

November 29, 2022

Patrick Murphey  
Zoning Administrator  
CHICAGO DEPARTMENT OF PLANNING AND DEVELOPMENT  
121 North LaSalle Street, Room 905  
Chicago, Illinois 60602

Re: Site Plan Review and Minor Change Request  
Planned Development No. 43  
The University of Chicago  
Cancer Center  
5654 South Drexel Avenue, Sub-Area B

Dear Administrator Murphey:

In accordance with the established guidelines for Planned Developments, The University of Chicago herewith submits plans for Site Plan review for the further development within Institutional Planned Development #43 at 5654 South Drexel Avenue.

The University Medical Center proposes to build a new state of the art Cancer Center for inpatient and outpatient care. The Cancer Center is proposed to be an eight-story building above grade with single story below grade. The above grade building will be 499,556 GSF and will be 167'-6" tall. The building footprint, including the entry canopy and the second-story pedestrian bridge connection to Parking Garage B, will be 73,195 GSF.

The University of Chicago Medical Center will be constructing this new Cancer Center, in Sub-Area B of the Planned Development where there is currently inadequate site coverage capacity to accommodate this project. Sub Area B has a maximum Site Coverage of 484,423 SF (31.07%) of which 463,787 SF (29.74%) is currently covered by buildings. By way of this minor change request, the University is requesting an additional 52,559 SF of site coverage in Sub Area B to accommodate the Cancer Center building footprint.

No changes to the existing FAR (Floor Area Ratios) for any of the campus Sub-Areas within the Planned Development boundaries are proposed.

The design of the proposed building is complementary to the architecture of the existing surrounding hospital buildings including the Center for Care and Discovery (CCD) and the Emergency Department/ Parking Garage B. The building will feature a transparent at-grade floor to engage the campus and broader community as well as spaces for multi-disciplinary collaboration amongst staff members throughout each floor. The building will connect to Parking Garage B at the second-floor level for ease of patient access. Another bridge connection

is proposed to the Center for Care and Discovery at the fifth floor for patient and staff transport. The proposed landscaping will provide an extension of the existing green space and will feature a landscaped plaza at the southeast corner of the site.

The project is targeting LEED Gold certification and will meet the City of Chicago’s Sustainable Development Policy 2017 requirements.

Before the additional Site Coverage is approved, the construction of the new building will result in the following data pertinent to Sub Area-B:

Net Site Area	1,559,225 SF
Maximum Allowable FAR (3,322,334)	2.22
Current FAR (1,144,201)	0.73
Proposed FAR (1,643,757)	1.05
Maximum % of land covered (484,423)	31.07%
Current % of land covered (463,787)	29.74%
Proposed % of land covered (536,982)	34.44%

After the additional Site Coverage approval, the construction of the new building will result in the following data pertinent to Sub Area-B:

Net Site Area	1,559,225 SF
Maximum Allowable FAR (3,322,334)	2.22
Current FAR (1,144,201)	0.73
Proposed FAR (1,643,757)	1.05
Maximum % of land covered (536,982)	34.44%
Current % of land covered (463,787)	29.74%
Proposed % of land covered (536,982)	34.44%

Attached with this submittal for site plan approval are the following supporting documents in duplicate:

- A. Site Plan
- B. Landscape and Green Roof Designs
- C. Building Plans and Elevations
- D. Aerials and Renderings

If you have any questions or concerns regarding this request, please contact Sarah A. Sheehan at [sarahsheehan@uchicago.edu](mailto:sarahsheehan@uchicago.edu) or 773-702-6070.



The University of Chicago hereby respectfully submits this application for Site Plan Approval and additional Site Coverage within Sub Area B of PD #43 and requests your expeditious review and approval so that the necessary permitting processes may be pursued without delay.

Sincerely yours,  
THE UNIVERSITY OF CHICAGO

*Alicia Berg*

Alicia Berg  
Assistant Vice President

cc w/o attachments:

Heidi Sperry, City of Chicago, Department of Planning and Development  
Patrick Knightly; UChicago Medicine and Biological Sciences Division  
Maya Gharpure, University of Chicago, Facilities Services  
Sarah A. Sheehan, University of Chicago, Office of Civic Engagement