



# City of Chicago



O2022-909

Office of the City Clerk

## Document Tracking Sheet

**Meeting Date:** 3/23/2022

**Sponsor(s):** Hairston (5)

**Type:** Ordinance

**Title:** Zoning Reclassification Map Nos. 12-D and 14-D at 5700 and 5706 S Woodlawn Ave, 5714 S Woodlawn Ave, 5728 S Woodlawn Ave, 5747 S University Ave and 5735 S University Ave

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

**DIRECT INTRODUCTION**

Chicago City Council  
March 23, 2022

**ORDINANCE**

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

**SECTION 1.** That the Chicago Zoning Ordinance is hereby amended by changing all the RM5 Residential Multi-Unit District and Institutional Planned Development Number 43, as amended, symbols and indications as shown on Map Numbers 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	Permanent Index Number	Bounded By
5700 and 5706 South Woodlawn Avenue	RM5	20-14-116-008-0000 and 20-14-116-009-0000	East 57th Street, South Woodlawn Avenue; a line 88.91 feet south of East 57th 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 57th Street; South Woodlawn Avenue; a line 198.91 feet south of East 57th 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 57th Street; South Woodlawn Avenue; a line 298.91 feet south of East 57th 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 58th Street; the alley next east of and parallel to South University Avenue; a line 98.91 feet north of East 58th Street; a line 144.29 feet east of and parallel to South University Avenue; a line 104.92 feet north of East 58th 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 58th Street; South University Avenue.
5735 South University Avenue	RM5	20-14-116-004-0000	A line 258.89 feet north of East 58th Street; the alley next east of and parallel to South University Avenue; a line 218.89 feet north of East 58th Street; South University 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, including the Bulk Regulations and Data Table set forth below. (All other omitted planned development statements, exhibits and text are unaffected by this ordinance.)

**SECTION 2.** This ordinance shall be in force and effect from and after its passage and due publication.

## ***Institutional Planned Development Number 43, As Amended***

### ***Bulk Regulations and Data Table***

<b>Sub Area</b>	<b>SF</b>	<b>Acres</b>	<b>Max% Site Coverage</b>	<b>Max SF Site Coverage</b>	<b>Max FAR</b>	<b>Max FAR SF</b>
A	1,538,841	35.53	52.00%	800,197	4.00	6,155,364
B	1,559,225**	35.79	31.07%	484,423	2.22	3,461,479
C	949,880	21.81	46.15%	438,343	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	30.00%	258,239	2.20	1,893,751
F	408,079	9.37	20.00%	81,616	2.50	1,020,198
G	699,433	16.06	28.03%	196,051	2.50	1,748,583
H	719,303	16.51	33.34%	239,826	2.20	1,582,467
I	632,847	14.53	36.52%	231,110	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
<b>Totals</b>	<b>9,522,920</b>	<b>218.62</b>	<b>35.00%</b>	<b>3,333,022</b>	<b>2.50</b>	<b>23,807,300</b>

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

\*\* Site Area of Subarea B includes area of rights of way to be vacated, consisting of the segments of S. Maryland Ave. and the alley next east of S. Maryland Ave. between E. 56th Street and E. 57th Street.

\* 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.

*Leslie A. Hairston*

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Leslie A. Hairston, Fifth Ward