



Office of the City Clerk



O2013-37

Office of the City Clerk

City Council Document Tracking Sheet

Meeting Date: 1/17/2013

Sponsor(s): Mendoza, Susana A. (Clerk)

Type: Ordinance

Title: Zoning Reclassification App No. 17657 at 800 E 57th St and
5634 S Maryland Ave

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

ORDINANCE

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

SECTION 1: That the Chicago Zoning Ordinance be amended by changing all the B3-3

Community Shopping District, RM5 Residential Multi-Unit District, and Institutional Planned

Development No. 43, as amended symbols and indications as shown on Maps No. 12-D and 14-D

in the area bounded by:

Beginning at a line 504.77 feet north of and parallel to East 55th Street; the alley next east of and parallel to South Cottage Grove Avenue; a line 111.62 feet south of East 54th Street; South Maryland Avenue; a line 116.22 feet south of East 54th Street; the alley next east of and parallel to South Maryland Avenue; a line 240 feet north of East 55th Street; South Drexel Avenue; East 55th Street; the alley next west of and parallel to South Greenwood Avenue, or the line thereof if extended where no alley exists; a line 100 feet north of East 55th Street; South Greenwood Avenue; East 55th Street; South University Avenue; East 57th Street; the alley next east of and parallel to South Woodlawn Avenue; a line 150 feet south of and parallel to East 57th Street; South Woodlawn Avenue; a line 297.9 feet north of and parallel to East 58th Street; the alley next east of and parallel to South Woodlawn Avenue; East 58th Street; South Dorchester Avenue; a line 250 feet north of and parallel to East 59th Street; a line 150 feet east of and parallel to South Dorchester Avenue; a line 350 feet north of and parallel to East 59th Street; South Blackstone Avenue; a line 100 feet north of East 59th Street; a line 80 feet west of South Harper Avenue; East 59th Street; South Blackstone Avenue, or a line thereof extended where no street exists; the north line of East 60th Street; South Stony Island Avenue; East 61st Street; the east line of the right-of-way of the Illinois Central Railroad; the south line of East 60th Street; the west line of the right-of-way of the Illinois Central Railroad; East 61st Place; South Blackstone Avenue; East 61st Street or the line thereof extended where no street exists; South Dorchester Avenue; a line 214.37 feet north of East 61st Street; a line 186.60 feet west of South Dorchester Avenue; East 61st Street; a line 163.603 feet west of South Drexel Avenue; a line 340 feet north of East 61st Street; and South Cottage Grove Avenue.

The parcels described in the below table shall be excluded from the above-described property and shall remain RM5 Residential Multi-Unit District:

COMMON ADDRESS:	ZONING DISTRICT:	P.I.N.:	BOUNDED BY:
5700 and 5706 South Woodlawn Avenue	RM5	20-14-116-008-0000 and 20-14-116-009-0000	East 57 th Street; South Woodlawn Avenue; a line 88.91 feet south of East 57 th Street; the alley next west of and parallel to South Woodlawn Avenue.



5714 South Woodlawn Avenue	RM5	20-14-116-011-0000	A line 148.91 feet south of East 57 th Street; South Woodlawn Avenue; a line 198.91 feet south of East 57 th Street; the alley next west of and parallel to South Woodlawn Avenue.
5728 South Woodlawn Avenue	RM5	20-14-116-013-0000	A line 248.91 feet south of East 57 th Street; South Woodlawn Avenue; a line 298.91 feet south of East 57 th Street; the alley next west of and parallel to South Woodlawn Avenue.
5747 South University Avenue	RM5	20-14-116-006-0000 (Partial)	A line 178.89 feet north of East 58 th Street; the alley next east of and parallel to South University Avenue; a line 98.91 feet north of East 58 th Street; a line 144.29 feet east of and parallel to South University Avenue; a line 104.92 feet north of East 58 th Street; a line 73.39 feet east of and parallel to South University Avenue; a line 98.92 feet north of and parallel to East 58 th Street; South University Avenue.
5735 South University Avenue	RM5	20-14-116-004-0000	A line 258.89 feet north of East 58 th Street; the alley next east of and parallel to South University Avenue; a line 218.89 feet north of East 58 th Street; South University Avenue.
5600-5602 South Drexel Avenue	RM5	20-14-108-018-0000	East 56 th Street; South Drexel Avenue; a line 47 feet south of East 56 th Street; the alley next west of South Drexel Avenue.
5627 South Maryland Avenue	RM5	20-14-108-010-0000	A line 261 feet south of East 56 th Street; the alley next east of and parallel to South Maryland Avenue; a line 285 feet south of East 56 th Street; South Maryland Avenue.
5635-5637 South Maryland Avenue	RM5	20-14-108-012-0000	A line 333 feet south of East 56 th Street; the alley next east of and parallel to South Maryland Avenue; a line 381 feet south of East 56 th Street; South Maryland Avenue.
5616 South Maryland Avenue	RM5	20-14-107-017-0000	A line 141 feet south of East 56 th Street; South Maryland Avenue; a line 177 feet south of East 56 th Street; the alley next west of and parallel to South Maryland Avenue.



to those of Institutional Planned Development Number 43, as amended which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in this Plan of Development herewith attached and made a part and to no others.

SECTION 2: this Ordinance shall be in force and effect from and after its passage.



#17657
INTRO DATE
01/17/2013

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

800 East 57th and 5634 S. Maryland

2. Ward Number that property is located in: #5

3. APPLICANT The University of Chicago

ADDRESS 5801 S. Ellis Ave. CITY Chicago

STATE IL ZIP CODE 60637 PHONE 773-702-1700

EMAIL rcbumste@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 John J. George

ADDRESS One Prudential Plaza, Suite 3800, 130 East Randolph Street

CITY Chicago STATE IL ZIP CODE 60601

PHONE 312-565-8439 FAX 312-565-8300 EMAIL jgeorge@srcattorneys.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? Various dates.

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

Yes, 2012

9. Present Zoning District RM5, B3-3, IPD No. 43 Proposed Zoning District IPD No. 43, as amended

10. Lot size in square feet (or dimensions) _____

11. Current Use of the property Academic, medical, student and staff housing and related uses

12. Reason for rezoning the property Addition of properties to existing IPD No. 43, approval of plans for new parking structure

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 statements and exhibits for details.

14. On May 10, 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

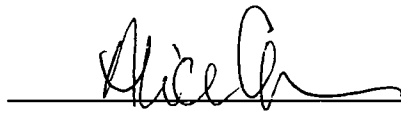
Richard Bumstead, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.



Signature of Applicant

Subscribed and Sworn to before me this

21 day of DECEMBER, 20 12



Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

MY COMMISSION EXPIRES 04/14/14
ALICE CHU
OFFICIAL SEAL
ALABAMA PUBLIC HEALTH OFFICIAL

**CITY OF CHICAGO
ECONOMIC DISCLOSURE STATEMENT
AND AFFIDAVIT**

SECTION I -- GENERAL INFORMATION

A. Legal name of the Disclosing Party submitting this EDS. Include d/b/a/ if applicable:

The University of Chicago

Check ONE of the following three boxes:

Indicate whether the Disclosing Party submitting this EDS is:

1. the Applicant

OR

2. a legal entity holding a direct or indirect interest in the Applicant. State the legal name of the Applicant in which the Disclosing Party holds an interest: _____

OR

3. a legal entity with a right of control (see Section II.B.1.) State the legal name of the entity in which the Disclosing Party holds a right of control: _____

B. Business address of the Disclosing Party: Office of Legal Counsel, 5801 S. Ellis Ave.
Suite 619
Chicago, IL 60637

C. Telephone: 773-702-1976 Fax: 773-702-0934 Email: rhrush@uchicago.edu

D. Name of contact person: Robert Rush

E. Federal Employer Identification No. (if you have one): _____

F. Brief description of contract, transaction or other undertaking (referred to below as the "Matter") to which this EDS pertains. (Include project number and location of property, if applicable):

Amendment of PD 43, 800 E. 58th Street, 5634 S. Maryland Avenue

G. Which City agency or department is requesting this EDS? DHED

If the Matter is a contract being handled by the City's Department of Procurement Services, please complete the following:

Specification # _____ and Contract # _____

SECTION II -- DISCLOSURE OF OWNERSHIP INTERESTS

A. NATURE OF THE DISCLOSING PARTY

1. Indicate the nature of the Disclosing Party:

- | | |
|---|---|
| <input type="checkbox"/> Person | <input type="checkbox"/> Limited liability company |
| <input type="checkbox"/> Publicly registered business corporation | <input type="checkbox"/> Limited liability partnership |
| <input type="checkbox"/> Privately held business corporation | <input type="checkbox"/> Joint venture |
| <input type="checkbox"/> Sole proprietorship | <input checked="" type="checkbox"/> Not-for-profit corporation |
| <input type="checkbox"/> General partnership | (Is the not-for-profit corporation also a 501(c)(3))? |
| <input type="checkbox"/> Limited partnership | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/> Trust | <input type="checkbox"/> Other (please specify) |

2. For legal entities, the state (or foreign country) of incorporation or organization, if applicable:

Illinois

3. For legal entities not organized in the State of Illinois: Has the organization registered to do business in the State of Illinois as a foreign entity?

- Yes No N/A

B. IF THE DISCLOSING PARTY IS A LEGAL ENTITY:

1. List below the full names and titles of all executive officers and all directors of the entity.

NOTE: For not-for-profit corporations, also list below all members, if any, which are legal entities. If there are no such members, write "no members." For trusts, estates or other similar entities, list below the legal titleholder(s).

If the entity is a general partnership, limited partnership, limited liability company, limited liability partnership or joint venture, list below the name and title of each general partner, managing member, manager or any other person or entity that controls the day-to-day management of the Disclosing Party.

NOTE: Each legal entity listed below must submit an EDS on its own behalf.
(There are no members. List of Trustees is attached as Exhibit A.)

Name	Title
Robert Zimmer	President
David Greene	Executive Vice President
Beth A. Harris	Vice President and General Counsel
David B. Fithian	Vice President and Secretary
Nimalan Chinniah	Vice President for Administration and CFO

2. Please provide the following information concerning each person or entity having a direct or indirect beneficial interest (including ownership) in excess of 7.5% of the Disclosing Party. Examples of such an interest include shares in a corporation, partnership interest in a partnership or joint venture,

interest of a member or manager in a limited liability company, or interest of a beneficiary of a trust, estate or other similar entity. If none, state "None." **NOTE:** Pursuant to Section 2-154-030 of the Municipal Code of Chicago ("Municipal Code"), the City may require any such additional information from any applicant which is reasonably intended to achieve full disclosure.

Name	Business Address	Percentage Interest in the Disclosing Party
None		

SECTION III -- BUSINESS RELATIONSHIPS WITH CITY ELECTED OFFICIALS

Has the Disclosing Party had a "business relationship," as defined in Chapter 2-156 of the Municipal Code, with any City elected official in the 12 months before the date this EDS is signed?

Yes No

If yes, please identify below the name(s) of such City elected official(s) and describe such relationship(s):

SECTION IV -- DISCLOSURE OF SUBCONTRACTORS AND OTHER RETAINED PARTIES

The Disclosing Party must disclose the name and business address of each subcontractor, attorney, lobbyist, accountant, consultant and any other person or entity whom the Disclosing Party has retained or expects to retain in connection with the Matter, as well as the nature of the relationship, and the total amount of the fees paid or estimated to be paid. The Disclosing Party is not required to disclose employees who are paid solely through the Disclosing Party's regular payroll.

"Lobbyist" means any person or entity who undertakes to influence any legislative or administrative action on behalf of any person or entity other than: (1) a not-for-profit entity, on an unpaid basis, or (2) himself. "Lobbyist" also means any person or entity any part of whose duties as an employee of another includes undertaking to influence any legislative or administrative action.

If the Disclosing Party is uncertain whether a disclosure is required under this Section, the Disclosing Party must either ask the City whether disclosure is required or make the disclosure.

Name (indicate whether retained or anticipated to be retained)	Business Address	Relationship to Disclosing Party (subcontractor, attorney, lobbyist, etc.)	Fees (indicate whether paid or estimated.) NOTE: "hourly rate" or "t.b.d." is not an acceptable response.
Schuyler, Roche & Crisham	130 E. Randolph Street, Ste. 3800 Chicago, IL 60601	Attorney	est. \$25,000.00

(Add sheets if necessary)

Check here if the Disclosing Party has not retained, nor expects to retain, any such persons or entities.

SECTION V -- CERTIFICATIONS

A. COURT-ORDERED CHILD SUPPORT COMPLIANCE

Under Municipal Code Section 2-92-415, substantial owners of business entities that contract with the City must remain in compliance with their child support obligations throughout the contract's term.

Has any person who directly or indirectly owns 10% or more of the Disclosing Party been declared in arrearage on any child support obligations by any Illinois court of competent jurisdiction?

Yes No No person directly or indirectly owns 10% or more of the Disclosing Party.

If "Yes," has the person entered into a court-approved agreement for payment of all support owed and is the person in compliance with that agreement?

Yes No

B. FURTHER CERTIFICATIONS

1. Pursuant to Municipal Code Chapter 1-23, Article I ("Article I")(which the Applicant should consult for defined terms (e.g., "doing business") and legal requirements), if the Disclosing Party submitting this EDS is the Applicant and is doing business with the City, then the Disclosing Party certifies as follows: (i) neither the Applicant nor any controlling person is currently indicted or charged with, or has admitted guilt of, or has ever been convicted of, or placed under supervision for, any criminal offense involving actual, attempted, or conspiracy to commit bribery, theft, fraud, forgery, perjury, dishonesty or deceit against an officer or employee of the City or any sister agency; and (ii) the Applicant understands and acknowledges that compliance with Article I is a continuing requirement for doing business with the City. NOTE: If Article I applies to the Applicant, the permanent compliance timeframe in Article I supersedes some five-year compliance timeframes in certifications 2 and 3 below.

2. The Disclosing Party and, if the Disclosing Party is a legal entity, all of those persons or entities identified in Section II.B.1. of this EDS:

- a. are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from any transactions by any federal, state or local unit of government;
- b. have not, within a five-year period preceding the date of this EDS, been convicted of a criminal offense, adjudged guilty, or had a civil judgment rendered against them in connection with: obtaining, attempting to obtain, or performing a public (federal, state or local) transaction or contract under a public transaction; a violation of federal or state antitrust statutes; fraud; embezzlement; theft; forgery; bribery; falsification or destruction of records; making false statements; or receiving stolen property;
- c. are not presently indicted for, or criminally or civilly charged by, a governmental entity (federal, state or local) with committing any of the offenses set forth in clause B.2.b. of this Section V;
- d. have not, within a five-year period preceding the date of this EDS, had one or more public transactions (federal, state or local) terminated for cause or default; and
- e. have not, within a five-year period preceding the date of this EDS, been convicted, adjudged guilty, or found liable in a civil proceeding, or in any criminal or civil action, including actions concerning environmental violations, instituted by the City or by the federal government, any state, or any other unit of local government.

3. The certifications in subparts 3, 4 and 5 concern:

- the Disclosing Party;
- any "Contractor" (meaning any contractor or subcontractor used by the Disclosing Party in connection with the Matter, including but not limited to all persons or legal entities disclosed under Section IV, "Disclosure of Subcontractors and Other Retained Parties");
- any "Affiliated Entity" (meaning a person or entity that, directly or indirectly: controls the Disclosing Party, is controlled by the Disclosing Party, or is, with the Disclosing Party, under common control of another person or entity. Indicia of control include, without limitation: interlocking management or ownership; identity of interests among family members, shared facilities and equipment; common use of employees; or organization of a business entity following the ineligibility of a business entity to do business with federal or state or local government, including the City, using substantially the same management, ownership, or principals as the ineligible entity); with respect to Contractors, the term Affiliated Entity means a person or entity that directly or indirectly controls the Contractor, is controlled by it, or, with the Contractor, is under common control of another person or entity;
- any responsible official of the Disclosing Party, any Contractor or any Affiliated Entity or any other official, agent or employee of the Disclosing Party, any Contractor or any Affiliated Entity, acting pursuant to the direction or authorization of a responsible official of the Disclosing Party, any Contractor or any Affiliated Entity (collectively "Agents").

Neither the Disclosing Party, nor any Contractor, nor any Affiliated Entity of either the Disclosing Party or any Contractor nor any Agents have, during the five years before the date this EDS is signed, or, with respect to a Contractor, an Affiliated Entity, or an Affiliated Entity of a Contractor during the five years before the date of such Contractor's or Affiliated Entity's contract or engagement in connection with the Matter:

- a. bribed or attempted to bribe, or been convicted or adjudged guilty of bribery or attempting to bribe, a public officer or employee of the City, the State of Illinois, or any agency of the federal government or of any state or local government in the United States of America, in that officer's or employee's official capacity;
- b. agreed or colluded with other bidders or prospective bidders, or been a party to any such agreement, or been convicted or adjudged guilty of agreement or collusion among bidders or prospective bidders, in restraint of freedom of competition by agreement to bid a fixed price or otherwise; or
- c. made an admission of such conduct described in a. or b. above that is a matter of record, but have not been prosecuted for such conduct; or
- d. violated the provisions of Municipal Code Section 2-92-610 (Living Wage Ordinance).

4. Neither the Disclosing Party, Affiliated Entity or Contractor, or any of their employees, officials, agents or partners, is barred from contracting with any unit of state or local government as a result of engaging in or being convicted of (1) bid-rigging in violation of 720 ILCS 5/33E-3; (2) bid-rotating in violation of 720 ILCS 5/33E-4; or (3) any similar offense of any state or of the United States of America that contains the same elements as the offense of bid-rigging or bid-rotating.

5. Neither the Disclosing Party nor any Affiliated Entity is listed on any of the following lists maintained by the Office of Foreign Assets Control of the U.S. Department of the Treasury or the Bureau of Industry and Security of the U.S. Department of Commerce or their successors: the Specially Designated Nationals List, the Denied Persons List, the Unverified List, the Entity List and the Debarred List.

6. The Disclosing Party understands and shall comply with the applicable requirements of Chapters 2-55 (Legislative Inspector General), 2-56 (Inspector General) and 2-156 (Governmental Ethics) of the Municipal Code.

7. If the Disclosing Party is unable to certify to any of the above statements in this Part B (Further Certifications), the Disclosing Party must explain below:

If the letters "NA," the word "None," or no response appears on the lines above, it will be conclusively presumed that the Disclosing Party certified to the above statements.

8. To the best of the Disclosing Party's knowledge after reasonable inquiry, the following is a complete list of all current employees of the Disclosing Party who were, at any time during the 12-month period preceding the execution date of this EDS, an employee, or elected or appointed official, of the City of Chicago (if none, indicate with "N/A" or "none").

Please see Exhibit B.

9. To the best of the Disclosing Party's knowledge after reasonable inquiry, the following is a complete list of all gifts that the Disclosing Party has given or caused to be given, at any time during the 12-month period preceding the execution date of this EDS, to an employee, or elected or appointed official, of the City of Chicago. For purposes of this statement, a "gift" does not include: (i) anything made generally available to City employees or to the general public, or (ii) food or drink provided in the course of official City business and having a retail value of less than \$20 per recipient (if none, indicate with "N/A" or "none"). As to any gift listed below, please also list the name of the City recipient.

Please see Exhibit C.

C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

1. The Disclosing Party certifies that the Disclosing Party (check one)

is is not

a "financial institution" as defined in Section 2-32-455(b) of the Municipal Code.

2. If the Disclosing Party IS a financial institution, then the Disclosing Party pledges:

"We are not and will not become a predatory lender as defined in Chapter 2-32 of the Municipal Code. We further pledge that none of our affiliates is, and none of them will become, a predatory lender as defined in Chapter 2-32 of the Municipal Code. We understand that becoming a predatory lender or becoming an affiliate of a predatory lender may result in the loss of the privilege of doing business with the City."

If the Disclosing Party is unable to make this pledge because it or any of its affiliates (as defined in Section 2-32-455(b) of the Municipal Code) is a predatory lender within the meaning of Chapter 2-32 of the Municipal Code, explain here (attach additional pages if necessary):

If the letters "NA," the word "None," or no response appears on the lines above, it will be conclusively presumed that the Disclosing Party certified to the above statements.

D. CERTIFICATION REGARDING INTEREST IN CITY BUSINESS

Any words or terms that are defined in Chapter 2-156 of the Municipal Code have the same meanings when used in this Part D.

1. In accordance with Section 2-156-110 of the Municipal Code: Does any official or employee of the City have a financial interest in his or her own name or in the name of any other person or entity in the Matter?

Yes No

NOTE: If you checked "Yes" to Item D.1., proceed to Items D.2. and D.3. If you checked "No" to Item D.1., proceed to Part E.

2. Unless sold pursuant to a process of competitive bidding, or otherwise permitted, no City elected official or employee shall have a financial interest in his or her own name or in the name of any other person or entity in the purchase of any property that (i) belongs to the City, or (ii) is sold for taxes or assessments, or (iii) is sold by virtue of legal process at the suit of the City (collectively, "City Property Sale"). Compensation for property taken pursuant to the City's eminent domain power does not constitute a financial interest within the meaning of this Part D.

Does the Matter involve a City Property Sale?

Yes No

3. If you checked "Yes" to Item D.1., provide the names and business addresses of the City officials or employees having such interest and identify the nature of such interest:

Name	Business Address	Nature of Interest

4. The Disclosing Party further certifies that no prohibited financial interest in the Matter will be acquired by any City official or employee.

E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

Please check either 1. or 2. below. If the Disclosing Party checks 2., the Disclosing Party must disclose below or in an attachment to this EDS all information required by paragraph 2. Failure to

comply with these disclosure requirements may make any contract entered into with the City in connection with the Matter voidable by the City.

 X 1. The Disclosing Party verifies that the Disclosing Party has searched any and all records of the Disclosing Party and any and all predecessor entities regarding records of investments or profits from slavery or slaveholder insurance policies during the slavery era (including insurance policies issued to slaveholders that provided coverage for damage to or injury or death of their slaves), and the Disclosing Party has found no such records.

 2. The Disclosing Party verifies that, as a result of conducting the search in step 1 above, the Disclosing Party has found records of investments or profits from slavery or slaveholder insurance policies. The Disclosing Party verifies that the following constitutes full disclosure of all such records, including the names of any and all slaves or slaveholders described in those records:

SECTION VI -- CERTIFICATIONS FOR FEDERALLY FUNDED MATTERS

NOTE: If the Matter is federally funded, complete this Section VI. If the Matter is not federally funded, proceed to Section VII. For purposes of this Section VI, tax credits allocated by the City and proceeds of debt obligations of the City are not federal funding.

A. CERTIFICATION REGARDING LOBBYING

1. List below the names of all persons or entities registered under the federal Lobbying Disclosure Act of 1995 who have made lobbying contacts on behalf of the Disclosing Party with respect to the Matter: (Add sheets if necessary):

(If no explanation appears or begins on the lines above, or if the letters "NA" or if the word "None" appear, it will be conclusively presumed that the Disclosing Party means that NO persons or entities registered under the Lobbying Disclosure Act of 1995 have made lobbying contacts on behalf of the Disclosing Party with respect to the Matter.)

2. The Disclosing Party has not spent and will not expend any federally appropriated funds to pay any person or entity listed in Paragraph A.1. above for his or her lobbying activities or to pay any person or entity to influence or attempt to influence an officer or employee of any agency, as defined by applicable federal law, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress, in connection with the award of any federally funded contract, making any federally funded grant or loan, entering into any cooperative agreement, or to extend, continue, renew, amend, or modify any federally funded contract, grant, loan, or cooperative agreement.

3. The Disclosing Party will submit an updated certification at the end of each calendar quarter in which there occurs any event that materially affects the accuracy of the statements and information set forth in paragraphs A.1. and A.2. above.

4. The Disclosing Party certifies that either: (i) it is not an organization described in section 501(c)(4) of the Internal Revenue Code of 1986; or (ii) it is an organization described in section 501(c)(4) of the Internal Revenue Code of 1986 but has not engaged and will not engage in "Lobbying Activities".

5. If the Disclosing Party is the Applicant, the Disclosing Party must obtain certifications equal in form and substance to paragraphs A.1. through A.4. above from all subcontractors before it awards any subcontract and the Disclosing Party must maintain all such subcontractors' certifications for the duration of the Matter and must make such certifications promptly available to the City upon request.

B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY

If the Matter is federally funded, federal regulations require the Applicant and all proposed subcontractors to submit the following information with their bids or in writing at the outset of negotiations.

Is the Disclosing Party the Applicant?

Yes

No

If "Yes," answer the three questions below:

1. Have you developed and do you have on file affirmative action programs pursuant to applicable federal regulations? (See 41 CFR Part 60-2.)

Yes

No

2. Have you filed with the Joint Reporting Committee, the Director of the Office of Federal Contract Compliance Programs, or the Equal Employment Opportunity Commission all reports due under the applicable filing requirements?

Yes

No

3. Have you participated in any previous contracts or subcontracts subject to the equal opportunity clause?

Yes

No

If you checked "No" to question 1. or 2. above, please provide an explanation:

SECTION VII -- ACKNOWLEDGMENTS, CONTRACT INCORPORATION, COMPLIANCE, PENALTIES, DISCLOSURE

The Disclosing Party understands and agrees that:

A. The certifications, disclosures, and acknowledgments contained in this EDS will become part of any contract or other agreement between the Applicant and the City in connection with the Matter, whether procurement, City assistance, or other City action, and are material inducements to the City's execution of any contract or taking other action with respect to the Matter. The Disclosing Party understands that it must comply with all statutes, ordinances, and regulations on which this EDS is based.

B. The City's Governmental Ethics and Campaign Financing Ordinances, Chapters 2-156 and 2-164 of the Municipal Code, impose certain duties and obligations on persons or entities seeking City contracts, work, business, or transactions. The full text of these ordinances and a training program is available on line at www.cityofchicago.org/Ethics, and may also be obtained from the City's Board of Ethics, 740 N.

Sedgwick St., Suite 500, Chicago, IL 60610, (312) 744-9660. The Disclosing Party must comply fully with the applicable ordinances.

C. If the City determines that any information provided in this EDS is false, incomplete or inaccurate, any contract or other agreement in connection with which it is submitted may be rescinded or be void or voidable, and the City may pursue any remedies under the contract or agreement (if not rescinded or void), at law, or in equity, including terminating the Disclosing Party's participation in the Matter and/or declining to allow the Disclosing Party to participate in other transactions with the City. Remedies at law for a false statement of material fact may include incarceration and an award to the City of treble damages.

D. It is the City's policy to make this document available to the public on its Internet site and/or upon request. Some or all of the information provided on this EDS and any attachments to this EDS may be made available to the public on the Internet, in response to a Freedom of Information Act request, or otherwise. By completing and signing this EDS, the Disclosing Party waives and releases any possible rights or claims which it may have against the City in connection with the public release of information contained in this EDS and also authorizes the City to verify the accuracy of any information submitted in this EDS.

E. The information provided in this EDS must be kept current. In the event of changes, the Disclosing Party must supplement this EDS up to the time the City takes action on the Matter. If the Matter is a contract being handled by the City's Department of Procurement Services, the Disclosing Party must update this EDS as the contract requires. **NOTE:** With respect to Matters subject to Article I of Chapter 1-23 of the Municipal Code (imposing **PERMANENT INELIGIBILITY** for certain specified offenses), the information provided herein regarding eligibility must be kept current for a longer period, as required by Chapter 1-23 and Section 2-154-020 of the Municipal Code.

The Disclosing Party represents and warrants that:

F.1. The Disclosing Party is not delinquent in the payment of any tax administered by the Illinois Department of Revenue, nor are the Disclosing Party or its Affiliated Entities delinquent in paying any fine, fee, tax or other charge owed to the City. This includes, but is not limited to, all water charges, sewer charges, license fees, parking tickets, property taxes or sales taxes.

F.2 If the Disclosing Party is the Applicant, the Disclosing Party and its Affiliated Entities will not use, nor permit their subcontractors to use, any facility listed by the U.S. E.P.A. on the federal Excluded Parties List System ("EPLS") maintained by the U. S. General Services Administration.

F.3 If the Disclosing Party is the Applicant, the Disclosing Party will obtain from any contractors/subcontractors hired or to be hired in connection with the Matter certifications equal in form and substance to those in F.1. and F.2. above and will not, without the prior written consent of the City, use any such contractor/subcontractor that does not provide such certifications or that the Disclosing Party has reason to believe has not provided or cannot provide truthful certifications.

NOTE: If the Disclosing Party cannot certify as to any of the items in F.1., F.2. or F.3. above, an explanatory statement must be attached to this EDS.

CERTIFICATION

Under penalty of perjury, the person signing below: (1) warrants that he/she is authorized to execute this EDS and Appendix A (if applicable) on behalf of the Disclosing Party, and (2) warrants that all certifications and statements contained in this EDS and Appendix A (if applicable) are true, accurate and complete as of the date furnished to the City.

The University of Chicago

(Print or type name of Disclosing Party)

By: _____

(Sign here)

Robert Rush

(Print or type name of person signing)

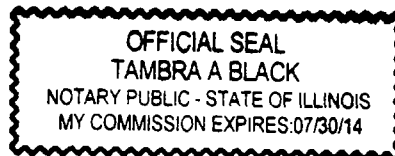
Associate General Counsel

(Print or type title of person signing)

Signed and sworn to before me on (date) 12/20/12,
at Cook County, Illinois (state).

Tambra A Black Notary Public.

Commission expires: July 30, 2014.



**CITY OF CHICAGO
ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT
APPENDIX A**

FAMILIAL RELATIONSHIPS WITH ELECTED CITY OFFICIALS AND DEPARTMENT HEADS

This Appendix is to be completed only by (a) the Applicant, and (b) any legal entity which has a direct ownership interest in the Applicant exceeding 7.5 percent. It is not to be completed by any legal entity which has only an indirect ownership interest in the Applicant.

Under Municipal Code Section 2-154-015, the Disclosing Party must disclose whether such Disclosing Party or any "Applicable Party" or any Spouse or Domestic Partner thereof currently has a "familial relationship" with any elected city official or department head. A "familial relationship" exists if, as of the date this EDS is signed, the Disclosing Party or any "Applicable Party" or any Spouse or Domestic Partner thereof is related to the mayor, any alderman, the city clerk, the city treasurer or any city department head as spouse or domestic partner or as any of the following, whether by blood or adoption: parent, child, brother or sister, aunt or uncle, niece or nephew, grandparent, grandchild, father-in-law, mother-in-law, son-in-law, daughter-in-law, stepfather or stepmother, stepson or stepdaughter, stepbrother or stepsister or half-brother or half-sister.

"Applicable Party" means (1) all executive officers of the Disclosing Party listed in Section II.B.1.a., if the Disclosing Party is a corporation; all partners of the Disclosing Party, if the Disclosing Party is a general partnership; all general partners and limited partners of the Disclosing Party, if the Disclosing Party is a limited partnership; all managers, managing members and members of the Disclosing Party, if the Disclosing Party is a limited liability company; (2) all principal officers of the Disclosing Party; and (3) any person having more than a 7.5 percent ownership interest in the Disclosing Party. "Principal officers" means the president, chief operating officer, executive director, chief financial officer, treasurer or secretary of a legal entity or any person exercising similar authority.

Does the Disclosing Party or any "Applicable Party" or any Spouse or Domestic Partner thereof currently have a "familial relationship" with an elected city official or department head?

Yes

No

If yes, please identify below (1) the name and title of such person, (2) the name of the legal entity to which such person is connected; (3) the name and title of the elected city official or department head to whom such person has a familial relationship, and (4) the precise nature of such familial relationship.

**EXHIBIT A
THE UNIVERSITY OF CHICAGO
BOARD OF TRUSTEES**

Andrew M. Alper

Sekhar Bahadur

David G. Booth

David Brooks

Thomas A. Cole

E. David Coolidge III

James S. Crown

Katharine P. Darrow

Daniel L. Doctoroff

Brady W. Dougan

Craig J. Duchossois

John A. Edwardson

James S. Frank

Jack W. Fuller

Timothy M. George

Rodney L. Goldstein

Mary Louise Gorno

Kathryn C. Gould

Sanford J. Grossman

King W. Harris

Kenneth M. Jacobs

Karen L. Katen

Dennis J. Keller

Steven A. Kersten

James M. Kilts

Michael J. Klingensmith

Michael L. Klowden

Robert W. Lane

Charles Ashby Lewis

John Liew

Peter W. May

Joseph Neubauer

Emily Nicklin

Michael P. Polsky

Myrtle Potter

Thomas J. Pritzker

John W. Rogers, Jr.

Andrew M. Rosenfield

David M. Rubenstein

Alvaro J. Saieh

Steve G. Stevanovich

Elizabeth M. Thompson

Mary A. Tolan

Byron D. Trott

Marshall I. Wais

Gregory W. Wendt

Paula Wolff

Paul G. Yovovich

Francis T. F. Yuen

Robert J. Zimmer

EXHIBIT B

Jacquelyn Vincson

Started 04-June-2012

Consultant, Research Technician
University of Chicago
School Of Social Service Administration

CITY EMPLOYMENT:
Department of Family & Support Services

Exhibit B

Name	University Position	Start Date	City Position
Liberty DelaVega	Project Assistant	11.07.2011	Coordinator for Chicago Office of Culture and Tourism
Carrie Humphrey	Receptionist	09.07.2011	Administrative Support/Traffic Control
Ruinan Liu	Project Assistant, Course and Events Assistant	12.01.2011	Part-time Policy Analyst
Deborah Mister	Administrative Assistant	12.12.2011	Aldermanic Assistant to Ald. Preckwinkle

Exhibit C

The University of Chicago operates a number of programs that place student interns or fellows in neighborhood settings to gain valuable work experience and to serve the larger community. Placements are made in various organizations including some operated by the City of Chicago, such as neighborhood schools and local elected officials' offices.

The University of Chicago provided room space to the Department of Buildings on June 11 and 12, 2012 for a life safety evaluation training the Department held for property managers of high rise buildings throughout the City.

The University of Chicago President Robert Zimmer hosted a community reception followed by a dinner at his home on November 8, 2012. The events were attended by various civic leaders and elected officials including Aldermen Dowell, Burns, Hairston and Cochran.

One Prudential Plaza 312 565.2400 TEL
Suite 3800 312 565.8300 FAX
130 East Randolph Street SRCattorneys.com
Chicago, Illinois 60601

JOHN J. GEORGE
Attorney at Law
TEL 312 565.8439
FAX 312 565.8300
JGeorge@SRCattorneys.com

January 10, 2013

Chairman, Committee on Zoning
Room 200 - City Hall
Chicago, Illinois 60602

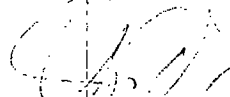
In re: The University of Chicago
Institutional Planned Development No. 43 as amended
Chicago, Illinois

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

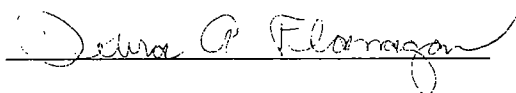
The undersigned certifies that he has complied with the requirements of Sec. 17-13-0107 of the Chicago Zoning Ordinance, by sending written notice to such property owners who appear to be the owners of property within the subject area not solely owned by the Applicant, and to the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of public roads, streets, alleys and other public ways, or a total distance limited to 400 feet. Said "written notice" was sent by USPS First Class Mail, no more than 30 days prior to filing the application.

The undersigned certifies that the notice contained: generally, the address of the property sought to be rezoned; a statement of intended use of said property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file an application for a change in zoning on approximately January 10, 2013.

The undersigned certifies that he has made a bonafide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject site is a complete list containing the names and addresses of the people required to be served.


John J. George

Subscribed and sworn to
before me this 10th day of
January, 2013



Notary Public



JOHN J. GEORGE
Attorney at Law
TEL 312 565.8439
FAX 312 565.8300
JGeorge@SRCattorneys.com

January 10, 2013

USPS – FIRST CLASS MAIL

In re: The University of Chicago
Institutional Planned Development No. 43, as amended
Chicago, Illinois

Dear Property Owner or Resident:

In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, please be informed that on or about January 10, 2013, I, the undersigned attorney, will file an Application for a change in zoning from Institutional Planned Development No. 43, as amended, RM5 Residential Multi-Unit District and B3-3 Community Shopping District to Institutional Planned Development No. 43, as amended, on behalf of the Applicant, The University of Chicago, for the property generally containing these common addresses:

5411-6023 S. Cottage Grove Ave., 5412-5612 S. Maryland Ave., 5618-5858 S. Maryland Ave., 5413-5625 S. Maryland Ave., 5629-5631 S. Maryland Ave., 5639-5859 S. Maryland Ave., 5436-5558 S. Drexel Ave., 5606-6060 S. Drexel Ave., 5501-6059 S. Drexel Ave., 5500-6058 S. Ingleside Ave., 5501-6059 S. Ingleside Ave., 5500-6058 S. Ellis Ave., 5501-6059 S. Ellis Ave., 5482-6058 S. Greenwood Ave., 5501-6059 S. Greenwood Ave., 5500-6056 S. University Ave., 5701-5733 S. University Ave., 7537 S. University Ave., 5749-6057 S. University Ave., 5710 S. Woodlawn Ave., 5720 S. Woodlawn Ave., 5730-6056 S. Woodlawn Ave., 5701-5713 S. Woodlawn Ave., 5733-6059 S. Woodlawn Ave., 5800-6060 S. Kimbark Ave., 5801-6061 S. Kimbark Ave., 5800-6058 S. Kenwood Ave., 5801-6059 S. Kenwood Ave., 5800-6036 S. Dorchester Ave., 5837-6059 S. Dorchester Ave., 5826-6048 S. Blackstone Ave., 5853-6127 S. Blackstone Ave., 6000-6070 S. Harper Ave., 6001-6073 S. Harper Ave., 6000-6074 S. Stony Island Ave., 800-856 E. 55th St., 1020-1032 E. 55th St., 801-1135 E. 55th St., 800-1134 E. 56th St., 801-841 E. 56th St., 901-1135 E. 56th St., 800-1134 E. 57th St., 801-1159 E. 57th St., 1201-1215 E. 57th St., 800-1216 E. 58th St., 801-1381 E. 58th St., 800-1450 E. 59th St., 801-1553 E. 60th St., 818-1360 E. 61st St., 1500-1568 E. 61st St., 1430-1432 E. 61st Pl., Chicago, Illinois

The property is generally bounded by: SEE ATTACHED BOUNDARY DESCRIPTION.

Page Two
January 10, 2013

Applicant seeks to include the following properties within the boundaries of Institutional Planned Development No. 43:

- 5634 South Maryland Avenue
- 800-812 East 57th Street, 5651-5659 South Cottage Grove Avenue

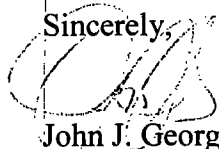
Applicant seeks to construct a new parking garage located at East 57th Street and South Cottage Grove Avenue to serve the new hospital pavilion called the Center for Care and Discovery as well as other University of Chicago employees, visitors, and students.

The Applicant and Owner of the property is The University of Chicago whose business address is 5801 South Ellis Avenue, Chicago, Illinois 60637 Attention: Richard Bumstead.

I am the attorney for the Applicant. My address is 130 East Randolph, Suite 3800, Chicago, Illinois 60601. Please feel free to contact me at (312) 565-8439 if you should desire additional information concerning the Application.

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

Sincerely,

A handwritten signature in black ink, appearing to read "John J. George", is written over the typed name below.

John J. George

**BOUNDARY DESCRIPTION FOR
INSTITUTIONAL PLANNED DEVELOPMENT NO. 43**

Beginning at a line 504.77 feet north of and parallel to East 55th Street; the alley next east of and parallel to South Cottage Grove Avenue; a line 111.62 feet south of East 54th Street; South Maryland Avenue; a line 116.22 feet south of East 54th Street; the alley next east of and parallel to South Maryland Avenue; a line 240 feet north of East 55th Street; South Drexel Avenue; East 55th Street; the alley next west of and parallel to South Greenwood Avenue, or the line thereof if extended where no alley exists; a line 100 feet north of East 55th Street; South Greenwood Avenue; East 55th Street; South University Avenue; East 57th Street; the alley next east of and parallel to South Woodlawn Avenue; a line 150 feet south of and parallel to East 57th Street; South Woodlawn Avenue; a line 297.9 feet north of and parallel to East 58th Street; the alley next east of and parallel to South Woodlawn Avenue; East 58th Street; South Dorchester Avenue; a line 250 feet north of and parallel to East 59th Street; a line 150 feet east of and parallel to South Dorchester Avenue; a line 350 feet north of and parallel to East 59th Street; South Blackstone Avenue; a line 100 feet north of East 59th Street; a line 80 feet west of South Harper Avenue; East 59th Street; South Blackstone Avenue, or a line thereof extended where no street exists; the north line of East 60th Street; South Stony Island Avenue; East 61st Street; the east line of the right-of-way of the Illinois Central Railroad; the south line of East 60th Street; the west line of the right-of-way of the Illinois Central Railroad; East 61st Place; South Blackstone Avenue; East 61st Street or the line thereof extended where no street exists; South Dorchester Avenue; a line 214.37 feet north of East 61st Street; a line 186.60 feet west of South Dorchester Avenue; East 61st Street; a line 163.603 feet west of South Drexel Avenue; a line 340 feet north of east 61st Street; and South Cottage Grove Avenue.

The parcels described in the below table shall be excluded from the above-described property and shall remain RM5 Residential Multi-Unit District:

COMMON ADDRESS:	ZONING DISTRICT:	P.I.N.:	BOUNDED BY:
5700 and 5706 South Woodlawn Avenue	RM5	20-14-116-008-0000 and 20-14-116-009-0000	East 57 th Street; South Woodlawn Avenue; a line 88.91 feet south of East 57 th Street; the alley next west of and parallel to South Woodlawn Avenue.
5714 South Woodlawn Avenue	RM5	20-14-116-011-0000	A line 148.91 feet south of East 57 th Street; South Woodlawn Avenue; a line 198.91 feet south of East 57 th Street; the alley next west of and parallel to South Woodlawn Avenue.
5728 South Woodlawn Avenue	RM5	20-14-116-013-0000	A line 248.91 feet south of East 57 th Street; South Woodlawn Avenue; a line 298.91 feet south of East 57 th Street; the alley next west of and parallel to South Woodlawn Avenue.

5747 South University Avenue	RM5	20-14-116-006-0000	A line 178.89 feet north of East 58 th Street; the alley next east of and parallel to South University Avenue; a line 98.91 feet north of East 58 th Street; a line 144.29 feet east of and parallel to South University Avenue; a line 104.92 feet north of East 58 th Street; a line 73.39 feet east of and parallel to South University Avenue; a line 98.92 feet north of and parallel to East 58 th Street; South University Avenue.
5735 South University Avenue	RM5	20-14-116-004-0000	A line 258.89 feet north of East 58 th Street; the alley next east of and parallel to South University Avenue; a line 218.89 feet north of East 58 th Street; South University Avenue.
5600-5602 South Drexel Avenue	RM5	20-14-108-018-0000	East 56 th Street; South Drexel Avenue; a line 47 feet south of East 56 th Street; the alley next west of South Drexel Avenue.
5627 South Maryland Avenue	RM5	20-14-108-010-0000	A line 261 feet south of East 56 th Street; the alley next east of and parallel to South Maryland Avenue; a line 285 feet south of East 56 th Street; South Maryland Avenue.
5635-5637 South Maryland Avenue	RM5	20-14-108-012-0000	A line 333 feet south of East 56 th Street; the alley next east of and parallel to South Maryland Avenue; a line 381 feet south of East 56 th Street; South Maryland Avenue.
5616 South Maryland Avenue	RM5	20-14-107-017-0000	A line 141 feet south of East 56 th Street; South Maryland Avenue; a line 177 feet south of East 56 th Street; the alley next west of and parallel to South Maryland Avenue.

**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 four hundred fifty-six thousand four hundred (9,456,400) square feet (two hundred seventeen and nine hundredths (217.09) 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

APPLICANT: THE UNIVERSITY OF CHICAGO
DATE INTRODUCED: JANUARY 17, 2013
DATE OF CHICAGO PLAN COMMISSION:

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, Floor Plans, Landscape Plans, Building Sections, and Elevations (North, South, East and West) for the Parking Garage (5626 South Maryland Avenue). 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:

APPLICANT: THE UNIVERSITY OF CHICAGO
DATE INTRODUCED: JANUARY 17, 2013
DATE OF CHICAGO PLAN COMMISSION:

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, accessory and non-accessory parking 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.

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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 through this planned development amendment for the Parking Garage at 5626 South Maryland Avenue. As such, no separate site plan approval is required with respect to this building following passage of this amendatory ordinance.

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:

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- 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 roof of the Parking Garage at 5626 South Maryland Avenue shall meet the internal and perimeter planting requirements of the Chicago Landscape Ordinance for vehicular use areas, except trees shall not be required. The Parking Garage shall have a green roof on at least 10% of the building's net roof area (approximately 7,895 square feet of green roof). 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 Parking Garage at 5626 South Maryland 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.

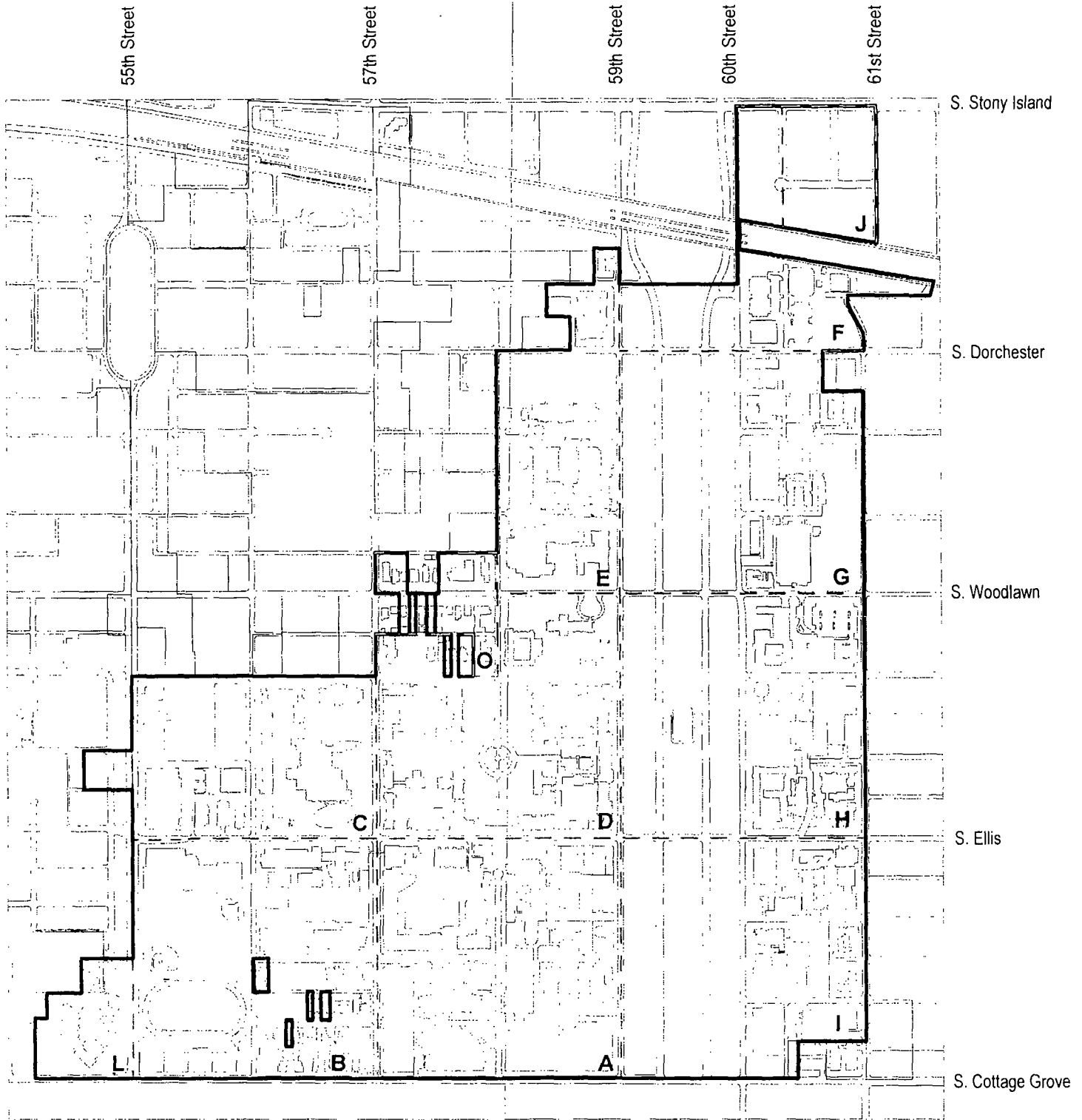
Bulk Regulations and Data Table

Subarea	Square Feet	Acres (Net)	Maximum Percent Site (Square Feet)	Maximum Floor Area Ratio (Square Feet)
A	1,538,841	35.53	52.00% (800,197)	4.00 (6,115,364)
B	1,492,705	34.26	30.40% (453,782)	2.22 (3,313,805)
C	949,880	21.81	42.00% (398,950)	2.00 (1,899,760)
D	1,361,595	31.26	28.22% (384,242)	2.20 (2,995,509)
E	860,796	19.76	33.50% (288,367)	2.20 (1,893,751)
F	408,079	9.37	20.00% (81,616)	2.50 (1,020,197)
G	699,433	16.06	30.80% (215,425)	2.50 (1,748,582)
H	719,303	16.51	25.00% (179,826)	2.20 (1,582,468)
I	632,847	14.52	46.00% (291,110)	2.20 (1,392,263)
J*	341,606	7.84	25.00% (85,401)	1.50 (512,409)
L	251,775	5.78	24.00% (60,426)	2.50 (629,438)
O	199,540	4.58	35.00% (69,839)	2.20 (438,988)
TOTAL CAMPUS	9,456,400	217.09	35.00% (3,309,740)	2.50 (23,641,000)

Required Parking and Loading: as required by the Traffic Management Plan in Statement Number 12.




Subarea "J" is limited to a maximum of three hundred twenty-two (322) dwelling units, a minimum off-street parking requirements of three hundred eight (308) spaces and a maximum of twenty thousand (20,000) square feet of related convenience business and related other uses.

Applicant: The University of Chicago
 Date Introduced: January 17, 2013
 Date of Chicago Plan Commission:



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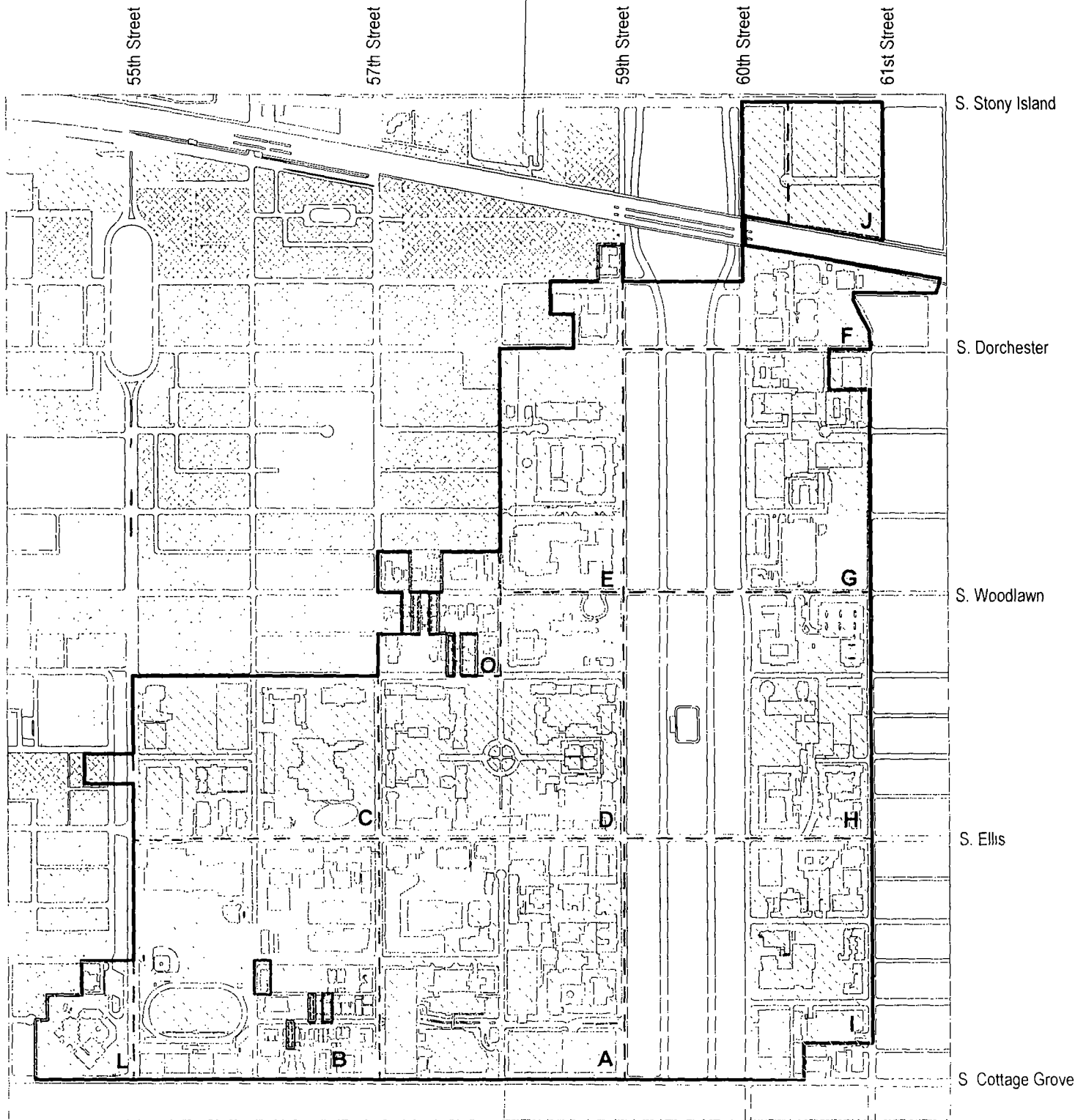
**PLANNED DEVELOPMENT #43
BOUNDARY AND SUBAREA MAP**

-  Properties Added November 2012
-  University Subareas
-  Planned development boundary as amended 2012

APPLICANT:
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DATE OF CHICAGO PLAN COMMISSION:




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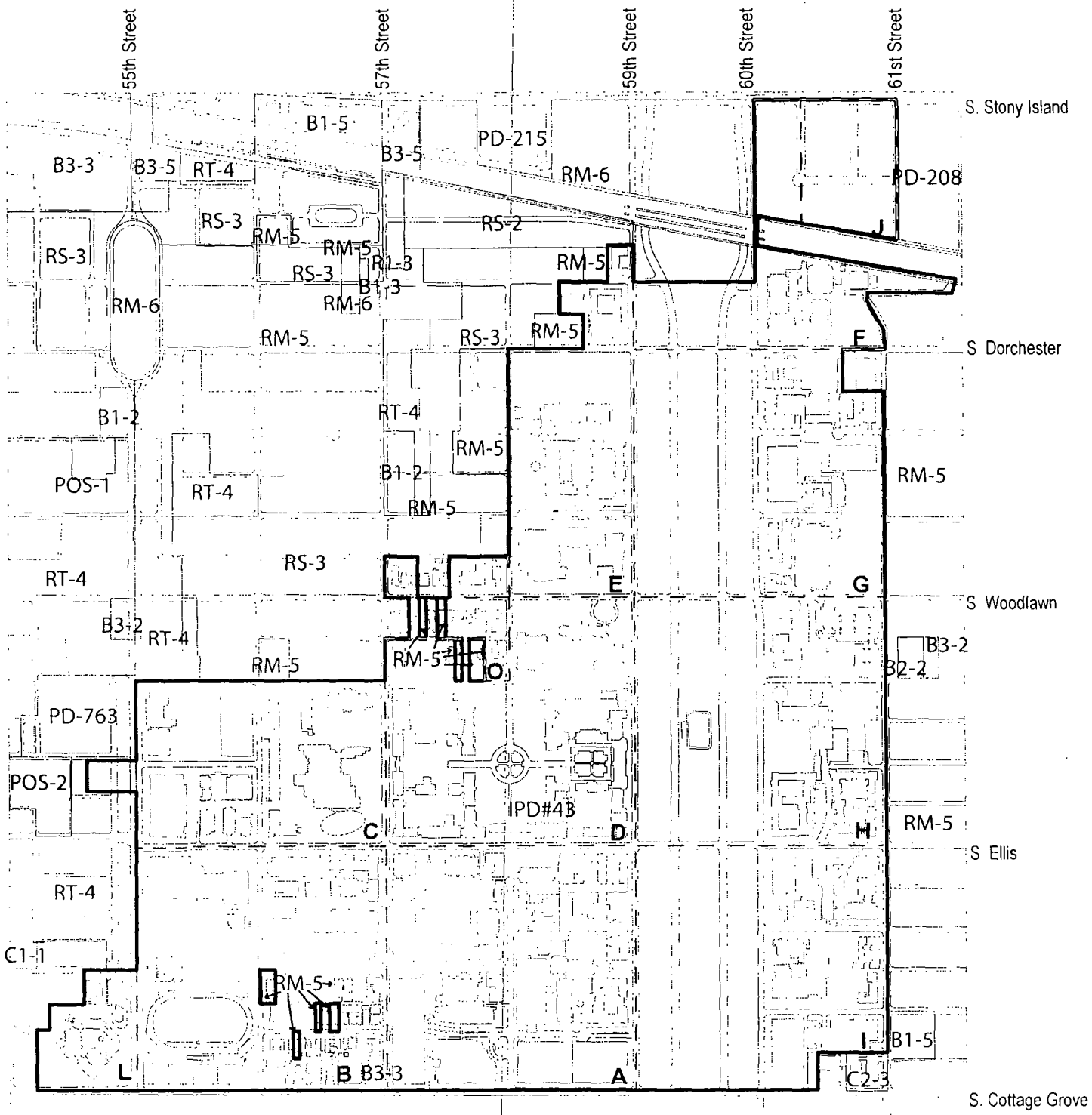
**PLANNED DEVELOPMENT #43
GENERALIZED LAND USE PLAN**

-  Residential
-  Business
-  Institutional

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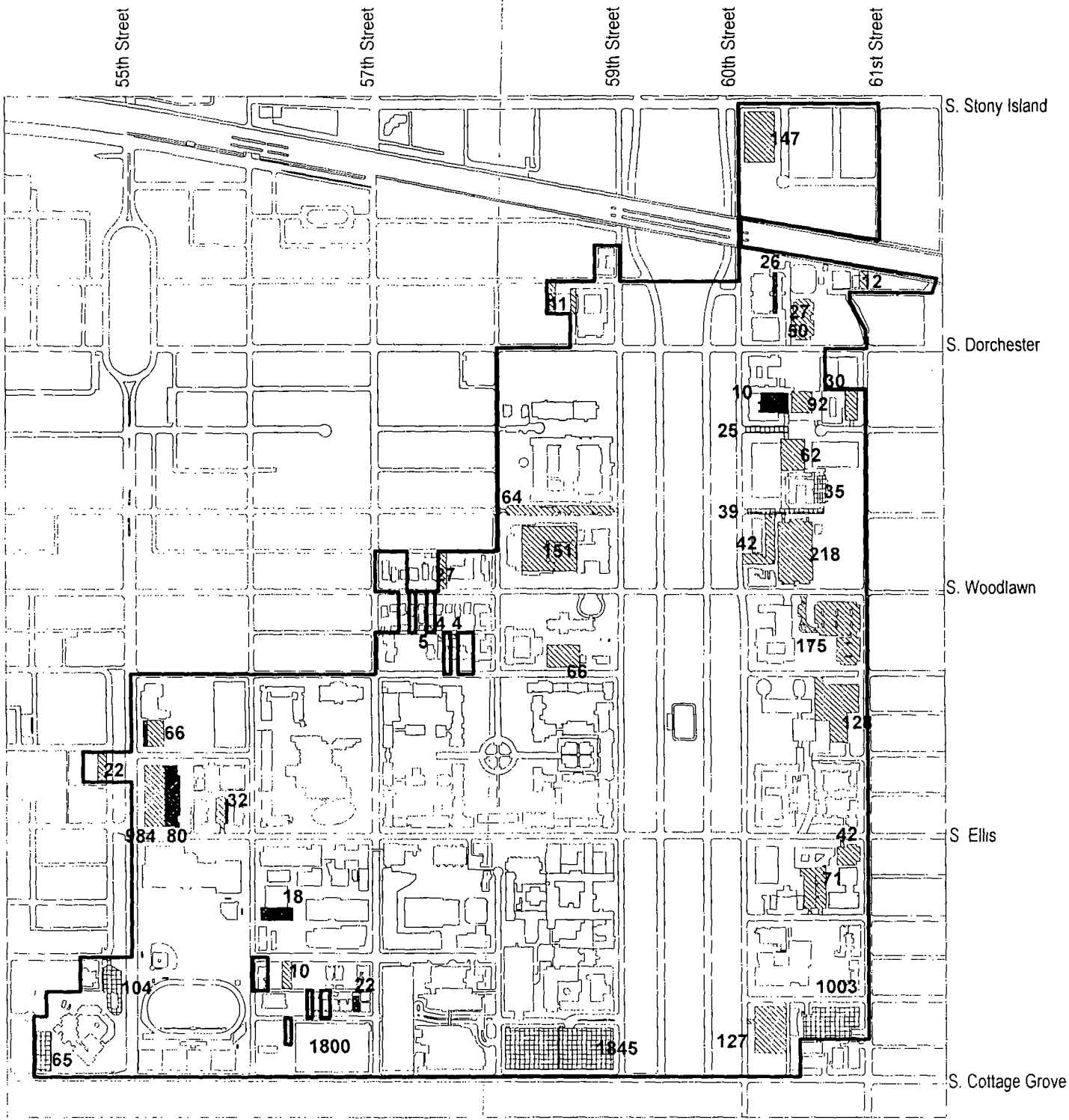
**PLANNED DEVELOPMENT #43
EXISTING ZONING MAP**

-  Proposed Planned Development
-  Underlying Zone

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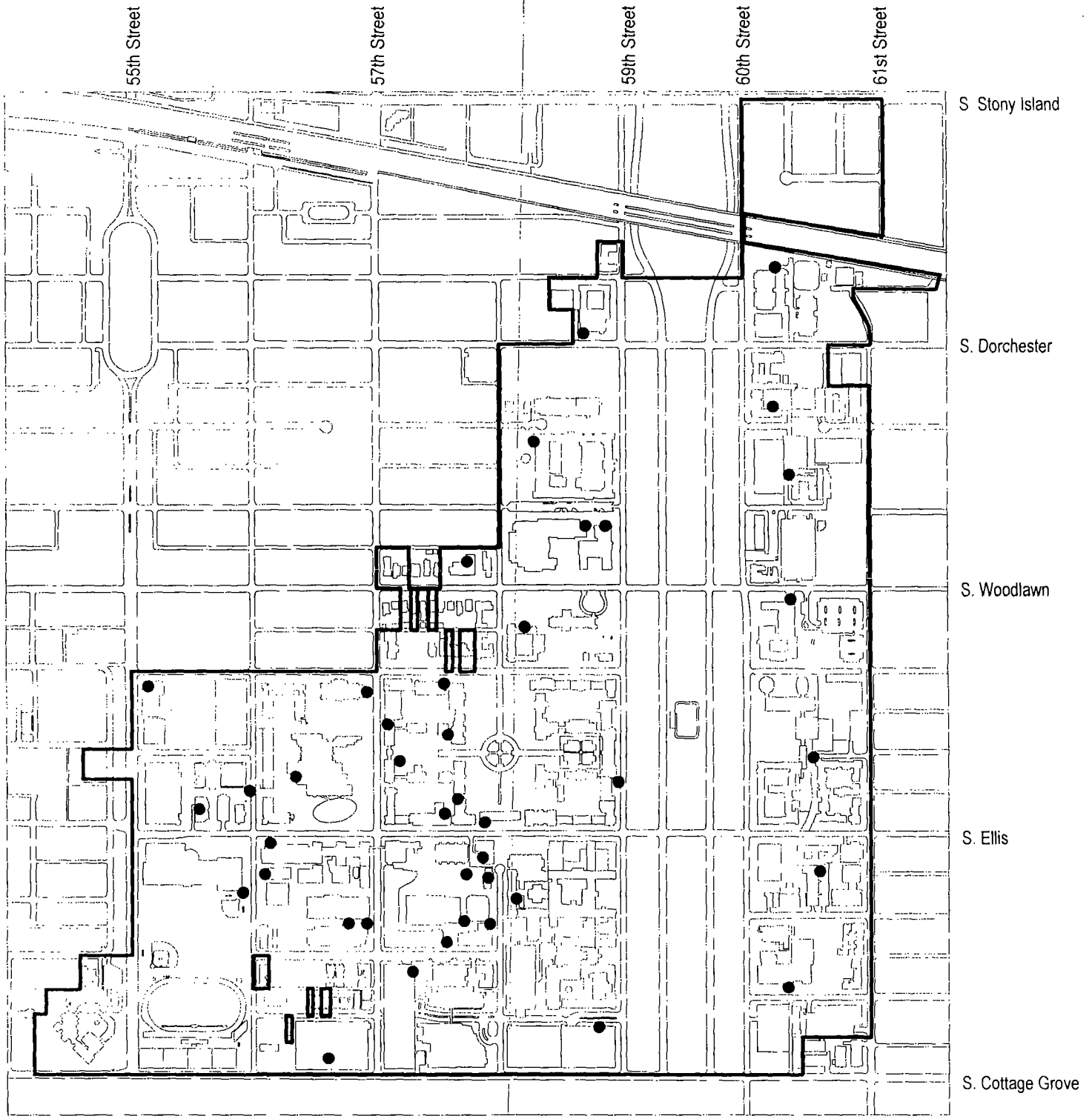
**PLANNED DEVELOPMENT #43
PARKING SUPPLY WITH PROPOSED ADDITIONS**

- University Parking Additions/Change
- Other Parking
- Visitor Parking



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**PLANNED DEVELOPMENT #43
RECEIVING DOCK LOCATIONS**

● Receiving Docks

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55th Street

57th Street

59th Street

60th Street

61st Street

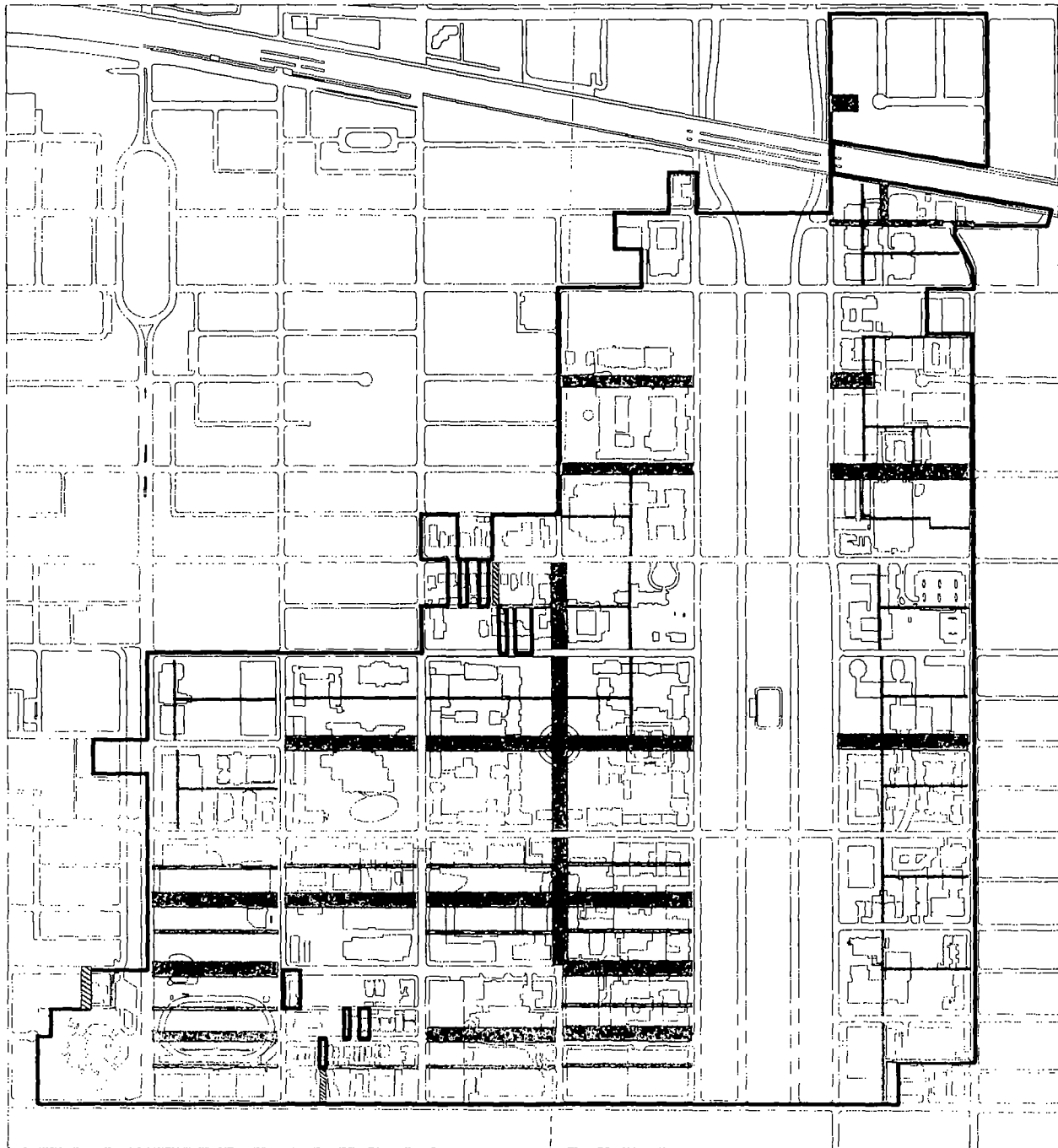
S. Stony Island

S. Dorchester

S. Woodlawn

S. Ellis

S. Cottage Grove



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**PLANNED DEVELOPMENT #43
RIGHT OF WAY ADJUSTMENT MAP**



Vacated

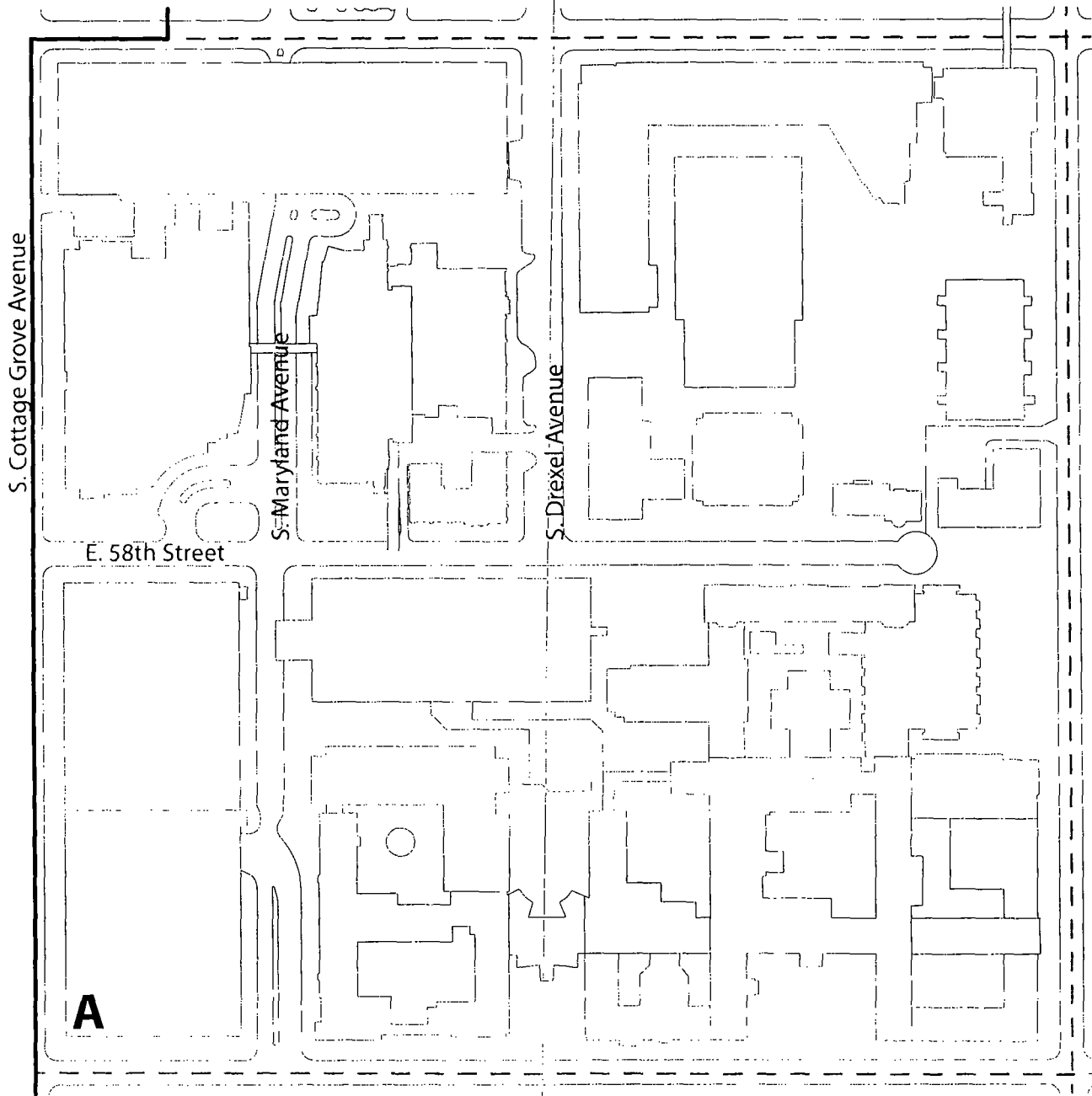


Dedicated

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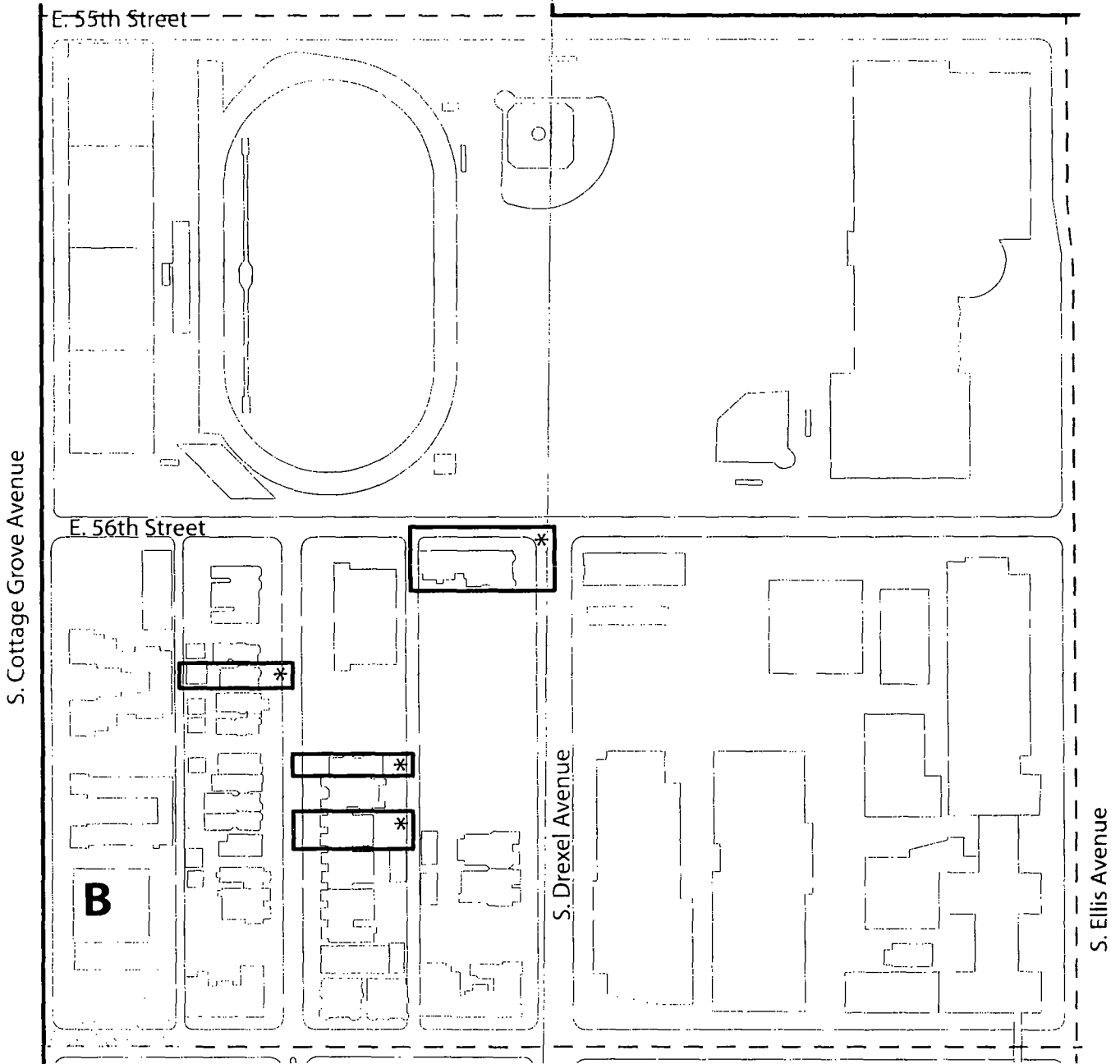
**SUBAREA A - PLANNED DEVELOPMENT #43
BOUNDARY AND SUBAREA MAP**

- Properties Added November 2012
- University Subareas
- Planned development boundary as amended 2012

APPLICANT:
DATE INTRODUCED:
DATE OF CHICAGO PLAN COMMISSION:





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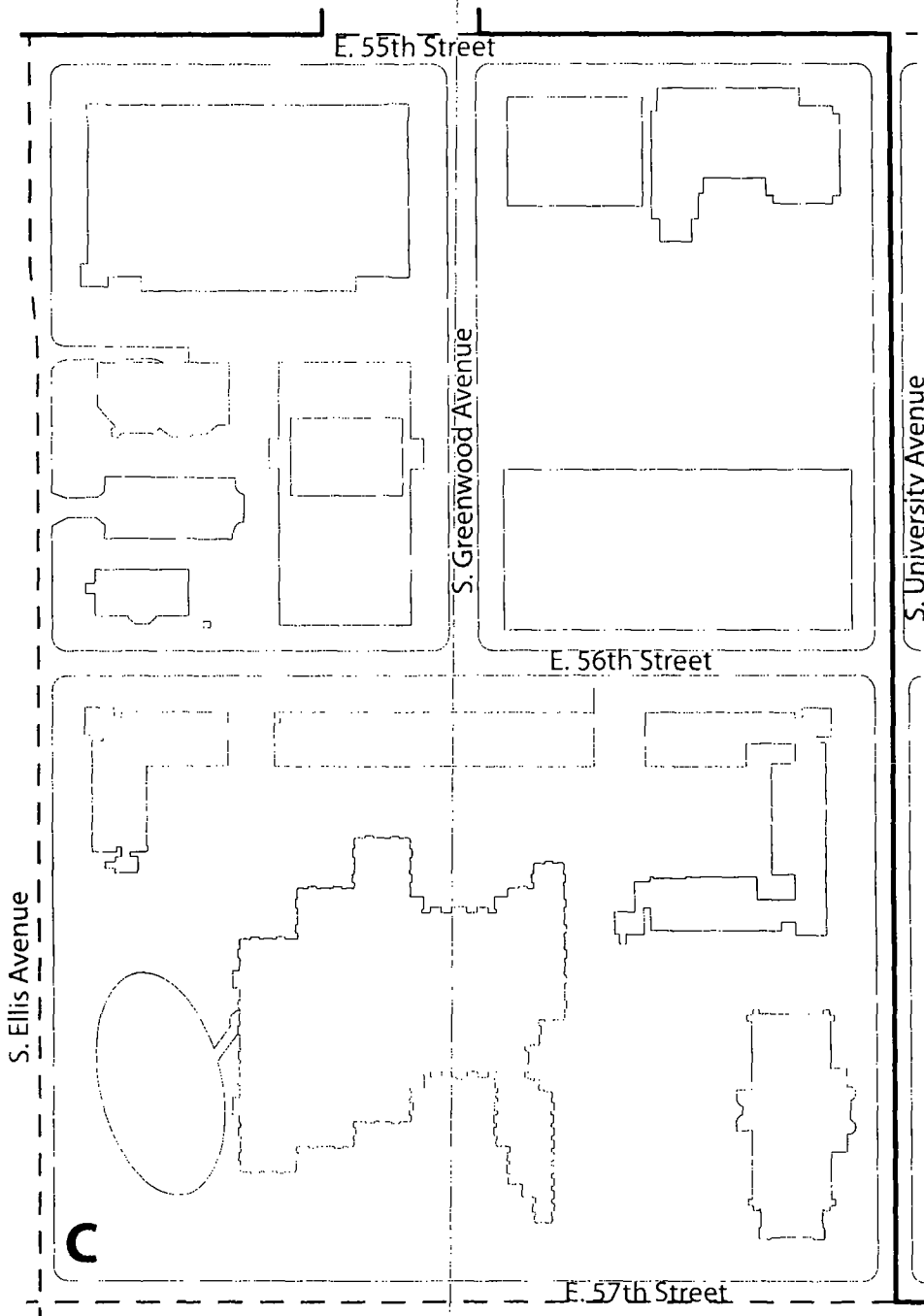
**SUBAREA B - PLANNED DEVELOPMENT #43
BOUNDARY AND SUBAREA MAP**

-  Properties Added November 2012
-  University Subareas
-  Planned development boundary as amended 2012
-  Not Included in PD

APPLICANT:
DATE INTRODUCED:
DATE OF CHICAGO PLAN COMMISSION:




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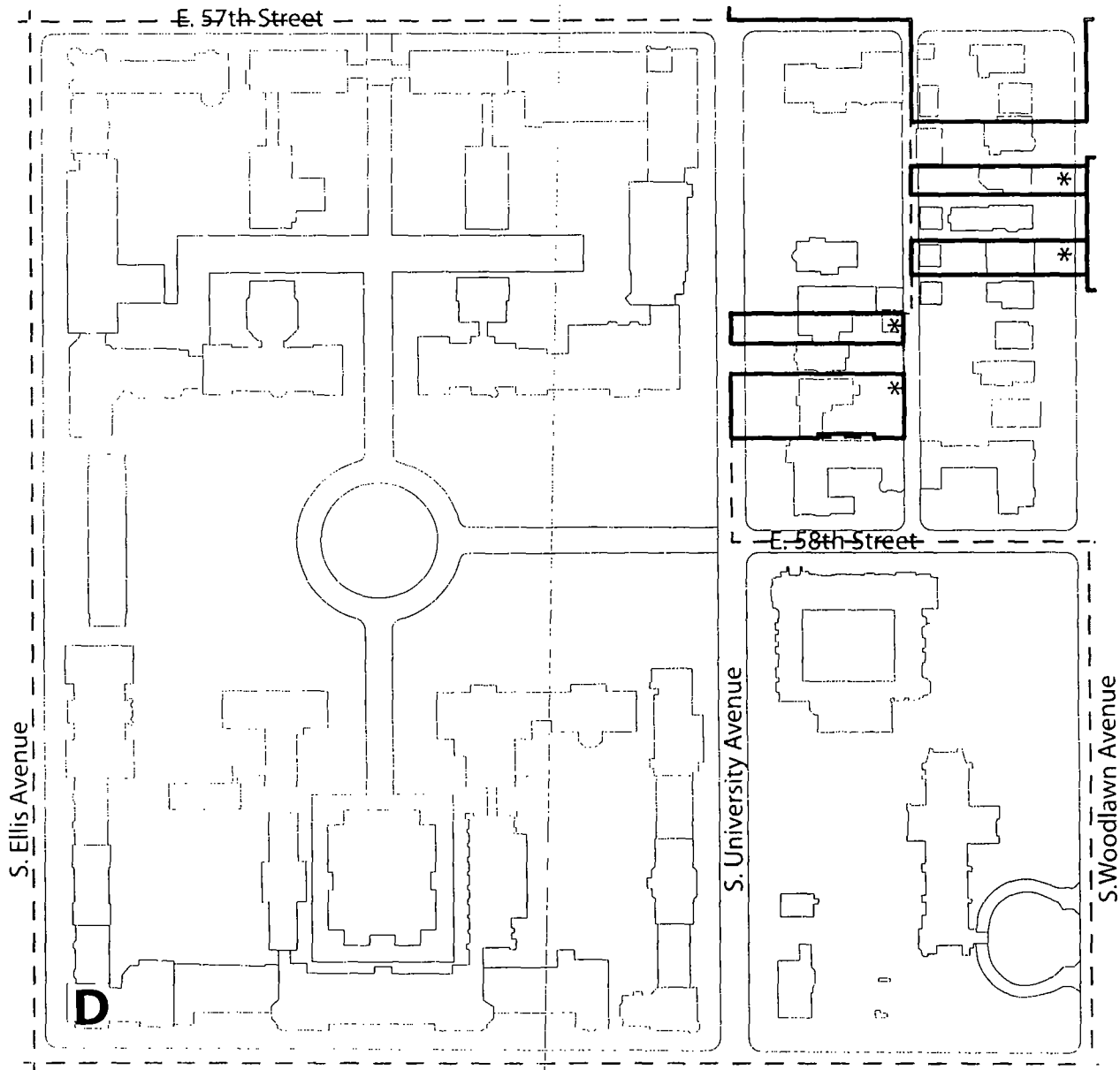
**SUBAREA C - PLANNED DEVELOPMENT #43
BOUNDARY AND SUBAREA MAP**

-  Properties Added November 2012
-  University Subareas
-  Planned development boundary as amended 2012

APPLICANT:
DATE INTRODUCED:
DATE OF CHICAGO PLAN COMMISSION





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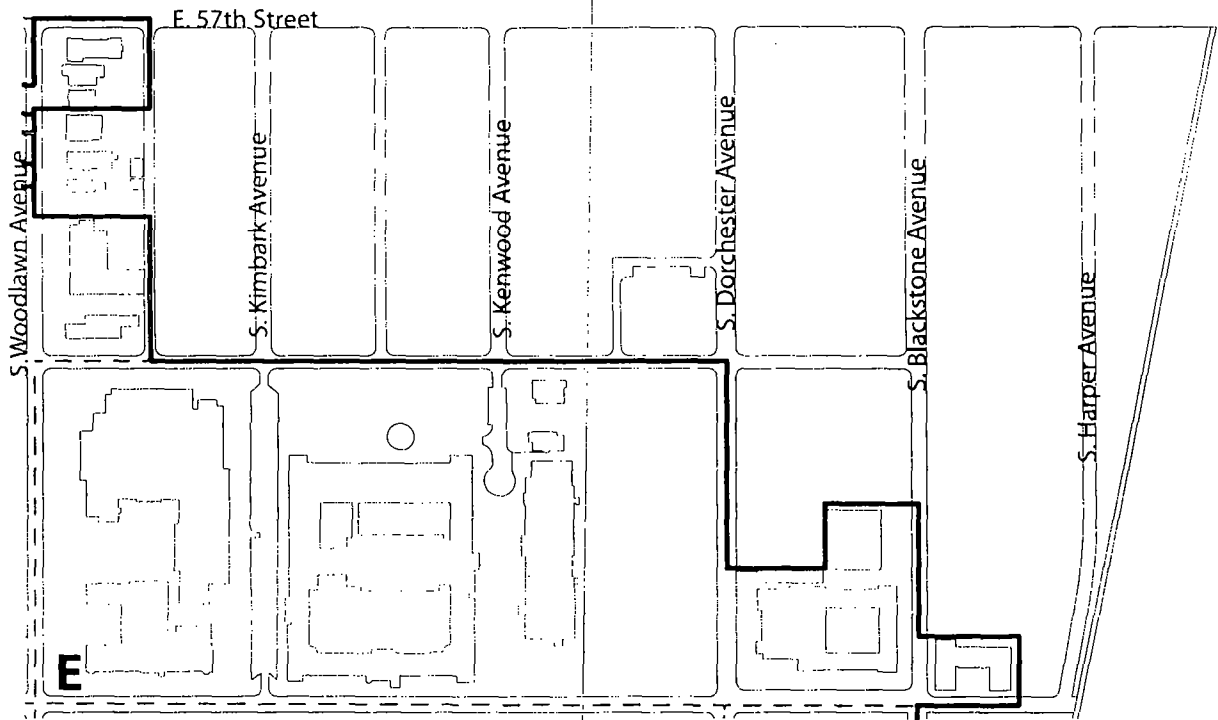
**SUBAREA D - PLANNED DEVELOPMENT #43
BOUNDARY AND SUBAREA MAP**

-  Properties Added November 2012
-  University Subareas
-  Planned development boundary as amended 2012
-  Not Included in PD

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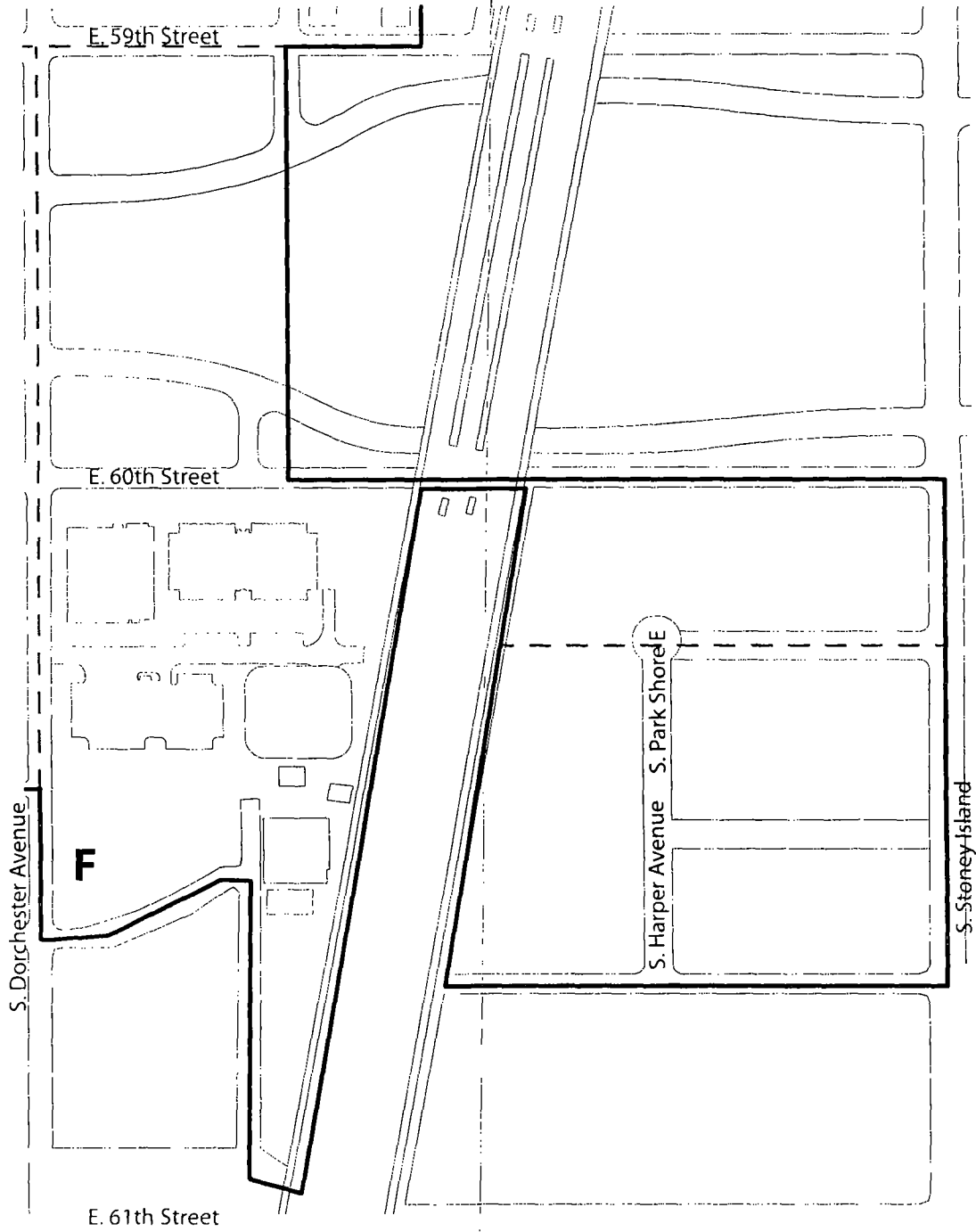
**SUBAREA E - PLANNED DEVELOPMENT #43
BOUNDARY AND SUBAREA MAP**

- Properties Added November 2012
- University Subareas
- Planned development boundary as amended 2012

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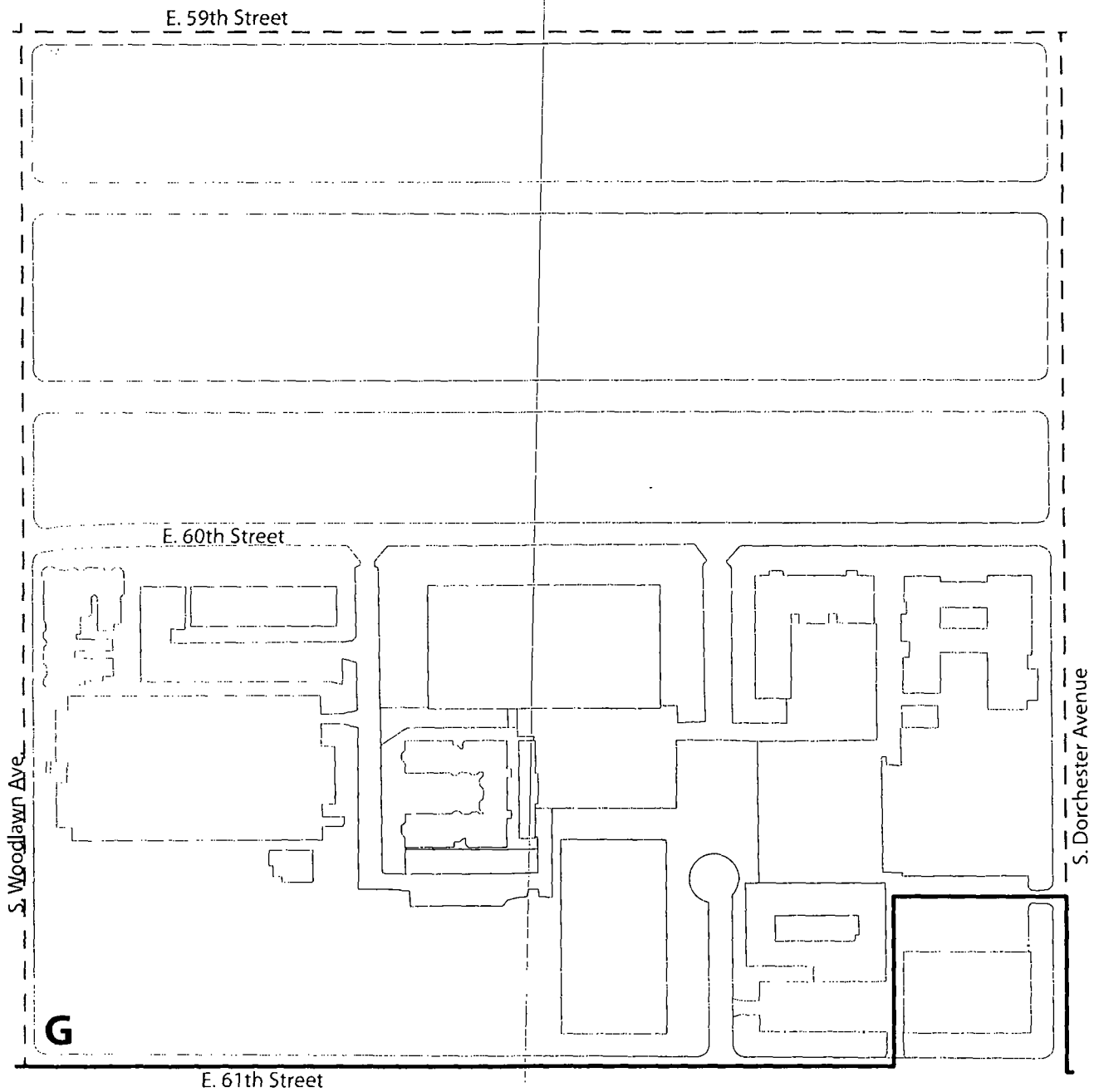
**SUBAREA F - PLANNED DEVELOPMENT #43
BOUNDARY AND SUBAREA MAP**

-  Properties Added November 2012
-  University Subareas
-  Planned development boundary as amended 2012

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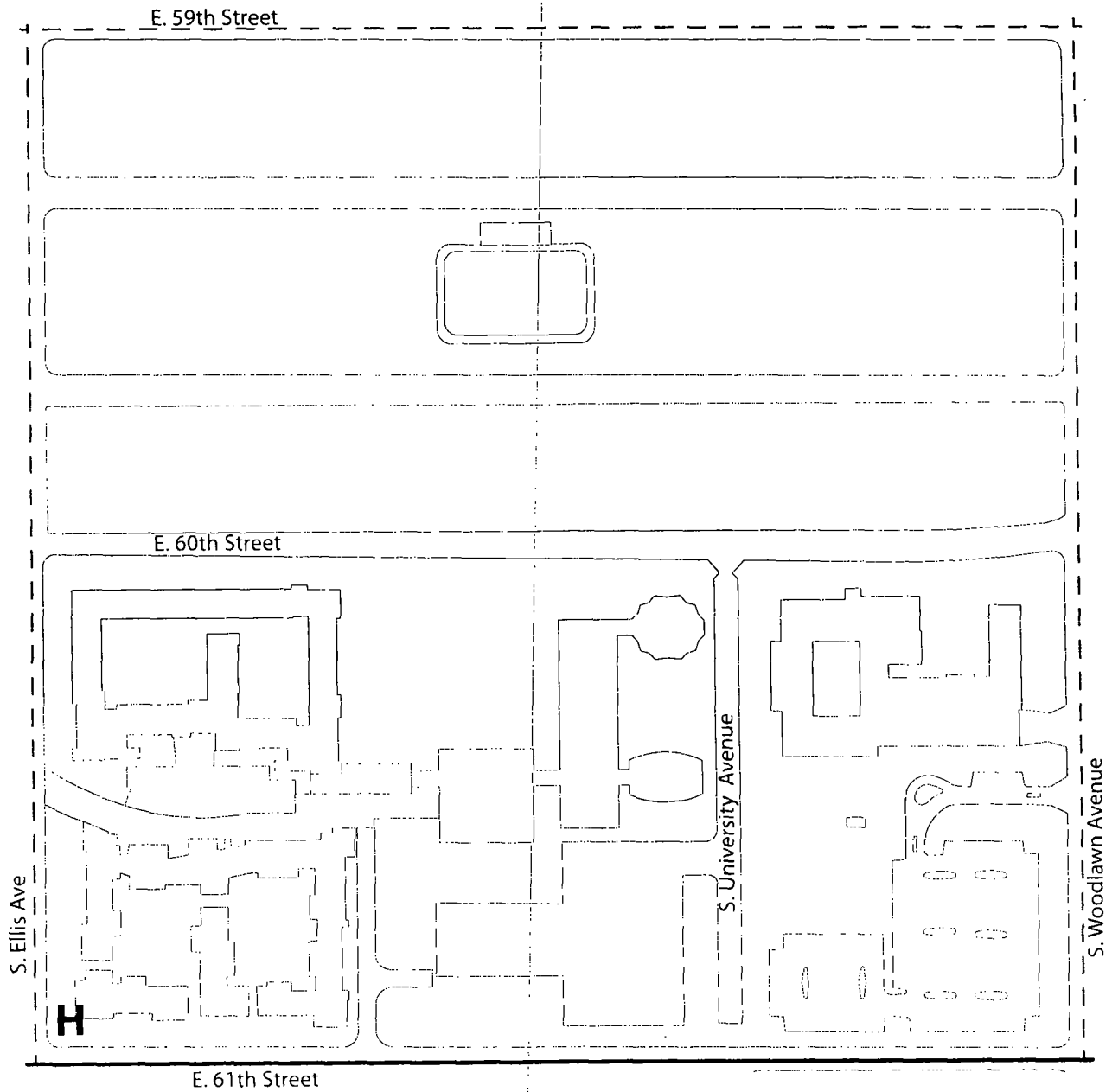
**SUBAREA G - PLANNED DEVELOPMENT #43
BOUNDARY AND SUBAREA MAP**

- Properties Added November 2012
- University Subareas
- Planned development boundary as amended 2012

APPLICANT
DATE INTRODUCED:
DATE OF CHICAGO PLAN COMMISSION:

THE UNIVERSITY OF CHICAGO
JANUARY 17, 2013





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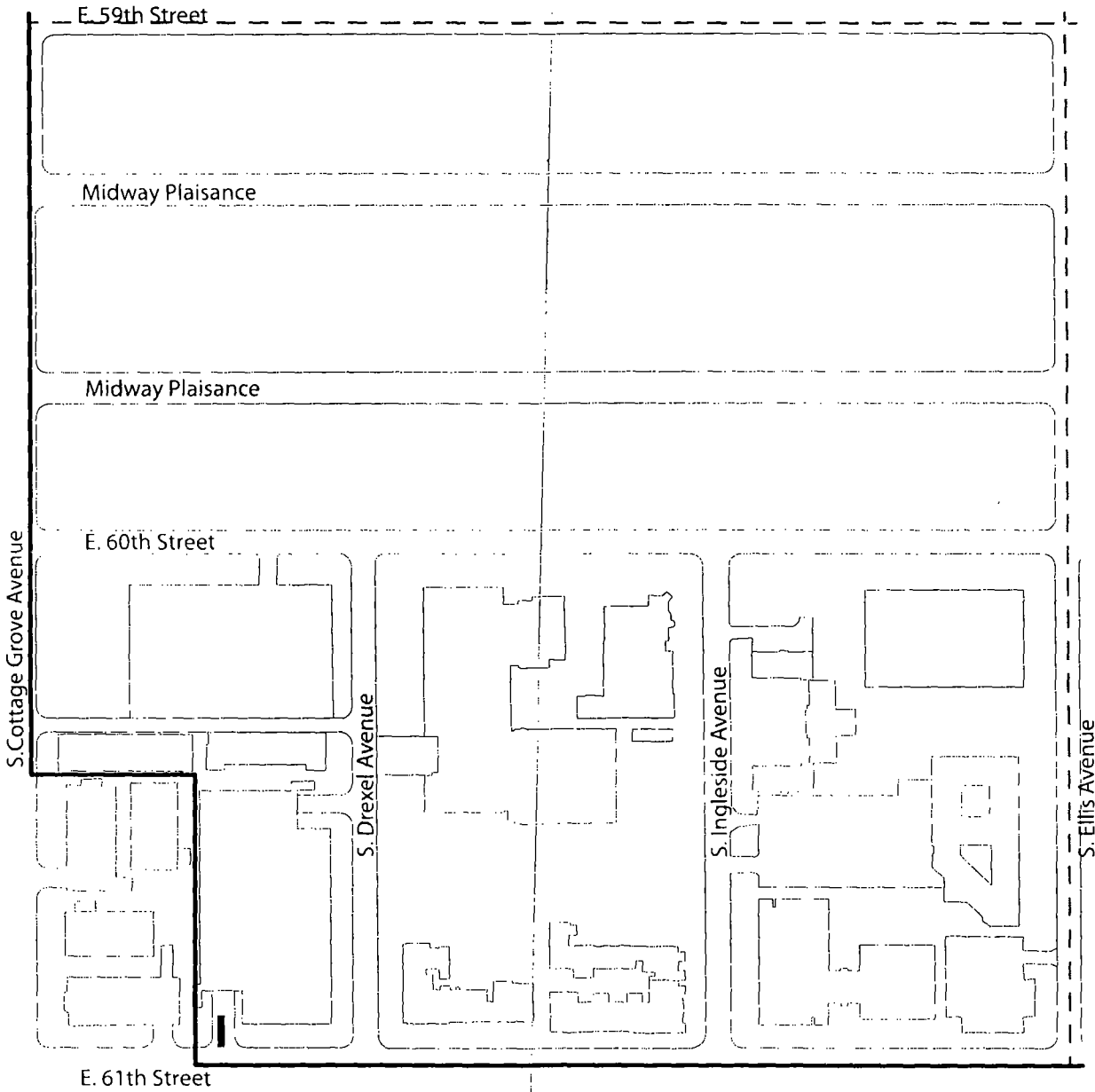
**SUBAREA H - PLANNED DEVELOPMENT #43
BOUNDARY AND SUBAREA MAP**

- Properties Added November 2012
- University Subareas
- Planned development boundary as amended 2012

APPLICANT:
DATE INTRODUCED:
DATE OF CHICAGO PLAN COMMISSION:




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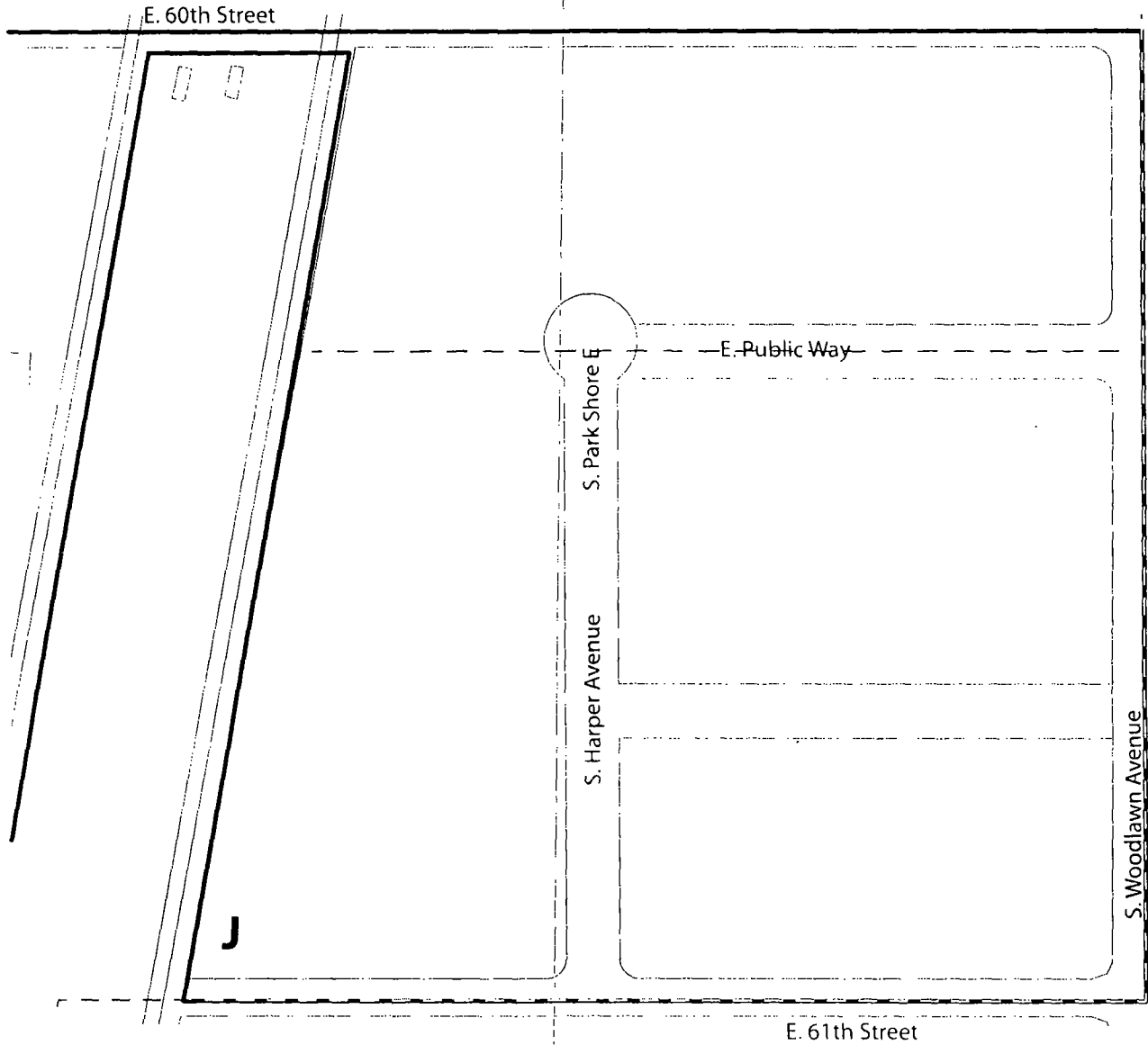
**SUBAREA I - PLANNED DEVELOPMENT #43
BOUNDARY AND SUBAREA MAP**

-  Properties Added November 2012
-  University Subareas
-  Planned development boundary as amended 2012

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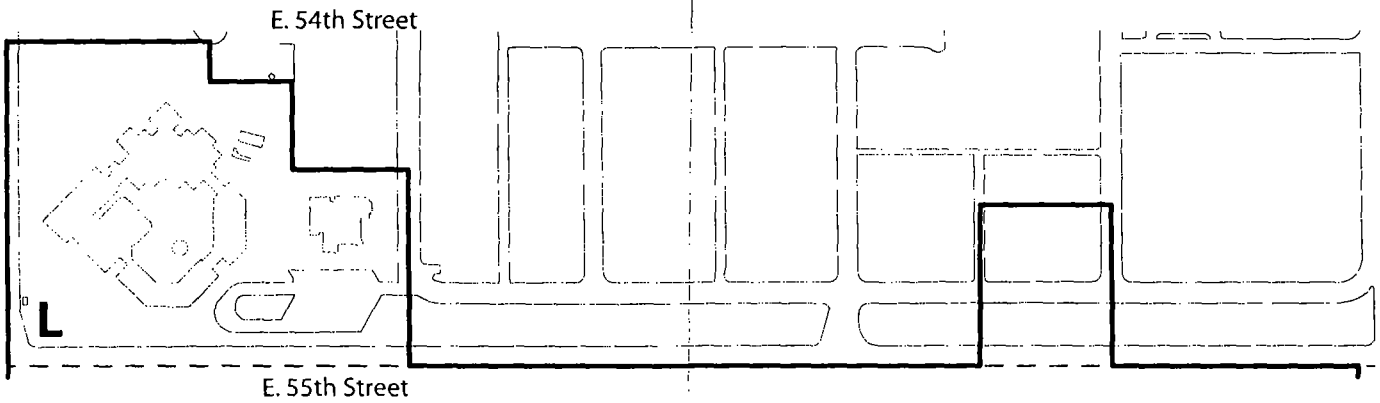
**SUBAREA J - PLANNED DEVELOPMENT #43
BOUNDARY AND SUBAREA MAP**

-  Properties Added November 2012
-  University Subareas
-  Planned development boundary as amended 2012

APPLICANT
DATE INTRODUCED:
DATE OF CHICAGO PLAN COMMISSION:




THE UNIVERSITY OF CHICAGO
JANUARY 17, 2013





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CHICAGO

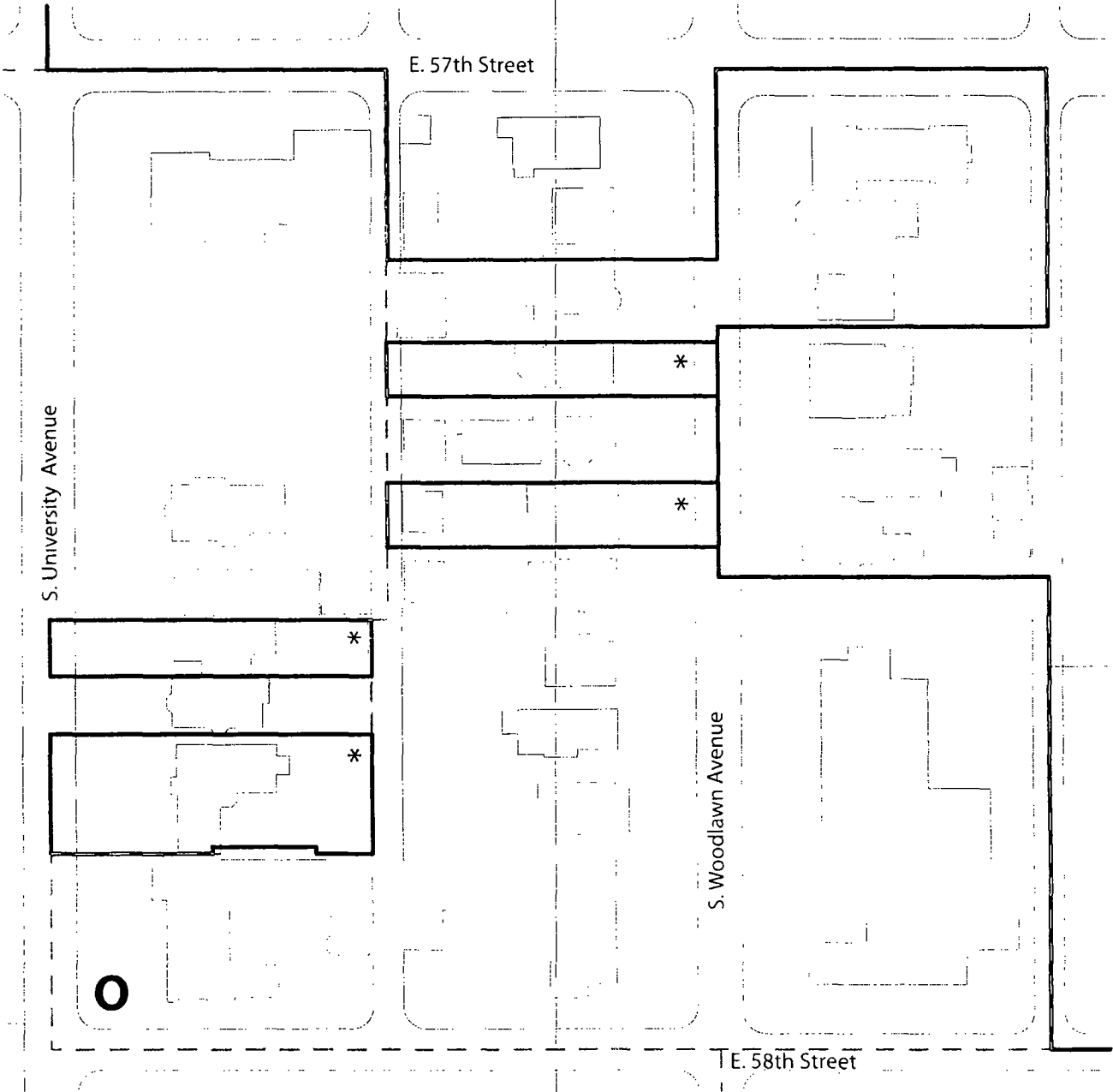
**SUBAREA L - PLANNED DEVELOPMENT #43
BOUNDARY AND SUBAREA MAP**

-  Properties Added November 2012
-  University Subareas
-  Planned development boundary as amended 2012

APPLICANT:
DATE INTRODUCED:
DATE OF CHICAGO PLAN COMMISSION:


THE UNIVERSITY OF CHICAGO
JANUARY 17, 2013





THE UNIVERSITY OF
CHICAGO

**SUBAREA O - PLANNED DEVELOPMENT #43
BOUNDARY AND SUBAREA MAP**

- Properties Added November 2012
-  University Subareas
- Planned development boundary as amended 2012
- * Not Included in PD

APPLICANT:
DATE INTRODUCED:
DATE OF CHICAGO PLAN COMMISSION:

THE UNIVERSITY OF CHICAGO
JANUARY 17, 2013



PROPERTY LINE

EAST 56TH STREET

EXISTING STRUCTURE TO REMAIN

253'-3"

145'-7"

EXISTING PUBLIC ALLEY

PROPERTY LINE OF EXISTING RESIDENCE

PRIVATE RESIDENCE TO REMAIN

DIMENSION TO INTERIOR FACE OF BUILDING COLUMN

174'-1"

18'-0" 42'-6" 18'-0"

9'-6" 6'-6"

PROPOSED ALLEY DEDICATION

DIMENSION TO EXTERIOR FACE OF BUILDING COLUMN

17'-0"

43'-0"

8'-1"

AUTO ENTRY & EXIT

MECH SUPPORT

AUTO EXIT

AUTO ENTRY

TRUCK ENTRY & EXIT

NEW CURB CUT

NEW CURB CUT

PROPERTY LINE

17'-0"

36'-9"

3'-0"

417'-5"

289'-8"

SOUTH COTTAGE GROVE AVE.

OXYGEN TANK FARM

PROPOSED ALLEY VACATION

FOOTPRINT OF PROPOSED GARAGE

SOUTH MARYLAND AVE.

317'-3"

EXISTING CURB LINE TO REMAIN

15'-0"

46'-0"

24'-0"

8'-8"

11'-3"

BUS STOP & SHELTER CLEAR ZONES SHOWN HATCHED

EXISTING CURB LINE TO REMAIN

18'-0"

4'-3"

CENTER FOR CARE & DISCOVERY PROPERTY LINE

50'-6"

29'-4"

EAST 57TH STREET

243'-0"

1'-6"

16'-8" 32'-11"

PROPERTY LINE

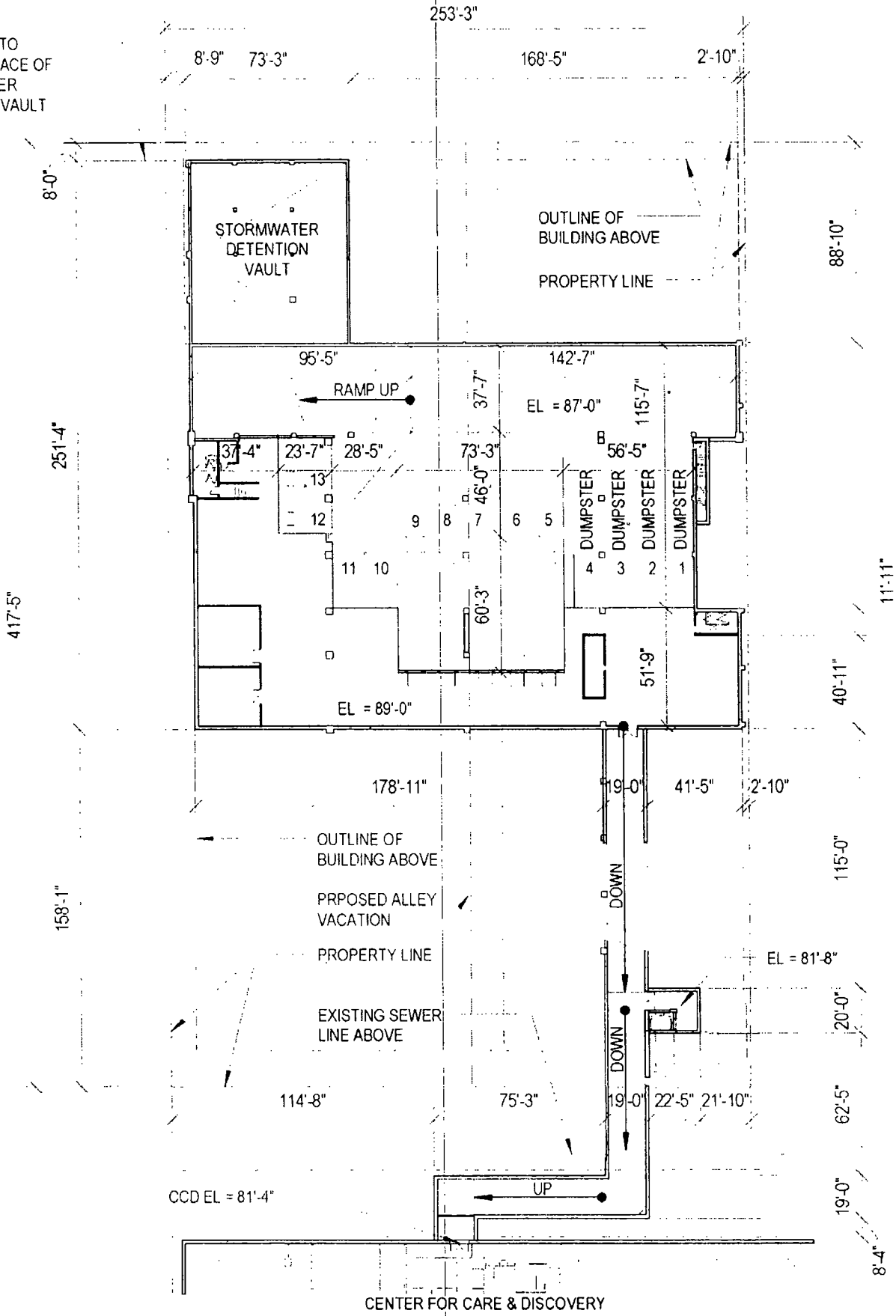
BRIDGE ABOVE



SITE PLAN

1" = 80'-0"

DIMENSION TO
EXTERIOR FACE OF
STORMWATER
DETENTION VAULT



PROPOSED ALLEY DEDICATION

DIMENSION TO EXTERIOR FACE OF BUILDING COLUMN

PROPERTY LINE

BUS STOP & SHELTER
CLEAR ZONES SHOWN HATCHED

EXTERIOR WALL
PROPERTY LINE

253'-3"

8'-9"

136'-9"

106'-3"

1'-6"

12'-0" H. METAL SECURITY FENCE ON 2'-6" H. CONCRETE BARRIER WALL

DIMENSION TO INTERIOR FACE OF BUILDING COLUMN
PROPERTY LINE

BIKE STOR

EXIT DRIVE LANE

BIKE STOR

AUTO EXIT

AUTO ENTRY & EXIT

RAMP DN

MECH. SUPPORT

RAMP UP

AUTO ENTRY

ENTRY DRIVE LANE

TRUCK ENTRY & EXIT

8.3% SLOPE 11.35% SLOPE

8'-8" RAMP DN

6'-4"

417'-5"

276'-3"

SOUTH COTTAGE GROVE AVE.

OPEN TO LOADING DOCK BELOW

EDGE OF RAMP ABOVE

FUTURE MEDICAL USE

OXYGEN TANK FARM

EL. = 106'-0"

FUTURE MEDICAL USE

EL. = 100'-0"

SOUTH MARYLAND AVE.

317'-2"

11'-3"
8'-8"

24'-0"
15'-0"

46'-0"

ELEVATOR LOBBY

8'-1"

EAST 57TH STREET
198'-11"

PROPERTY LINE

8'-9"

5'-0" 14'-11"

←

→

33'-7" 10'-5" 1'-6"

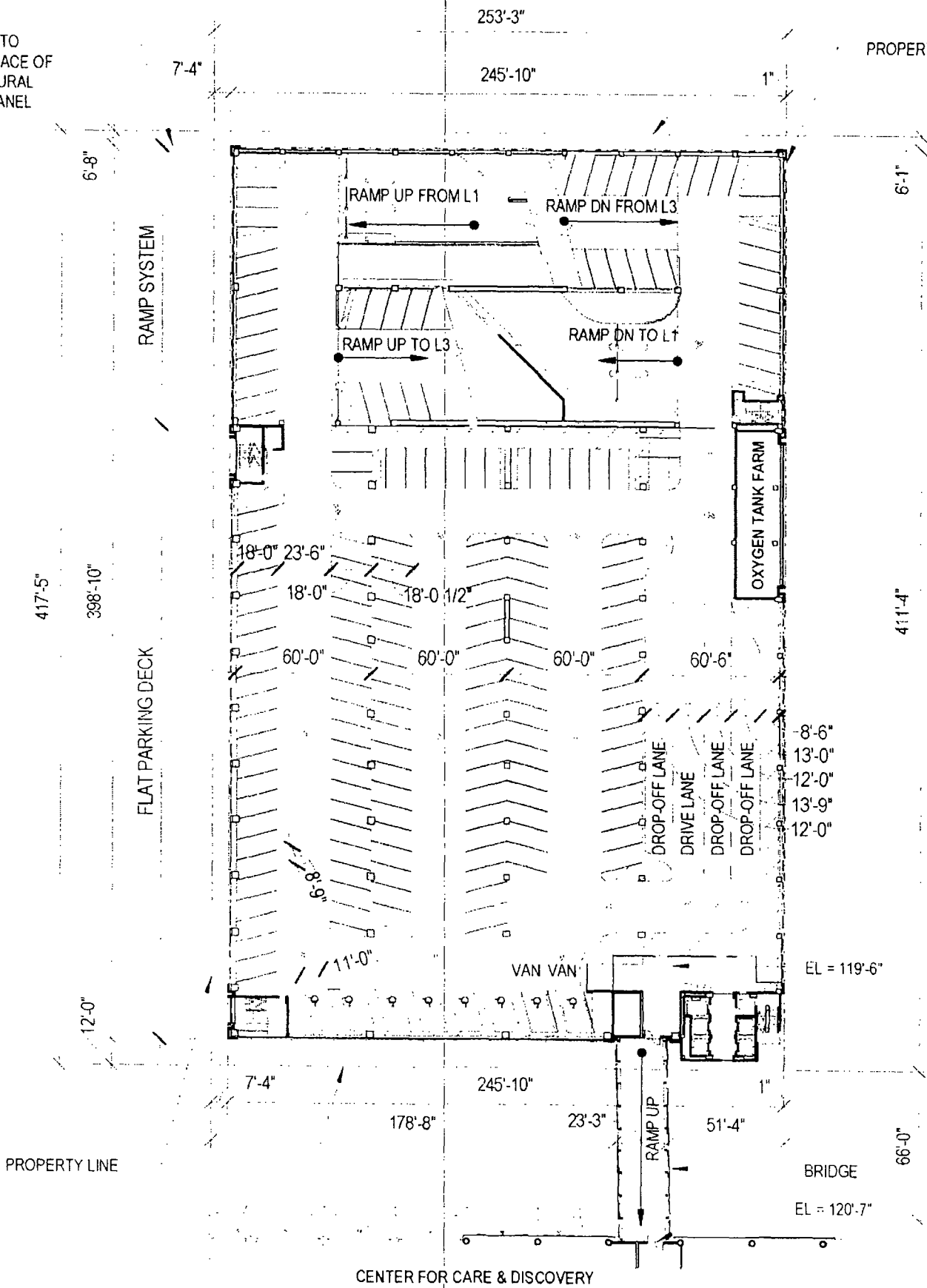
CENTER FOR CARE & DISCOVERY

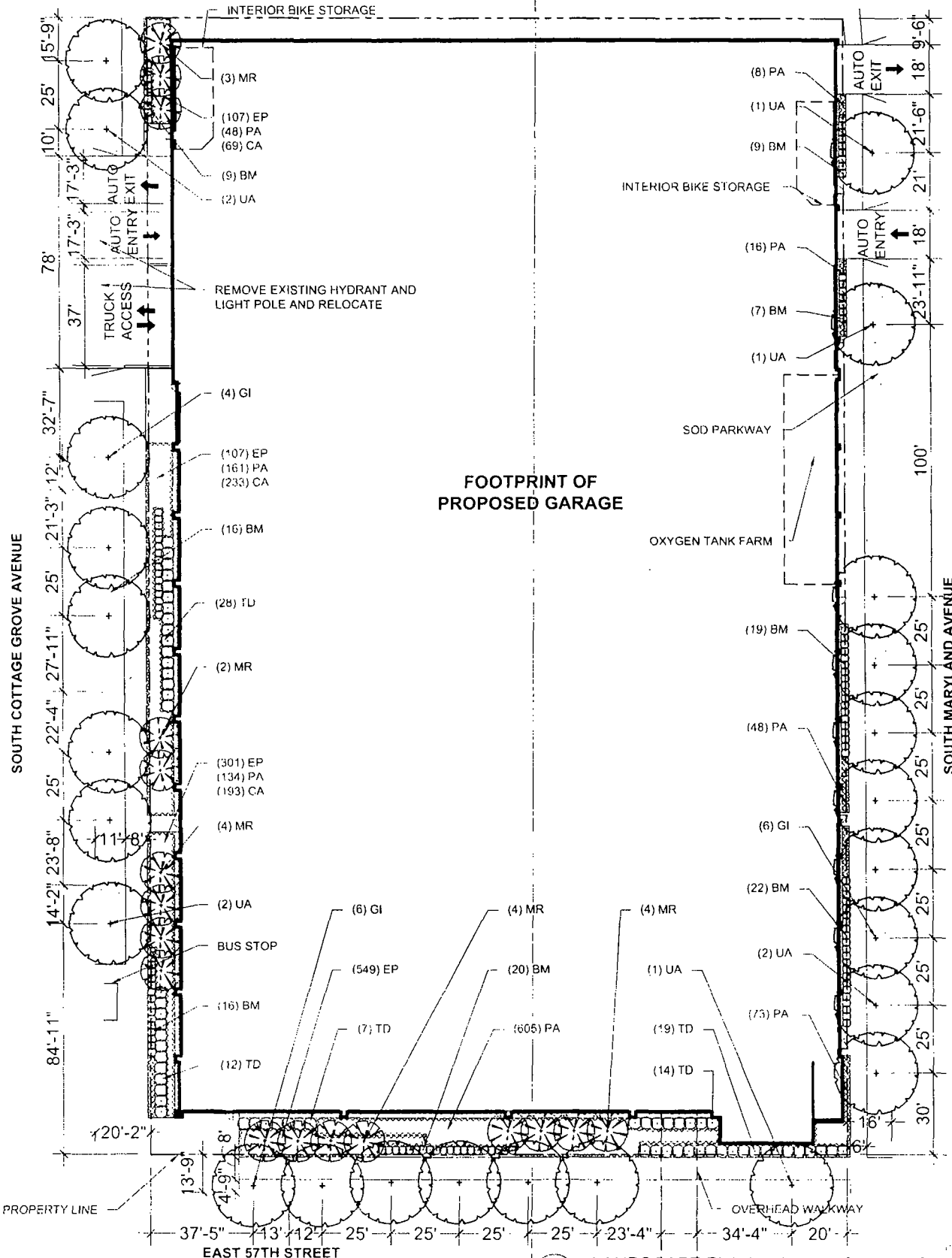


FLOOR PLAN - LEVEL 1
1" = 60'-0"

DIMENSION TO
EXTERIOR FACE OF
ARCHITECTURAL
PRECAST PANEL

PROPERTY LINE


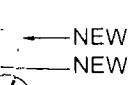
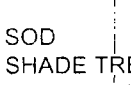






FOOTPRINT OF PROPOSED GARAGE

1 LANDSCAPE PLAN
1"=50'-0"

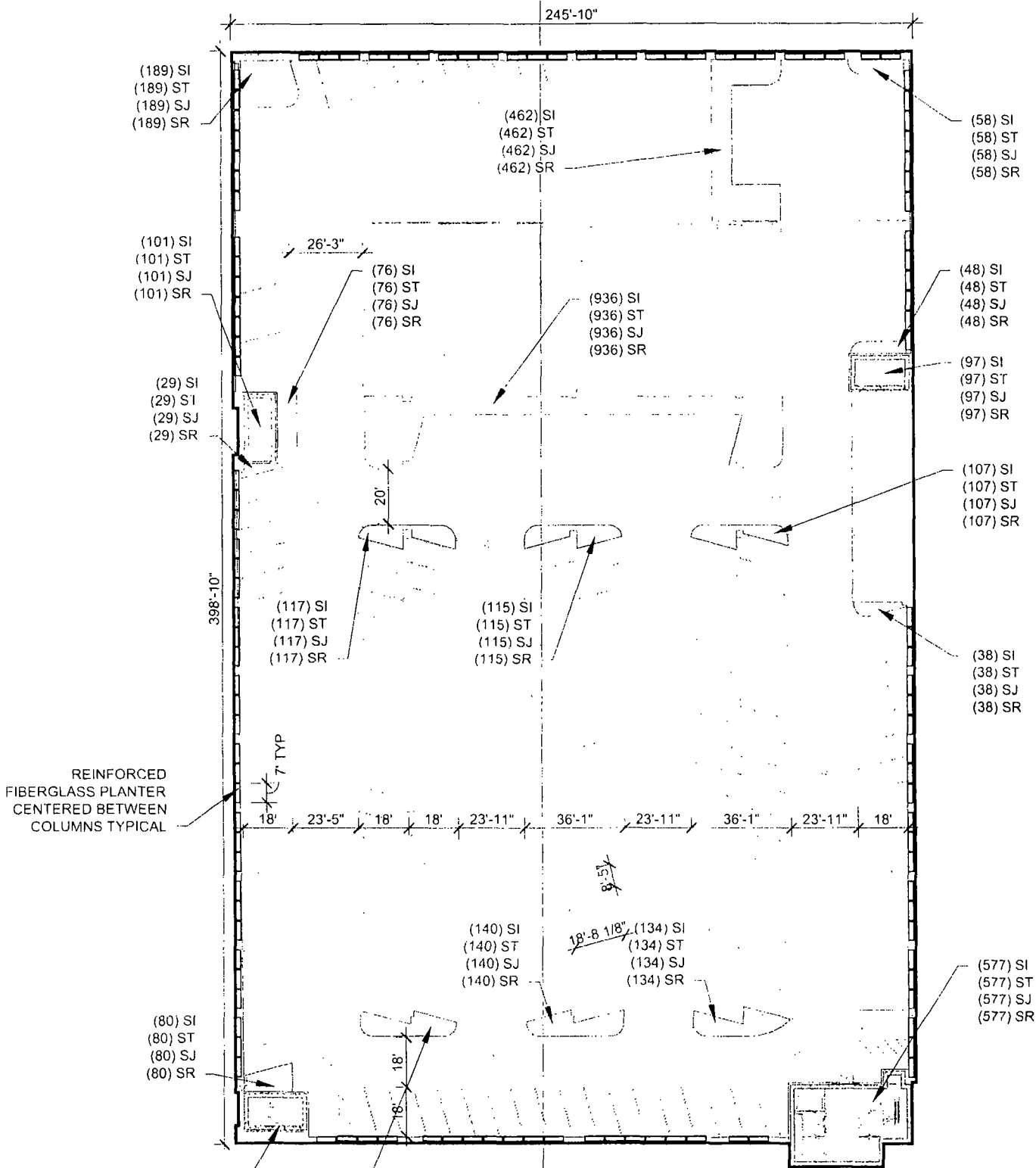
LEGEND

-  NEW SOD
-  NEW SHADE TREE
-  NEW ORNAMENTAL TREE
-  NEW ORNAMENTAL SHRUB
-  NEW PERENNIAL/GROUNDCOVER

APPLICANT UNIVERSITY OF CHICAGO
 DATE INTRODUCED 01 17 2013
 DATE OF CHICAGO PLAN COMMISSION.

PLANT SCHEDULE - GROUND LEVEL

TREES						
CODE	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
MR	17	Malus 'Royal Raindrops'	Royal Raindrops Crabapple	15'H	B&B	multi-stem
GI	16	Gingko biloba 'Autumn Gold'	Autumn Gold Gingko	3" cal.	B&B	matching heads
UA	9	Ulmus americana 'Patriot'	Patriot Elm	3" cal.	B&B	matching heads
SHRUBS						
CODE	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
BM	118	Buxus microphylla var. koreana	Chicagoland Green Boxwood	30"	pot	30" o.c.
TD	80	Taxus x media 'Densifomis'	Dense Spreading Yew	30"	pot	30" o.c.
PERENNIAL MIX - 4666 SQUARE FEET						
CODE	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
CA	1320	Calamagrostis acutifora 'Karl Foerster'	Karl Foerster's Feather Reed Grass	gal.	pot	15" o.c.
EP	495	Echinacea purpurea 'White Swan'	White Swan Coneflower	gal.	pot	12" o.c.
PA	1093	Perovskia atriplicifolia 'Superba'	Superba Russian Sage	48"H	pot	18" o.c.

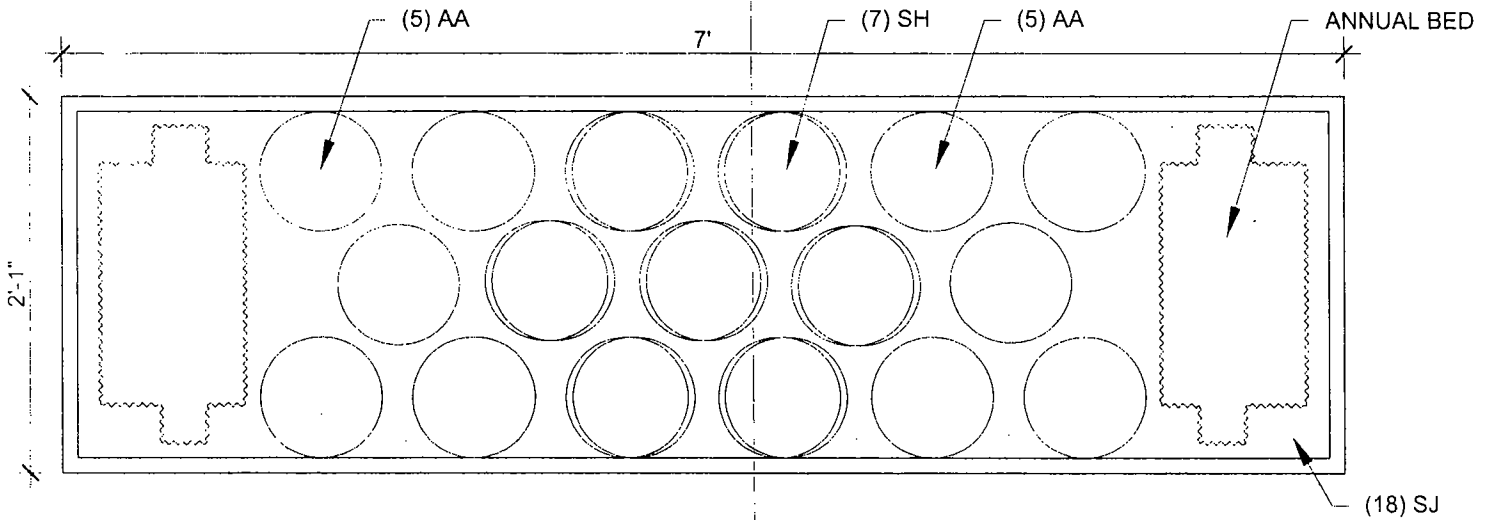


VEHICULAR USE AREA: 78,950 SF
 10% PLANTING REQUIREMENT: 7,895
 ACTUAL PLANTED AREA: 7,895 SF

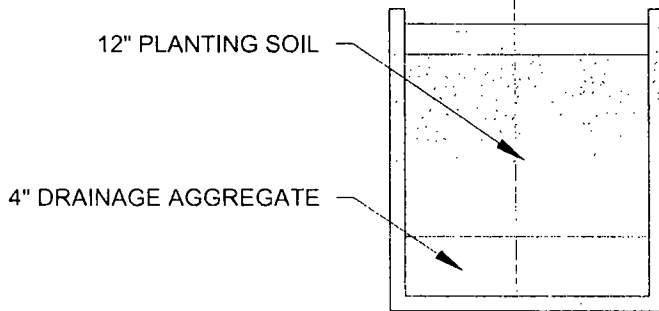
- LEGEND
- BUILDING
 - SEDUM PLANTINGS OVER STAIR/CORE
 - SEDUM PLANTINGS AT 8TH FLOOR
- (#) XX - (QUANTITY OF PLANTS) PLANT SPECIES CODE

1

ROOFTOP LANDSCAPE PLAN
 1" = 50'-0"



3 **PLANTER BOX PLAN**
1" = 1'-0"



2 **PLANTER BOX SECTION**
1" = 1'-0"

ROOFTOP - PLANT SCHEDULE						
CODE	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
AA	1210	Aster azureus	Sky Blue Aster	gal	pot	10" o.c.
SH	847	Sporobolus heterolepis 'Tara'	Dwarf Prairie Dropseed	gal	pot	10" o.c.
SI	3555	Sedum sidboldii 'Nana'	'Nana' Sedum	4"	plug	8" o.c.
SJ	3555	Sedum Spurium 'John Creech'	Two Row Stonecrop	4"	plug	8" o.c.
SR	3555	Sedum rupestre 'Angelina'	Two Row Stonecrop	4"	plug	8" o.c.
ST	3555	Sempevivum tectorum	Common Houseleek	4"	plug	8" o.c.
	1452	Annuals	Annuals	4"	plug	6" o.c.

CURTAINWALL SYSTEM

TENSION CABLE CRASH WALL SYSTEM

COMPOSITE MTL PANEL W/ RECESSED REVEALS

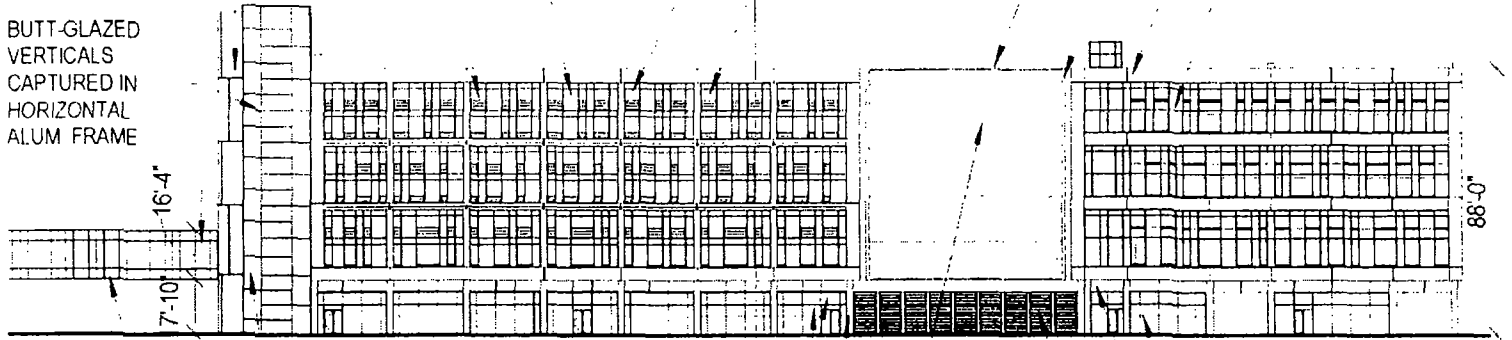
BUTT-GLAZED VERTICALS CAPTURED IN HORIZONTAL ALUM FRAME

16'-4"

7'-10"

OPEN

METAL FRAME W/ CLEAR ANNODIZED ALUMINIUM FINISH
ARCHITECTURAL PRECAST CONCRETE PANELS
CURTAINWALL SYSTEM



CURTAINWALL SYSTEM

BUTT-GLAZED VERTICALS CAPTURED IN HORIZONTAL ALUM FRAME

BUTT-GLAZED VERTICALS CAPTURED IN HORIZONTAL ALUM FRAME

SPANDREL PANEL SHADOW BOX IN ALUM. FRAME

CONCRETE COLUMNS W/ ARCHITECTURAL FINISH
KINETIC ART WALL

COMPOSITE METAL PANELS
ANNODIZED ALUMINIUM LOUVER WALL

EAST ELEVATION
1" = 60'-0"

OPEN

CURTAINWALL SYSTEM
ARCHITECTURAL PRECAST CONCRETE PANELS



COMPOSITE METAL PANELS

CONCRETE COLUMNS AND CURBS W/ ARCHITECTURAL FINISH

PREFINISHED ALUMINIUM FENCING SYSTEM

NORTH ELEVATION
1" = 60'-0"

ARCHITECTURAL PRECAST
CONCRETE PANELS
COMPOSITE METAL PANEL

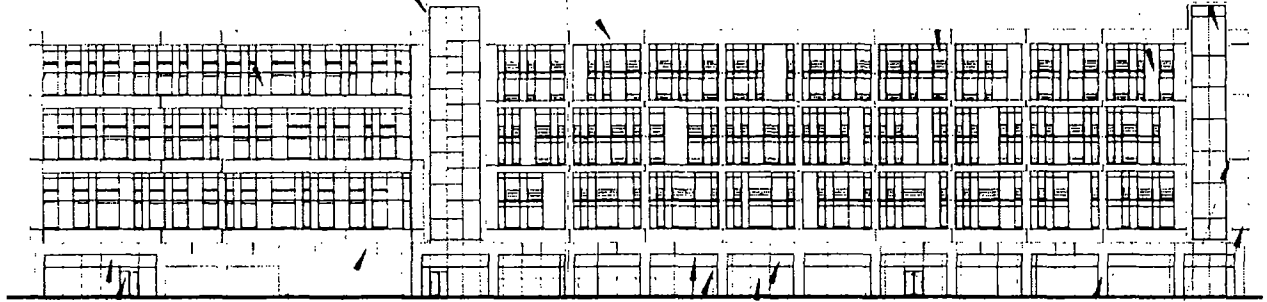
CURTAINWALL SYSTEM

KINETIC WALL PANEL

OPEN

CURTAIN WALL SYSTEM

88'-0"



BUTT-GLAZED VERTICALS
CAPTURED IN HORIZONTAL
ALUM FRAME

BUTT-GLAZED VERTICALS
CAPTURED IN HORIZONTAL
ALUM FRAME

CONCRETE COLUMN WITH
ARCHITECTURAL FINISH
COMPOSITE METAL PANEL

PREFINISHED COMPOSITE
ALUMINUM SOFFIT

ARCHITECTURAL PRECAST
CONCRETE PANEL

WEST ELEVATION

1" = 60'-0"

CURTAIN WALL SYSTEM

COMPOSITE METAL PANEL

ARCHITECTURAL PRECAST
CONCRETE PANELS

PREFINISHED ALUMINUM
LOUVER SYSTEM

BUTT-GLAZED GLASS AND
SPANDREL PANELS IN ALUM
FRAME

BUTT-GLAZED VERTICALS
CAPTURED IN HORIZONTAL
ALUM FRAME

88'-0"

108'-9"

PREFINISHED COMPOSITE
ALUMINUM SOFFIT

COMPOSITE METAL PANEL &
RECESSED REVEALS

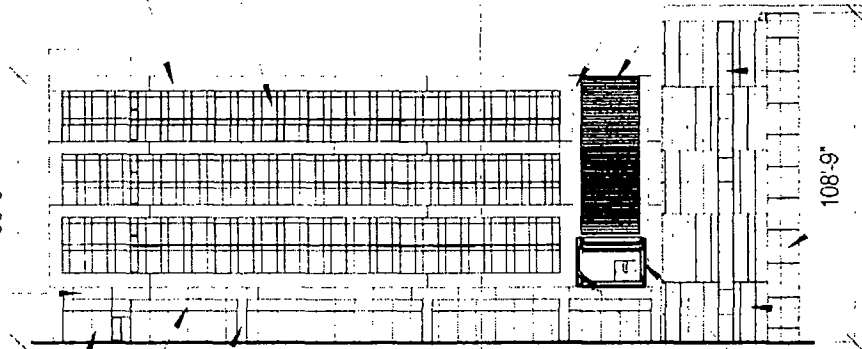
BUTT-GLAZED VERTICALS
CAPTURED IN HORIZONTAL
ALUM FRAME

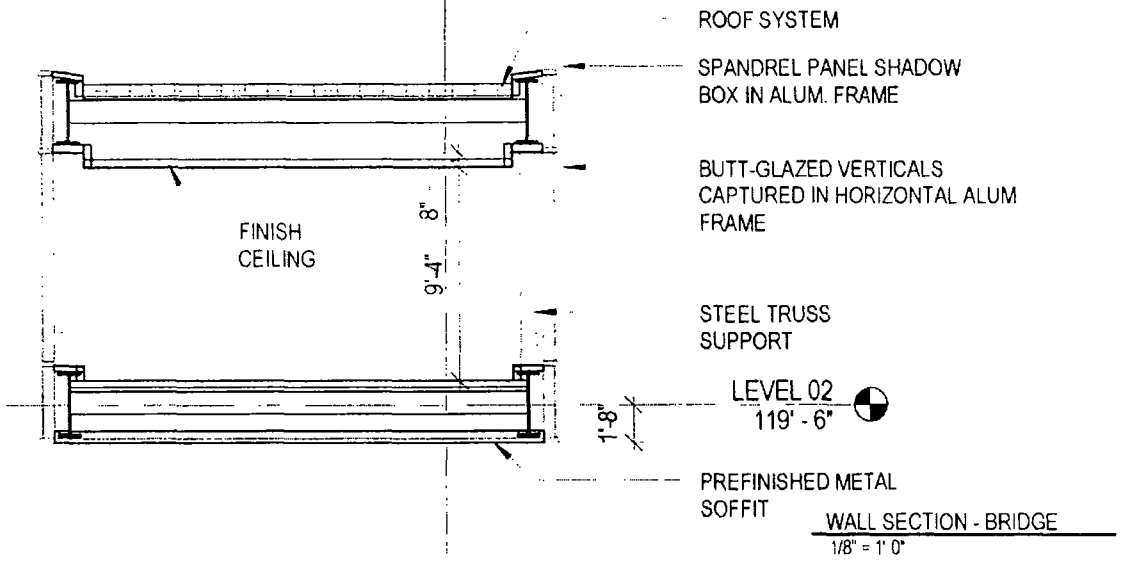
BUTT-GLAZED VERTICALS
CAPTURED IN HORIZONTAL
ALUM FRAME

CONCRETE COLUMNS W/
ARCHITECTURAL FINISH

SOUTH ELEVATION

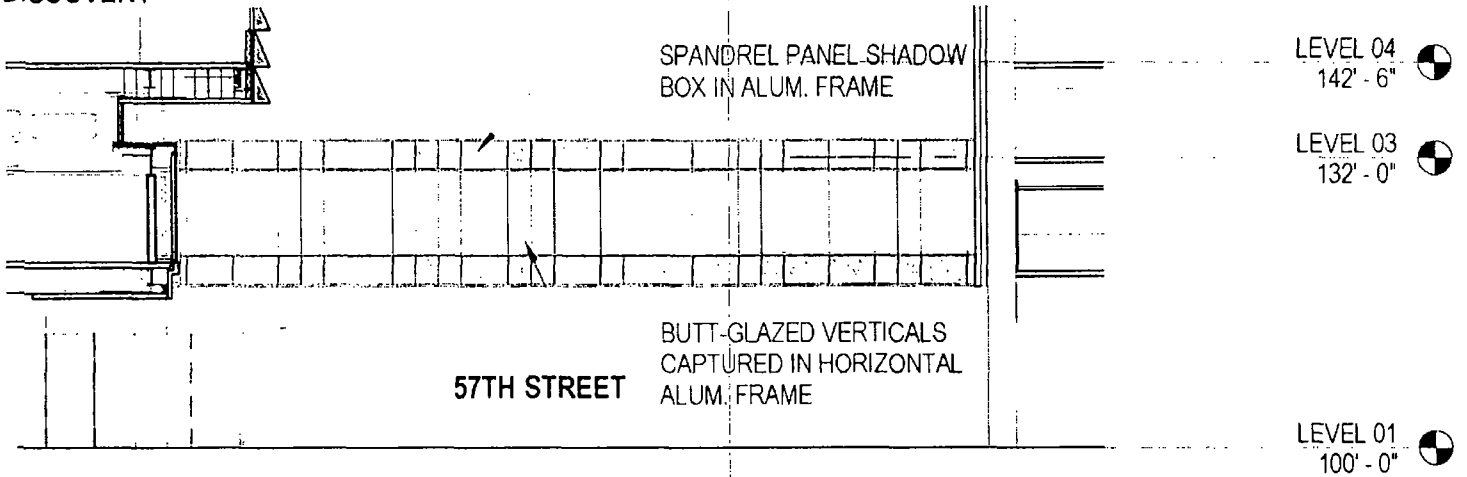
1" = 60'-0"





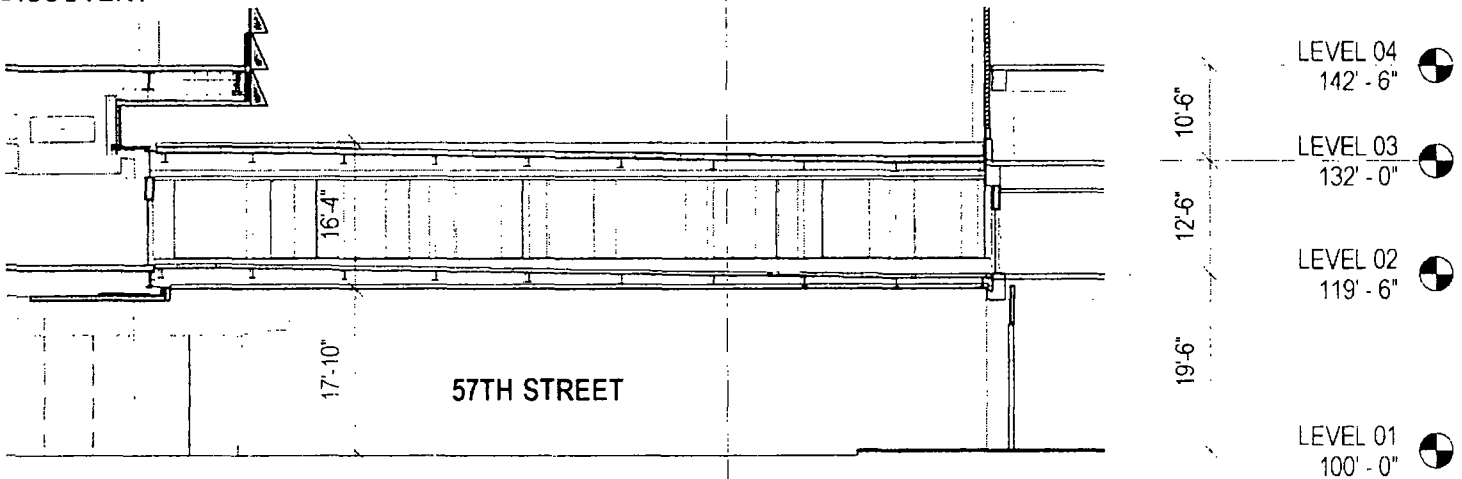
CENTER FOR CARE & DISCOVERY

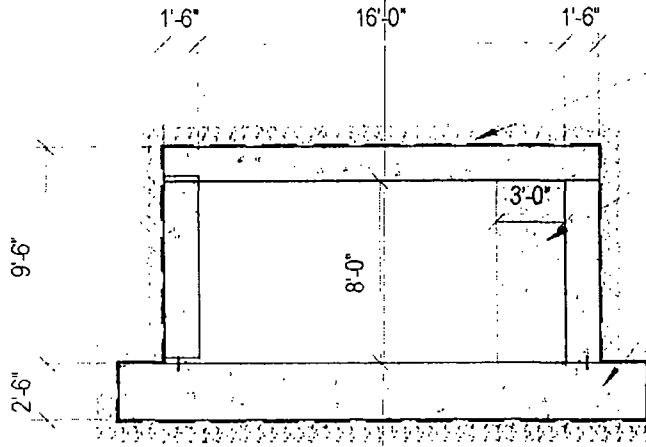
GARAGE



CENTER FOR CARE & DISCOVERY

GARAGE





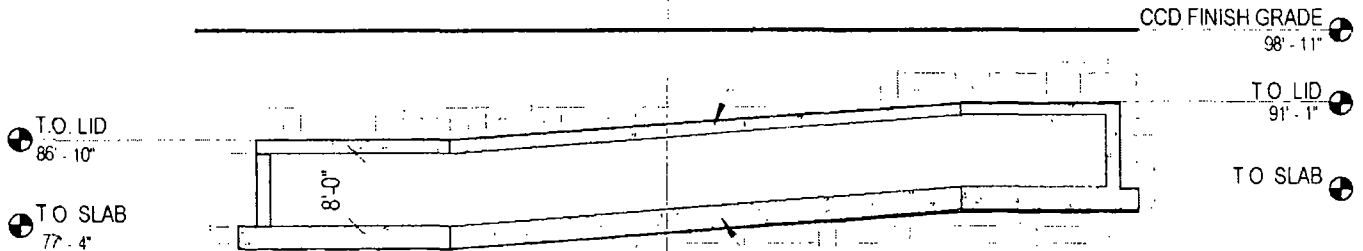
SECTION - TUNNEL STAIR
1/8" = 1'-0"

CONC TUNNEL LID,
SEE STRUCTURAL

CAST-IN-PLACE
CONCRETE TUNNEL
LID, SEE STRUCTURAL

ZONE RESERVED
FOR UTILITIES

CAST-IN-PLACE
CONCRETE MATTE
FOUNDATION, SEE
STRUCTURAL



SECTION - TUNNEL SOUTH
1" = 20'-0"

CONC TUNNEL SLAB,
SEE STRUCTURAL

CCD FINISH GRADE
98' - 11"

T.O. LID
91' - 1"

T.O. SLAB

T.O. LID
86' - 10"

T.O. SLAB
77' - 4"

LEVEL 01
100' - 0"

LEVEL 00
89' - 0"

CONC TUNNEL LID,
SEE STRUCTURAL

SANITARY SEWER

CCD PROPERTY
LINE

CCD FINISH GRADE
98' - 11"

BUILDING T.O. LID
86' - 10"

T.O. SLAB
77' - 4"

SECTION - TUNNEL - EAST
1" = 40' 0"

PROFESSIONALS ASSOCIATED SURVEY, INC.

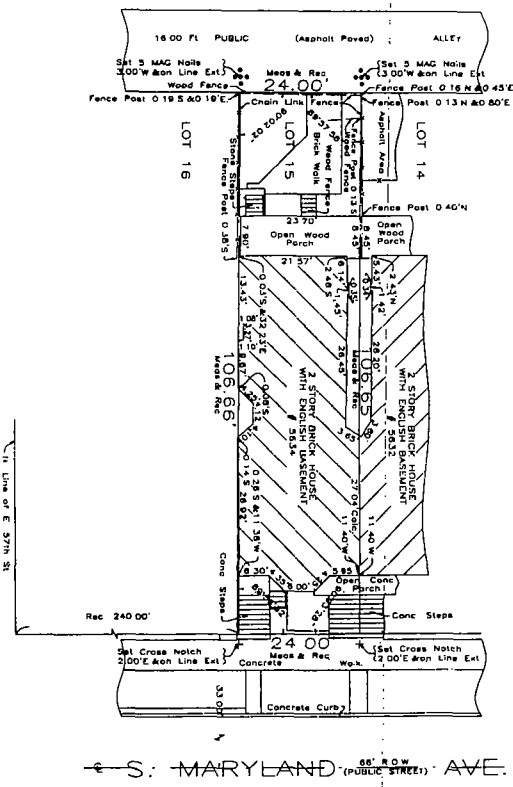
PROFESSIONAL DESIGN FIRM NO. 14-000033

7100 N. TERRE AVENUE
LINDSEYWOOD, ILLINOIS 60712
www.professionalsurvey.com

PLAT OF SURVEY

TEL: (647) 651-3000
FAX: (647) 651-3100
E-MAIL: info@professionalsurvey.com

LOT 15 IN BLOCK 5 IN MCKICHAN AND MASON'S SUBDIVISION OF THE WEST
1/4 SECTION 36 TOWNSHIP 38 N. RANGE 14 E. EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS
LAND TOTAL AREA 2,359.70 SQ. FT. = 0.054 ACRES
COMMONLY KNOWN AS 5634 SOUTH MARYLAND AVENUE, CHICAGO, ILLINOIS



THE DATA REPRESENTED HEREON IS THE PROPERTY OF PROFESSIONALS ASSOCIATED SURVEY, INC. AND SHOULD BE COMPARED WITH THE TITLE RECORDS OF THE COUNTY OF COOK, ILLINOIS. ANY DISCREPANCY BETWEEN THE DATA REPRESENTED HEREON AND THE TITLE RECORDS OF THE COUNTY OF COOK, ILLINOIS, SHALL BE THE RESPONSIBILITY OF THE USER OF THIS DATA. PROFESSIONALS ASSOCIATED SURVEY, INC. IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DATA.

Order No. 68-10824
Scale: 1 inch = 15 feet
Date of Field Work: June 4, 2012
Ordered by: RUTH S. GERS
Attorney at Law

THIS PROFESSIONAL SERVICE AGREEMENT IS MADE BETWEEN PROFESSIONALS ASSOCIATED SURVEY, INC. AND THE CLIENT. THE SERVICES TO BE PROVIDED BY PROFESSIONALS ASSOCIATED SURVEY, INC. SHALL BE AS SET FORTH IN THE ATTACHED STATEMENT OF WORK. THE CLIENT AGREES TO PAY THE FEES AND COSTS AS SET FORTH IN THE ATTACHED STATEMENT OF WORK. ANY DISCREPANCY BETWEEN THE DATA REPRESENTED HEREON AND THE TITLE RECORDS OF THE COUNTY OF COOK, ILLINOIS, SHALL BE THE RESPONSIBILITY OF THE USER OF THIS DATA. PROFESSIONALS ASSOCIATED SURVEY, INC. IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DATA.

Order No. 68-10824
Scale: 1 inch = 15 feet
Date of Field Work: June 4, 2012
Ordered by: RUTH S. GERS
Attorney at Law

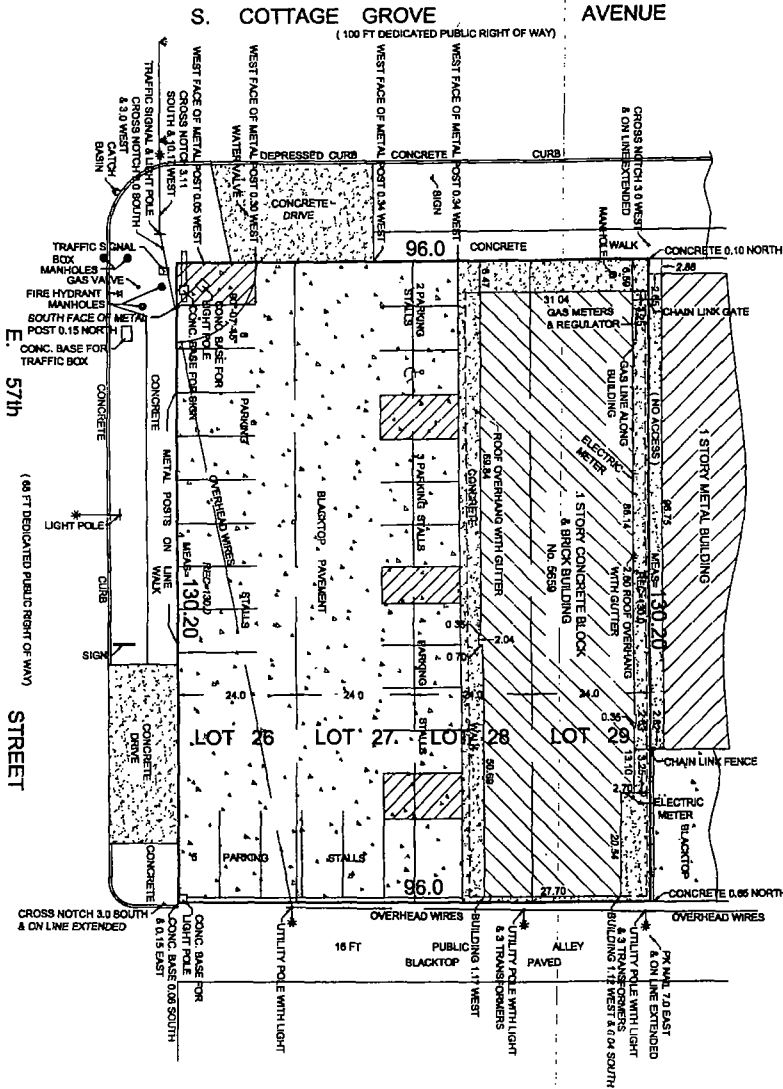
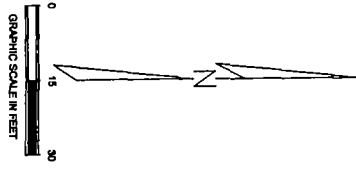
CERTIFIED SURVEY, INC.

1440 Renaissance Drive, Suite 140, Park Ridge, IL 60068 Phone 847-296-6900 Fax 847-296-6906

Email: surveys@certifiedsurvey.com

ALTA/CASM LAND TITLE SURVEY

LOTS 26, 27, 28 AND 29 IN BLOCK 6 IN MASON AND MONROE'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 28 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



SURVEY NOTES

THE PROPERTY SHOWN HEREON IS LOCATED IN UNSHADED ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NO. 1703 (04)0 Effective Date August 19, 2008

AREA = 12,489 SQ. FT. = 0.287 ACRE

DIMENSIONS ARE NOT TO BE ASSUMED FROM COLORING

ORDER NO. 830529 (M)

ORDERED BY: KNABE, KRONING & BEDELL

BOUNDING LINES AND DISTANCES ARE SHOWN ONLY WHERE THEY ARE SO REQUIRED IN THE LEGAL DESCRIPTION REFER TO YOUR NEED FOR ABSTRACT. DIMENSIONS OF FOOT AND TENSER EQUIPMENT IN NOTES AND THIS SURVEY THEREBY.

01-11-12	0.00'
02-08-12	0.00'
03-08-12	0.00'
04-11-12	0.00'
05-08-12	0.00'
06-08-12	0.00'
07-11-12	0.00'
08-08-12	0.00'
09-11-12	0.00'
10-08-12	0.00'
11-11-12	0.00'
12-08-12	0.00'



STATE OF ILLINOIS
COUNTY OF COOK

TO THE UNIVERSITY OF CHICAGO, CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 NATIONAL STANDARD DETAIL REQUIREMENTS FOR ALTA/CASM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7, 8, 9, 11, & 11A OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON OCTOBER 17, 2012.

DATE OF PLAN: OCTOBER 22, 2012

PROFESSIONAL LAND SURVEYOR NO. 3109
LICENSE EXPIRES NOVEMBER 24, 2012