



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** O2020-4455  
**Type:** Ordinance **Status:** Passed  
**File created:** 9/9/2020 **In control:** City Council  
**Final action:** 10/7/2020  
**Title:** Zoning Reclassification Map No. 5-F at 1725 N Burling St - App No. 20466T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 5-F  
**Attachments:** 1. O2020-4455.pdf\_V1, 2. O2020-4455.pdf

Date	Ver.	Action By	Action	Result
10/7/2020		City Council	Passed	Pass
10/6/2020	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
9/9/2020	1	City Council	Referred	

### 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 BI-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 BI-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: iNAKKA'I"IVif, & PLANS

1725 North Hurling Street - Bl-3 lo Bl-3 Type-I

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 (he 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. (2<sup>nd</sup> 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

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