

**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 three hundred seventy-three thousand eight hundred and twenty-eight (9,373,828) square feet (two hundred fifteen and nineteen hundredths (215.19) acres) and 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 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 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 that may be formed to succeed the Applicant. Provided, however, that any application for an amendment or any other modification or change to a Subarea of this Planned Development may be made solely by the owner of that Subarea, and need not be made or require the authorization of the owners of any other Subarea.

4. This plan of development consist of twenty (20) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Subarea Map; Subarea Detail Maps; a Generalized Land-Use Plan; a Parking Supply with Proposed Additions Plan; a Receiving Dock Locations Plan; a Right-of-Way Adjustment Map; Site Plan, Landscape Plan and Elevations (North, South, East and West) for the Early Childhood Center West (5610 S. Drexel Ave.); Site Plan, Landscape Plan, and Elevations (North, South, East and West) for the William Eckhardt Research Center (5640 S. Ellis Ave.); and Site Plan, Landscape Plan and Elevations (North, South, East and West) for McGiffert House (5751 S. Woodlawn Ave.). Full-sized copies of the attached Site Plans, Landscape Plans and Building Elevations are on file with the Department of Housing and Economic Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control.

5. The property within the boundaries of Institutional Planned Development Number 43, as amended, is divided into twelve (12) subareas as depicted on the Subarea Map.

The following uses shall be permitted within the area delineated herein as Institutional Planned Development Number 43, as amended: College and University, School, Hospital and Medical Service, medical heliport, student and staff housing, Household Living

except SRO, related convenience type businesses, accessory and non-accessory parking and accessory uses as authorized by the Chicago Zoning Ordinance.

The uses permitted in each of the twelve (12) subareas are as follows:

Subarea A. College and University, Hospital and Medical Service, medical heliport, student and staff housing, and accessory uses related to the principal uses of the subarea.

Subarea B. College and University, Hospital and Medical Service, student and staff housing, day care, and accessory uses related to the principal uses of the subarea.

Subarea C. College and University, student and staff housing, and accessory uses related to the principal uses of the subarea.

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

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

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

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

Subarea H. College and University, student and staff housing, and accessory uses related to the principal uses of the subarea.

Subarea I. College and University, student and staff housing, day care, and accessory uses related to the principal uses of the subarea.

Subarea J. College and University, Household Living except Single-Room Occupancy, related convenience type businesses, and accessory uses related to the principal uses of the subarea.

Subarea L. College and University, Hospital and Medical Service, student and staff housing, multi-family dwelling accessory to a medical use, and accessory uses related to the principal uses of the subarea.

Subarea O. College and University, School, student and staff housing, residential support services, and accessory uses related to the principal uses of the subarea.

6. Identification signs shall be permitted within Institutional Planned Development Number 43, as amended, subject to the review and approval of the Department of Housing and Economic Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Housing and Economic Development. Off-premise signs are prohibited.

7. 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.

8. Any service drives or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Chicago Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of the 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 Housing and Economic Development.

9. Off-street parking and loading facilities will be provided in compliance with this plan of development as authorized by the Chicago Zoning Ordinance.

10. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. 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 Subareas D and E, where the limit shall be one hundred twenty (120) feet (approximately an eight (8) story building, based on approximately 15 feet floor to ceiling height) , and Subarea O, where the limit shall be sixty-five (65) feet (approximately a four (4) story building, based on approximately 15 feet floor to ceiling height) except for 5757 South University Avenue which has an existing one hundred sixty (160) foot tower which is permitted to remain.

11. The maximum permitted floor area ratio (F.A.R.) for the site shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of floor area ratio calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply.

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 Housing and Economic 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 adjacent public street 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.

The Main Quadrangle Zone (defined as Subarea D) is identified by the ensemble of original campus buildings serving a variety of disciplines and functions. The presence of Gothic Revival buildings evokes a character defined by a human scale and careful attention to detail and craft. This part of campus is distinguished as walkable with well-scaled open spaces connected by pedestrian pathways.

Adjacent to the Main Quadrangle Zone there is a transition zone that moves from the original ensemble of larger-scale academic and institutional buildings to the neighborhood-scaled institutional and residential buildings exemplified on University Avenue and Woodlawn Avenue. Future development in Subarea O should respect the well proportioned mix of smaller-scaled institutional buildings, repurposed single-family residences, and privately owned single-family residences. Future building planning and design shall respect and maintain the serene and walkable character of this soft transition zone.

The Applicant acknowledges that all twelve existing buildings on the 5700 block of South Woodlawn Avenue within this Planned Development, and within Subarea O, are listed on the National Register of Historic Places as part of the Hyde Park and Kenwood Historic District (excluding the McGiffert House, the “Historic Buildings”). Eight of the Historic Buildings are color-coded orange in the Chicago Historic Resources Survey (i.e., identified as potentially significant), two are rated yellow (i.e., identified as properties without individual significance, but with good physical integrity), and one, rated red, has been designated a Chicago Landmark (Robie House at 5757 South Woodlawn Avenue). In addition to any requirements imposed by this Planned Development, the Applicant understands and agrees that the orange-rated Historic Buildings are subject to Section 13-32-230 of the Municipal Code (regarding demolition) and that Robie House is subject to the Chicago Landmarks Ordinance. The inclusion of the Historic

Buildings in this Planned Development does not exempt the Applicant from complying with such provisions. Further, Applicant understands and agrees that Robie House at 5757 S. Woodlawn Ave. is a Chicago Landmark and that the Applicant shall give priority to the preservation and adaptive reuse of Chicago Landmark buildings. Work to designated Chicago Landmarks, herein specifically, Robie House, is subject to the review and approval of the Commission on Chicago Landmarks pursuant to the Chicago Landmarks Ordinance, Sec. 2-120-740.

Pursuant to the Zoning Ordinance (Section 17-8-0911) and Section 13-32-230 of the Municipal Code, the Applicant acknowledges that it is in the public interest to give priority to the adaptive reuse of historic resources, and agrees to retain and preserve the Character-Defining Features (as hereinafter defined) of the Historic Buildings whenever practicable. To the extent retention or preservation of a Character-Defining Feature is not practicable, Applicant agrees to renovate or adapt such Character-Defining Feature in a manner compatible with the historic character of the subject Historic Building and with the 5700 block of South Woodlawn Avenue. The term “Character-Defining Features” as used in this Planned Development means the prominent or distinctive aspects, qualities, or characteristics of a Historic Building that contribute significantly to its physical character. The Character-Defining Features of the Historic Buildings are identified in *The University of Chicago Woodlawn Avenue Plan, Subarea O, 2012-2016* (as such plan may hereafter be amended, the “Woodlawn Plan”). The Applicant prepared the Woodlawn Plan in order to set forth building level detail for each property that the Applicant owns on the 5700 block of South Woodlawn Avenue. The Woodlawn Plan shall include Character-Defining Features for each Historic Building, including Original Elements and Non-Original Elements, Guidelines for review of the Character-Defining Features of the Historic

Buildings, as well as terms for a community engagement process. The Woodlawn Plan will describe the existing condition of the Historic Buildings and outline future development plans for such buildings, if known. The Woodlawn Plan does not include final plans for the Historic Buildings and, therefore, remains subject to change. The Applicant acknowledges and agrees that any changes to the Woodlawn Plan must be made in accordance with the procedures set forth in the “Intentions” section of the plan. The Applicant further acknowledges and agrees that any work or changes affecting the Character-Defining Features of the Historic Buildings on the 5700 block of South Woodlawn Avenue shall be subject to the review and approval of the Historic Preservation Division of the Department of Housing and Economic Development as part of Part II review, and that the Historic Preservation Division shall base its review and approval upon the Woodlawn Plan and the Guidelines therein to assist in its decision-making with respect to such work or changes.

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 into the public way 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 Housing and Economic Development.

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 façade 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.).

In order to assure the T.M.P.'s effectiveness, the Applicant shall submit to the Commissioner of the Chicago Department of Transportation (with a copy to the Commissioner of Housing and Economic Development) a biannual report which will describe the previous two (2) years of 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 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. After meetings between the Applicant and the Chicago Department of Transportation, Applicant may 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.

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 Housing and Economic Development. Such modifications and approvals shall be kept on file with the Department of Transportation and the Department of Housing and Economic 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 principle 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 Housing and Economic Development.

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

The amount of required parking may be reduced by a maximum of twenty-percent (20%) if the Department of Housing and Economic 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 Housing and Economic 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, permeable 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 publicly accessible 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 within this planned development.

13. The terms, conditions and exhibits of the planned development ordinance may be modified administratively by the Zoning Administrator upon the request of the Applicant and after a determination by the Zoning Administrator that such modification is minor, appropriate, consistent with Section 17-13-0611 of the Chicago Zoning Ordinance and 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.

14. The improvements on the property shall be designed, constructed and maintained in substantial conformance with approved Site Plans or the plans and exhibits attached hereto and with the parkway and vehicle use area landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines

15. Prior to the issuance by the Department of Housing and Economic Development of a determination pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance (“Part II Approval”) of the improvements 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 Commissioner of the Department. Prior to the approval of such site and elevation plans for any new building containing more than 75,000 square feet of floor area, any building addition that contains more than 75,000 square feet of new floor area, any new building that is higher than 80 feet or any building addition that creates a total height that is higher than 80 feet, the Commissioner shall submit the plans to the Chicago Plan Commission for its information and comment. Notice of the hearing shall be posted by the Applicant on the property in question (but no written notice pursuant to Section 17-13-0107-A of the Zoning Ordinance, by the Applicant, shall be required). 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. Specific Site/Landscape Plans and Elevations are being approved by the Chicago Plan Commission though this planned development amendment for the William Eckhardt Research Center at 5640 South Ellis Avenue, the Co-Op Bookstore at 5751 South Woodlawn Avenue and the Early Childhood Center at 5610 South Drexel Avenue. As such, no separate site plan approval is required with respect to these three buildings following passage of this amendatory ordinance.

No site plan approval (other than the aforementioned approval for the Co-Op Bookstore) shall be granted by the Commissioner for any building on the 5700 block of South Woodlawn Avenue until the “Plan for University Owned Properties on Woodlawn Avenue” referred to in Statement 12 (A)(3) has been filed with the Department of Housing and Economic Development, Historic Preservation Division.

After approval of Site/Landscape and Elevation Plans, the approved plans may be changed or modified pursuant to the provisions of Statement 13 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.

A Site Plan 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 applicable 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 shall comply with Rules and Regulations for the Maintenance of Stockpiles, promulgated by the Commissioner of the Department of Streets and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.

17. Upon Part II Review, a Part II Review Fee shall be assessed by the Department of Housing and Economic Development pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance. The fee as determined by staff at the time is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.

18. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner that 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 Buildings until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.

19. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The William Eckhardt Research Center (5640 S. Ellis Ave.) shall be LEED certified and shall have a green roof on at least 25% of the building's net roof area (approximately 8,661 square feet of green roof). The Early Childhood Center West (5610 S. Drexel Ave.) shall be LEED certified and shall have a green roof on at least 25% of the building's net roof area (approximately 3,280 square feet of green roof). The Co-Op Bookstore at 5751 South Woodlawn Avenue shall have Energy Star-rated equipment for the new HVAC equipment to be installed and shall follow LEED Commercial Interiors fit out guidelines where possible. All other developments must be in compliance with the current City of Chicago Sustainable Development Policy set forth by the

Department of Housing and Economic Development in effect at the time of application for Site Plan Approval.

20. Unless substantial construction of the William Eckhardt Research Center at 5640 South Ellis Avenue, the Co-Op Bookstore at 5751 South Woodlawn Avenue or the Early Childhood Center West at 5610 South Drexel Avenue has commenced within six (6) years following the adoption of this planned development amendment, and unless completion is thereafter diligently pursued, then this planned development, only insofar as it pertains to approval of the Site Plan, Landscape Plan, and Building Elevations for the aforementioned project that has not begun construction, shall expire. All other provisions of this Planned Development shall be in full force and effect.