



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

March 14, 2018

Michael DeRouin  
Fitzgerald Associates Architects  
912 W. Lake St.  
Chicago, IL 60607

**Re: Administrative Relief request for Institutional Planned Development No. 549, Subarea 4,  
University Village East, Lot 51, 1426-1434 S. Halsted St. and 802-810 W. 14<sup>th</sup> Place**

Dear Mr. DeRouin:


Please be advised that your request for a minor change to Institutional Planned Development No. 549 ("PD 549"), 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. 14 of PD 549.

Your client and the property owner, South Campus Development Team LLC, is seeking administrative relief to enlarge the 4<sup>th</sup> floor penthouses and roof decks on units 1426, 1428, 1430, 806 and 810. The 810 unit has also been flipped left to right and windows have been added to the west elevation. These modifications are shown on the attached Proposed Fourth Floor Plan and revised Elevations. These townhouses were previously granted administrative relief on March 8, 2016 and site plan approval on October 10, 2017. The Board of Trustees of the University of Illinois provided their consent to this request.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. Since a building permit has already been issued for the construction of the seven townhomes, a revised permit reflecting these changes will need to be submitted for review and approval.

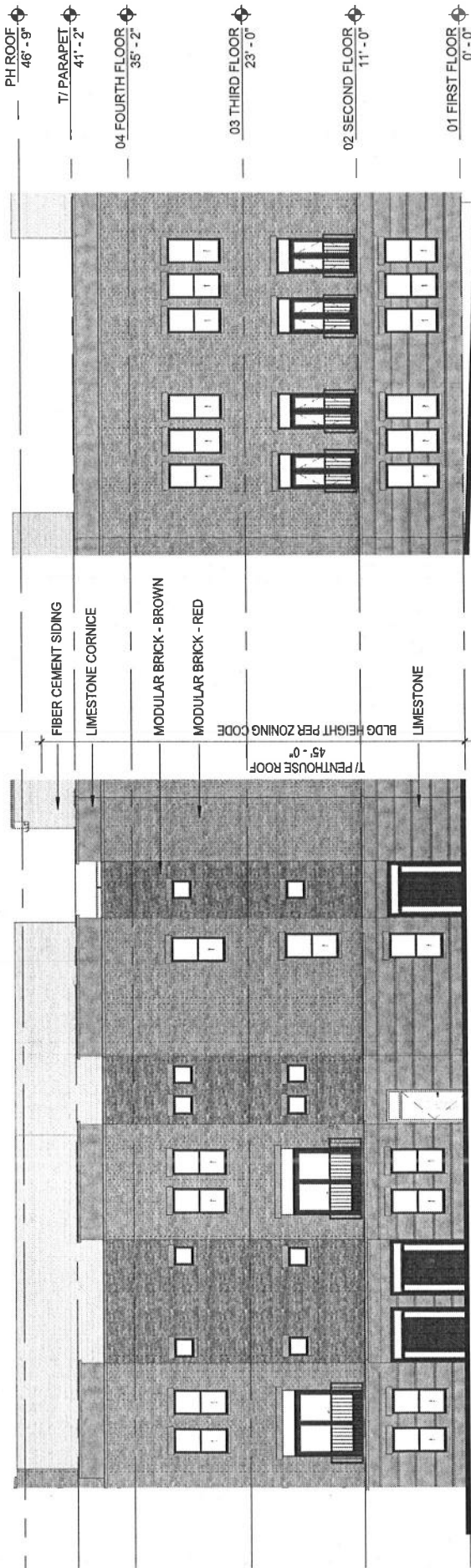
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Planned Development No. 549, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

  
Patricia A. Scudiero  
Zoning Administrator

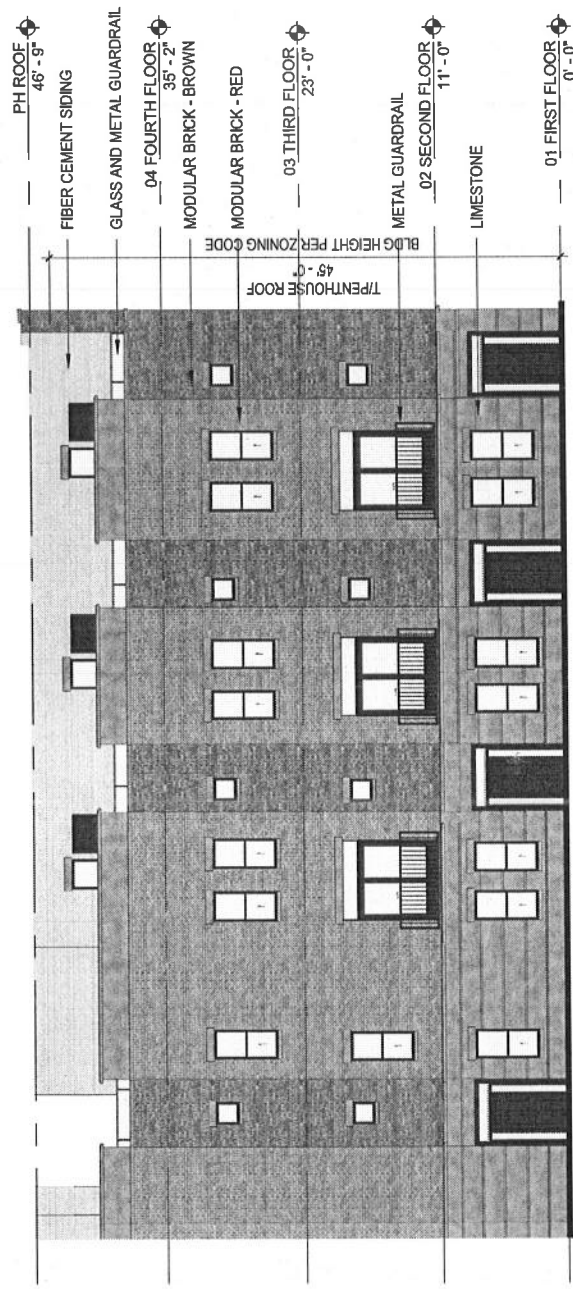
C: Mike Marmo, Erik Glass, Main file





SOUTH ELEVATION

SOUTH EAST ELEVATION



EAST ELEVATION

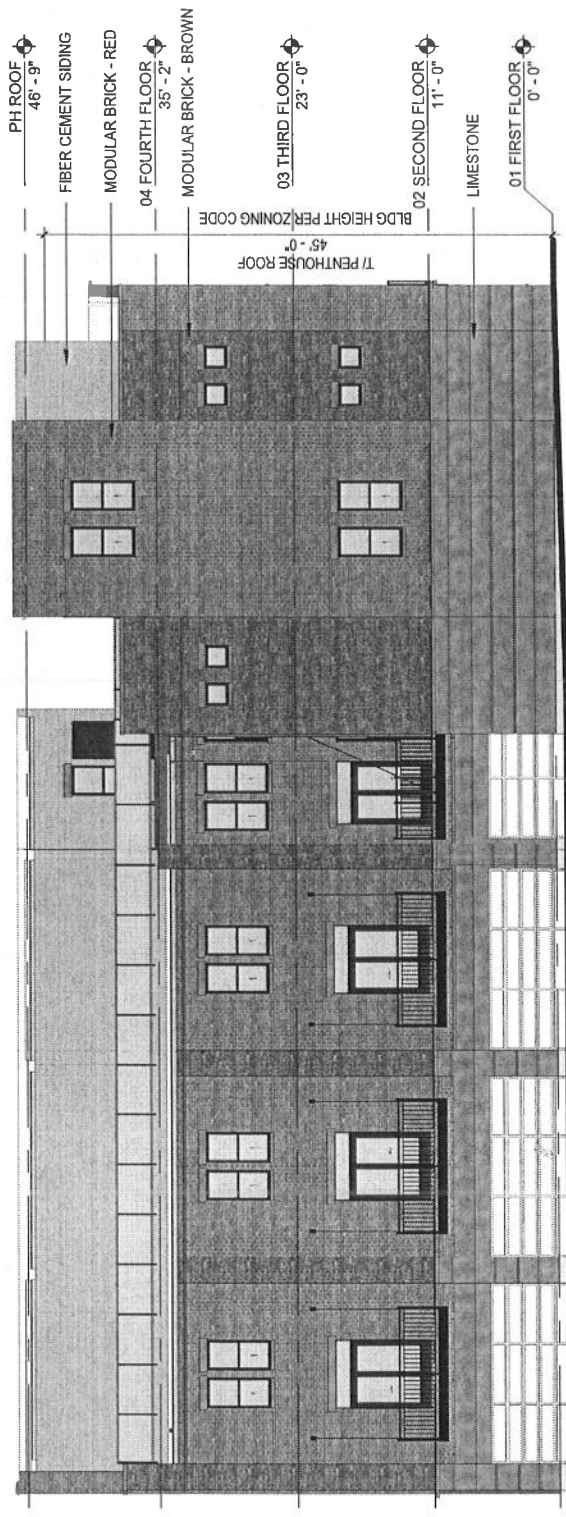


**FitzGerald**  
Associates Architects

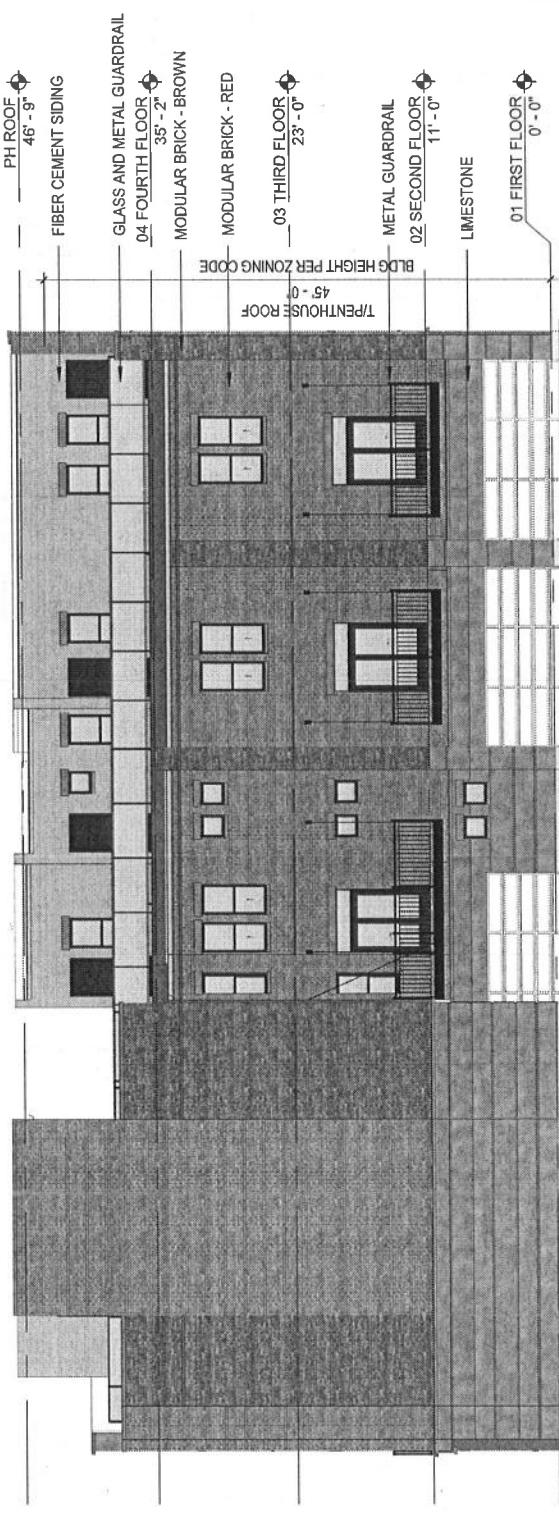
ELEVATIONS

UNIVERSITY VILLAGE  
14153  
02/07/18

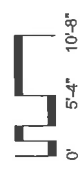
A2-1



WEST ELEVATION



NORTH ELEVATION





DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

December 6, 2017

Michael DeRouin  
FitzGerald Associates Architects  
912 W. Lake Street  
Chicago, IL 60607-1707

**Re: Administrative Relief request for Institutional Planned Development No. 549, Subarea 5  
University Village East, Building 1, 736-740 W. 14<sup>th</sup> Street/717-727 W. Liberty Street**

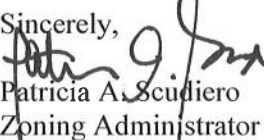
Dear Mr. DeRouin:

Please be advised that your request for a minor change to Institutional Planned Development No.549 ("PD 549"), 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. 14 of PD 549.

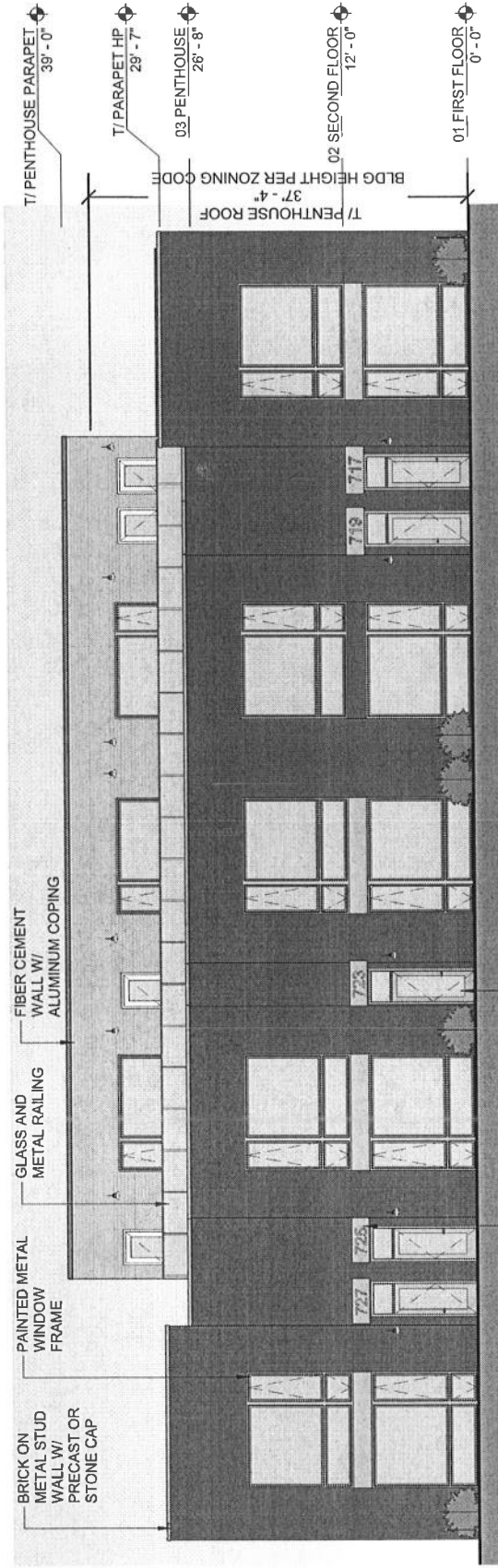
On October 15, 2007, administrative relief was granted to allow for the proposed six-unit townhouse building to be replaced with a 12-unit condominium building. On March 8, 2016, administrative relief was granted to replace that proposed building with a two-story, five-unit townhouse building at 736-740 W. 14<sup>th</sup> St. On February 6, 2017, administrative relief was granted to allow a height increase from 26'-0" to 37'-4" to allow for a partial third floor with roof deck on townhouse units 719, 723 and 725 Liberty and to allow window placement modifications on the south and east façades. Your client, South Campus Development Team, L.L.C. (Harlem Irving Companies) is once again seeking administrative relief to add an additional stair and roof deck to the 717 Liberty townhouse unit. The proposed modifications are shown on the attached, revised Exterior Elevations, dated September 8, 2017.

With regard to your request, the Department of Planning and Development has determined that allowing the additional stair and roof deck 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 No. 549, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

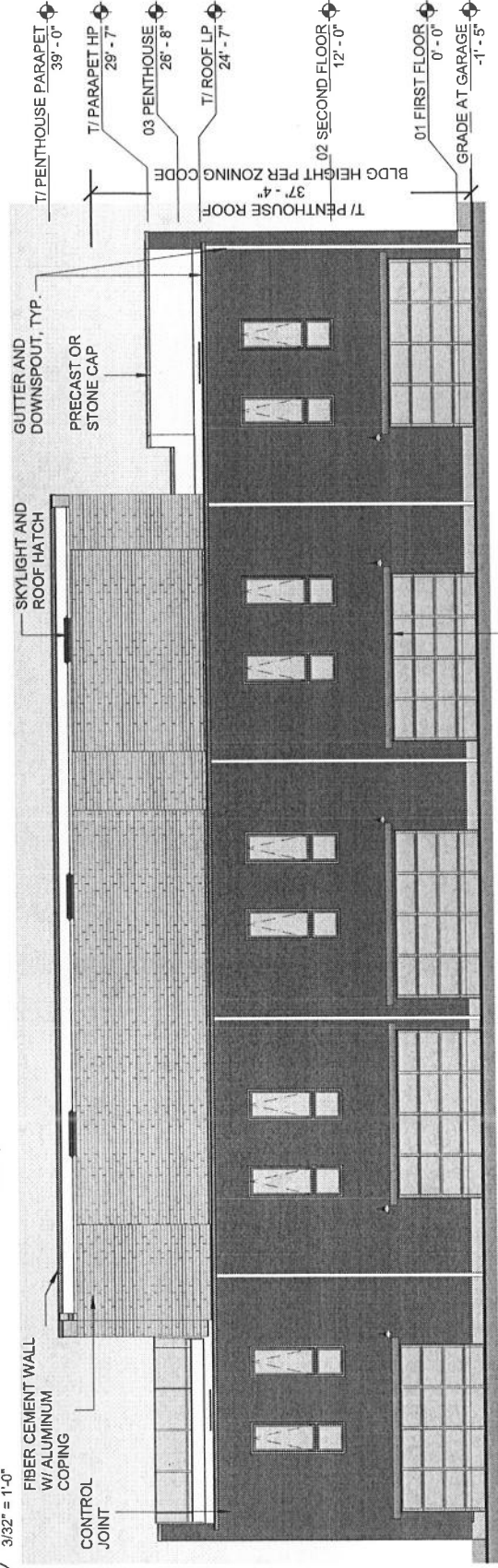
Sincerely,  
  
Patricia A. Scudiero  
Zoning Administrator

PAS:PM:tm  
C: Mike Marmo, Erik Glass, Main file



**SOUTH ELEVATION**  
3/32" = 1'-0"

2



**NORTH ELEVATION**  
3/32" = 1'-0"

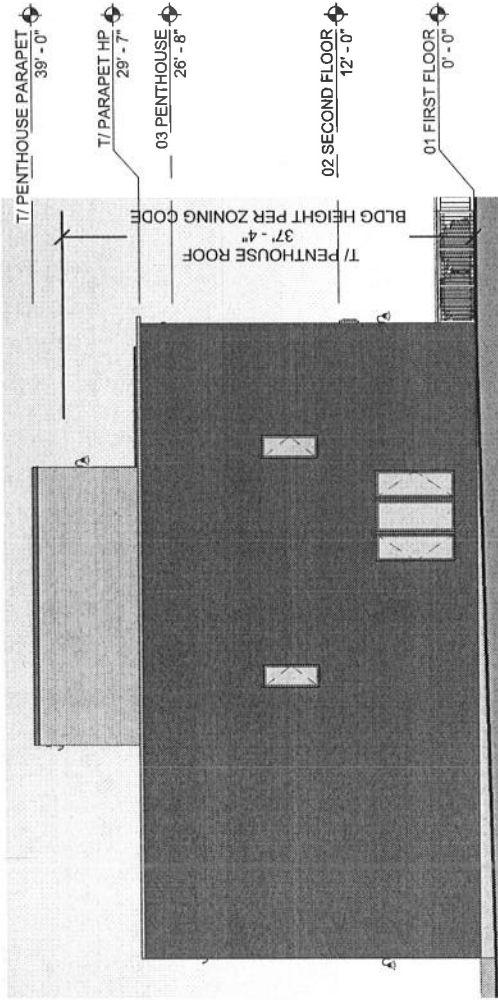
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**FitzGerald**  
Associates Architects

**EXTERIOR ELEVATIONS**

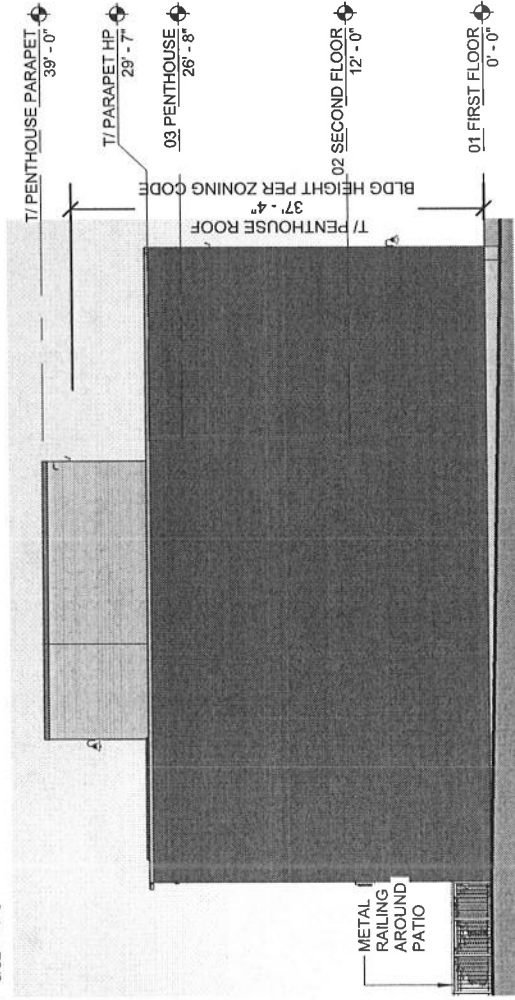
UNIVERSITY VILLAGE ROSE GARDEN  
14154  
9/8/17  
**A2-1**



WEST ELEVATION

2

3/32" = 1'-0"



EAST ELEVATION

1

3/32" = 1'-0"





DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

October 10, 2017

Michael De Rouin  
FitzGerald Associates Architects PC  
912 W. Lake St.  
Chicago, Illinois 60607

Re: **Site Plan Approval for Institutional Planned Development #549, Subarea 4, University Village East, Lot 51, Northwest corner of S. Halsted St. and W. 14<sup>th</sup> Pl. (1426 S. Halsted St.)**

Dear Mr. De Rouin:


Please be advised that your request for site plan approval to Institutional Planned Development No. 549 ("PD 549"), 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 Number 14 of the Planned Development Ordinance.

The project consists of a three-story, seven-unit townhouse building located on the northwest corner of S. Halsted St. and west 14<sup>th</sup> Pl., at 1426 S. Halsted St. The site plan and elevations presented for this project are consistent with those approved in conjunction with the administrative relief granted on March 8, 2016. This request for approval includes the following attached documents produced by FitzGerald Associates Architects:

- A0-00: Site Plan (revised 01/25/17)
- A2-1 North, South, East and Southeast Building Elevations (07/30/15)
- A2-2 North and West Building Elevations (07/30/15)
- L2-00: Landscape Plan (07/29/16)

Upon review of the materials submitted, DPD has determined that the site plan is consistent with and satisfies the requirements of Planned Development #549, as amended. Accordingly, this site plan submittal for Institutional Planned Development #549 is hereby approved as conforming to the Planned Development as amended and further revised by the administrative relief for a minor change granted via letter from DPD on March 8, 2016.

Sincerely,

  
Patricia A. Scudiero  
Zoning Administrator

Originated by: Heidi Sperry  
cc: Mike Marmo (DPD)  
Erik Glass (DPD)  
Planned Development files

**SITE NOTES**

1. THE INTENT OF THE SITE PLAN IS TO LOCATE THE BUILDING(S) ON THE SITE OR PROPERTY. SEE CIVIL AND MECHANICAL DRAWINGS FOR THE LOCATION OF UTILITIES, GRADING, PAVEMENTS, SOIL TYPES, PLANTINGS, FENCES, ETC.
2. SEE CIVIL DRAWINGS FOR FIRST FLOOR ELEVATION.
3. FLOOR LEVEL ELEVATIONS ARE BASED ON CITY OF CHICAGO DATUM.
4. COORDINATE ALL INCOMING UTILITIES.

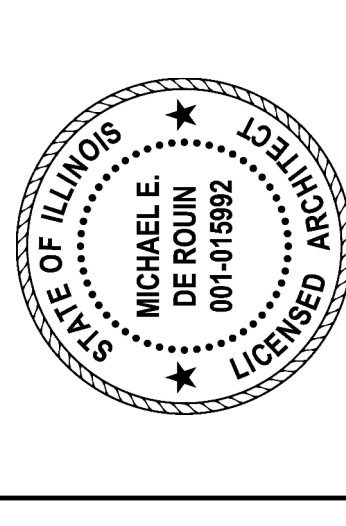
**KEY NOTES**

- 2.02 PROPERTY LINE
- 3.02 CONCRETE LANDING 60 INCHES WIDE
- 3.03 CONCRETE SLOPED WALKWAY, MAX. 1:20 SLOPE
- 3.04 EXISTING FENCE LINE

**FitzGerald**  
 ASSOCIATES Architects  
 912W. Lake St. Chicago, Illinois  
 1312.653.9100  
 1312.653.1919  
 www.fitzgeraldassociates.net

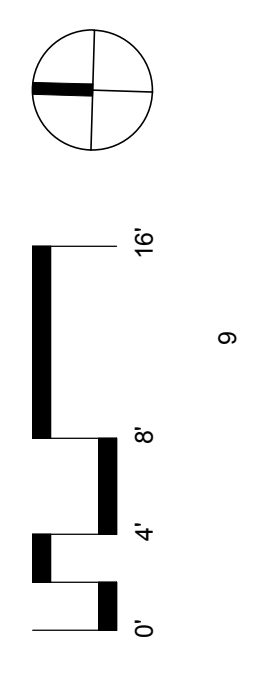
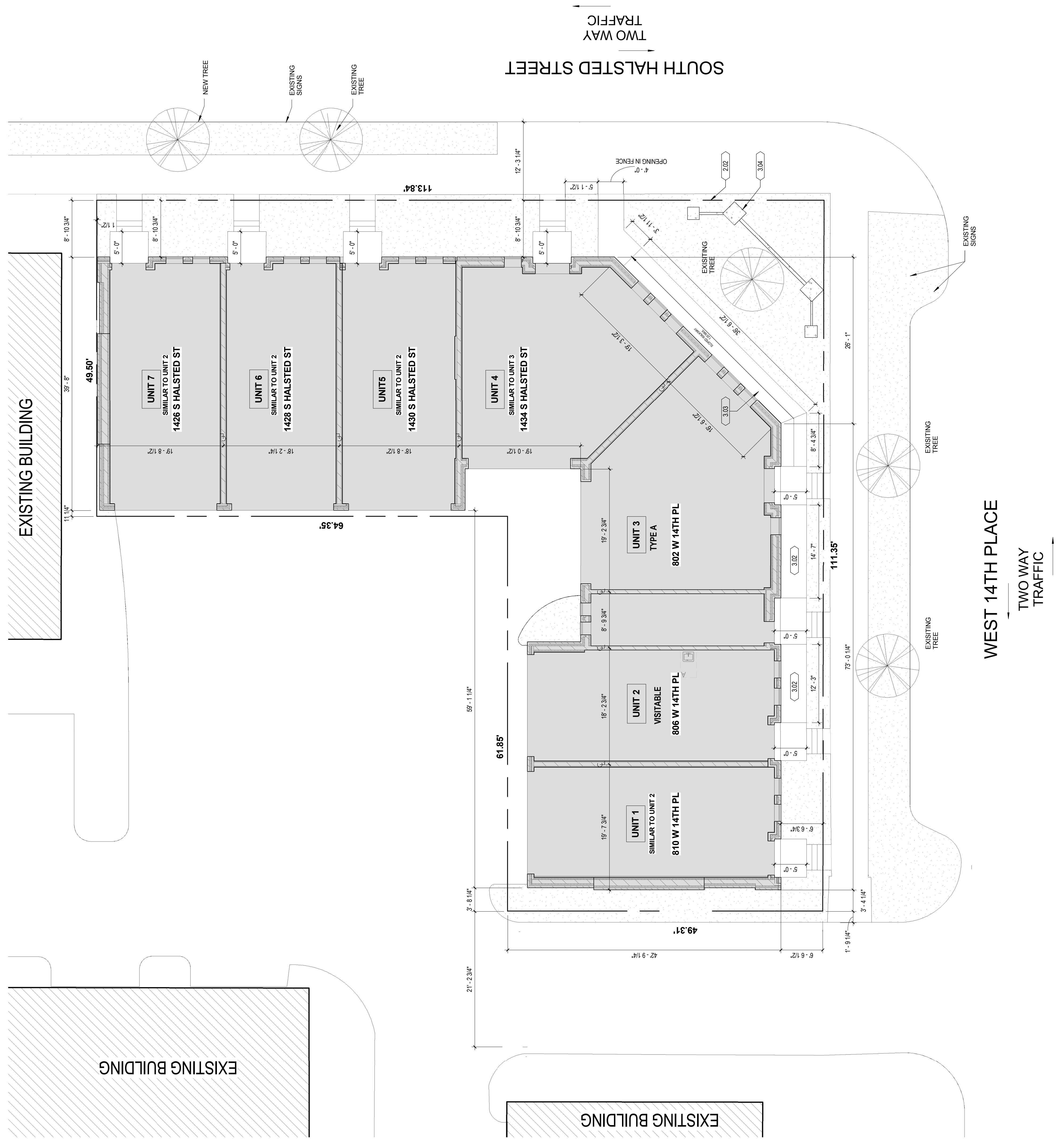
14153  
**UNIVERSITY VILLAGE**  
 SOUTH HALSTED ST & WEST 14TH PL, LOT 51  
 CHICAGO, IL. 60607  
 CLIENT:  
**SOUTH CAMPUS DEVELOPMENT TEAM**  
 1305 S. HALSTED STREET  
 CHICAGO, IL. 60607 (T)  
 312.850.8330 (F)  
 312.850.8336

ISSUED FOR PERMIT 01/26/17  
 ISSUED FOR PRICING 03/16/16

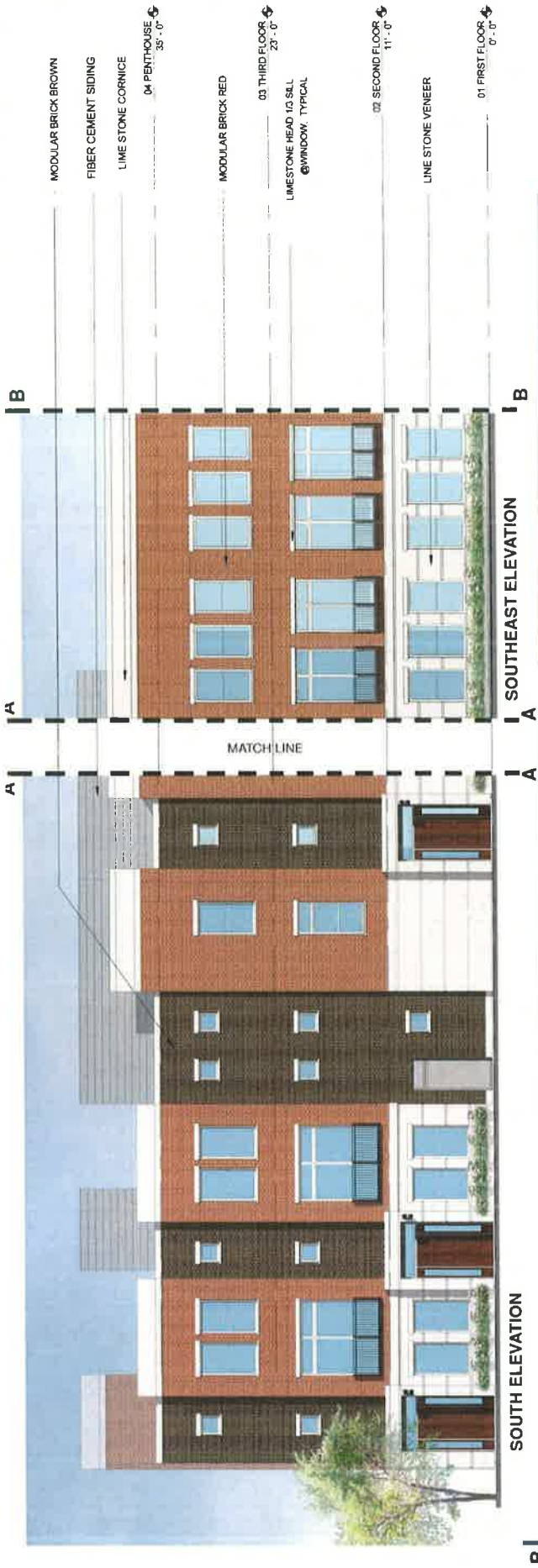


SITE PLAN

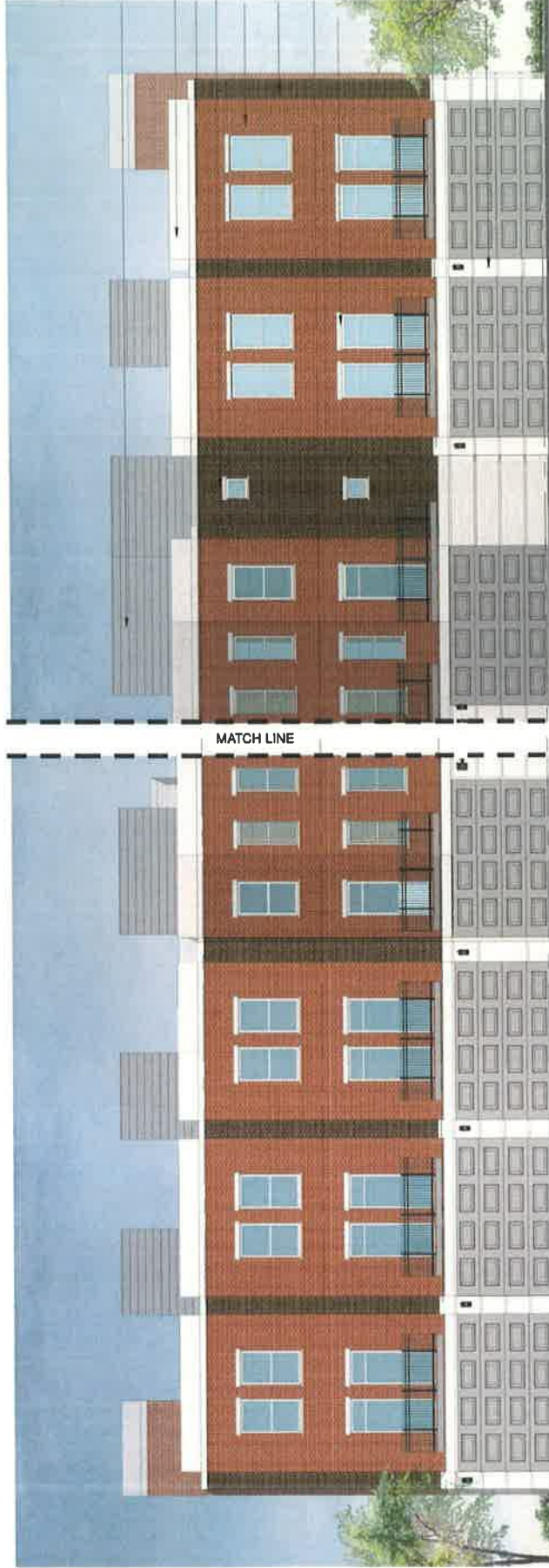
A0-00



1 2 3 4 5 6 7 8 9



C C  
C C  
MATCH LINE  
C C

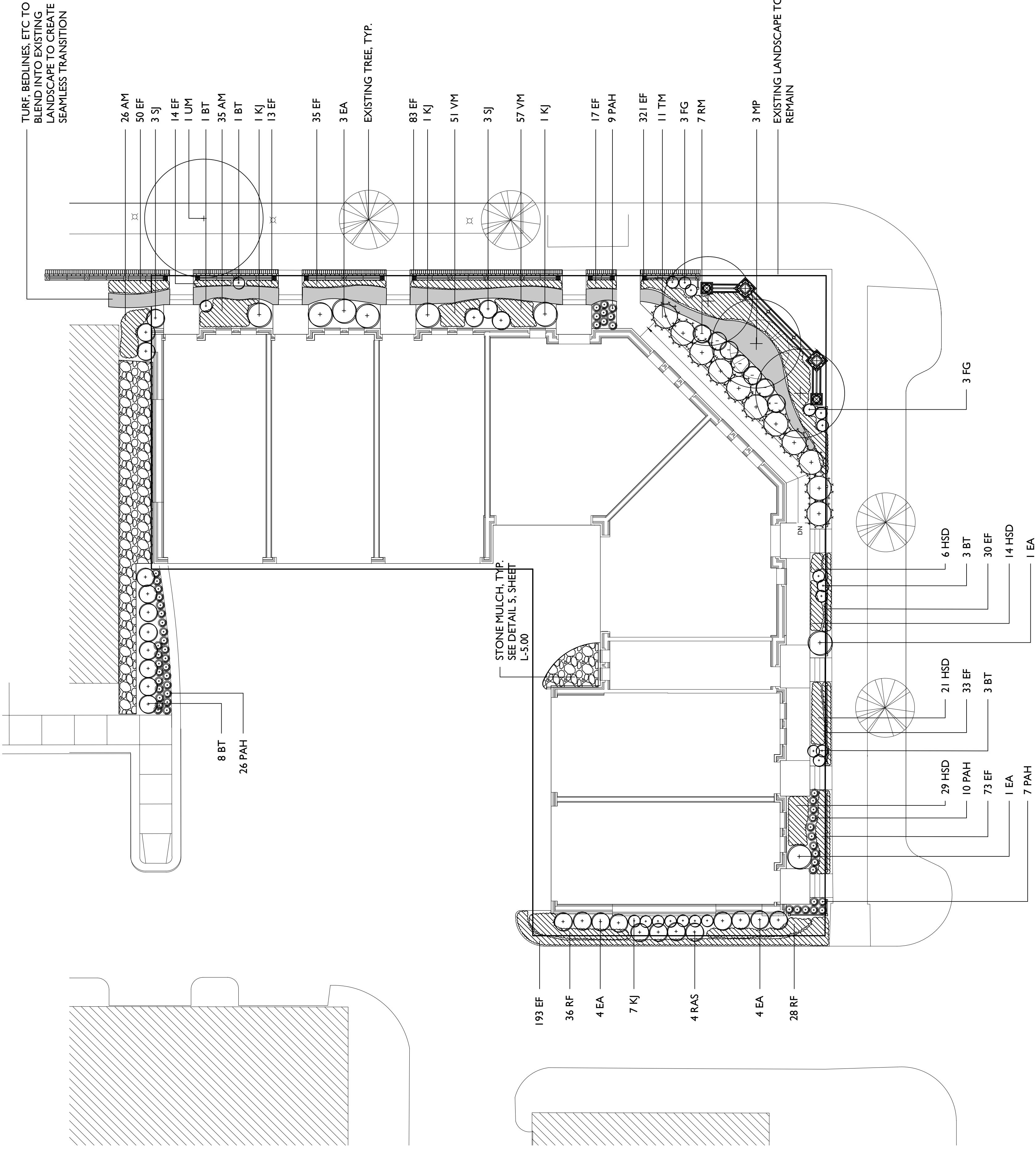
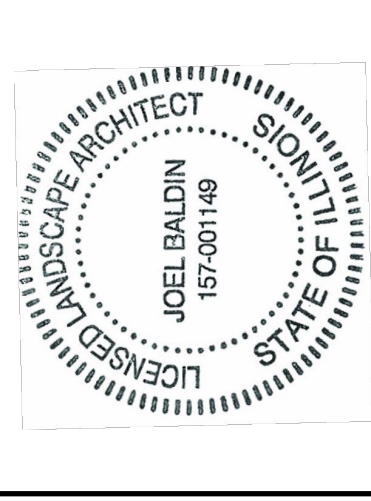


- FIBER CEMENT SIDING
- LIME STONE CORNICE
- 04 PENTHOUSE
- MODULAR BRICK RED
- MODULAR BRICK BROWN
- 03 THIRD FLOOR
- LIME STONE HEAD 1/2 SILL
- WINDOW, TYPICAL
- 02 SECOND FLOOR
- LIME STONE VENEER
- 01 FIRST FLOOR



UV - Lot 51  
14153  
07/30/15

# ELEVATIONS



**GENERAL NOTES**

- SUBMIT SHOP DRAWINGS FOR A COMPLETE AND FUNCTIONAL IRRIGATION SYSTEM. IRRIGATION SYSTEM TO PROVIDE HEAD TO HEAD SPACING WITH 100% COVERAGE.
- ARCHITECT TO VERIFY IN THE FIELD PLANT LAYOUT PRIOR TO INSTALLATION.
- IF THERE ARE EXISTING ASH TREES ON THE PROJECT SITE, THE CONTRACTOR SHALL VERIFY THE HEALTH AND VITALITY OF THESE TREES. TREES TO BE REMOVED BY A LICENSED ARBORIST OR FORESTER. ASH TREES TO BE REMOVED SHALL ADHERE TO THE ILLINOIS ARBORIST COMPLIANCE AGREEMENT BY THE CONTRACTOR. TREES TO BE REMOVED BETWEEN SEPTEMBER 1ST AND APRIL 30TH WHEN THERE ARE NO RESTRICTIONS. ASH TREES TO BE REMOVED BETWEEN MAY 1ST AND AUGUST 31ST SHALL BE REMOVED WITH A LICENSED ARBORIST. ILLINOIS ARBORIST COMPLIANCE AGREEMENT.
- ALL PROPOSED STREET TREES TO HAVE 7.25" MINIMUM BRANCH HEIGHT ABOVE THE ROOTBALL PER THE CHICAGO LANDSCAPE ORDINANCE.
- PLANT QUANTITIES UNDER THE CONTRACT ARE INDICATED ON THE PLANS. IN THE EVENT OF ANY DISCREPANCIES, THE CONTRACT SHALL BE BASED ON THE QUANTITIES SHOWN ON THE PLANS.

**OWNERS SWORN STATEMENT**

THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY KNOWN AS UNIVERSITY VILLAGE EAST LOT 51, LOCATED AT THE INTERSECTION OF WEST 14TH PLACE AND SOUTH HALSTED STREET AND 14TH PLACE HAS, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED, AND WILL BE INSTALLED, MAINTAINED, AND REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 33 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO LANDSCAPE ORDINANCE, AND THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE."

EXISTING PARKWAY TREES AND ORNAMENTAL FENCING ARE TO BE TO BE PROTECTED WHILE THE PROJECT IS UNDER CONSTRUCTION AND WILL BE REPLACED BY CURRENT AND SUBSEQUENT OWNERS IF DAMAGED.

THE PLANTS WILL BE INSTALLED BY AUGUST 1, 2018.

BY (OWNER):  
 DATE: 7.31.2017

**LANDSCAPE ARCHITECT'S SWORN STATEMENT**

THE UNDERSIGNED LANDSCAPE ARCHITECT, REGISTERED IN THE STATE OF ILLINOIS, CERTIFIES THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION, LICENSE EXPIRATION DATE: AUGUST 31, 2017.

BY (LANDSCAPE ARCHITECT):  
 DATE: 07/29/2016

**LANDSCAPE ORDINANCE ANALYSIS**

WEST 14TH PLACE PARKWAY PLANTING

LENGTH (LINEAR FEET)	112'-0"
NUMBER OF EXISTING TREES	7
NUMBER OF ADDITIONAL TREES PROVIDED	0

0 TREES ARE PROVIDED. ADDITIONAL TREES CAN NOT BE PROVIDED DUE TO STREET AND DRIVEWAY INTERSECTION SETBACKS AND EXISTING TREE SETBACKS.

SOUTH HALSTED STREET

LENGTH (LINEAR FEET)	114'-0"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	4
NUMBER OF EXISTING TREES	1
NUMBER OF ADDITIONAL TREES PROVIDED	3

1 EXISTING TREE TO BE REMOVED. 3 TREES PROVIDED. ADDITIONAL TREES CAN NOT BE PROVIDED DUE TO STREET INTERSECTION SETBACKS, BUS STOP INTERSECTION SETBACKS, AND EXISTING TREE SETBACKS.

VEHICULAR USE AREA SCREENING  
 NOT APPLICABLE IN THIS PHASE

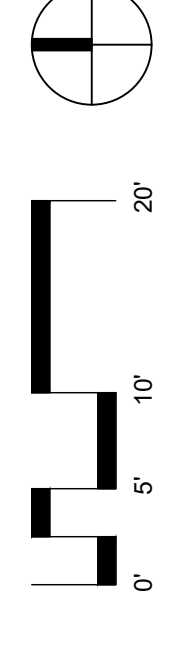
VEHICULAR USE AREA INTERNAL PLANTING  
 NOT APPLICABLE IN THIS PHASE

**GENERAL NOTES**

- SUPPLY TOPSOIL TO DEPTH INDICATED:  
 LAWN AREAS (SOD): 12" PER TREE INSTALLATION DETAIL  
 PERENNIALS AND GROUNDCOVERS: 12"  
 SHRUBS: 12"



5. HALSTED STREET PARKWAY EXISTING 6" MAPLE TREE TO BE REMOVED



**PLANT LIST** NOTE: QUANTITIES ON THE PLANT LIST ARE PROVIDED FOR INFORMATION ONLY. PLANT QUANTITIES UNDER THE CONTRACT SHALL BE BASED ON THE QUANTITIES SHOWN ON THE PLANS.

CODE	BOTANICAL NAME	COMMON NAME	QUANTITY	CALIPER	HEIGHT	SPREAD	ROOT	REMARKS
UM	ULMUS 'MORTON'	ACCOLADE ELM	1	4"			B & B	SINGLE STRAIGHT TRUNK, SPECIMEN
MP	MALUS 'PRAIRIEFIRE'	PRAIRIEFIRE CRABAPPLE	3		9'-10"		B & B	MULTI-STEM, 3 TO 5 STEMS MINIMUM
BT	BERBERIS THUNBERGII 'ATROPURPUREA NANA'	CRIMSON PYGMY BARBERRY	16		12"		2 GALLON	2'-0" ON CENTER
EA	EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	13		30"		B & B	4'-0" ON CENTER
FG	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	6		18"	24"	2 GALLON	2'-0" ON CENTER
KJ	KERRIA JAPONICA	KERRIA	10		18"		B & B	2'-0" ON CENTER
RAS	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	4		18"		5 GALLON	2'-0" ON CENTER
RM	ROSA 'RED MEDILAND'	RED MEDILAND ROSE	7		18"		2 GALLON	2'-0" ON CENTER
SJ	SPIREA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	6		15"		2 GALLON	2'-0" ON CENTER
TM	TAXUS MEDIA DENSIFORMIS	DENSE YEW	11		24"		B&B	3'-0" ON CENTER
AM	ALCHEMILLA MOLLIS	LADY'S MANTLE	61		1'-0" ON CENTER		1 GALLON	1'-0" ON CENTER
HSD	Hemerocallis 'STELLA D'ORO'	STELLA D'ORO DAYLILY	70		1'-0" ON CENTER		1 GALLON	1'-0" ON CENTER
PAH	Pennisetum alopecuroides 'HAMELIN'	DWARF FOUNTAIN GRASS	52		1'-0" ON CENTER		1 GALLON	1'-0" ON CENTER
RF	Rubraecia fulgida 'GOLDSTRUM'	BLACK-EYED SUSAN	64		1'-0" ON CENTER		1 GALLON	1'-0" ON CENTER
EF	EUONYMUS FORTUNE VAR. 'COLORATUS'	PURPLE LEAF WINTERCREPER	849		8" ON CENTER		1 QUART	8" ON CENTER
VM	VINCA MINOR	PERIWINKLE	108		8" ON CENTER		1 QUART	8" ON CENTER



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

February 6, 2017

Michael DeRouin  
FitzGerald Associates Architects  
912 W. Lake Street  
Chicago, IL 60607-1707

**Re: Administrative Relief request for Institutional Planned Development No. 549, Subarea 5  
University Village East, Building 1, 736-740 W. 14<sup>th</sup> Street**

Dear Mr. DeRouin:

Please be advised that your request for a minor change to Institutional Planned Development No.549 ("PD 549"), 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. 14 of PD 549.

On October 15, 2007, administrative relief was granted to allow for the proposed six-unit townhouse building to be replaced with a 12-unit condominium building. On March 8, 2016, administrative relief was granted to replace that proposed building with a two-story, five-unit townhouse building at 736-740 W. 14<sup>th</sup> St. Your client, South Campus Development Team, L.L.C. (Harlem Irving Companies) is once again seeking administrative relief to allow a height increase from 26 feet to 37'-4" to allow for a partial third floor with roof deck on the middle three townhomes and window placement modifications on the south and east façade. The proposed modifications are shown on the attached, revised Exterior Elevations, dated January 10, 2017. The Board of Trustees of the University of Illinois has consented to this request.

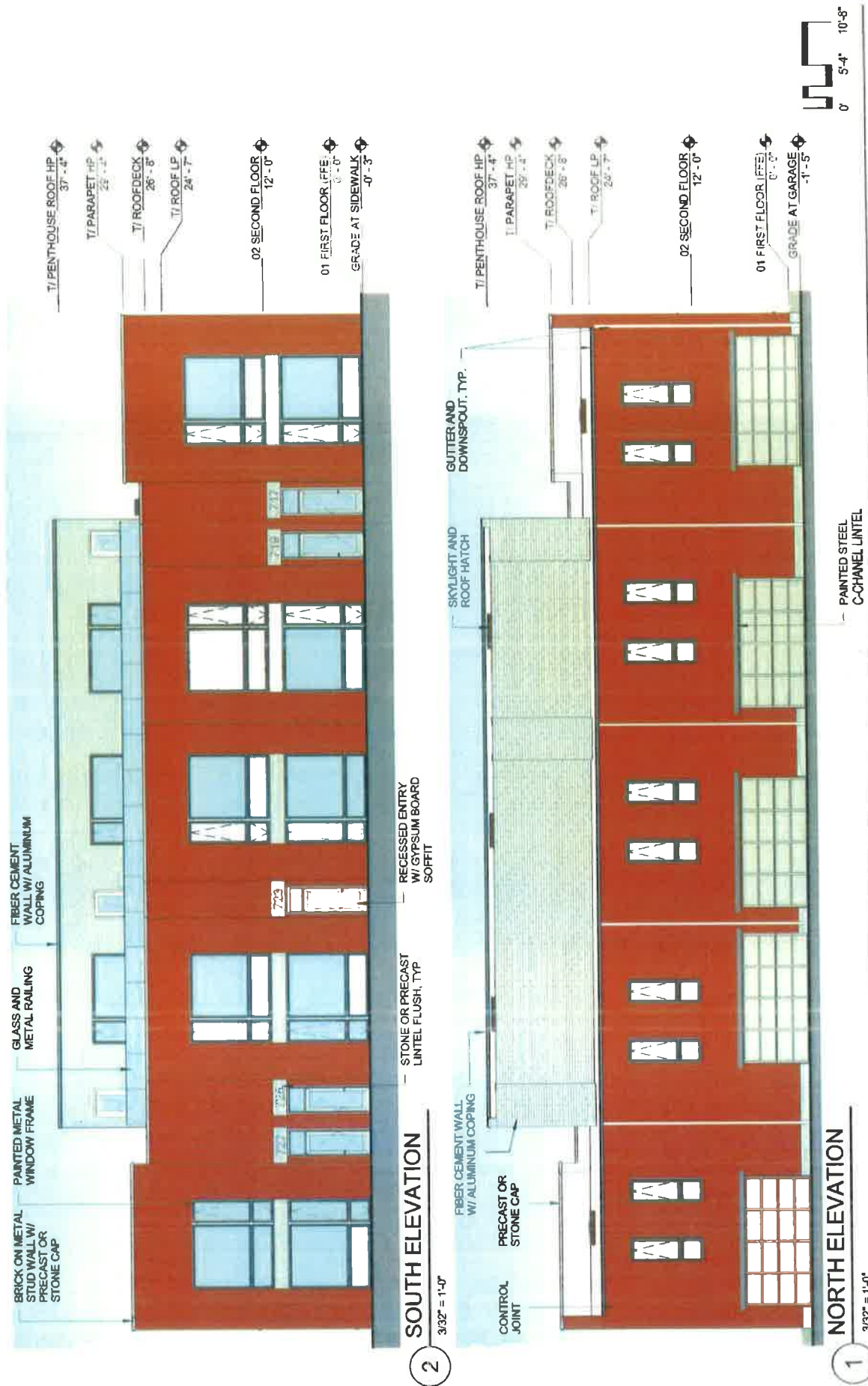
With regard to your request, the Department of Planning and Development has determined that allowing the height increase and window placement modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. The proposed height increase to 37'-4" is still below the 45'-0" maximum height permitted.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Planned Development No. 549, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

  
Patricia A. Scudiero  
Zoning Administrator

C: Vince Forgione, Mike Marmo, Erik Glass, Main file



2 SOUTH ELEVATION  
3/32" = 1'-0"

1 NORTH ELEVATION  
3/32" = 1'-0"

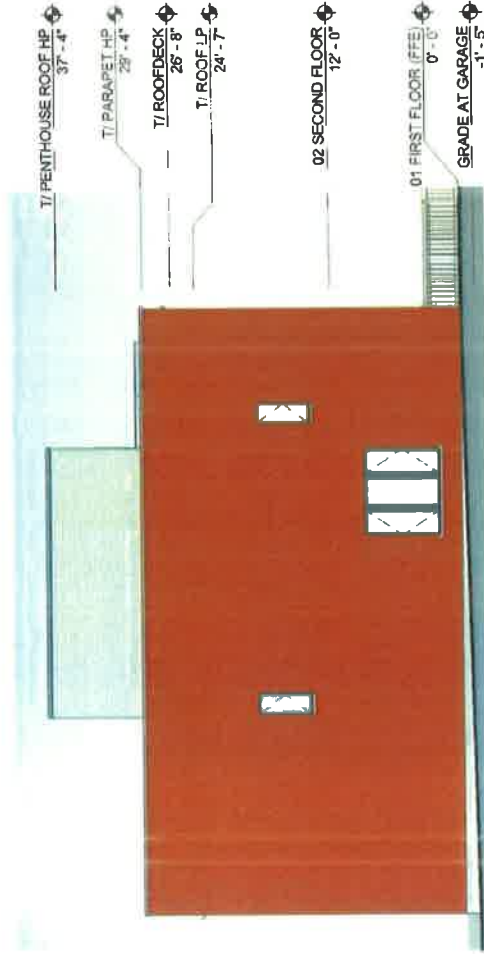
**FitzGerald**

EXTERIOR ELEVATIONS

UNIVERSITY VILLAGE ROSE GARDEN  
14154  
01/10/17

A2-1

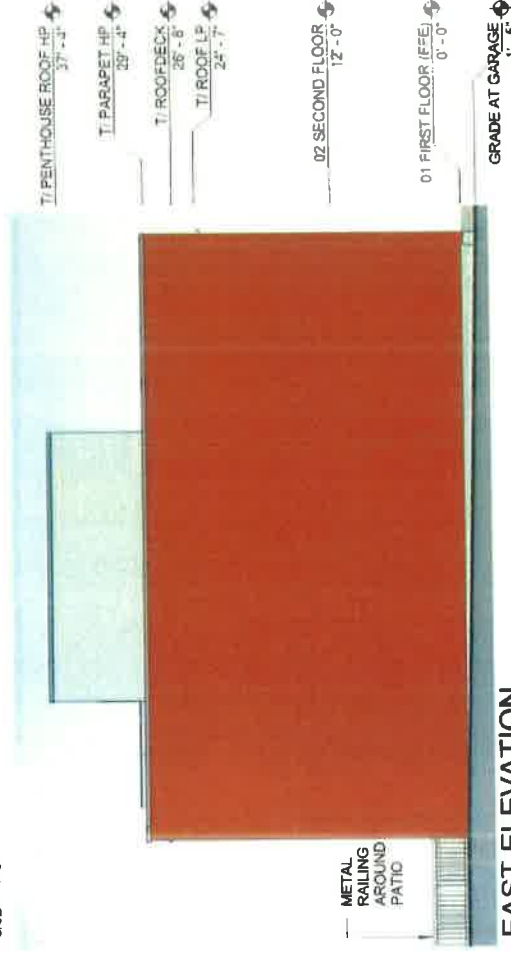
EXTERIOR ELEVATIONS



WEST ELEVATION

2

3/32" = 1'-0"



EAST ELEVATION

1

3/32" = 1'-0"





DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

February 6, 2017

Michael DeRouin  
FitzGerald Associates Architects  
912 W. Lake Street  
Chicago, IL 60607-1707

**Re: Administrative Relief request for Institutional Planned Development No. 549, Subarea 5,  
University Village East, Building 14, 725-739 W. 15<sup>th</sup> Street**

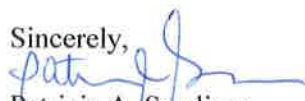
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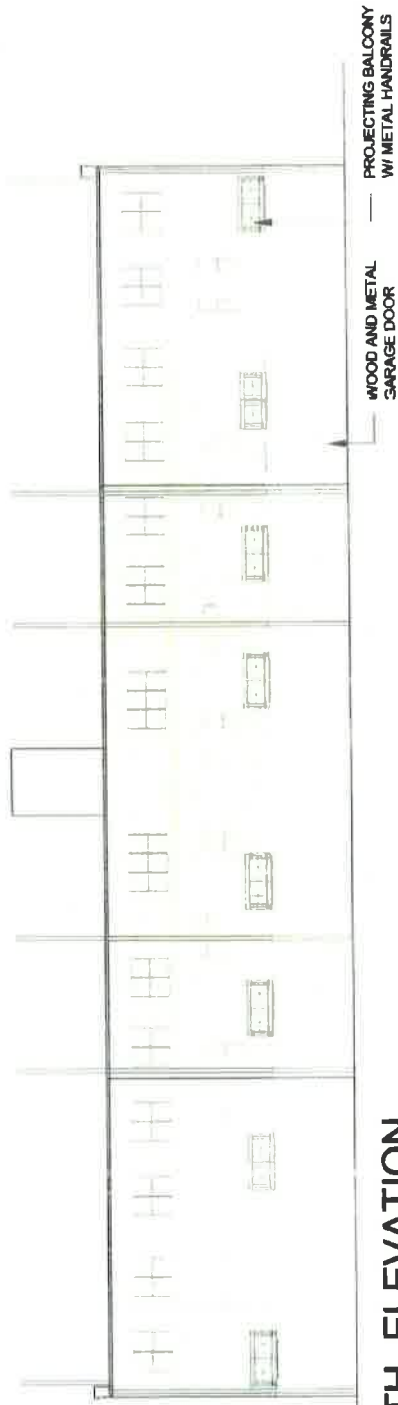
On December 3, 2007, administrative relief was granted to allow for a proposed 10-unit building to be replaced with a three-story, 12-unit condominium building. On March 8, 2016, administrative relief was granted to replace that proposed building with an eight-unit townhouse building at 725-739 W. 15<sup>th</sup> St. Your client, South Campus Development Team, L.L.C. (Harlem Irving Companies) is once again seeking administrative relief to add two additional bays on the front facades of the proposed townhomes. As a result, a total of six of the eight townhomes will have bays, as shown on the attached, revised North Elevation, dated January 10, 2017. The Board of Trustees of the University of Illinois has consented to this request.

With regard to your request, the Department of Planning and Development has determined that allowing two additional bays on the proposed townhomes 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. 549, 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.

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Patricia A. Scudiero  
Zoning Administrator

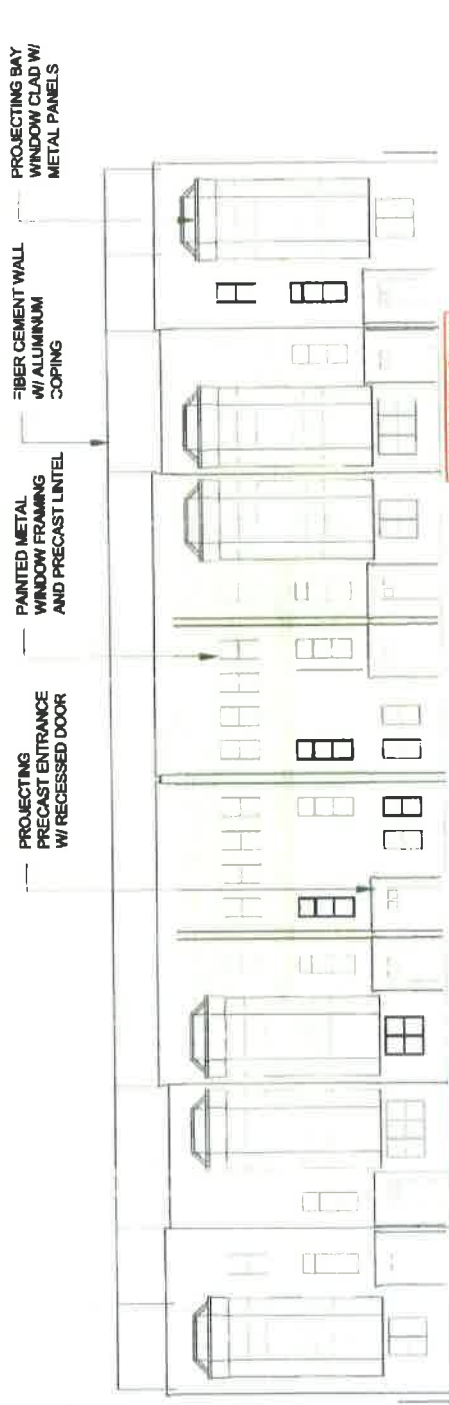
C: Vince Forgione, Mike Marmo, Erik Glass, Main file



WOOD AND METAL GARAGE DOOR

PROJECTING BALCONY W/ METAL HANDRAILS

**SOUTH ELEVATION**



PROJECTING PRECAST ENTRANCE W/ RECESSED DOOR

PAINTED METAL WINDOW FRAMING AND PRECAST LINTEL

FIBER CEMENT WALL W/ ALUMINUM COPING

PROJECTING BAY WINDOW CLAD W/ METAL PANELS

727 W. 15th Street

737 W. 15th Street

**NORTH ELEVATION**



UNIVERSITY VILLAGE  
SOUTH GARDEN  
14155  
01/10/17

A2-1

**EXTERIOR ELEVATIONS**



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

March 8, 2016

Mara S. Georges  
Daley and Georges, Ltd.  
20 South Clark St., Suite 400  
Chicago, IL 60603-1835

**Re: Administrative Relief request for Institutional Planned Development No. 549, Subarea 5,  
University Village East, Building 1, 736-740 W. 14<sup>th</sup> Street**

Dear Ms. Georges:

Please be advised that your request for a minor change to Institutional Planned Development No. 549 ("PD 549"), 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. 14 of PD 549.

Your client, South Campus Development Team, L.L.C. (Harlem Irving Companies) is seeking administrative relief for a proposed residential building at 736-740 W. 14<sup>th</sup> St. On October 15, 2007, administrative relief was granted to allow for the proposed six-unit townhouse building to be replaced with a three-story, 12-unit walk-up condominium building. You are now seeking administrative relief to allow for a proposed two-story, five-unit townhouse building as shown on the attached Site Plan and Elevations. The Board of Trustees of the University of Illinois has consented to this request and CDOT has approved the revised Site Plan.

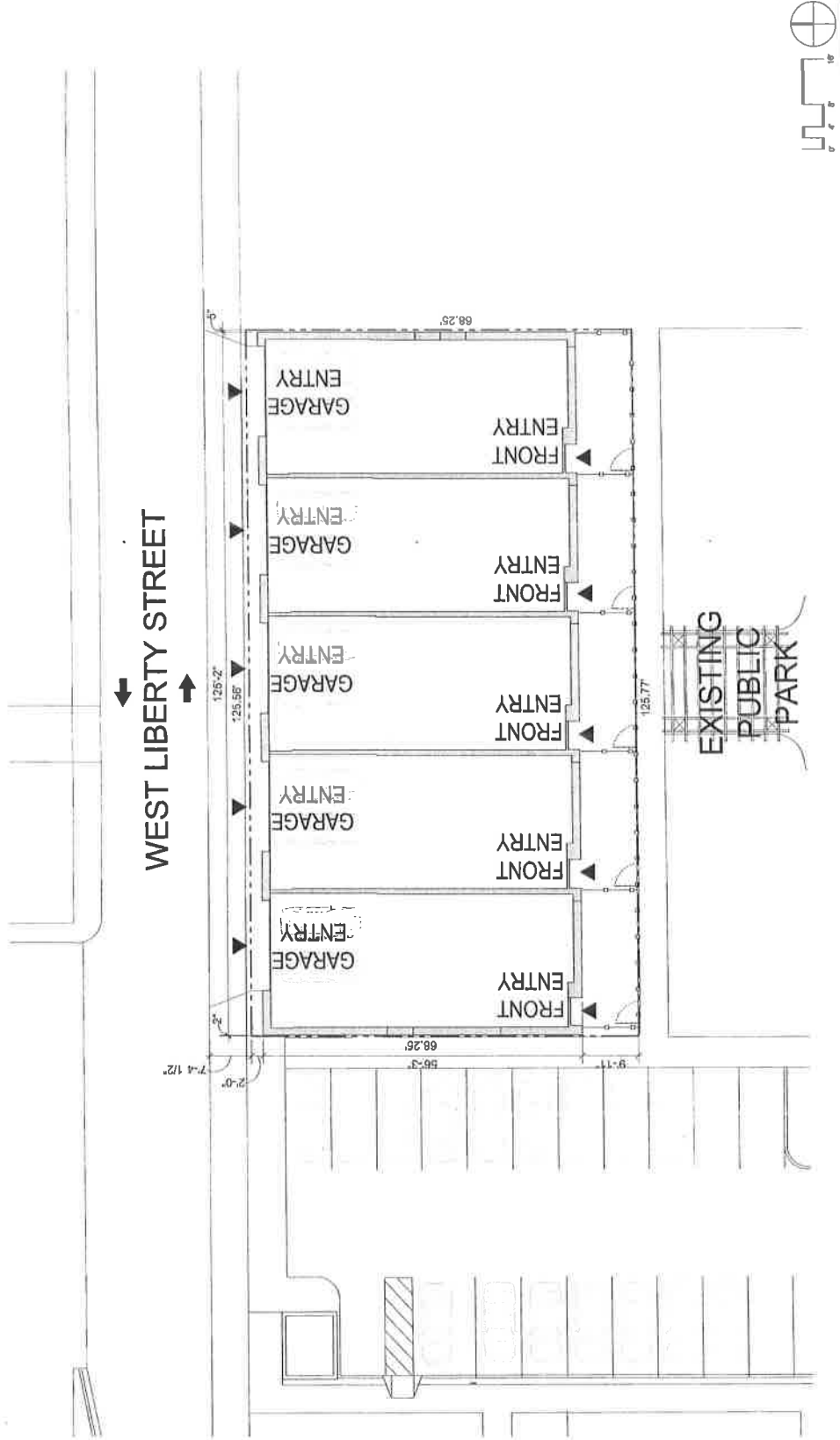
With regard to your request, the Department of Planning and Development has determined that allowing the proposed substitution of a three-story, 12-unit condominium building with a two-story, five-unit townhouse building will not create an adverse impact on the Planned Development or surrounding neighborhood, 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 height will be reduced from approximately 36 feet to 26 feet and the new design is similar to what was originally proposed for the site.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Planned Development No. 549, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

Patricia A. Scudiero  
Zoning Administrator

C: Mike Marmo, Erik Glass, Main file



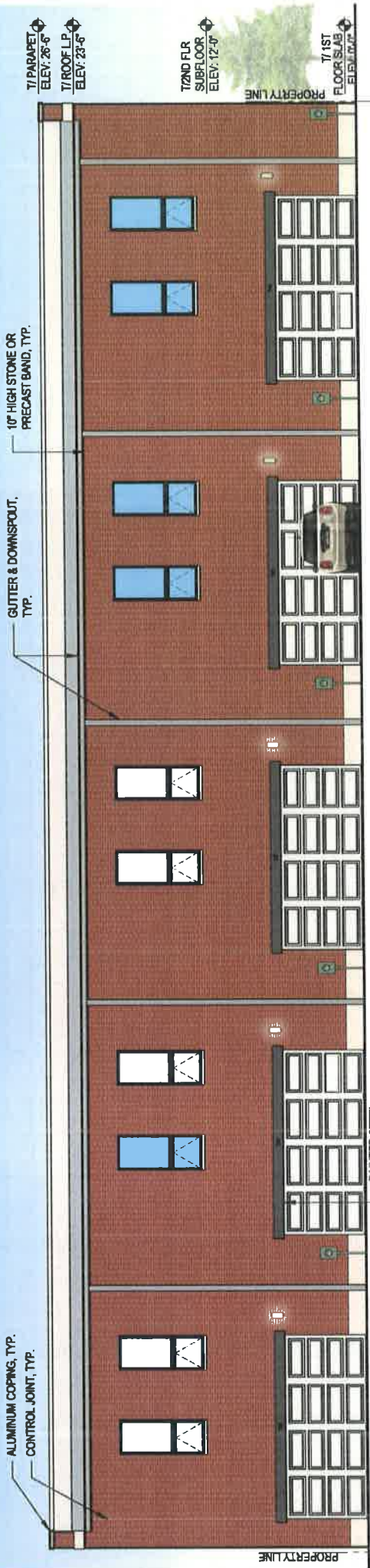
UV Rose Garden  
 14154  
 01/27/16

**FitzGerald**  
 ASSOCIATES ARCHITECTS

**SITE PLAN**



1 SOUTH (FRONT) ELEVATION  
1/8" = 1'-0"

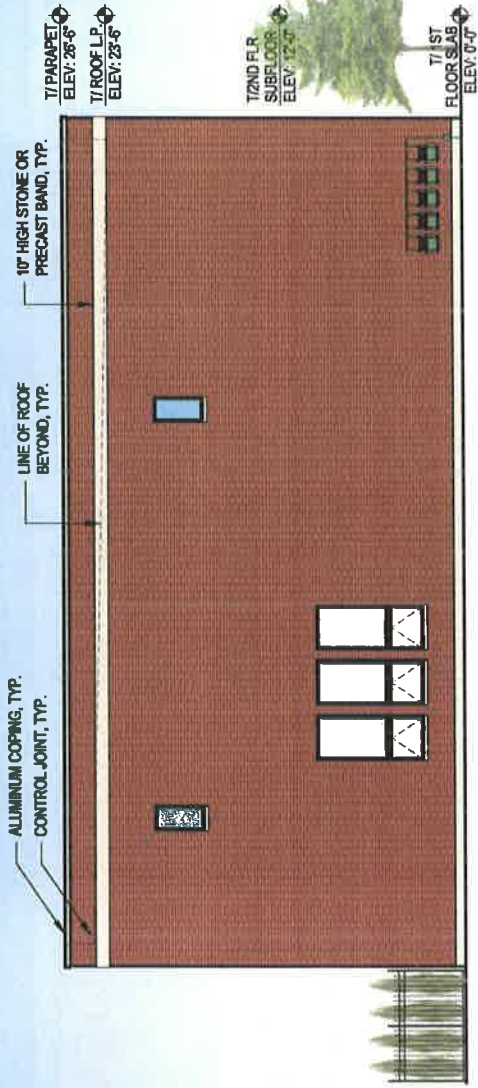


2 NORTH (REAR) ELEVATION  
1/8" = 1'-0"

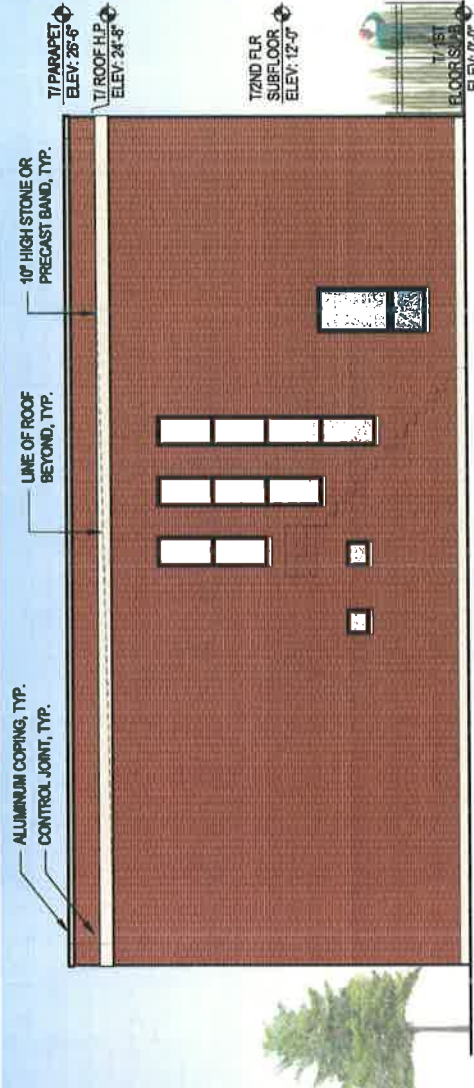


UV Rose Garden: Townhomes  
14154  
08-11-2015

# EXTERIOR ELEVATIONS



1 EAST (SIDE) ELEVATION  
1/8" = 1'-0"



2 WEST (SIDE) ELEVATION  
1/8" = 1'-0"



UV Rose Garden: Townhomes  
14154  
08-11-2015

EXTERIOR ELEVATIONS



DEPARTMENT OF PLANNING AND DEVELOPMENT

CITY OF CHICAGO

March 8, 2016

Mara S. Georges  
Daley and Georges, Ltd.  
20 South Clark St., Suite 400  
Chicago, IL 60603-1835

**Re: Administrative Relief request for Institutional Planned Development No. 549, Subarea 5,  
University Village East, Building 14, 725-739 W. 15<sup>th</sup> Street**

Dear Ms. Georges:

Please be advised that your request for a minor change to Institutional Planned Development No. 549 ("PD 549"), 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. 14 of PD 549.

Your client, South Campus Development Team, L.L.C. (Harlem Irving Companies) is seeking administrative relief for a proposed residential building at 725-739 W. 15<sup>th</sup> St. On December 3, 2007, administrative relief was granted to allow for the proposed ten unit building consisting of four, three-story townhomes and four, two-story townhomes over two single floor condominium units to be replaced with a three-story, 12-unit walk up condominium building. You are now seeking administrative relief to replace that proposed building with a four-story, eight-unit townhouse building. The building height will not exceed the 45 foot maximum height allowed. The attached Site Plan and Elevations shall be inserted into the main file. The Board of Trustees of the University of Illinois has consented to this request and CDOT has approved the revised Site Plan.

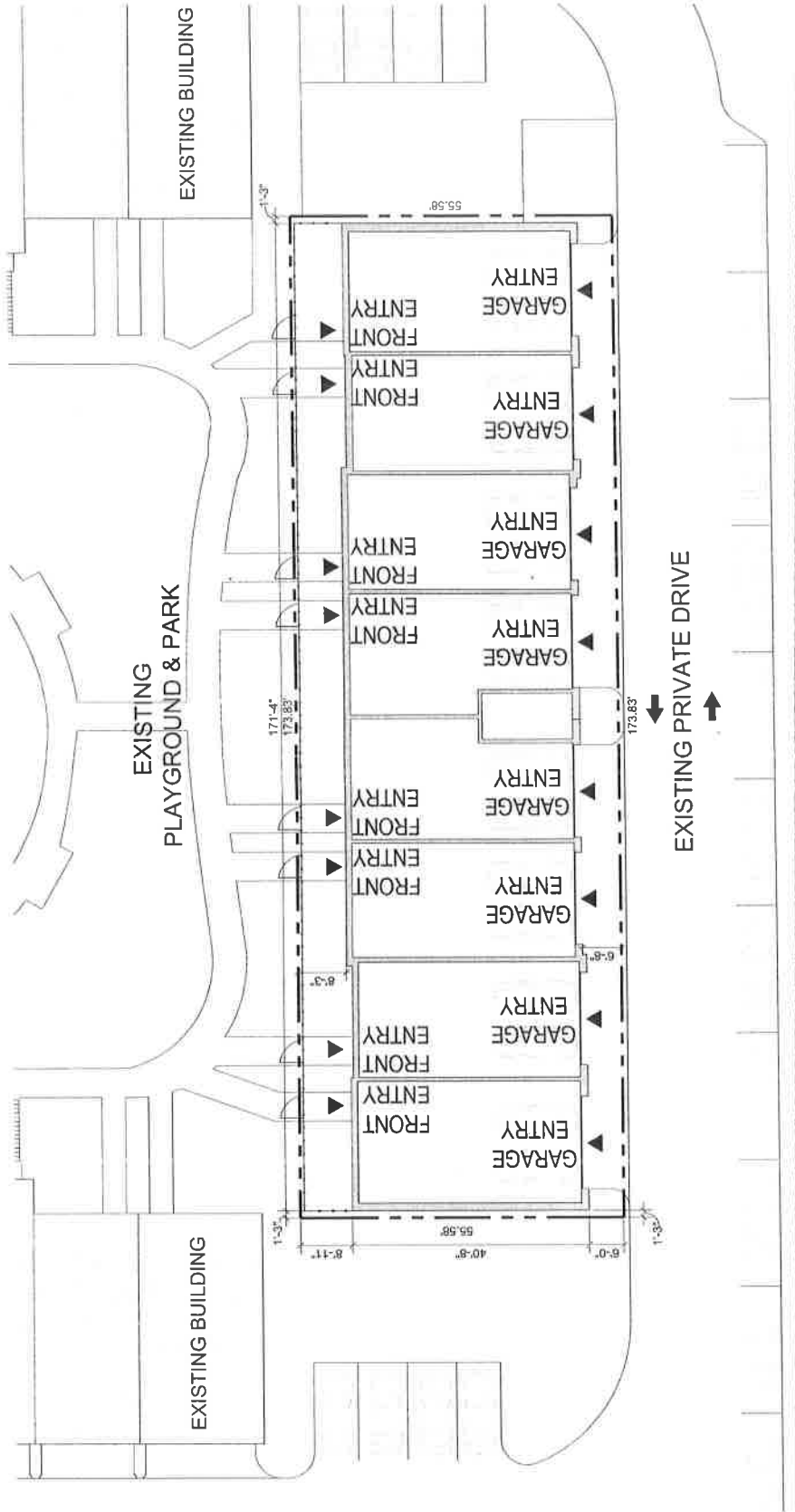
With regard to your request, the Department of Planning and Development has determined that allowing the proposed substitution of a three-story, 12-unit condominium building with a four-story, eight-unit townhouse building will not create an adverse impact on the Planned Development or surrounding neighborhood, 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 existing residential buildings to the east and west are similar in architectural style, scale and massing to the proposed building.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Institutional Planned Development No. 549, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

Patricia A. Scudiero  
Zoning Administrator

C: Mike Marmo, Erik Glass, Main file



UV SOUTH GARDEN  
14155  
01/27/16

SITE PLAN

FitzGerald  
ASSOCIATES ARCHITECTS

ELEVATION = 44'-9"



Front Elevation

ELEVATION = 44'-9"



Rear Elevation

- Brick color 1
- Brick color 2
- Fiber-Cement Siding
- Stone
- Metal Cladding



University Village South Garden  
 FAA # 14155  
 03/18/15

## Elevations



Right Elevation



Left Elevation



Brick color 1



Brick color 2



Fiber-Cement Siding



Metal Cladding



Stone



University Village South Garden  
 FAA # 14155  
 03/18/15



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

March 8, 2016

Mara S. Georges  
Daley and Georges, Ltd.  
20 South Clark St., Suite 400  
Chicago, IL 60603-1835

**Re: Administrative Relief request for Institutional Planned Development No. 549, Subarea 4,  
University Village East, Lot 51, Northwest corner of S. Halsted Street and W. 14<sup>th</sup> Place**

Dear Ms. Georges:

Please be advised that your request for a minor change to Institutional Planned Development No. 549 ("PD 549"), 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. 14 of PD 549.

Your client, the owner of Lot 51, on the northwest corner of S. Halsted St. and W. 14<sup>th</sup> Pl., is South Campus Development Team, L.L.C. (which is owned and managed in part by the Harlem Irving Companies). They are seeking administrative relief to substitute the proposed condominium building with a three-story, seven-unit townhouse building as shown on the attached Site Plan and Elevations. The Board of Trustees of the University of Illinois provided their consent to this request and CDOT has approved the revised Site Plan.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed substitution of a condominium building with a townhouse building 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 existing residential buildings surrounding the site are of similar architectural style, scale and massing.

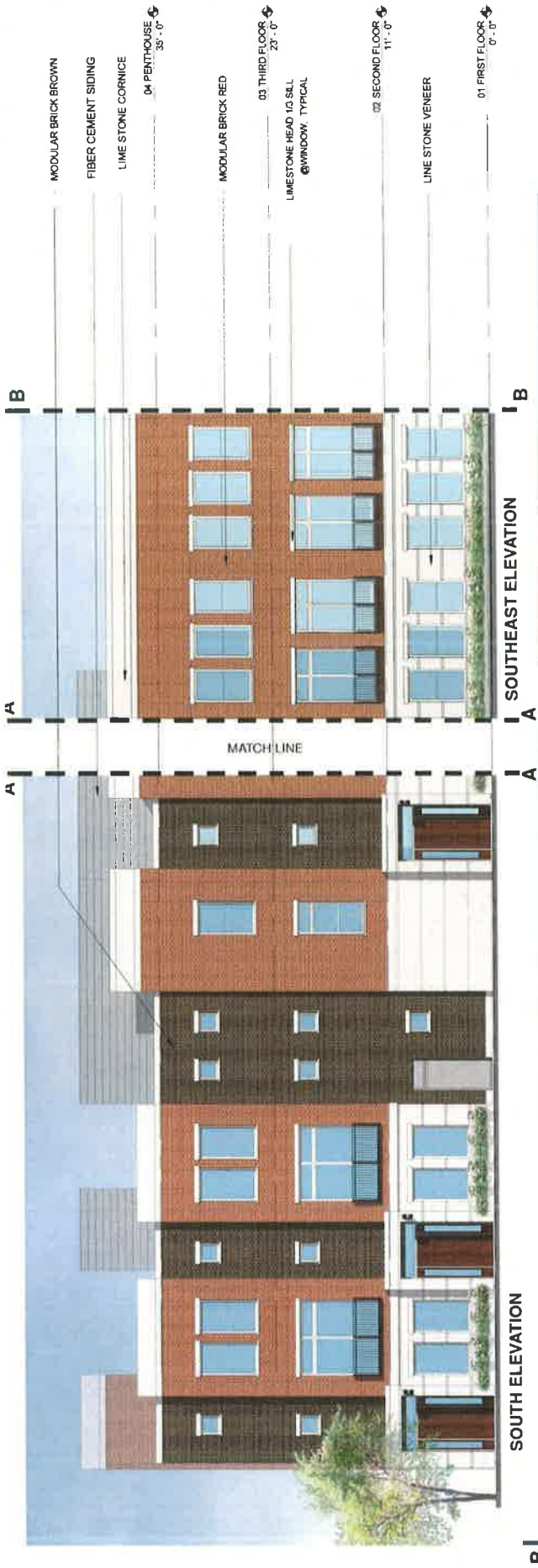
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Planned Development No. 549, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

Patricia A. Scudiero  
Zoning Administrator

C: Mike Marmo, Erik Glass, Main file









DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

February 28, 2014

Vincent G. Forgione  
Bruce Schumacher  
Harlem Irving Companies  
4104 N. Harlem Avenue  
Norridge, Illinois 60706

**Re: Open Space within Institutional Planned Development No. 549**

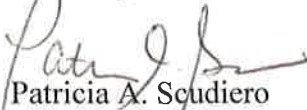
Dear Mr. Forgione and Mr. Schumacher:

This letter is in response to our meeting on February 14, 2014, in which you discussed changes in the ownership and maintenance of the residential open space areas within Institutional Planned Development No. 549 ("IPD 549").

IPD 549 was passed by the City Council on January 20, 1999, and pursuant to Statement 16 (a), open space shall be provided in the amounts specified in Exhibits 1 and 7. It also includes details about improvements to both the public and private open space required. Since that time, minor changes and additions have been made to the boundaries of some open space areas through the site plan approval and administrative relief approval processes. Who shall own and maintain the open space is not specified in the Planned Development and does not affect your open space impact fee credit.

However, as you know, the Planned Development's Intergovernmental Agreement between The Board of Trustees of the University of Illinois and the City of Chicago does identify Neighbor Space, Inc. as the proposed owner and manager of the north and two west parks and the Chicago Park District as the proposed owner and operator of the central park containing a playground. If Neighbor Space and/or the Chicago Park District do not wish to own and/or maintain these parks, then they may want to pursue amending the IGA.

Sincerely,

  
Patricia A. Scudiero  
Zoning Administrator

PAS:HG:tm

C: Doreen O'Donnell (Chicago Park District), Ben Helphand (Neighbor Space), Heather Gleason, Meg Gustafson, Main file



City of Chicago  
Richard M. Daley, Mayor

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>

December 3, 2007

Mr. Roy H. Kruse, AIA  
Roy H. Kruse & Associates, LTD Architects  
833 West Chicago Avenue  
Suite 200  
Chicago, Illinois 60622

**Re: Administrative Relief request for Institutional Planned Development  
No. 549, as amended, University Village East,  
Sub-Area 5, Building 14**

Dear Mr. Kruse:

Please be advised that your request for a minor change to Institutional Planned Development No. 549, 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. 12 of the Planned Development.

Specifically, you are requesting to change Building No. 14 from a ten unit building consisting of four 3-story town homes and four 2-story town homes over two single floor condominium units to a three-story, 12-unit walk-up condominium building with at grade parking. The slightly smaller building, shown on a revised Site Plan, prepared by Roy H. Kruse & Assoc., and dated July 27, 2007, will be located on the southern end of the property bounded by West 15<sup>th</sup> Street to the North, South Union Avenue to the East and South Halsted Street to the West.

With regard to your request, the Department of Planning and Development has determined that redesigning Building No. 14 as a three-story, 12-unit walk-up condominium building does not create an adverse impact on the Planned Development or surrounding neighborhood, does not result in an increase in the bulk or density, does 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. 549, as amended, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,

Arnold L. Randall  
Commissioner

ALR:MRD:tm

cc: Mary Bonome, Mike Marmo, Pat Haynes, Erik Glass, DPD files





City of Chicago  
Richard M. Daley, Mayor

Department of Planning and  
Development

Arnold L. Randall  
Commissioner

City Hall, Room 1000  
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Chicago, Illinois 60602  
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312 744-2271 (FAX)  
312 744-2578 (TTY)

<http://www.cityofchicago.org>

October 15, 2007

Mr. Michael DeRouin, AIA, CSI  
Principal  
FitzGerald Associates Architects  
912 West Lake Street  
Chicago, Illinois 60607-1707

**Re: Administrative Relief request for Institutional Planned  
Development No. 549, as amended, University Village East,  
Sub-Area 5**

Dear Mr. DeRouin:


Please be advised that your request for a minor change to Institutional Planned Development No. 549, 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. 12 of the Planned Development.

Specifically, you are requesting to change Building No. 1 from six townhomes to a three-story, 12-unit walk-up condominium building with 12 parking spaces. A revised Site Plan, prepared by FitzGerald Architects, and dated September 4, 2007, has been approved by the Department of Transportation.

With regard to your request, the Department of Planning and Development has determined that changing Building No. 1 from six townhomes to a three-story, 12-unit walk-up condominium building with 12 parking spaces does not create an adverse impact on the Planned Development or surrounding neighborhood, does not result in an increase in the bulk or density, does 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. 549, as amended, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,

  
Arnold L. Randall  
Commissioner

ALR:MRD:tm

cc: Kathleen Nelson, Mary Bonome, Mike Marmo, Pat Haynes, DPD files





City of Chicago  
Richard M. Daley, Mayor

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 2, 2006

Michael DeRouin  
Associate Principal  
FitzGerald Associates Architects, Inc.  
912 West Lake Street  
Chicago, Illinois 60607-1707

**Re:** Request for a minor change to Institutional Planned Development No. 549,  
Sub-Area 5, all addresses between 1400 and 1456 South Emerald Avenue,  
Chicago, IL.

Dear Mr. DeRouin:

Please be advised that your request for a minor change to Institutional Planned Development No. 549, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development.

Specifically, you requested a substitution of the two-car garages and concrete parking pad by three-car garages for the properties indicated above. This request of an optional three-car garage will provide secure off street parking for the single family homes at University Village East.

The Department of Planning has reviewed the site plan dated March 24<sup>th</sup>, 2006 and the garage plans and elevations dated February 16<sup>th</sup>, 2005 submitted by FitzGerald Associates Architects, Inc.

With regard to your request, the Department of Planning and Development has determined that this revision to the Planned Development would constitute a minor change pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Institutional Planned Development No. 549, I hereby approve the foregoing minor change as stated, but no other changes to Institutional Planned Development No. 549.

Very Truly Yours,

Lori T. Healey  
Commissioner

cc: LTH;MD;CVH





City of Chicago  
Richard M. Daley, Mayor

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>

March 15, 2005

Mr. Guate Grindheim  
Hellmuth, Obata & Kassabaum, Inc.  
30 West Monroe, Suite 1500  
Chicago, IL 60603

**Re:** Site Plan Approval for Institutional Planned Development No. 549, As Amended, Subarea 1

**Proposal:** The construction of the Academic Superblock #1, which will consist of a new convocation center, retail and office uses, and student residences.

Dear Mr. Grindheim:

We have reviewed the Site/Landscape as represented on the Ground Level Floor Plan (sheet ASK-01), dated March 14, 2005, and the Building Elevations (sheets A501 & A502) prepared by Hellmuth, Obata & Kassabaum, Inc., dated November 25, 2004, submitted by you for the construction of the proposed Academic Superblock # 1. This project will be bounded by West Roosevelt Road to the north, West James M. Rochford Street (formerly New Street) to the south, South Halsted Street to the west, and South Union Avenue to the east. This project will include the construction of four (4) student residential buildings of varying heights (Buildings A, B, C, & D) within the southern half of the project site and fronting W. James M. Rochford Street. Retail/commercial space is permitted on the 1<sup>st</sup> and 2<sup>nd</sup> levels of these buildings. The plans submitted reflect that the primary retail space will be provided on Level 1 of Student Residence Building A. These buildings will be connected by a 2<sup>nd</sup> level pedestrian skybridge. This project includes the construction of a new two (2) level convocation center (Forum) with an attached conference room, located within the northeast portion of the project site at the southwest corner of W. Roosevelt Road. & S. Union Avenue. This proposed building will connect to Student Residence Buildings C & D to the south. This project also includes a large landscaped courtyard to be provided within the northwest portion of the project site at the southeast corner of W. Roosevelt Road & S. Union Avenue. Please note that Administrative Reliefs were granted on December 29, 2004 and February 4, 2005, to allow for this new construction.

Upon review of the material submitted by the Applicant, 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. 549, as amended, Subarea 1, is hereby approved as conforming to the Plan of Development as amended and passed by the Chicago City Council on January 20, 1999.

Very truly yours,

Denise M. Casalino  
Commissioner

DMC: SRP: mm

cc: Mike Marmo, PD Files





City of Chicago  
Richard M. Daley, Mayor

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>

December 1, 2004

Mr. Michael De Rouin  
FitzGerald Associates Architects  
912 West Lake Street  
Chicago, Illinois 60607

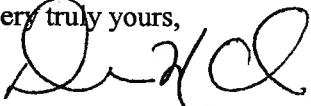

**Re:** Site Plan Approval for Institutional  
Planned Development No. 549, Final Phase  
Subarea 5  
**Proposal:** 219 residential units  
**Location:** Halsted Street & Union  
Street, Depot Street to  
Liberty Street

Dear Mr. De Rouin:

The Department of Planning and Development has reviewed the Site Plan, Landscape Plan, and Building Elevation Plans submitted by you for the construction of two-hundred and nineteen (219) residential units: forty-nine (49) townhomes, 1-thirty-three (33) unit building, 1-thirty-five (35) unit building, five-six-flat buildings with one hundred and thirty-four (134) units and thirty-six (36) single family homes with fifty-six thousand, five hundred and thirty-seven (56,537) square feet of open space, in the Final Phase of Subarea 5 of the Planned Development area. These plans prepared by Fitzgerald Associates Architects, dated August 4, 2004 and revised November 16, 2004, are submitted in accordance with Statement No. 10 of Institutional Planned Development No. 549.

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. 549, Final Phase, Subarea 5, for the construction of two-hundred and nineteen (219) residential units, is hereby approved as conforming to the Plan of Development as amended and passed by the City Council on January 20, 1999.

Very truly yours,

  
Denise M. Casalino, P.E.  
Commissioner 

DMC: SRP: pas

cc: Mike Marmo, DPD files





City of Chicago  
Richard M. Daley, Mayor

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>

December 29, 2004

Mr. Richard F. Friedman  
Neal, Murdock & Leroy, LLC  
203 North LaSalle Street, Suite 2300  
Chicago, Illinois 60601-1213

Re: Request for minor changes to Institutional Planned  
Development No. 549, Subarea 1

Dear Mr. Friedman:

Please be advised that your request for minor changes to Institutional Planned Development No. 549, Subarea 1, on behalf of The Board of Trustees of the University of Illinois, (the "Board") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 14 of the Planned Development.

In your letter dated November 10, 2004, you requested that Statement 16.(g)(i) - Shared Parking, be expanded to include the use of specific accessory off-street parking lots and structures outside of the boundaries of the Planned Development, providing that said parking lots and structures are conveniently accessible to the I.P.D. Area, and are owned and/or controlled by the "Board." This request is made in order to meet the minimum number of off-street parking spaces required to serve the multiple uses both existing and proposed within Subarea 1. Specifically, you requested that UIC Parking Lots 5, & 6, and the Halsted Street Parking Structure and UIC Parking Lot 4, which are all located to the north and outside of the Planned Development, but adjacent to and conveniently accessible to Subarea 1, and which are all owned by the Board and have available excess capacity, be permitted as shared parking facilities. You indicated that the existing parking facilities within other Subareas of the Planned Development serve maximum residential uses within their respective Subareas and therefore do not provide shared parking opportunities.

Based upon a survey of the existing facilities as well as the future development plans intended for the currently undeveloped portions of Subarea 1, which will include permitted uses such as a new convocation center, retail & office structures, and additional student residences, the minimum number of off-street parking spaces that will be required per the Plan of Development totals 1,154 spaces. You further provided an independent parking demand and availability study that concluded that 1,075 parking spaces will be required during daytime hours and 1,840 spaces will be required during evening hours. Currently, a total of 755 parking spaces are provided within Subarea 1, which results in a projected deficiency of 399 parking spaces upon completion of Subarea 1 as determined per the Planned Development requirements, and a projected deficiency of between 320 and 1,085 parking spaces based on the demand analysis of the parking demand and availability study you provided. Based upon the available space information you provided for the proposed shared parking facilities, the Department of Planning and Development agrees with the Board's finding that the required number of parking spaces to serve the uses of Subarea 1, can easily be accommodated by the 2,851 total parking spaces provided by these facilities, and that no additional parking facilities are



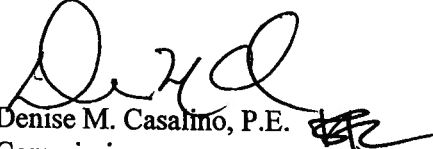

required within Subarea 1 of Institutional Planned Development No. 549.

In addition, you requested that the maximum building height requirement for Subarea 1 of sixty (60) feet for buildings within sixty (60) lineal feet east of the east line of S. Halsted Street, be increased to a proposed maximum of sixty-four and one-half (64-1/2) feet for structures set back no less than thirty (30) feet from South Halsted Street. Approval of this request will allow for the construction of penthouses on a future mixed-use commercial /student residence building to be constructed within the proposed Area 1 (Super Block) of Subarea 1. The Board has submitted drawings showing that the set back penthouses will be not be visible from the Halsted Street R.O.W. and will not have any visual impact on the streetscape.

With regard to your request, the Department of Planning and Development has determined that these revisions to the Planned Development would constitute minor changes pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 14 of the Planned Development with a finding that these modifications will not change the character of this development nor have any adverse impact on the surrounding area.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Institutional Planned Development No. 549, I hereby approve the foregoing minor changes, but no other changes to Institutional Planned Development No. 549.

Very truly yours,

  
Denise M. Casalino, P.E.   
Commissioner

DMC:SRP:mm

cc: Mike Marmo, PD Files



December 20, 2004

City of Chicago  
Richard M. Daley, Mayor

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  
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(312) 744-2578 (TTY)  
<http://www.cityofchicago.org>

Mr. David Parisi  
Ross Barney & Jankowski, Inc.  
10 West Hubbard Street  
Chicago, IL 60610

Re: Site Plan Approval for Institutional Planned  
Development No. 549, As Amended, Subarea 1  
**Proposal:** The construction of two (2) new hot dog  
stand restaurant buildings. (UIC Hot Dog Stands)

Dear Mr. Parisi:

We have reviewed the Site/Landscape Plan and Building Elevations dated December 1, 2004, prepared by Ross Barney & Jankowski Architects, and submitted by you for the construction of two (2), one-story hot dog stand type restaurant buildings within Subarea 1 of the Planned Development area. These buildings will be located at the southwest corner of South Union Avenue and West O'Brien Street, and will front South Union Avenue. The Buildings will be separated approximately a distance of fifty-eight (58) feet from one another, but will be connected by an architectural wall feature that helps promote the desired continuous street wall effect for this block as previously established with the approval of the parking garage to the south.

Upon review of the material submitted by the Applicant, 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. 549, as amended, Subarea 1, is hereby approved as conforming to the Plan of Development as amended and passed by the Chicago City Council on January 20, 1999.

Very truly yours,

A handwritten signature in black ink, appearing to read "D. Casalino".

Denise M. Casalino  
Commissioner

Handwritten initials in black ink, possibly "DB".

DMC: SRP: mm

cc: Mike Marmo, PD Files





June 2, 2003

Mr. James M. Peterson

WTW Architects Planners Engineers; P.C.  
Chicago, IL 60612

City of Chicago  
Richard M. Daley, Mayor

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>

**Re:** Institutional Planned Development No. 549, University of Illinois at Chicago - South Campus Development Adaptive Reuse Project/Phase III - University of Illinois at Chicago  
**Proposal:** The construction of a two and three-story retail/office building addition.  
**Location:** 714 -730 West Maxwell Street

Dear Peterson:

We have reviewed the Site Plan and Building Elevation Plans submitted by you for the construction of a two and three-story retail/office building addition which includes the reinstallation of salvaged and rehabilitated building facades all along the south side of the proposed building addition that fronts West Maxwell Street. Specifically, this project will include retail space on the 1<sup>st</sup> floor, office space on the 2<sup>nd</sup> floor, and office space on a partial 3<sup>rd</sup> floor of the proposed building addition. The thirty-five (35) off-street parking spaces required for this project will be provided in the previously approved parking garage structure directly to the east and south of this site and at the surface parking area directly to the north of this proposed building addition. These plans prepared by WTW/HPZS Joint Venture, dated April 25, 2003, are submitted in accordance with Statement No. 10 of Residential Planned Development No. 549.

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. 549, Phase III, for the construction of a two and three-story retail/office building addition which includes the the reinstallation of salvaged and rehabilitated building facades along the south side of of the proposed building addition along West Maxwell Street, is hereby approved as conforming to the Plan of Development as amended and passed by the Chicago City Council on January 20, 1999.

Very truly yours,

Alicia Mazur-Berg  
Commissioner

cc. Jack Swenson, Ed Kus, Philip Levin, Michael Marmo,  
Tim Bleuher, Brian Goeken





January 15, 2003

City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Alicia Mazur Berg  
Commissioner

121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4190  
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Mr. Langdon D. Neal  
Earl L. Neal & Associates, L.L.C.  
203 North LaSalle Street, Suite 2300  
Chicago, IL 60601-1213

**Re:** Institutional Planned Development No. 549,  
University of Illinois at Chicago - South Campus  
Parking Garage  
**Proposal:** Phase 1 - 651 space parking garage and  
23,400 square foot retail space  
**Location:** Maxwell and Union Streets

Dear Langdon:

We have reviewed the Site Plan, Landscape Plan, and Building Elevation Plans submitted by you for the construction of a four-story, 651 space parking structure which includes the reinstallation of salvaged building facades on the south side of Maxwell Street and the creation of 232,400 square feet of retail space on the first floor along both sides of Maxwell Street. These plans prepared by Jacobs, dated December 12, 2001, March 11, 2002 and June 3, 2002 are submitted in accordance with Statement No. 10 of Residential Planned Development No. 549.

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 Residential Planned Development No. 549, Phase 1, for the construction of a four-story, 651 space parking structure which includes the reinstallation of salvaged building facades on the south side of Maxwell Street and the creation of 232,400 square feet of retail space is hereby approved as conforming to the Plan of Development as amended and passed by the Chicago City Council on January 20, 1999.

Very truly yours,

Alicia Mazur-Berg  
Commissioner

cc. Jack Swenson, Ed Kus, Philip Levin, Michael Marmo,  
Tim Bleuher, Eleanor Gorski





City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Alicia Mazur Berg  
Commissioner

121 North LaSalle Street  
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<http://www.cityofchicago.org>

November 21, 2002

Mr. Larry Justice  
South Campus Development Team  
1401 S. Halsted Street  
Chicago, IL 60607

**Re:** Request for a Minor Change to Institutional  
Planned Development No. 549 Phase 2A -  
Adaptive Reuse - 1301 to 1315 South Halsted  
Street - The University of Illinois at Chicago

Dear Mr. Justice:

Please be advised that your request for a minor change to Institutional Planned Development No. 549 Phase 2A on behalf of The University of Illinois at Chicago 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 Institutional Planned Development No. 549.

Specifically, you requested the following modification:

- Allowing temporary relief for 38 required parking spaces for 4 buildings located at 1301 to 1315 South Halsted Street. Per the Chicago Zoning Ordinance, 72 parking spaces would be required in total for this project. 34 of these spaces would be accommodated at a surface parking lot bounded by New O'Brien Street, Union Street, Halsted Street and Maxwell Street. This relief would allow the Chicago Department of Buildings to issue the building permit for 1301 South Halsted Street allowing the contractor to complete sewer and water taps in Halsted Street prior to the Chicago Department of Transportation repaving Halsted Street. The 72 required parking spaces would be accommodated within an adjacent parking garage located at 701 West Maxwell Street to be completed by February, 2004.



The Department of Planning and Development has determined that the above requested item constitutes a minor change. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, your request, outlined above, is hereby deemed approved.

Very truly yours,

A handwritten signature in black ink that reads "Alicia Mazur Berg". The signature is written in a cursive style with a large, looping "B" at the end.

Alicia Mazur Berg  
Commissioner

cc: Philip Levin, Jack Swenson, Mike Marmo, Tim Bleuher, Ed Kus



City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Alicia Mazur Berg  
Commissioner

121 North LaSalle Street  
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(312) 744-4190  
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<http://www.cityofchicago.org>

August 16, 2002

Mr. Richard Friedman  
Earl L. Neal & Associates, L.L.C.  
203 North LaSalle Street, Suite 2300  
Chicago, IL 60601-1213

**Re:** Site Plan Approval for Institutional Planned Development No. 549; University Village/South Campus Development at UIC - Phase 2E  
**Proposal:** Phase 2E - 56 residential units  
**Location:** Property bounded by West 14<sup>th</sup> Place, the private street north of the converted lofts north of the Metra railroad tracks, South Sangamon Street and Morgan Street

Dear Mr. Friedman:

We have reviewed the Site Plan and Building Elevation Plans submitted by you for the construction of fifty-six (56) residential units, twenty-two (24) surface parking spaces and sixty-four (64) enclosed parking spaces, and a ten-thousand, six-hundred and seventy (10,670) square-foot public open space area within Phase 2E of Institutional Planned Development No. 549. These plans prepared by Roy H. Kruse & Associates Ltd., dated May 14, 2002 are submitted in accordance with Statement No. 10 of Institutional Planned Development No. 549.

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. 549, Phase 2E, for the construction of fifty-six (56) residential units, twenty-two (24) surface parking spaces and sixty-four (64) enclosed parking spaces, and a ten-thousand, six-hundred and seventy (10,670) square-foot public open space area is hereby approved as conforming to the Plan of Development as amended and passed by the Chicago City Council on January 20, 1999.

Very truly yours,

Alicia Mazur-Berg  
Commissioner

cc. Jack Swenson, Ed Kus, Philip Levin, Michael Marmo, Tim Bleuher

NEIGHBORHOODS





City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Alicia Mazur Berg  
Commissioner

121 North LaSalle Street  
Chicago, Illinois 60602  
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<http://www.cityofchicago.org>

August 16, 2002

Mr. Richard F. Friedman  
Earl L. Neal & Associates  
203 North LaSalle Street, Suite 2300  
Chicago, IL 60601-1213

**Re: Request for Minor Changes to Institutional  
Planned Development No. 549 Phase 2E - The  
University of Illinois at Chicago**

Dear Mr. Friedman:

Please be advised that your request for minor changes to Institutional Planned Development No. 549 Phase 2E on behalf of The University of Illinois at Chicago 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 Institutional Planned Development No. 549. These minor changes are reflected in plans prepared by Roy H. Kruse & Associates, Ltd., Architect, dated May 14, 2002.

Specifically, you requested the following modifications:

- Replace a 30-unit condominium building with four six-flat buildings.
- Reduce the total number of dwelling units from 62 to 56, but maintaining 16 units of affordable housing.
- Providing an additional 3,000 square feet of public open space within Phase 2E.

These requested modifications are consistent with the development pattern in the overall University Village master plan in terms of layout and number of units. In addition, the total amount of public open space is being increased for the benefit of future homeowners.

NEIGHBORHOODS



The Department of Planning and Development has determined that the above requested items constitute minor changes. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, your request, outlined above, is hereby deemed approved.

Very truly yours,



Alicia Mazur Berg  
Commissioner

cc. Philip Levin, Jack Swenson, Mike Marmo, Tim Bleuher, Ed Kus



June 11, 2002

City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Alicia Mazur Berg  
Commissioner

121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4190  
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<http://www.cityofchicago.org>

Ms. Kimberlee L. Smith  
Project Manager  
Pappageorge/Haymes Ltd.  
814 North Franklin, Suite 400  
Chicago, IL 60610

**Re:** Site Plan Approval for Residential Planned  
Development No. 549; University Village/South  
Campus Development at UIC - Phase 2C  
**Proposal:** Phase 2C - 34 residential units  
**Location:** Sub-Area 5 bounded by 14<sup>th</sup> Place, 15<sup>th</sup>  
Place, Peoria Street, and Sangamon Street

Dear Ms. Smith:

We have reviewed the Site Plan, Landscape Plan, and Building Elevation Plans submitted by you for the construction of thirty-four (34) residential units, sixty-eight (68) surface parking spaces, and a twenty-one thousand four-hundred (21,400) square-foot public open space area within Phase 2C of the Planned Development area. These plans prepared by Pappageorge/Haymes, dated March 27, 2002 and Wolff Clements, dated May 1, 2002 are submitted in accordance with Statement No. 10 of Residential Planned Development No. 549.

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 Residential Planned Development No. 549, Phase 2C, for the construction of thirty-four (34) residential units, sixty-eight (68) surface parking spaces, and a twenty-one thousand four-hundred (21,400) square-foot public open space area is hereby approved as conforming to the Plan of Development as amended and passed by the Chicago City Council on January 20, 1999.

Very truly yours,

A handwritten signature in cursive script that reads "Alicia Mazur-Berg".

Alicia Mazur-Berg  
Commissioner

cc. Jack Swenson, Ed Kus, Philip Levin, Michael Marmo, Tim Bleuher



LAW OFFICES

EARL L. NEAL & ASSOCIATES, L.L.C.

EARL L. NEAL  
MICHAEL D. LEROY  
ANNE L. FREDD  
RICHARD F. FRIEDMAN  
LANGDON D. NEAL  
FRANCINE D. LYNCH  
GRADY B. MURDOCK, JR.  
JEANETTE SUBLETT  
JEROME A. SIEGAN  
ELIZABETH GRANADOS  
MARY A. SMIGIELSKI  
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LIZA S. GRAHAM  
ANDRE M. THAPEDI  
JAMES G. MCCONNELL  
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THOMAS W. GOEDERT  
JOANNE SIMBOLI HODGE  
LAURA A. LEDOUX  
DEBORAH F. HAMILTON

DIRECT FAX (312) 628-7078  
E-MAIL RFRIEDMAN@EARLLNEAL.COM

May 13, 2002

WRITER'S DIRECT LINE:

CITY OF CHICAGO  
DEPT. OF PLANNING  
AND DEVELOPMENT  
RECEIVED

5-13-02

203 NORTH LASALLE STREET  
SUITE 2300  
CHICAGO, ILLINOIS 60601-1213  
TELEPHONE 312-641-7144  
FACSIMILE 312-641-5137

OF COUNSEL  
TERRANCE L. DIAMOND  
EARL J. BARNES  
BENJAMIN GHESS  
GEORGE N. LEIGHTON

VIA MESSENGER

Mr. Phillip Levin  
Assistant Commissioner - Zoning Division  
Department of Planning and Development  
City of Chicago  
City Hall - Room 1000  
121 North LaSalle Street  
Chicago, Illinois 60602

**RE: Application for Site Plan Approval - Institutional Planned Development No. 549  
(34 Townhomes Phase II C)**

Dear Mr. Levin:

On behalf of South Campus Development Team, we are requesting site plan approval for the 34 townhouse units which we denominate Phase II C for the University Village project. The townhomes are located between 14<sup>th</sup> Place and 15<sup>th</sup> Place, Peoria Street and Sangamon Street. I enclose two full size sets of drawings prepared by Papageorge/Haymes Ltd., Architect, dated March 27, 2002.

Kindly notify me when you are ready to issue site plan approval of this project; or contact me with any questions.

Very truly yours,

  
Richard F. Friedman

RFF:cm  
Enclosures



March 25, 2002

City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Alicia Mazur Berg  
Commissioner

121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4190  
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Mr. Richard F. Friedman  
Earl L. Neal & Associates L.L.C.  
203 N. LaSalle Street, Ste 2300  
Chicago, IL 60601-1213

**Re:** Site Plan Approval for Institutional Planned Development No. 549, As Amended; University Village/South Campus Development at UIC - Subareas 3 and 5

**Proposal:** The rehabilitation and conversion of an existing seven-story office/warehouse building into a new eight-story residential loft building (University Village Lofts - Phase 2) containing 93 residential units, the construction of a two-level parking garage addition, and the construction of two new nine-story mid-rise buildings containing a total of 196 dwelling units (University Village Mid-rise - Phases 1 & 2)

**Location:** 1525 S. Sangamon St., and 811 & 833 W. 15<sup>th</sup> Place

Dear Mr. Friedman:

We have reviewed the Site Plan, Landscape Plan, and Building Elevation Plans, submitted by you on behalf of the Applicant, the Board of Trustees of the University of Illinois at Chicago, for the construction of a total of two hundred and eighty-nine (289) residential dwelling units, and a two-level parking garage addition. This proposal occurs within both Subareas 3 & 5 of the Planned Development area. Specifically, this project consists of the rehabilitation and conversion of an existing seven-story office/warehouse building into a new eight-story residential loft containing a total of ninety-three (93) dwelling units. This phase of development will occur within Subarea 3 of the Planned Development area, and will reflect the mirror image of the work associated with the first loft building conversion at 1524 S. Sangamon Street located immediately west of this project, for which Site Plan approval was granted on June 11, 2001 followed by Part II approval on November 14, 2001. This project also includes the construction of a new two-level parking garage addition containing 16 parking-spaces to be constructed between both of these residential loft buildings. Finally, this project also

NEIGHBORHOODS

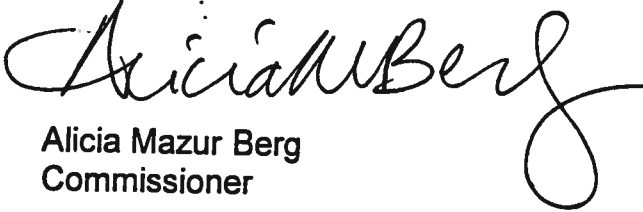


consists of the construction of two (2) new nine-story residential mid-rise buildings each containing ninety-eight (98) dwelling units for a total of one hundred and ninety-six (196) dwelling units. These buildings will be connected with a roof garden terrace. This phase of development will occur within Subarea 5 of the Planned Development area.

The plans prepared by Fitzgerald Associates Architects dated September 7, 2001 and November 19, 2001, and Wolff Clements and Associates dated September 7, 2001 and June 4, 2001, are submitted in accordance with Statement No. 10 of Institutional Planned Development No. 549, as amended.

Upon review of the material submitted by the Applicant, 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 these phases of development consisting of the construction of two hundred and eighty-nine (289) new residential dwelling units and a two-level parking garage addition, is hereby approved as conforming to the Plan of Development as amended and passed by the Chicago City Council on January 20, 1999.

Very truly yours,



Alicia Mazur Berg  
Commissioner

c.c. Jack Swenson  
Edward Kus  
Philip Levin  
Michael Marmo



City of Chicago  
Richard M. Daley, Mayor

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 10, 2002

Mr. Edward D. Williams, AIA  
Solomon Cordwell Buenz & Associates, Inc.,  
625 North Michigan Avenue  
Chicago, IL 60611

**Re:** Site Plan Approval for Institutional Planned  
Development No. 549, As Amended

**Proposal:** The construction of a new student  
residence building for the University of Illinois at  
Chicago. (Student Residential Apartment Building  
"A" - Phase Two)

**Location:** An area located at the northwest corner  
of South Halsted Street and West Maxwell Street -  
1250 S. Halsted Street

Dear Mr. Williams:

We have reviewed the Site Plan, Landscape Plan, and Building Elevation Plans, submitted by you on behalf of the Applicant, the University of Illinois at Chicago, for the construction of a four-story student residence apartment building (Building A) containing a total of one hundred and ninety-nine (199) apartment units. This proposed building will be located within the west portion of Subarea 1, on the west side of South Halsted Street. This proposed student residence building will include ground level retail space facing South Halsted Street with a partial 2<sup>nd</sup> level of retail space within the northernmost portion of the proposed building. This project also includes a large landscaped courtyard within the center portion of the southern section of the building, and a landscaped plaza on the north side of the proposed building.

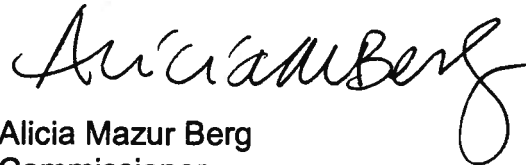
This Site Plan review is for Building A only. Site Plan approval as well as Part II approval was previously granted for Student Residential Apartment Building B. A future phase of development will include the construction of a proposed parking structure in an area bounded by Maxwell, Union, New, and Halsted Streets, which will provide required parking opportunities for this Planned Development and which will replace the temporary alternative parking areas previously approved. The plans prepared by Solomon Cordwell Buenz and Associates, Inc.,



dated July 16, 2001, and Wolff Clements and Associates Ltd., dated July 16, 2001 and October 31, 2001, are submitted in accordance with Statement No. 10 of Institutional Planned Development No. 549, as amended.

Upon review of the material submitted by the Applicant, 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. 549, as amended, for the construction of a proposed four-story student residence building for the University of Illinois at Chicago (Student Residential Apartment Building A), is hereby approved as conforming to the Plan of Development as amended and passed by the Chicago City Council on January 20, 1999.

Very truly yours,

A handwritten signature in cursive script that reads "Alicia Mazur Berg". The signature is written in black ink and is positioned above the printed name and title.

Alicia Mazur Berg  
Commissioner

c.c. Ed Kus  
Jack Swenson  
Philip Levin  
Michael Marmo



June 11, 2001

City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Alicia Mazur Berg  
Commissioner

121 North LaSalle Street  
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(312) 744-4190  
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<http://www.cityofchicago.org>

Ms. Kimberlee L. Smith  
Project Manager  
Pappageorge/Haymes Ltd.  
814 North Franklin, Suite 400  
Chicago, IL 60610

**Re:** Site Plan Approval for Residential Planned Development No. 549; University Village/South Campus Development at UIC - Phase IA, IB, and IC

**Proposal:** Phase 1A - 68 residential units, Phase 1B - 93 residential units and Phase 1C - 117 residential units for a total of 278 residential units

**Location:** 14<sup>th</sup> Street & Halsted Street, Morgan to new 15<sup>th</sup> Place

Dear Ms. Smith:

We have reviewed the Site Plan, Landscape Plan, and Building Elevation Plans submitted by you for the construction of two-hundred and seventy-eight (278) residential units within Phases 1A, 1B and 1C of the Planned Development area. Phase 1A would contain a total of 68 residential units, Phase 1B would contain a total of 93 residential units and Phase 1C would contain a total of 117 residential units. These plans prepared by Pappageorge/Haymes, dated August 18, 2000 and revised January 8, 2001, are submitted in accordance with Statement No. 10 of Residential Planned Development No. 549.

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 Residential Planned Development No. 549, Phases 1A, 1B and 1C, for the construction of two-hundred and seventy-eight (278) residential units, is hereby approved as conforming to the Plan of Development as amended and passed by



the Chicago City Council on January 20, 1999.

Very truly yours,

A handwritten signature in black ink, appearing to read "Alicia Mazur-Berg". The signature is fluid and cursive, with a long, sweeping tail on the final letter.

Alicia Mazur-Berg  
Commissioner

cc. Jack Swenson  
Paul Woznicki  
Philip Levin  
Michael Marmo  
Tim Bleuher



FILE COPY

City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Alicia Mazur Berg  
Commissioner

121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4190  
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<http://www.cityofchicago.org>

March 20, 2001

Board of Trustees of the University of Illinois  
c/o Donna M. Williamson, Campus Counsel  
1737 West Polk Street  
#405, M-C225  
Chicago, Illinois 60612-7228

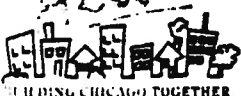
**Re: *Application of the Board of Trustees of the University of Illinois for  
Administrative Changes to Institutional Planned Development No. 549***

Dear Ms. Williamson:

The Board of Trustees of the University of Illinois, as applicant, has submitted a request for administrative changes for Institutional Planned Development No. 549. The basis for this letter and my approval for administrative changes includes your letters directed to Mr. Phillip Levin, Assistant Commissioner, Department of Planning and Development, dated October 5, 2000, November 2, 2000 and materials submitted with those letters as well as the following documents previously submitted to the Department:

1. Master Plan, dated December 26, 2000 (Exhibit A)
2. Modified IPD Exhibit 6a: ROW Vacation Map
3. Modified IPD Exhibit 6b: ROW Vacation Map
4. Modified IPD Exhibit 7: Open Space Plan
5. Modified IPD Exhibit 10: Public Improvements

NEIGHBORHOODS



These submissions indicated that the updated Master Plan does not increase the maximum permitted floor area for the total net site area; increase the maximum number of units per acre of the total net site area; reduce the minimum required distance between structures nor increase the maximum percentage of land covered for the total net site area.

The planned development ordinance permitted 930 units. The total number of dwelling units remains 930. The projected number of units, unit types and configurations attached as Exhibit B are approved as part of this Administrative Relief. No planned rights of way are to be changed, with the exception of minor relocations described below. No overall changes to the planned public open spaces heretofore contemplated in the Master Plan.

Accordingly, the modifications as outlined herein are within my authority to approve pursuant to Section 11.11-3(c) of the Zoning Code and Administrative Relief will be allowed pursuant to the terms and conditions contained in this letter.

**Specific Modifications to the Master Plan.** The following describes the approved changes contemplated by the updated Master Plan:

1. **Student Residence B.** Student Residence B has been approved by the City and is now under construction. The ordinance establishing Institutional Planned Development No. 549 provided for Subarea 1, University uses, and Subarea 4, residential uses. A small portion, the southern 30 feet, of Student Residence B is being constructed within Subarea 4. This will have no impact on the density, land coverage or number of units allowed in either subarea. This change was necessitated by the need to maintain the low density nature of the University residence.
2. **Residences to be Constructed Along the South Side of Liberty Street May Encroach into Subarea 1.** The Master Plan provided that Liberty Street would separate Subarea 1 (University uses) and Subarea 5 (residential uses). The Master Plan contemplated that residences would be built along the south side of Liberty Street within Subarea 5. Because of the contemplated reconfiguration of Liberty Street, it is possible that 20 feet or less of the property occupied by the residences will be built north of the boundary separating Subarea 1 and Subarea 5. This modification will have no substantial impact. The number of units, the uses, the bulk and the land coverage for Subarea 1 and Subarea 5 will be unchanged as a result of this modification.
3. **Midrises moved from Subarea 4 to Subarea 5.** The Master Plan contemplated that midrise apartments would be constructed in Subarea 4. Instead, low-rise residences

are now planned to be constructed in Subarea 4 and midrise residences will be constructed in Subarea 5, adjacent to the loft buildings. This modification does not exceed the allowable number of dwelling units, the maximum floor area ratio or the maximum percentage of land coverage permitted in Subareas 4 and 5. However, the midrise apartments will exceed the maximum height permitted in Subarea 5. Currently, buildings may be constructed up to 45 feet in height. It is expected that the maximum height of the midrise apartments will be 110 feet. The transfer of the midrise apartments to the southerly portion of the project, adjacent to existing midrise buildings, makes sense from a planning perspective. The taller buildings in the project area are better suited for construction adjacent to the railroad embankment. This will group together buildings of similar scale.

4. **Spatial Orientation of Buildings - Exhibit 9A.** Exhibit 9A of the Master Plan provided a conceptual plan for the grouping of townhouses, flats and condominiums in a representative block of the project. This drawing was meant to be illustrative only. Exhibit A represents the refined Master Plan and a slightly different arrangement of buildings. No change to number of units, density, bulk, land coverage or public or private open space is created by these modifications.
5. **Increase in Number of Units in Loft Buildings.** Subarea 5 of the Master Plan contains the two existing warehouses, to be converted to loft apartments. The Planned Development bulk table permitted 165 units in the two buildings. It is currently expected that the two lofts will accommodate 186 residences.
6. **Adjustments to Street Alignments and Vacations.**
  - a. **Sangamon Street to be Vacated Adjacent to Railroad Embankment.** It is now expected that a portion of Sangamon Street between the existing loft buildings will be vacated. The vacation of this street will permit the construction of a parking ramp allowing vehicular access to the parking areas to be constructed within the lower level of the loft buildings. This will permit increased off street parking for residents.
  - b. **Newberry Street to be Vacated Adjacent to Railroad Embankment.** The updated Master Plan projects vacating a portion of Newberry Street adjacent to the railroad embankment between the two contemplated midrise apartment residences. Vacating the street will accommodate additional parking for residents. Vacating the street will have no impact upon traffic patterns, because the remainder of Newberry Street north of the railroad embankment is to be vacated pursuant to the original

Master Plan.

- c. **Modified Placement of New Streets.** The Master Plan provided for two new east-west streets south of 14<sup>th</sup> Place. The westerly new street, to be located between Peoria Street and Halsted Street, will be moved southward approximately 130 feet. The easterly new street is deleted.
7. **Minor Adjustments to Open Space.** Exhibit 7 to Institutional Planned Development No. 549 delineated the location and square footage of public open space within the project. Minor modifications may be made to the boundaries of public open space Areas C and E, increasing the net square footage by 5,200 square feet and changing the configuration. A new park was added as Area F with another 7,700 square feet. The total increase in square footage is 12,900 square feet.
8. **Halsted Street Curb-to-Curb Measurement.** At the request of the City of Chicago Department of Transportation, the curb-to-curb measurement of the Halsted Street right of way is being reduced from approximately 47 feet to 46 feet. This modification is made to accommodate the criteria established by CDOT.
9. **Minor changes to bulk table.** The bulk table contained within the Institutional Planned Development No. 549 set forth the maximum number of units, the maximum floor area ratio, the maximum land coverage and maximum height within the various subareas. The updated Master Plan creates no changes which exceed any of the permitted figures, with the following exceptions. The maximum number of units in Subarea 5 is changed from 575 to 650. The maximum number of units in Subarea 3 is increased from 165 to 186. In Subarea 4 the units are reduced from 190 to 94. The maximum height permitted in Subarea 5 is increased from 45 feet to 110 feet for two buildings. In all other respects, none of the maximums are exceeded by any of the changes contemplated by the updated Master Plan. The overall number of units within the net site area remains 930.

Very truly yours,



Alicia Mazur-Berg  
Commissioner, Department of  
Planning and Development

*Reclassification Of Area Shown On Map Number 3-G.  
(Application Number 12603)*

*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 Number 3-G in the area bounded by:

North Bosworth Avenue; a line 48 feet north of and parallel to West LeMoyne Street; the alley next west of and parallel to North Bosworth Avenue; and a line 144 feet north of and parallel to West LeMoyne Street,

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 Map Number 4-G.*

*(As Amended)*

*(Application Number 12486)*

*IPD 549 AA*

WHEREAS, The Board of Trustees of the University of Illinois (the "Board") has created a campus of the University of Illinois on the near west side of the City ("U.I.C.") pursuant to the University of Illinois at Chicago Act, 110 ILCS 320/1, et seq.; and

WHEREAS, The U.I.C.'s continued growth in enrollment and success and accomplishment in educational programs as a major university requires the Board to secure additional land for the expansion of its campus; and

WHEREAS, The Board has identified a significant portion of the area bounded by West Roosevelt Road, South Union Avenue, the north boundary of the railroad right-of-way north of West 16<sup>th</sup> Street and South Morgan Street as an appropriate area in which to expand ("South Campus Area"); and

WHEREAS, The City supports the Board's expansion and its use and development of the South Campus Area for purposes consistent with the Board's statutory authority; and

WHEREAS, The Board holds title to property as trustee for the State of Illinois; and

WHEREAS, The City is a home rule municipality pursuant to Article VII of the Constitution of the State of Illinois and as such may legislate regarding matters which pertain to its government and affairs; and

WHEREAS, The Board is a body politic and corporate pursuant to the University of Illinois Act, 110 ILCS 305/0.01 et seq.; and

WHEREAS, The Board has concurrently applied to the City for financial assistance for the South Campus Expansion pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. (the "T.I.F. Act"); and

WHEREAS, The Board and the City have entered into an Intergovernmental Agreement dated as of May 6, 1994 (the "I.G.A."), which the Board and the City intend to amend so as to make it consistent with this ordinance and the Board's plans for the South Campus Area; and

WHEREAS, Pursuant to the Intergovernmental Cooperation Act, 5 ILCS 220/1 et seq., the Board has voluntarily agreed to use and develop the Board's property within the South Campus Area in accordance with the terms and conditions of this Institutional Planned Development Ordinance and the Plan of Development attached hereto; now, therefore,

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

SECTION 1. The foregoing recitals, definitions, determinations and findings are hereby incorporated as a part of this ordinance with the same force and effect as if set forth herein.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the M1-3 and M1-4 Restricted Manufacturing Districts, M2-2 and M2-3 General Manufacturing Districts, B3-4 and B3-5 General Retail Districts, B5-3 General Service District, R4 General Residence District and Institutional Planned Development Number 549 symbols and indications as shown on Map Number 4-G in the area described as:

beginning at the centerline of West Roosevelt Road at its intersection with the centerline of South Union Street; thence southward along the centerline of South Union Street to the centerline of West Liberty Street; thence westward along the centerline of West Liberty Street, 150 feet; thence southward to the centerline of West 14<sup>th</sup> Street; thence eastward along the centerline of West 14<sup>th</sup> Street to the centerline of South Union Street; thence southward along the centerline of South Union Street to the centerline of West Depot Street; thence westward along the centerline of West Depot Street to the centerline of South Halsted Street; thence northward along the centerline of South Halsted Street to a point 246 feet north of the north line of West 16<sup>th</sup> Street; thence westward to the centerline of South Morgan Street; thence northward along the centerline of South Morgan Street to the centerline of West Roosevelt Road; thence eastward along the centerline to West Roosevelt Road to its intersection with the centerline of South Newberry Avenue; thence south along the centerline of South Newberry Avenue to a point 243 feet south of the south line of West Roosevelt Road; thence eastward to the north/south alley between South Newberry Avenue and South Halsted Street; thence northward along the centerline of said alley to the centerline of West Roosevelt Road; thence east along the centerline of West Roosevelt Road to the point of beginning,

excepting therefrom the following areas:

beginning at the centerline of South Newberry Avenue, 368 feet south of the south line of West Roosevelt Road; thence northward along the centerline of South Newberry Avenue, 75 feet; thence eastward to the centerline of the north/south alley between South Newberry Avenue and South Halsted Street; thence southward along the centerline of said alley, 75 feet; thence westward to the point of beginning,

to the designation of Institutional Planned Development Number 549, as amended, which is hereby established in the area described above with the use and development of this area subject only to such City use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no other.

**SECTION 3.** This Institutional Planned Development Ordinance and the Plan of Development, with all exhibits attached and made a part hereof, shall not be construed or interpreted as implying directly or indirectly that either the City or the Board has in any way impaired or otherwise diminished their respective statutory or constitutional powers, authorities or remedies.

**SECTION 4.** This Institutional Planned Development Ordinance and the Plan of Development, with all exhibits attached and made a part hereof, shall not be deemed as an acknowledgment by the Board concerning the Board's legal or contractual obligation, if any, to comply with this Institutional Planned Development Ordinance, the Plan of Development, with all exhibits or any other City ordinances.

**SECTION 5.** This Institutional Planned Development Ordinance and Plan of Development, with all exhibits attached and made a part hereof, shall not be construed as a waiver of any sovereign or other immunity with which the Board is vested.

**SECTION 6.** This Institutional Planned Development Ordinance and the Plan of Development, with all exhibits attached and made a part hereof, shall not be deemed a waiver by the Board of any rights with which it may be vested to refrain from complying with this Institutional Planned Development Ordinance, the Plan of Development, with all exhibits or any other City ordinances.

**SECTION 7.** This Institutional Planned Development Ordinance and Plan of Development, with all exhibits attached and made a part hereof, shall not be used as evidence in any court of competent jurisdiction of either the City's or the University's waiver of any of their respective statutory or constitutional powers, authorities or remedies, either by contract or otherwise.

**SECTION 8.** If any term or provision of this ordinance or the Plan of Development Statements conflict with any term or provision of the I.G.A., the I.G.A. shall prevail.

**SECTION 9.** This Institutional Planned Development Ordinance and Plan of Development with all exhibits attached shall not be effective until the execution and effective dates of the following two agreements: (1) an amendment to the I.G.A.; and (2) a Redevelopment Agreement between the City and the Board setting forth the terms of financial assistance to be provided pursuant to the T.I.F. Act.

The Plan of Development attached to this ordinance reads as follows:

*Institutional Planned Development Number 549, As Amended.*

*Plan Of Development Statements.*

1. The area herein delineated as Institutional Planned Development Number 549, as amended (the "Planned Development") consists of approximately three million seven hundred fifty-two thousand eight hundred eighty-nine (3,752,889) square feet ( $\pm$  eighty-six (86) acres) of property which is depicted on the attached Planned Development Boundary and Subarea Map (the "I.P.D. Area"), substantially all of which is owned or controlled by the applicant, the Board of Trustees of the University of Illinois ("Board") as title holder, or as holder of the power of condemnation. Additional property within the Planned Development Area is owned by the City; said property is intended to be conveyed to the applicant pursuant to an intergovernmental agreement (the "I.G.A.").
2. The applicant, other than the Board, shall obtain or authorize all applicable official reviews, approvals or permits which are necessary to implement this Plan of Development.
3. A number of adjustments to public rights-of-way are proposed in conjunction with this Plan of Development, including vacations and dedications, as described on Exhibits 6a and 6b. Any dedication or vacation of streets or alleys or adjustments of rights-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the Board and approval by the City Council.
4. 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, provided that the consent of the Board shall be required for any and all amendments, modifications or changes (administrative, legislative or otherwise) to the Planned Development. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the property shall be under single ownership or under single designated control, at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development

are made. Single designated control shall mean that any application to the city for any amendment to this Planned Development shall be made or authorized by the Board.

5. This Planned Development consists of eighteen (18) statements: a Bulk Regulations and Data Table; a Parking, Loading and Setbacks Table; an Open Space Requirements by Residential Type Table; a Boundary and Subarea Map; an Existing Zoning Map; an Existing Land-Use Map; a Generalized Land-Use Map; a Right-of-Way Vacation Map; a Right-of-Way Dedication Map; an Open Space Plan; Street Cross-Sections; and Phase One Private Residential Plans.
6. The uses described on the Generalized Land-Use Map and Accessory Uses as defined in the Chicago Zoning Ordinance, shall be permitted within the Planned Development, provided that interim uses for surface parking, including perimeter landscaping, construction staging and materials storage shall also be permitted.
7. The I.P.D. Area is divided into five (5) subareas as depicted on Exhibit 2: Boundary and Subarea Map, as follows:  
two (2) university and university-related use subareas and three (3) residential subareas.
8. Outdoor advertising signs for any business, commodity, services or entertainment conducted, sold or offered solely outside the Planned Development shall not be permitted within the Planned Development.
9. Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation 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, including emergency vehicles. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and of Planning and Development.

10. **Site Plan Review.** 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") for development or redevelopment of any property included within this Planned Development, other than alterations to existing buildings which do not increase their height or alter their footprint, a site plan for the proposed development, including parking areas (the "Site Plan") shall be submitted by the applicant or with the applicant's written approval; such Site Plan shall also require the written consent of the Board, if the Board is not the applicant. Review and approval of the Site Plan by the Commissioner is intended to assure that specific development proposals conform with this Planned Development. No Part II Approval for work for which a Site Plan must be submitted to the Commissioner shall be granted until the Site Plan has been approved by the Commissioner.

If the Site Plan substantially conforms with the provisions of this Planned Development the Commissioner shall approve said plan writing within thirty (30) days of the submission of a complete Application. If the Commissioner determines within said thirty (30) day period that the Site Plan that was submitted does not substantially conform with the provisions of this Planned Development, the Commissioner shall advise the applicant in writing of the reasons for disapproval thereof no later than the expiration of the thirty (30) day period. The Commissioner shall thereafter make a final written determination on any resubmission within fourteen (14) days of its filing. The failure of the Commissioner to make a final written determination on any submission or resubmission, as the case may be, within the designated time shall be deemed an approval of the Site Plan by the Commissioner.

Following approval of a Site Plan by the Commissioner, the approved plan shall be kept on permanent file with the Department of Planning and Development and shall be deemed to be an integral part of this Planned Development.

After approval of a Site Plan by the Commissioner, the approved Site Plan may be changed or modified pursuant to the provisions of Statement 14.

A Site Plan shall, at a minimum, provide the following information with respect to the proposed improvements:

- (1) the boundaries of the I.P.D. Area;
- (2) the footprint of the improvements;
- (3) location and dimensions of all loading berths;
- (4) preliminary landscaping plan, with final landscaping plan to be approved at Part II stage;
- (5) all pedestrian circulation routes;
- (6) the location of private or common open space;
- (7) preliminary elevations of the improvements; and
- (8) statistical information applicable to the I.P.D. Area limited to the following:
  - (a) floor area and impact upon the floor area ratio allowable within the Subarea;
  - (b) uses to be established;
  - (c) building heights; and
  - (d) all setbacks, required and provided.

A Site Plan shall include other information as may be necessary to illustrate conformance with the applicable provisions of this Planned Development.

An application for approval of a Site Plan shall be deemed complete if the applicant submits to the Commissioner an application for approval which contains all the information listed immediately above and the Commissioner does not advise the applicant in writing within ten (10) working days of the submission thereof that the submitted application is incomplete and the specific information required to render the application complete.

11. 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. Best and reasonable efforts shall be made 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.").
12. Height restrictions of any building or appurtenance thereto shall, in addition to the Site and Bulk Regulations, be subject to:
    - A. height limitations as certified in Form FAA-117 or successor forms involved in the same subject matter and approved by the Federal Aviation Administration; and
    - B. airport zoning regulations as established by the Department of Planning and Development, Department of Aviation, and Department of Law and approved by the City Council.
  13. An applicant other than the Board and except as otherwise provided herein shall comply with the "Rules, Regulations and Procedures in Relation to the Planned Development".
  14. The terms, conditions and exhibits of the Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the applicant and the Board (if the applicant is not the Board) and after a determination by the Commissioner that such modification is minor, appropriate and consistent with the nature of the development of the I.P.D. Area 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, without limitation, a reduction in the minimum required distance between structures, and reduction in the periphery setbacks, right-of-way realignments, modification of design elements 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, 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.

16. **Design Guidelines.** The improvements on the Property shall be designed, constructed and maintained in general conformance with the plans and exhibits set forth in these statements. In addition the development shall be subject to the following development parameters.

(a) **Open Space:** Open space shall be provided in the amounts specified in the attached Exhibits 1 and 7.

(i) **Improvements:** The public open spaces identified on Exhibit 7. (Open Space Plan) shall include the following: Internal pathways, planting beds, trees, benches, drinking fountains, bike racks and light fixtures. All private open spaces in Subarea 1 shall contain hard and softscape surfaces. In addition, all public open spaces in Subarea 5 shall include at least one (1) of the following features: Play equipment for tots and older children, spray pool, fountain or other water feature, or public art. All public open space in Subarea 5 will be inter-connected by a pathway. At least one (1) of the public open spaces shall contain play equipment. Public streets or walkways shall abut at least one (1) side of every public park or common open space.

(ii) **Landscaping:** All open spaces and streetscaping shall substantially comply with the Chicago Landscape Ordinance and associated guidelines and regulations. Landscaping will be seasonal, varietal and maintained through irrigation systems. Beds shall contain thirty percent (30%) evergreen materials, a variety of shrubs, flowers, vines and trees. Selected streetscape beds shall contain electrical outlets for holiday decorations.

(iii) **Overlook:** The overlook private open space shall include a decorative stair structure connecting the raised embankment to the park below. The overlook will be a tree lined and landscaped path connection to the park below

and Halsted Street. Ornamental fencing shall run the full length of the overlook.

- (iv) **Gateway Plaza:** An urban plaza adjacent to Halsted Street shall be developed by the University at the southwest corner of Roosevelt Road. The plaza shall, in addition to representing a symbolic entryway to the development, be designed for active and passive public uses as well as for programmed activities and a place for arrival and departure. The park will have an approximate minimum dimension of one hundred ten (110) feet by one hundred fifty (150) feet. Architectural features appropriately scaled to define the corner at Roosevelt Road and Halsted Street shall be incorporated. Site furnishings appropriate to the space and functions will be provided, such as, decorative lighting, seating, trash receptacles, drinking fountains, bike racks, special paving, planting beds and deciduous trees to provide shade and interest. A water feature will be included. The southeast corner of Halsted Street and Roosevelt Road will be developed with a structure designed to maintain the streetwall and hold the corner. No building shall be set back more than five (5) feet. A portal to the University buildings may be provided. The Applicant shall use its best efforts to program periodic events in Gateway Plaza.

The ground floor of buildings fronting the Gateway Plaza should maximize the frontage in pedestrian related uses. Retail facades adjacent to the plaza will strive to have a minimum of seventy percent (70%) clear glass at the ground floor. No service doors, blank walls or air handling vents shall face the plaza.

- (v) **Athletic Fields:** The University will make available for use by residents and community organizations of nearby neighborhoods the outdoor athletic facilities located within the Planned Development Area. The facilities shall be made available to such residents at reasonable times under guidelines established by the University when the athletic facilities are not required for University or University-related purposes.

(b) Halsted Street:

- (i) **Commercial Character:** Buildings fronting Halsted Street from Roosevelt Road to West Liberty Street, shall be designed to promote and maintain pedestrian-oriented neighborhood commercial uses. To retain the existing small-scale architectural character of a traditional neighborhood commercial area, new buildings should be designed with interrupted facades, fragmented roof lines and other architectural features that have the visual effect of reducing the scale of the structures. Individual building facades shall contain elements of traditional storefronts and upper-story detailing with decorative cornices. Variety in building materials, storefront patterns and detail elements shall be included. New storefronts facing Halsted Street shall be seventy percent (70%) clear glass, contain a bulkhead, storefront pier or column and display windows. The doorway should be slightly recessed from the facade. Upper story facades to be constructed of brick or stone, and will contain regularly spaced punched windows. E.I.F.S., dryvit and synthetic stucco shall be prohibited. The uppermost story shall be capped with a projecting cornice line that varies in height at a minimum of one hundred (100) lineal feet of building streetfront. Buildings should be built to the sidewalk.
- (ii) **Signage:** Signage shall be below the ground floor storefront cornice. Pin mounted back lit signs consisting of individual letters are encouraged while no light boxes, rooftop signs, moving message boards or projecting canopies shall be allowed. Awnings shall be permitted. Security gates when used shall be placed behind the storefront glass. The quality and amount of signage shall be strictly controlled. The total square footage displayed on any building shall be limited to no more that two (2) times the street frontage on any given street.
- (iii) **Halsted/Maxwell Street Intersection:** The intersection of Maxwell Street and Halsted Street should be punctuated with significant structures that help identify the importance of the intersection. These structures shall consist of existing buildings and a refurbished facade with a new [infill] building on the east side of Halsted Street and new buildings on the west that display unique elements,

like turrets not found elsewhere along the street. A commemorative plaque, special paving, public art or historic light fixtures will mark the crossroads. Setbacks shall be avoided.

(iv) **Halsted Street/14<sup>th</sup> Place Intersection:** This intersection should also be punctuated with significant structures such as corner elements, roof gardens and special cornice lines. End walls will contain materials and architectural elements that are consistent in character with primary building facades.

(v) **Continuous Streetwall:** Parking lots on Halsted Street are highly discouraged; where necessary, such lots will be screened with a low (three (3) high maximum) masonry wall or hedge that abuts the sidewalk, and landscaped. 13<sup>th</sup> Street shall be vacated and partially filled in with building extensions, trellises or decorative fencing so that the breaks between buildings does not exceed thirty-two (32) feet.

(c) **Adaptive Reuse.** The Applicant acknowledges that the reuse of existing buildings, coupled with a design approach for new construction that respects the traditional architectural style of the neighborhood commercial area, would help retain some of the character and history of Halsted and Maxwell Streets. Wherever feasible, existing buildings shall be adaptively reused. All retained buildings and facades will be renovated, cleaned and rehabilitated as soon as possible after acquisition. Infill construction to be done in a manner that responds to the surrounding buildings in height, width and alignment of footprints (no setbacks).

(d) **Streetscape:** Parkway trees and other improvements shall be designed, constructed and maintained in accordance with the attached sections, Exhibits 8a -- 8f.

(i) **Streetscape-Commercial on Subarea 1 from Roosevelt Road to Liberty Street:** Streetscape shall accommodate seasonal sidewalk cafes and planters except at existing structures to be saved. Street trees, decorative lighting, special pavers at intersections, banners and parkway planting shall be required as depicted on Exhibits 8a and 8b. The Applicant shall be responsible for replacing existing sidewalks and

installing all other streetscape and lighting improvements. Loading docks shall be concealed from public view.

- (ii) **Streetscape Residential, Subareas 4 and 5:** The Applicant shall install new street trees, sidewalks, decorative lighting (on Halsted Street) and parkway elements as depicted on Exhibits 8c -- 8g. All streets are to have a continuous parkway and sidewalks on both sides of the street. No blank walls, garage doors, service drives or doors, refuse disposal area shall face any public street or common open space.
  - (iii) **Curb Cuts:** There shall be no curb cuts on Halsted Street in Subareas 1 and 5; in Subarea 4 one (1) curb cut per building is allowed. Private roadways, driveways, entrances to off-street parking and loading docks, openings for vehicular drop-offs and all other facilities requiring curb cuts shall be located to minimize conflicts with on-street traffic and with pedestrian circulation. Any required street tree removed for a loading dock shall be provided elsewhere on the property.
- (e) **Residential Building Design:** Building elements shall include but not be limited to: front stoops, stairs or porches, flat or pitched roofs, punched windows, bay windows, upper story balcony/porches, roof terraces and architectural elements that reinforce the corner.
- (i) **Facades:** Front facades, including end walls which front public streets or open spaces, must have front doors, be of brick, have windows and be ornamented with artificial stone or concrete. They shall be varied in material, roofline and window style. The front facade brick should turn the corner for a minimum of twenty (20) feet at the side walls. Side walls and rear walls should be brick, vinyl clad, or split-face block or CMU. E.I.F.S. synthetic stucco or dryvit, shall be limited to architectural ornament and penthouse facades. Facades that face car courts but not public streets must contain pedestrian scale entry doors, windows and building lighting. All facades to be detailed with windows of clear glass; contain items that create architectural rhythm such as bay windows, and brick detail moldings; and building projections such as cornice lines and pilasters. Affordable housing units shall be

constructed of equal quality materials, detailing and decoration so they are indistinguishable from market rate units.

- (ii) **Dwelling Types:** A variety of dwelling types including affordable housing is to be interspersed throughout the development and within individual blocks.
  - (iii) **Orientation of Buildings:** Buildings shall be oriented to the street, public open space or private courtyard with the primary facade and a front door, or the appearance of a front facade and front door. Any side wall facing a public street will contain materials and architectural elements that are consistent in character with primary building facades. Curb cuts, garage doors, blank walls and rear service elements shall not face public streets or common open spaces.
  - (iv) **Corner Sites:** Architectural elements are strongly encouraged to highlight corner sites. Setbacks over five (5) feet are to be avoided.
  - (x) **Staircases:** Stairs are to be a minimum of four (4) feet from the right- of-way or fence line.
- (f) **Fencing, Walls and Gates:**
- (i) **General:** Fencing separating the private yards from the street or common open space should be no less than seventy percent (70%) transparent and no more than five (5) feet in height. Mews or townhouse courts leading off of any street shall be free of gates.
  - (ii) **Parks and Open Space:** Parks and common open spaces, except for the University Athletic Fields, may be fenced but not gated.
  - (iii) **South Halsted Street:** Transparent fencing or landscaped beds with eighteen (18) inches knee walls are acceptable ways of delineating private space along South Halsted Street.
- (g) **Parking.**

- (i) **Shared Parking:** The parking facilities may be used, on a shared basis, to satisfy the accessory parking requirements for uses within the I.P.D. Area. Accessory parking lots and structures may serve to provide the required parking, for multiple uses, irrespective of location, within the I.P.D. Area.
- (ii) **Lots:** Surface parking lots shall be landscaped substantially in accordance with the Chicago Landscape Ordinance. Lighting and fencing shall be installed.
- (iii) **Parking Garages:** Parking structures facing South Halsted Street shall be enclosed at the first and second levels and preferably located behind storefronts or habitable spaces, so that cars are not visible from the street. Facades of upper floors facing public streets, shall be designed to be similar in height, proportion, materials, and detail of buildings in the surrounding area. Glazing at window openings or decorative metal screening where glazing is not possible is required at upper floors. Ramps, car headlights and ceiling lights shall be screened from view from the public way and adjacent residential units. Curb cuts will be limited to two (2) per street, none at residential car courts, and no more than thirty-six (36) feet wide, except on South Halsted Street, where such limit shall be twenty-four (24) feet. Planters that are integrated structurally with the building and contain plant material, are highly encouraged. An irrigation system for the planters shall be provided.
- (iv) **Car Courts:** Car courts are auto corridors that contain curb cuts, garage doors, pedestrian doors, and parking spaces. Landscaping treatments needed to green the car courts are: one (1) tree per curb cut every two (2) housing units adjoining the drive, five percent (5%) landscaped with seasonal ground cover (thirty percent (30%) evergreen materials), special paving and pedestrian lighting. Ends of car courts that face onto a public street or greenway should be treated with landscaping and privacy (opaque) fencing.
- (v) **Refuse:** Garbage receptacles and compactor locations shall be identified and screened via privacy wall or landscaping material.

(h) Transit.

- (i) **Metra Station:** Prior to submission of any Part II plans for approval of the second phase of development within Subarea 5, the Applicant shall prepare and submit a plan in coordination with Metra and Chicago Transit Authority (C.T.A.) to improve the underpass connection to the Halsted Street Metra Station, showing safety lighting, railings and stairway enhancements. The plan will also investigate the ability of a park and ride lot in the vicinity of the station.
- (ii) **Bus Stops:** The Applicant will investigate how both the C.T.A. and the University Bus system can work together to supply a coordinated transportation system for buses as well as bus stops and pull off lanes to support the users at the Metra station.

17. Phasing.

- (a) Prior to occupancy of any building, improvements necessary to serve or accommodate said building shall be in place and available for use. Said improvements shall be designed, constructed and installed in accordance with applicable City standards, laws and regulations subject to the approval of the appropriate City departments and agencies, as required, as well as in conformance with applicable state and federal standards, regulations and laws. Improvements necessary to serve buildings are the following: (i) the public roadway improvements (including pavement, required turn lanes, curbs and gutters, traffic signals and sidewalks; (ii) the utilities necessary to provide potable water, sewer facilities, electric, gas, telephone and other private utility facilities and services to the building; (iii) the streetscape improvements (including sidewalks, streetlights and street trees); and (iv) the public or private open space.
- (b) The following specific improvements shall be completed within the time periods described below. A "Development Parcel" means that area located within a single subarea which is the subject of an application for Site Plan approval as described by Statement Number 10 of this Planned Development.

- (i) The landscape and streetscape improvements shall, for and to the extent such improvements are contiguous to a Development Parcel, be completed no later than six (6) months following initial occupancy of the first principal structure constructed upon said Development Parcel.
  - (ii) The public open space within any Development Parcel shall be completed (including landscaping and installation of street furniture and similar improvements) within six (6) months of the occupancy of fifty percent (50%) of the residential units adjoining such open space.
  - (c) The Applicant shall commence acquisition of the remaining parcels within the Planned Development area immediately upon the effectiveness of the Plan of Development.
  - (d) The parcels to be identified for adaptive use shall be stabilized and their renovation commenced immediately upon their acquisition by the Applicant.
  - (e) The adaptive reuse parcels shall be ready for occupancy no later than six (6) months following the occupancy of the first student residence in Sub-Area 1.
15. **Sunset.** The Property is intended to be developed in phases extending over periods of time. This Statement describes the schedule for commencement of development over those phases.
- (a) **Initial Period.** Unless substantial construction has commenced upon a minimum of six hundred thousand (600,000) square feet of floor area within six (6) years of the effective date of this amended Planned Development, this Planned Development shall expire upon the sixth (6<sup>th</sup>) anniversary of the effective date hereof. If this Planned Development expires pursuant to the foregoing provision, the zoning of the Property shall automatically revert to the zone classifications in effect prior to the effective date hereof.

- (b) Subsequent Periods. Unless substantial construction has commenced and been diligently pursued after the Initial Period on a minimum of one million (1,000,000) square feet of floor area (cumulative) within ten (10) years of the effective date hereof, one million two hundred fifty thousand (1,250,000) square feet of floor area (cumulative) within fifteen years (15) years of the effective date hereof and one million five hundred thousand (1,500,000) square feet of floor area (cumulative) within twenty (20) years of the effective date hereof (the "Subsequent Periods"), the Department may decide to review and recommend modification of the provisions of this Planned Development in whole or in part. The Department's determination that the Planned Development ordinance must be reviewed shall be reflected in an application filed by the City for a Planned Development amendment, with the City being deemed the applicant and providing such notice as may be required by law. Not less than thirty (30) days before filing any such application for amendment to the Planned Development, the Department shall provide the Applicant with a copy of the draft application for amendment.

[Exhibit 2 (Boundary and Subarea Map); Exhibit 3 (Existing Zoning Map); Exhibit 4 (Existing Land-Use Map); Exhibit 5 (Generalized Land-Use Map); Exhibit 6a (Right-of-Way Vacation Map); Exhibit 6b (Right-of-Way Dedication Map); Exhibit 7 (Open Space Plan); Exhibit 8 (Location of Street Cross-Sections); Exhibits 8a, 8b, 8c, 8d, 8e and 8f (Cross-Section Drawings) and Exhibits 9a and 9b (Phase One Private Residential Plans) referred to in these Plan of Development Statements printed on pages 88408 through 88423 of this Journal.]

Exhibit 1a (Bulk Regulations and Data Table); Exhibit 2 (Parking, Loading and Setbacks Requirements) and Exhibit 1c (Open Space Requirements by Residential Type) referred to in these plan of Development Statements read as follows:

*Exhibit 1a.**Bulk Regulations And Data Table. 549 A.A.*

## Area Bulk Regulations.

Subarea	Net Site Area		Maximum Regulation			
	Square Feet	Acres	Dwelling Units	Floor Area Ratio	Percent Coverage	Height
Subarea 1	580,981	13.34	800 <sup>1</sup>	5.0	80%	See Note <sup>2</sup>
Subarea 2	1,309,864	30.07	N/A	0.5 <sup>5</sup>	25%	100 Feet <sup>4</sup>
Subarea 3	78,994	1.81	165	4.0	80%	110 Feet
Subarea 4	134,789	3.09	190	3.0	60%	60 Feet
Subarea 5	875,730	20.10	575	1.5	39%	45 Feet
<b>Total</b>	<b>2,980,358</b>			<b>1.9</b>	<b>(Weighted)</b>	

Gross Site Area = Net Site Area + Area in Public Right-of-Way: 3,752,889 square feet (86.2 acres) = 2,980,358 square feet (68.4 acres) + 772,531 square feet (17.8 acres).<sup>3</sup>

<sup>1</sup> "Dwelling Units" in Subarea 1 include University-controlled Student Apartments, and are not permitted at the first floor level facing South Halsted Street.

<sup>2</sup> Building Height in Subarea 1. On the east side of South Halsted Street, height shall be limited to 60 feet, within 60 feet east of the east line of South Halsted Street. On the west side of South Halsted Street, height shall be limited to 48 feet, with exceptions up to 60 feet permitted to allow variation to parapet lines, roof structures or other architectural elements.

<sup>3</sup> Areas in Table are to be calculated on the basis of all right-of-way adjustments occurring as indicated in Exhibits 6a and 6b and that park and other open areas indicated in Exhibit 7 will remain as part of the Net Site Area.

<sup>4</sup> 100 feet except within the first 125 feet of the east line of South Morgan Street, between the south line of West Maxwell Street and the north line of West 14<sup>th</sup> Place, and within the first 125 feet of the north line of West 14<sup>th</sup> Place, between South Morgan Street and South Halsted Street, in which areas the maximum building height shall be 30 feet.

<sup>5</sup> All new development within Subarea 2 shall be subject to the restrictions imposed by a separate Redevelopment Agreement to be executed by the City and the Applicant.

*Exhibit 1b.**Parking, Loading And Setbacks.***Parking.**

Parking facilities shall be provided according to the following guidelines:

**Subareas 1 and 2:**

Off-street parking within the Subareas 1 and 2, including the location of such parking, shall be determined in consultation with the Commissioner of Planning and Development, based on the table below; provided, however, that such parking determination shall take into account the ability to utilize shared parking facilities, the availability of mass transit and the availability of parking facilities outside of, but conveniently accessible to, the I.P.D. Area.

**Off-Street Parking Guidelines, Subareas 1 and 2:**

Use	Guideline Parameter
College/University:	1 for each 3 employees, plus 1 for each 12 students at any one time.
Business, Retail Stores:	1 for each 500 square feet in excess of 4,000 square feet and 3 for each 1,000 square feet in excess of 25,000 square feet.
Restaurants:	1 for each 400 square feet in excess of 5,000 square feet.

Theatres, Conference Centers,  
Auditoriums:

1 for every 5 seats.

Dwelling Units  
(i.e. Student Apartments):

1 for each 10 units.

**Subareas 3, 4 and 5:**

Off-street parking shall be provided at a minimum rate of 1 parking space per dwelling Unit in Subareas 3, 4 and 5.

**Setbacks:**

Minimum setbacks for new developments within this Planned Development will be in accordance with Exhibits 8a through 8f and 9a. Maximum setbacks on West Roosevelt Road and South Halsted Street shall be in accordance with the design guidelines in Statement 16.

**Open Space:**

See Exhibit 1c and Exhibit 7.

**Loading Facilities:**

Loading provisions for any development within this Planned Development shall be substantially in accordance with the following provisions of the Chicago Zoning Ordinance:

Commercial and University:  
Private Residential:

District B3-4  
District R4

*Exhibit 1c.**Open Space Requirements By Residential Type.*

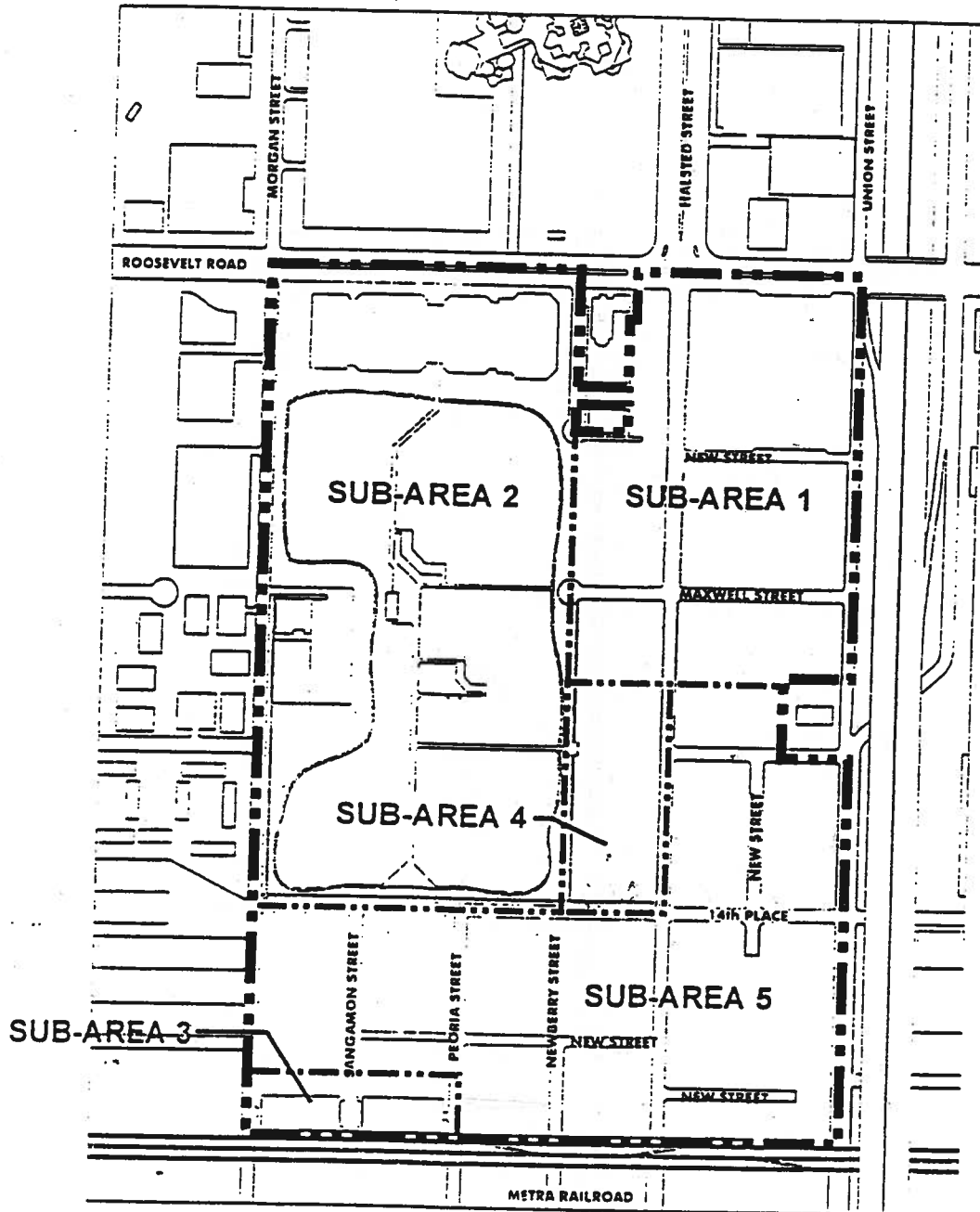
Housing Type	1. Private Open Space (Per Unit)	2. Common Open Space (Per Unit) Within 200 Feet Of Project	3. Private Open Space Or Landscaped Setbacks
Single Family Detached	500 square feet	150 square feet <sup>1</sup>	---
Single Family Attached (Townhouses)	200 square feet	150 square feet <sup>1</sup>	---
Low-Rise Apartments, Condominiums, Flats (up to four stories)	Up to 50% of total open space required in column 3 may be in balconies or roofdecks	50 square feet <sup>1</sup>	(8 units or less): 150 square feet  (more than 8 units): 100 square feet
Mid-Rise Apartments, Condominiums (5 -- 8 stories)	Up to 50% of total open space required in column 3 may be in balconies or roofdecks	50 square feet <sup>1</sup>	100 square feet
Loft Conversions	None	Roof garden	50 foot setback

---

<sup>1</sup>Applies to projects of 40 units or more

Exhibit 2.

Boundary And Subarea Map.



Applicant: The Board of Trustees of the University of Illinois

Date January, 1999

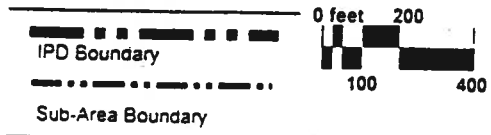
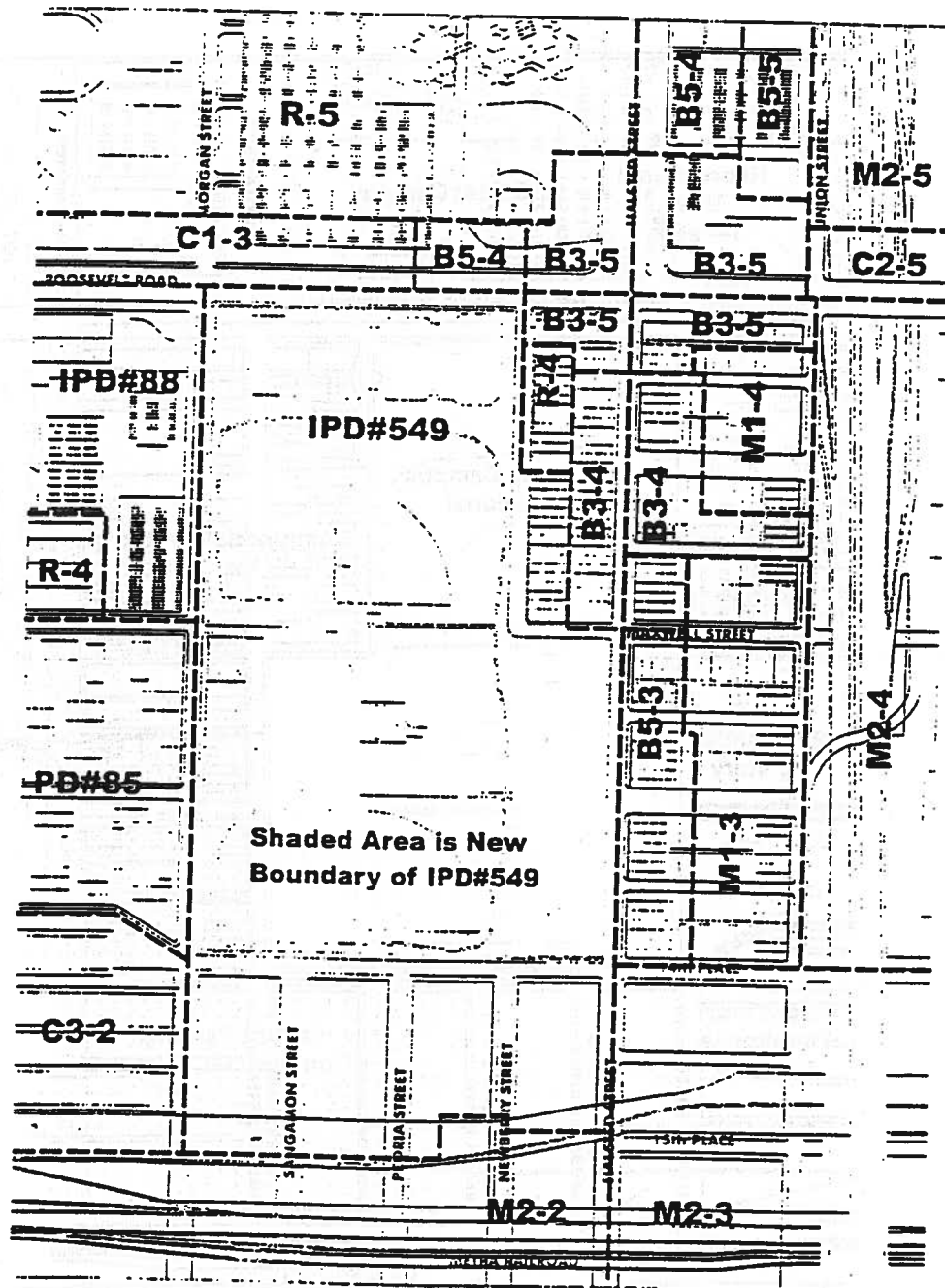


Exhibit 3.

Existing Zoning Map.



Applicant: The Board of Trustees of the University of Illinois

Date: January, 1999

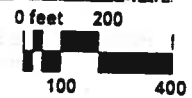
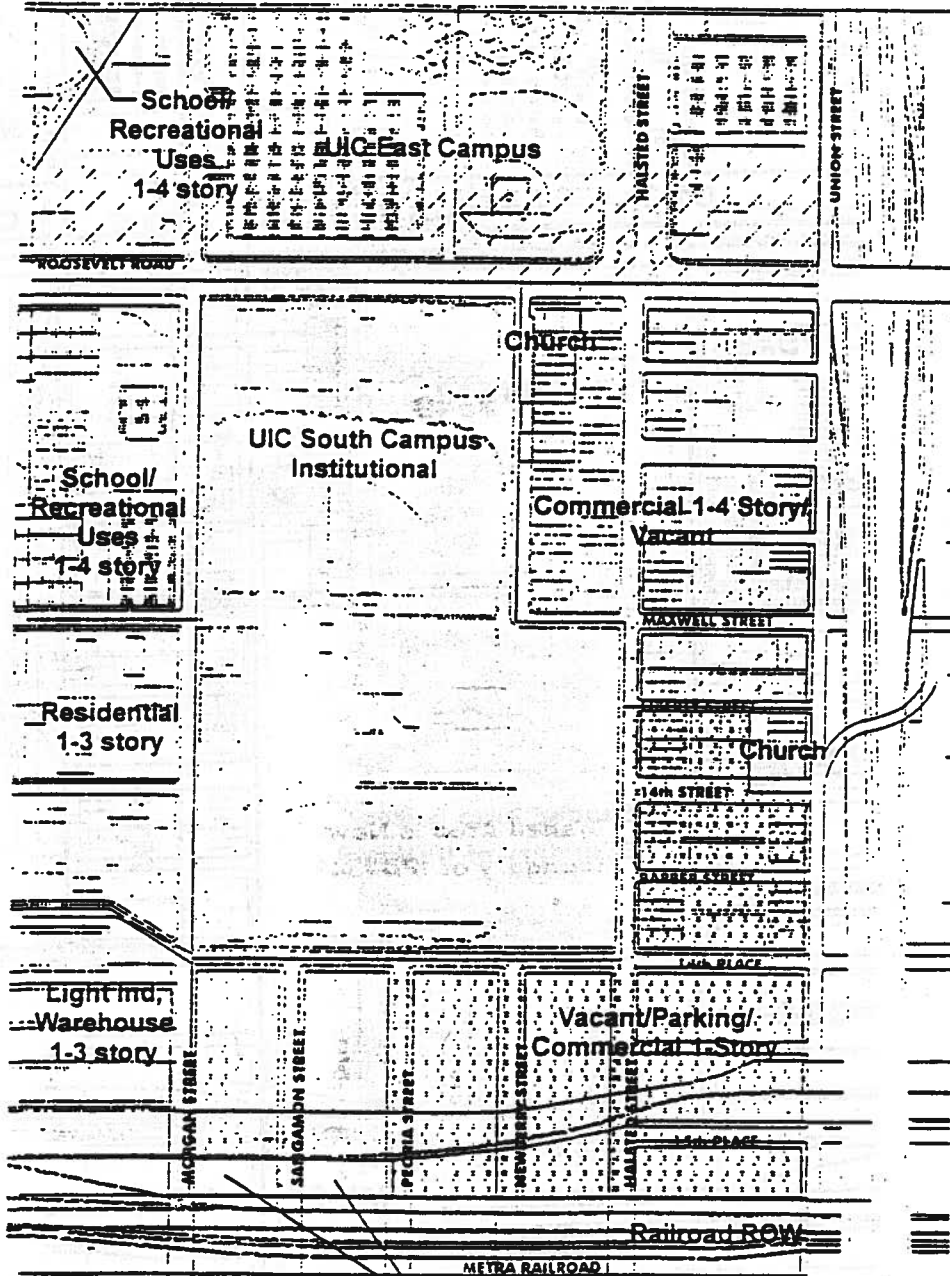


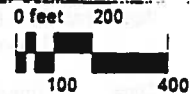
Exhibit 4.

Existing Land-Use Map.



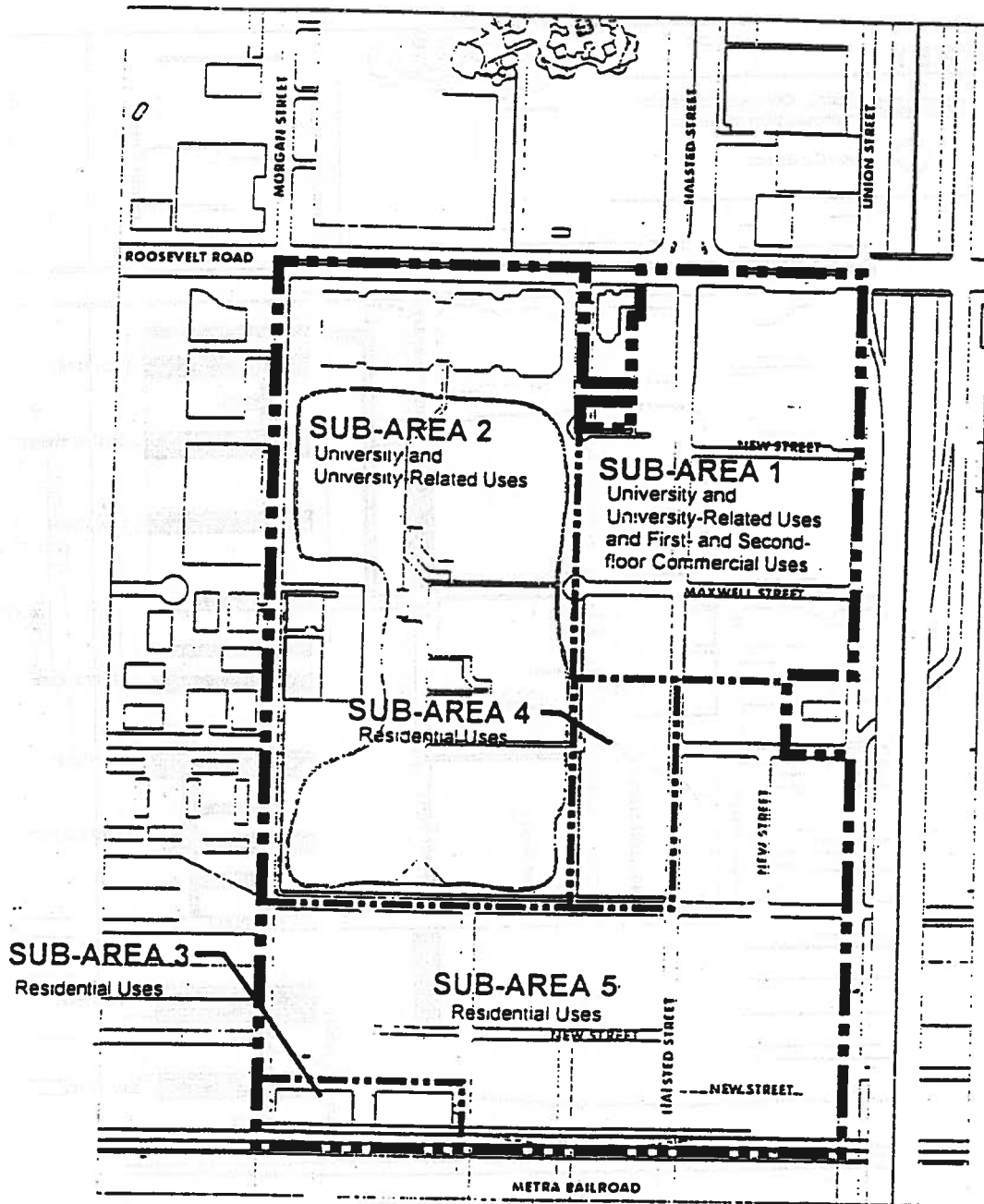
Applicant: The Board of Trustees of the University of Illinois

Office/Warehouse 7-8 Story



Date: January, 1999

Exhibit 5.  
Generalized Land-Use Map.



Applicant: The Board of Trustees of the University of Illinois

Date: January, 1999

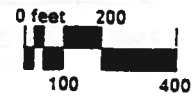
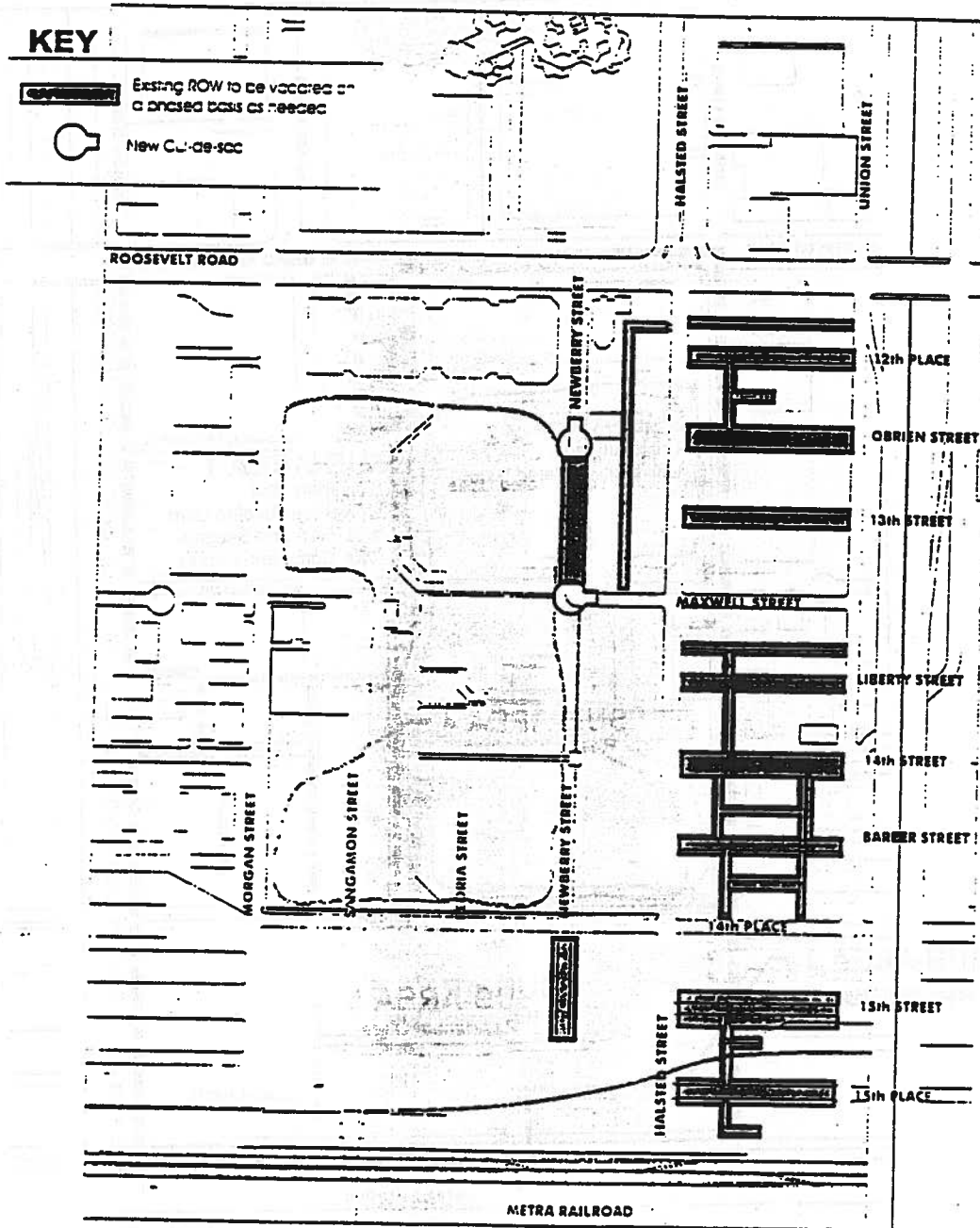


Exhibit 6a.

Right-Of-Way Vacation Map.



Applicant: The Board of Trustees of the University of Illinois

Date: January, 1999

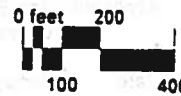
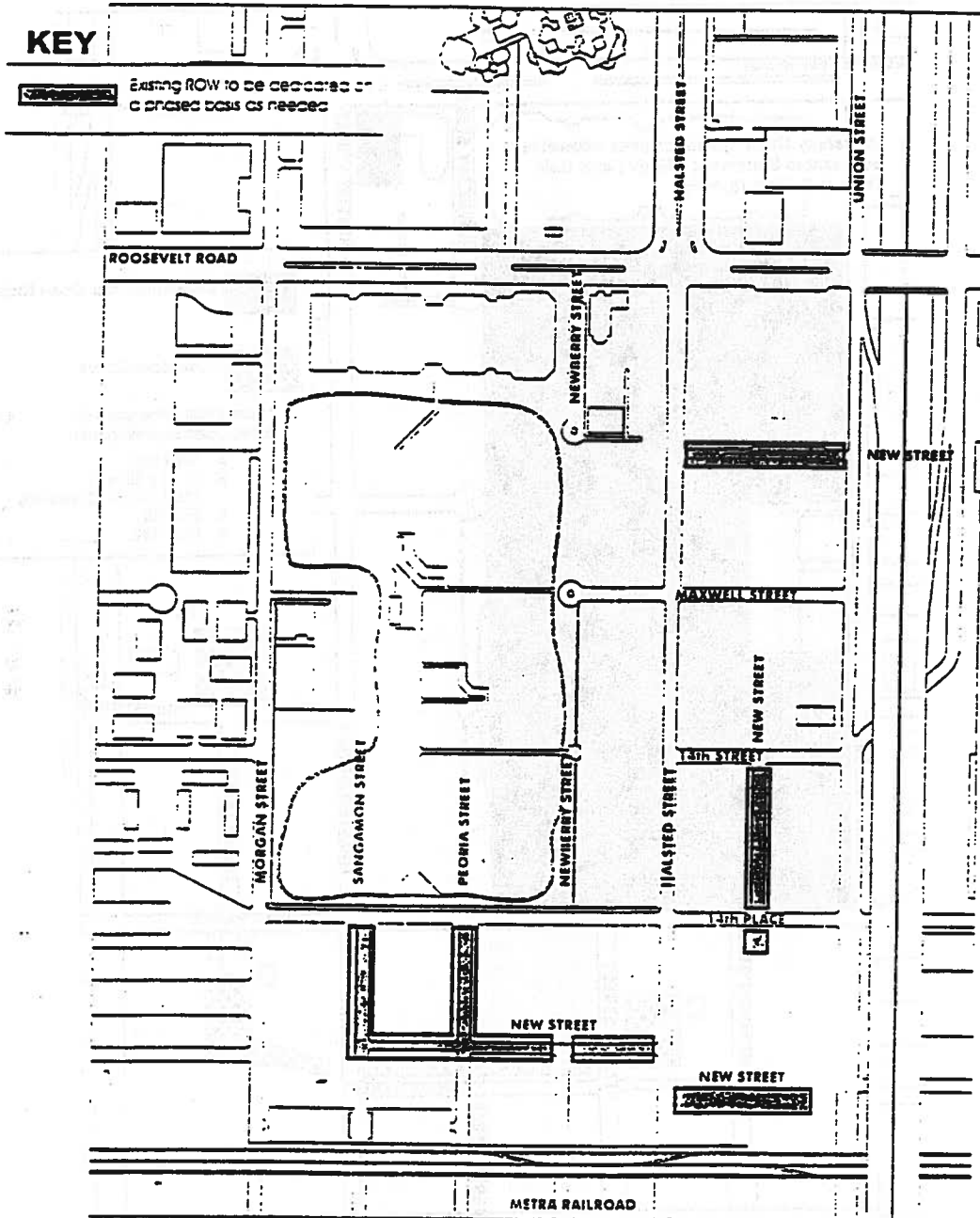


Exhibit 6b.

Right-Of-Way Dedication Map.



Applicant: The Board of Trustees of the University of Illinois

Date: January, 1999

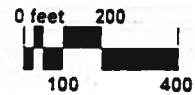
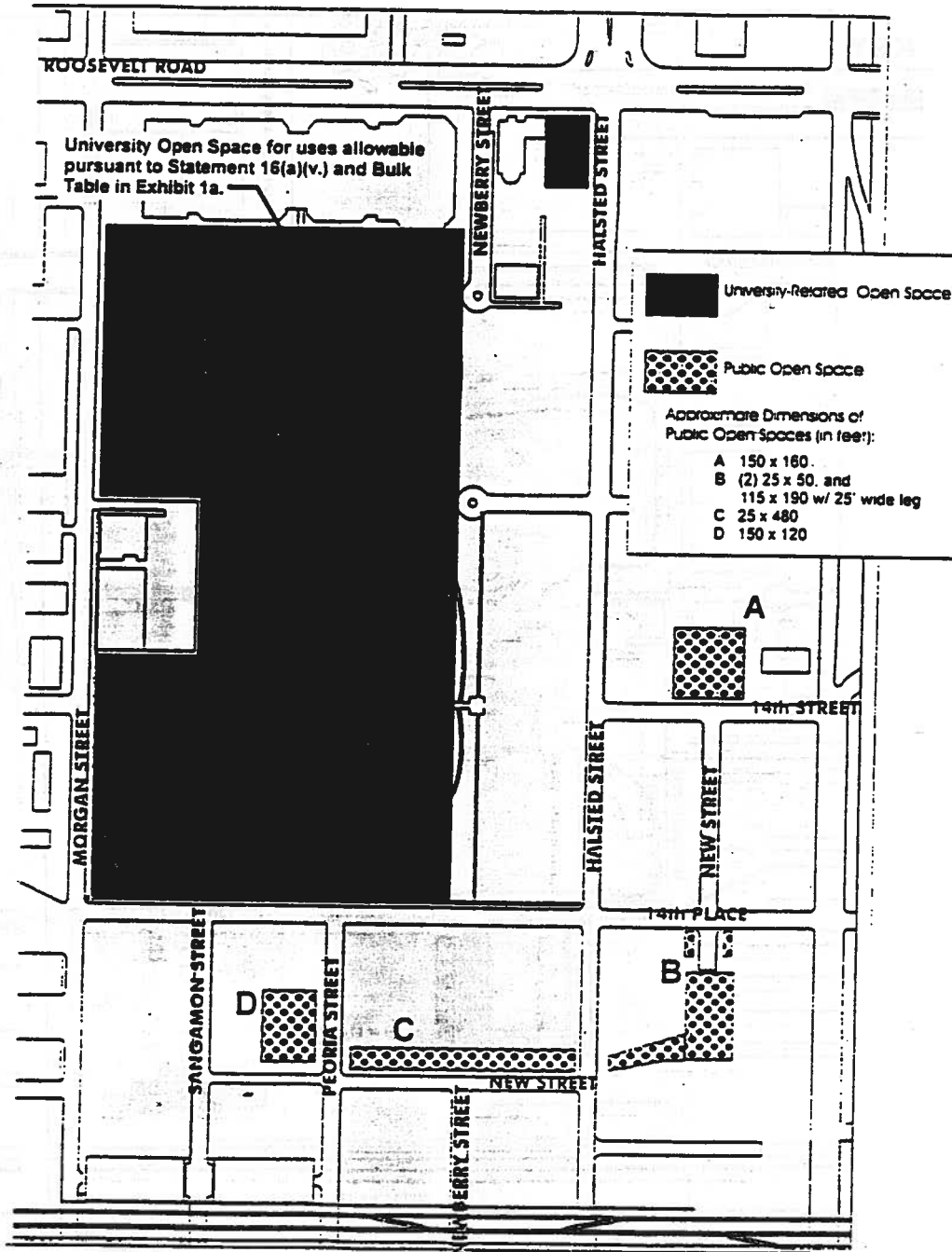


Exhibit 7.  
Open Space Plan.



Applicant: The Board of Trustees of the University of Illinois

Date: January, 1999

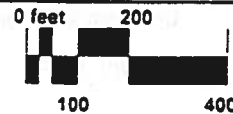
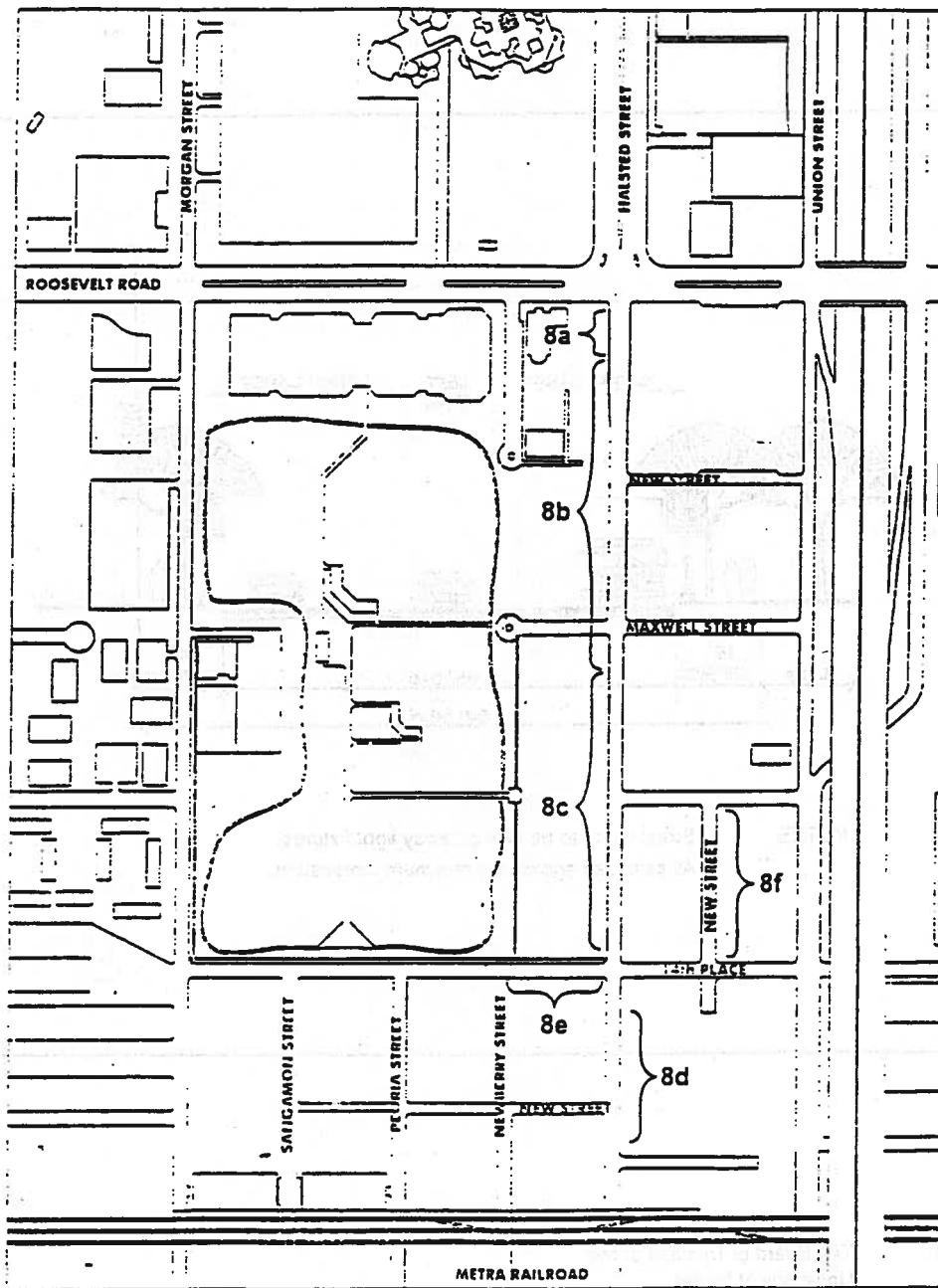


Exhibit 8.

Location Of Street Cross-Section.

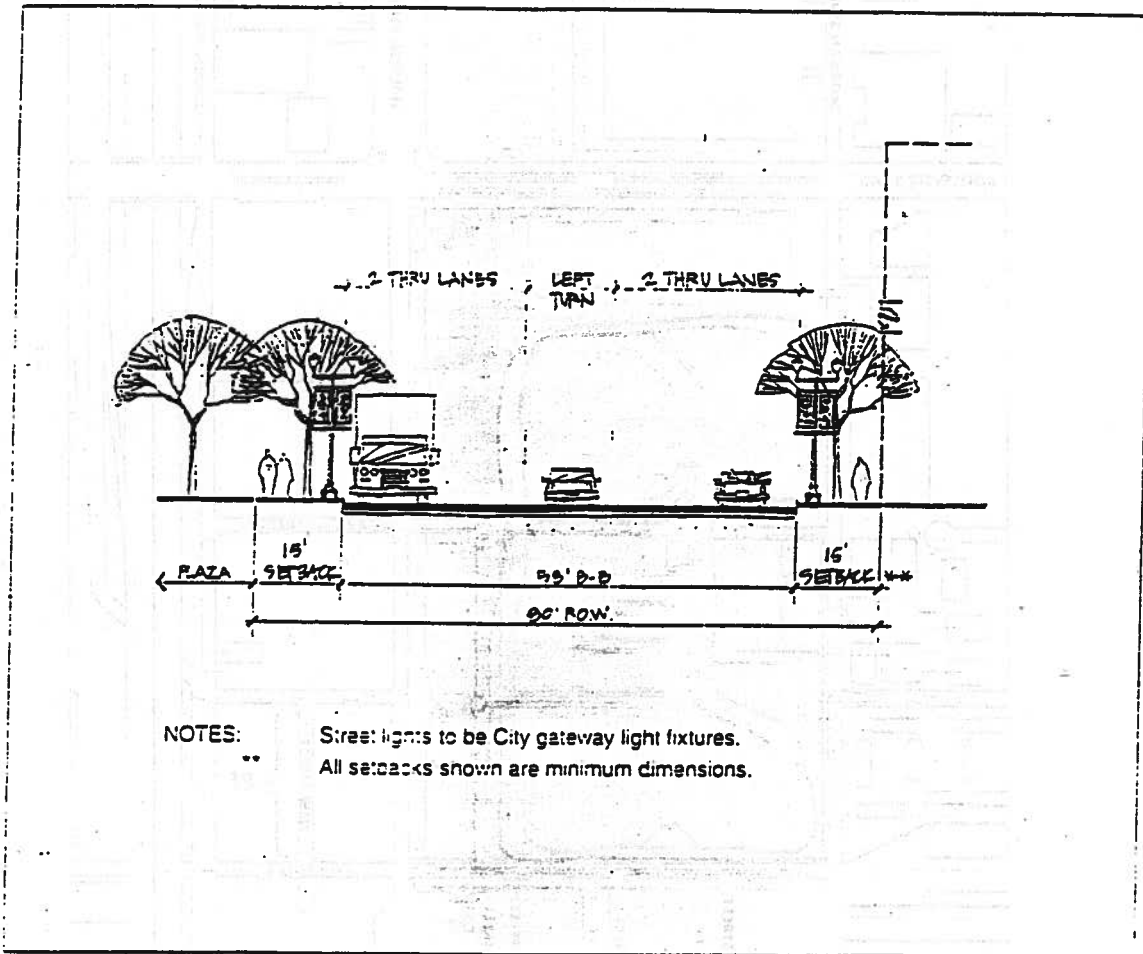


Applicant: The Board of Trustees of the University of Illinois

Date: January, 1999

Exhibit 8a.

Cross Section (Looking North) At Halsted,  
South Of Roosevelt In Subarea 1.

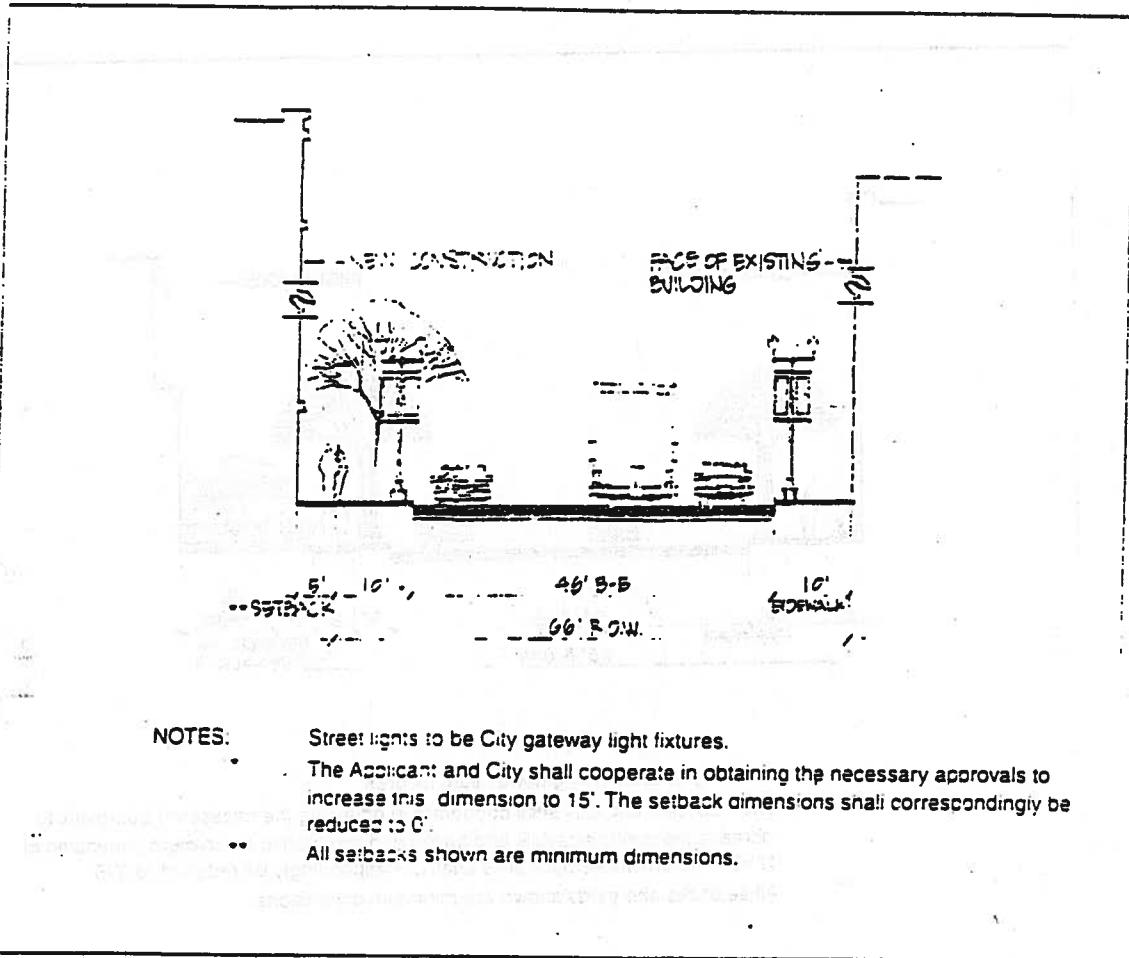


Applicant:    The Board of Trustees of the  
                  University of Illinois

Date:            January, 1999

Exhibit 8b.

Cross Section (Looking North) At Halsted,  
North Of Maxwell In Subarea 1.



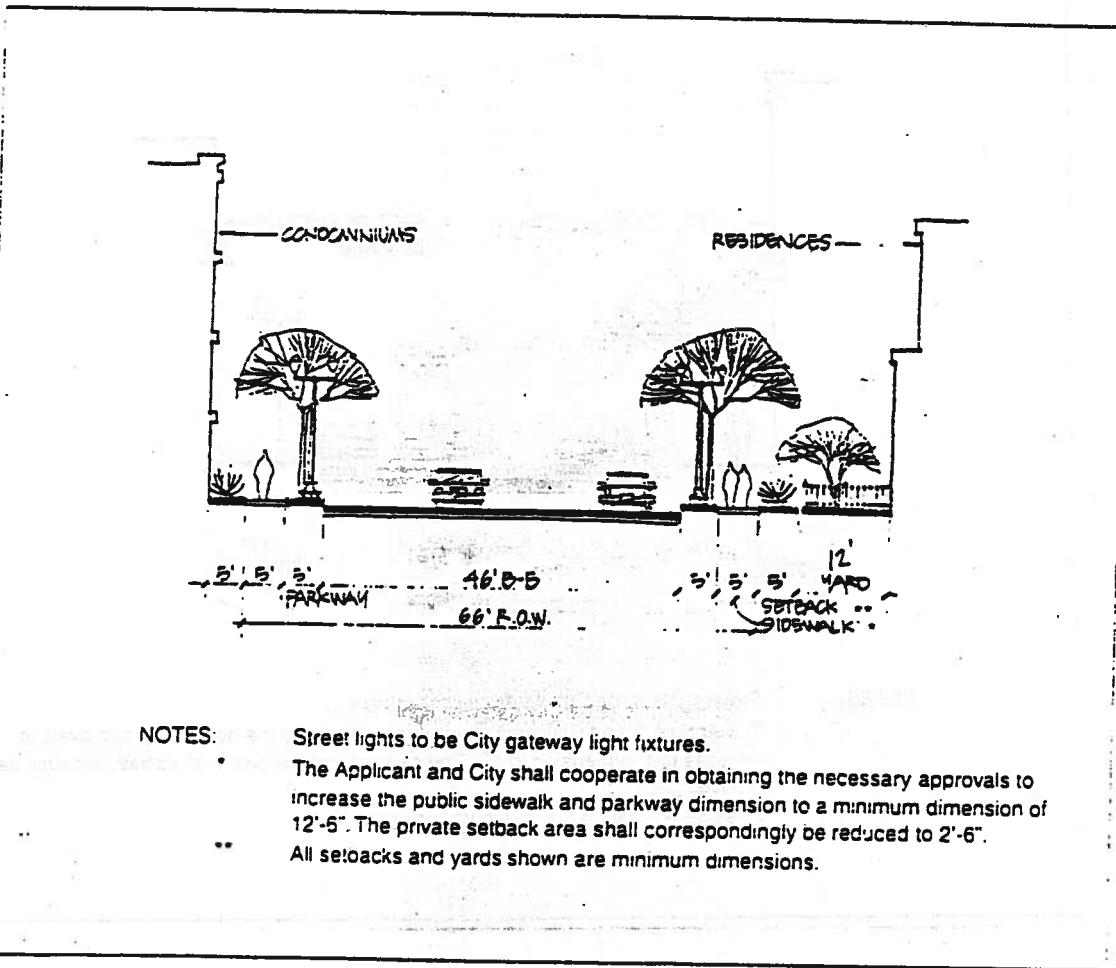
- NOTES:
- Street lights to be City gateway light fixtures.
  - The Applicant and City shall cooperate in obtaining the necessary approvals to increase this dimension to 15'. The setback dimensions shall correspondingly be reduced to 0'.
  - All setbacks shown are minimum dimensions.

Applicant: The Board of Trustees of the University of Illinois

Date: January, 1999

Exhibit 8c.

Cross Section (Looking North) At Halsted,  
North Of 14<sup>th</sup> Place In Subarea 4.

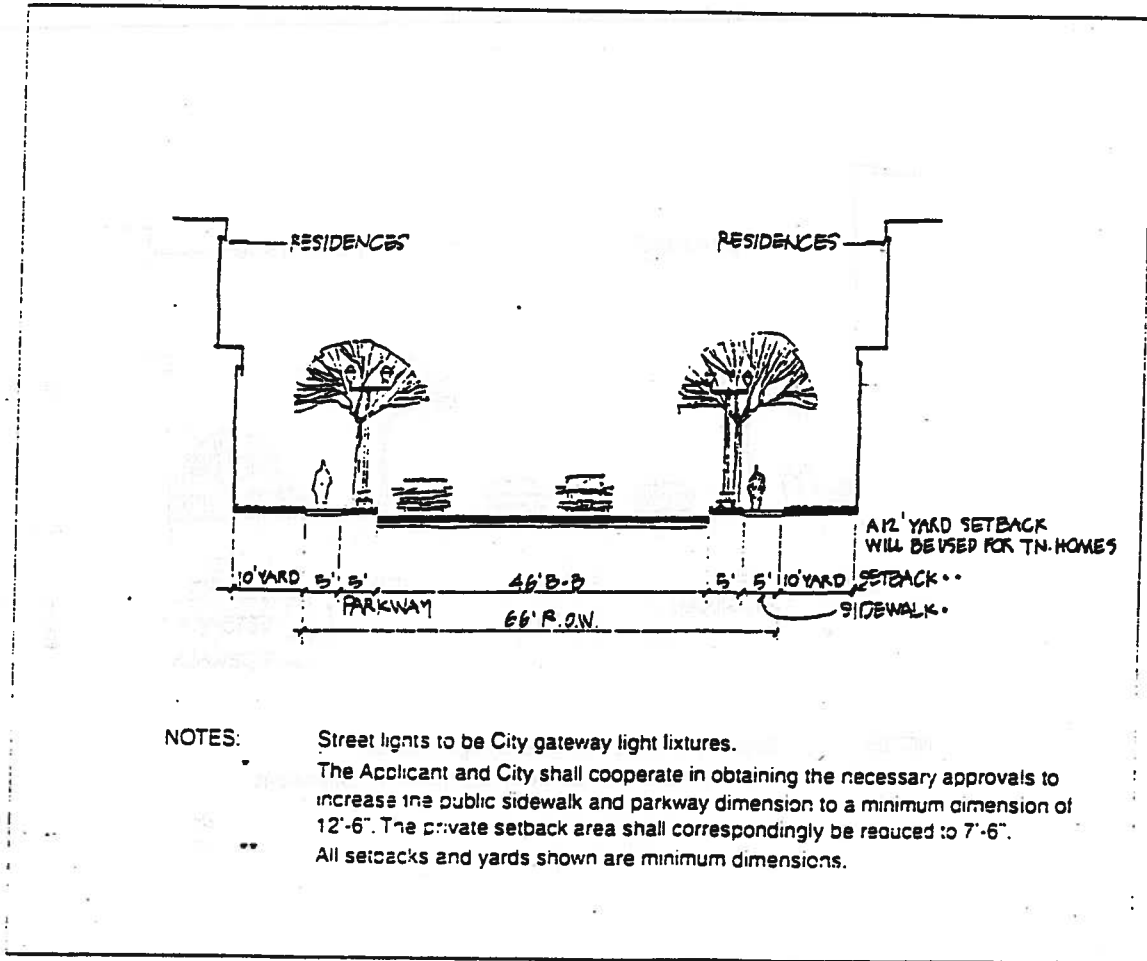


Applicant: The Board of Trustees of the University of Illinois

Date: January, 1999

Exhibit 8d.

Cross Section (Looking North) At Halsted,  
South Of 14<sup>th</sup> Place In Subarea 5.

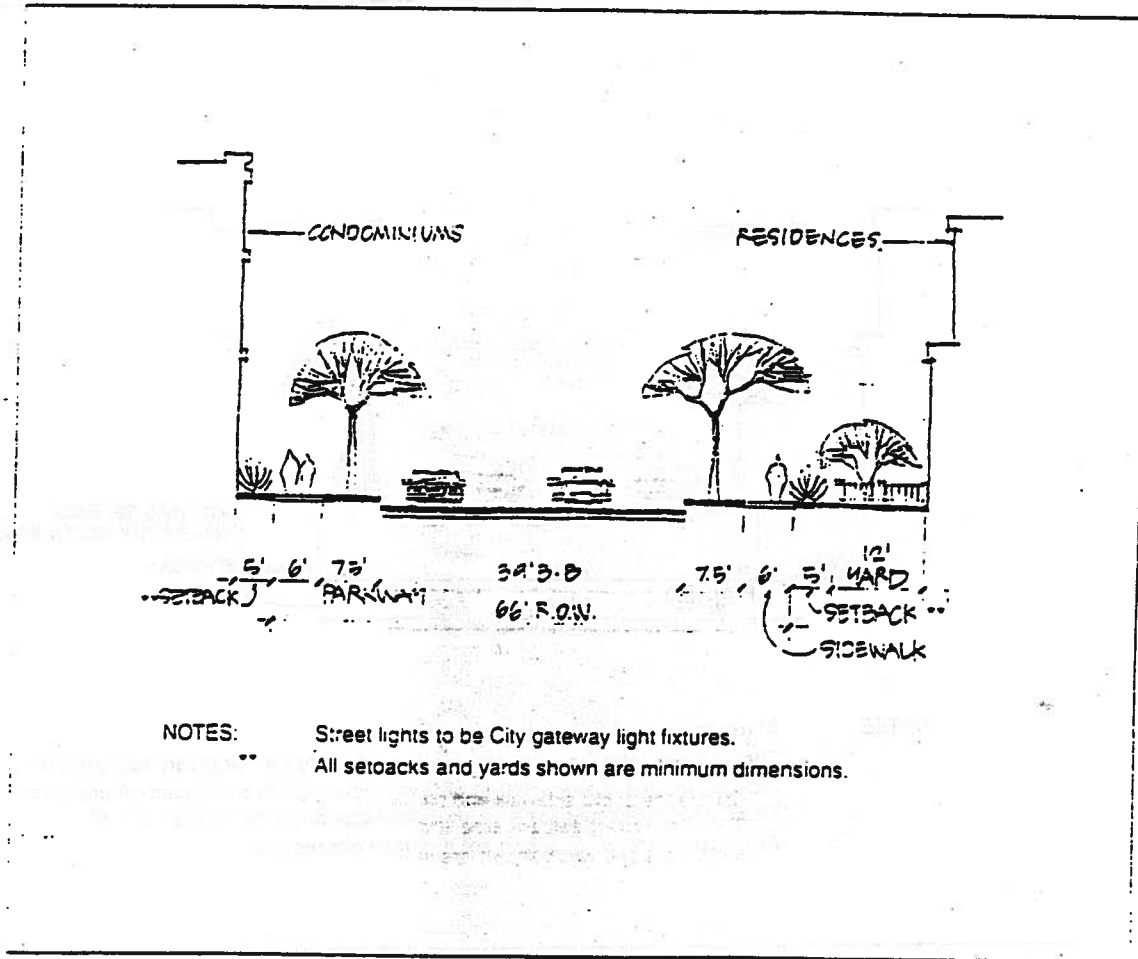


Applicant: The Board of Trustees of the University of Illinois

Date: January, 1999

Exhibit 8e.

Cross Section (Looking East) At 14<sup>th</sup> Place,  
West Of Halsted, In Subareas 2 And 5.

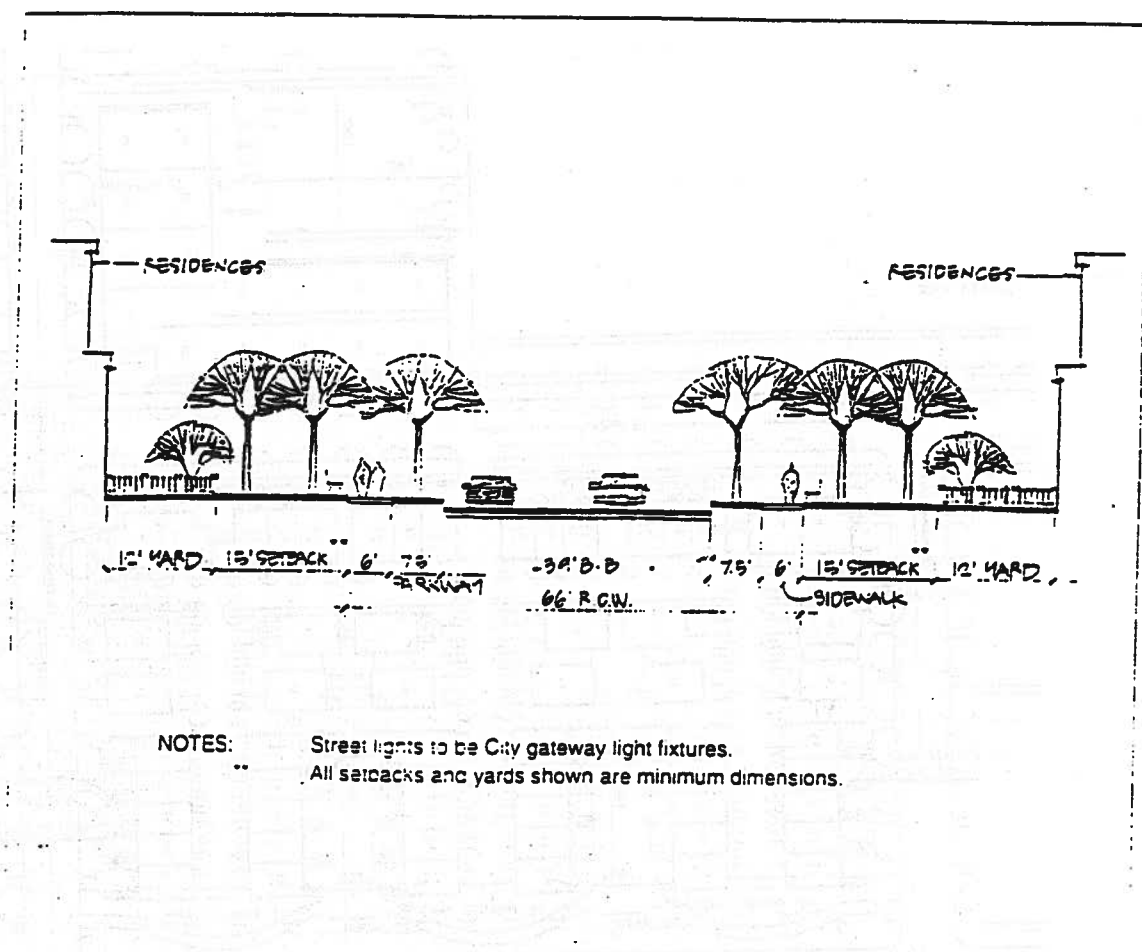


Applicant: The Board of Trustees of the University of Illinois

Date: January, 1999

Exhibit 8f.

Cross Section (Looking North) At New Street,  
Between 14<sup>th</sup> Street And 14<sup>th</sup> Place.



NOTES:  
 Street lights to be City gateway light fixtures.  
 All setbacks and yards shown are minimum dimensions.

Applicant: The Board of Trustees of the University of Illinois

Date: January, 1999

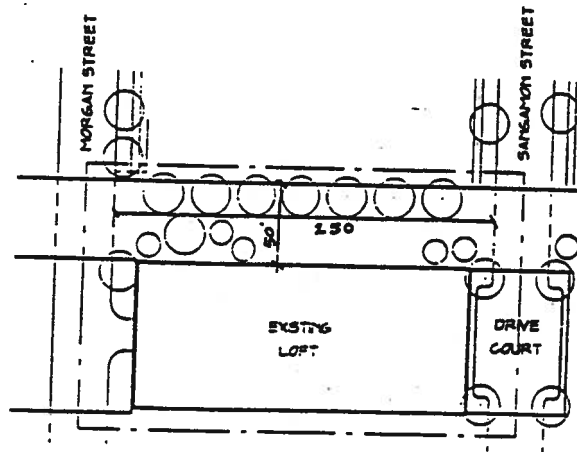


*Exhibit 9b.*

*Phase One Private Residential Plans.  
(Loft Conversion)*

PHASE ONE C : LOFT CONVERSION  
TYPE A 75 LOFT UNITS @ 720 - 1100

SCALE 1" = 50'



Applicant: The Board of Trustees of the  
University of Illinois

Date: January, 1999



City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Christopher R. Hill  
Commissioner

City Hall, Room 1000  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4471 (Voice)  
(312) 744-6550 (FAX)  
(312) 744-2578 (TTY)

<http://www.ci.chi.il.us>

December 12, 1997

Mr. Leroy Portis, Jr.  
The University of Chicago  
Facilities Management (MC 270)  
Physical Plant Administration  
1140 South Morgan Street  
Chicago, IL 60607-7143

**Re:** Site Plan Approval for Institutional  
Planned Development No. 549

**Proposal:** The construction of a new  
athletics center addition for "The  
University of Illinois at Chicago."

**Location:** An area located at the  
southwest corner of West Roosevelt  
Road and South Newberry Street

Dear Mr. Portis:

We have reviewed the Site/Landscape Plan, and Building Elevation Plans, submitted by you on behalf of the Applicant, for the construction of a two-story building addition to the existing Physical Education Building. The addition will include the partial demolition and conversion of an existing ice rink into offices, athletic support facilities and a new gymnasium. The proposed building addition will be located on the east side of the existing Physical Education Building. These plans prepared by Mekus/Johnson Inc., dated October 9, 1997, August 28, 1997 and July 25, 1997, are submitted in accordance with Statement No. 10 of Institutional Planned Development No. 549.

Upon review of the material submitted by the Applicant, the Department of Planning and Development has determined that these plans are consistent with and satisfy the requirements of the



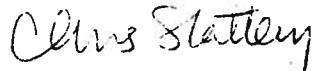
Plan of Development. Accordingly, this Site Plan submittal for Institutional Planned Development No. 549, for the construction of a proposed two-story athletic center addition, is hereby approved as conforming to the Plan of Development as approved by the Chicago City Council on April 13, 1994.

Very truly yours,



Christopher R. Hill  
Commissioner

Originated by:



Christine Slattery  
Deputy Commissioner

c.c. Paul Woznicki  
Philip Levin  
Michael Marmo

11223

4/13/94

UNFINISHED BUSINESS

49179

certify that said copy is a true, correct and complete transcript of said resolution.

Dated this 2nd day of December, 1993.

(Signed) Mari Morin-Taylor  
Assistant Secretary

**CHICAGO ZONING ORDINANCE AMENDED TO RECLASSIFY  
AREA SHOWN ON MAP NUMBER 4-G.  
(As Amended)**

On motion of Alderman Burke, the City Council took up for consideration the report of the Committee on Zoning, deferred and published in the Journal of the Proceedings of March 23, 1994, pages 47417 to 47438, recommending that the City Council pass the said proposed ordinance amending the Chicago Zoning Ordinance by reclassifying the area shown on Map Number 4-G (Maxwell Street Market).

On motion of Alderman Burke, the said proposed ordinance was *Passed* by yeas and nays as follows:

*Yeas* -- Aldermen Mazola, Haithcock, Tillman, Steele, Dixon, Buchanan, Huels, Fary, Madrzyk, Burke, Streeter, Murphy, Rugai, Troutman, Laski, Miller, Medrano, Bialczak, Suarez, Gabinski, Austin, Wojcik, Banks, Giles, Allen, O'Connor, Doherty, Natarus, Bernardini, Hansen, Levar, Schulter, M. Smith, Stone -- 34.

*Nays* -- Aldermen Preckwinkle, Bloom, Beavers, Shaw, Jones, Munoz, Ocasio, Watson, Shiller, Moore -- 10.

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

The following is said ordinance as passed:

PD 549

WHEREAS, The University of Illinois at Chicago ("U.I.C.") was created as a campus of the University of Illinois on the near west side of the City

pursuant to the University of Illinois at Chicago Act, Chapter 110, Section 320/1 of the Illinois Compiled Statutes (1992); and

WHEREAS, U.I.C.'s continued growth in enrollment and success and accomplishment in educational programs as a major university requires U.I.C. to secure additional land for the expansion of its campus; and

WHEREAS, U.I.C. has identified a significant portion of the area bounded by Roosevelt Road, Union Avenue, the B. & O. C. T. Railroad tracks and Morgan Street as an appropriate area in which to expand ("Expansion Area"); and

WHEREAS, The City supports U.I.C.'s expansion and its use and development of the Expansion Area for purposes consistent with U.I.C.'s statutory authority; and

WHEREAS, The City owns certain property within the Expansion Area which it has agreed to convey to U.I.C. pursuant to the terms and conditions of an intergovernmental agreement ("Agreement") to be entered into between the City and The Board of Trustees of the University of Illinois ("Board"); and

WHEREAS, In accordance with the Agreement the Board has voluntarily agreed to use and develop a portion of the Expansion Area in accordance with the provisions of this Institutional Planned Development Ordinance and the Plan of Development attached hereto; and

WHEREAS, The Board holds title to property as trustee for the State of Illinois; and

WHEREAS, The City is a home rule municipality pursuant to Article VII of the Constitution of the State of Illinois and as such may legislate regarding matters which relate to its local government and affairs; and

WHEREAS, The Board is a body politic and corporate pursuant to the University of Illinois Act, Chapter 110, Section 305 of the Illinois Compiled Statutes (1992); and

WHEREAS, Pursuant to the Local Government Property Transfer Act, Chapter 605, Section 605/4 of the Illinois Compiled Statutes (1992) and the Intergovernmental Cooperation Act, Chapter 220 of the Illinois Compiled Statutes (1992), the City and the Board have decided to enter into the Agreement and the Board has voluntarily agreed to use and develop the Board's property within the Expansion Area in accordance with the terms and conditions of this Institutional Planned Development Ordinance and the Plan of Development attached hereto; now, therefore,

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

**SECTION 1.** That the foregoing recitals are hereby incorporated as a part of this ordinance with the same force and effect as if set forth herein.

**SECTION 2.** That the Chicago Zoning Ordinance be amended by changing all the M2-2 General Manufacturing District, C3-2 Commercial-Manufacturing District, C1-3 Restricted Commercial District, B3-3 General Retail District, B3-2 General Retail District, B3-4 General Retail District, B5-2 General Service District, B5-3 General Service District, B5-4 General Service District and R4 General Residence District symbols and indications as shown on Map No. 4-G in the area bounded by:

West Roosevelt Road; South Newberry Avenue; the center line of West O'Brien Street (extended) or a line 409.75 feet north of and parallel to the north line of West Maxwell Street; the public alley next east of and parallel to South Newberry Avenue; West Maxwell Street; South Halsted Street; the north line of the B. & O. C. T. Railroad right-of-way; South Newberry Avenue; a line 312.10 feet south of the south line of and parallel to West 14th Place (as measured along the west side of South Newberry Avenue); the public alley next west of and parallel to South Newberry Avenue; the north line of the B. & O. C. T. Railroad right-of-way; and South Morgan Street,

to those of a B5-4 General Service District and a corresponding use district is hereby established in the area above described.

**SECTION 3.** That the Chicago Zoning Ordinance be amended by changing all the B5-4 General Service District symbols and indications as shown on Map No. 4-G in the area bounded by:

West Roosevelt Road; South Newberry Avenue; the center line of West O'Brien Street (extended) or a line 409.75 feet north of and parallel to the north line of West Maxwell Street; the public alley next east of and parallel to South Newberry Avenue; West Maxwell Street; South Halsted Street; the north line of the B. & O. C. T. Railroad right-of-way; South Newberry Avenue; a line 312.10 feet south of the south line of and parallel to West 14th Place (as measured along the west side of South Newberry Avenue); the public alley next west of and parallel to South Newberry Avenue; the north line of the B. & O. C. T. Railroad right-of-way; and South Morgan Street,

to the designation of Institutional Planned Development which is hereby established in the area described above with the use and development of this area subject only to such City use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no other.

**SECTION 4.** That this Institutional Planned Development Ordinance and the Plan of Development, with all exhibits attached and made a part hereof, shall not be construed or interpreted as implying directly or

indirectly that either the City or the Board has in any way impaired or otherwise diminished their respective statutory or constitutional powers, authorities or remedies.

SECTION 5. That this Institutional Planned Development Ordinance and the Plan of Development, with all exhibits attached and made a part hereof, shall not be deemed as an acknowledgement by the Board concerning the Board's legal or contractual obligation, if any, to comply with this Institutional Planned Development Ordinance, the Plan of Development, with all exhibits, or any other City ordinances.

SECTION 6. That this Institutional Planned Development Ordinance and Plan of Development, with all exhibits attached and made a part hereof, shall not be construed as a waiver of any sovereign or other immunity with which the Board may be vested.

SECTION 7. That this Institutional Planned Development Ordinance and the Plan of Development, with all exhibits attached and made a part hereof, shall not be deemed a waiver by the Board of any rights with which it may be vested to refrain from complying with this Institutional Planned Development Ordinance, the Planned Development, with all exhibits, or any other City ordinances.

SECTION 8. That this Institutional Planned Development Ordinance and Plan of Development, with all exhibits attached and made a part hereof, shall not be used as evidence in any court of competent jurisdiction of either the City's or the University's waiver of any of their respective statutory or constitutional powers, authorities or remedies, either by contract or otherwise.

SECTION 9. This ordinance shall be in full force and effect from and after its passage and due publication.

Plan of Development attached to this ordinance reads as follows:

*Institutional Planned Development No. 549*

*Plan Of Development Statements.*

1. The area which is delineated herein as an Institutional Planned Development 549 (the "Planned Development") consists of approximately 44 acres (the "Property") which is depicted on the attached Property Line and Right-of-Way Adjustment Map and is

controlled by The Board of Trustees of the University of Illinois (the "Board") and the City of Chicago (the "City").

2. The Board shall obtain all official reviews and approvals which shall be required under the provisions of this Plan of Development to implement the development of the Property. The Board shall obtain all official reviews and approvals associated with the dedication and vacation of streets, alleys and easements or any adjustment of rights-of-way, which may be necessary to implement development of the Property. The public rights-of-way as depicted on the Property Line and Right-of-Way Adjustment Map shall be retained, vacated and dedicated on a phased basis consistent with the provisions of an intergovernmental agreement ("Agreement") to be entered into between the Board and the City.
3. The provisions of this Plan of Development shall be binding upon the Board, its affiliates, successors, assigns, grantees and lessees, and, if different than the Board, the record owners of title to the Property. All rights granted hereunder to the Board shall inure to the benefit of the Board's successors and assigns and, if different than the Board, the record owners of title to the Property. Furthermore, at the time any application for an amendment, modification or change (administrative, legislative or otherwise) to the provisions of this Plan of Development is made for any portion of the Property, the Property 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 provisions of this Plan of Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made by the Board or all of the owners of the Property unless the right to proceed with an amendment to the provisions of this Plan of Development or any other change or modification thereto shall have been reserved by a prior owner of any portion of the Property or otherwise delegated by the owner of any portion of the Property to some third party (which reservation or delegation shall be evidenced by appropriate documentation). In such event, the application for an amendment to the provisions of this Plan of Development or any other modification or change thereto shall be authorized by all owners, prior owners and third parties (representing all of the Property) vested with the authority to proceed with such amendment, modification or change.

Nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein, 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 so transferred, the term "Board" shall be deemed amended to apply

to the legal title holder thereof (and its beneficiaries if such title is held in a land trust) and the seller or transferor thereof (and its beneficiaries if title is held in a land trust) shall thereafter be released from the provisions of this Plan of Development. The term "Board" shall not apply to the holder of a mortgage, trust deed or any collateral interest on any portion of the Property or interest therein unless and until such holder shall acquire title through foreclosure or other action associated with such mortgage, trust deed or collateral interest. Upon acquiring title, such holder thereafter shall be subject to the provisions of this Plan of Development with respect to that portion of the Property owned by such holder.

4. This Plan of Development consists of these fourteen statements. Also attached are the following exhibits: a Bulk Regulations and Data Table; an Existing Zoning and Street Map; an Existing Land Use Map; a Property Line and Right-of-Way Adjustment Map; a Generalized Land Use Map; an Improvement and Landscape Plan for Phase IA; and an Improvement and Landscape Plan for Phase IB. The Plan of Development is applicable to the area delineated herein and no other City zoning controls shall apply to the use and development of the Property except as may otherwise be provided in the Agreement.
5. The following uses shall be permitted on the Property as depicted on the Generalized Land Use Map made a part of this Plan of Development: University and related uses; public safety facilities (including police and fire stations); and truck staging areas. Portions of the Property may be utilized on an interim basis for construction staging and storage of construction materials associated with the development of the Property.

Athletic facilities located within the Planned Development area shall be made available for use by community residents and community organizations of nearby neighborhoods pursuant to the provisions of the Agreement.

6. The height of each building located within the Planned Development and any appurtenances attached thereto, in addition to the Bulk Regulations and Data Table, shall be subject to:
  - (a) Height limitations as certified on Form FAA-177 (or on successor forms involving the same subject matter) and approved by the Federal Aviation Administration pursuant to Part 77 of the Regulations of the Administrator; and
  - (b) Airport zoning regulations as established by the Department of Planning and Development, Department of Aviation and Department of Law pursuant to state statute and approved by the City Council.

7. Improvements to be constructed on the Property shall be designed, constructed and maintained in general conformance with the plans and exhibits described in Statement No. 4 and the following general development parameters:
- (a) **Curb Cuts.** Driveways, entrances to off-street parking and to loading docks and all other facilities requiring curb cuts in the public right-of-way shall be located to minimize conflicts with on-street traffic and with pedestrian circulation.
  - (b) **Setbacks.** Periphery setbacks from public rights-of-way shall be provided on the Property as set forth in the Bulk Regulations and Data Table attached hereto and made a part of this Plan of Development.
  - (c) **Landscaping.** Landscaping shall be installed and maintained substantially in accordance with the Improvement and Landscape Plans for Phase IA and Phase IB attached hereto and any site plans submitted pursuant to Statement No. 10. Parkway trees shall be installed and maintained in the public right-of-way adjacent to any new development of the Property and in a manner substantially similar to the parkway tree planting provisions of the Chicago Zoning Ordinance and associated regulations. Parking areas shall be landscaped substantially in compliance with the Chicago Zoning Ordinance and associated regulations to enhance the appearance of the development from public streets. Landscaping shall consist of grass, ground cover, shrubs, trees or other living plant materials. Landscaped buffer zones (a minimum of five feet in depth) shall be required to screen surface parking lots and loading berths which face directly onto public streets, residential buildings or park areas; provided, however, a landscaped buffer zone of 15 feet in depth shall be provided along Morgan Street between the south line of Maxwell Street and the north line of 14th Place to screen any parking lot or loading berth which faces directly onto Morgan Street. All landscaping shall be properly maintained by the owner thereof at all times.
  - (d) **Lighting.** The Board shall provide lighting along the private roadways and pathways located within the Planned Development.
  - (e) **Building Design and Exterior.** The exterior walls of structures to be constructed in future phases of the development of the Property facing or visible from the public

right-of-way shall be treated with color, texture, fenestration, landscaping or windows so as to avoid large expanses of blank walls.

- (f) **Parking.** Parking shall be provided in accordance with the provisions of the Bulk Regulations and Data Table.
8. Outdoor advertising signs for any business, commodity, services or entertainment conducted, sold or offered outside the Planned Development or adjacent University of Illinois at Chicago campus shall not be permitted within the Planned Development.
  9. For purposes of maximum floor area ratio calculations, the definitions contained in the Chicago Zoning Ordinance on the effective date of the ordinance approving establishment of this Planned Development shall apply; provided, however, that (i) floor area within any building devoted to mechanical equipment which exceeds 5,000 square feet in any single location shall not be included, and (ii) floor area devoted to accessory off-street parking shall not be included.
  10. Prior to 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") for any development of the Property, a site plan for proposed development shall be submitted to the Commissioner of Planning and Development ("Commissioner") for review and approval. Site plan approval is intended to assure that specific development proposals substantially conform with this Plan of Development and to assist the City in monitoring ongoing development. A site plan may be submitted for all or any part of the Property. Such site plan need only include that portion of the Property, including adjacent public rights-of-way, for which approval is being sought by the Board. No Part II approval for any portion of the Property shall be granted until an applicable site plan has been approved; provided, however, that the Commissioner shall upon the request of the Board issue Part II Approvals for Phase IA and IB based on the Phase IA Improvement and Landscape Plan and Phase IB Improvement and Landscape Plan which are attached hereto and made a part of this Plan of Development.

If a site plan substantially conforms with the provisions of this Plan of Development, the Commissioner shall approve said plan and shall issue written approval thereof to the Board within forty-five (45) days of submission of the site plan and all required supporting data and materials. If the Commissioner determines within said forty-five (45) day period that the site plan does not substantially conform with the provisions of this Plan of Development, the Commissioner shall advise the Board in writing of the specific reasons for such

adverse determination and the specific areas in which the site plan and supporting data and materials do not substantially conform to the provisions of this Plan of Development, said notice to be provided to the Board within forty-five (45) days of the Board's submittal of the site plan and supporting data and materials. The Commissioner shall thereafter review any subsequent resubmission within fifteen (15) days of such resubmission and issue a determination in writing to the Board for such site plan within said fifteen (15) day period. The approved site plan and supporting data and materials shall be kept on permanent file with the Commissioner and shall be deemed to be an integral part of this Plan of Development.

After approval of a site plan and supporting data and materials by the Commissioner, the approved site plan may be changed or modified pursuant to the provisions of Statement No. 12 of this Plan of Development. In the event of any inconsistency between an approved site plan and the terms of the Plan of Development in effect at the time of approval of such site plan or of the modifications or changes thereto, the terms of the Plan of Development shall govern.

Where applicable, a site plan shall provide the following information:

- (a) Boundaries of the development parcel or parcels;
- (b) Building footprint or footprints;
- (c) Dimensions of all required setbacks;
- (d) Location and depiction of all parking spaces;
- (e) Location and depiction of all loading berths;
- (f) All drives, roadways and vehicular routes;
- (g) All landscaping (including a description of all landscape materials);
- (h) All pedestrian circulation routes and points of ingress/egress (including sidewalks);
- (i) Location of all lighting;
- (j) All site statistics and cumulative site statistics applicable to the development parcel or parcels including:
  - (1) Floor area and floor area ratio as represented on submitted drawings;

- (2) Uses of parcels;
- (3) Percentage of site coverage;
- (4) Percentage of green space coverage; and
- (5) Maximum building height.

A site plan shall include such other information as may be helpful to illustrate substantial conformance with this Plan of Development, including, without limitation, building elevations. In addition, upon written request from the Commissioner to the Chancellor of the University of Illinois at Chicago ("U.I.C."), the University as part of the site plan review process associated with the construction of any building shall provide the City with a parking report. The parking report shall provide information regarding the total number of employees and students for the entire U.I.C. campus together with the number of parking spaces allocated for uses located within the Planned Development and for uses located on the balance of the U.I.C. campus. Changes in the shuttle bus service, if any, to the Planned Development shall also be described.

11. In addition to the provisions of this Plan of Development, the future development of the Property is expressly subject to the provisions of the Agreement to be executed between the Board and the City. Pursuant to the terms and conditions of the Agreement, the Board shall, at its sole expense, provided the City has met all of its obligations under the Agreement, construct the following improvements as more specifically described in the Agreement within the specified time periods set forth in the Agreement on that portion of the Property bounded by Maxwell Street on the north, Morgan Street on the west, 14th Place on the south and Halsted Street on the east ("Phase I Area"), as depicted on the Improvement and Landscape Plan for Phase IA and the Improvement and Landscape Plan for Phase IB attached hereto:

- (a) Phase IA Improvements.

- (i) remove and clear all interior existing streets, sidewalks, gutters, structures and debris of any kind (except for the materials associated with the current occupants of City-owned property which shall be removed by the City at its sole cost prior to the City's conveyance of such property to the Board), excluding the Maxwell Street Police Station and the existing structures located on the south side of Maxwell Street between Halsted Street and Newberry Avenue;

- (ii) bring the area to level grade;
  - (iii) hydroseed;
  - (iv) fence the perimeter with a cyclone fence;
  - (v) plant perimeter parkway trees twenty-five (25) feet apart on center on 14th Place and Morgan Street provided that the location of such planting does not interfere with underground utilities in the area;
  - (vi) install interior security lighting including the installation of footings, poles, wiring and electrical controls;
  - (vii) provide appropriate drainage (including where necessary the replacement or rebuilding of storm structures to ensure proper drainage of the area);
  - (viii) fill interior sidewalk vaults to prevent collapsing sidewalks; and
  - (ix) remove, relocate, adjust, abandon and cap utilities as required by vacation ordinances.
- (b) Phase IB Improvements.
- (i) remove the damaged perimeter curbs, gutters and sidewalks and install new curbs, gutters and sidewalks around the perimeter of the Phase I Area;
  - (ii) fill perimeter sidewalk vaults to prevent collapse of playing field area;
  - (iii) plant trees twenty-five (25) feet apart on center of Halsted Street;
  - (iv) replace the cyclone fence required as part of Phase I Improvements with a vinyl coated cyclone fence; and
  - (v) demolish the existing structures on the south side of Maxwell Street between Halsted Street and Newberry Avenue (provided such demolition is allowed or otherwise permitted by the Illinois Historic Preservation Agency) and improvement of such area consistent with the Improvement and Landscape Plan for Phase IA.

The terms, conditions and exhibits of this Plan of Development may be modified administratively by the Commissioner upon the request of the Board and after a determination by the Commissioner that such a modification is minor, appropriate, consistent with the nature of the development of the Property contemplated in this Plan of Development and will not result in increasing the maximum floor area ratio for the total Property net site area established by this Plan of Development. Any such modification shall be deemed to be a minor change to this Plan of Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance. Notwithstanding the provisions of clauses (4) and (5) of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes may include a reduction in periphery setbacks and an increase in the maximum percent of land covered.

13. This Planned Development Ordinance shall not become effective until and unless the Agreement has been approved and executed by the Board and the City.
14. This Plan of Development is adopted pursuant to and expressly subject to the ordinance authorizing this Plan of Development. No provision or provisions of this Plan of Development shall be construed or interpreted either individually or collectively as implying directly or indirectly that either the Board or the City is foregoing any of its powers, authorities, remedies, protection or other rights as set forth in said authorizing ordinance.

[Existing Zoning and Street Map, Existing Land Use Map,  
Property Line and Right-of-Way Adjustment Map,  
Generalized Land Use Map, Improvement and  
Landscape Plan for Phase IA and  
Improvement and Landscape Plan  
for Phase IB attached to this  
Plan of Development printed  
on pages 49193 through  
49200 of this  
Journal.]

Bulk Regulations and Data Table attached to this Plan of Development reads as follows:

*Bulk Regulations And Data Table.*

Board:	The Board of Trustees of the University of Illinois, by its attorneys, Schiff, Hardin & Waite (James M. Kane and Steven D. Friedland).
Address:	506 South Wright Street Suite 258 -- 266 Administration Building Urbana, Illinois 61801 (Attention: University Counsel).
Date of Application:	January 26, 1994 March 3, 1994 (revised).
Net Site Area: <sup>1</sup>	1,907,686 square feet or 43.79 acres.
Gross Site Area: <sup>1</sup>	Net Site Area (1,907,686 square feet or 43.79 acres) + Area to Remain in Public Right-of-Way (307,331 square feet or 7.06 acres) = 2,215,017 square feet or 50.85 acres.
Permitted Uses:	In accordance with Statement No. 5 of the Plan of Development.
Maximum Floor Area Ratio:	3.2.
Maximum Building Height:	100 feet except within the first 125 feet of the east line of Morgan Street between the south line of Maxwell Street and the north line of 14th Place where the maximum building height shall be 30 feet.
Maximum Percentage of Site Coverage:	65%.

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<sup>1</sup>Net Site Area and Gross Site Area figures assume completion of all proposed dedications and vacations of public rights-of-way as reflected on the Property Line and Right-of-Way Adjustment Map and shall be undertaken on a phased basis pursuant to the Intergovernmental Agreement.

age of  
verage:<sup>2</sup> 25%.

am Building Setbacks:	Roosevelt Road	25 feet
	Halsted Street	0 feet
	Morgan Street (except for Maxwell Street Police Station)	15 feet
	Newberry Avenue	0 feet
	14th Place North side	10 feet
	South side	0 feet
	Maxwell Street	0 feet.

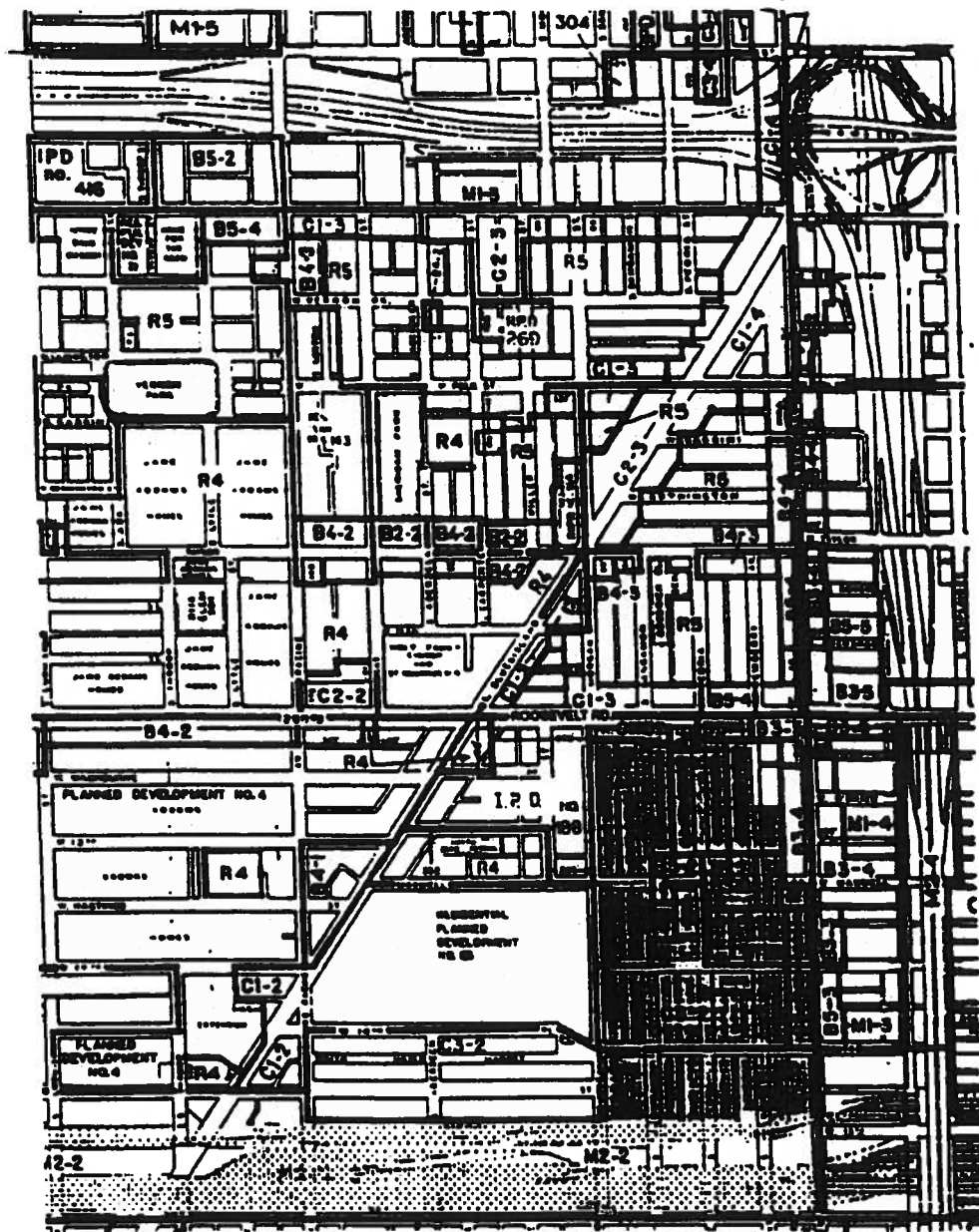
**Parking:**

One parking space shall be provided for each three (3) employees and each eight (8) students at peak class attendance in a 24 hour period occupying buildings constructed within the Planned Development. Required parking may be located anywhere within the Planned Development or the adjacent University of Illinois at Chicago campus; provided, however, the University shall expand its existing shuttle service for employees and students linking the U.I.C. campus with the Planned Development.

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<sup>2</sup>For purposes of this Plan of Development ("Green Space") shall mean recreational space and landscaped space. Landscaped space may be improved with vegetation and soft surfaces, including but not limited to, grass, ground cover, wood chips, shrubs, trees and other living plant materials, and a minimum of hard surfaces including, but not limited to, pedestrian walkways.

Existing Zoning And Street Map.

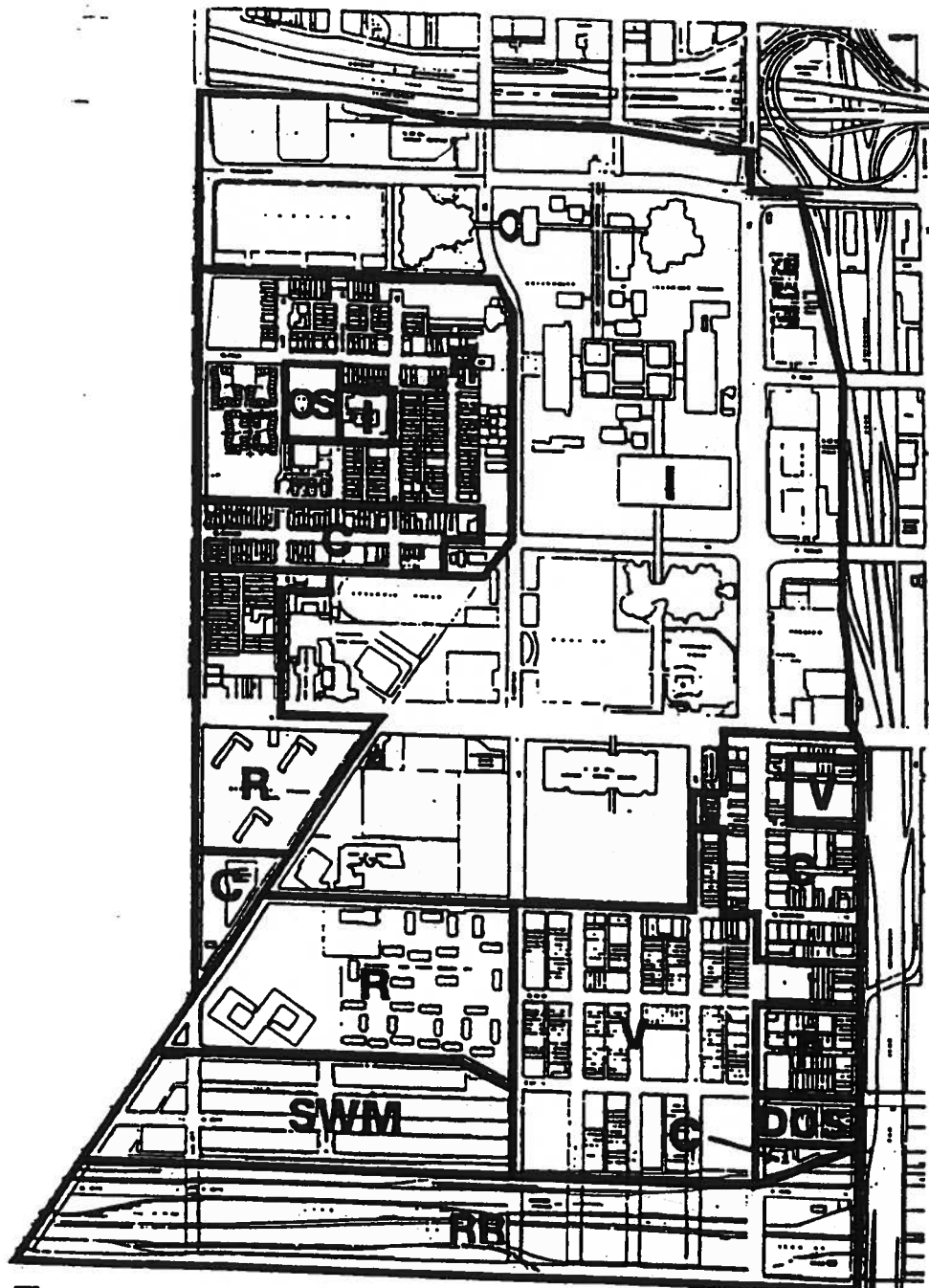


**UIC** The University of Illinois  
at Chicago  
**Existing Zoning and Street Map**  
- January 1994

**Key**

IPD Area 

Existing Land Use Map.



- |                      |                        |                      |                    |                                 |
|----------------------|------------------------|----------------------|--------------------|---------------------------------|
| <b>R</b> Residential | <b>O</b> Office        | <b>OS</b> Open Space | <b>W</b> Warehouse | <b>SWM</b> South Water Market   |
| <b>C</b> Commercial  | <b>I</b> Institutional | <b>RR</b> RailRoad   | <b>P</b> Parking   | <b>DOS</b> City Dept. of Sewers |
|                      |                        |                      | <b>V</b> Vacant    |                                 |

**UIC** The University of Illinois at Chicago

**Existing Land Use Map**

January, 1994

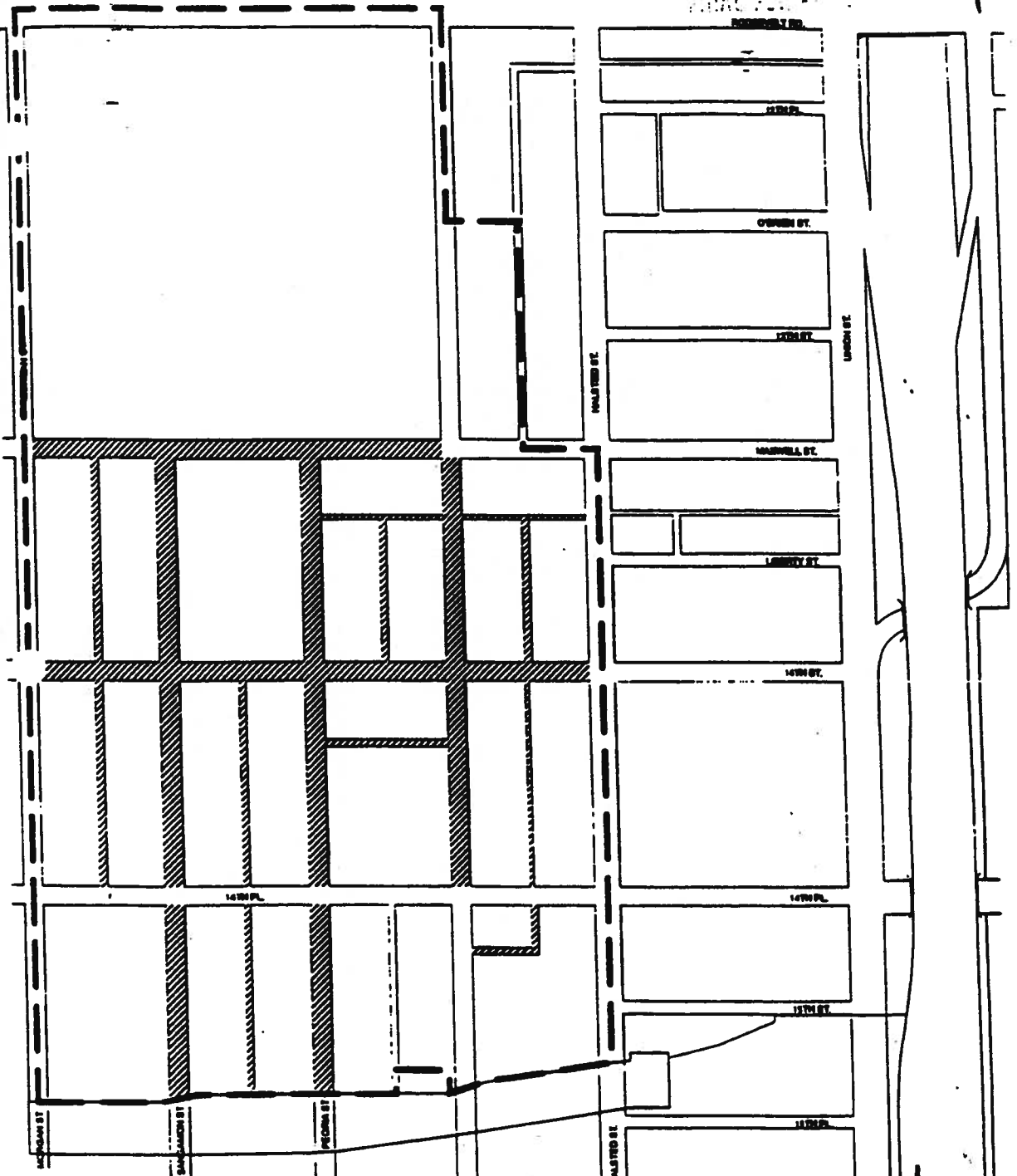


4/13/94

UNFINISHED BUSINESS

49195



Property Line And Right-Of-Way Adjustment Map.



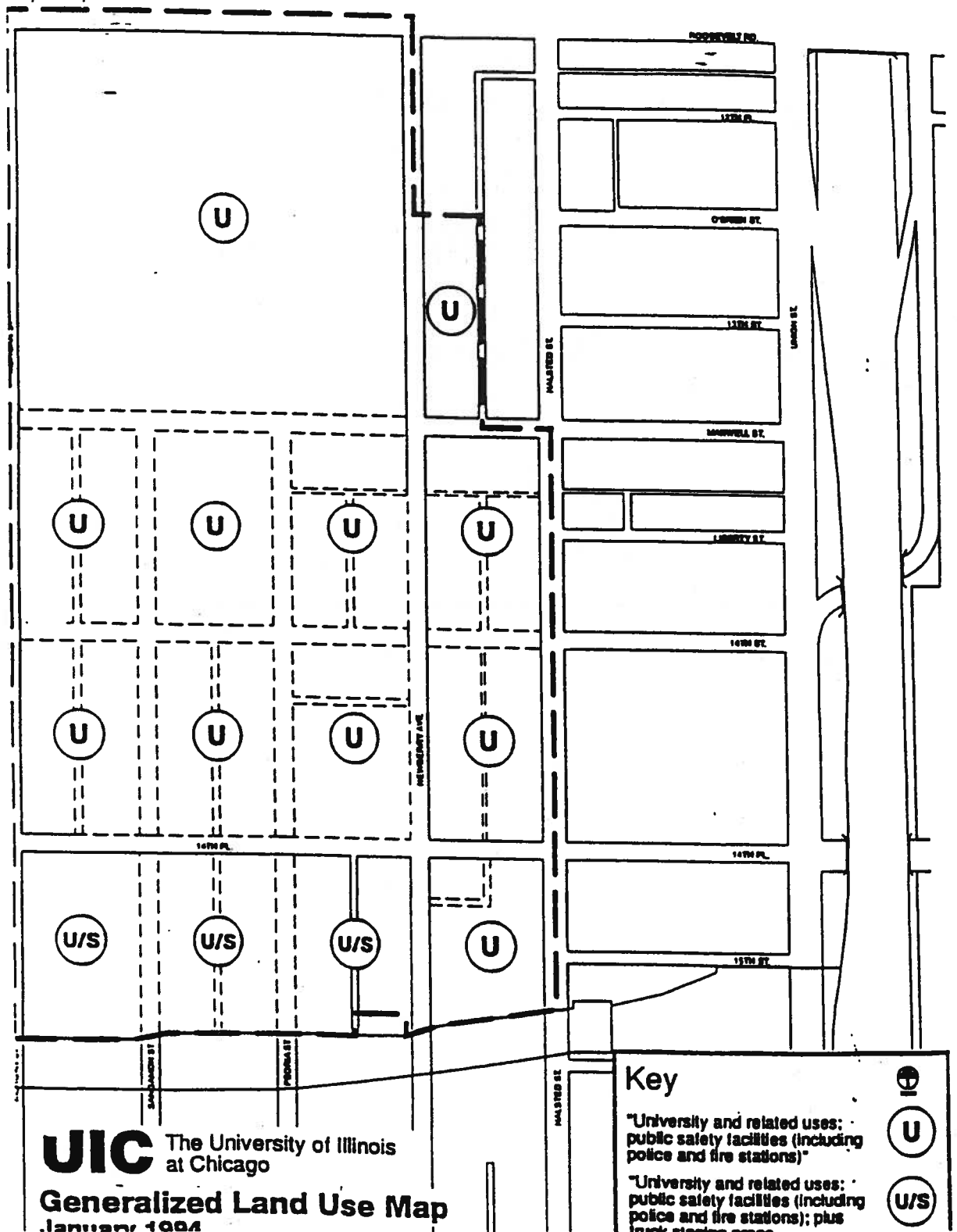
**UIC** The University of Illinois  
at Chicago

**Property Line and R.O.W. Adjustment Map**  
January 1994.

**Key**

- R.O.W. to be Vacated on a Phased Basis 
- IPD Boundary 

Generalized Land Use Map.



**UIC** The University of Illinois  
at Chicago  
**Generalized Land Use Map**  
January 1994

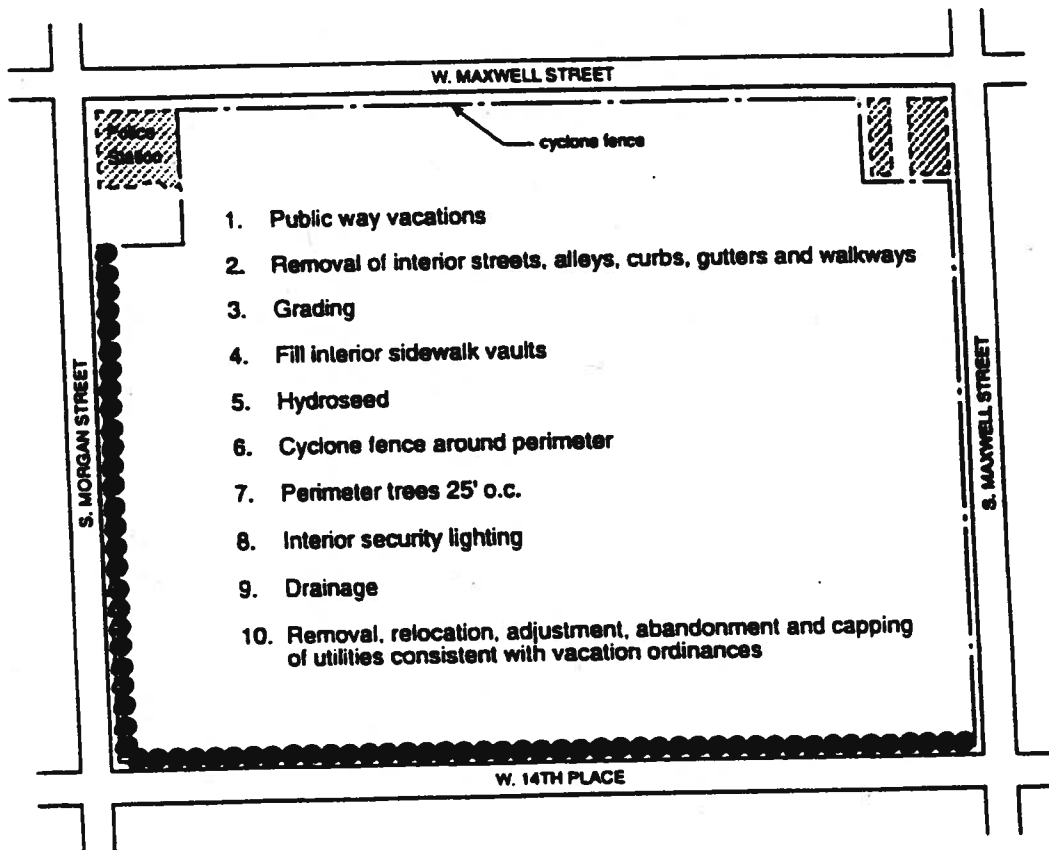
**Key**

"University and related uses;  
public safety facilities (including  
police and fire stations)" **U**

"University and related uses;  
public safety facilities (including  
police and fire stations); plus  
transit station areas" **U/S**

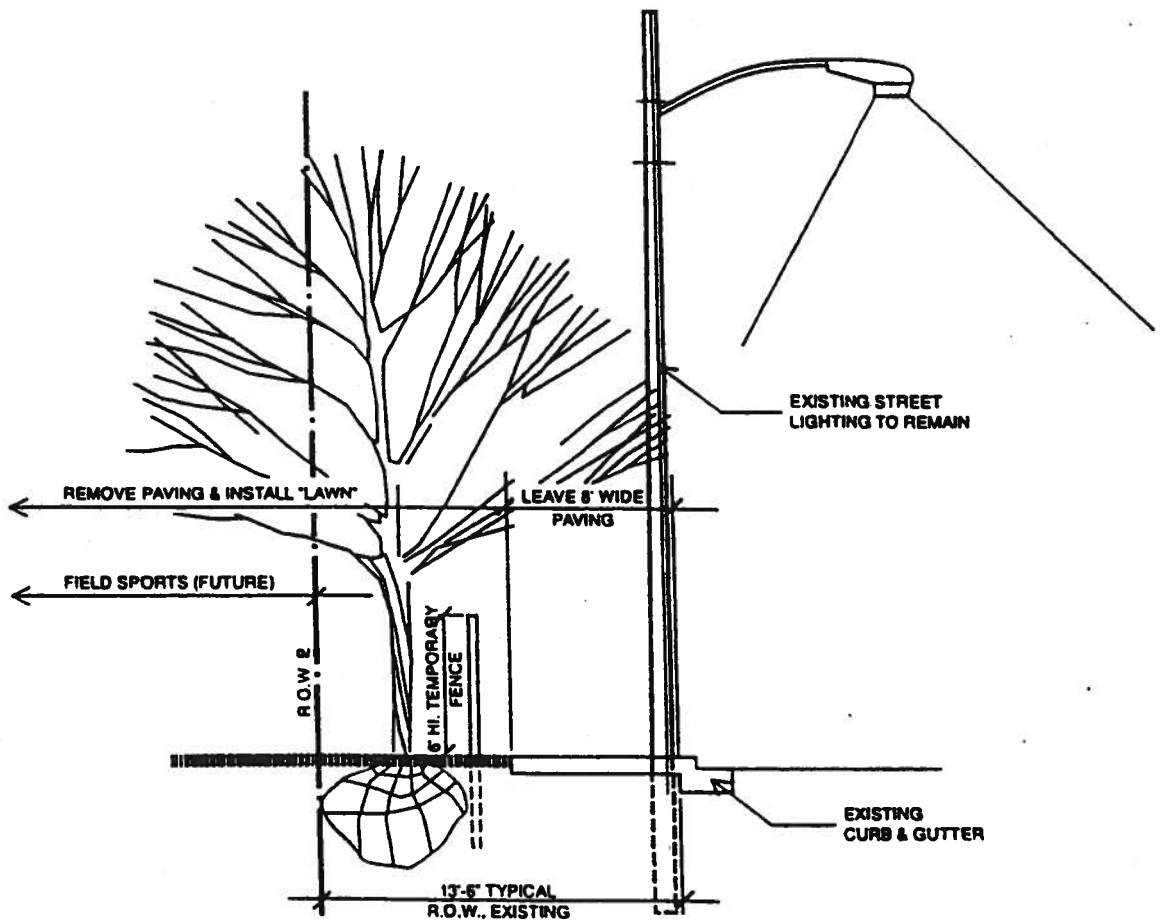
Improvement And Landscape Plan For Phase IA.  
(Page 1 of 2)

**UIC** The University of Illinois  
at Chicago



Improvement And Landscape Plan For Phase IA.  
(Page 2 of 2)

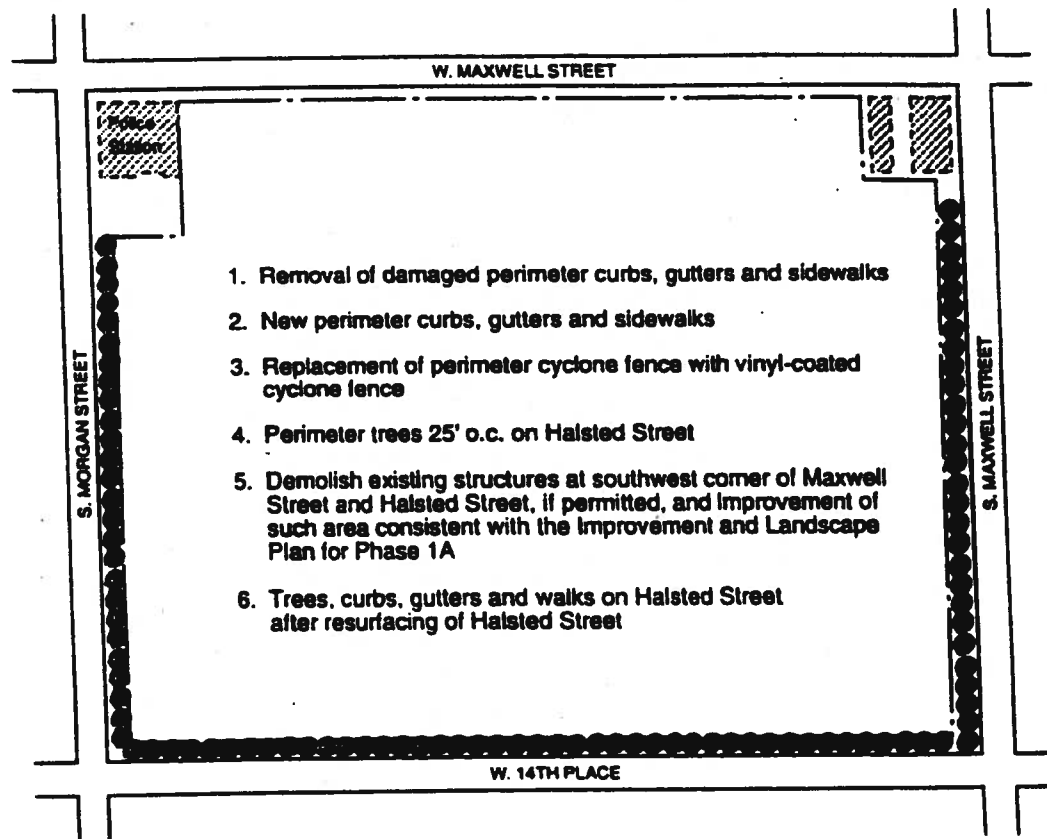
**UIC** The University of Illinois  
at Chicago



**Planting Detail-Phase 1A**  
March 1994

Improvement And Landscape Plan For Phase IB.  
(Page 1 of 2)

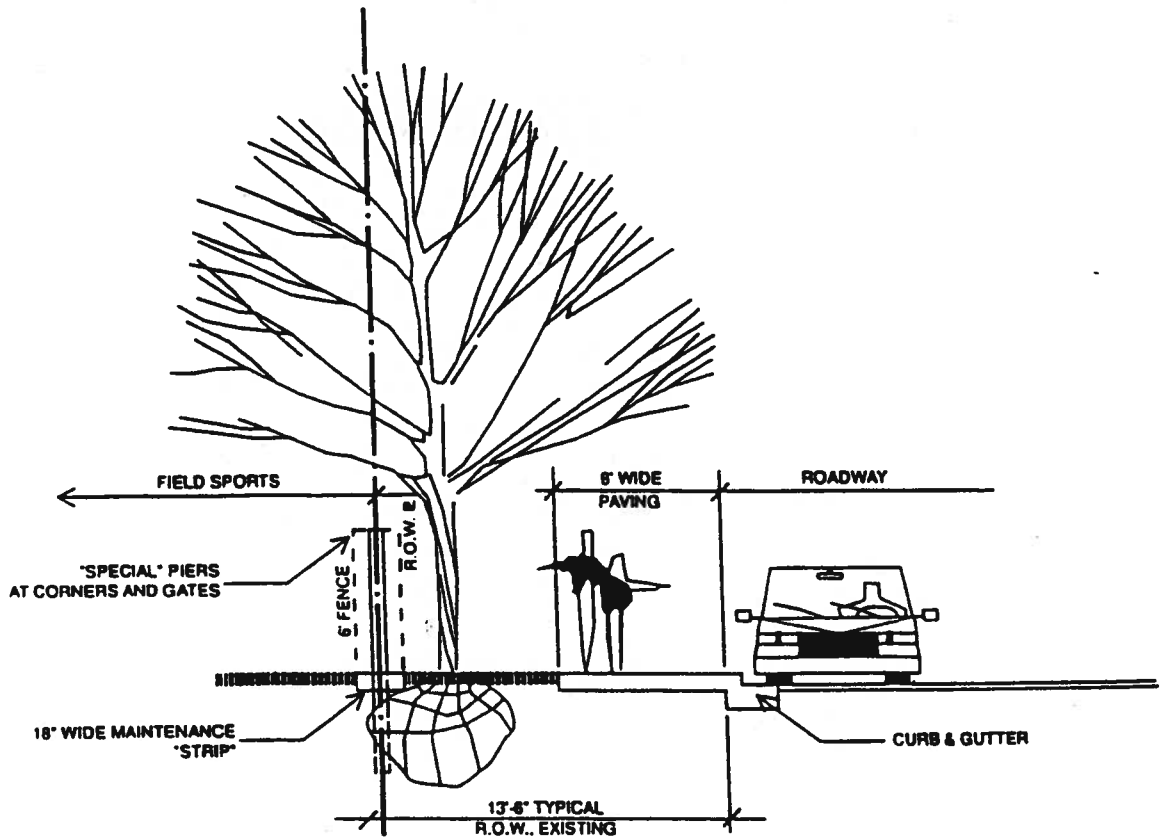
**UIC** The University of Illinois  
at Chicago



Improvement And Landscape Plan For Phase 1B  
March 1994

Improvement And Landscape Plan For Phase IB.  
(Page 2 of 2)

**UIC** The University of Illinois  
at Chicago



**Planting Detail-Phase 1B**  
March 1994