



City of Chicago



O2016-7307

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	10/5/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 13-L at 5338-5360 W Argyle Ave - App No. 18983T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#18983 T1
INTRO. DATE
OCT. 5, 2016

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

SECTION 1 That the City Zoning Ordinance be amended by changing all the RS3 Residential Single Unit (Detached House) District symbols and indications as shown on Map No. 13-L in area bound by

THE PUBLIC ALLEY NEXT NORTH OF WEST ARGYLE AVENUE; A
LINE 225 FEET EAST OF AND PARALLEL TO NORTH LONG
AVENUE; WEST ARGYLE AVENUE; AND NORTH LONG AVENUE.

To those of a RM5 Residential Multi-Unit District, and a corresponding use district is hereby established in the area above described.

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

Address: 5338-60 West Argyle Street

18983T1

**ZONING AND DEVELOPMENT NARRATIVE
IN SUPPORT OF AN APPLICATION FOR A TYPE I MAP AMENDMENT
OF THE CITY OF CHICAGO ZONING MAP
FOR THE PROPERTY COMMONLY KNOWN AS 5338-60 WEST ARGYLE STREET**

Applicant seeks a Type I Map Amendment of the City of Chicago Zoning Map from the current RS 3 District to that of a RM 5 District for the property commonly known as 5338-60 West Argyle Street. The lots measure approximately 112.5 feet in width and 125.25 feet in depth resulting in a total per lot area of 14,090 square feet. Applicant seeks to improve the existing seven vacant lots and two lots improved with a two family buildings (to be demolished) with two, 24 residential dwelling unit, four story buildings with ground floor parking. Applicant will apply for setback reduction Variances if they are necessary.

The following is a list of the proposed dimensions of the development:

BUILDING A

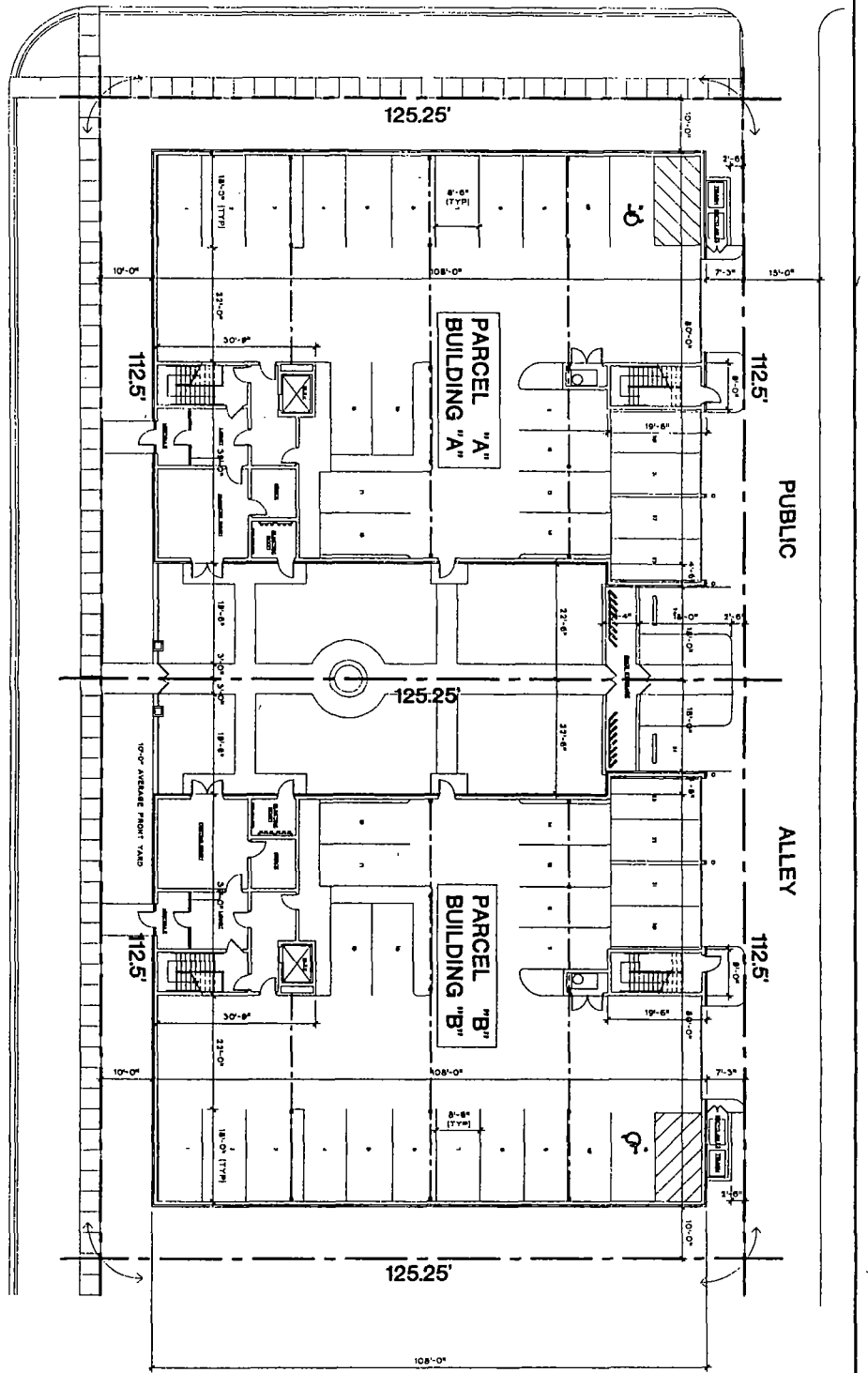
FINAL FOR PUBLICATION

Density:	24 residential dwelling units
Lot Area Per Unit:	587
Off Street Parking:	24 spaces
Height:	37 feet
Floor Area:	27,458 square feet
Floor Area Ratio:	1.95
Front (south) Setback:	10 feet
Rear (north) Setback:	7 feet
West Side Setback:	10 feet
East Side Setback:	22 feet 6 inches

BUILDING B

Density:	24 residential dwelling units
Lot Area Per Unit:	587
Off Street Parking:	24 spaces
Height:	37 feet
Floor Area:	27,458 square feet
Floor Area Ratio:	1.95
Front (south) Setback:	10 feet
Rear (north) Setback:	7 feet
West Side Setback:	22 feet 6 inches
East Side Setback:	10 feet

LONG AVE.



Proposed Site Plan & Ground Leveling
 SCALE 1/8" = 1'-0"
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ARGYLE STREET

PUBLIC

ALLEY

DESIGN PRESENTATION SET

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 1000 N. LAKE ST., SUITE 200
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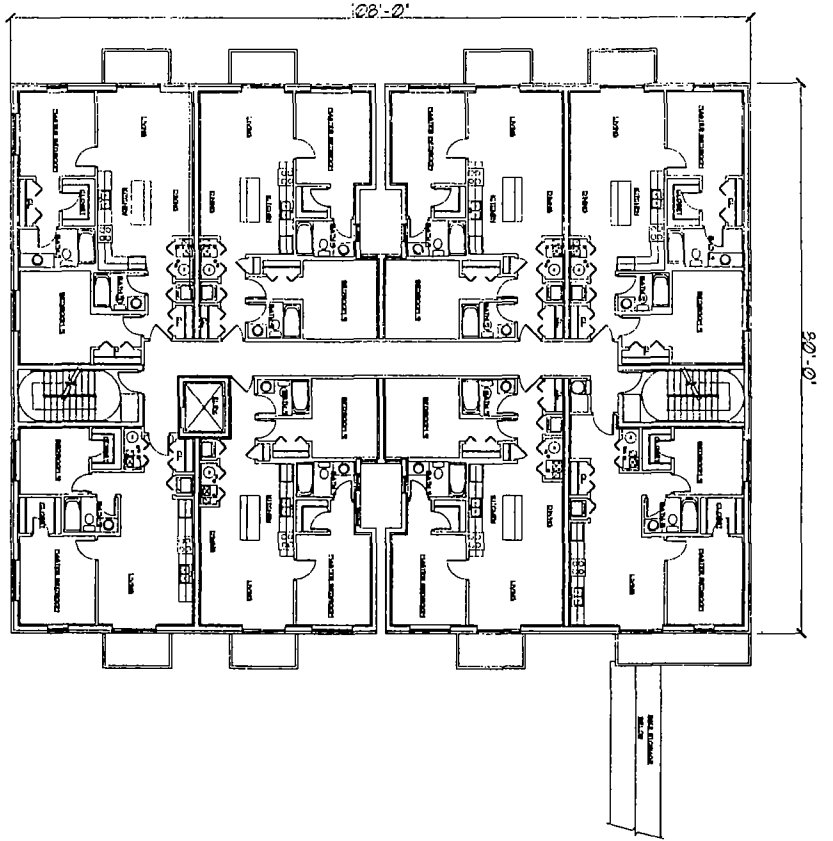
NO.	DATE	DESCRIPTION
1	10/15/10	PRELIMINARY DESIGN
2	11/15/10	REVISED DESIGN
3	12/15/10	FINAL DESIGN

DATE: 11/15/10
 SCALE: AS SHOWN
 COMMENTS:

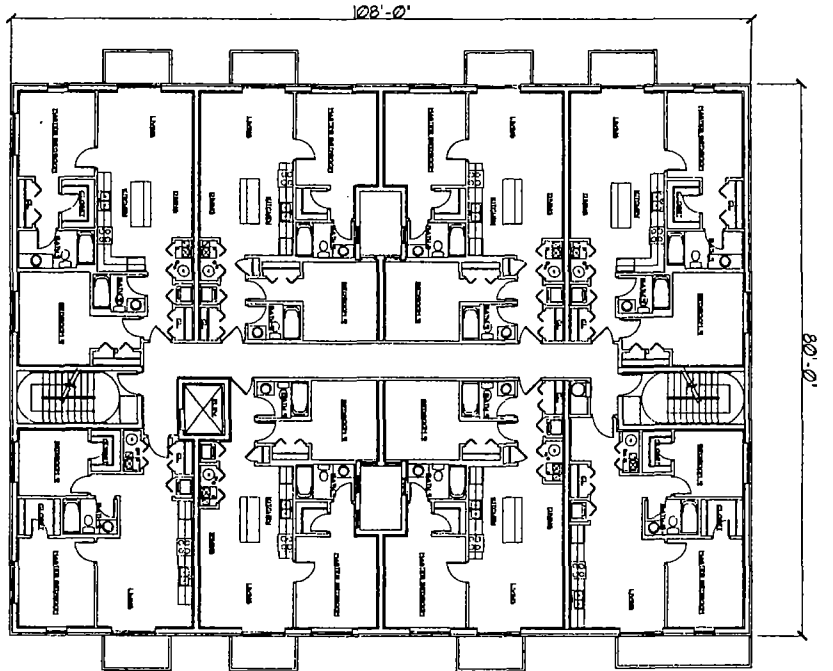
Argyle Multi-Family
 Argyle St. and Long Ave.
 Chicago, Illinois

KLING STUBBINS ARCHITECTS
 1000 N. LAKE ST., SUITE 200
 CHICAGO, IL 60610
 TEL: 312.527.2000
 WWW.KLINGSTUBBINS.COM

PROJECT LOCATION:
 ARGYLE STREET
 CHICAGO, ILLINOIS
 CLIENT:
 DEVELOPER
 ARCHITECT:
 KLING STUBBINS



Proposed 2nd Floor Plan
 SCALE 1/8"=1'-0"
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Proposed 3rd - 4th Floor Plans
 SCALE 1/8"=1'-0"

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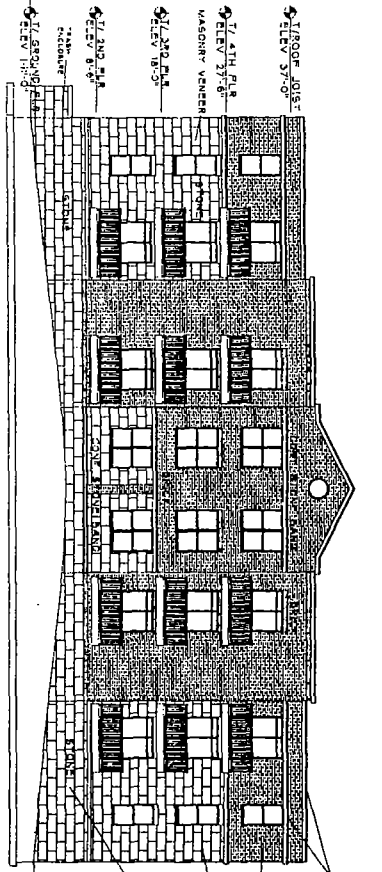
DATE: 10/15/2024
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: [Number]
 SHEET NO: A-2 of 3



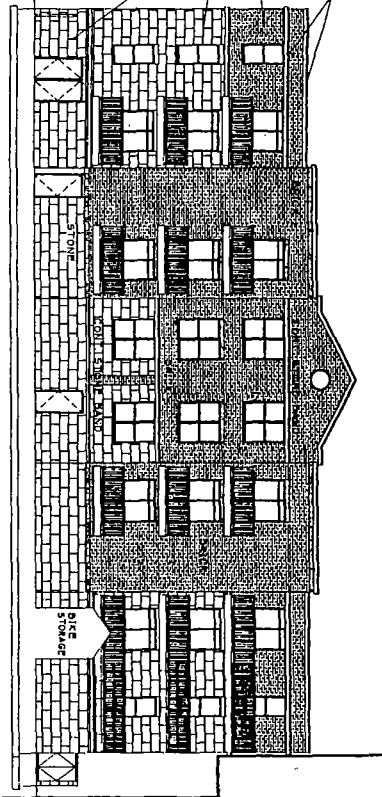
Argyle Multi-Family
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DATE: 10/15/2024
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: [Number]
 SHEET NO: A-2 of 3

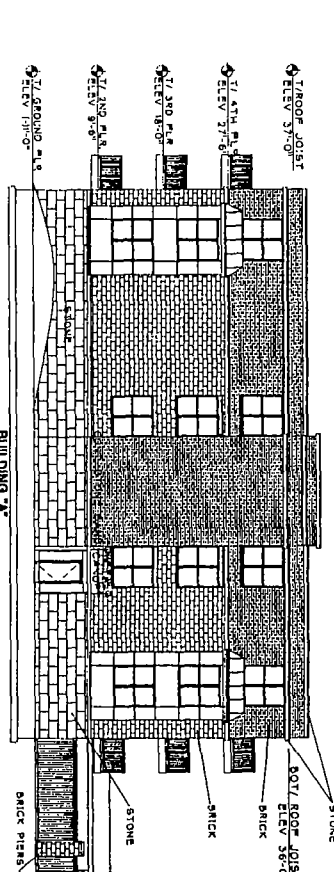
NO.	DATE	DESCRIPTION
1	10/15/2024	ISSUED FOR PERMITS



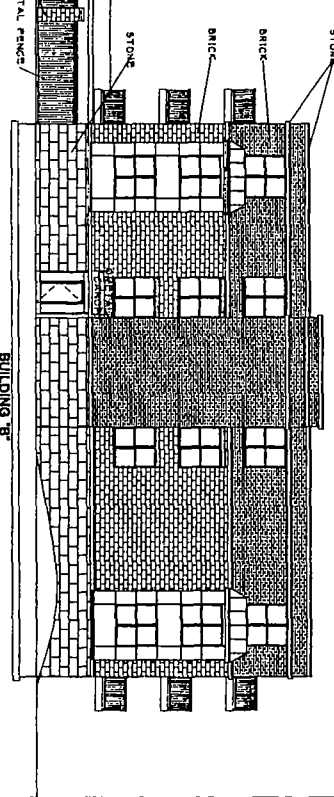
EAST AND WEST ELEVATION
SCALE 1/8" = 1'-0"



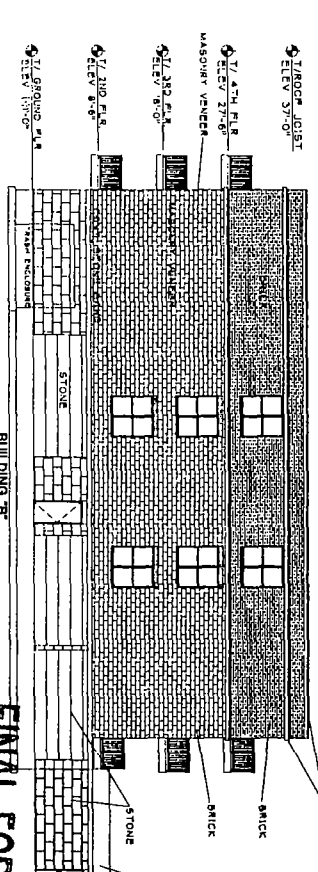
WEST AND EAST ELEVATION (COURTYARD)
SCALE 1/8" = 1'-0"



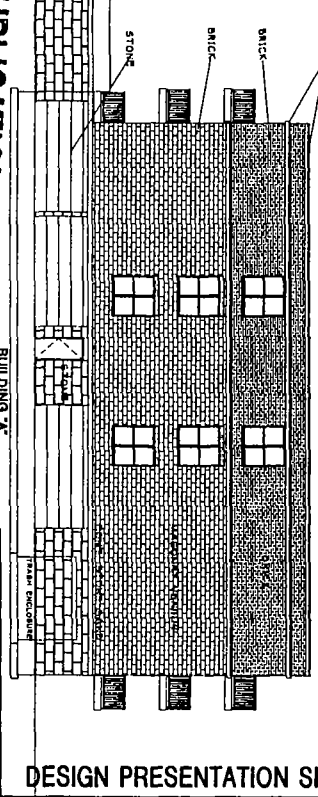
SOUTH ELEVATION (FACING ARGYLE STREET)
SCALE 1/8" = 1'-0"



WEST ELEVATION (COURTYARD)
SCALE 1/8" = 1'-0"



NORTH ELEVATION (FACING ALLEY)
SCALE 1/8" = 1'-0"



EAST ELEVATION (COURTYARD)
SCALE 1/8" = 1'-0"

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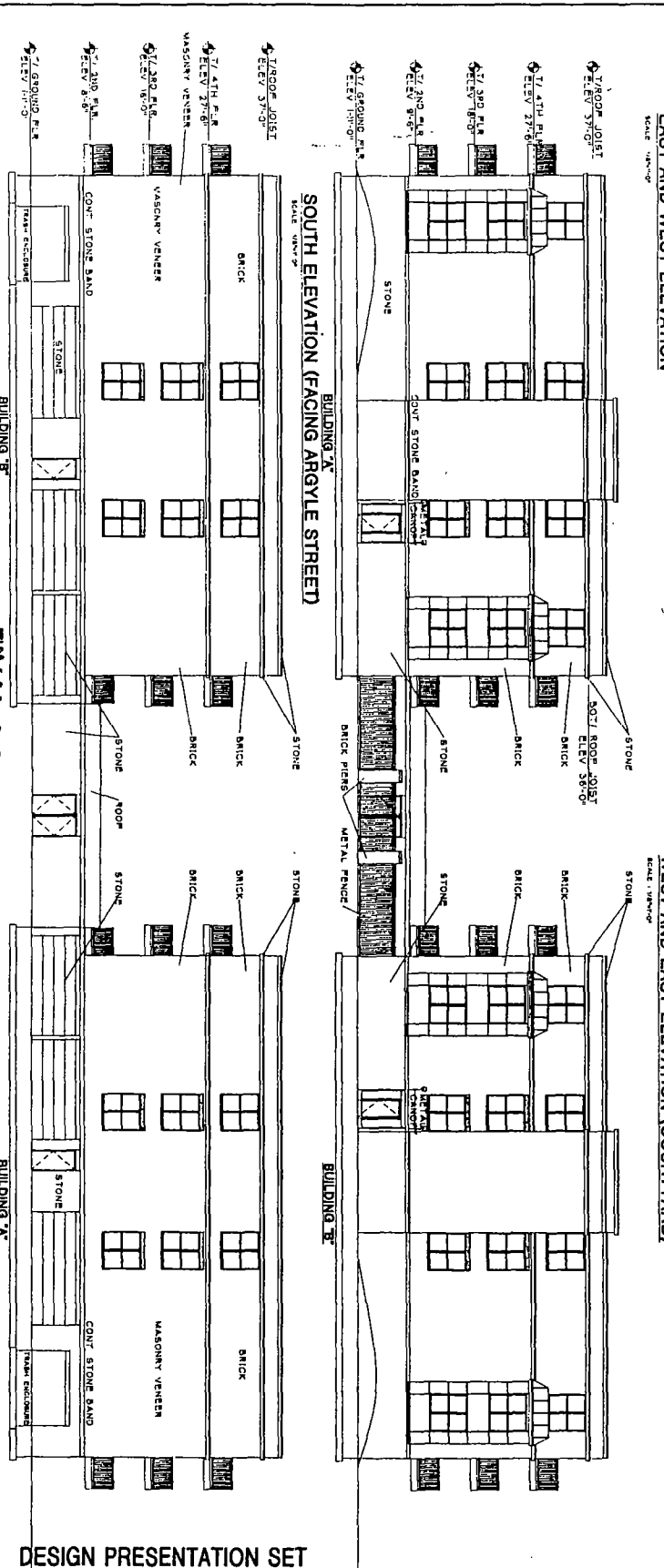
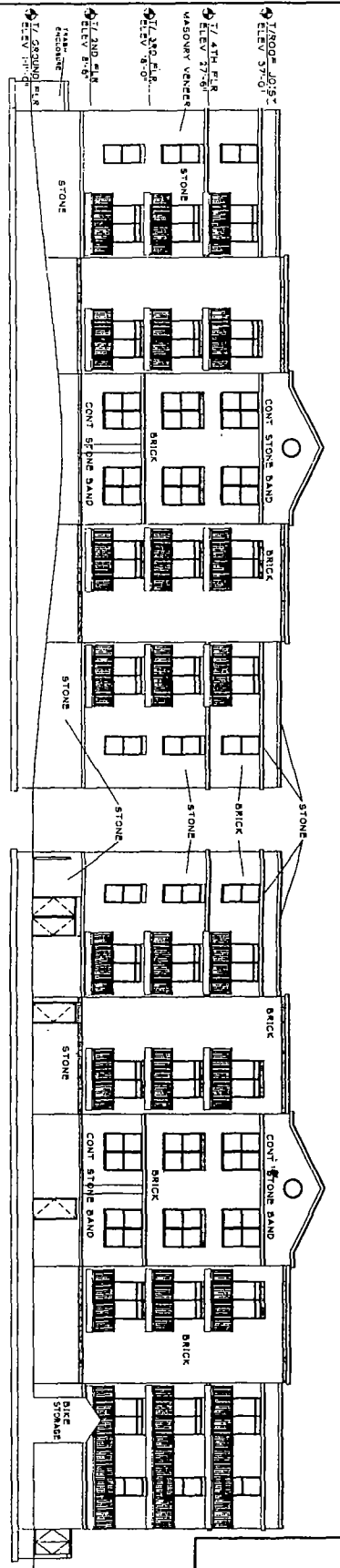
NO.	REV.	DATE	DESCRIPTION
1	1	08/15/16	ISSUED FOR PERMITTING

DATE: 08/15/16
SCALE: AS SHOWN
DRAWN BY: [REDACTED]
CHECKED BY: [REDACTED]
DESIGNED BY: [REDACTED]

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NO.	DATE	DESCRIPTION	REVISIONS PER ZONING REVIEW
1	11/15/20	ISSUED FOR PERMITS	

SCALE: 1/8"=1'-0"
 DATE: 11/15/20
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NAME: [Name]

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PROJECT ARCHITECT: [Name]
 PROJECT MANAGER: [Name]
 ARCHITECT OF RECORD: [Name]
 LOCATION: [Name]

DATE: 11/15/20
 SHEET: A-4 OF 3