

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17, of the Municipal Code of Chicago, the Chicago Zoning Ordinance be amended by changing all the RS-3 Residential Single-Unit (Detached House) District and B3-1 Community Shopping District symbols and indications as shown on Map No. 12-D in the area bounded by

East 52nd Street; the alley next east of and parallel to South Cottage Grove Avenue; the alley next south of and parallel to East 52nd Street; the alley next west of and parallel to South Drexel Avenue; the alley next north of and parallel to East 53rd Street; the alley next east of and parallel to South Cottage Grove Avenue; East 53rd Street; and South Cottage Grove Avenue,

to those of a B3-2 Community Shopping District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the B3-2 Community Shopping District symbols and indications within the area hereinabove described to the designation of Institutional Planned Development Number _____, 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 thereof and to no others.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

RECEIVED

FEB 06 2013

CITY OF CHICAGO
DEPARTMENT OF HOUSING AND
ECONOMIC DEVELOPMENT

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

RECEIVED

FEB 06 2013

CITY OF CHICAGO
DEPARTMENT OF HOUSING AND
ECONOMIC DEVELOPMENT

1. ADDRESS of the property Applicant is seeking to rezone:

5201-45 South Cottage Grove

2. Ward Number that property is located in: 5th Ward Hairston

3. APPLICANT The University of Chicago

ADDRESS 5801 South Ellis Avenue CITY Chicago

STATE IL ZIP CODE 60637 PHONE 773-702-1700

EMAIL rbumste@uchicago.edu CONTACT PERSON Richard Bumstead

4. Is the applicant the owner of the property? YES NO
If the applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the application to proceed.

OWNER

ADDRESS CITY

STATE ZIP CODE PHONE

EMAIL CONTACT PERSON

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

ATTORNEY Meg George

ADDRESS 203 North Lasalle Street, Ste. 2300

CITY Chicago STATE IL ZIP CODE 60601

PHONE 312-628-7007 FAX 312-641-5137 EMAIL mgeorge@nealandleroy.com

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed on the Economic Disclosure Statements.

N/A

7. On what date did the owner acquire legal title to the subject property? 5425 S. Cottage Grove Ave. 5/13/2010
5245 S. Cottage Grove Ave. 11/23/2004

8. Has the present owner previously rezoned this property? If yes, when?

No

9. Present Zoning District RS-3, B3-1 Proposed Zoning District B3-2 then to IPD

10. Lot size in square feet (or dimensions) 3.14 Acres Total

11. Current Use of the property Institutional Accessory and Vacant

12. Reason for rezoning the property Creating a New IPD

13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)

See Attached Planned Development Statement and Exhibits

14. On May 14th, 2007, the Chicago City Council passed the Affordable Requirements Ordinance (ARO) that requires on-site affordable housing units or a financial contribution if residential housing projects receive a zoning change under certain circumstances. Based on the lot size of the project in question and the proposed zoning classification, is this project subject to the Affordable Requirements Ordinance? (See Fact Sheet for more information)

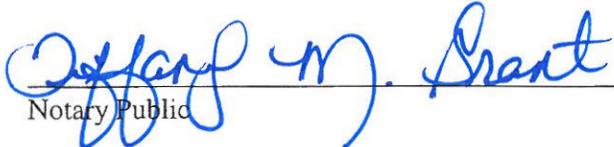
YES _____ NO X _____

COUNTY OF COOK
STATE OF ILLINOIS

Richard C. Bumstead, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.


Signature of Applicant

Subscribed and Sworn to before me this
30th day of November, 2012.


Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number ____, (“Planned Development”) consists of approximately 136,778 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (“Property”) and is owned or controlled by the Applicant, The University of Chicago.
2. 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 and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant’s successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans.

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Departments of Housing and Economic Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.

4. This Plan of Development consists of fifteen Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Right of Way Adjustment map; Site Plan; Landscape Plan; a Green Roof Plan; Building Elevations and Chicago Builds Green form submitted herein. Full-sized copies of the Site Plan, Landscape Plan 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

Applicant:	University of Chicago
Address:	5201-45 South Cottage Grove
Introduced:	February 13, 2013
Plan Commission:	TBD

control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.

5. The following uses are permitted uses in the area delineated herein as an Institutional Planned Development: Colleges and Universities, Building Maintenance Services, Motor Vehicle Repair (non-commercial), Accessory Parking, Contractor/Construction storage yard, Commercial Vehicle repair, Warehousing, and any other permitted uses in the B3-2 zoning district.
6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Housing and Economic Development. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 136,778 square feet.
9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Housing and Economic Development. 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.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Housing and Economic Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the

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Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.

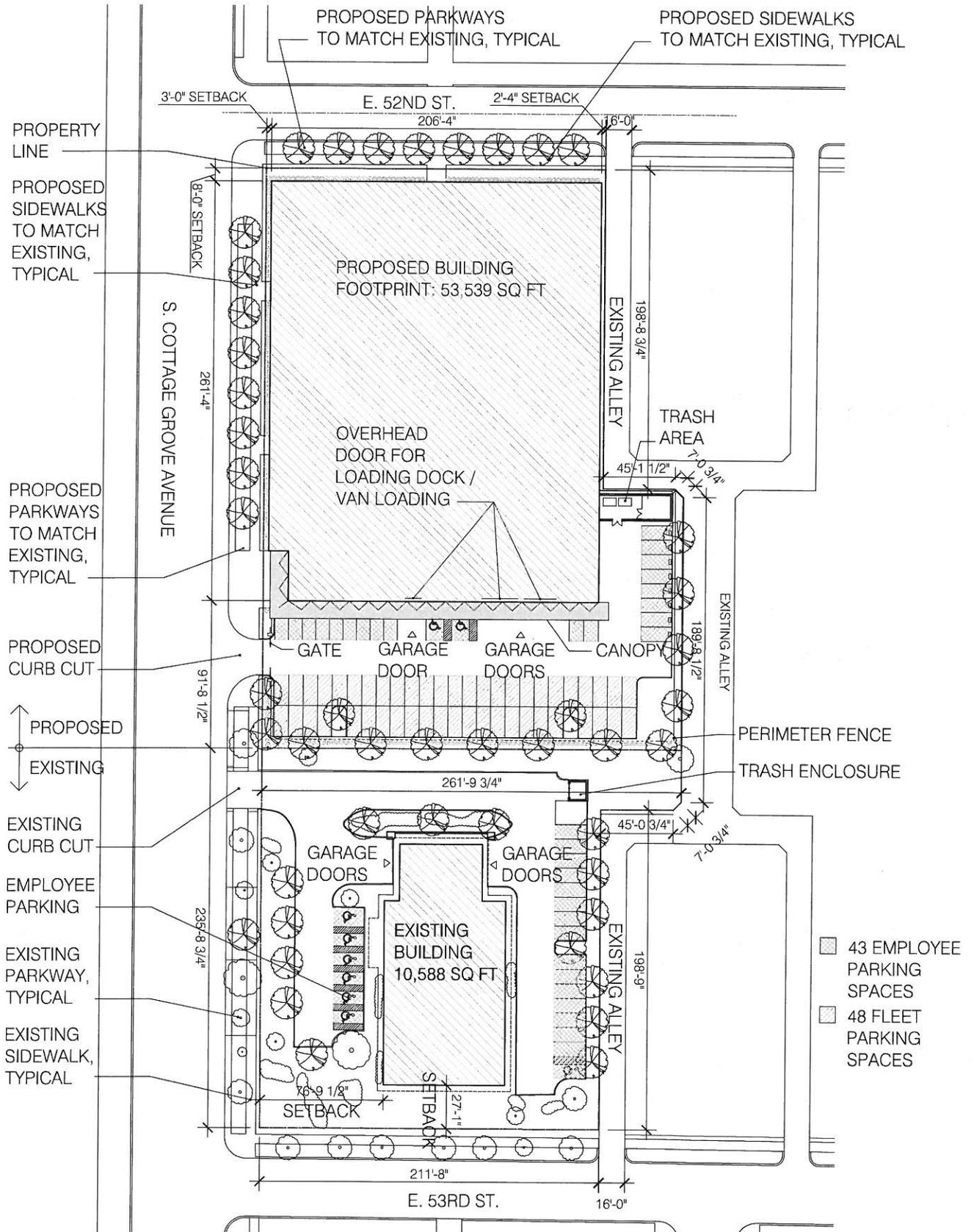
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. 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.
15. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Housing and Economic Development shall initiate a Zoning Map Amendment to rezone the property to (underlying zoning that formed the basis of this Planned Development).

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INSTITUTIONAL PLANNED DEVELOPMENT
BULK REGULATION AND DATA TABLE

Gross Site Area:	189,272 SF
Net Site Area:	136,778 (3.14 acres)
Maximum Floor Area Ratio:	2.20
Minimum Number of Off-Street Loading Spaces:	2
Minimum Number of Off-Street Parking Spaces:	81 (48 fleet parking)
Maximum Building Height:	60 feet (as measured in accordance with the Chicago Zoning Ordinance)
Minimum Required Setback:	In accordance with the Site Plan
Maximum Percent of Site Coverage:	In accordance with the Site Plan

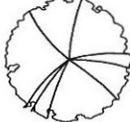
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 Date: February 13, 2013
 Revised:



Legend

	PROPERTY LINE		LAWN SOD
	ORNAMENTAL FENCE (6' HT.)		GROUND COVER & PERENNIALS
	SCREEN FENCE (6' HT.)		
	EXISTING TREE TO REMAIN		
	SHADE TREE, 2.5" CAL.	ATS VEHICULAR USE AREA = 21,092 SF	
	ORNAMENTAL TREE, 2.5" CAL.	INTERNAL LANDSCAPE REQ. (7.5%)	1,581 SF
	PERIMETER SHRUBS, 30" HT.	INTERNAL LANDSCAPE PROVIDED	3,722 SF
	EVERGREEN SHRUBS, 30" HT.	INTERNAL PARKING LOT TREES REQ.	13
		INTERNAL PARKING LOT TREES PROV.	13
		STATE FARM VEHICULAR USE AREA = 19,013 SF	
		INTERNAL LANDSCAPE REQ. (7.5%)	1,426 SF
		INTERNAL LANDSCAPE PROVIDED	2,140 SF
		INTERNAL PARKING LOT TREES REQ.	11
		INTERNAL PARKING LOT TREES PROV.	11

Plant Palette

Qty.	Key	Botanical name	Common name	Size	Notes
SHADE TREES					
8	ACA	<i>Acer freemanii</i> 'Autumn Blaze'	Autumn Blaze Freeman Maple	2.5" cal.	B&B
5	CEO	<i>Celtis occidentalis</i> 'Chicagoland'	Chicagoland Common Hackberry	2.5" cal.	B&B
4	GLT	<i>Gleditsia triacanthos</i> 'Skyline'	Skyline Thomless Honeylocust	2.5" cal.	B&B
3	QUM	<i>Quercus macrocarpa</i>	Bur Oak	2.5" cal.	B&B
5	TAD	<i>Taxodium distichum</i> 'Mickelson'	Shawnee Brave Bald Cypress	2.5" cal.	B&B
7	TIA	<i>Tilia americana</i> 'Redmond'	Redmond American Linden	2.5" cal.	B&B
10	ULP	<i>Ulmus x 'Patriot'</i>	Patriot Elm	2.5" cal.	B&B
ORNAMENTAL TREES					
2	CRC	<i>Crataegus crusgalli</i> var. <i>inermis</i>	Thornless Cockspur Hawthorn	2.5" cal.	
DECIDUOUS SHRUBS					
68	RHA	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Fragrant Sumac	24" Ht.	B&B
71	RIA	<i>Ribes alpinum</i> 'Green Mound'	Green Mound Alpine Currant	30" Ht.	B&B
52	SYP	<i>Syringa patula</i> 'Miss Kim'	Miss Kim Dwarf Lilac	30" Ht.	B&B
86	VIO	<i>Viburnum opulus</i> 'Compactum'	Com. Eur. Cranberrybush Vib.	30" Ht.	B&B
EVERGREEN SHRUBS					
250	JUH	<i>Juniperus horizontalis</i> 'Blue Chip'	Blue Chip Creeping Juniper	#3 Container	
54	TAD	<i>Taxus media</i> 'Densiformis'	Densiform Yew	24" Ht.	B&B
PERENNIALS					
1261	HEM	<i>Hemerocallis</i> Mix	Daylily		
		<i>Hemerocallis</i> 'Jolyene Nicole'	Jolyene Nicole Daylily	#1 Container 18" o.c.	
		<i>Hemerocallis</i> 'Happy Returns'	Happy Returns Daylily	#1 Container 18" o.c.	
450	NEF	<i>Nepeta faassenii</i>	Faassenii Catmint	#1 Container 18" o.c.	
ORNAMENTAL GRASSES					
306	SEA	<i>Sesleria autumnalis</i>	Autumn Moor Grass	#1 Container 24" o.c.	
GROUND COVER AND VINES					
1573	PAR	<i>Parthenocissus tricuspidata</i>	Boston Ivy	#1 Container 4' o.c.	

Notes:

- A. Existing trees indicated to remain shall be protected during construction.
- B. All plant materials shall be specimen quality. Trees shall be matched specimens from same nursery bloc
- C. All plant materials shall be B&B unless otherwise noted. Bare root plant materials will not be accepted.
- D. Shrubs on a single stem shall not be accepted. All shrubs shall be multi-stem, heavily branched and

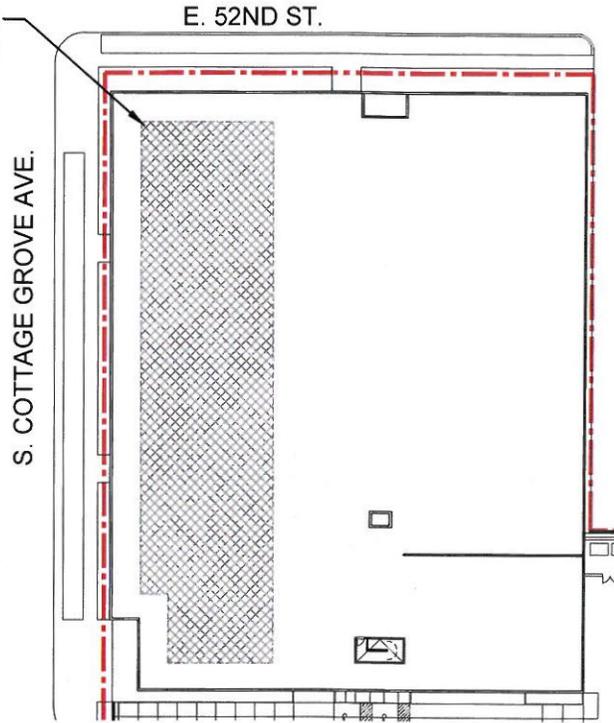
PRELIMINARY PLANT LIST AND ORDINANCE ANALYSIS

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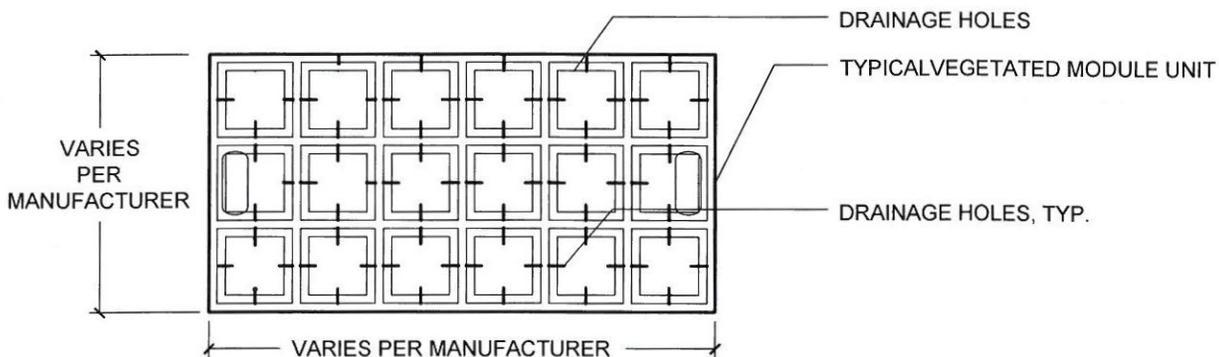
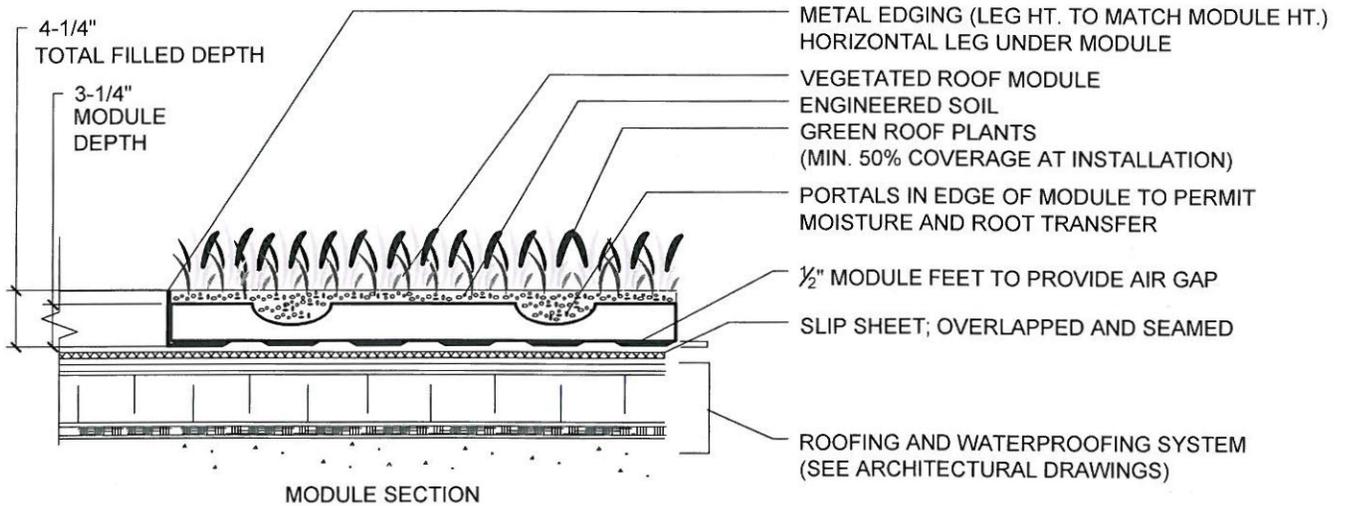
Revised:

PROPOSED GREEN ROOF: 13,385
SQ. FT. (25% COVERAGE)



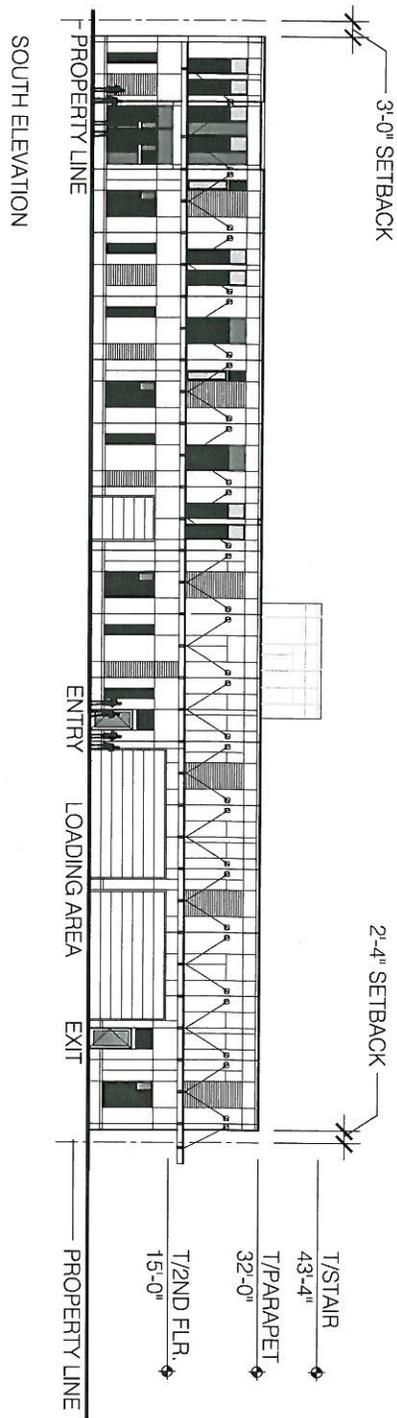
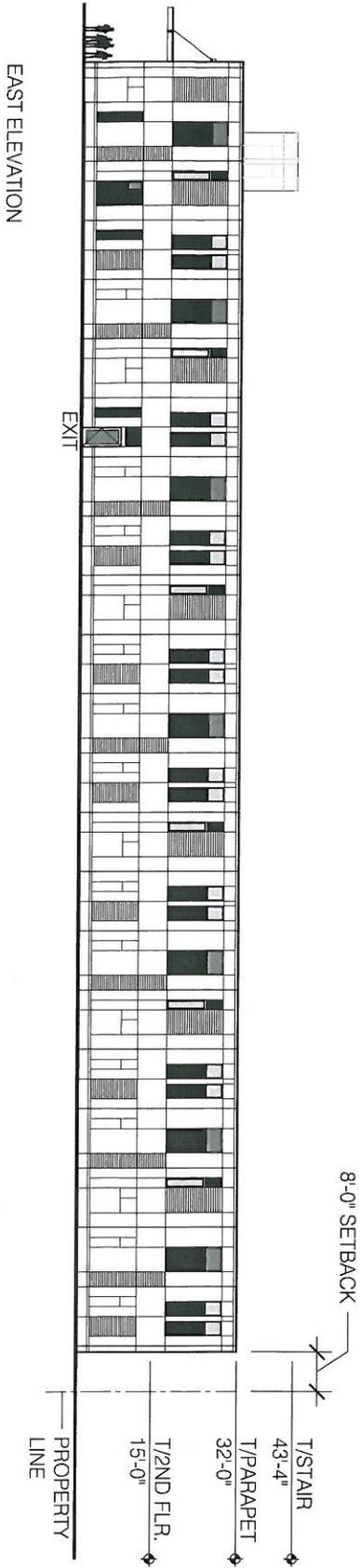
GREEN ROOF PLANT MIX

- Allium schoenoprasum 'Forescate'
- Allium senescens var. montanum
- Sedum album 'Coral Carpet'
- Sedum caudicicola 'Bertram Anderson'
- Sedum reflexum
- Sedum sexangulare
- Sedum spurium 'Royal Pink'



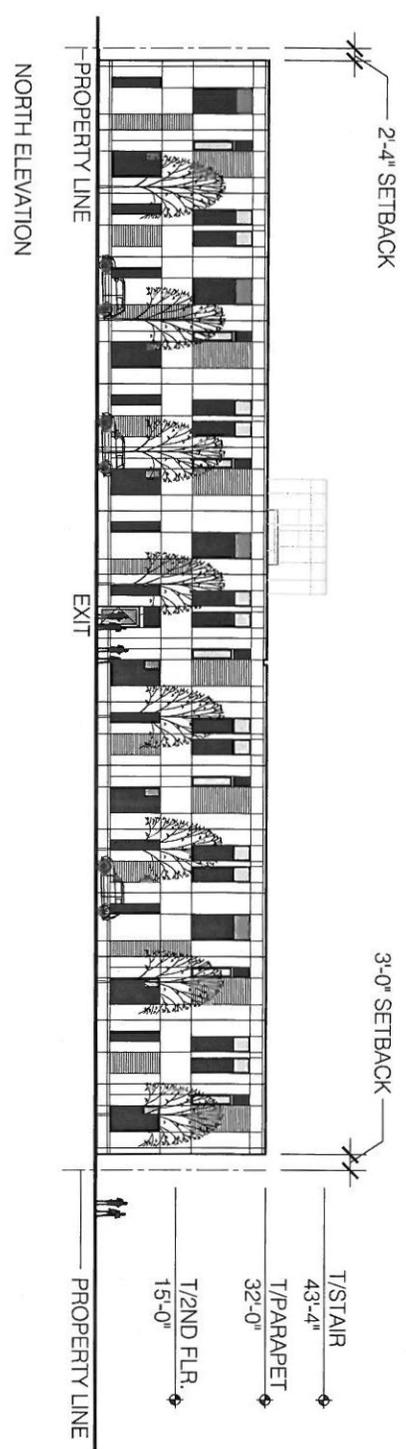
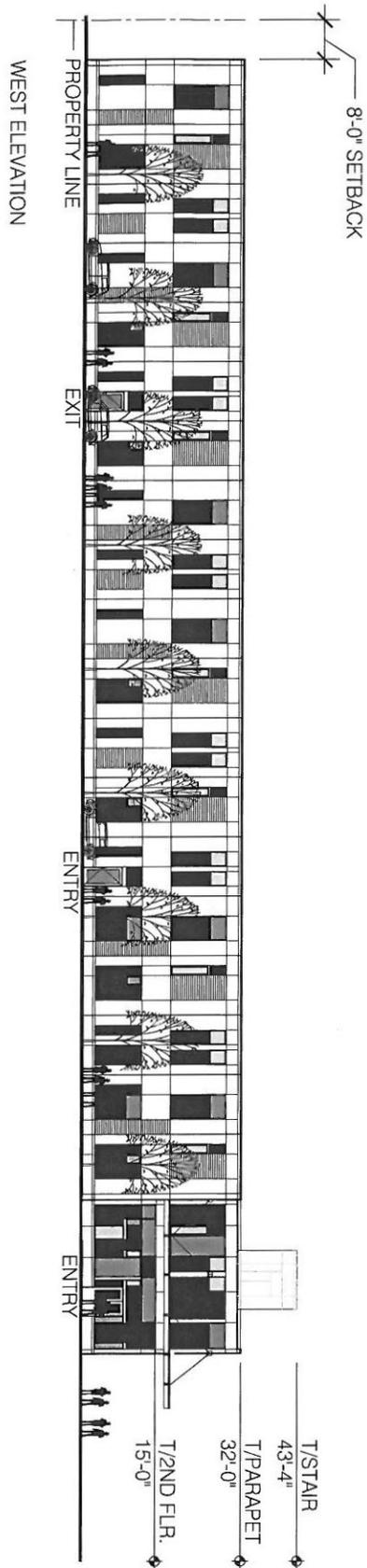
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Revised:





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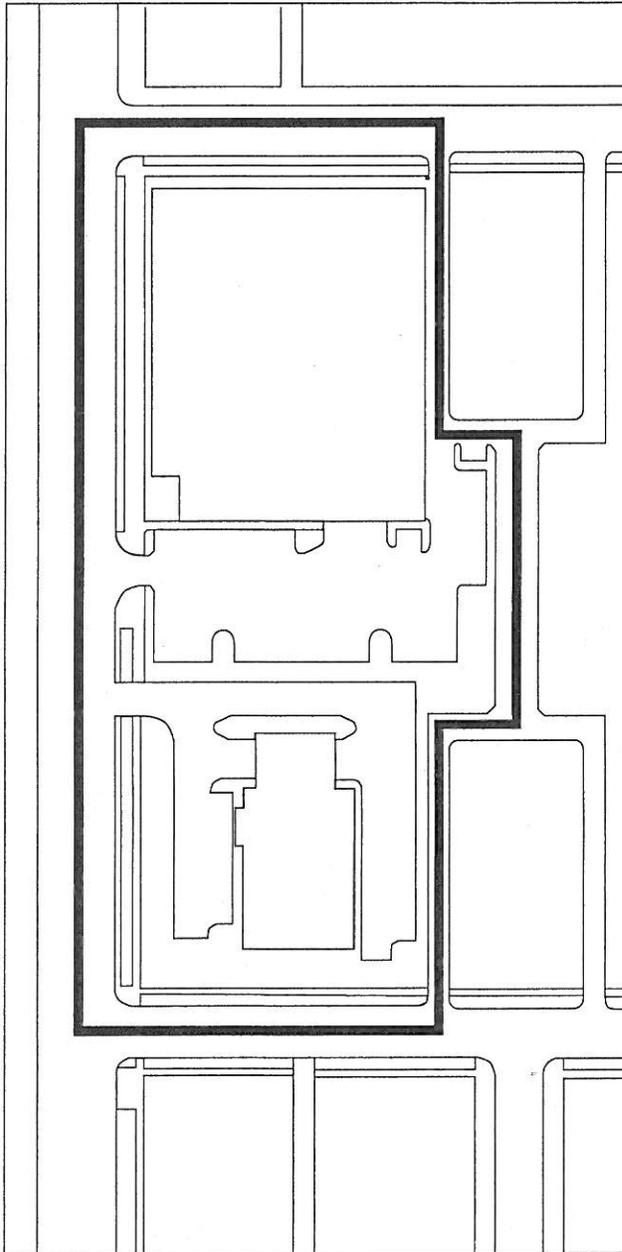




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S. Cottage Grove



East 52nd Street

East 53rd Street



THE UNIVERSITY OF
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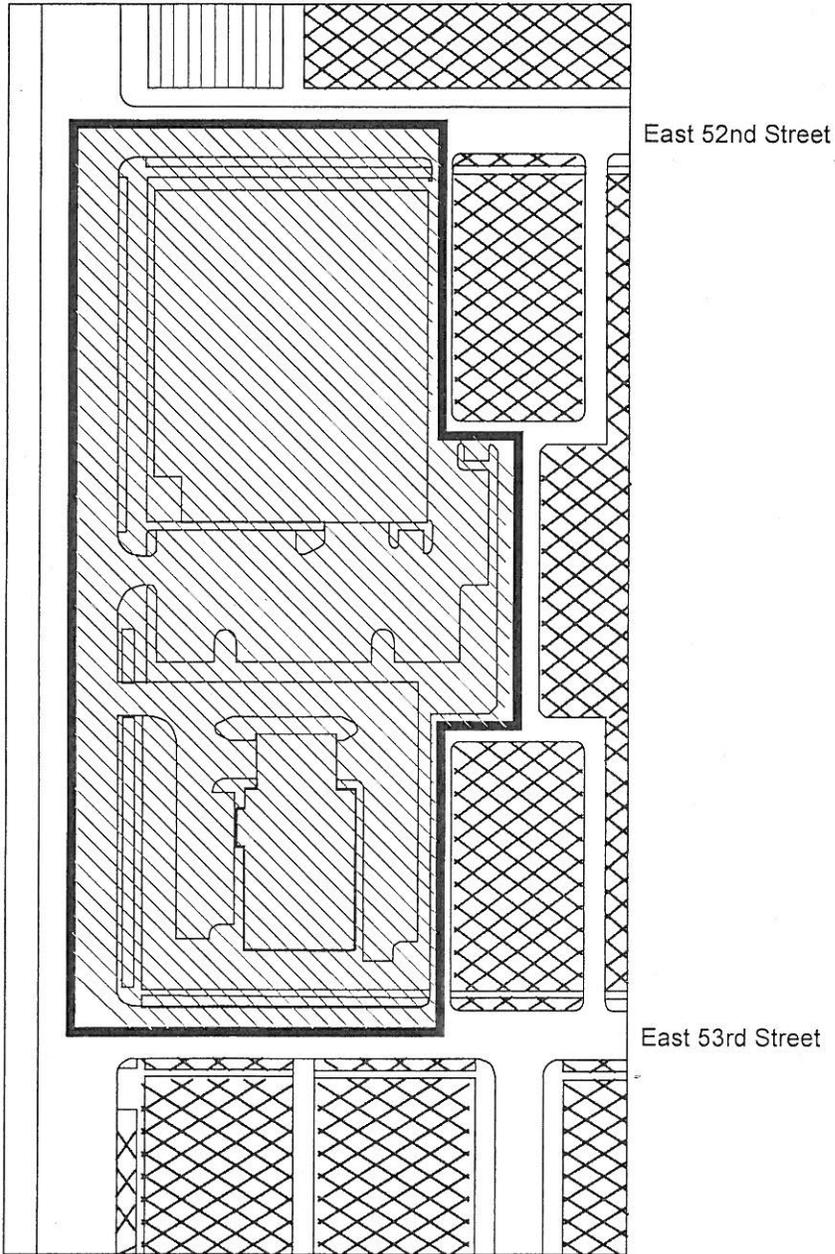
PLANNED DEVELOPMENT BOUNDARY MAP

 Planned development boundary as proposed 2013

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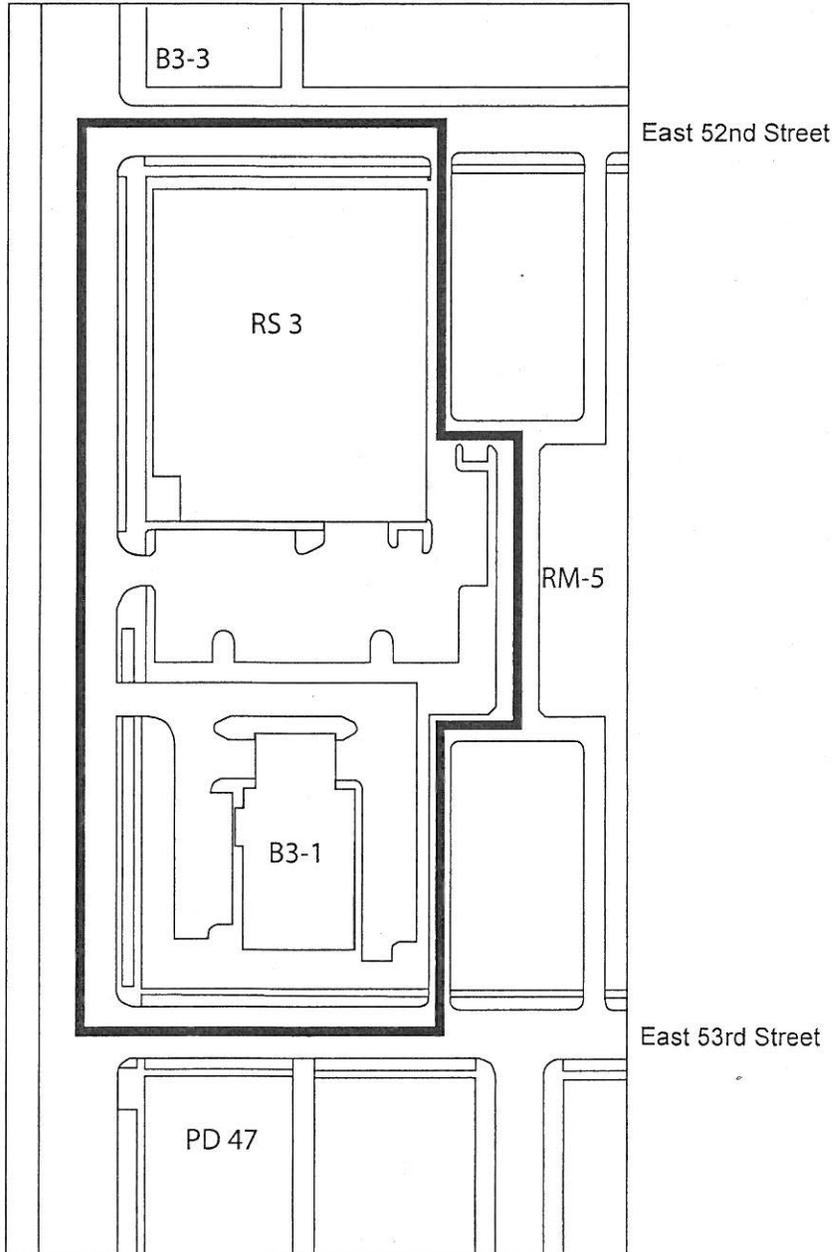
PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN

 Residential  Business
 Institutional

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PLANNED DEVELOPMENT EXISTING ZONING MAP

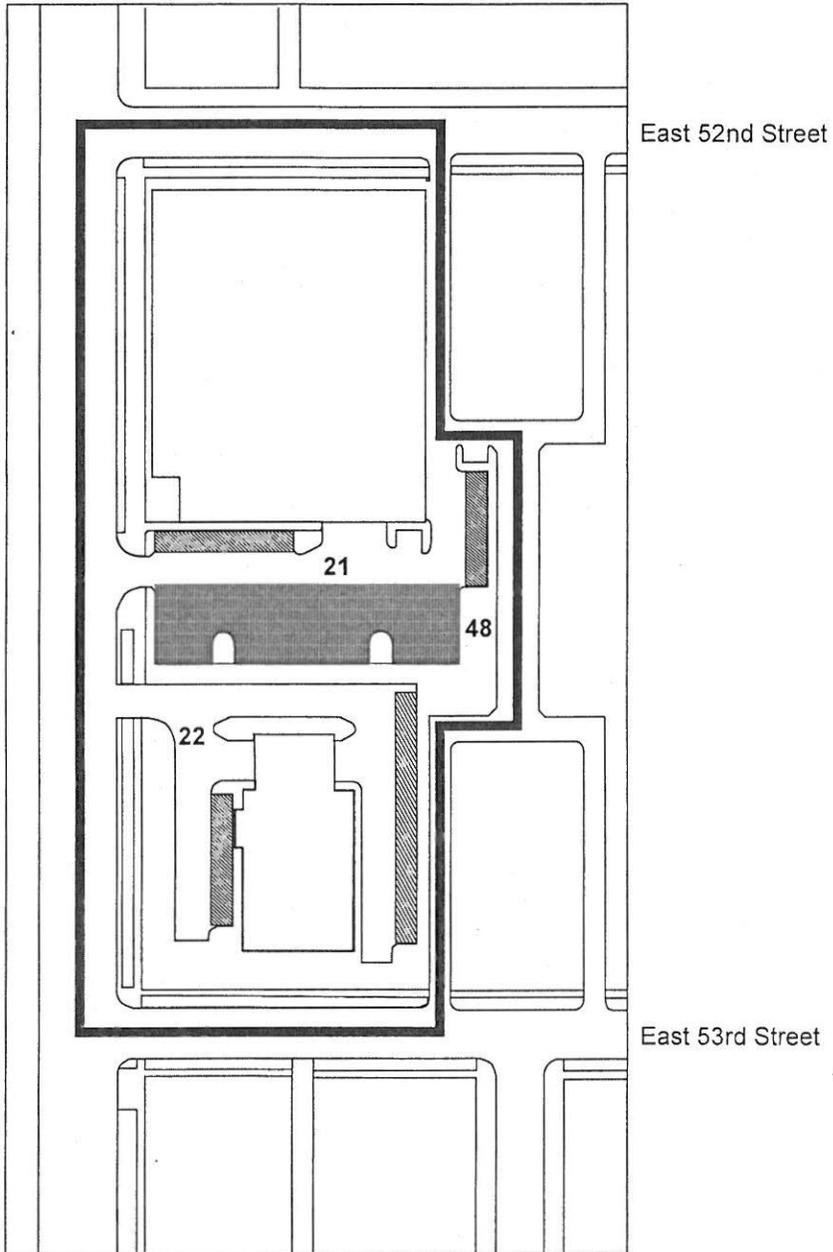
 Proposed Planned Development

 Underlying Zone

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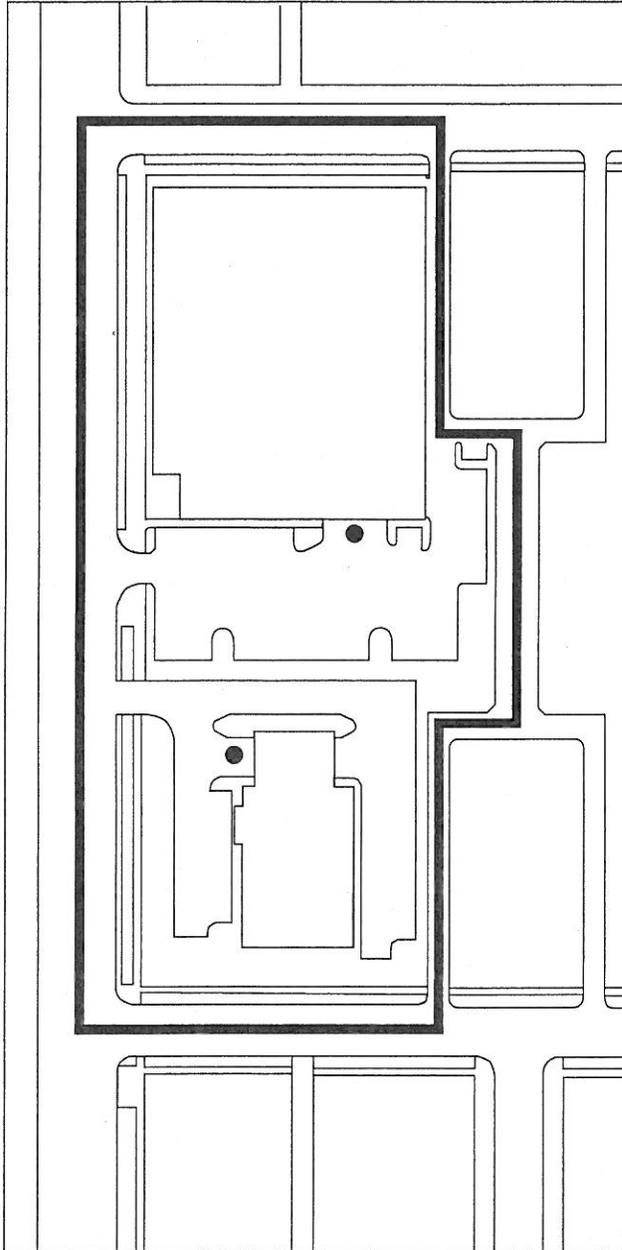
PLANNED DEVELOPMENT PARKING SUPPLY

-  University Parking
-  University Fleet Parking

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S. Cottage Grove



East 52nd Street

East 53rd Street



THE UNIVERSITY OF
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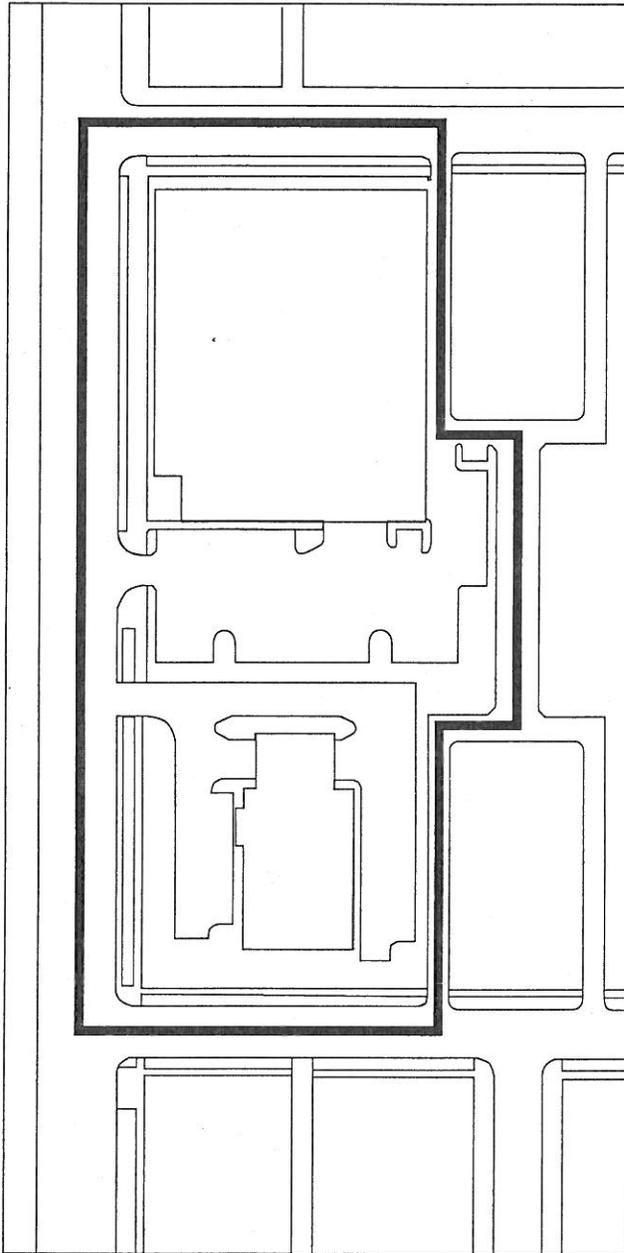
PLANNED DEVELOPMENT LOADING DOCKS

● Receiving Docks

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S. Cottage Grove



East 52nd Street

East 53rd Street



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**PLANNED DEVELOPMENT
RIGHT OF WAY ADJUSTMENT**

NONE

APPLICANT: THE UNIVERSITY OF CHICAGO
DATE: FEBRUARY 13, 2013
REVISED:

