



City of Chicago



SO2022-909

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 within area bounded by E 55th St and S Cottage Grove Ave (5600-5602 S Drexel Ave, 5627 S Maryland Ave and 5635-5637 S Maryland 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 RMS 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 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 in RMS Residential Multi-Unit District:

Common Address	Zoning District	Permanent Index Number	Bounded By
5700 and 5706 South Woodlawn Avenue	RMS	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	RMS	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	RMS	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	RMS	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	RMS	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

Sub Area	SF	Acres	Max% Site Coverage	Max SF Site Coverage	Max FAR	Max FAR SF
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
Totals	9,522,920	218.62	35.00%	3,333,022	2.50	23,807,300

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

Leslie A. Hairston, Fifth Ward



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

To: Alderman Thomas Tunney
Chairman, City Council Committee on Zoning

From: 
Maurice D. Cox
Chicago Plan Commission

Date: April 25, 2022

Re: Technical Amendment to Planned Development No. 43

On April 21, 2022, the Chicago Plan Commission recommended approval of the proposed technical amendment to Planned Development No. 43, submitted by Alderman Leslie Hairston on behalf of The University of Chicago. A copy of the proposed amendment is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning and Land Use recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact Patrick Brutus at 744-4565.

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