

Extract for Planned Development

Journal of the Proceedings of the City Council of the City of Chicago, Illinois

Portions of this document are taken directly from The City of Chicago's Office of the City Clerk, City Council's Journal of the Proceedings.

Related documentation pertaining to this Planned Development may also be included.



City of Chicago
Richard M. Daley, Mayor

Department of Zoning and
Land Use Planning

Patricia A. Scudiero
Commissioner

City Hall, Room 905
121 North LaSalle Street
Chicago, Illinois 60602
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September 9, 2010

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

Re: **Site Plan Approval (revised) within the University of Chicago's
Hyde Park Campus (PD #43); Sub-area I
David Logan Center for Creative and Performing Arts**

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

Location: 915 East 60th Street - south side of 60th Street between
Drexel and Ingleside Avenues

Dear Mr. Wiesenthal:

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

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

Sincerely,

Patricia A. Scudiero,
Commissioner

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





City of Chicago
Richard M. Daley, Mayor

Department of Zoning and
Land Use Planning

Patricia A. Scudiero
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December 31, 2009

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

Re: **Site Plan Approval within the University of Chicago's Hyde Park
Campus (PD #43); Sub-area I**

David Logan Center for Creative and Performing Arts

Proposal: Construction of a 181,539 square foot, 156 foot tall
building with studio, rehearsal, gallery and theater
spaces


Location: 915 East 60th Street - south side of 60th Street between
Drexel and Ingleside Avenues

Dear Mr. Wiesenthal:

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

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

Sincerely,


Patricia A. Scudiero,
Commissioner

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





City of Chicago
Richard M. Daley, Mayor

Department of Zoning

Patricia A. Scudiero
Zoning Administrator

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April 28, 2009

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

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

Dear Mr. Wiesenthal:

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


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

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

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

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

Sincerely,


Patricia A. Scudiero
Commissioner

NEIGHBORHOODS



Institutional Planned Development Number 43, As Amended.

Bulk Regulations and Data Table *REVISED 04/15/09*

Subarea	Square Feet	Acres (Net)	Maximum Percent Site (Square Feet)	Maximum Floor Area Ratio (Square Feet)
A	1,500,000	34.44	52% (780,000)	4.00 (6,000,000)
B	1,421,654	32.64	27% (383,847)	2.20 (3,127,639)
C	949,880	21.81	42% (398,950)	2.00 (1,899,760)
D	1,422,085	32.64	28% (398,184)	2.20 (3,128,587)
E	869,796	19.97	40% (347,918)	2.20 (1,913,551)
F	408,079	9.37	20% (81,616)	2.50 (1,020,197)
G	699,433	16.05	31.5% (220,321)	2.50 (1,748,582)
H	719,303	16.51	25% (179,826)	2.20 (1,582,468)
I	614,783	14.11	46% (282,800)	2.20 (1,352,522)
J*	341,606	7.84	25% (85,401)	1.50 (512,409)
L	251,775	5.78	24% (60,426)	2.50 (629,438)
TOTAL CAMPUS	9,198,394	211.17	35% (3,219,289)	2.50 (22,995,985)

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

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

June 11, 2008

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

Re: **Site Plan Approval within the University of Chicago's Hyde Park Campus (PD #43); Sub-area C
Regenstein Library Research Addition**

Proposal: Construction of a one story reading room with lower level robotic archival storage system

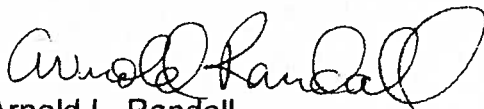
Location: 1100 East 57th Street - northeast corner of 57th Street and Ellis Avenue

Dear Mr. Wiesenthal:

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

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

Sincerely,



Arnold L. Randall,
Commissioner

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



City of Chicago
Richard M. Daley, Mayor

Department of Planning and
Development

Arnold L. Randall
Commissioner

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Richard M. Daley, Mayor

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January 28, 2008

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

Re: **Partial Site Plan Approval for Institutional Planned Development No. 43, as amended, SubArea B**
Proposal: To allow the University of Chicago Medical Center to construct a new Hospital Pavilion
Location: 5700 South Maryland Avenue

Dear Mr. George:

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

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

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

Upon review of the material submitted, the Department of Planning and Development has determined that these plans are consistent with and satisfy the requirements of the Plan of Development. Any minor change to the above-mentioned plans must be submitted for approval by the Commissioner of the Department of Planning and Development. Accordingly, this Site Plan submittal for Institutional Planned Development No. 43, as amended, is hereby approved as conforming to the Plan of Development as passed by the Chicago City Council on August 26, 1966.

Sincerely,

Arnold L. Randall
Commissioner

ALR:SA:tm

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





City of Chicago
Richard M. Daley, Mayor

Department of Planning and
Development

Arnold L. Randall
Commissioner

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December 13, 2007

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

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

Dear Ms. Zanarini:

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

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

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

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

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




A2.10 East Courtyard Elevations (July 20, 2007)
A2.11 East Courtyard Elevations (June 1, 2007)
A2.15 West Courtyard Elevations (June 1, 2007)

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

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

Sincerely,


Arnold L. Randall
Commissioner

ALR:MRD:tm

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



City of Chicago
Richard M. Daley, Mayor

Department of Planning
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August 22, 2007

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

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

Dear Ms. Zanarini:

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

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

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

Upon review of the material submitted, the Department of Planning and Development has determined that these plans are consistent with and satisfy the requirements of the Plan of Development. Any minor change to the above-mentioned plans must be submitted for approval by the Commissioner of the Department of Planning and Development. Accordingly, this Site Plan submittal for Institutional Planned Development No. 43, as amended, is hereby approved as conforming to the Plan of Development as passed by the Chicago City Council on August 26, 1966.

Sincerely,


Arnold L. Randall *rk*
Acting Commissioner

ALR:MRD:tm

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





City of Chicago
Richard M. Daley, Mayor

**Department of Planning
 and Development**

Lori T. Healey
 Commissioner

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February 28, 2007

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

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

Dear Ms. Zanarini:

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

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

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

Upon review of the material submitted, the Department of Planning and Development has determined that these plans are consistent with and satisfy the requirements of the Plan of Development. Any minor change to the above-mentioned plans must be submitted for approval by the Commissioner of the Department of Planning and Development. Accordingly, this Site Plan submittal for Institutional Planned Development No. 43, as amended, is hereby approved as conforming to the Plan of Development as amended and passed by the Chicago City Council on June 8, 2005.

Sincerely,

Lori T. Healey

Lori T. Healey
 Commissioner

LTHEMRD:tm

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





City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Lori T. Healey
Commissioner

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February 14, 2007

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

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

Proposal: The renovation and addition for an expanded Amandla Student Center

Location: 5710 S. Woodlawn Avenue

Dear Mr. Bumstead:

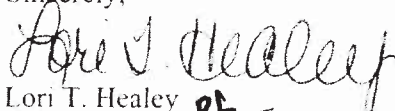
We have reviewed the drawings submitted for the proposed renovation and addition to the Amandla Student Center. The west side rear addition will include an elevator tower to allow the three-story building to be accessible. These drawings are submitted in accordance with Statement No. 13 of Institutional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

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

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

Upon review of the material submitted, the Department of Planning and Development has determined that these plans are consistent with and satisfy the requirements of the Plan of Development. Any minor change to the above-mentioned plans must be submitted for approval by the Commissioner of the Department of Planning and Development. Accordingly, this Site Plan submittal for Institutional Planned Development No. 43, as amended, is hereby approved as conforming to the Plan of Development as passed by the Chicago City Council on August 26, 1966.

Sincerely,


Lori T. Healey *RF*
Commissioner

LTH:MRD:tm

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





City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Lori T. Healey
Commissioner

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January 8, 2007

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

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

Dear Ms. Bean:

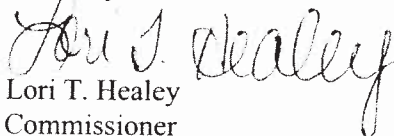
We have reviewed the drawings prepared by Zimmer Gunsul and Frasca Architects for the construction of a bridge over the service alley connecting the third floors of the new Center for Biomedical Discovery with the existing Donnelley Biological Sciences Learning Center. These drawings are submitted in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

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

- A1.10 Site Plan
- A2.3B 3rd Level Plan South
- A2.14 Plans-Bridge to B.S.L.C.
- A3.1 South and West Building Elevations
- A3.2 North and East Building Elevations

Upon review of the material submitted, the Department of Planning and Development has determined that these plans are consistent with and satisfy the requirements of the Plan of Development. Any minor change to the above-mentioned plans must be submitted for approval by the Commissioner of the Department of Planning and Development. Accordingly, this Site Plan submittal for Institutional Planned Development No. 43, as amended, is hereby approved as conforming to the Plan of Development as passed by the Chicago City Council on August 26, 1966.

Sincerely,


Lori T. Healey
Commissioner

LTH:MRD:tm

cc: Kathleen Nelson, Judy Minor Jackson, Mike Marmo, DPD Files





City of Chicago
Richard M. Daley, Mayor

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December 13, 2006

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

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

Dear Ms. Bean:

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

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

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

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

Sincerely,

Lori T. Healey
Commissioner

LTH:MRD:tm

cc: Kathleen Nelson, Judy Minor Jackson, Mike Marmo, DPD Files





City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Lori T. Healey
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November 27, 2006

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

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

Dear Ms. Bean:

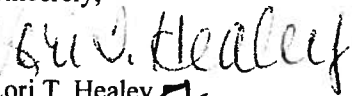
We have reviewed the drawings prepared by Murphy/Jahn for the foundation permit of the proposed West Campus Utility Plant (Building B113). This building will supply both steam for heating and chilled water for air conditioning for the new projects under construction and planned for the West Campus, primarily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

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

- LS-100 Landscape Protection & Removal Plan
- LS-200 Proposed Landscape Plan
- LS-300 Landscape Details
- LS-400 Plant Schedule & Notes
- A100 Site Plan
- A110 Pit Plan
- A111 Ground Floor Plan
- A112 Ground Floor Mezzanine Plan
- A113 Second Floor Plan
- A114 Second Floor Mezzanine Plan
- A115 Third Floor Plan
- A116 Third Floor Mezzanine Plan
- A117 Roof Plan
- A200 Exterior Elevations

Upon review of the material submitted, the Department of Planning and Development has determined that these plans are consistent with and satisfy the requirements of the Plan of Development. Any minor change to the above-mentioned plans must be submitted for approval by the Commissioner of the Department of Planning and Development. Accordingly, this Site Plan submittal for Institutional Planned Development No. 43, as amended, is hereby approved as conforming to the Plan of Development as passed by the Chicago City Council on August 26, 1966.

Sincerely,


Lori T. Healey
Commissioner

LTH:MRD:tm

cc: Kathleen Nelson, Judy Minor Jackson, Mike Marmo, DPD Files





City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Lori T. Healey
Commissioner

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<http://www.cityofchicago.org>

November 22, 2006

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

Re: **Site Plan Approval for Institutional Planned Development No. 43,
as amended, Sub-Area G**

Proposal: The renovation of an existing vacant five-story masonry building into offices and support services for numerous units housed at the University of Chicago

Location: 6045 S. Kenwood Avenue

Dear Ms. Bean:

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

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

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

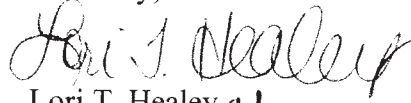

- G0-0 Title Sheet
- L1-1 Site Plan
- L1-2 Landscape Plan
- L2-1 Landscape Sections and Details
- L2-2 Landscape Sections and Details



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

Upon review of the material submitted, the Department of Planning and Development has determined that these plans are consistent with and satisfy the requirements of the Plan of Development. Any minor change to the above-mentioned plans must be submitted for approval by the Commissioner of the Department of Planning and Development. Accordingly, this Site Plan submittal for Institutional Planned Development No. 43, as amended, is hereby approved as conforming to the Plan of Development as passed by the Chicago City Council on August 26, 1966.

Sincerely,


 Lori T. Healey
 Commissioner 

LTH:MRD:tm

cc: Kathleen Nelson, Judy Minor Jackson, Mike Marmo, DPD Files

Institutional Planned Development Number 43, As Amended.*Bulk Regulations and Data Table
REVISED 11/06/06*

Subarea	Square Feet	Acres (Net)	Maximum Percent Site (Square Feet)		Maximum Floor Area Ratio (Square Feet)	
			Increase	Decrease	NO CHANGE	
A	1,500,000	34.44	49% (735,000)		4.00 (6,000,000)	
			52% (780,000)			
B	1,421,654	32.64	32% (454,929)		2.20 (3,127,639)	
			31% (440,713)			
C	949,880	21.81	42.5% (403,699)		2.00 (1,899,760)	
D	1,422,085	32.64	30% (426,625)		2.20 (3,128,587)	
			28% (398,184)			
E	869,796	19.97	35% (304,429)		2.20 (1,913,551)	
			33% (287,033)			
F	408,079	9.37	29% (118,343)		2.50 (1,020,197)	
			17% (69,373)			
G	699,433	16.05	30% (209,830)		2.50 (1,748,582)	
			28% (195,841)			
H	719,303	16.51	30% (215,791)		2.20 (1,582,468)	
I	614,783	14.11	30% (184,435)		2.20 (1,352,522)	
			46% (282,800)			
J*	341,606	7.84	25% (85,401)		1.50 (512,409)	
L	251,775	5.78	30% (75,533)		2.50 (629,438)	
			24% (60,426)			
TOTAL CAMPUS	9,198,394	211.17	35% (3,219,261)		2.50 (22,995,985)	

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

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



City of Chicago
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June 26, 2006

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

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

Proposal: The construction of a South Campus Chiller Plant

Location: 6035 S. Blackstone Avenue

Dear Ms. Bean:

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

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

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

Upon review of the material submitted, the Department of Planning and Development has determined that these plans are consistent with and satisfy the requirements of the Plan of Development. Any minor change to the above-mentioned plans must be submitted for approval by the Commissioner of the Department of Planning and Development. Accordingly, this Site Plan submittal for Institutional Planned Development No. 43, as amended, is hereby approved as conforming to the Plan of Development as passed by the Chicago City Council on August 26, 1966.

Sincerely,

Lori T. Healey

Lori T. Healey
Commissioner

LTH

LTH:MRD:tm

cc: Judy Minor Jackson, Mike Marmo, DPD Files





City of Chicago
Richard M. Daley, Mayor

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April 24, 2006

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

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

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

Location: ~~930~~ South Ellis Avenue

6031

Dear Ms. Bean:

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

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

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

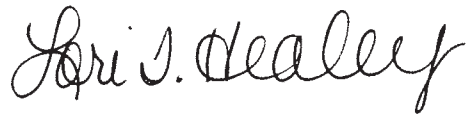
- A0.01 Site Plan
- L-1.00 Landscape Plan
- A2.01 North Exterior Elevation
- A2.02 North Elevation - East Half
- A2.04 East Exterior Elevation
- A2.06 South Exterior Elevation - East Half




- A2.07 South Exterior Elevation - West Half
- A2.08 West Exterior Elevation
- A3.01 Building Sections

Upon review of the material submitted, the Department of Planning and Development has determined that these plans are consistent with and satisfy the requirements of the Plan of Development. Any minor change to the above-mentioned plans must be submitted for approval by the Commissioner of the Department of Planning and Development. Accordingly, this Site Plan submittal for Institutional Planned Development No. 43, as amended is hereby approved as conforming to the Plan of Development passed by the Chicago City Council on August 26, 1966.

Sincerely,



Lori T. Healey 
Commissioner

LTH:mrd
cc: Mike Marmo, DPD Files



City of Chicago
 Richard M. Daley, Mayor

Department of Planning
 and Development

Lori T. Healey
 Commissioner

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February 21, 2006

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

Dear Mr. Tupuritis:

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

Proposal: The construction of a new ten (10) story, accessory parking garage structure with 1,009 new spaces; and a new four (4) story office building addition.

Location: 6054 S. Drexel Avenue (located at the northwest corner of East 61st Street and South Drexel Avenue)

Dear Mr. Tupuritis:

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

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

- CV-2.0 Site Plan
- LS1-01 Landscape Plan
- AR-3.0 Building Elevations

Upon review of the material submitted, the Department of Planning and Development has determined that these plans are consistent with and satisfy the requirements of the Plan of Development. Any minor change to the above-mentioned plans must be submitted for approval by the Commissioner of the Department of Planning and Development. Accordingly, this Site Plan submittal for Institutional Planned Development No. 43 is hereby approved as conforming to the Plan of Development passed by the Chicago City Council on June 8, 2005.

Sincerely,

Lori T. Healey
 Commissioner

LTH:mrd
 cc: Richard Bumstead, Mike Marmo, DPD Files





City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Lori T. Healey
Commissioner

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November 7, 2005

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

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

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

Location: 5444 South Drexel Avenue

Dear Mr. George:

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

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

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

Upon review of the material submitted, the Department of Planning and Development has determined that these plans are consistent with and satisfy the requirements of the Plan of Development. Any minor change to the above-mentioned plans must be submitted for approval by the Commissioner of the Department of Planning and Development. Accordingly, this Site Plan submittal for Institutional Planned Development No. 43, as amended is hereby approved as conforming to the Plan of Development passed by the Chicago City Council on August 26, 1966.

Sincerely,

Lori T. Healey
Commissioner





City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Denise M. Casalino, P.E.
Commissioner

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July 19, 2005

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

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

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

Location: 5730 South Drexel Avenue

Dear Mr. Bumstead:

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

Upon review of the material submitted, the Department of Planning and Development has determined that these plans are consistent with and satisfy the requirements of the Plan of Development. Accordingly, this Site Plan submittal for Institutional Planned Development No. 43, as amended, Subarea A, for the construction of the Pediatric Emergency Department Phase II Addition described herein, is hereby approved as conforming to the Plan of Development as amended and passed by the Chicago City Council on September 5, 2001.

Very truly yours,

Denise M. Casalino, P.E.
Commissioner

DMC:SRP: mm

cc. Mike Marmo, PD files



to those of an RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District.

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

—

Reclassification Of Area Shown On Map Number 14-D.
(As Amended)

(Application Number 14806) *IPD 43,99*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R5 General Residence District and Institutional Planned Development Number 43 symbols and indications as shown on Map Number 14-D in the area bounded by:

South Cottage Grove Avenue at East 55th Street to a line 504.77 feet north of and parallel to East 55th Street; the alley next east of and parallel to South Cottage Grove Avenue; a line 111.62 feet south of East 54th Street; South Maryland Avenue; a line 116.22 feet south of East 54th Street; the alley next east of and parallel to South Maryland Avenue; to a line 240 feet north of East 55th Street; to South Drexel Avenue; East 55th Street; the alley next west of and parallel to South Greenwood Avenue, or the line thereof if extended where no alley exists; a line 100 feet north of East 55th Street; South Greenwood Avenue; East 55th Street; South University Avenue; East 57th Street; the alley next west of and parallel to South Woodlawn Avenue; a line 98.91 feet south of East 57th Street; South Woodlawn Avenue; a line 148.91 feet south of East 57th Street; the alley next west of and parallel to South Woodlawn Avenue; a line 198.91 feet south of East 57th Street; South Woodlawn Avenue; a line 248.91 feet south of East 57th Street; the alley next west of and parallel to South Woodlawn Avenue; a line 298.91 feet south of East 57th Street; South Woodlawn Avenue; a line 98.91 feet north of East 58th Street; the alley next west of and parallel to South Woodlawn Avenue; a line 148.89 feet north of East 58th Street; the east line of South University Avenue; a line 198.89 feet north of East 58th Street; the alley next west of and parallel to South Woodlawn Avenue; a line 248.89 feet north of East 58th Street; South University Avenue; East 58th Street; South Woodlawn Avenue; a line 50 feet north of East 58th Street; the alley next east of and parallel to South Woodlawn Avenue; East 58th Street; South Dorchester Avenue; a line 248.02 feet north of East 59th Street; a line 150 feet east of South Dorchester Avenue; a line 350 feet north of East 59th Street; South Blackstone Avenue; a line 100 feet north of East 59th Street; a line 80 feet west of South Harper Avenue; East 59th Street;

South Blackstone Avenue, or a line thereof if extended where no street exists; the north line of East 60th Street; South Stony Island Avenue; East 61st Street; the east line of the right-of-way of the Illinois Central Railroad; the south line of East 60th Street; the west line of the right-of-way of the Illinois Central Railroad; East 61st Place; South Blackstone Avenue; East 61st Street; South Dorchester Avenue; a line 214.37 feet north of East 61st Street; a line 186.60 feet east of South Dorchester Avenue; East 61st Street; a line 163.603 feet west of South Drexel Avenue; a line 340 feet north of East 61st Street; South Cottage Grove Avenue; a line 380 feet north of East 61st Street; a line 100 feet east of South Cottage Grove Avenue; East 60th Street; South Cottage Grove Avenue; East 57th Street; South Drexel Avenue; a line 45 feet south of East 56th Street; the alley next east of and parallel of South Drexel Avenue; East 56th Street; the alley next east of and parallel to South Maryland Avenue; a line 47 feet south of East 56th Street; South Drexel Avenue; a line 240 feet north of East 57th Street; the alley next east of and parallel to South Maryland Avenue; a line 264 feet north of East 57th Street; South Maryland Avenue; a line 312 feet north of East 57th Street; the alley next east of and parallel to South Maryland Avenue; a line 336 feet north of East 57th Street; South Maryland Avenue; East 56th Street; the alley next east of and parallel to South Cottage Grove Avenue; a line 32.5 feet south of East 56th Street; South Maryland Avenue; a line 120 feet south of East 56th Street; the alley next east of and parallel to South Cottage Grove Avenue; a line 180 feet south of East 56th Street; South Maryland Avenue; a line 216 feet south of East 56th Street; the alley next east of and parallel to South Cottage Grove Avenue; a line 240.83 feet south of East 56th Street; South Maryland Avenue; a line 336 feet south of East 56th Street; the alley next east of and parallel to South Cottage Grove Avenue; a line 360 feet south of East 56th Street; South Maryland Avenue; a line 168 feet north of East 57th Street; the alley next east of and parallel to South Maryland Avenue; a line 192 feet north of East 57th Street; South Drexel Avenue; a line 72 feet north of East 57th Street; the alley next west of and parallel to South Drexel Avenue; a line 96 feet north of East 57th Street; a line 86.5 feet east of and parallel to South Maryland Avenue; a line 48 feet north of East 57th Street; a line 52.5 feet east of and parallel to South Maryland Avenue; East 57th Street; South Maryland Avenue; a line 65 feet north of East 57th Street; the alley next east of and parallel to South Cottage Grove Avenue; a line 96 feet north of East 57th Street; South Cottage Grove Avenue; and East 55th Street (to the place of beginning)

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

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

Plan of Development Statements referred to in this ordinance read as follows:

University Of Chicago.

Institutional Planned Development Number 43, As Amended.

Plan Of Development Statements.

- 1) The area delineated herein as "Institutional Planned Development Number 43, as amended" consists of nine million one hundred ninety-eight thousand three hundred and ninety-four (9,198,394) square feet (two hundred eleven and seventeen hundredths (211.17) acres) and is owned or controlled by the University of Chicago ("Applicant") titleholder or as the beneficiary of trusts holding title or in accordance with and under the terms of the South West Hyde Park Redevelopment Corporation Redevelopment Plan and under the terms of an ordinance adopted by the City Council.
- 2) The University of Chicago, its successor or assignees shall obtain all required official reviews, approvals or permits in connection with this planned development. Any dedication or vacation of streets or alleys or adjustment of rights-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the University of Chicago and approval by the City Council.
- 3) The requirements, obligations and conditions contained within this planned development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns. Furthermore, pursuant to the requirements of Section 17-8-0400 the Chicago Zoning Ordinance, the property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to the planned development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to the planned development or any modification or change hereto (administrative, legislative or otherwise) shall be authorized by all owners of property or any property owners association which may be formed to succeed the Applicant.

- 4) This plan of development consist of eighteen (18) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Generalized Land-Use Plan; and a Right-of-Way Adjustment Map. The planned development is applicable to the area delineated hereto and these and no other zoning controls shall apply.
- 5) The property within the boundaries of Institutional Planned Development Number 43, as amended, is divided into eleven (11) subareas as depicted on the Planned Development Boundary and Property Line Map.
- 6) The following uses shall be permitted within the area delineated herein as Institutional Planned Development Number 43, as amended: academic, medical, including medical heliport, housing, student and staff housing, related convenience type businesses, and accessory uses as authorized by the Chicago Zoning Ordinance. Laboratories or research facilities contained therein shall be governed by performance standards as authorized under the M1 Zoning District of the Chicago Zoning Ordinance.

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

- Subarea A. Academic, medical, medical heliport, student and staff housing, and accessory uses related to the principal uses of the subarea.
- Subarea B. Academic, medical, student and staff housing, and accessory uses related to the principal uses of the subarea.
- Subarea C. Academic, student housing, and accessory uses related to the principal uses of the subarea.
- Subarea D. Academic, student and staff housing, and accessory uses related to the principal uses of the subarea.
- Subarea E. Academic, student and staff housing, and accessory uses related to the principal uses of the subarea.
- Subarea F. Academic, student and staff housing, and accessory uses related to the principal uses of the subarea.
- Subarea G. Academic, student and staff housing, and accessory uses related to the principal uses of the subarea.

- Subarea H. Academic, student housing, and accessory uses related to the principal uses of the subarea.
- Subarea I. Academic, community services, student and staff housing, and accessory uses related to the principal uses of the subarea.
- Subarea J. Housing, related convenience type business, and uses related to the principal uses of the subarea.
- Subarea L. Academic, medical, student and staff housing, multifamily dwelling accessory to a medical use and accessory uses related to the principal uses of the subarea.
- 7) Identification signs shall be permitted within Institutional Planned Development Number 43, as amended, subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development.
 - 8) Any dedication or vacation of streets, alleys or easements in the public way or adjustments of the rights-of-way shall require a separate submittal on behalf of the Applicant and approved by the City Council.
 - 9) Any service drives or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Streets and Sanitation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago to provide ingress and egress for motor vehicles. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation, and of the Department of Planning and Development.
 - 10) Off-street parking and loading facilities will be provided in compliance with this plan of development as authorized by the Chicago Zoning Ordinance.
 - 11) Height restriction of any building or any appurtenance thereto shall, in addition to the Bulk Regulations and Data Table, be subject to height limitations as certified and approved by the Federal Aviation Administration. No building shall be higher than two hundred (200) feet except in the Subareas D and E, where the limit shall be one hundred twenty (120) feet (approximately an eight (8) story building).
-

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

A. Building Design And Layout.

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

setbacks from surrounding structures shall be recognized in the design of the building.

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

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

5. Lighting. Base level lighting shall address a variety of functions. More intense, but directed lighting shall be provided at public entries, drop-offs, pedestrian walkways, et cetera. Base level facade and landscape lighting will be softer in nature. The use of lighting to highlight architectural features is strongly encouraged; however, lighting shall not beam directly into the windows of nearby buildings.
6. Vacant Sites. If construction does not occur within twelve (12) months from the date a site is cleared, the site shall be graded, seeded to grass and maintained as a lawn area.

B. Traffic, Circulation And Parking.

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

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

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

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

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

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

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

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

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

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

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

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

intended for use as vehicular access to functions located therein. Firelanes, if required within the private property, shall be designed and paved to provide access and egress for emergency vehicles. Any private roadway shall be designed and configured to provide direct and coherent pathways to public streets.

C. Site Amenities And Landscaping.

1. Landscape Design. All projects submitted to the Department of Planning and Development shall have a Landscape Plan. The Landscape Plan shall continue the planting design traditions established in the central campus, consisting of broad sweeps of lawn, canopy shade trees, ornamental flowering trees and shrubs, and flowerbeds. In addition, the Landscape Plan will adhere to the parkway planting provisions of the Chicago Zoning Ordinance and corresponding guidelines and regulations for installation of shade trees along the city parkways.
2. Paving Materials. When decorative paving materials are proposed for walkways or roads, they shall be in accordance with the established palette on the University of Chicago campus. This palette includes stone, brick, concrete pavers and specialty concrete.
3. Site Amenities. If site amenities such as light standards, trash receptacles, benches, flagpoles, ash urns and planters are specified for placement within the public outdoor spaces of a proposed development, they shall be compatible with those items presently existing on the University of Chicago campus.
4. Landscaping shall be installed and maintained substantially in accordance with the Landscape provisions of the Chicago Zoning Ordinance on all surface lots owned and controlled by the Applicant pursuant to a phasing schedule to be submitted and approved by the Department of Planning and Development. However, all landscaping of surface parking lots shall be completed no later than six (6) years after adoption of this ordinance.

- 13) The terms, conditions and exhibits of the planned development ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the Applicant and after a determination by the Commissioner that such modification is minor, appropriate, consistent with the nature of the development of the property contemplated in this planned development ordinance. Any such modification shall be deemed to be a minor change in the planned development ordinance as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance. Notwithstanding the provisions of subclauses (4) and (5) of Section 17-13-0611-A of the Chicago Zoning Ordinance, such minor changes may include a reduction in the minimum required distance between structures, and reduction in the periphery setbacks, or an increase of the maximum percent of land covered.
- 14) The improvements on the property shall be designed, constructed and maintained in substantial conformance with the plans and exhibits attached hereto and with the parkway and parking lot landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
- 15) Prior to the issuance by the Department of Planning and Development of a determination pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance ("Part II Approval") of the buildings contemplated within this Institutional Planned Development Number 43, as amended, the Applicant shall submit plans of such buildings for site and elevation plan review and approval of the Commission of the Department. Review and approval of the site and elevations plans by the Commissioner is intended to assure that specific development proposals substantially conform with this planned development and to assist the City in monitoring ongoing development. Such site and elevation plans need only include that portion of the property, for which approval is being sought by the Applicant. No Part II Approval for any portion of the property shall be granted until an applicable site plan has been approved.

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

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

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

- a. the boundaries of the site or portion of the property for which approval is being sought;
- b. the footprint of the proposed improvements;
- c. elevations of the improvements;
- d. location and depiction of all parking spaces (including relevant dimensions);
- e. location and depiction of all loading berths (including relevant dimensions);
- f. all drives, roadways and vehicular routes;
- g. all landscaping and buffer zones (including a description of all landscape materials);
- h. statistical information application to the property limited to the following:
 - i. floor area and floor area ratio;
 - ii. floor area devoted to retail uses;
 - iii. number of dwelling units;
 - iv. number of parking spaces;
 - v. number of loading berths; and
 - vi. uses of parcels.
- i. parameters of building envelopes including:
 - i. maximum building height; and
 - ii. setbacks, required and provided.

Site/landscape and elevation plans shall include such other information as

may be necessary to illustrate substantial conformance to this planned development.

- 16) The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No building permit shall be issued by the Department of Construction and Permits until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
- 17) The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this planned development in compliance with the Chicago Energy Code.
- 18) Unless substantial construction of the University of Chicago New Research Building proposed within Subarea B has commenced within six (6) years following adoption of this planned development amendment, and unless completion is thereafter diligently pursued, then this planned development as it pertains to the New Research Building in Subarea B shall expire; the zoning shall automatically revert to the planned development existing prior to the amendment, except with respect to the new parcels added to the planned development Subarea B, which shall revert to the prior R5 General Residence District classifications.

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

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

6/8/2005

REPORTS OF COMMITTEES

14806
50897*Institutional Planned Development Number 43, As Amended.**Bulk Regulations And Data Table.*

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

Required Parking and Loading:

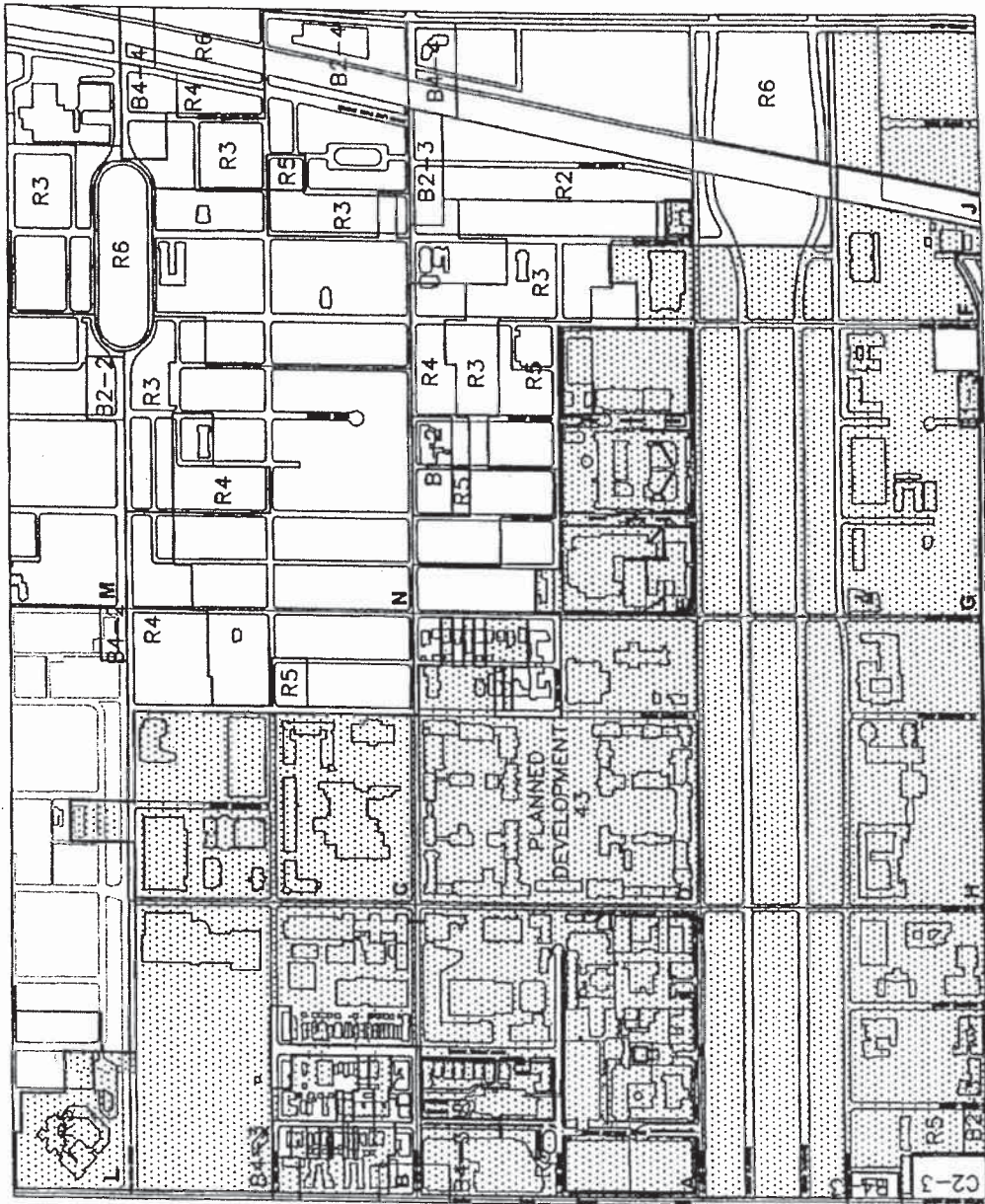
As required by the Traffic Management Plan in Statement Number 12.

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

*Properties To Be Added To Institutional
Planned Development Number 43.*

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

Existing Adjacent Zoning.



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

FEBRUARY 2005

OFFICE OF FACILITIES SERVICES

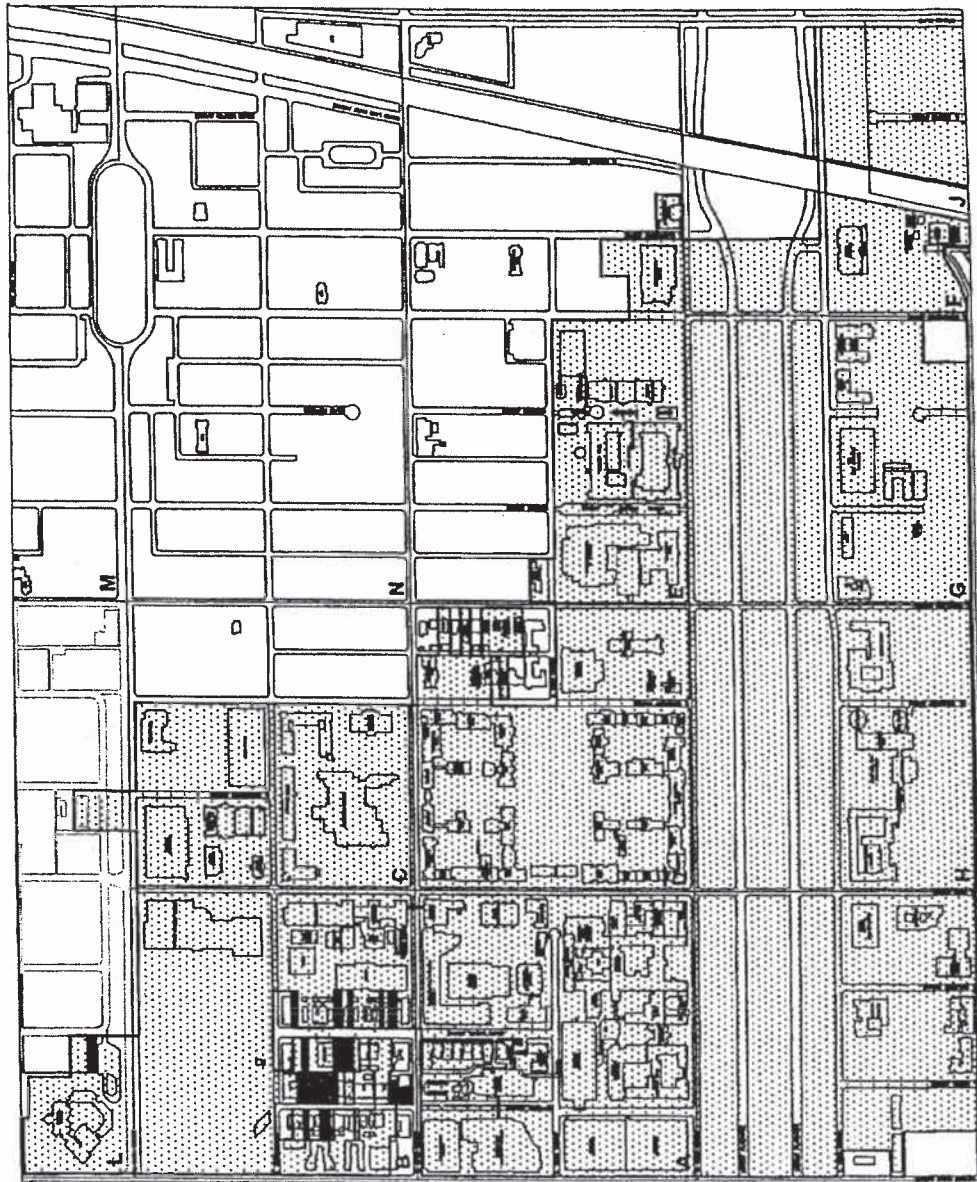


 Proposed planned development

 R4 Underlying Zoning

REVISED: APRIL 14, 2005

Proposed Planned Development Area.







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

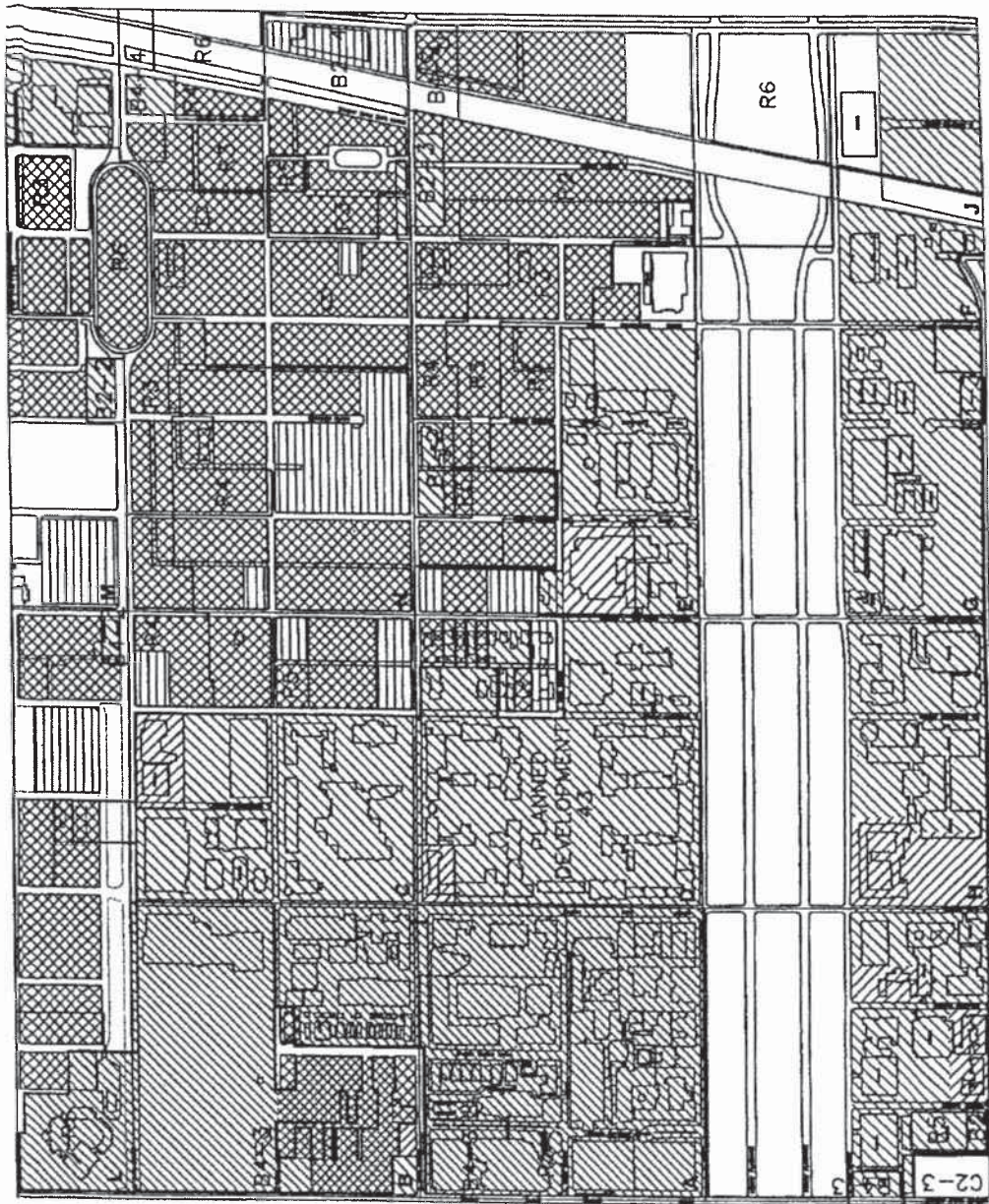
FEBRUARY 2005

OFFICE OF FACILITIES SERVICES



-  Properties Added February 2005
-  Existing planned development
-  University Sub-areas
-  Planned development boundary as amended 2005

Generalized Land-Use Plan.



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

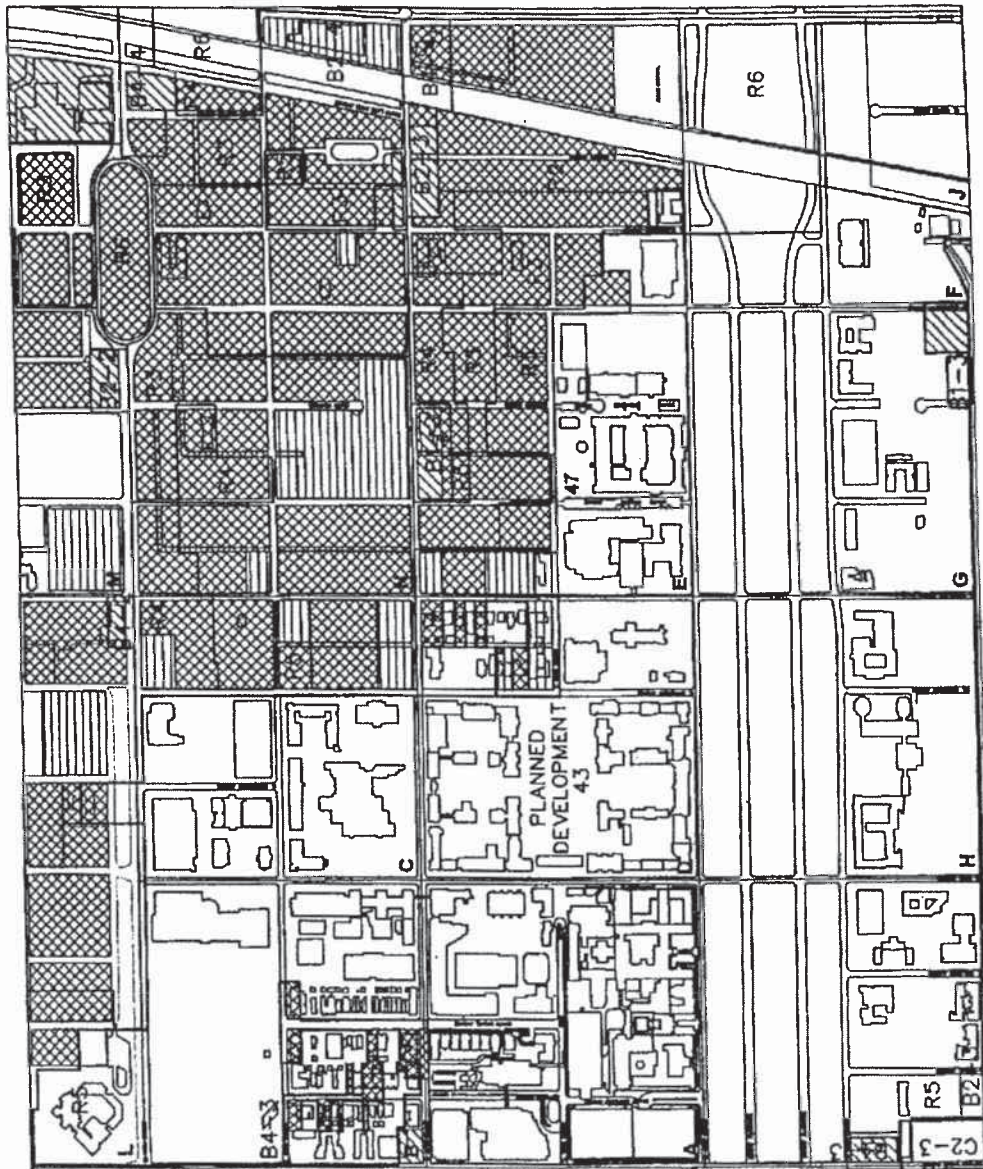
FEBRUARY 2005

OFFICE OF FACILITIES SERVICES

-  Residential
-  Business
-  Institutional



Existing Adjacent Land-Use Plan.



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

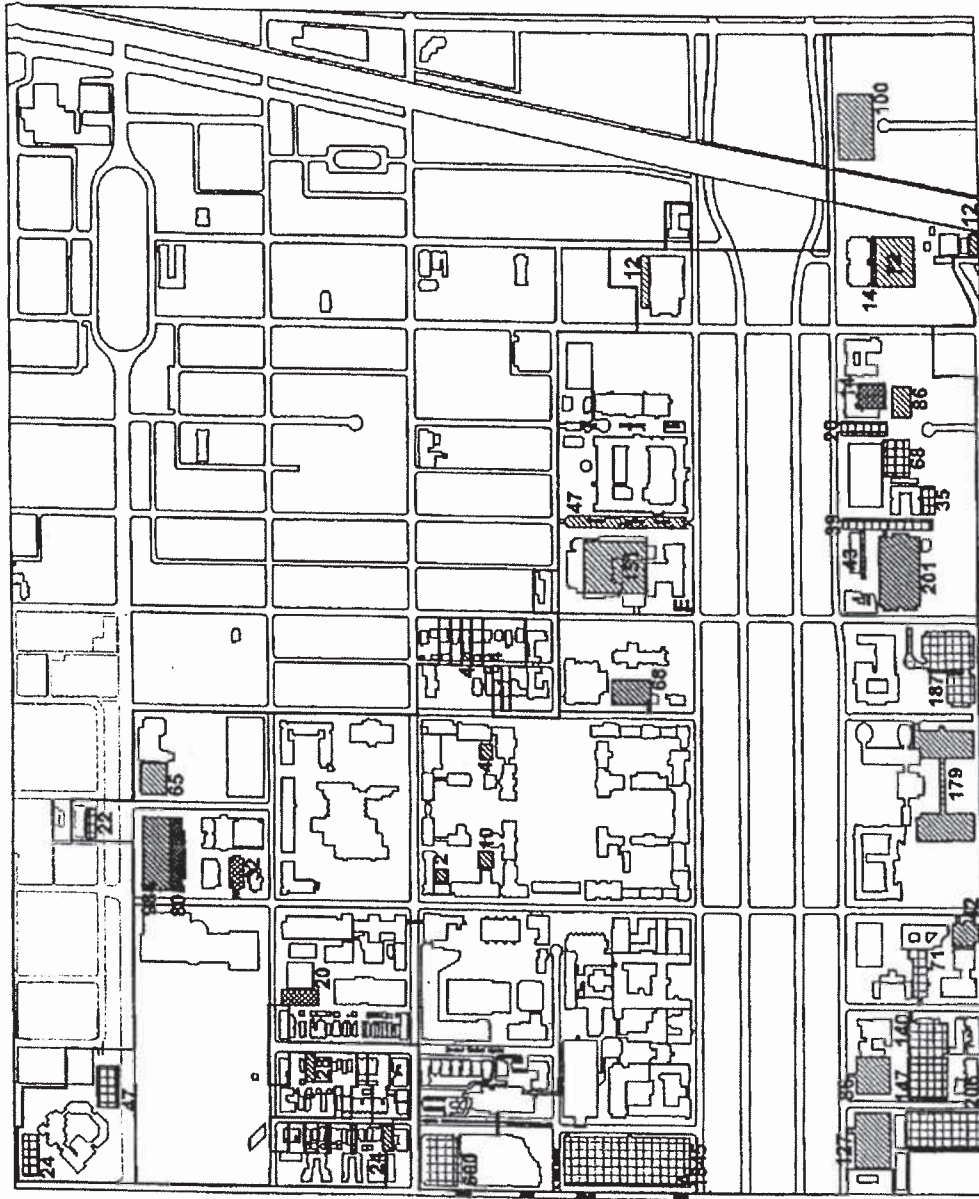
FEBRUARY 2005

OFFICE OF FACILITIES SERVICES

-  Residential
-  Business
-  Institutional



Parking Supply With Proposed Additions.



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

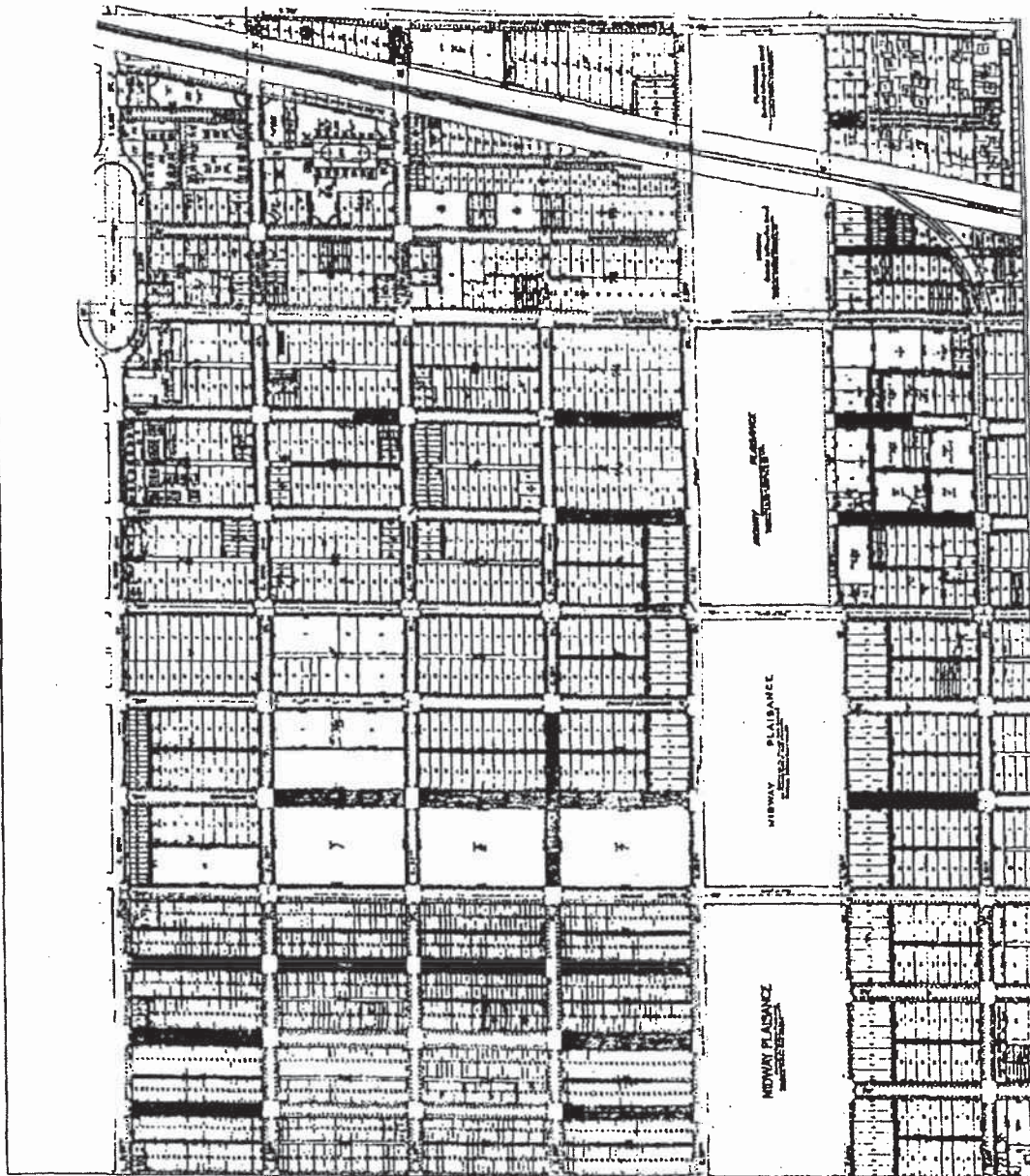
FEBRUARY 2005

OFFICE OF FACILITIES SERVICES

-  University Parking
-  Other Parking
-  Visitor Parking



Right-Of-Way Adjustment Map.



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

**RIGHT OF WAY
ADJUSTMENT MAP**
FEBRUARY 1, 2005





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)
<http://www.cityofchicago.org>

May 21, 2004

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

RE: Planned Development No. 43

Dear Mr. Schachtman:

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

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

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

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

Sincerely,

Denise M. Casalino, P.E.
Commissioner

DMC/lw





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>

May 22, 2002

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

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

Dear Mr. Neal:

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

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

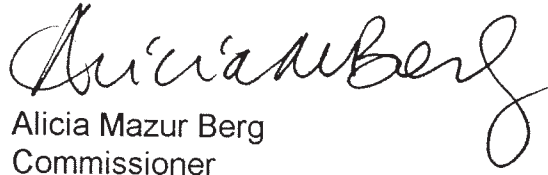
The Department has reviewed this request and has determined that
reducing the number of spaces within this lot would have an
inconsequential impact on the total supply of parking available to the
hospital. Furthermore, the provision of a family garden at this
location would add to the open space amenities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

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



made part of this approval.

Very truly yours,

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

Alicia Mazur Berg
Commissioner

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



January 17, 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
(312) 744-2271 (FAX)

<http://www.cityofchicago.org>

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

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

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

Location: 5803 South Woodlawn Avenue

Dear Mr. Neal:

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

Upon review of the material submitted, the Department of Planning and Development has determined that these plans are consistent with and satisfy the requirements of the Plan of Development. Accordingly, this Site Plan submittal for Institutional Planned Development No. 43, as amended, Subarea E, for the construction of the University of Chicago Graduate School of Business, is hereby approved as conforming to the Plan of Development as amended and passed by the Chicago City Council on September 5, 2001.

Very truly yours,

Alicia Mazur Berg
Commissioner

cc. Jack Swenson
Edward Kus
Philip Levin
Michael Marmo



*Reclassification Of Area Shown On Map Number 5-H.
(As Amended)
(Application Number A-4512)*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-2 Restricted Manufacturing District symbols and indications as shown on Map Number 5-H in the area bounded by:

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

to those of an R3 General Residence District and a corresponding use district is hereby established in the area above described.

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

*Reclassification Of Area Shown On Map Number 14-D.
(As Amended)
(Application Number A-4598)*

IPD No 43.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R5 General Residence District and Residential Planned Development Number 43 symbols and indications as shown on Map Number 14-D in the area bounded by:

South Cottage Grove Avenue at East 55th Street to a line 504.77 feet north of and parallel to East 55th Street; the alley next east of and parallel to South Cottage Grove Avenue; a line 111.62 feet south of East 54th Street; South Maryland Avenue; a line 116.22 feet south of East 54th Street; the alley next east of and parallel to South Maryland Avenue; to a line 240 feet north of East 55th Street; to South Drexel Avenue; to a line 208 feet north of East 55th Street; to the alley

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

the alley next east of and parallel to South Drexel Avenue; a line 287 feet north of East 57th Street; South Drexel Avenue; a line 211 feet north of East 57th Street; the alley next east of and parallel to South Drexel Avenue; a line 237 feet south of East 56th Street; the alley next west of and parallel to South Drexel Avenue; a line 117 feet south of East 56th Street; the alley next east of and parallel to South Drexel Avenue; a line 93 feet south of East 56th Street; South Drexel Avenue; a line 69 feet south of East 56th Street; the alley next east of and parallel to South Drexel Avenue; East 56th Street; the alley next east of and parallel to South Maryland Avenue; a line 45 feet south of East 56th Street; South Drexel Avenue; a line 93 feet south of East 56th Street; the alley next west of and parallel to South Drexel Avenue; a line 69 feet south of East 56th Street; the alley next east of and parallel to South Drexel Avenue; East 56th Street; the alley next east of and parallel to South Maryland Avenue; a line 45 feet south of East 56th Street; South Drexel Avenue; a line 93 feet south of East 56th Street; the alley next west of and parallel to South Drexel Avenue; a line 69 feet south of East 56th Street; South Maryland Avenue; East 56th Street; the alley next west of and parallel to South Maryland Avenue; a line 45 feet south of East 56th Street; South Maryland Avenue; a line 320 feet north of East 57th Street; the alley next east of and parallel to Maryland Avenue; a line 270 feet north of East 57th Street; South Maryland Avenue; a line 295 feet north of East 57th Street; the alley next west of and parallel to South Maryland Avenue; a line 230 feet south of East 56th Street; the alley next west of and parallel to South Maryland Avenue; a line 230 feet north of East 57th Street; to South Maryland Avenue; a line 65 feet north of East 57th Street; the alley next west of and parallel to South Maryland Avenue; a line 96 feet north of East 57th Street; South Cottage Grove Avenue; and East 55th Street (place of beginning)

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

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

Plan of Development Statements referred to in this ordinance read as follows:

9/5/2001

REPORTS OF COMMITTEES

66495

*University Of Chicago,**Institutional Planned Development Number 43, As Amended.**Plan Of Development Statements.*

1. The area delineated herein as "Institutional Planned Development Number 43, as Amended" consists of eight million nine hundred eighty three thousand thirty-three (8,983,033) square feet (two hundred six and twenty-two hundredths (206.22) acres) and is owned or controlled by the University of Chicago ("Applicant") title holder or as the beneficiary of trusts holding title or in accordance with and under the terms of the South West Hyde Park Redevelopment Corporation Redevelopment Plan and under the terms of an ordinance adopted by the City Council.
2. The University of Chicago, its successor or assignees shall obtain all required official reviews, approvals or permits in connection with this planned development. Any dedication or vacation of streets or alleys or adjustment of rights-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the University of Chicago and approval by the City Council.
3. The requirements, obligations and conditions contained within this planned development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns. Furthermore, pursuant to the requirements of Section 11.11-1 the Chicago Zoning Ordinance, the property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to the planned development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to the planned development or any modification or change hereto (administrative, legislative or otherwise) shall be authorized by all owners of property or any property owners association which may be formed to succeed the Applicant.

4. This plan of development consists of eighteen (18) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Generalized Land-Use Plan; a Site/Landscape Plan; a Right-of-Way Adjustment Map; and Building Elevations dated July 12, 2001 prepared by Stanley Beaman & Sears and HLM Design. Full size sets of the Site/Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The planned development is applicable to the area delineated hereto and these and no other zoning controls shall apply.
5. The property within the boundaries of Institutional Planned Development Number 43, as amended, is divided into eleven (11) subareas as depicted on the Planned Development Boundary and Property Line Map.
6. The following uses shall be permitted within the area delineated herein as Institutional Planned Development Number 43, as amended: academic, medical, including medical heliport, housing, student and staff housing, related convenience type businesses, and accessory uses as authorized by the Chicago Zoning Ordinance. Laboratories or research facilities contained therein shall be governed by performance standards as authorized under the M1 Zoning District of the Chicago Zoning Ordinance.

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

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

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

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

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

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

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

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

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

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

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

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

7. Identification signs shall be permitted within Institutional Planned Development Number 43, as amended, subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development.
8. Any dedication or vacation of streets, alleys or easements in the public way or adjustments of the rights-of-way shall require a separate submittal on behalf of the Applicant and approved by the City Council.
9. Any service drives or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Streets and Sanitation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago to provide ingress and egress for motor vehicles. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation, and of the Department of Planning and Development.
10. Off-street parking and loading facilities will be provided in compliance with this plan of development as authorized by the Chicago Zoning Ordinance.

11. Height restriction of any building or any appurtenance thereto shall, in addition to the Bulk Regulations and Data Table, be subject to height limitations as certified and approved by the Federal Aviation Administration. No building shall be higher than two hundred (200) feet except in the Subareas D and E, where the limit shall be one hundred twenty (120) feet (approximately an eight (8) story building).
12. The improvements on the property, including the buildings, exterior landscaping, landscaping along the adjacent rights-of-way, and all entrances and exits to and from the buildings and their associated parking and loading areas shall be designed, constructed and maintained in substantial conformance with the Plans, Maps, Site Plans, Site and Bulk Tables, and exhibits described in Statement 4. In addition, the improvements on the property shall be subject to the following regulations:
 - A. Building Design And Layout.
 1. Design Compatibility. The Applicant, its successors and assigns, shall make reasonable efforts to design and construct all buildings in a manner compatible with the existing campus character of the University of Chicago and the adjacent residential areas. The Commissioner of Planning and Development shall determine whether the improvement complies with the requirement for compatibility during the site plan review process.
 2. Quadrangles. The concept of the quadrangle shall be the predominant spatial theme when conceptualizing new development. The quadrangle concept is a system of open spaces or courtyards contained and separated from the surrounding streets by architecture.
 3. Building Character And Scale. All new structures will be designed to be compatible with the existing buildings on the University of Chicago campus and adjacent residential areas. Scale, massing, articulation, setbacks, materials, color, texture, lighting, fenestration and other architectural devices will be used to create a design in character with the architectural heritage of the University and Hyde Park. Exterior walls visible from any public way shall be designed using texture and details of windows, openings, projections, recesses, offsets or other architectural elements. Special attention shall be given to achieve an interesting building design at the pedestrian level through

the use of landscape elements, articulation of surface forms and textures, expression of the structural rhythm and architectural detail. Where active uses are located along the periphery, windows and entrances will be encouraged at grade level along the public way. Established circulation and public space patterns at street level will be respected. Existing architectural details, such as cornice height, fenestration rhythms and building setbacks from surrounding structures shall be recognized in the design of the building.

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

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

5. Lighting. Base level lighting shall address a variety of functions. More intense, but directed lighting shall be provided at public entries, drop-offs, pedestrian walkways, et cetera. Base level facade and landscape lighting will be softer in nature. The use of lighting to highlight architectural features is strongly encouraged; however, lighting shall not beam directly into the windows of nearby buildings.
6. Vacant Sites. If construction does not occur within twelve (12) months from the date a site is cleared, the site shall be graded, seeded to grass and maintained as a lawn area.

B. Traffic, Circulation And Parking.

1. Traffic Management. The Applicant acknowledges that the development of the University of Chicago Campus and related Medical Facilities will have unique traffic generation and parking characteristics which will require ongoing operation controls to minimize the impact on the

surrounding neighborhood and the traffic network. Accordingly, the Applicant shall be responsible for implementing certain operational controls over parking and traffic activity expected to occur adjacent to these facilities. These operational controls are set forth in a "Traffic Management Plan" (T.M.P.). The T.M.P. (Exhibit 1) shall be deemed an integral part of this planned development. The Applicant's compliance with the T.M.P. shall be a requirement of this planned development ordinance, as amended.

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

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

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

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

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

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

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

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

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

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

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

C. Site Amenities And Landscaping.

1. Landscape Design. All projects submitted to the Department of Planning and Development shall have a Landscape Plan. The Landscape Plan shall continue the planting design traditions established in the central campus, consisting of broad sweeps of lawn, canopy shade trees, ornamental flowering trees and shrubs, and flower beds. In addition, the Landscape Plan will adhere to the

parkway planting provisions of the Chicago Zoning Ordinance and corresponding guidelines and regulations for installation of shade trees along the city parkways.

2. Paving Materials. When decorative paving materials are proposed for walkways or roads, they shall be in accordance with the established palette on the University of Chicago campus. This palette includes stone, brick, concrete pavers and specialty concrete.
 3. Site Amenities. If site amenities such as light standards, trash receptacles, benches, flagpoles, ash urns and planters are specified for placement within the public outdoor spaces of a proposed development, they shall be compatible with those items presently existing on the University of Chicago campus.
 4. Landscaping shall be installed and maintained substantially in accordance with the Landscape provisions of the Chicago Zoning Ordinance on all surface lots owned and controlled by the Applicant pursuant to a phasing schedule to be submitted and approved by the Department of Planning and Development. However, all landscaping of surface parking lots shall be completed no later than six (6) years after adoption of this ordinance.
13. The terms, conditions and exhibits of the planned development ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the Applicant and after a determination by the Commissioner that such modification is minor, appropriate, consistent with the nature of the development of the property contemplated in this planned development ordinance. Any such modification shall be deemed to be a minor change in the planned development ordinance as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance. Notwithstanding the provisions of subclauses (4) and (5) of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes may include a reduction in the minimum required distance between structures, and reduction in the periphery setbacks, or an increase of the maximum percent of land covered.

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

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

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

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

- (a) the boundaries of the site or portion of the property for which approval is being sought;
- (b) the footprint of the proposed improvements;
- (c) elevations of the improvements;

- (d) location and depiction of all parking spaces (including relevant dimensions);
- (e) location and depiction of all loading berths (including relevant dimensions);
- (f) all drives, roadways and vehicular routes;
- (g) all landscaping and buffer zones (including a description of all landscape materials);
- (h) statistical information application to the property limited to the following:
 - (i) floor area and floor area ratio;
 - (ii) floor area devoted to retail uses;
 - (iii) number of dwelling units;
 - (iv) number of parking spaces;
 - (v) number of loading berths; and
 - (vi) uses of parcels.
- (i) parameters of building envelopes including:
 - (i) maximum building height; and
 - (ii) setbacks, required and provided.

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

16. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities (M.O.P.D.) to ensure compliance with all applicable laws and regulations related to

access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.

17. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this planned development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineering ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.
18. Unless substantial construction of the University of Chicago Coiner Children's Hospital proposed within Subarea A has commenced within six (6) years following adoption of this planned development amendment, and unless completion is thereafter diligently pursued, then this planned development as it pertains to the Children's Hospital in Subarea A shall expire; the zoning shall automatically revert to the planned development existing prior to the amendment, except with respect to the new parcels added to the planned development Subarea A, which shall revert to the prior R5 General Residence District classifications.

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

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

9/5/2001

REPORTS OF COMMITTEES

66507

Institutional Planned Development Number 43, As Amended.

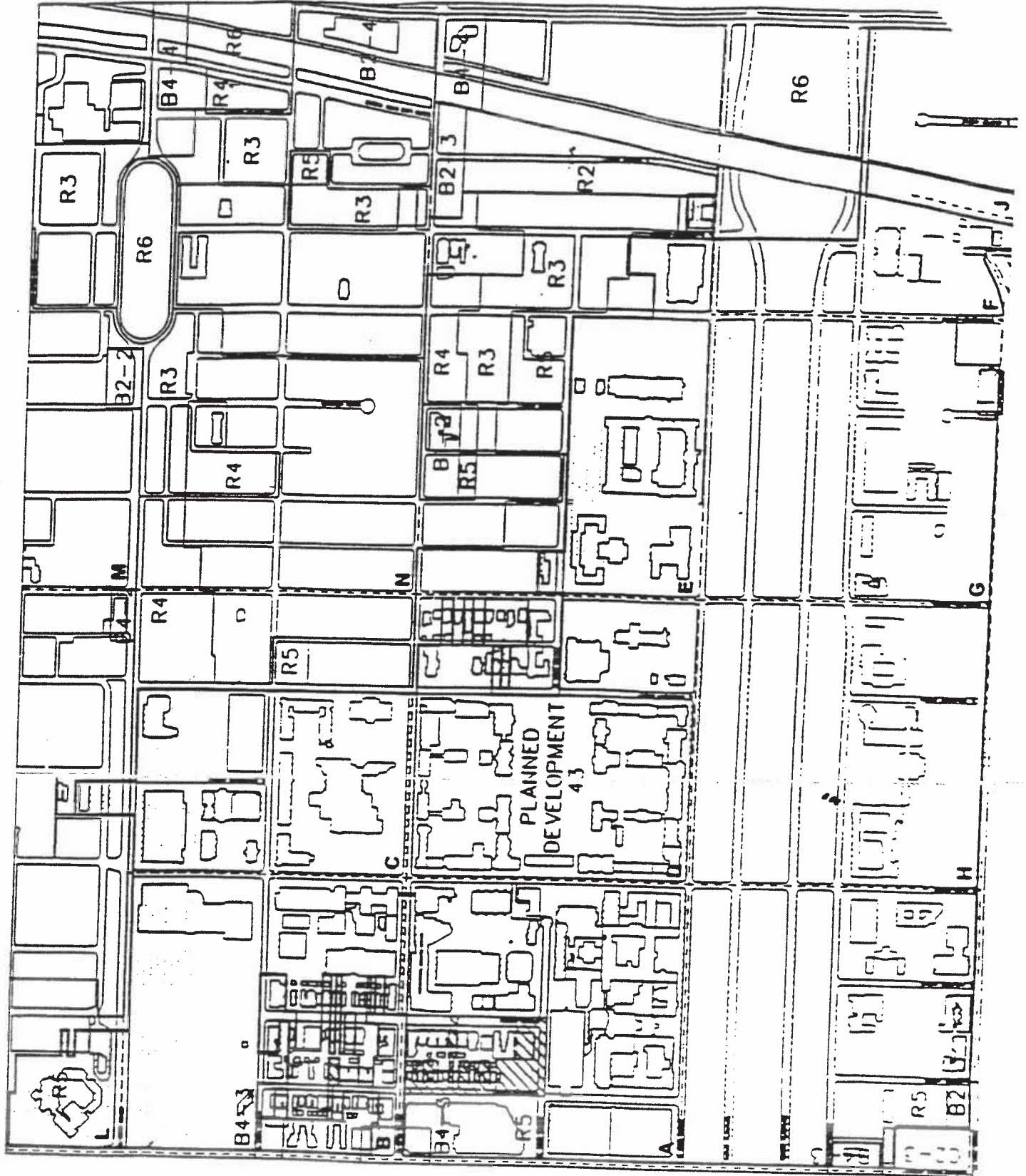
Bulk Regulations And Data Table.

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

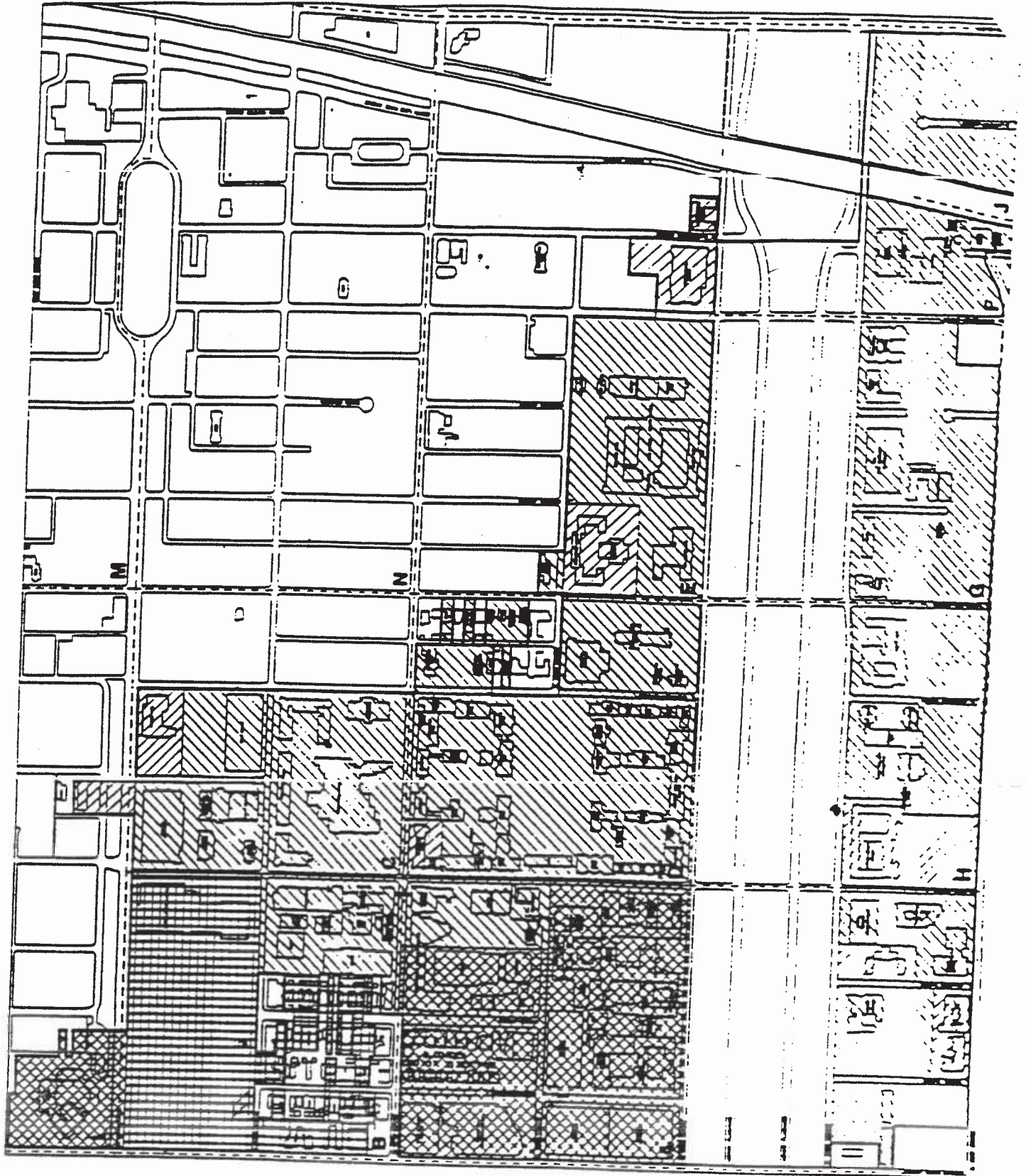
Required Parking and Loading: as required by the Traffic Management Plan in Statement Number 12.

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

Existing Zoning Map.



Generalized Land-Use Map.



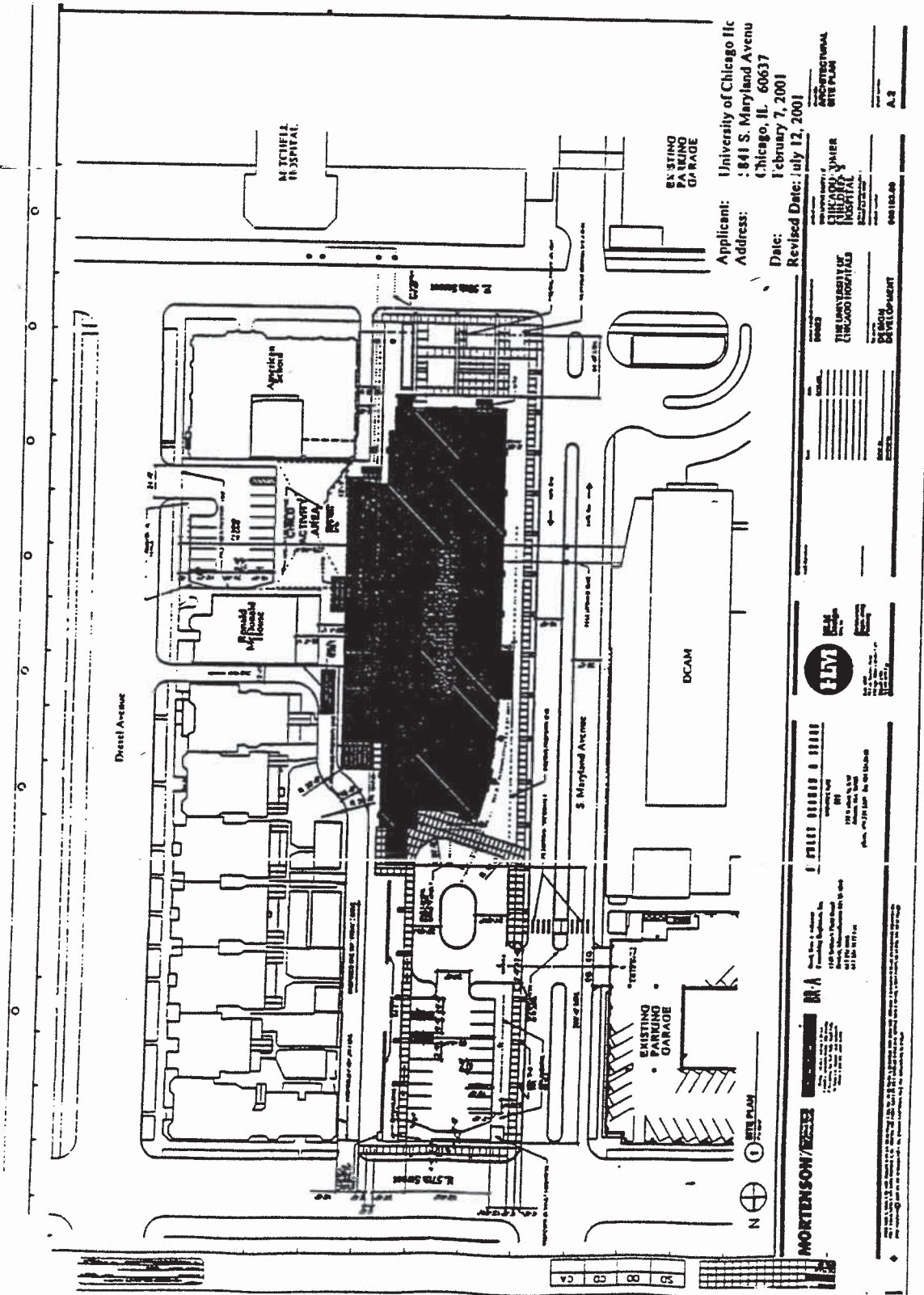
Site/Landscape Plan.
(Page 2 of 2)

PLANT MATERIAL SCHEDULE			
DECIDUOUS TREE			
SYM	QTY	BOTANICAL NAME	COMMON NAME
AA	27	Ametanchier oboreo	Serviceberry
GB	42	Ginkgo biloba	Ginkgo
TA	1	Tilio americana 'Redmond'	American Linden
AR	4	Acer rubrum 'Bow Hall'	Red Maple
EVERGREEN			
SYM	QTY	BOTANICAL NAME	COMMON NAME
PS	13	Pinus strobus	White Pine
VINE			
SYM	QTY	BOTANICAL NAME	COMMON NAME
CR	3	Compsis radicans	Trumpet Vine
CP	5	Clematis pat. iculata	Sweet Autumn Clematis
SHRUB			
SYM	QTY	BOTANICAL NAME	COMMON NAME
RA	25	Ribes alpinum	Alpine Currant
TM	51	Taxus n. merio	Yew

Applicant: University of Chicago Hospitals
 Address: 5841 S. Maryland Avenue
 Chicago, IL 60637
 Date: February 7, 2001
 Revised Date: July 12, 2001

UNIVERSITY OF CHICAGO HOSPITALS
 LANDSCAPE ARCHITECTURE
 5841 S. MARYLAND AVENUE
 CHICAGO, IL 60637
 TEL: 773-703-7000
 FAX: 773-703-7000
 WWW: www.uchospitals.com
 LANDSCAPE PLAN
 L1

Architectural Site Plan.



Applicant: University of Chicago Hc
 Address: 841 S. Maryland Avenue
 Chicago, IL 60637
 Date: February 7, 2001
 Revised Date: July 12, 2001

THE UNIVERSITY OF CHICAGO HOSPITAL
 ARCHITECTURAL SITE PLAN
 000102.00
 A.3

PLM

Professional Engineer
 State of Illinois
 License No. 000000000

1 7111 0000 0 1111
 100 S. Wacker Drive
 Chicago, IL 60606
 Phone: 312.771.1111
 Fax: 312.771.1111

MORTENSON/REISER

Architects
 100 S. Wacker Drive
 Chicago, IL 60606
 Phone: 312.771.1111
 Fax: 312.771.1111

MORTENSON/REISER

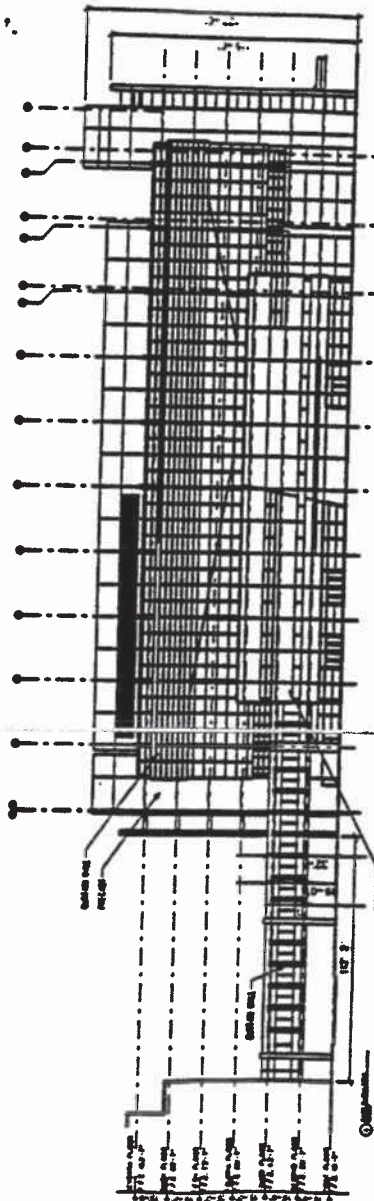
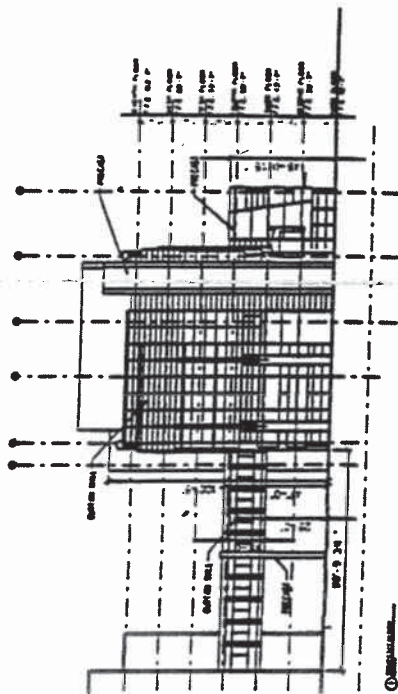
Architects
 100 S. Wacker Drive
 Chicago, IL 60606
 Phone: 312.771.1111
 Fax: 312.771.1111

9/5/2001

REPORTS OF COMMITTEES

66515

Building Elevations.
(Page 2 of 2)



Applicant: The University of Chicago
 Address: 8718 South Maryland Avenue
 Date: February 3, 2001
 Revised: July 13, 2001

ORTENSON/BEER

10000 BROADWAY
 SUITE 100
 CHICAGO, IL 60618
 TEL: 312.467.1000
 FAX: 312.467.1001
 WWW.ORTENSONBEER.COM

FLY

10000 BROADWAY
 SUITE 100
 CHICAGO, IL 60618
 TEL: 312.467.1000
 FAX: 312.467.1001
 WWW.FLY.COM

**THE UNIVERSITY OF CHICAGO
 HOSPITALS**

DESIGN DEVELOPMENT

**CHICAGO CENTER
 HOSPITALS**

ELEVATIONS

Series 00
 A.4



January 12, 2000

City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Christopher R. Hill
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
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<http://www.ci.chi.il.us>

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

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

Dear Mr. Bumstead:

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

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

The Department of Planning and Development has determined that given the fact that the maximum percentage of site coverage allowed will actually decrease within the majority of subareas, thereby providing more opportunity for open space development within those subareas, and that there will be no change in the percentage of site coverage allowed for the entire Planned Development, the modification described herein would constitute a minor change pursuant to Section No. 11.11-3 (c) of the Chicago Zoning Ordinance and Statement No. 14 of Institutional Planned Development No. 43, as amended.



Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Institutional Planned Development No. 43, as amended, I hereby approve the foregoing minor change but no other changes to Institutional Planned Development No. 43, as amended. The revised Planned Development Site and Bulk Table dated November 1999 is made a part of this approval.

Very truly yours,

A handwritten signature in black ink, appearing to read "CHRISTOPHER HILL", written in a cursive style.

Christopher R. Hill
Commissioner

cc: Jack Swenson
Paul Woznicki
Philip Levin
Michael A. Marmo

Proposed SITE & BULK TABLES

November 1999

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

Area	Sq. Ft.(net)	Acres (net)	Maximum % Site (sq. ft.)	Maximum FAR (sq. ft.)
A	1,369,360	31.44	50% (684,680)	3.00 (4,108,080)
B	1,208,893	27.75	32% (386,846)	2.00 (2,417,786)
C	949,880	21.81	42.5% (403,699)	2.00 (1,899,760)
D	1,422,085	32.64	30% (426,625)	2.20 (3,128,587)
E	869,796	19.97	35% (304,429)	2.20 (1,913,551)
F	408,079	9.37	30% (122,424)	2.50 (1,020,197)
G	699,433	16.05	30% (209,830)	2.50 (1,748,582)
H	719,303	16.51	30% (215,791)	2.20 (1,582,466)
I	614,783	14.11	30% (184,435)	2.20 (1,352,522)
J*	341,606	7.84	25% (85,401)	1.50 (512,409)
*Sub-area "J" is limited to a maximum of 322 dwelling units, a minimum off street parking requirement of 308 spaces, and a maximum of 20,000 sq. ft of related convenience business and related other uses.				
L	249,175	5.72	30% (74,753)	2.50 (622,937)
TOTAL CAMPUS	8,852,393	203.22	35% (3,098,338)	2.50 (22,130,982)

GROSS SITE AREA

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

POPULATION

Population figures may be found in the Traffic Management Plan (TMP).

*Reclassification Of Area Shown On Map Number 14-D.
(As Amended)*

PD 43

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R5 General Residence District, B4-3 Restricted Service District, B2-3 Restricted Retail District, C2-3 General Commercial District and Institutional Planned Development No. 43 symbols and indications as shown on Map No. 14-D in the area bounded by:

South Cottage Grove Avenue at East 55th Street, to a line 504.77 feet north of and parallel to East 55th Street; the alley next east of and parallel to South Cottage Grove Avenue; a line 111.62 feet south of East 54th Street; South Maryland Avenue; a line 116.22 feet south of East 54th Street; the alley next east of and parallel to South Maryland Avenue; a line 240 feet north of East 55th Street; South Drexel Avenue; a line 208 feet north of South 55th Street; the alley east of and parallel to South Maryland Avenue; a line 188 feet north of East 55th Street; South Drexel Avenue; East 55th Street; the alley next west of and parallel to South Greenwood Avenue, or the line thereof if extended where no alley exists; a line 100 feet north of East 55th Street; South Greenwood Avenue; East 55th Street; South University Avenue; East 57th Street; the alley next west of and parallel to South Woodlawn Avenue; a line 98.91 feet south of East 57th Street; South Woodlawn Avenue; a line 148.91 feet south of East 57th Street; the alley next west of and parallel to South Woodlawn Avenue; a line 198.91 feet south of East 57th Street; South Woodlawn Avenue; a line 248.91 feet south of East 57th Street; the alley next west of and parallel to South Woodlawn Avenue; a line 298.91 feet south of East 57th Street; South Woodlawn Avenue; a line 98.91 feet north of East 58th Street; the alley next west of and parallel to South Woodlawn Avenue; a line 148.89 feet north of East 58th Street; the east line of South University Avenue; a line 198.89 feet north of East 58th Street; the alley next west of and parallel to South Woodlawn Avenue; a line 248.89 feet north of East 58th Street; South University Avenue; East 58th Street; South Woodlawn Avenue; a line 50 feet north of East 58th Street; the alley next east of and parallel to South Woodlawn Avenue; East 58th Street; South Dorchester Avenue; a line 50 feet north of East 58th Street; the alley next east of and parallel to South Woodlawn Avenue; East 58th Street; South Dorchester Avenue; a line 248.02 feet north of East 59th Street; a line 150 feet east of South Dorchester Avenue; a line 350 feet north of East 59th Street; South Blackstone Avenue; a line 100 feet north of East 59th Street; a line 80 feet west of South Harper Avenue; East 59th Street; South Blackstone Avenue, or a line thereof if extended where no street exists; the north line of East 60th Street; South Stony Island Avenue; East 61st Street; the east line of the right-of-way of the Illinois Central Railroad; the south line of East 60th Street; the west line of the right-of-way of the Illinois Central Railroad; East 61st Place; South Blackstone Avenue;

Reclassification Of Area Shown On Map Number 12-K.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 12-K in the area bounded by:

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

to those of an R2 Single-Family Residence District and a corresponding use district is hereby established in the area above described.

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

Reclassification Of Area Shown On Map Number 13-M.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-1 Restricted Service District symbols and indications as shown on Map No. 13-M in the area bounded by:

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

to those of an R4 General Residence District and a corresponding use district is hereby established in the area above described.

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

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

56th Street; the alley next east of and parallel to South Maryland Avenue; a line 45 feet south of East 56th Street; South Drexel Avenue; a line 93 feet south of East 56th Street; the alley next west of and parallel to South Drexel Avenue; a line 69 feet south of East 56th Street; the alley next east of and parallel to South Drexel Avenue; East 56th Street; the alley next east of and parallel to South Maryland Avenue; a line 45 feet south of East 56th Street; South Drexel Avenue; a line 93 feet south of East 56th Street; the alley next west of and parallel to South Drexel Avenue; a line 69 feet south of East 56th Street; South Maryland Avenue; East 56th Street; the alley next west of and parallel to South Maryland Avenue; a line 45 feet south of East 56th Street; South Maryland Avenue; a line 117 feet south of East 56th Street; the alley next west of and parallel to South Maryland Avenue; a line 230 feet north of East 57th Street; South Maryland Avenue; a line 65 feet north of East 57th Street; the alley next west of and parallel to South Maryland Avenue; a line 96 feet north of East 57th Street; South Cottage Grove Avenue; and East 55th Street (place of beginning),

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

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

Plan of Development attached to this ordinance reads as follows:

University Of Chicago,

Institutional Planned Development Number 43, As Amended.

Plan Of Development Statements.

1. The area delineated herein as "Institutional Planned Development No. 43, As Amended", is owned or controlled by the University of Chicago ("Applicant") as title holder or as the beneficiary of trusts holding title or in accordance with and under the terms of the South West Hyde Park Redevelopment Corporation Redevelopment Plan and under the terms of an ordinance adopted by the City Council.
2. The University of Chicago, its successors or assignees shall obtain all required official reviews, approvals or permits in connection with the Planned Development. Any dedication or vacation of streets or

alleys or adjustment of rights-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the University of Chicago and approval by the City Council.

3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to the Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to the Planned Development or any modification or change hereto (administrative, legislative or otherwise) shall be authorized by all owners of the Property. Nothing herein shall be construed to mean that any individual owner of the Property or any portion thereof is relieved of obligation imposed hereunder or rights granted herein or is not subject to City action pursuant to the Planned Development. In addition, nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any right, interest or obligations therein. Upon the alienation, sale or any other transfer of all or any portion of the Property or the rights herein, except any assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness, and solely with respect to the portion of the Property transferred, the term Applicant shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and if its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any obligations or liability hereunder.
4. This Plan of Development consists of sixteen (16) statements; a Site and Bulk Table; a Map of the proposed Planned Development No. 43 Boundary, illustrating the existing Planned Development Area and the Additions to Planned Development No. 43 since 1983; a Right-of-Way Adjustment Map; a Generalized Land Use Plan Map; an Existing Land Use Plan of Area adjacent to Planned Development No. 43; a Parking Lot Location Map; a Map of Existing Zoning; a Control Map showing parcels acquired, vacations and dedications required by the Center for Advanced Medicine Project (C.A.M.); a C.A.M. Site Plan; a C.A.M. Landscape Plan; Elevations for the C.A.M.; and a Traffic Management Plan (T.M.P.) (Sub)Exhibit 1, with its relevant supporting documents.

5. The Property within the boundaries of Institutional Planned Development No. 43, as amended, is divided into eleven (11) Subareas as depicted on the Map of the Planned Development Boundary, page 11.
6. Use of land will consist of Academic, Medical, including Medical Heliport, Housing, Student and Staff Housing, related Convenience Type Businesses and Accessory Uses as authorized by the Chicago Zoning Ordinance. Laboratories or research facilities contained therein shall be governed by performance standards as authorized under the M1 Zoning District Classification of the Chicago Zoning Ordinance.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

7. Identification signs shall be permitted within the Institutional Planned Development No. 43, as amended, subject to the review and approval of the Commissioner of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Commissioner of the Department of Planning and Development.
8. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to the Planned Development".
9. Any dedication or vacation of streets, alleys or easements in the public way or adjustments of the right-of-way shall require a separate submittal on behalf of the Applicant and approval by the City Council.

10. Any service drives or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Streets and Sanitation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago to provide ingress and egress for motor vehicles. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation, Bureau of Traffic Engineering and Operations and of the Commissioner of the Department of Planning and Development.
11. Off-street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by the Chicago Zoning Ordinance.
12. Height restrictions of any building or appurtenance thereto shall, in addition to the Site and Bulk Regulations, be subject to:
 - A. Height limitations as certified in Form FAA-117 or successor forms involved in the same subject matter and approved by the Federal Aviation Administration; and
 - B. Airport zoning regulations as established by the Department of Planning and Development, Department of Aviation, and Department of Law, and approved by the City Council; and
 - C. No building shall be higher than two hundred (200) feet except in the Subareas D and E, where the limit shall be one hundred twenty (120) feet (approximately an 8-story building).
13. The improvements on the Property, including the buildings, exterior landscaping, landscaping along the adjacent right-of-ways, and all entrances and exits to and from the buildings and their associated parking and loading areas shall be designed, constructed and maintained in substantial conformance with the Plans, Maps, Site Plans, Site and Bulk Tables, and Exhibits described in Statement 4. In addition, the improvements on the Property shall be subject to the following regulations:
 - A. Building Design And Layout.
 1. Design Compatibility: The Applicant, its successors and assigns, shall make reasonable efforts to design and construct all buildings in a manner compatible with the existing campus character of the University of Chicago and the adjacent residential areas. The Commissioner of Planning and Development shall determine whether the

improvement complies with the requirement for compatibility during the site plan review process.

2. **Quadrangles:** The concept of the quadrangle shall be the predominant spatial theme when conceptualizing new development. The quadrangle concept is a system of open spaces or courtyards contained and separated from the surrounding streets by architecture.
3. **Building Character and Scale:** All new structures will be designed to be compatible with the existing buildings on the University of Chicago campus and adjacent residential areas. Scale, massing, articulation, setbacks, materials, color, texture, lighting, fenestration and other architectural devices will be used to create a design in character with the architectural heritage of the University and Hyde Park. Exterior walls visible from any public way shall be designed using texture and details of windows, openings, projections, recesses, offsets or other architectural elements. Special attention shall be given to achieve an interesting building design at the pedestrian level through the use of landscape elements, articulation of surface forms and textures, expression of the structural rhythm and architectural detail. Where active uses are located along the periphery, windows and entrances will be encouraged at grade level along the public way. Established circulation and public space patterns at street level will be respected. Existing architectural details, such as cornice height, fenestration rhythms, and building setbacks from surrounding structures shall be recognized in the design of the building.
4. **Projections over Right-of-Ways:** Horizontal projections (such as balconies, loggias, or terraces) shall be permitted within required building setbacks. Canopies, awnings, cornices and/or similar projections shall be allowed provided they do not in any way obstruct the public way.

Sky bridges shall be permitted at the locations shown on the C.A.M. Site Plan and designed to be as transparent and unobtrusive as possible, and shall be compatible with the architectural style, color and material of the University of Chicago buildings. Sky bridges shall only be permitted after the review and approval of the Department of Planning and Development and the Plan Commission.

5. **Lighting:** Base level lighting shall address a variety of functions. More intense, but directed lighting shall be provided at public entries, drop-offs, pedestrian walkways, etc.. Base level facade and landscape lighting will be softer

in nature. The use of lighting to highlight architectural features is strongly encouraged; however, lighting shall not beam directly into the windows of nearby buildings.

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

B. Traffic, Circulation And Parking.

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

In order to assure the T.M.P.'s effectiveness, the Applicant shall submit to the Commissioner of the Department of Transportation (with a copy to the Commissioner of Planning and Development) an initial traffic management report not later than February 15, 1994, and a bi-annual report thereafter which will describe the past 2 years traffic and parking activity, update population figures, and assess the effectiveness of the various provisions of the T.M.P. and recommend modifications. Additionally, the Applicant or its designated representative, shall cooperate with the City and with the applicable transit agencies in the on-going review and updating of the T.M.P..

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

Transportation, after consultation with the Alderman and community representatives.

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

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

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

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

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

3. Parking: The number of required parking spaces shall be determined by applying University population figures against parking ratios described in the Transportation Management Plan which is attached as (Sub)Exhibit 1.

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

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

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

C. Site Amenities And Landscaping.

1. **Landscape Design:** All projects submitted to the Department of Planning and Development shall have a Landscape Plan. The Landscape Plan shall continue the planting design traditions established in the central campus, consisting of broad sweeps of lawn, canopy shade trees, ornamental flowering trees and shrubs, and flower beds. In addition, the Landscape Plan will adhere to the parkway planting provisions of the Chicago Zoning Ordinance and corresponding guidelines and regulations for installation of shade trees along the City parkways.
2. **Paving Materials:** When decorative paving materials are purposed for walkways or roads, they shall be in accordance with the established palette on the University of Chicago campus. This palette includes stone, brick, concrete pavers, and specialty concrete.

3. **Site Amenities:** If site amenities such as light standards, trash receptacles, benches, flagpoles, ash urns, and planters are specified for placement within the public outdoor spaces of a proposed development, they shall be compatible with those items presently existing on the University of Chicago campus.
14. The terms, conditions and exhibits of the Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the Applicant and after a determination by the Commissioner that such modification is minor, appropriate, and consistent with the nature of the development of the Property contemplated in this Planned Development Ordinance. Any such modification shall be deemed to be a minor change in the Planned Development Ordinance as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance. Notwithstanding the provisions of the subclauses (4) and (5) of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes may include a reduction in the minimum required distance between structures, and reduction in the periphery setbacks, or an increase of the maximum percent of land covered.
15. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.
16. Unless substantial construction of the Center for Advanced Medicine proposed within Subarea A has commenced within ten (10) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development as it pertains to the Center for Advanced Medicine in Subarea A shall expire; provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all Planned Developments, then this Planned Development as it pertains to the Center for Advanced Medicine in Subarea A shall expire upon the expiration of such shorter time period as provided by said Amendatory Ordinance (the first day of which as applied to the Institutional Planned Development No. 43, as amended, shall be the effective date of the Amendatory Ordinance). If the Institutional Planned Development No. 43, as amended, expires under the provisions of this section, then

the zoning shall automatically revert to the Planned Development existing prior to the amendment, except with respect to the new parcels added to the Planned Development Subarea A, which shall revert to the prior Zoning Classifications of R5 and B4-3.

[Planned Development Boundary Map, Right-of-Way Adjustment Map, Generalized Land Use Plan Map, Existing Adjacent Land Use Map, Parking Lot Location Map, Existing Adjacent Zoning Map, Control Map, C.A.M. Site Plan Map, C.A.M. Landscape Plan Map and Elevation Drawings attached to this Plan of Development printed on pages 44917 through 44929 of this Journal.]

Site and Bulk Table and (Sub)Exhibit 1 (Traffic Management Plan) attached to this Plan of Development read as follows:

Site And Bulk Table.

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

Area	Square Feet (Net)	Acres (Net)	Maximum % Site (sq. ft.)	Maximum F.A.R. (sq. ft.)
J*	341,606	7.84	25% (85,401)	1.50 (512,409)
L	249,175	5.72	35% (87,211)	2.50 (622,937)
TOTAL CAMPUS:	8,852,393	203.22	35% (3,098,338)	2.50 (22,130,982)

Gross Site Area.

Public Right-of-Ways (streets, sidewalks and alleys) within Planned Development total another 90.03 acres.

Population.

Population figures may be found in the Traffic Management Plan (T.M.P.).

Setbacks.

Front and sideyard setbacks shall be dimensioned on the site plans submitted to the Department of Planning and Development when applying for a permit for a new building or building addition. Setback and yard requirements may be adjusted where required to permit conformance to the pattern of, or architectural arrangement related to, existing structures, or when necessary because of technical reasons, subject to the approval of the Department of Planning and Development.

* Subarea "J" is limited to a maximum of 322 dwelling units, a minimum off-street parking requirement of 308 spaces, and a maximum of 20,000 square feet of related convenience business and related other uses.

(Sub)Exhibit 1.

Traffic Management Plan.

The University Of Chicago.

A. Overview.

The University of Chicago has a traffic management planning process that has as its goal the minimization of vehicular traffic through the campus and the residential areas surrounding it. The University's Traffic Management Plan responds to the Clean Air Act amendments of 1990 by encouraging faculty, students and staff to utilize modes of transportation other than personal automobiles. The underlying goal is to reduce the number of single occupancy vehicles (S.O.V.) traveling to the campus.

To support the above goal, the use of public transportation is encouraged. For example, the University and the Hospitals provide subsidized shuttle buses for faculty, staff and students commuting to the Northwestern and Union train stations in the Loop and to the METRA train stop at 59th Street. In addition, other transportation choices are offered by the University and the University Hospitals such as: 1) daily, daytime and evening bus services are provided to faculty, students and staff residing in the Hyde Park-Kenwood neighborhoods; 2) a twenty-two passenger trolley runs throughout the day linking the University's north and south campus areas with the 59th Street METRA train stop; 3) bicycling is encouraged by the provision of storage racks located throughout campus; and 4) car pools are encouraged by giving priority status to car poolers for off-street parking spaces.

The Traffic Management Plan takes into consideration the following factors that influence vehicular traffic and parking demand within the campus area.

B. Traffic Circulation.

In planning the development of its campus the University attempts to adhere to the following traffic planning principles:

1. To intercept vehicular traffic at the perimeter of the University campus by locating off-street parking lots along the periphery of the campus adjacent to arterial streets. Refer to Map No. 1 -- Off-street Parking Lots.

2. To discourage vehicular traffic from passing through the surrounding neighborhood through the strategic placement of cul-de-sacs and the use of one-way streets.

C. Truck Deliveries.

The majority of non-construction truck deliveries are directed to off-street receiving areas throughout campus in an effort to minimize interference with general traffic movement in the University area. Refer to Map No. 2 -- Receiving Dock locations.

1. University of Chicago Medical Center: Nearly all deliveries to the 16 buildings comprising the University of Chicago Medical Center are directed to its main receiving dock at 5835 South Cottage Grove Avenue. The dock has ten receiving bays and currently is open for deliveries from 8:00 A.M. to 4:00 P.M., Monday through Friday. The T.M.P. proposes shifting the hours of the receiving dock to 6:00 A.M. to 3:00 P.M.. The purpose of this modification would be to receive more truck deliveries prior to the normal rush hour thus reducing vehicular congestion in the University/Hospital area.

2. The University attempts to interconnect its buildings so that many buildings can be served from one receiving dock. The 180 buildings located on campus are serviced either from private University streets or from off-street receiving docks in the following locations:

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

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

As new buildings are constructed off-street, receiving and loading areas will be provided as required by the City's Department of Planning and Development.

D. Busing Services.

The University and the University Hospitals provide a wide variety of busing services to their faculty, students and staff. The purposes of the busing services are to reduce the use of private automobiles and enhance security in the neighborhood. Bus services provided are:

1. Commuter Bus Services:

a. Neighborhood Bus Service: Two morning and afternoon "pay-for-ride" buses are provided which serve University faculty, students and staff residing in the Hyde Park-Kenwood communities. The north/south and east/west buses operate Monday through Friday, from 7:00 A.M. to 9:00 A.M. and 4:30 P.M. to 5:30 P.M.. Refer to Map No. 3 -- North/South, East/West Bus Routes.

These two buses carry an average of 200 riders each morning and afternoon during the academic year. Roughly 60% of the riders are University staff and 40% are graduate students.

b. Loop Shuttle Buses: A subsidized "pay-for-ride" morning and afternoon bus service is provided daily from the University of Chicago Hospitals to the Northwestern and Union train stations in the Loop. The hours of this commuter service are 6:00 A.M. to 9:00 A.M. and 4:30 P.M. to 7:00 P.M..

The Loop shuttle bus carries an average of 120 riders each morning and afternoon. All riders are University or Hospital staff members.

c. Dormitory Bus Service: Students residing in the Shoreland, Broadview and Max Mason Residence Halls are provided with free bus service to campus between the hours of 8:30 A.M. and 6:00 P.M., seven days a week. Refer to Map No. 4 -- Dormitory Bus Routes.

These three buses provide the exclusive transportation to campus for approximately 860 students residing in these three dormitories.

d. Dial-a-ride bus service is provided to outpatients using the University of Chicago Hospital's geriatric clinic in the Windemere. The service is provided between the hours of 9:00 A.M. and 5:00 P.M., Monday through Friday. The Hospitals provide a financial subsidy to this service.

2. Evening Bus Service: In the evenings the University provides six (6) buses which are available to faculty, students and staff free of charge. The buses serve all areas of the Hyde Park-Kenwood community. They operate seven days a week between the hours of 6:00 P.M. and 1:00 A.M.. The buses repeat their routes every thirty minutes. Refer to Map No. 5 -- Evening Bus Routes.

An average of 2,200 riders are handled each day by the six buses. Assuming a round trip represents two rides, the actual number of riders handled daily is 1,100. Nearly all riders are students.

3. Intra-Campus Bus Service: Refer to Map No. 6 -- Intra-campus Bus Routes.

a. A twenty-two passenger trolley operates free of charge between the University's north and south campus areas and the 59th Street METRA train stop from 6:30 A.M. to 6:00 P.M., Monday through Friday. The trolley repeats its loop every twenty minutes.

The trolley carries an average of 15 -- 20 passengers every twenty minutes. The morning and late afternoon ridership largely consists of University staff members arriving at the 59th Street METRA train stop. Note: On an average weekday, approximately 250 faculty and staff arrive by train at this train stop.

b. A parking shuttle bus operates between the parking lots on the University's south campus and the main campus and the Hospitals. The service is provided free of charge 24 hours a day, Monday through Friday.

E. Bicycle Parking.

University faculty, staff and students residing in the Hyde Park-Kenwood area are encouraged to walk or bicycle to campus. Bicycle storage racks are distributed around the campus at 35 different locations to make bicycling an attractive transportation option. Approximately 900 bicycles can be accommodated in the storage racks.

Six additional bicycle storage areas, with a combined capacity of 215 spaces, will be installed by November, 1993, increasing the total number of spaces to 1,115.

F. Off-Street Parking.

To aid in the determination of the number of off-street parking spaces that may be needed within Planned Development No. 43, the City's Department of Zoning provided the following parking ratios:

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

The University and the Hospitals currently provide approximately 4,189 off-street parking spaces within the Planned Development area. University and Hospital policy is to charge a fee for the use of off-street parking spaces. The fees are set at a level intended to cover the costs of developing and maintaining the parking facilities. Parking spaces on surface lots are rented at rates of \$20 per month for uncontrolled lots and \$28 per month for controlled lots.

Parking spaces in the parking garage are rented at the following rates:

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

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

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

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

Population	Number Of Individuals	Parking Ratio Applicable	Estimated Parking Spaces
	185	Doctors, Hospital staff	
	<u>585</u>	Total Doctors	585
		Parking ratio is 1:1	
Dormitory Beds	1,523	Dormitory beds within Planned Development No. 43	305
		Parking ratio 1:5	
Hospital Beds	637	Hospital beds	213
		Parking ratio is 1:3	
Multi-family Dwellings	408	Units in buildings with more than 3 units	408
		Parking ratio is 1:1	
Estimated amount of parking required = 5,201			

1. Existing off-street parking supply:

As noted above, the University and the Hospitals currently supply 4,189 off-street parking spaces within the Planned Development area. See Map No. 1 for specific locations. The parking supply is distributed as follows:

a. Parking Structure: A parking structure containing approximately 1,667 spaces is located adjacent to the University of Chicago Hospitals at 59th Street and Maryland Avenue. The structure is intended to serve the needs of out-patients, in-patient visitors, nursing and medical staffs of the Hospitals and University personnel.

b. Surface parking lots: The University and the Hospitals manage 33 parking lots located around the periphery of the campus which contain approximately 2,522 parking spaces. Approximately 1,600 of the 2,522 off-street parking spaces are located on the south campus between 60th and 61st Streets. A shuttle bus is operated 24 hours a day between the south campus parking lots and the main campus destinations. The second largest concentration of off-street parking lots is located on the north edge of campus near 55th Street and Ellis Avenue within easy walking distance of the main campus. During the course of a normal academic year the University typically has a surplus of approximately 100 parking spaces available for rent.

c. Visitor parking lots: Visitors to the University or Hospitals can find parking in the parking structure at 59th Street and Maryland Avenue or in the metered, 35-space lot at 5875 South Woodlawn Avenue, north of Ida Noyes Hall.

2. Proposed Plan for meeting the estimated off-street parking needs:

As noted in Sections D and E above, the University is providing alternative means of transportation (i.e., a mode other than a personal automobile) for its constituent population which totals 19,231. Of the 19,231 individuals, 10,314 reside in Hyde Park-Kenwood.

In recognition of the large segment of its population that lives in Hyde Park-Kenwood (i.e., 10,314 individuals) and given the transportation choices the University provides to them, the University argues that it is reducing the demand for parking spaces. The table presented below notes the number of individuals riding the alternative modes of transportation on a daily basis and suggests, at a minimum, using the City's parking ratios as a factor for determining the resultant reduction in parking demand.

Tabulation Of Non-Drivers Arriving On Campus Daily.

Number of daily riders who are:

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

Mode Of Transportation	Faculty Or Staff	Students In Dorms	Students
Dormitory shuttle buses	0	860	--
Trolley	120	--	--
Evening buses	--	--	1,100
Bicycles	200	100	300
TOTALS	560	960	1,480
[Applicable parking ratio:	1 per 3	1 per 5	1 per 12]
Estimated avoided cars:	186	192	123

Estimated total number of cars avoided = 501 parking spaces.

Assuming the Department of Planning and Development, in consultation with the Department of Transportation, as cited in Statement 13 B.3 of this amendment, is willing to grant the University a credit for the estimated 501 parking spaces avoided through the University's provision of alternative transportation choices, the projected amount of off-street parking needed is 4,700 spaces. As noted earlier, the existing off-street parking supply is 4,189 spaces. The resulting parking shortage is projected to be 511 spaces = (4,700 projected need -- 4,189 existing supply).

In an effort to respond to the estimated shortage of off-street parking spaces, the University and the Hospitals propose to provide additional parking, as noted on Map No. 1, using the following methods:

a. Pritzker Hospital site: Construct 100 additional off-street parking spaces. This lot will be designed so that neighborhood residents can have access to it at night. The parking lot construction is proposed for the spring of 1994.

Traffic impact: Access to this parking lot will be from Cottage Grove Avenue at a point approximately 300 feet north of 55th Street. This should have no impact on traffic in residential areas nor should it contribute to congestion in the campus area.

b. Center for Advanced Medicine (C.A.M.) Project: Approximately 100 additional off-street parking spaces will be constructed as a part of the

C.A.M. project. This parking will serve out-patients coming to the new C.A.M. facility.

Traffic impact: Access to this lot will be from Cottage Grove Avenue and will be limited to valets who are parking the automobiles of out-patients. Out-patients using the valet parking will arrive at the C.A.M. via Maryland Avenue.

c. L.A.S.R. site: With the completion of the B.S.D. Learning Center the University will restore 26 parking spaces that had been occupied by construction trailers. This action should occur by February, 1994.

Traffic impact: This is the restoration of an existing parking lot that had been taken out of service. It will be accessed from 56th Street.

d. Merriam Center, 1313 East 60th Street: Approximately 100 additional off-street parking spaces will be provided as a part of a major rehabilitation of the building located at 1313 East 60th Street. This project should be completed within the next twelve months.

Traffic impact: Access to this parking lot will be from 60th Street via Kenwood Avenue (University-owned street).

e. Parking for construction workers: On major construction projects such as the proposed Center for Advance Medicine (C.A.M.), the University or University Hospitals will require the construction company performing the work to provide off-site parking for its employees involved in the construction activities.

The actions recommended above will add 326 off-street parking spaces to the University's inventory bringing the total number of off-street parking spaces within the Planned Development Area to 4,515. A plan for providing the remaining 185 spaces will be developed and submitted to the City's Department of Planning and Development for approval and will be constructed by January of 1996.

G. Traffic Impact Of The Center For Advanced Medicine.

The objectives of the traffic management plan for the Center for Advanced Medicine (C.A.M.) include (1) making it easy for patients and visitors to find their way to the facility, (2) minimizing traffic congestion, and (3) maintaining the residential quality of the east side of Maryland Avenue between 57th and 58th Streets. To accomplish these objectives, Maryland Avenue will be widened between 57th and 58th Streets and a landscaped divider will be constructed. In addition, the direction of traffic flow will be changed on Maryland Avenue and 58th Street and high visibility directional signage will be installed in Washington Park and on Cottage Grove at 57th

Street. A site plan illustrating proposed traffic flows is presented on Map No. 7.

1. **Modifications to Streets:** To facilitate traffic flow, Maryland Avenue will become two-way between 57th and 59th Streets. At the present time, Maryland is one-way south between 57th and 58th Streets and one-way north between 58th Street and the main parking garage entrance. Maryland Avenue currently accommodates two-way traffic only between the main parking garage entrance and 59th Street.

Maryland Avenue will be widened between 57th and 58th Streets without moving the curb line along the residential side of the street. A landscaped center median will be provided with 20 foot roadways on either side. Two southbound traffic lanes will be provided along the C.A.M.. One traffic lane and one parking lane (northbound) will be provided on the east side of the median along the residential portion of Maryland Avenue.

To minimize congestion at the intersection of 58th Street and Maryland Avenue, the portion of 58th Street between the C.A.M. entry drive and Cottage Grove Avenue will become one-way westbound. The one-way traffic flow will also facilitate turning onto Cottage Grove Avenue from 58th Street. The width of 58th Street will not be reduced.

2. **Revision of On-Street Parking:** Approximately 35 on-street parking spaces will be eliminated to facilitate traffic flow near the C.A.M. site. Parking will be eliminated on the west side of Maryland Avenue between 57th Street and 58th Street and on the north side of 58th Street between Cottage Grove Avenue and Maryland Avenue. In addition, four to six spaces will be eliminated on the north side of 57th Street between Maryland Avenue and Drexel Avenue to facilitate left turns from 57th Street onto Maryland Avenue.

3. **Patient, Visitor and Employee Traffic:** With the revised traffic flows, there will be two entrances to the Medical Center, one at 59th Street and Cottage Grove Avenue and the other at 57th Street and Cottage Grove Avenue. It will be possible to reach any destination on the Medical Center Campus from either entrance. Ambulatory care traffic will be directed to the 57th Street entrance and advised to use valet parking or park in the adjacent parking garage. Inpatient hospital traffic will be directed to the 59th Street entrance where they will be advised to use the parking garage. Employees using the parking garage will use both entrances.

Cars using the C.A.M. drop-off area will exit the Medical Center primarily by way of 58th Street. Cars leaving the parking garage will use the existing exits on Cottage Grove and Maryland Avenues.

4. **Emergency Traffic:** The main access route to the emergency room will be from 57th Street to Drexel Avenue. However, it will also be possible to reach the emergency room from Maryland Avenue by way of 58th Street.

5. Cab Stand: A cab stand will be located on Maryland Avenue between the Mitchell and Wyler Hospitals. The largest volume of cab use occurs in the afternoon during the time that patients are discharged. This location will also be suitable for serving the C.A.M. since it is within view of the C.A.M. entry.

6. Valet Parking: The primary valet parking lot will be located just north of the C.A.M.. The valets will take possession of out-patient cars at the C.A.M. entrance, drive west on 58th Street to Cottage Grove Avenue, then turn north where they will enter the valet parking lot from Cottage Grove Avenue with a key card. Cars will be returned by valets via Maryland Avenue.

Valet parking for the inpatient hospitals will occur at 5831 South Maryland Avenue. The valets will drive the cars to 58th Street, turn left and enter the parking garage where the cars will be parked in an area reserved for inpatient vehicles on the third level. The valets will return the cars using the main parking garage exit on Maryland Avenue.

7. Traffic Monitoring: The University will monitor the traffic counts through the six main intersections at the Medical Center campus. The counts will be taken on weekdays at peak times and will be reported as vehicles entering the intersections. The counts will be reported to the City of Chicago Department of Transportation biannually, along with data related to parking. The baseline counts of vehicles entering the intersection are as follows:

Traffic Counts*
Morning Peak Hour/Afternoon Peak Hour

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

* Baseline traffic counts were recorded on June 2 and 3, 1993.

H. University Of Chicago Traffic/Transportation Management Process.

As noted earlier, the goal of the University of Chicago's Traffic Management Plan is to reduce vehicular traffic congestion in the University community by minimizing the number of vehicles entering the area. The means of accomplishing that goal are through the provision of the balanced Traffic Management Plan outlined above.

To make sure that the Traffic Management Plan is responding to the needs of the University community, the University designates its University Planner as the Traffic/Transportation Manager for the University and the University of Chicago Hospitals. This individual will be responsible for the following:

1. Insure that the elements of the plan are implemented and followed; and
2. Monitor the performance of the various components of the plan such as: a) number of daily truck deliveries, by time of day, b) number of University faculty, staff and students who are riding the various bus routes, c) number of off-street parking spaces available or being demanded, et cetera; and
3. Propose adjustments to the Traffic/Transportation Management Plan in response to changing conditions.

The Traffic/Transportation Manager will submit proposed changes to the plan to the City's Department of Transportation and the Department of Planning and Development for review and approval. Approved modifications to the plan will be kept on file with the City's Department of Transportation and the Department of Planning and Development.

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

Reclassification Of Area Shown On Map Number 14-N.





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

(Continued on page 44930)

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



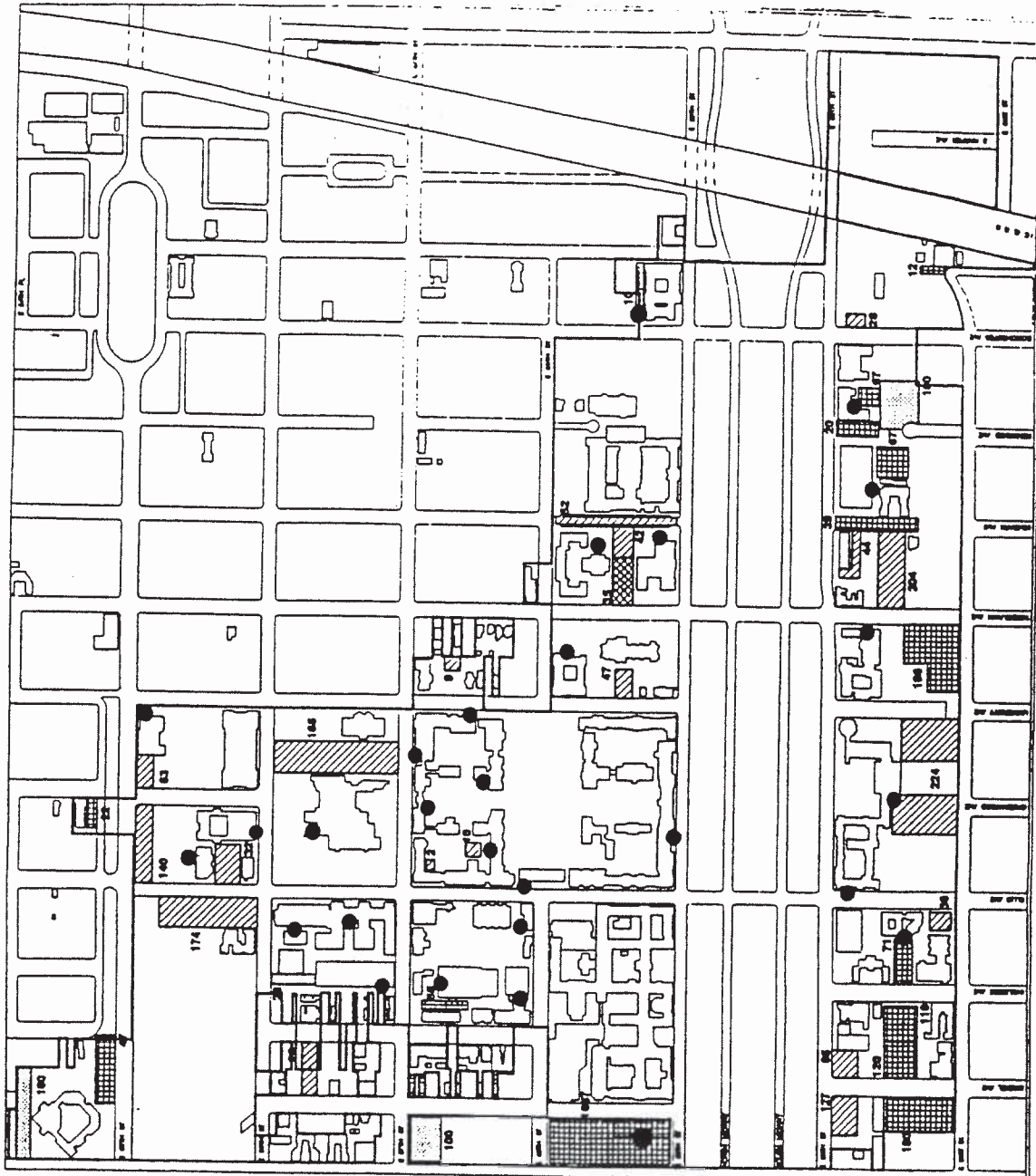
THE UNIVERSITY OF CHICAGO - PLANNED DEVELOPMENT #43
 OFFICE OF FACILITIES PLANNING & MANAGEMENT
PARKING SUPPLY WITH PROPOSED ADDITIONS

-  University Parking • University Parking
-  Other Parking
-  Visitor Parking
-  Proposed Parking Additions

OCTOBER 1, 1983








Receiving Dock Locations Map. (Map No. 2)



THE UNIVERSITY OF CHICAGO - PLANNED DEVELOPMENT #43

OFFICE OF FACILITIES PLANNING & MANAGEMENT

-  University Parking • University Parking
-  Other Parking
-  Visitor Parking
-  Proposed Parking Additions
-  Receiving Docks

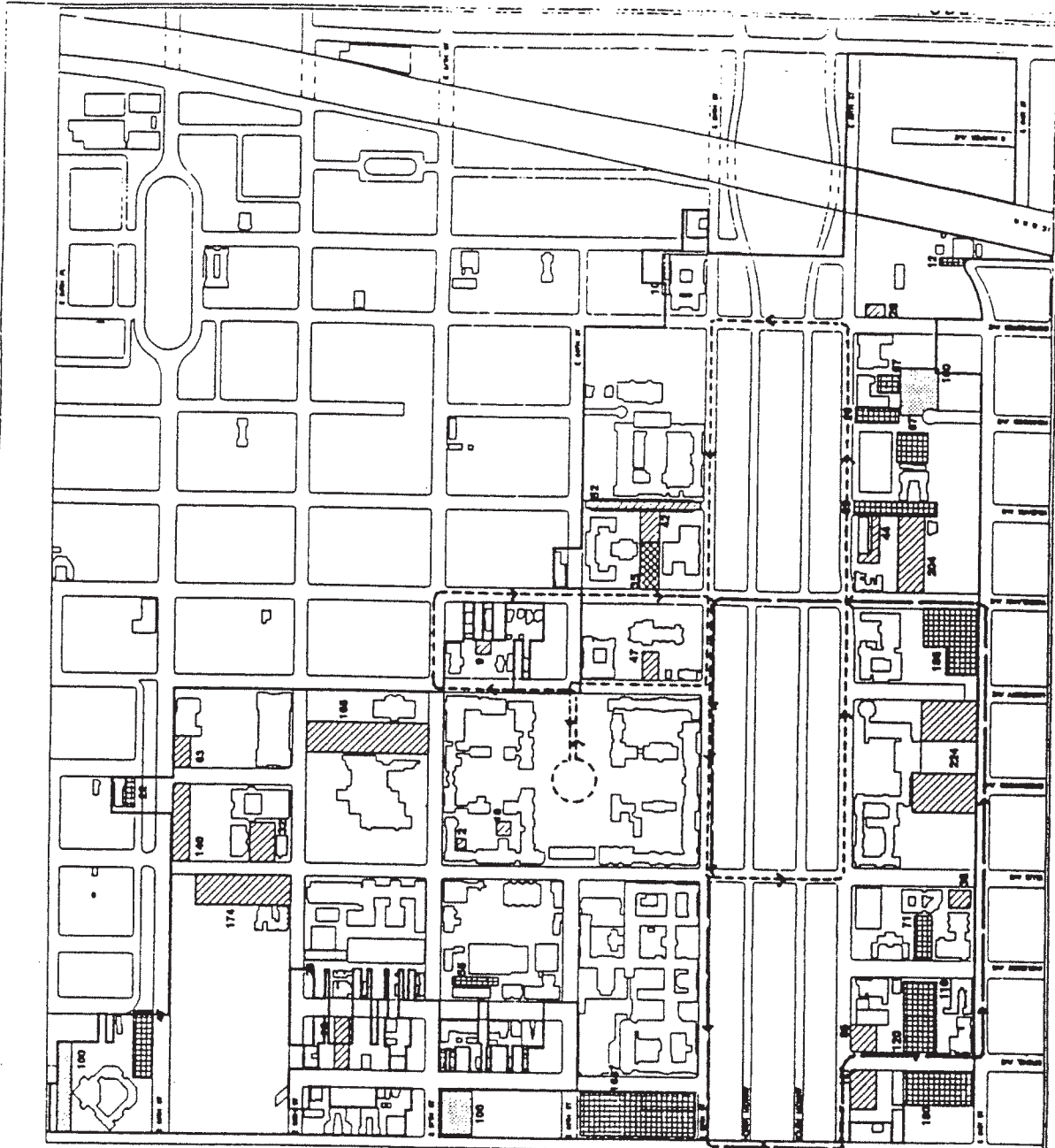
OCTOBER 1, 1993



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









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



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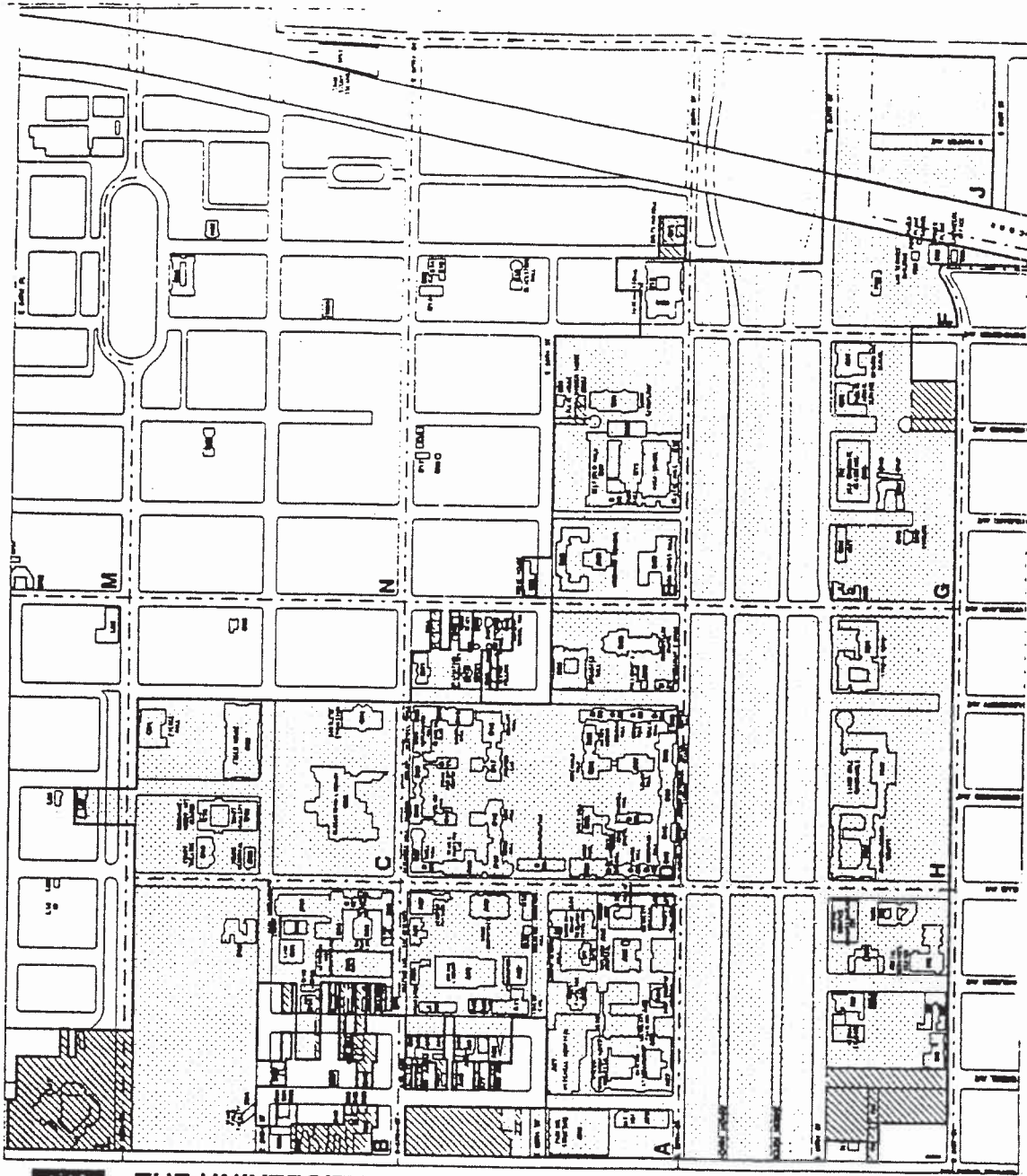
OFFICE OF FACILITIES PLANNING & MANAGEMENT

-  University Parking • University Parking
-  Other Parking
-  Visitor Parking
-  Proposed Parking Additions
-  Parking Lot Shuttle
-  Trolley

OCTOBER 1, 1993







Planned Development Boundary Map.



THE UNIVERSITY OF CHICAGO -

OFFICE OF FACILITIES PLANNING & MANAGEMENT

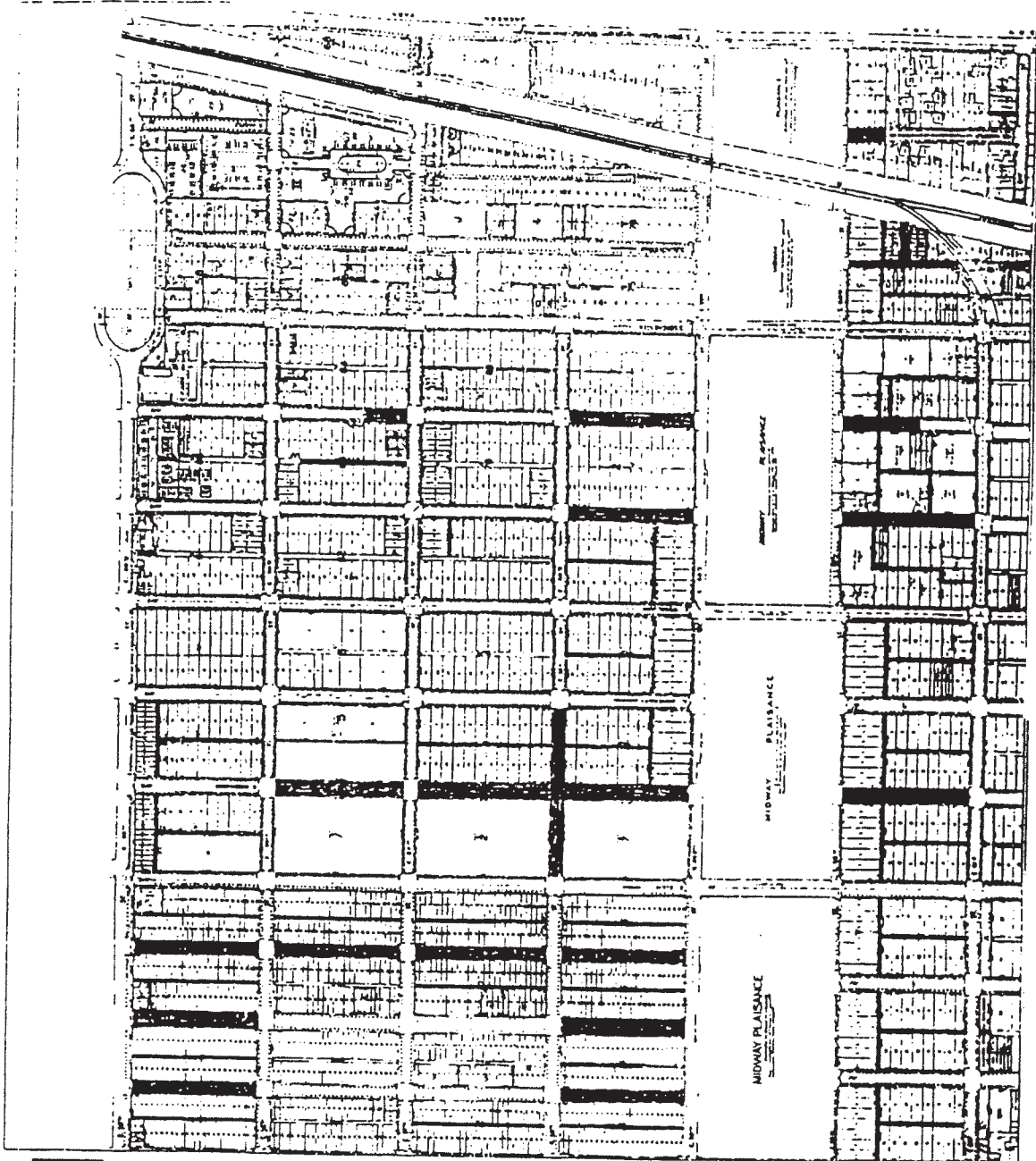
-  Properties Added June 1993
-  Existing planned development
-  University Sub-areas
-  Planned development boundary as amended 1993

**#43
PROPOSED PLANNED
DEVELOPMENT AREA**

OCTOBER 1, 1993



Right-of-Way Adjustment Map.



THE UNIVERSITY OF CHICAGO - PLANNED DEVELOPMENT #43

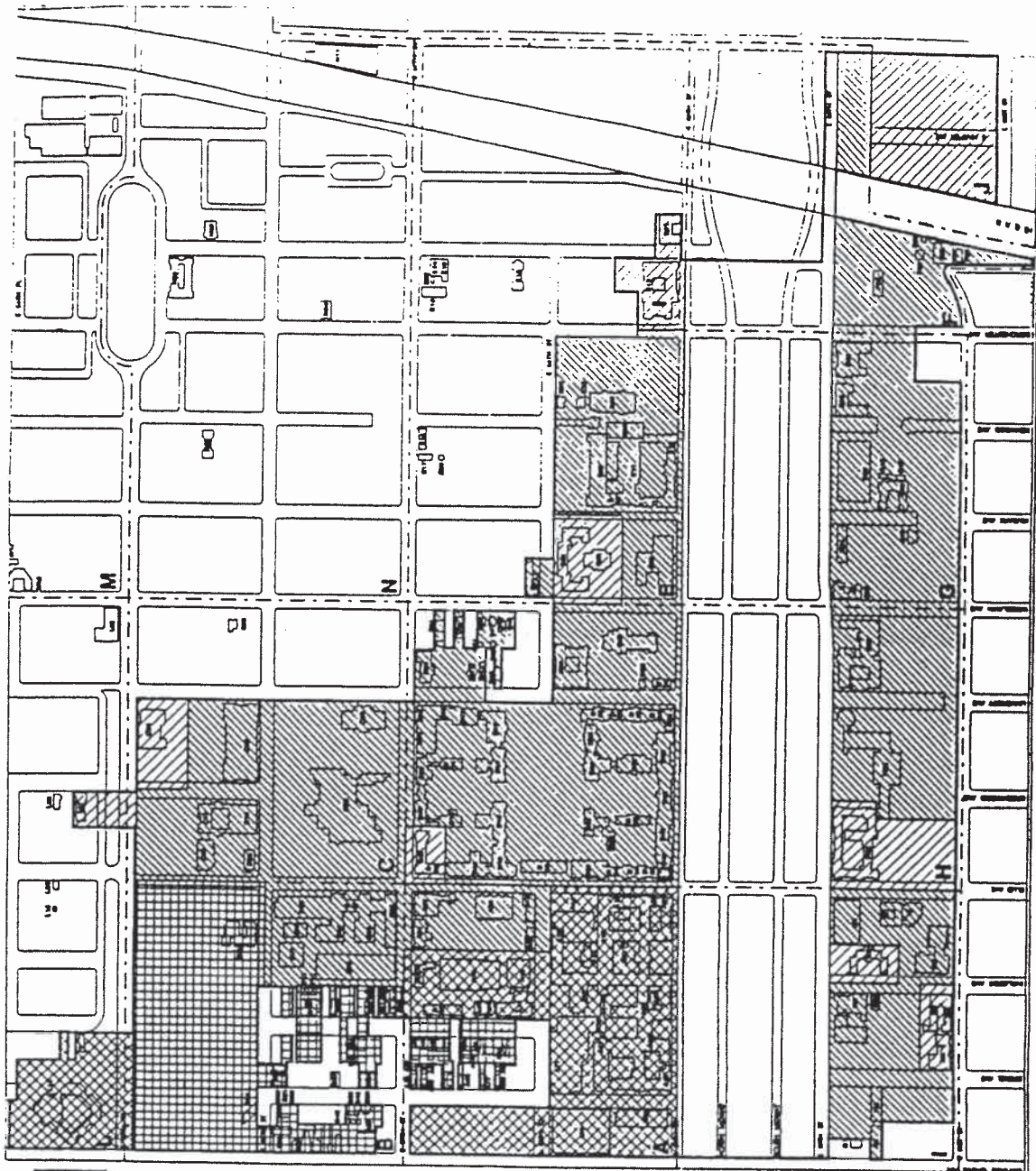
OFFICE OF FACILITIES PLANNING & MANAGEMENT

■ Vacated streets and alleys

OCTOBER 1, 1993







Generalized Land Use Plan Map.



THE UNIVERSITY OF CHICAGO - PLANNED DEVELOPMENT #43

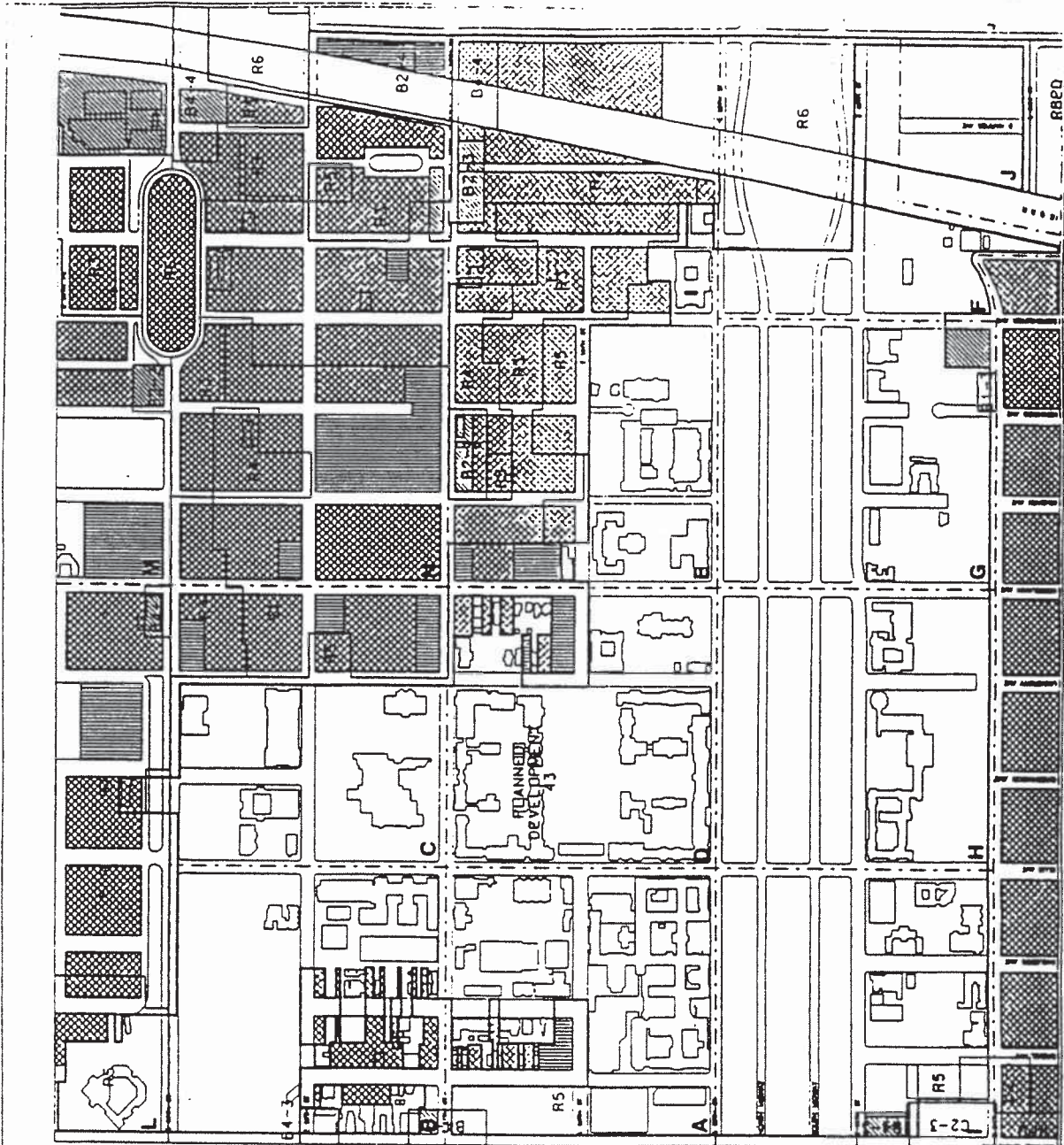
OFFICE OF FACILITIES PLANNING & MANAGEMENT

-  Academic & Accessory Uses
-  Academic, Medical & Accessory Uses
-  Student & Staff Housing & Accessory Uses
-  Academic, Student & Staff Housing, & Accessory Uses

OCTOBER 1, 1993



Existing Adjacent Land Use Map.



THE UNIVERSITY OF CHICAGO - PLANNED DEVELOPMENT #43

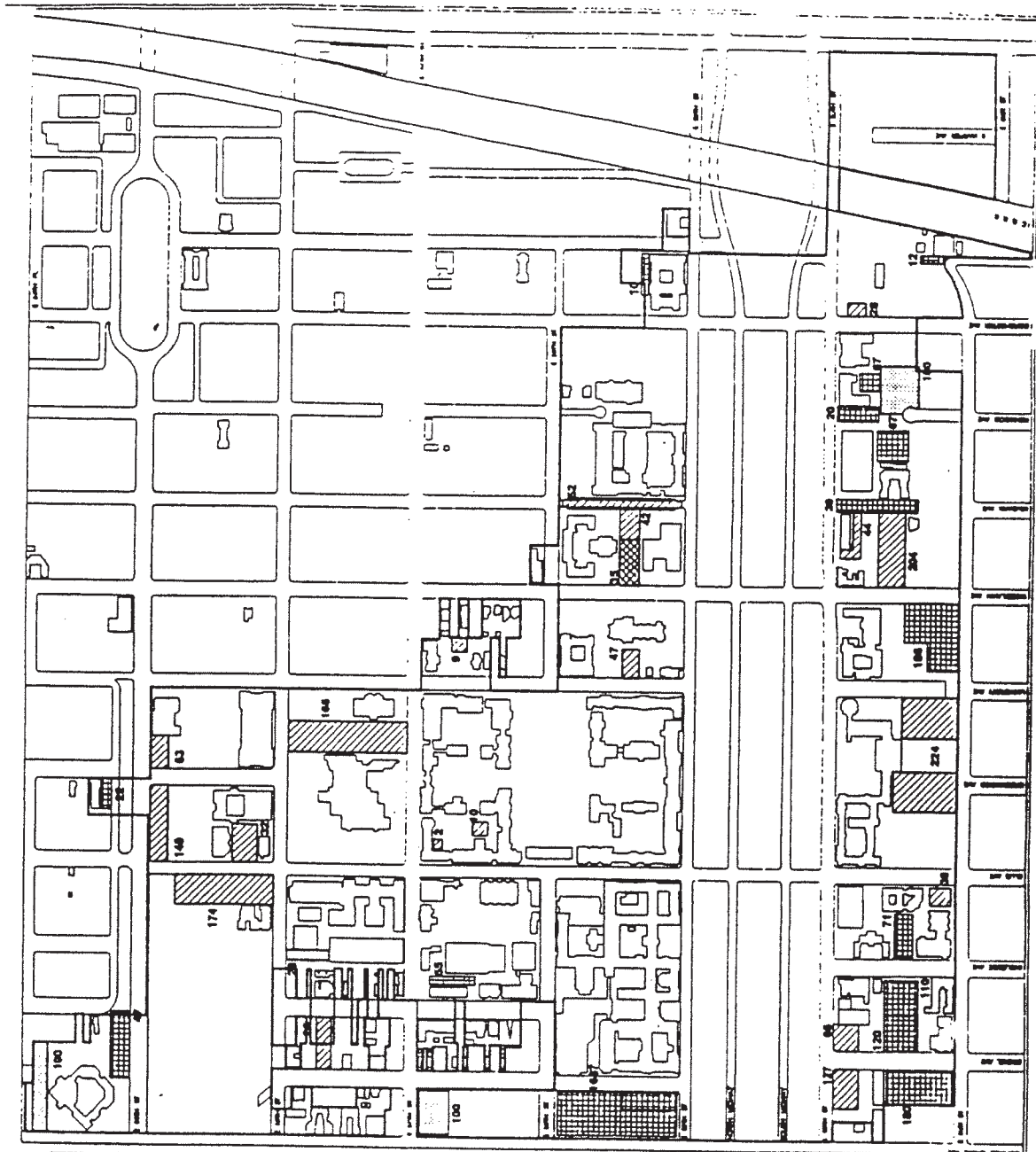
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-  Residential
-  Business
-  Institutional





OCTOBER 1, 1993



Parking Lot Location Map.



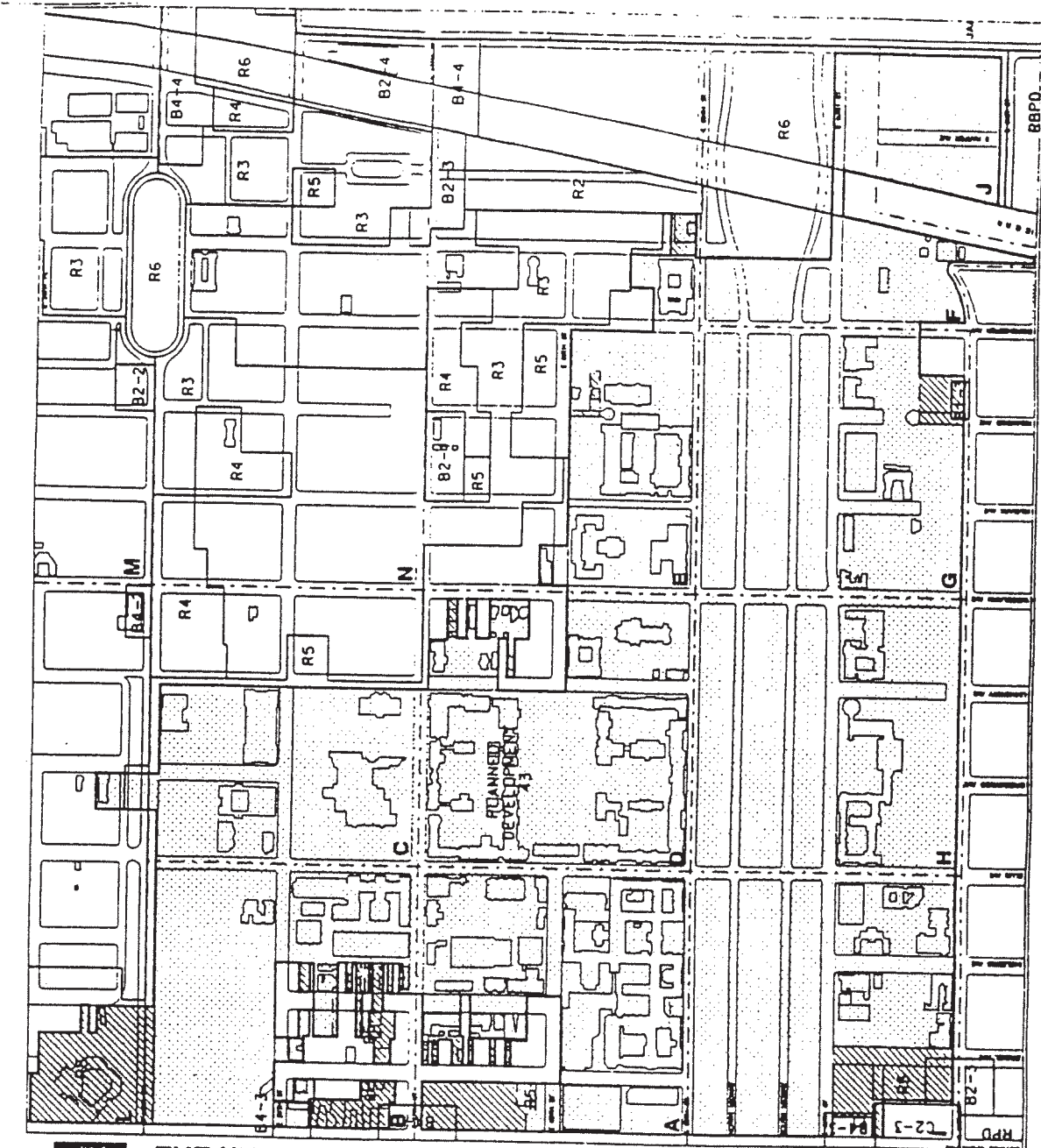
THE UNIVERSITY OF CHICAGO - PLANNED DEVELOPMENT #43
OFFICE OF FACILITIES PLANNING & MANAGEMENT
PARKING SUPPLY WITH PROPOSED ADDITIONS

-  University Parking • University Parking
-  Other Parking
-  Visitor Parking
-  Proposed Parking Additions




OCTOBER 1, 1993



Existing Adjacent Zoning Map.



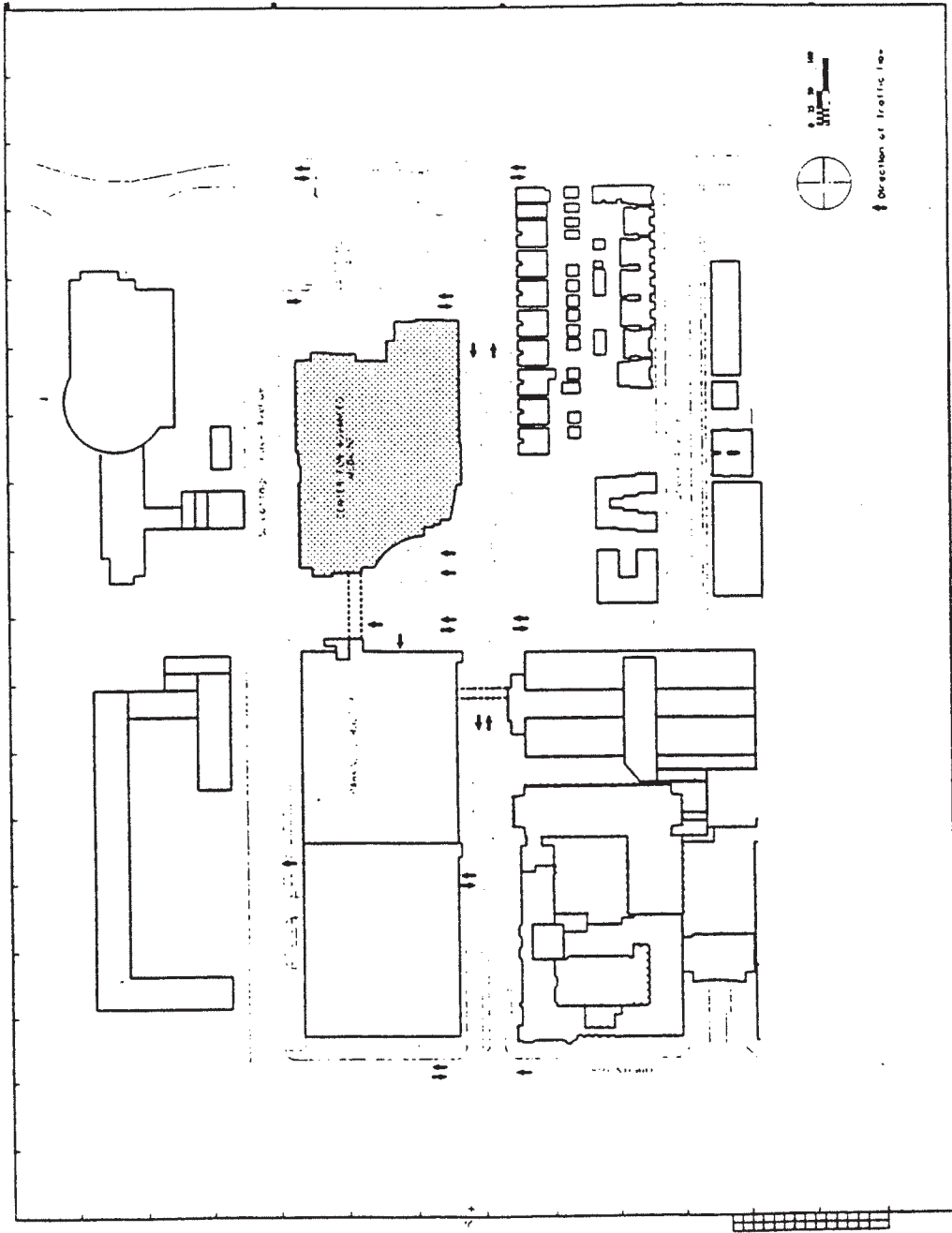
THE UNIVERSITY OF CHICAGO - PLANNED DEVELOPMENT #43
 OFFICE OF FACILITIES PLANNING & MANAGEMENT

-  Properties Added June 1993
-  Proposed planned development
-  Underlying Zoning

OCTOBER 1, 1993



C.A.M. Site Plan Map.



HLM-TKSA
Architectural Services

University of
Chicago
Hospital
Center for
Advanced
Medicine

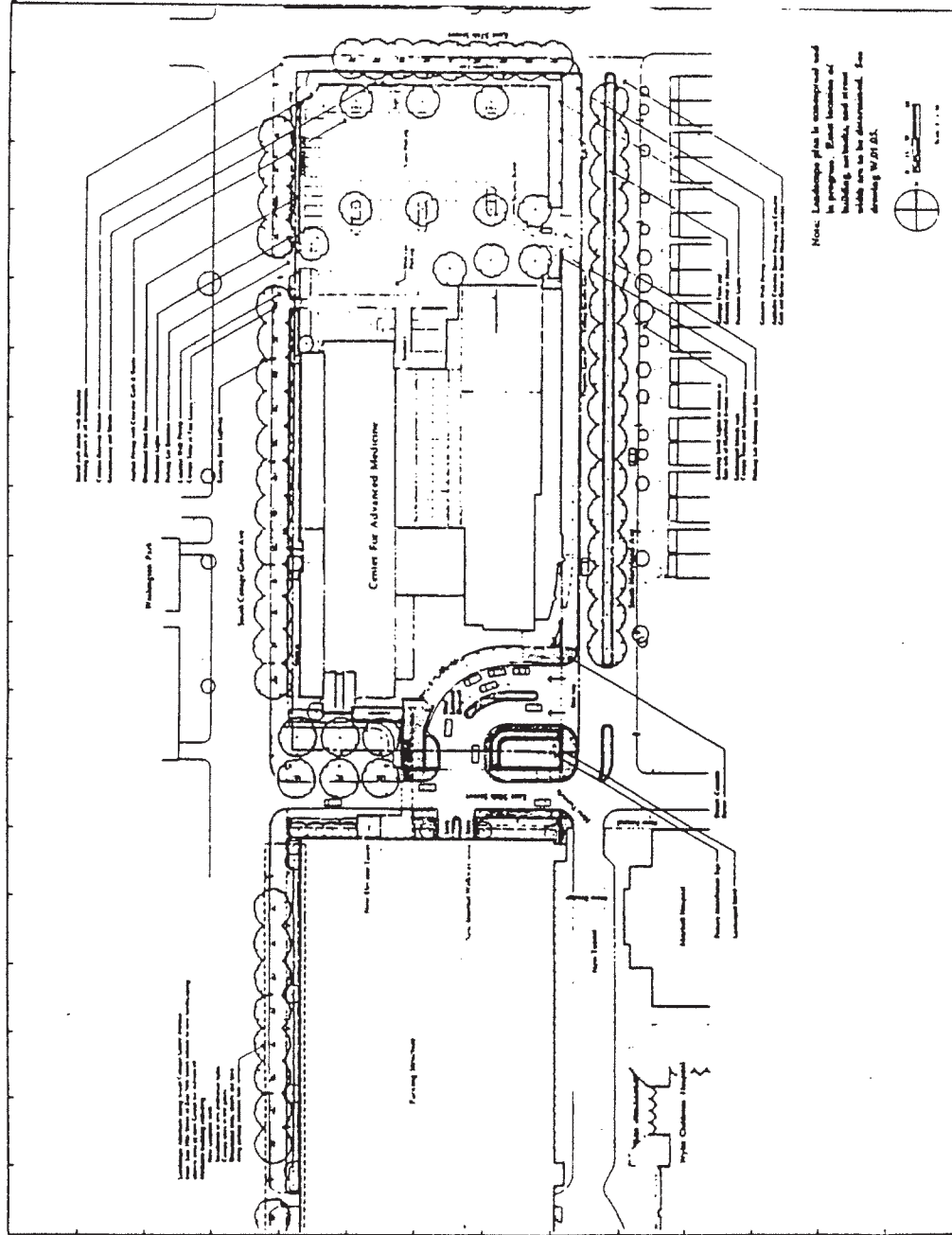
27001.00

RIA

DATE: 1/12/94
BY: [Signature]
PROJECT: C.A.M. Building
SHEET: 1 OF 1

**SITE PLAN
TRAFFIC
CIRCULATION**

C.A.M. Landscape Plan Map.

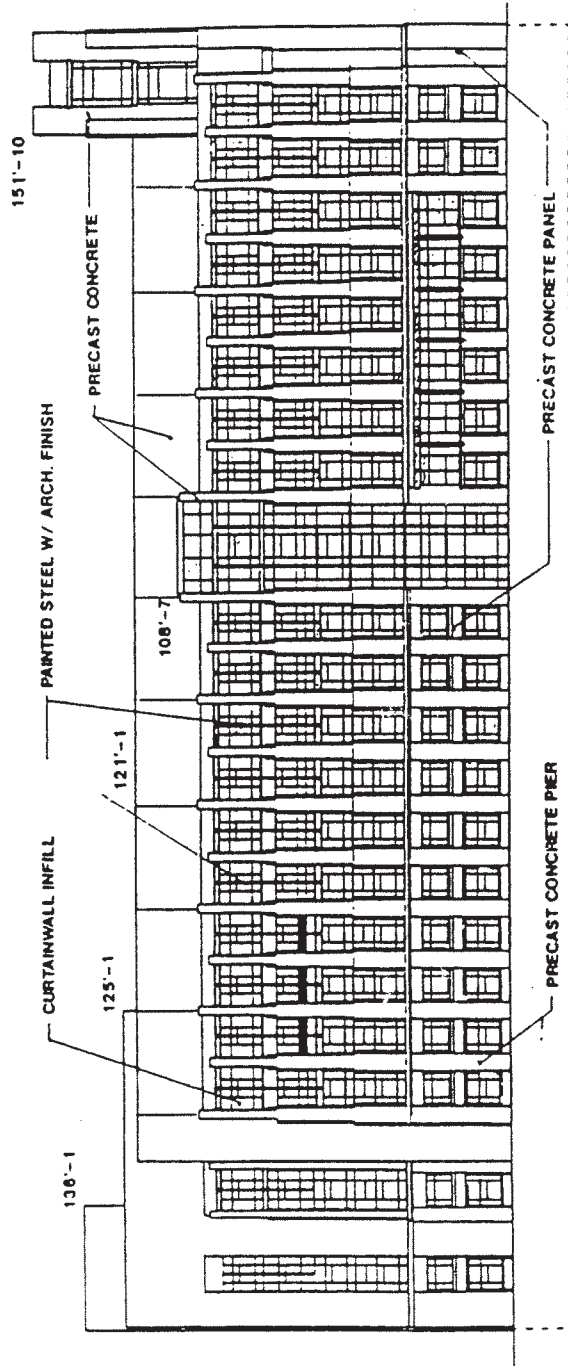


HLM+TKSA
Landscape Architecture

University of
Maryland
Center for
Advanced
Medicine


W.01.08

Elevation Drawings.
(Page 1 of 4)

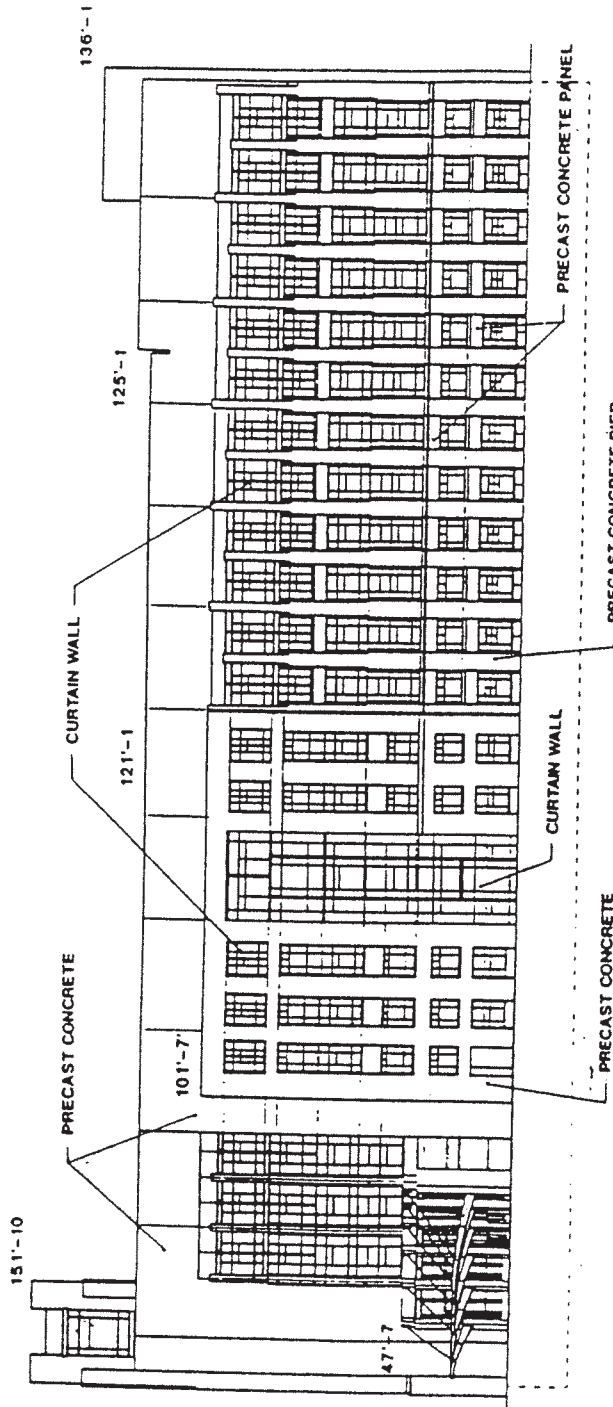


WEST ELEVATION


 HJM:TKSA
 Architectural
 August 18, 1993
 Project Number: 9301
 Date: 8/18/93


 UNIVERSITY OF CHICAGO HOSPITALS
 Center for Advanced Medicine

Elevation Drawings.
(Page 2 of 4)



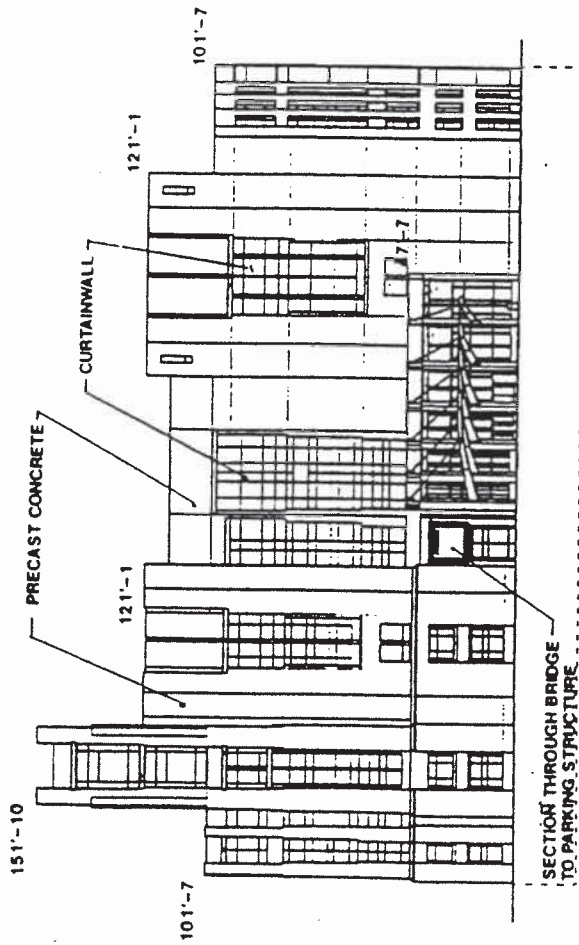
EAST ELEVATION

UNIVERSITY OF CHICAGO HOSPITALS
Center for Advanced Medicine

HLM-TKSA
 Chicago, Illinois
 August 18, 1993

Project Number: 44927
 Date: 1/12/94

Elevation Drawings.
(Page 3 of 4)

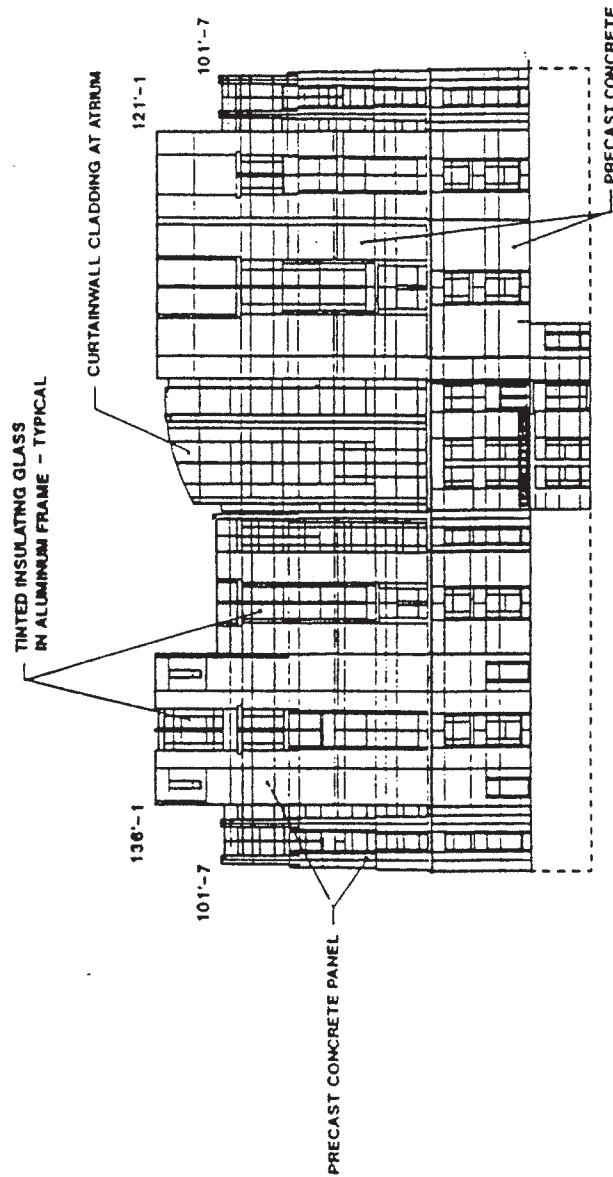


SOUTH ELEVATION

UNIVERSITY OF CHICAGO HOSPITALS
 Center for Advanced Medicine

HLM:TKSA
 Architectural
 AUGUST 18, 1993
 Chicago, Illinois
 East/Edwin O. Sweeney
 Cambridge, Massachusetts
 Project Number: 10000
 Date: 1/12/94

Elevation Drawings.
(Page 4 of 4)



NORTH ELEVATION

HLM:TKSA
 August 18, 1993
 Project Number: 1000-0
 Design: 1000-0
 Construction: 1000-0

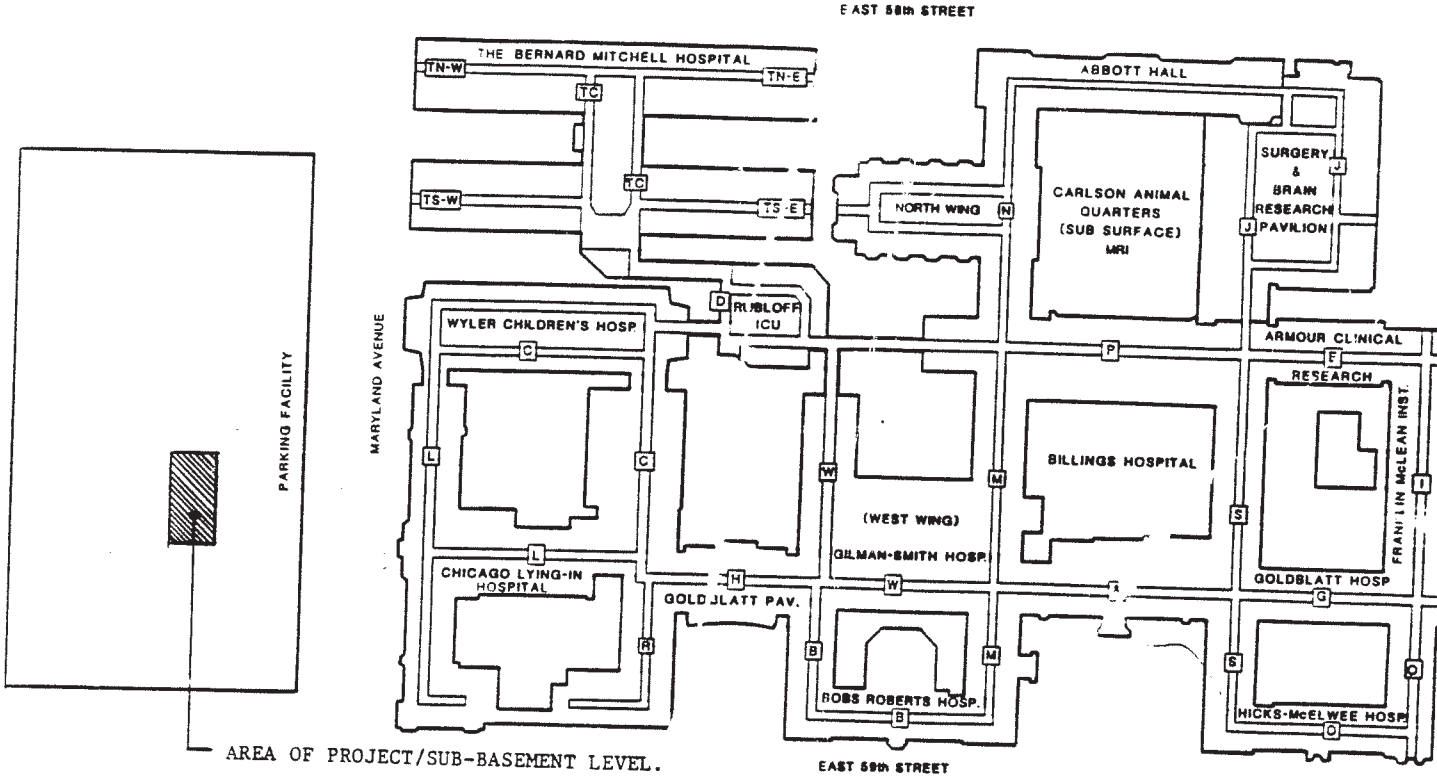
UNIVERSITY OF CHICAGO HOSPITALS
 Center for Advanced Medicine

PD 43

ZONING INFORMATION

Area of lot _____ Height of Building 51 Plate No. _____
 Area of building 127,872 SQ.FT. Volume of Building 6,521,472 C.F. Zone District RPD NO. 43
 Scale NONE Class of use J - MISCELLANEOUS BUILDING / PARKING STRUCTURE
 Number of parking spaces EXISTING and loading spaces EXISTING provided as per diagram below.

Show here a diagram of lot and buildings with dimensions.



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

AUGUST 10, 1992 Owner The University of Chicago Hospitals
 By Applicant ROBERT GRELA & ASSOCIATES
 Applicant address 3142 SOUTH HALSTED, CHICAGO, IL 60608
 Applicant phone number (312) 225-0066

to those of an R4 General Residence District, and a corresponding use district is hereby established in the area above described.

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

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

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Residential Planned Development District symbols and indications as shown on Map Nos. 14-D and 12-D in the area bounded by:

East 55th Street; the alley next west of and parallel to South Greenwood Avenue, or the line thereof if extended where no alley exists; a line 100 feet north of East 55th Street; South Greenwood Avenue; East 55th Street; South University Avenue; East 57th Street; the alley next west of and parallel to South Woodlawn Avenue; a line 198.91 feet south of East 57th Street; South Woodlawn Avenue; a line 248.91 feet south of East 57th Street; the alley next west of and parallel to South Woodlawn Avenue; a line 298.91 feet north of East 58th Street; South Woodlawn Avenue; a line 98.91 feet north of East 58th Street; the alley next west of and parallel to South Woodlawn Avenue; a line 148.89 feet north of East 58th Street; the east line of South University Avenue; a line 198.89 feet north of East 58th Street; the alley next west of and parallel to South Woodlawn Avenue; a line 248.89 feet north of East 58th Street; South University Avenue; East 58th Street; South Woodlawn Avenue; a line 50 feet north of East 58th Street; the alley next east of and parallel to South Woodlawn Avenue; East 58th Street; South Kenwood Avenue, or the line thereof if extended where no street exists; a line 147.9 feet south of East 58th Street; a line 188 feet east of South Kenwood Avenue, or the line thereof if extended where no street exists; a line 97.9 feet south of East 58th Street; the east line of South Kenwood Avenue, or the line thereof if extended where no street exists; East 58th Street; South Dorchester Avenue; a line 248.02 feet north of East 59th Street; a line 150 feet east of South Dorchester Avenue; a line 350 feet north of East 59th Street; South Blackstone Avenue, or the line thereof if extended where no street exists; the north line of East 60th Street; South Stony Island Avenue; East 61st Street; the east line of the right-of-way of the Illinois Central Railroad; the south line of East 60th Street; the west line of the right-of-way of the Illinois Central Railroad; East 61st Place; South Blackstone Avenue; East 61st Street; South Dorchester Avenue; a line 214.37 feet north of East 61st Street; South Kenwood Avenue; East 61st Street; South Drexel Avenue; East 60th Street; South Cottage Grove Avenue; a line 96 feet north of East 58th Street; the alley next east of and parallel to South Cottage Grove Avenue; a line 144 feet north of East 58th Street; South Maryland Avenue; a line 72 feet north of East 58th Street; the alley next east of and parallel to South Cottage Grove Avenue; a line 48 feet north of East 58th Street; South Maryland Avenue; East 58th Street; South Drexel Avenue; a line 96 feet north of East 58th Street; the alley next west of and parallel to South Drexel Avenue; a line 360 feet north of East 58th Street; South Drexel Avenue; a line 189 feet south of East 57th Street; the alley next west of and parallel to South Drexel Avenue; a line 25.02 feet south of East 57th Street; South Maryland Avenue; East 57th Street; South Drexel Avenue; a line 36 feet north of East 57th Street; the alley next east of and parallel to South Drexel Avenue; a line 137 feet north of East 57th Street; South Drexel Avenue; a line 154 feet north of East 57th Street; the alley next east of and parallel to South Drexel Avenue; a line 216 feet north of East 57th Street; South Drexel Avenue; a line 240 feet north of East 57th Street; the alley next east of and parallel to South Drexel Avenue; a line 237 feet south of East 56th Street; South Drexel Avenue; a line 213 feet south of East 56th Street; the alley next west of and parallel to South Drexel Avenue; a line 117 feet south of East 56th Street; the alley next east of and parallel to South Drexel Avenue; East 56th Street; the alley next west of and parallel to South Drexel Avenue; a line 45 feet south of East 56th Street; South Drexel Avenue; a line 93 feet south of East 56th Street; the alley next west of and parallel to South Drexel Avenue; a line 69 feet south of East 56th Street; South Maryland Avenue; East 56th Street; the alley next west of and parallel to South Maryland Avenue; a line 69 feet south of East 56th Street; the west line of South Maryland Avenue; a line 141 feet south of East 56th Street; the alley next west of and parallel to South Maryland Avenue; a line 100 feet south of East 56th Street; and South Cottage Grove Avenue,

(Continued on page 3816)

Institutional Planned Development #43 As Amended

PLAN OF DEVELOPMENT

Statements

1. The area delineated hereon as "Institutional Planned Development" is owned or controlled by The University of Chicago as title holder or as the beneficiary of trusts holding title or in accordance with and under the terms of the South West Hyde Park Redevelopment Corporation Redevelopment Plan and under the terms of an ordinance adopted by the City Council.
2. Off-street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by the Chicago Zoning Ordinance.
3. Any dedication or vacation of streets or alleys or adjustment of rights-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of The University of Chicago and approval by the City Council.
4. All applicable official reviews, approvals, or permits are required to be obtained by The University of Chicago.
5. Service drives or any other ingress or egress shall be adequately designed and paved to provide ingress and egress for motor vehicles including emergency vehicles. There shall be no parking within such paved areas.
6. Use of land will consist of Academic, Medical, including Emergency Medical Heliport, Housing, Related Convenience Type Business, and Related Uses as authorized by the Chicago Zoning Ordinance. Laboratories or research facilities contained therein shall be governed by performance standards as authorized under the MI Zoning District of the Chicago Zoning Ordinance.
7. The following information sets forth data concerning the property included in said Planned Development and data concerning a generalized land use plan (site plan) illustrating the development of said property, in accordance with the intent and purpose of the Chicago Zoning Ordinance as related to an R-5 General Residence District Classification, and with the regulations hereby made applicable thereto.
8. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments."

APPLICANT: THE UNIVERSITY OF CHICAGO - CHICAGO, ILLINOIS

DATE: AUGUST 12, 1983

PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

SUB-AREA	NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	MAXIMUM F.A.R.	MAXIMUM % OF LAND COVERED
	Sq. Ft.	Acres			
A	1,218,844	27.98	Academic, Medical and Related Uses Includes Emergency Medical Heliport	3.0	50
B	1,082,956	24.86	Academic, Student-Staff housing and Related Uses	2.0	40
C	949,880	21.81	Academic, Student-Staff and Related Uses	2.0	35
D	1,411,583	32.40	Academic and Related Uses	2.2	35
E	832,271	19.11	Academic, Student-Staff Housing and Related Uses	2.2	40
F	408,079	9.37	Academic, Student-Staff Housing and Related Uses	2.5	35
G	680,683	15.63	Academic and Related Uses	2.5	40
H	719,303	16.31	Academic, Student-Staff Housing and Related Uses	2.2	45
I	493,658	11.33	Academic, Student-Staff Housing and Related Uses	2.2	35
J	341,606	7.84	Housing, Related Convenience Type Business, and Related Uses	1.5	25
TOTAL	8,138,865	186.84			

GROSS SITE AREA = Net site area 186.84 Acres + Area of R.O.W.
and Public Land 88.30 Acres = 275.14 Acres

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA: 2.5

PRESENT POPULATION
Academic:

1. Number of Students (9/82: Total Quadrangle degree students) 7,550
2. Faculty 1,180
3. Employees (Includes all Institutions and Hospital Employees) 8,300

Hospital:

1. Number of Beds 719
2. Number of Doctors 800

Housing (Fraternities, Dormitories, etc):

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

Off-street parking requirements for proposed academic, medical, housing, and related uses shall be provided as authorized by the Chicago Zoning Ordinance.

Minimum number of off-street parking for academic, medical, housing, and related uses: 4596 spaces.

Minimum periphery setbacks: Boundary and Front Yards 15 feet
Boundary and Side Yards 8 feet

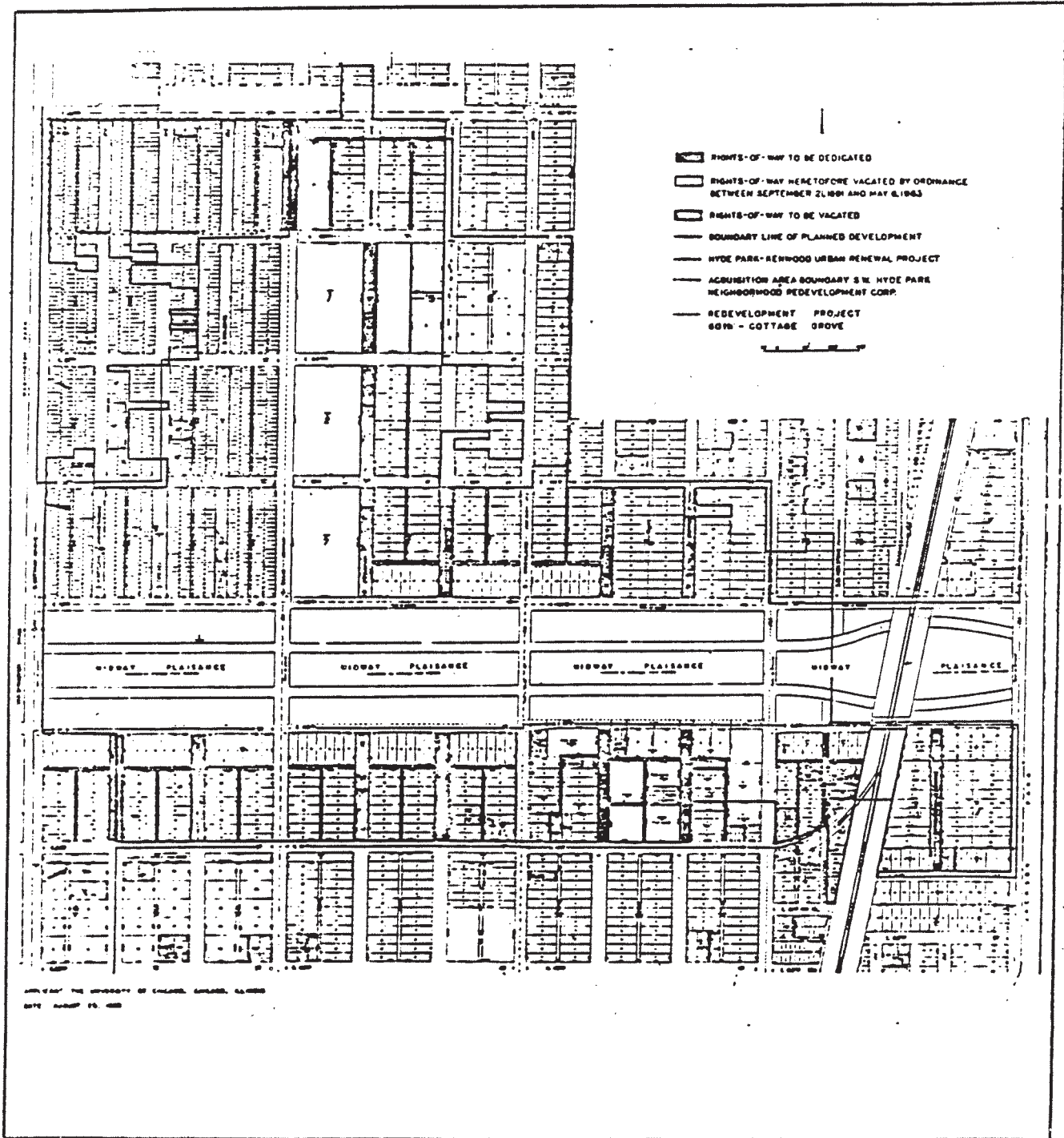
Setback and yard requirements may be adjusted where required to permit conformance to the pattern of, or architectural arrangement related to, existing structures, or when necessary because of technical reasons, subject to the approval of the Department of Development and Planning.

Maximum percent of land covered (for Total Net Site Area): 35%

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

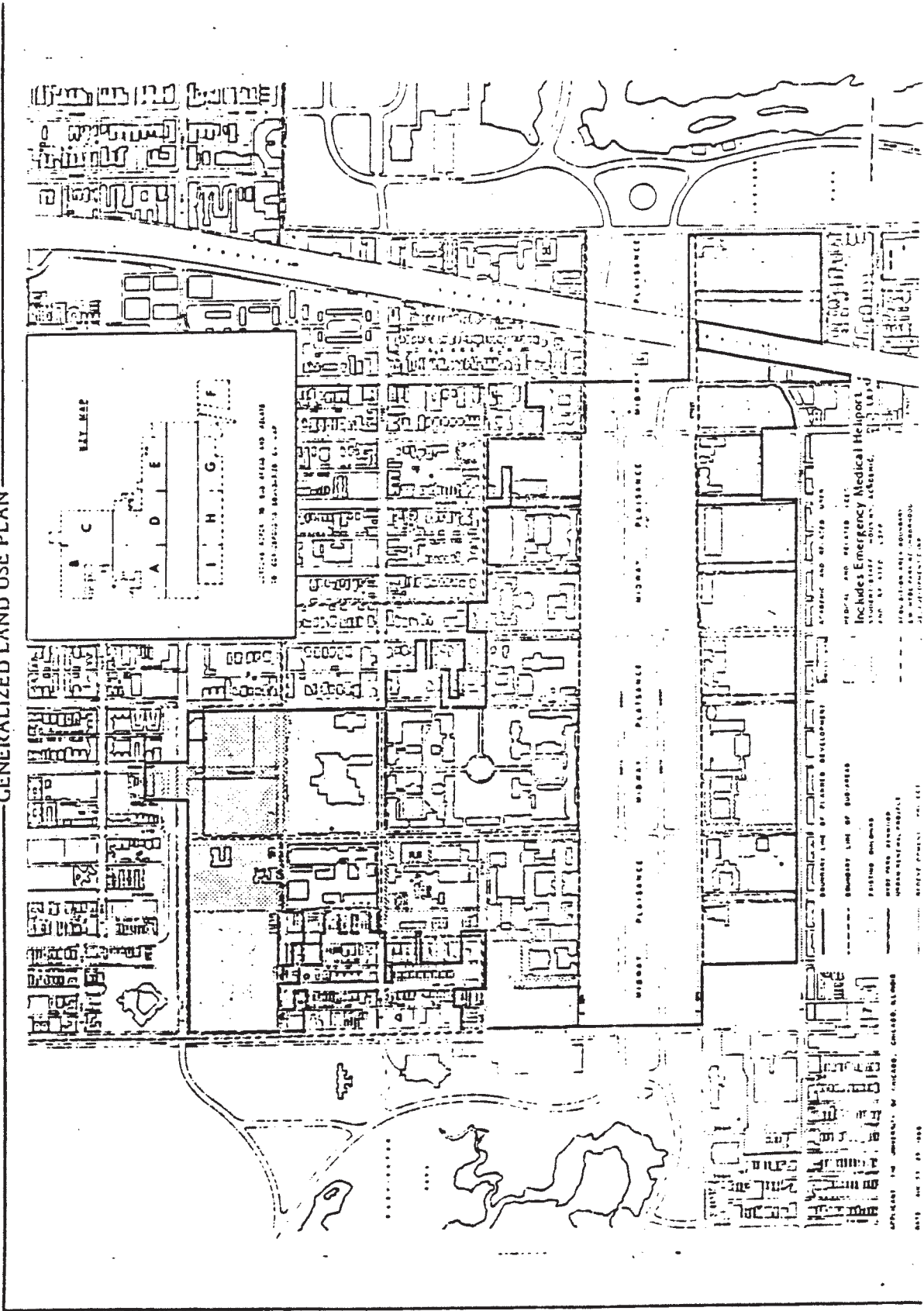
APPLICANT: THE UNIVERSITY OF CHICAGO, CHICAGO, ILLINOIS
DATE: August 12, 1983

INSTITUTIONAL PLANNED DEVELOPMENT No. 43 AS AMENDED
PROPERTY LINE MAP & RIGHT-OF-WAY ADJUSTMENTS

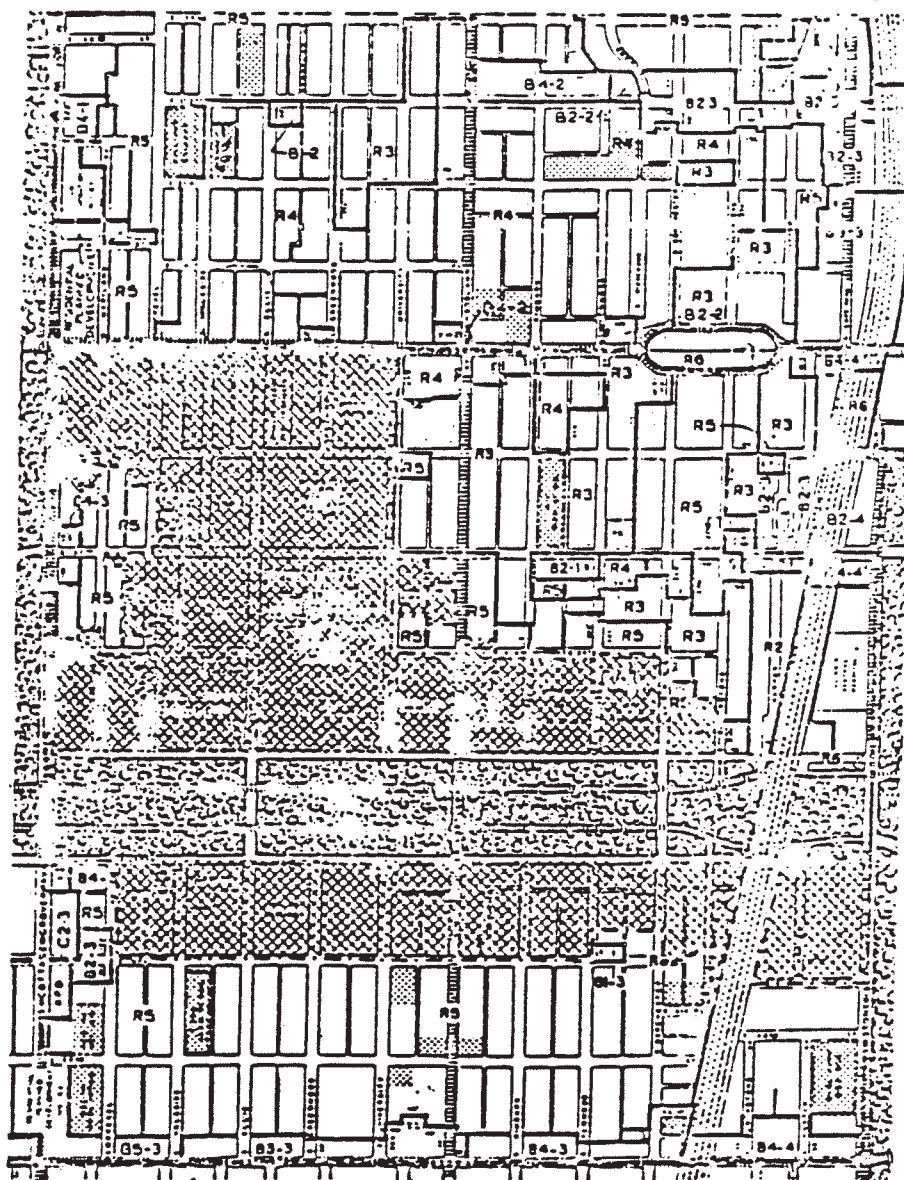








INSTITUTIONAL PLANNED DEVELOPMENT No. 43 AS AMENDED

GENERALIZED LAND USE PLAN



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



- LEGEND**
-  PLANNED DEVELOPMENT BOUNDARY
 -  PLANNED DEVELOPMENT AREA
 -  ZONING DISTRICT BOUNDARY
 -  PARKS & PLAYGROUNDS
 -  PUBLIC AND QUASI-PUBLIC FACILITIES
 -  PREFERENTIAL STREETS



APPLICANT: THE UNIVERSITY OF CHICAGO - CHICAGO, ILLINOIS
DATE: SEPTEMBER 20, 1972

(Continued from page 3809)

to the designation of a Residential Planned Development as amended which is hereby established in the area above, subject to such use and bulk regulations as set forth in the Plan of Development herewith attached and made a part hereof and to no others.

[Planned Development printed on pages 3810 thru 3815 of this Journal.]

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

Reclassification of Area Shown on Map No. 12-M.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications as shown on Map No. 12-M in area bounded by

Archer Avenue; S. Central Avenue; the northerly right of way of the I.H.B. Railroad; and a line 336 feet west and parallel to S. Central Avenue as measured along the south line of Archer Avenue,

to those of a B4-1 Restricted Service District, and a corresponding use district is hereby established in the area above described.

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

Reclassification of Area Shown on Map No. 14-N.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R2 Single Family Residence District symbols and indications as shown on Map No. 14-N in area bounded by

a line 190 feet north of and parallel to W. 56th Street; a line 125.5 feet east of and parallel to S. Neenah Avenue; a line 110 feet north of and parallel to W. 56th Street; and S. Neenah Avenue,

to those of an R4 General Residence District, and a corresponding use district is hereby established in the area above described.

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

Reclassification of Area Shown on Map No. 14-N.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-4 Restricted Service District symbols and indications as shown on Map No. 14-N in the area bounded by

W. 58th Street; the alley next east of S. Harlem Avenue; W. 59th Street; and S. Harlem Avenue,

to those of a B4-1 Restricted Service District and a corresponding use district is hereby established in the area above described.

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

PD 43
 Reclassification of Area Shown on Map
 Nos. 12-D and 14-D (As Amended).

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Residential Planned Development District symbols and indications as shown on Map Nos. 12-D and 14-D in the area bounded by

East 55th Street; the alley next west of and parallel to South Greenwood Avenue, or the line thereof if extended where no alley exists; a line 100 feet north of East 55th Street; South Greenwood Avenue; East 55th Street; South University Avenue; East 57th Street; the alley next west of and parallel to South Woodlawn Avenue; a line 198.91 feet south of East 57th Street; South Woodlawn Avenue; a line 248.91 feet south of East 57th Street; the alley next west of and parallel to South Woodlawn Avenue; a line 298.91 feet north of East 58th Street; South Woodlawn Avenue; a line 98.91 feet north of East 58th Street; the alley next west of and parallel to South Woodlawn Avenue; a line 148.89 feet north of East 58th Street; the east line of South University Avenue; a line 198.89 feet north of East 58th Street; the alley next west of and parallel to South Woodlawn Avenue; a line 248.89 feet north of East 58th Street; South University Avenue; East 58th Street; South Woodlawn Avenue; a line 50 feet north of East 58th Street; the alley next east of and parallel to South Woodlawn Avenue; East 58th Street; South Kenwood Avenue, or the line thereof if extended where no street exists; a line 147.9 feet south of East 58th Street; a line 188 feet east of South Kenwood Avenue, or the line thereof if extended where no street exists; a line 97.9 feet south of East 58th Street; the east line of South Kenwood Avenue, or the line thereof if extended where no street exists; East 58th Street; South Dorchester Avenue; a line 248.02 feet north of East 59th Street; a line 150 feet east of South Dorchester Avenue; a line 350 feet north of East 59th Street; South Blackstone Avenue, or the line thereof if extended where no street exists; the north line of East 60th Street; South Stony Island Avenue; East 61st Street; the east line of the right-of-way of the Illinois Central Railroad; the south line of East 60th Street; the west line of the right of way of the Illinois Central Railroad; East 61st Place; South Blackstone Avenue; East 61st Street; South Dorchester Avenue; a line 214.37 feet north of East 61st Street; South Kenwood Avenue; East 61st Street; South Drexel Avenue; East 60th Street; South Cottage Grove Avenue; a line 96 feet north of East 58th Street; the alley next east of and parallel to South Cottage Grove Avenue; a line 144 feet north of East 58th Street; South Maryland Avenue; a line 72 feet north of East 61st Street; South Kenwood Avenue; East 61st Street; South Drexel Avenue; a line 48 feet north of East 58th Street; South Maryland Avenue; East 58th Street; South Drexel Avenue; a line 96 feet north of East 58th Street; the alley next west of and parallel to South Drexel Avenue; a line 360 feet north of East 58th Street; South Drexel Avenue; a line 189 feet south of East 57th Street; the alley next west of and parallel to South Drexel Ave-

nue; a line 25.02 feet south of East 57th Street; South Maryland Avenue; East 57th Street; South Drexel Avenue; South Cottage Grove Avenue;

to South Drexel Avenue; a line 107 feet north of East 57th Street; South Drexel Avenue; a line 154 feet north of East 57th Street; the alley next east of and parallel to South Drexel Avenue; a line 216 feet north of East 57th Street; South Drexel Avenue; a line 240 feet north of East 57th Street; the alley next east of and parallel to South Drexel Avenue; a line 237 feet south of East 56th Street; South Drexel Avenue; a line 213 feet south of East 56th Street; the alley next west of and parallel to South Drexel Avenue; a line 117 feet south of East 56th Street; the alley next east of and parallel to South Drexel Avenue; East 56th Street; the alley next west of and parallel to South Drexel Avenue; a line 45 feet south of East 56th Street; South Drexel Avenue; a line 93 feet south of East 56th Street; the alley next west of and parallel to South Drexel Avenue; a line 69 feet south of East 56th Street; South Maryland Avenue; East 56th Street; the alley next west of and parallel to South Maryland Avenue; a line 69 feet south of East 56th Street; the west line of South Maryland Avenue; a line 141 feet south of East 56th Street; the alley next west of and parallel to South Maryland Avenue; a line 100 feet south of East 56th Street; South Cottage Grove Avenue,

to the designation of a Residential Planned Development *as amended* which is hereby established in the area above described, subject to such use and bulk regulations as set forth in the Plan of Development herewith attached and made a part hereof and to no others.

[Plan of Development printed on pages 4071 to 4076 of this Journal]

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

Reclassification of Area Shown on
 Map No. 13-M.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-1 Restricted Service District symbols and indications as shown on Map No. 13-M in the area bounded by

the alley next north of and parallel to W. Higgins Avenue; N. Mason Avenue; W. Higgins Avenue; and a line drawn from a point 203 feet $5\frac{1}{2}$ inches west of N. Mason Avenue along the north line of W. Higgins Avenue to a point 162 feet west of N. Mason Avenue along the south line of the alley next north of and parallel to W. Higgins Avenue,

to those of an R4 General Residence District, and a corresponding use district is hereby established in the area above described.

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

Residential Planned Development #43 As Amended

(Institutional)

P L A N O F D E V E L O P M E N T

STATEMENTS

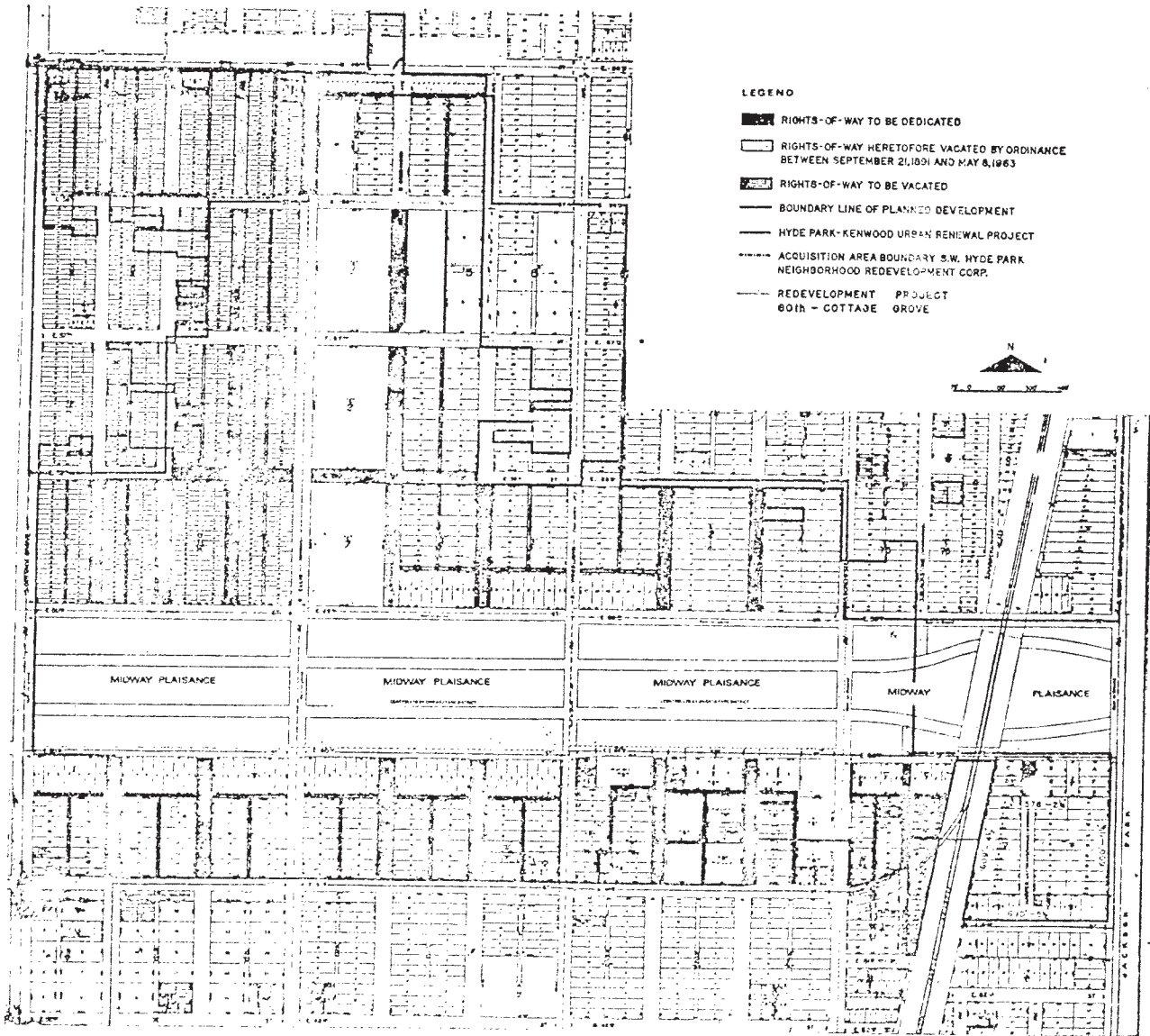
1. The area delineated hereon as "Residential Planned Development" is owned or controlled by The University of Chicago as title holder or as the beneficiary of trusts holding title or in accordance with and under the terms of the South West Hyde Park Redevelopment Corporation Redevelopment Plan and under the terms of an ordinance adopted by the City Council.
2. Off-street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by the Chicago Zoning Ordinance.
3. Any dedication or vacation of streets or alleys or adjustment of rights-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of The University of Chicago and approval by the City Council.
4. All applicable official reviews, approvals, or permits are required to be obtained by The University of Chicago.
5. Service drives or any other ingress or egress shall be adequately designed and paved to provide ingress and egress for motor vehicles including emergency vehicles. There shall be no parking within such paved areas.
6. Use of land will consist of Academic, Medical, Housing, Related Convenience Type Business, and Related Uses as authorized by the Chicago Zoning Ordinance. Laboratories or research facilities contained therein shall be governed by performance standards as authorized under the M I Zoning District of the Chicago Zoning Ordinance.
7. The following information sets forth data concerning the property included in said Planned Development and data concerning a generalized land use plan (site plan) illustrating the development of said property, in accordance with the intent and purpose of the Chicago Zoning Ordinance as related to an R-5 General Residence District Classification, and with the regulations hereby made applicable thereto.
8. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments."

APPLICANT: THE UNIVERSITY OF CHICAGO · CHICAGO, ILLINOIS

DATE: SEPTEMBER 20, 1972

RESIDENTIAL PLANNED DEVELOPMENT No. 43 AS AMENDED
(INSTITUTIONAL)

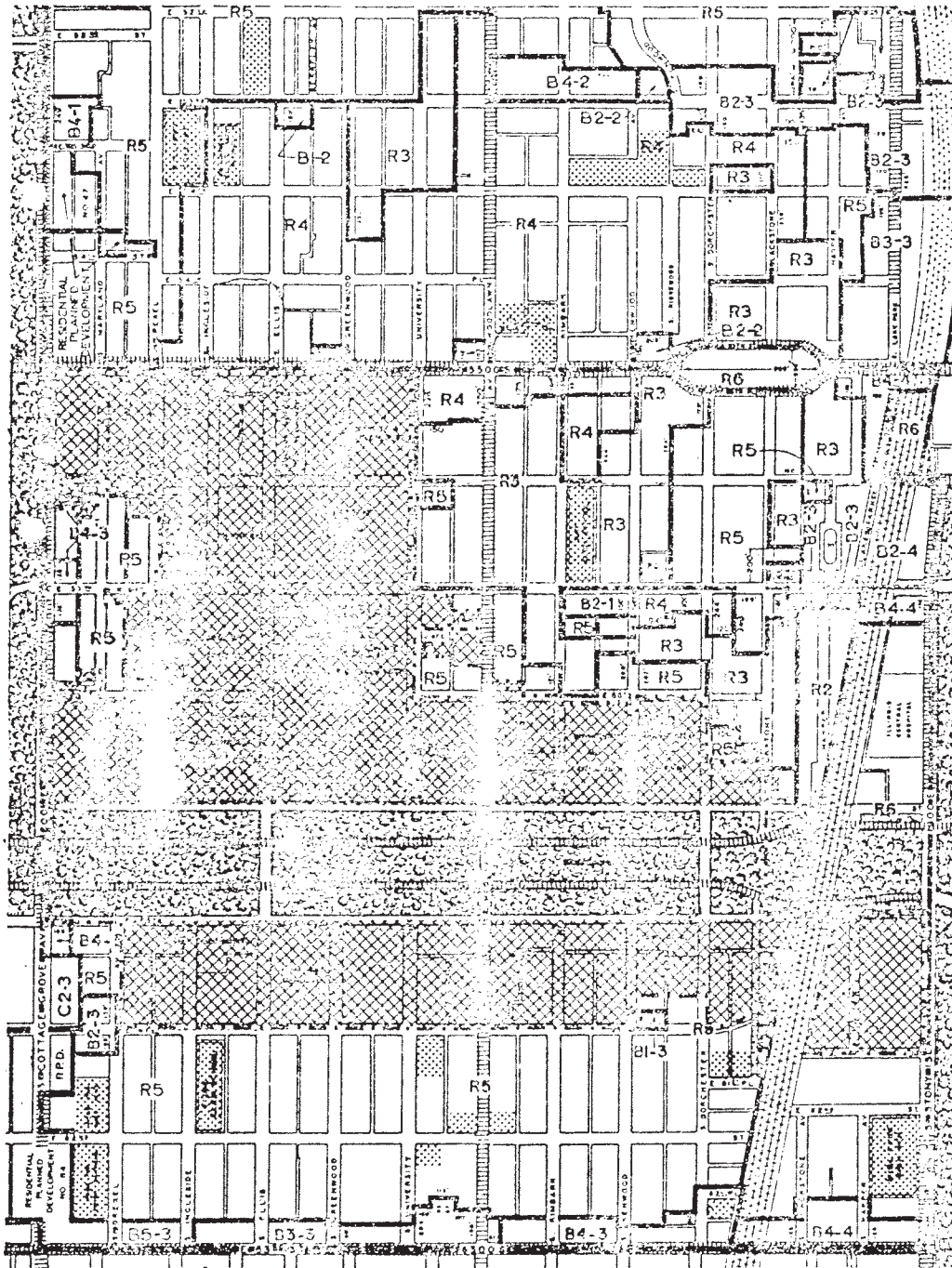
PROPERTY LINE MAP & RIGHT-OF-WAY ADJUSTMENTS









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

RESIDENTIAL PLANNED DEVELOPMENT NO. 43 AS AMENDED
INSTITUTIONAL

EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



- LEGEND**
-  PLANNED DEVELOPMENT BOUNDARY
 -  PLANNED DEVELOPMENT AREA
 -  ZONING DISTRICT BOUNDARY
 -  PARKS & PLAYGROUNDS
 -  PUBLIC AND QUASI-PUBLIC FACILITIES
 -  PREFERENTIAL STREETS



APPLICANT: THE UNIVERSITY OF CHICAGO - CHICAGO, ILLINOIS
 DATE: SEPTEMBER 20, 1972

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

SUB-AREA	NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	MAXIMUM F.A.R.	MAXIMUM % OF LAND COVERED
	Sq. Ft.	Acres			
A	1,218,844	27.98	Academic, Medical and Related Uses	3.0	50
B	1,082,956	24.86	Academic, Student-Staff housing and Related Uses	2.0	40
C	949,880	21.81	Academic, Student-Staff housing and Related Uses	2.0	35
D	1,411,585	32.40	Academic and Related Uses	2.2	35
E	832,271	19.11	Academic, Student-Staff Housing and Related Uses	2.2	40
F	408,079	9.37	Academic, Student-Staff Housing and Related Uses	2.5	35
G	680,683	15.63	Academic and Related Uses	2.5	40
H	719,303	16.51	Academic, Student-Staff Housing and Related Uses	2.2	45
I	493,658	11.33	Academic, Student-Staff Housing and Related Uses	2.2	35
J	341,606	7.84	Housing, Related Convenience Type Business, and Related Uses	1.5	25
TOTAL	8,130,865	186.84			

THE ABOVE NOTED REGULATIONS RELATE TO THE ULTIMATE DEVELOPMENT WITHIN THE PLANNED DEVELOPMENT AREA. INTERIM STAGES OF DEVELOPMENT MAY EXCEED THESE PERMITTED STANDARDS, SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF DEVELOPMENT AND PLANNING.

GROSS SITE AREA = Net Site Area 186.84 Acres + Area of R.O.W. and Public Land 88.30 Acres = 275.14 Acres

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA: 2.5

PRESENT POPULATION

Academic:

- | | |
|---|-------|
| 1. Number of Students | 6,702 |
| 2. Faculty | 1,741 |
| 3. Employees (Includes all Institutions and Hospital Employees) | 6,900 |

Hospital:

- | | |
|----------------------|-----|
| 1. Number of Beds | 708 |
| 2. Number of Doctors | 750 |

Housing, (Fraternalities, Dormitories, etc.)

- | | |
|---------------------------------------|-------|
| 1. Number of residents and/or natives | 160 |
| 2. Student Housing | 1,753 |
| 3. Faculty and Staff | 117 |

OFF-STREET PARKING REQUIREMENTS FOR PROPOSED ACADEMIC, MEDICAL, HOUSING, AND RELATED USES SHALL BE PROVIDED AS AUTHORIZED BY THE CHICAGO ZONING ORDINANCE.

MINIMUM NUMBER OF OFF-STREET PARKING FOR ACADEMIC, MEDICAL, HOUSING, AND RELATED USES: 4896 SPACES

MINIMUM PERIPHERY SETBACKS:

Boundary and Front Ysrd: 15 Feet

Boundary and Side Yard: 8 Feet

MINIMUM DISTANCES BETWEEN BUILDINGS: 24 Feet

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

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

SUB AREA "J" IS LIMITED TO A MAXIMUM OF 322 DWELLING UNITS, A MINIMUM OFF STREET PARKING REQUIREMENT OF 308 SPACES AND A MAXIMUM OF 20,000 SQ. FT. OF RELATED CONVENIENCE BUSINESS AND OTHER RELATED USES.

*Reclassification of Area Shown on Map No. 12-D.**Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications as shown on Map No. 12-D in the area bounded by

E. 52nd Street; S. University Avenue; E. 53rd Street; and a line 173 feet west of S. University Avenue,

to those of an R5 General Residence District, and a corresponding use district is hereby established in the area above described.

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

*Reclassification of Area Shown on Maps No. 12-D and 14-D.**Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District, R4 General Residence District, R5 General Residence District, and R6 General Residence District, B1-3 Local Retail District, B2-4 Restricted Retail District, and B4-3 Restricted District symbols and indications as shown on Maps No. 14-D and No. 12-D in the area bounded by:

E. 55th Street; the alley next west of and parallel to S. Greenwood Avenue, or the line thereof if extended where no alley exists; a line 100 feet north of E. 55th Street; S. Greenwood Avenue; E. 55th Street; S. University Avenue; E. 57th Street; the alley next west of and parallel to S. Woodlawn Avenue; a line 198.91 feet south of E. 57th Street; S. Woodlawn Avenue; a line 248.91 feet south of E. 57th Street; the alley next west of and parallel to S. Woodlawn Avenue; a line 298.91 feet north of E. 58th Street; S. Woodlawn Avenue; a line 98.91 feet north of E. 58th Street; the alley next west of and parallel to S. Woodlawn Avenue; a line 148.89 feet north of E. 58th Street; the east line of S. University Avenue; a line 198.89 feet north of E. 58th Street; the alley next west of and parallel to S. Woodlawn Avenue; a line 248.89 feet north of E. 58th Street; S. University Avenue; E. 58th Street; S. Woodlawn Avenue; a line 50 feet north of E. 58th Street; the alley next east of and parallel to S. Woodlawn Avenue; E. 58th Street; S. Kenwood Avenue, or the line thereof if extended where no street exists; a line 147.9 feet south of E. 58th Street; a line 188 feet east of S. Kenwood Avenue, or the line thereof if extended where no street exists; a line 97.9 feet south of E. 58th Street; the east line of S. Kenwood Avenue, or the line thereof if extended where no street exists; E. 58th Street; S. Dorchester Avenue; a line 248.02 feet north of E. 59th Street; a line 150 feet east of S. Dorchester Avenue; a line 350 feet north of E. 59th Street; S. Blackstone Avenue, or the line thereof if extended where no street exists; the north line of E. 60th Street; S. Stony Island Avenue; E. 61st Street; the east line of the right of way of the Illinois Central Railroad; the south line of E. 60th Street; the west line of the right of way of the Illinois Central Railroad; E. 61st Place; S. Blackstone Avenue; E. 61st Street; S. Dorchester Avenue; a line 214.37 feet north of E. 61st Street; S. Kenwood Avenue; E. 61st Street; S. Drexel

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

to the designation of a Residential Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

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

[The Plan of Development attached to the foregoing ordinance is published on pages 7520-7525.]

*Reclassification of Area Shown on Map No. 12-H.**Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications as shown on Map No. 12-H in the area bounded by

a line 95 feet south of W. 47th Street; the alley next east of and parallel to S. Damen Avenue; a line 120 feet south of W. 47th Street; and S. Damen Avenue,

to those of a B4-2 Restricted Service District, and a corresponding use district is hereby established in the area above described.

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

(Continued on page 7526)

20
43

PLAN OF DEVELOPMENT

Residential Planned Development #43

(Institutional)

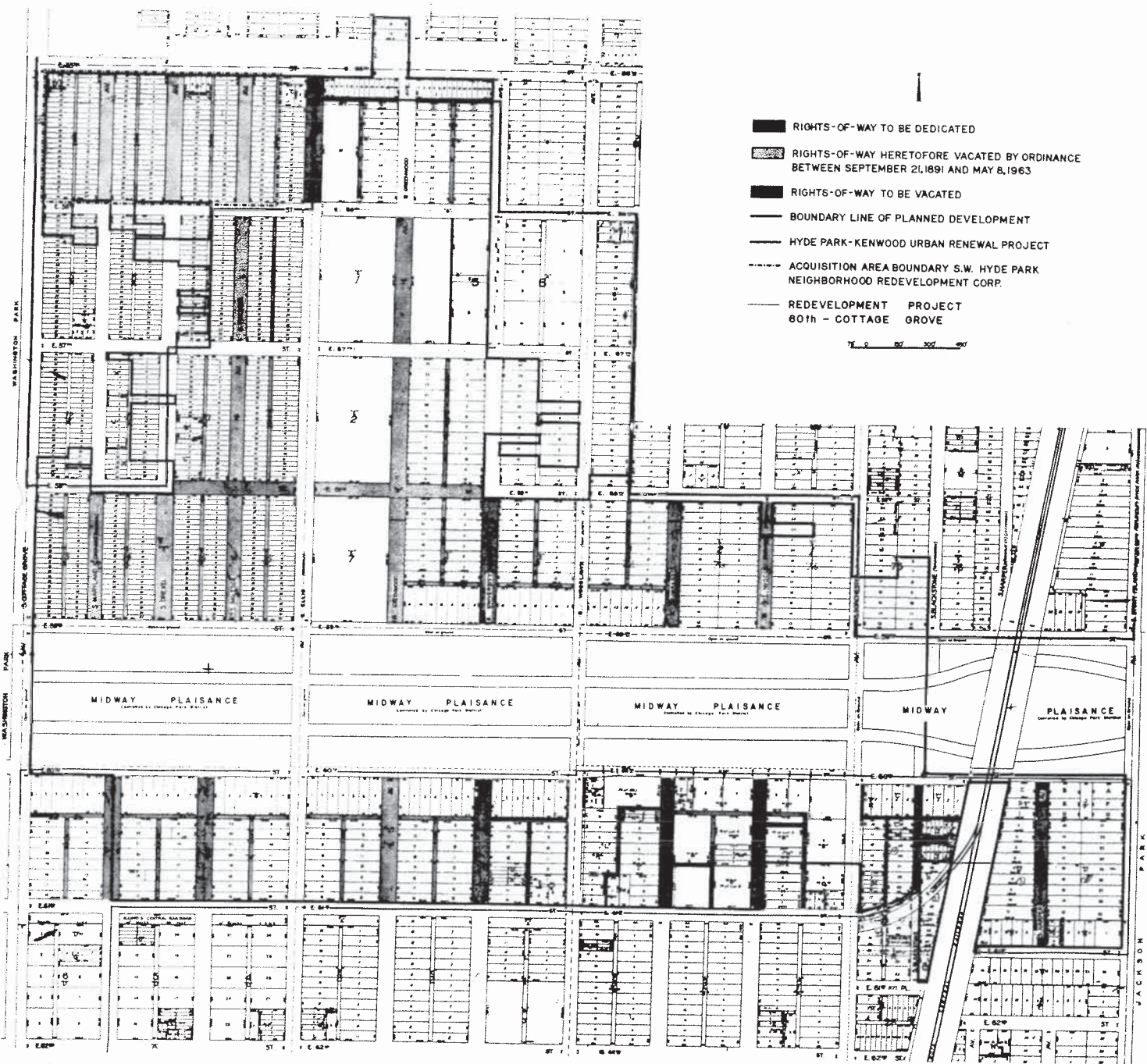
STATEMENTS

1. The area delineated hereon as "Residential Planned Development" is owned or controlled by The University of Chicago as title holder or as the beneficiary of trusts holding title or in accordance with and under the terms of the South West Hyde Park Redevelopment Corporation Redevelopment Plan and under the terms of an ordinance adopted by the City Council.
2. Off-street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by the Chicago Zoning Ordinance.
3. Any dedication or vacation of streets or alleys or adjustment of rights-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of The University of Chicago and approval by the City Council.
4. All applicable official reviews, approvals, or permits are required to be obtained by the University of Chicago.
5. Service drives or any other ingress or egress shall be adequately designed and paved to provide ingress and egress for motor vehicles including emergency vehicles. There shall be no parking within such paved areas.
6. Use of land will consist of Academic, Medical, Housing, and Related Uses as authorized by the Chicago Zoning Ordinance. Laboratories or research facilities contained therein shall be governed by performance standards as authorized under the M I Zoning District of the Chicago Zoning Ordinance.
7. The following information sets forth data concerning the property included in said Planned Development and data concerning a generalized land use plan (site plan) illustrating the development of said property, in accordance with the intent and purpose of the Chicago Zoning Ordinance as related to an R-5 General Residence District Classification, and with the regulations hereby made applicable thereto.
8. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments."

APPLICANT: THE UNIVERSITY OF CHICAGO · CHICAGO, ILLINOIS

DATE: AUGUST 25, 1966

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



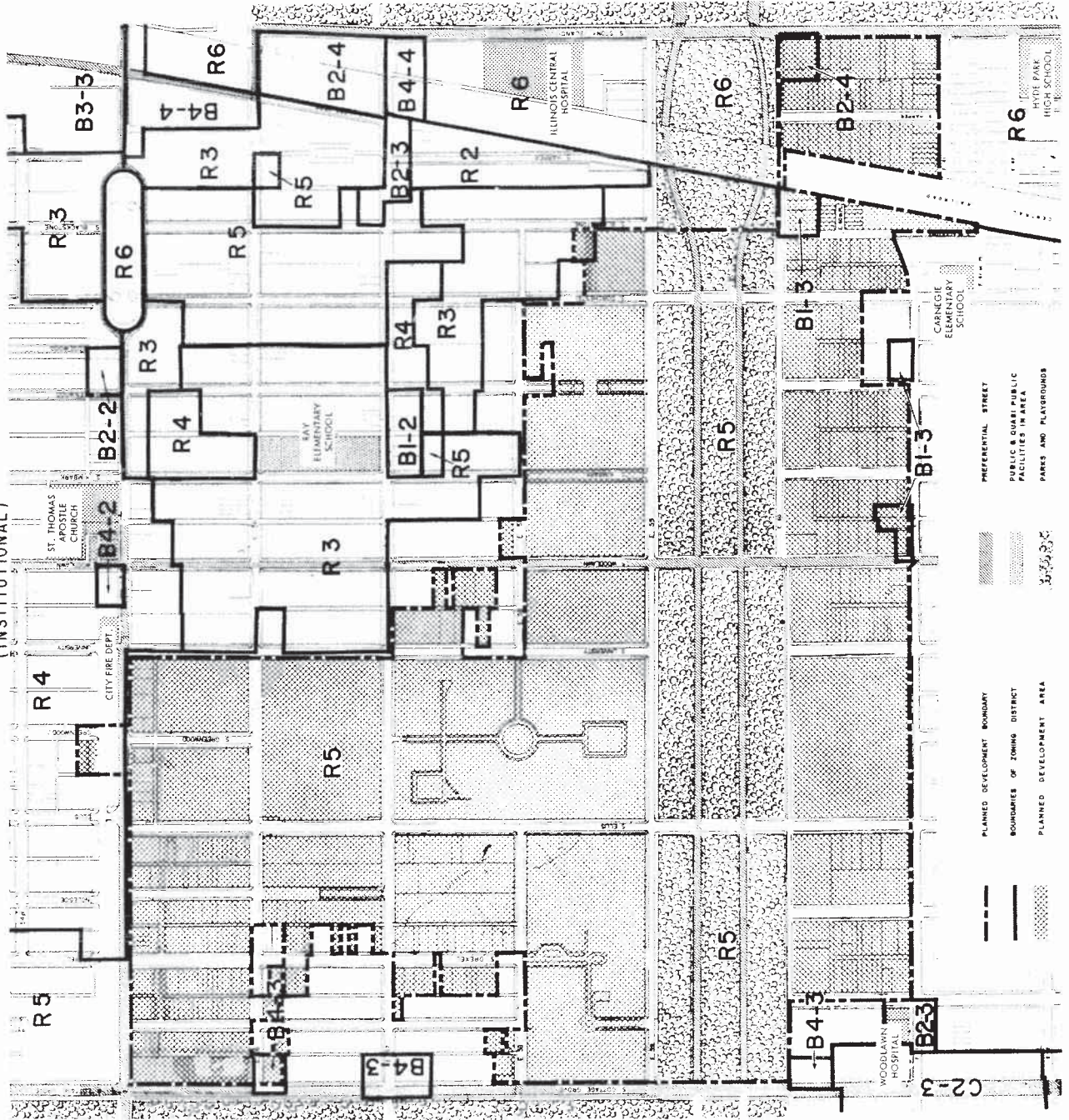
- RIGHTS-OF-WAY TO BE DEDICATED
- ▨ RIGHTS-OF-WAY HERETOFORE VACATED BY ORDINANCE BETWEEN SEPTEMBER 21, 1891 AND MAY 8, 1963
- RIGHTS-OF-WAY TO BE VACATED
- BOUNDARY LINE OF PLANNED DEVELOPMENT
- HYDE PARK-KENWOOD URBAN RENEWAL PROJECT
- - - ACQUISITION AREA BOUNDARY S.W. HYDE PARK NEIGHBORHOOD REDEVELOPMENT CORP.
- REDEVELOPMENT PROJECT 60th - COTTAGE GROVE

1" = 100'

APPLICANT: THE UNIVERSITY OF CHICAGO, CHICAGO, ILLINOIS
DATE: AUGUST 26, 1968

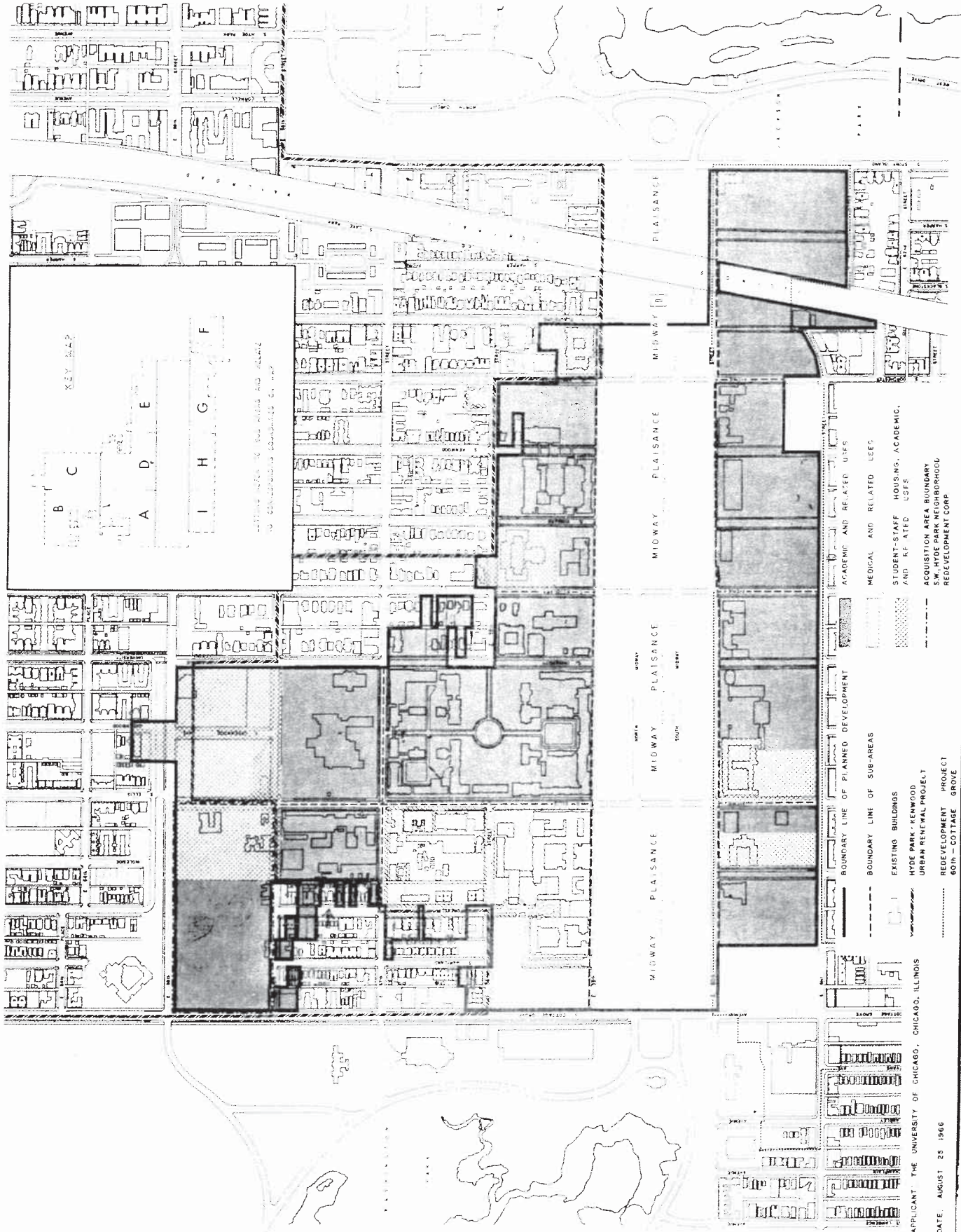
EXISTING ZONING AND PREFERENTIAL STREET SYSTEM

RESIDENTIAL PLANNED DEVELOPMENT (INSTITUTIONAL)



APPLICANT: THE UNIVERSITY OF CHICAGO - CHICAGO, ILLINOIS
 DATE: AUG. 25, 1966

GENERALIZED LAND USE PLAN RESIDENTIAL PLANNED DEVELOPMENT (INSTITUTIONAL)



KEY MAP

B C
A D E
I H G F

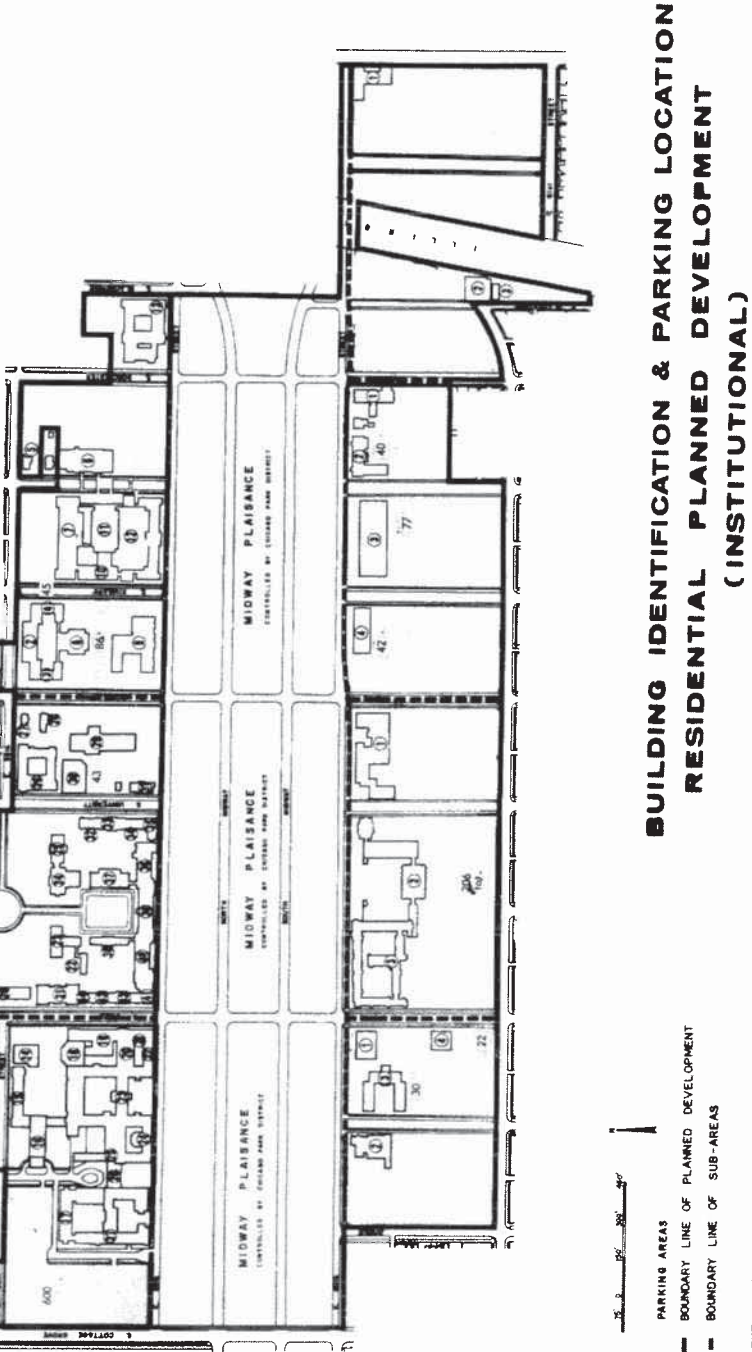
LEGEND MAP OF THE MAPS AND REFERENCE TO GENERALIZED BOUNDARIES OF MAP

- BOUNDARY LINE OF PLANNED DEVELOPMENT
- BOUNDARY LINE OF SUB-AREAS
- EXISTING BUILDINGS
- HYDE PARK - KENWOOD URBAN RENEWAL PROJECT
- REDEVELOPMENT PROJECT
- SOIN - COTTAGE GROVE
- ACADEMIC AND RELATED USES
- MEDICAL AND RELATED USES
- STUDENT-STAFF HOUSING, ACADEMIC, AND RELATED USES
- ACQUISITION AREA BOUNDARY S.W. HYDE PARK NEIGHBORHOOD REDEVELOPMENT CORP

APPLICANT: THE UNIVERSITY OF CHICAGO, CHICAGO, ILLINOIS
 DATE: AUGUST 25 1966

Bldg. No.	Name	Use	Total No. Sq. Ft.
A-1	Memorial Biology	Academic	21,987
A-2	Whitman Laboratory	Academic	11,787
A-3	Premier Hall	Academic	11,787
A-4	Alfred Animal Laboratory	Medical	7,445
A-5	USAF Laboratory	Academic	6,573
A-6	Shops & Storeroom	Academic, Rel.	46,958
A-7	Ricketts North	Academic	32,409
A-8	Ceophysists	Academic	97,797
A-9	Counseling Center	Academic	9,324
A-10	Department of Biology	Academic	9,159
A-11	Postal Station	Academic, Rel.	11,580
A-12	Imperial Hall	Academic, Rel.	37,280
A-13	University Press	Academic, Rel.	11,602
A-14	Book Store	Academic, Rel.	74,967
A-15	Abbott Memorial Hall	Medical	54,576
A-16	Chronic Disease Hospital	Medical	165,986
A-17	Wyer Children's Hospital	Medical	42,381
A-18	Argonne Chemical Research	Medical	21,820
A-19	Argonne Chemical Research	Medical	44,616
A-20	Garbath Memorial Hospital	Medical	298,946
A-21	Crippled Children's Hospital	Medical	55,440
A-22	Hicks Memorial Hospital	Medical	47,036
A-23	Billings Hospital	Medical	40,648
A-24	Bob Roberts Hospital	Medical	15,908
A-25	Gilman Smith	Medical	122,078
A-26	Lyons Hall	Medical	1,447,223
A-27	University Owned Residential Structures		147,000
A-28	TOTAL		1,596,223
B-1	Laboratory for Space Science	Academic	27,673
B-2	High Energy Physics	Academic	26,807
B-3	Accelerator	Academic	14,937
B-4	Control	Academic	19,800
B-5	Bornet & Boloy	Academic	19,800
B-6	Low Temperature Laboratory	Academic, Rel.	129,341
B-7	Research Institute	Academic	49,500
B-8	Physics and Biology	Academic	606,921
B-9	Controlled Environment	Academic	
	SUBTOTAL		1,298,239

Bldg. No.	Name	Use	Total No. Sq. Ft.
B-10	University Owned Residential Structures		112,975
	TOTAL		719,896
C-1	Physics Hall	Academic	89,706
C-2	Regenstein Library	Academic	60,357
C-3	Regenstein Library	Academic	46,413
C-4	Young Memorial Building	Academic, Rel.	20,842
C-5	SUBTOTAL		902,307
D-1	University Owned Apartment (North of 53rd Street)	Housing	27,456
D-2	OTAL		929,763
D-3	Metaphysics Club	Academic, Rel.	27,000
D-4	Mitchell Tower	Academic, Rel.	17,142
D-5	Reynolds Hall	Academic, Rel.	17,142
D-6	Hutchinson Hall	Academic	14,638
D-7	Zoology Building	Academic	28,302
D-8	Anatomy	Academic	30,240
D-9	Hickcock Hall	Academic	37,372
D-10	Swiff Hall	Academic	15,340
D-11	Stark Chemistry Laboratory	Academic	15,340
D-12	Chem Hall	Academic	22,152
D-13	Ballou	Academic	22,152
D-14	Mandel	Academic	14,654
D-15	Metaphysics	Academic, Rel.	7,927
D-16	Alumni House	Academic, Rel.	7,380
D-17	Nursery School	Academic, Rel.	10,978
D-18	Eckhart Hall	Academic	49,837
D-19	Ryerson Laboratory	Academic	46,148
D-20	Kent Laboratory	Academic	46,598
D-21	Ames Hall	Academic	46,859
D-22	Admission	Academic, Rel.	71,146
D-23	Cobb Hall	Academic	5,308
D-24	Bond Chapel	Academic, Rel.	3,968
D-25	Swift Hall (Divinity)	Academic	40,731
D-26	Rosenwald Hall	Academic	46,442
D-27	Walker Museum	Academic, Rel.	23,204
D-28	Oriental Institute	Academic, Rel.	54,358
D-29	Music Building	Academic	4,352
D-30	Rockefeller Chapel	Academic, Rel.	5,384
D-31	Livingston Hall	Academic, Rel.	13,722
D-32	President's House	Academic, Rel.	10,441
D-33	Beecher Hall	Academic	15,482
D-34	Green Hall	Academic	27,830
D-35	Kelly Hall	Academic	15,356
D-36	Peter Hall	Academic	23,235
D-37	Business Education Research	Academic	50,634
D-38	Business Education Research	Academic	87,523
D-39	Hogar Memorial Library	Academic	8,939
D-40	Hankoff Hall	Academic	26,800
D-41	Webb Hall	Academic	39,168
D-42	Classics Building	Academic	37,589
D-43	Goodspeed Hall	Academic	18,035
D-44	Gores Hall	Academic	23,909
	TOTAL		14,328
E-1	Robie House	Academic, Rel.	1,298,239
E-2	Ricketts House	Housing	26,674
E-3	Wallace House	Housing	31,845
E-4	Fitts House	Housing	31,845
E-5	Ullie House	Housing	55,307
E-6	Sunny Gymnasium	Academic	55,307
E-7	Belfield	Academic	41,735
E-8	Woodward Commons	Housing	23,873
E-9	McNair	Academic, Rel.	23,873
E-10	Judd	Academic, Rel.	53,724
E-11	High School	Academic	53,724
E-12	Blaine	Academic	64,620
E-13	International House	Academic	87,722
	TOTAL		182,904
F-1	Apartment	Housing	723,791
F-2	Power Plant	Housing	96,400
F-3	Power Plant Office	Housing	46,000
	TOTAL		1,950
G-1	Serie Shunkman Orthopedic School	Academic, Rel.	34,347
G-2	Public Administration Center	Academic, Rel.	63,950
G-3	Center for Continuing Education	Academic, Rel.	90,249
G-4	North	Academic, Rel.	26,922
H-1	American Bar Center	Academic, Rel.	217,468
H-2	Law School Quadrangle	Academic	130,425
H-3	Burton-Judson Hall	Housing	123,908
	TOTAL		327,224
I-1	Social Service Administration	Academic, Rel.	24,273
I-2	Midway Studios	Academic, Rel.	27,256
I-3	Faculty Apartments	Housing	53,798
I-4	National Opinion Research Center	Academic, Rel.	22,180
	TOTAL		730,467



**BUILDING IDENTIFICATION & PARKING LOCATION
RESIDENTIAL PLANNED DEVELOPMENT
(INSTITUTIONAL)**

APPLICANT: THE UNIVERSITY OF CHICAGO, CHICAGO, ILLINOIS
DATE: AUGUST 28 1966

PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA
RESIDENTIAL PLANNED DEVELOPMENT
(INSTITUTIONAL)

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

THE ABOVE NOTED REGULATIONS RELATE TO THE ULTIMATE DEVELOPMENT WITHIN THE PLANNED DEVELOPMENT AREA. INTERIM STAGES OF DEVELOPMENT MAY EXCEED THESE PERMITTED STANDARDS, SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF DEVELOPMENT AND PLANNING.

GROSS SITE AREA = Net Site Area 186.84 Acres + Area of R.O. W. and Public Land 88.30 Acres = 275.14 Acres

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA: 2.5

PRESENT POPULATION

Academic:

1. Number of Students 6,702
2. Faculty 1,741
3. Employees (Includes all Institutions and Hospital Employees) 6,900

Hospital:

1. Number of Beds 708
2. Number of Doctors 750

Housing, (Fraternities, Dormitories, etc.)

1. Number of residents and/or actives 160
2. Student Housing 1,753
3. Faculty and Staff 117

OFF-STREET PARKING REQUIREMENTS FOR PROPOSED ACADEMIC, MEDICAL, HOUSING, AND RELATED USES SHALL BE PROVIDED AS AUTHORIZED BY THE CHICAGO ZONING ORDINANCE.

MINIMUM NUMBER OF OFF-STREET PARKING FOR ACADEMIC, MEDICAL, HOUSING, AND RELATED USES: 4896 SPACES

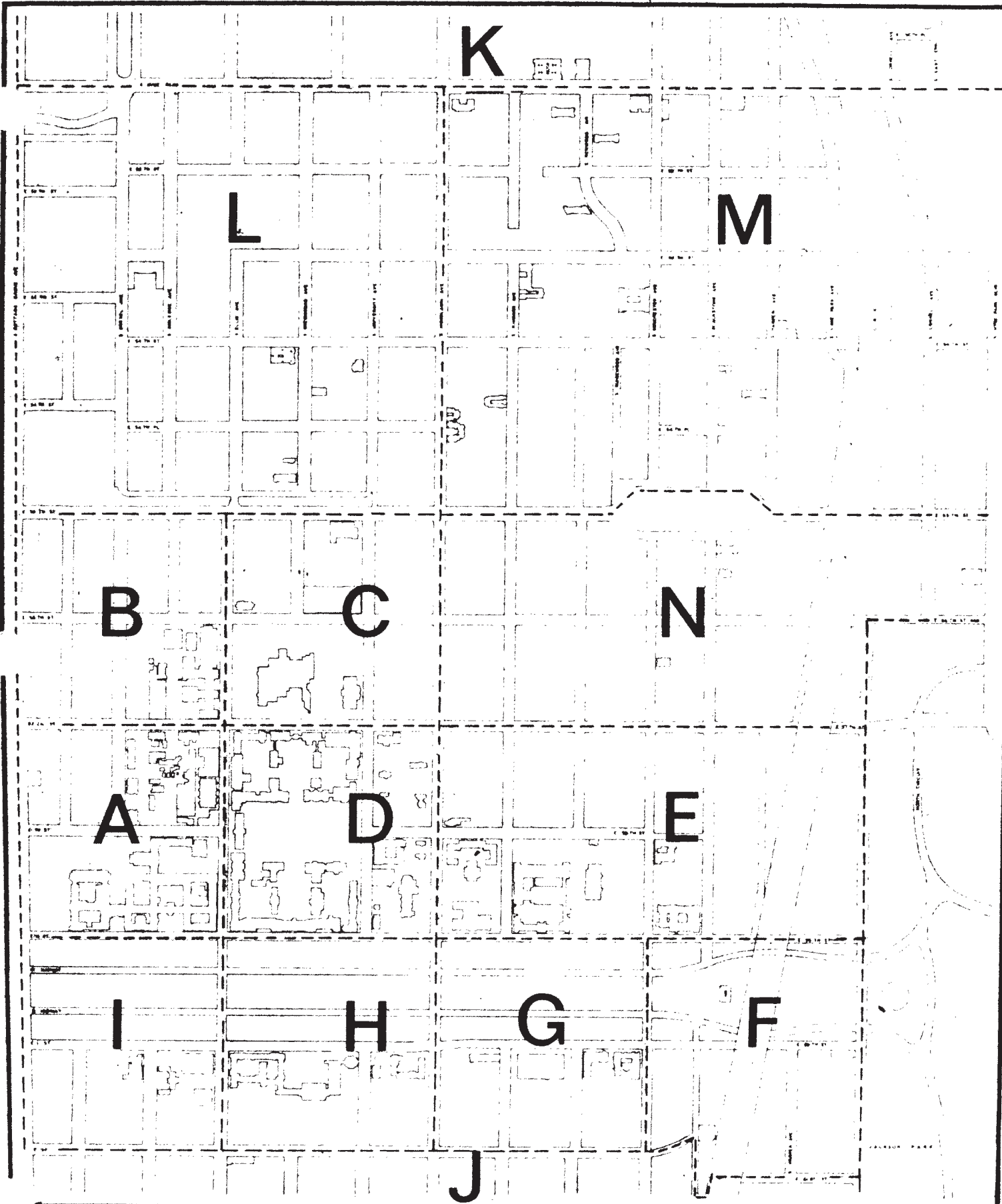
MINIMUM PERIPHERY SETBACKS: Boundary and Front Yard: 15 Feet

Boundary and Side Yard: 8 Feet

MINIMUM DISTANCES BETWEEN BUILDINGS: 24 Feet

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

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



CAMPUS AREAS

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

ELLIS/000E

MARYLAND AVE.

DREXEL AVE.

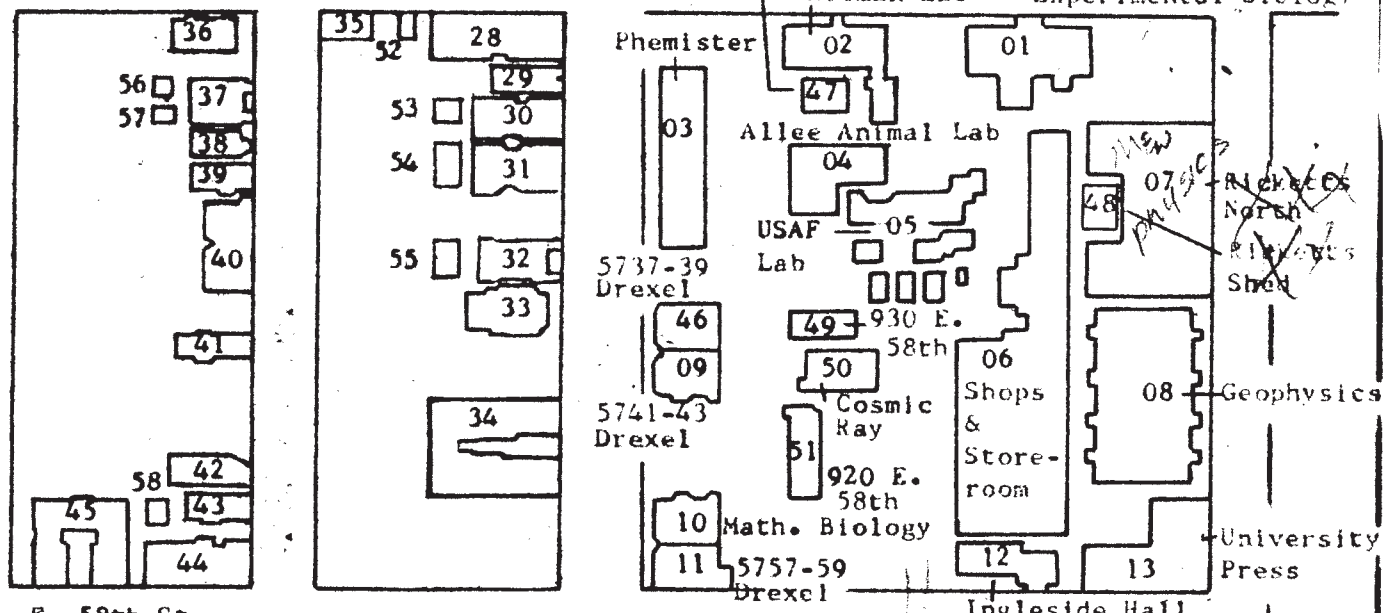
ELLIS/000E

E. 57th St.

Whitman Vivarium

Whitman Lab

Experimental Biology

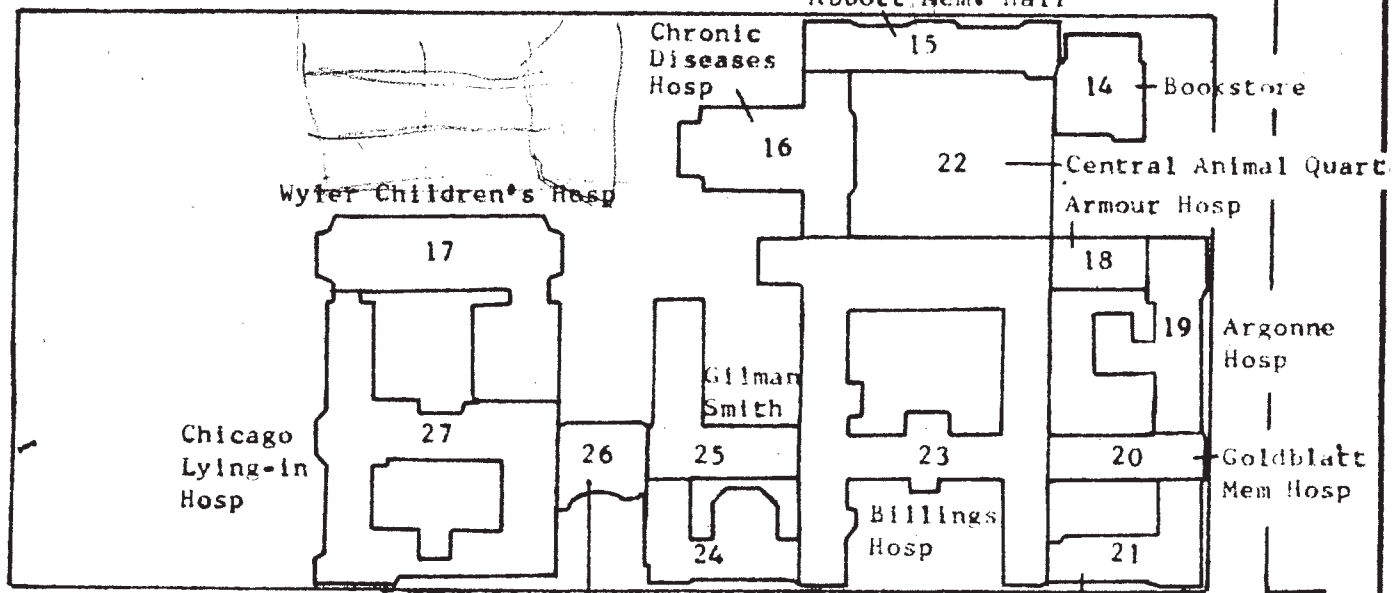


E. 58th St.

Ingleside Hall

Abbott Mem. Hall

S. COTTAGE GROVE AVE. 800 E



E. 59th St.

Goldblatt Pavilion

Hicks Mem Hosp



AREA A

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

SCALE: 1" = 200' 6/6/67

E. 55 St.

S. COTTAGE GROVE AVE.

S. MARYLAND AVE.

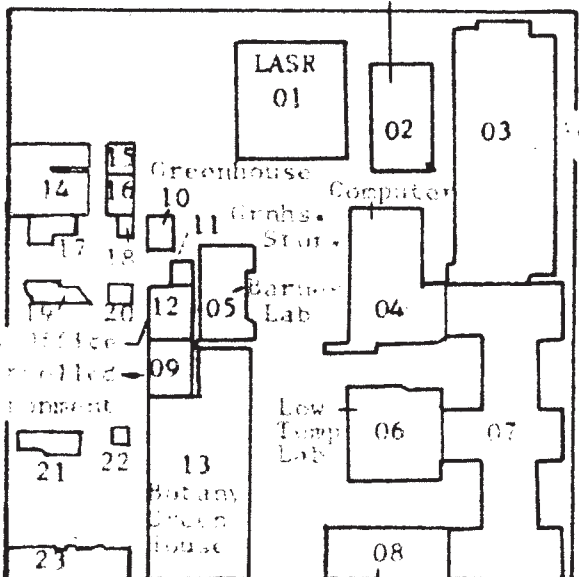
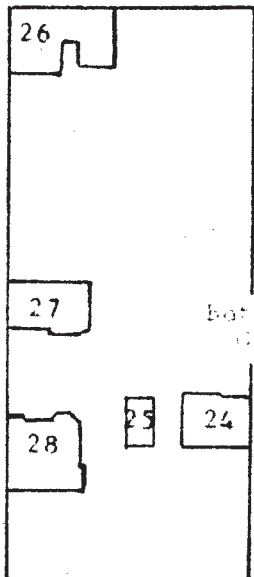
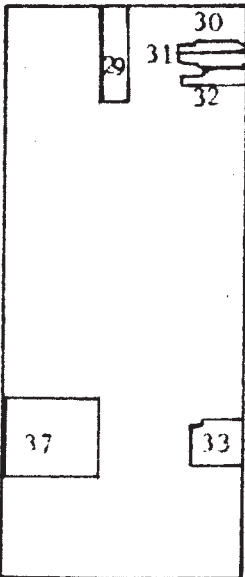
S. DREXEL AVE.

S. INGLESIDE AVE.

S. ELLIS AVE.

E. 56 St.

High Energy Physics



Accelerator

Research Institute

Natural Science Lab

E. 57 St.

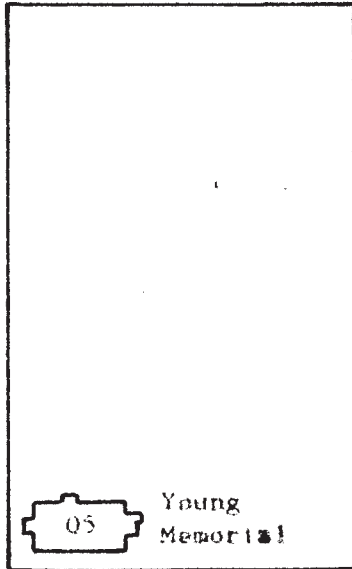


AREA B

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

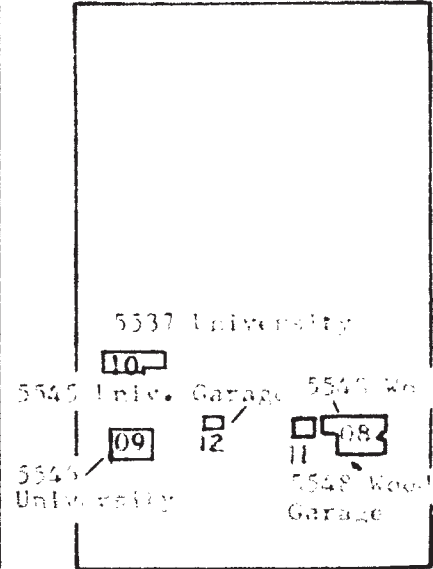
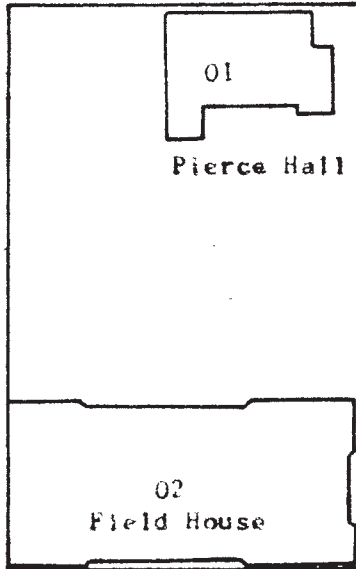
Scale: 1" = 200'

55th St.



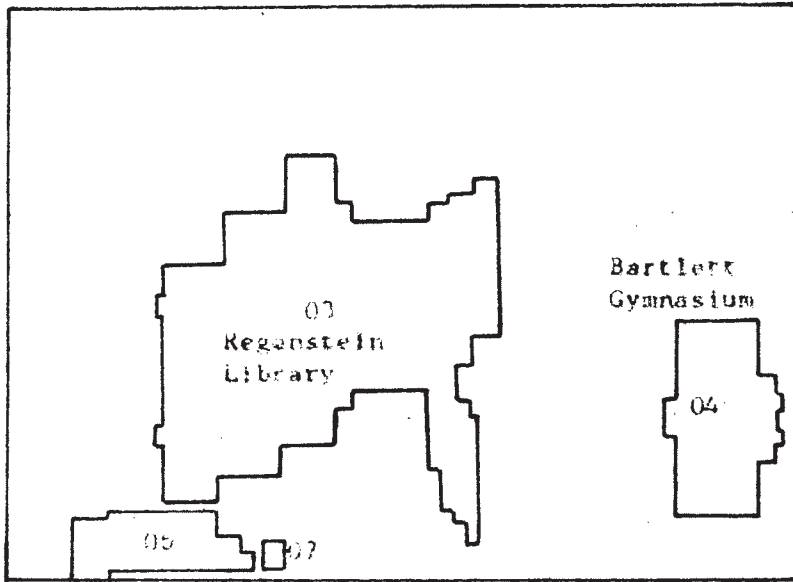
1100'±

S. GREENWOOD AVE.



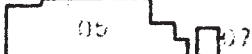
56th St.

S. ELLIS AVE.



S. UNIVERSITY AVE.

S. WOODLAWN AVE.



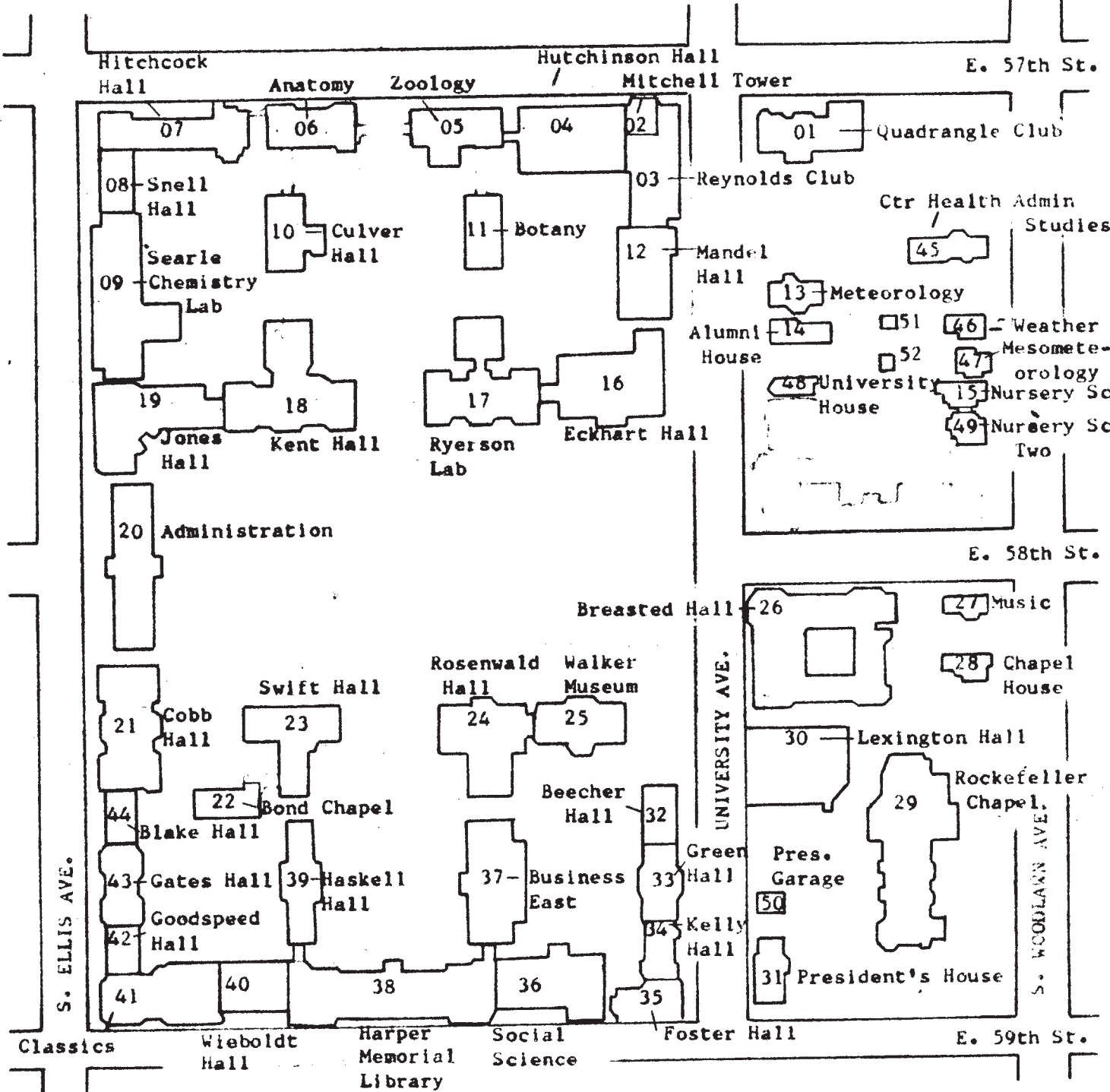
57th St.



Scale: 1" = 200'

AREA C

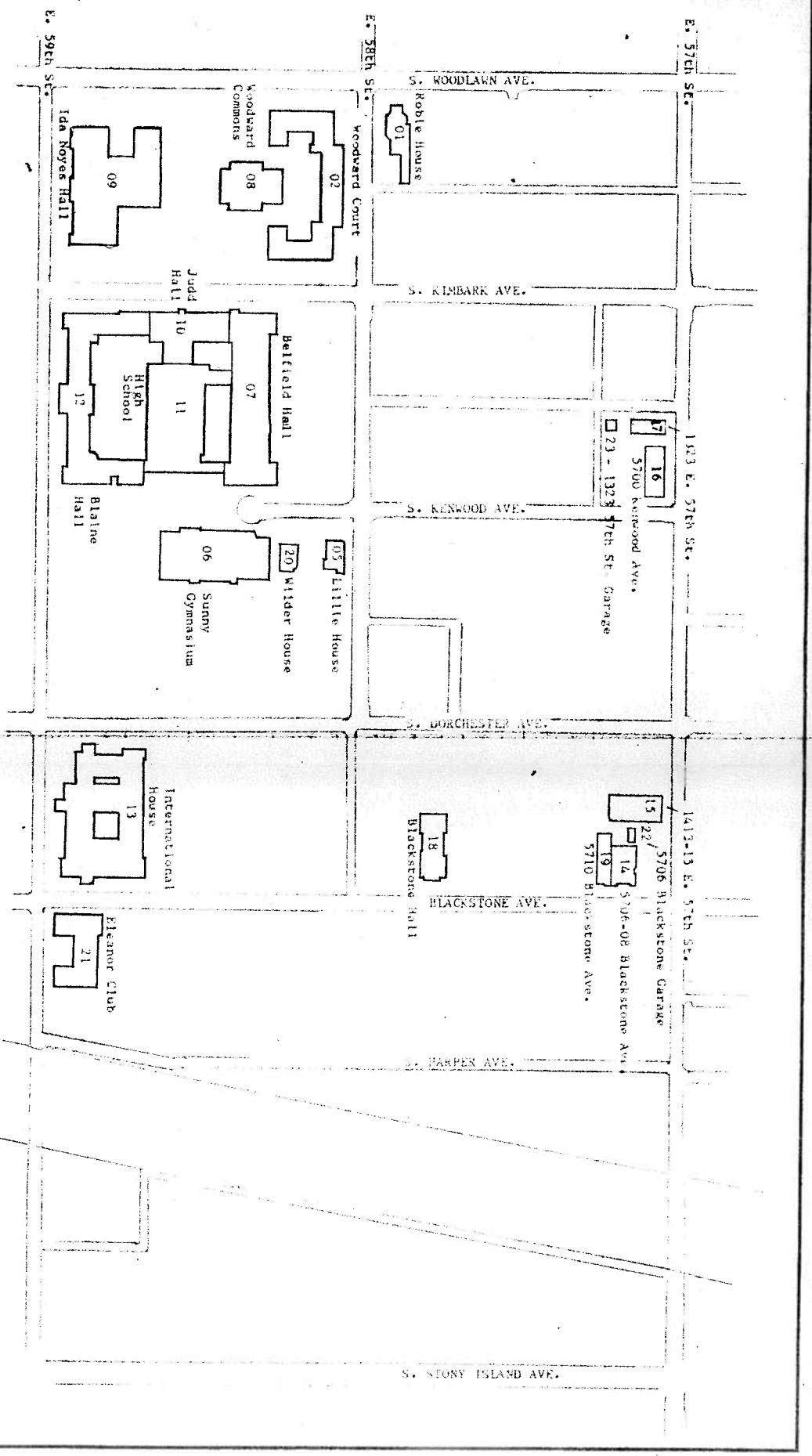
THE UNIVERSITY OF CHICAGO
 OFFICE OF THE ASSISTANT VICE-PRESIDENT
 PHYSICAL PLANNING



51 - 5730 Woodlawn Garage
 52 - 5736 Woodlawn Garage

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

Scale: 1" = 200' 6/7/67

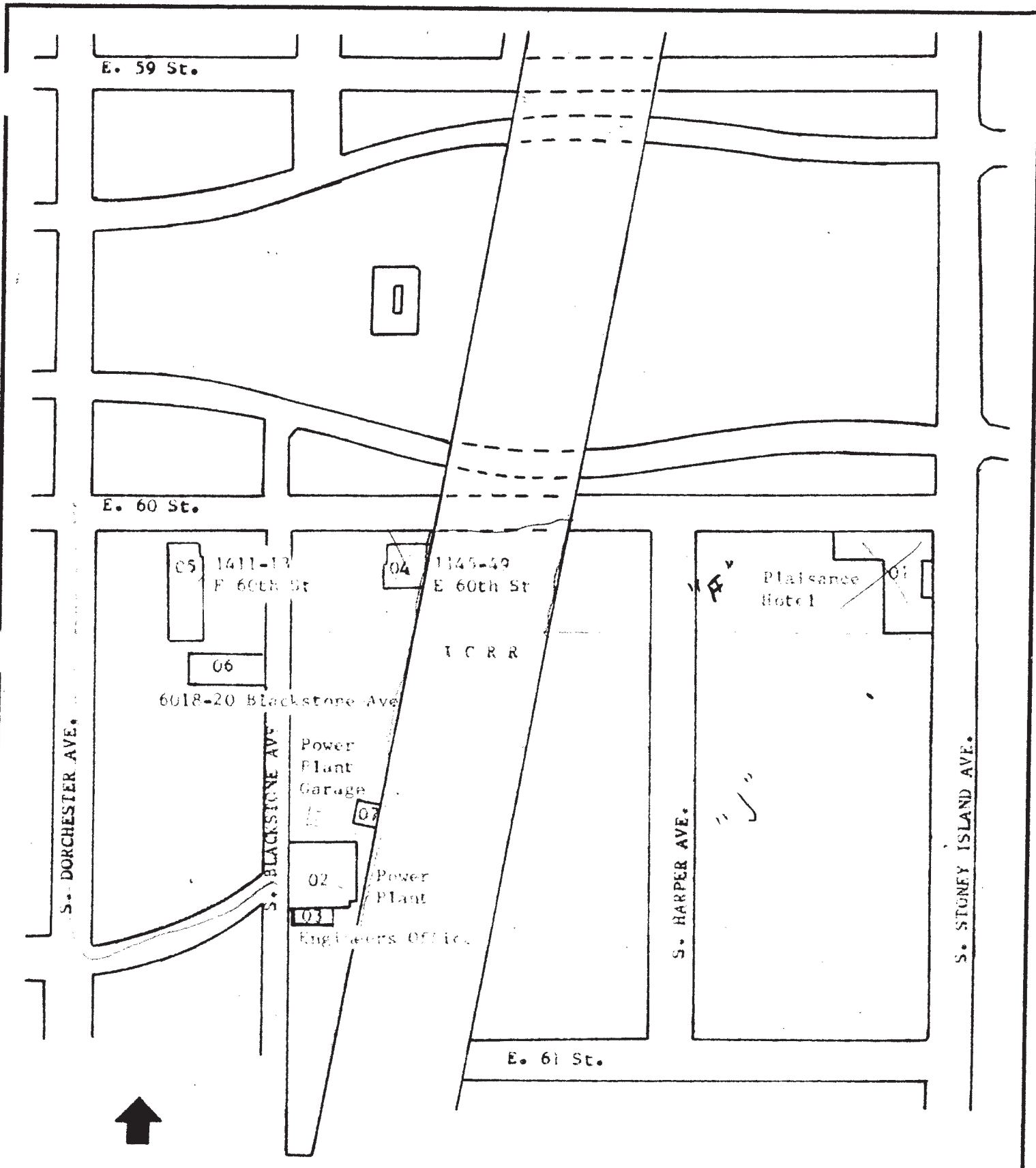


Scale: 1" = 200'



AREA E

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



Scale: 1" = 200'

AREA F

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

E. 59 St.

N. Midway

S. Midway

E. 60 St.

Public Admin. Servs.

09

04

6005-11
Woodlawn Ave.

6022

Kimbark
Ave

06

6030
Kimbark
Garage - 11

6030 Kimbark /
Ave

07

6042 Kimbark
Ave

10

03

Center for
Cont. Educ.

05

12 - 6021 Kimbark Garage

13 - 6035 Kimbark Garage

6021-35
Kimbark Ave

1300-18 & 61st St

08

02

01

Orthogen's
School

S. WOODLAWN AVE.

S. KIMBARK AVE.

S. KENWOOD AVE.

S. DORCHESTER AVE.

E. 61 St.



AREA

G

Scale: 1" = 200'

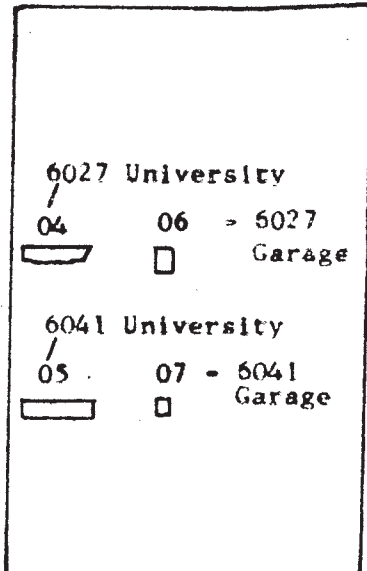
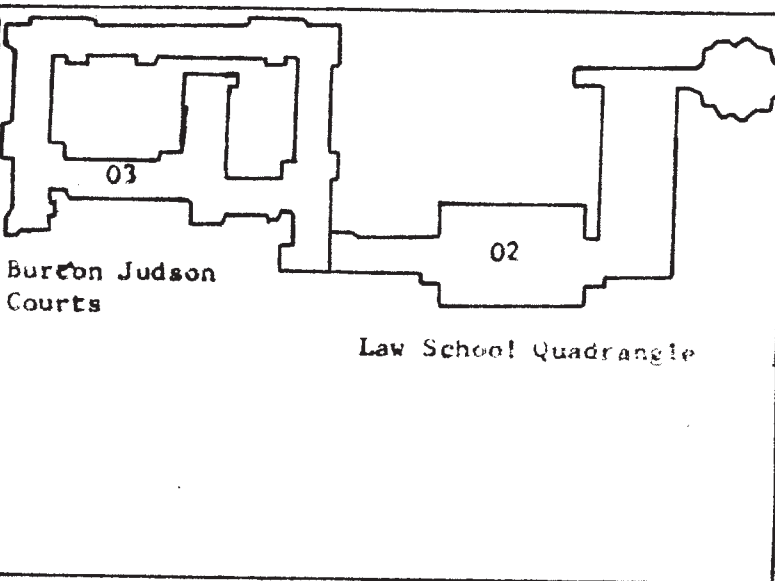
THE UNIVERSITY OF CHICAGO
OFFICE OF THE ASSISTANT VICE-PRESIDENT
PHYSICAL PLANNING

E. 59 St.

N. Midway

S. Midway

E. 60 St.



E. 61 St.

S. ELLIS AVE.

S. UNIVERSITY AVE.

S. WOODLAWN AVE.



AREA H

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

Scale: 1" = 200'

E. 59 St.

N. Midway

S. Midway

E. 60 St.

Social Service Admin

11 6001-17 Cottage Grove

6022-24 Drexel Ave

12

10

6021-23 Cottage Grove

Midway Studios 02

06

6020-22 Ingleside Ave

6011-27 Ingleside Ave

01

04 NORC

S. DREXEL AVE.

S. INGLESIDE AVE.

S. ELLIS AVE.

6051-57 Drexel Ave

6044-52 Ingleside Ave

09

07

6054-56 Ingleside Ave

6058 Ellis Ave

05

E. 61 St.

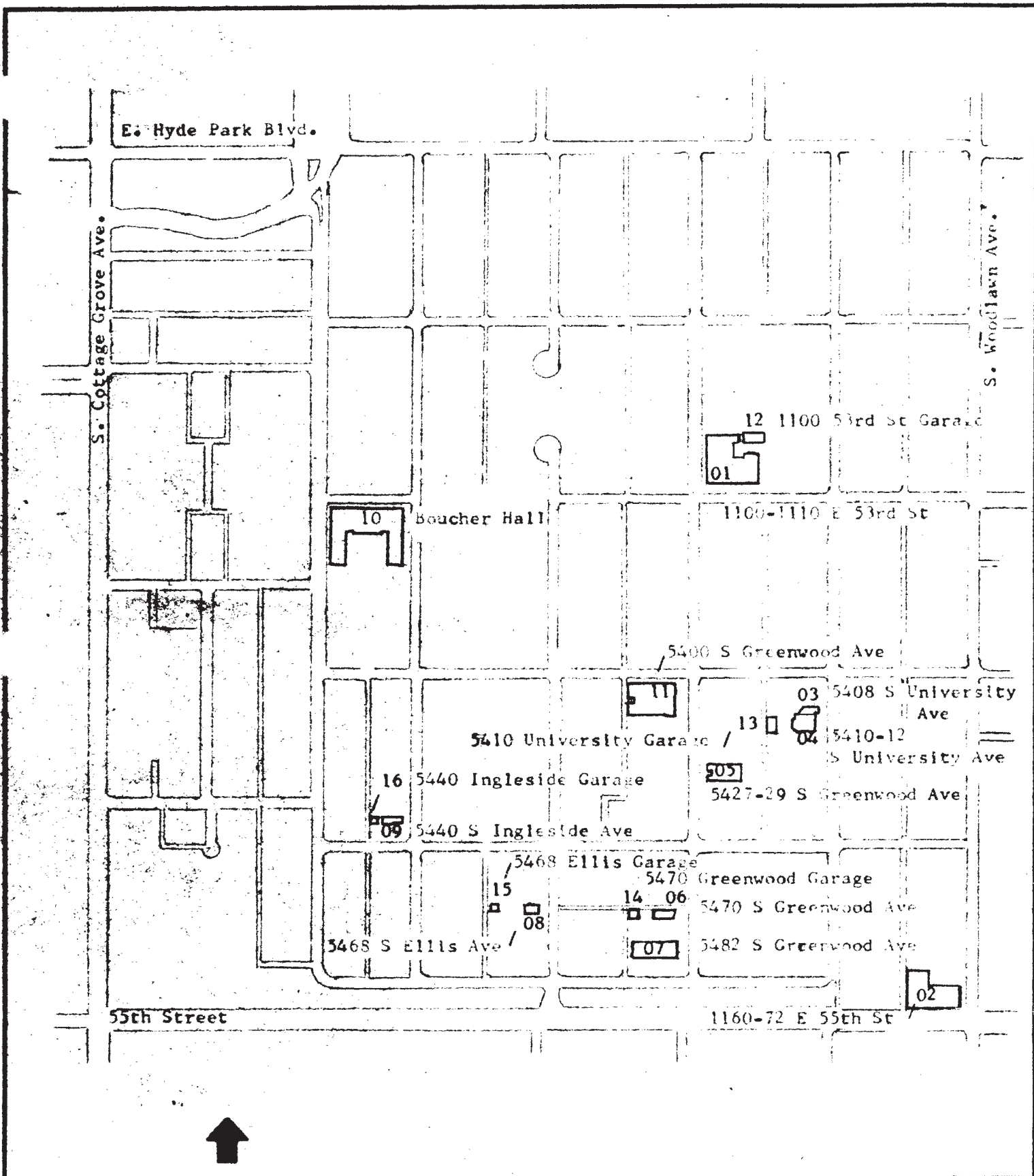
S. COTTAGE GROVE AVE.



AREA I

Scale: 1" = 200'

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



E. Hyde Park Blvd.

S. Cottage Grove Ave.

S. Woodlawn Ave.

12 1100 53rd St Garage
01

10 Boucher Hall

1100-1110 E 53rd St

5400 S Greenwood Ave

03 5408 S University Ave
13 04 5410-12 S University Ave

16 5440 Ingleside Garage
09 5440 S Ingleside Ave

205 5427-29 S Greenwood Ave

15 5468 Ellis Garage
5470 Greenwood Garage
14 06 5470 S Greenwood Ave
08 5482 S Greenwood Ave
07

5468 S Ellis Ave

1160-72 E 55th St

55th Street

02



Scale: 1" = 400'

AREA L

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