



# City of Chicago



SO2016-8346

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	11/9/2016
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 1-G at 721 N Ada St - App No. 19028T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

# 19028-T1

INT. NO. DATE

NOV. 09, 2016

**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 the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No.1-G in the area bounded by

A line 222 feet north of and parallel to West Huron Street; North Ada Street; a line 198 feet north of and parallel to West Huron Street; and the alley next east of and parallel to North Ada Street,

to those of a RM5 Residential Multi-Unit District and a corresponding uses district is hereby established in the area above described.

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

Common Address of Property: 721 North Ada Street

**17-13-0303-C (1) Narrative Zoning Analysis – 721 N. Ada, Chicago, IL Substitute Narrative and Plans**

Proposed Zoning: RM-5

Lot Area: 2,400 square feet

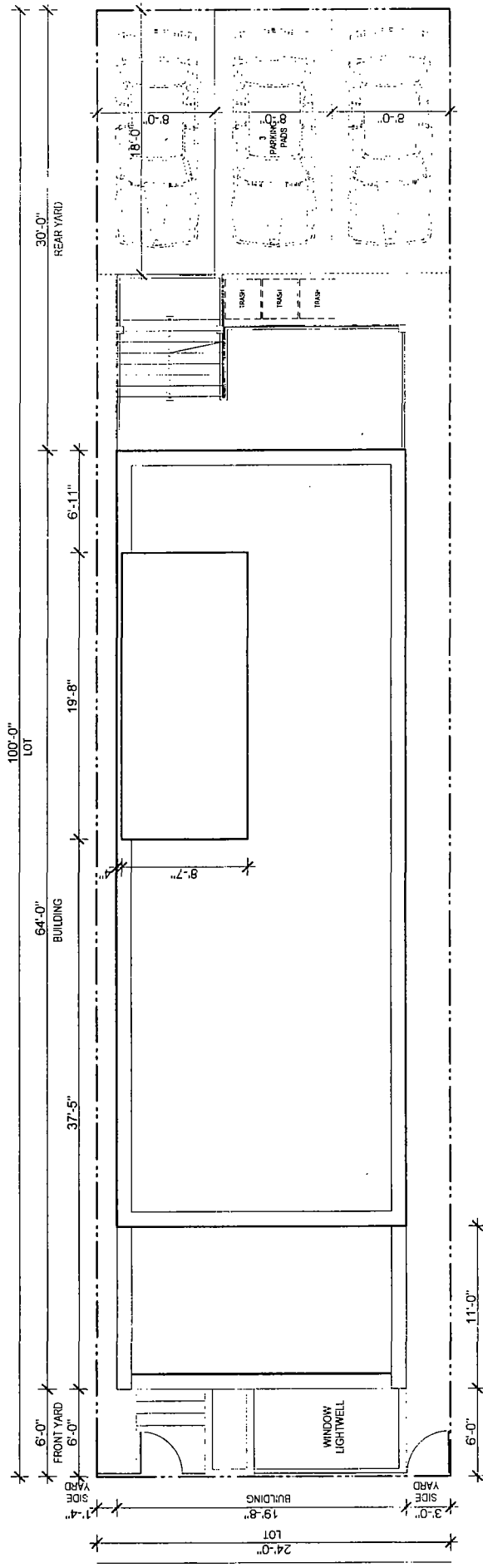
Proposed Land Use: The Applicant is proposing to develop the subject property with a new four-story residential building containing three (3) dwelling units. The proposed building will be masonry construction. The proposed building will be 45 feet in height. Onsite parking for three (3) cars will be provided at the rear of the subject lot.

- (A) The Project's floor area ratio: 1.97
- (B) The project's density (Lot Area Per Dwelling Unit): 800 square feet per unit
- (C) The amount of off-street parking: 3
- (D) Setbacks:
  - 1. Front Setback: 6 feet
  - 2. Rear Setback: 30 feet
  - 3. Side Setbacks: 1 foot 4 inches North side setback / 3 feet South side setback
- (E) Rear Yard Open Space: 0 feet (Variation required)
- (F) Building Height: 45 feet

\*17-10-0207-A

\*17-13-0303-C(2) – Plans Attached.

**FINAL FOR PUBLICATION**



SITE PLAN

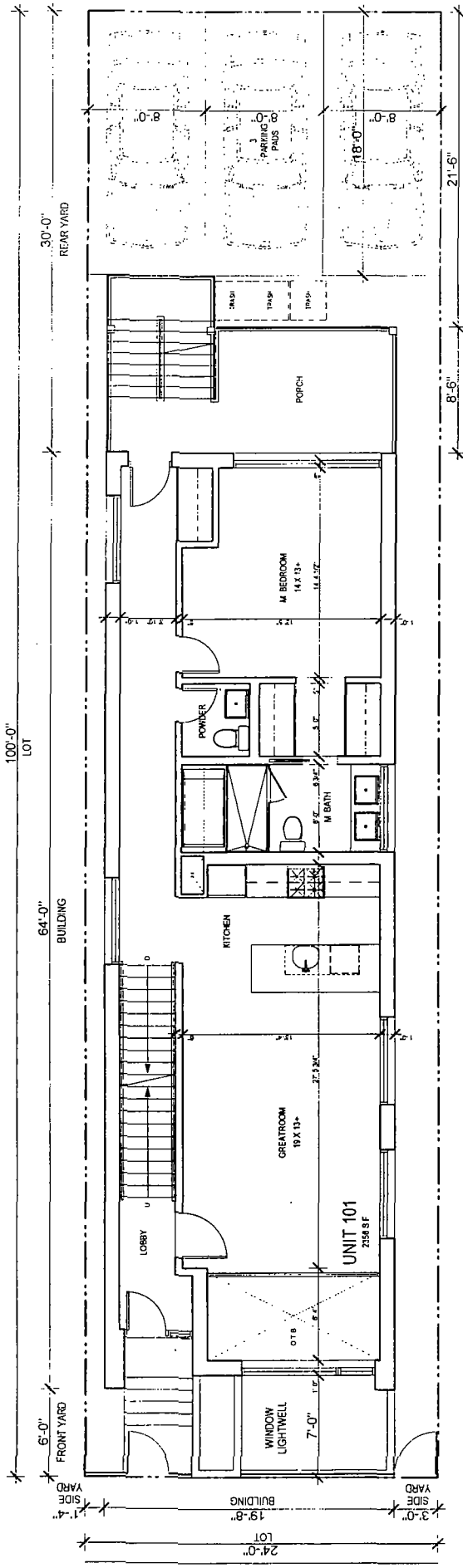
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721 N ADA STREET 02 06 17 S T U D

NORTH ADA ST

FINAL FOR PUBLICATION

NORTH ADA ST

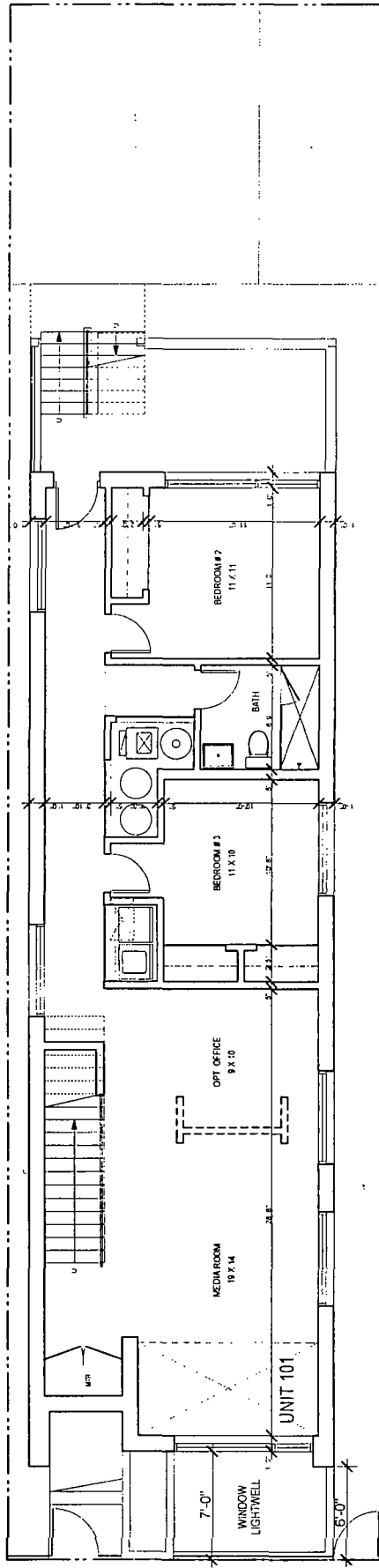


FIRST FLOOR

721 N. ADA STREET. 02 06 17

dwell

NORTH ADA ST



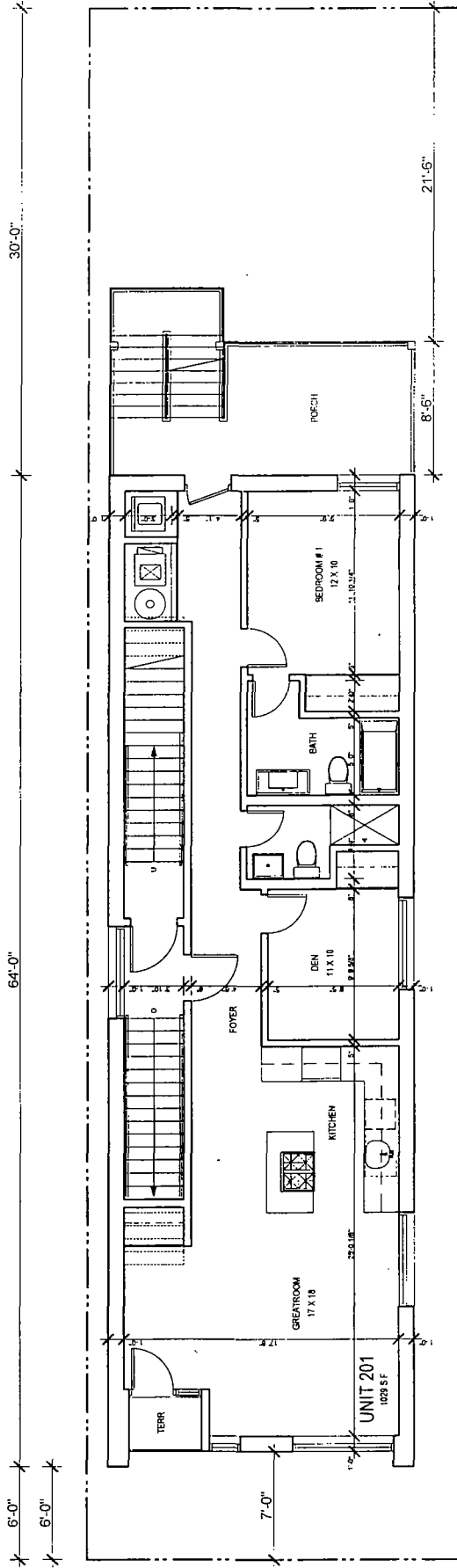
GARDEN LEVEL

721 N. ADA STREET. 02 06 17

dwell

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NORTH ADA ST



SECOND FLOOR

dwell

721 N. ADA STREET.

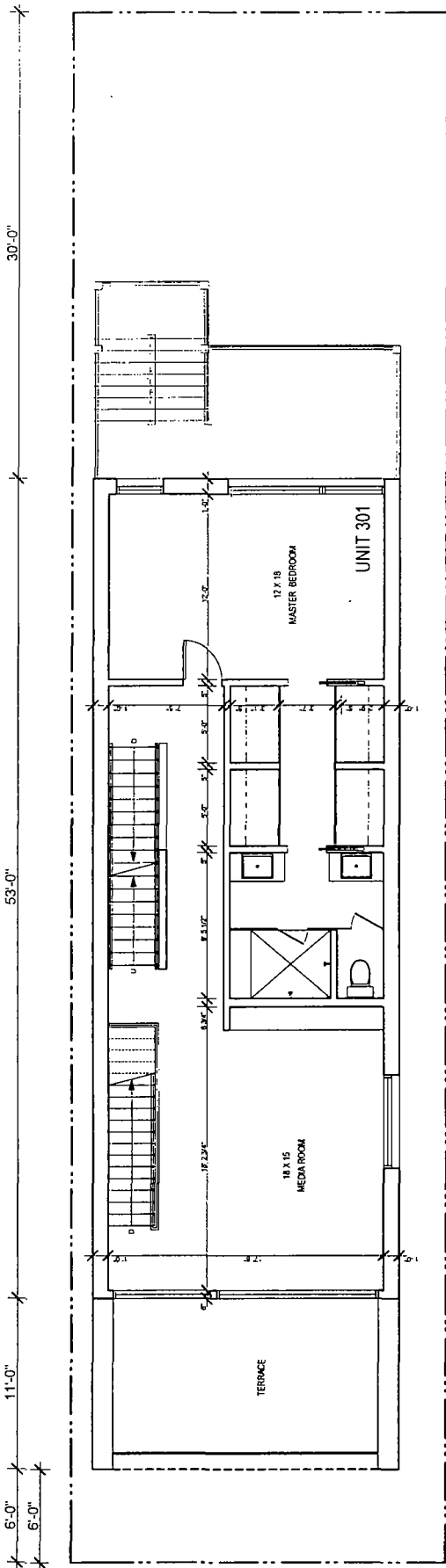
02 06 17

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FINAL FOR PUBLICATION

PUBLIC ALLEY

NORTH ADA ST



PUBLIC ALLEY

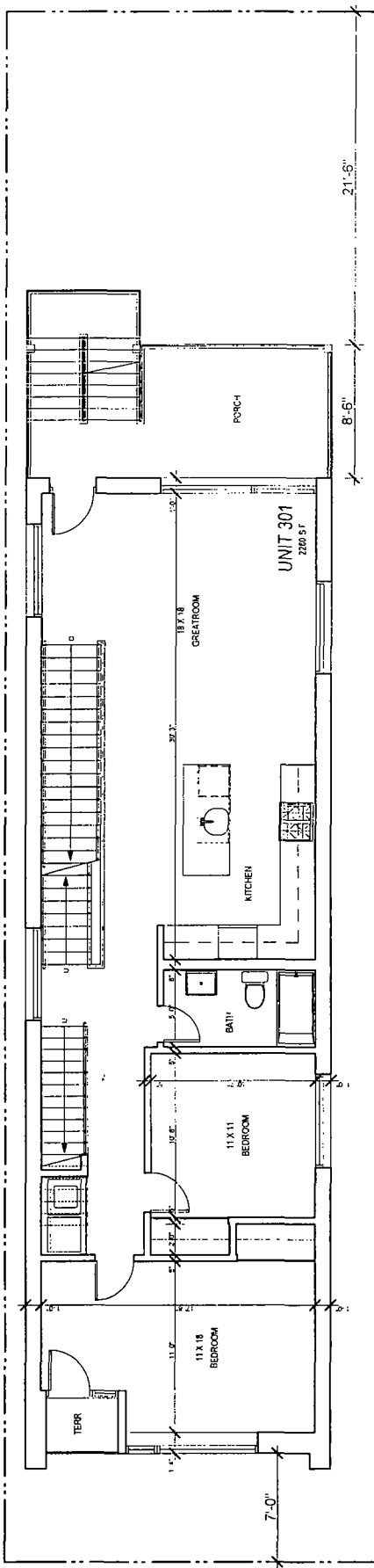
FOURTH FLOOR

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721 N. ADA STREET. 02 06 17



NORTH ADA ST



PUBLIC ALLEY

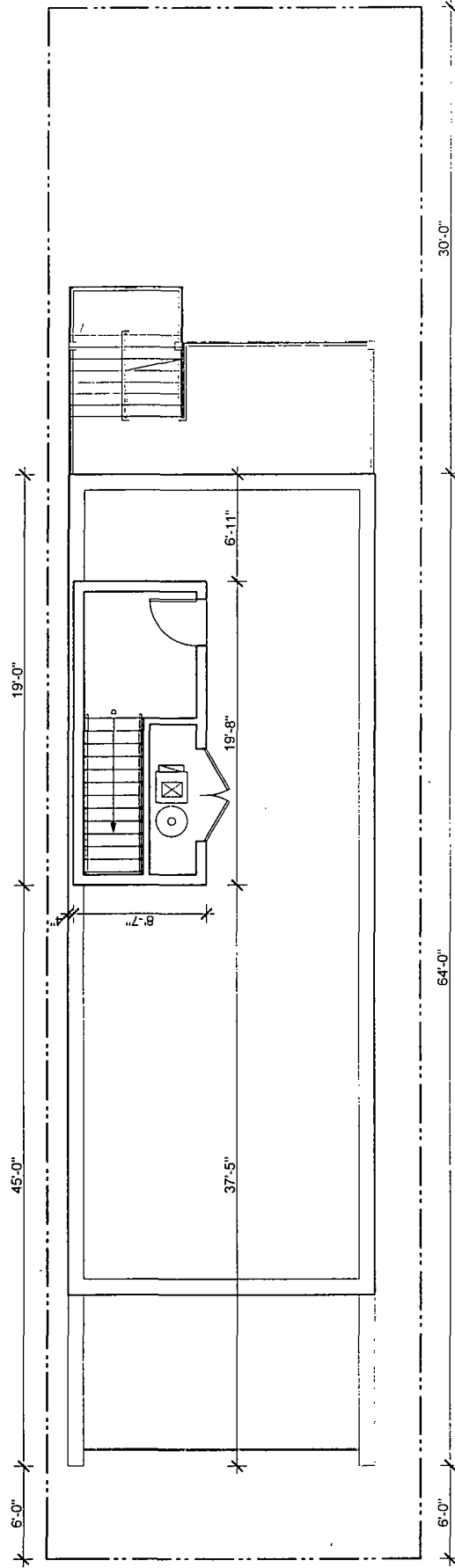
THIRD FLOOR

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721 N. ADA STREET. 02 06 17



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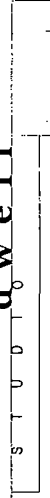


NORTH ADA ST

ROOF LEVEL

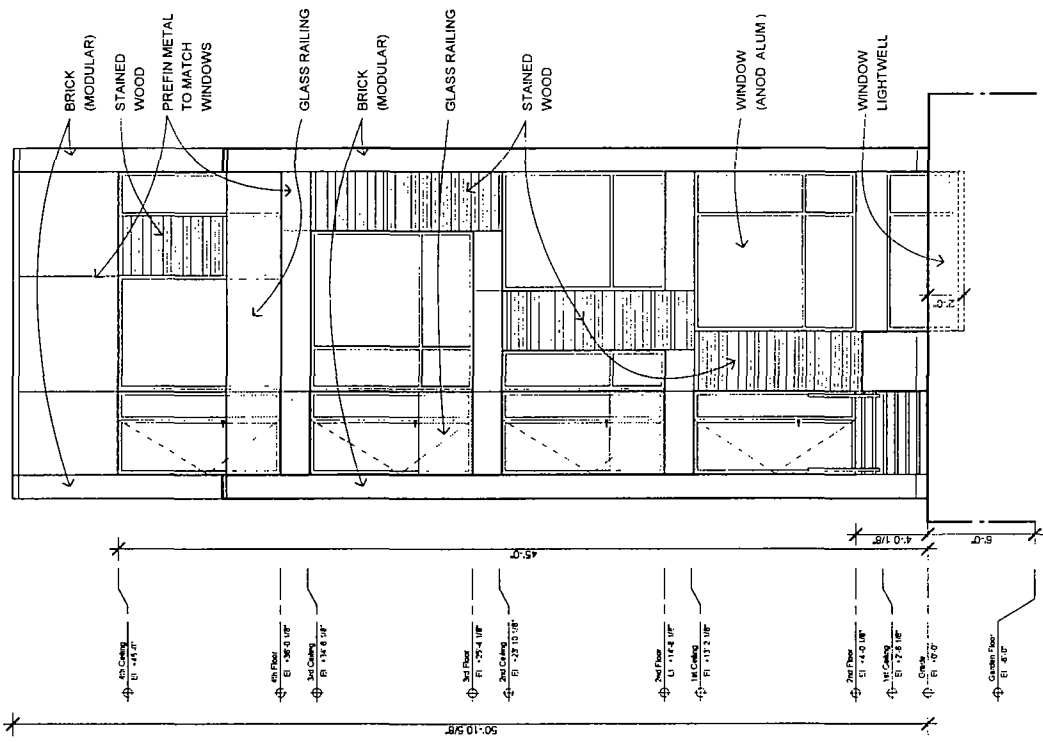
721 N. ADA STREET 02 06 17

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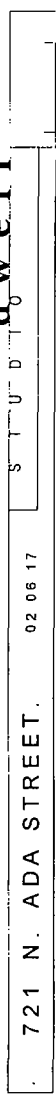




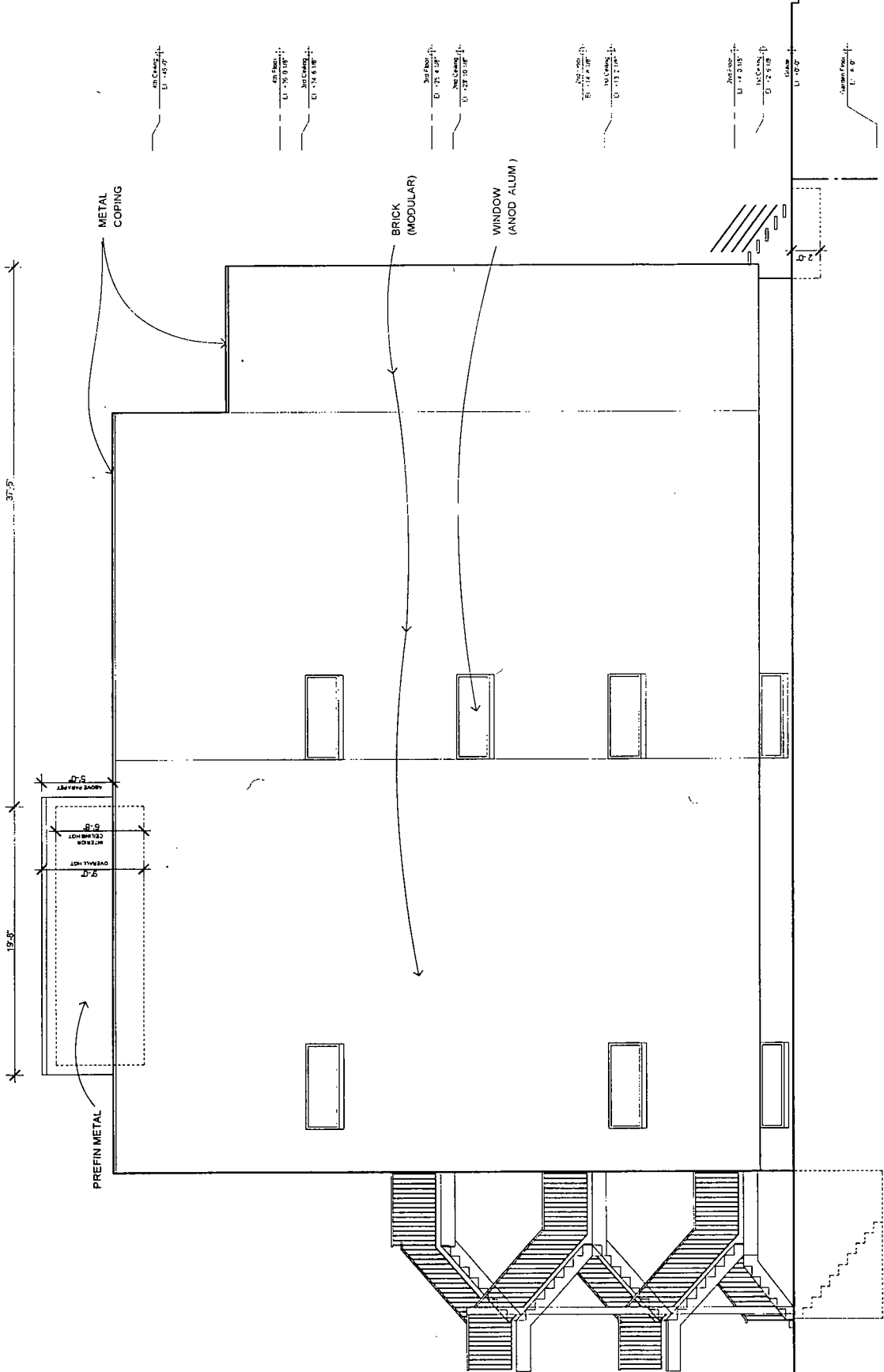
WEST ELEVATION

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721 N. ADA STREET. 02 06 17



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NORTH ELEVATION

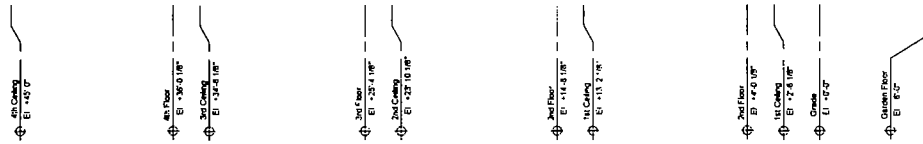
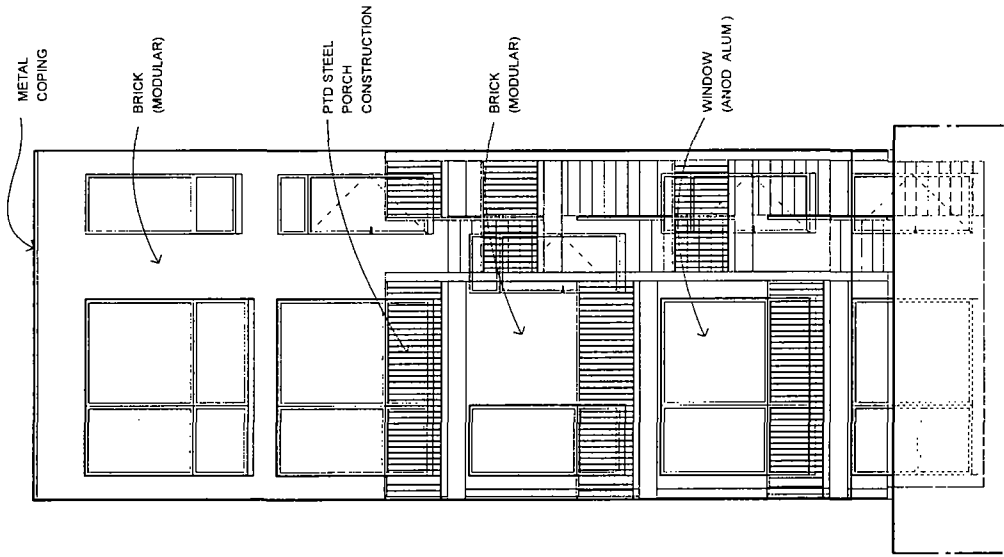
721 N. ADA STREET.

02.06.17

S U D I U

FINAL FOR PUBLICATION

- 
 METAL COPING  
 U - 13 1/2"
- 
 BRICK (MODULAR)  
 U - 13 1/2"
- 
 WINDOW (ANOD ALUM)  
 U - 13 1/2"
- 
 CROWN MOULD  
 U - 13 1/2"

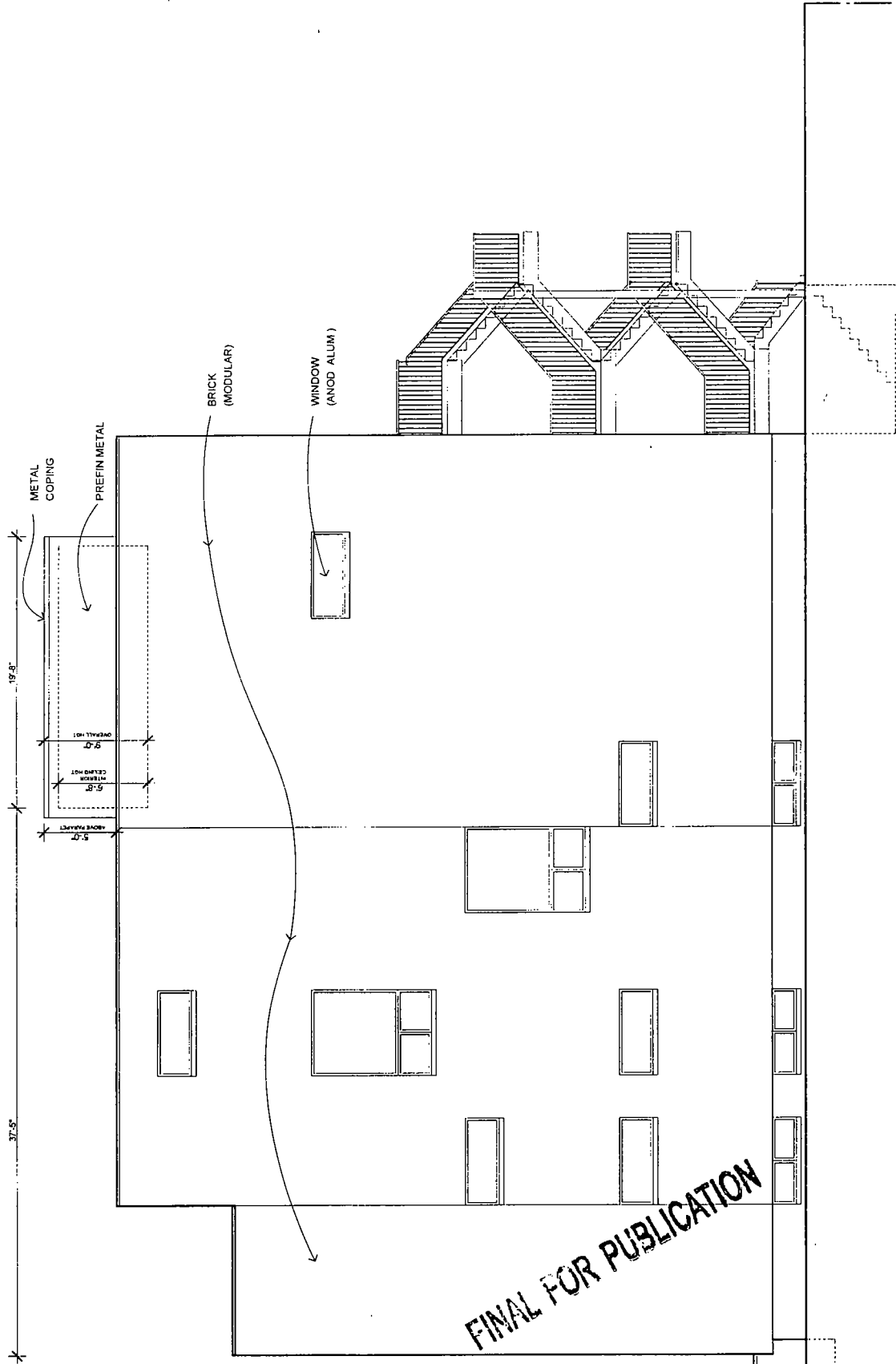


EAST ELEVATION

721 N. ADA STREET. 02.06.17

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FINAL FOR PUBLICATION



37'-5"

19'-8"

METAL COPING

PREFIN METAL

BRICK (MODULAR)

WINDOW (ANOD ALUM)

5'-0" ABOVE FINISH

5'-0" INTERIOR CLEARANCE

5'-0" OVERALL HGT.

**FINAL FOR PUBLICATION**

SOUTH ELEVATION

**dwell**

721 N. ADA STREET. 02 06 17 S U D I

- 1-0' 0" 0"
- 2-0' 0" 0"
- 3-0' 0" 0"
- 4-0' 0" 0"
- 5-0' 0" 0"
- 6-0' 0" 0"
- 7-0' 0" 0"
- 8-0' 0" 0"