



City of Chicago



SO2013-790

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	2/13/2013
Sponsor(s):	Mendoza, Susana A. (Clerk)
Type:	Ordinance
Title:	Zoning Reclassification App No. 17672 at 5201-5245 S Cottage Grove
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. Title 17, of the Municipal Code of Chicago, the Chicago Zoning Ordinance be amended by changing all the RS-3 Residential Single-Unit (Detached House) District and B3-1 Community Shopping District symbols and indications as shown on Map No. 12-D in the area bounded by

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

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

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the B3-2 Community Shopping District symbols and indications within the area hereinabove described to the designation of Institutional Planned Development Number _____, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

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

PLANNED DEVELOPMENT STATEMENTS

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

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

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

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

4. This Plan of Development consists of fifteen Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; a Green Roof Plan; and Building Elevations prepared by VOA and dated April 24, 2013, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Housing and Economic Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned

Applicant: University of Chicago
Address: 5201-45 South Cottage Grove
Introduced: February 13, 2013
Plan Commission: April 24, 2013

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

5. The following uses are permitted uses in the area delineated herein as an Institutional Planned Development: Colleges and Universities and related uses, including, but not limited to: Building Maintenance Services, Motor Vehicle Repair (non-commercial), Accessory Parking, Contractor/Construction storage yard, Commercial Vehicle repair, Indoor and Outdoor Vehicle Storage, and Warehousing.
6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Housing and Economic Development. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 136,778 square feet.
9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Housing and Economic Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Housing and Economic Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the

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

13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The new Facilities Services building at 5201 South Cottage Grove Avenue shall have a 25% green roof and shall be LEED certified.
15. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Housing and Economic Development shall initiate a Zoning Map Amendment to rezone the property to B3-2 Community Shopping District.

Applicant: University of Chicago
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Introduced: February 13, 2013
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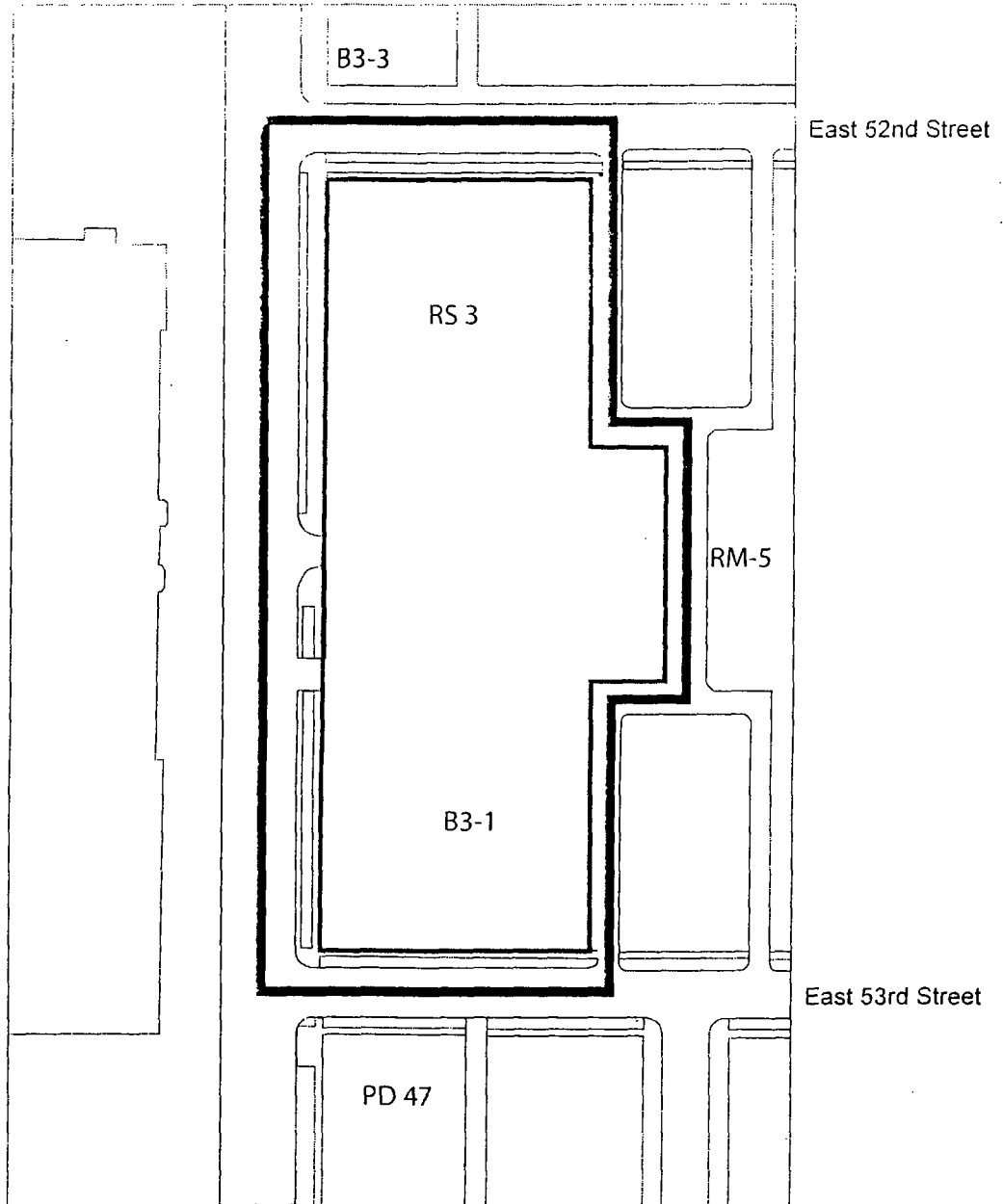
INSTITUTIONAL PLANNED DEVELOPMENT
BULK REGULATIONS AND DATA TABLE

Gross Site Area:	189,272 SF
Net Site Area:	136,778 SF (3.14 acres)
Maximum Floor Area Ratio:	2.20
Minimum Number of Off-Street Loading Spaces:	2
Minimum Number of Off-Street Accessory Parking Spaces:	43
Maximum Building Height:	60 feet (as measured in accordance with the Chicago Zoning Ordinance)
Minimum Required Setback:	In accordance with the Site Plan
Maximum Percent of Site Coverage:	In accordance with the Site Plan
Minimum Number of Bicycle Spaces:	5

APPLICANT: University of Chicago
ADDRESS: 5201-45 South Cottage Grove
INTRODUCED DATE: February 13, 2013
PLAN COMMISSION DATE: April 18, 2013

FINAL FOR PUBLICATION

S. Cottage Grove



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**PLANNED DEVELOPMENT
EXISTING ZONING MAP**



 Proposed Planned Development

 Existing Zone

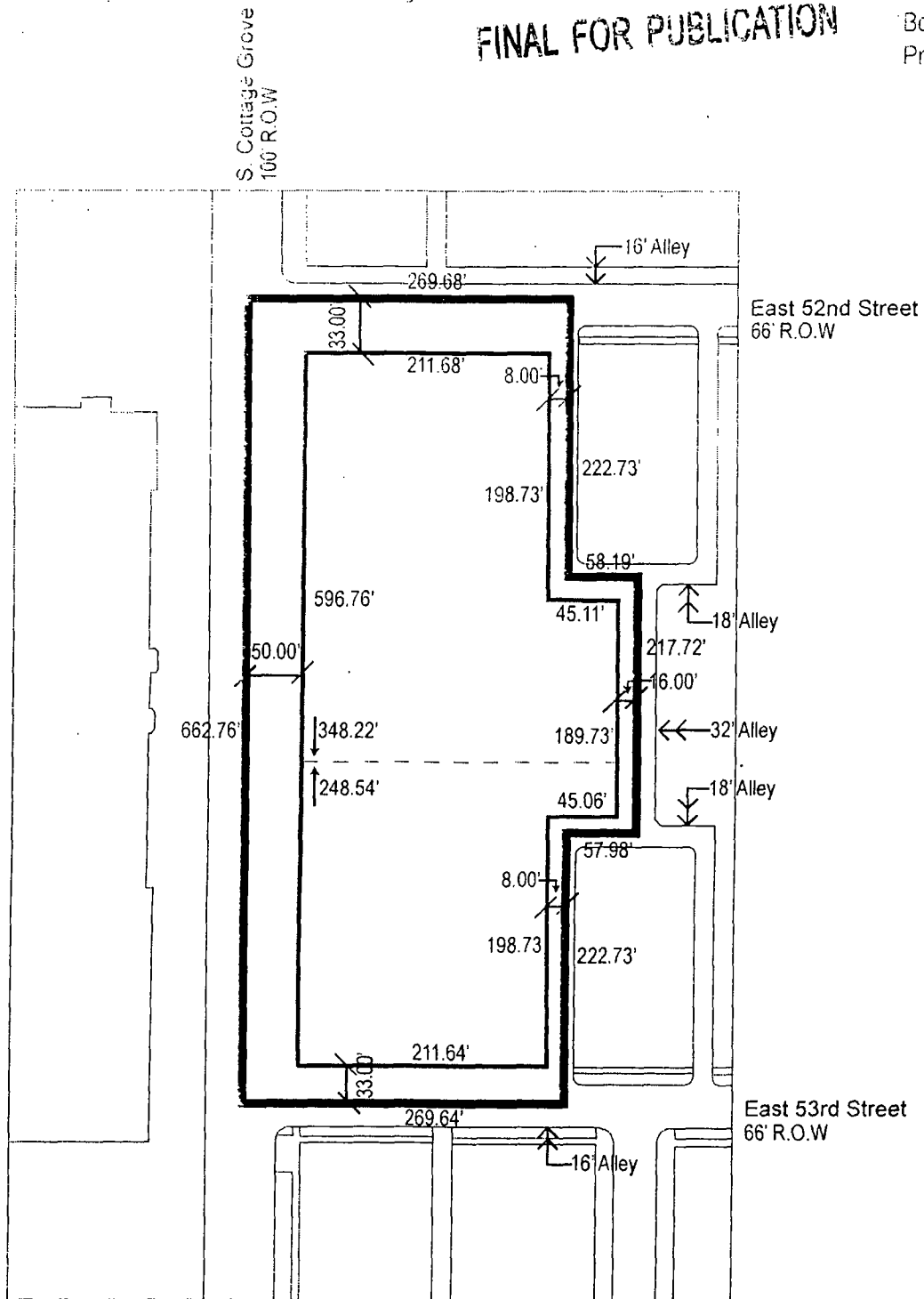
APPLICANT: The University of Chicago

ADDRESS: 5201-5259 South Cottage Grove Avenue; 801-819 East 52nd Street; and 800-820 East 53rd Street

INTRODUCED DATE: February 13, 2013

PLAN COMMISSION DATE: April 24, 2013



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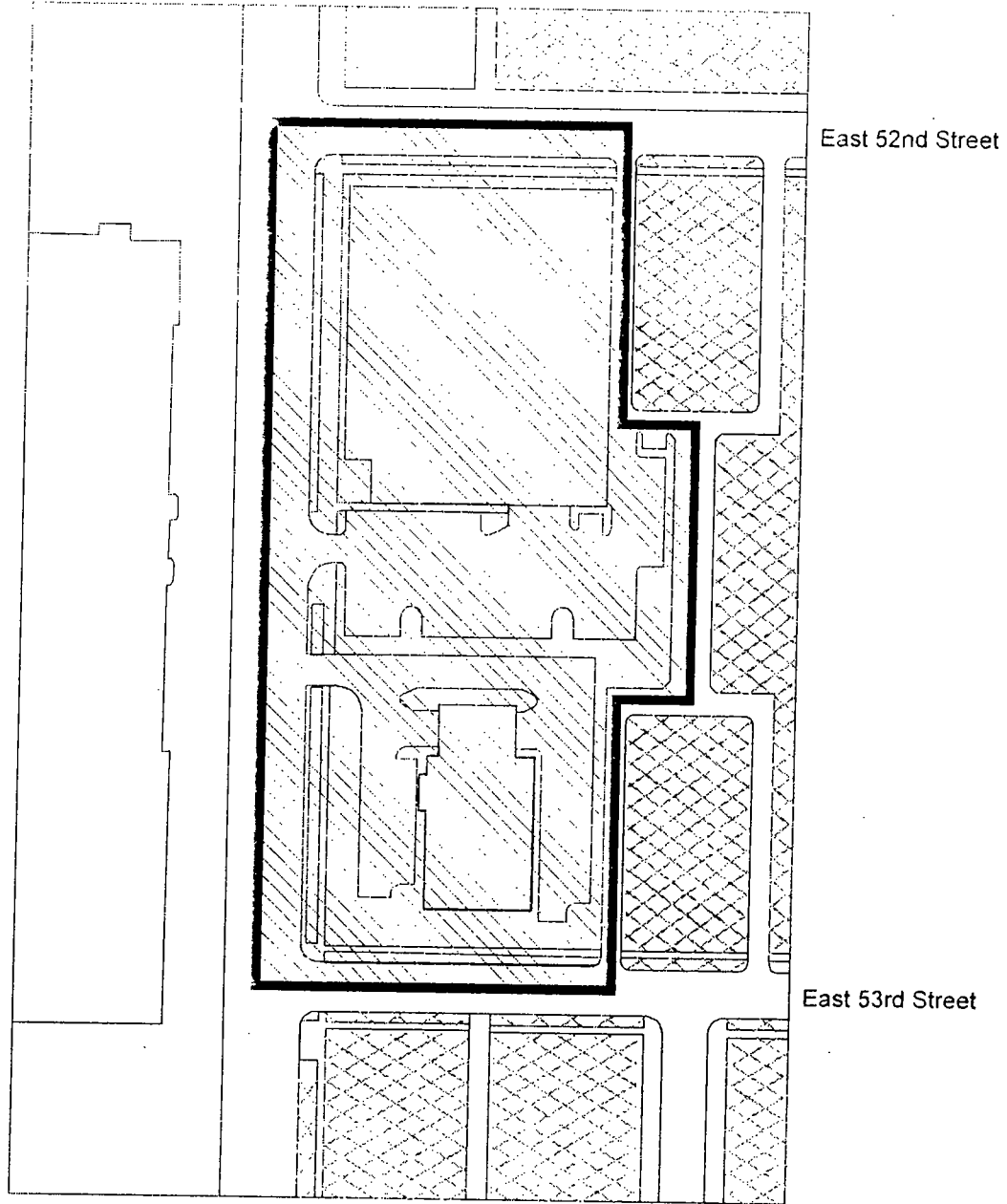
**PLANNED DEVELOPMENT BOUNDARY
MAP AND PROPERTY LINE**



-  Planned development boundary as proposed 2013
-  Property Line

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S. Cottage Grove



THE UNIVERSITY OF
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PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN

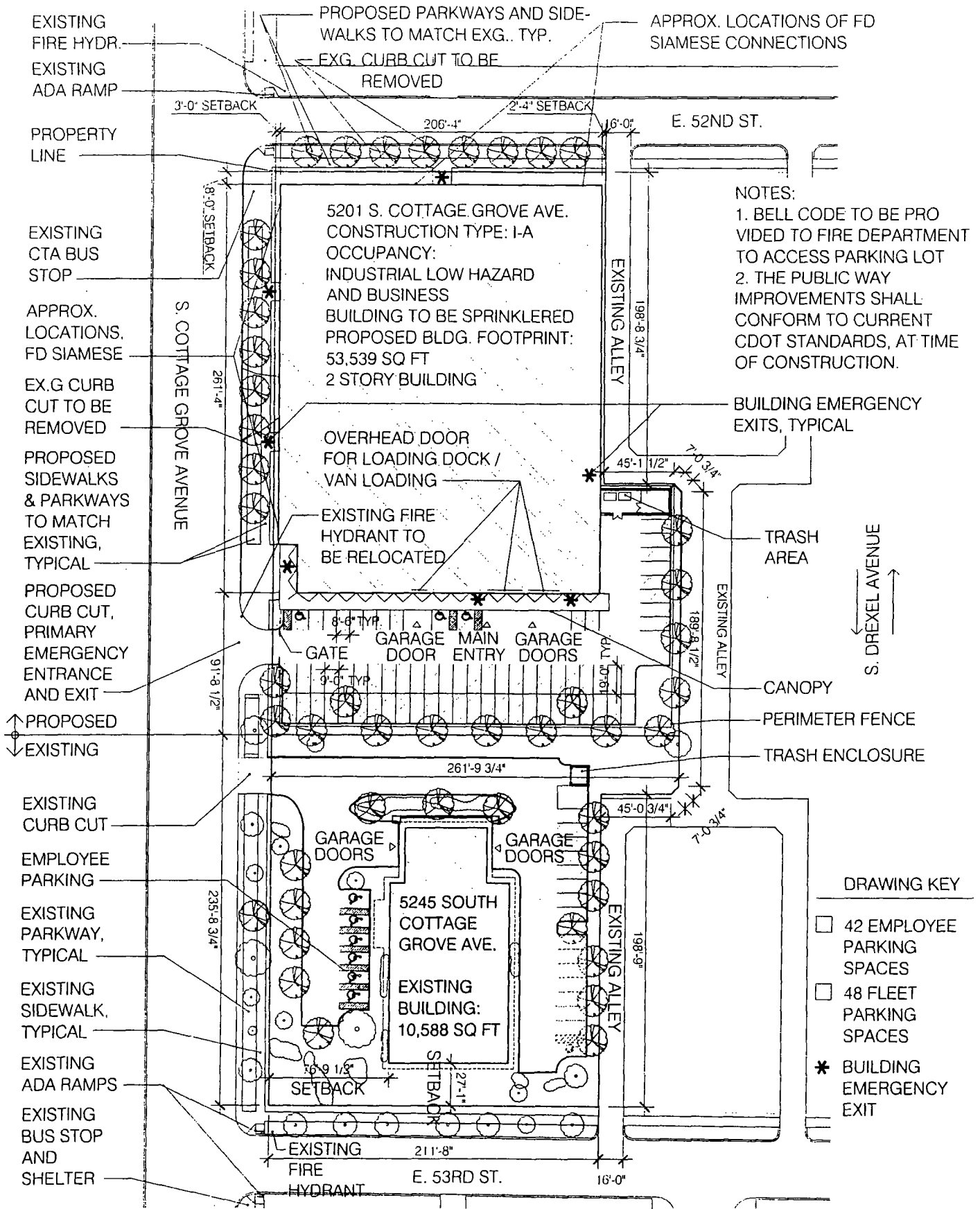


-  Residential
-  Business
-  Institutional

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FACILITIES SERVICES BUILDING - 5201 South Cottage Grove Ave.

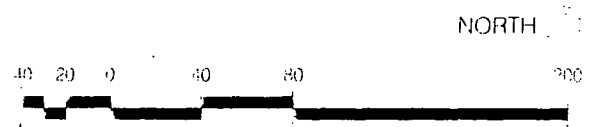
A.1 SITE PLAN

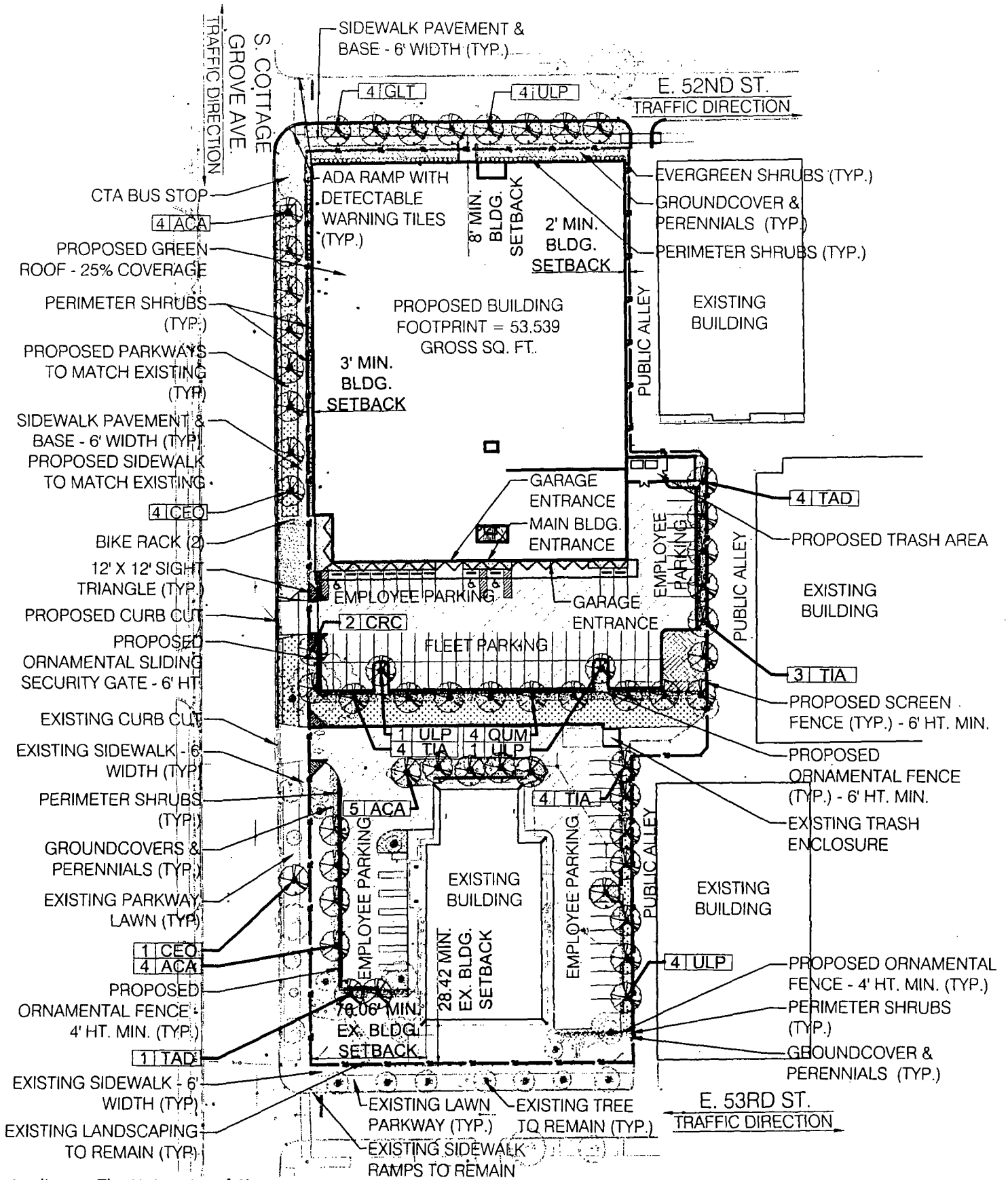


NOTES:
 1. BELL CODE TO BE PROVIDED TO FIRE DEPARTMENT TO ACCESS PARKING LOT
 2. THE PUBLIC WAY IMPROVEMENTS SHALL CONFORM TO CURRENT CDOT STANDARDS, AT TIME OF CONSTRUCTION.

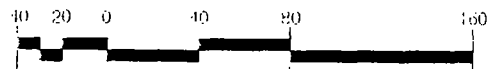
DRAWING KEY
 □ 42 EMPLOYEE PARKING SPACES
 □ 48 FLEET PARKING SPACES
 * BUILDING EMERGENCY EXIT

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













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LEGEND

-  PROPERTY LINE
 -  ORNAMENTAL FENCE (6' HT.)
 -  SCREEN FENCE (6' HT.)
 -  EXISTING TREE TO REMAIN
 -  SHADE TREE, 2.5" CAL.
 -  ORNAMENTAL TREE, 2.5" CAL.
 -  PERIMETER SHRUBS, 30" HT.
 -  EVERGREEN SHRUBS, 30" HT.
 -  LAWN SOD
 -  GROUND COVER & PERENNIALS
 -  BIKE RACK (2)
- ATS VEHICULAR USE AREA = 21,138 SF
 INTERNAL LANDSCAPE REQ. (10%) 2,114 SF
 INTERNAL LANDSCAPE PROVIDED 3,695 SF
- INTERNAL PARKING LOT TREES REQ. 17
 INTERNAL PARKING LOT TREES PROV. 17
- STATE FARM VEHICULAR USE AREA = 18,529 SF
 INTERNAL LANDSCAPE REQ. (10%) 1,853 SF
 INTERNAL LANDSCAPE PROVIDED 2,147 SF
- INTERNAL PARKING LOT TREES REQ. 15
 INTERNAL PARKING LOT TREES PROV. 15

Plant Palette

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

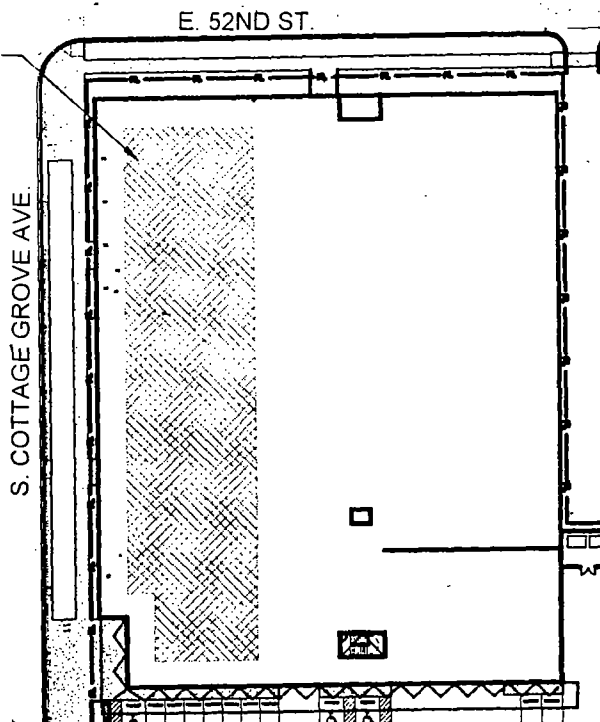
Notes:

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

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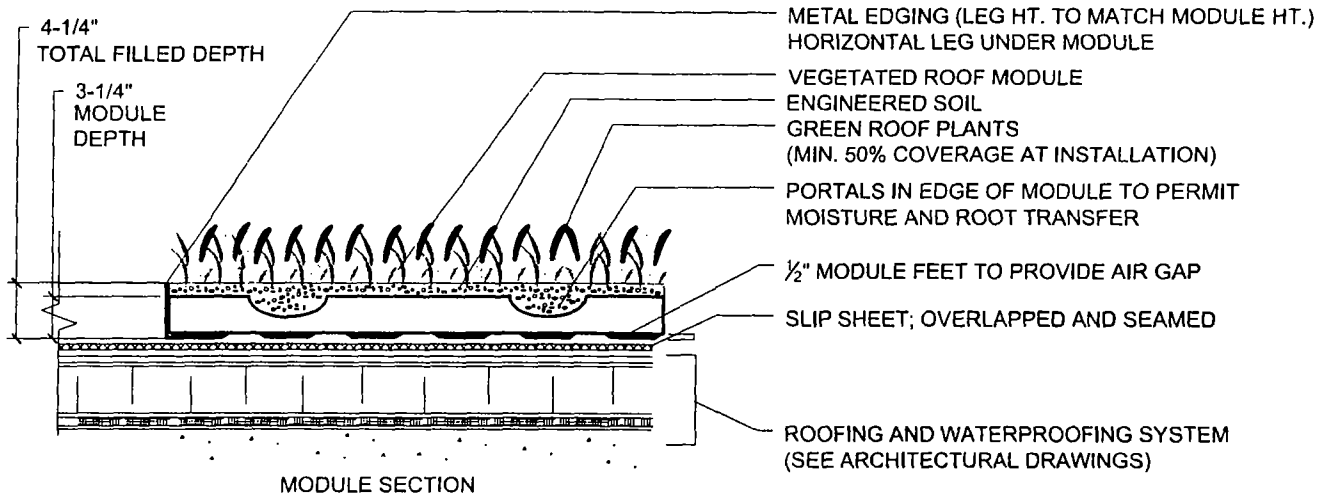
PRELIMINARY PLANT LIST AND ORDINANCE ANALYSIS

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

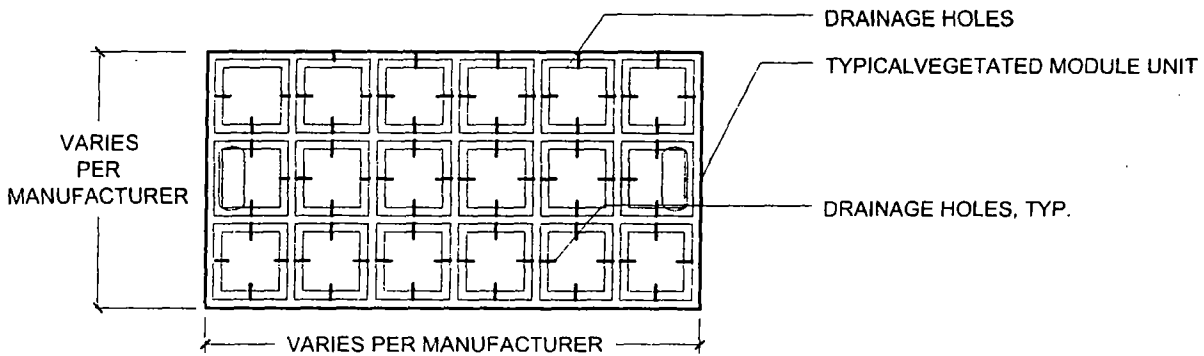


GREEN ROOF PLANT MIX

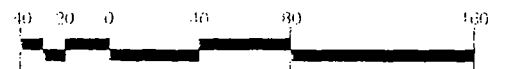
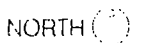
- Allium schoenoprasum 'Forescate'
- Allium senescens var. montanum
- Sedum album 'Coral Carpet'
- Sedum caucicola 'Bertram Anderson'
- Sedum reflexum
- Sedum sexangulare
- Sedum spurium 'Royal Pink'

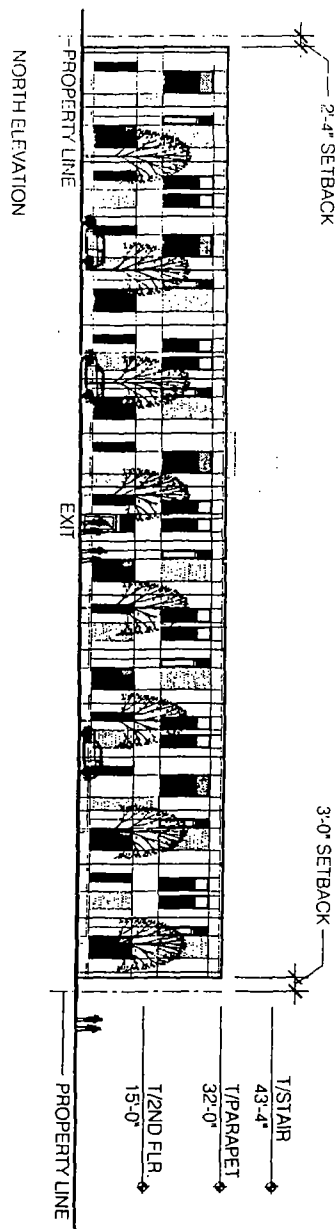
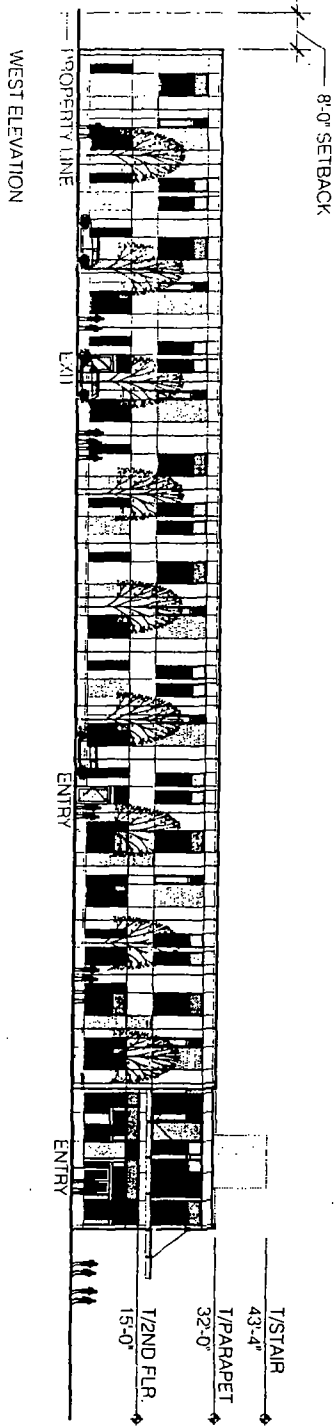


MODULE SECTION



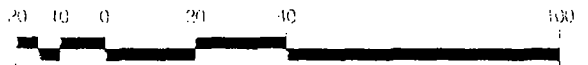
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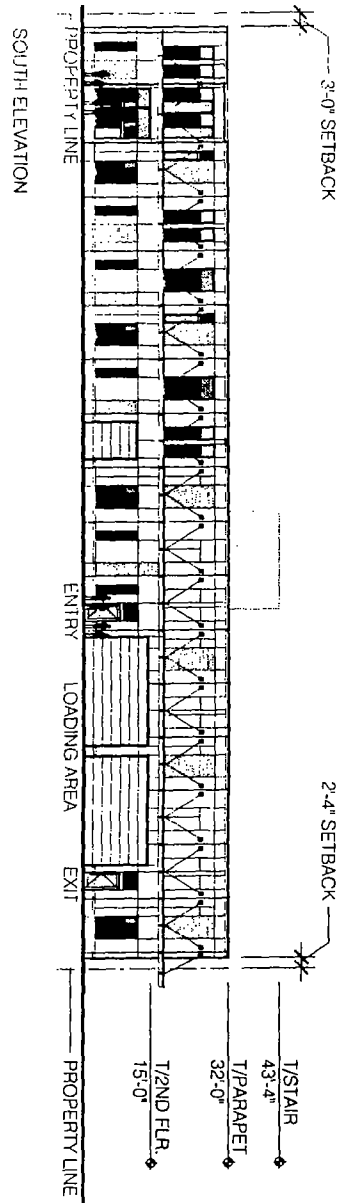
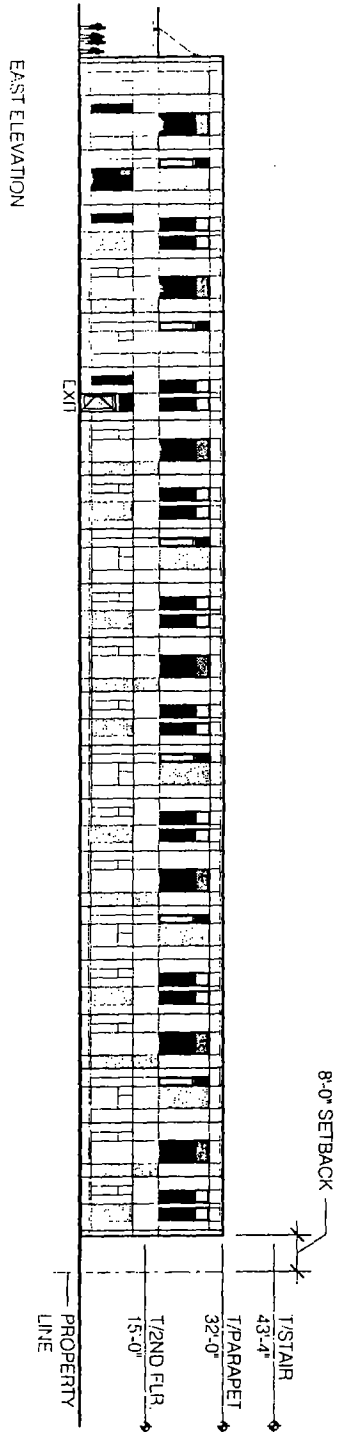




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NORTH





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