



# City of Chicago



SO2018-4968

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	6/27/2018
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 13-L at 5325 W Winnemac Ave - App No. 19704
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

FINAL FOR PUBLICATION

Ordinance

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the RS-3 Residential Single-Unit District symbols and indications as shown on Map No. 13-L in the area bounded by

West Winnemac Avenue; a line 227.50 feet west of North Lockwood Avenue; the alley next south of West Winnemac Avenue; and a line 277.50 feet west of North Lockwood Avenue to those of a RT-4 Residential, Two-Flat, Townhouse and Multi-Unit District.

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

Common Address of Property: 5325 West Winnemac Avenue

**NARRATIVE**  
**5325 W. WINNEMAC**  
**AMENDED TO BE A TYPE 1**  
**REGULATIONS**

FINAL FOR PUBLICATION

The subject property is improved with a two story and basement four dwelling unit building. There will be no changes to the existing structure as the purpose of the rezoning is to make the legal non-conforming building a legal conforming building.

Zoning: RT-4

Lot Area: 6,383 s.f.

FAR: 0.37

MLA: 1,595

Building Floor Area: 2,340 s.f.

Residential Dwelling Units 4

Off-Street Parking: 2

Setbacks:

Front Yard 24.38 feet

East Side Yard 19.05 feet

West Side Yard 3.09 feet

Rear Yard 52.30 feet

Building Height: 28.50 feet

Loading Berth: None

Off-Street Parking: 2

**5329 W. Winnemac Ave.**

## Adjacent vacant lot

309

**125.40' <sub>Meas</sub>**

LOT 12

LOT 111

LOT 10

LOT 8

**Adjacent 2 story frame structure with basement.**

**5321 W. Winnemac Ave.**

**Existing 4 residential unit structure to remain, no change to structure, no alterations of any kind proposed at this time.**

**LAM**

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100-4-100-70 NORTH BRIDGE & ST  
 between the two bridges

[illegible]

5325  
W. WINNEMAC

CHICAGO  
BOMBYX

# Site Plan

A-1



