



Office of the City Clerk

City Hall
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Chicago, IL 60602
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Legislation Details (With Text)

File #: SO2013-790
Type: Ordinance
Status: Passed
File created: 2/13/2013
In control: City Council
Final action: 5/8/2013
Title: Zoning Reclassification Map No. 12-D at 5201-5245 S Cottage Grove - App No. 17672
Sponsors: Misc. Transmittal
Indexes: Map No. 12-D
Attachments: 1. O2013-790.pdf, 2. SO2013-790.pdf

Date	Ver.	Action By	Action	Result
5/8/2013	1	City Council	Passed as Substitute	Pass
4/30/2013	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
3/26/2013	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
2/13/2013	1	City Council	Referred	

**FINAL FOR
PUBLICATION**

ORDINANCE

BE IT ORDAINED B Y THE CITY COUNCIL OF THE CITY OF CHIC A GO: SECTION 1.

Title 17, of the Municipal Code ofChicago, 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.

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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 ofChicago.
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, 2015
Plan Commission: April 24, 2015

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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.

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INSTITUTIONAL PLANNED DEVELOPMENT BULK

REGULATIONS AND DATA TABLE

Gross Site Area: Net Site Area:

Maximum Floor Area Ratio:

Minimum Number of Off-Street Loading Spaces:

Minimum Number of Off-Street Accessory Parking Spaces:

Maximum Building Height:

Minimum Required Setback: Maximum Percent of Site Coverage: Minimum Number of Bicycle Spaces:

189,272 SF

136,778 SF (3.14 acres)

2.20

2

43

60 feet (as measured in accordance with the Chicago Zoning Ordinance)

In accordance with the Site Plan

In accordance with the Site Plan

5

APPLICANT. ADDRESS:

INIRODLXI D DATE: PLAN COMMISSION DA IT:

University ofChicago 5201-45 South Cottage Grove February 13, 2013 April 18, 2013

ACILITIES SERVICES BUILDING - 5201 South Cottage Grove Ay.

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Planned Development Existing Zone

East 52nd Street

East 53rd Street

THE UNIVERSITY OF

CHICAGO

PLANNED DEVELOPMENT EXISTING ZONING MAP

I		Proposed	Planned
Development	IR4		Existing
Zone			

APPLICANT: ADDRESS: INTRODUCED DATE:

The University of Chicago

5201-5259 South Cottage Grove Avenue: 801-819 East 52nd Street: and 800-820 East 53rd Street February 13, 2013

PLAN COMMISSION DATE: April 24, 2013

FACILITIES SERVICES BUILDING - 5201 South Cottage Grove Ave.

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Planned Development Boundary Map and Property Line

So

16'Alley

East 52nd Street 66' R.O.W

211.68'

198.73'

584'-

596.76'

1348.22' x 248.54'

8.00-198.73
45.11'

189.73 45.06'

222.73'
■18
217.72' r16.00'
«r-32

If!8'

Alley

Alley Alley

211.64'

co co
East 53rd Street 66' R.O.W
ley
L-16'A

JJ^J EUNi vers iTV' of PLANNED DEVELOPMENT BOUNDARY CHICAGO MAP AND PROPERTY LINE

I I Planned development boundary as proposed 2013 I~__J Property Line

APPLICANT: The University of Chicago
ADDRESS: 5201-5259 South Cottage Grove Avenue; 801-819 East 52nd Street; and 300-820 East 53rd Street
INTRODUCED DATE: February 13, 2013 PLAN COMMISSION
DATE: April 24, 2013

FACILITIES SERVICES BUILDING - 5201 South Cottage Grov^ PUBLICATION Planned
Development

Generalized
Land Use

Plan

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East 52nd Street

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East 53rd Street

THE UNIVERSITY OF
CHICAGO
PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN

Residential QUJ
Business [^Institutional

APPLICANT: The University of Chicago
ADDRESS: 5201-5259 South Cottage Grove Avenue; 301-319 East 52nd Street; and 800-820 East 53rd Street
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13, 2013 PUN COMMISSION DATE:
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FACILITIES SERVICES BUILDING

EXISTING FIRE HYDR,
EXISTING ADA RAMP
EXISTING
CTA BUS
STOP
APPROX. LOCATIONS. FD SIAMESE
EX.G CURB CUT TO BE REMOVED
PROPOSED SIDEWALKS & PARKWAYS TO MATCH EXISTING, TYPICAL
PROPOSED CURB CUT, PRIMARY EMERGENCY ENTRANCE AND EXIT
-^PROPOSED
\\1/EXISTING

EXISTING CURB CUT
EMPLOYEE PARKING
EXISTING PARKWAY, TYPICAL
EXISTING SIDEWALK TYPICAL
EXISTING ADA RAMPS
EXISTING BUS STOP AND
SHELTER

PROPERTY LINE
5201 South Cottage Grove Ave.
- PROPOSED PARKWAYS AND SIDEWALKS TO MATCH EXG.. TYP. / FXG. CHER CUT TIOBE_
A.I SITE PLAN

, APPROX. LOCATIONS OF FD
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.

BUILDING EMERGENCY EXITS, TYPICAL

SIAMESE CONNECTIONS
3 Z UJ
> 4'
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LU X ■ UJ
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co

CANOPY

PERIMETER FENCE TRASH ENCLOSURE
DRAWING KEY

- 42 EMPLOYEE PARKING SPACES
- 48 FLEET PARKING SPACES

BUILDING EMERGENCY EXIT

Q

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FACILITIES SERVICES BUILDING - 5201 South Cottage Grove Ave.

CTA BUS STQP-

PROPOSED BUILDING FOOTPRINT = 53.539 GROSS SQ. FT.

PROPOSED GREEN-ROOF - 25% COVERAGE

PERIMETER SHRUBS (TYP;

PROPOSED PARKWAYS TO MATCH EXISTING (TYO)

BIKE RACK (2)

12'X 12' SIGH" TRIANGLE (TVP.

PROPOSED CURB Clif

PROPOS5C ORNAMENTAL SLIDING SECURITY GATE - 6' HV

EXISTING CURB Clif

EXISTING SIDEWALK -i© WIDTH

PERIMETER SHRL/BS (TYd

GROUNDCOVERS &!-PERENNIALS (TYP.j

EXISTING PARKWAY> LAWN (Typfj

iCEtT?

ACA>

Dsibl

PROPOSE ORNAMENTAL FENCE• 4' HT. MIN. (TYP.);

I 1 iTAPr

SIDEWALK PAVEMENJtj BASE - 6' WIDTH (PROPOSED SIDEWALK TO MATCH EXISTING

-EXISTING LAWN ^EXISTING TREE

parkway (typ.) tq remain (typ.)

^stin6 s^wa£R-:: } -[-. '■■ - .1 --

ramps to remain "

EXISTING SIDEWALK !■ 6' WIDTH (TYP)

EXISTING LANDSCAPING TO REMAIN (TYP-)-

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FACILITIES SERVICES BUILDING - 5201 South Cottage Grove Ave.

LEGEND

-«- PROPERTY LINE

-□ • ORNAMENTAL FENCE (6' HT.)

x-■ 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)
2,114 SF 3,695 SF

17 17

ATS VEHICULAR USE AREA = 21,138 SF INTERNAL LANDSCAPE REQ. (10%) INTERNAL LANDSCAPE PROVIDED

INTERNAL PARKING LOT TREES REQ. INTERNAL PARKING LOT TREES PROV.

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. | Kty | Botanical name

SHADE TREES

ACA Acer freemanii 'Autumn Blaze'
5 CEO Celtis occidentalis 'Chicagoland' 4 GLT Gleditsia triacanthos 'Skyline' 4 QUM Quercus macrocarpa
6 TAD Taxodium distichum 'Mickelson' 10 TIA Tilia americana 'Redmond' 10 UI PULmus x Patriot'

Autumn Blaze Freeman Maple 2.5" cal. B&B

Chicagoland Common Hackberry 2.5" cal. B&B Skyline Thicket Honeylocust 2.5" cal. B&B Bur Oak 2.5" cal. B&B

Shawnee Brave Bald Cypress 2.5" cal. B&B

Redmond American Linden 2.5" cal. B&B

Patriot Elm 2.5" cal. B&B

ORNAMENTAL TREES

CRC Crataegus calisgalli var. inermis

DECIDUOUS SHRUBS

68 RHA Rhus aromatica 'Gro-Low'
71 R1A Ribes alpinum 'Green Mound' 2 52 SYP Syringa patula 'Miss Kim' 8 ft VIO Viburnum opulus 'Compactum'
24" Ht
B&B

Gro-Low Fragrant Sumac

Green Mound Alpine Currant 30" Ht B&B

Miss Kim Dwarf Iliac 30" Ht B&B Comi. Eur. 'clanfaery' bush Vib 30" Ht. " MB

EVERGREEN SHRUBS

250 JUH Juniperus horizontalis 'Blue Chip'

54 TAD Taxus media 'Densiformis'

PERENNIALS

261 HEM Hemerocallis Mix

Hemerocallis 'Jolyene Nicolle' Hemerocallis 'Happy Returns'

450 tIEF flcpeta faassenti

Daylily

Juiyene Nicole Daylily Happy Returns Daylily

Faassenii Catmint

#1 Container 13" o.c. #1 Container 13" o.c.
Container 18" o.c.

ORNAMENTAL GRASSES

306 SEA Seslena autumnalis

1573

Notes: A. B C D.

Boston Ivy

#1 Container 4' o.c.

GROUNDCOVER AND VINES

PAR Parthenocissus tricuspidata

Existing trees indicated to remain shall be prelected during construction.

All plant materials shall be specimen quality. Trees shall be matched specimens from same nursery bloc All plant materials shall be B&B unless otherwise noted. Bare root plant materials will not be accepted. Shrubs cn a single stem shall not be accepted All shrubs shall be multi-stem, heavily branched and

Applicant: The University of Chicago PRELIMINARY PLANT LIST AND ORDINANCE ANALYSIS

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FACILITIES SERVICES BUILDING - 5201 South Cottage Grove Ave. ! '«'™- ' GREEN ROOF PLAN - L1.3

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 cauticola 'Bertram Anderson' Sedum reflexum Sedum sexangulare Sedum spurium 'Royal Pink'

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MODULE SECTION

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-t-J -L 1' |
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METAL EDGING (LEG HT. TO MATCH MODULE HT.) HORIZONTAL LEG UNDER MODULE

VEGETATED ROOF MODULE

ENGINEERED SOIL

GREEN ROOF PLANTS

(MIN. 50% COVERAGE AT INSTALLATION)

PORTALS IN EDGE OF MODULE TO PERMIT MOISTURE AND ROOT TRANSFER

VI' MODULE FEET TO PROVIDE AIR GAP SLIP SHEET; OVERLAPPED AND SEAMED

ROOFING AND WATERPROOFING SYSTEM (SEE ARCHITECTURAL DRAWINGS)

DRAINAGE HOLES TYPICAL VEGETATED MODULE UNIT

DRAINAGE HOLES, TYP.

* VARIES PER MANUFACTURER -

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**FACILITIES SERVICES BUILDING - 5201 South Cottage Grove Ave. A.3 ELEVATIONS -
South East**

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