

APPLICATION NUMBER _____

CITY OF CHICAGO

AN APPLICATION TO THE CHICAGO PLAN COMMISSION UNDER THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE

(This Application Must Be Typewritten)

The Chicago Plan Commission has provided this Application Form in accordance with Section 194B-6.1 (a) of the Lake Michigan and Chicago Lakefront Protection Ordinance. The Conditions under which the provisions of this Ordinance are applicable are stated in Section 194B-5.1 of the Ordinance. The process of Plan Commission review and public hearing on each proposal within the Lake Michigan and Chicago Lakefront Protection District will commence with the Applicant's submission to the Chicago Plan Commission of a completed Application Form and the required proof of notice. Strict compliance with Section 194B-6.1(c) is required.

The staff of the Department of Planning is available to provide technical assistance to the Applicant, before preparation of his application, during the processing stages, and to review the application at submission to the Chicago Plan Commission. Copies of the Ordinance and this Application Form and examples of forms for both notification and proof of notice, are available from the Commissioner of Planning, in Room 1003, Lakefront Unit, City Hall, 121 N. La Salle Street, Chicago, Illinois 60602. Phone 744-6551.

This Application Form consists of Five Parts on 17 pages:

- Part One: General Information
- Part Two: Character of Proposal
- Part Three: Zoning Information
- Part Four: Potential Impact of Proposal (2 Sections)
- Part Five: Disclosure Forms (6 Sections)

A copy of this Application will be available for public inspection in the office of the Commissioner of Planning, Room 1000, five days prior to the date of which the public hearing on this Application before the Chicago Plan Commission is to commence.

-SECTION BELOW FOR OFFICE USE ONLY-

Date of receipt in DP: _____
In Bldgs.: _____

ZBA action necessary? ____ yes ____ no: Type and Status: _____

Date of Applicant Notice to taxpayers of record: _____

Disclosure necessary? ____ yes ____ no

Date set for public hearing: _____

Simultaneous Planned Development processing ____ yes ____ no

Date on which Plan Commission published newspaper notice: _____

Previous Application this address? ____ yes ____ no; number: _____

Date of publication of report of Commissioner of DP: _____

Zoning map amendment? ____ yes ____ no: # _____

Date forwarded to: DIS _____; DSS _____;
DPW _____; Pk. D. _____;
Other _____

DISPOSITION

Approved _____
Disapproved _____
Continued _____, to: _____
Date Applicant notified of decision: _____

SITE ADDRESS 5752 -5826 S. Stony Island Ave.

PART ONE

LAW OFFICES
DALEY AND GEORGE, LTD.

TWO FIRST NATIONAL PLAZA
SUITE 400
20 SOUTH CLARK STREET
CHICAGO, ILLINOIS 60603-1835

TELEPHONE
(312) 726-8797

FACSIMILE
(312) 726-8819

MICHAEL DALEY
JOHN J. GEORGE
CHRIS A. LEACH
RICHARD A. TOTH
KATHLEEN A. DUNCAN
ADAM J. PENKHUS

June 7, 2012

Chairman, Chicago Plan Commission
Room 703 – City Hall
Chicago, Illinois 60602

In re: 5752-5826 South Stony Island Avenue


The undersigned, John J. George, being first duly sworn on oath, deposes and says the following:

That the undersigned certifies that he has complied with the requirements of Sec. 16-4-100 of Chapter 194B of the Chicago Municipal Code, by sending the attached letter by USPS First Class Mail, to such property owners who appear to be the owners of said property within the subject area not solely owned by the applicant, and to the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of public roads, streets, alleys and other public ways, or a total distance limited to 400 feet, and that the notice contained the address of the subject property, a brief statement of the nature of the application, the name and address of the applicant and the statement that the applicant intends to file said application for approval under the Chicago Lakefront Protection Ordinance on approximately June 7, 2012; that the applicant has made a bonafide effort to determine the addresses of the parties to be notified; that the applicant certifies that the accompanying list of names and addresses of surrounding property owners within 250 feet, recognizing the above limits, is a complete list containing the names and last known addresses of the owners of the property required to be served and that the applicant has furnished in addition a list of the persons so served.



John J. George

Subscribed and Sworn to before
me this 7th day of June, 2012.



Notary Public



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DALEY AND GEORGE, LTD.

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June 7, 2012

USPS – FIRST CLASS MAIL

In re: 5752-5826 South Stony Island Avenue
Chicago, Illinois

Dear Property Owner or Resident:

In accordance with the requirements for an approval under the Lake Michigan and Chicago Lakefront Protection Ordinance, please be informed that on or about June 7, 2012, I, the undersigned attorney, will file an Application for approval under the Chicago Lakefront Protection Ordinance on behalf of the Applicant, The University of Chicago, for the property located at 5752-5826 South Stony Island Avenue, Chicago, Illinois.

The purpose of the proposed Chicago Lakefront Protection Ordinance approval is to allow the construction of an early childhood center building for approximately 124 students ranging in age from 6 weeks to 5 years old. There will be approximately 24 employees at the facility. This project is located in Subarea B of Institutional Planned Development No. 215.

The Applicant and Owner of the property is The University of Chicago whose business address is 5555 South Ellis Avenue, Chicago, Illinois 60637 Attention: David Culcasi.

I am the attorney for the Applicant. My address is 20 South Clark Street, Suite 400, Chicago, Illinois 60603. Please feel free to contact me at (312) 726-8797 if you should desire additional information concerning the Application.

Please note that the Applicant is not seeking to purchase or rezone your property. The Applicant is required by law to send you this notice because you own property located within 250 feet of the subject property.

Sincerely,



John J. George

PART TWO

Figure 1

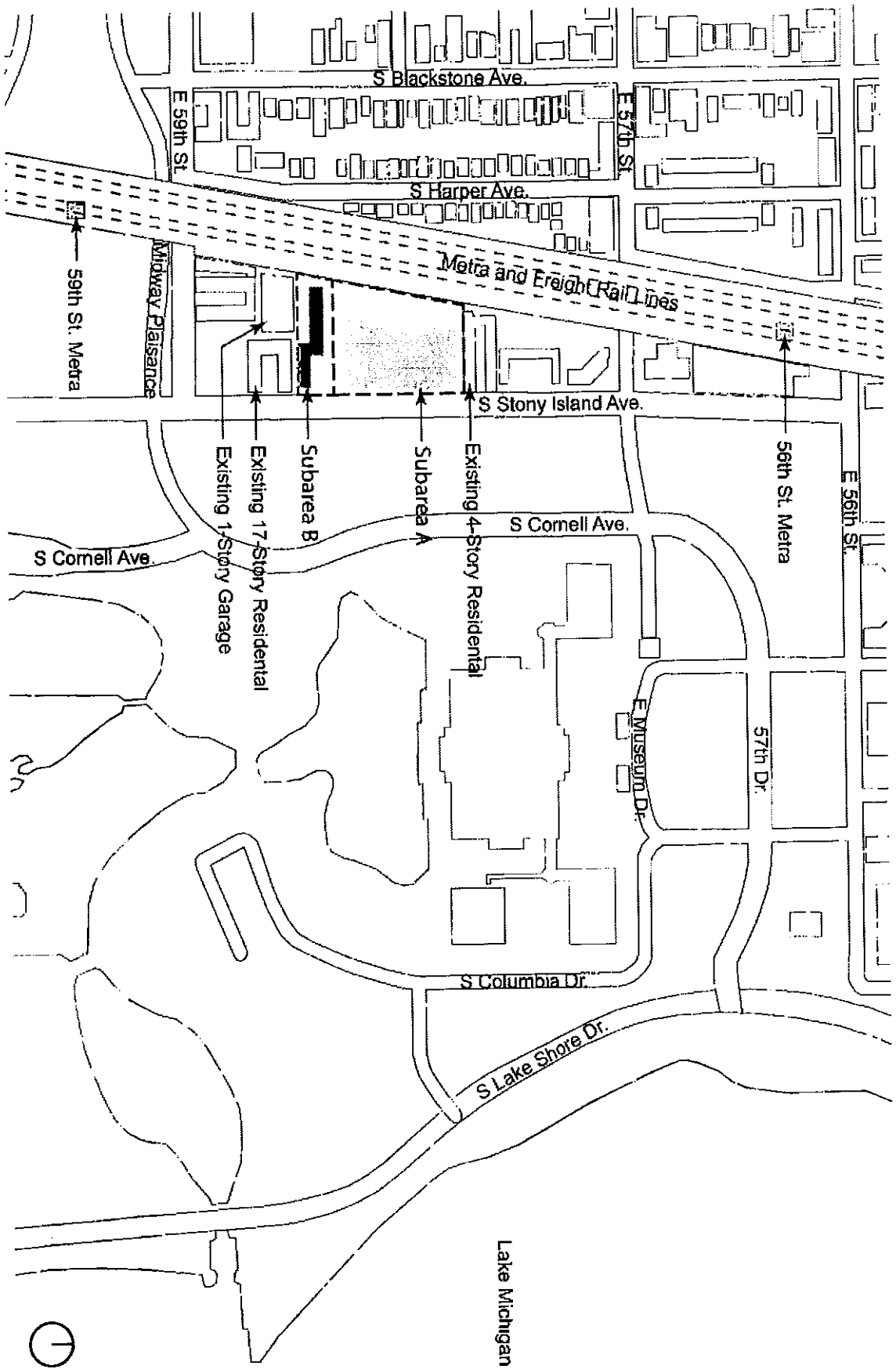
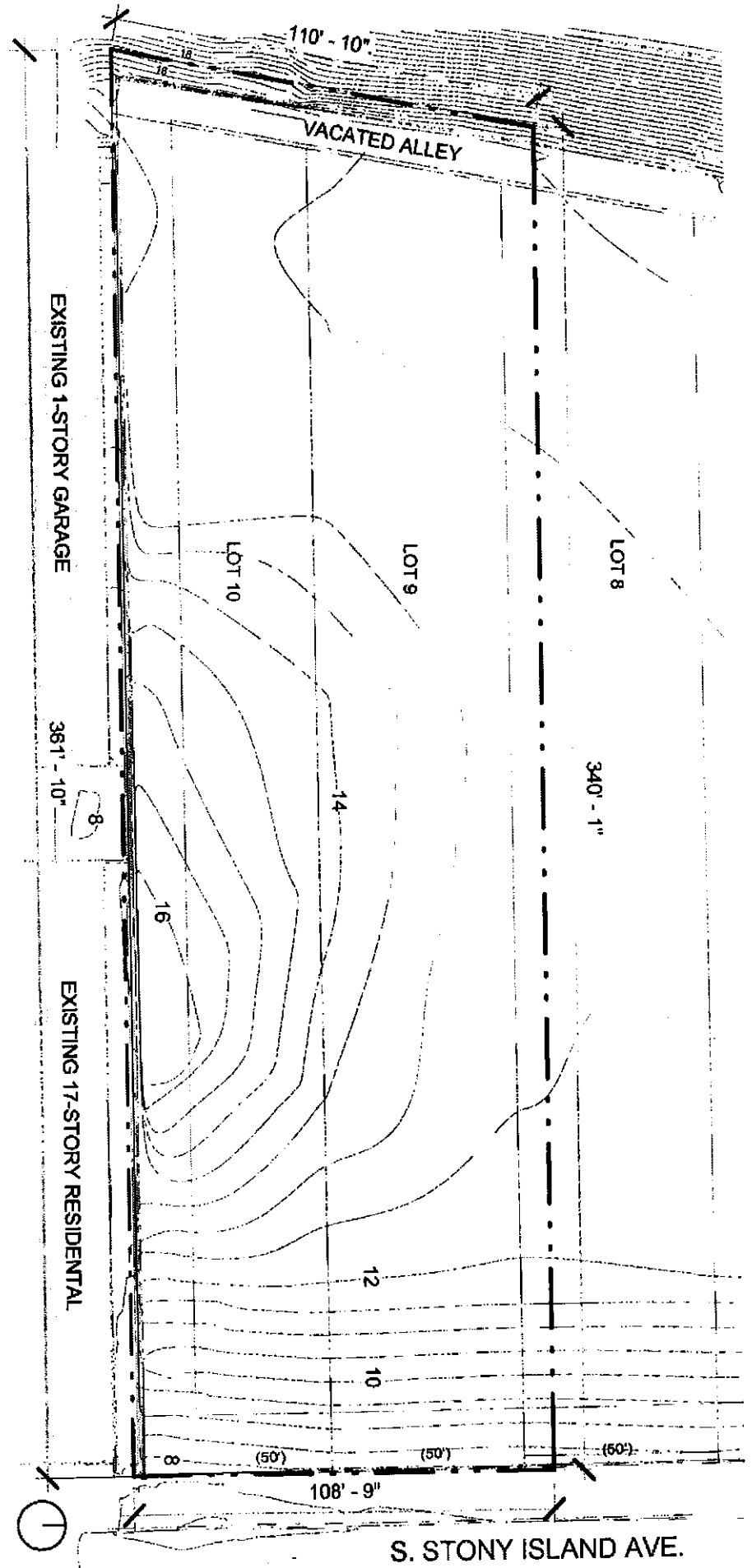


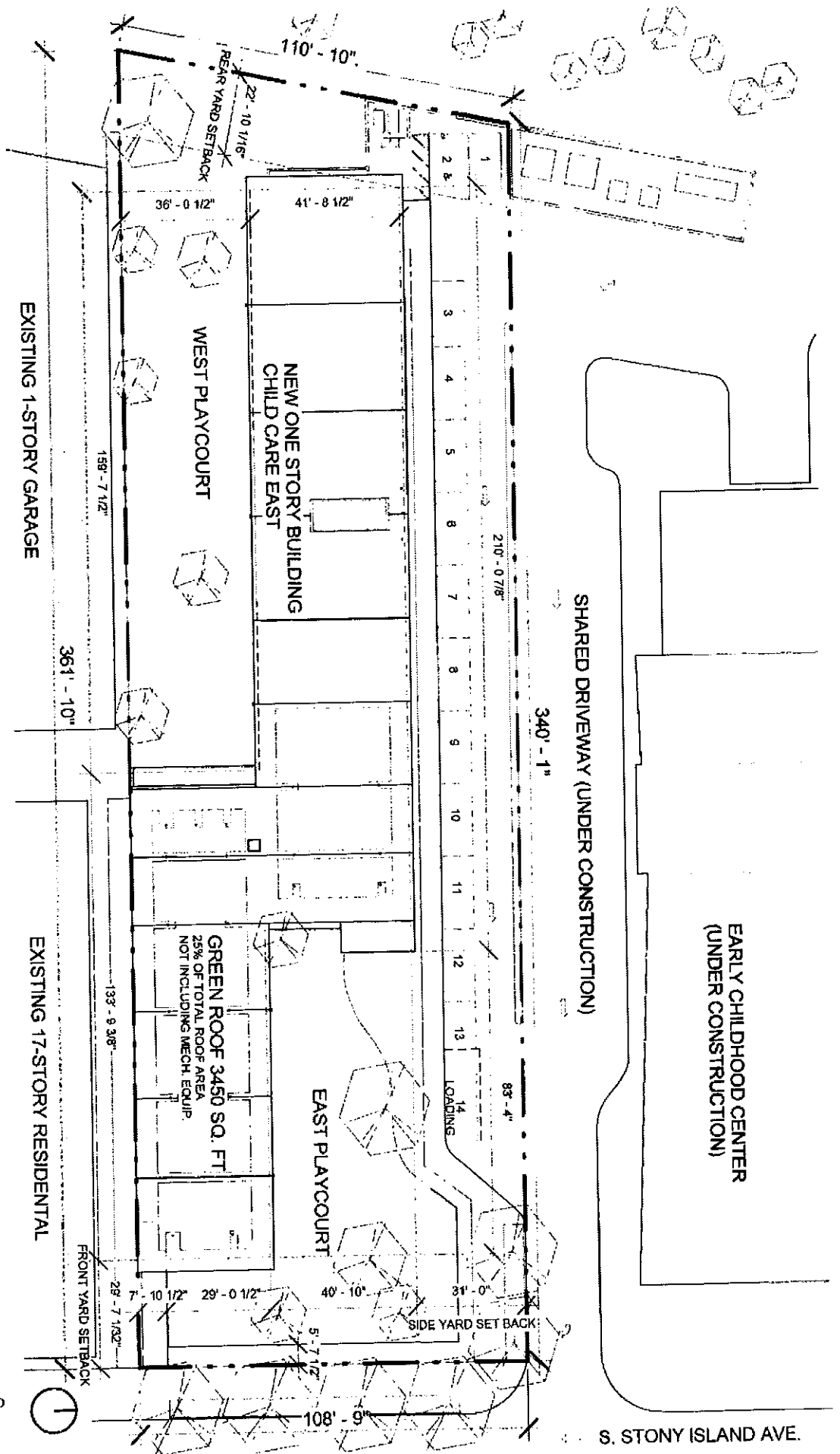
Figure 2



Applicant: The University of Chicago
Date: June 7, 2012
Revised:

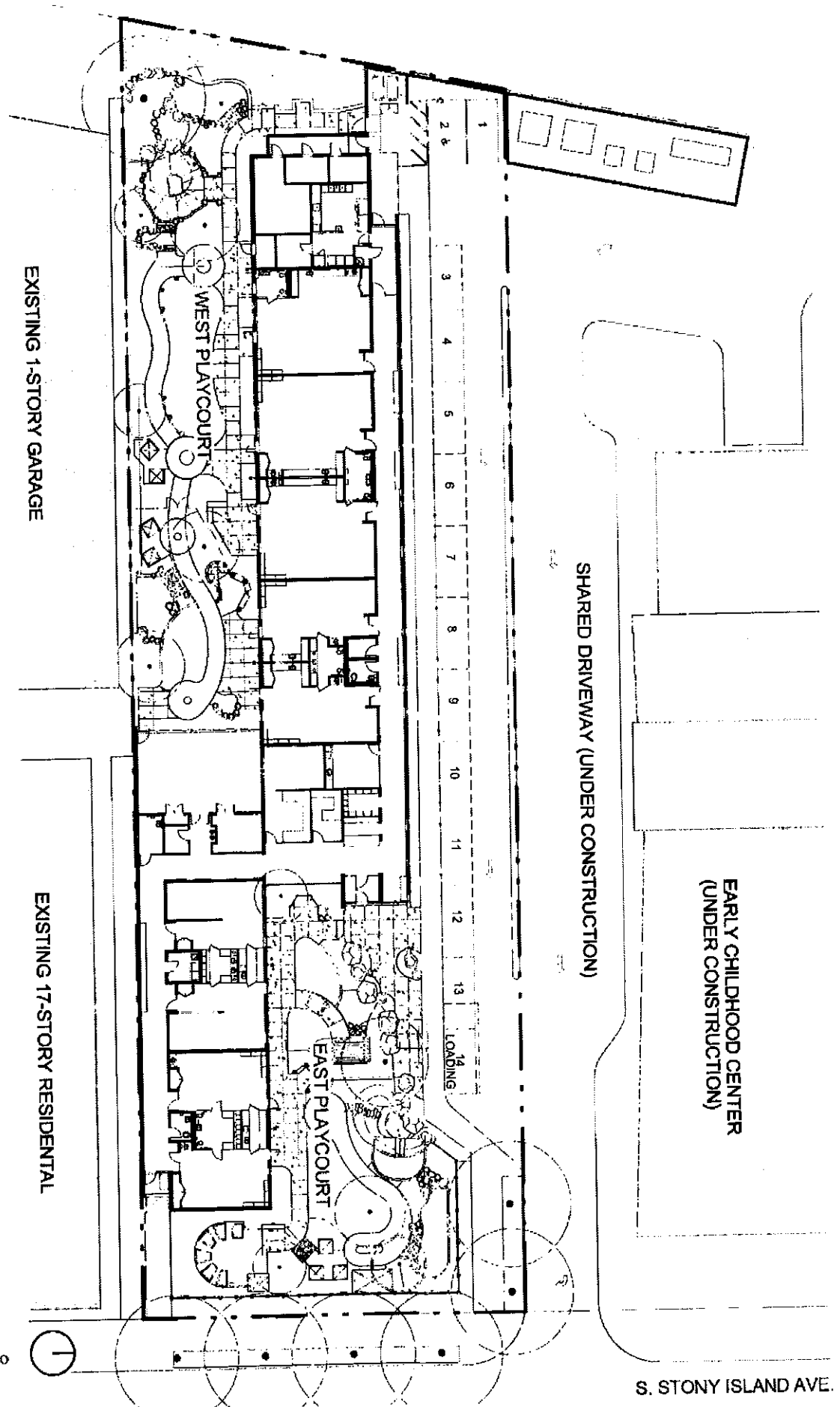
S. STONY ISLAND AVE.

Figure 3



Applicant: The University of Chicago
 Date: June 7, 2012
 Revised:

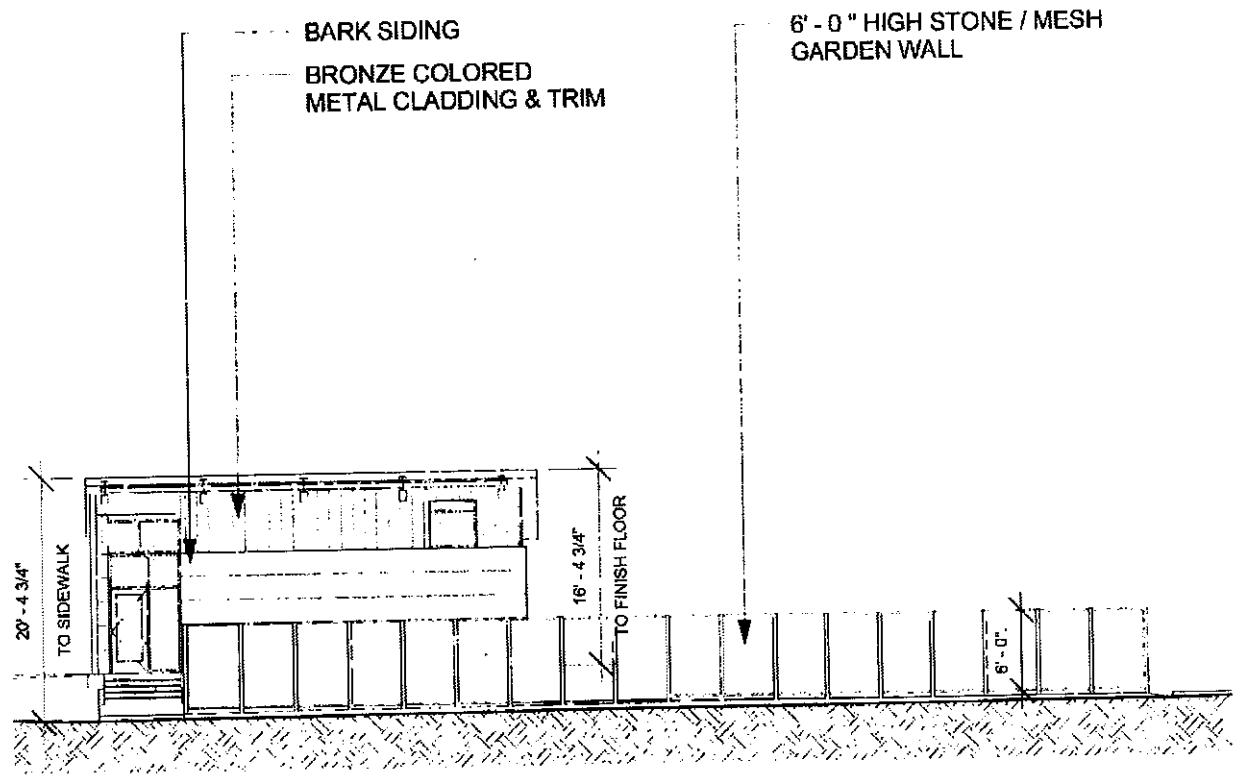
Figure 4



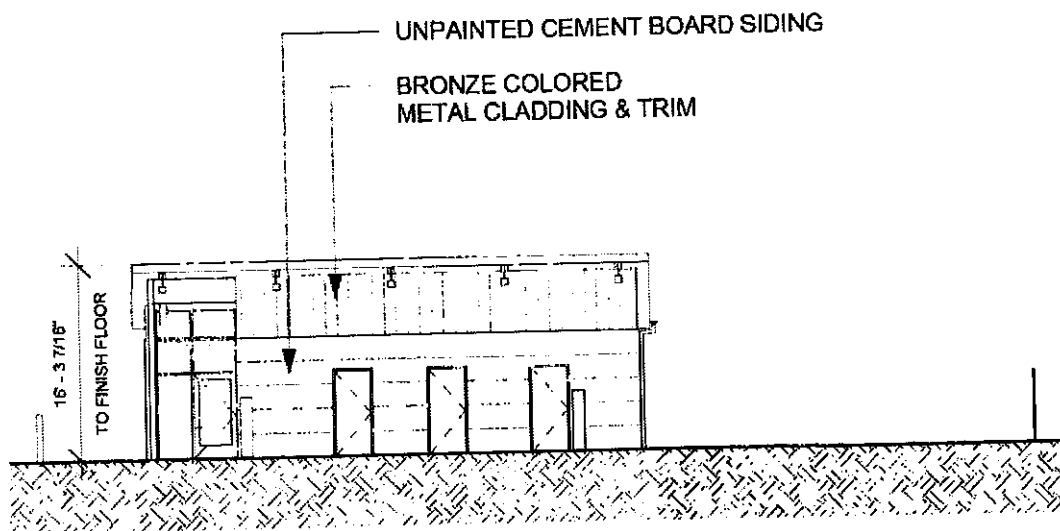
Applicant: The University of Chicago
Date: June 7, 2012
Revised:

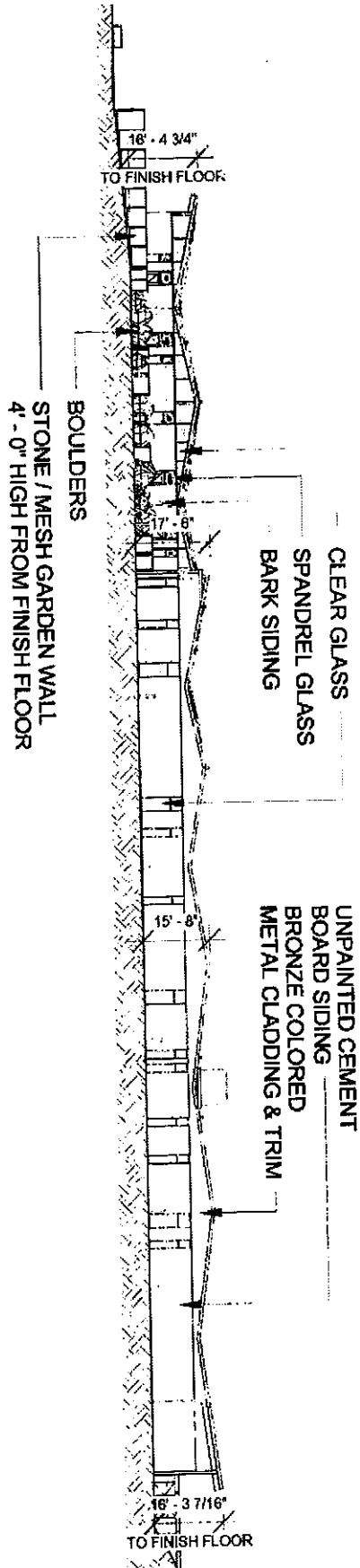
S. STONY ISLAND AVE.

Figure 5

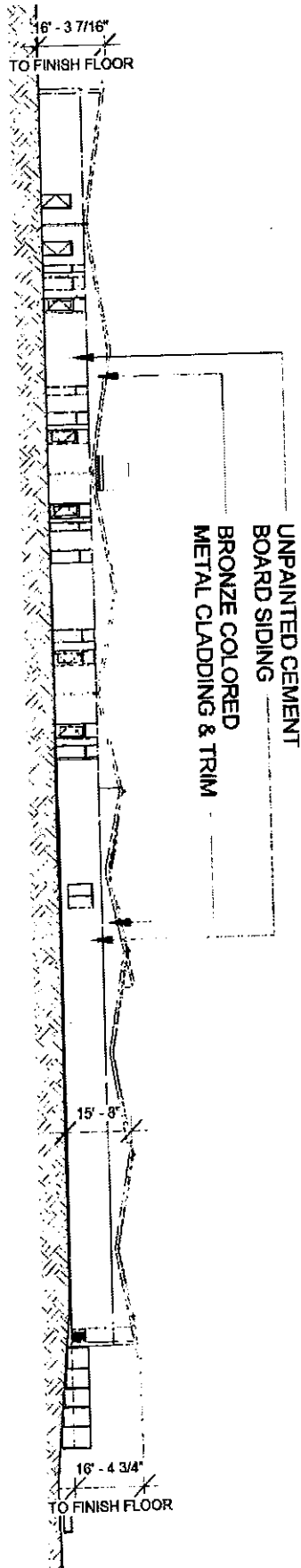


Applicant: The University of Chicago
Date: June 7, 2012
Revised:





Applicant: The University of Chicago
Date: June 7, 2012
Revised:



Applicant: The University of Chicago
Date: June 7, 2012
Revised:

Figure 6





Narrative

**The University of Chicago
Childcare Center East
Project Narrative**

Description of Proposed Development

Applicant Information

Applicant: The University of Chicago

Contact: David Culcasi
Project Manager
The University of Chicago
Capital Project Delivery
Facilities Services
5555 South Ellis Avenue
Chicago, IL 60637

Control of Property: The University of Chicago owns the property.

Site

Location: 5752-5826 South Stony Island Avenue – This application relates only to “Subarea B” of PD215

Size: (Subarea B of PD215) – 37,964 square feet (0.8716 acres)

Current Condition: Subarea B of PD215 is currently vacant. Shapiro Hall, the Early Childhood Center for the University of Chicago Laboratory School, is currently under construction on Subarea A and is expected to be completed by September 2013.

Context

Adjacent uses: To the north of the site is the University of Chicago Laboratory School Earl Shapiro Hall (5800 S. Stony Island Ave.), currently under construction, and also a 4-story masonry apartment building (5736 S. Stony Island Ave.)

To the east is Stony Island Avenue, with Jackson Park, the Museum of Science and Industry, and the lakefront beyond.

To the south is a 17-story masonry condominium building (5830 S. Stony Island Ave.) facing Stony Island Avenue, with a 2-story masonry garage at the rear.

To the west is a Metra Railroad Line.

Lakefront Ordinance: The site is within the private use zone boundaries of the Lakefront Protection Ordinance.

The Project

Description: The project entails the new construction of an early childcare center for the University of Chicago. The 12,900 square foot single-story facility will serve 124 students ranging in age from 6 weeks to 5 years old.

Inspired by the historic landscape located to the east, the center will integrate the natural environment in its child development curriculum. Two exterior play courts, intended for year round use, extend the learning environment of the adjacent classrooms, which are situated in two overlapping wings.

The eastern play court, punctuated by ancient glacial boulders and ornamental trees, provides for physical challenges and exploration appropriate for infants and toddlers. The playscape includes tricycle paths, a sand play area, a garden area, and a slide built into a landscape berm. A variety of natural textures encircle the court including the tree bark siding of the east wing and the layered crushed stone of the east garden wall, which is held in place by a wired mesh trellis.

The western play court, intended for the older children, has climbing elements in addition to a similar playscape built at a larger scale. In contrast to the east wing, the west wing is clad in an unpainted cement board.

Both wings are topped by a gently folded roof, with ridges centered over paired classrooms, to maintain a low but spirited profile.

Construction Type: IC, Fire Protective Construction

Façade Materials: Natural tree bark siding, unpainted cement board, and bronze colored aluminum panels and trim

Site Planning: Sub-Area B:
North Setback (from Subarea A): 31'-0"
East Setback: 29'-7"
South Setback: 0'
West Setback: 22'-10"

8 parking spaces, including one accessible space and 6 drop-off spaces will be provided for Sub-Area B.

One loading space, which shares footprint with two of the drop-off spaces will be provided for Sub-Area B.

Under the new parkway trees planted along Stony Island, a continuous bed of ground cover will be surrounded by a low fence to discourage drop-offs along the street curb. Vines and ivy, planted in a berm west of the public sidewalk, will climb the mesh structure of the east court's garden wall.

Situated at the overlap of the two wings, the main entry will be easily accessed from the adjacent parking and drop off areas to the north. Although the Childcare Center will share the vehicular driveways constructed along Stony Island for Earl Shapiro Hall, a low curb will separate a private driveway which will serve the Center's parking and drop-off spaces. A small forecourt east of the main entry, created by an undulation in the garden wall, will accommodate bicycle parking.

Environmental

Green roof: Childcare Center East will include an extensive tray type green roof system on the east wing, totaling 3,250 square feet, 25% of the total roof area (minus the area of rooftop mechanical equipment).

LEED: Childcare Center East will be designed and constructed to achieve Silver Certification as defined by the United States Green Building Council (USGBC).

Stormwater: Sufficient stormwater storage for Subarea B was accounted for in the stormtrap detention system installed in compliance with the City of Chicago Stormwater Management Ordinance in Subarea A. Two connections will be made to the existing system along the north boundary of Subarea B.

Economic Impact

Project Cost: The Project Cost is estimated as follows:

| | |
|---------------------|---------------|
| Hard Costs: | \$5.6M |
| <u>Soft Costs:</u> | <u>\$1.4M</u> |
| Total Project Cost: | \$7.0M |

Jobs: The estimated number of jobs created by the project is as follows:

| | |
|--------------------|--------------|
| Construction Jobs: | 53 (average) |
| Permanent Jobs: | 22 |

Zoning

PD Requirement: The site is currently classified as Institutional Planned Development No. 215, approved on November 3, 2010. The 2010 amendment allowed Subarea B to be developed in accordance with Site Plan Approval. Applicant is separately seeking Site Plan Approval from the Department of Housing and Economic Development.

Current Zoning: Institutional Planned Development No. 215 (adopted November 3, 2010)

| IPD No. 215, as Amended, Requirements | | | |
|--|------------------------------|-----------------------------|---|
| Category | Sub-Area A (ECC) | Sub-Area B (Childcare East) | Total |
| Net Site Area | 118,524 SF (2.7209 acres) | 37,964 SF (0.8716 acres) | 156,488 SF (3.5925 acres) |
| Gross Site Area | | | 179,123 SF (4.1121 acres) Note: Gross Site Area = Net Site Area (156,488 SF / 3.5925 acres) + Area in Adjoining Right-of-Way (22,635 SF / 0.5196 acres) |
| Maximum FAR | 4.40 | 4.40 | 4.40 |
| Maximum Percent of Land Covered | Per Approved Site Plan | Per Approved Site Plan | |
| Minimum Required Building Setbacks | Per Approved Site Plan | Per Approved Site Plan | |
| Maximum Building Height | 110 feet | 110 feet | 110 feet |
| Minimum Number of Accessory Parking Spaces | 34 spaces | 8 | To be determined |
| Minimum Number of Loading Spaces | One @ 10' x 50' | One @ 10'x25' | To be determined |
| Minimum Number of Bicycle Parking Spaces | 4 spaces | 4 spaces | 8 spaces |

PART THREE

PART THREE: ZONING INFORMATION

The Applicant shall provide the basic data on zoning considerations for the site of the proposal. Calculations may be shown below on this page and on page 8.

I. Is a planned development ordinance or an amendment to an existing planned development required or permitted for the subject site?

required permitted no

If a planned development approach is required, or if it is permitted and the Applicant chooses to seek a planned development amendment, the Applicant is not required to complete the remainder of Part Three of this Application Form.

Address: 5752-5826 S. Story Island Ave.

II Is Zoning Board of Appeals approval a variation or a special use either necessary or

contemplated in relation to the Applicant's proposal? yes no.

If "yes," please explain the nature of the approval.

III. Net Site Area and Existing Zoning District Classification (list that portion of the net site area in each):

| <u>District Classification</u> | <u>Area</u> |
|--------------------------------|-----------------------|
| A. PD 215-subarea B _____ | <u>37,964</u> sq. ft. |
| B. _____ | _____ sq. ft. |
| C. _____ | _____ sq. ft. |
| D. Total Net Site Area: | <u>37,964</u> sq. ft. |

IV. Dwelling Units N/A

A. Maximum units allowed

1. Without efficiency units: _____.
2. With maximum percent of efficiency units: _____.

B. Proposed number of units

1. Dwelling units: _____.
2. Efficiency Units: _____.
3. Total Units: _____.

C. Does the Applicant intend to increase allowable floor area by reducing the number of units constructed below the maximum allowed?

yes no.

If "yes" there will be _____ units fewer than the maximum allowed, and the Floor Area Ratio for the site will be increased by _____ %.

Address: 5752-5826 S. Stony Island Ave.

This page for calculations.

Address: 5752-5826 S. Stony Island Ave.

V. Bulk

- A. Base Floor Area Ratio (F.A.R.), without bonuses: 4.40 FAR allowed.
 B. Proposed F.A.R., include all bonuses: 0.35
 C. List all bonuses used in computing B., above:

1. N/A
 2. _____
 3. _____

- D. Proposed Floor Area: 13,278 sq. ft.
 E. Percentage of floor area devoted to interior recreation space, meeting rooms, etc. :
N/A %.

VI. Off-street Parking and Loading

| | <u>Minimum Required</u> | <u>Number Proposed</u> |
|-------------------|-------------------------|------------------------|
| A. Parking Spaces | <u>14</u> | <u>14</u> |
| B. Loading Docks | <u>1</u> | <u>1</u> |

VII. Setbacks

| | <u>Minimum</u> | <u>Proposed</u> |
|----------|----------------|----------------------------------|
| A. Front | <u>-</u> | <u>29'-7"</u> <u>N-31'-0"</u> |
| B. Side | <u>-</u> | <u>S-0'</u> |
| C. Rear | <u>-</u> | <u>22'-10"</u> |

Address: 5752-5826 S. Stony Island Ave.

PART FOUR: POTENTIAL IMPACT OF THE PROPOSAL

PART FOUR

PART FOUR: POTENTIAL IMPACT OF THE PROPOSAL

I. Fourteen Basic Policies

1. Complete the publicly owned and locally controlled park system along the entire Chicago lakefront.

The proposal removes no publicly owned and locally controlled park areas from the lakefront. The proposal supports this policy by enhancing the pedestrian experience on the routes to the lakefront.

2. Maintain and enhance the predominantly landscaped, spacious and continuous character of the lakeshore parks.

The proposal does not impact the open, landscaped character of the lakeshore parks.

3. Continue to improve the water quality and ecological balance of Lake Michigan.

Since the site is remote from the Lake itself, the proposal has no direct impact upon the water quality and ecological balance of Lake Michigan. All infrastructure and building development will conform to all applicable regulations concerning water purity and quality. Many building, fencing, and playground materials are sustainable and sourced from the Great Lakes region, reducing production- and transportation-related pollution. The planned native plantings will not require excessive watering, reducing stress on the local water supply.

4. Preserve the cultural, historical and recreational heritage of the lakeshore parks.

This heritage will be respected under the proposal.

5. Maintain and improve the formal character and open water vista of Grant Park with no new above ground structures permitted.

The proposal is remote from and does not affect the formal character or the open water vista of Grant Park.

6. Increase the diversity of recreational opportunities while emphasizing lake-oriented leisure time activities.

Applicant: THE UNIVERSITY OF CHICAGO
Premises: 5752-5826 SOUTH STONY ISLAND
Date: JUNE 6, 2012

By promoting the natural environment as a catalyst for child development within the curriculum and play courts and by prominently using natural materials in its construction, the project will cohere with and promote the historic landscape of Jackson Park.

7. Protect and develop natural lakeshore park and water area for wildlife habitation.

Existing lakeshore park and water areas for wildlife habitation are not adversely impacted. The site contains no natural lakeshore park or water areas.

8. Increase Personal Safety.

The proposed development will add to safety and security in the area because the existing vacant land will be replaced with an active educational facility. The presence of students, staff and visitors and improved lighting will increase the overall safety of the area.

9. Design all lake edge and lake construction to prevent detrimental shoreline erosion

The Applicant's proposal includes no lake edge or in-lake construction.

10. Ensure a harmonious relationship between the lakeshore parks and the community edge, but in no instance will further private development be permitted east of Lake Shore Drive.

The site includes no land east of Lake Shore Drive. The proposed one-story building hugs the earth. Its bark shingles echo the new trees that will be planted on the site and the existing trees that thrive in the park across the street. The garden wall surrounding the east play court will be fabricated from crushed stone held within wire mesh faces, which will serve as a trellis for climbing vines. The site itself will sit on a small rise, a nod to the ancient shoreline itself.

11. Improve access to the lakeshore parks and reduce through vehicular traffic on secondary park roads.

The proposal will not contribute to vehicular traffic on secondary park roads.

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Date: JUNE 6, 2012

12. Strengthen the parkway characteristics of Lake Shore Drive and prohibit any roadway of expressway standards.

The proposal does not include any roadway of expressway standards.

13. Ensure that all port, water supply and public facilities are designed to enhance lakefront character.

There are no port activities for the site. All water supply and public facilities will be designed so as to preserve and where possible enhance the character of the lakefront.

14. Coordinate all public and private development within the water, park and community zones.

The Applicant has engaged in extensive discussions with a wide variety of authorities, government agencies and private entities to ensure the proper coordination of this proposal.

The City's Department of Housing and Economic Development has been the coordinating agency for this undertaking and it is expected that this Department will continue to function in that role.

Applicant: THE UNIVERSITY OF CHICAGO
Premises: 5752-5826 SOUTH STONY ISLAND
Date: JUNE 6, 2012

except where such provisions are in substantial conflict with the purposes of this Ordinance or the Fourteen Basic Policies of the Lakefront Plan of Chicago.

The Applicant's proposal is governed by and complies with all provisions of the Chicago Zoning Ordinance. The Applicant's proposal is included within a Planned Development Amendment to the Chicago Zoning Ordinance and the City's recommendation on density and use are satisfied in this proposal.

11. To achieve the above-stated purposes, the appropriate public agency should acquire such properties or rights as may be necessary or desirable;

This section is not applicable because Applicant is not a public agency.

12. To define and limit the powers and duties of the administrative body and officers as provided herein.

This section is not applicable because Applicant's proposal is for property in the Private Use Zone.

13. Nothing contained in the Lake Michigan and Chicago Lakefront Protection Ordinance shall be deemed to be a waiver or consent, license or permit to use any property or to locate, construct or maintain any building, structure or facility or to carry on any trade, industry, occupation or activity which may be otherwise required by law.

Applicant will obtain all applicable permits related to its proposal.

Applicant: THE UNIVERSITY OF CHICAGO
Premises: 5752-5826 SOUTH STONY ISLAND AVENUE
Date: JUNE 6, 2012