Woodlawn Avenue PD Statement

[In the PD Filing Section 4 (pp. 6-8) part 3 Building Character and Scale]

[A. Introduced at public meeting October 6, 2011]

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

[B. Added as new paragraph to the above and Introduced at public meeting November 9, 2011]

The Applicant acknowledges that all twelve existing buildings on the 5700 block of South Woodlawn and within this Planned Development are all listed on the National Register of Historic Places as part of the Hyde Park and Kenwood Historic District. Nine of these buildings are also identified as historically significant in the Chicago Historic Resources Survey. Applicant understands that City of Chicago submittal processes around redevelopment of these properties are separate from the planned development and that inclusion of these properties into the planned development does not exempt the Applicant from following such processes.

[C. Introduced November 9 as end of above paragraph but deleted November 29, new language substituted as per D. below]

~~Applicant further acknowledges that in accordance with Section 17-8-0911 of the Chicago Zoning Code it shall give priority to the adaptive reuse of the nine buildings identified in the Chicago Historic Resources Survey.~~

[D. New language substituted and added, starting at point where deletion starts in C above, November 29, 2011]

Pursuant to the Zoning Ordinance, Section 17-8-0911 and Section 13-32-230 of the Municipal Code, Applicant acknowledges that it is in the public interest to promote the preservation and adaptive reuse of historic resources. In general original features and materials of the character-defining features should be retained and preserved if possible, while any changes to these buildings should be compatible with the historic character of the 5700 block of South Woodlawn Avenue. Character-defining features are defined as setbacks, FAR, site coverage. Any such work to the character-defining features shall be

subject to the review and approval of the Department of Housing and Economic Development as part of Part II Review.

Applicant shall provide to the Department of Housing and Economic Development, Historic Preservation Division, a memorandum detailing all buildings owned by the Applicant on the 5700 block of Woodlawn Avenue, referred to as the "Plan for University Owned Properties on Woodlawn Avenue" (the "Plan"). The Plan shall provide the Department of Housing and Economic Development, Historic Preservation Division, with specific information related to the current condition and future plans for Applicant-owned properties on the 5700 block of South Woodlawn Avenue identified as historically significant in the Chicago Historic Resources Survey. The Plan shall be kept on file with the Department of Housing and Economic Development, Historic Preservation Division.

[This is followed by normal subsection 4 > boilerplate governance of projections, lighting et al.]

[P. 13 approves the three new buildings and site plans (Eckhardt, West Childcare, and Co-Op Bookstore) and states that no further hearings are required, except as below, --this appears to differ from previous amendments and conforming exceptions in between amendments and from what is reported to have been stated by the University regarding this amendment:]

Specific Site/Landscape Plans and Elevations are being approved by the Chicago Plan commission through this planned development amendment for the William Eckhardt Research Center at 5640 South Ellis Avenue, the Co-Op Bookstore at 5751 South Woodlawn Avenue and the Early Childhood Center at 5610 South Drexel Avenue. As such no separate site plan approval is required with respect to these three buildings following passage of this amendatory ordinance.

No site plan approval (other than the afforementioned approval for the Co-Op Bookstore) shall be granted by the commissioner for any building on the 5700 block of South Woodlawn Avenue until the "Plan for University-Owned Properties on Woodlawn Avenue" referred to in Statement 11(A) (3) has been filed with the Department of Housing and Economic Development, Historic preservation Division.

[The default zoning designation for McGiffert Hall, 5751 S. Woodlawn is RM5 rather than the previous planned development status. The next page has the altered site bulk regulations, followed by a set of maps and plans.]

[In the Traffic, Circulation and Parking section , language regarding a Traffic Management Plan is changed from the present: the TMP is no longer considered an integral part of the planned development and the University "may" rather than "shall" be responsible for mitigations—after meeting with the city, not the alderman or community.]