



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2020-6222
Type: Ordinance **Status:** Passed
File created: 12/16/2020 **In control:** City Council
Final action: 1/27/2021
Title: Zoning Reclassification Map No. 7-F at 735-737 W Wrightwood Ave - App No. 20587T1
Sponsors: Misc. Transmittal
Indexes: Map No. 7-F
Attachments: 1. SO2020-6222.pdf, 2. O2020-6222.pdf

Date	Ver.	Action By	Action	Result
1/27/2021	1	City Council	Passed as Substitute	Pass
1/26/2021	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
12/16/2020	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 B1-2 Neighborhood Shopping District symbols and indications

as shown on Map No. 7-F in the area bounded by

West Wrightwood Avenue; North Burling Street; a line 58 feet south of and parallel to West Wrightwood Avenue;
a line 48 feet west of and parallel to North Burling Street

to those of a B1-3 Neighborhood Shopping District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

735-37 West Wrightwood Avenue

PROJECT NARRATIVE AND PLANS

AMENDED TO BE A TYPE-1 ZONING MAP

AMENDMENT

735-37 West Wrightwood Avenue

Rezoning from BI-2 to BI-3 Neighborhood Shopping District

The purpose of the rezoning is to comply with bulk, density, and minimum lot area requirements to allow for the construction of a 3-story addition and 2 dwelling units on the west side of the existing 3 story mixed use building. The proposed addition and dwelling units will be located above the existing west side ground floor commercial unit. After rezoning, there will be a total of 2 ground floor commercial units and 4 dwelling units. The height of the existing building will remain unchanged. There is no existing parking and 2 parking spaces will be provided off-site located at 725 W. Wrightwood.

	PROPOSED
Lot Area	2,784 square feet
MLA	696 per DU
Parking	2 parking spaces*
Rear Setback	0 feet**
West Setback	0 feet (Existing)
East Setback	0 feet (Existing)
Front Setback	0 feet (Existing)
FAR	2.79
Building Height	34.75 feet (Existing)

The Applicant will seek a special use to permit off site parking at 725 W Wrightwood. **The Applicant will seek a variation to reduce the rear setback requirements.

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