



# Office of the City Clerk

City Hall  
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## Legislation Details (With Text)

**File #:** O2020-4814  
**Type:** Ordinance **Status:** Passed  
**File created:** 10/7/2020 **In control:** City Council  
**Final action:** 12/16/2020  
**Title:** Zoning Reclassification Map No. 15-G at 5618 N Winthrop Ave - App No. 20530T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 15-G  
**Attachments:** 1. O2020-4814 (V1).pdf, 2. O2020-4814.pdf

Date	Ver.	Action By	Action	Result
12/16/2020	1	City Council	Passed	Pass
12/1/2020	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
10/7/2020	1	City Council	Referred	

### ORDINANCE

#### HE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION I. That the Chicago Zoning Ordinance be amended by changing all of the RM-5 Multi-Unit Residential District and indications as shown on Map 15-G in the area bounded by:

A line 200 feet north of and parallel to West Bryn Mawr Avenue; North Winthrop Avenue; a line 150 feet north of and parallel to West Bryn Mawr Avenue; and the alley next west of North Winthrop Avenue,

to those of the RM-6 Multi-Unit Residential District in accordance with the attached narrative and plans. .

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

Address: 561S North Winthrop, Chicago. Illinois

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### NARRATIVE AND PLANS ZONING ANALYSIS TYPE 1 ZONING MAP AMENDMENT APPLICATION

Applicant: Chicago Title Land Trust Company, as Trust Agreement Dated 11/30/1993 and known as Trust Number 1098208  
Property Location: 5618 North Winthrop, Chicago, Illinois Proposed Zoning:  
RM-6 Residential Multi-Unit District (TOD) Lot Area: 7,500 square feet

Chicago Title Land Trust Company, as Trust Agreement Dated 11/30/1993 and known as Trust Number 1098208 is the "Applicant" for a Type 1 Zoning Map Amendment for the subject property located at 5618 North Winthrop from the RM-5 Multi-Unit Residential District to the RM-6 Multi-Unit Residential District in order to authorize a 50% parking reduction for the existing three-story multi-family residential building containing 12 dwelling units. The requested parking reduction will bring the property into conformance with zoning with regard to parking.

The site is bounded by an existing 2-story residential building on the north, North Winthrop Avenue on the east, an existing single-story commercial building on the south, and a 15' wide public alley on the west. The subject property contains 7,500 square feet of site area and is currently improved with an existing three-story, multi-unit residential building. The overall FAR is 1.08. No new improvements are proposed.

The Property is within 250 feet to the Bryn Mawr CTA Station and a transit-served location parking reduction is requested. The property will include 6 off-street vehicular parking spaces and 6 bicycle parking spaces.

#### NARRATIVE ZONING ANALYSIS

- (a) Floor Area and Floor Area Ratio:
  - i. Lot area: 7,500 square feet
  - iii. Total building floor area: 8,101 square feet
  - iv. FAR: 1.08
- (b) Density (Lot Area Per Dwelling Unit): 625 square feet (12 dwelling units)

(c) Number of Off-street Parking Spaces: 6 vehicular parking spaces (Transit-served Location Parking Reduction Proposed. Within 250' feet to Bryn Mawr CTA Red Line Station)

6 bicycle parking spaces

(d) Setbacks: i. ii. iii. iv.

Front setback: 16'-8" feet Side setback (north): 0 feet Side setback (south): 0 feet Rear setback: 71' feet

e) Building height: 35 feet

f) Off-street Loading: 0 spaces

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