



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2014-4186
Type: Ordinance **Status:** Passed
File created: 5/28/2014 **In control:** City Council
Final action: 7/30/2014
Title: Zoning Reclassification Map No. 3-J at 3259 W Crystal St - App No. 18055T1
Sponsors: Misc. Transmittal
Indexes: Map No. 3-J
Attachments: 1. O2014-4186.pdf, 2. SO2014-4186.pdf

Date	Ver.	Action By	Action	Result
7/30/2014	1	City Council	Passed as Substitute	Pass
7/24/2014	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
7/24/2014	1	Committee on Zoning, Landmarks and Building Standards	Substituted in Committee	
5/28/2014	1	City Council	Referred	

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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
Lot Area	RM-5 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.

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