



Office of the City Clerk

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Legislation Details (With Text)

File #: O2016-7307
Type: Ordinance **Status:** Passed
File created: 10/5/2016 **In control:** City Council
Final action: 12/14/2016
Title: Zoning Reclassification Map No. 13-L at 5338-5360 W Argyle Ave - App No. 18983T1
Sponsors: Misc. Transmittal
Indexes: Map No. 13-L
Attachments: 1. O2016-7307 (V1).pdf, 2. O2016-7307.pdf

Date	Ver.	Action By	Action	Result
12/14/2016	1	City Council	Passed	Pass
11/29/2016	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
10/5/2016	1	City Council	Referred	

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

**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

Density:

Lot Area Per Unit: Off Street Parking: Height: Floor Area: Floor Area Ratio: Front (south) Setback: Rear (north)

Setback: West Side Setback: East Side Setback:

24 residential dwelling units 587

24 spaces 37 feet

27,458 square feet

1.95

10 feet

7 feet

10 feet

22 feet 6 inches

BUILDING B

Density:

Lot Area Per Unit: Off Street Parking: Height: Floor Area: Floor Area Ratio: Front(south)Setback: Rear (north)

Setback: West Side Setback: East Side Setback:

24 residential dwelling units 587

24 spaces 37 feet

27,458 square feet 1.95 10 feet 7 feet

22 feet 6 inches 10 feet

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