



## Legislation Details (With Text)

**File #:** SO2020-845  
**Type:** Ordinance                      **Status:** Passed  
**File created:** 2/19/2020              **In control:** City Council  
**Final action:** 4/24/2020

**Title:** Zoning Reclassification Map Nos. 12-D and 14-D on various locations within 5th Ward  
**Sponsors:** Hairston, Leslie A.  
**Indexes:** Map No. 12-D, Map No. 14-D  
**Attachments:** 1. O2020-845.pdf, 2. SO2020-845.pdf

Date	Ver.	Action By	Action	Result
4/24/2020	1	City Council	Passed as Substitute	Pass
3/16/2020	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
2/19/2020	1	City Council	Referred	

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### ORDINANCE

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

SECTION I. 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 55' Street; the alley next east of and parallel to South Cottage Grove Avenue; a line 111.62 feet south of East 54<sup>h</sup> Street; South Maryland Avenue; a line 116.22 feet south of East 54<sup>h</sup> 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 55" 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 55' Street; South Greenwood Avenue; East 55" Street; South University Avenue; East 57<sup>th</sup> Street; the alley next east of and parallel to South Woodlawn Avenue; a line 150 feet south of and parallel to East 57<sup>th</sup> Street; South Woodlawn Avenue; a line 297.9 feet north of and parallel to East 58<sup>th</sup> Street; the alley next east of and parallel to South Woodlawn Avenue; East 58<sup>th</sup> Street; South Dorchester Avenue; a line 250 feet north of and parallel to East 59' Street; a line 150 feet east of and parallel to South Dorchester Avenue; a line 350 feet north of and parallel to East 59<sup>th</sup> Street; South Blackstone Avenue; a line 100 feet north of East 59<sup>th</sup> Street; a line 80 feet west of South Harper Avenue; East 59<sup>th</sup> Street; South Blackstone Avenue, or a line thereof extended where no street exists; the north line of East 60<sup>th</sup> 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 60<sup>th</sup> Street; the west line of the right-of-way of the Illinois Central Railroad; East 61st Place; South Blackstone Avenue; East 61' Street or the line thereof extended where no street exists; South Dorchester Avenue; a line 214.37 feet north of East 61" Street; a line 186.60 feet west of South Dorchester Avenue; East 61' Street; a line 163.603 feet west of South Drexel Avenue; a line 340 feet north of East 61' 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 57 <sup>th</sup> Street, South Woodlawn Avenue; a line 88.91 feet south of East 57 <sup>th</sup> Street, the alley next west of and parallel to South Woodlawn Avenue,
5714 South Woodlawn Avenue	RM5	20-14-116-01 [-0000	A line 148.91 feet south of East 57 <sup>th</sup> Street; South Woodlawn Avenue, a line 198.91 feet south of East 57 <sup>th</sup> Street; the alley next west of and parallel to South Woodlawn Avenue

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5728 South Woodlawn Avenue	RM5	20-14-116-013-0000	A line 248.91 feet south of East 57 <sup>th</sup> Street, South Woodlawn Avenue, a line 298.91 feet south of East 57 <sup>th</sup> 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 58 <sup>th</sup> Street; the alley next east of and parallel to South University Avenue; a line 98.91 feet north of East 58 <sup>th</sup> Street, a line 144.29 feet east of and parallel to South University Avenue; a line 104.92 feet north of East 58 <sup>th</sup> 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 58 <sup>th</sup> Street. South University Avenue
5735 South University Avenue	RM5	20-14-116-004-0000	A line 258.89 feet north of East 58 <sup>th</sup> Street, the alley next east of and parallel to South University Avenue; a line 218.89 feet north of East 58 <sup>th</sup> Street, South University Avenue
5600 - 5602 South Drexel Avenue	RM5	20-14-108-018-0000	East 56 <sup>th</sup> Street; South Drexel Avenue; a line 47 feet south of East 56 <sup>th</sup> Street, the alley next west of South Drexel Avenue
5627 South Maryland Avenue	RM5	20-14-108-010-0000	A line 261 feet south of East 56 <sup>th</sup> Street, the alley next east of and parallel to South Maryland Avenue, a line 285 feet south of East 56 <sup>th</sup> Street; South Maryland Avenue.
5635 - 5637 South Maryland Avenue	RMS	20-14-108-012-0000	A line 333 feet south of East 56 <sup>th</sup> Street, the alley next east of and parallel to South Maryland Avenue; a line 381 feet south of East 56 <sup>th</sup> Street, South Maryland 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.

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## *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	1,496,547	34.34	30.40%	454,950	2.22	3,322,334
C	949,880	21.81	47.20%	448,343	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
0	199,540	4.58	. 35.00%	69,839	2.20	438,988
Totals	9,460,242	217.18	35.00%	3,309,072	2.50	23,582,534

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

\* 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.

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DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF  
CHICAGO

**MEMORANDUM**

To: Alderman Thomas Tunney

Chairman, City Council Committee on Zoning

**Frpmf**

/^Maurice D. Cox  
Chicago Plan Commission

Date: February 21, 2020

Re: Technical Amendment to Planned Development No. 43

On February 21, 2020, 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 me at 744-9476.

Cc: Steve Valenziano

PD Master File (Original PD, copy of memo)

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**ROC  
121 NORTH LASALLE STREET, ROOM 1000, CHICAGO, ILLINOIS 60602**