

PD 807

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Reclassification Of Area Shown On Map Number 2-E.
(As Amended)
(Application Number 13482)

Be It Ordained by the City Council of the City of Chicago: BIPD 807

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B6-6 Restricted Central Business District symbols and indications as shown on Map Number 2-E in the area bounded by:

East Congress Parkway; a line 168.69 feet east of South State Street (also presently known as the east boundary of South Holden Court); East Harrison Street; and South State Street,

to the designation of a Business-Institutional Planned Development which is hereby established in the area above described, subject to such use and bulk regulations set forth therein.

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

Plan of Development Statements attached to this ordinance read as follows:

Business-Institutional Planned Development
Number 807, As Amended.

Plan Of Development Statements.

1. The area delineated herein as a Business-Institutional Planned Development (the "Planned Development") consists of approximately sixty-three thousand forty-nine (63,049) net square feet (the "Property") which figure includes the fee interest in eleven thousand four hundred forty-nine (11,449) square feet located within South Holden Court, which South Holden Court will be vacated by the city pursuant to a Redevelopment Agreement described below in Statement 5 between the city and the Educational Advancement Fund, Inc., a not-for-profit corporation (the "Applicant") and is owned or controlled by the Applicant.

2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees (collectively, "Affiliates"). Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision or parcels, shall require separate submittal on behalf of the Applicant or its Affiliates and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its Affiliates and, if different than the Applicant, the legal title holder and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Affiliates and, if different than the Applicant, the legal title holder or any ground lessors.

Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applicants for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. For purposes of this paragraph, single designated control shall mean that any application to the City of Chicago (the "City") for any amendments to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors.

4. This Plan of Development consists of these fifteen (15) statements, plus a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Property Line, Boundary and Right-of-Way Adjustment Map; a Site Plan, Landscape Plan, Floor Plans (including a rooftop deck plan for the third floor level), Building Elevations, and Sign Plans each dated November 15, 2001 prepared by Antunovich Associates. Full-size sets of the Site Plan, Landscape Plan, and Building Elevations are on file with the Department of Planning and Development ("D.P.D."). The Planned Development and the Redevelopment Agreement (hereinafter defined) are applicable to the area delineated hereto and no other zoning controls shall apply to the Property. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of the City of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a Planned Development.

5. D.P.D. and Applicant hereby acknowledge and agree that the Project is subject to the Project Redevelopment Agreement Educational Advancement Fund, Inc. (the "Redevelopment Agreement") by and between the Educational Advancement Fund, Inc. and City of Chicago. Subject to the terms of Statement 6, below, to the extent a conflict exists between this Planned Development and the Redevelopment Agreement the terms and conditions of the Redevelopment Agreement shall apply.
6. The following uses shall be permitted within the area delineated herein as "Business-Institutional Planned Development": all uses permitted in the B6-6 Restricted Central Business District contained in the Chicago Zoning Ordinance, as amended, and in existence as of March 7, 2001, including without limitation college and university student residence facilities, as well as the following uses:

dry cleaning establishments; launderettes; laundries; health clubs; vending machines; taverns, including live entertainment and dancing; arcades; amusement establishments; and auditoriums.
7. Business identification signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development subject to the review and approval of D.P.D.
8. Any service drives or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the City of Chicago Department of Transportation ("C.D.O.T.") in effect at the time of construction and in compliance with the Municipal Code, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such emergency areas. Ingress and egress shall be subject to the review and approval of C.D.O.T. and D.P.D.
9. In addition to the maximum height of any building or any appurtenance thereto prescribed in this Planned Development, the height of any improvements shall also be subject to limitations as approved by the Federal Aviation Administration.
10. For the purposes of floor area ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.

11. Subject to the terms of Section 2, above, the improvements to the Property shall be designated, installed and maintained in substantial conformance with the Plans described above in Statement 4. The aforesaid Plans create an approximate one-half (½) acre landscaped roof garden at the third (3rd) floor level for the enjoyment of all residents which shall serve in lieu of any monetary contributions which might possibly apply under the Open Space Impact Fee Ordinance. Landscaping as depicted on the roof top deck plan for the third (3rd) floor level shall be installed upon initial construction and thereafter maintained at all times.
12. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development (the "Commissioner"), upon the application for such a modification by the Applicant and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this statement by the Commissioner of the D.P.D. shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with most current energy efficiency standards published by the American Society of Heating, Refrigeration and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the D.P.D.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes and enables universal access through 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. 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.

15. Unless substantial construction of the project contemplated by this Planned Development has commenced within six (6) years following adoption of this Planned Development, then this Planned Development shall expire and thereafter the zoning of the Property shall automatically revert to that of the pre-existing B6-6 Restricted Central Business District.

[First Floor Plan; Existing Zoning Map; Planned Development Boundary Line, Boundary and Right-of-Way Adjustment Map; Site Plan; Landscape Plan; Landscape Garden Plan; Building Elevation Drawings; First Floor Plan; Typical Residential Floor Plan; and Partial Elevation and Details referred to in these Plan of Development Statements printed on pages 77696 through 77707 of this Journal.]

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

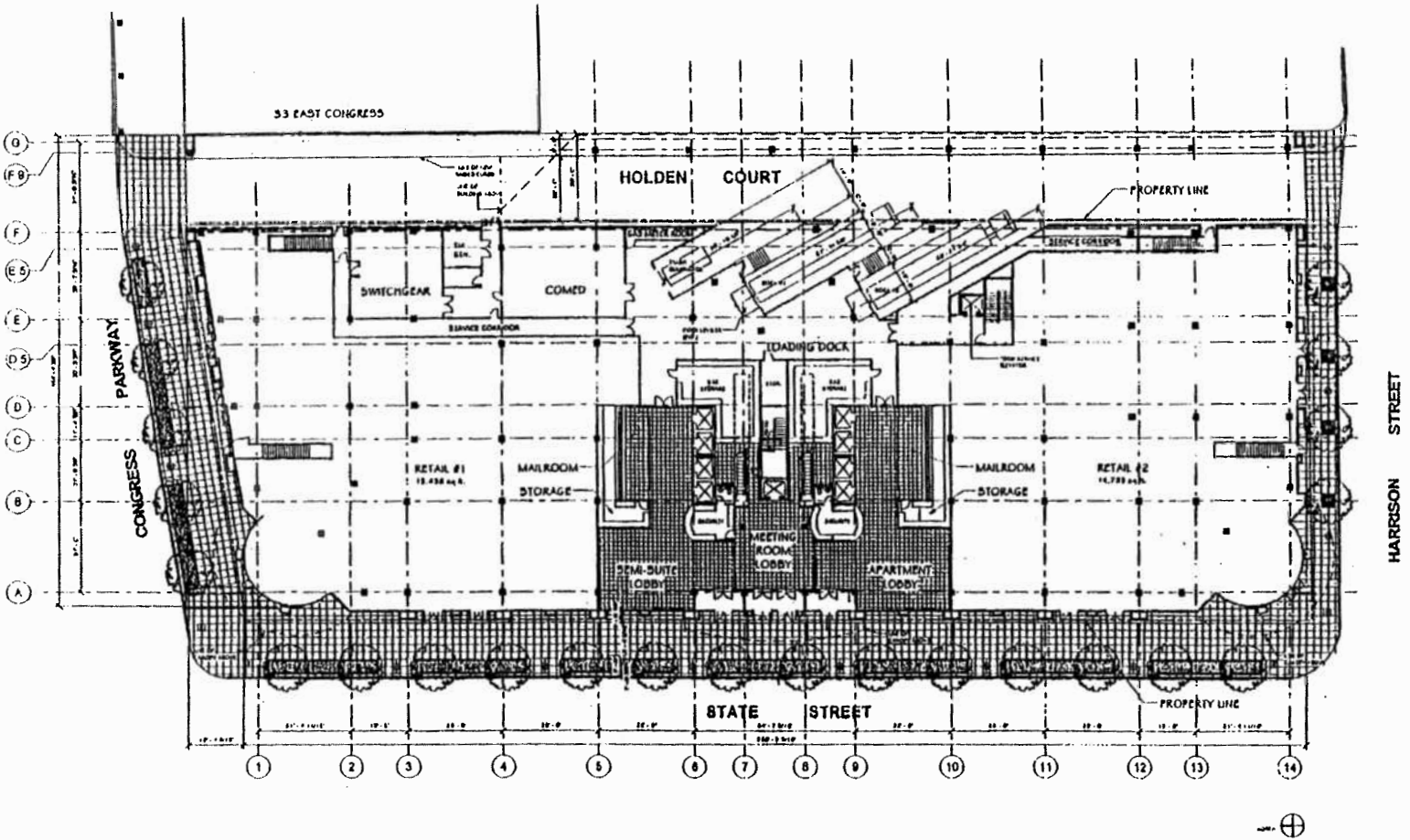
*Business-Institutional Planned Development
Number 807, As Amended.*

Bulk Regulations And Data Table.

	Net Site Area Square Feet (Acres)	Maximum Floor Area Ratio	Minimum Off-Street Parking Spaces	Minimum Off-Street Loading
Total:	63,049	13.64	0	2 loading spaces (12 feet by 55 feet) plus one refuse loading space (12 feet by 30 feet).

Gross Site Area = Net Site Area + Area in Public Right-of-Way	63,049 square feet (1.447 acres) (which figure includes the fee interest in 11,449 square feet located in Holden Court, to be vacated by the City per the terms of the Redevelopment Agreement referenced in Statement 5).
Minimum Number of Parking Spaces:	0.
Minimum Number of Loading Berths:	Two 12 foot by 55 foot loading spaces plus one 12 foot by 30 foot refuse loading space.
Maximum Floor Area Ratio:	13.64.
Maximum Percent of Site Coverage:	100%.
Maximum Number of Beds:	1,750.
Minimum Lot Area per Dwelling Unit, Efficiency Unit, Lodging, Room and Single Room Occupancy Unit:	Not applicable.
Minimum Required Building: Setbacks:	None.
Maximum Permitted Building Heights:	200 feet to roof slab, excluding parapet walls and mechanical penthouses.

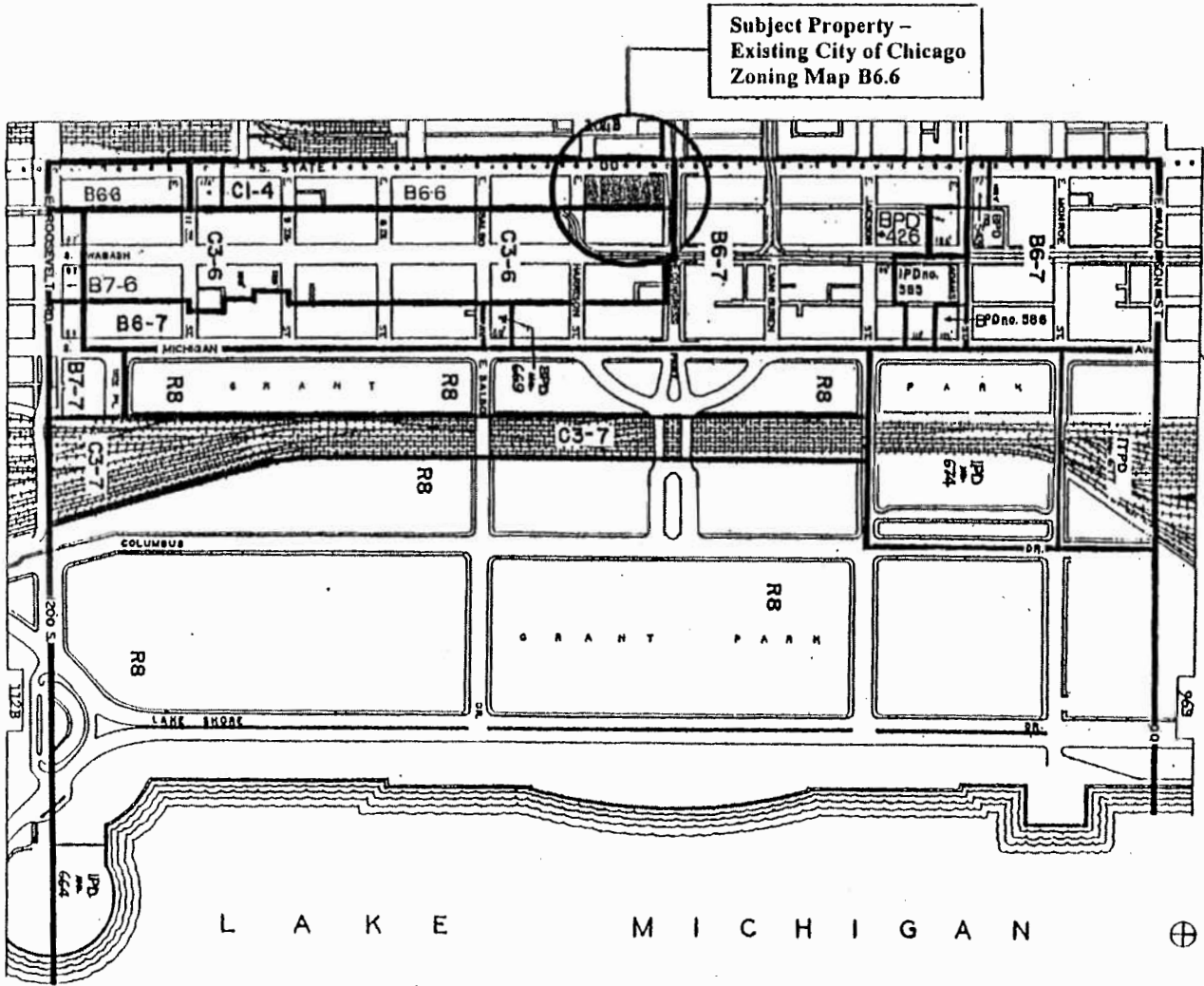
First Floor Plan.



Applicant: Educational Advancement Fund
 Date: October 17, 2001
 Date Revised: November 15, 2001

UNIVERSITY CENTER OF CHICAGO
 First Floor Plan

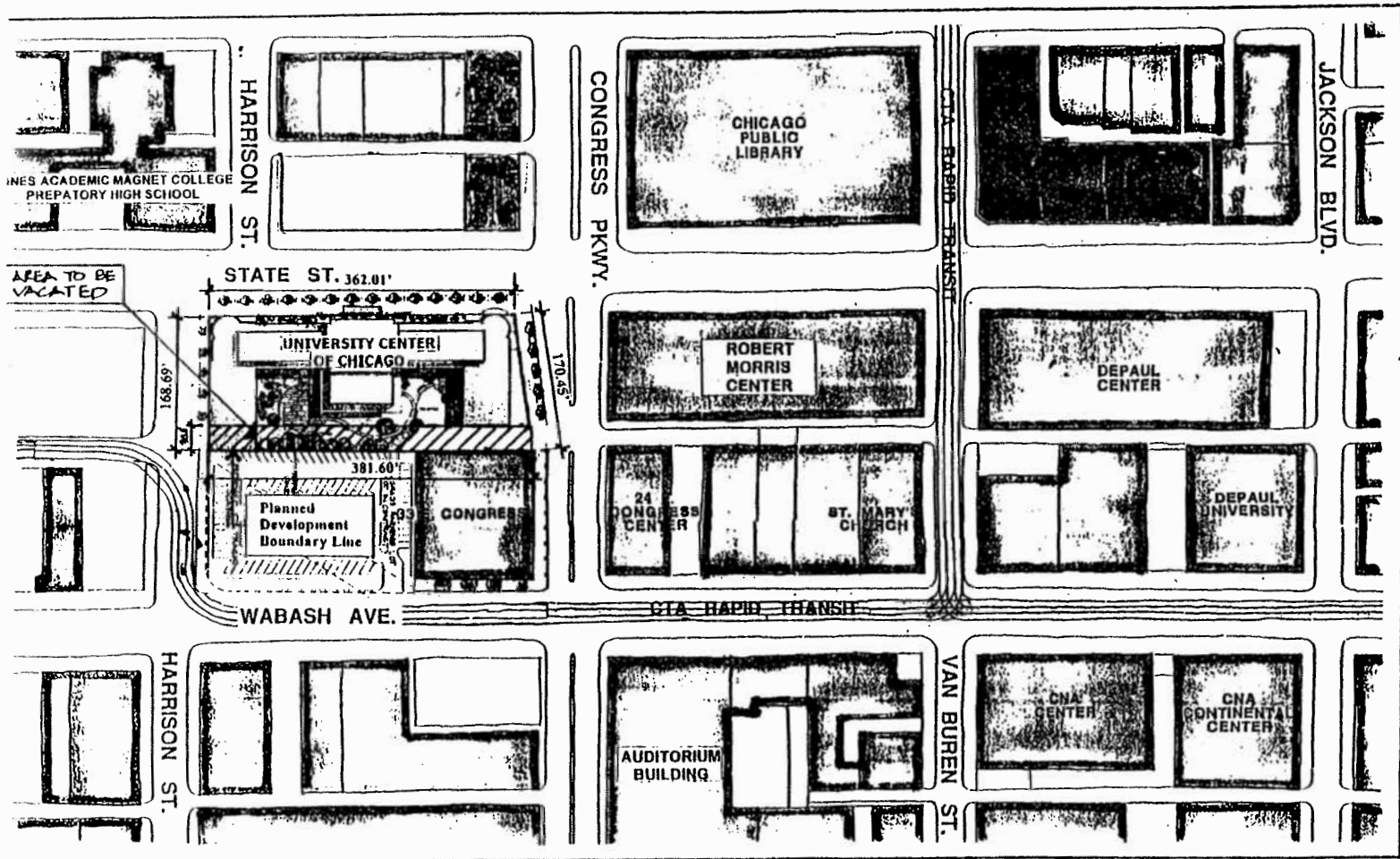
Existing Zoning Map.



Applicant: Educational Advancement Fund
 Date: October 17, 2001
 Date Revised: November 15, 2001

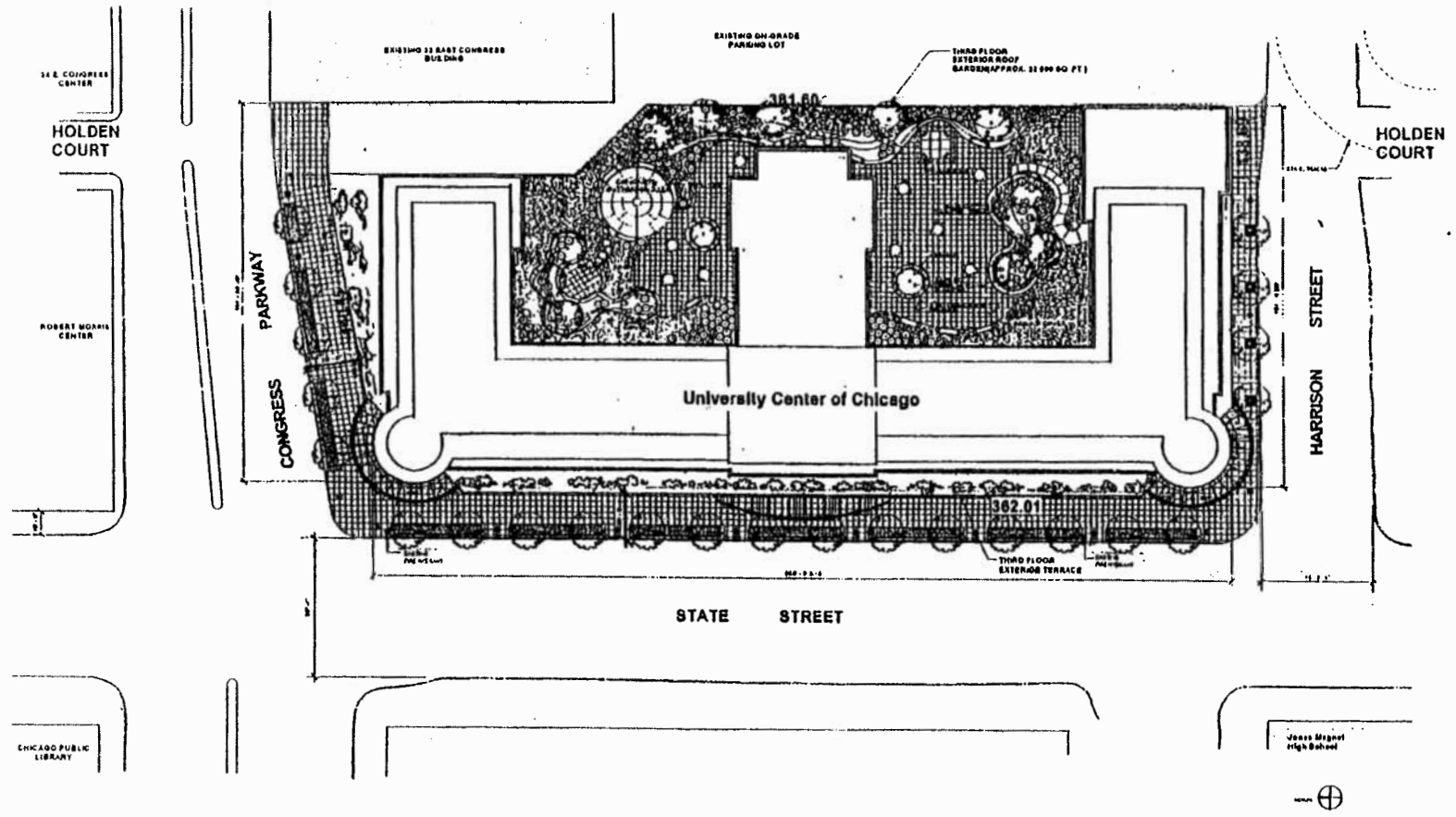
UNIVERSITY CENTER OF CHICAGO
 Existing Zoning Map

Planned Development Boundary Line, Boundary
And Right-Of-Way Adjustment Map.



Applicant: Educational Advancement Fund
 Date: October 17, 2001
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UNIVERSITY CENTER OF CHICAGO
 Planned Development Boundary Line,
 Boundary & Right of Way
 Adjustment Map



Site Plan.

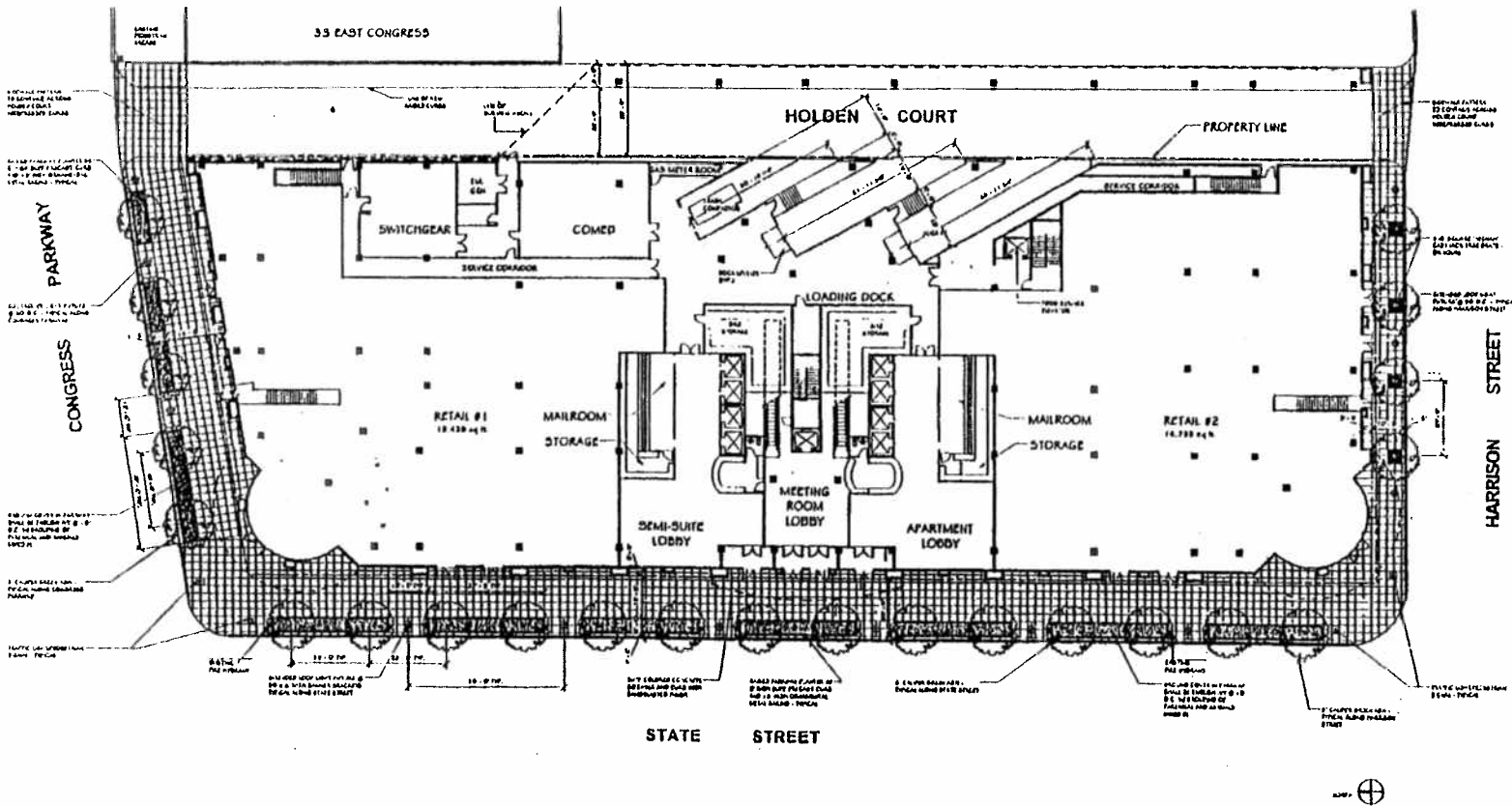
Applicant: Educational Advancement Fund
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UNIVERSITY CENTER OF CHICAGO
 Site Plan

14 E CONGRESS CENTER
 HOLDEN COURT
 ROBERT MORRIS CENTER
 CHICAGO PUBLIC LIBRARY

James Morgan
 High School

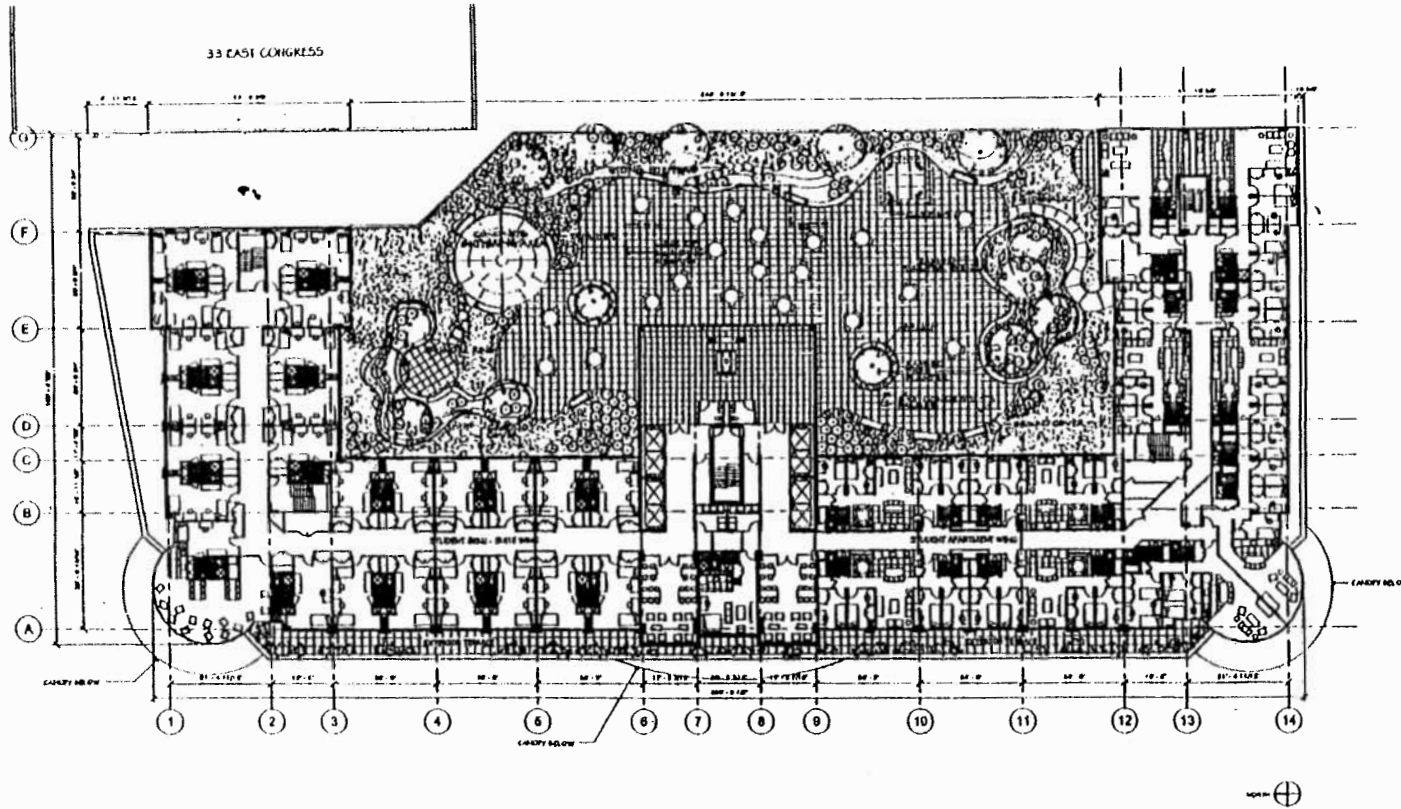
Landscape Plan.



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UNIVERSITY CENTER OF CHICAGO
 Landscape Plan

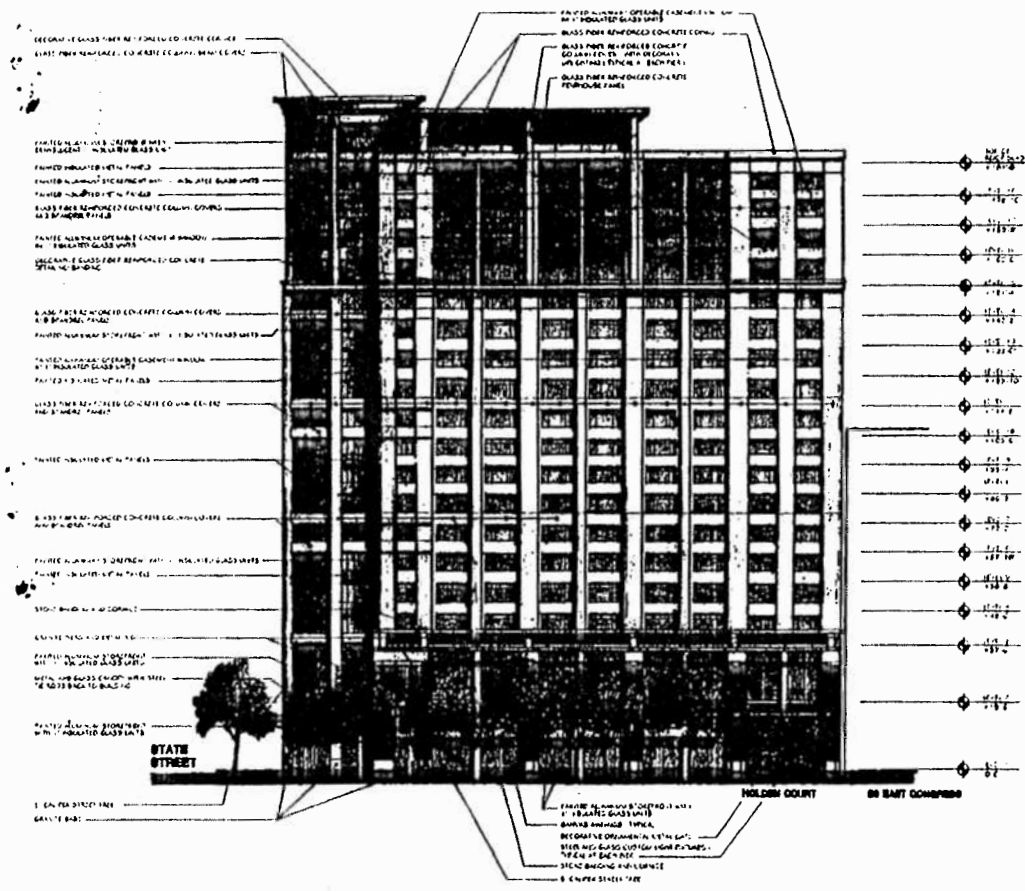
Landscape Garden Plan.
(Third Floor Plan)



Applicant: Educational Advancement Fund
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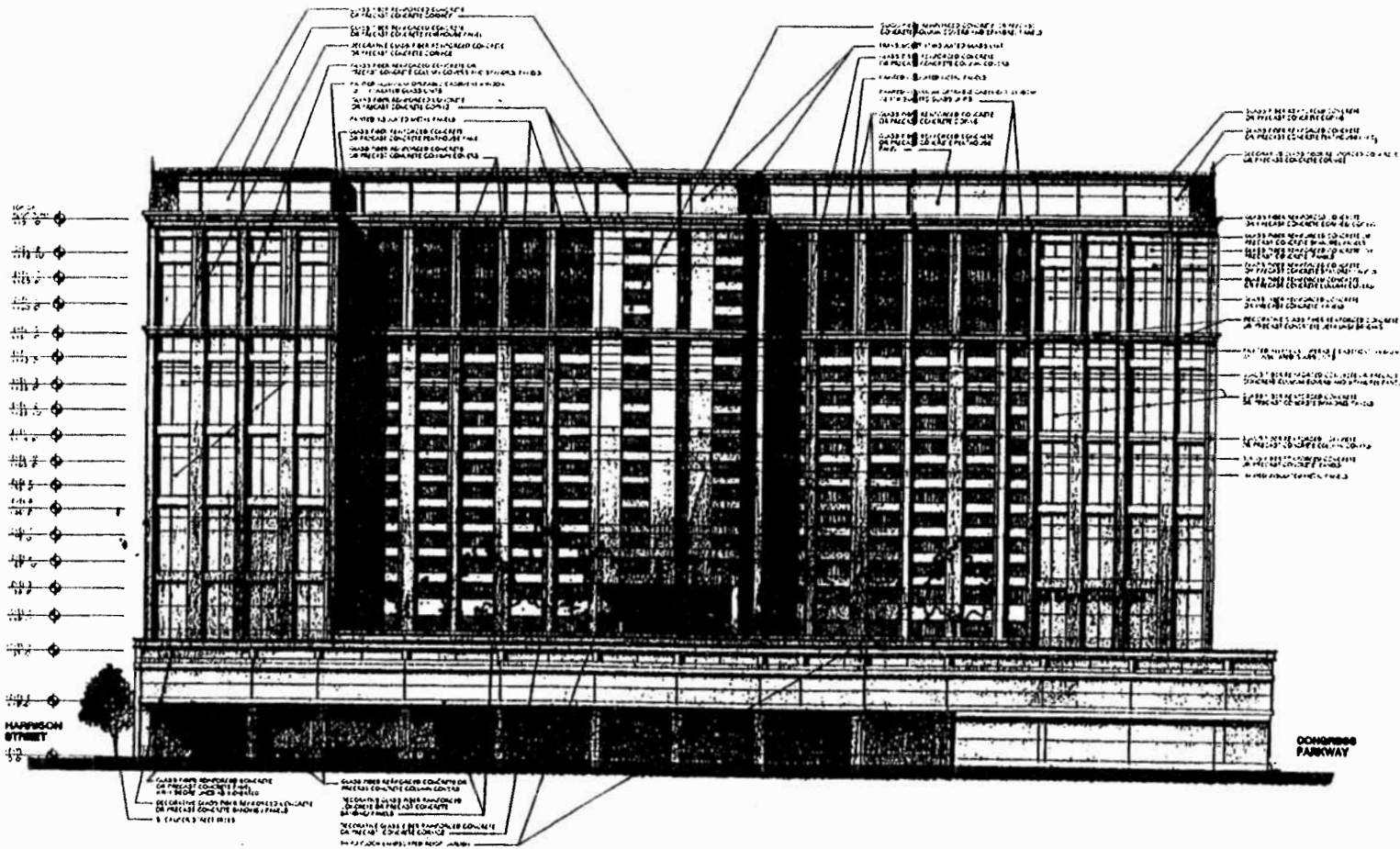
UNIVERSITY CENTER OF CHICAGO
Landscape Garden Plan
(Third Floor Plan)

South Elevation.



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UNIVERSITY CENTER OF CHICAGO
 South Elevation

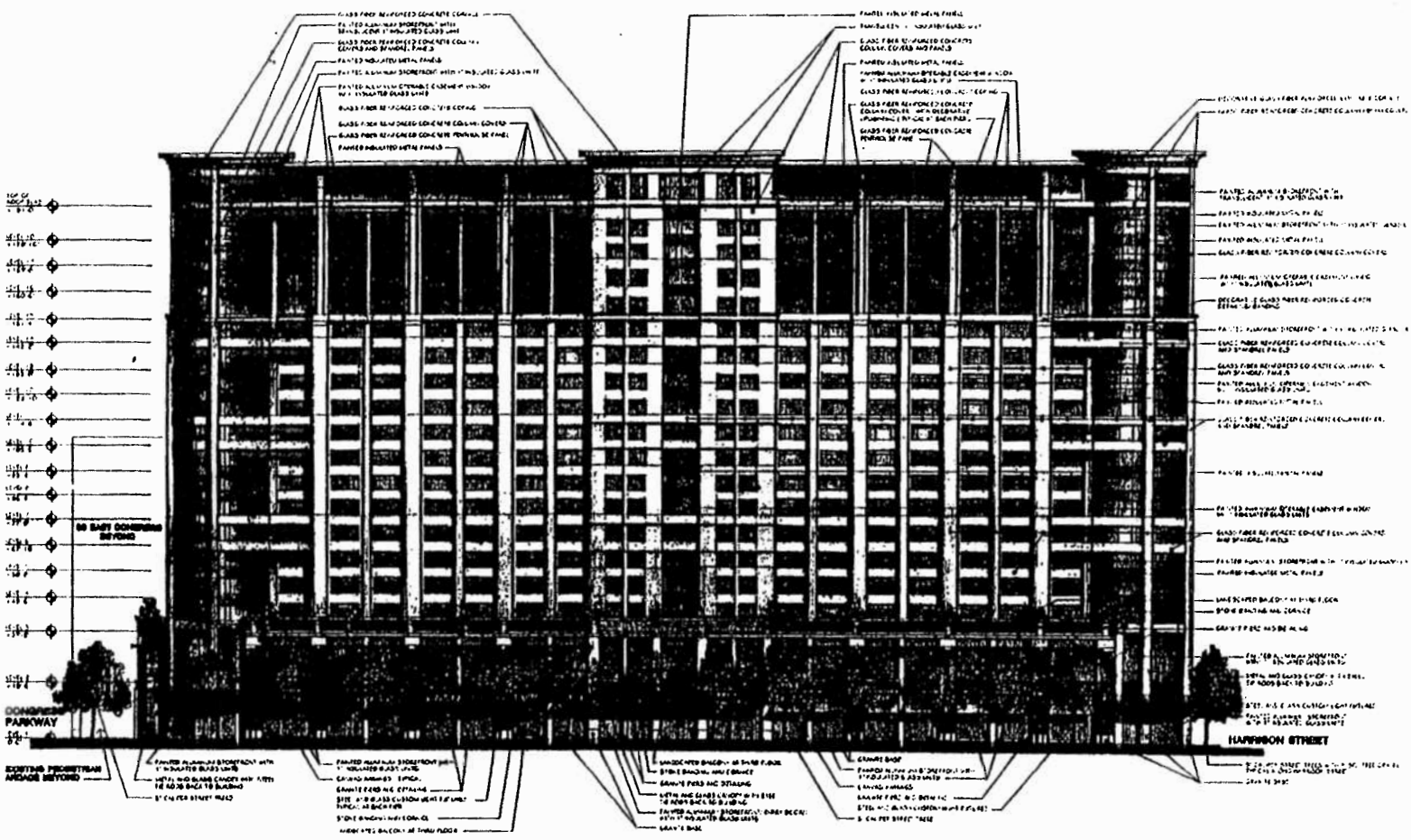


East Elevation.

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UNIVERSITY CENTER OF CHICAGO
 East Elevation

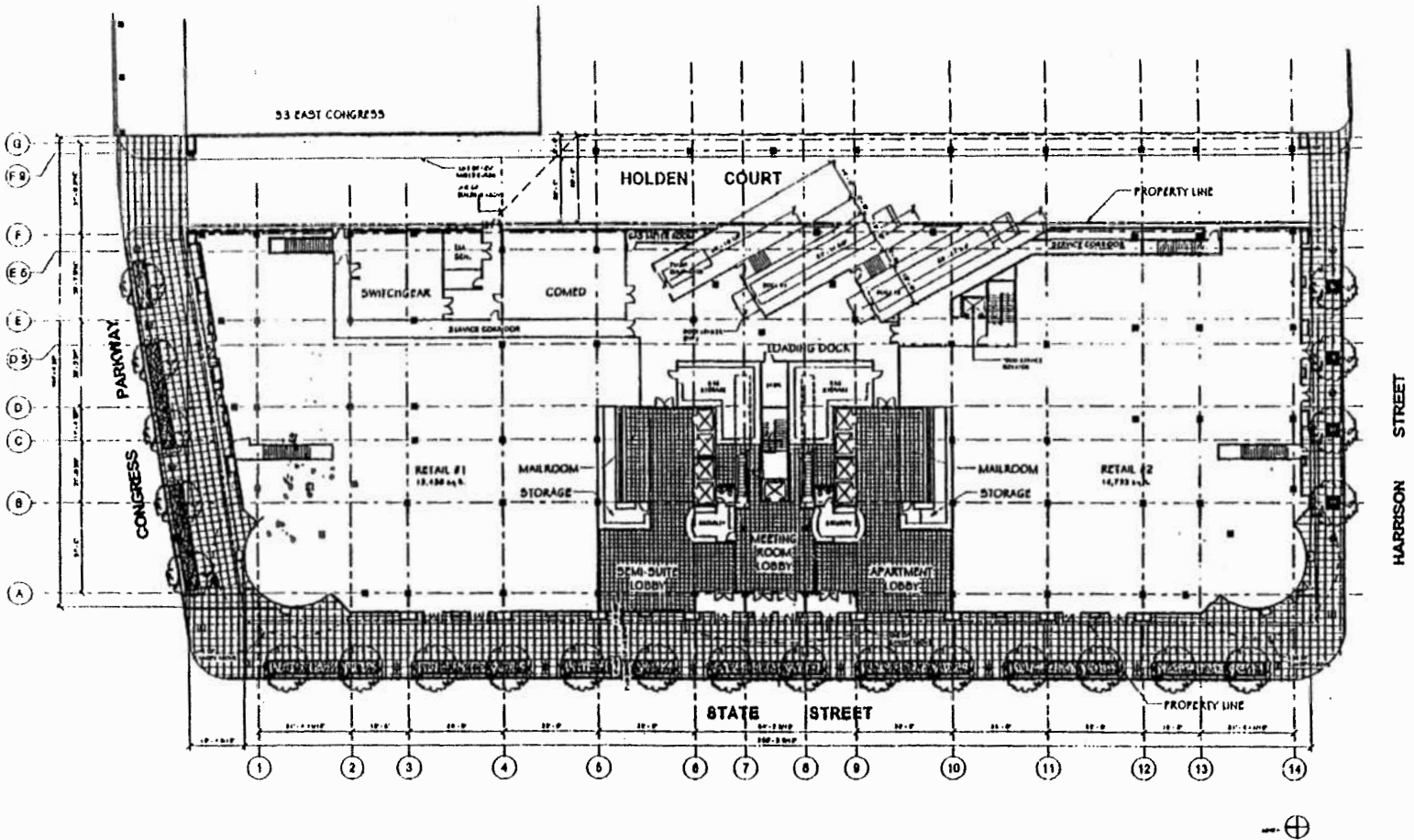
West Elevation.



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UNIVERSITY CENTER OF CHICAGO
 West Elevation

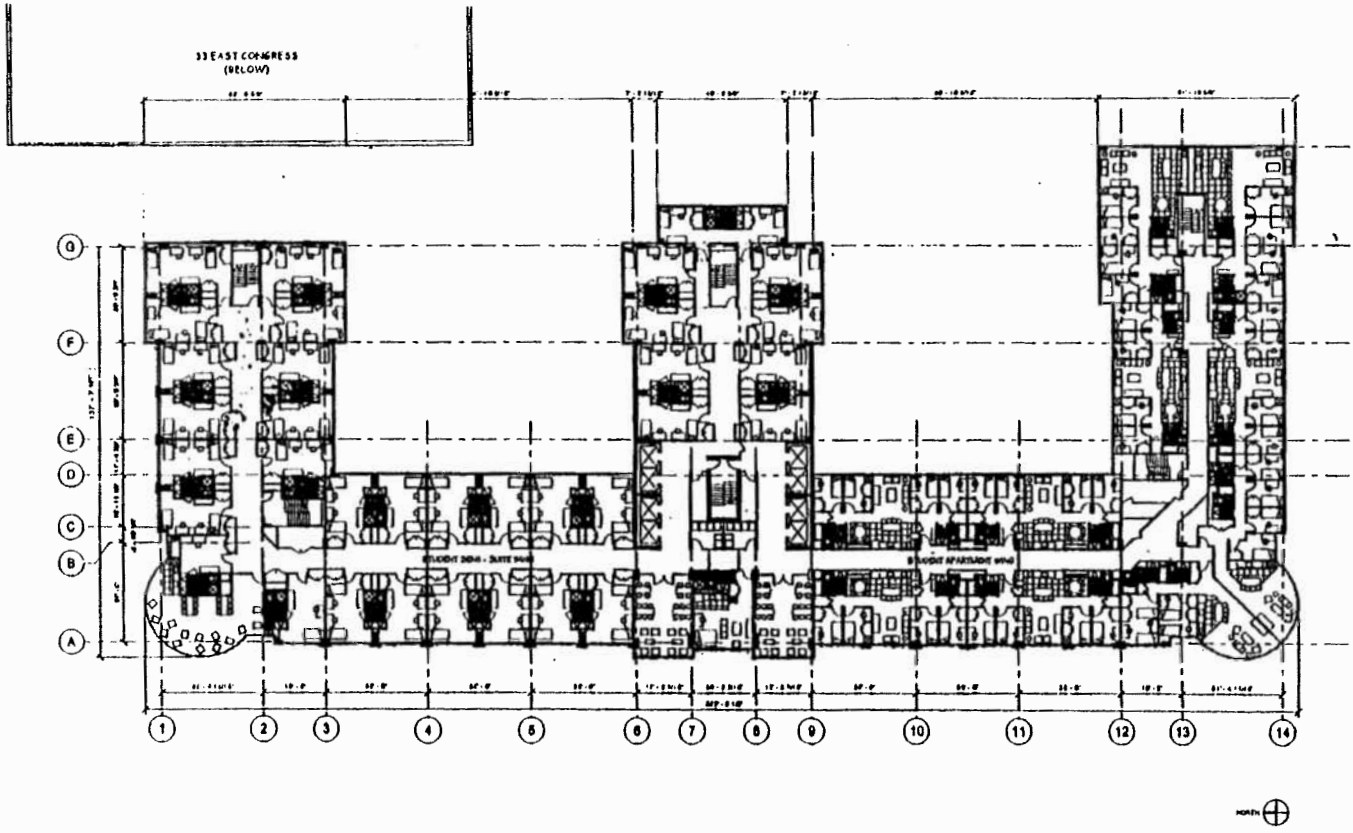
First Floor Plan.



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UNIVERSITY CENTER OF CHICAGO
 First Floor Plan

Typical Residential Floor Plan.



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UNIVERSITY CENTER OF CHICAGO
 Typical Residential Floor Plan

