FINAL FOR PUBLICATION

SUBSTITUTE
ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICA GO:

SECTION 1. Title 17, of the Municipal Code of Chicago, the Chicago Zoning Ordinance be amended by changing all the Residential Planned Development Number 723, as amended symbols and indications as shown on Map No. 14-D in the area bounded by:

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

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

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

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

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

SECTION3. This ordinance shall be in force and effect from and after its passage and due publication.

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

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INSTITUTIONAL PLANNED DEVELOPMENT
BULK REGULATION AND DATA TABLE

Gross Site Area: Net Site Area:

Public Area Right-of-Way:

226,633.27 square feet

167,844.58 square feet (Includes two alley vacations)

58,788.69 square feet

Maximum Floor Area Ratio:

Minimum Number of Off-Street Loading Spaces:

25 (including 2 accessible spaces)

Minimum Number of Bicycle Parking Spaces

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

In accordance with the Site Plan

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APPLICANT: University of Chicago
ADDRESS: 1101-1145 E. 63rd St.; 1100-1144 E. 64th St.; 6300 -6336 S. University Ave; and 6301 -6337 S. Greenwood Ave.
CITY COUNCIL INTRO: April 15,2015
CPC DATE: June 18.2015

FINAL FOR PUBLICATION

INSTITUTIONAL PLANNED DEVELOPMENT PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated herein as Institutional Planned Development No. ("Planned Development") consists of approximately 167,844.58 square feet of net site area which is depicted on the attached Planned Development Boundary Map (the "Property"). The "Applicant" for purposes of this Planned Development is the University of Chicago. The owner ofthe Property is the City of Chicago, which has consented to the inclusion of the Property into the Planned Development.

2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit ofthe applicant's successors and assigns and, if different than the applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined section 17-8-0400 of the Zoning Ordinance.

3. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall. require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assign or grantees, and approval by the City Council.

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

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

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Department of Transportation.

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

4. This Plan of Development consists of sixteen (16) Statements: a Bulk Regulations Table; the following plans pertaining to the Applicant's proposed project (the "Project") prepared by EC Purdy & Associates dated June 18, 2015: an Existing Zoning Map; an

APPLICANT: University ofChicago
ADDRESS: I 101 -- 1145 Last 63rd Street; 1100 - 1144 East 64th Street; 6300 - 6336 South University Avenue; and 6301 - 6337 South Greenwood Avenue
DATE: April 15, 2015
CPC PUBLIC HEARING: June 18, 2015

FINAL FOR PUBLICATION

Existing Land Use Map; a Planned Development Boundary Map; Site Plan; Landscape Plan; an Interim Landscape Plan, Green Roof Plan; Phasing Plan and Building Elevations (North + South, and East + West), submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms, to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.

5. The following uses shall be permitted on the Property: School, educational offices and administration offices; athletic field as accessory use to the primary school use, accessory parking and related and accessory uses, including a public safety service office and co-located communication facility as accessory uses.

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

6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-Premise signs are prohibited within the boundaries of the Planned Development.

7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The

height of any building shall also be subject to height limitations established by the Federal Aviation Administration.

8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 167,844.58 square feet.

9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance ofany Part II approval.

APPLICANT: University of Chicago
ADDRESS: 1101-1145 East 63rd Street; 1100 - 1144 Easl 64th Street: 6300-6336 South University Avenue; and 6301 - 6337 South Greenwood Avenue
DATE: April 15, 2015
CPC PUBLIC HEARING: June 18, 2015

FINAL FOR PUBLICATION

10. Prior to the issuance of the Certificate of Completion for the School building, the Applicant shall provide evidence to the Department of Planning and Development of completion ofthe improvements identified on the Interim Landscape Plan, including the area associated with the athletic field which shall be cleared, greened, seeded, fenced and accessible to the general public.

11. Prior to the Partil^pjaioval (per Section 17-13-0610 of the Zoning Ordinance) for Phase II work identifies'"in the Phasing Plan, the Applicant shall submit a site plan, landscape plan and building elevations for review and approval by the Department of Planning and Development. Review and approval by the Department of Planning and Development is intended to assure that specific development components conform with the Planned Development and to assist the City in monitoring ongoing development. Site Plan Approval Submittals need only include that portion of the Property for which approval is being sought by the Applicant. If the Applicant is seeking approval for a portion of the Property that represents less than an entire area, the Applicant shall also include a site plan for that area of the Property which is bounded on all sides by either public Rights-of-Way or the boundary of the nearest subarea. The site plan provided shall include all dimensioned and planned street Rights-of-Way.

No Part II Approval for any such improvement on Phase II shall be granted until Site Plan Approval has been granted. If the Site Plan Approval Submittals substantially conform to the provisions of the Planned Development, the Department of Planning and Development shall approve the submittal in a prompt and timely manner. Following approval by the Department of Planning and Development,

the. approved Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the Planned Development.

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

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

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

APPLICANT: University of Chicago
ADDRESS: 1101 - 1145 East 63rd Street; 1100-1144 East 64lh Street; 6300-6336 South University Avenue; and 6301 -6337 South Greenwood Avenue
DATE: April 15, 2015
CPC PUBLIC HEARING: June 18, 2015

FINAL FOR PUBLICATION

12. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.

13. The terms and conditions of development under this the Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.

14. The Applicant acknowledges that it is in the public interest to design, construct and maintain all improvements on the Property in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

15. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. At the time of a hearing before the Chicago Plan Commission, all developments must be in substantial
    <' compliance with the current City of Chicago Sustainable Development Policy set forth.by the Department of Planning and Development. The Applicant agrees to a minimum of "LEED" (Leadership in Energy and Environmental Design) basic certification. Copies of these standards may be obtained from DPD. The Applicant also agrees to provide a vegetative ("green") roof system on a minimum of 25% of the net flat roof area and to provide Volume Control in lieu of a larger green roof, of at least 597 cubic feet. The Volume Control provided via infiltration into the soil below permeable pavers located in the south courtyard area and/or into the CA 7 open graded stone based below the concrete fire lane to satisfy the City of Chicago's Sustainable Policy requirements. The volume control indicated above is separate from the detention requirements of the Storm water Ordinance.

16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Unless substantial construction of the proposed improvements as contemplated in this Planned Development has commenced within six (6) years following the adoption of this Planned Development, and is diligently pursued, then this Planned Development shall expire. If this Planned Development expires under the provision of this section, then the Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the property to B3-2, Community Shopping District.

APPLICANT: University of Chicago
ADDRESS: 1101-1145 Easl 63rd Street, 1 100 - 1144 East 64lh Street; 6300 - 6336 South University Avenue; and 6301 - 6337 South Greenwood Avenue
DATE: April 15, 2015
CPC PUBLIC HEARING: June 18, 2015

FINAL FOR PUBLICATION

Harmed Development
No. Existing
Zoning Map

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

Address applied for: 6300 South University Avenue

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

PD-01

FINAL FOR PUBLICATION

Planned Development
No. Property Line
Map & PD Boundary
Map

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

Address applied for: 6300 South University Avenue

Date Intro Date Plan Commission

June 8, 2015 April 15, 2015 June 18, 2015

PD-02

FINAL FOR PUBLICATION

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Planned Development No. TCights-of-Way Exhibit

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0' 16' 32'

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

Address applied for: 6300 South University Avenue

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

PD-02a

J?Janned Development No. FINAL FOR. PUBLICATION Existing Land Use Map

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0' 32' 64'

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

Address applied for: 6300 South University Avenue

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

PD-03

FINAL FOR PUBLICATION Planned Development No. Site Plan

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OPEN VACANT LOT

S STOP[1]^

E3 EXISTING 5 HYDRANT

CT/TBuST

OPEN VACANT LOT

UNDERGROUND GAS SERVICE -

EXISTING HYORANT

"> [3]g[an]T . CTA BUS STOP

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-CTA BUS STOP

OCCUPANCY CONSTRUCTION -

GROUND FLOOR - 28,728sf

SECOND FLOOR - 19,383sf

THIRD FLOOR 20,226sf

64'

SEE PD-040 FOR SITE PHASING PLAN

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0' 16' 32'

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

Address applied for: 6300 South University Avenue

Date

Intro Date Plan Commission

June 8, 2015 April 15, 2015 June 18, 2015

PD-04

FINAL FOR PUBLICATION

Planned Development
No. Phasing Plan

PHASE 1

- CONSTRUCT THREE-STORY ±68,000sf MIDDLE SCHOOL AND HIGH SCHOOL
- CONSTRUCT TWENTY-FIVE SPACE PARKING LOT AND TRASH ENCLOSURE
- CONNECT TO THE NECESSARY UTILITIES TO SUPPORT THE BUILDING.

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- PAVING AND LANDSCAPING ADJACENT TO THE BUILDING AND PARKWAY TREES ALONG UNIVERSITY AVE AND GREENWOOD AVE PER THE PHASE 1 BOUNDARY ABOVE.
- FENCING AROUND ALTHLETIC FIELD AND GRASS SEED ONLY ON THE SOUTHERN PORTION OF THE SITE.

PHASE 2

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

n r
O' 16' 32'

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

Address applied for- 6300 South University Avenue

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

PD-04a

.Planned Development No. ™AL F0R PUBLICATION

Parking / Truck Loading Exhibit

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

Address applied for 6300 South University Avenue

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

PD-04b

FINAL FOR PUBLICATION

·n -Planned Development No.

Landscape Plan

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

Address applied for: 6300 South University Avenue

Date:
Intro Date: Plan Commission:

June 8, 2015 April 15, 2015 June 18, 2015

PD-05

J?Janned Development No. FINAL FOR PUBLICATION Interim Landscape Plan

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

Address applied for 6300 South University Avenue

Date:
Intro Dote Plan Commission

June 8, 2015 April 15, 2015 June 18, 2015

PD-05a

Planned Development No. Green Roof Plan

■63RD STREET-

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

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

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

0' 16' 32'

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

Address applied for- 6300 South University Avenue

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

PD-06

Planned Development No. North Elevation

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Applicant: University of Chicago Addresses: 1101-1145 East 63rd Street 1100-1144 East 64th Street 6300 6336 South University Avenue

6301 6337 South Greenwood Avenue Address applied for: 6300 South University Avenue

Date Intro Date Plan Commission

June 8, 2015 April 15, 2015 June 18, 2015

PD-07

Planned Development No. South Elevation

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Applicant: University of Chicago Addresses: 1101-1145 East 63rd Street 1100-1144 East 64th Street
6300 6336 South University Avenue
6301 6337 South Greenwood Avenue Address applied for: 6300 South University Avenue
Date: June 8, 2015 Intro Date: April 15, 2015 Plan Commission. June 18, 2015

PD-08

Planned Development No. West Elevation

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

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

PD-09

Planned Development No. East Elevation

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

Address applied for: 6300 South University Avenue

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

PD-10

Planned Development No. Traffic Plan

EXISTING STREET TRAFFIC DIRECTIONS SHALL REMAIN

r~i_r
ff 16' 32'

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

Address applied for: 6300 South University Avenue

Date Intro Dote Plan Commission

June 8, 2015 April 15, 2015 June 18, 2015

PD-11

Department of Planning and Development

CITY OF CHICAGO

MEMORANDUM

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

Andrew J. Mooney/ Secretary f Chicago Plan Commission

June 19, 2015

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

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

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

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

J. 2 1 NORTH LASALLE STREET. ROOM 1 000, CHICAGO. ILLINOIS 60602

Chicago Plan Commission

Juno 18. 2015

The University of Chicago Proposed Institutional Planned Development

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

Urban Education Institute/University of Chicago Charter School - Woodlawn Campus

TS3 THE UNIVERSITY OF
©CHICAGO

The University of Chicago Charter School

One ofthe four public school campuses operated by UCCS - serves 1,900 students Located in Woodlawn for S yeais Serves appioximately 6S0 students from grades 6-12

A ncighboihood charter school - 40% of students living within 2-milcs of campus, priority is given to Woodlawn residents > 99% of students arc African- American, 83% receive fiec or reduced-price lunch Highest college persistence rates of any non-selective school in Chicago Second highest college enrollment rate in
OI !C3gO

(Chicago SuUuuir

STATE REPORT CARD

Top Chic;tm>land schools

Site Context

Site Context

Existing Zoning Map

Interim Landscanc Plan

Landscape Plan

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Green Roof Plan

Traffic Plan.

Parking / Truck Loading

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Accessibility Site Plan

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North Elevation

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South Elevation _ _ _ _

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West Elevation
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East Elevation

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View from Northeast. .

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FINAL

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

JUNE 18, 2015

PROPOSED INSTITUTIONAL PLANNED DEVELOPMENT

THE UNIVERSITY OF CHICAGO

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

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

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

SITE AND AREA DESCRIPTION

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

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

FINAL

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

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

PROJECT DESCRIPTION

The Applicant proposes to rezone the site from B3-2, Neighborhood Mixed-Use District to being included in a new planned development for a sixth (6th) grade to twelfth (12th) grade charter school. The applicant proposes to construct a three (3) story charter school and accessory parking. The

project proposal includes classrooms and accessory educational uses and an athletic field.

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

DESIGN

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

SUSTAIN ABILITY

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

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

FINAL

LANDSCAPING

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

ACCESS/CIRCULATION

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

BULK/USE/DENSITY

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

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

RECOMMENDATION

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

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

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

FINAL

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

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

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

5. The Applicant agrees to a minimum of "LEED" (Leadership in Energy and Environmental Design) basic certification. The Applicant also agrees to provide a vegetative ("green") roof system

on a minimum of 25% of the net flat roof area and to provide a Volume Control, in lieu of a larger green roof, of at least 597 cubic feet.

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

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

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

Department of Planning and Development Bureau of
Zoning and Land Use

FINAL

Department of Planning and Development CITY OF CHICAGO

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

UNIVERSITY OF CHICAGO CHARTER SCHOOL RESOLUTION

WHEREAS, the applicant, University of Chicago, proposes to establish an Institutional Planned Development by rezoning the site from a B3-2, Community Shopping District to a planned development to allow the construction of a three story Charter school, athletic field and accessory parking lot; and

WHEREAS, this development is being submitted by the applicant as a mandatory planned development application and an application for a Planned Development was introduced to the City Council on April 15, 2015; and

WHEREAS, proper legal notice of the hearing before the Chicago Plan Commission was published in the Chicago Sun-Times on June 3, 2015. The Applicant was separately notified of this hearing and the proposed zoning application was considered at a public hearing by this Plan Commission on June 18, 2015; and

WHEREAS, the Plan Commission has reviewed the application with respect to the provisions of the Chicago Zoning Ordinance and finds that the proposal will be consistent with said provisions; and

WHEREAS, the Department of Planning and Development recommended approval of the application, with the recommendation and explanation contained in the written report dated June 18, 2015, a copy of which is attached hereto and made a part hereof; and

WHEREAS, the Chicago Plan Commission has fully reviewed the application and all informational submissions associated with the proposed amendment, the report and recommendation of the Commissioner of the Department of Planning and Development, and all other testimony presented at the public hearing held on June 18, 2015 giving due and proper consideration to the Chicago Zoning Ordinance; and

FINAL

NOW, THEREFORE,BETT"RESOLVED BY THE CHICAGO PLAN COMMISSION:

1. THAT the final application dated June 18, 2015 be approved as being in conformance with the provisions, terms and conditions of the corresponding zoning application; and

2. THAT this Plan Commission recommends approval to the City Council Committee o/? >,^Bpoaag^^iat«UTitarks and Building Standards of the final zoning application dated June 18, 2015; and

3. THAT the above-stated recitals to this resolution together with the report of the Commissioner of the Department of Planning and Development be adopted as the findings of fact of the Chicago Plan Commission regarding the zoning map amendment and planned development application.

Approved: June 18, 2015 Institutional Planned

Development No.:

CITY OF CI IICAGO ctrSf J^O

APPLICATION FOR AN AMENDMENT TO ^ * [1] *2015*
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of IhepropCTtv Applicant is seeking to rezone:
1101-1145 East 63rd Street; 1100-1144 East 64th Street;
63 00-6336 South University Avenue; 6301-6337 South Greenwood Avenue

20 th
Ward Number that property is located in:_

3 APPLICANT The University of Chicago

ADDRESS 5801 s- Ellis Avenue CITY chicago

STATE 11 ZIP CODE 60637 PHONE 773-702-6070

EMAIL sarahsheehan®uchicago.edu TCONTACT PERSON Sarah Sheehan

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 City of chicago
121 N. LaSalle Street, Room 905
ADDRESS CITY UlCago

STATE IL ZIP CODE 60601 PHONE 3"-™4-5777

EMAIL CONTACT PERSON James Wilson

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

ATTORNEY Carol D- Stubblefield, Meal & Leroy, LLC

ADDRESS 120 N- LaSalle Street, Suite 2600

TT 60601
CITY Chicago
STATE tt .ZIP CODE

PHONE 312-641-7144 PAX 312-641-5137 EMAIL
cstubblefield@nealandleroy. com

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

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

See attached

On what date did the owner acquire legal title to the subject property?

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

RPD 723, as amended
Present Zoning District *Proposed Zoning District* *BJ~Z tnen to 1_D*

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

Current Use of the property vacant

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

Describe the proposed use of tlie property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC.) The property will be rezoned to a Planned Development to construet an approximately 70,000 square foot, three story, Charter School serving middle-school and high-school students.

On May 14l\ 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 lol. siz.e of the project tu question and the proposed zoning classification, is this project subject to the Affordable Requirements Ordinance? (See Fact Sheet for more information)

YES NO x _

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