



# Office of the City Clerk

City Hall  
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## Legislation Text

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File #: SO2014-4186, Version: 1

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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
	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.

*F,HAL*



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