



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
www.chicityclerk.com

## Legislation Text

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File #: O2020-4814, Version: 1

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### 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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