



City of Chicago



O2020-4455

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/9/2020
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-F at 1725 N Burling St - App No. 20466T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

FILED FOR PUBLICATION

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 B1-3 Neighborhood Shopping District symbols and indications as shown on Map No. 5-F in an area bound by

West Willow Street; a line 46.20 feet east of and parallel to North Burling Street; a line 99.50 feet south of and parallel to West Willow Street; And North Burling Street

to those of a B1-3 Neighborhood Shopping District.

SECTION 2. This ordinance takes effect after its passage and due publication.

Common Address of Property: 1725 North Burling Street

Type-1 ZONING MAP AMENDMENT: NARRATIVE & PLANS

1725 North Burling Street – B1-3 to B1-3 Type-1

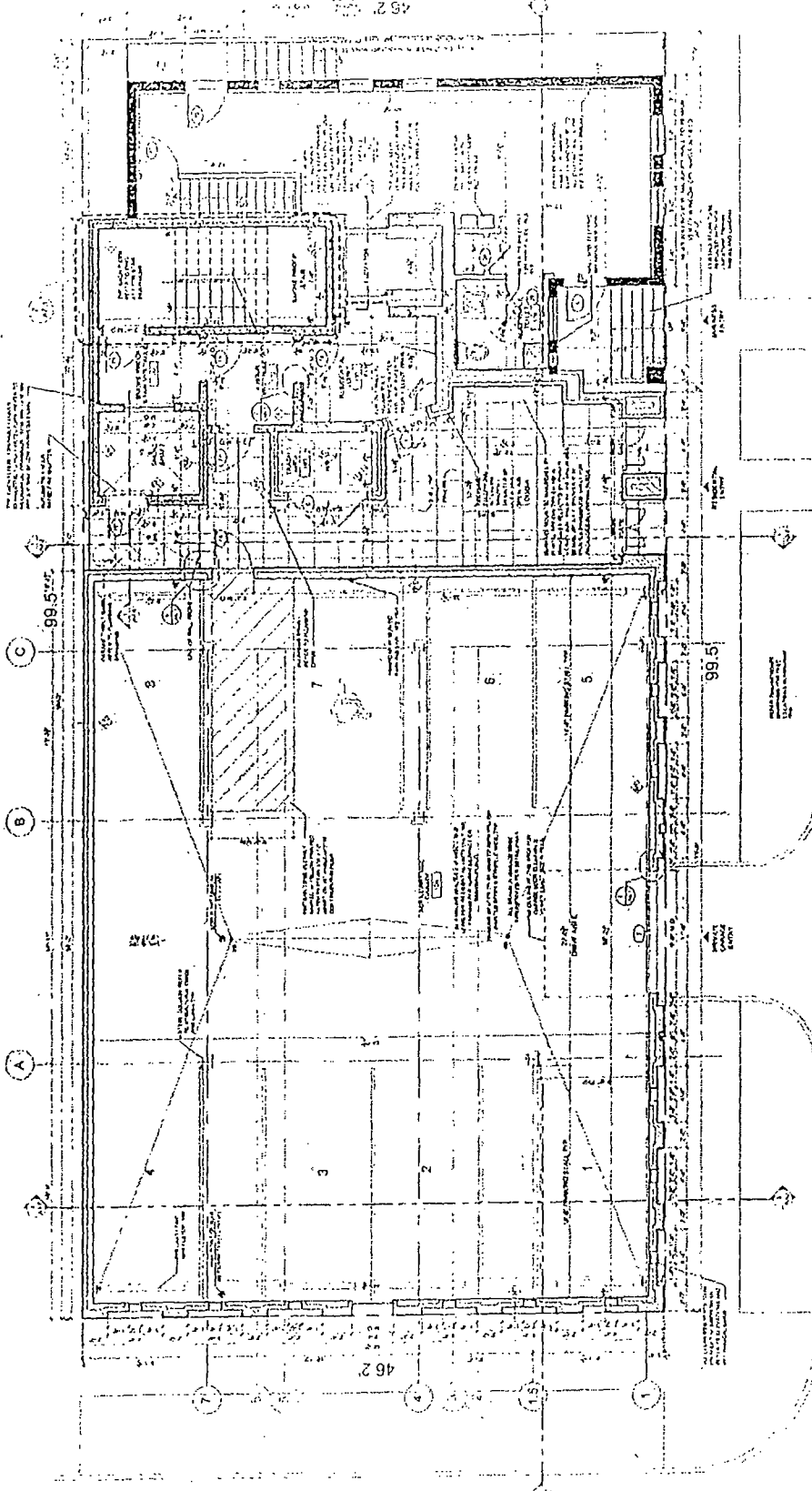
The applicant wishes to rezone the property in order to establish the subject property as a Type-1 Zoning Map Amendment to seek the increase of the floor area ratio as a transit-served location to allow sufficient density to expand the ground floor commercial office space into a 2-story office use by adding 612 sq. ft. (2nd floor). There are no planned changes to the exterior of the 2-story building and the 5-story, 6 dwelling unit building and 8 on-site parking stalls will remain with no changes.

FAR	3.13
Building Area	14,403 Square Feet
Density (MLA)	766.17 Square Feet
Lot Area	4,596.9 Square Feet
Building Height	60 Feet 0 Inches
Front Setback	0 Feet 0 Inches
Rear Setback	3 Feet 0 Inches
East Side Setback	0 Feet 0 Inches
West Side Setback	0 Feet 0 Inches
Parking	8 Parking Stalls

FINAL FOR PUBLICATION

NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL WALLS ARE 12" THICK UNLESS OTHERWISE NOTED.
4. ALL DOORS ARE 36" WIDE UNLESS OTHERWISE NOTED.
5. ALL WINDOWS ARE 48" WIDE UNLESS OTHERWISE NOTED.
6. ALL FLOORS ARE 4" THICK UNLESS OTHERWISE NOTED.
7. ALL CEILING ARE 8' HIGH UNLESS OTHERWISE NOTED.
8. ALL ROOFS ARE 12" THICK UNLESS OTHERWISE NOTED.
9. ALL STAIRS ARE 36" WIDE UNLESS OTHERWISE NOTED.
10. ALL ELEVATIONS ARE TO FINISH UNLESS OTHERWISE NOTED.
11. ALL FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
12. ALL MATERIALS ARE TO BE OF THE BEST QUALITY AVAILABLE.
13. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
14. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODES AND SPECIFICATIONS.
15. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND SPECIFICATIONS.
16. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MODEL BUILDING CODES AND SPECIFICATIONS.
17. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MODEL BUILDING CODES AND SPECIFICATIONS.
18. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MODEL BUILDING CODES AND SPECIFICATIONS.
19. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MODEL BUILDING CODES AND SPECIFICATIONS.
20. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MODEL BUILDING CODES AND SPECIFICATIONS.



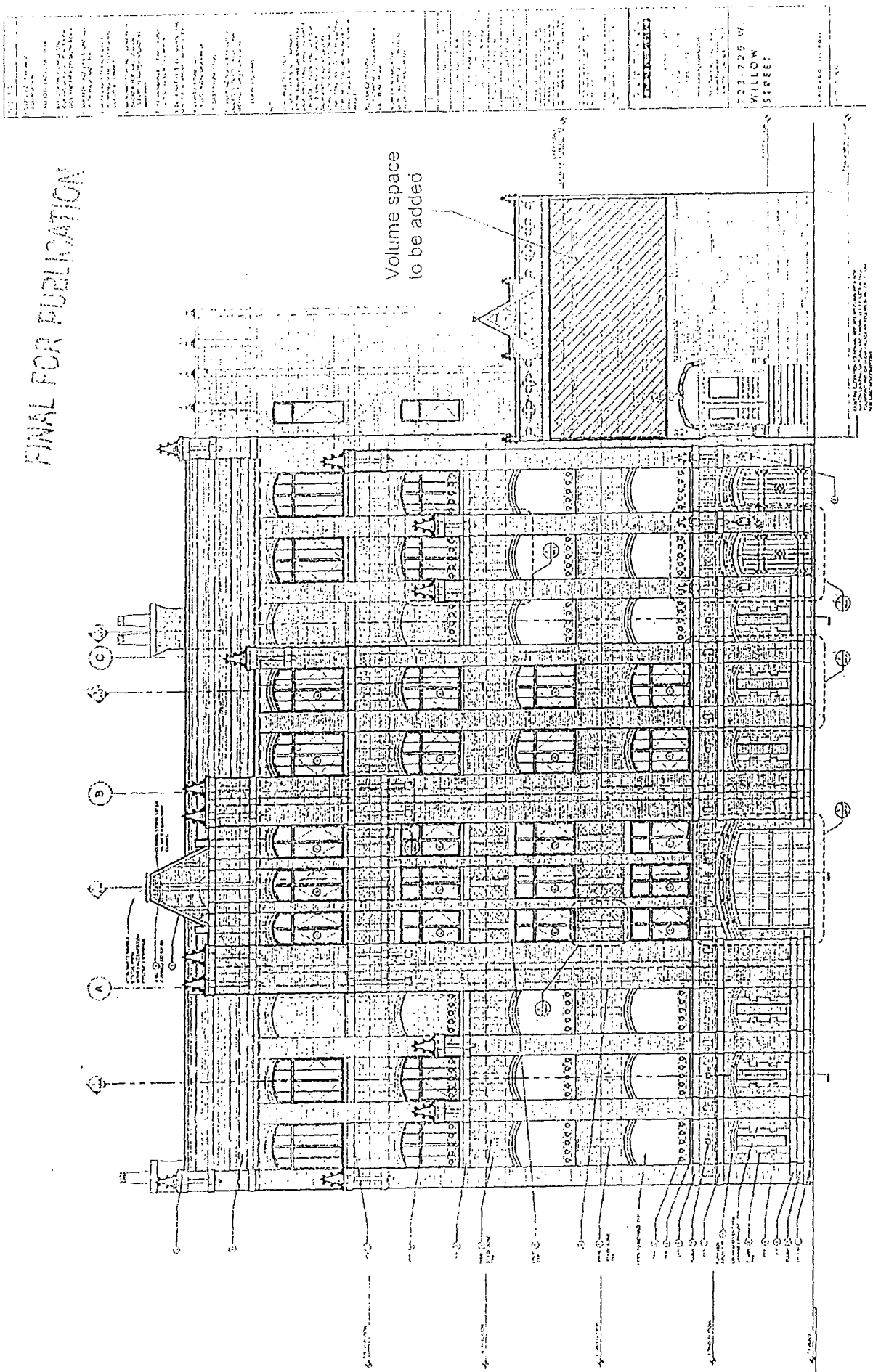
1 FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"

NORTH BURLING STREET

WEST WILLOW STREET

<p>720-722 W. WILLOW STREET</p>	<p>STEELE STREET</p>	
---------------------------------	----------------------	--

FINAL FOR PUBLICATION



Volume space
to be added

1 WEST ELEVATION
SCALE 1/4" = 1'-0"

JA2-1

123-725 W.
WILLOW
STREET

NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
2. ALL MATERIALS SHALL BE OF THE BEST QUALITY AND SHALL BE APPROVED BY THE ARCHITECT.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.