



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Text

File #: O2020-4455, Version: 1

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: INAKKA'IVIF, & PLANS

1725 North Hurling 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 (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. (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

...

...

...3

1

5

rr o o

w:

a;

0