



City of Chicago



SO2014-4186

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 5/28/2014

Sponsor(s): City Clerk (transmitted by)

Type: Ordinance

Title: Zoning Reclassification Map No. 3-J at 3259 W Crystal St -
App No. 18055T1

Committee(s) Assignment: Committee on Zoning, Landmarks and Building Standards

18055-T1

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 of the RS-3 Residential Single- Unit (Detached House) District symbols and indications as shown on Map No. 3-J in area bound by

North Spaulding Avenue, West Crystal Street, a line 25.83 feet East and parallel to North Spaulding Avenue, the alley next South and parallel to West Crystal Street.

to those of a RM-5 Residential Multi-Unit District.

SECTION 2. This ordinance takes effect after its passage and approval.

Common Address of Property: 3259 W Crystal Street

NARRATIVE-3259 W Crystal Street
Zoning Change from RS-3 to RM-5

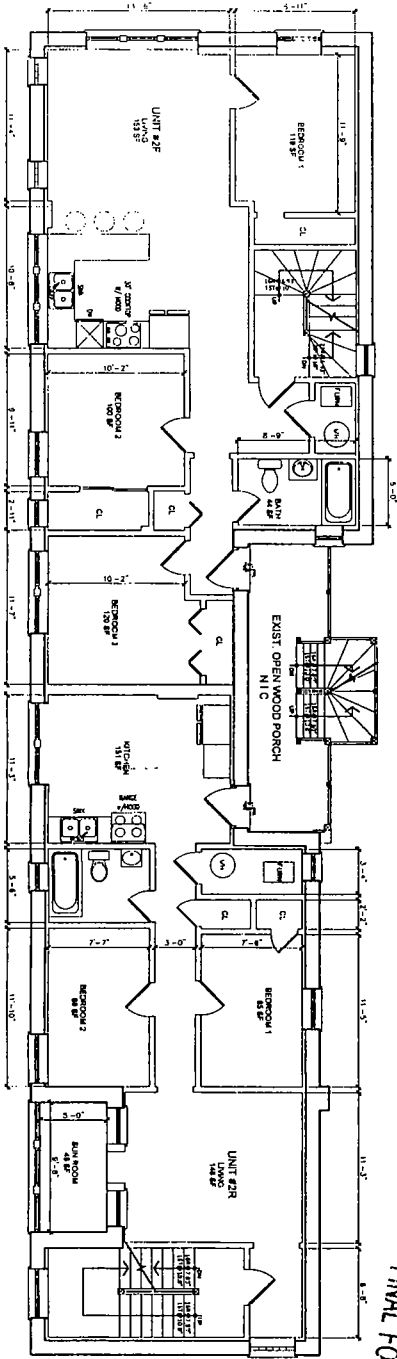
To convert the existing commercial space on the first floor of an existing 3 story masonry building with basement to make a total of 6 residential dwelling units and 3 exterior parking spaces change the zoning from RS-3 to RM-5.

	Proposed Building
	RM-5
Lot Area	3200 s.f.
FAR	1.53
Minimum Lot Area	533.38 s.f. per unit
Max Buildable Area	4920 sq. ft.
Max No. of Units	6
Max Bldg Height	28'-7" existing (no change)
Front Setback	0'0"
Rear Setback	25'1"
West Side Setback	0'0"
East Side Setback	0'-0"
Minimum Parking	3
Rear Open Space	None*

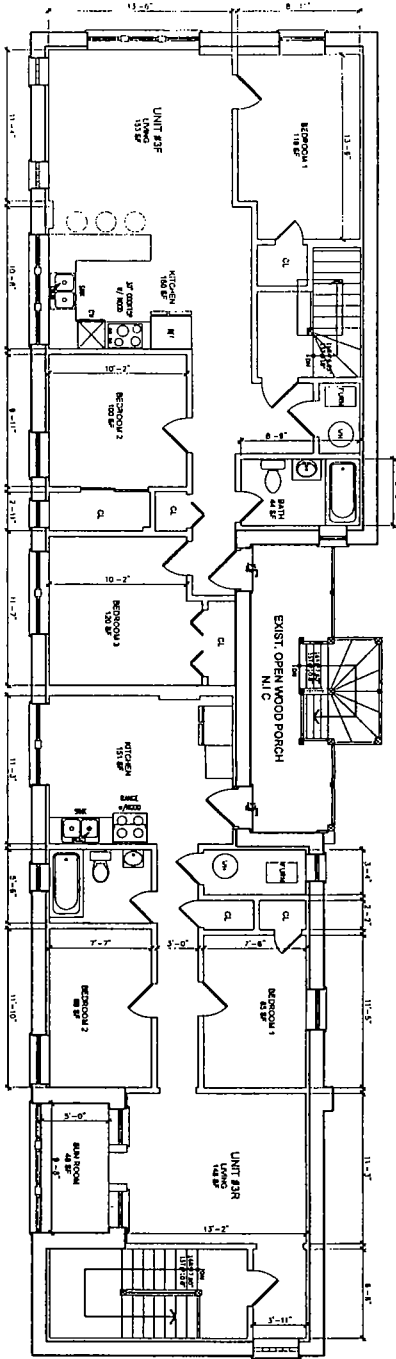
*Applicant will seek a variation/administrative adjustment to address the rear open space.

FINAL FOR PUBLICATION

ARCH. 2ND FLOOR PLAN
3/16" = 1'-0"



ARCH. 3RD FLOOR PLAN
3/16" = 1'-0"



FINAL FOR PUBLICATION

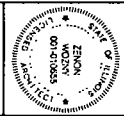
A-2

SHEET NO.

CHECKED BY: S.S.

DRAWN BY: S.S.

DATE: 02/21/05



3259 W. CRYSTAL
CHICAGO, IL 60651

BUILDING SECTION, NOTES, & SCHEDULES

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REVISIONS