



# City of Chicago



SO2015-2587

Office of the City Clerk

## Document Tracking Sheet

**Meeting Date:** 4/15/2015

**Sponsor(s):** City Clerk (transmitted by)

**Type:** Ordinance

**Title:** Zoning Reclassification Map No. 14-D at 1101-1145 E 63rd St, 1100-1144 E 64th St, 6300-6336 S University Ave and 6301-6337 S Greenwood Ave - App No. 18336

**Committee(s) Assignment:** Committee on Zoning, Landmarks and Building Standards

SUBSTITUTE  
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 Residential Planned Development Number 723, as amended symbols and indications as shown on Map No. 14-D in the area bounded by:

East 63rd Street; South University Avenue; East 64th Street; and South Greenwood Avenue

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

**SECTION 2.** Title 17, of the Municipal Code, the Chicago Zoning Ordinance, be amended by changing all the B3-2, Community Shopping District symbols and indications as shown on Map No. 14-D in the areas bounded by

East 63rd Street; South University Avenue; East 64th Street; and South Greenwood Avenue

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

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

**Common Address of Property:** 1101 –1145 East 63rd Street; 1100 –1144 East 64th Street; 6300 – 6336 South University Avenue; and 6301 – 6337 South Greenwood Avenue

INSTITUTIONAL PLANNED DEVELOPMENT  
BULK REGULATION AND DATA TABLE

Gross Site Area:	226,633.27 square feet
Net Site Area:	167,844.58 square feet (Includes two alley vacations)
Public Area Right-of-Way:	58,788.69 square feet
Maximum Floor Area Ratio:	1.0
Minimum Number of Off-Street Loading Spaces:	1
Number of Off-Street Parking Spaces:	25 (including 2 accessible spaces)
Minimum Number of Bicycle Parking Spaces	4
Maximum Building Height:	50 feet (as measured in accordance with the Chicago Zoning Ordinance)
Minimum Required Setback:	In accordance with the Site Plan

APPLICANT: University of Chicago  
ADDRESS: 1101 – 1145 E. 63rd St.; 1100 – 1144 E. 64th St.; 6300 – 6336 S. University Ave.; and  
6301 – 6337 S. Greenwood Ave.  
CITY COUNCIL INTRO: April 15, 2015  
CPC DATE: June 18, 2015

**INSTITUTIONAL PLANNED DEVELOPMENT**  
**PLAN OF DEVELOPMENT STATEMENTS**

1. The area delineated herein as Institutional Planned Development No. \_\_\_\_\_ (“Planned Development”) consists of approximately 167,844.58 square feet of net site area which is depicted on the attached Planned Development Boundary Map (the "Property"). The “Applicant” for purposes of this Planned Development is the University of Chicago. The owner of the Property is the City of Chicago, which has consented to the inclusion of the Property into the Planned Development.
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 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, assign or grantees, and approval by the City Council.

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 Planning and 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 sixteen (16) Statements: a Bulk Regulations Table; the following plans pertaining to the Applicant’s proposed project (the “Project”) prepared by EC Purdy & Associates dated June 18, 2015: an Existing Zoning Map; an

APPLICANT: University of Chicago  
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CPC PUBLIC HEARING: June 18, 2015

Existing Land Use Map; a Planned Development Boundary Map; Site Plan; Landscape Plan; an Interim Landscape Plan, Green Roof Plan; Phasing Plan and Building Elevations (North + South, and East + West), submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall 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 shall be permitted on the Property: School, educational offices and administration offices; athletic field as accessory use to the primary school use, accessory parking and related and accessory uses, including a public safety service office and co-located communication facility as accessory uses.

The following uses are excluded within this Planned Development: All Residential Uses, funeral and internment services, residential dwelling units, group homes, and public safety services, Hospitals, Lodge or Private Club, Lodging and Freestanding Communication Towers.

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 Planning and Development. Off-Premise signs are prohibited within the boundaries 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 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 167,844.58 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 Planning and 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.

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10. Prior to the issuance of the Certificate of Completion for the School building, the Applicant shall provide evidence to the Department of Planning and Development of completion of the improvements identified on the Interim Landscape Plan, including the area associated with the athletic field which shall be cleared, greened, seeded, fenced and accessible to the general public.
11. Prior to the Part II Approval (per Section 17-13-0610 of the Zoning Ordinance) for Phase II work identified in the Phasing Plan, the Applicant shall submit a site plan, landscape plan and building elevations for review and approval by the Department of Planning and Development. Review and approval by the Department of Planning and Development is intended to assure that specific development components conform with the Planned Development and to assist the City in monitoring ongoing development. Site Plan Approval Submittals need only include that portion of the Property for which approval is being sought by the Applicant. If the Applicant is seeking approval for a portion of the Property that represents less than an entire area, the Applicant shall also include a site plan for that area of the Property which is bounded on all sides by either public Rights-of-Way or the boundary of the nearest subarea. The site plan provided shall include all dimensioned and planned street Rights-of-Way.

No Part II Approval for any such improvement on Phase II shall be granted until Site Plan Approval has been granted. If the Site Plan Approval Submittals substantially conform to the provisions of the Planned Development, the Department of Planning and Development shall approve the submittal in a prompt and timely manner. Following approval by the Department of Planning and Development, the approved Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the Planned Development.

After approval of the Site Plan, changes or modifications may be made pursuant to the provisions of Statement 13. In the event of any inconsistency between approved plans and the terms of the Planned Development, the terms of the Planned Development shall govern. Any Site Plan Approval Submittals shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- fully-dimensioned building elevations;
- fully-dimensioned landscape plan(s) and Roof Plan (if applicable); and,
- Statistical information applicable to the subject site, including floor area, the applicable FAR, uses to be established, building heights and setbacks.

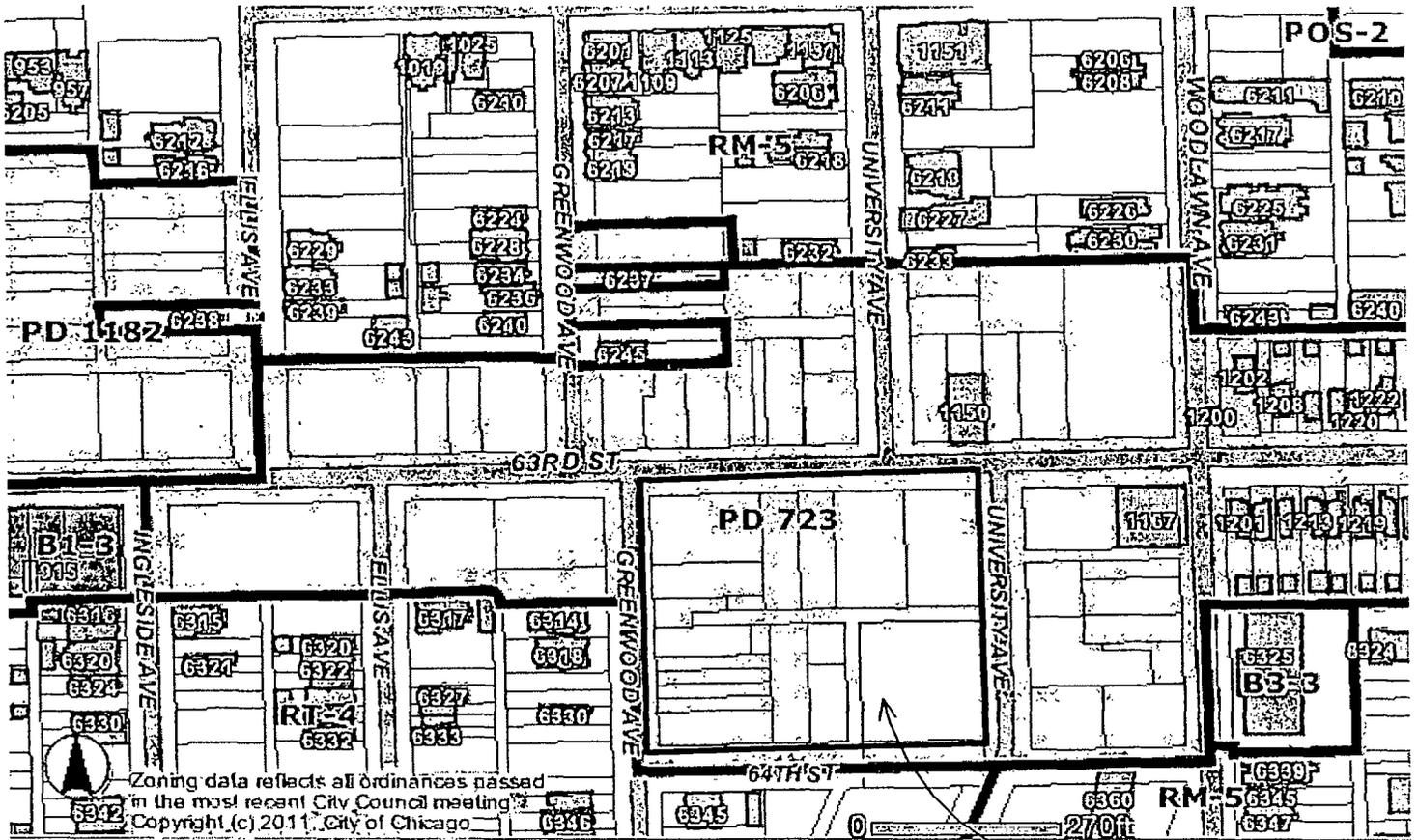
Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the Planned Development.

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12. 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.
13. The terms and conditions of development under this the Planned Development ordinance may be modified ~~administratively~~, pursuant to section 17-13-0611-A of the Zoning Ordinance by the 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.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain all improvements on the Property 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.
15. 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. At the time of a hearing before the Chicago Plan Commission, all developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Planning and Development. The Applicant agrees to a minimum of "LEED" (Leadership in Energy and Environmental Design) basic certification. Copies of these standards may be obtained from DPD. The Applicant also agrees to provide a vegetative ("green") roof system on a minimum of 25% of the net flat roof area and to provide Volume Control in lieu of a larger green roof, of at least 597 cubic feet. The Volume Control provided via infiltration into the soil below permeable pavers located in the south courtyard area and/or into the CA 7 open graded stone based below the concrete fire lane to satisfy the City of Chicago's Sustainable Policy requirements. The volume control indicated above is separate from the detention requirements of the Storm water Ordinance.
16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Unless substantial construction of the proposed improvements as contemplated in this Planned Development has commenced within six (6) years following the adoption of this Planned Development, and is diligently pursued, then this Planned Development shall expire. If this Planned Development expires under the provision of this section, then the Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the property to B3-2, Community Shopping District.

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Planned Development No.  
Existing Zoning Map



Zoning data reflects all ordinances passed  
in the most recent City Council meeting.  
Copyright (c) 2011, City of Chicago

UCCS WOODLAWN  
PROPERTY  
LOCATION

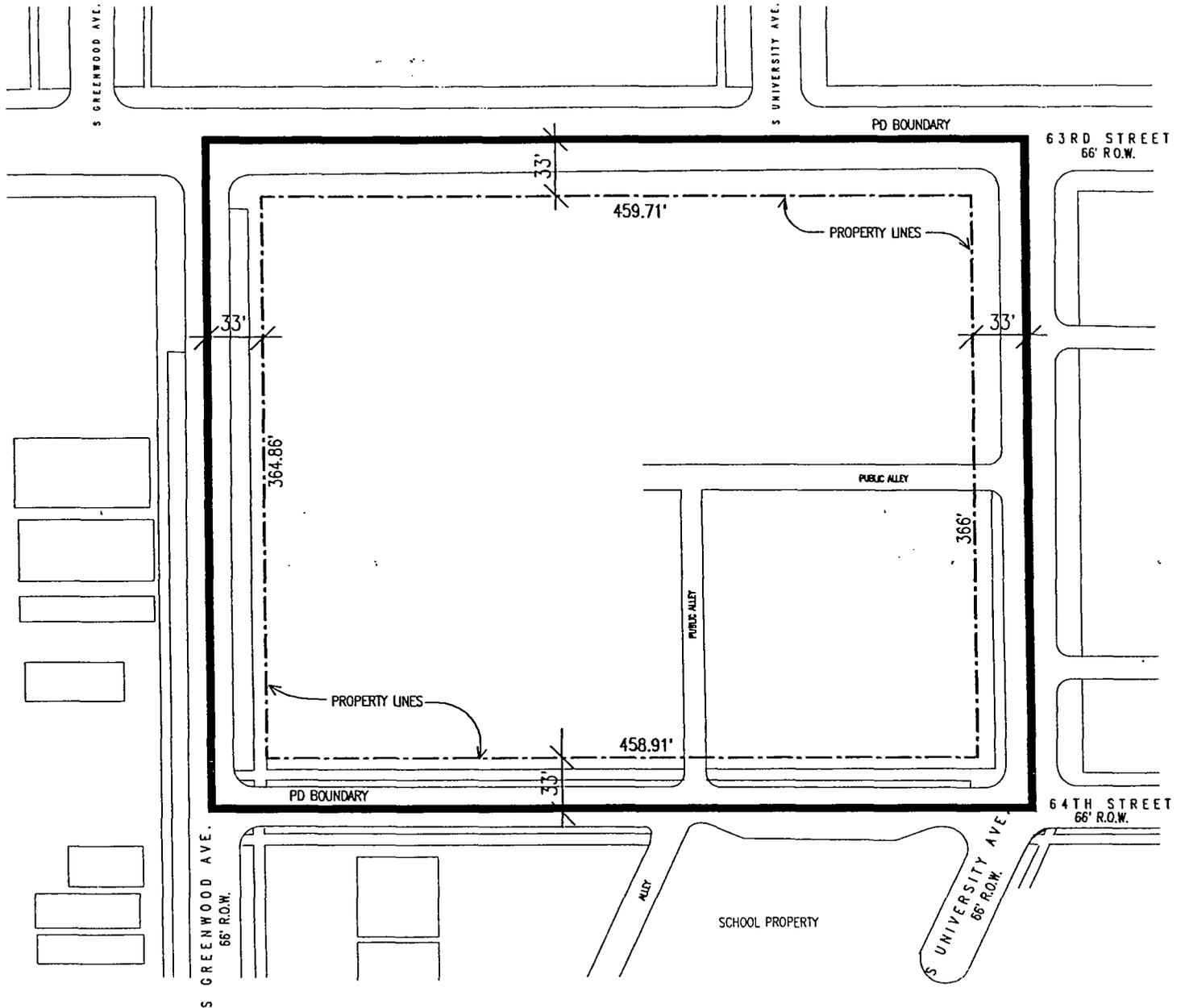


Applicant: University of Chicago  
 Addresses: 1101-1145 East 63rd Street  
 1100-1144 East 64th Street  
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 6301-6337 South Greenwood Avenue  
 Address applied for: 6300 South University Avenue

Date: June 8, 2015  
 Intro Date: April 15, 2015  
 Plan Commission: June 18, 2015

PD-01

# Planned Development No. Property Line Map & PD Boundary Map

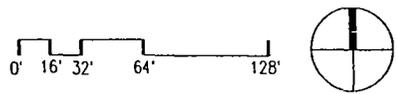
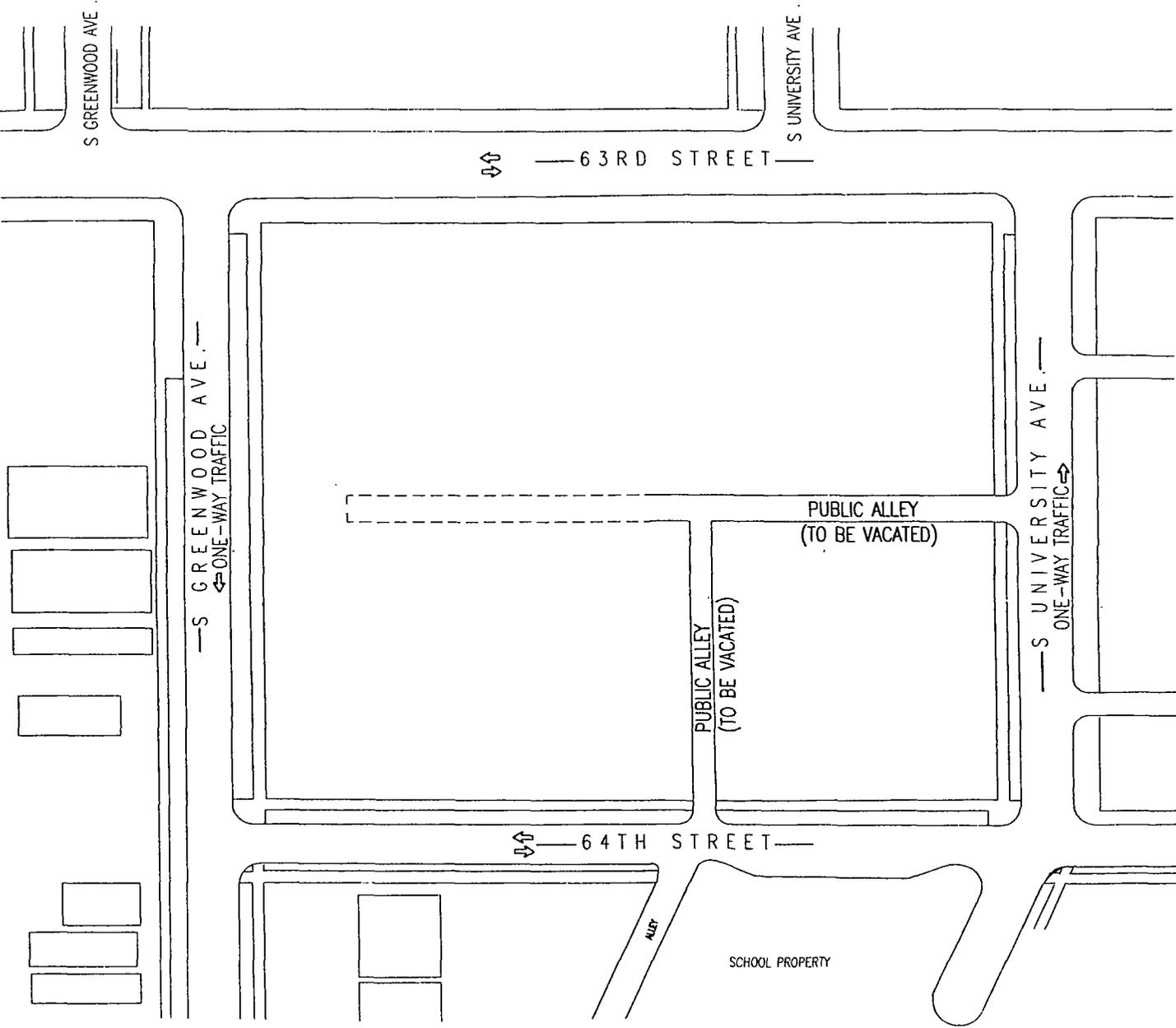


Applicant: University of Chicago  
Addresses: 1101-1145 East 63rd Street  
1100-1144 East 64th Street  
6300-6336 South University Avenue  
6301-6337 South Greenwood Avenue  
Address applied for: 6300 South University Avenue

Date: June 8, 2015  
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Plan Commission: June 18, 2015

PD-02

Planned Development No.  
Rights-of-Way Exhibit



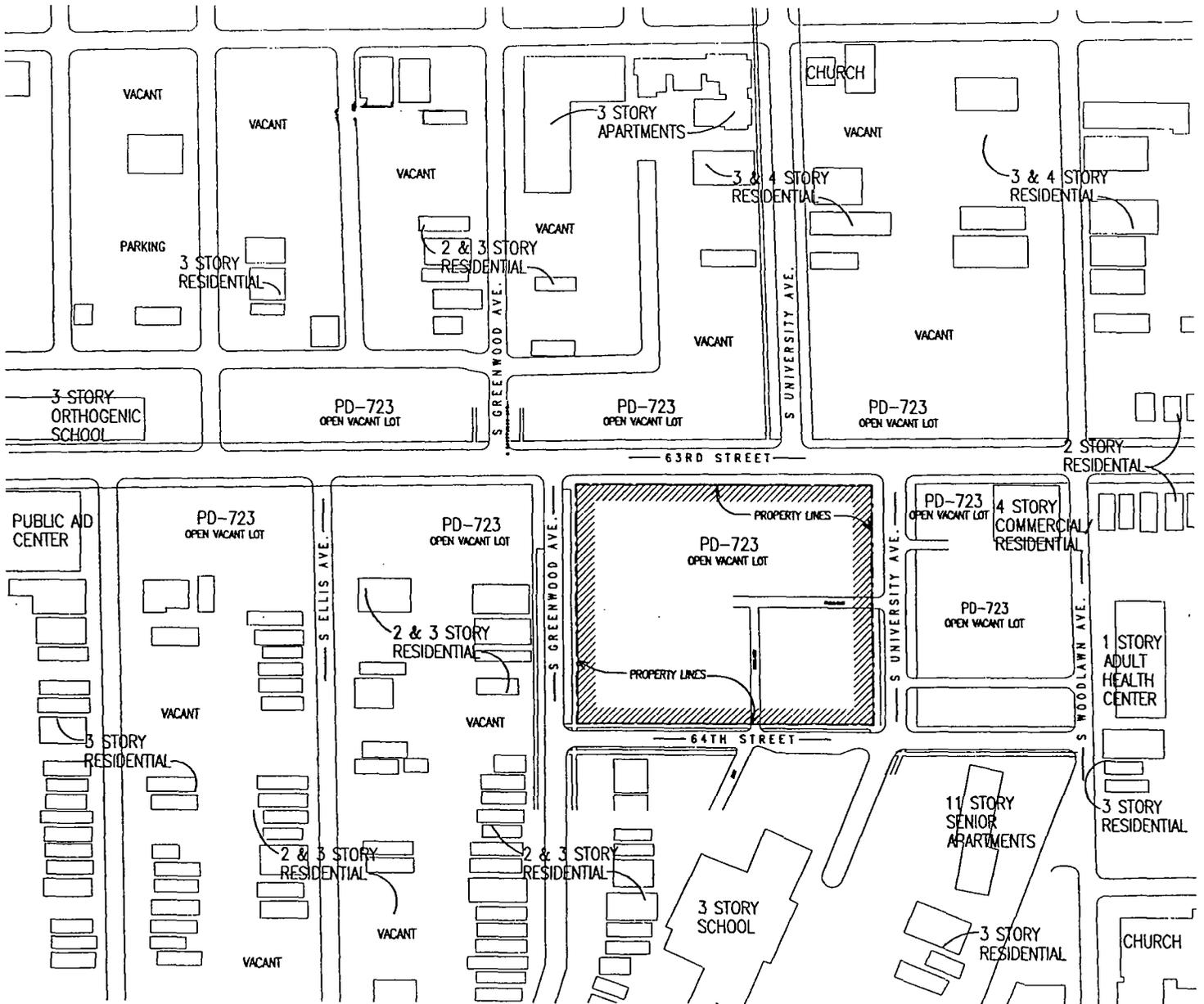
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 Address applied for: 6300 South University Avenue

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PD-02a

# Planned Development No. Existing Land Use Map

FINAL FOR PUBLICATION

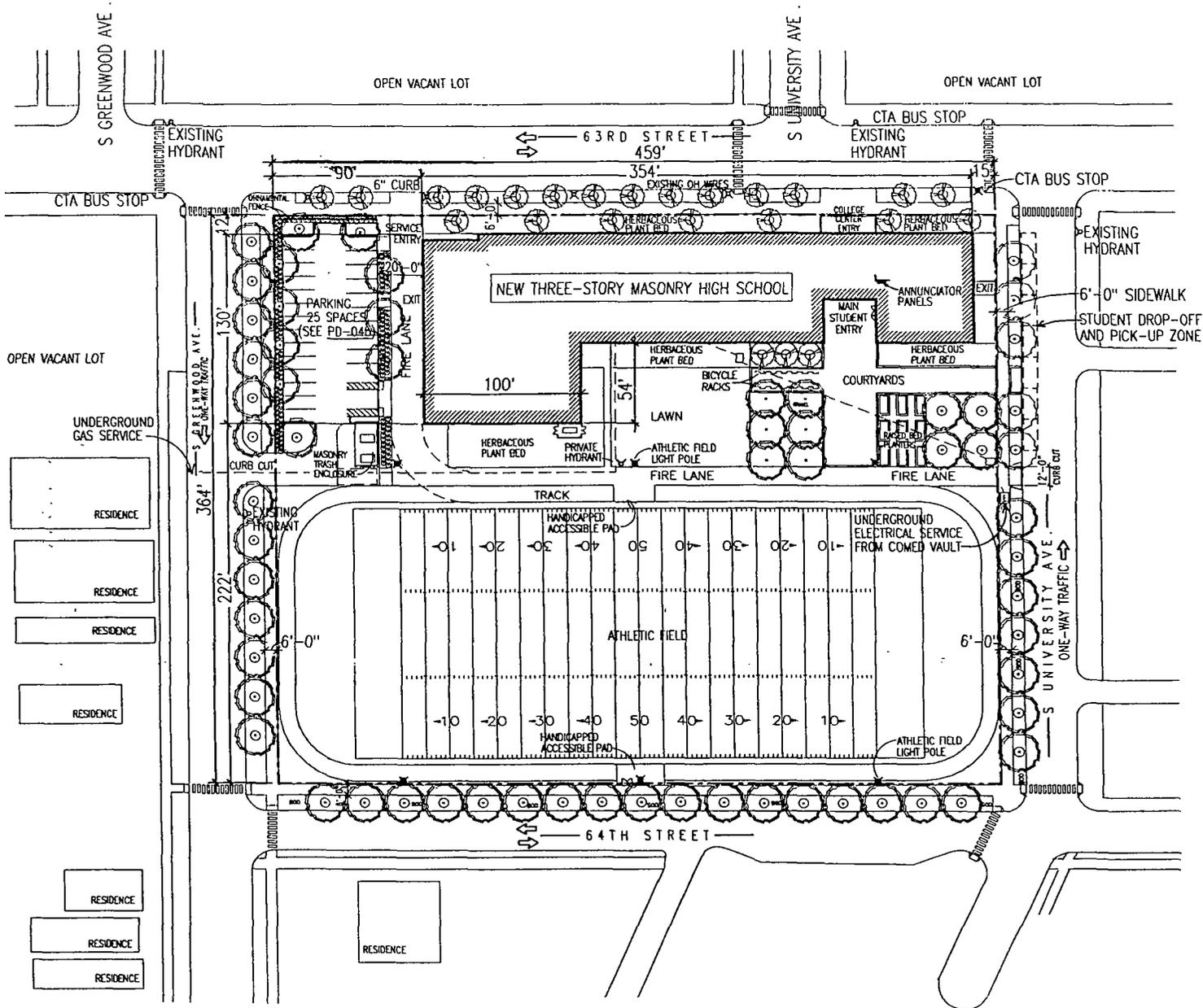


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PD-03

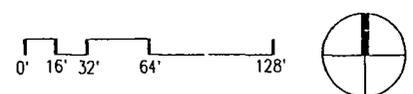
# Planned Development No. Site Plan



OCCUPANCY — C3 (IB SCHOOL)  
CONSTRUCTION — I-B FIRE RESISTIVE

SEE PD-04a FOR  
SITE PHASING PLAN

GROUND FLOOR — 28,728sf  
SECOND FLOOR — 19,383sf  
THIRD FLOOR — 20,226sf

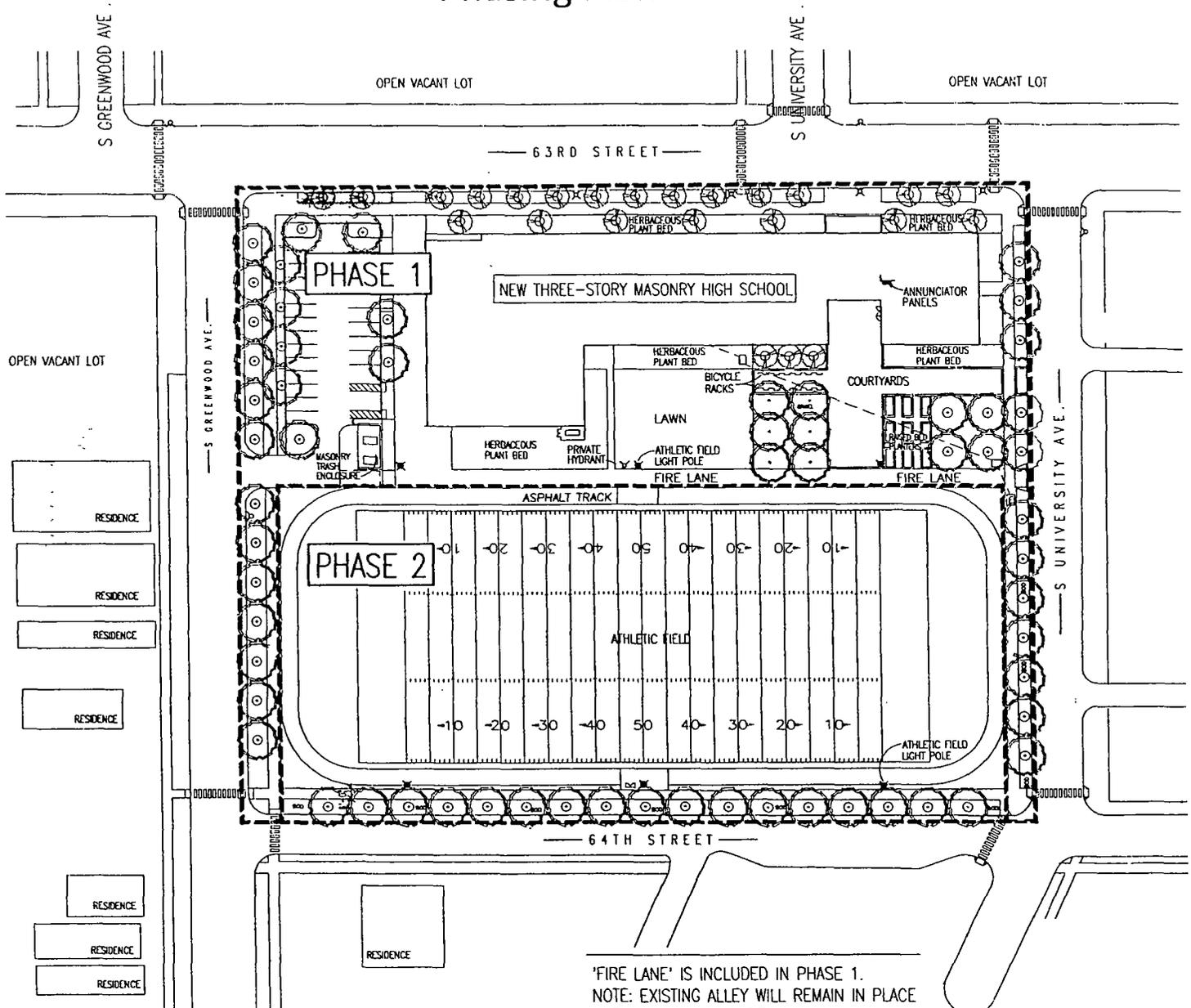


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Date: June 8, 2015  
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PD-04

# Planned Development No. Phasing Plan



'FIRE LANE' IS INCLUDED IN PHASE 1.  
NOTE: EXISTING ALLEY WILL REMAIN IN PLACE  
UNTIL PHASE 2 IS UNDERWAY

**PHASE 1**

- CONSTRUCT THREE-STORY ±68,000sf MIDDLE SCHOOL AND HIGH SCHOOL
- CONSTRUCT TWENTY-FIVE SPACE PARKING LOT AND TRASH ENCLOSURE
- CONNECT TO THE NECESSARY UTILITIES TO SUPPORT THE BUILDING.
- PAVING AND LANDSCAPING ADJACENT TO THE BUILDING AND PARKWAY TREES ALONG UNIVERSITY AVE AND GREENWOOD AVE PER THE PHASE 1 BOUNDARY ABOVE.
- FENCING AROUND ALTHLETIC FIELD AND GRASS SEED ONLY ON THE SOUTHERN PORTION OF THE SITE.

**PHASE 2**

- REMOVE CONCRETE, POWER LINES AND OTHER UTILITY IN EXISTING ALLEY.
- CONSTRUCT JOGGING PATH AROUND THE FIELD AND PLACE FIELD MARKINGS FOR COMPETITIVE SPORTS.
- INSTALL THE NECESSARY SITE INFRASTRUCTURE TO SUPPORT THE ATHLETIC FIELD.
- INSTALL ATHLETIC FIELD GOAL POSTS AND OTHER ATHLETIC EQUIPMENT.
- PLANT PARKWAY TREES ALONG 64TH ST PER THE PHASE 2 BOUNDARY ABOVE.



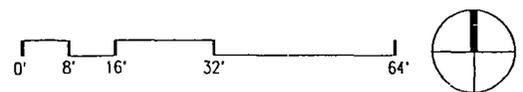
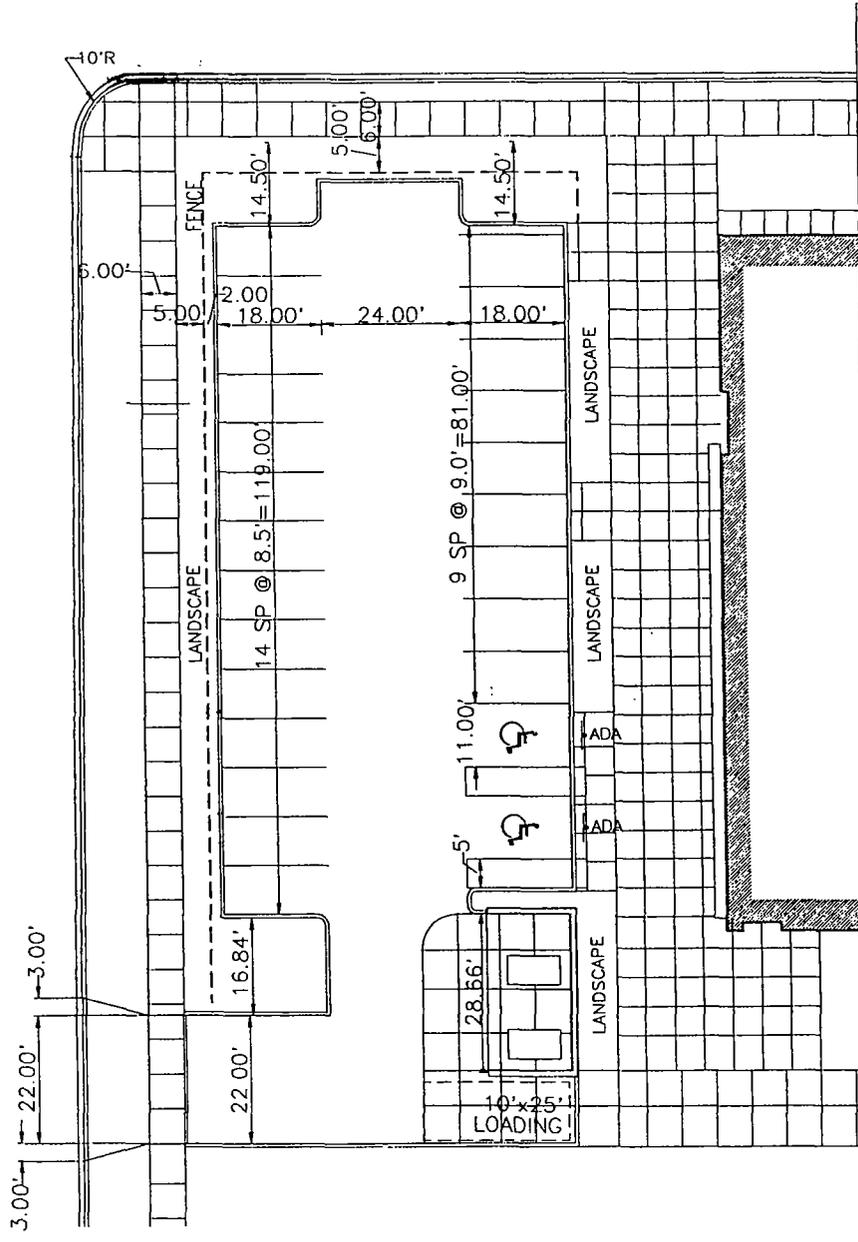
Applicant: University of Chicago  
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 1100-1144 East 64th Street  
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 Address applied for: 6300 South University Avenue

Date: June 11, 2015  
 Intro Date: April 15, 2015  
 Plan Commission: June 18, 2015

PD-04a

# Planned Development No. Parking / Truck Loading Exhibit

FINAL FOR PUBLICATION



Applicant: University of Chicago  
 Addresses: 1101-1145 East 63rd Street  
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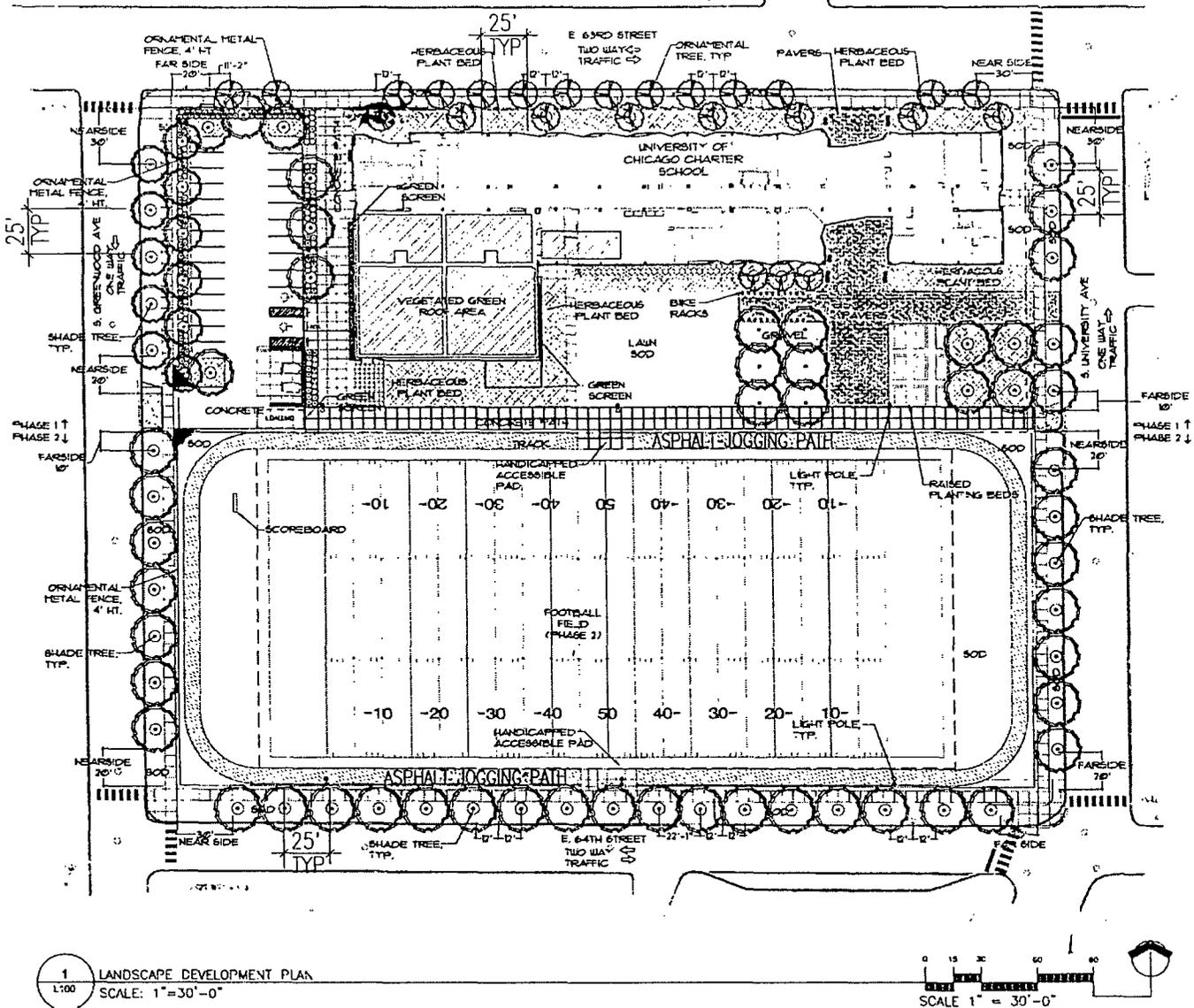
Date: June 8, 2015  
 Intro Date: April 15, 2015  
 Plan Commission: June 18, 2015

PD-04b

Address applied for 6300 South University Avenue

# Planned Development No. Landscape Plan

FINAL FOR PUBLICATION



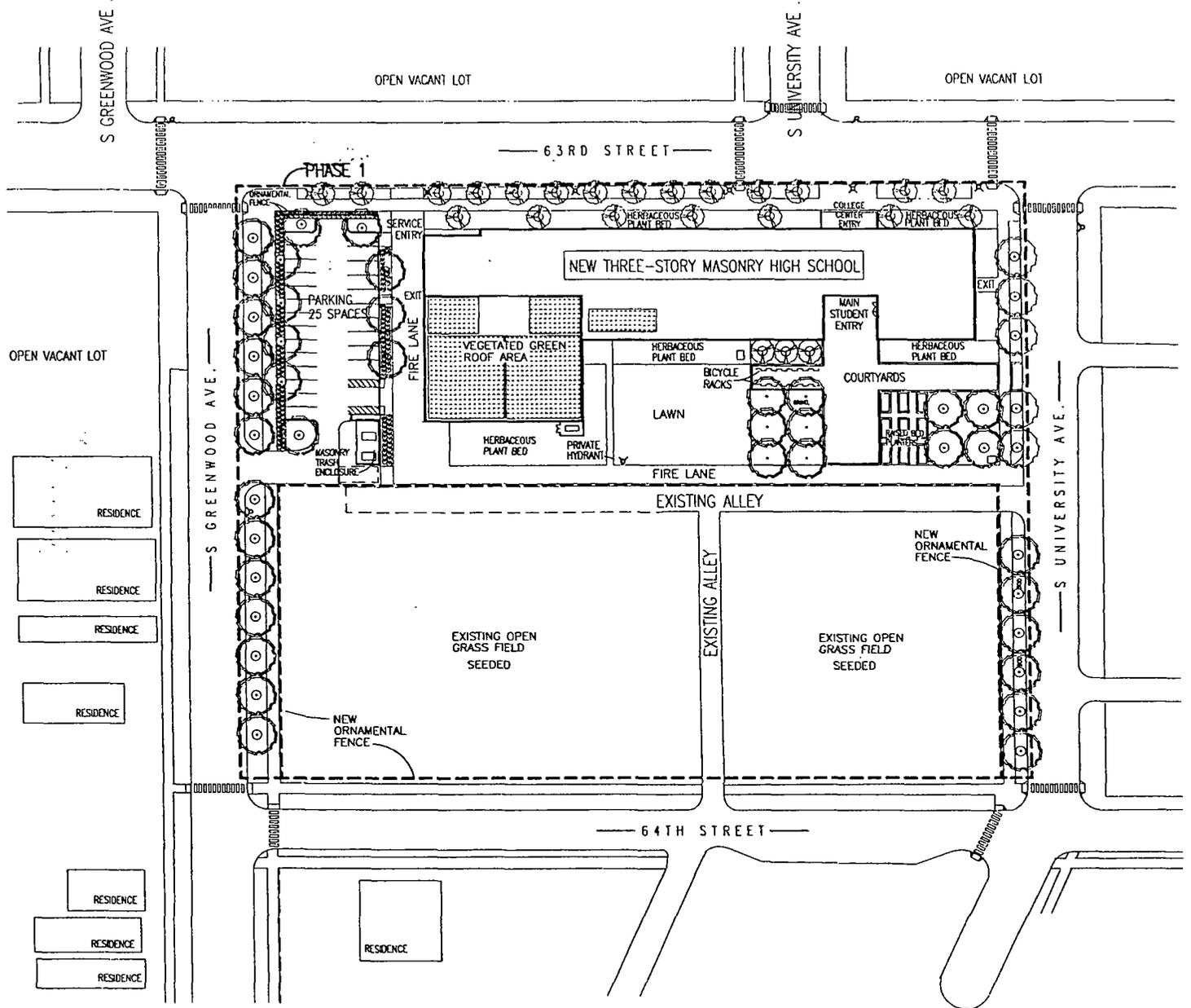
Applicant: University of Chicago  
 Addresses: 1101-1145 East 63rd Street  
 1100-1144 East 64th Street  
 6300-6336 South University Avenue  
 6301-6337 South Greenwood Avenue  
 Address applied for: 6300 South University Avenue

Date: June 8, 2015  
 Intro Date: April 15, 2015  
 Plan Commission: June 18, 2015

PD-05

# Planned Development No. Interim Landscape Plan

**FINAL FOR PUBLICATION**



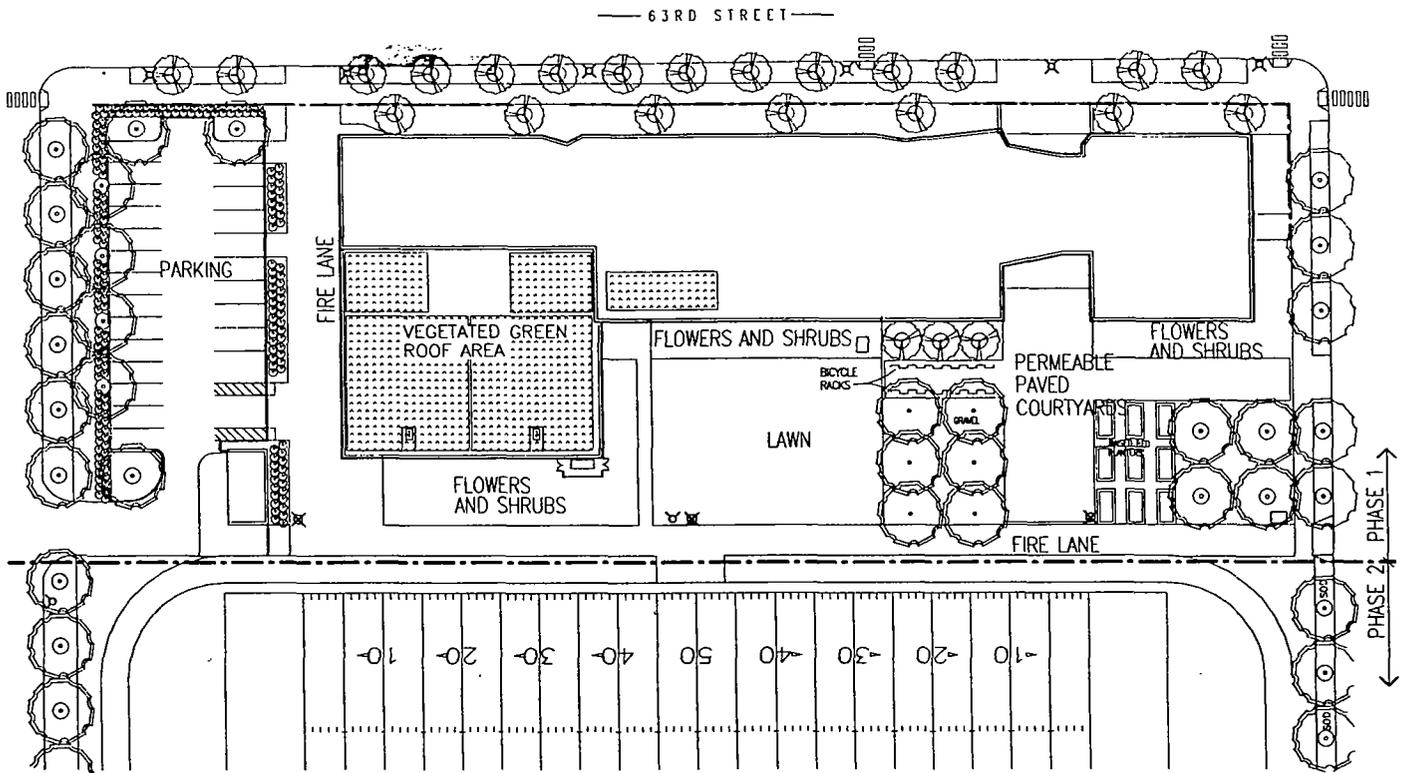
Applicant: University of Chicago  
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 Address applied for 6300 South University Avenue

Date: June 8, 2015  
 Intro Date: April 15, 2015  
 Plan Commission: June 18, 2015

PD-05a

# Planned Development No. Green Roof Plan

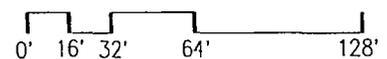
FINAL FOR PUBLICATION



TOTAL ROOF AREA	28,672sf	GREEN AREA ABOVE GYM ROOF	6,675sf
50% ROOF AREA	14,336sf	GREEN AREA AT 3RD FLOOR ROOF	600sf
25% ROOF AREA	7,165sf	TOTAL GREEN ROOF AREA	7,275sf

REDUCTION OF GREEN ROOF AREA FROM 50% TO 25% TOTAL ROOF AREA WILL BE OFFSET BY ADDITION OF STORMWATER VOLUME THAT WOULD HAVE BEEN HELD BY REDUCED 25% GREEN ROOF AREA TO THE REQUIRED STORMWATER VOLUMES REQUIRED BY THE CHICAGO STORMWATER ORDINANCE.

ADDITIONAL RETENTION WILL BE PROVIDED BENEATH THE PERMEABLE PAVING AT THE SOUTH COURTYARDS AND BY CA-07 STONE BENEATH THE CONCRETE FIRE LANE.



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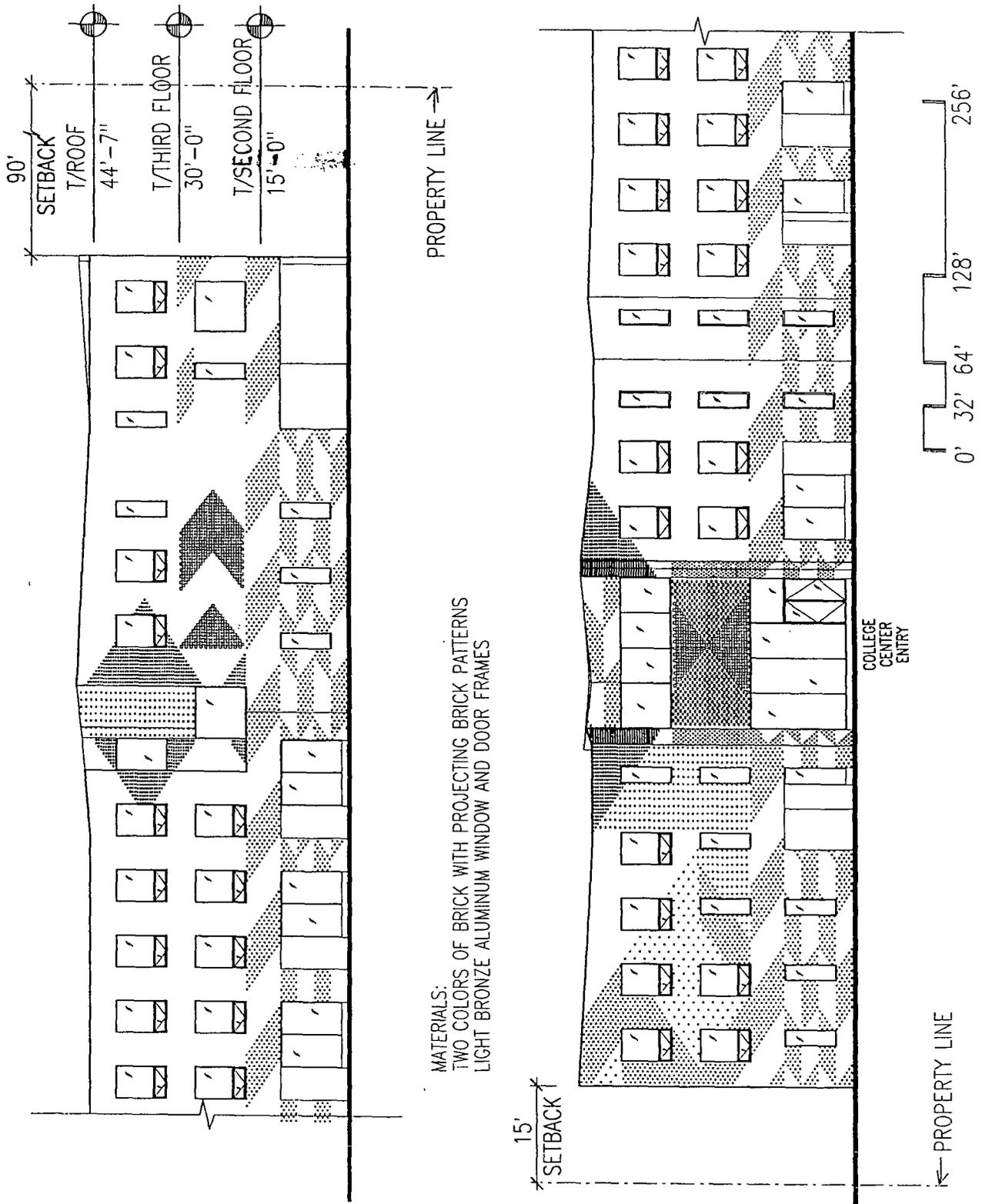
Date: June 8, 2015  
 Intro Date: April 15, 2015  
 Plan Commission: June 18, 2015

Address applied for: 6300 South University Avenue

PD-06

Planned Development No.  
North Elevation

FINAL FOR PUBLICATION



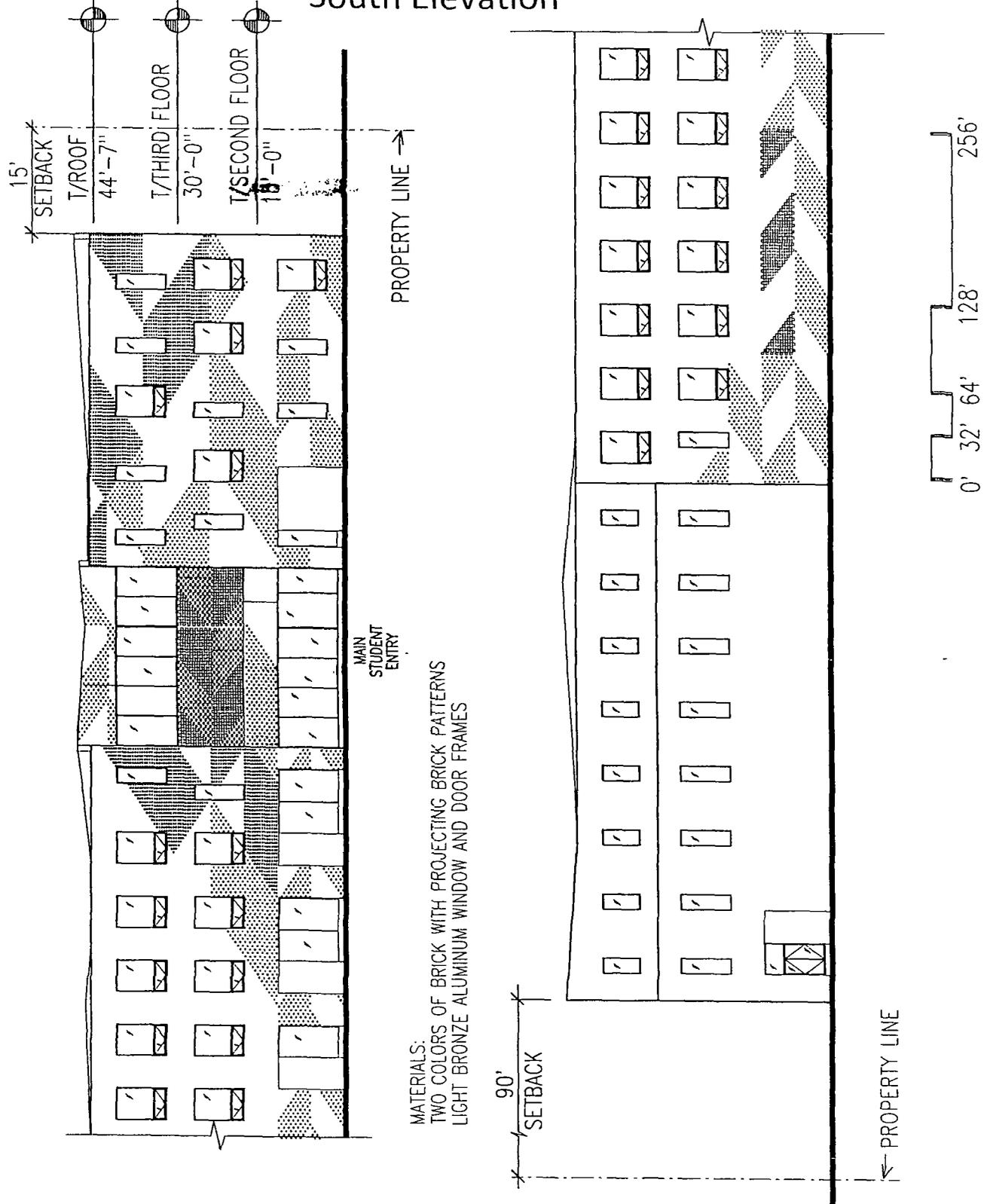
Applicant: University of Chicago  
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 Address applied for: 6300 South University Avenue

Date: June 8, 2015  
 Intro Date: April 15, 2015  
 Plan Commission: June 18, 2015

PD-07

Planned Development No.  
South Elevation

FINAL FOR PUBLICATION



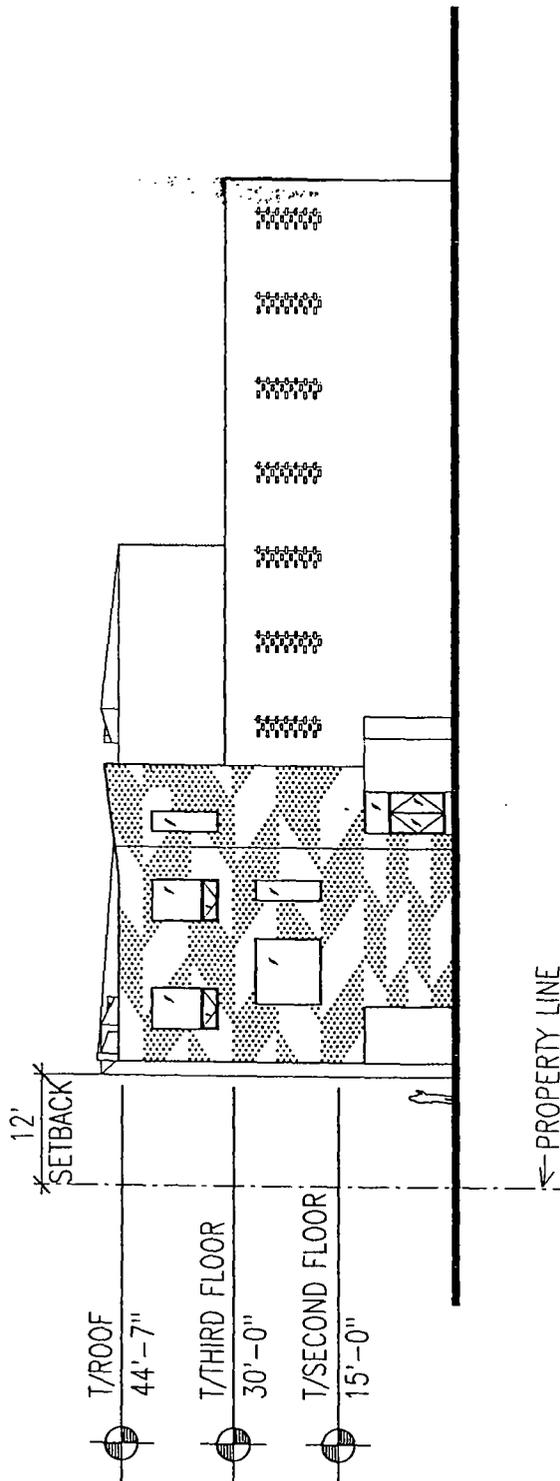
Applicant: University of Chicago  
 Addresses: 1101-1145 East 63rd Street  
 1100-1144 East 64th Street  
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 Address applied for: 6300 South University Avenue

Date: June 8, 2015  
 Intro Date: April 15, 2015  
 Plan Commission: June 18, 2015

PD-08

Planned Development No.  
West Elevation

FINAL FOR PUBLICATION



MATERIALS:  
TWO COLORS OF BRICK WITH PROJECTING BRICK PATTERNS  
LIGHT BRONZE ALUMINUM WINDOW AND DOOR FRAMES

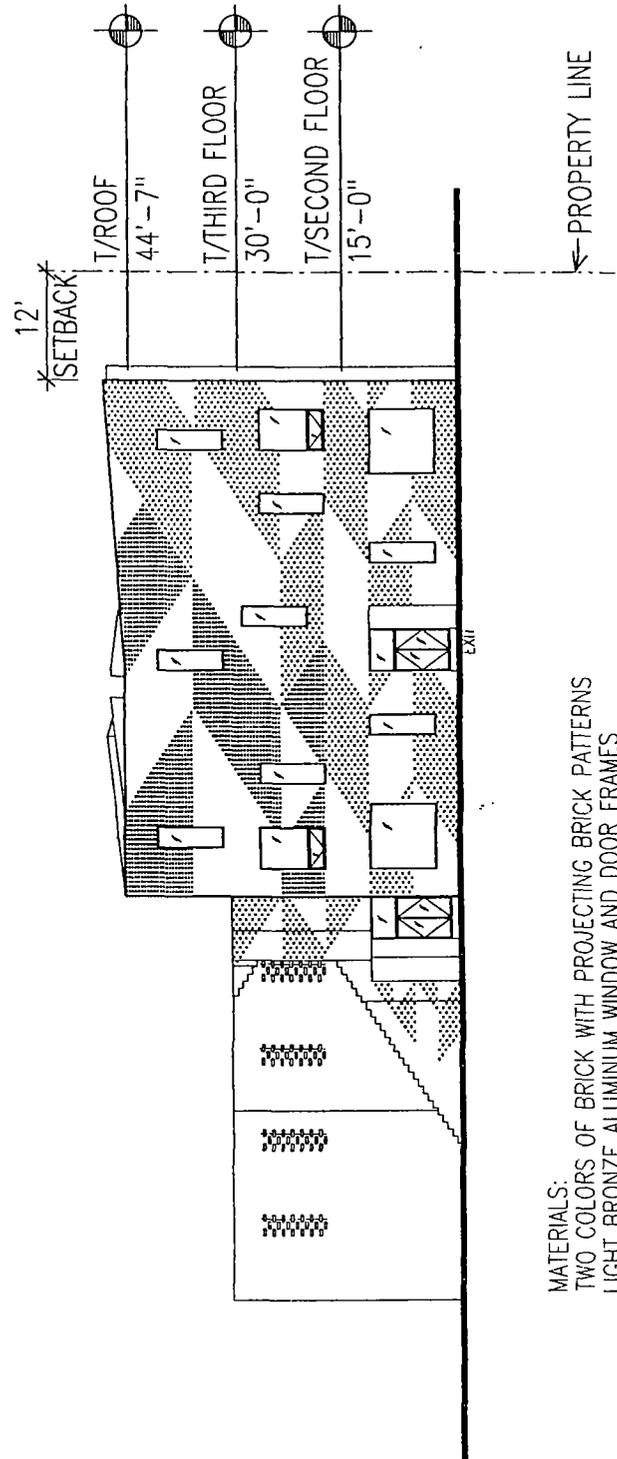


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 Address applied for: 6300 South University Avenue

Date: June 8, 2015  
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 Plan Commission: June 18, 2015

PD-09

# Planned Development No. East Elevation



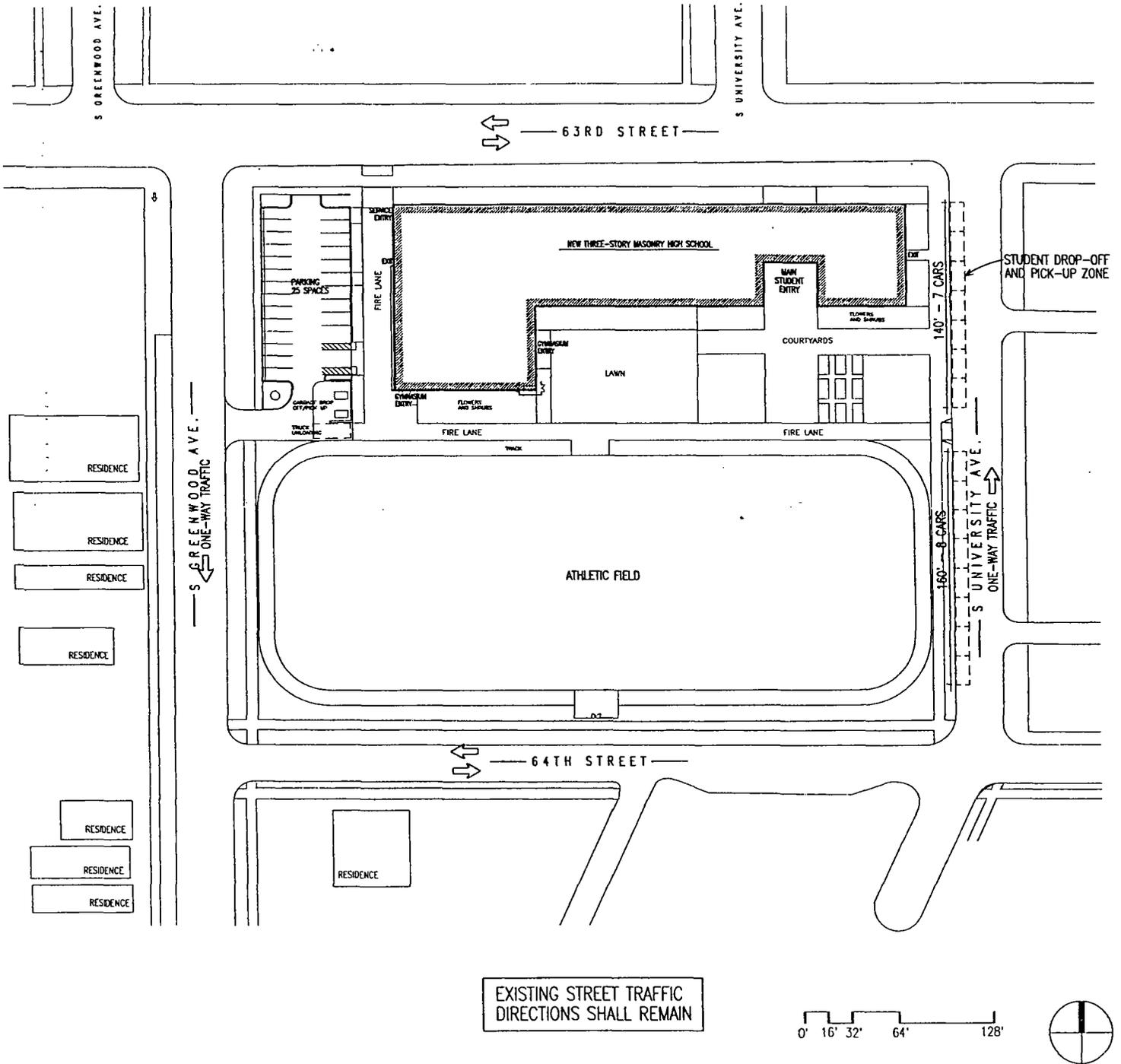
MATERIALS:  
 TWO COLORS OF BRICK WITH PROJECTING BRICK PATTERNS  
 LIGHT BRONZE ALUMINUM WINDOW AND DOOR FRAMES

Applicant: University of Chicago  
 Addresses: 1101-1145 East 63rd Street  
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 Address applied for: 6300 South University Avenue

Date: June 8, 2015  
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# Planned Development No. Traffic Plan

**FINAL FOR PUBLICATION**



Applicant: University of Chicago  
 Addresses: 1101-1145 East 63rd Street  
 1100-1144 East 64th Street  
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 6301-6337 South Greenwood Avenue  
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**PD-11**



18336  
FINAL

DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

MEMORANDUM

TO: Alderman Daniel S. Solis  
Chairman, City Council Committee on Zoning

FROM:   
Andrew J. Mooney  
Secretary  
Chicago Plan Commission

DATE: June 19, 2015

RE: Proposed Institutional Planned Development for property generally located at 1101-1145 East 63<sup>rd</sup> Street, 1100-1144 East 64<sup>th</sup> Street, 6300-6336 South Univesity Avenue and 6301-6337 South Greenwood Avenue.

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On June 18, 2015, the Chicago Plan Commission recommended approval of the proposed planned development submitted by the University of Chicago. A copy of the proposed planned development is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning hearing.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, bureau of Planning and Zoning recommendation and a copy of the Resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-5777.

cc: Steve Valenziano  
PD Master File (Original PD, copy of memo)

## Chicago Plan Commission

June 18, 2015



The University of Chicago  
Proposed Institutional Planned Development

1101 – 1145 E 63rd St, 1100 – 1144 E 64th St, 6300 – 6336 S.  
University Ave ; and 6301 – 6337 S Greenwood Ave

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## Urban Education Institute/University of Chicago Charter School – Woodlawn Campus



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### The University of Chicago Charter School

- One of the four public school campuses operated by UCCS - serves 1,900 students
- Located in Woodlawn for 8 years
- Serves approximately 650 students from grades 6-12
- A neighborhood charter school ~ 40% of students living within 2-miles of campus, priority is given to Woodlawn residents
- > 99% of students are African-American, 83% receive free or reduced-price lunch
- Highest college persistence rates of any non-selective school in Chicago
- Second highest college enrollment rate in Chicago

### Chicago Tribune

#### STATE REPORT CARD

#### Top Chicagoland schools

Rank	School	Score
1	Chicago Public Schools - Chicago	72
2	Chicago Public Schools - Chicago	70
3	Chicago Public Schools - Chicago	69
4	Chicago Public Schools - Chicago	68
5	Chicago Public Schools - Chicago	67
6	Chicago Public Schools - Chicago	66
7	Chicago Public Schools - Chicago	65
8	Chicago Public Schools - Chicago	64
9	Chicago Public Schools - Chicago	63
10	Chicago Public Schools - Chicago	62
11	Chicago Public Schools - Chicago	61
12	Chicago Public Schools - Chicago	60
13	Chicago Public Schools - Chicago	59
14	Chicago Public Schools - Chicago	58
15	Chicago Public Schools - Chicago	57
16	Chicago Public Schools - Chicago	56
17	Chicago Public Schools - Chicago	55
18	Chicago Public Schools - Chicago	54
19	Chicago Public Schools - Chicago	53
20	Chicago Public Schools - Chicago	52

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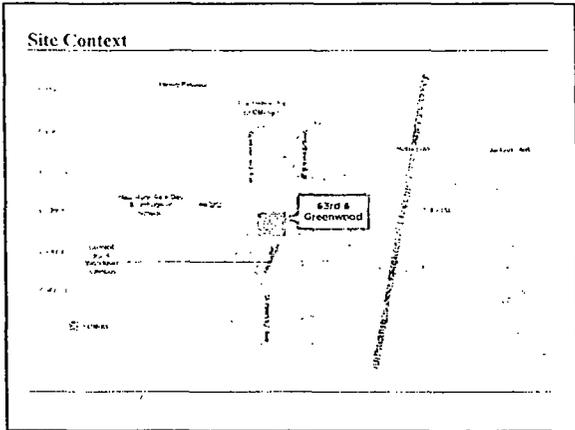
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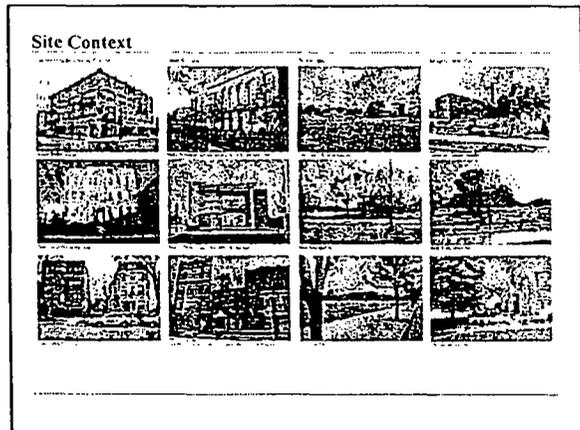
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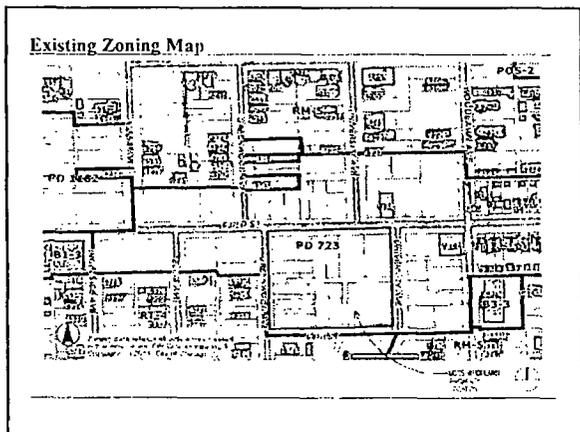
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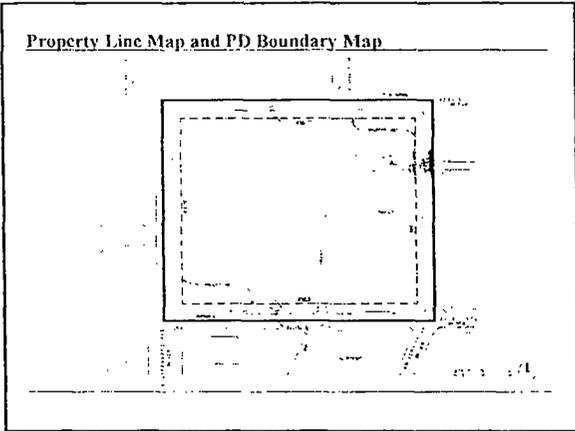
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Property Line Map and PD Boundary Map



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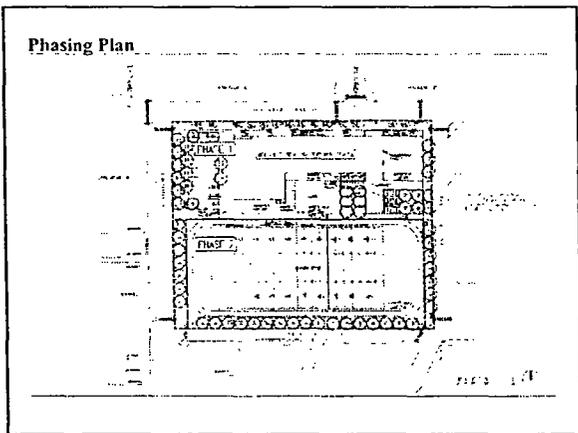
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Phasing Plan



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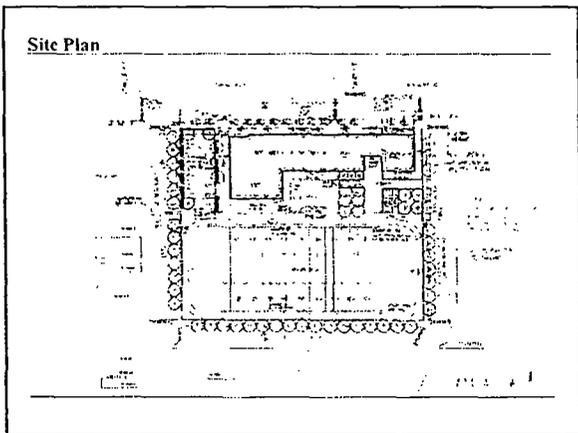
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Site Plan



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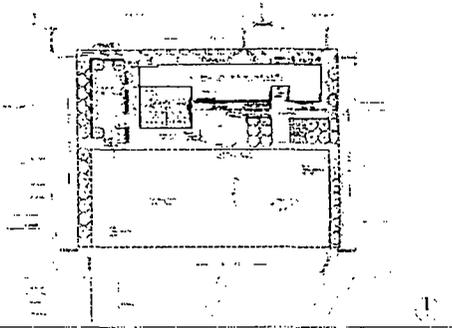
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**Interim Landscape Plan**



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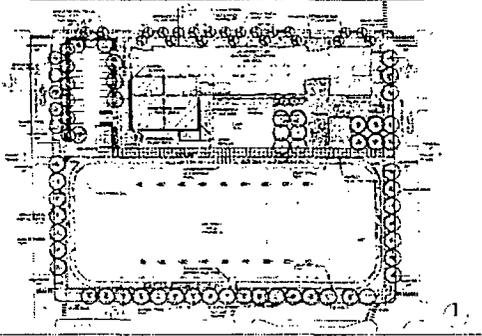
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**Landscape Plan**



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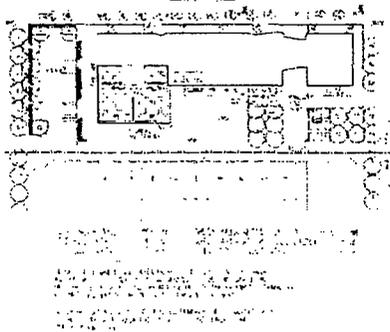
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**Green Roof Plan**



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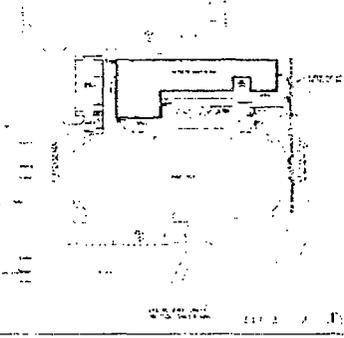
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**Traffic Plan**



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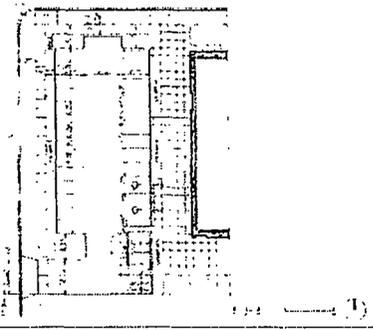
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**Parking / Truck Loading**



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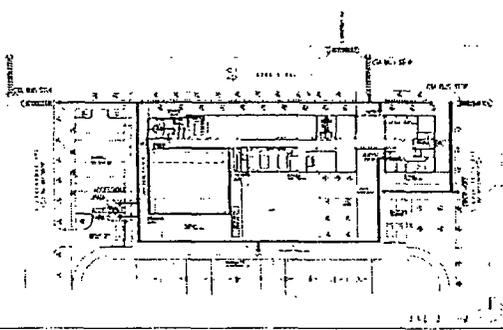
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**Accessibility Site Plan**



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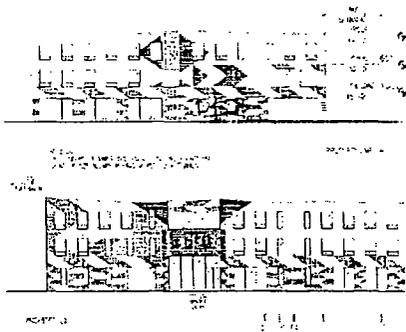
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North Elevation



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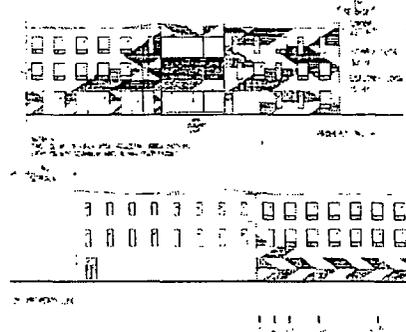
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South Elevation



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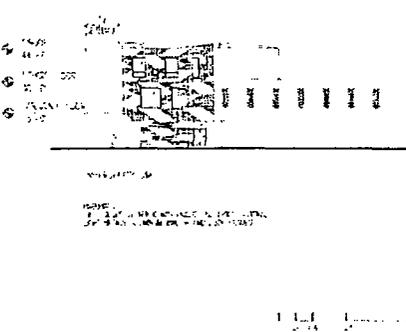
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West Elevation



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East Elevation



Architectural drawing details and annotations.

Architectural drawing details and annotations.

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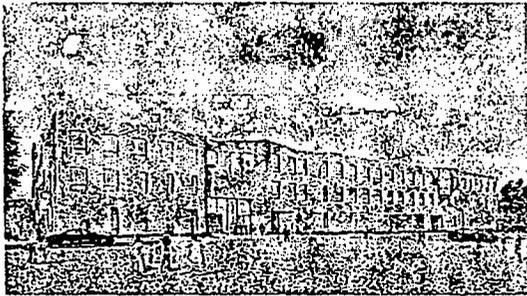
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View from Northeast



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View from Northwest



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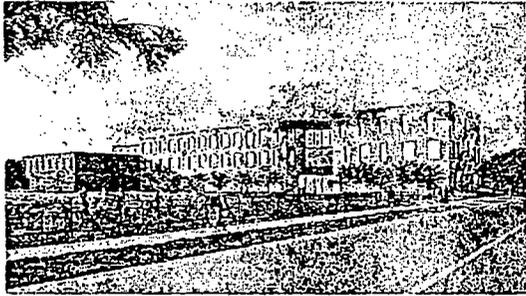
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View from Southeast



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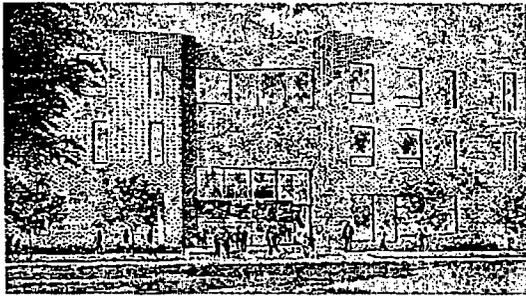
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63<sup>rd</sup> Street Entrance



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REPORT  
TO THE  
CHICAGO PLAN COMMISSION  
FROM  
THE DEPARTMENT OF PLANNING AND DEVELOPMENT  
BUREAU OF ZONING AND LANDUSE

JUNE 18, 2015

**FOR APPROVAL:** PROPOSED INSTITUTIONAL PLANNED DEVELOPMENT

**APPLICANT:** THE UNIVERSITY OF CHICAGO

**LOCATION:** 1101 – 1145 E. 63RD ST.; 1100 – 1144 E. 64th ST.; 6300 – 6336 S. UNIVERSITY AVE.; AND 6301 – 6337 S. GREENWOOD AVE.

Pursuant to the provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, the Department Planning and Development hereby submits this report and recommendation on a proposed Institutional Planned Development for your review and recommendation to the Chicago City Council. The application for this amendment to the Chicago Zoning Ordinance was introduced into the City Council on April 15, 2015 by The University of Chicago. Notice of the public hearing was published in the Chicago Sun-Times on June 3, 2015. The applicant was separately notified of this public hearing.

This application is submitted by the Applicant, as a mandatory planned development pursuant to Section 17-8-0506, which states that planned development review and approval is required for development of land to be used for school buildings on site with a net site area of 2 acres or more. The site is currently zoned B3-2, Community Shopping District and the applicant intends to reclassify the site to an Institutional Planned Development.

**SITE AND AREA DESCRIPTION**

The 167,844 square foot site is within the boundaries of the Woodlawn Tax Increment Finance District, but is not located within the Lake Michigan and Chicago Lakefront Protection District or a Chicago Landmark District. The property is bounded by East 63<sup>rd</sup> Street on the north, by South University Ave. on the east, East 64<sup>th</sup> Street on the south and South Greenwood Ave. on the west. The site is currently vacant and unimproved and owned by the City of Chicago.

The area surrounding site is currently zoned Institutional Planned Development No. 1182, Residential Planned Development No. 723, and RT-4 (Residential Two Flat, Townhouse Multi-Unit District), RM-5 (Residential Multi-Unit District) and B3-1(Community Shopping District).

The land-uses surrounding the subject site are generally single and multi-family residential with some commercial presence along East 63<sup>rd</sup> Street and institutional uses in the general neighborhood, namely two Chicago Public School facilities and the southern campus of the University of Chicago. The Woodlawn Tax Increment Finance District was recently amended to include institutional uses for this proposed site.

This site is served by the Chicago Transit Authority's bus routes #4 (Cottage Grove), #5 (South Shore), #6 (Jackson Park Express), #15 (Jeffrey Local), #28 (Stony Island Local), #28X (Stony Island Express), #59 (59<sup>th</sup>/61<sup>st</sup>) and #63 (63<sup>rd</sup>); a CTA rail station at East 63<sup>rd</sup>/Cottage Grove on the Green Line; and, the Metra Electric and South Shore Lines via a station on 63<sup>rd</sup> Street; all located within approximately one mile of the site.

### **PROJECT DESCRIPTION**

The Applicant proposes to rezone the site from B3-2, Neighborhood Mixed-Use District to being included in a new planned development for a sixth (6<sup>th</sup>) grade to twelfth (12<sup>th</sup>) grade charter school. The applicant proposes to construct a three (3) story charter school and accessory parking. The project proposal includes classrooms and accessory educational uses and an athletic field.

The ground floor plans of the proposed school include a gymnasium, dining center, a college center and administrative offices. The second and third floors of the school will house primarily classrooms and labs for student use.

### **DESIGN**

The three story building (50 feet in height) is designed in such a way as to fit appropriately to the scale of the immediate area. The materials for the proposed building provided are two types of masonry brick and accentuated by aluminum framed windows. The masonry brick will be placed in such a manner as to create a punched pattern through the building facades. The main entrance to the building is further defined with an aluminum framed entrance and fronts East 63<sup>rd</sup> Street. The main student entry will be on the south side of the building away from East 63<sup>rd</sup> Street

### **SUSTAINABILITY**

The Applicant agrees to a minimum of "LEED" (Leadership in Energy and Environmental Design) basic certification. The Applicant also agrees to provide a vegetative ("green") roof system on a minimum of 25% of the net flat roof area and to provide an at-grade Volume Control BMP providing 597 cubic feet of water infiltration.

The at-grade Volume Control will be achieved by an at-grade open space and permeable pavers system in the courtyard area with a combination of underground tanks that percolate collected storm water into a CA7 open graded stone system below the fire lane to satisfy the City of Chicago's Sustainable Policy requirements.

**LANDSCAPING**

The project will be in substantial compliance with the requirements of the City's Landscape Ordinance. The project at full completion will also provide an athletic field with a track on the southern portion of the site. The final landscape build-out for the site is to provide a total of 56 parkway trees. The project also calls for an additional 30 screening trees to be located at the parking lot, in front of the building set back (East 63rd Street) and around the courtyard.

**ACCESS/CIRCULATION**

South Greenwood Avenue shall provide access to the parking lot for staff with twenty-five (25) accessory parking spaces and a trash/loading berth for refuse collection and school deliveries. The school bus loading and drop-off, as well as parent drop-off, is designated on South University Avenue to the east of the building. Access in case of fire emergency purposes will be through a designated fire lane via curb-cut at South University Avenue and roll curb at East 63<sup>rd</sup> Street and parking lot off of South Greenwood Avenue.

**BULK/USE/DENSITY**

The Plan Development permits a maximum F.A.R of 1.0 and is also permitted under the B3-2, Community Shopping District. The building will remain consistent in bulk with the surrounding area. The building is setback from all public rights-of-way and an additional landscape area from East Greenwood Avenue provides relief for the adjacent areas.

In terms of pre-existing uses located along East 63<sup>rd</sup> Street a large parcel currently zoned Planned Development No. 1182 permits educational and institutional uses. The proposed uses of the planned development include School, educational offices and administration offices; athletic field as accessory use to the primary school use, accessory parking and related and accessory uses.

**RECOMMENDATION**

The Department of Planning and Development has reviewed the project materials submitted by the Applicant and have concluded that the proposed development would be appropriate for the site for the following reasons:

1. The project complies with the Standards and Guidelines for Planned Developments in the Zoning Ordinance 17-8-0901 Uses, Bulk, Density and Intensity.

The proposed Planned Development is in strict compliance with the permitted Floor Area Ratio. The maximum FAR of 1.0 will not be exceeded nor will it negatively impact the surrounding area. In terms of height, scale, use and bulk the planned development is in substantial conformance with the surrounding community area. The proposed educational (School) use will complement the recreational use of the athletic turf field and not negatively impact the surrounding community area.

2. The public infrastructure facilities and city services will be adequate to serve the proposed development at the time of occupancy. The proposed Planned Development has been reviewed by the Chicago Department of Transportation and all requested changes have been made.

3. 17-8-0905-B Building Features - Urban and Building Design. The building's height at 3-stories, the materials proposed and the modern design complements the surrounding area. The building is setback from the sidewalk along East 63<sup>rd</sup> Street and South University Avenue with doors, windows and active uses adjacent to the street frontage.

4. Copies of the application have been circulated to other City departments and agencies and all comments received have been addressed; the project will comply with the requirements for access in case of fire and other emergencies.

5. The Applicant agrees to a minimum of "LEED" (Leadership in Energy and Environmental Design) basic certification. The Applicant also agrees to provide a vegetative ("green") roof system on a minimum of 25% of the net flat roof area and to provide a Volume Control, in lieu of a larger green roof, of at least 597 cubic feet.

The Volume Control will be provided via infiltration into the soil below permeable pavers located in the south courtyard area and/or into the CA 7 open graded stone based below the concrete fire lane to satisfy the City of Chicago's Sustainable Policy requirements. The volume control indicated above is separate from the detention requirements of the Storm water Ordinance.

6. The proposed development is compatible with the character of the surrounding area in terms of uses, density, and building scale. The proposed Institutional Planned Development would be consistent in terms of height, scale, use and bulk would remain consistent with the surrounding community.

Based on the foregoing, it is the recommendation of the Department of Planning and Development that the revised application for an Institutional Planned Development for The University of Chicago be approved and the recommendation to the City Council Committee on Zoning, Landmarks and Building Standards be "As-Revised, Passage Recommended"

Department of Planning and Development  
Bureau of Zoning and Land Use



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

1101 – 1145 E. 63RD ST; 1100 – 1144 E. 64th ST.; 6300 – 6336 S. UNIVERSITY  
AVE.; AND 6301 – 6337 S. GREENWOOD AVE.

UNIVERSITY OF CHICAGO CHARTER SCHOOL  
RESOLUTION

- WHEREAS,** the applicant, University of Chicago, proposes to establish an Institutional Planned Development by rezoning the site from a B3-2, Community Shopping District to a planned development to allow the construction of a three story Charter school, athletic field and accessory parking lot; and
- WHEREAS,** this development is being submitted by the applicant as a mandatory planned development application and an application for a Planned Development was introduced to the City Council on April 15, 2015; and
- WHEREAS,** proper legal notice of the hearing before the Chicago Plan Commission was published in the Chicago Sun-Times on June 3, 2015. The Applicant was separately notified of this hearing and the proposed zoning application was considered at a public hearing by this Plan Commission on June 18, 2015; and
- WHEREAS,** the Plan Commission has reviewed the application with respect to the provisions of the Chicago Zoning Ordinance and finds that the proposal will be consistent with said provisions; and
- WHEREAS,** the Department of Planning and Development recommended approval of the application, with the recommendation and explanation contained in the written report dated June 18, 2015, a copy of which is attached hereto and made a part hereof; and
- WHEREAS,** the Chicago Plan Commission has fully reviewed the application and all informational submissions associated with the proposed amendment, the report and recommendation of the Commissioner of the Department of Planning and Development, and all other testimony presented at the public hearing held on June 18, 2015 giving due and proper consideration to the Chicago Zoning Ordinance; and

FINAL

**NOW, THEREFORE, BE IT RESOLVED BY THE CHICAGO PLAN COMMISSION:**

1. THAT the final application dated June 18, 2015 be approved as being in conformance with the provisions, terms and conditions of the corresponding zoning application; and
2. THAT this Plan Commission recommends approval to the City Council Committee on ~~Zoning, Landmarks~~ and Building Standards of the final zoning application dated June 18, 2015; and
3. THAT the above-stated recitals to this resolution together with the report of the Commissioner of the Department of Planning and Development be adopted as the findings of fact of the Chicago Plan Commission regarding the zoning map amendment and planned development application.



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Martin Cabrera, Jr.  
Chairman  
Chicago Plan Commission

Approved: June 18, 2015  
Institutional Planned Development  
No.: \_\_\_\_\_

RECEIVED

JUN 18 2015

Initial: Frank. W

CITY OF CHICAGO

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CITY OF CHICAGO

FEB 11 2015

DEPARTMENT OF  
PLANNING & DEVELOPMENT

APPLICATION FOR AN AMENDMENT TO  
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the ~~property~~ Applicant is seeking to rezone:  
1101-1145 East 63rd Street; 1100-1144 East 64th Street;  
6300-6336 South University Avenue; 6301-6337 South Greenwood Avenue

2. Ward Number that property is located in: 20th

3. APPLICANT The University of Chicago

ADDRESS 5801 S. Ellis Avenue CITY Chicago

STATE Il ZIP CODE 60637 PHONE 773-702-6070

EMAIL sarahsheehan@uchicago.edu CONTACT PERSON Sarah Sheehan

4. Is the applicant the owner of the property? YES \_\_\_\_\_ NO x

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 City of Chicago

ADDRESS 121 N. LaSalle Street, Room 905 CITY Chicago

STATE IL ZIP CODE 60601 PHONE 312-744-5777

EMAIL \_\_\_\_\_ CONTACT PERSON James Wilson

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

ATTORNEY Carol D. Stubblefield, Neal & Leroy, LLC

ADDRESS 120 N. LaSalle Street, Suite 2600

CITY Chicago STATE IL ZIP CODE 60601

PHONE 312-641-7144 FAX 312-641-5137 EMAIL cstubblefield@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.

There are no owners. Please see attached for a list of the University of Chicago's Trustees and Officers.

7. On what date did the owner acquire legal title to the subject property? See attached

8. Has the present owner previously rezoned this property? If yes, when?  
Prior Applicants rezoned the property on July 7, 1999 and July 28, 2011

9. Present Zoning District RPD 723, as amended Proposed Zoning District B3-2 then to IPD

10. Lot size in square feet (or dimensions) 156,202.96 square feet

11. Current Use of the property vacant

12. Reason for rezoning the property Mandatory Planned Development to allow for school use in excess of 2 acres.

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)  
The property will be rezoned to a Planned Development to construct an approximately 70,000 square foot, three story, Charter School serving middle-school and high-school students.

14. On May 14<sup>th</sup>, 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