Update to
The University of Chicago Woodlawn Avenue Plan
Sub-Area O, 2022-2026

Plan for University of Chicago-owned properties in the 5700 block of South Woodlawn Avenue and 5757 South University Avenue

5751 South Woodlawn Avenue, West Elevation, 2021
Update

Per *The University of Chicago Woodlawn Avenue Plan Sub-Area O, 2012-2016* dated January 31, 2012, the Plan is to be updated at a minimum every five years. With this plan update, the University reaffirms for the 2022-2026 period its commitment to maintaining the Character-Defining Features within Sub-Area O as outlined originally.

This update is the second for the University since the Woodlawn Avenue Plan was created in 2012. The plan update submitted in 2017 captured a period of significant investment in Sub-Area O. During that time, seven of the twelve buildings in the planning area were fully renovated and three were partially renovated for an investment totaling nearly $156.7 million.

As a result, less investment was needed over the past five years, resulting in a briefer update for 2022. The largest investment during this reporting period occurred at 5751 S. Woodlawn Ave. (McGiffert House), which underwent a major renovation that had just begun in 2017. The University has also completed minor renovations at 5711 S. Woodlawn Ave. and 5730 S. Woodlawn Ave., and demolished the garage at 5710 S. Woodlawn Ave. The demolition of the garage, identified as a possible action in the 2017 Plan Update, did not impact the character-defining features of the property.

The University’s investment in Sub-Area O between 2017-2022 totaled $8.0 million, indicative of the University’s continued commitment to maintaining the architectural integrity of the buildings and its recognition of Sub-Area O’s contribution to the campus and neighborhood character. With an additional $3.5 million spent by the Frank Lloyd Wright Trust on the continued restoration of the Robie House (5757 S. Woodlawn Ave.), the total investment in Sub-Area O since 2017 totals $11.5 million.

While the University has no current plans to make changes to the Character-Defining Features of the properties in Sub-Area O, it commits to engaging the community and Alderman in reviewing any projects that arise that involve a change of use or will affect Character-Defining Features. The University also commits to following the community engagement procedures for adopting plan updates as outlined in the original document.

**Note on the Format**

The format of this update follows that of the report update submitted in 2017. It solely includes information regarding updates made in last five years. It includes: updated square footage numbers where changed due to renovations; descriptions of changes to the buildings; and potential initiatives identified through the most current facility condition assessment available for each property.
5701 South Woodlawn Avenue

This property, which houses academic offices and meeting spaces for the Neubauer Collegium for Culture and Society, has not been renovated since the 2017 Update.

The current Landmarks Illinois annual easement inspection report noted that the protected elements of this property are in overall good condition. The current facility condition assessment indicates the building is in excellent condition. Planned investment is continued maintenance.

5707 South Woodlawn Avenue

This property, which houses academic offices and meeting spaces, has not been renovated since the 2017 Update.

The current facility condition assessment indicates that the building is in excellent condition. Planned investment is continued maintenance.

5710 South Woodlawn Avenue

This property, which houses academic offices and meeting spaces, has not been renovated since the 2017 Update.

As noted in the 2017 Update, the garage on this property was in poor condition. Given its deteriorated condition, small amount of useable space, and lack of building systems (no plumbing, restrooms, elevator, or heating/AC), it was demolished in 2019. Notifications were sent to neighbors in advance to inform them of the planned demolition. It was not a character-defining feature of this property.

The current Landmarks Illinois annual preservation easement inspection report noted that the protected elements of this property are in overall good condition. The current facility condition assessment from 2018 indicates the building is in excellent condition. Planned investment is continued maintenance.

5711 South Woodlawn Avenue

This property underwent a minor interior renovation in 2019 to house offices and meeting spaces. Improvements were also made to the front exterior stair. The building’s square footage did not change.

Interior work included installation of new finishes along with associated mechanical and electrical work. The exterior stair improvement did not alter the raised entry sequence and residential
The permit for this work was reviewed and approved by the City of Chicago Department of Planning and Development per the Plan’s direction. Before and after photos are included below.

The current facility condition assessment indicates that the building is in excellent condition. Planned investment is continued maintenance.

5720 South Woodlawn Avenue

This property, which houses academic offices for several departments, has not been renovated since the 2017 Update.

The current Landmarks Illinois annual easement inspection report noted that the protected elements of this property are in overall good condition. The current facility condition assessment indicates the building is in fair condition. Planned investment is continued maintenance.

5730 South Woodlawn Avenue

This property underwent a minor interior renovation in 2021. Upon completion of the renovation, the building is 9,999 gross square feet with 2,913 square feet assigned to the program.
Work involved remodeling of the interior space, which included installation of interior finishes along with associated mechanical and electrical work. No changes were made to the exterior. It continues to house academic offices and meeting spaces.

The current Landmarks Illinois annual easement inspection report noted that the protected elements of this property are in overall good condition. The current facility condition assessment indicates the building is in excellent condition. Planned investment is continued maintenance.

5736 South Woodlawn Avenue

This property, which houses academic offices and meeting spaces, has not been renovated since the 2017 Update.

The current facility condition assessment indicates that the building is in good condition. Planned investment is continued maintenance.

5740 South Woodlawn Avenue

This property, which houses academic offices and meeting spaces, has not been renovated since the 2017 Update.

The current facility condition assessment indicates that the building is in excellent condition. Planned investment is continued maintenance.

5750 South Woodlawn Avenue

This property, which houses academic offices and meeting spaces, has not been renovated since the 2017 Update.

The current facility condition assessment indicates that the building is in excellent condition. Planned investment is continued maintenance.

5751 South Woodlawn Avenue

This property has undergone an extensive renovation since the 2017 Update. The building is 46,483 gross square feet with 29,427 square feet assigned to the program.

The renovation project started in July 2017 and included replacement of all windows, renovation of offices, and replacement of the elevator, including a new entrance vestibule. It also included new plumbing and HVAC equipment, upgrading to remove the through-wall units from the façade.
Exterior pavement and landscape were also replaced in select locations. The roof was replaced in 2021.

Planned investment is continued maintenance.

**Building Images**

**Before Exterior Renovation:** West (Woodlawn Ave.) and South Elevation, 2017

**After Exterior Renovation:** West (Woodlawn Ave.) and South Elevation, 2021
The Frank Lloyd Wright Trust has completed additional restoration work on the Robie House since the 2017 Update. The work has primarily addressed interior restoration, but also encompassed selected window and door restoration, including adding a reproduction of missing leaded glass to the front entry door. Exterior modifications also included security upgrades (cameras and access controls locks).

The University will continue to partner with the Frank Lloyd Wright Trust to preserve and protect this building and site.

5757 South University Avenue

This property, which houses academic offices and meeting spaces for the Department of Economics and the Becker Friedman Institute, has not been renovated since the 2017 Update.

The current facility condition assessment indicates that the building is in excellent condition. Planned investment is continued maintenance.