

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).
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- 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:

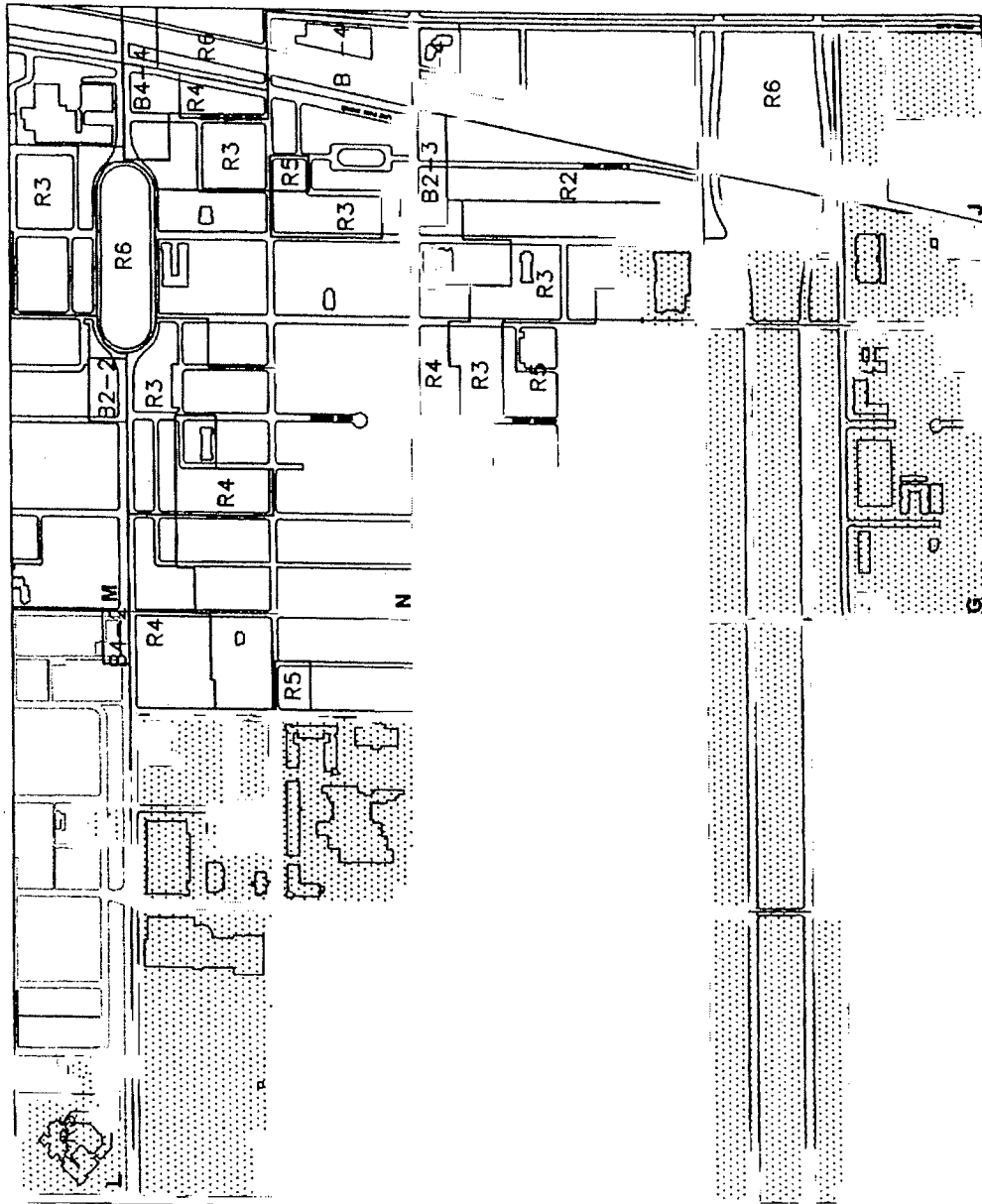
As required by the Traffic Management Plan in Statement Number 12.

* 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

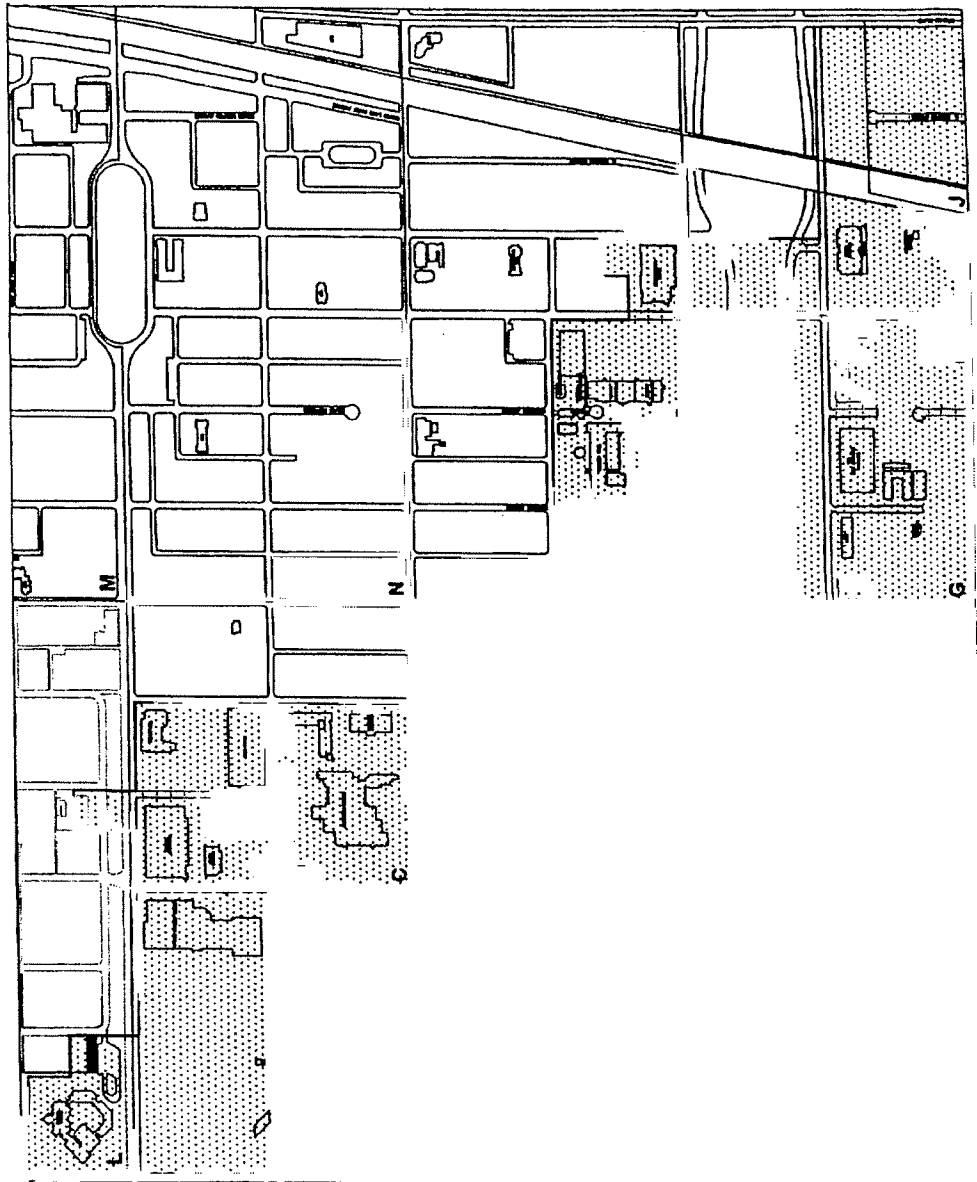
 Proposed planned development

 Underlying Zoning



REVISED: APRIL 14, 2005





Proposed Planned Development Area.



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

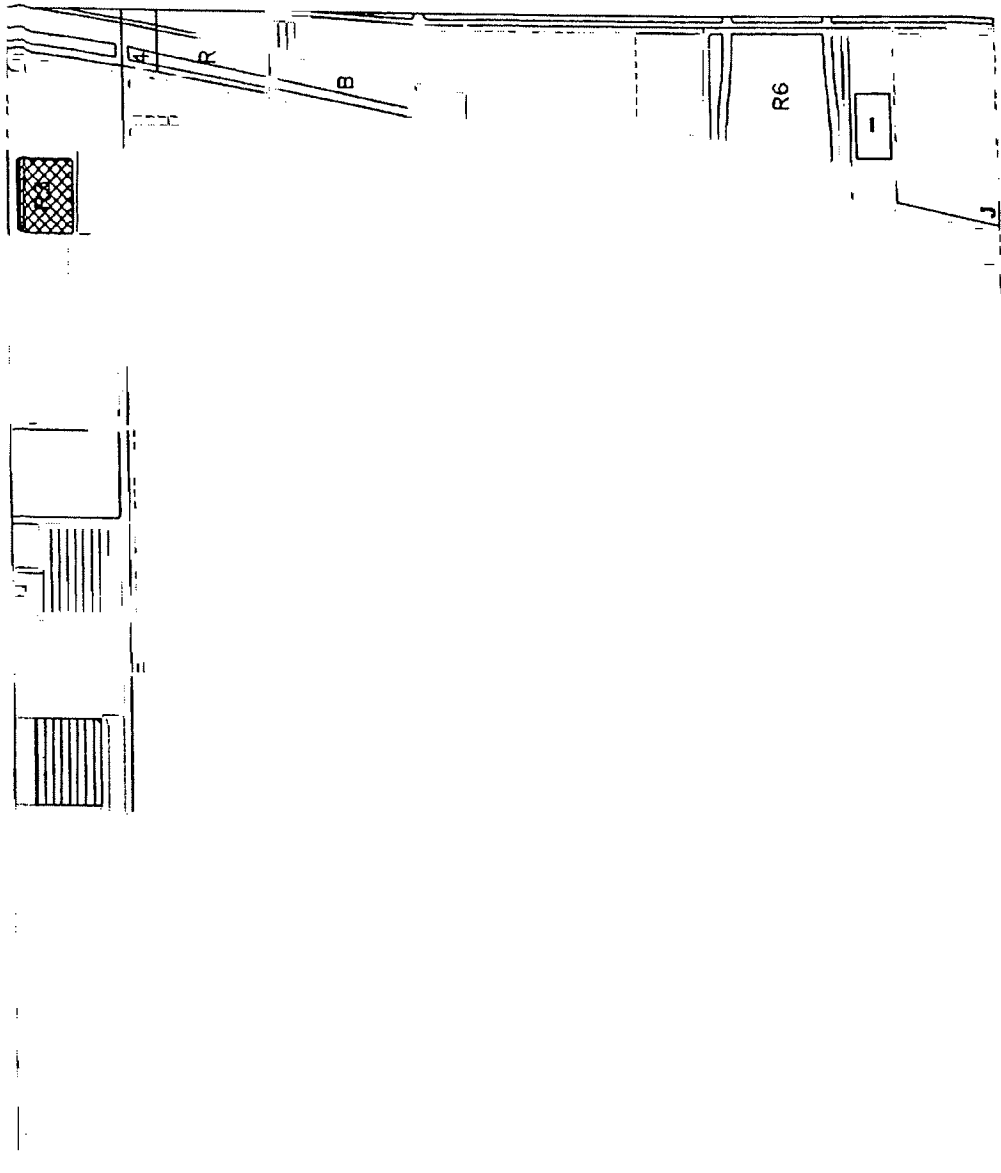
FEBRUARY 2005

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**

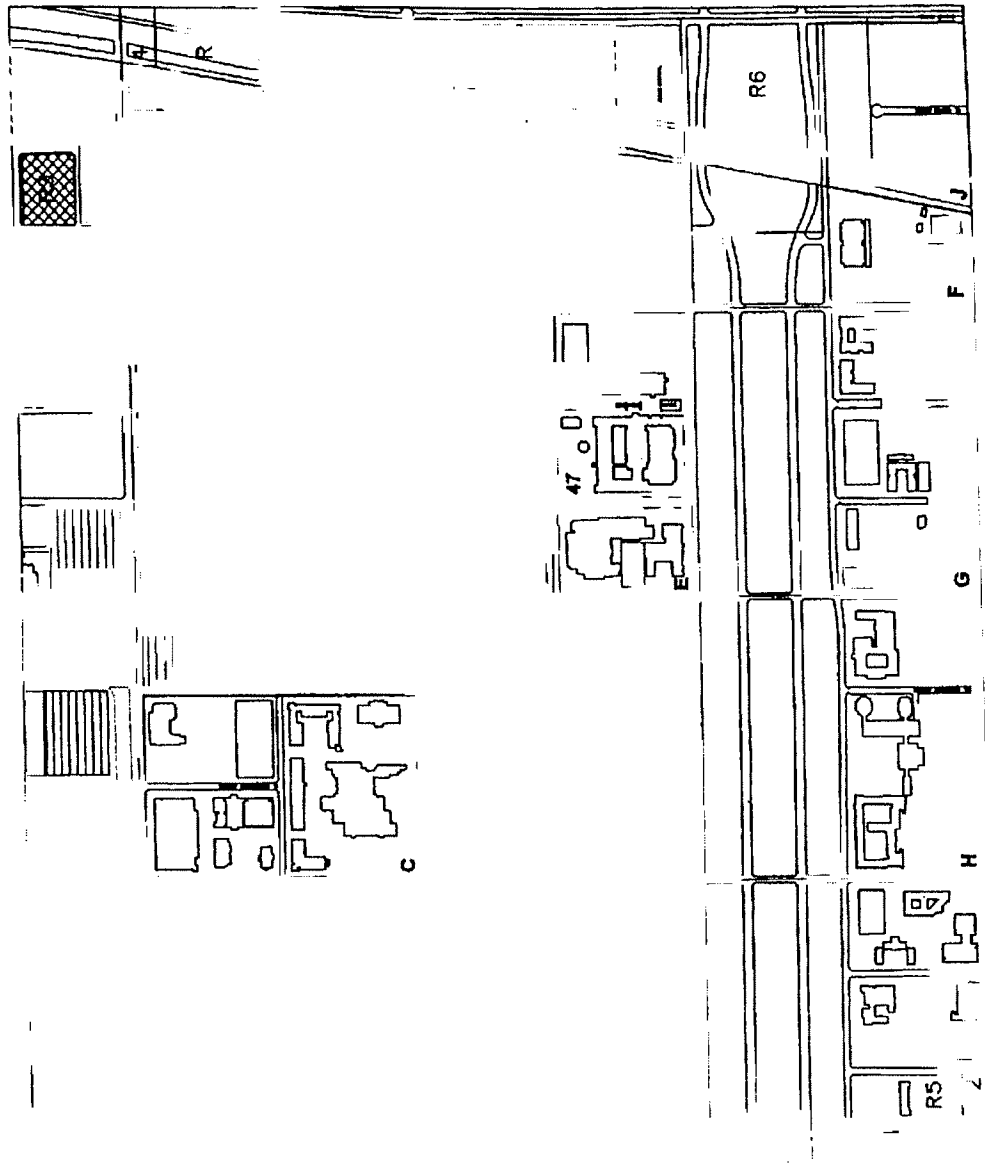
FEBRUARY 2005

OFFICE OF FACILITIES SERVICES

-  Residential
-  Business
-  Institutional



Existing Adjacent Land-Use Plan.



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

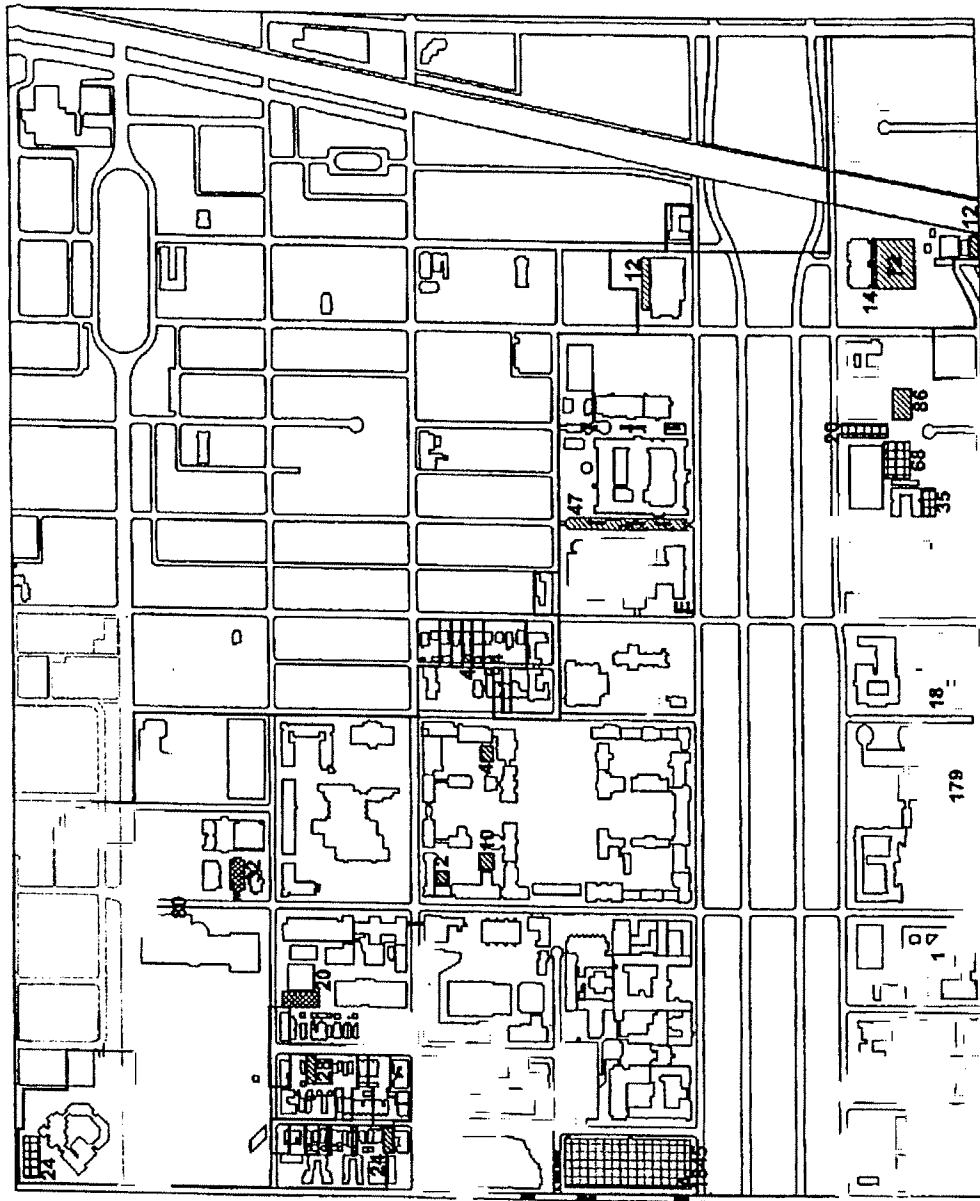
FEBRUARY 2005

OFFICE OF FACILITIES SERVICES

-  Residential
-  Business
-  Institutional



Parking Supply With Proposed Additions.



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

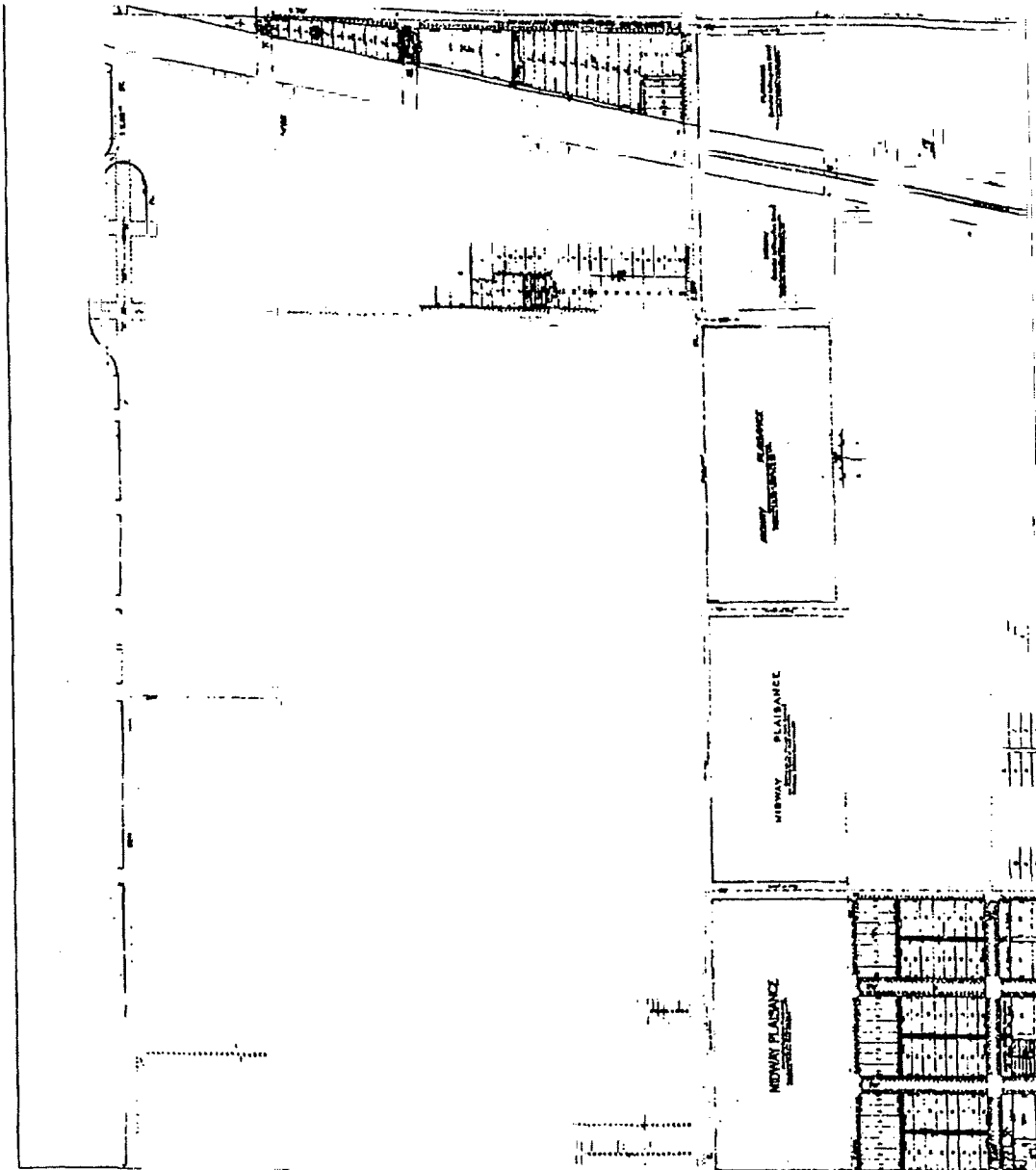
FEBRUARY 2005

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

