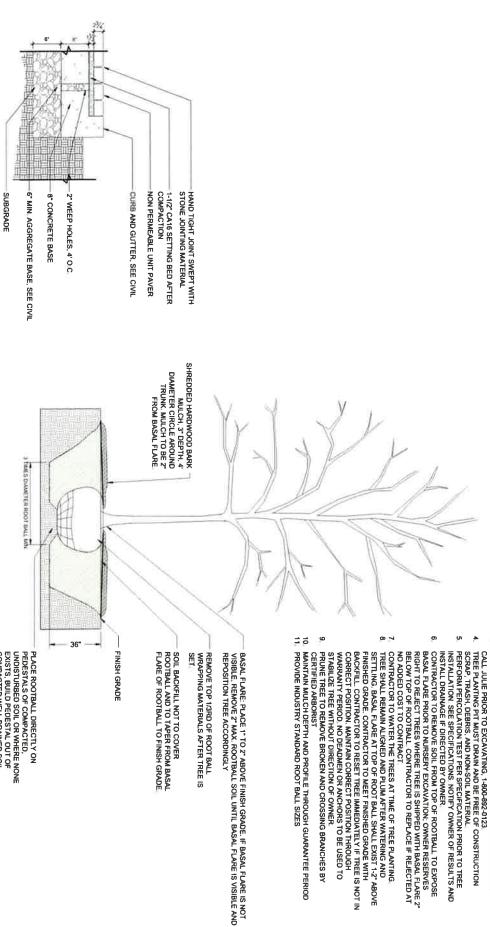
17'-4"

PARKWAY

80' ROW

S DREXEL AVE AT CORNER OF 57TH LOOKING NORTH

Typical Landscape Details



NOTES:
NOTES

COORDINATE LANDSCAPE WITH SITE WORK BY OTHER DISCIPLINES

CALL JULIE PRIOR TO EXCAVATING, 1-800-892-0123.
TREE PLAYTING PIT MUST DRAIN AND BE FREE OF CONSTRUCTION SCRAP, TRASH, DEBRIS, AND NON-SOIL MATERIAL PERFORM PERCOLATION TIEST PER SPECIFICATION PRIOR TO TREE INSTALLATION. SEE SPECIFICATIONS NOTIFY OWNER OF RESULTS AND INSTALLATION. SEE SPECIFICATIONS NOTIFY OWNER OF RESULTS AND

6. CONTRACTOR TO REMOVE SOIL FROM TOP OF ROOTBALL TO EXPOSE BASAL FLARE PRIOR TO NURSERY EXCAVATION, OWNER RESERVES RIGHT TO REJECT TREES WHERE TREE IS SHIPPED WITH BASAL FLARE? SELOW TOP OF ROOTBALL CONTRACT REE IS THE BASAL FLARE? SELOW TOP OF ROOTBALL CONTRACTOR TO REPLACE IF REJECTED AT NO ADDED COST TO CONTRACT.

7. CONTRACTOR TO WATER THE TREES AT TIME OF TREE PLANTING. BASAL FLARE AT TOP OF ROOT BALL SHALL EXIST 1.2" ABOVE STITLING. BASAL FLARE AT TOP OF ROOT BALL SHALL EXIST 1.2" ABOVE FINISHED GRADE WITH BACKFILL. CONTRACTOR TO MEET FINISHED GRADE WITH BACKFILL. CONTRACTOR TO RESET TREE IMMEDIATELY IF TREE IS NOT IN CORRECT POSITION. MAINTAIN CORRECT POSITION THROUGH WARRANTY PERIOD. NO DEADMEN OR ANCHORS TO BE USED TO STABILIZE TREE WITHOUT DIRECTION OF OWNER.

PRUNE TREE TO REMOVE BROKEN AND CROSSING BRANCHES BY CERTIFIED ARBORIST

MAINTAIN MULCH DEPTH AND PROFILE THROUGH GUARANTEE PERIOD PROVIDE INDUSTRY STANDARD ROOT BALL SIZES

REMOVE TOP 1/3RD OF ROOT BALL WRAPPING MATERIALS AFTER TREE IS

SOIL BACKFILL NOT TO COVER ROOTBALL AND TO TAPER FROM BASAL FLARE OF ROOTBALL TO FINISH GRADE

PLACE ROOTBALL DIRECTLY ON PEDESTALS OF COMPACTED, UNDISTURBED SOIL OR WHERE NONE EXISTS, BUILD PEDESTAL OUT OF COMPACTED WELL DRAINED SOIL

PAVER B: NON-PERMEABLE CLAY PAVER OVER CONCRETE

TYPICAL TREE PLANTING DETAIL

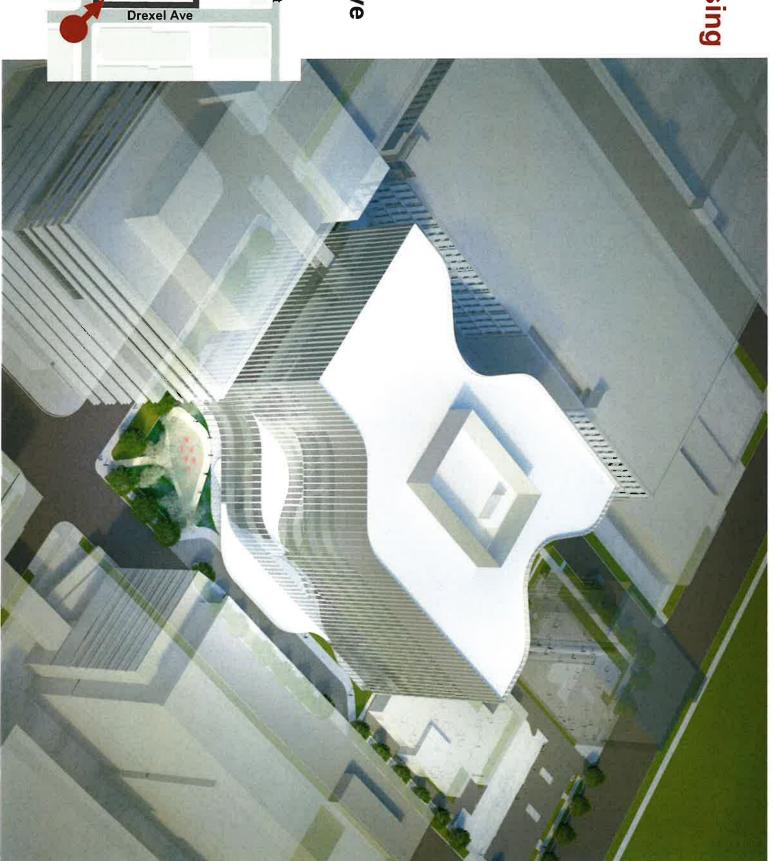
329343-01



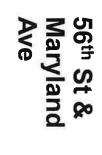


Maryland Ave

NEW UCM CANCER CENTER



3D Massing Images



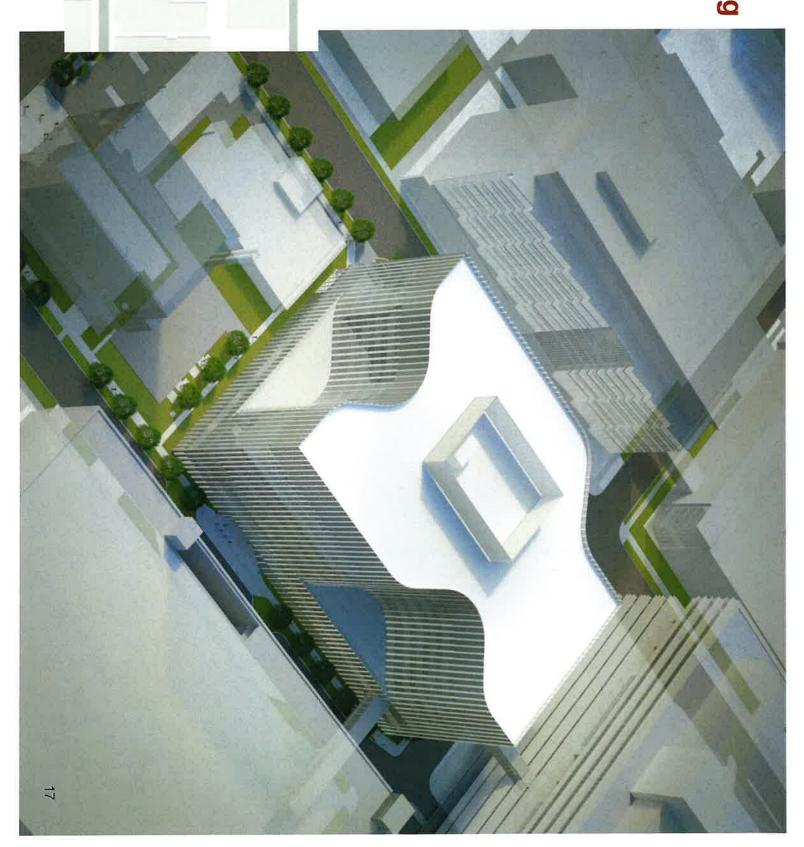
56th St

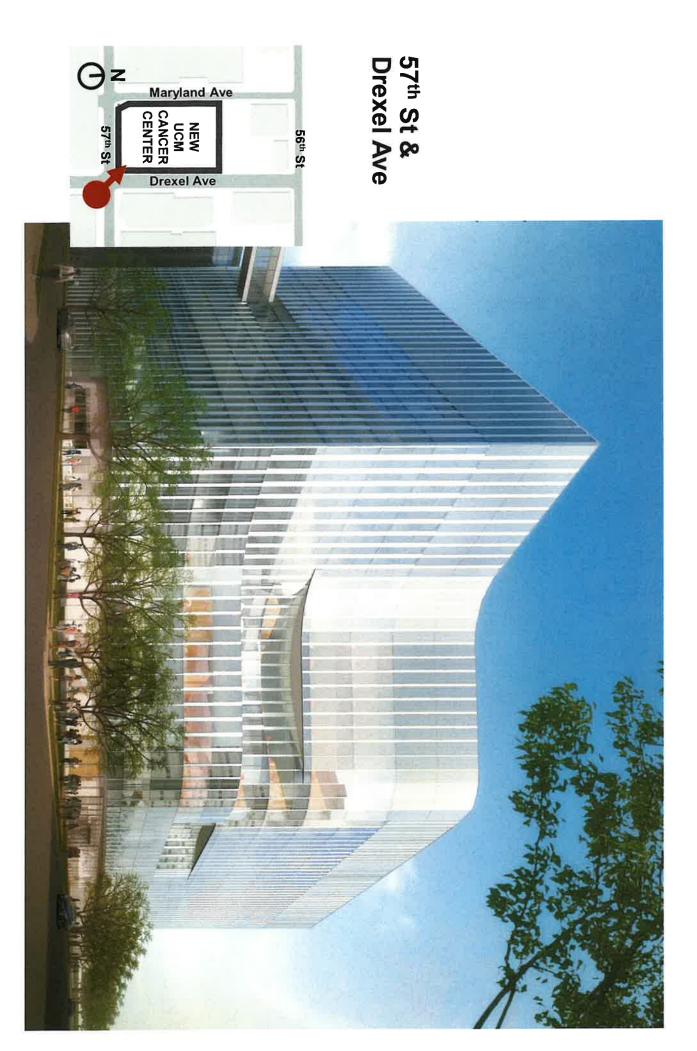
Θz

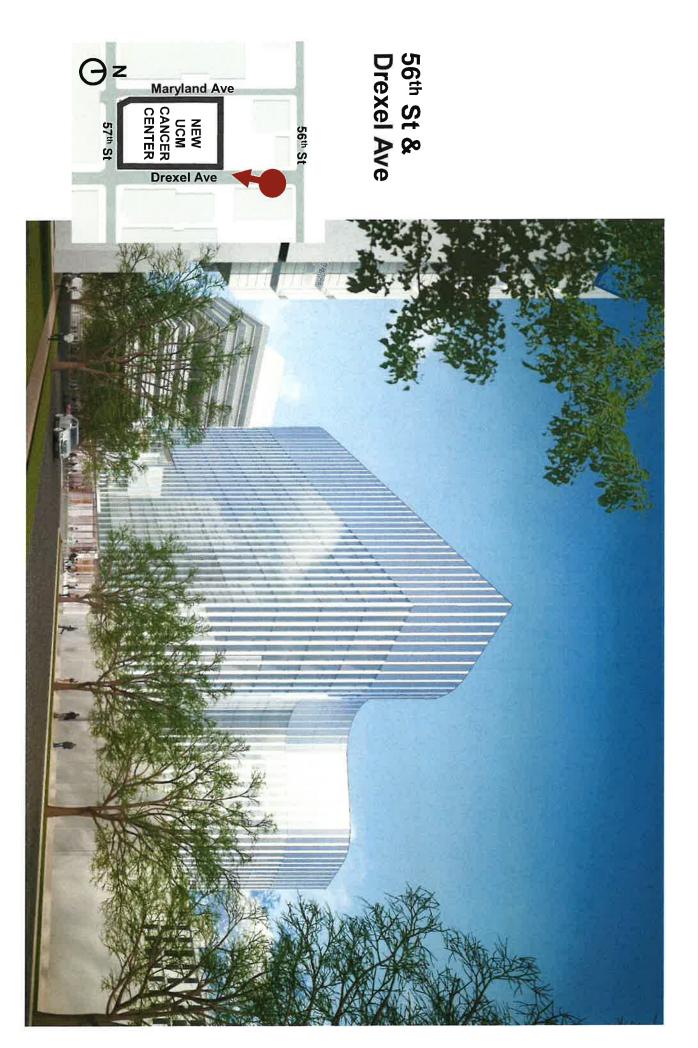
Maryland Ave

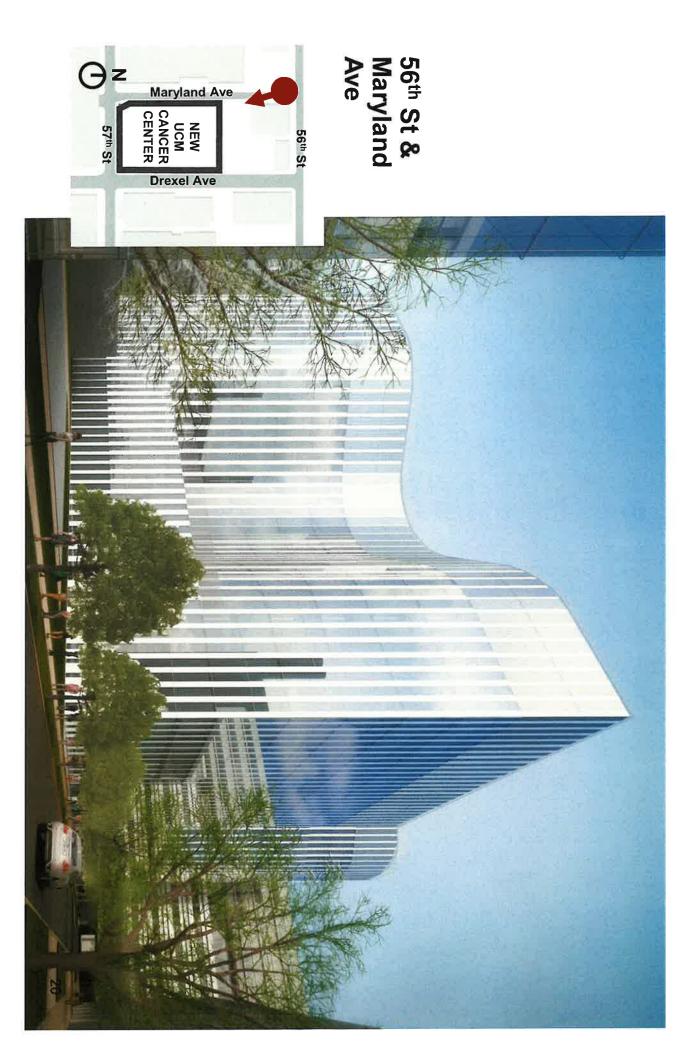
NEW UCM CANCER CENTER

Drexel Ave

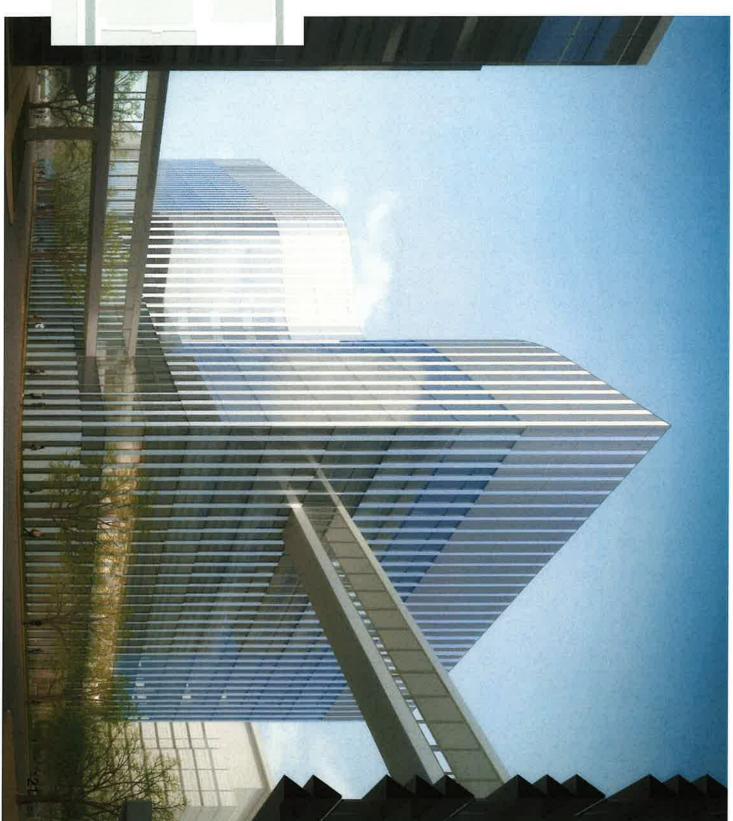






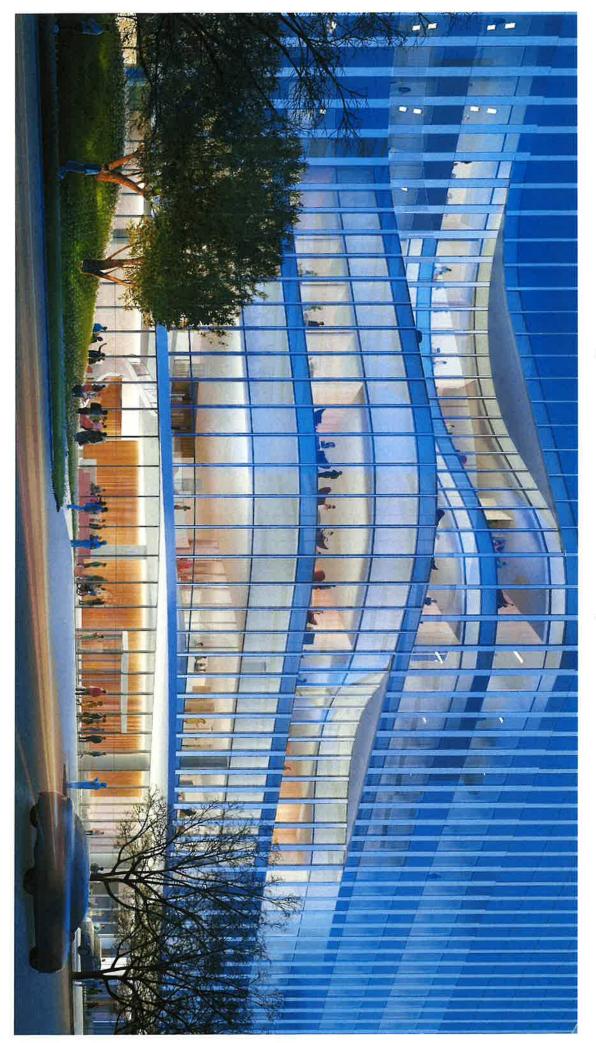






Rendering

Detail of Southeast Entry and Collaboration Spaces





DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF CHICAGO

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

PD 43 Site Plan Review March 20, 2023 Page 2

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 Murphey
Zoning Administrator

cc: Noah Szafraniec, DPD

Heidi Sperry, DPD

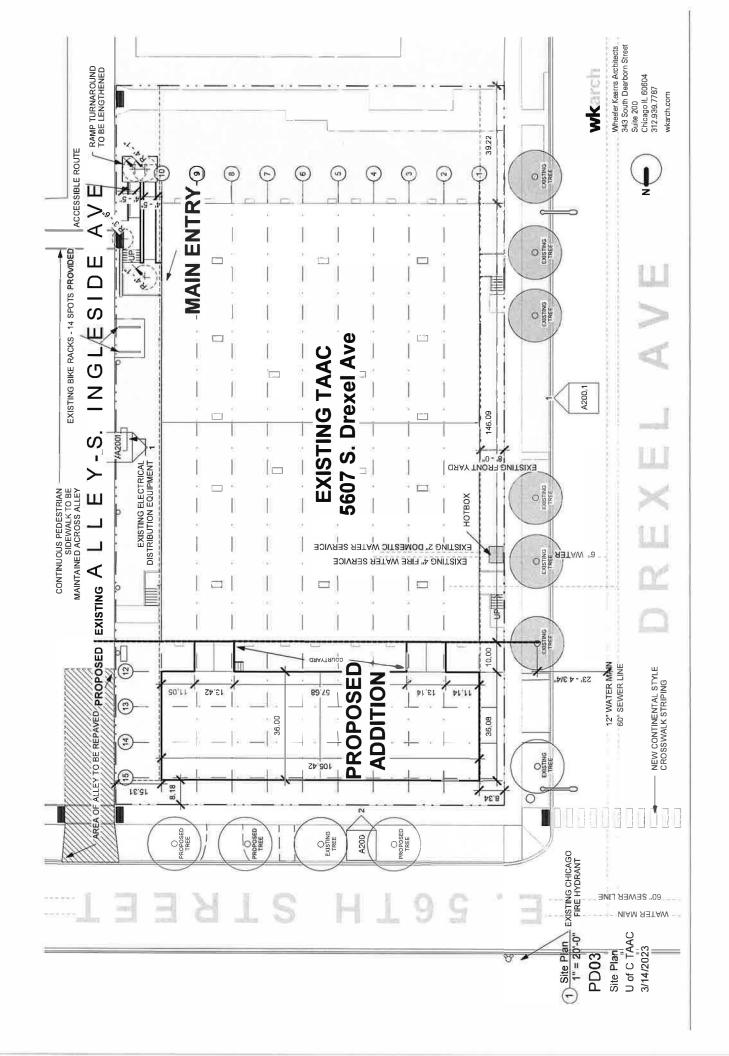
Mike Marmo, DPD

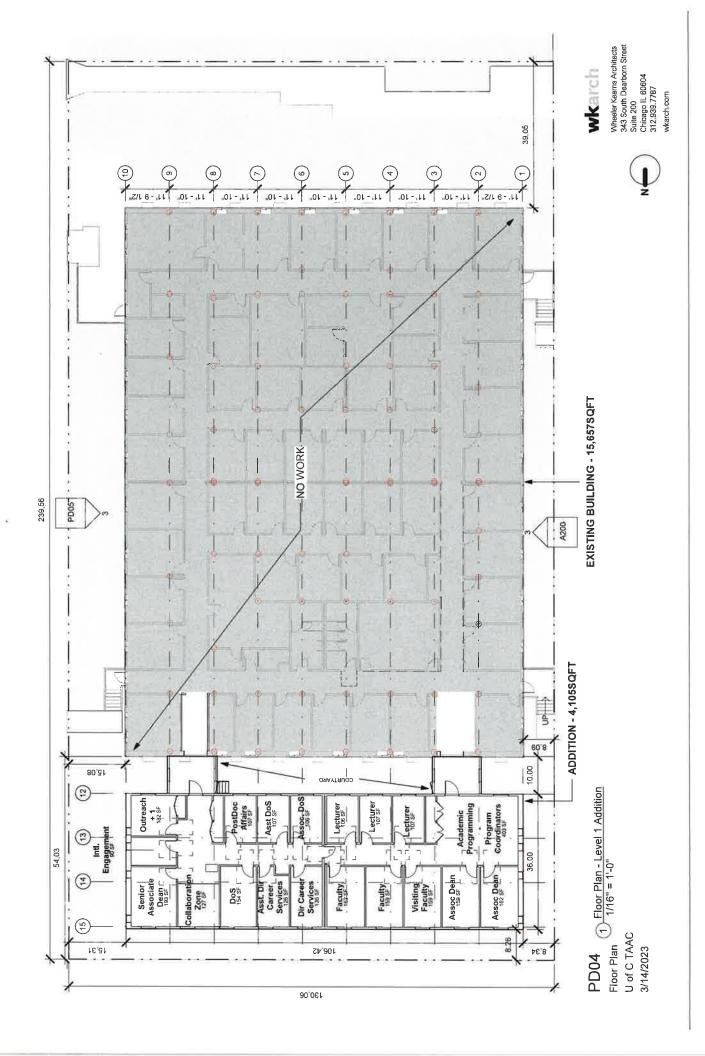
Teresa Mc Laughlin, DPD

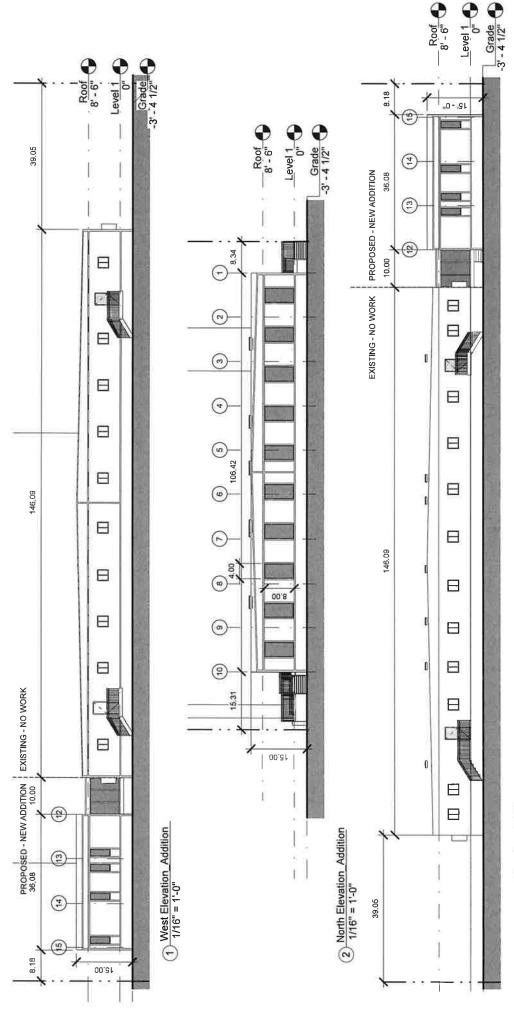
Janice Hill, DPD

Yangdi Wang, DPD

Main File







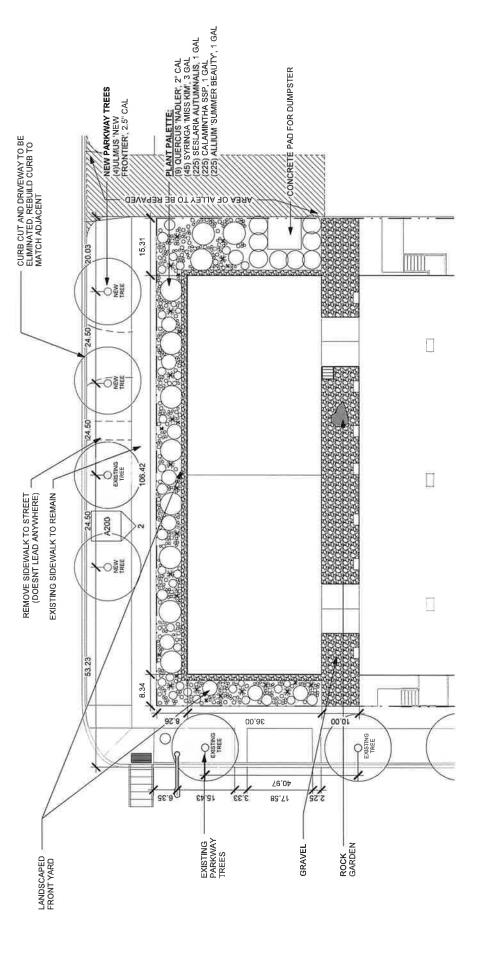
3 East Elevation Addition 1/16" = 1'-0"

PD0

Building Elevations U of C TAAC 3/14/2023

WK CE TO BE Wheeler Kearns Architec

Wheeler Keams Architects
343 South Dearborn Street
Suite 200
Chicago IL 60604
312.939.7787
wkarch.com



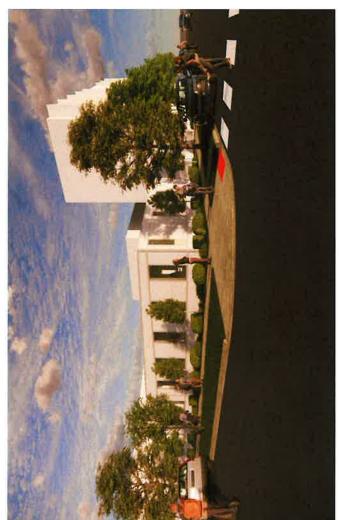
Wkarch

1/16" = 1'-0"

Landscape Plan U of C TAAC 03/14/2023

PD06

Wheeler Keams Architects 343 South Dearborn Street 2016 200 Chicago II. 60604 312.939.7787 wkarch.com





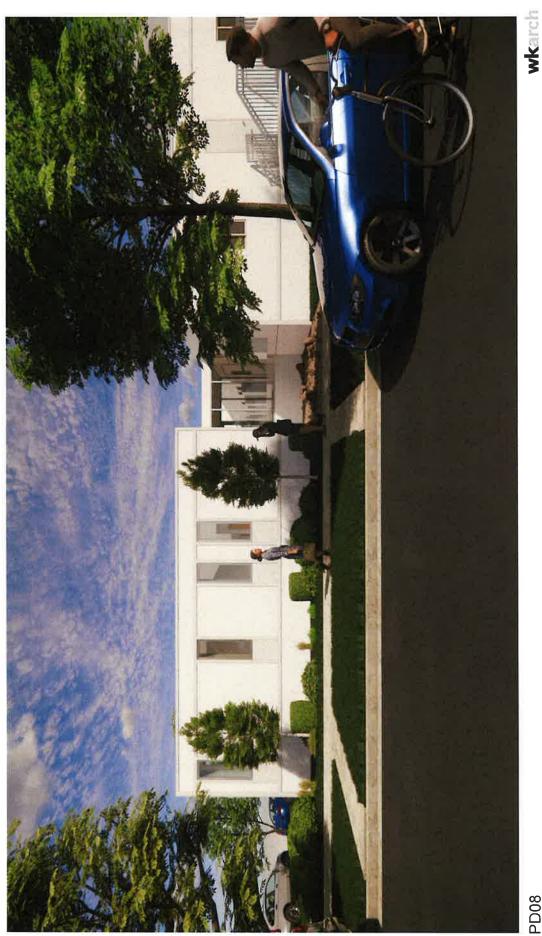
EXISTING

PD07

Contextual Renderings U of C TAAC 03/14/2023

wkarch

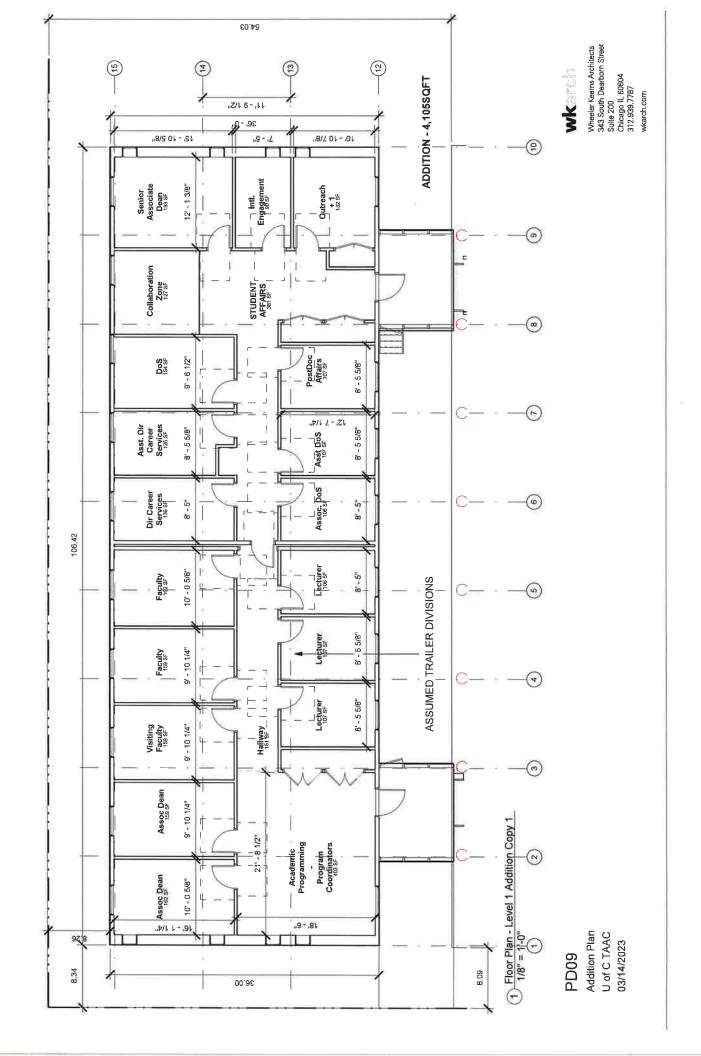
Wheeler Kearns Architects 343 South Dearborn Street Suite 200 Chicago IL 60604 312,939,7787 wkarch.com



PD08

Context Renderings U of C TAAC 03/14/2023

Wheeler Kearns Architects
343 South Dearborn Street
Suite 200
Chicago IL 60604
312,839,7787
wkarch.com



Reclassification Of Area Shown On Map No. 11-H.
(Application No. 20959)
(Common Address: 4137 - 4139 N. Western Ave.)

[02022-765]

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.)

[SO2022-909]

IPD 43,99

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 58th Street; South Woodlawn Avenue; a line 297.9 feet north of and parallel to East 58th Street; South Dorchester Avenue; a line 250 feet north of and parallel to East 59th 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:

Common Address	Zoning District	Permanent Index Number	Bounded By
5700 and 5706 South Woodlawn Avenue	RM5	20-14-116-008-0000 and 20-14-116-009- 0000	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.
5714 South Woodlawn Avenue	RM5	20-14-116-011-0000	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.
5728 South Woodlawn Avenue	RM5	20-14-116-013-0000	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.
5747 South University Avenue	RM5	20-14-116-006-0000 (Partial)	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.

REPORTS OF COMMITTEES

4/27/2022

46569

Common Address	Zoning District	Permanent Index Number	Bounded By
5735 South University Avenue	RM5	20-14-116-004-0000	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.

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.

Subarea	Square Feet	Acres	Max Percent Site Coverage	Max SF Site Coverage	Max FAR	Max FAR SF
Α	1,538,841	35.53	52.00%	800,197	4.00	6,155,364
В	1,559,225**	35.79	31.07%	484,423	2.22	3,461,479
С	949,880	21.81	46.15%	438,343	2.00	1,899,760

^{**} 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 56th Street and East 57th Street.

Subarea	Square Feet	Acres	Max Percent Site Coverage	Max SF Site Coverage	Max FAR	Max FAR SF
D	1,361,595	31.26	28.22%	384,242	2,20	2,995,509
E	860,796	19.76	30.00%	258,239	2.20	1,893,751
F	408,079	9.37	20.00%	81,616	2.50	1,020,198
G	699,433	16.06	28.03%	196,051	2,50	1,748,583
Н	719,303	16.51	33.34%	239,826	2.20	1,582,467
T _L	632,847	14.53	36.52%	231,110	2.20	1,392,263
J*	341,606	7.84	25.00%	85,401	1.50	512,409
L	251,775	5.78	24.00%	60,426	2.50	629,438
0	199,540	4.58	35.00%	69,839	2.20	438,988
Totals	9,522,920	218,62	35.06%	3,333,022	2.50	23,807,300

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

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

[02022-789]

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.



DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF CHICAGO

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.

Simplerely,

Zoning Administrator

Originated by: Kimberly Morris and Heidi Sperry

cc: Sarah Sheehan, 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:

Net Site Area	699,433.00 SF
Maximum Allowable FAR (1,748,583)	2.50
Current FAR (648,145)	0.79
Proposed FAR (666,702)	0.95
Maximum % of land covered (196,051)	28.03%
Current % of land covered (121,406)	17.36%
Proposed % of land covered (152,638)	21.82%

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

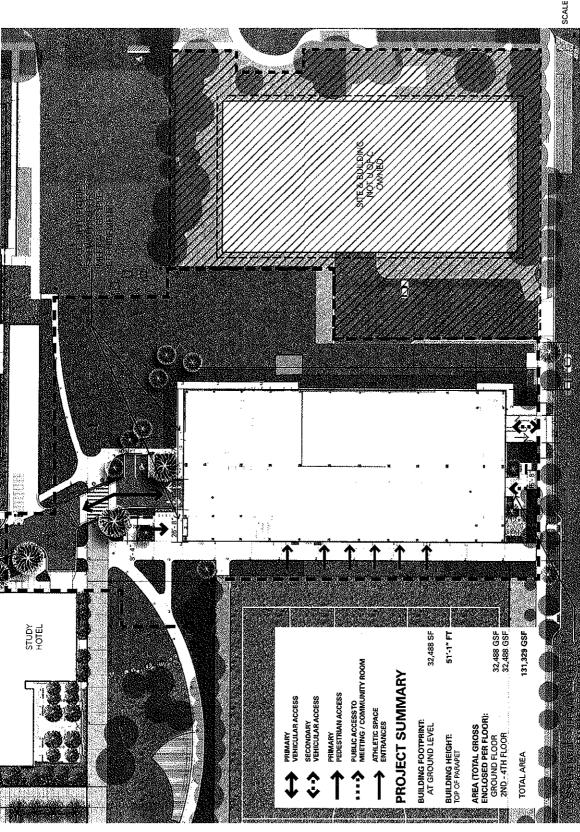
Alicia M. Berg

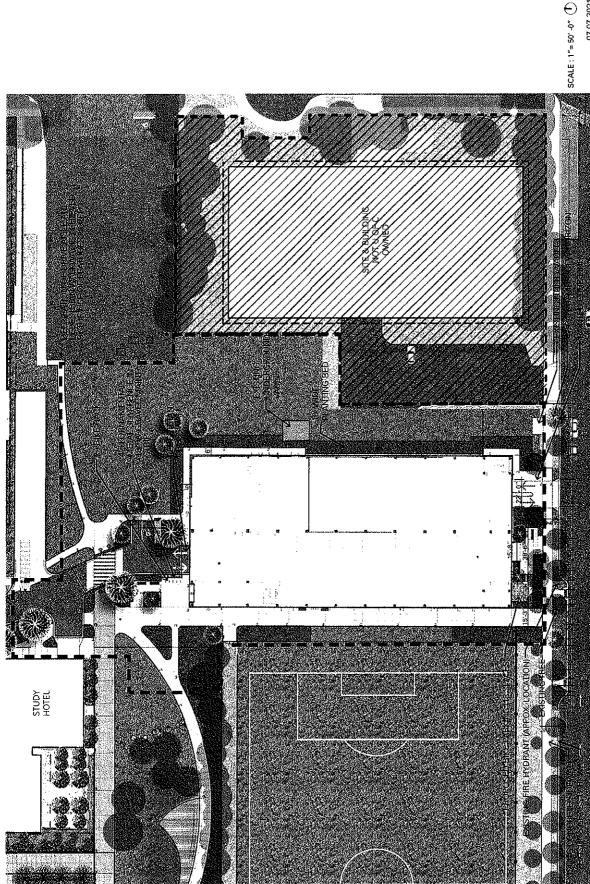
Alicia Berg Assistant Vice President

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









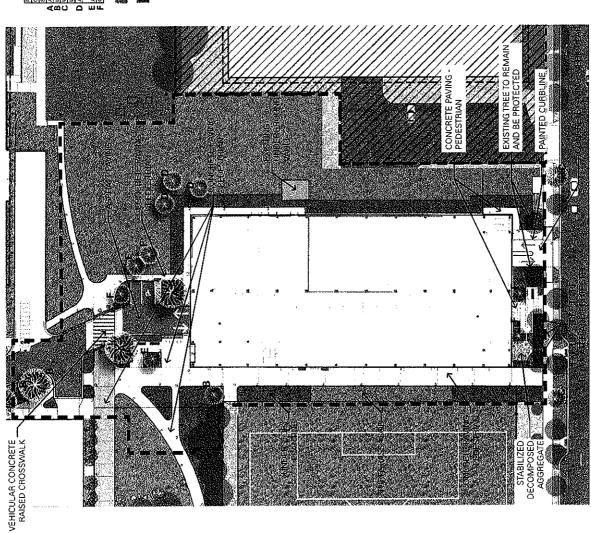
07.07.2021

SCALE:1"=50'-0" (

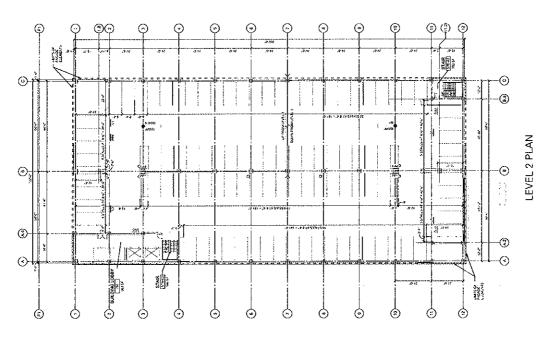
CODE Introductor	<u> </u>	YANT SC	LANT SCHEDULE		,			
THEES Acet crystabs: Moston: State Street Mappe 84.8 4 2 Acet crystabs: Moston: 1.45ctton Elmo 84.8 4 4 4 4 4 4 4 4 4	Ų	ODE	αīγ	BOTANICAL NAME	COMMON NAME		SZE	REMARKS
2 Accentration Machiner State States Heaptor BAB 18.88 <	107	HADE T	EES.					
2 Lincontrol (Lighter) 7 Lishter 83.8 is 2 Lincontrol (Lighter) 83.0 is is <td< th=""><th>2</th><th>N.O.</th><th>~</th><th>Acer miyabei "Morton"</th><th>State Street Maple</th><th>888</th><th>'4" cai</th><th>matching: 7' min, clear branch height</th></td<>	2	N.O.	~	Acer miyabei "Morton"	State Street Maple	888	'4" cai	matching: 7' min, clear branch height
2 Libria Vere Hostord 1845 14	~	5.	2	Liviodandron tulipilara	Tuiptinee	83.8	iq* cal	matching; 7 min. clear branch height
Standown Carlot Standown Standown Standown Servicetory Sale 9 1	2	FINE	~	Umus 'New Honzon'	New Horizon Elm	888	4° cal	matching: 7' min. clear branch heignt
Amelanchia: Canadorinas Shaddow Serviccherry 188 9 Animan Ballance Animan Ballance Serviccherry 188 8 Animan Ballance Serviccherry 188 8 Animan Ballance Serviccherry 188 8 Serviccherry	۳	NDERST	0	MAMENTAL TREES				
1 Ametendriar x grandilibara "Autumn Britiance" Aurumn Britiance Britiance Britiance Genicoberry (988) 6	능	M.CA	[Amelanchier canadensis	Shadslow Serviceberry	888	8, 10, 12 HT	Wuth-stem; one of each size issed
S Carcus canadensis Eastern Redbud 1848 (6	<u>ش</u>	W.GR	-	Ameiencher x grandillora 'Aulumn Britiance'	Autum Brillanco Serviceberry	888	g HT	Muth-stem, 5-7 cane
	ü	ECA SECA	s	Ceres canadensis	Eastern Redbud	988	8 10 HT	(Multi-stem; one of each size hated

TURFGRASS - SOD

UNDERSTORY PLANTING: SHRUB, PERENNIAL AND GROUNDCOVER







STAIR STAIR STAIR STAIR 0 GENERATOR 4 Water Today ⊕₇ A Tanasa P (2) STORAGE STORAGE STORAGE THE TROOM 16.ku 2 TRUNER 113 MêNS 11 Sept. **⊙**¬ PULDING LOSSY STAIR STAIR MECHANICAL ROOM NO. 0 9 (a) (2) (3) Ó 0 (➂

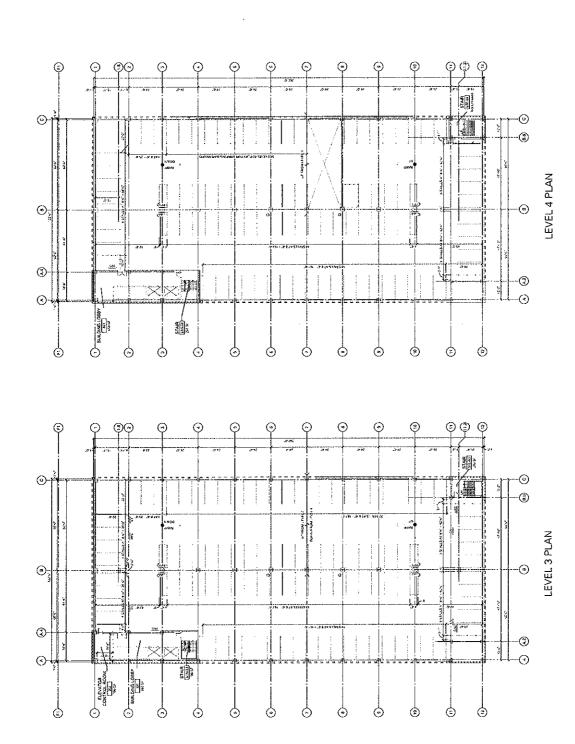


LEVEL 1 PLAN

07.07.2021









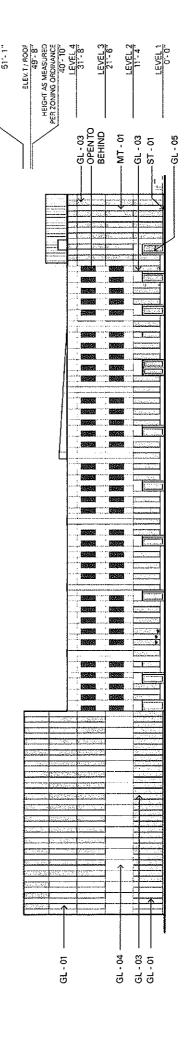
GARAGE SCREENING WITH METAL PANELS

designed so as to screen or conceal parked cars from view from public streets and open space on its first and second floors. 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 Additionally, that the design of the garage minimizes the appearance of sloped floors from the street." In order to meet this ventilation for the parking floors required by code. Non-concealed sloped floors are minimized to only occur along the east Zoning Ordinance Section 17-11-0206-C requires that "any parking structure that is the principal building on a site must be 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:

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 needs of the Athletics Department that are currently housed in the existing field house that will be demolished to make way inclement weather (lightning, tornado warnings, etc.). The training room is a space for minor treatment for athletes prior to, for the proposed building. The two team rooms (one for home team, one for visitor team) will include space for team meetduring and after practices and games, treating minor injuries that occur during practices and games, and performing minor ings (pre-game, half-time, post-game and at practices), equipment storage and changing, as well as a place for shelter for 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 meeting space within the faculty.

GL-01		VISION GLASS (CLEAR)
GL-01B	<u> </u>	VISION GLASS (CLEAR)
GL - 03	8	SPANDREL GLASS (CLEARTO MATCH VISION GLASS)
GL - 03B	38	SPANDREL GLASS (CLEARTO MATCH VISION GLASS)
GL-04	4	LAMINATED GLASS, COLORTBD (CANOPY)
GL - 04B	7 8	LAMINATED GLASS, COLORTBD (IGU)
GL-05	35	TRANSLUCENT GLASS AT ATHLETIC ROOM
ST-01		STONE BASE
CO - 01	11	CONCRETE
MT-03	8	ALUMINUM PLATEWALL PANEL, COLORTBD
MT - 02	02	PREFORMED METAL WALL PANEL, COLORTBD



ELEV. OVERRUN PARAPET







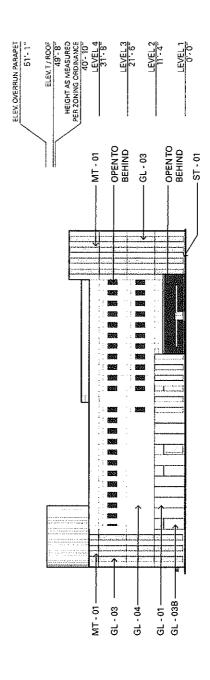
07.07.2021

12 20

GARAGE SCREENING WITH LANDSCAPING:

planting beds of perennials and groundcover. These planting beds will range from 8' to 24' in length between the street and the ground level along 61st Street. A significant amount of landscaping is provided within the 24' setback from 61st Street. building. Along the west side of the parking garage, active uses line the ground floor to support the adjacent athletic field. is demonstrated with the exterior building elevations showing the architectural metal panel screens, the level 1 floor plan cealed 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 including a small plaza space and bicycle parking, landscaped areas featuring seven (7) new shade trees, as well as large 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 Zoning Ordinance Section 17-11-0206-F requires that "the parking areas of multi-storygarages must be screened or conshowing meeting / community room, and the landscape plans showing plantings to screen the building.

LAMINATED GLASS, COLORTBD (IGU) TRANSLUCENT GLASS AT ATHLETIC ROOM STONE BASE CONCRETE ALUMINUM PLATE WALL PANEL, COLORTBD PREFORMED METAL WALL PANEL, COLORTBD	GL - 048 GL - 05 ST - 01 CO - 01 MT - 01
LAMINATED GLASS, COLORTBD (CANOPY)	GL - 04
SPANDREL GLASS (CLEARTO MATCH VISION GLASS)	GL - 03B
SPANDREL GLASS (CLEARTO MATCHVISION GLASS)	GL - 03
VISION GLASS (CLEAR)	GL - 01B
VISION GLASS (CLEAR)	ნ -









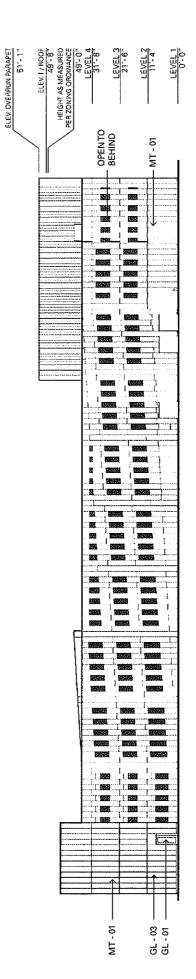
07.07.2021



CAMPUS SOUTH MIXED-USE FACILITY



ģ



SPANDREL GLASS (CLEARTO MATCH VISION GLASS) SPANDREL GLASS (CLEARTO MATCH VISION GLASS)

VISION GLASS (CLEAR) GL - 01B VISION GLASS (CLEAR)

GL-9

PREFORMED METAL WALL PANEL, COLORTBD

MT - 02

MT - 01 ALUMINUM PLATE WALL PANEL, COLOR TBD

TRANSLUCENT GLASS AT ATHLETIC ROOM

STONE BASE CONCRETE

LAMINATED GLASS, COLORTBD (IGU)

GL - 04B

GL-05 ST-01 8 9 9

GL - 04

GL - 03B

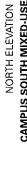
GL - 03

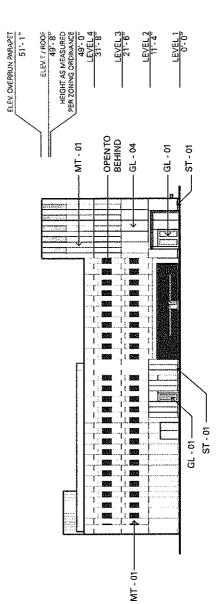
LAMINATED GLASS, COLORTBD (CANOPY)





CAMPUS SOUTH MIXED-USE FACILITY





SPANDREL GLASS (CLEARTO MATCH VISION GLASS) SPANDREL GLASS (CLEARTO MATCH VISION GLASS)

GL - 01 VISION GLASS (CLEAR) GL - 01B VISION GLASS (CLEAR) PREFORMED METAL WALL PANEL, COLORTBD

MT - 02

MT - 01 ALUMINUM PLATE WALL PANEL, COLORTBD

TRANSLUCENT GLASS AT ATHLETIC ROOM

STONE BASE CONCRETE

69 -03 ST-01

LAMINATED GLASS, COLORTED (CANOPY) LAMINATED GLASS, COLORTED (IGU)

GL-03B

GL - 03

GL - 04B

GL - 05

GL - 04





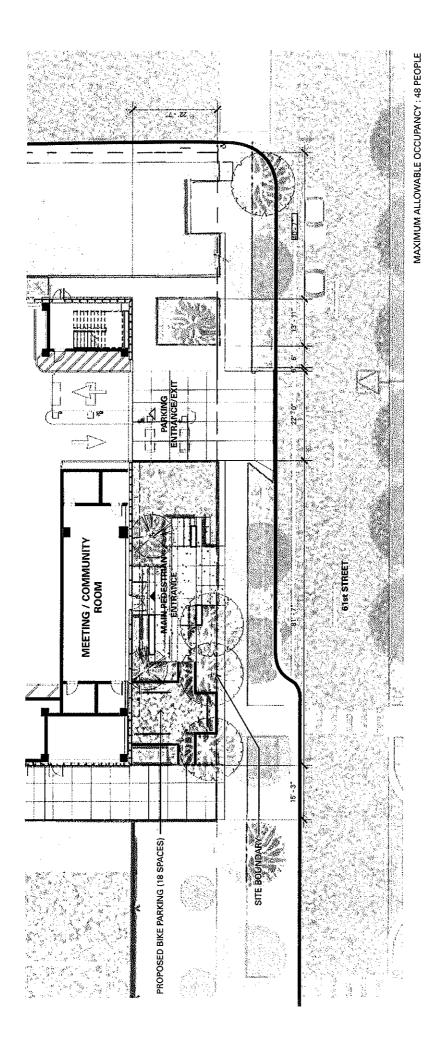
07.07.2021

Dimensioned section of garage with has been provided to demonstrate how parked car headlights will be obstructed from exterior by bumper walls.

GARAGE LIGHTING:

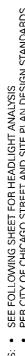
angle glare which is very similar to baffle construction on a light fixture. Average illumination level of 5 foot-candles (fc) will be provided in the general parking and 10 fc in drive aisles per IES standard. Foot-candle levels at pedestrian walk area shall be 20, and elevator lobbies shall be 15 to 20 foot-candles for patrons' security. Interior lighting shall be controlled by a lighting control 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 system. All light fixtures will be dimmed down to 50% level of their full capacity when the space is not occupied per IECC requirement.

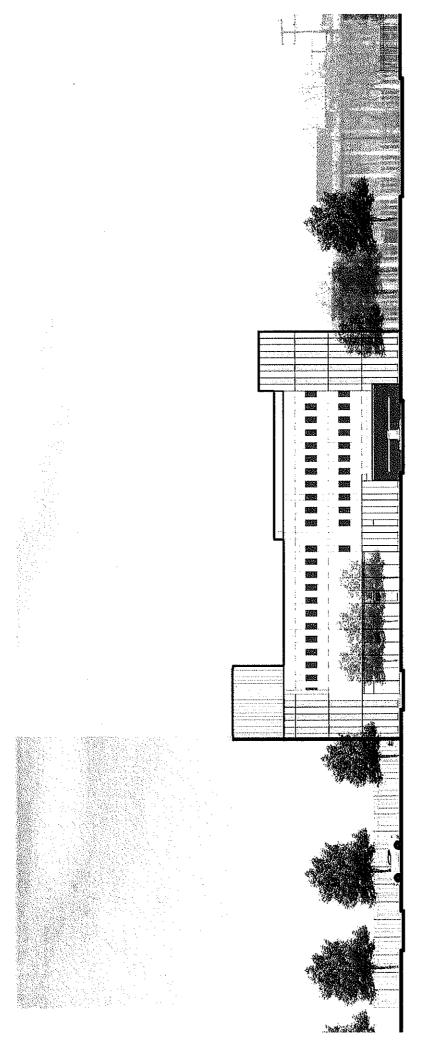






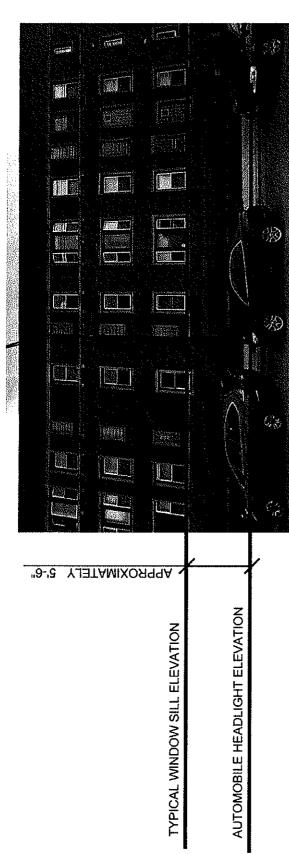






07.07.2021

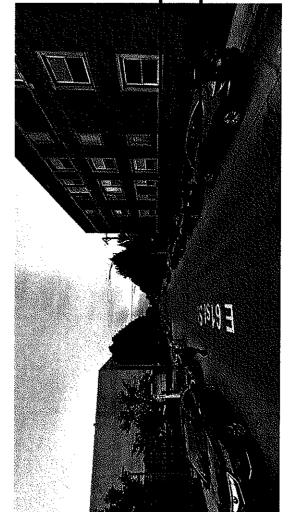




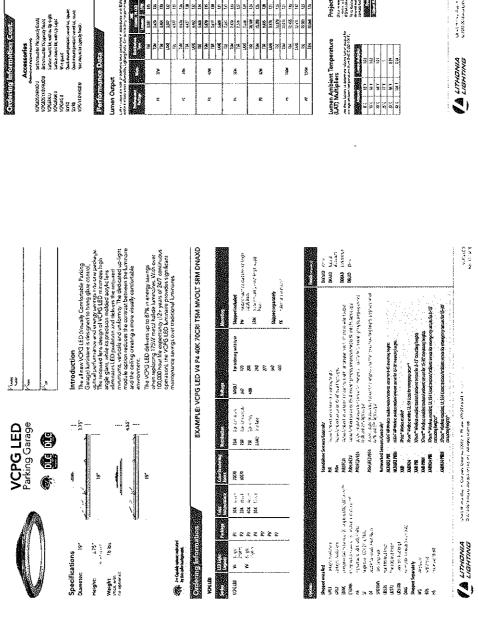
TYPICAL WINDOW SILL ELEVATION

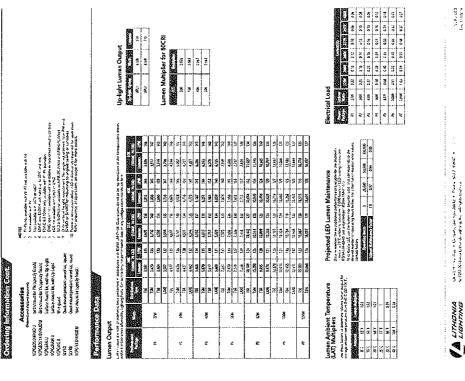
AUTOMOBILE HEADLIGHT ELEVATION

"8-'3 XOA99A v



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.



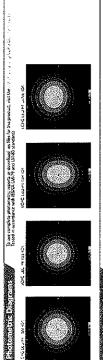






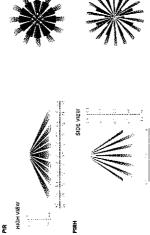
07.07.2021

Mounting, Options & Accessories



Motion/Ambient Sensor (PIR_PIRH)
Motion/Ambient Sensor (PIR_PIRH)
Motion and

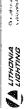
Netwocked Control (NITARZ)
Light" ABR is wiveled by controls platform that allows for samiloss integration of both indoor and outdoor luminaires. Five-fier
voices the SOS MHz business communication and app (CLARITY" Pro) based configurability combined together make nLight"
AR a secure, reliable and easy to use platform.



Motion/Ambient Sensor Default Setting

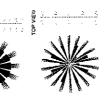
	Posterii - Sar	Motors Sec
	Ĭ	ă
	ă	S.E.B.
	N Name	Seattle of the
	Walter and Bearing States of St.	109/01/07 sucpost
E E	Motor 1903% altellingary Potocel Of Ingraed off)	(color 54 (c) to 55 (c)
	Se Per	PRUKE U PROJECT

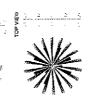
- These UL924 istand control/servious are not intended for use with Non-interruptible central emergency power systems. The power interruption, when transferring from normal utility power to emergency backup power, is required for the controller to activate its Egiess Mode and provide buill fight output.



Granding Miles & Grands Grands & Proceed 300 209 5001 miles of control of market broads for the second seco







Sequence as Operations for UP94 Listed Control/Sensors (PR3FC3V994, PIRH3FC3V994, XAD994)
The UP34 isted consistency Tarend 1's designed to personal building book match the Moder is largered by the Moder is graning book match and a decorate defining the Moder is graning book match and a decorate defining from the Moder is due the sequence of operations is at follows:

This is condition of control of the Moder is a formed as a formed in response to automatic and manual control.

For a decorate is and human deep power.

- Backup power source actuates, provider worth moves the emergency circuit powering the humaire onto the backup source, and lumnaire regains power.

 The device detects this power interruption, if it is > 20ms (2 line cycles,
 1 the device signers at learning commence as an energy and energy the provider of the device of growth of the provider start formed defining and notice that the device is such as normed defining and notice that the device is such as normed defining former formers.



INTERDEDUCE OF THE STATE OF THE

FEATURES & SPECIFICATIONS

0 - 19" H - 40" no cologia oc 5.6" (write cologia)

D = 19° d = 2,1° (no upigate or S.1° (men upigate

0 - 19" H - 4.9" [to: salage] Q S.9" (to: backgrid) WG - Wing goard

805 - Bird shroud for yoke mount D - 19" H (Yoke) = 10"-18"

HS – House side shiek

CCC (20)

SRM – Surface Mount with Up-Light

SRM - Surface Mount

According to the manages arraphed for coming of \$10.75 for the paradise floated at other design of the manages arraphed for coming to \$10.75 for the paradise floated to the paradise floated to the paradise to the p

The light proceedings of the state of the st

Obstance due par sous de constitue de la const

WARRANTY System framen warrangs Complete warrang terms seested as

Licen in samine para seriorite by a intervious Super Unitable (SC Hammons partie cost into the protein develope of involved the control and the sprainting Angrey controller mail races protein and activity. Similar was the institution matters of carteries of man always suchesal clushing on proding institution matters of carteries of man always suchesal clushing on proding

been however in contact to these a self-the year community funtion themself and

(a) The public control processing a signal of grand and a solution place from but, and a signal of grand and a signal of grand and grand gran

ajadinini pa Specifikations subject to thange without notice; measures under laborationy consistent at 25 °C. Specifikations subject to thange without notice



The Type executed for the SHALL sharper to enterprise the control of the Type executed for the SHALL sharper to enterprise the SHALL sharper to the SHALL sh

Destinantities - Orgen George 2017 - Mans editivities - Lo. Ladisologistis (Paris) (Spring Breat Light age of Sight control

76.1 P.

WALKER

2021.06.11

Q





DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF CHICAGO

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 Murphey

Zoning Administrator

PM:tm

C: Ron Daye, Main file

16304

4/24/2020

Reclassification Of Area Shown On Map Nos. 12-D And 14-D. IPD 43, QQ (As Amended)

(Application No. A-8525) (Common Address: 5616 S. Maryland Ave.)

[SO2020-845]

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:

Common Address	Zoning District	Permanent Index Number	Bounded By
5700 and 5706 South Woodlawn Avenue	RM5	20-14-116-008-0000 and 20-14-116-009-0000	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
5714 South Woodlawn Avenue	RM5	20-14-116-011-0000	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
5728 South Woodlawn Avenue	RM5	20-14-116-013-0000	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
5747 South University Avenue	RM5	20-14-116-006-0000 (Partial)	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
5735 South University Avenue	RM5	20-14-116-004-0000	Avenue 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
5600 5602 South Drexel Avenue	RM5	20-14-108-018-0000	East 56 th Street; South Drexel Avenue; a line 47 feet south of East 56 th Street; and the alley next west of South Drexel Avenue
5627 South Maryland Avenue	RM5	20-14-108-010-0000	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.
5635 5637 South Maryland Avenue	RM5	20-14-108-012-0000	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

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.

Subarea	Square Feet	Acres	Maximum Percent Site Coverage	Maximum Square feet Site Coverage	Maximum FAR	Maximum FAR Square Feet
Α	1,538,841	35.53	52.00 percent	800,197	4.00	6,155,364
В	1,496,547	34.34	30.40 percent	454,950	2.22	3,322,334
С	949,880	21.81	47.20 percent	448,343	2.00	1,899,760
D	1,361,595	31.26	28.22 percent	384,242	2.20	2,995,509
E	860,796	19.76	30.00 percent	258,239	2.20	1,893,751
F	408,079	9.37	20.00 percent	81,616	2.50	1,020,198
G	699,433	16.06	28.03 percent	196,051	2.50	1,748,583
Н	719,303	16.51	33.34 percent	239,826	2.20	1,582,467
1	632,847	14.53	36.52 percent	231,110	2.20	1,392,263

Subarea	Square Feet	Acres	Maximum Percent Site Coverage	Maximum Square feet Site Coverage	Maximum FAR	Maximum FAR Square Feet
J*	341,606	7.84	25.00 percent	85,401	1.50	512,409
L	251,775	5.78	24.00 percent	60,426	2.50	629,438
0	199,540	4.58	35.00 percent	69,839	2.20	438,988
TOTALS	9,460,242	217.18	35.00 percent	3,309,072	2.50	23,582,534

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

[02020-769]

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 96.62 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 Rezohing 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.



DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF CHICAGO

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



DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF CHICAGO

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 pan approval is hereby approved.

Sincerely,

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

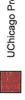
Bulk Regulations and Data Table

Revised June, 2020

Sub Area	SF	Acres	Max% Site Coverage	Max SF Site Coverage	Max FAR	Max FAR SF
A	1,538,841	35.53	52.00%	800,197	4	6,155,364
В	1,496,547	34.35	31.07%	464,950	2.22	3,322,334
С	949,880	21.81	46.15%	438,343	2	1,899,760
D	1,361,595	31.26	28.22%	384,242	2.2	2,995,509
Е	860,796	19.76	30.00%	258,239	2.2	1,893,751
F	408,079	9.37	20.00%	81,616	2.5	1,020,198
G	699,433	16.06	28.03%	196,051	2.5	1,748,583
Н	719,303	16.51	33.34%	239,826	2.2	1,582,467
I	632,847	14.53	36.52%	231,110	2.2	1,392,263
J*	341,606	7.84	25.00%	85,401	1.5	512,409
L	251,775	5.78	24.00%	60,426	2.5	629,438
0	199,540	4.58	35.00%	69,839	2.2	438,988
Totals	9,460,242.00	217.38	35.00%	3,310,240	2.50	23,591,064

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 offstreet 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.



UChicago Project Site

01: SITE PLAN SUBMISSION | LAND USE PLAN & SITE

250' around site

UChicago Campus

DuSable Museum of African American History

Regional or Community Park (POS-1)

Chicago Planned Development (PD-43, subarea B)

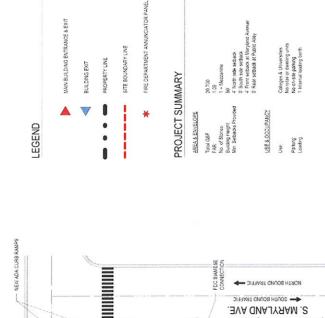












PROPOSED NEW 1 STORY BUILDING 20,700 SF (17,847 SF FOOTPRINT)

PROPERTY LINE

17-1

NEW BIKE RACKS

■ ONE WAY EAST BOUND TRAFFIC E. 56TH STREET

01: SITE PLAN SUBMISSION | ARCHITECTURAL SITE PLAN



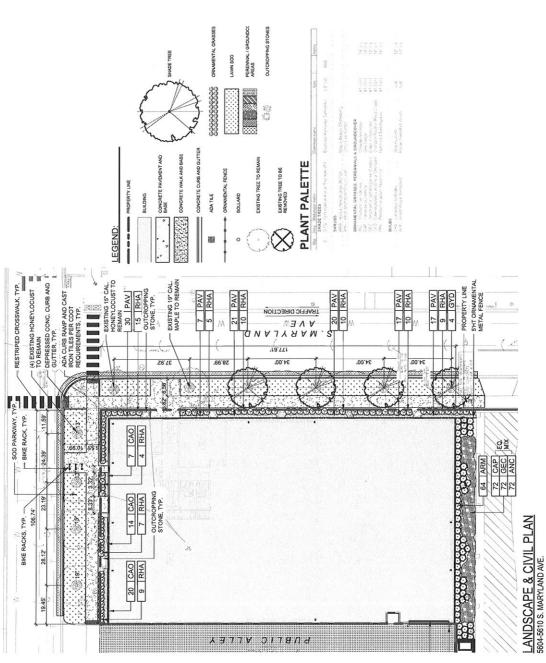
DOCK DOOK OVERHEAD 20 - 0

PUBLIC ALLEY









01: SITE PLAN SUBMISSION | LANDSCAPE & CIVIL PLAN



THE UNIVERSITY OF CHICAGO

SCALE: 1/32": 1'-0"

CHICAGO

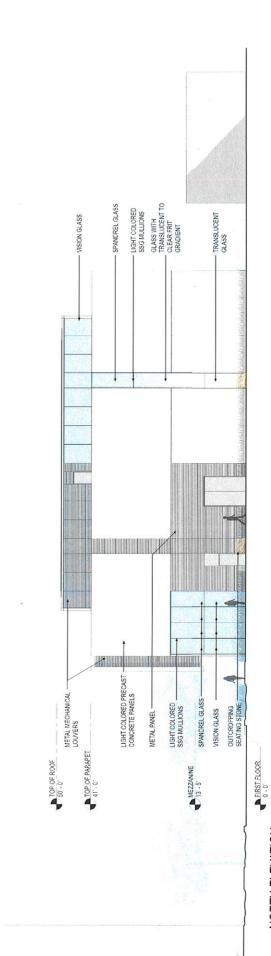
ARCHITRAVE



01: SITE PLAN SUBMISSION | PUBLIC RIGHT OF WAY ADJUSTMENTS MAP







NORTH ELEVATION







ARCHITRAVE CHICAGO

01: SITE PLAN SUBMISSION | **ELEVATIONS**

TOP OF ROOF

LIGHT COLORED PRECAST CONCRETE PANELS

ROOF MOUNTED PHOTO-VOLTAIC PANELS

METAL PANEL -

GLASS WITH
TRANSLUCENT TO
CLEAR FRIT GRADIENT

LIGHT COLORED -SSG MULLIONS

SPANDREL GLASS

TRANSLUCENT GLASS

TOP OF PARAPET

MEZZANINE 13°-5"

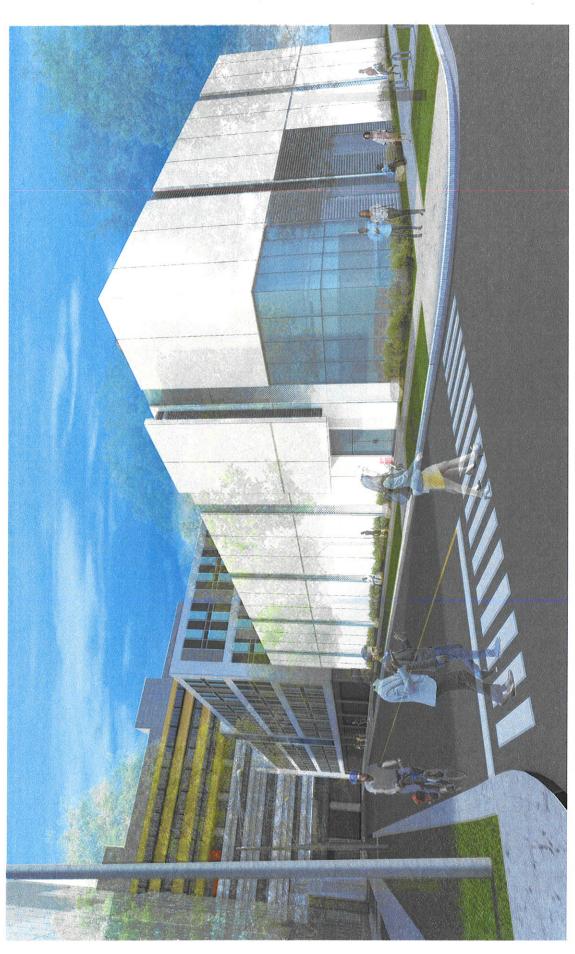
LIGHT COLORED SSG MULLIONS SPANDREL GLASS VISION GLASS FIRST FLOOR

OUTCROPPING SEATING STONE

EAST ELEVATION

NEW HIGH BAY BUILDING | 03.12.2020 | 6

SCALE: 1/16": 1'-0"















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.

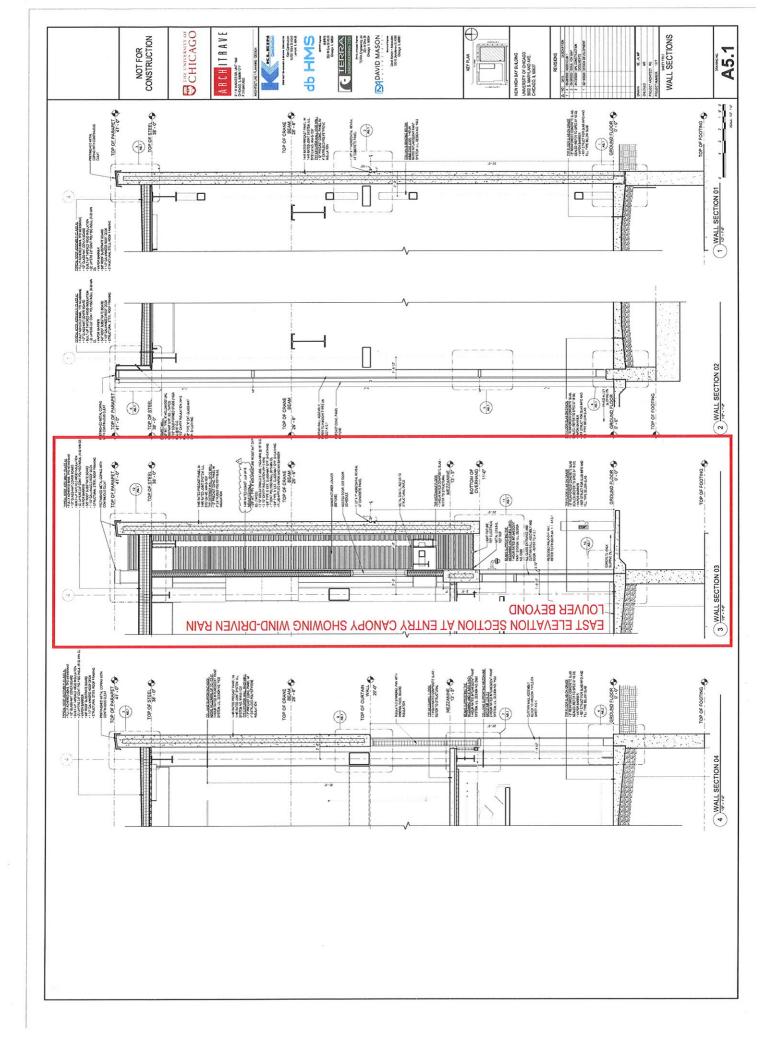
RESPONSE: Transparency will be provided where programmatically feasible at the northwest corner of the building which is the location for the entrance lobby, conference room, and office. Because this facility's primary function is to provide a location for faculty and researchers to assemble and test 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.

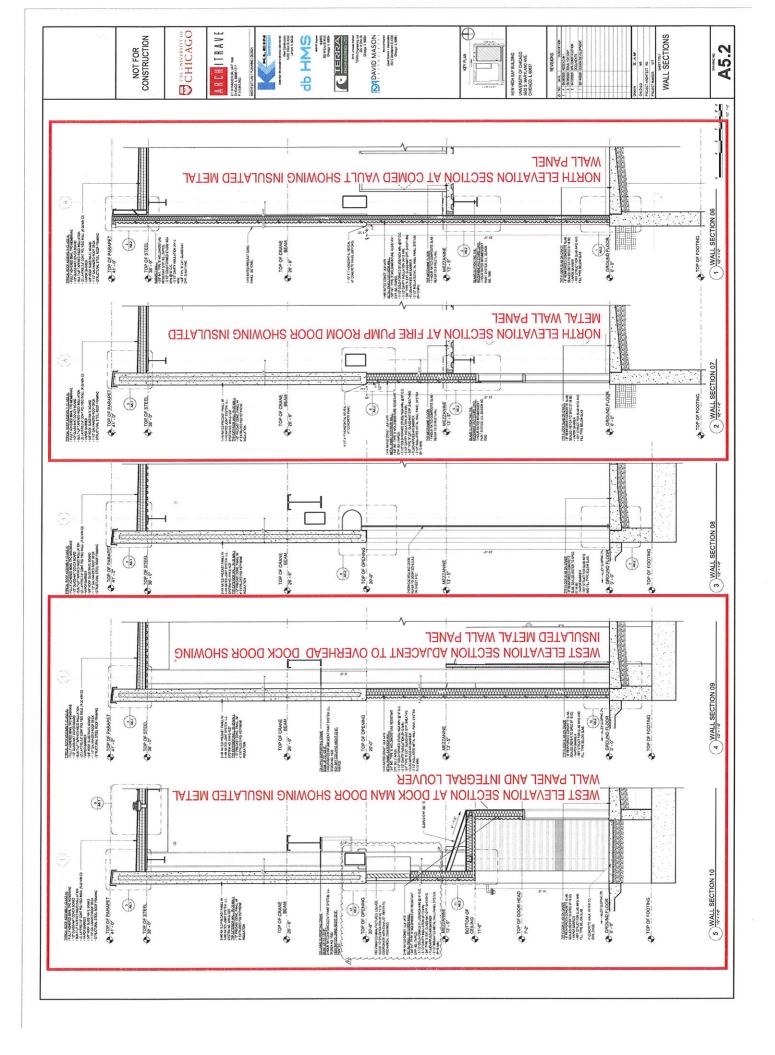
Please provide sections/detail for the for the metal louvers and metal panels. Is the design intent for these two materials to be perceived as the same? Also, provide material samples and/or cut sheets for review.

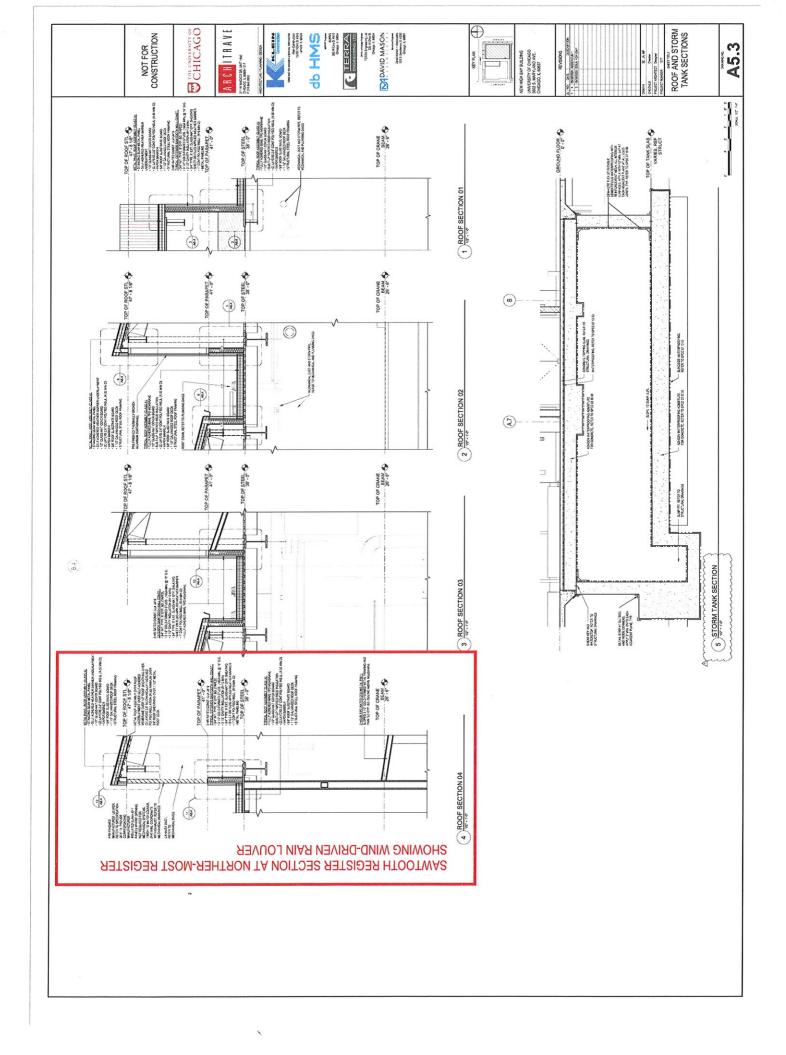
RESPONSE: No, the profile of the proposed metal panel is intended to reference the appearance of the louver but not match it. The two materials will be color matched and the profiles will have similar dimensional repetition. Cut sheets and details are attached for reference.

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



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 metho	d: 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.

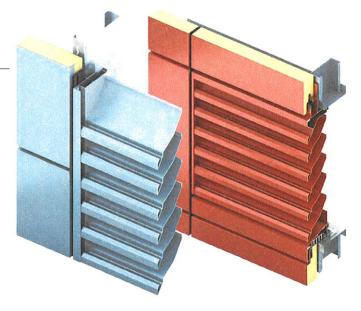
All panel thickness options engage with BENCHMARK Flushglaze 4500 and 7500 integral window system as well as BENCHMARK integrated louver system.



BENCHMARK Product Portfolio

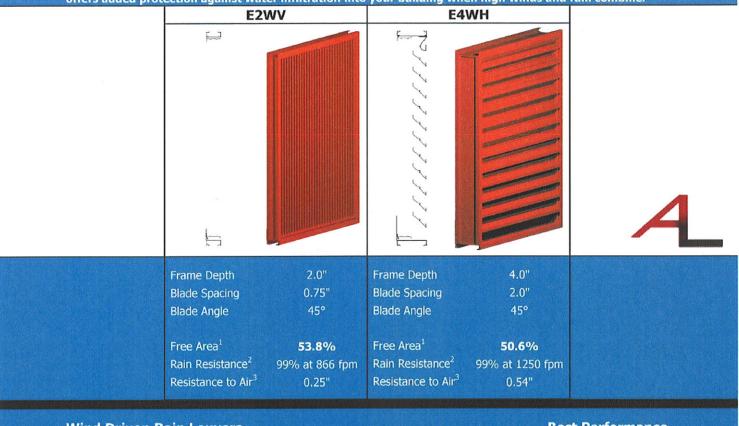
Fully integrated design louvers with high performance extruded aluminum construction, satisfy the HVAC requirements of the building, without the need for field cuts, flashings or exposed fasteners.

- 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.



Wind Driven Rain Louvers

Best Performance

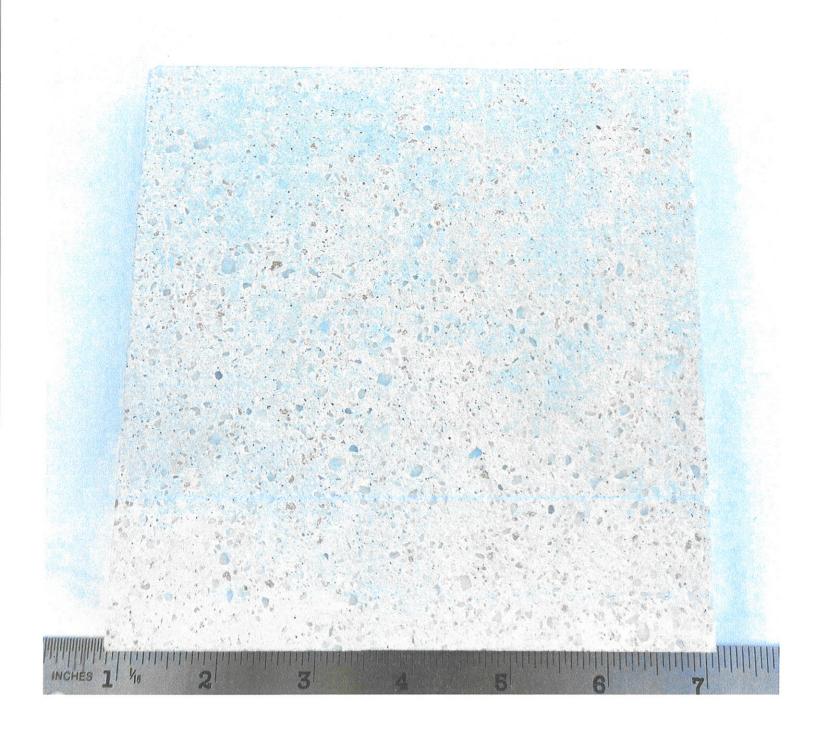
Combining exceptional rain resistance, low resistance to airflow, and respectable free areas. To lese louvers will withstand the forces of mother nature to provide the utmost protection for your building in legion.

Frame Depth 4.0" Blade Spacing 4.25" Blade Angle 45° Free Area ¹ 56.0% Rain Resistance ² 95% at 356 to Resistance to Air ³ 0.02" Frame Depth 6.0" Blade Spacing 4.25" Blade Angle 45° Free Area ¹ 50.3% Rain Resistance ² 99% at 1250 fpm Resistance to Air ³ 0.58"	

¹⁻ Free Area is the space between frame and blades divided by the overall wall opening size (based on a size 48" Wide by 18" 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





DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF CHICAGO

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

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

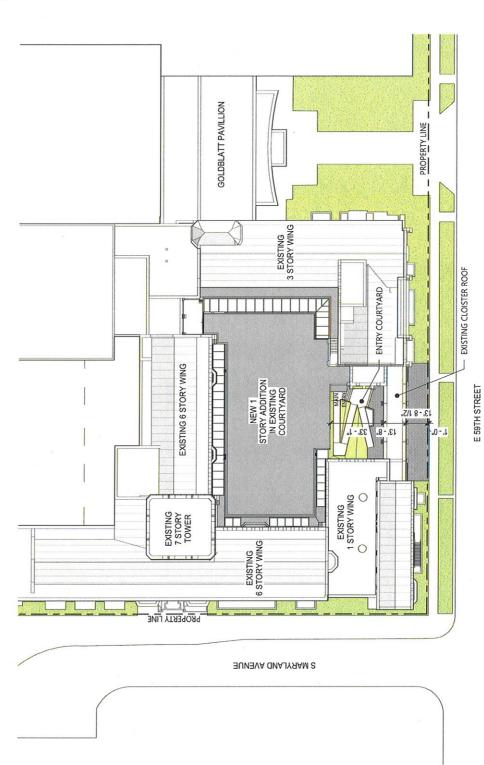
Originated by: Heidi Sperry

cc: Sarah Sheehan, University of Chicago

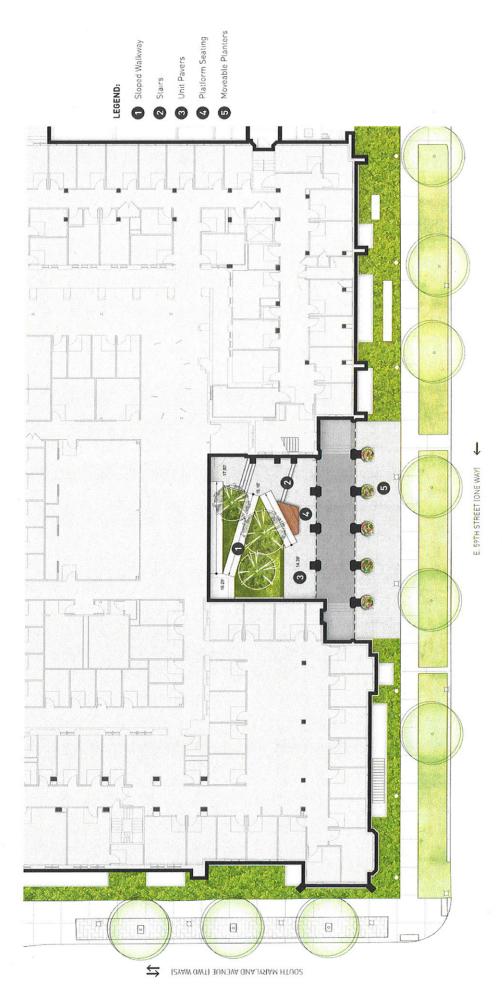
Erik Glass, DPD Mike Marmo, DPD Heidi Sperry, DPD

Planned Development files

MIDWAY PLAISANCE







BASE BUILDING

LIGHT

poppaga

 \prod

0

000

8°8 6° 8°8

00 d

800

800

MARYLAND AVENUE

2222222222

PHYSCIANS CHARTING 250 SF

9

VESTIBULE 140 SF H D

COURTYARD

NURSE STATION

800

00

NOT IN SCOPE

THE UNIVERSITY OF CHICAGO

Wight







ò

0

EXTERIOR CLOISTER



















































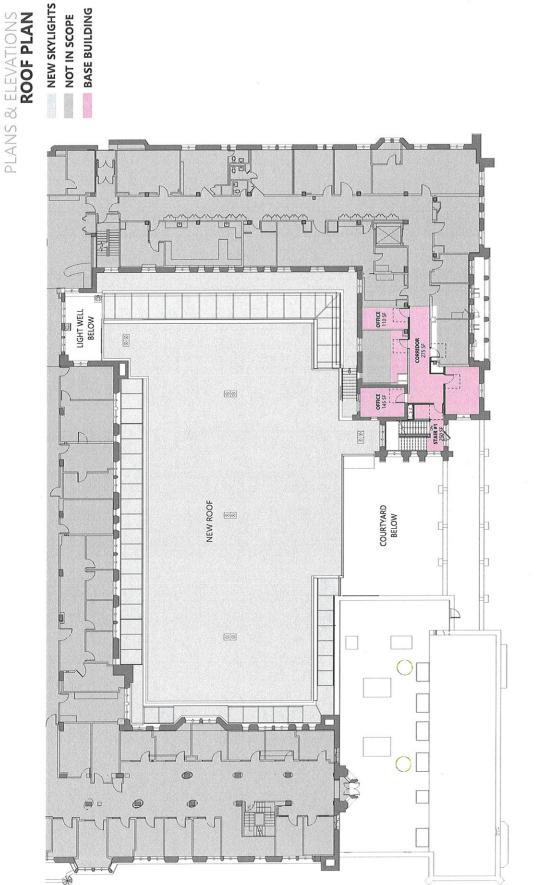












STUDENT HEALTH, COUNSELING & WELLNESS CENTER | 12.20.2018 | 16

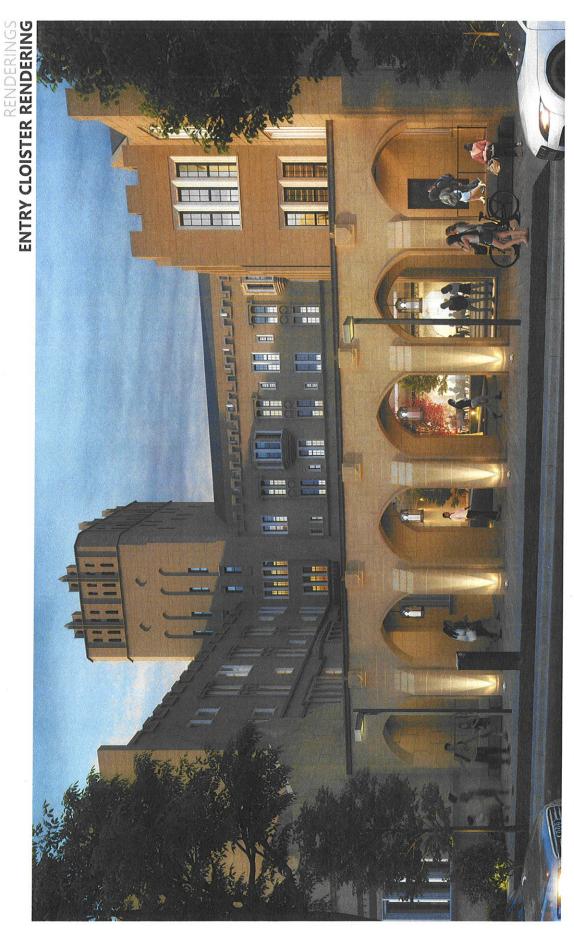
ENLARGED SOUTH ELEVATION

AS MEASURED PER THE CHICAGO ZONING ORDINANCE

THE UNIVERSITY OF CHICAGO

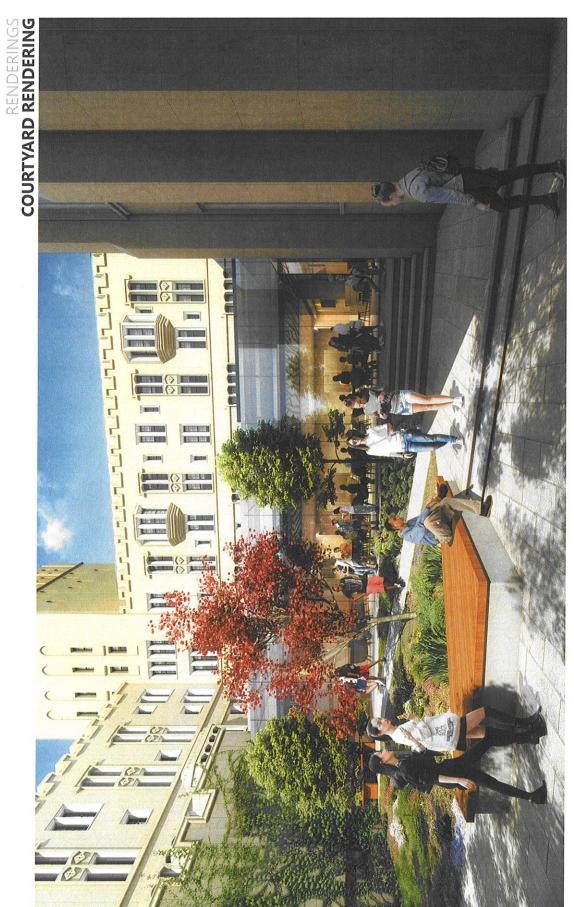
* Ag

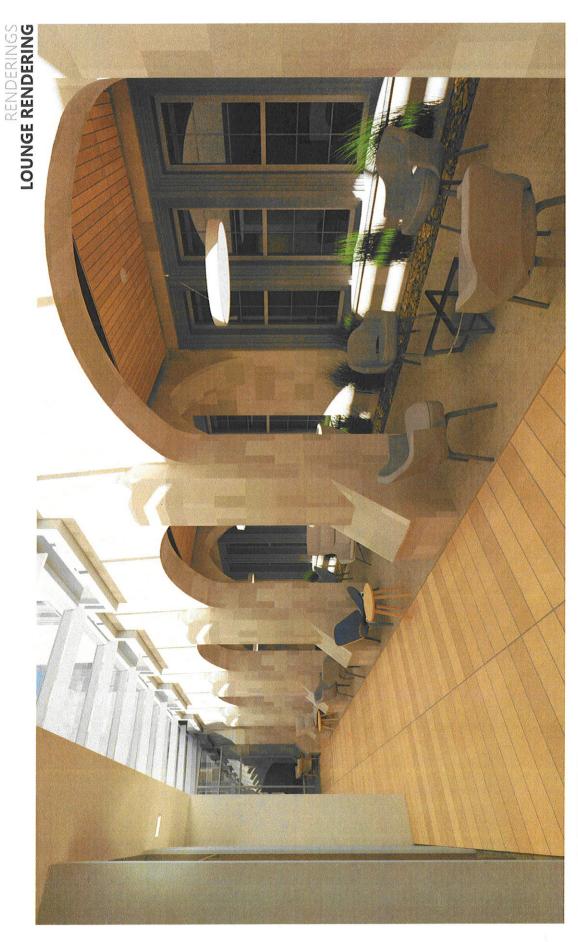


















DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF CHICAGO

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

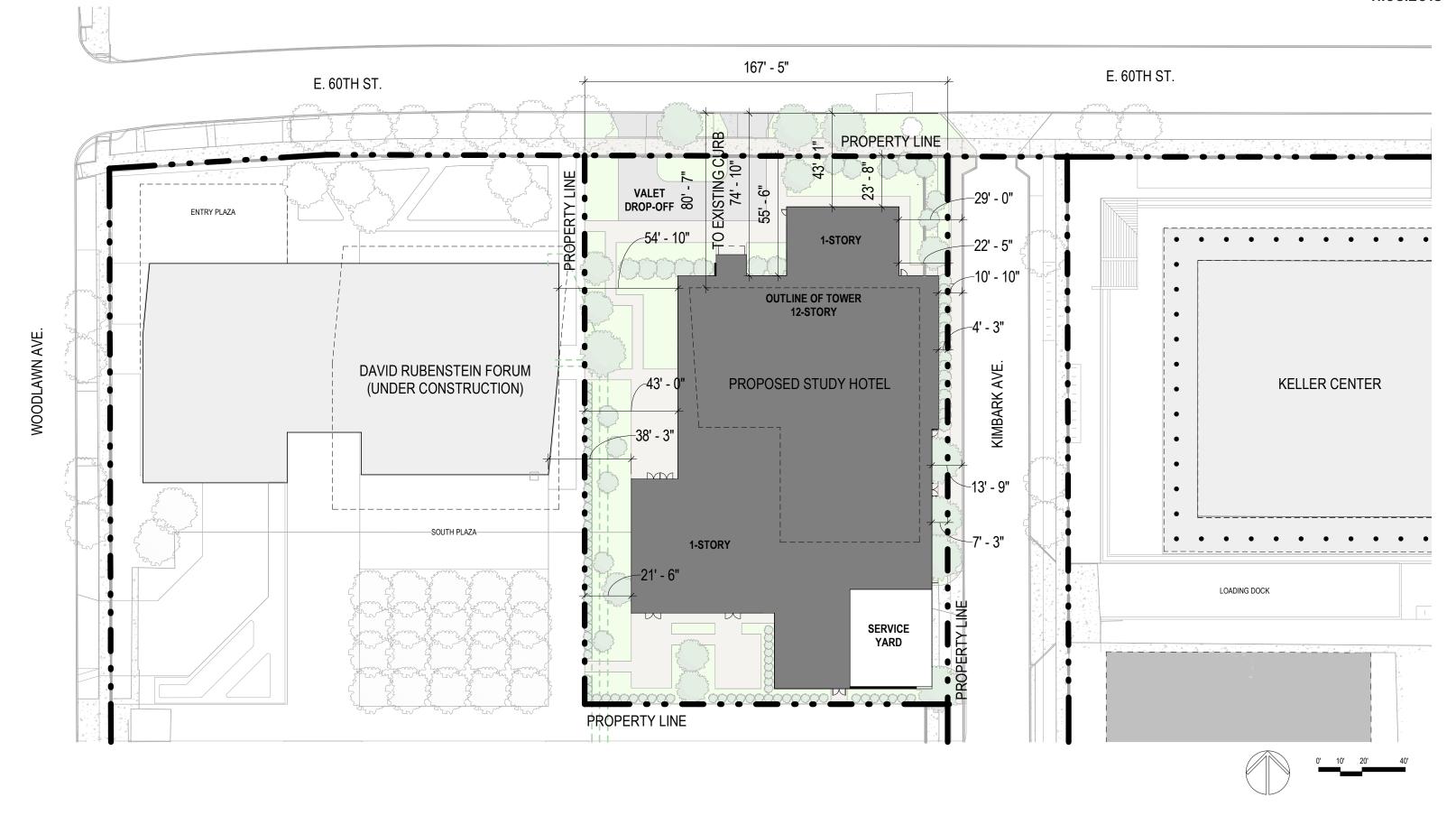
Originated by: Heidi Sperry

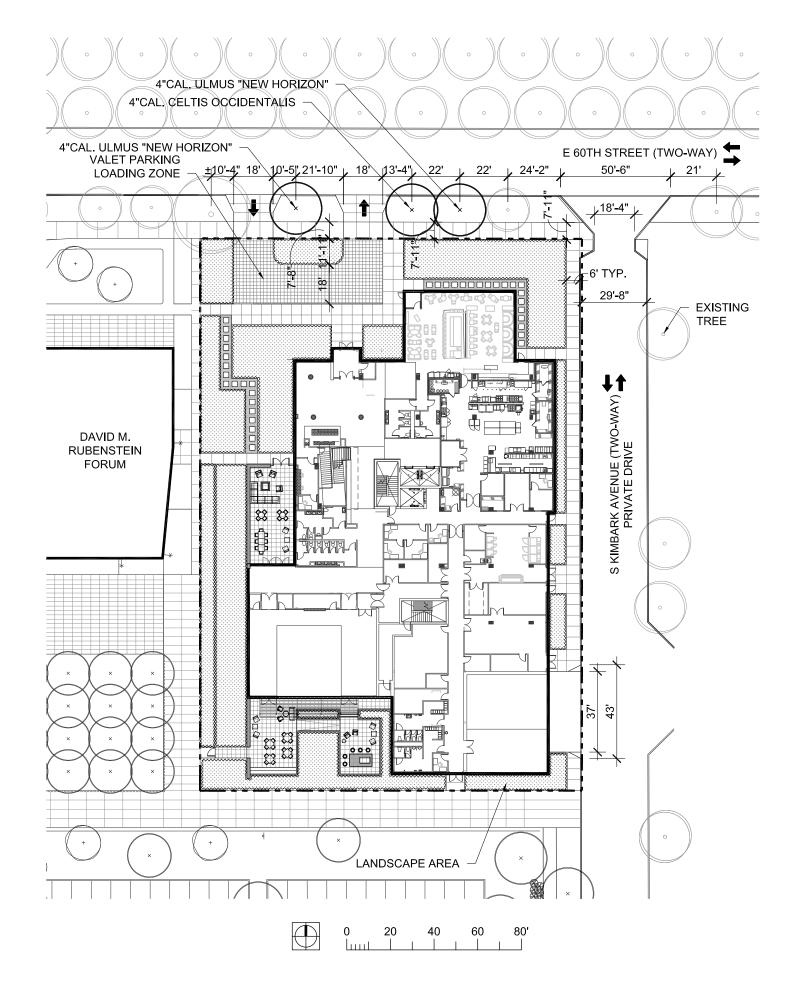
cc:

Sarah Sheehan, University of Chicago

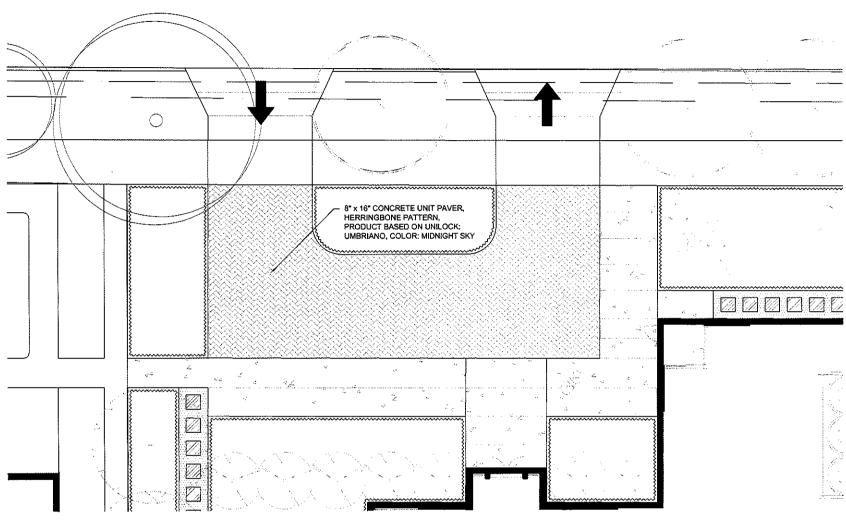
Erik Glass, DPD Mike Marmo, DPD Heidi Sperry, DPD

Planned Development files







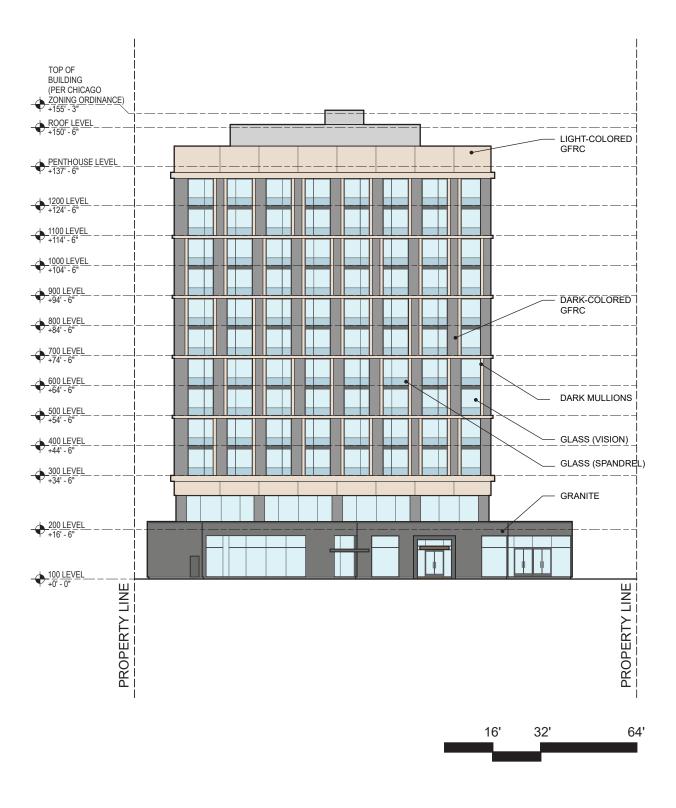


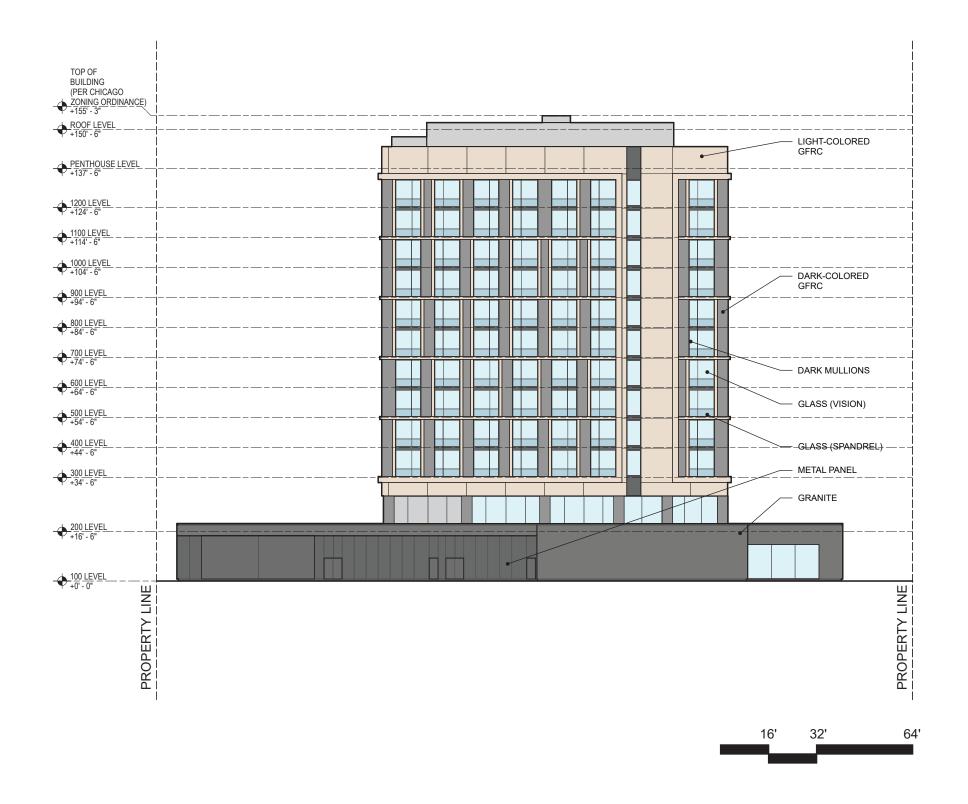
1) DRIVEWAY PAVING PLAN ENLARGEMENT

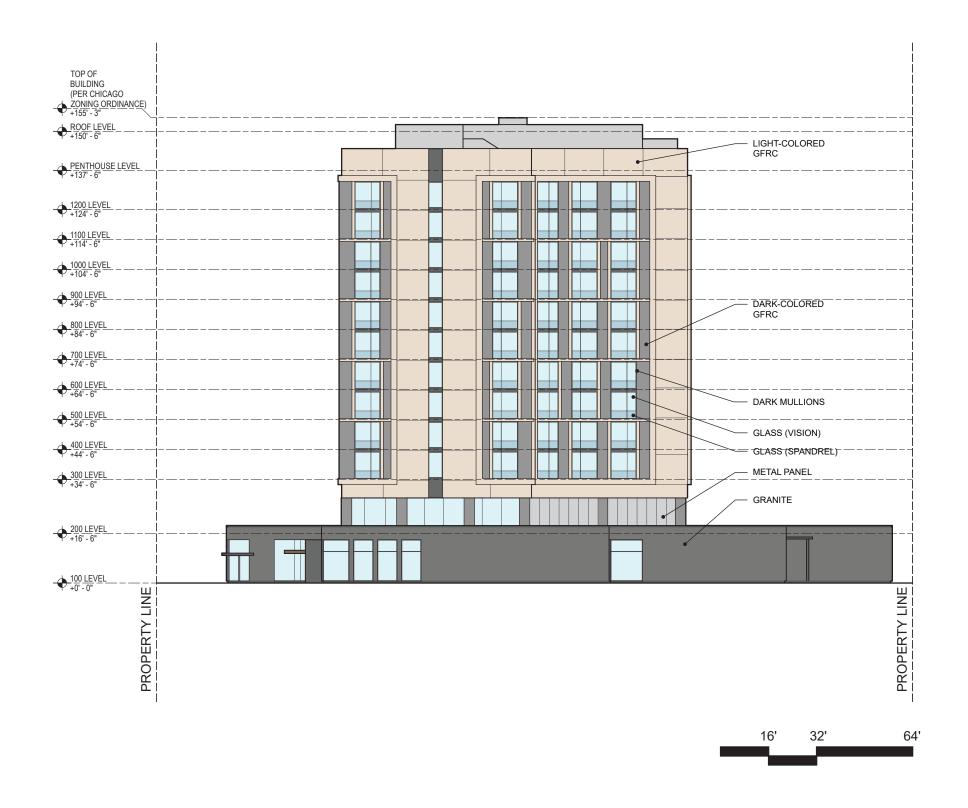


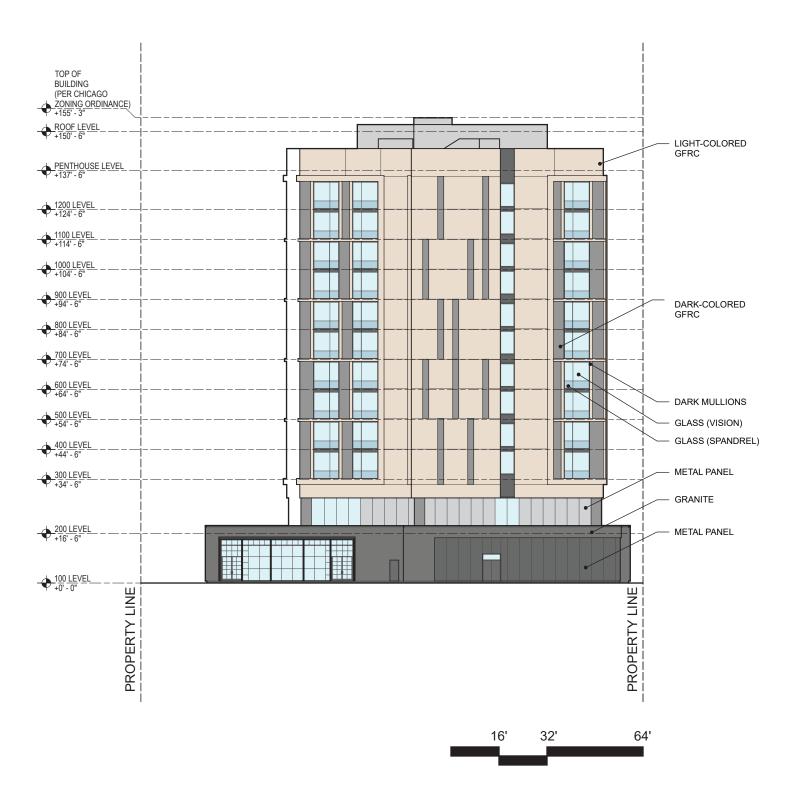
site design group, ltd. 888 south michigan avenue #1000 chicago, illinois 60605 www.site-design.com

Drawing Name	DRIVEWAY PAVING PLAN ENLARGEMENT		
Project		UC:	STUDY HOTEL
Project number			8048
Reference drawing			
Drawn by	JC	Date	11.14.2018
Drawing No		Sheet	Revision
	LSK-01	01	00

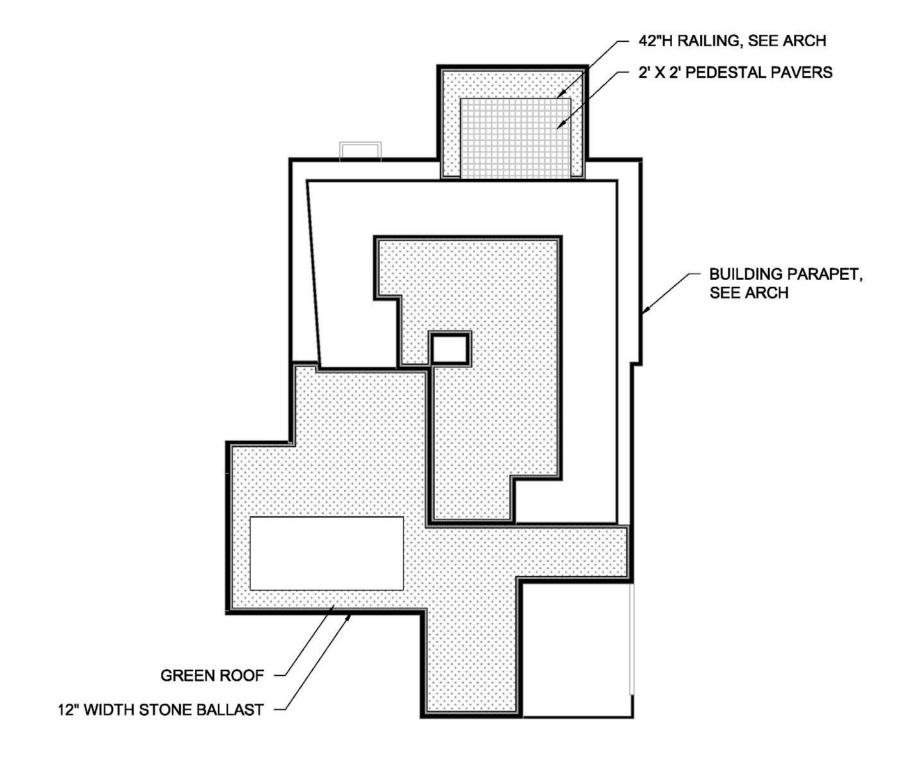








The Study at University of Chicago | Green Roof Plan



GREEN ROOF CALCULATIONS











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 <u>sarahsheehan@uchicago.edu</u> 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



DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF CHICAGO

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.

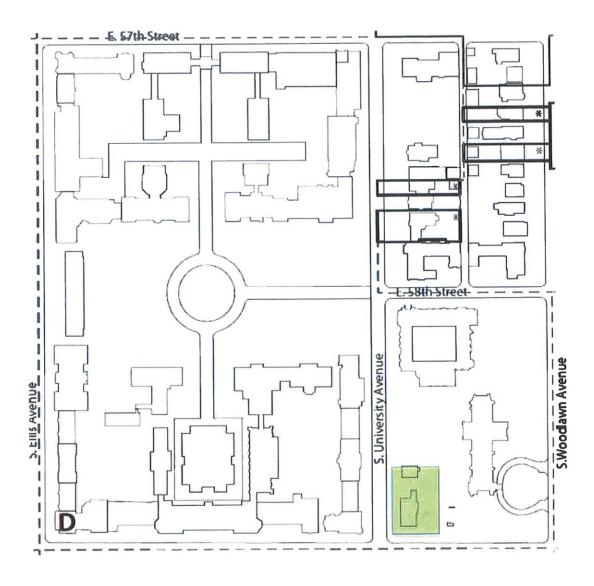
With regard to your request, the Department of Planning and Development has determined that allowing the proposed fence height increase from 6'-0" to 9'-0" will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, 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, Hatricia A Scudiero

Zoning Administrator

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

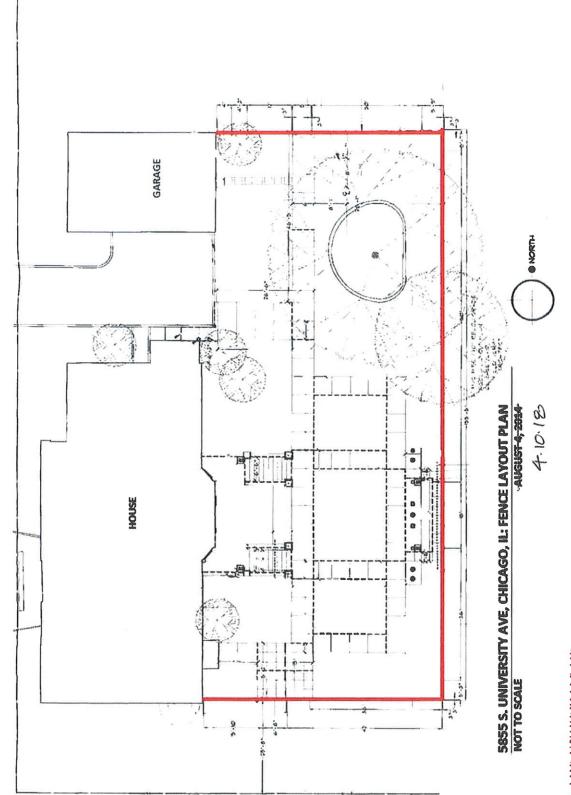


CHICAGO SUBAREA D - PLANNED DEVELOPMENT #43 BOUNDARY AND SUBAREA MAP

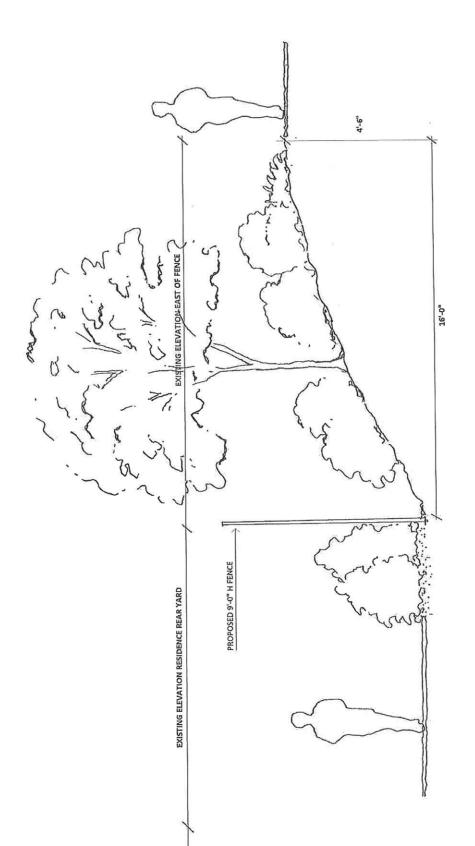
Res	idence		
Properties Added November 2012			
Univ	ersity Subareas		
Planned development boundary as amended 2012			
9 Not Included in PD			
APPLICANT DATE: REVISED:	THE UNIVERSITY OF CHICAGO		

NOVEMBER 27, 2012 4.10.18









5855 S. UNIVERSITY AVENUE: SECTION THROUGH EAST ELEVATION

NOT TO SCALE AUGUST 14, 2014
4.10.18



DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF CHICAGO

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.

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 Avc.
- 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

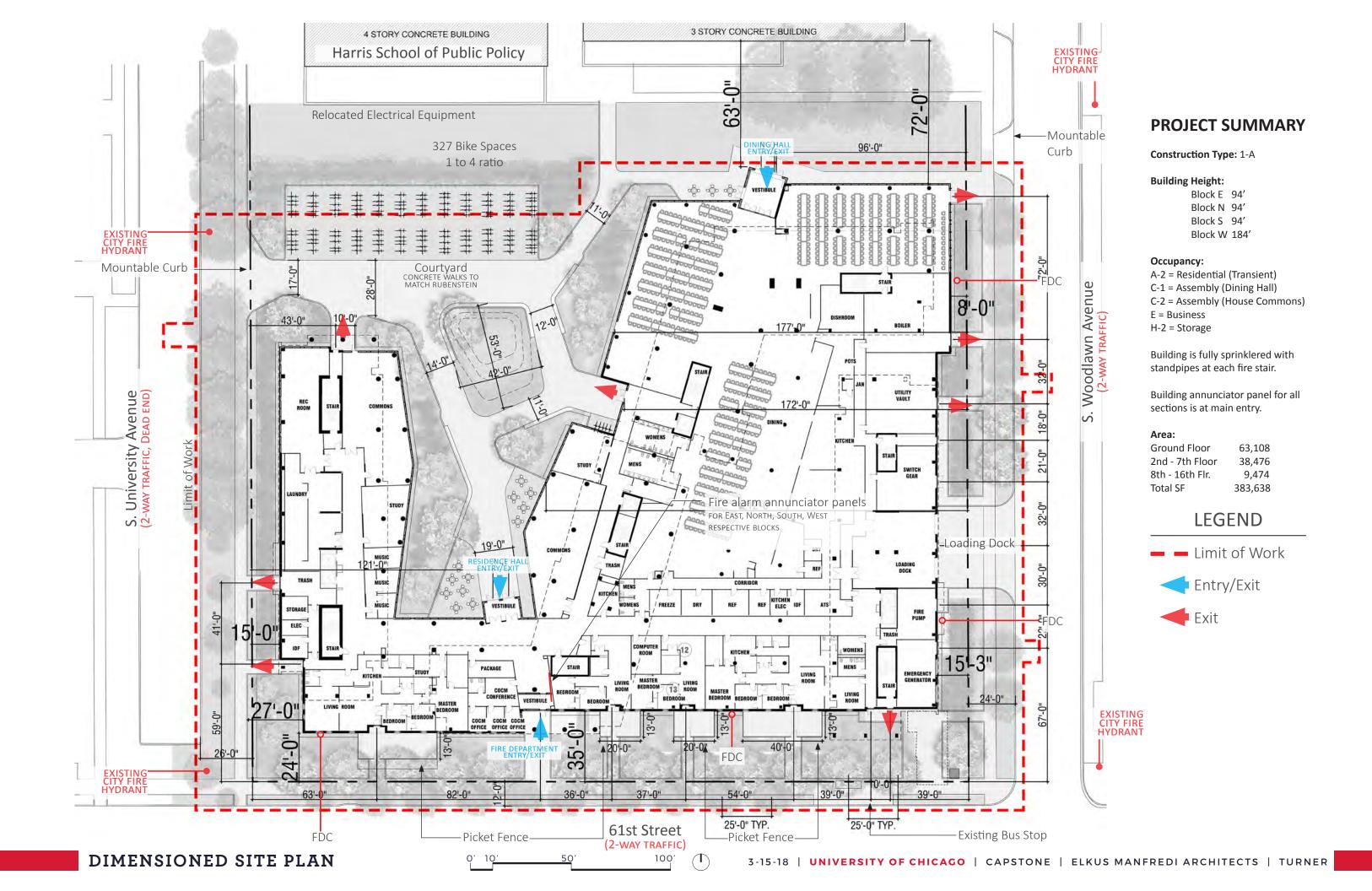
Institutional Planned Development Number 43, As Amended

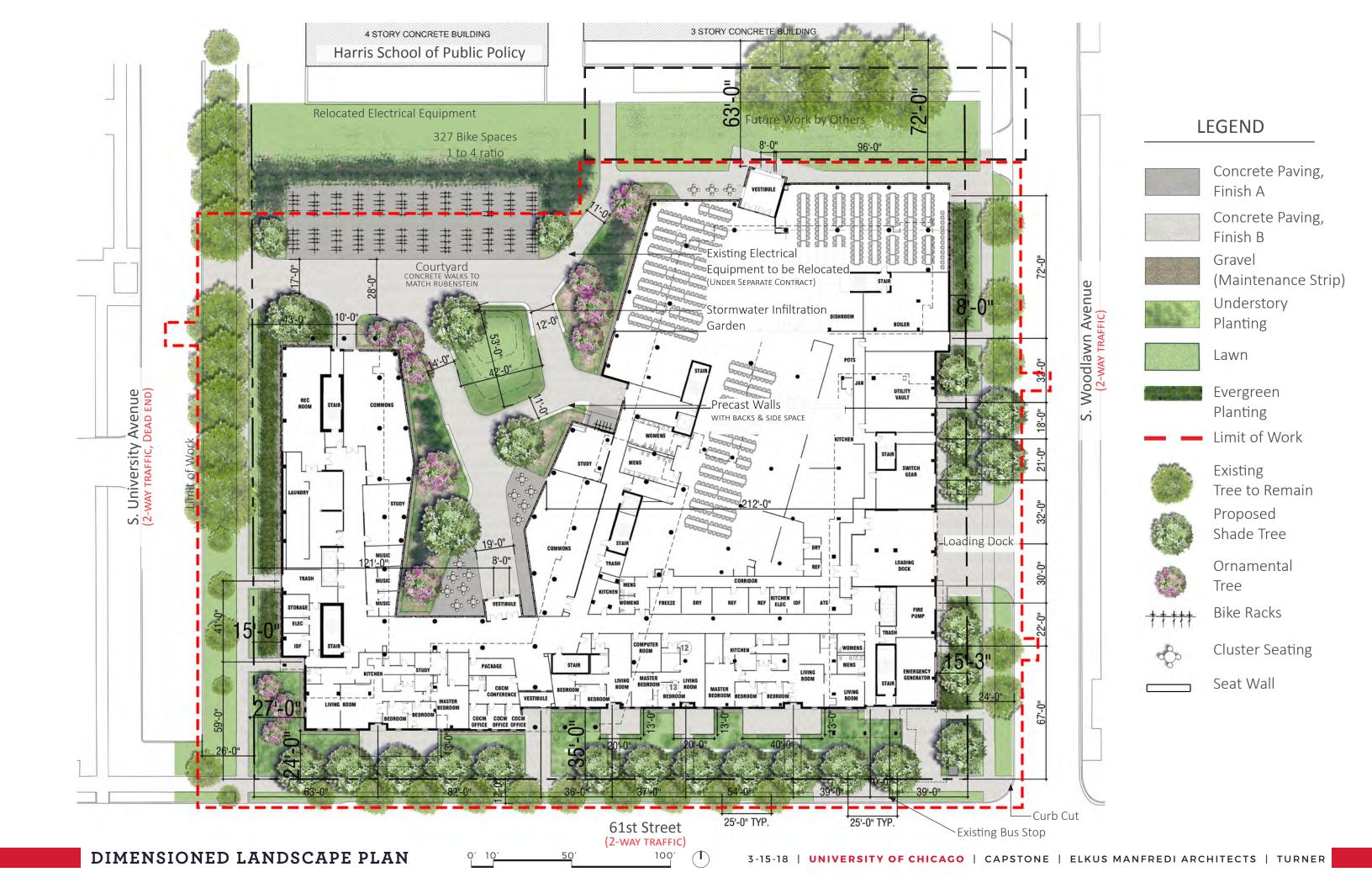
Bulk Regulations and Data Table REVISED 02/21/18

			Max% Site	Max SF Site		
Sub Area	SF	Acres	Coverage	Coverage	Max FAR	Max FAR SF
A	1,538,841	35.53	52.00%	800,197	4.00	6,155,364
В	1,492,705	34.26	30.40%	453,782	2.22	3,313,805
С	949,880	21.81	47.20%	448,343	2.00	1,899,760
D	1,361,595	31.26	28.22%	384,242	2.20	2,995,509
Е	860,796	19.76	30.00%	258,239	2.20	1,893,751
F	408,079	9.37	20.00%	81,616	2.50	1,020,198
G	699,433	16.06	28.03%	196,051	2.50	1,748,583
Н	719,303	16.51	33.34%	239,826	2.20	1,582,467
I	632,847	14.53	36.52%	231,110	2.20	1,392,263
J*	341,606	7.84	25.00%	85,401	1.50	512,409
L	251,775	5.78	24.00%	60,426	2.50	629,438
О	199,540	4.58	35.00%	69,839	2.20	438,988
Totals	9,456,400	217.09	35.00%	3,309,072	2.50	23,582,534

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.



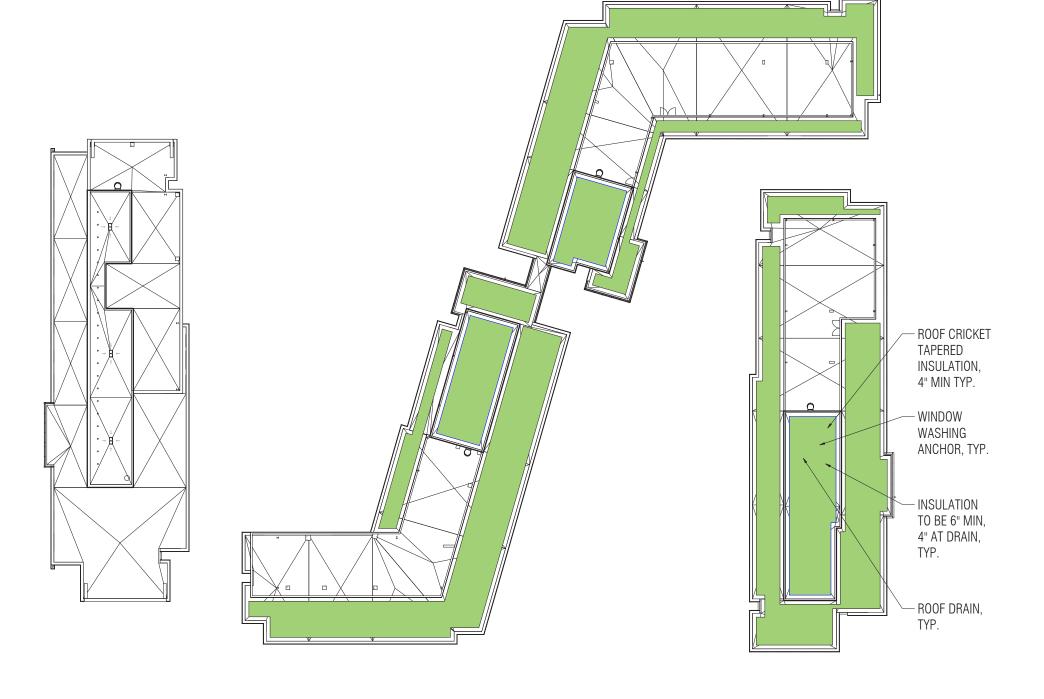


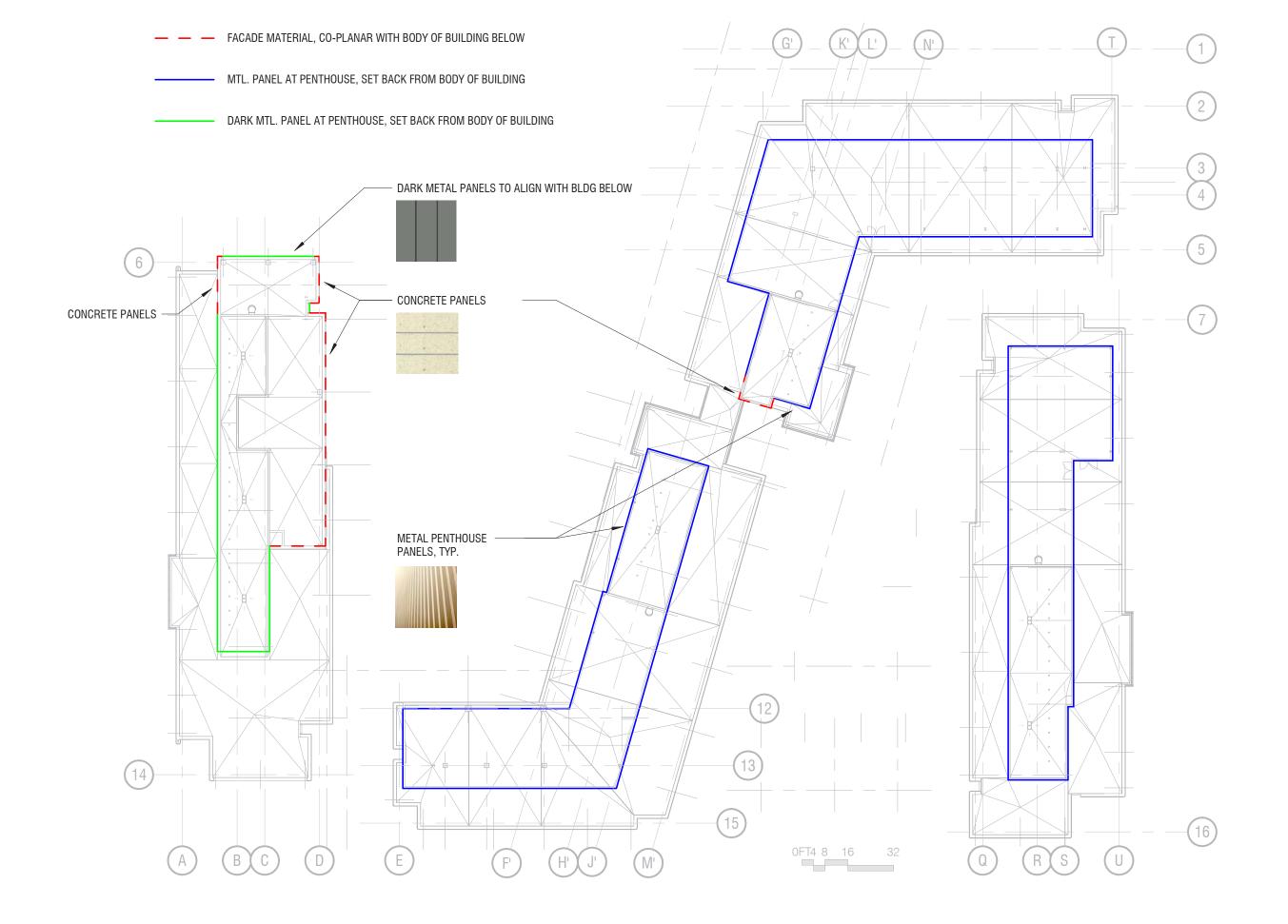
GREEN ROOF	
GRASS (OCCUPIED)	
GRAVEL	
SINGLE ROOM	S1
SUPER SINGLE ROOM*	S2
DOUBLE ROOM	2
4 BR APARTMENT	4P
BEDROOM IN 4P APT	BR

*INCLUDES ACCESSIBLE SINGLE ROOMS AND RESIDENT ASSISTANT ROOMS



GREEN ROOF
GRASS (OCCUPIED)
GRAVEL





17-8-0907-A











WEST - UNIVERSITY AVE.



NORTH - MIDBLOCK

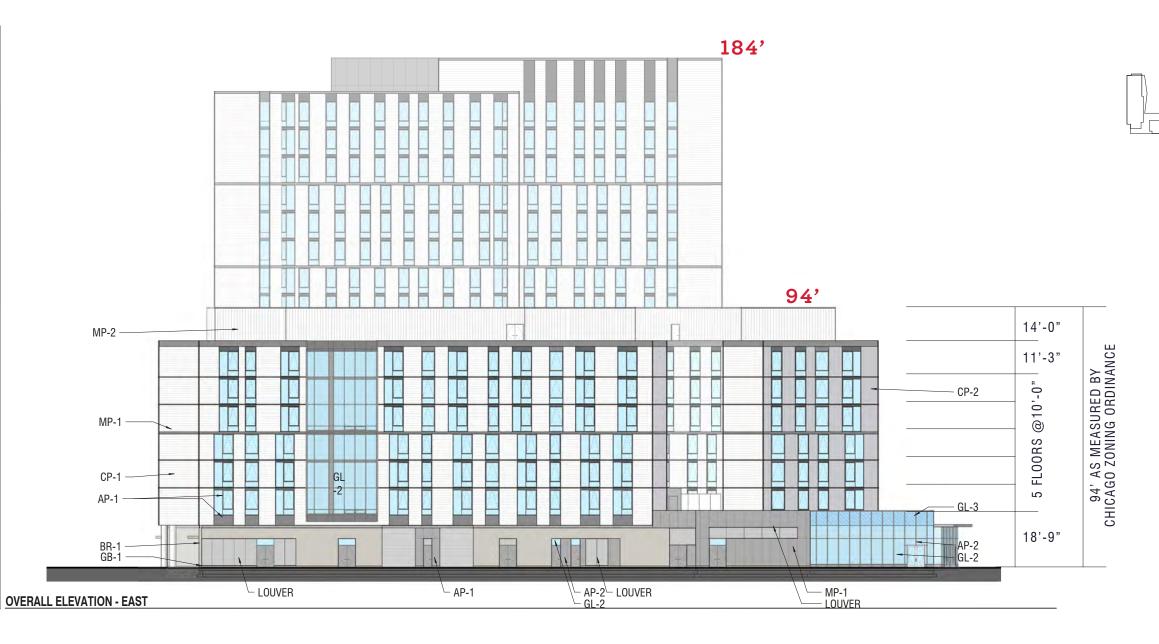


EAST - WOODLAWN AVE.



SOUTH - 61ST STREET

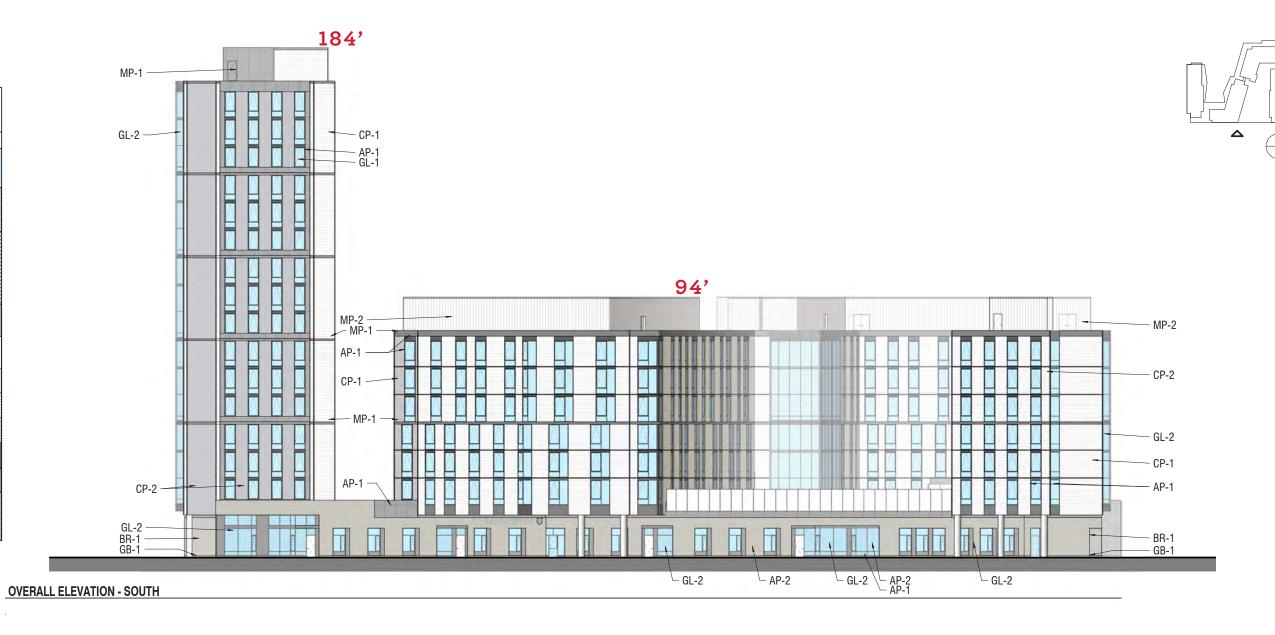
ELE	VATION K	EY & NOTES	
TAG	MATERIAL	DESCRIPTION	
GL-1	GLAZING TYPE 1	OLDCASTLE OR EQUAL 1/4" CLEAR HS VEI.48 #2 1/2" AIRSPACE 1/4" CLEAR HS	
GL-2	GLAZING TYPE 2	OLDCASTLE OR EQUAL 1/4" CLEAR H3 VEL48 #2 1/2" AIRSPACE 1/4" CLEAR HS WHITE PATTERN CERAMIC FRIT COATING 80% OPEN	
GL-3	GLAZING TYPE 3 SHADOW BOX @ ALL FLOOR/ROOF SLAB CONDITION	OLDCASTLE OR EQUAL 1/4" CLEAR HS 1/2" AIRSPACE 1/4" CLEAR HS COATED ALUM 1/8" PLATE SHADOW BOX FULLY AIRTIGHT SEALED PANEL STIFFENER AS REO'D MINERAL WOOL INSULATION W/ FOIL VAPOR BARRIER	
(AP-1)	ALUMINUM TYPE 1	ALUMINUM - KAWNEER PERMAFLOUR WINDOW, FRAMES, SOME PANELS, DOORS	
(AP-2)	ALUMINUM TYPE 2	ALUMINUM - KAWNEER PERMAFLOUR WINDOW, FRAMES, SOME PANELS, DOORS	
GB-1	GRANITE BASE TYPE 1	GRANITE - COLD SPRING BASE	
CP-1	CONCRETE PANEL TYPE 1	UHPC PANEL TEXTURE 1 COLOR 1 OR LIMESTONE	
CP-2	CONCRETE PANEL TYPE 2	UHPC PANEL TEXTURE 2 COLOR 2 OR LIMESTONE	
MP-1)	METAL PANEL TYPE 1	ALUMINUM - COMPOSITE ALUM. PANEL	
MP-2	METAL PANEL TYPE 2	METAL MECHANICAL SCREEN	
BR-1	FACE BRICK TYPE 1	NORMAN SIZE BRICK RUNNING BOND TWO COLORS - DARK GREY IRONSPOT: 4 CRS (80%) BUFF W/GREY SPOTS: 1 CRS (20%)	



ELEVATIONS

0' 10' 50' 100' 3-15-18 | UNIVERSITY OF CHICAGO | CAPSTONE | ELKUS MANFREDI ARCHITECTS | TURNER

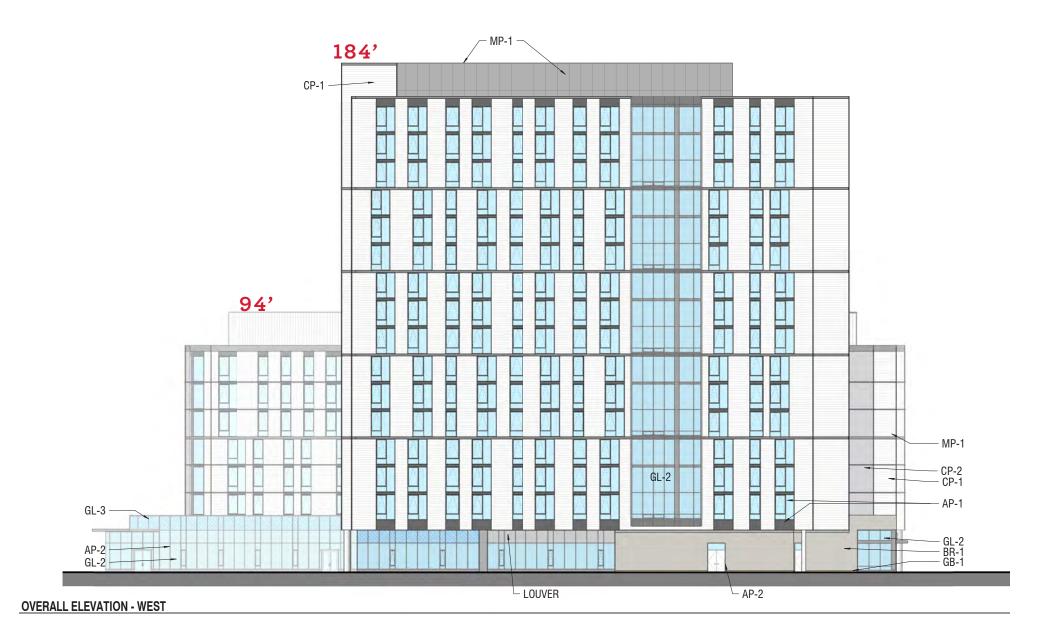
ELE	VATION K	EY & NOTES	
TAG	MATERIAL	DESCRIPTION	
GL-1	GLAZING TYPE 1	OLDCASTLE OR EQUAL 1/4" CLEAR HS VEI.48 #2 1/2" AIRSPACE 1/4" CLEAR HS	
GL-2	GLAZING TYPE 2	OLDCASTLE OR EQUAL 1/4" CLEAR H3 VEL48 #2 1/2" AIRSPACE 1/4" CLEAR HS WHITE PATTERN CERAMIC FRIT COATING 80% OPEN	
(GL-3)	GLAZING TYPE 3 SHADOW BOX @ ALL FLOOR/ROOF SLAB CONDITION	OLDCASTLE OR FOUAL 1/4" CLEAR HS 1/2" AIRSPACE 1/2" AIRSPACE 1/4" CLEAR HS COATED ALUM /8" PLATE SHADOW BOX FULLY AIRSPACE MINERAL STREET MINERAL WOOL INSULATION W/FOIL VAPOR BARRIER	
(AP-1)	ALUMINUM TYPE 1	ALUMINUM - KAWNEER PERMAFLOUR WINDOW, FRAMES, SOME PANELS, DOORS	
AP-2	ALUMINUM TYPE 2	ALUMINUM - KAWNEER PERMAFLOUR WINDOW, FRAMES, SOME PANELS, DOORS	
GB-1	GRANITE BASE TYPE 1	GRANITE - COLD SPRING BASE	
CP-1	CONCRETE PANEL TYPE 1	UHPC PANEL TEXTURE 1 COLOR 1 OR LIMESTONE	
CP-2	CONCRETE PANEL TYPE 2	UHPC PANEL TEXTURE 2 COLOR 2 OR LIMESTONE	
MP-1	METAL PANEL TYPE 1	ALUMINUM - COMPOSITE ALUM. PANEL	
MP-2	METAL PANEL TYPE 2	METAL MECHANICAL SCREEN	
BR-1	FACE BRICK TYPE 1	NORMAN SIZE BRICK RUNNING BOND TWO COLORS - DARK GREY IRONSPOT: 4 CRS (80%) BUFF W/GREY SPOTS: 1 CRS (20%)	

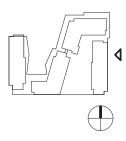


ELEVATIONS

O' 10' 50' 100' 3-15-18 | UNIVERSITY OF CHICAGO | CAPSTONE | ELKUS MANFREDI ARCHITECTS | TURNER

TAG	MATERIAL	DESCRIPTION	
GL-1	GLAZING TYPE 1	OLDCASTLE OR EQUAL 1/4" CLEAR HS VEI.48 #2 1/2" AIRSPACE 1/4" CLEAR HS	
GL-2	GLAZING TYPE 2	OLDCASTLE OR EQUAL 1/4" CLEAR H3 VEL48 #2 1/2" AIRSPACE 1/4" OLEAR HS WHITE PATTERN CERAMIC FRIT COATING 80% OPEN	
GL-3)	GLAZING TYPE 3 SHADOW BOX @ ALL FLOOR/ROOF SLAB CONDITION	OLDCASTLE OR EQUAL 1/4" CLEAR HS 1/2" AIRSPACE 1/4" CLEAR HS COATED ALUM 1/8" PLATE SHADOW BOX FULLY AIRTIGHT SEALED PANEL SITFERNER AS REO'D MINERAL WOOL INSULATION W/ FOIL VAPOR BARRIER	
(AP-1)	ALUMINUM TYPE 1	ALUMINUM - KAWNEER PERMAFLOUR WINDOW, FRAMES, SOME PANELS, DOORS	
(AP-2)	ALUMINUM TYPE 2	ALUMINUM - KAWNEER PERMAFLOUR WINDOW, FRAMES, SOME PANELS, DOORS	
GB-1	GRANITE BASE TYPE 1	GRANITE - COLD SPRING BASE	
CP-1	CONCRETE PANEL TYPE 1	UHPC PANEL TEXTURE 1 COLOR 1 OR LIMESTONE	
CP-2	CONCRETE PANEL TYPE 2	UHPC PANEL TEXTURE 2 COLOR 2 OR LIMESTONE	
MP-1)	METAL PANEL TYPE 1	ALUMINUM - COMPOSITE ALUM. PANEL	
MP-2	METAL PANEL TYPE 2	METAL MECHANICAL SCREEN	
BR-1	FACE BRICK TYPE 1	NORMAN SIZE BRICK RUNNING BOND TWO COLORS - DARK GREY IRONSPOT: 4 CRS (80%) BUFF W/GREY SPOTS: 1 CRS (20%)	

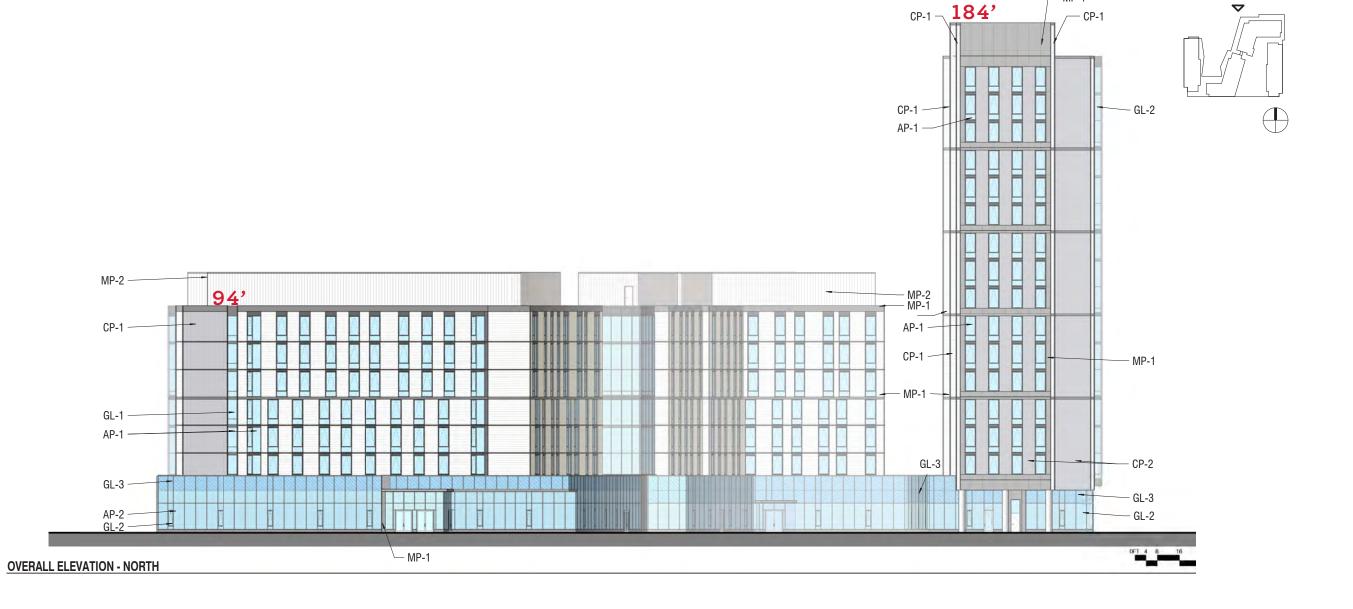




ELEVATIONS

O' 1<u>O' 5</u>O' 100

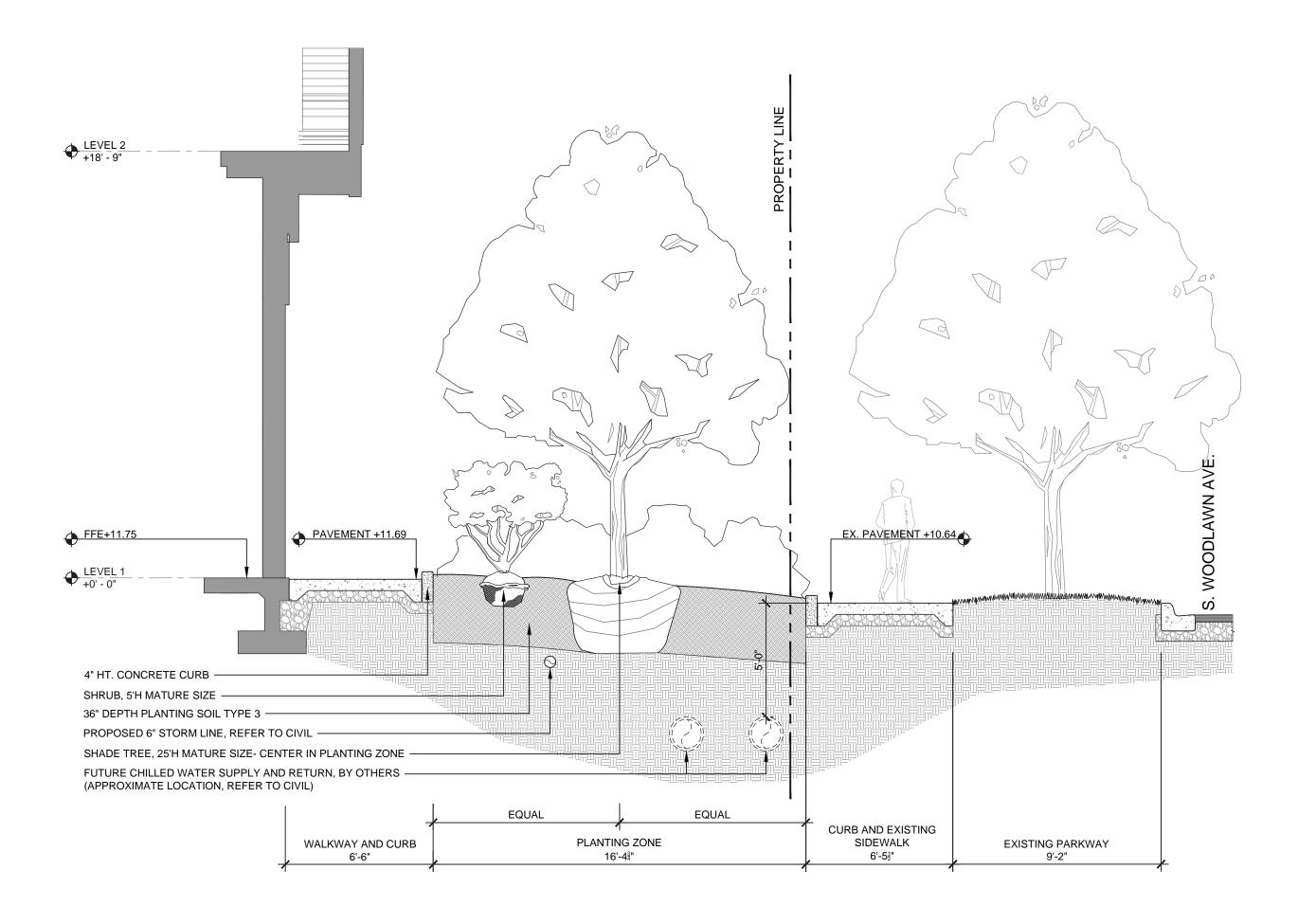
ELE	VATION K	XEY & NOTES	
TAG	MATERIAL	DESCRIPTION	
GL-1	GLAZING TYPE 1	OLDCASTLE OR EQUAL 1/4" CLEAR HS VEL48 #2 1/2" AIRSPACE 1/4" CLEAR HS	
GL-2	GLAZING TYPE 2	OLDCASTLE OR EQUAL 1/4" CLEAR H3 VEL48 #2 1/2" AIRSPACE 1/4" CLEAR HS WHITE PATTERN CERAMIC FRIT COATING 80% OPEN	
GL-3	GLAZING TYPE 3 SHADOW BOX @ ALL FLOOR/ROOF SLAB CONDITION	OLDCASTLE OR EQUAL 1/4" CLEAR HS 1/2" AIRSPACE 1/4" CLEAR HS COATED ALUM 1/8" PLATE SHADOW BOX PILLY AIRSTEALED PANEL STIFFENE AS RECTO MINERAL WOOL INSULATION W/ FOIL VAPOR BARRIER	
(AP-1)	ALUMINUM TYPE 1	ALUMINUM - KAWNEER PERMAFLOUR WINDOW, FRAMES, SOME PANELS, DOORS	
(AP-2)	ALUMINUM TYPE 2	ALUMINUM - KAWNEER PERMAFLOUR WINDOW, FRAMES, SOME PANELS, DOORS	
GB-1	GRANITE BASE TYPE 1	GRANITE - COLD SPRING BASE	
(CP-1)	CONCRETE PANEL TYPE 1	UHPC PANEL TEXTURE 1 COLOR 1 OR LIMESTONE	
CP-2	CONCRETE PANEL TYPE 2	UHPC PANEL TEXTURE 2 COLOR 2 OR LIMESTONE	
MP-1)	METAL PANEL TYPE 1	ALUMINUM - COMPOSITE ALUM. PANEL	
MP-2	METAL PANEL TYPE 2	METAL MECHANICAL SCREEN	
BR-1	FACE BRICK TYPE 1	NORMAN SIZE BRICK RUNNING BOND TWO COLORS - DARK GREY IRONSPOT: 4 CRS (80%) BUFF W/GREY SPOTS: 1 CRS (20%)	

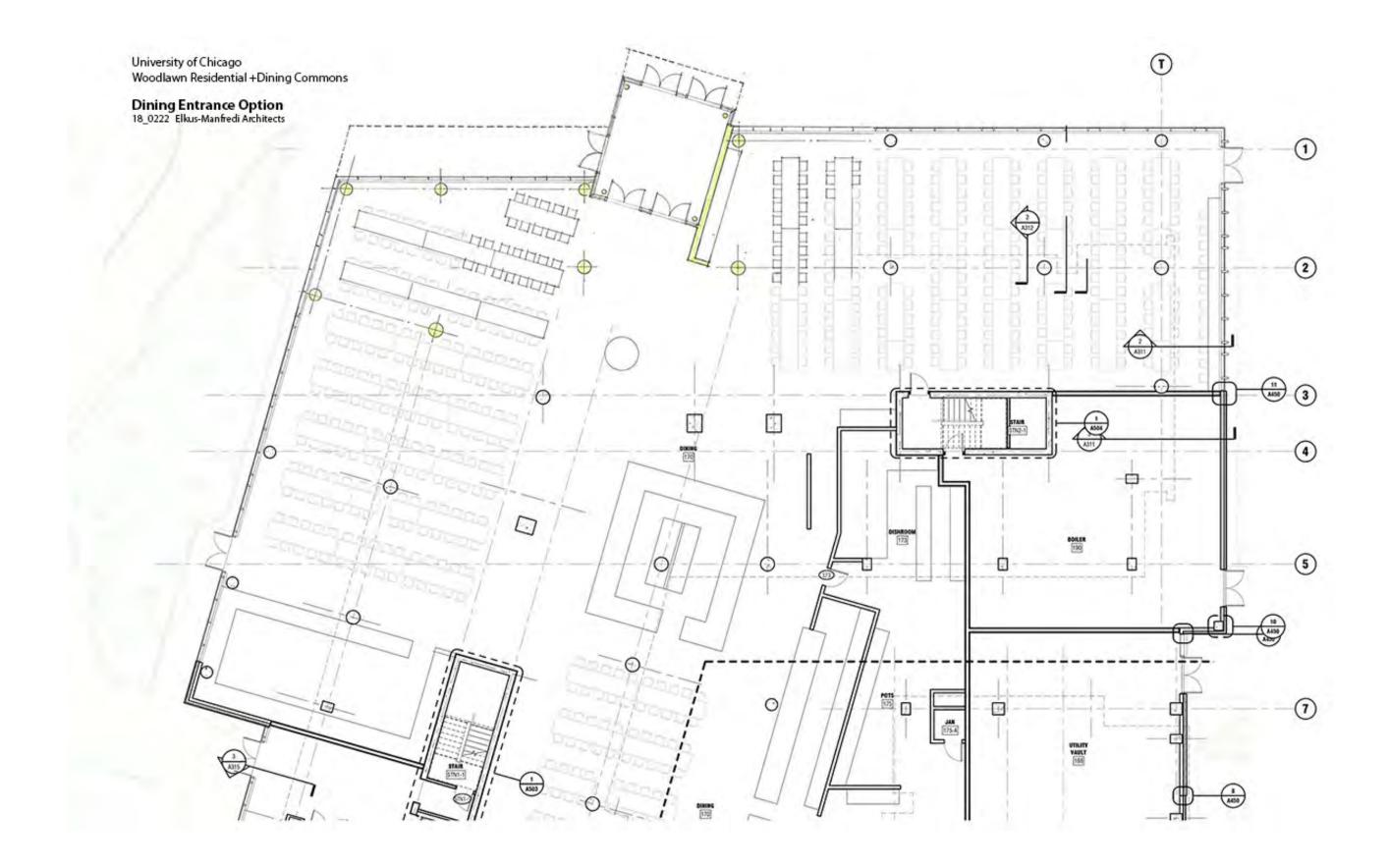


ELEVATIONS











DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF CHICAGO

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,

Patricia A/Soudiero, Zoning Administrator

Originated by: Heidi Sperry

cc: Sarah Sheehan, University of Chicago

Erik Glass, DPD Mike Marmo, DPD Heidi Sperry, DPD

Planned Development files



DATE: 05/25/17



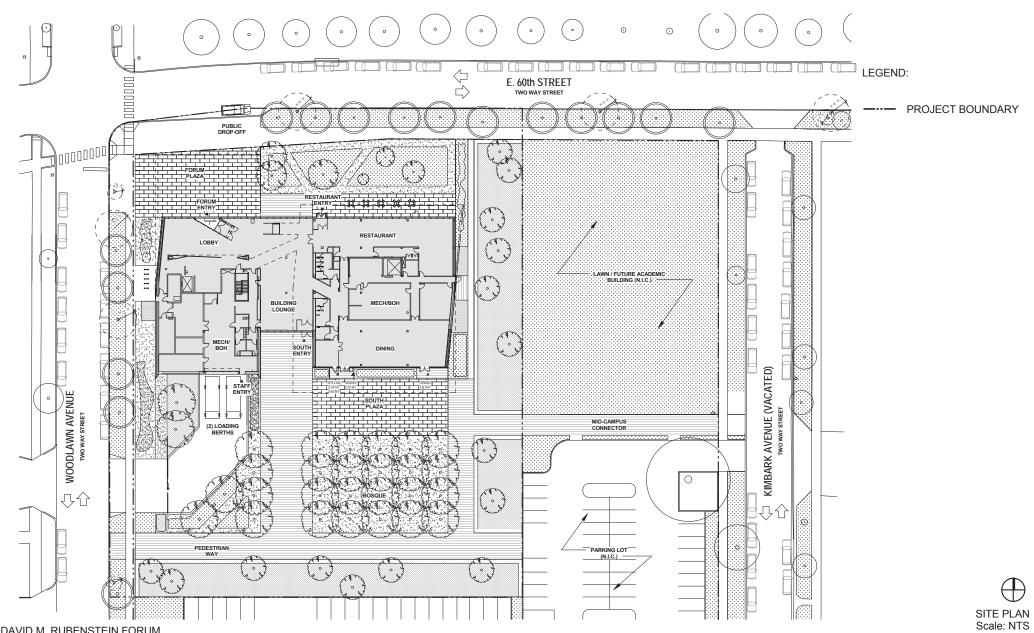
NW RENDERING



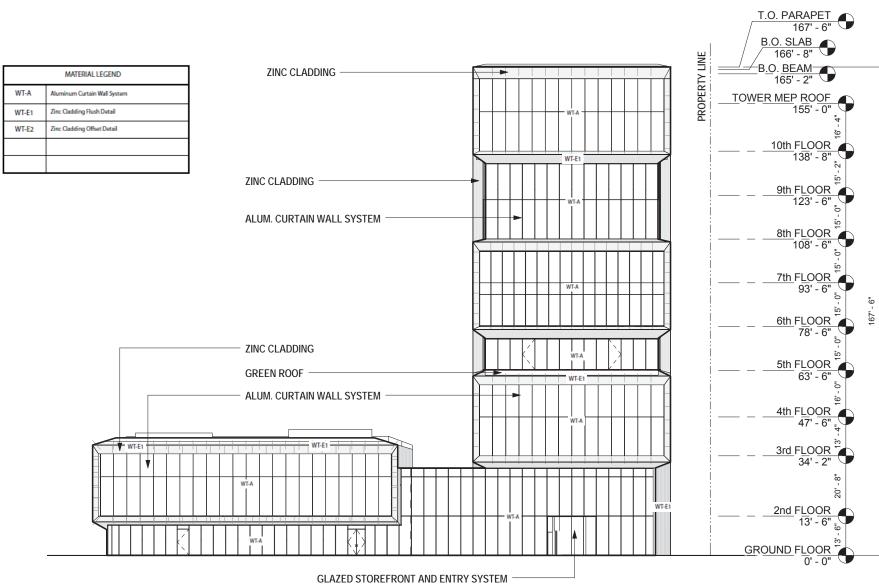
DATE: 05/25/17

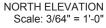
SE RENDERING



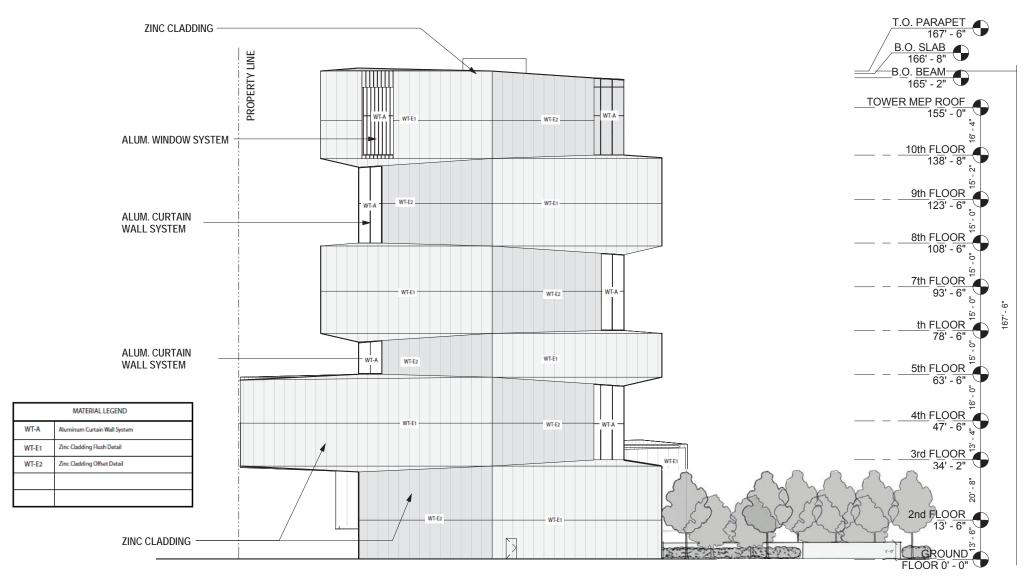










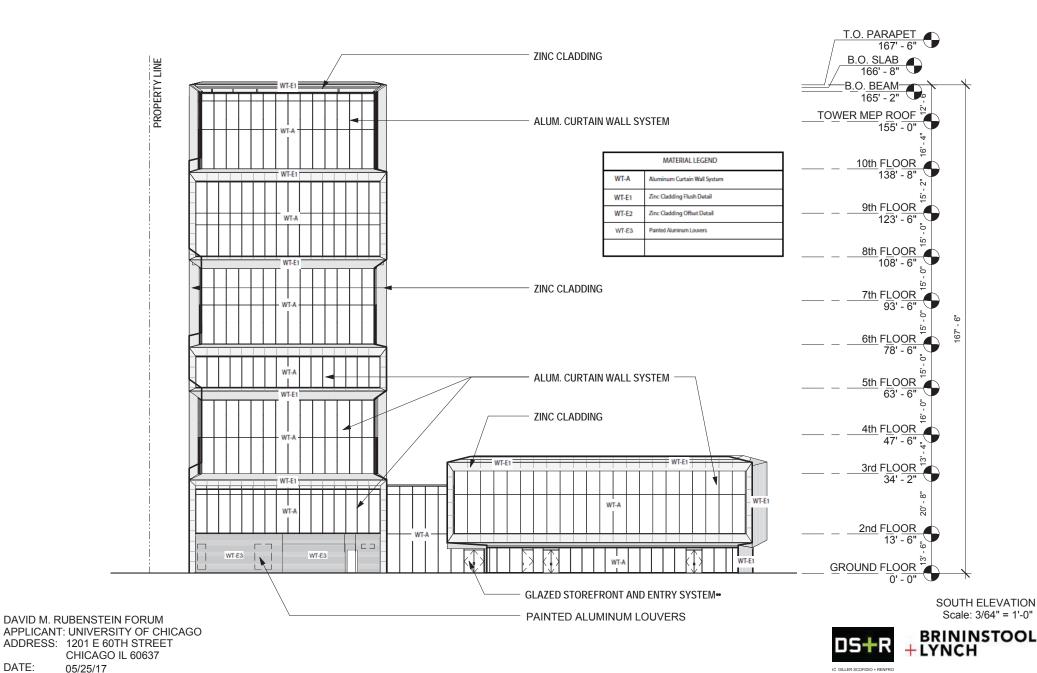


DATE: 05/25/17

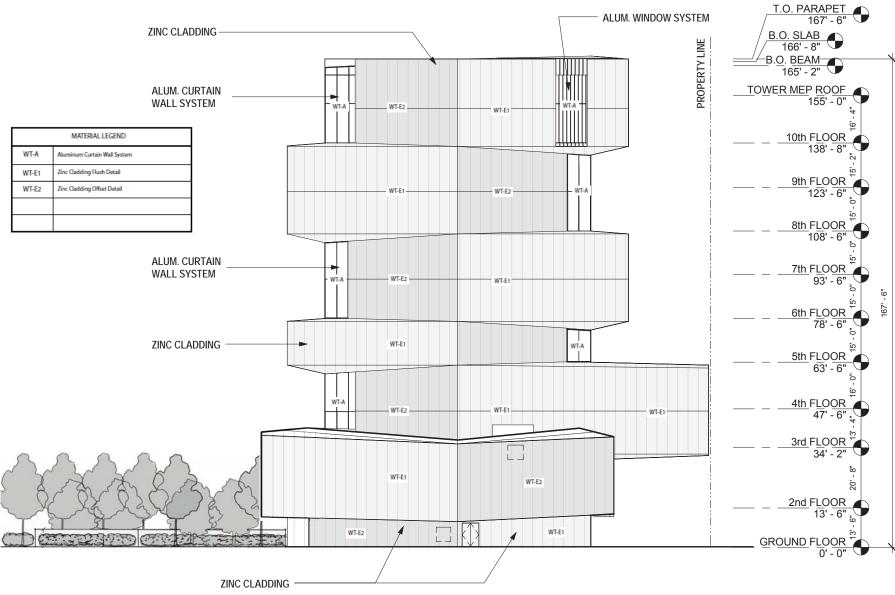
WEST ELEVATION Scale: 3/64" = 1'-0"

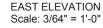




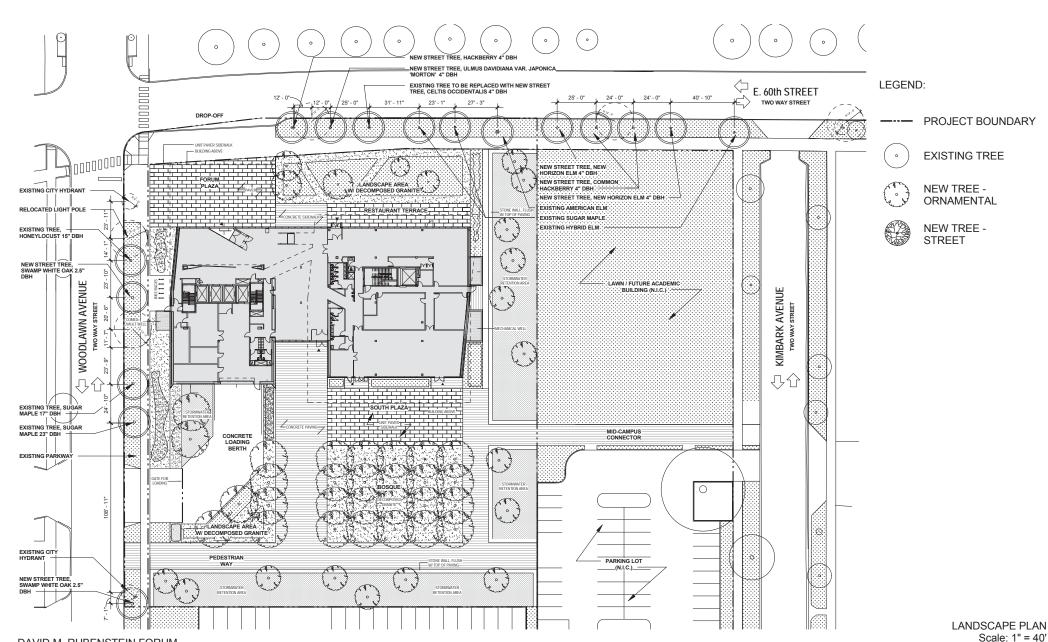


DATE:

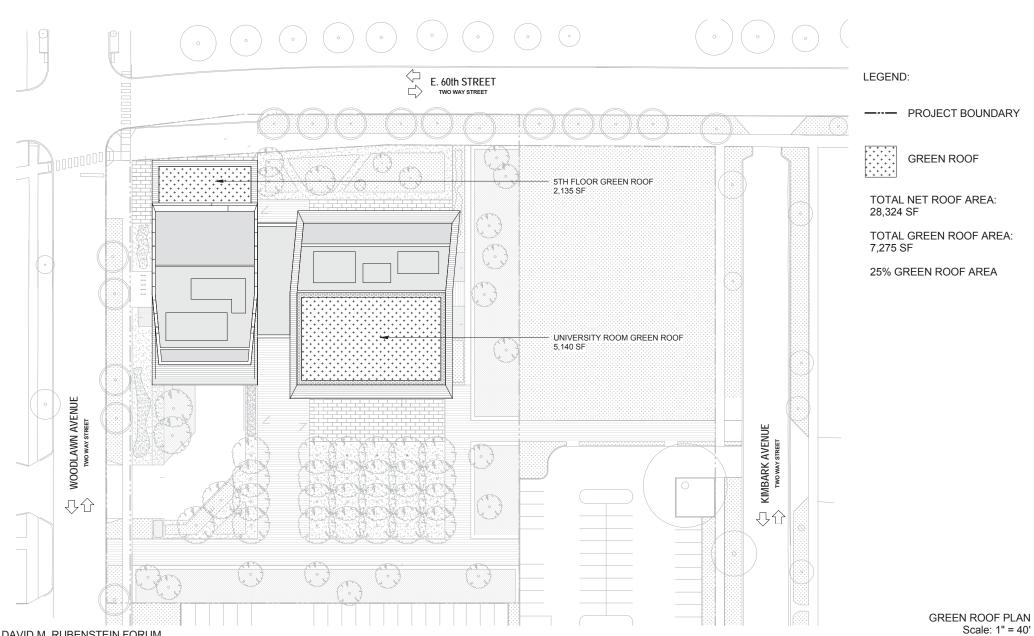




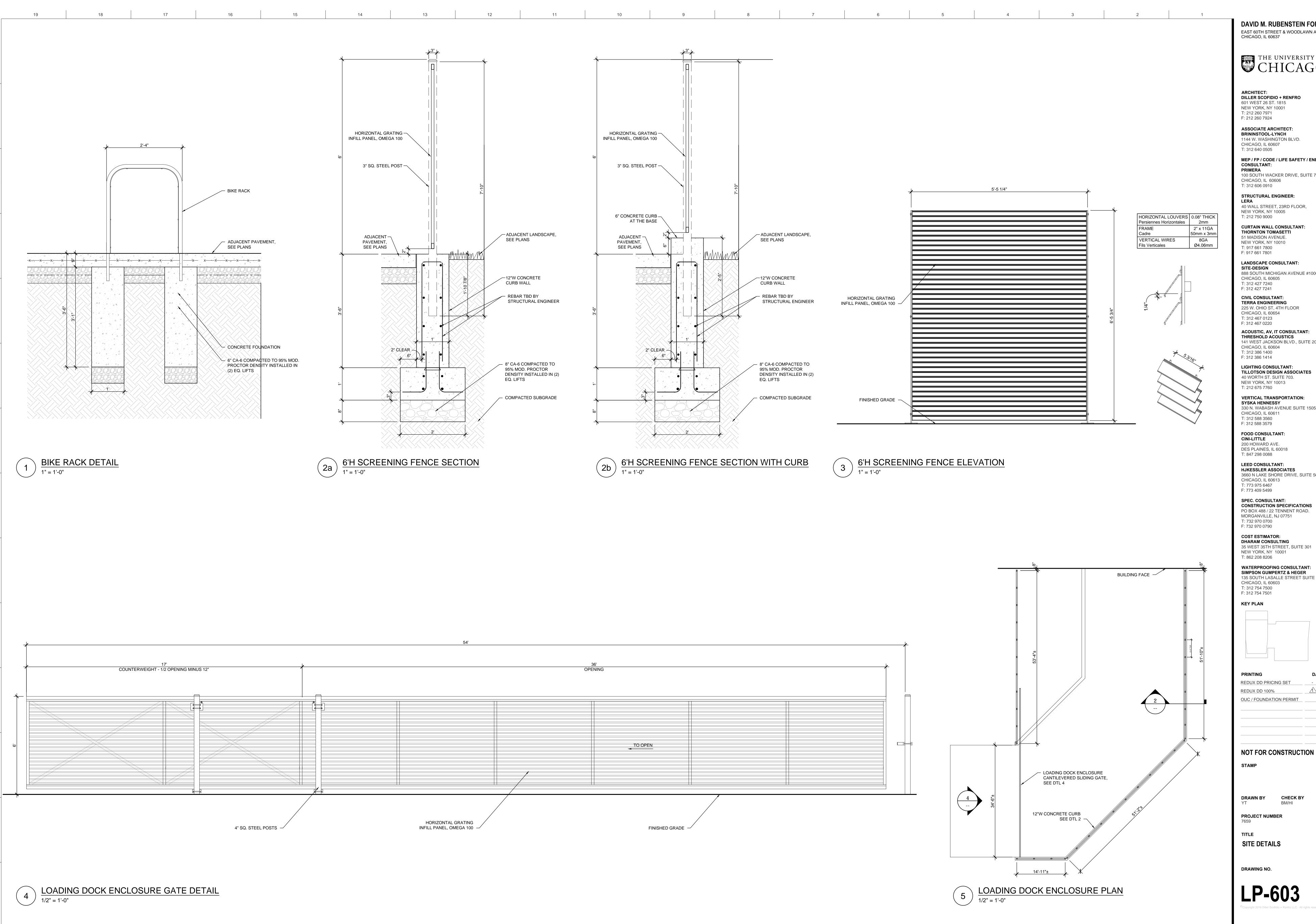












DAVID M. RUBENSTEIN FORUM EAST 60TH STREET & WOODLAWN AVE CHICAGO, IL 60637

THE UNIVERSITY OF CHICAGO

ARCHITECT: DILLER SCOFIDIO + RENFRO

ASSOCIATE ARCHITECT: 1144 W. WASHINGTON BLVD.

MEP / FP / CODE / LIFE SAFETY / ENERGY

100 SOUTH WACKER DRIVE, SUITE 700.

STRUCTURAL ENGINEER: 40 WALL STREET, 23RD FLOOR,

THORNTON TOMASETTI

888 SOUTH MICHIGAN AVENUE #1000

225 W. OHIO ST, 4TH FLOOR

ACOUSTIC, AV, IT CONSULTANT:

141 WEST JACKSON BLVD., SUITE 2080

VERTICAL TRANSPORTATION:

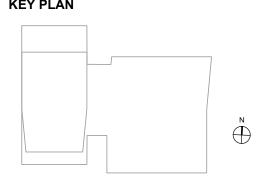
330 N. WABASH AVENUE SUITE 1505

HJKESSLER ASSOCIATES 3660 N LAKE SHORE DRIVE, SUITE 501

CONSTRUCTION SPECIFICATIONS PO BOX 488 / 22 TENNENT ROAD.

WATERPROOFING CONSULTANT:

SIMPSON GUMPERTZ & HEGER 135 SOUTH LASALLE STREET SUITE 3050



- 16.12.22 17.02.10

LP-603



DEPARTMENT OF PLANNING AND DEVELOPMENT

October 9, 2015

CITY OF CHICAGO

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.

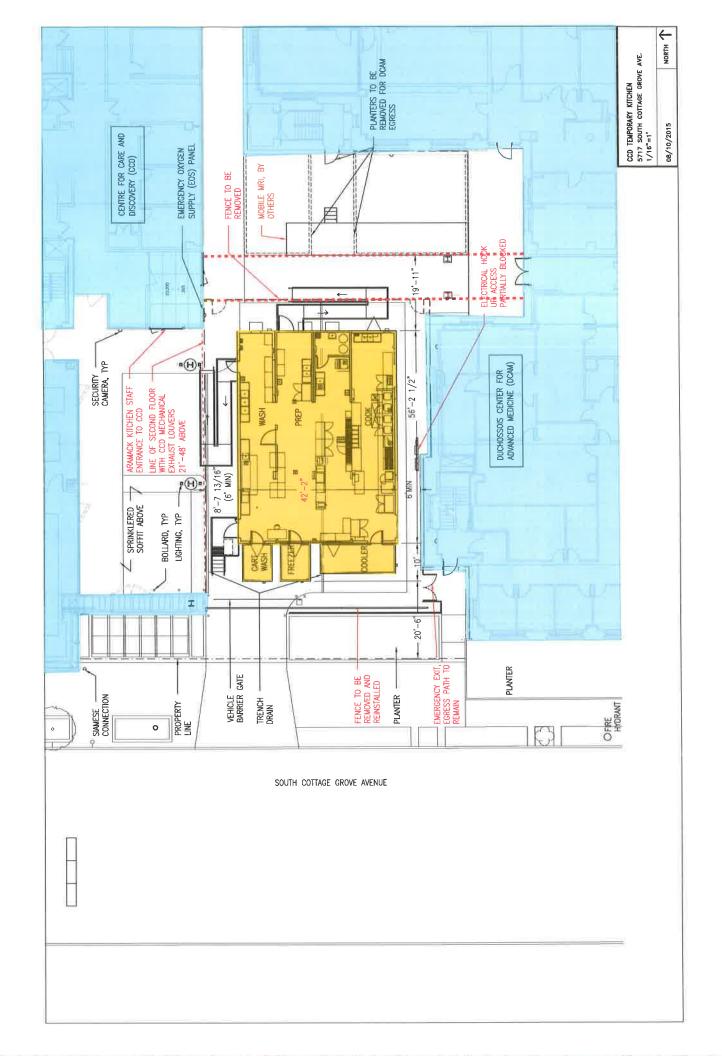
With regard to your request, the Department of Planning and Development has determined that allowing the proposed temporary kitchen trailer will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change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

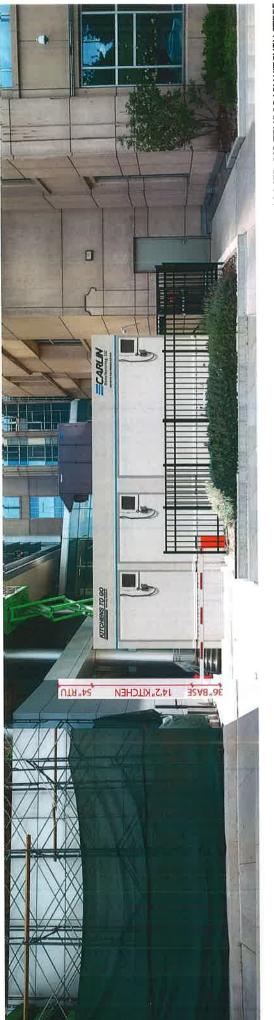
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Institutional Planned Development No. 43, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless 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.

Zoning Administrator

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





PROPOSED CCD TEMPORARY KITCHEN STREE SOUTH COTTAGE GROVE AVE.



EXISTING STREET VIEW - SOUTH COTTAGE GR



DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF CHICAGO

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,

Patricia Scudiero

Zoning Administrator

Department of Planning and Development

Cc: Hon. Leslie Hairston, 5th Ward

Sarah Sheehan Heidi Sperry Noah Szafraniec



DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF CHICAGO

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.

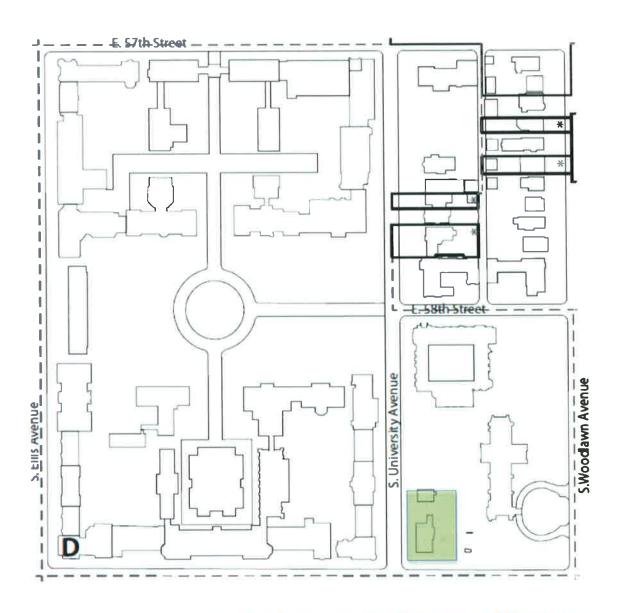
With regard to your request, the Department of Planning and Development has determined that allowing the proposed fence height increase from 6'-0" to 9'-0" will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, 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,

atricia A. Scudiero Zoning Administrator

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



CHICAGO SUBAREA D - PLANNED DEVELOPMENT #43 BOUNDARY AND SUBAREA MAP

Residence

Properties Added November 2012

University Subareas

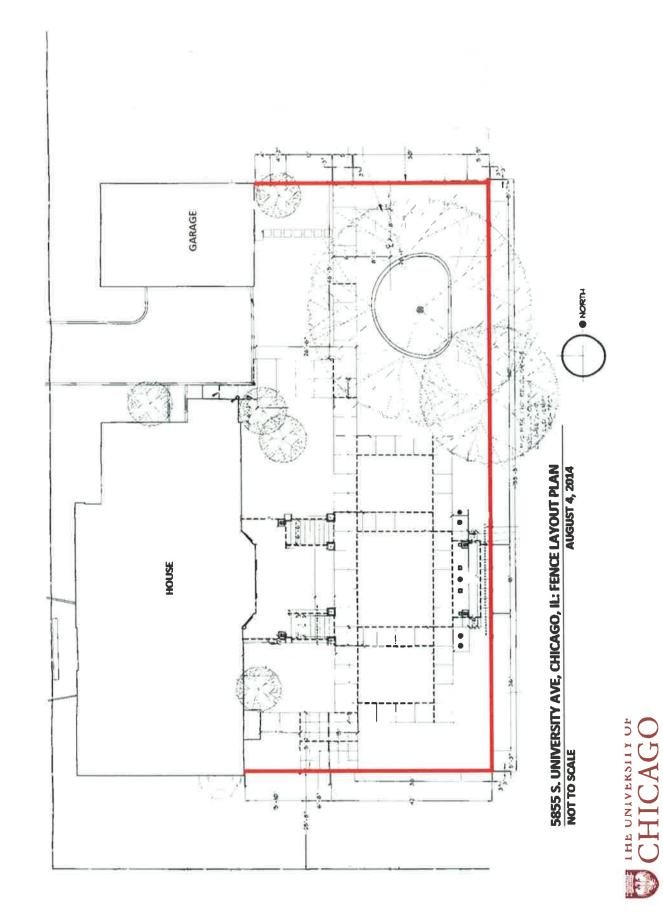
Planned development boundary as amended 2012

Not Included in PD

APPLICANT: THE UNIVERSITY OF CHICAGO DATE: NOVEMBER 27, 2012

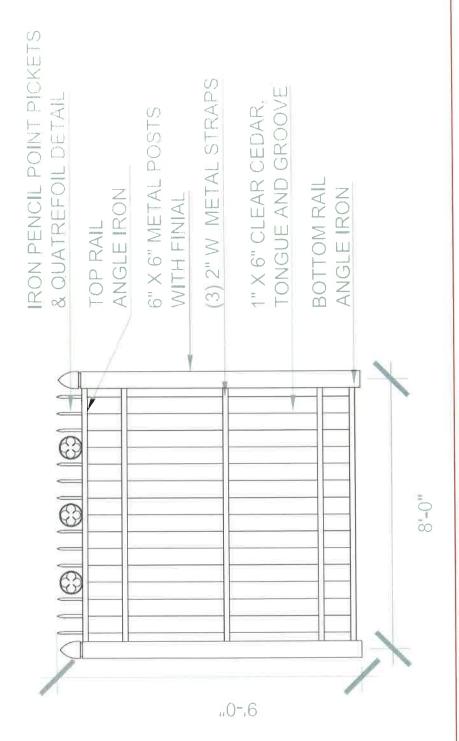
REVISED:



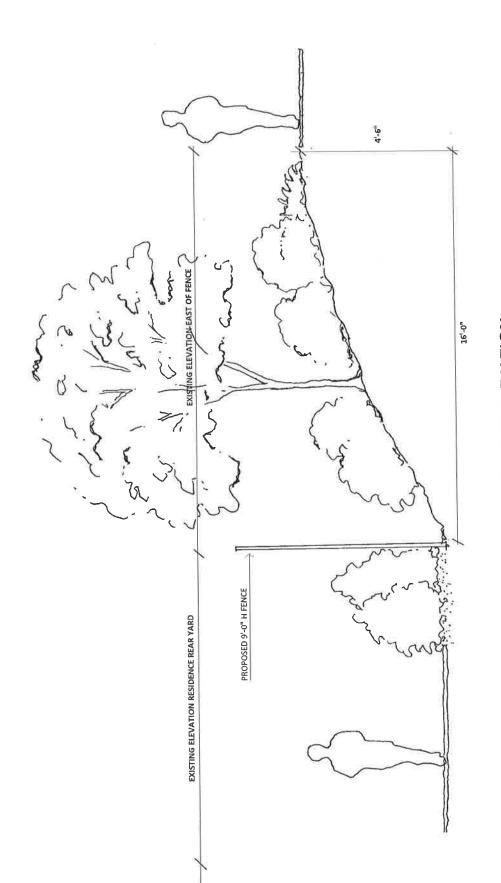


5855 S. University Ave: Conceptual Fence Design

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







5855 S. UNIVERSITY AVENUE: SECTION THROUGH EAST ELEVATION

NOT TO SCALE AUGUST 14, 2014



DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF CHICAGO

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:

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



Steven Wiesenthal, FAIA Senior Associate Vice President & University Architect Facilities Services 5235 S. Harper Court Chicago, IL 6015 T - 773.834.3529 C - 773.213.0482 swiesenthal@uchicago.edu facilities.uchicago.edu



G-10* 6042 Kimbark	Office	7,774	6,251
G-11 Center for Research Libraries	Library/Office	128,045	128,045
G-12 Garage	Storage	929	929
G-13 Garage	Storage	929	929
G-30 6045 South Kenwood	VACANT	94,590	77,090
SUB-TOTAL	618,918	523,605	
*LESS Selective Demolition		50,338	38,174
SUB-TOTAL	568,580	485,431	
G-3X 6049 Campus South Athletics	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

Steven Wiesenthal, FAIA

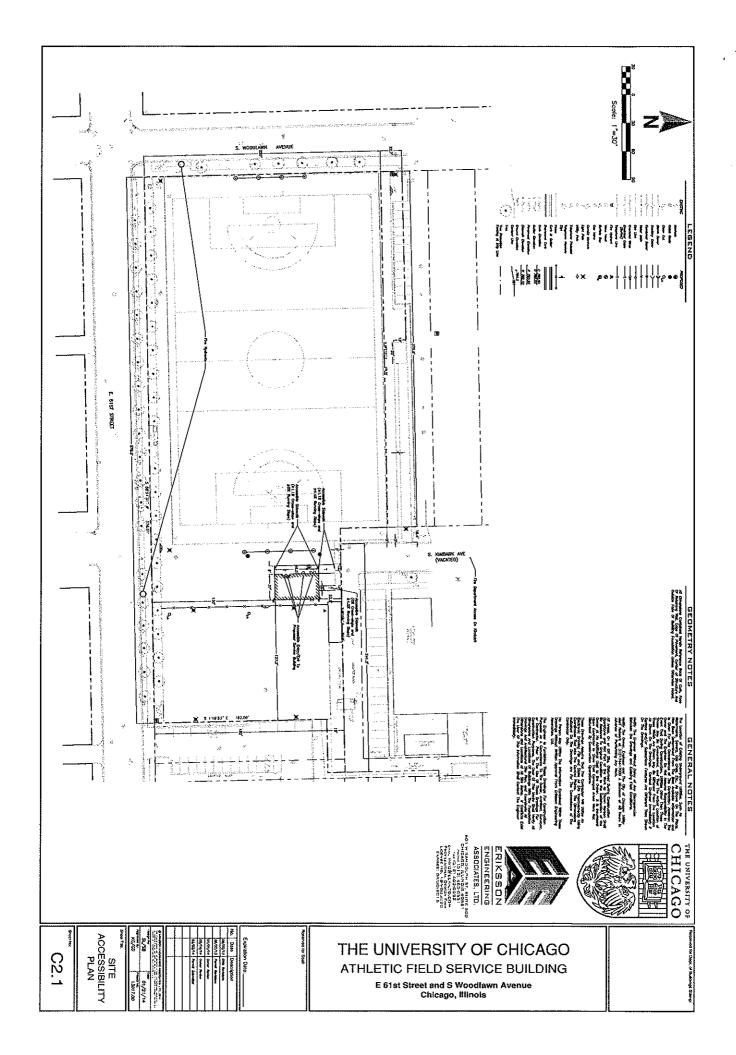
Senior Associate Vice President

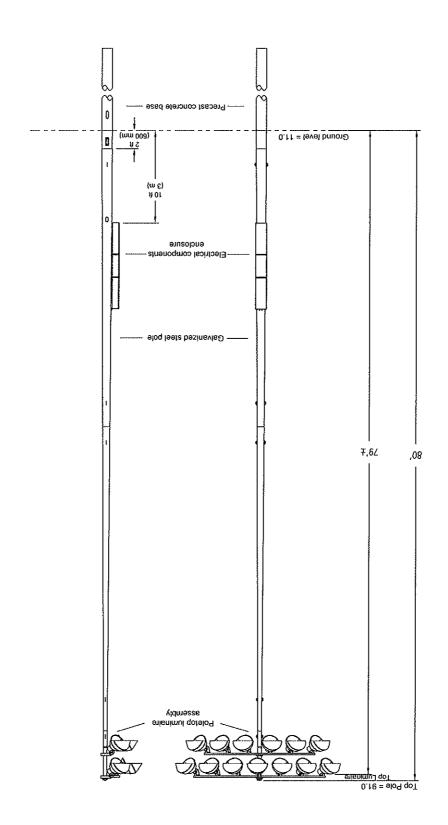
& University Architect

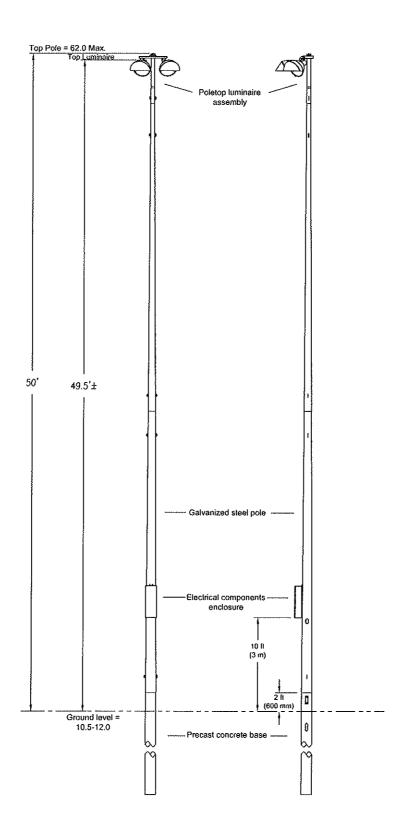
Facilities Services

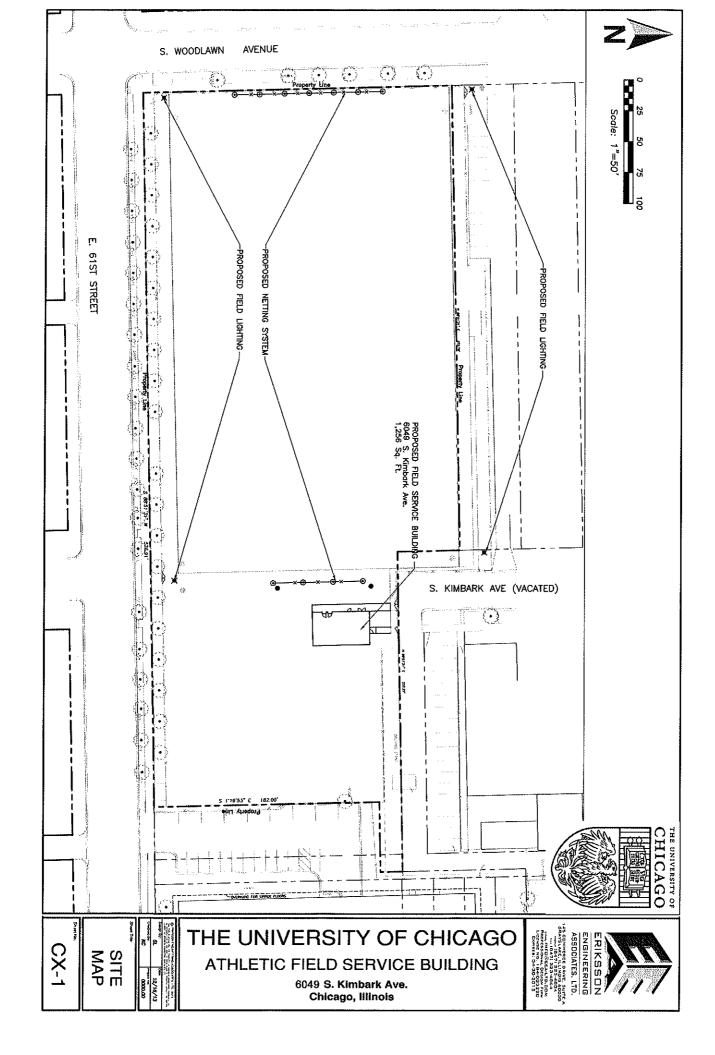
cc: Richard C. Bumstead UCFS

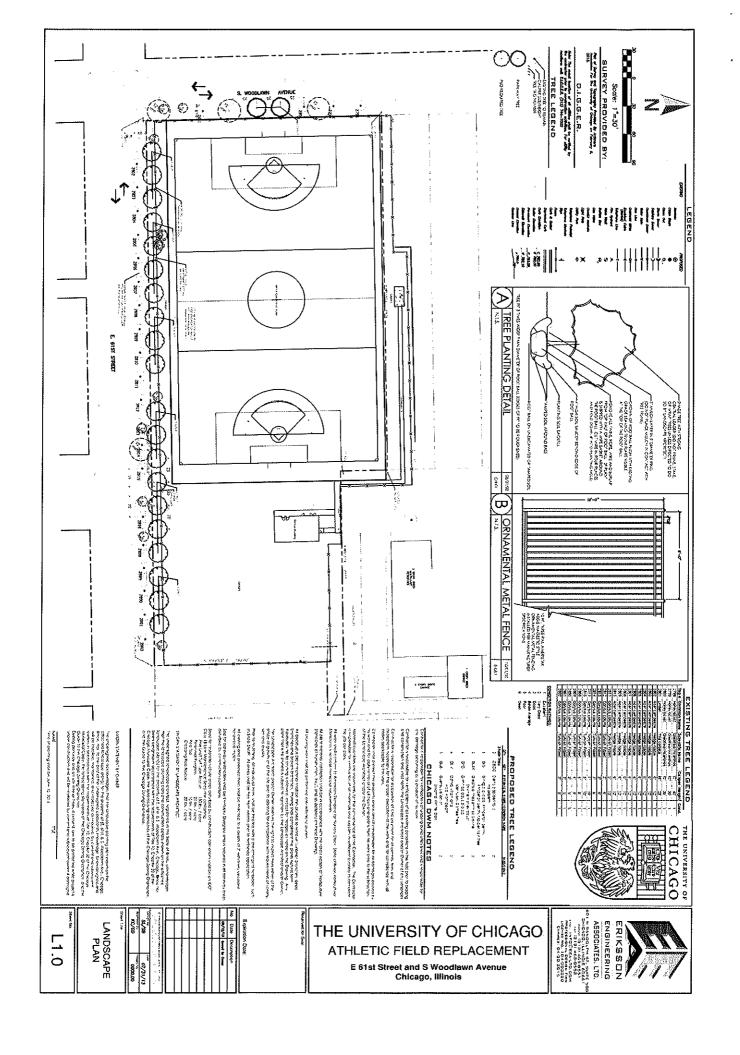
John Barlow UCFS Sarah Sheehan UCOCE Heather Gleason CoCDPD Heidi Sperry CoCDPD

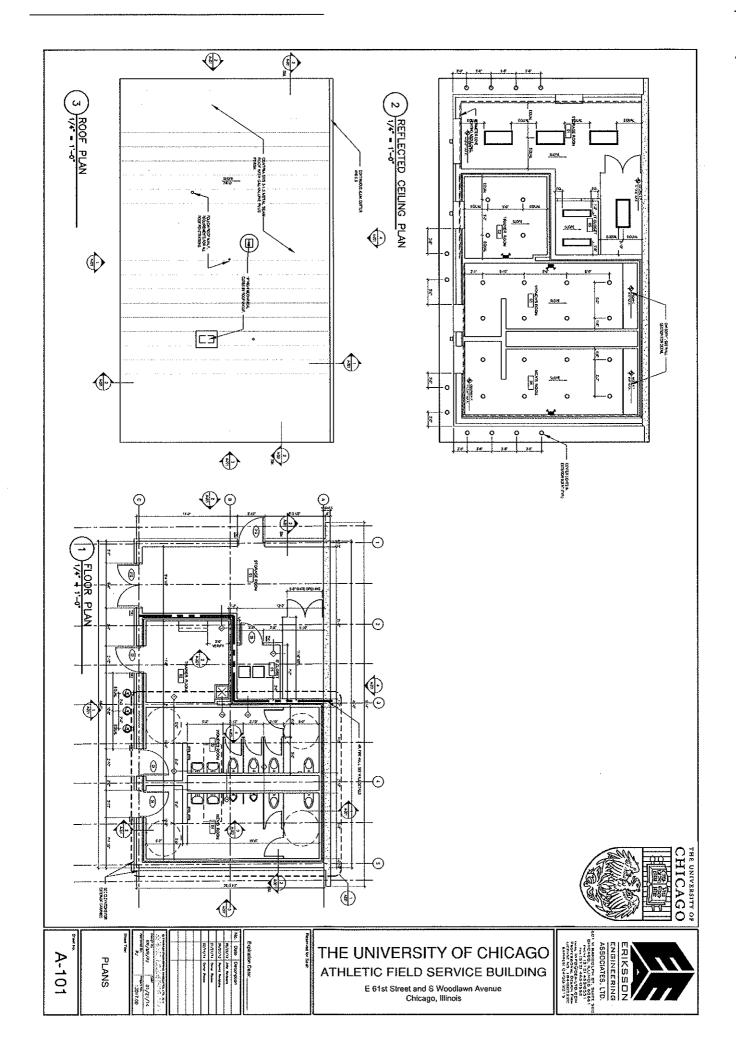


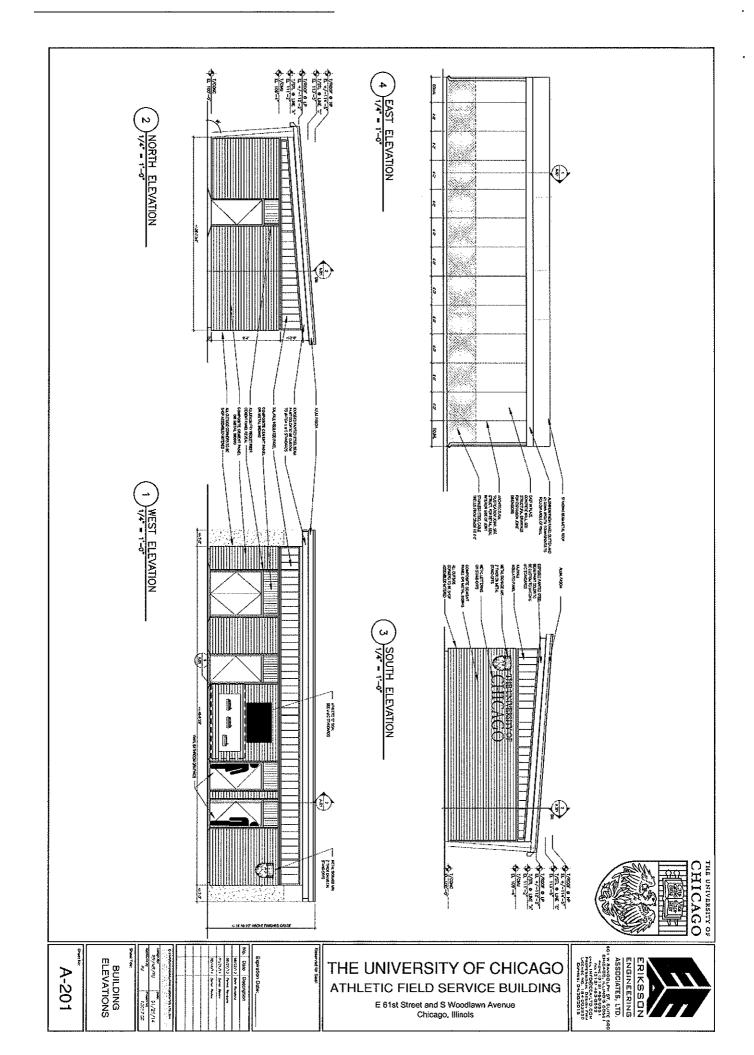


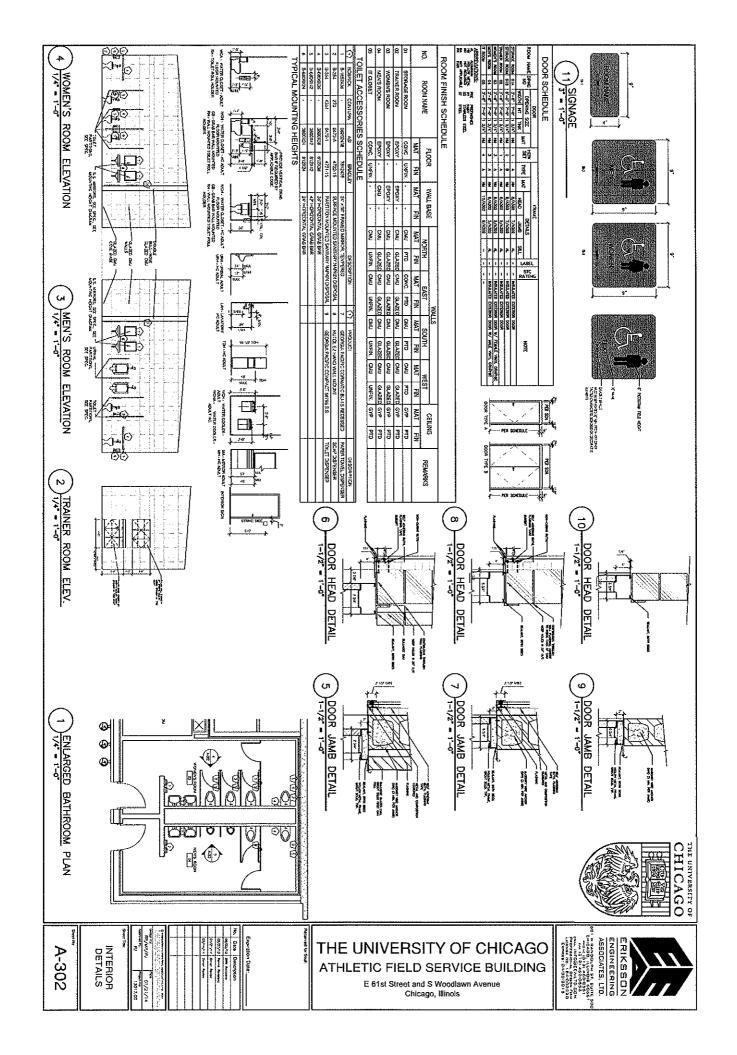


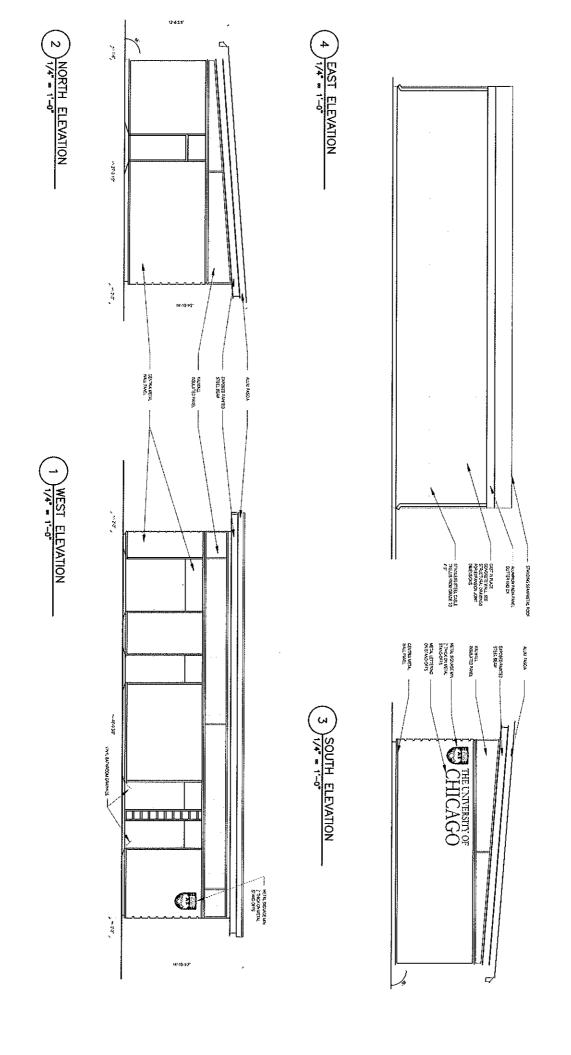














DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF CHICAGO

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,

Patricia Scudiero

Zoning Administrator

Department of Planning and Development

Cc: Hon. Leslie Hairston, 5th Ward

Sarah Sheehan Heidi Sperry

Noah Szafraniec

5/8/2013

Reclassification Of Areas Shown On Map Nos. 12-D And 14-D. JPD 43, GA (As Amended)

(Application No. 17657)

(Common Address: 800 E. 57th St. And 5634 S. Maryland Ave.)

[SO2013-37]

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:

Common Address	Zoning District	Permanent Index Number	Bounded By
5700 and 5706 South Woodlawn Avenue	RM5	20-14-116-008-0000 and 20-14-116-009-0000	East 57 th Street; South Woodlawn Avenue; a line 88.91 feet south of East 57 th Street; the alley next west of and parallel to South Woodlawn Avenue.
5714 South Woodlawn Avenue	RM5	20-14-116-011-0000	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.
5728 South Woodlawn Avenue	RM5	20-14-116-013-0000	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.
5747 South University Avenue	RM5	20-14-116-006-0000 (Partial)	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.
5735 South University Avenue	RM5	20-14-116-004-0000	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.
5600 5602 South Drexel Avenue	RM5	20-14-108-018-0000	East 56 th Street; South Drexel Avenue; a line 47 feet south of East 56 th Street; the alley next west of South Drexel Avenue.
5627 South Maryland Avenue	RM5	20-14-108-010-0000	A line 261 feet south of East 56 th Street; the alley next east of and parallel to South Maryland Avenue; a line 285 feet south of East 56 th Street; South Maryland Avenue.

Common Address	Zoning District	Permanent Index Number	Bounded By
5635 5637 South Maryland Avenue	RM5	20-14-108-012-0000	A line 333 feet south of East 56 th Street; the alley next east of and parallel to South Maryland Avenue; a line 381 feet south of East 56 th Street, South Maryland Avenue.
5616 South Maryland Avenue	RM5	20-14-107-017-0000	A line 141 feet south of East 56 th Street; South Maryland Avenue; a line 177 feet south of East 56 th Street; the alley next west of and parallel to South Maryland Avenue.

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 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 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.
- 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.

- 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.
- 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.

Ordinance the (Section 17-8-0911) to Zoning Pursuant 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.

 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:

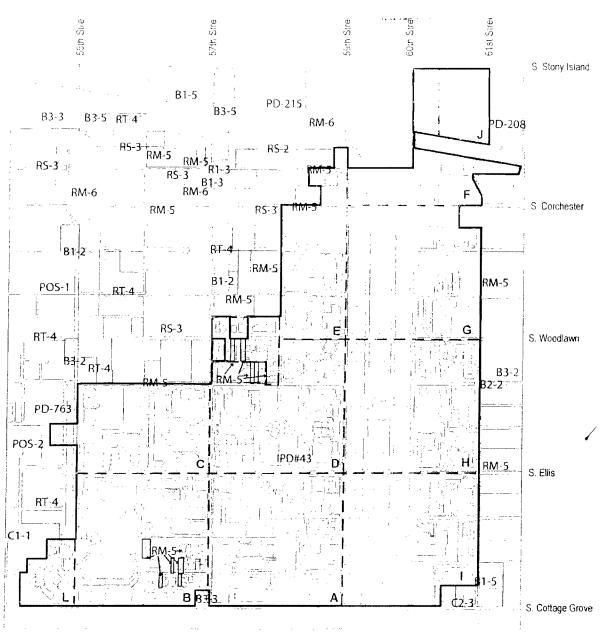
Bulk Regulations And Data Table.

Subarea	Square Feet	Acres (Net)	Maximum Percent Site (Square Feet)		Maximum Floor Area Ratio (Square Feet)		
А	1,538,841	35.53	52.00%	(800,197)	4.00	(6,155,364)	
В	1,492,705	34.26	30.40%	(453,782)	2.22	(3,313,805)	
С	949,880	21.81	42.00%	(398,950)	2.00	(1,899,760)	
D	1,361,595	31.26	28.22%	(384,242)	2.20	(2,995,509)	
Е	860,796	19.76	33.50%	(288,367)	2.20	(1,893,751)	
F	408,079	9.37	20.00%	(81,616)	2.50	(1,020,197)	
G	699,433	16.06	30.80%	(215,425)	2.50	(1,748,582)	
Н	719,303	16.51	25.00%	(179,826)	2.20	(1,582,468)	
I	632,847	14.52	46.00%	(291,110)	2.20	(1,392,263)	
J*	341,606	7.84	25.00%	(85,401)	1.50	(512,409)	
L	251,775	5.78	24.00%	(60,426)	2.50	(629,438)	
Ο	199,540	4.58	35.00%	(69,839)	2.20	(438,988)	
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.

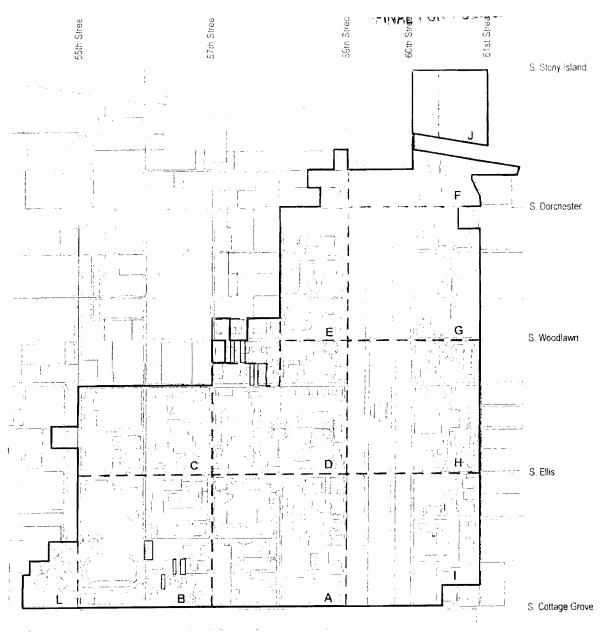
Existing Zoning Map.



THE UNIVERSITY OF CHICAGO PLANNED DEVELOPMENT #43 EXISTING ZONING MAP

Proposed planned development

Boundary And Subarea Map.

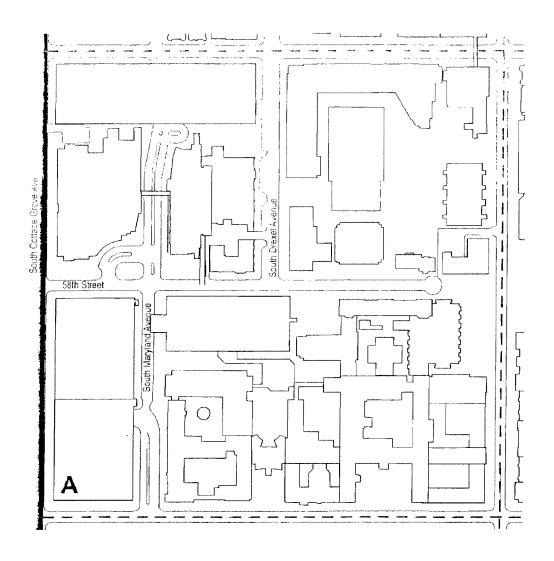


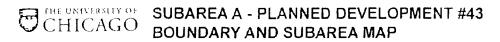
CHICAGO PLANNED DEVELOPMENT #43 BOUNDARY AND SUBAREA MAP

Properties added April 2013

A University Subareas

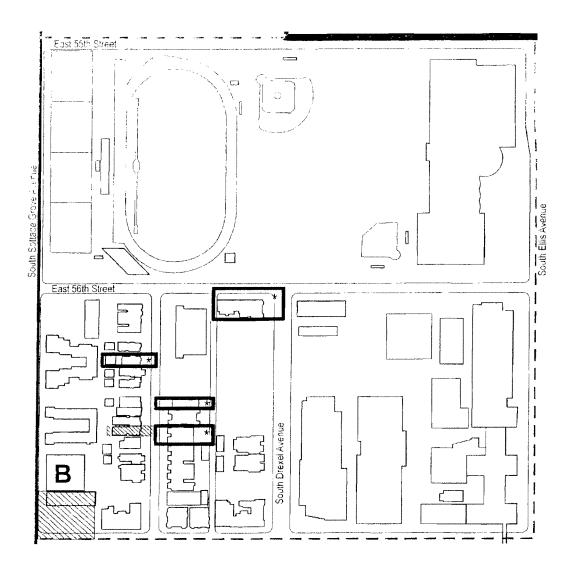
Subarea A Boundary And Subarea Map.





'A 1 University Subareas

Subarea B Boundary And Subarea Map.





SUBAREA B - PLANNED DEVELOPMENT #43 **BOUNDARY AND SUBAREA MAP**



A ! University Subareas



Properties added April 2013



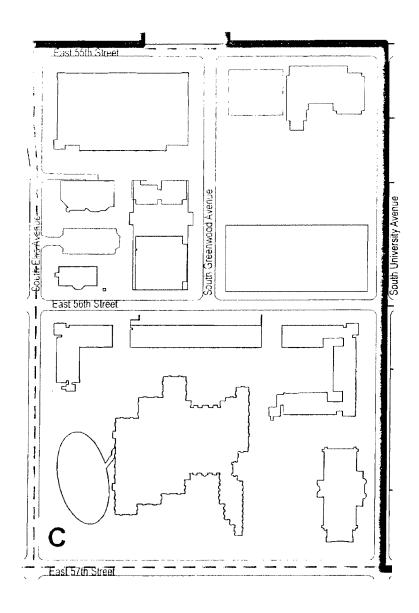
Planned development boundary as amended 2013



Not included in PD



Subarea C Boundary And Subarea Map.

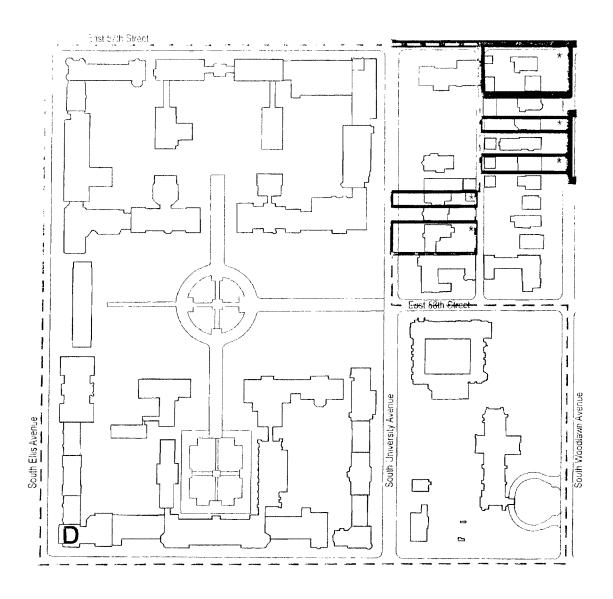




SUBAREA C - PLANNED DEVELOPMENT #43 **BOUNDARY AND SUBAREA MAP**

A University Subareas

Subarea D Boundary And Subarea Map.



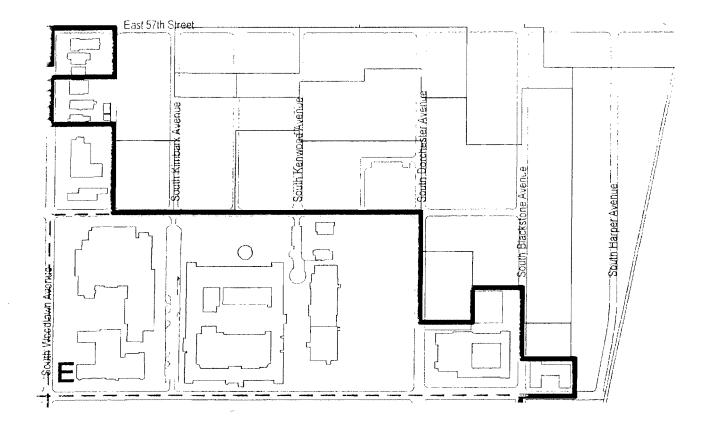
CHICAGO SUBAREA D - PLANNED DEVELOPMENT #43

A ! University Subareas

Planned development boundary as amended 2013

* Not included in PD

Subarea E Boundary And Subarea Map.





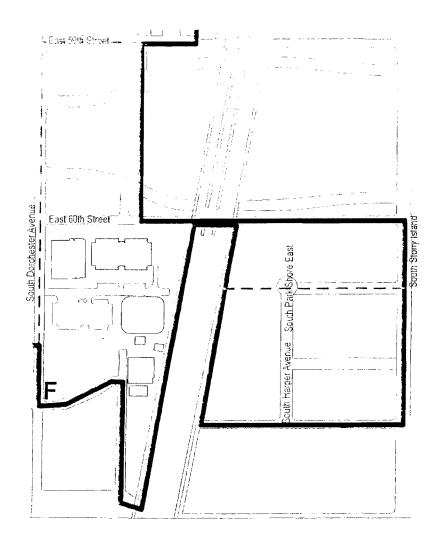
SUBAREA E - PLANNED DEVELOPMENT #43 BOUNDARY AND SUBAREA MAP

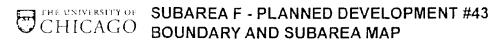
¹ A	
А	

University Subareas



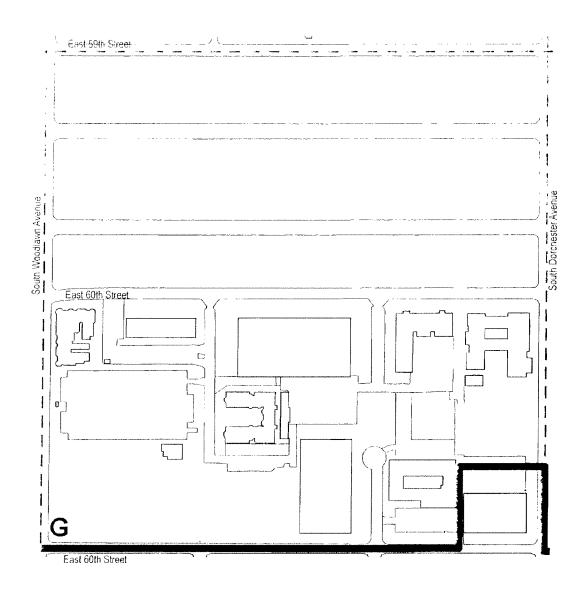
Subarea F Boundary And Subarea Map.







Subarea G Boundary And Subarea Map.



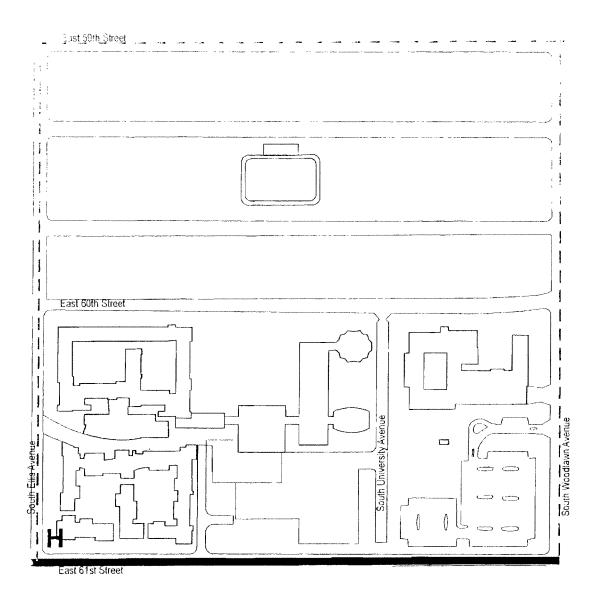


SUBAREA G - PLANNED DEVELOPMENT #43 BOUNDARY AND SUBAREA MAP

A ! University Subareas



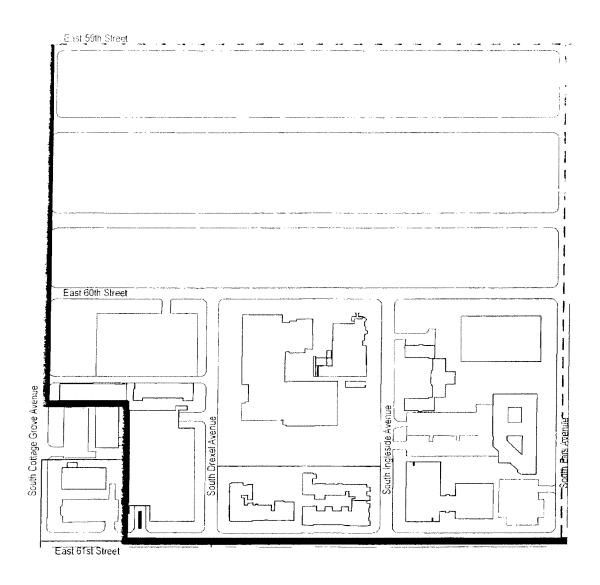
Subarea H Boundary And Subarea Map.



SUBAREA H - PLANNED DEVELOPMENT #43 BOUNDARY AND SUBAREA MAP

'A University Subareas

Subarea I Boundary And Subarea Map.

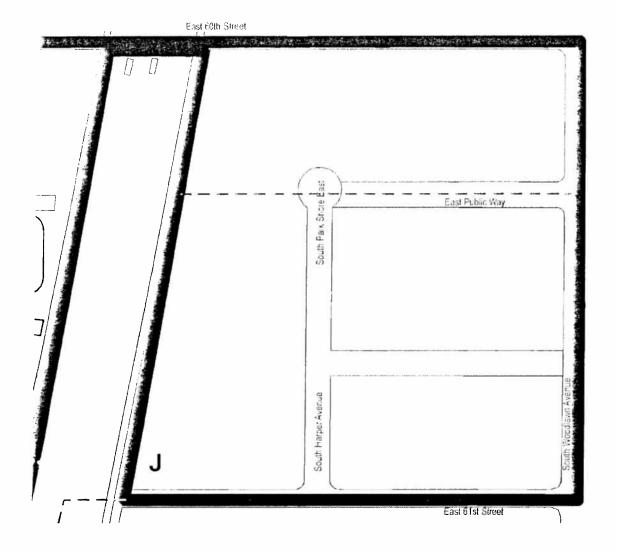




SUBAREA I - PLANNED DEVELOPMENT #43 **BOUNDARY AND SUBAREA MAP**

A University Subareas

Subarea J Boundary And Subarea Map.





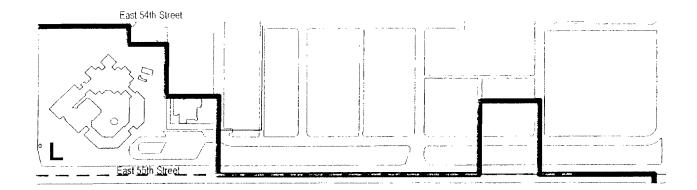
CHICAGO SUBAREA J - PLANNED DEVELOPMENT #43 **BOUNDARY AND SUBAREA MAP**



A ! University Subareas



Subarea L Boundary And Subarea Map.





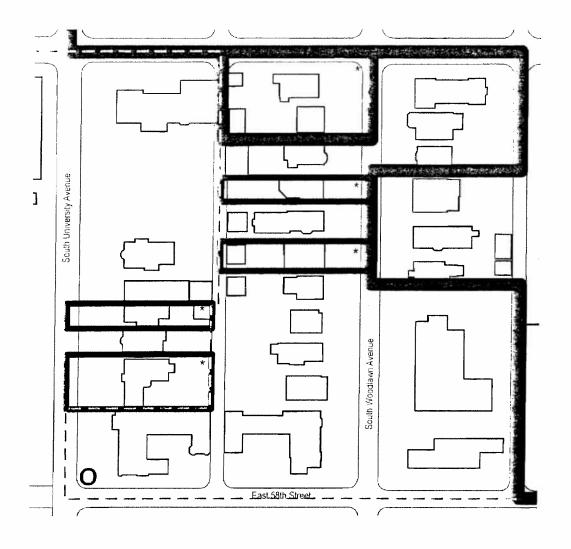
SUBAREA L - PLANNED DEVELOPMENT #43 **BOUNDARY AND SUBAREA MAP**



A University Subareas



Subarea O Boundary And Subarea Map.



SUBAREA O - PLANNED DEVELOPMENT #43 BOUNDARY AND SUBAREA MAP

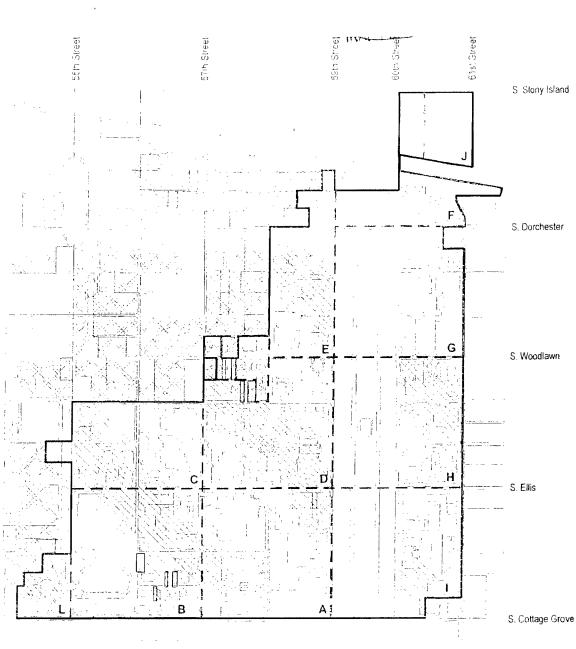
A University Subareas

Planned development boundary as amended 2012

* Not included in PD



Generalized Land Use Plan.



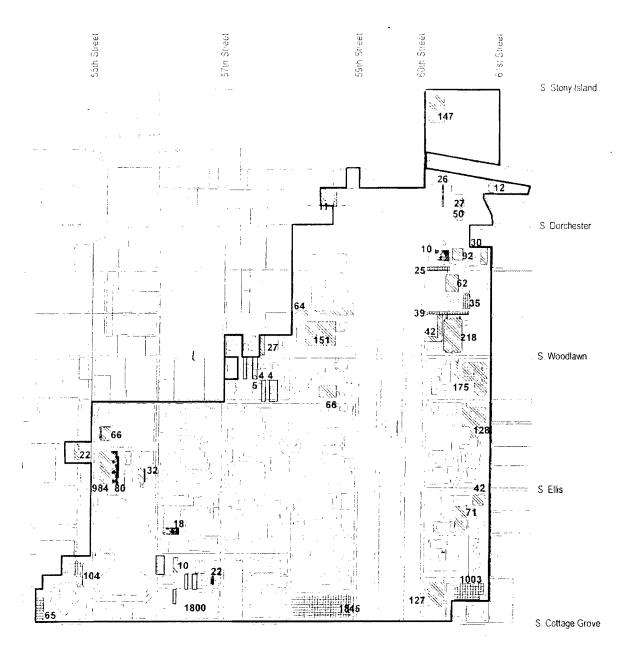


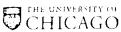


Institutional

Business

Parking Supply With Proposed Additions.





PLANNED DEVELOPMENT #43 PARKING SUPPLY WITH PROPOSED ADDITIONS



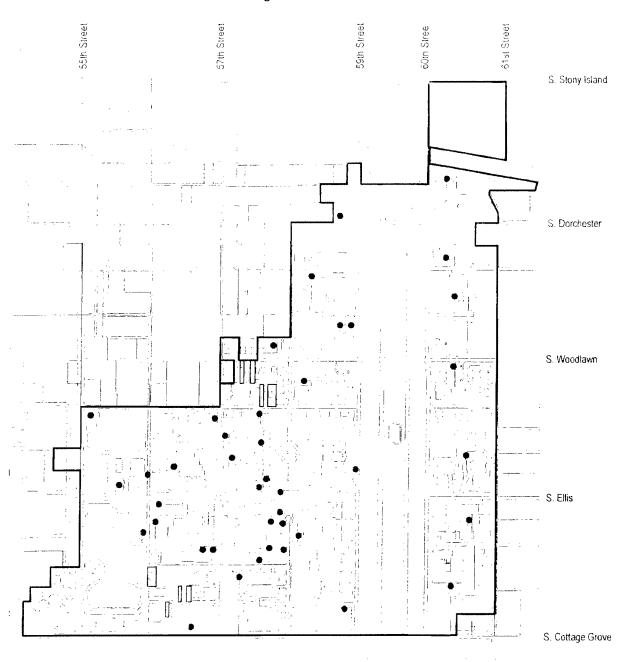
Other Parking

Visitor Parking

Additions/Changes

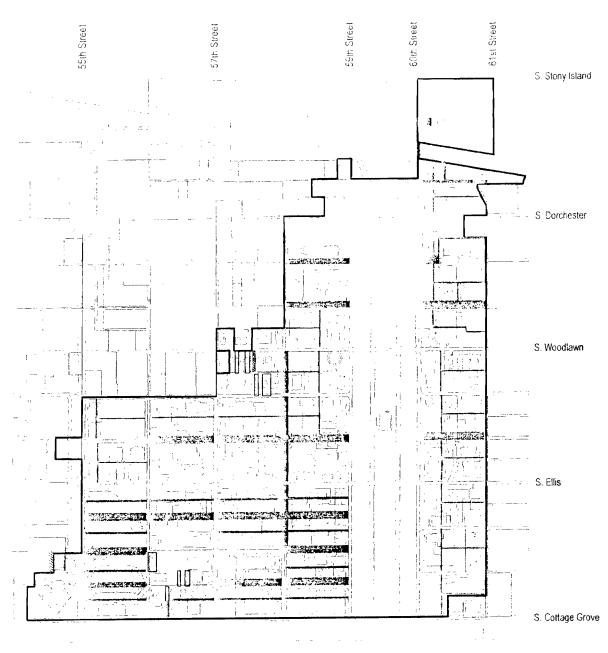


Receiving Dock Locations.



PLANNED DEVELOPMENT #43 RECEIVING DOCK LOCATIONS

Right-Of-Way Adjustment Map.

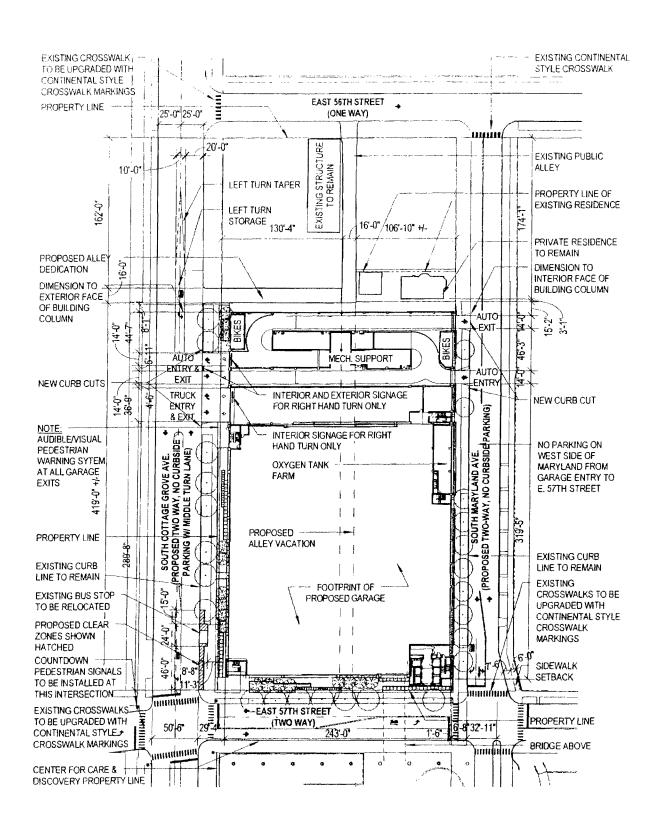




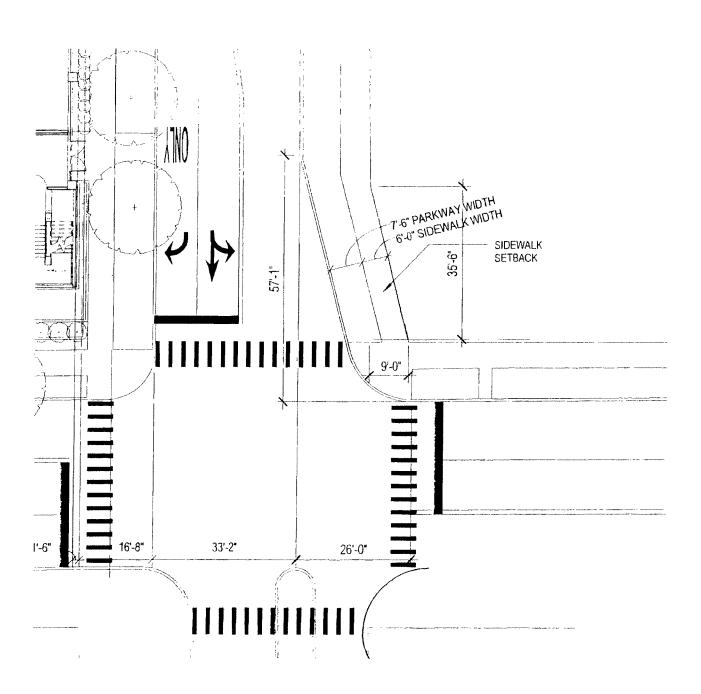
PLANNED DEVELOPMENT #43
RIGHT OF WAY ADJUSTMENT MAP



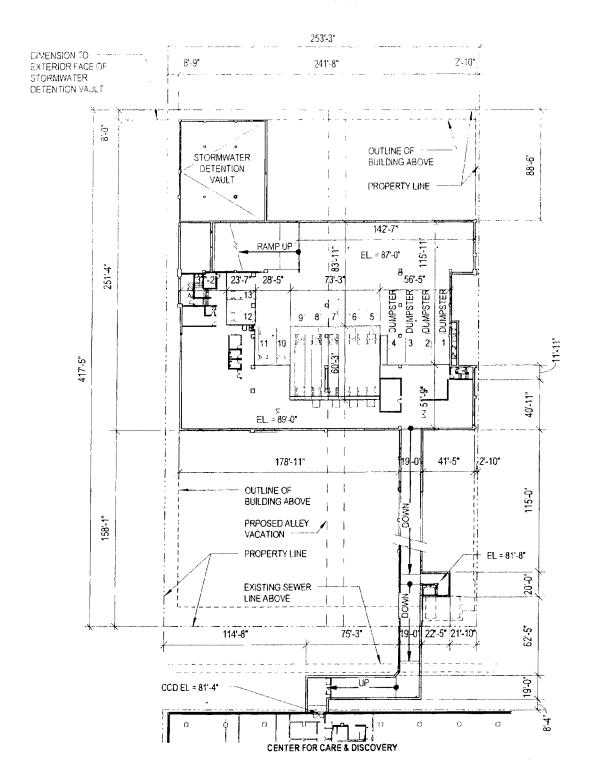
Site Plan.



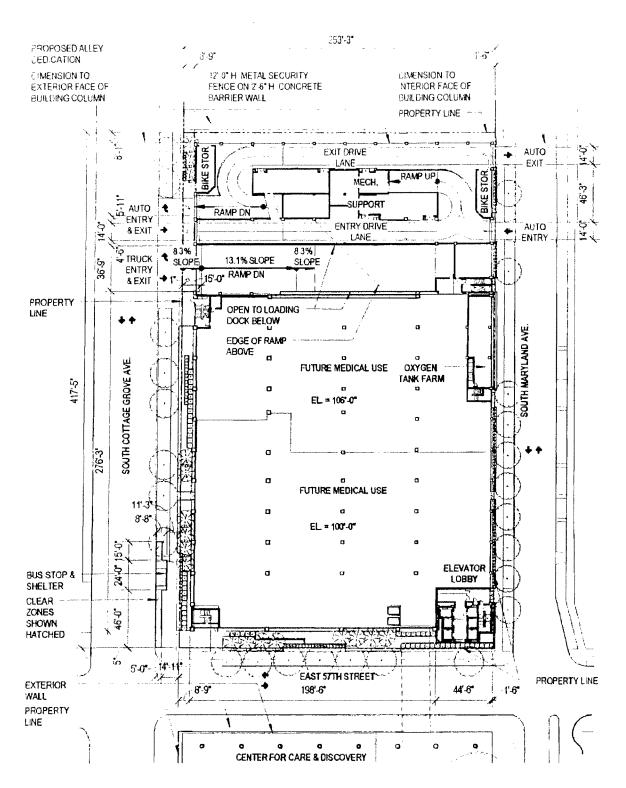
Sidewalk Setback Detail.



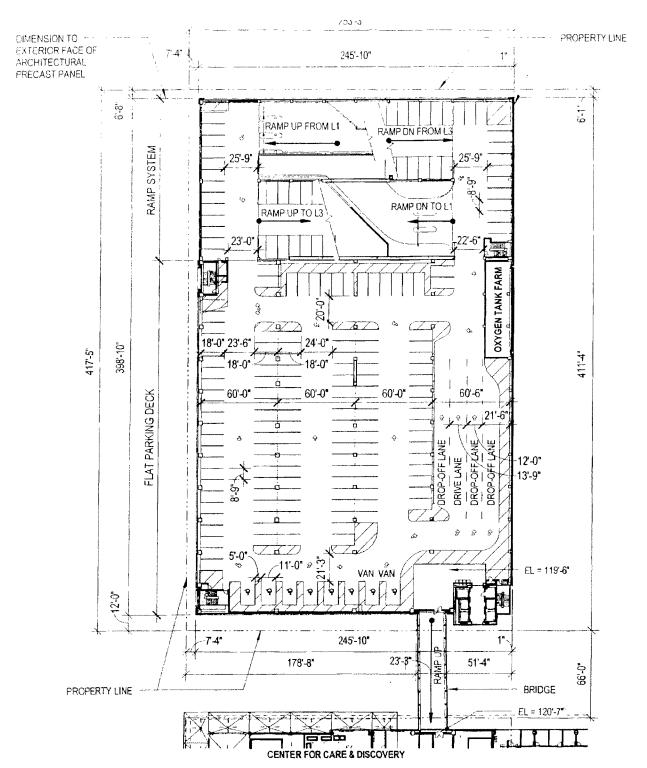
Floor Plan -- Lower Level.



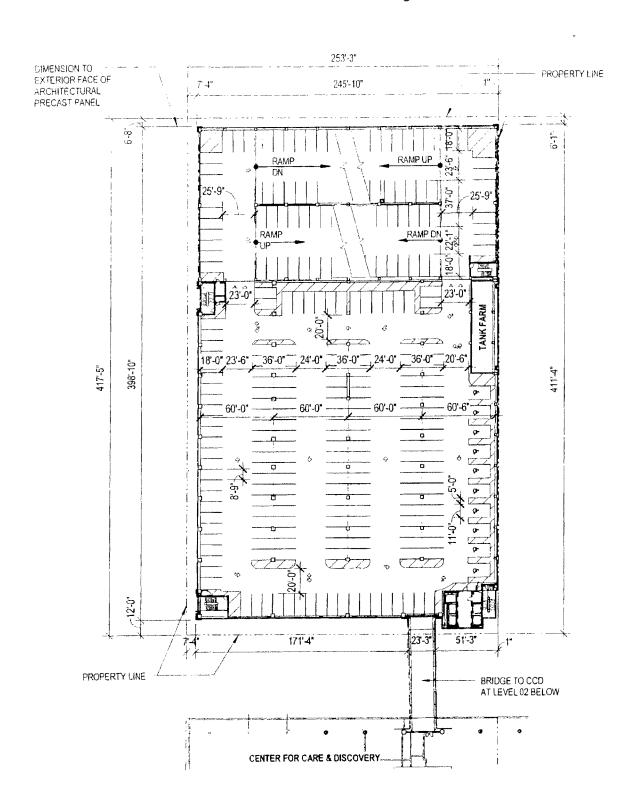
Floor Plan -- Level One.



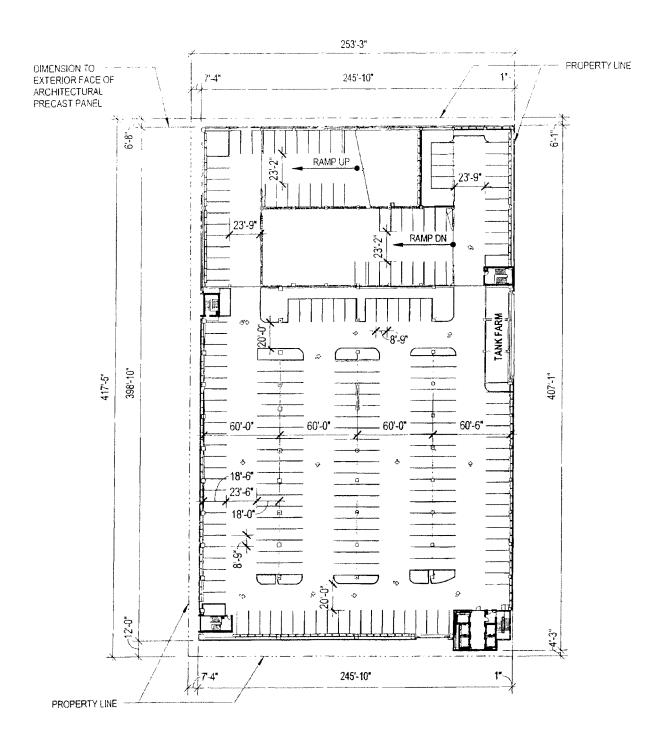
Floor Plan -- Level Two.



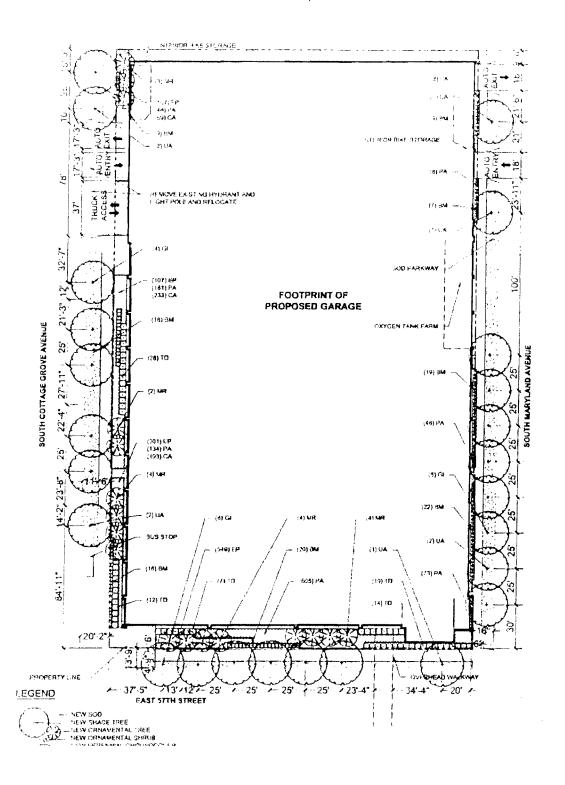
Floor Plan -- Level Three Through Seven.



Floor Plan -- Level Eight.



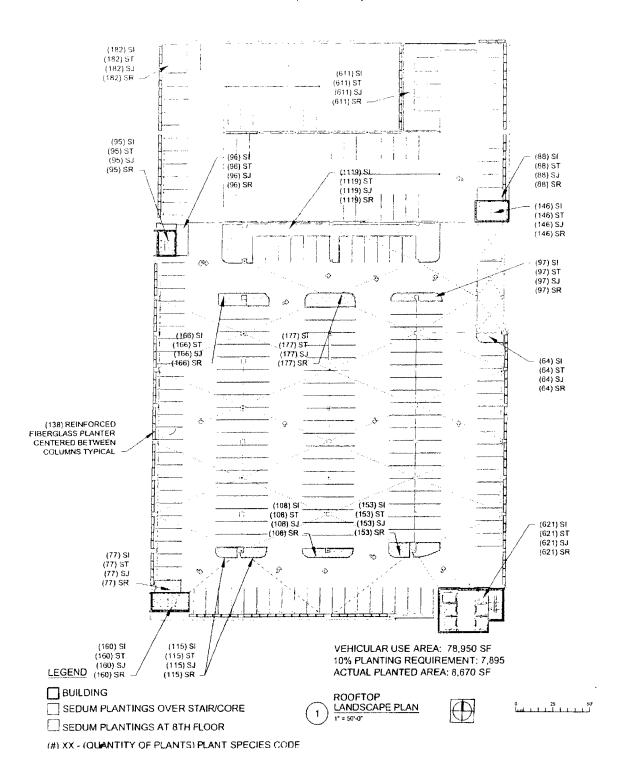
Landscape Plan.



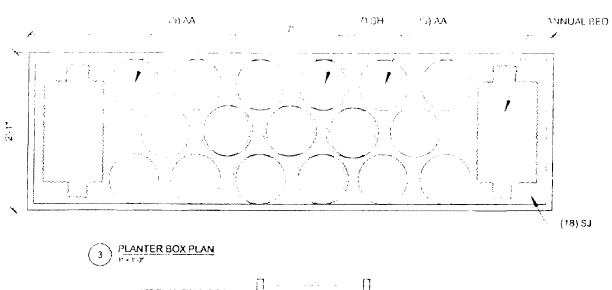
Plant Schedule Ground Level.

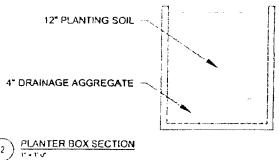
		PLANT SCHEDUL	PLANT SCHEDULE - GROUND LEVEL				
THEES		The second of th	umante i a de la companya de la desampanya (se la della companya de la della companya de la comp	1			
CODE	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	300F	HEMARKS	
X.	17	Maius Royal Raindrops'	Royal Raindrops Crabapple	15'H	888	multi-stem	
ਰ	9;	Gingko biloba 'Autumn Gold'	Autumn Gold Gingko	3.cal.	888	matching heads	
N	თ	Ulmus americana 'Patrior'	Patriot Elm	3. cal.	888	matching heads	
SHRUBS	S						
CODE	QUANTITY	BOTANICAL NAME	CCMMON NAME	3715	3001	REMARKS	
ВМ	118	duxus microphylla var. koreana	Chicagoland Green Boxwood	30.	ž	30.0.0.	
6	98	Taxus x media 'Densiformis'	Dense Spreading Yew	. 08	tod	30, 0.c.	
PEREN	PERENNIAL MIX - 46	4666 SQUARE FEET					
3000	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS	
ర	1320	Calamagrostis acutifora 'Karl Foerster'	Karl Foerster's Feather Reed Grass	jej.	ğ	15" 0.0.	
EP	561	Echinacea purpurea White Swan'	White Swan Coneflower	ig.	ŏ	12° 0.c.	
ΡĀ	1093	Perovskia alriplicifolia 'Superba'	Superba Russian Sada	48'H	200	8.00	

Rooftop Landscape Plan.



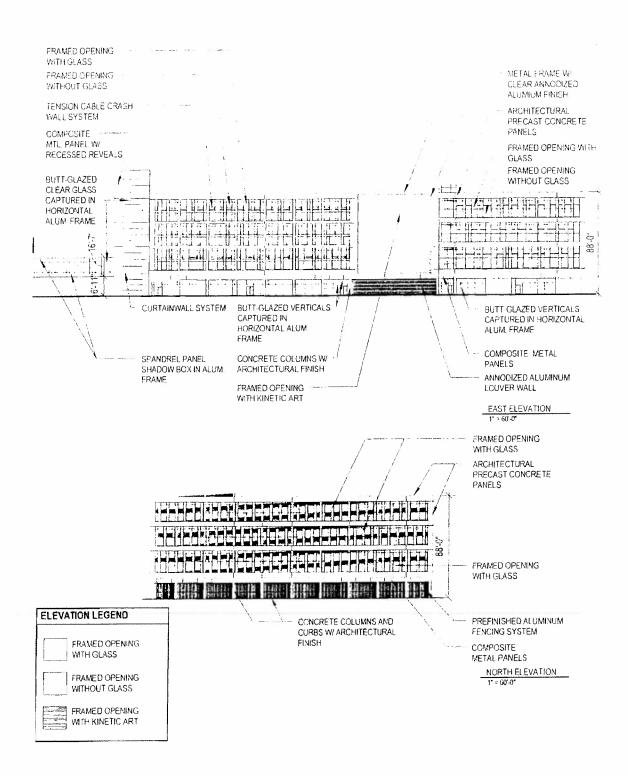
Plant Schedule Rooftop.



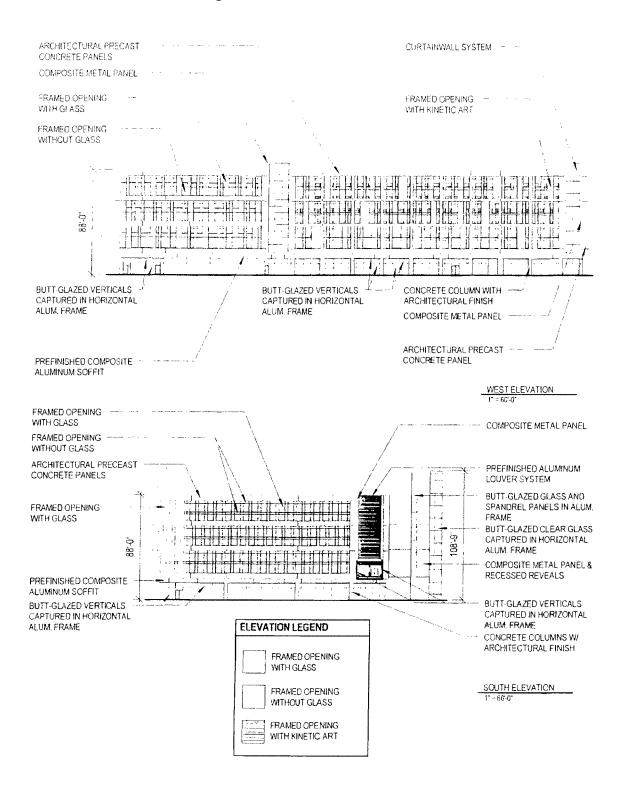


		ROOFTOP - PL	ANT SCHEDULE			
CODE	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
AA	1210	Aster azureus	Sky Blue Aster	gal	pot	10° o.c.
SH	847	Spombolus heterolepis 'Tara'	Owarf Prairie Dropseed	gai	pot	10° o.c.
SI	35 55	Sedum sidboldii 'Nana'	Nana' Sedum	4.	plu g	∂* o.c.
SJ	3 555	Sedum Spunum 'John Creech'	Two Row Stonecrop	4*	plug	∂* a с.
SR	35 55	Sedum rupestre 'Angelina'	Two Row Stanecrop	4"	plug	8° o.c.
ST	35 55	Sempaviyum tectorum	Common Hauseleek	4*	p!ug	ಕ್≎ು ರ.
	1452	Annuals	Annuals	4.	plu q	6° o c.

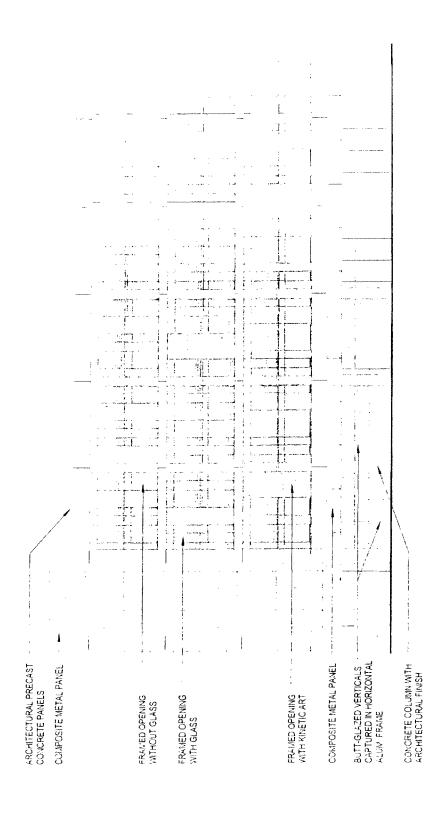
Building Elevations -- North And East.



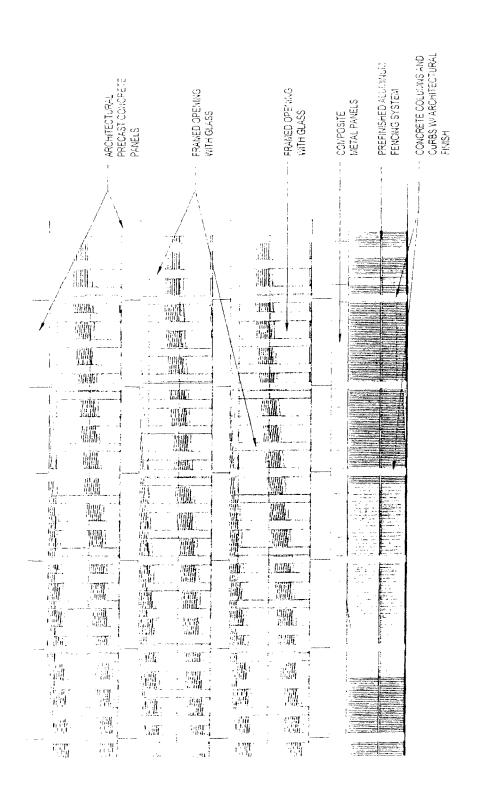
Building Elevations -- South And West.



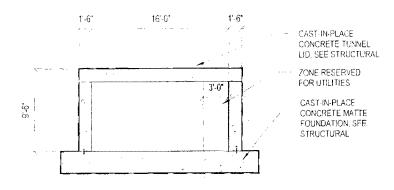
West Elevation -- Detail.



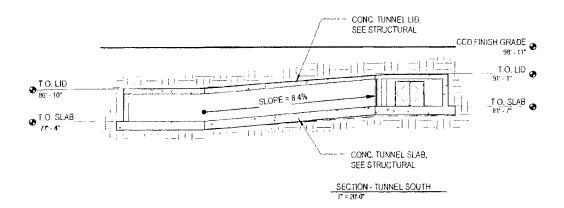
North Elevation -- Detail.

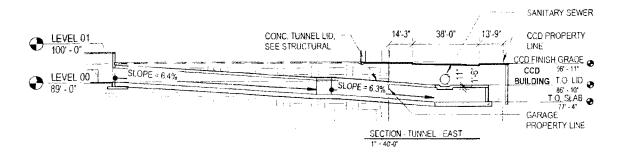


Tunnel Sections.

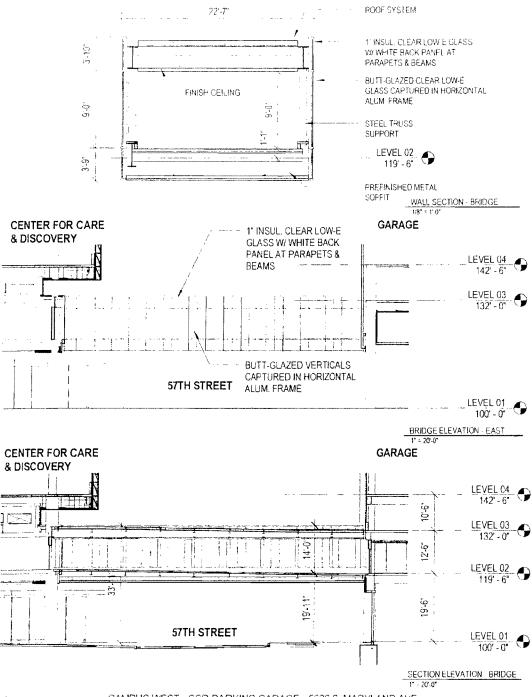


SECTION - TUNNEL STAIR





Bridge Sections.



3/14/2012

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.)

[02012-27]

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.) IPD 43,00

[SO2011-9713]

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 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 183.603 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:

Common Address:	Zoning District:	Permanent Index Number:	Bounded By:
5700 and 5706 South Woodlawn Avenue	RM5	20-14-116-008-0000 and 20-14-116-009-0000	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
5714 South Woodlawn Avenue	RM5	20-14-116-011-0000	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

Common Address:	Zoning District:	Permanent Index Number:	Bounded By:
5728 South Woodlawn Avenue	RM5	20-14-116-013-0000	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
5747 South University Avenue	RM5	20-14-116-006-0000 (Partial)	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; a line 98.92 feet north of and parallel to East 58th Street; and South University Avenue
5735 South University Avenue	RM5	20-14-116-004-0000	a line 258.89 feet north of East 58 th Street; the alley next east of and parallel to South University Avenue; a line 218.89 feet north of East 58 th Street; and South University Avenue
5600 5602 South Drexel Avenue	RM5	20-14-108-018-0000	East 56th Street; South Drexel Avenue; a line 47 feet south of East 56th Street; and the alley next west of South Drexel Avenue

Common Address:	Zoning District:	Permanent Index Number:	Bounded By:	
5627 South Maryland Avenue	RM5	20-14-108-010-0000	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	
5635 5637 South Maryland Avenue	RM5	20-14-108-012-0000	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	
5634 South Maryland Avenue	RM5	20-14-107-024-0000	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	
5616 South Maryland Avenue	RM5	20-14-107-017-0000	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	

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.
- 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.
- 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.

- 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 ofthe 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.

- 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.
- 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.
- 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.
- 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.]

3/14/2012

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

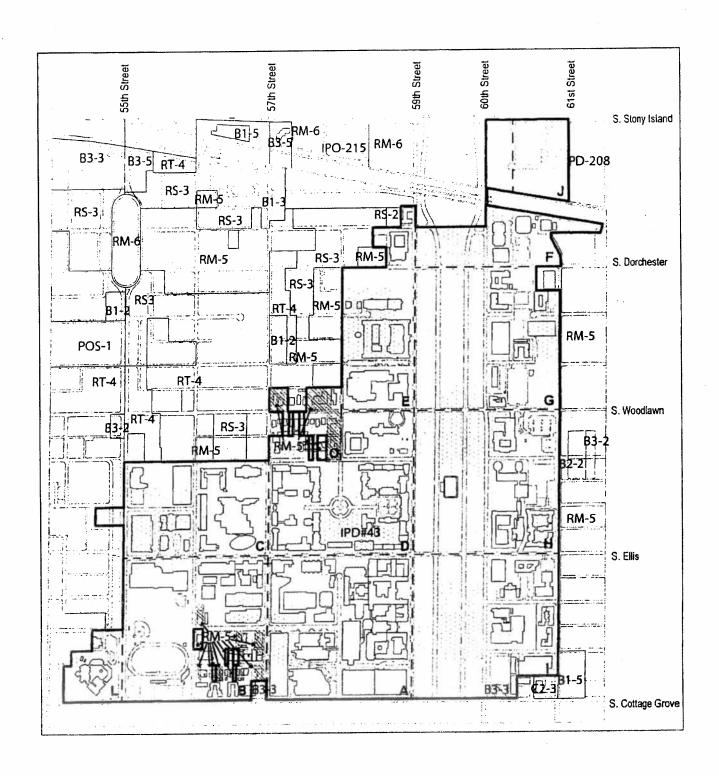
Bulk Regulations And Data Table.

Subarea	Square Feet	Acres (Net)	Maximum Percent Site (Square Feet)	Maximum Floor Area Ratio (Square Feet)
Α	1,500,000	34.44	52.00% (780,000)	4.00 (6,000,000)
В	1,473,295	33.82	30.40% (447,882)	2.20 (3,241,249)
С	949,880	21.81	42.00% (398,950)	2.00 (1,899,760)
D	1,349,434	30.98	28.22% (380,810)	2.20 (2,968,755)
E	860,796	19.76	33.50% (288,367)	2.20 (1,893,751)
, F	408,079	9.37	20.00% (81,616)	2.50 (1,020,198)
G	699,433	16.06	31.50% (220,321)	2.50 (1,748,582)
Н	719,303	16.51	25.00% (179,826)	2.20 (1,582,467)
. 1	632,847	14.52	46.00% (291,110)	2.20 (1,392,263)
J*	341,606	7.84	25.00% (85,402)	1.50 (12,409)
L	251,775	5.78	24.00% (60,426)	2.50 (629,438)
0	187,380	4.30	35.00% (65,583)	2.20 (12,236)
TOTAL CAMPUS:	9,373,828	215.19	35.00% (3,280,840)	2.50 (23,434,570)

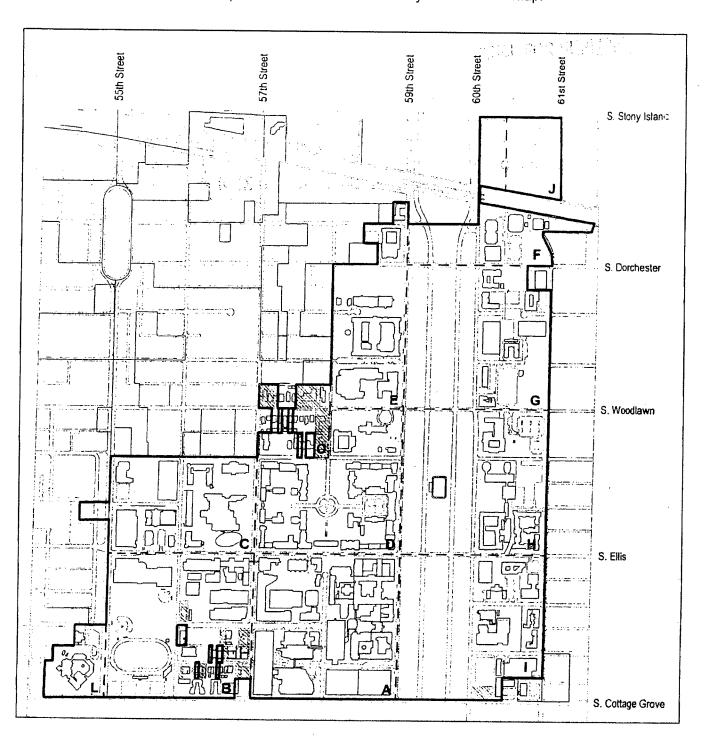
Required Parking and Loading: as required by the Traffic Management Plan in Statement Number 12.

^{*} 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.

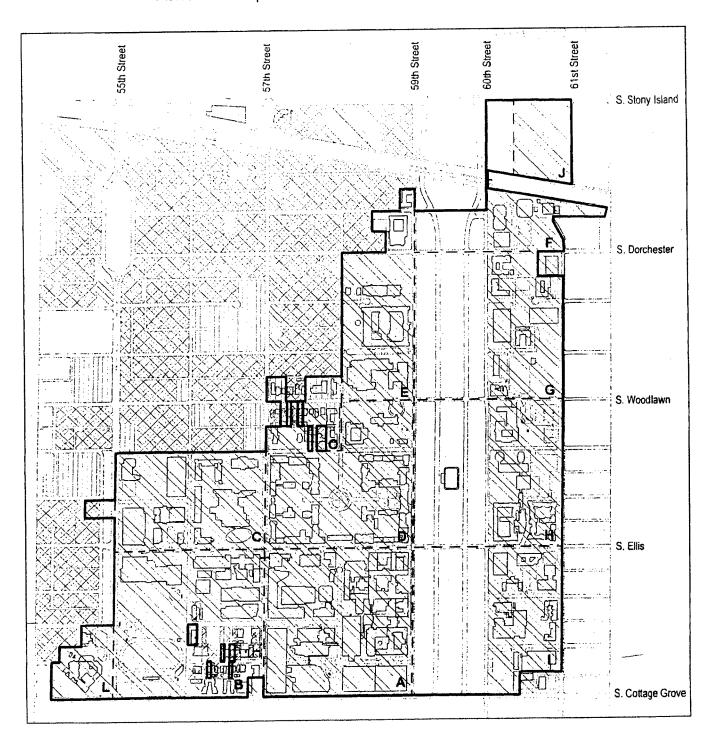
Planned Development Number 43 -- Existing Zoning Map.



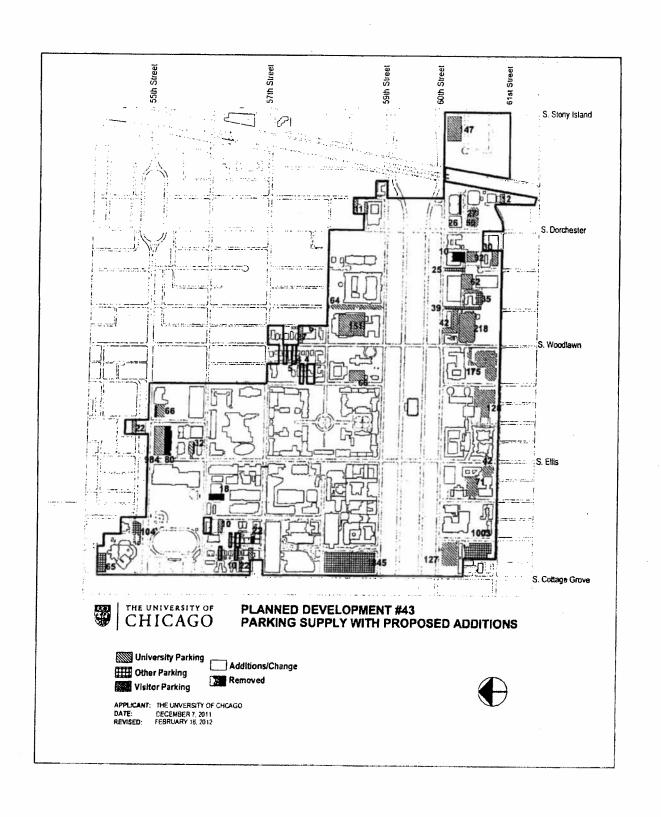
Planned Development Number 43 -- Boundary And Subarea Map.



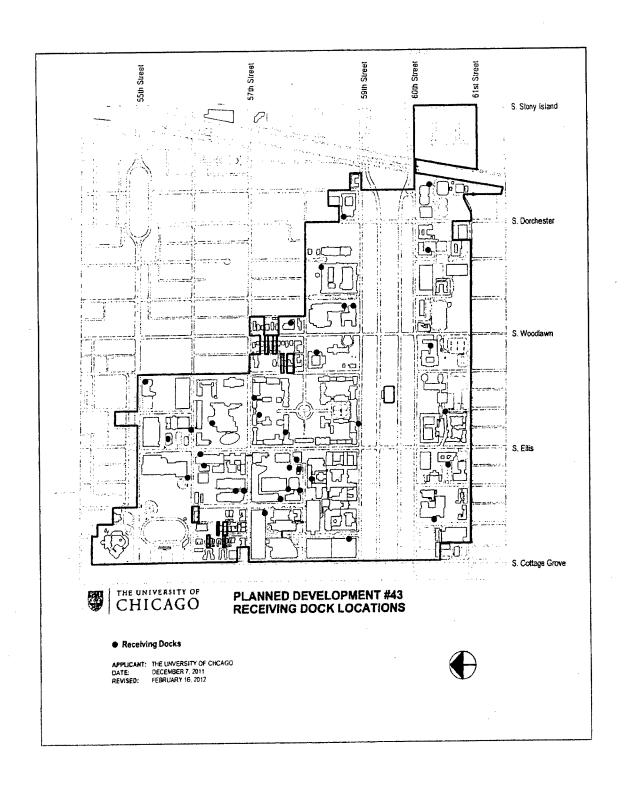
Planned Development Number 43 -- Generalized Land-Use Plan.



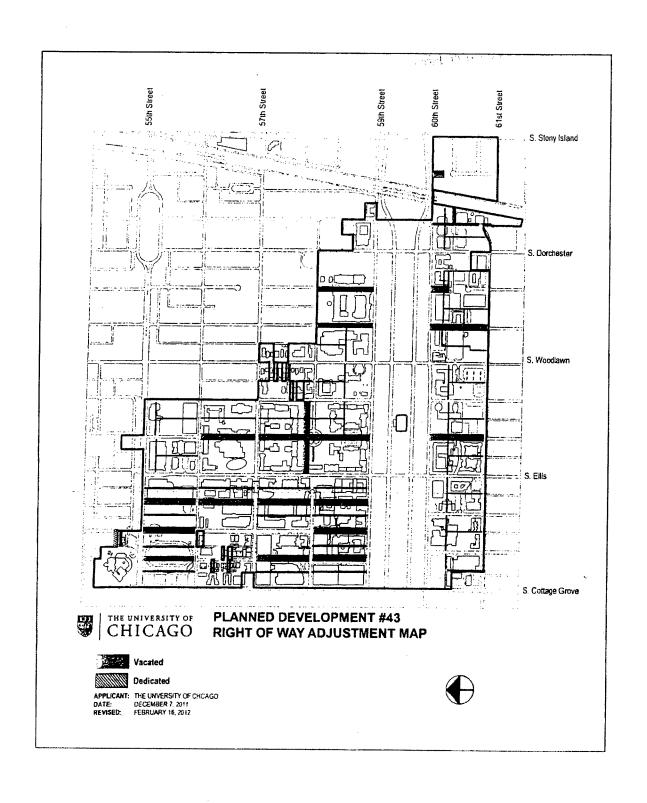
Planned Development Number 43 -- Parking Supply With Proposed Additions.



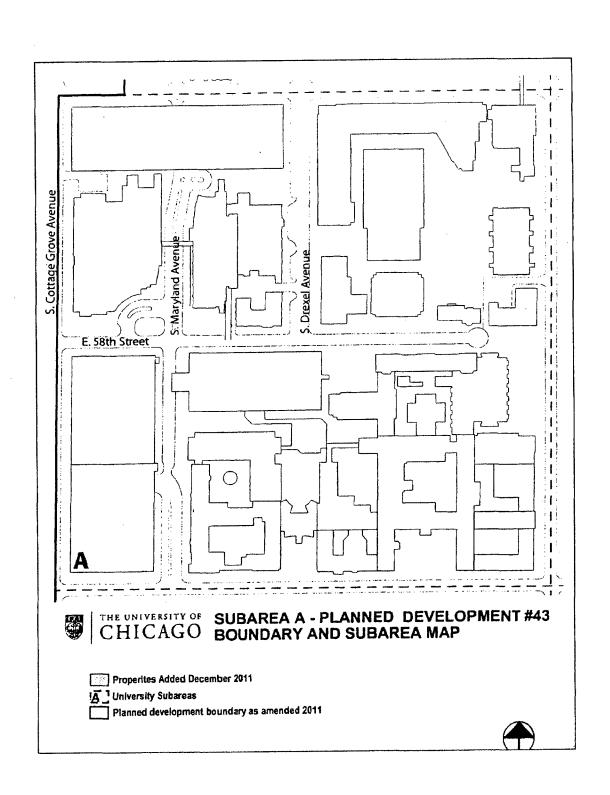
Planned Development Number 43 -- Receiving Dock Locations.



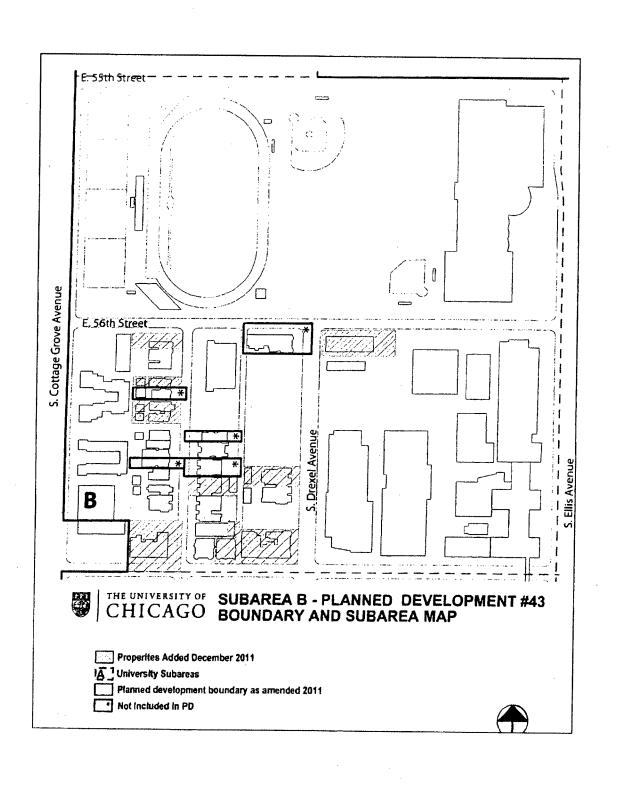
Planned Development Number 43 -- Right-Of-Way Adjustment Map.



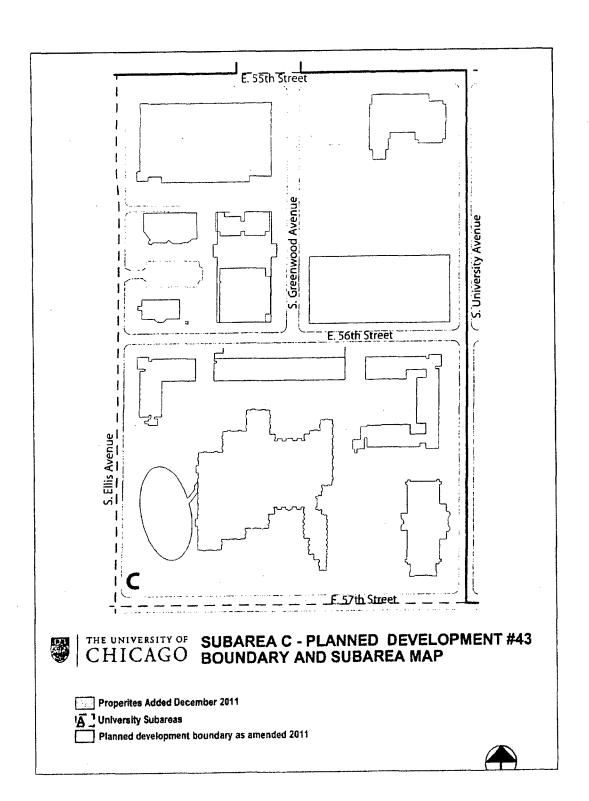
Subarea A -- Planned Development Number 43 -- Boundary And Subarea Map.



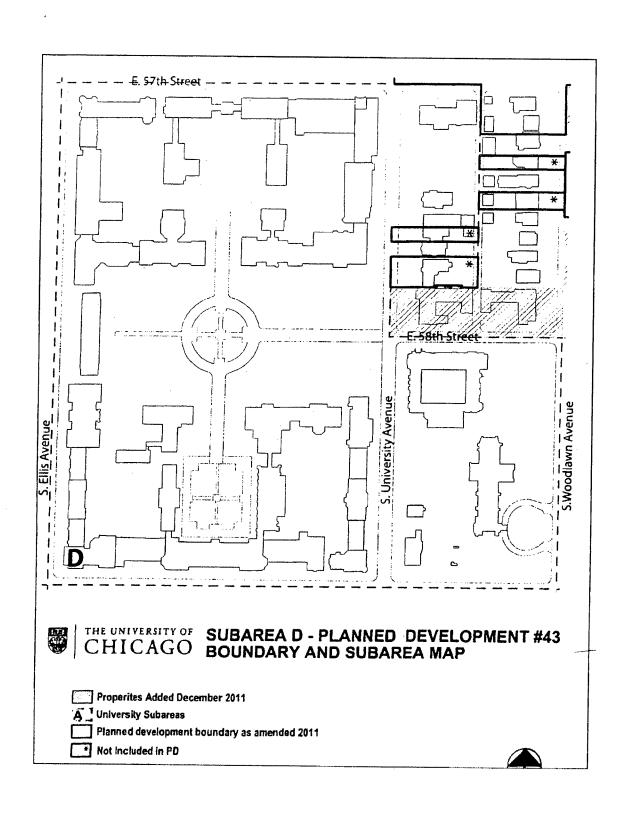
Subarea B -- Planned Development Number 43 -- Boundary And Subarea Map.



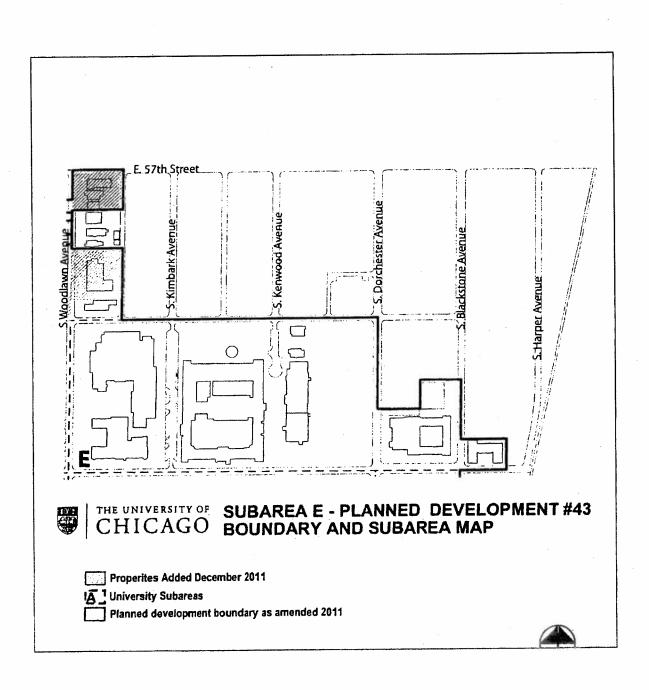
Subarea C -- Planned Development Number 43 -- Boundary And Subarea Map.



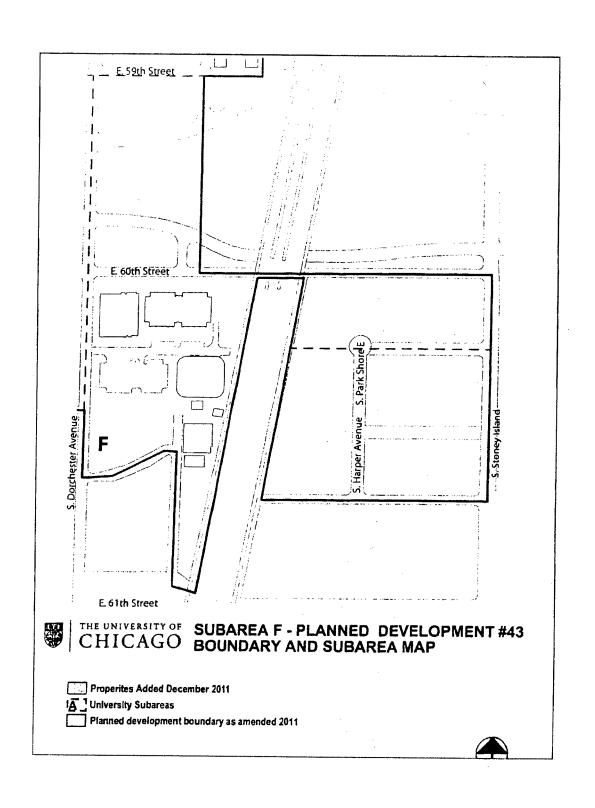
Subarea D -- Planned Development Number 43 -- Boundary And Subarea Map.



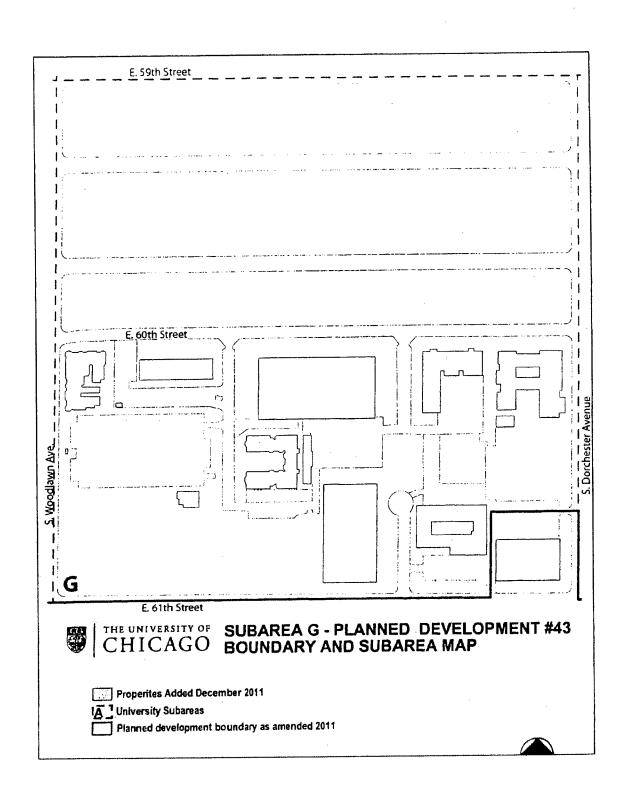
Subarea E -- Planned Development Number 43 -- Boundary And Subarea Map.



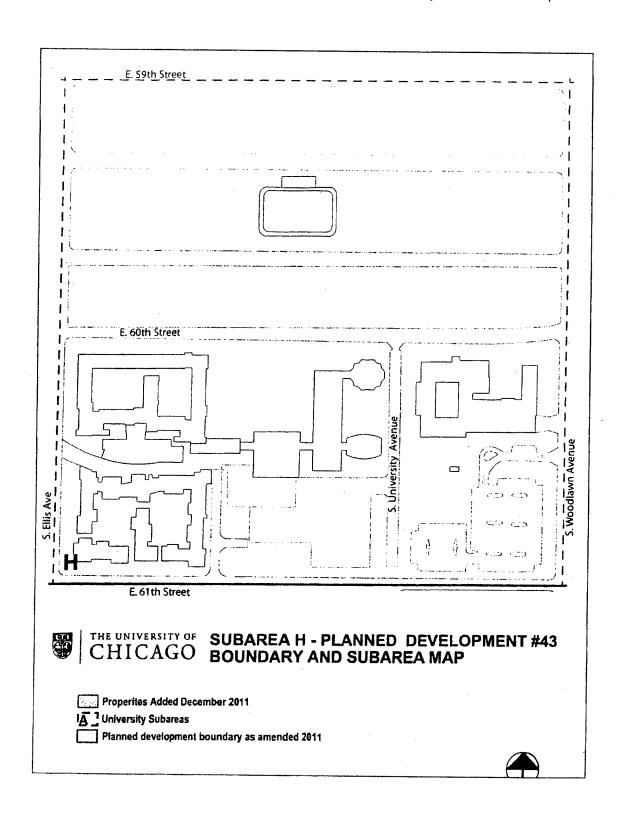
Subarea F -- Planned Development Number 43 -- Boundary And Subarea Map.



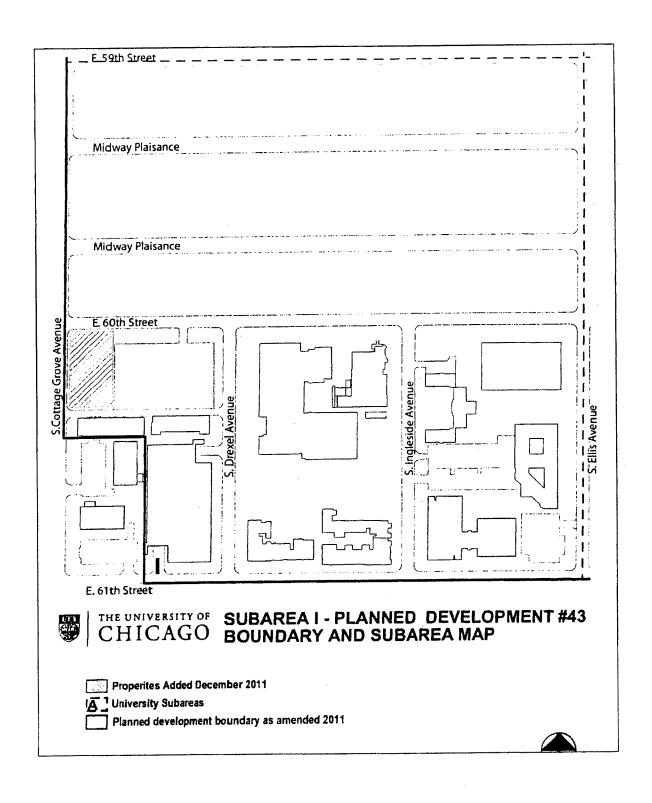
Subarea G -- Planned Development Number 43 -- Boundary And Subarea Map.



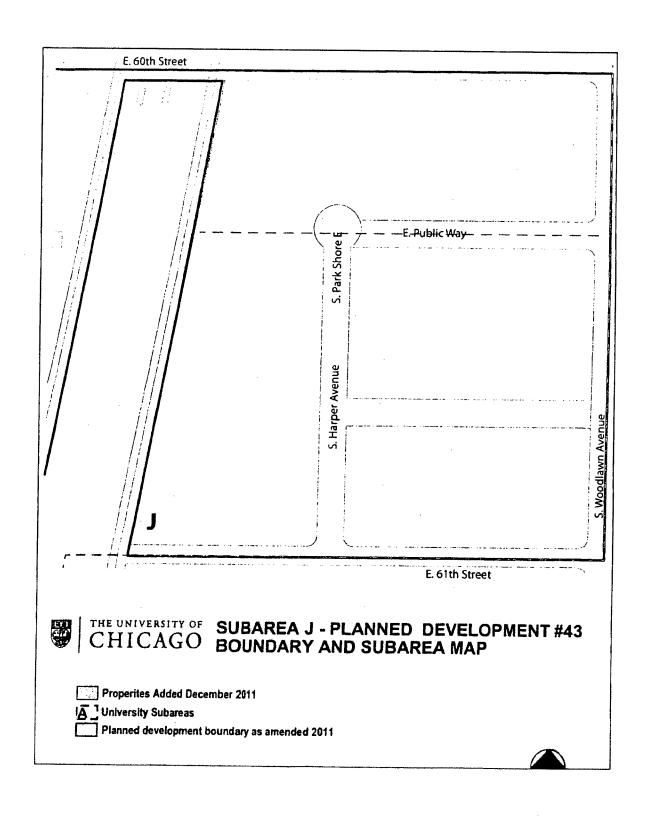
Subarea H -- Planned Development Number 43 -- Boundary And Subarea Map.



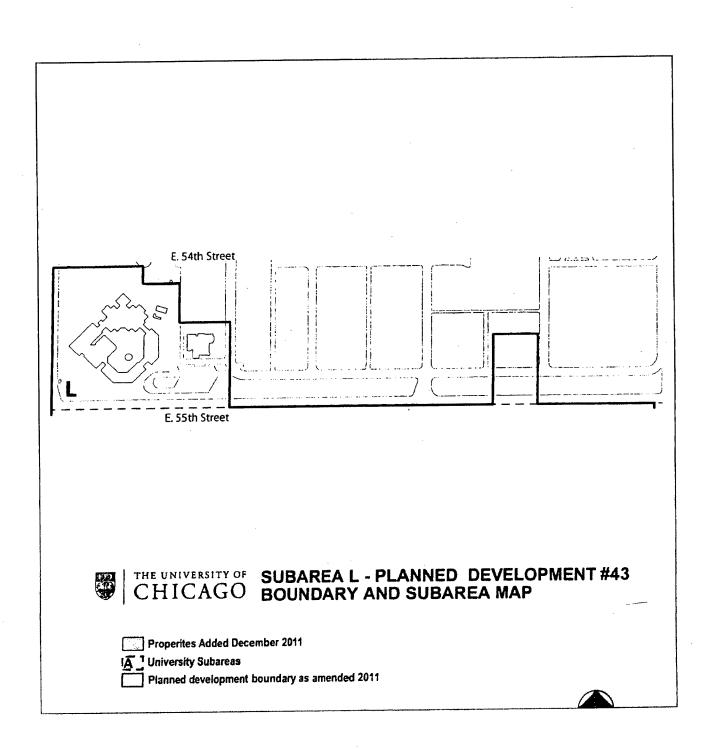
Subarea I -- Planned Development Number 43 -- Boundary And Subarea Map.



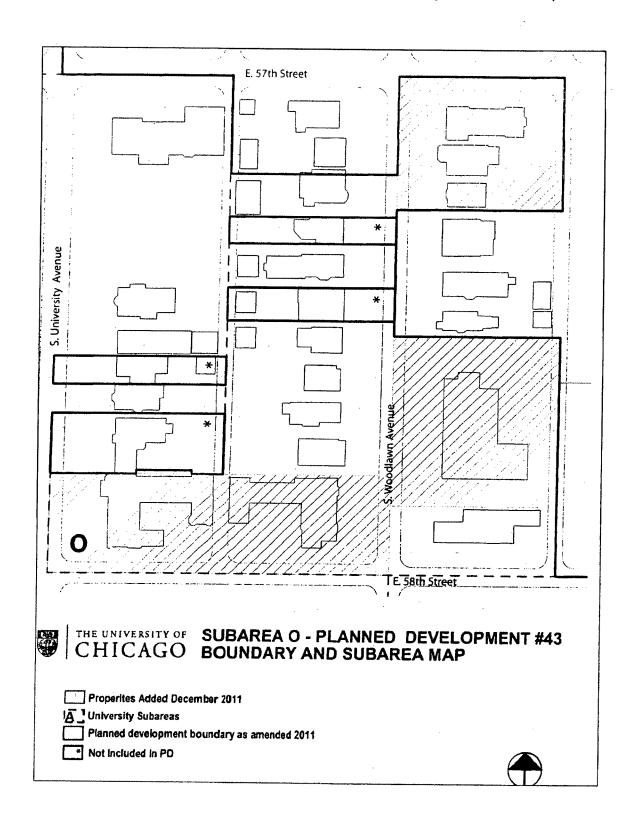
Subarea J -- Planned Development Number 43 -- Boundary And Subarea Map.



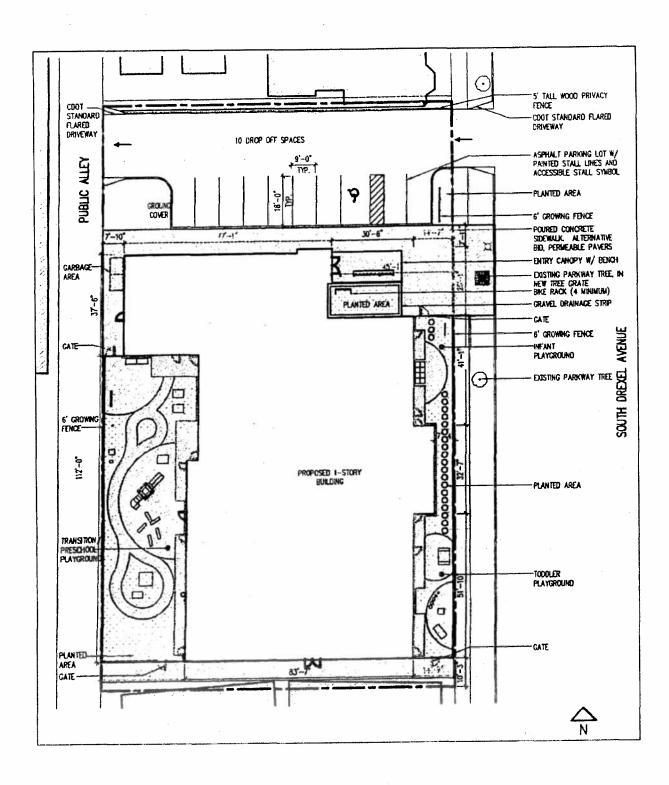
Subarea L -- Planned Development Number 43 -- Boundary And Subarea Map.



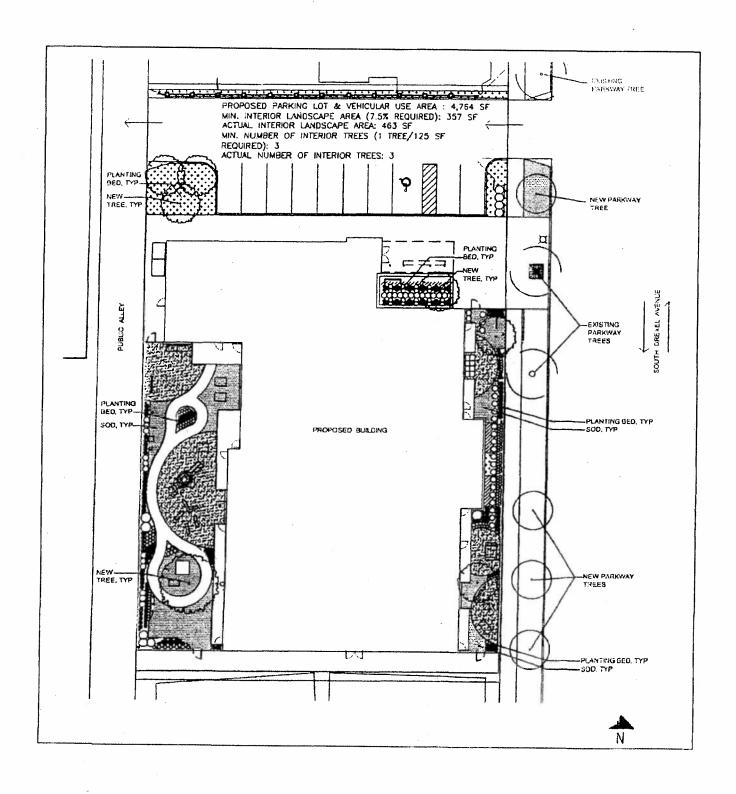
Subarea O -- Planned Development Number 43 -- Boundary And Subarea Map.



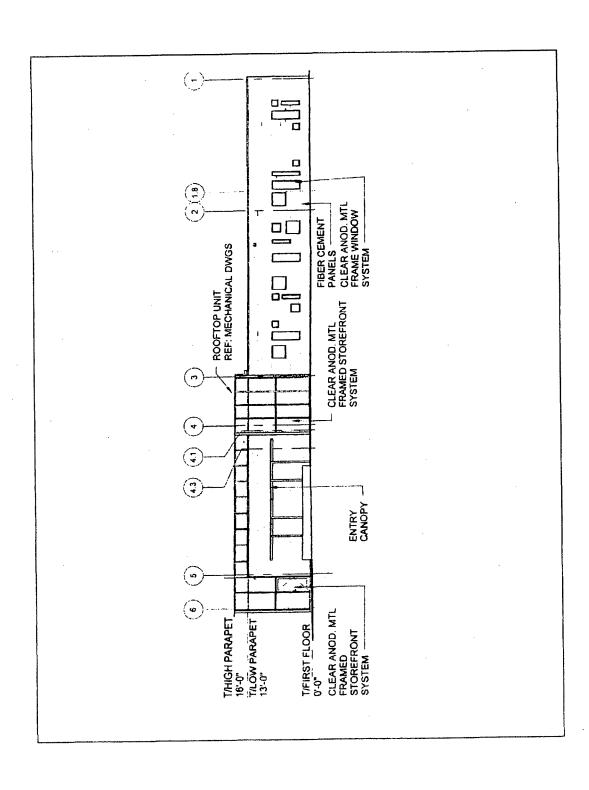
Child Care Center West -- Site Plan.



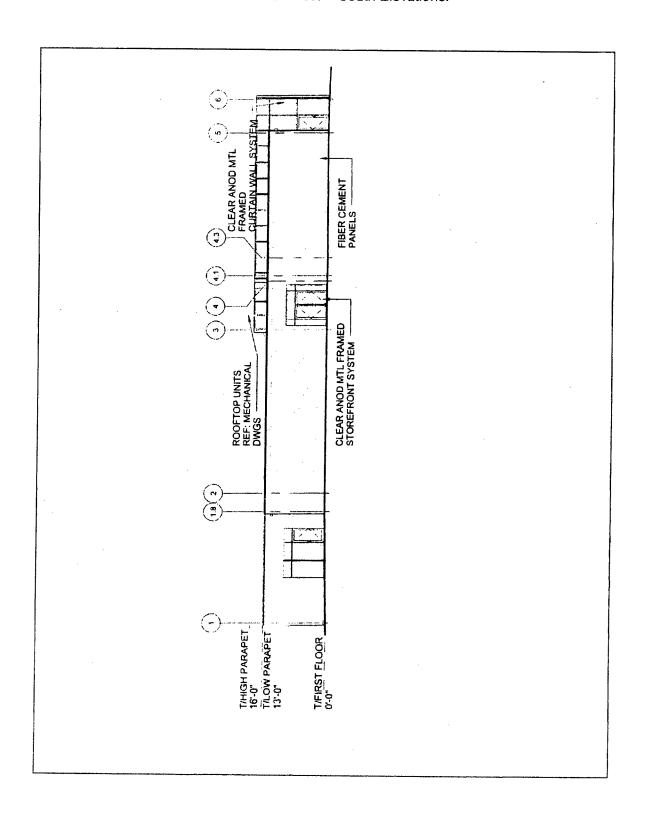
Child Care Center West -- Landscape Plan.



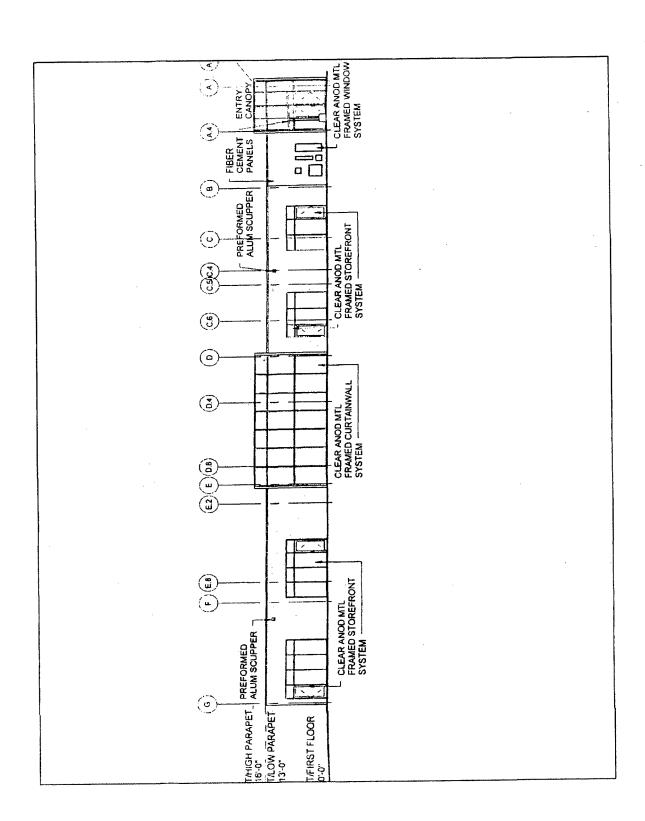
Child Care Center West -- North Elevations.



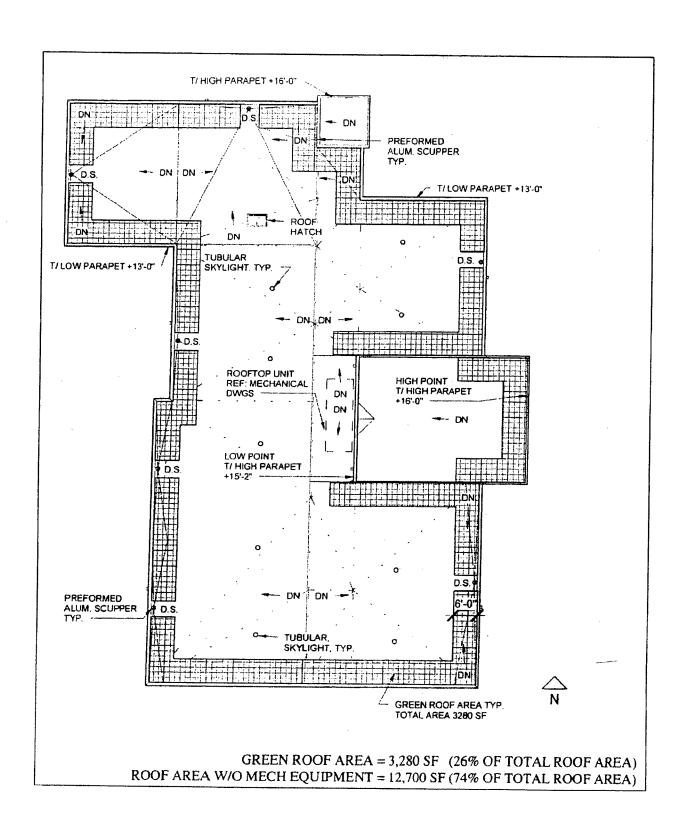
Child Care Center West -- South Elevations.



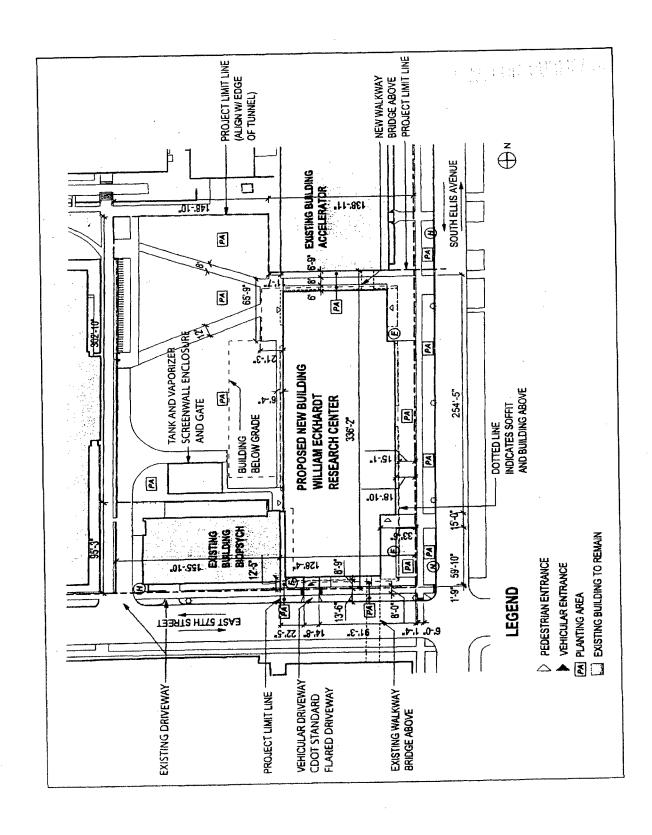
Child Care Center West -- East Elevations.



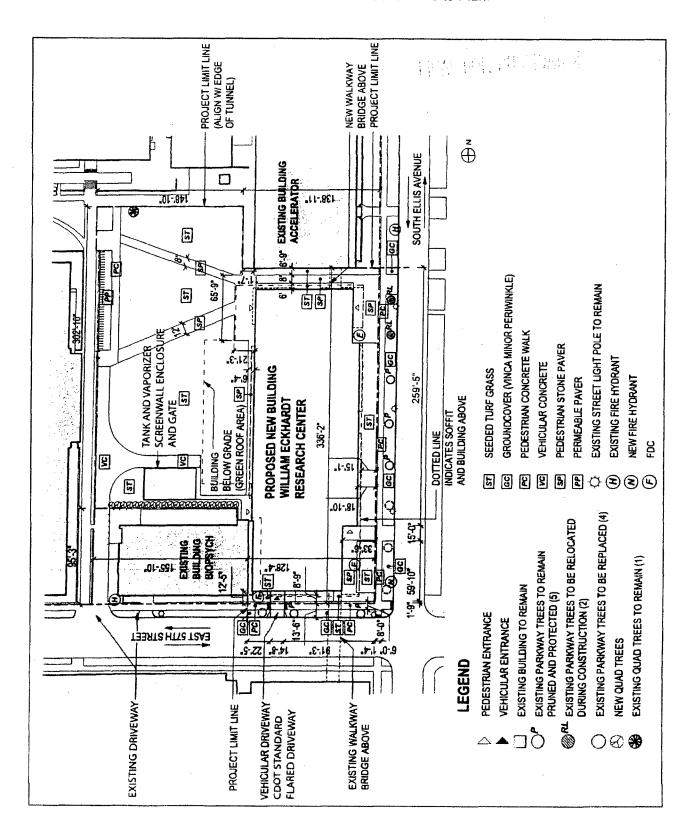
Child Care Center West -- West Elevations.



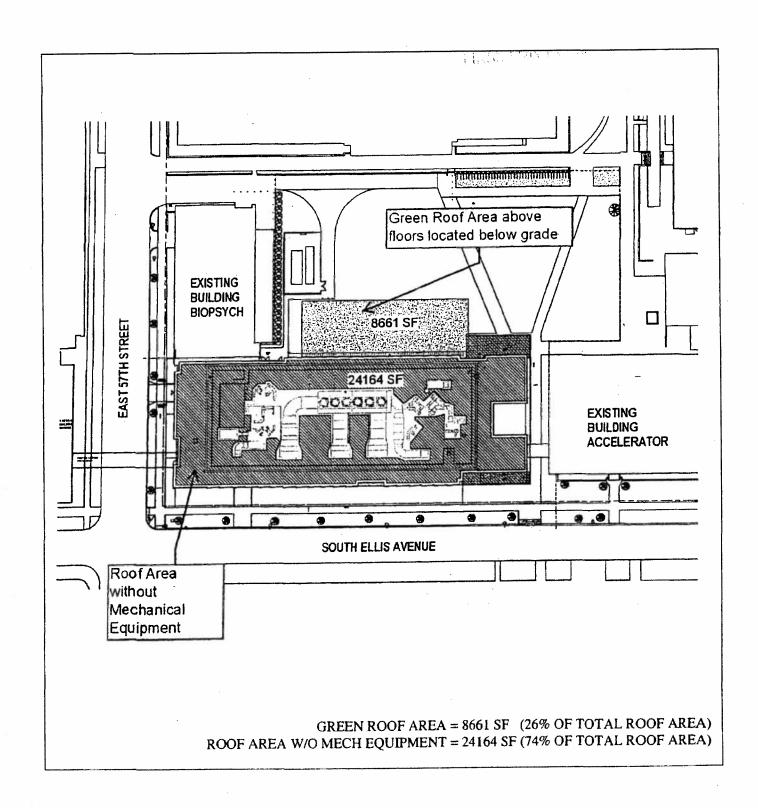
Child Care Center West -- Green Roof Plan.



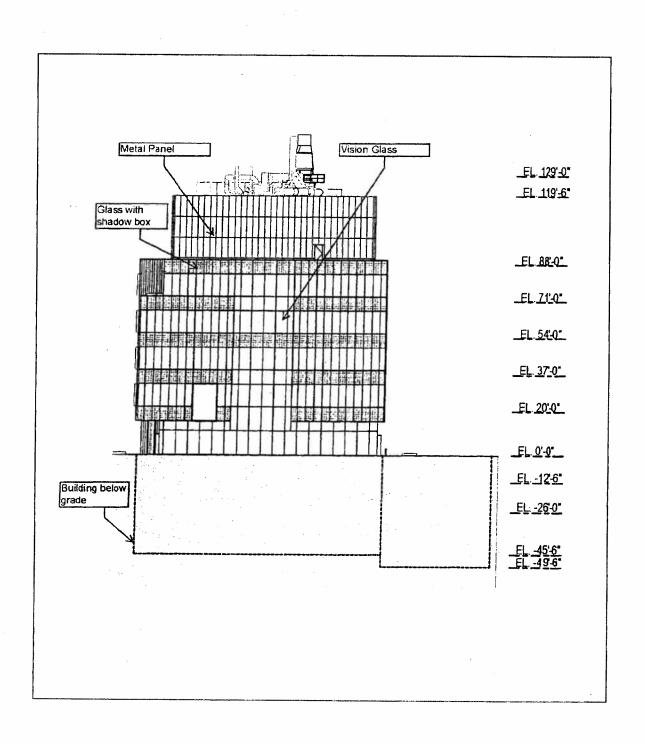
William Eckhardt Research Center -- Site Plan.



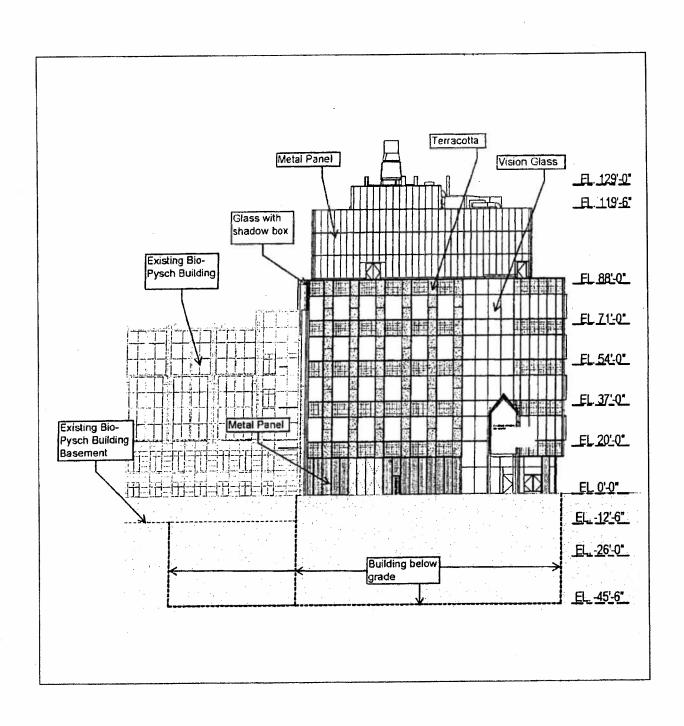
William Eckhardt Research Center -- Landscape Plan.



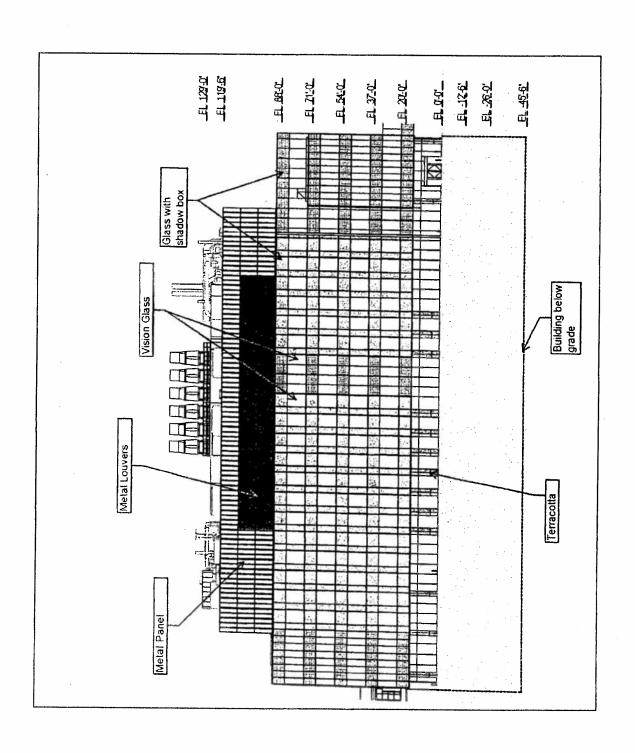
William Eckhardt Research Center -- Green Roof Plan.



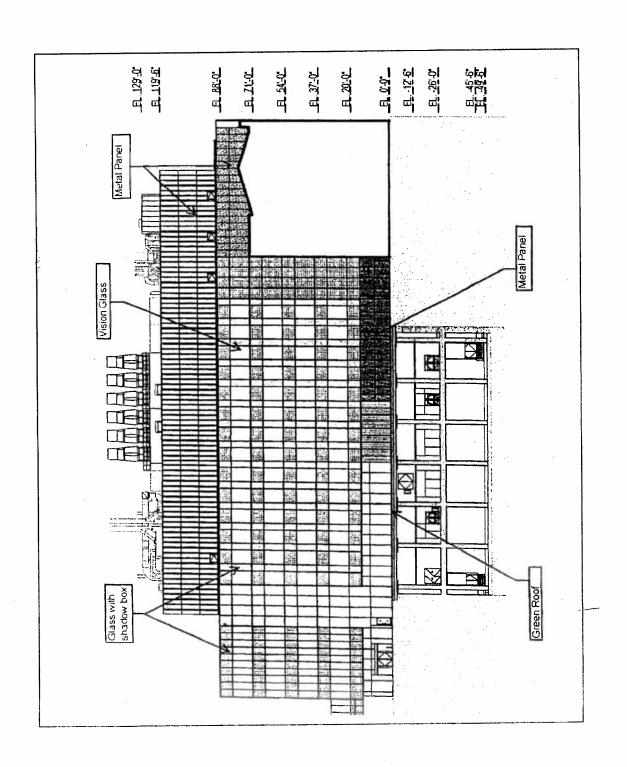
William Eckhardt Research Center -- North Elevations.



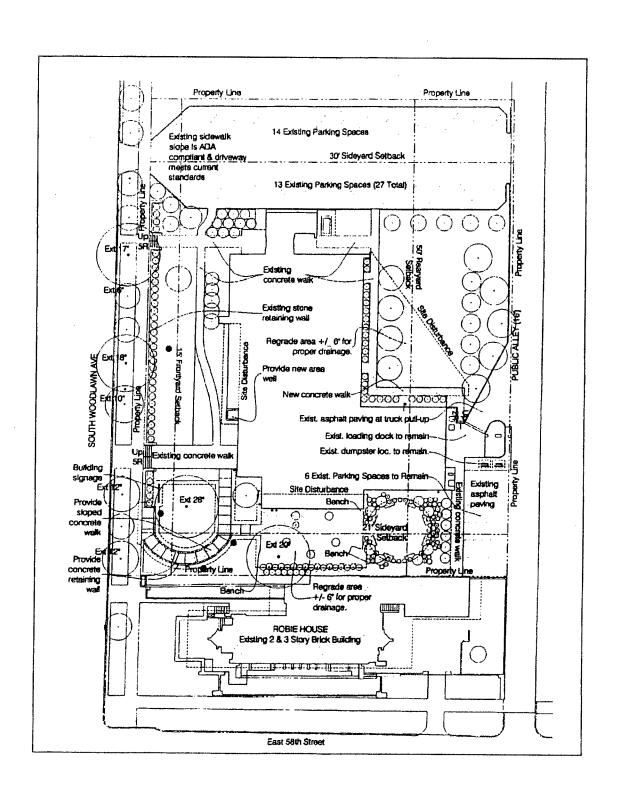
William Eckhardt Research Center -- South Elevations.



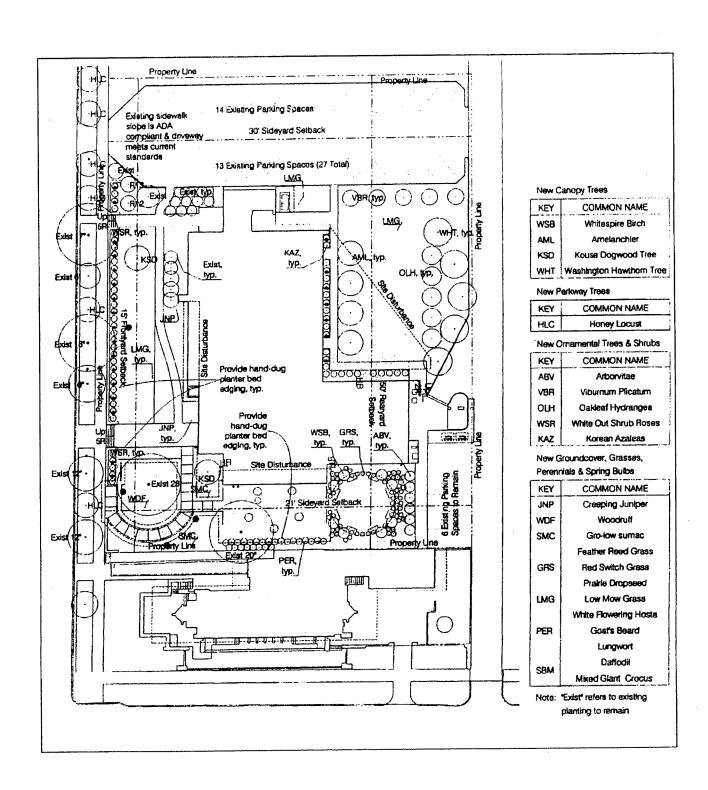
William Eckhardt Research Center -- East Elevations.



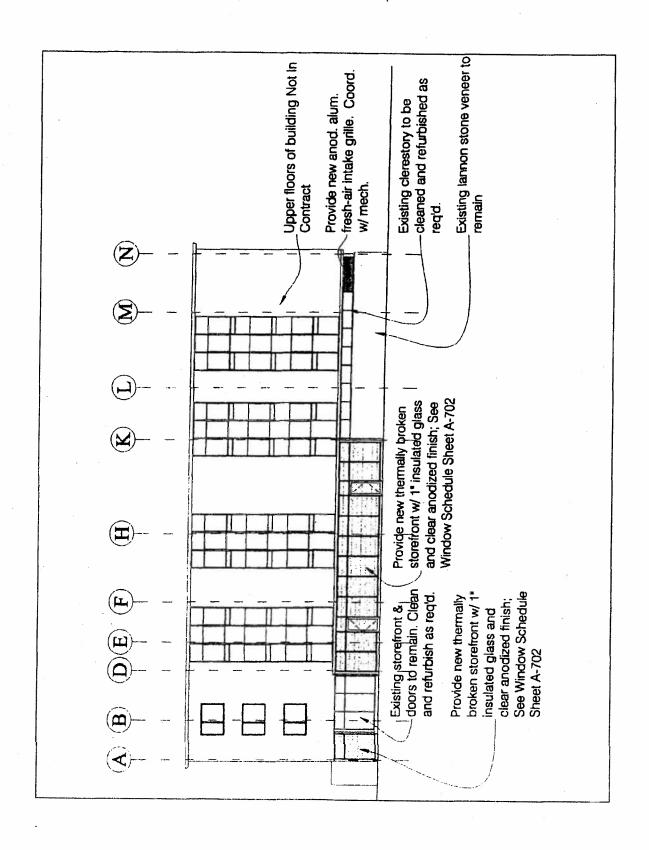
William Eckhardt Research Center -- West Elevations.



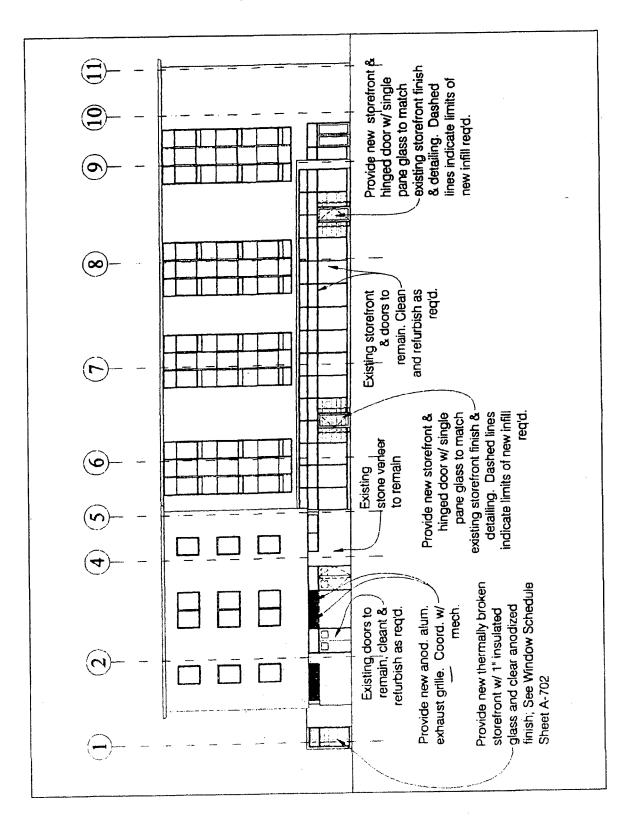
Co-Op Bookstore -- Site Plan.



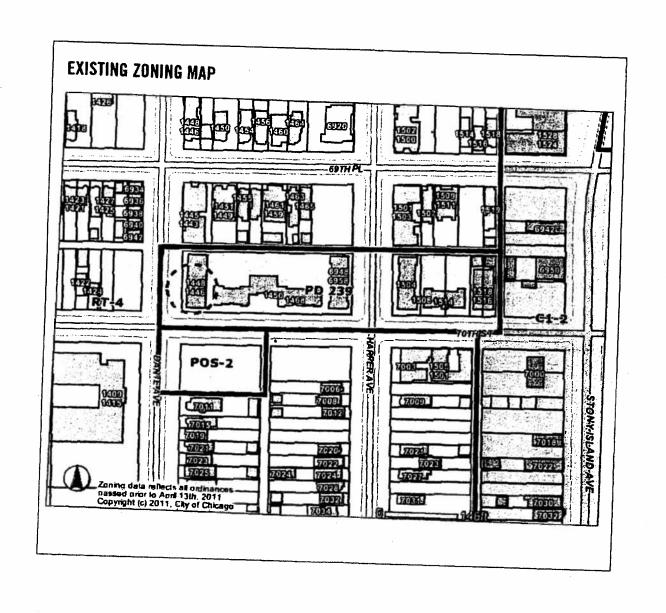
Co-Op Bookstore -- Landscape Plan.



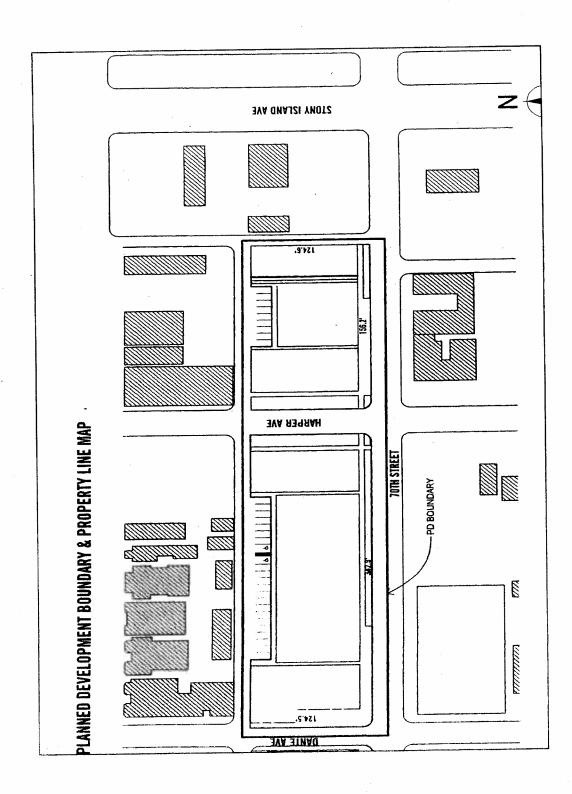
Co-Op Bookstore -- South Elevations.



Co-Op Bookstore -- East Elevations.



Co-Op Bookstore -- West Elevations.





Department of Zoning and Land Use Planning

Patricia A. Scudiero Commissioner

City Hall, Room 905 121 North LaSalle Street Chicago, Illinois 60602 (312) 744-5777 (Voice) (312) 744-6552 (FAX) (312) 744-2950 (TTY)

http://www.cityofchicago.org

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

Construction of a 189,546 square foot, 183 foot tall building with studio, rehearsal, gallery and theater

Location: 915 East 60th Street - south side of 60th Street between

Drexel and Ingleside Avenues

Dear Mr. Wiesenthal:

Proposal:

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.

Patricia & Scudiero.

Commissioner

Originated by: Benet Haller

cc: Mary Bonome, Mike Marmo, Heather Gleason







Department of Zoning and Land Use Planning

Patricia A. Scudiero Commissioner

City Hall, Room 905 121 North LaSalle Street Chicago, Illinois 60602 (312) 744-5777 (Voice) (312) 744-6552 (FAX) (312) 744-2950 (TTY)

http://www.cityofchicago.org

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

915 East 60th Street - south side of 60th Street between

Drexel and Ingleside Avenues

Dear Mr. Wiesenthal:

Location:

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

Originated by: Benet Haller

cc: Judy Minor-Jackson, Mike Marmo, Heather Gleason







Department of Zoning

Patricia A. Scudiero Zoning Administrator

City Hall, Room 905 121 North LaSalle Street Chicago, Illinois 60602 (312) 744-5777 (Voice) (312) 744-6552 (FAX) (312) 744-2950 (TTY) http://www.citvofehicago.org 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

Administrative Relief request for Institutional Planned Development No. Re: 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 also 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.

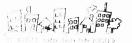
With regard to your request, the Department of Zoning and Land Use Planning has determined that these revisions do not create an adverse impact on the Planned Development or surrounding neighborhood and would constitute a minor change. Therefore, the attached Bulk Regulations and Data Table, revised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

Commissioner

SecrHBORHOODS



Hall the strain of the first than the same of the present of the strain of the same of th



Institutional Planned Development Number 43, As Amended.

Bulk Regulations and Data Table REVISED 04/15/09

Subarea	Square Feet	Acres (Net)	Maximum Percent Site (Square Feet)	Maximum Floor Area Ratio (Square Feet)
Α	1,500,000	34.44	52% (780,000)	4.00 (6,000,000)
В	1,421,654	32.64	27% (383,847)	2.20 (3,127,639)
С	949,880	21.81	42% (398,950)	2.00 (1,899,760)
D	1,422,085	32.64	28% (398,184)	2.20 (3,128,587)
E 12	869,796	19.97	40% (347,918)	2.20 (1,913,551)
F	408,079	9.37	20% (81,616)	2.50 (1,020,197)
G	699,433	16.05	31.5% (220,321)	2.50 (1,748,582)
Н	719,303	16.51	25% (179,826)	2.20 (1,582,468)
I	614,783	14.11	46% (282,800)	2.20 (1,352,522)
Ј*	341,606	7.84	25% (85,401)	1.50 (512,409)
L	251,775	5.78	24% (60,426)	2.50 (629,438)
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.



Department of Planning and Development

Arnold L. Randall Commissioner

City Hall. Room 1000 121 North LaSalle Street Chicago, Illinois 60602 312 744-4190 312 744-2271 (FAX) 312 744-2578 (TTY) http://www.cityofchicago.org 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







Department of Planning and Development

Arnold L. Randall Commissioner

City Hall, Room 1000 121 North LaSalle Street Chicago, Illinois 60602 312 744-4190 312 744-2271 (FAX) 312 744-2578 (TTY)

http://www.cityofchicago.org

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.

Arnold L. Randall

Commissioner
ALR:SA:tm

ce: Judy Minor Jackson. Mike Marmo, Pat Haynes, Erik Glass, DPD Files





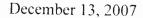


Department of Planning and Development

Arnold L. Randall Commissioner

City Hall, Room 1000 121 North LaSalle Street Chicago, Illinois 60602 312 744-4190 312 744-2271 (FAX) 312 744-2578 (TTY)

http://www.cityofchicago.org



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 $c\ h\ a\ n\ g\ e$.

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



Department of Planning and Development

City Hall, Room 1000 121 North LaSalle Street Chicago, Illinois 60602 (312) 744-4190 (312) 744-2271 (FAX) (312) 744-2578 (TTY) http://www.cityofchicago.org 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

ce: Kathleen Nelson, Judy Minor Jackson, Mike Marmo, Pat Haynes, DPD Files







Department of Planning and Development

Lori T. Healey Commissioner

City Hall, Room 1000 121 North LaSalle Street Chicago, Illinois 60602 (312) 744-4190 (312) 744-2271 (FAX) (312) 744-2578 (TTY)

http://www.cityofchicago.org

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

Site Plan Approval for Institutional Planned Development No. 43, as Re: 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)
ı	• A1.10	Site Plan (October 20, 2006)
I	• A3.1	South and West Building Elevations (September 12, 2006)
I	• A3.2	North and East Building Elevations (September 12, 2006)
	• A3.52	Enlarged Elevations & Wall Sections - Bridge to BSLC (March 16, 2006)
	• A3.53	Enlarged Elevations & Wall Sections - Bridge to BSLC (March 16, 2006)
	• A3.54	East-West Wall Section - Bridge to BSLC (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,

Lorr T. Healey Commissioner

LTH:MRD:tm







Department of Planning and Development

Lori T. Healey Commissioner

City Hall, Room 1000 121 North LaSalle Street Chicago, Illinois 60602 (312) 744-4190 (312) 744-2271 (FAX) (312) 744-2578 (TTY)

http://www.cityofchicago.org

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.

Singerely,

Lori T. Healey

Commissione

LTH:MRD:tm







Department of Planning and Development

Lori T. Healey Commissioner

City Hall, Room 1000 121 North LaSalle Street Chicago, Illinois 60602 (312) 744-4190 (312) 744-2271 (FAX) (312) 744-2578 (TTY)

http://www.cityofchicago.org

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 and 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







Department of Planning and Development

Lori T. Healey Commissioner

City Hall, Room 1000 121 North LaSalle Street Chicago, Illinois 60602 (312) 744-4190 (312) 744-2271 (FAX) (312) 744-2578 (TTY)

http://www.cityofchicago.org

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







Department of Planning and Development

Lori T. Healey Commissioner

City Hall, Room 1000 121 North LaSalle Street Chicago, Illinois 60602 (312) 744-4190 (312) 744-2271 (FAX) (312) 744-2578 (TTY)

http://www.cityofchicago.org

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

Plan

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:

Deve	elopment in anti	cipation 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
	LS-400 A100 A110 A111 A112 A113 A114 A115 A116 A117	Plant Schedule & Notes Site Plan Pit Plan Ground Floor Plan Ground Floor Mezzanine Plan Second Floor Plan Second Floor Mezzanine Plan Third Floor Plan Third Floor Mezzanine Plan Roof 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 74
Commissioner 74

LTH:MRD:tm







Department of Planning and Development

Lori T. Healey Commissioner

City Hall, Room 1000 121 North LaSalle Street Chicago, Illinois 60602 (312) 744-4190 (312) 744-2271 (FAX) (312) 744-2578 (TTY)

http://www.cityofchicago.org

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 curbcuts. 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





_	122	I 1 0 1 15 11
•	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 abovementioned 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

Institutional Planned Development Number 43, As Amended.

Bulk Regulations and Data Table REVISED 11/06/06

Subarea	Square Feet	Acres (Net)	Maximum Percent Site (Square Feet) Increase Decrease	Maximum Floor Area Ratio (Square Feet) NO CHANGE
A	1,500,000	34.44	49% (735,000)	4.00 (6,000,000)
			52% (780,000)	
В	1,421,654	32.64	32% (454,929)	2.20 (3,127,639)
			31% (440,713)	
C	949,880	21.81	42.5% (403,699)	2.00 (1,899,760)
D	1,422,085	32.64	30% (426,625)	2.20 (3,128,587)
			28% (398,184)	
Е	869,796	19.97	35% (304,429)	2.20 (1,913,551)
			33% (287,033)	
F	408,079	9.37	29% (118,343)	2.50 (1,020,197)
			17% (69,373)	
G	699,433	16.05	30% (209,830)	2.50 (1,748,582)
			28% (195,841)	
Н	719,303	16.51	30% (215,791)	2.20 (1,582,468)
I	614,783	14.11	30% (184,435)	2.20 (1,352,522)
			46% (282,800)	
J*	341,606	7.84	25% (85,401)	1.50 (512,409)
L	251,775	5.78	30% (75,533) 24% (60,426)	2.50 (629,438)
TOTAL CAMPUS	9,198,394	211.17	35% (3,219,261)	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



Department of Planning and Development

Lori T. Healey Commissioner

City Hall, Room 1000 121 North LaSalle Street Chicago, Illinois 60602 (312) 744-4190 (312) 744-2271 (FAX) (312) 744-2578 (TTY)

http://www.cityofchicago.org

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

Lori T. Healey Commissioner

LTH:MRD:tm

cc: Judy Minor Jackson, Mike Marmo, DPD Files







Department of Planning and Development

Lori T. Healey Commissioner

City Hall, Room 1000 121 North LaSalle Street Chicago, Illinois 60602 (312) 744-4190 (312) 744-2271 (FAX) (312) 744-2578 (TTY)

http://www.cityofchicago.org

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: 980 South Ellis Avenue

6031

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 abovementioned 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 Marmo, DPD Files

Sori S. deally



Department of Planning and Development

Lori T. Healey Commissioner

City Hall, Room 1000 121 North LaSalle Street Chicago, Illinois 60602 (312) 744-4190 (312) 744-2271 (FAX) (312) 744-2578 (TTY)

http://www.cityofchicago.org

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:

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

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 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

cc: Richard Bumstead, Mike Marmo, DPD Files

on I. Neables







Department of Planning and Development

Lori T. Healey Commissioner

City Hall, Room 1000 121 North LaSalle Street Chicago, Illinois 60602 (312) 744-4190 (312) 744-2271 (FAX) (312) 744-2578 (TTY)

http://www.cityofchicago.org

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.

Lori T. Healey Commissioner

3/2







Department of Planning and Development

Denise M. Casalino, P.E. Commissioner

City Hall, Room 1000 121 North LaSalle Street Chicago, Illinois 60602 (312) 744-4190 (312) 744-2271 (FAX) (312) 744-2578 (TTY) http://www.cityofchicago.org



Mr. Richard C. Bumstead, 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. Bumstead:

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 Roeser, 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) TPD 43,00

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 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 Grove Avenue; East 57th Street; South Drexel Avenue; a line 45 feet south of East 56th Street; the alley next east of and parallel of 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 Single designated control for purposes of this designated control. 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).

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 Planning and Development shall determine whether the improvement complies with the requirement for compatibility during the site plan review process.
- 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, 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" (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.

- 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.

Subarea	Square Feet	Acres (Net)	Maximum Percent Site (Square Feet)		Floo	Maximum Floor Area Ratio (Square Feet)	
Α	1,500,000	34.44	49%	(735,000)	4.00	(6,000,000)	
В	1,421,654	32.64	32%	(454,929)	2.20	(3,127,639)	
С	949,880	21.81	42.5%	(403,699)	2.00	(1,899,760)	
D	1,422,085	32.64	30%	(426,625)	2.20	(3,128,587)	
E	869,796	19.97	35%	(304,429)	2.20	(1,913,551)	
F	408,079	9.37	29%	(118,343)	2.50	(1,020,197)	
G	699,433	16.05	30%	(209,830)	2.50	(1,748,582)	
Н	719,303	16.51	30%	(215,791)	2.20	(1,582,468)	
I	614,783	14.11	30%	(184,435)	2.20	(1,352,522)	
J*	341,606	7.84	25%	(85,401)	1.50	(512,409)	
L	251,775	5.78	30%	(75,533)	2.50	(629,438)	
TOTAL CMAPUS:	9,198,394	211.17	35% (:	3,219,438)	2.50 (22,995,985)	

Required Parking and Loading:

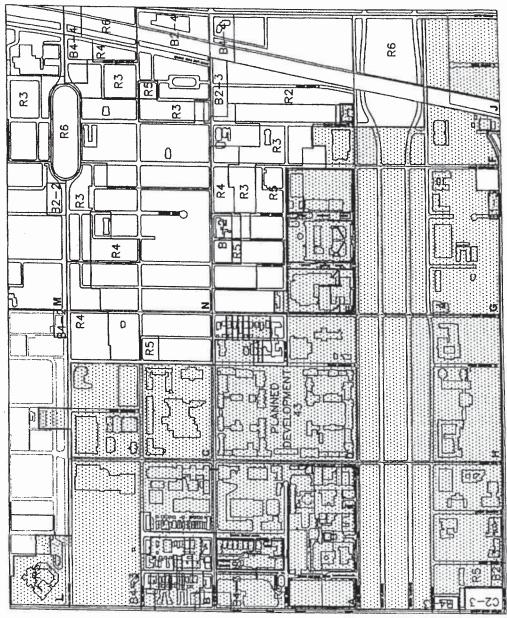
As required by the Traffic Management Plan in Statement Number 12.

^{*} 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.

5610 South Maryland Avenue	5605 South Drexel Avenue
5618 South Maryland Avenue	5610 South Drexel Avenue
5624 South Maryland Avenue	5622 South Drexel Avenue
5626 South Maryland Avenue	5624 South Drexel Avenue
5632 South Maryland Avenue	5626 South Drexel Avenue
5605 South Maryland Avenue	5627 South Drexel Avenue
5609 South Maryland Avenue	5628 South Drexel Avenue
5611 5613 South Maryland Avenue	5629 South Drexel Avenue
5621 South Maryland Avenue	5630 South Drexel Avenue
5623 South Maryland Avenue	5633 South Drexel Avenue
5625 South Maryland Avenue	5647 South Drexel Avenue
5645 5649 South Maryland	5651 South Drexel Avenue
Avenue	5653 South Drexel Avenue
5440 South Drexel Avenue	832 834 East 57 th Street

Existing Adjacent Zoning.





THE UNIVERSITY OF CHICAGO - PLANNED DEVELOPMENT #43 **EXISTING ADJACENT ZONING**

FEBRUARY 2005

OFFICE OF FACILITIES SERVICES

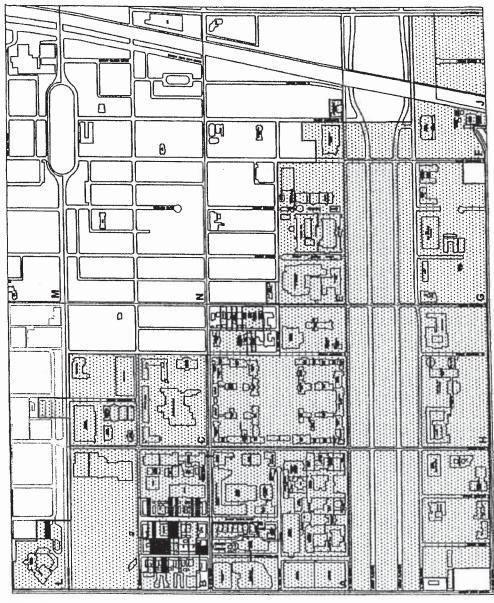
R4 Underlying Zoning



REVISED: APRIL 14, 20

 \bigoplus

Proposed Planned Development Area.





THE UNIVERSITY OF CHICAGO - PLANNED DEVELOPMENT #43 PROPOSED PLANNED DEVELOPMENT AREA FEBRUARY 2005

OFFICE OF FACILITIES SERVICES

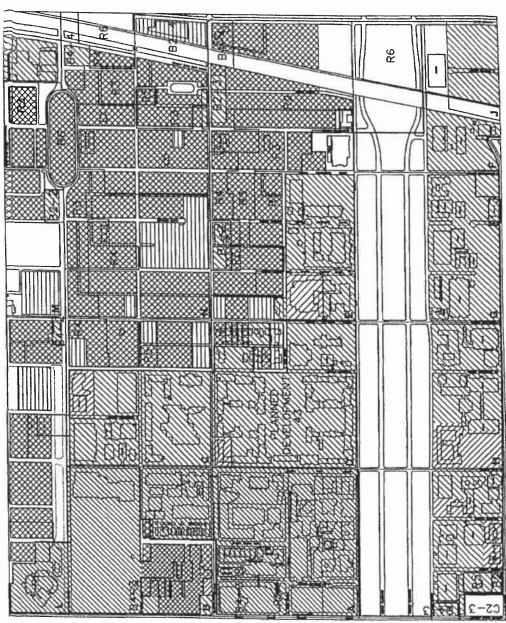
Properties Added February 2005

Existing planned development

A University Sub-ored

Planned development boundary as amended 2005

Generalized Land-Use Plan.





THE UNIVERSITY OF CHICAGO - PLANNED DEVELOPMENT #43
GENERALIZED LAND USE PLAN
FEBRUARY 2005

FEBRUARY 2005

OFFICE OF FACILITIES SERVICES

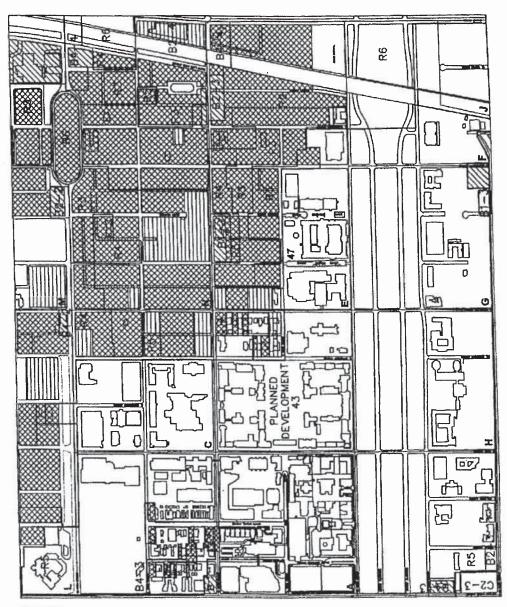
Residential

esanieu8

Institutional

igoplus

Existing Adjacent Land-Use Plan.





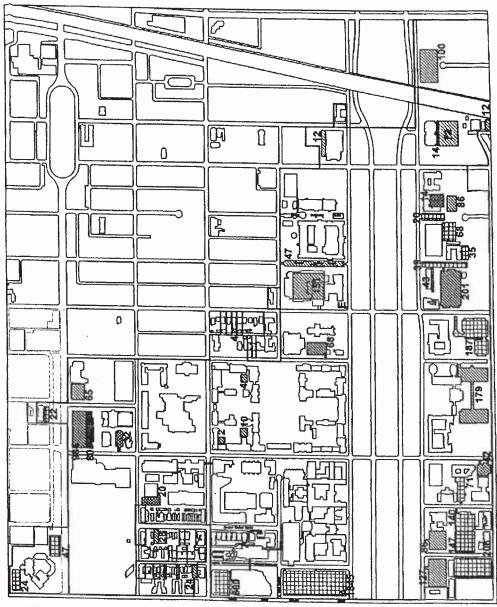
THE UNIVERSITY OF CHICAGO - PLANNED DEVELOPMENT #43 **EXISTING ADJACENT LAND USE PLAN** FEBRUARY 2005

OFFICE OF FACILITIES SERVICES



W flusiness

Parking Supply With Proposed Additions.





THE UNIVERSITY OF CHICAGO - PLANNED DEVELOPMENT #43
PARKING SUPPLY WITH PROPOSED ADDITIONS FEBRUARY 2005

OFFICE OF FACILITIES SERVICES

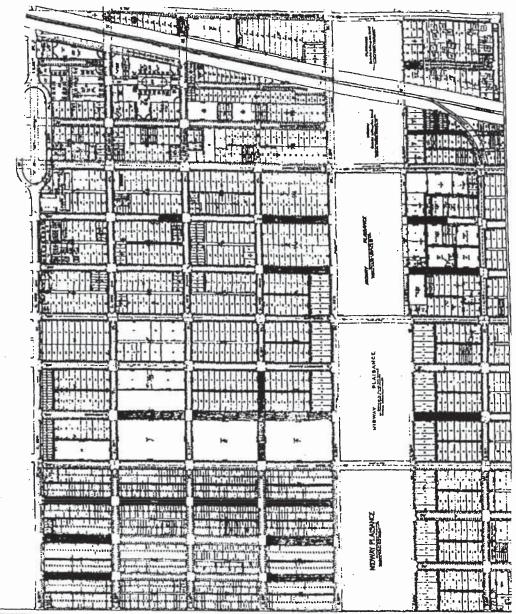


Other Parking

Visitor Parking



Right-Of-Way Adjustment Map.





THE UNIVERSITY OF CHICAGO - PLANNED DEVELOPMENT #43
OFFICE OF FACILITIES PLANNING & MANAGEMENT RIGHT OF WAY
ADJUSTMENT MAP
FEBRUARY 1, 2005





Department of Planning and Development

Denise M. Casalino, P.E. Commissioner

City Hall, Room 1000 121 North LaSalle Street Chicago, Illinois 60602 (312) 744-4190 (312) 744-2271 (FAX) http://www.cityofchicago.org 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 constitue 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/lw







Department of Planning and Development

Alicia Mazur Berg Commissioner

121 North LaSalle Street Chicago, Illinois 60602 (312) 744-4190 (312) 744-2271 (FAX)

http://www.cityofchicago.org



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



Department of Planning and Development

Alicia Mazur Berg Commissioner

121 North LaSalle Street Chicago, Illinois 60602 (312) 744-4190 (312) 744-2271 (FAX)

http://www.cityofchicago.org

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 Marmo

n'alles





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)

[P] No 43.

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-ofway 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 57^{th} Street; South Maryland Avenue; to a line 168 feet north of 57^{th} 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 57^{th} 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 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:

66495

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.
- 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 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 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, 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" (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 offstreet 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.

Flans 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 Coiner 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:

66507

Institutional Planned Development Number 43, As Amended.

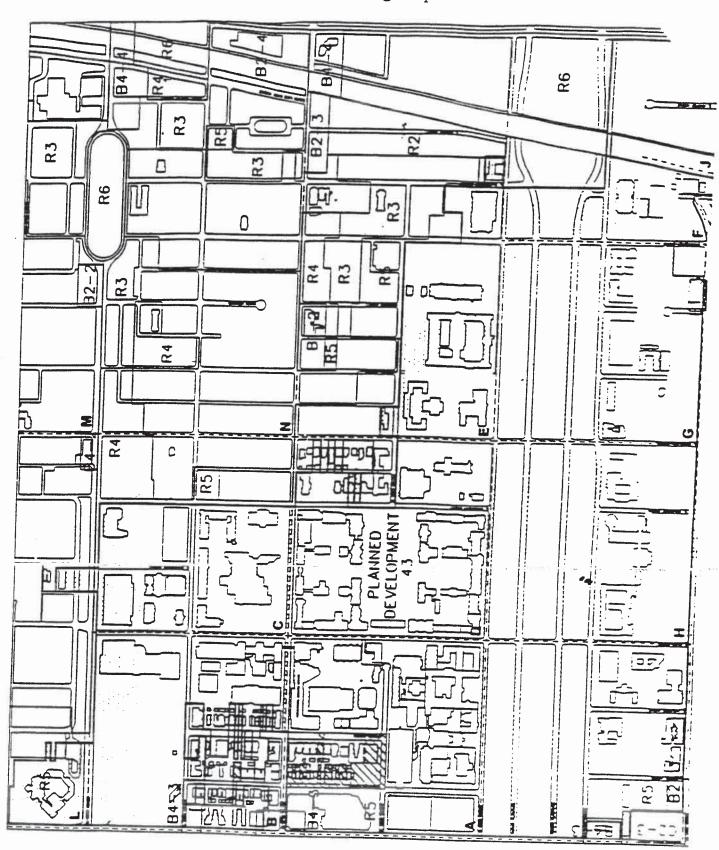
Bulk Regulations And Data Table.

Subarea	Square Feet	Acres (Net)	Maximum Percent Site (Square Feet)			Maximum Floor Area Ratio (Square Feet)	
A	1,500,000	34.44	49%	(735,000)	4.00	(6,000,000)	
В	1,208,893	27.75	32%	(386,846)	2.20	(2,659,565)	
С	949,880	21.81	42.5%	6 (403,699)	2.00	(1,899,760)	
D	1,422,085	32.64	30%	(426,625)	2.20	(3,128,587)	
E	869,796	19.97	35%	(304,429)	2.20	(1,913,551)	
F	408,079	9.37	29%	(118,343)	2.50	(1,020,197)	
G	699,433	16.05	30%	(209,830)	2.50	(1,748,582)	
Н	719,303	16.51	30%	(215,791)	2.20	(1,582,468)	
I	614,783	14.11	30%	(184,435)	2.20	(1,352,522)	
J*	341,606	7.84	25%	(85,401)	1.50	(512,409)	
L	249,175	5.72	30%	(74,753)	2.50	(622,937)	
TOTAL CAMPUS	8,983,033	206.22	35%	(3,144,062)	2.50	(22,457,582)	

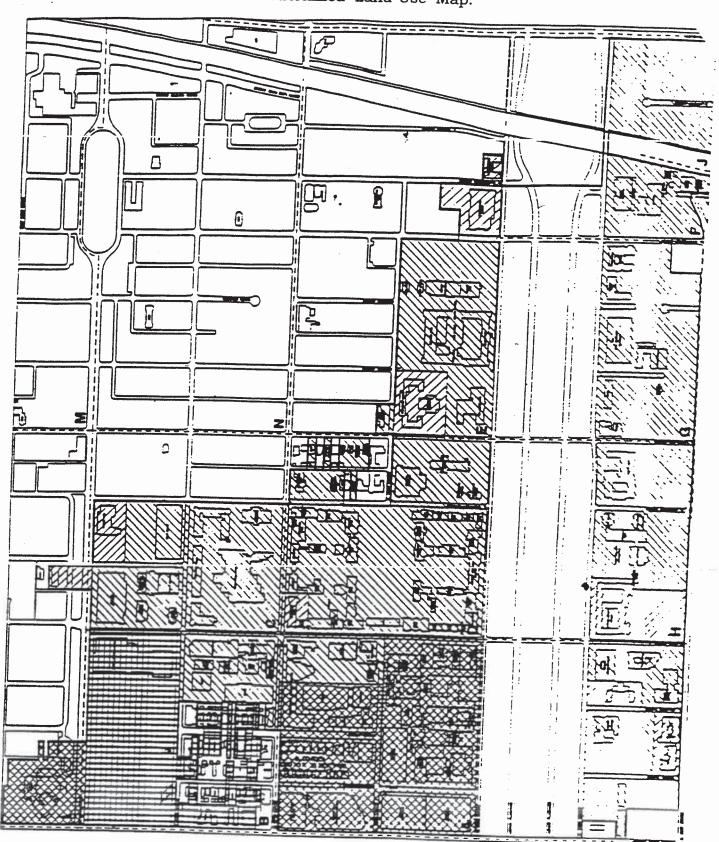
Required Parking and Loading: as required by the Traffic Management Plan in Statement Number 12.

^{*} 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.



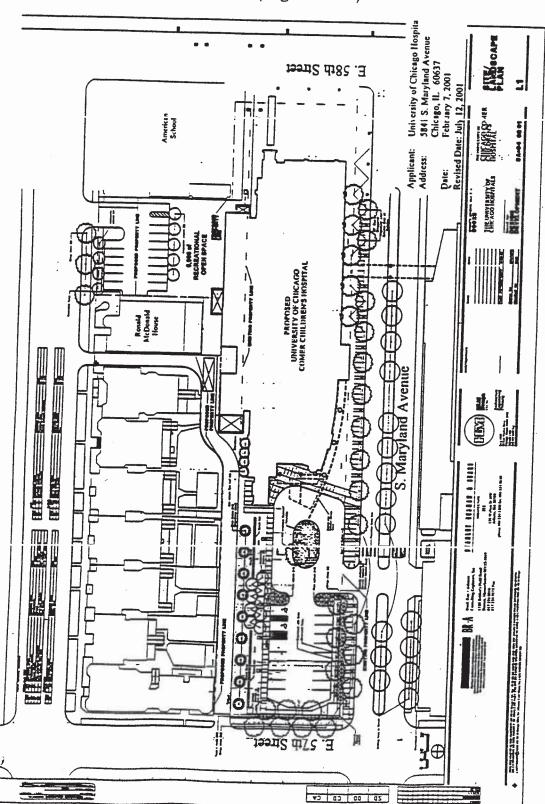
Generalized Land-Use Map.



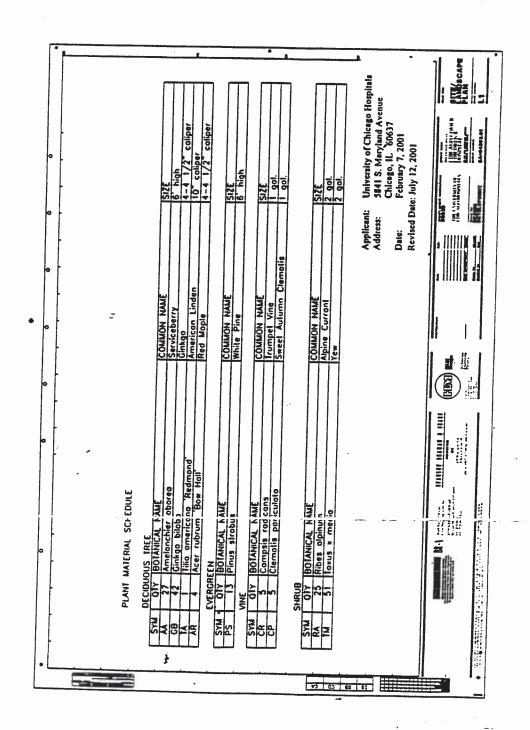
Right-Of-Way Adjustment Map.



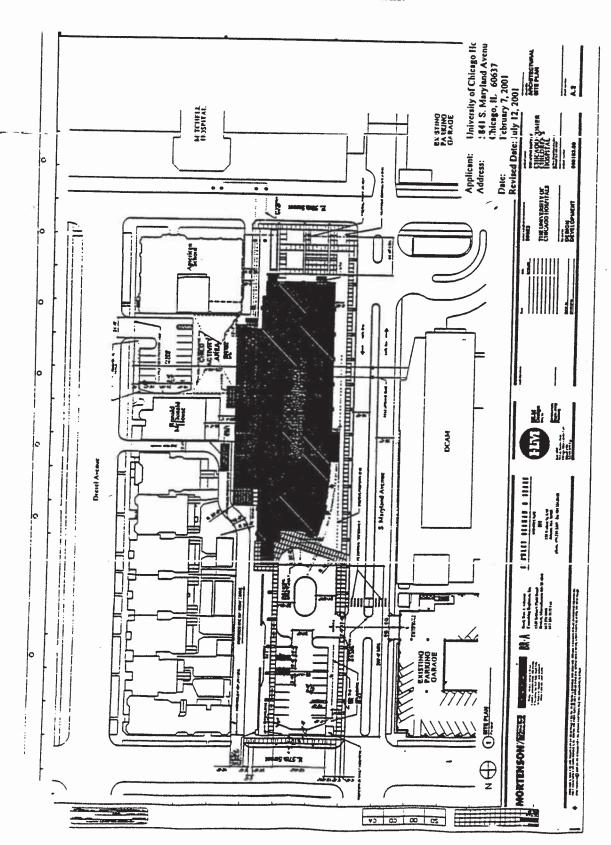
Site/Landscape Plan. (Page 1 of 2)



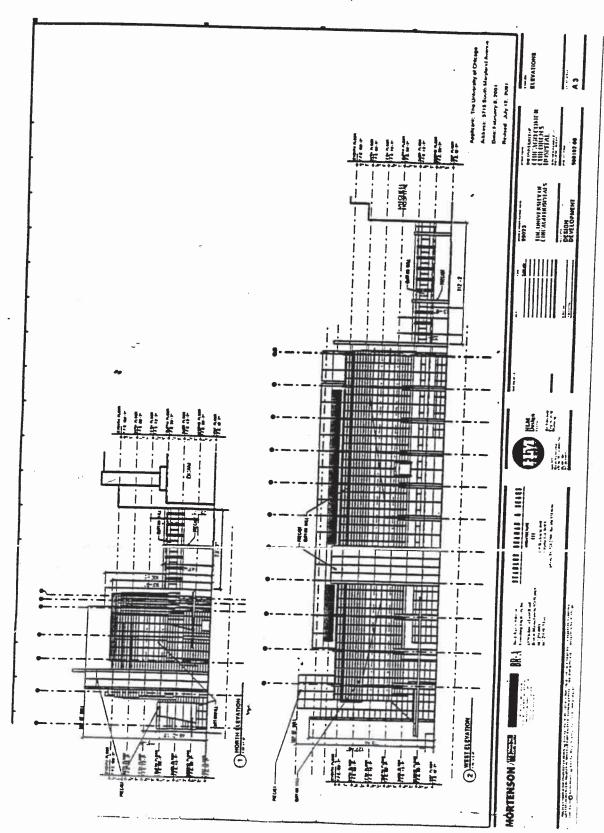
Site/Landscape Plan. (Page 2 of 2)



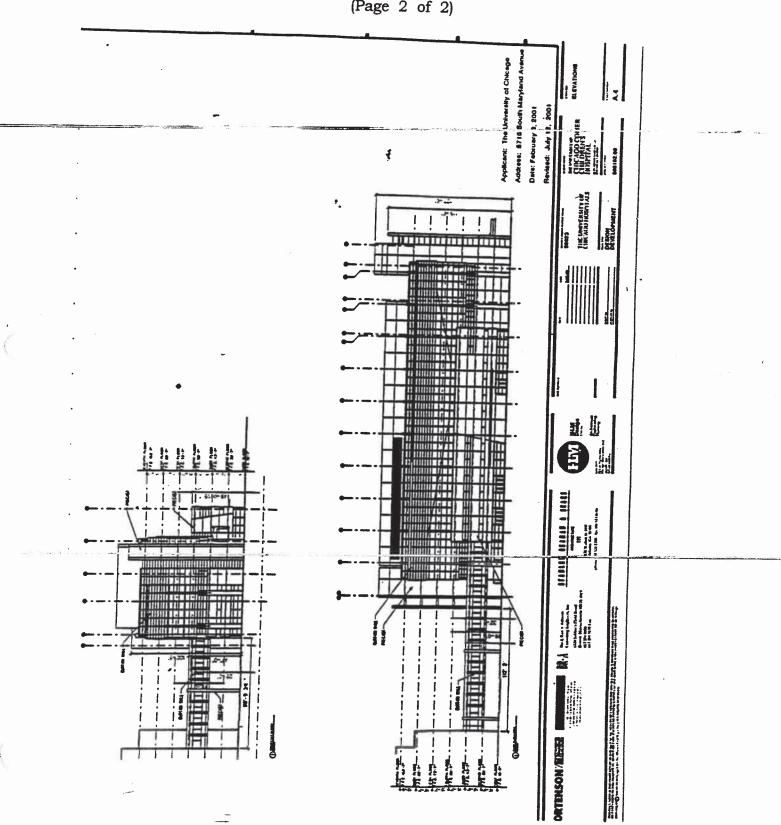
Architectural Site Plan.



Building Elevations. (Page 1 of 2)



Building Elevations. (Page 2 of 2)





City of Chicago Richard M. Daley, Mayor

Department of Planning and Development

Christopher R. Hill Commissioner

121 North LaSalle Street Chicago, Illinois 60602 (312) 744-4190 (312) 744-2271 (FAX) http://www.ci.chi.il.us 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

Area	Sq. Ft.(net)	Acres (net)	Maximum % Site (sq. ft.)	Maximum FAR (sq. ft.)				
A	1,369,360	31.44	50% (684,680)	3.00 (4,108,080)				
В	1,208,893	27.75	32% (386,846)	2.00 (2,417,786)				
C	949,880	21.81	42.5% (403,699)	2.00 (1,899,760)				
D	1,422,085	32.64	30% (426,625)	2.20 (3,128,587)				
E	869,796	19.97	35% (304,429)	2.20 (1,913,551)				
F	408,079	9.37	30% (122,424)	2.50 (1,020,197)				
\mathbf{G}	699,433	16.05	30% (209,830)	2.50 (1,748,582)				
H	719,303	16.51	30% (215,791)	2.20 (1,582,466)				
I	614,783	14.11	30% (184,435)	2.20 (1,352,522)				
J*	341,606 7.84 25% (85,401) 1.50 (512,409) *Sub-area "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 sq. ft of related convenience business and related other uses.							
L	249,175	5.72	30% (74,753)	2.50 (622,937)				
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).

1/12/94

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.
- 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).
- 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 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 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.
- Traffic Management: The Applicant acknowledges that the 1. 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 offstreet 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.
- 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.

Area	Square Feet (Net)	Acres (Net)	Maximum % Site (sq. ft.)		Maximum F.A.R. (sq. ft.)	
Α	1,369,360	31.44	50%	(684,680)	3.00	(4,108,080)
В	1,208,893	27.75	40%	(483,557)	2.00	(2,417,786)
C	949,880	21.81	35%	(332,458)	2.00	(1,899,760)
D	1,422,085	32.64	35%	(497,729)	2.20	(3,128,587)
E	869,796	19.97	40%	(347,918)	2.20	(1,913,551)
${f F}$	408,079	9.37	35%	(142,827)	2.50	(1,020,197)
G	699,433	16.05	40%	(279,773)	2.50	(1,748,582)
H	719,303	16.51	45%	(323,686)	2.20	(1,582,466)
I	614,783	14.11	35%	(215,174)	2.20	(1,352,522)

Area	Square Feet (Net)	Acres (Net)		rimum (sq. ft.)		kimum . (sq. ft.)
J*	341,606	7.84	25%	(85,401)	1.50	(512,409)
L	249,175	5.72	35%	(87,211)	2.50	(622,937)
TOTAI CAMP	L US: 8,852,393	203.22	35% (3,098,338)	2.50 (22,130,982)

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:

Building Number	Building Name
A-06	John Crerar Library
A-13	University Bookstore
A-62	Cummings Life Sciences
B-02	High Energy Physics
B-07	Research Institute
B-36	Biological Sciences Learning Center
C-01	Pierce Hall
C-03	Joseph Regenstein Library
C-13	Smart Museum
C-15	Court Theatre
D-04	Hutchinson Commons

Building Number	Building Name
D-12	Mandel Hall
D-20	Administration Building
D-26	Oriental Institute
D-40	Wieboldt Hall
E-08	Woodward Commons
E-09	Ida Noyes Hall
E-13	International House
G-02	Merriam Center
G-03	New Graduate Residence
H-01	1155 East 60th Street
H-02	Law School
H-03	Burton-Judson
I-04	Edlestone Center, 6030 South Ellis Avenue

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:

Population Group	Parking Ratio
University and Hospital Employees	1 space per 3 people
Students (not in dormitories)	1 space per 12 people
Students in Dormitories	1 space per 5 people
Doctors	1 space per 1 person
Hospitals	1 space per 3 beds
Multi-family Dwellings (over 3 units)	1 space per 1 unit

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:

User	Rate
Monthly employees, day shift	\$85 per space
Monthly employees, evening shift	\$55 per space
Night shift employees	Free
Doctors	\$125 per space
Daily rates (patients and visitors)	
First hour	\$3 per hour
Hours 2 through 5	\$1 per hour
Daily maximum rate	\$7 per day
Valet parking (patients and visitors)	\$5 per day
Valet parking (employees)	\$10 per day

Using the parking ratios noted above, the following parking needs are projected for Planned Development No. 43:

Population	Number Of	Parking Ratio	Estimated
	Individuals	Applicable	Parking Spaces
Students	9,513	Fall 1992 campus enrollment	

Population	Number Of Individuals	Parking Ratio Applicable	Estimated Parking Spaces
	220	Fall 1993 Lab School students over 16 years old	
	(1,523)	Students living in dorn within Planned Development No. 43	ns
	8,210	Non-dorm students	684
-		Parking ratio is 1:12	
University Visitors	Estimated	University visitors are estimated	35
		No ratio applies	
Staff	839	Non-medical faculty	
	4,921	University staff	
	1,477	University of Chicago Hospitals administra staff	tion
	1,676	University of Chicago Hospitals day-shift st	aff
	8,913	Total Staff	2,971
		Parking ratio is 1:3	
Doctors	400	Medical faculty	

Population	Number Of Individuals	Parking Ratio Applicable	Estimated Parking Spaces
	185	Doctors, Hospital staff	
	585	Total Doctors	585
		Parking ratio is 1:1	
Dormitory Beds	1,523	Dormitory beds within Planned Development No. 43	305
-		Parking ratio 1:5	
Hospital Beds	637	Hospital beds	213
		Parking ratio is 1:3	
Multi-family Dwellings	408	Units in buildings with	
Dweinings	400	more than 3 units	408
		Parking ratio is 1:1	
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 vistors, 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.

Number of daily riders who are:

Mode Of Transportation	Faculty Or Staff	Students In Dorms	Students
Commuter buses	120		80
Loop shuttle bus	120		

Mode Of Transportation	Faculty Or Staff	Students In Dorms	Students
Dormitory shuttle buses	0	860	
Trolley	120	••• ·	40.40
Evening buses			1,100
Bicycles	200	100	300
TOTALS	560	960	1,480
[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 outpatients. 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:

Traffic Counts*
Morning Peak Hour/Afternoon Peak Hour

Intersections At:	57th Street	58th Street	59th Street
Cottage Grove Avenue	1535/1835	1410/1675	1385/1715
Maryland Avenue	445/485	325/415	545/450

^{*} 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
- 3. Propose adjustments to the Traffic/Transportation Management Plan in response to changing conditions.

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.

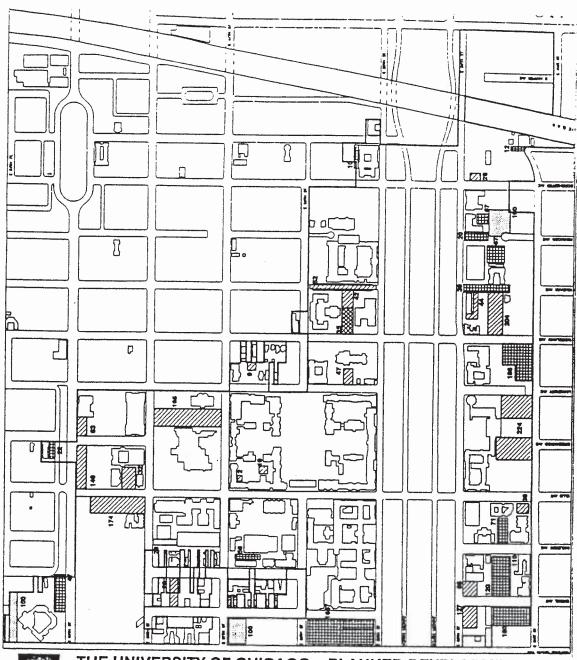
[Maps 1 through 7 attached to this Traffic Management Plan printed on pages 44910 through 44916 of this Journal.]

Reclassification Of Area Shown On Map Number 14-N.

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

(Continued on page 44930)

Off-Street Parking Lot Map. (Map No. 1)





THE UNIVERSITY OF CHICAGO - PLANNED DEVELOPMENT #43 OFFICE OF FACILITIES PLANNING & MANAGEMENT PARKING SUPPLY WITH

University Parking • University Parking

PROPOSED ADDITIONS

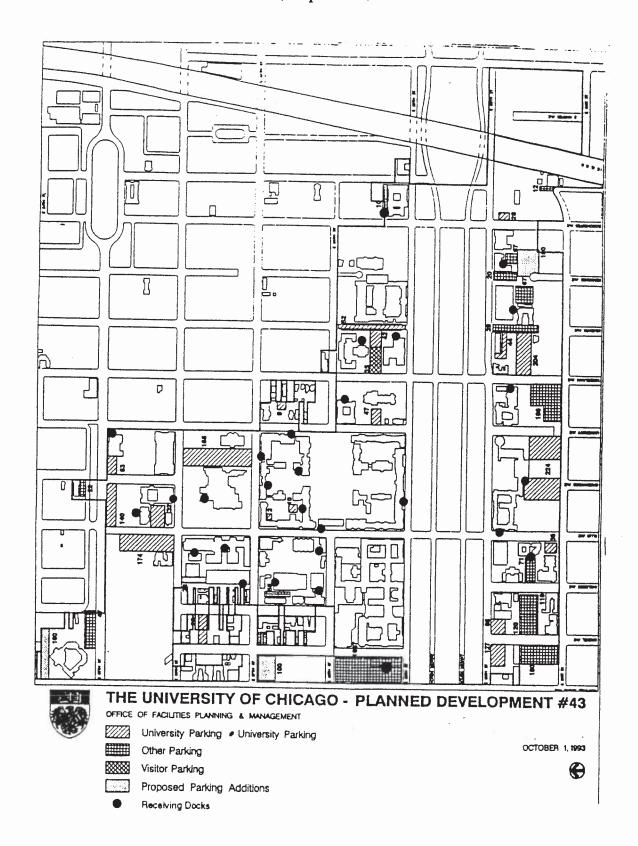
Other Parking

Www. Visitor Parking

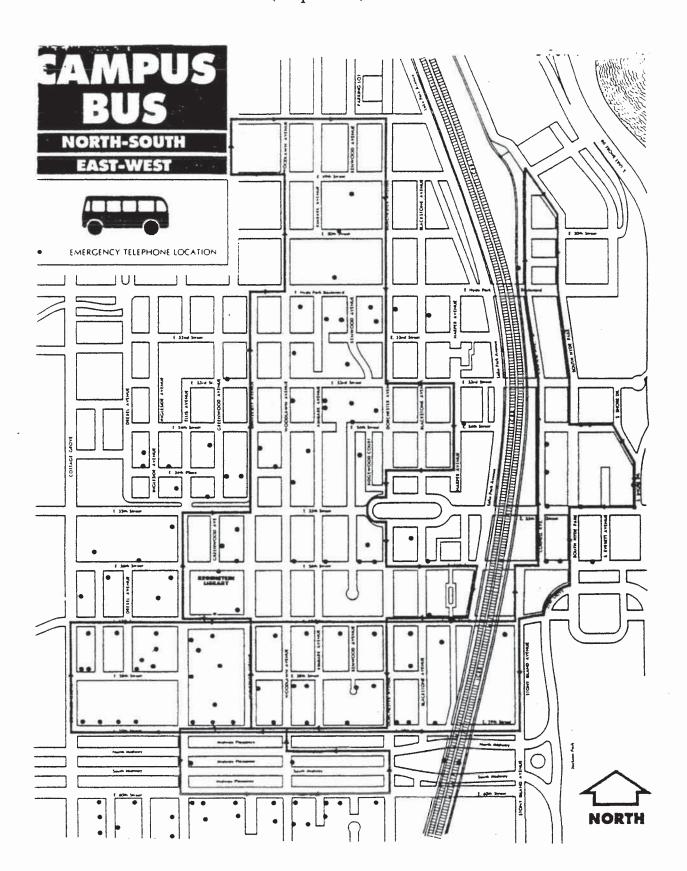
(

Proposed Parking Additions

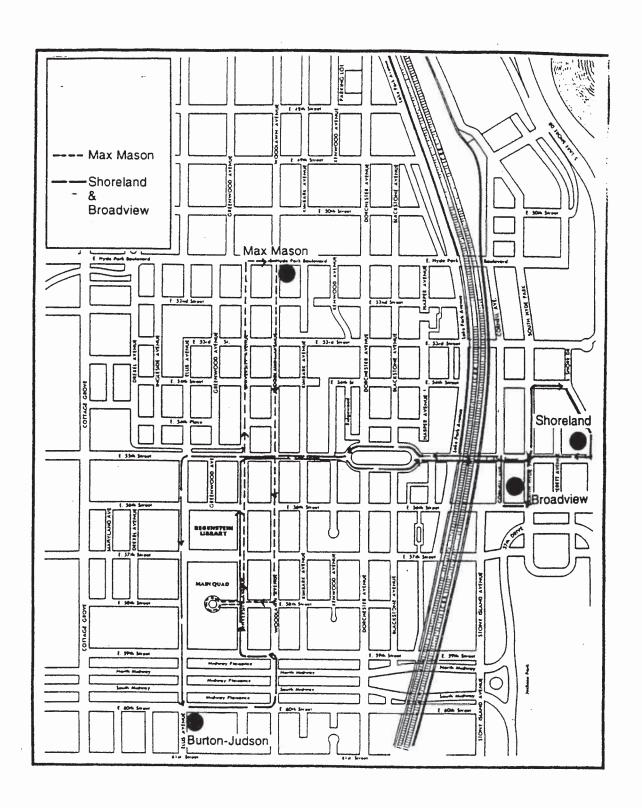
Receiving Dock Locations Map. (Map No. 2)



North/South, East/West Bus Routes Map. (Map No. 3)



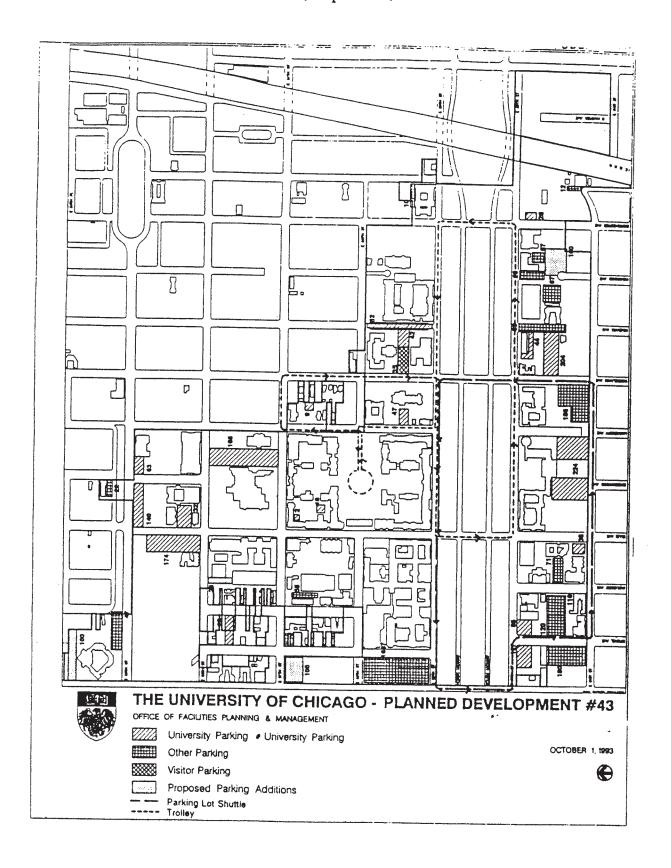
Dormitory Bus Service Map. (Map No. 4)



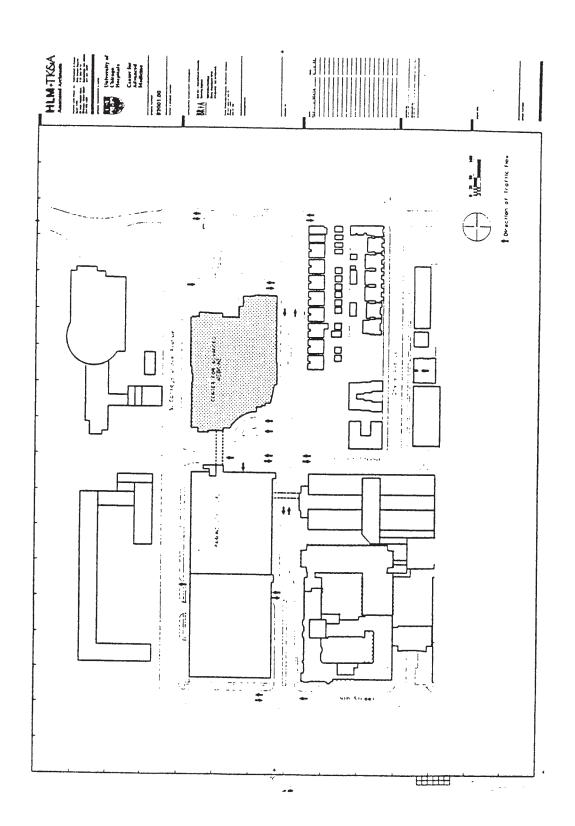
Evening Bus Routes Map. (Map No. 5)

September 1, 1993 EVENING BUS DEPARTS REGENSTEIN WESTEOUND ON 57th STREET DEPARTS REGENSTEIN EASTBOUND ON 57th STREET DEPARTS MAIN QUAD HORTH-BOUND ON UNIVERSITY AVE. £ 50th Street

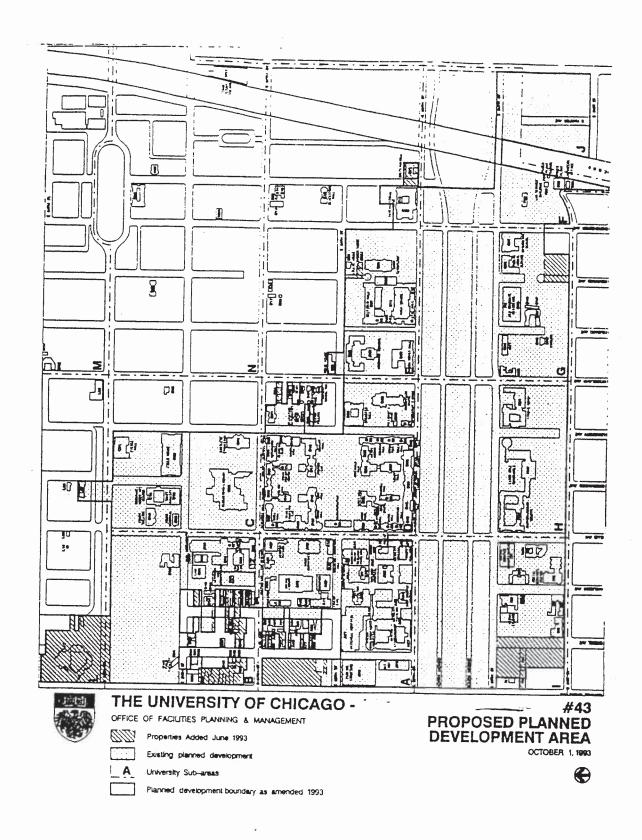
Intra-Campus Bus Routes Map. (Map No. 6)



Site/Traffic Flow Plan Map. (Map No. 7)



Planned Development Boundary Map.



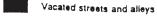
Right-of-Way Adjustment Map.





THE UNIVERSITY OF CHICAGO - PLANNED DEVELOPMENT #43

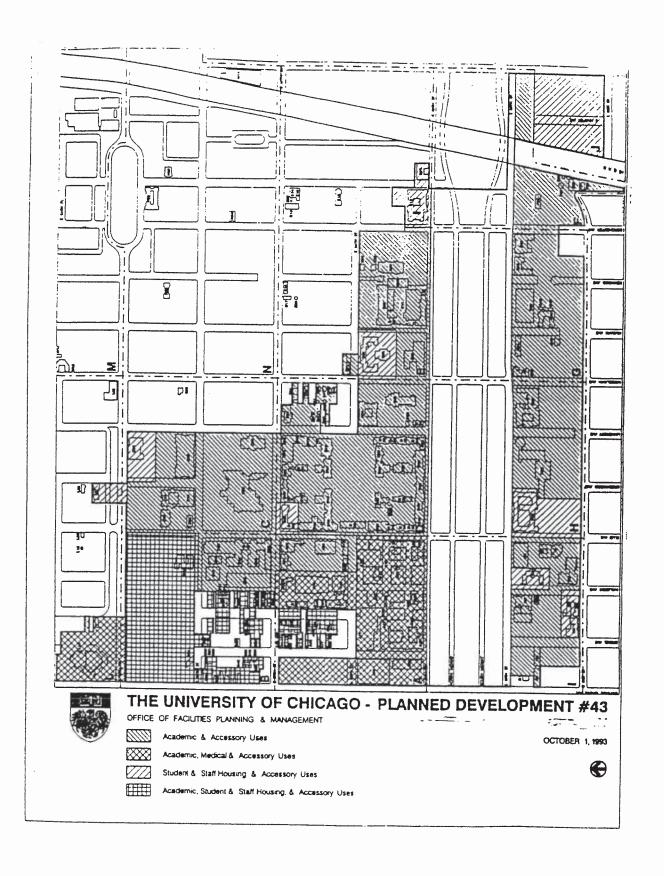
OFFICE OF FACILITIES PLANNING & MANAGEMENT



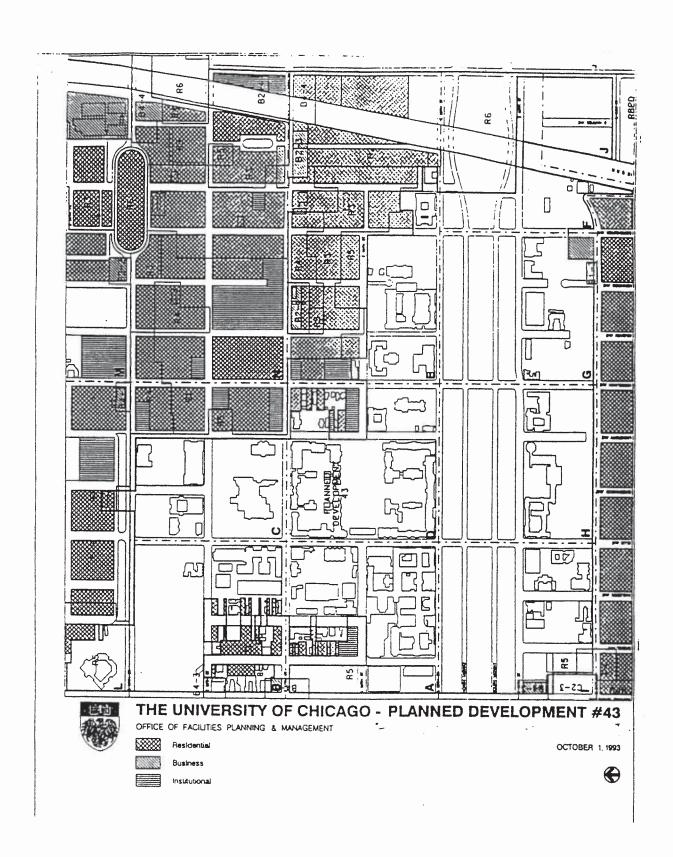
OCTOBER 1, 1993



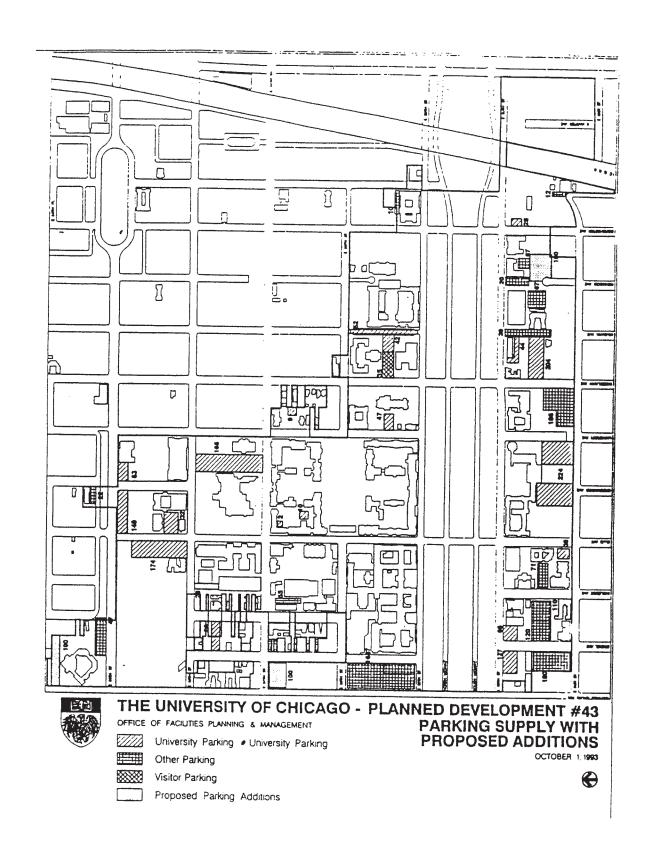
Generalized Land Use Plan Map.



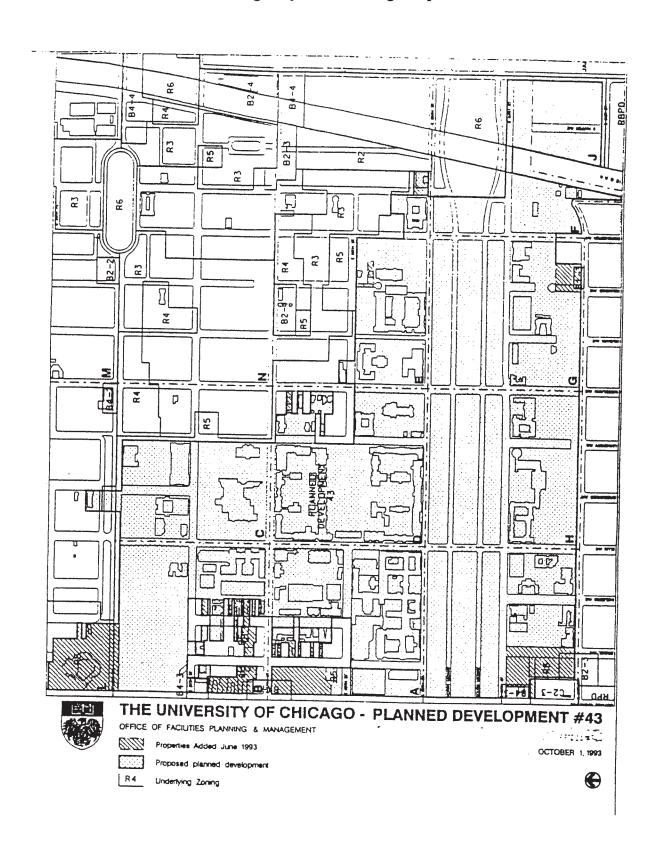
Existing Adjacent Land Use Map.



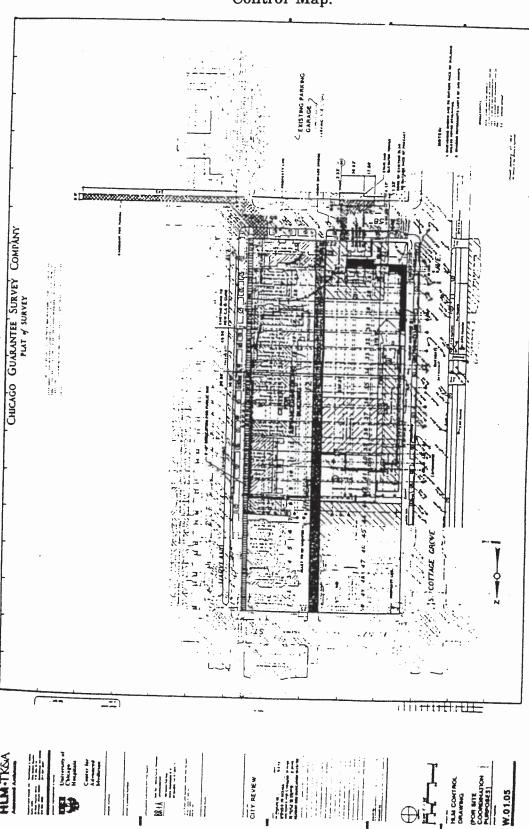
Parking Lot Location Map.



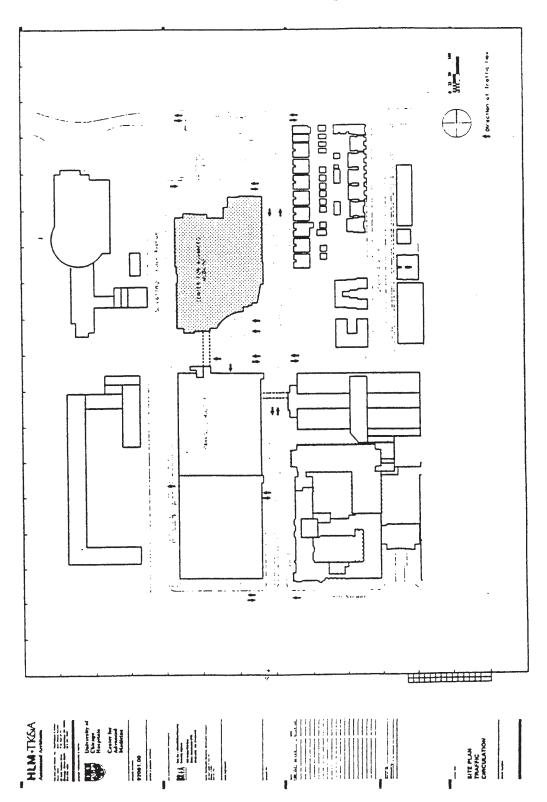
Existing Adjacent Zoning Map.



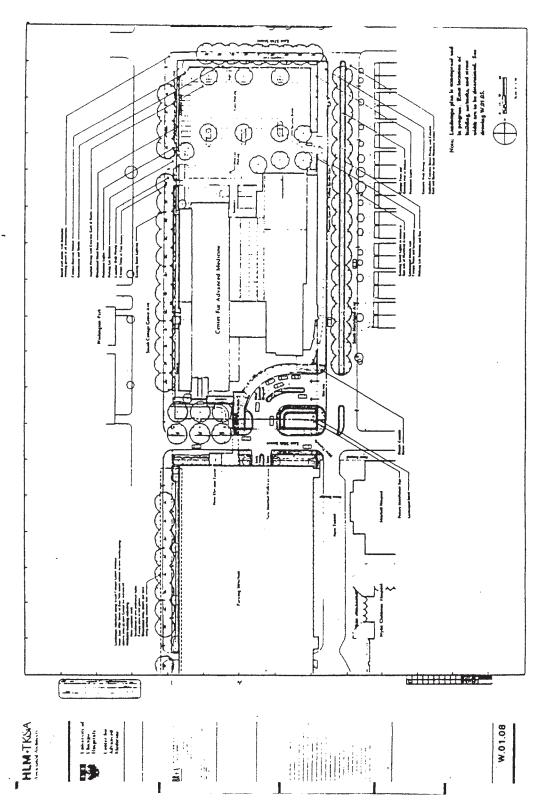
Control Map.



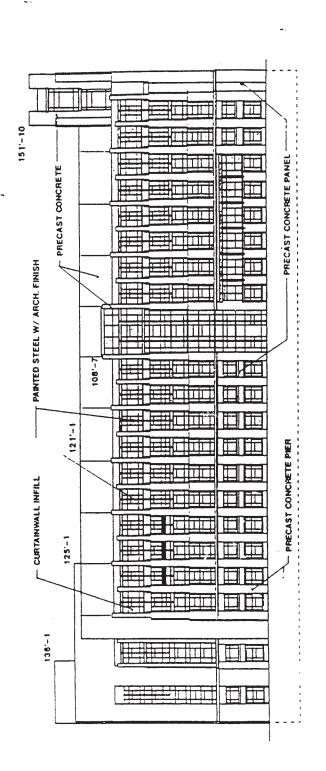
C.A.M. Site Plan Map.



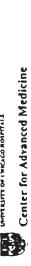
C.A.M. Landscape Plan Map.



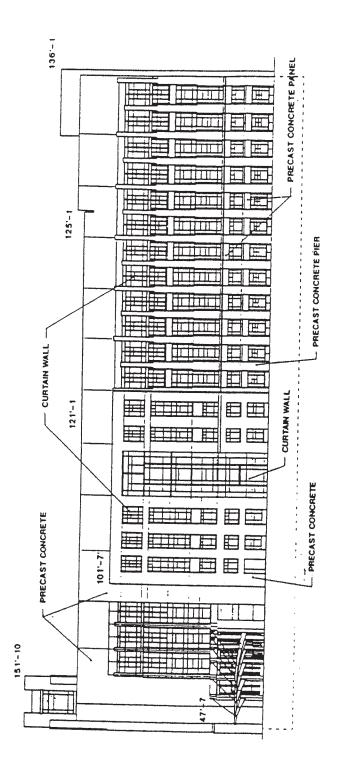
Elevation Drawings. (Page 1 of 4)



WEST ELEVATION



Elevation Drawings. (Page 2 of 4)

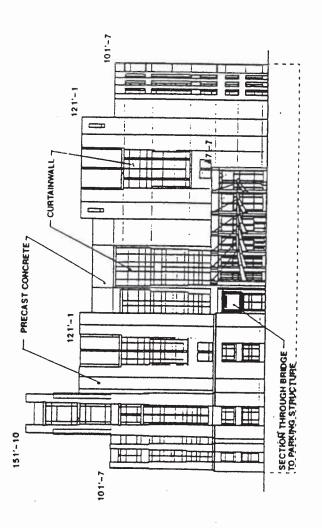


EAST ELEVATION

HLM-TKSA ST.

Center for Advanced Medicine

Elevation Drawings. (Page 3 of 4)



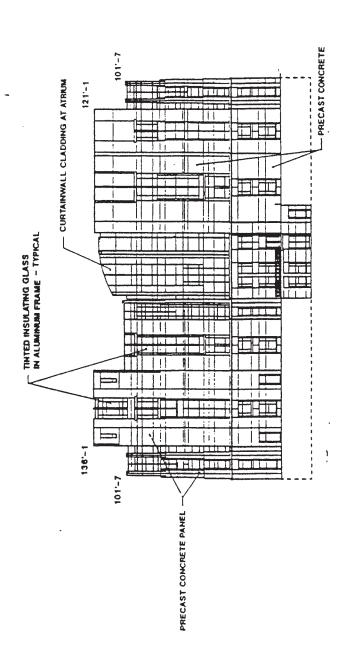
SOUTH ELEVATION

HLM-TKSA Summa that there shares and sales 18, 1813 Tellistic Shares

University of chicago nostraiss
Center for Advanced Medicine



Elevation Drawings. (Page 4 of 4)



NORTH ELEVATION

HLM-TKSA

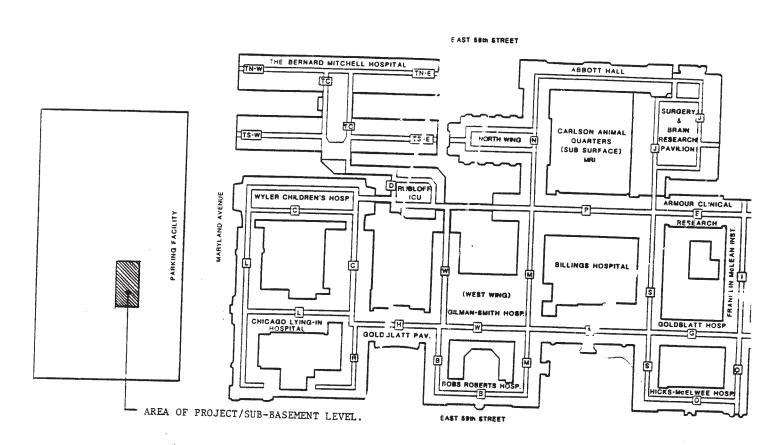
Center for Advanced Medicine Center for Ad-

PD 43

ZONING INFORMATION

Area of lot		_Height of Builaing	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 useJ	- MISCELLANEOUS B	BUILDING / PARKING STRUCTURE
Number of parkin	g spaces EXISTING	_and loading spaces	EXISTING provided a	as per diagram below.

Show here a diagram of lot and buildings with dimensions.



AUGUST 10, 1992 Owner The University of Chicago Hospitals
By Applicant ROBERT GRELA & ASSOCIATES
pplicant address3142 SOUTH HALSTED, CHICAGO, IL 60608
pplicant phone number (312) 225-0066

I hereby certify that the statements in this application are true to the best of my knowledge and belief, and hat all construction work under the proposed permit will conform to the Municipal Code of the City of Chicago inder possible penalty of prosecution.

REPORTS OF COMMITTEES

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 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 214.37 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 189 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 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 69 feet south of East 56th Street; the west line of South Maryland Avenue; a line 141 feet south of East 56th Street; the alley next west of and parallel to South Meryland Avenue; a line 100 feet south of East 56th Street; and South Cottage Grove Avenue,

Institutional Planned Development #43 As Amended

PLAN OF DEVELOPMENT

Statements

- 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.
- 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

SUB-	NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	MAXIMUM	MAXIMUM % OF
	Sq. Ft.	Acres		F.A.R.	LAND COVERED
٨	1,218,844	27.98	Academic, Medical and Related Uses -Includes Emergency Medical Heliport	3.0	50
5	1,082,936	24.86	Academic, Student-Staff housing and Related Uses	2.0	40
С	949,880	21.81	Academic, Student-Staff and Related Uses	2.0	35
0	1,411,585	32.40	Academic and Related Uses	2.2	35
E	132,271	19.11	Academic, Student-Staff Housing and Related Uses	2.2	40
F	408,079	9.37	Academic, Student-Staff Housing and Related Uses	2.5	35 .
G	630,683	15.63	Academic and Related Uses	2.5	40
н	719,303	16.51	Academic, Student-Staff Housing and Related Uses	2.2	45
1	493,658	11.33	Academic, Student-Staff Housing and Related Uses	2.2	35
J	341,606	7.84	Housing, Related Convenience Type Business, and Related Uses	1.5	25
TOTAL	8,138,865	186.84			

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 NET SITE AREA: 2.5

PRESENT POPULATION Academic:

1.	Number of Students (9/82:Total Quadrangle degree students)		7,550
2.	Faculty		1,130
3.	Employees (Includes all Institutions and Hospital Employees)	*	8,300

Hospitalt

1.	Number of Beds	715
2.	Number of Doctors	800

Housing (Fraternities, Dormitories, etc):

1.	Number of residents and/or actives	180
2.	Student Housing	2,280
3.	Faculty and Staff	117

Off-street parking requirmements 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: 4576 spaces.

Minimum periphery setbackss		Boundary and Front Yard:	15 feet
, , , , , , , , , , , , , , , , , , , ,	-	Boundary and Side Yards	3 feet

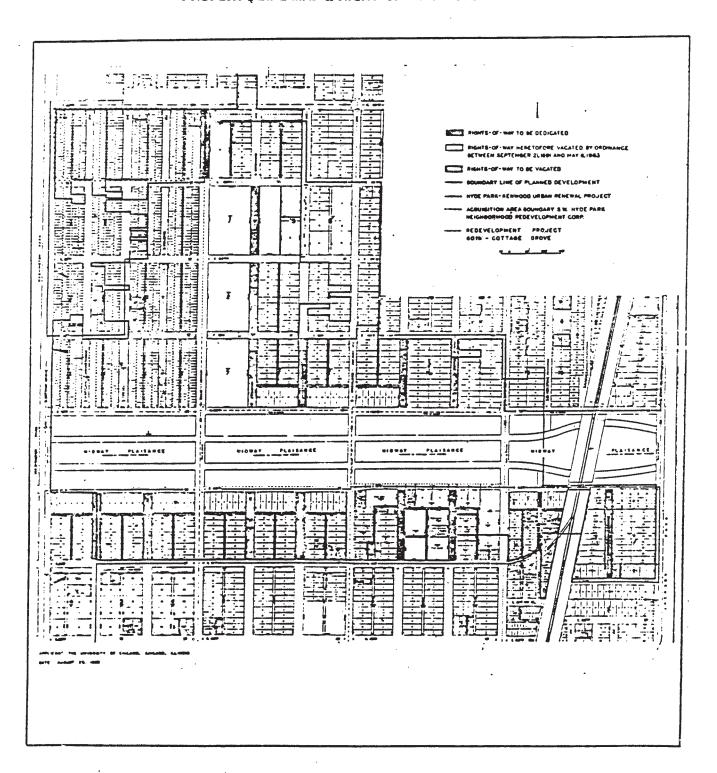
Setback and yard requirements may be adjusted where required to permit conformance to the pattern of, or architectural arrangement related to, existing structures, or when necessary because of technical reasons, subject to the approval of the Department of Development and Planning.

Maximum percent of land covered (for Total Net Site Area): 33%

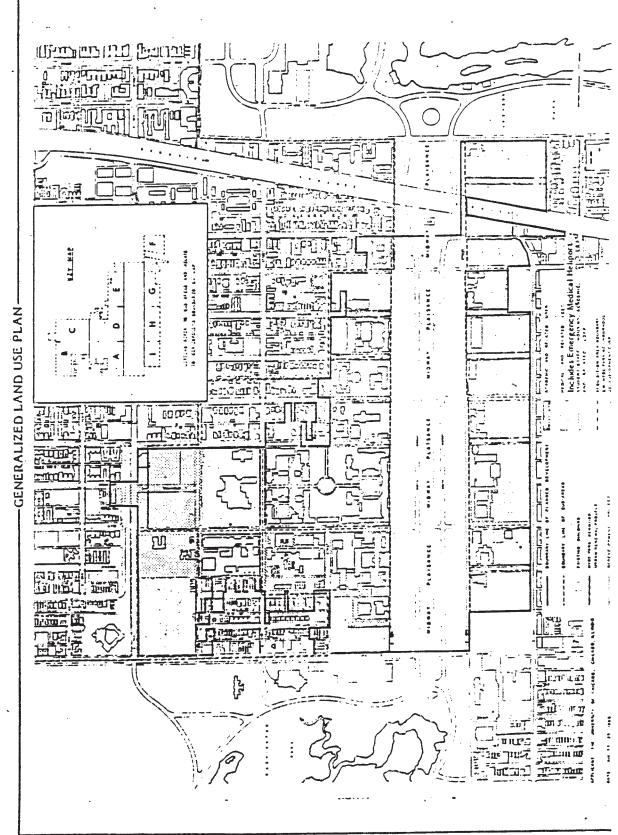
Sub area "3" is limited to a maximum of 322 dwelling units, a minimum off-street parking requirement of 308 spaces and a maximum of 20,000 Sq. Ft. of related convenience business and other related uses.

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

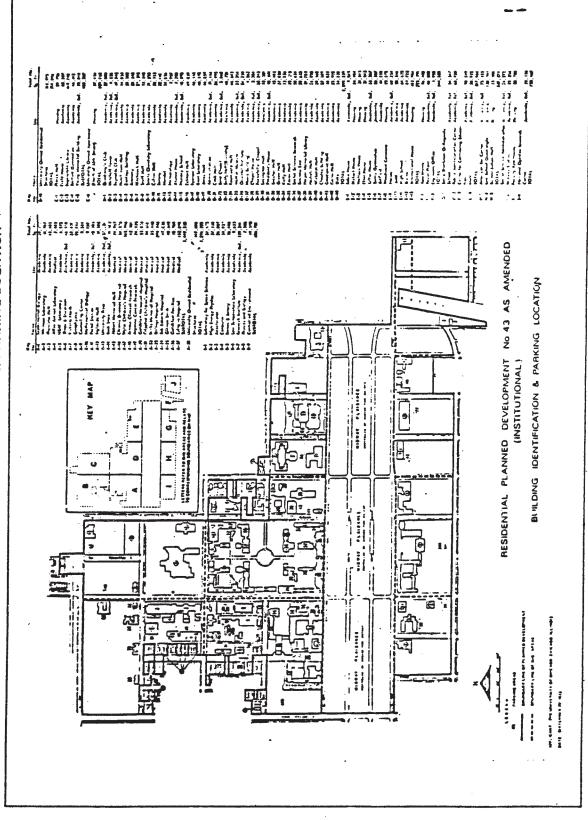


INSTITUTIONAL PLANNED DEVELOPMENT No. 43 AS AMENDED

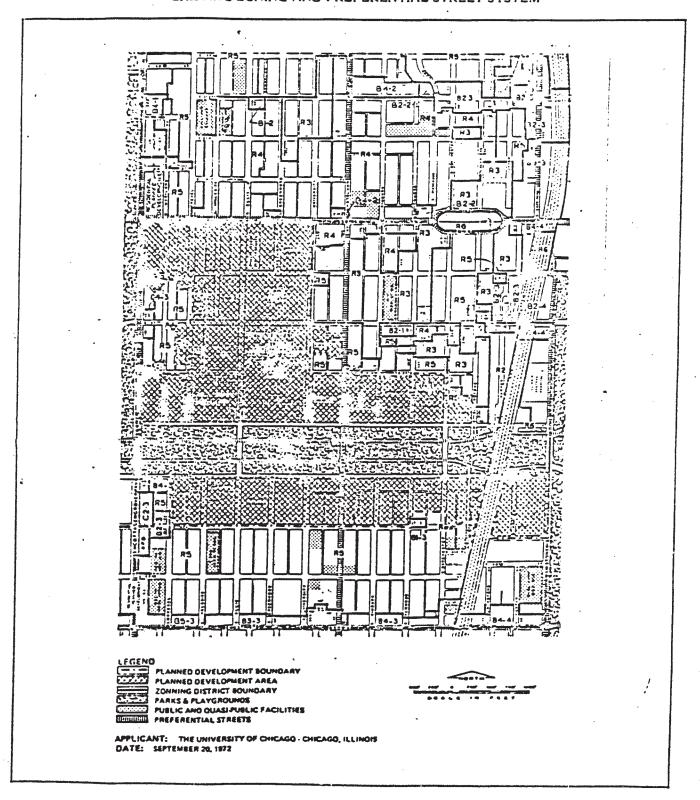


INSTITUTIONAL PLANNED DEVELOPMENT No. 43 AS AMENDED

BUILDING IDENTIFICATION & PARKING LOCATION



INSTITUTIONAL PLANNED DEVELOPMENT No. 43 AS AMENDED EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



(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 336 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.

20 43

Reclassification of Area Shown on Map Nos. 12-D and 14-D (As Amended).

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

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 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 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 214.37 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 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 A enue; 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 189 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

ie 19 feet milm to South theset Avelide 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 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 69 feet south of East 56th Street; the west line of South Maryland Avenue; a line 141 feet south of East 56th Street; the alley next west of and parallel to South Maryland Avenue; a line 100 feet south of East 56th Street; South Cottage Grove Avenue,

to the designation of a Residential Planned Development as amended which is hereby established in the area above described, 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.

[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 B4-1 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 $5\frac{1}{2}$ 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

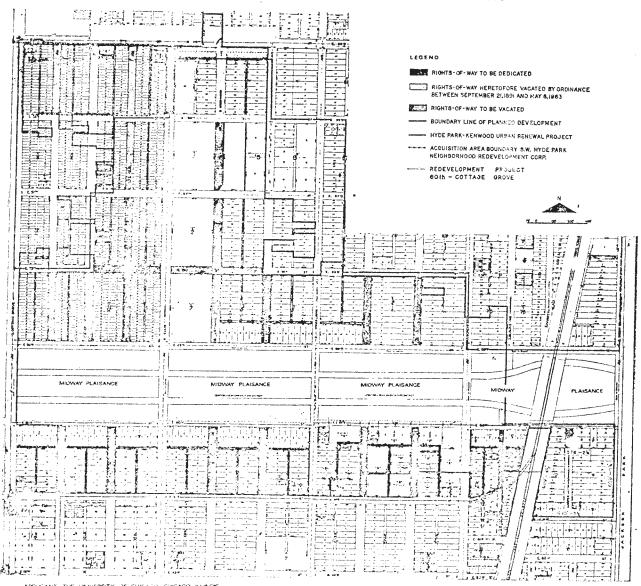
- 1. The area delineated hereon as "Residential Planned Development" is owned or controlled by The University of Chicago as title holder or as the beneficiary of trusts holding title or in accordance with and under the terms of the South West Hyde Park Redevelopment Corporation Redevelopment Plan and 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)

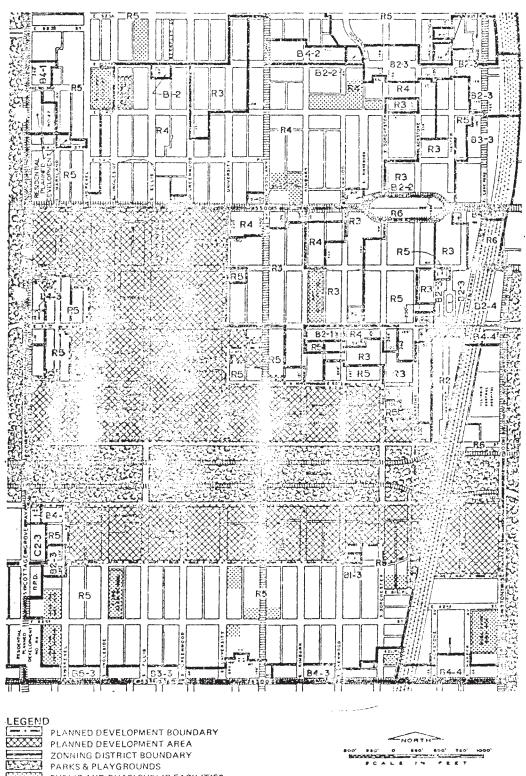
PROPERTY LINE MAP & RIGHT-OF-WAY ADJUSTMENTS



APPLICANT THE UNIVERSITY OF CHICAGO, CHICAGO, ILLINOS DATE: SEPTEMBER 20, 1972

RESIDENTIAL PLANNED DEVELOPMENT NO. 43 AS AMENDED INSTITUTIONAL

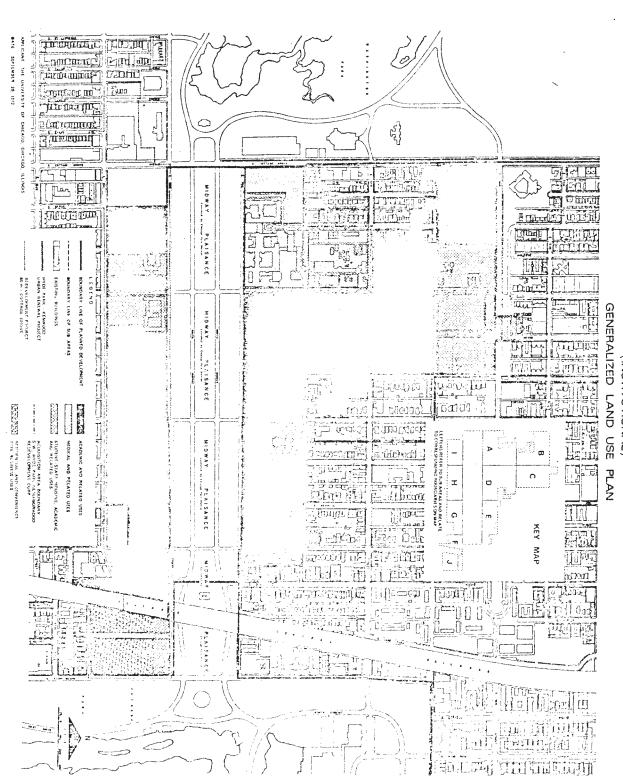
EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



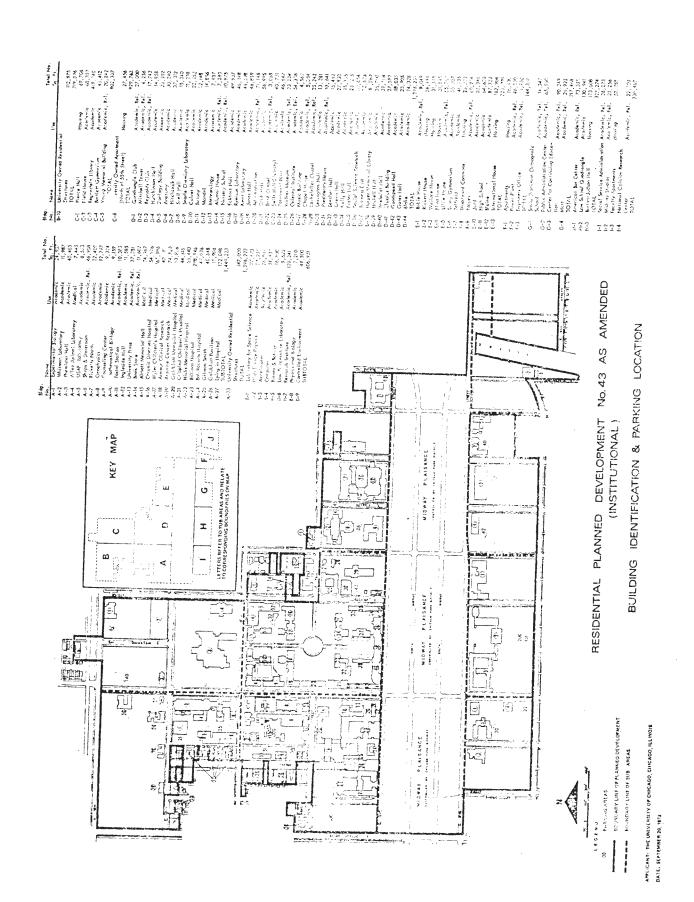
PUBLIC AND QUASI-PUBLIC FACILITIES
PREFERENTIAL STREETS

APPLICANT: THE UNIVERSITY OF CHICAGO - CHICAGO, ILLINOIS

DATE: SEPTEMBER 20, 1972



RESIDENTIAL PLANNED DEVELOPMENT No.43 AS AMENDED . (INSTITUTIONAL)



RESIDENTIAL PLANNED DEVELOPMENT # 43 AS AMENDED (INSTITUTIONAL) PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

SUB- AREA	NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	MAXIMUM F.A.R.	MAXIMUM % OF LAND COVERED
A	1,218,844	27.98	Academic, Medical and Related Uses	. 3.0	50
В	1,082,956	24.86	Academic, Student-Staff housing and Related Uses	2.0	40
С	949,880	21.81	Academic, Student-Staff housing and Related Uses	2.0	35
D	1,411,585	32.40	Academic and Related Uses	2.2	35
Ε	832,271	19.11	Academic, Student-Staff Housing and Related Uses	2.2	40
F	408.079	9.37	Academic, Student-Staff Housing and Related Uses	2.5	35
G	680,683	15.63	Academic and Related Uses	2.5	40
Н	719,303	16.51	Academic, Student-Staff Housing and Related Uses	2.2	46
i	493,658	11.33	Academic, Student-Staff Housing and Related Uses	2.2	35
J	341,606	7.84	Housing, Related Convenience Type Business, and Related Uses	1.5	25
TOTAL	8,138,863	186.84			

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 * Not Site Area 185.84 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.	Employess (Includes all Institutions and Hospital Employess)	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	1,753
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: 4896 SPACES

MINIMUM PERIPHERY SETBACKS:

Boundary and Front Yard: 15 Feet

Boundary and Side Yard: 8 Feet

MINIMUM DISTANCES BETWEEN BUILDINGS: 24 Foot

SETUNCK AND YARD REQUIREMENTS MAY BE ADJUSTED WHERE REQUIRED TO PERMIT CONFORMANCE TO THE PAITTERN OF, OR ARCHITECTURAL ARRANGEMENT RELATED TO, EXISTING STRUCTURES, OR WHEN NECLIBARY BECAUSE OF TECHNICAL REASONS, SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF DEVELOPMENT AND PLANNING.

MAXIMUM S OF LAND COVERED (For Total Net Cite Area): 35%

SUP APEA "" IS LIMITED TO A MAXIMUM OF 322 DWELLING UNITS, A MINIMUM OFFSTREET PARKING HEQUINEMENT OF 363 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 20, 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 14-D.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the 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 148.89 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. 58th Street; S. Dorchester Avenue; a line 248.02 feet north of E. 59th Street; a line 150 feet east of S. Dorchester Avenue; a line 350 feet north of E. 59th Street; S. Blackstone Avenue, or the line thereof if extended where no street exists; the north line of E. 60th Street; S. Stony Island Avenue; E. 61st Street; the east line of the right of way of the Illinois Central Railroad; the south line of E. 60th Street; the west line of the right of way of the Illinois Central Railroad; E. 61st Place; S. Blackstone Avenue; E. 61st Street; S. Dorchester Avenue; a line 214.37 feet north of E. 61st Street; S. Kenwood Avenue; E. 61st Street; S. Drexel

Avenue; E. 60th Street; S. Cottage Grove Avenue; a line 96 feet north of E. 58th Street; the alley next east of and parallel to S. Cottage Grove Avenue; a line 144 feet north of E. 58th Street; S. Maryland Avenue; a line 72 feet north of E. 58th Street; the alley next east of and parallel to S. Cottage Grove Avenue; a line 48 feet north of E. 58th Street; S. Maryland Avenue; E. 58th Street; S. Drexel Avenue; a line 96 feet north of E. 58th Street; the alley next west of and parallel to S. Drexel Avenue; a line 360 feet north of E. 58th Street; S. Drexel Avenue; a line 189 feet south of E. 57th Street; the alley next west of and parallel to S. Drexel Avenue; a line 25.02 feet south of E. 57th Street; S. Maryland Avenue; E. 57th Street; S. Drexel Avenue; a line 36 feet north of E. 57th Street; the alley next east of and parallel to S. Drexel Avenue; a line 137 feet north of E. 57th Street; S. Drexel Avenue; a line 154 feet north of E. 57th Street; the alley next east of and parallel to S. Drexel Avenue; a line 216 feet north of E. 57th Street; S. Drexel Avenue; a line 240 feet north of E. 57th Street; the alley next east of and parallel to S. Drexel Avenue; a line 237 feet south of E. 56th Street; S. Drexel Avenue; a line 213 feet south of E. 56th Street; the alley next west of and parallel to S. Drexel Avenue; a line 117 feet south of E. 56th Street; the alley next east of and parallel to S. Drexel Avenue; E. 56th Street; the alley next west of and parallel to S. Drexel Avenue; a line 45 feet south of E. 56th Street; S. Drexel Avenue; a line 93 feet south of E. 56th Street; the alley next west of and parallel to S. Drexel Avenue; a line 69 feet south of E. 56th Street; S. Maryland Avenue; E. 56th Street; the alley next west of and parallel to S. Maryland Avenue; a line 69 feet south of E. 56th Street; the west line of S. Maryland Avenue; a line 141 feet south of E 56th Street; the alley next west of and parallel to S. Marvland Avenue: a line 100 feet south of E. 56th Street; S. Cottage Grove Ave-

to the designation of a Residential Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part 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)



PLANOF

DEVELOPME

Residential

Planned Development #43

(Institutional)

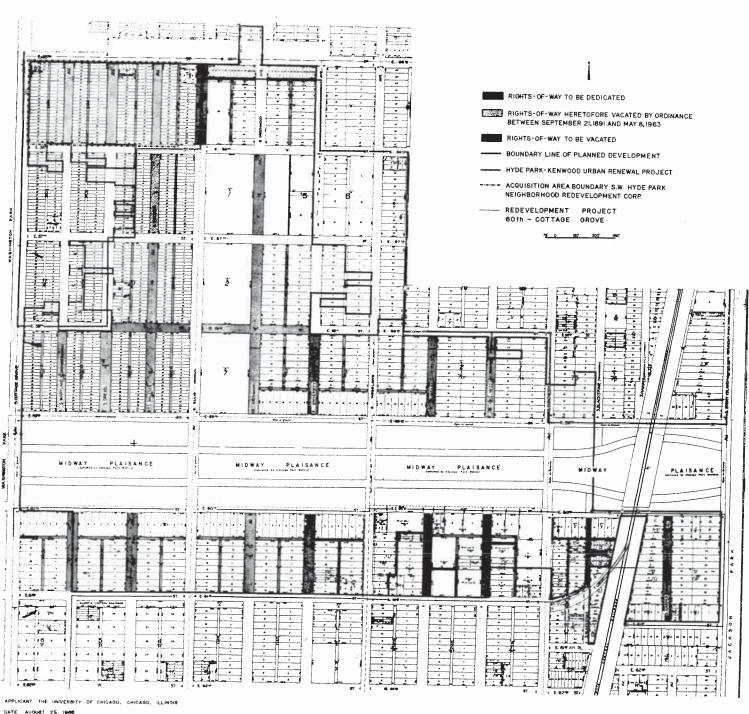
STATEMENTS

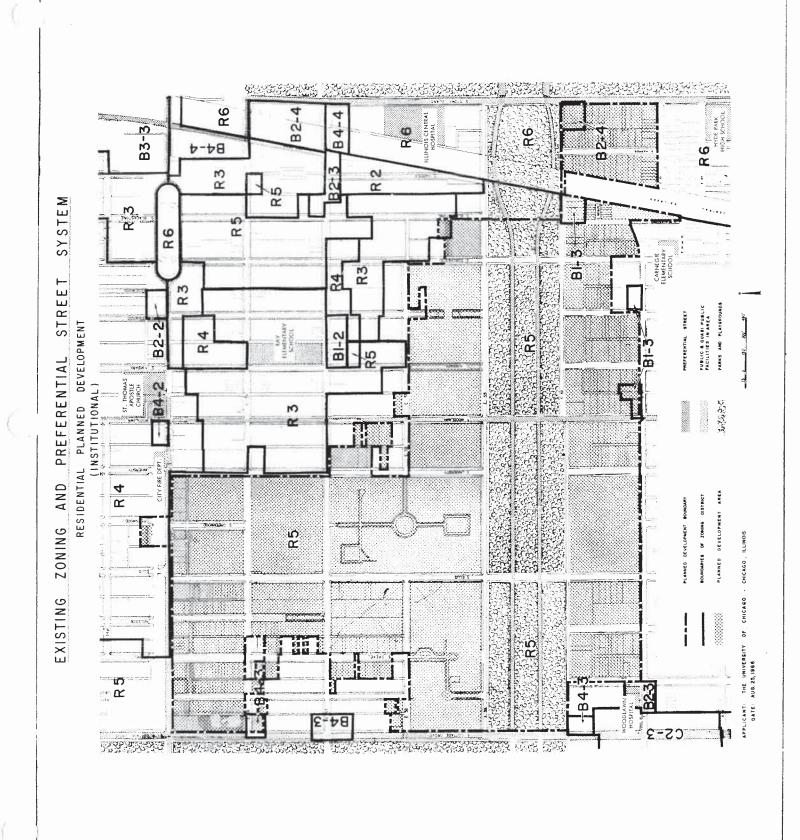
- The area delineated hereon as "Residential Planned Development" is owned or controlled by The University of Chicago as title holder or as the beneficiary of trusts holding title or in accordance with and under the terms of the South West Hyde Park Redevelopment Corporation Redevelopment Plan and under the terms of an ordinance adopted by the City Council.
- 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. ر.
 - 4. All applicable official reviews, approvals, or permits are required to be obtained by the University of Chicago.
- 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. 5.
- 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 I Zoning District of the Chicago Zoning Ordinance. ý,
- 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. ۲.
 - The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments,"

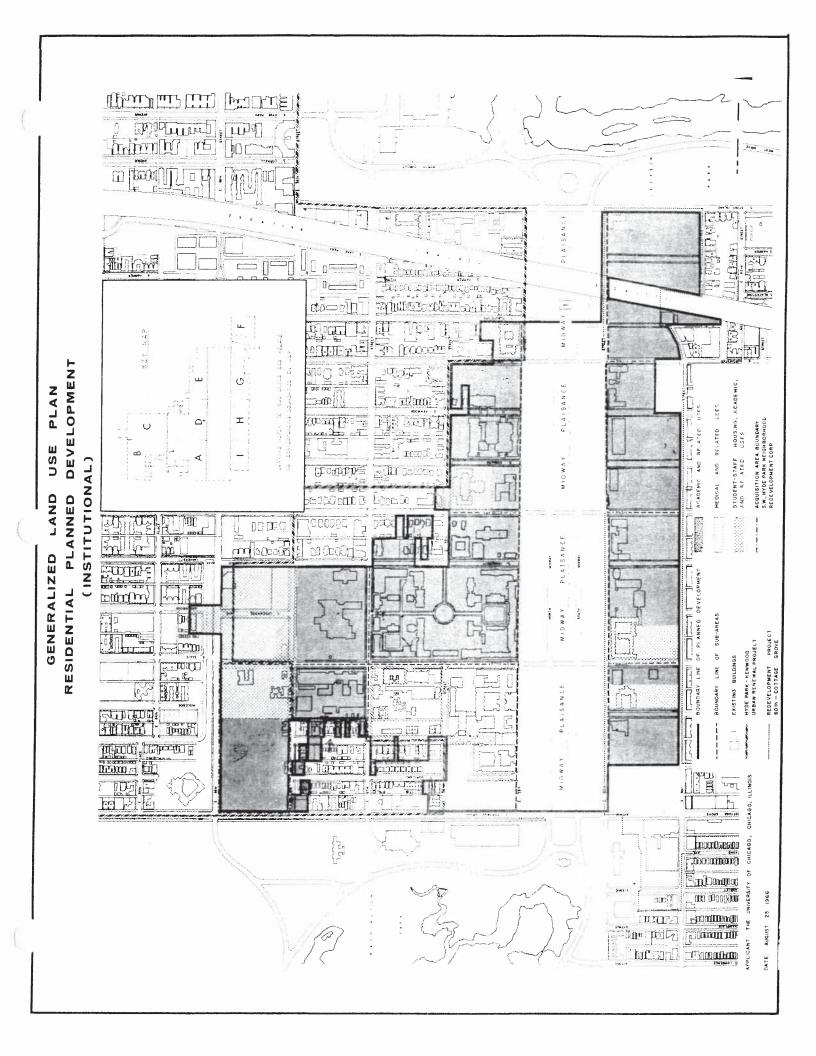
APPLICANT: THE UNIVERSITY OF CHICAGO · CHICAGO, ILLINO

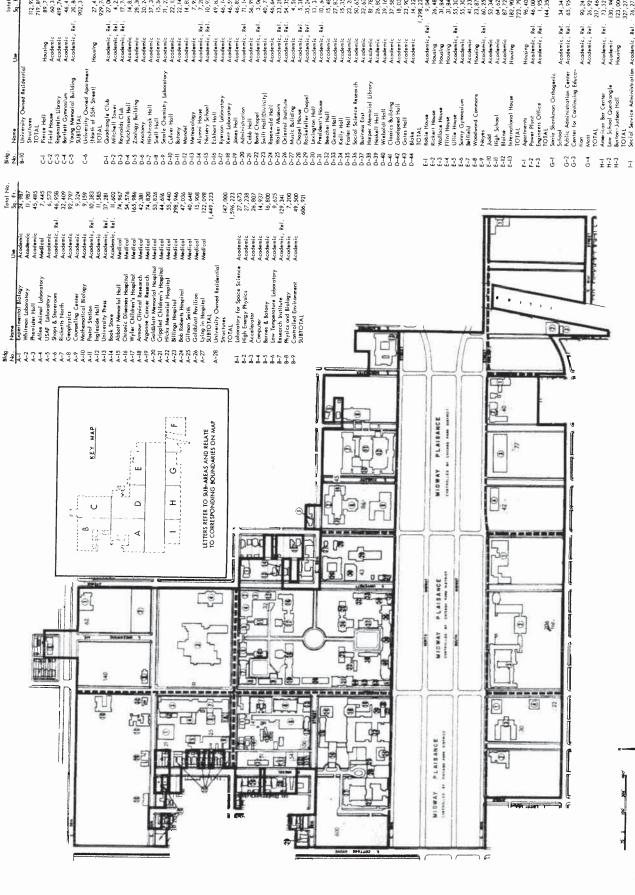
DATE: AUGUST 25, 1966

PROPERTY LINE MAP & RIGHT-OF-WAY ADJUSTMENTS RESIDENTIAL PLANNED DEVELOPMENT (INSTITUTIONAL)









BUILDING IDENTIFICATION & PARKING LOCATION RESIDENTIAL PLANNED DEVELOPMENT

STATE BOUNDARY LINE OF SUB-AREAS

BOUNDARY LINE OF PLANNED DEVELOPMENT

PARKING AREAS

8

APPLICANT: THE UNIVERBITY OF CHICAGO, CHICAGO, ILLINOIS DATE: AUGUST 25 MGG

(INSTITUTIONAL)

PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

RESIDENTIAL PLANNED DEVELOPMENT (INSTITUTIONAL)

SUB- AREA	NET SITE AREA Sq. Ft. Acres		GENERAL DESCRIPTION OF LAND USE	MAXIMUM F.A.R.	MAXIMUM % OF LAND COVERED
A	1,218,844	27.98	Academic, Medical and Related Uses	3.0	50
В	1,082,956	24.86	Academic, Student-Staff housing and Related Uses	2.0	40
С	949,880	21.81	Academic, Student-Staff Housing and Related Uses	2.0	35
D	1,411,585	32.40	Academic and Related Uses	2.2	35
E	832,271	19.11	Academic, Student-Staff Housing and Related Uses	2.2	40
F	749,685	17.21	Academic, Student-Staff Housing and Related Uses	2.5	35
G	680,683	15.63	Academic and Related Uses	2.5	40
н	719,303	16.51	Academic, Student-Staff Housing and Related Uses	2.2	45
ı	493,658	11.33	Academic , Student-Staff Housing and Related Uses	2.2	35
TOTAL	8,138,865	186.84			

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 NET SITE AREA: 2.5

PRESENT POPULATION

Academic:

6,702 1. Number of Students 1,741 2. Faculty

3. Employees (Includes all Institutions and Hospital Employees)

6,900

Hospital.

1. Number of Beds

708

2. Number of Doctors

Housing, (Fraternities, Dormitories, etc.)

750

1. Number of residents and/or actives

160

2. Student Housing

1,753

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: 48% SPACES

MINIMUM PERIPHERY SETBACKS:

Boundary and Front Yard: 15 Feet

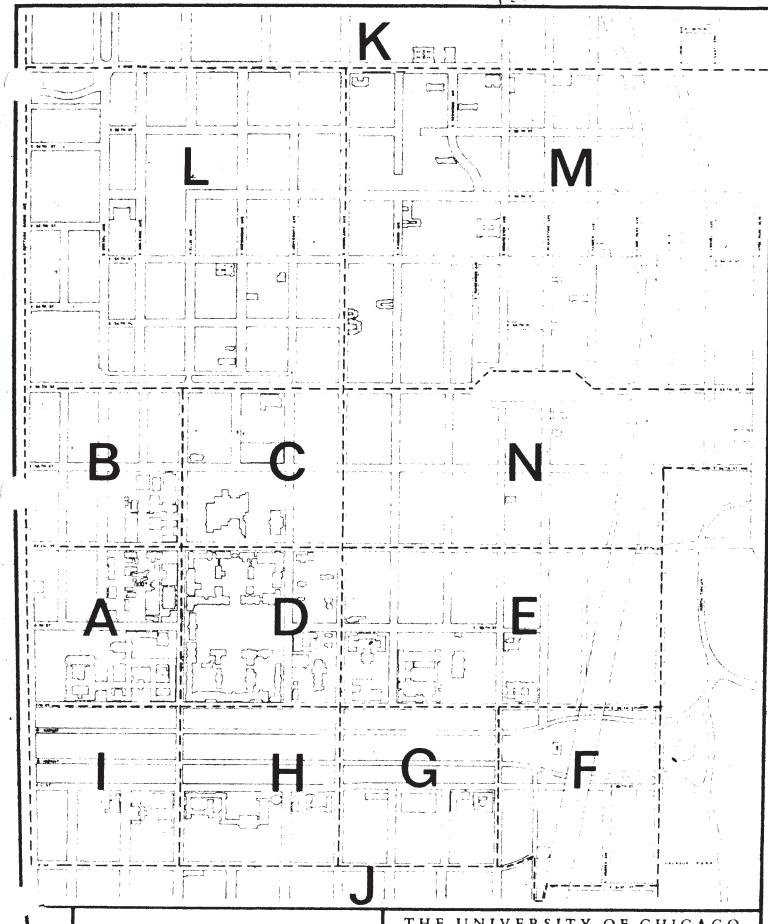
Boundary and Side Yard: 8 Feet

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%

APPLICANT: The University of Chicago - Chicago, Illinois DATE: AUGUST 25, 1966



4

CAMPUS

AREAS

THE UNIVERSITY OF CHICAGO
OFFICE OF THE ASSISTANT VICE-PRESIDENT
PHYSICAL PLANNING

