



# City of Chicago



SO2013-7548

Office of the City Clerk

## Document Tracking Sheet

**Meeting Date:** 10/16/2013  
**Sponsor(s):** City Clerk (transmitted by)  
**Type:** Ordinance  
**Title:** Zoning Reclassification App No. 17850T1 at 722 N Ada St  
**Committee(s) Assignment:** Committee on Zoning, Landmarks and Building Standards

Application No. 17850 T1

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

**A line 246 feet North of and parallel to West Huron Street; North Ada Street; a line 222 feet North of and parallel to West Huron Street; the public alley next West of and parallel to North Ada Street.**

**To those of an RM4.5, Residential Multi-Unit District**

**SECTION 2. This Ordinance takes effect after its passage and approval.**

**Common address of property: 722 North Ada Street, Chicago IL.**

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SUPPLEMENTAL SUBMISSION TYPE 1 REZONING  
FOR 722 NORTH ADA STREET, CHICAGO

The subject property is currently improved with an old, frame, 3-flat building. The applicant intends to demolish the existing building and build a new residential building with 3 dwelling units.

PROJECT DESCRIPTION:	Zoning Change from RS3 to RM4.5
Proposed land use:	3 DU Residential building
Floor Area Ratio:	Lot area: 2,400 SF Building gross area: 4,080 SF Proposed FAR: 1.7
Density:	800 SF per DU
Off- Street parking:	3 parking spaces
Set Backs	Front: 8' Side: 3' north and 2' south Rear: 33'
Building height:	44'-8"

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Jack Oblaza  
ARCHITECT

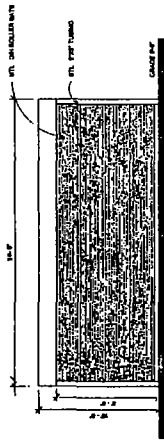
1000 N. LAKE STREET  
CHICAGO, IL 60610  
TEL: 312.329.1234  
WWW.JACKOBLAZA.COM

OWNER: NEW (3) UNIT  
FOUR STORY  
BRICK BUILDING

722 N. ADA  
STREET  
CHICAGO IL

NEW (3) UNIT  
FOUR STORY  
BRICK BUILDING

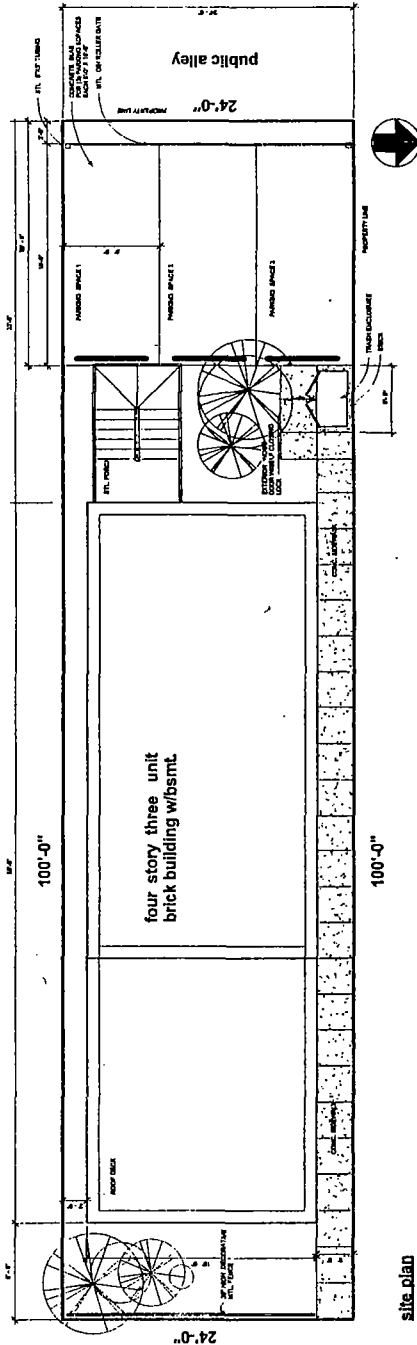
A1



roller gate detail elevation



decorative mtl. fence elevation



site plan

722 n. ada

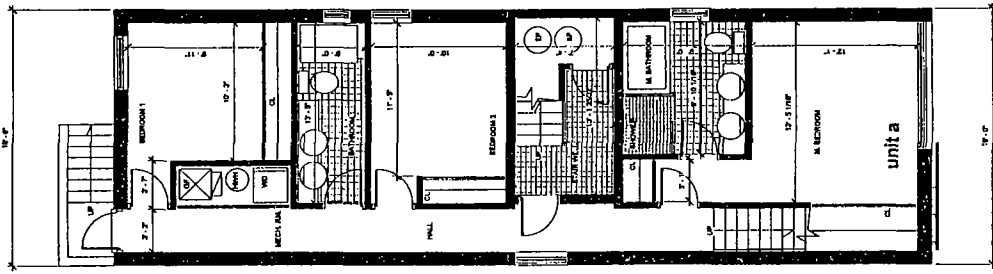
FIELD VERIFICATION  
 Checked by: [Signature]  
 Date: [Date]  
 Scale: 1/8" = 1'-0"

Jack Oblaza  
 ARCHITECT  
 214 N. Wacker  
 CHICAGO, IL 60601  
 (312) 467-1000

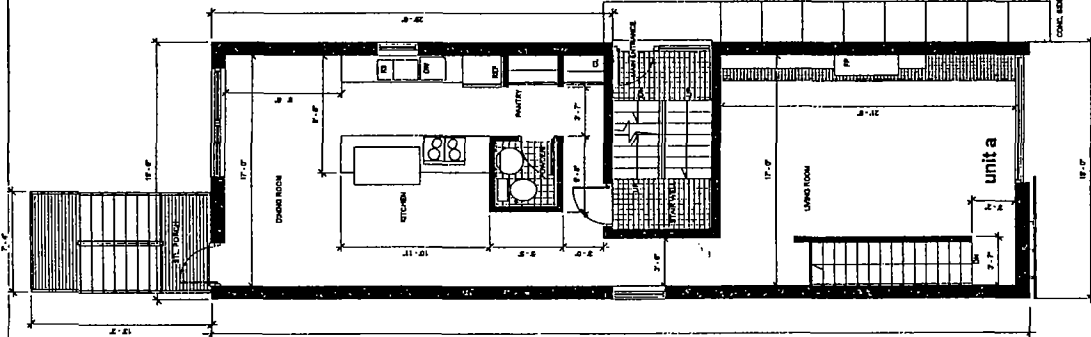
722 N. ADA  
 STREET  
 CHICAGO IL

NEW (3) UNIT  
 FOUR STORY  
 BRICK BUILDING

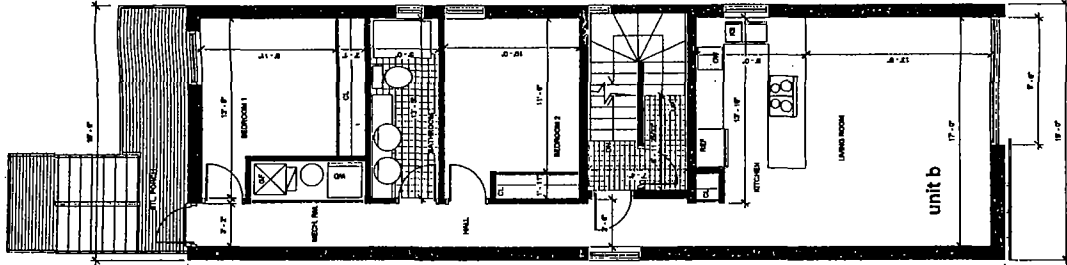
A4



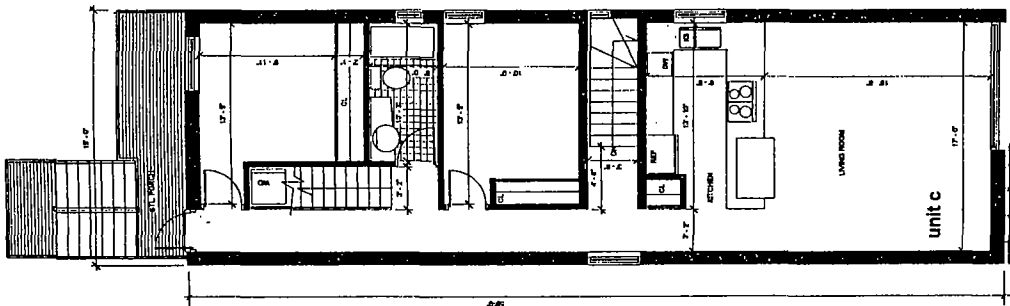
lower level floor plan



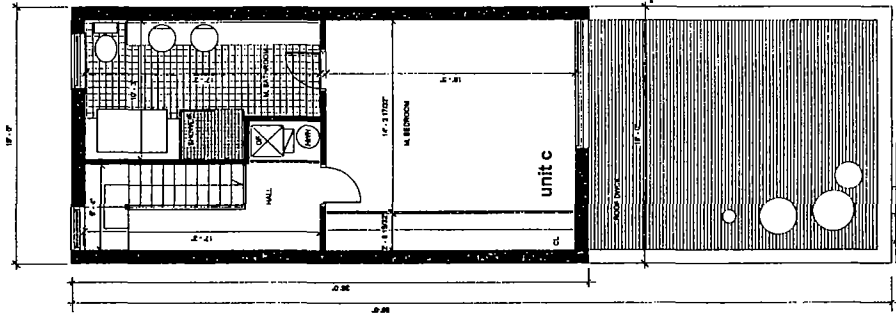
first floor plan



second floor plan



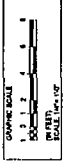
third floor plan



fourth floor plan

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Field Verification  
 General and Special Notes:  
 1. All work shall be in accordance with the specifications and drawings.  
 2. The contractor shall be responsible for obtaining all necessary permits.  
 3. The contractor shall maintain access to all existing utilities.  
 4. The contractor shall protect all existing structures and materials.  
 5. The contractor shall be responsible for the safety of all workers and the public.  
 6. The contractor shall be responsible for the cleanup of all construction materials and debris.

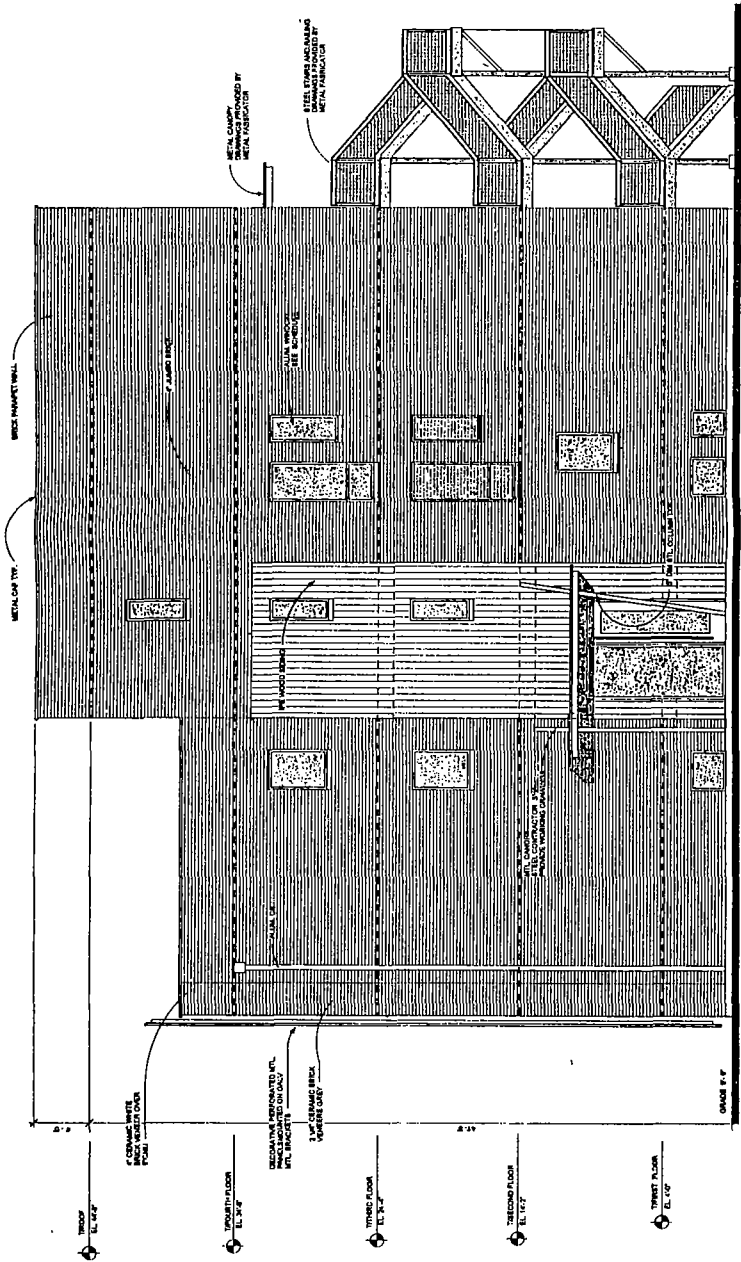


**Jack Oblaza**  
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722 N. ADA  
 STREET  
 CHICAGO IL

NEW (3) UNIT  
 FOUR STORY  
 BRICK BUILDING

**A5**



north elevation  
 SCALE: 1/8" = 1'-0"

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Field Verification  
 Conducted and verified by Jack Oblaza, PE, on 10/15/14. All dimensions are as shown on drawings. All materials are as specified on drawings. All work is to be in accordance with the drawings and specifications. All work is to be in accordance with the drawings and specifications. All work is to be in accordance with the drawings and specifications.

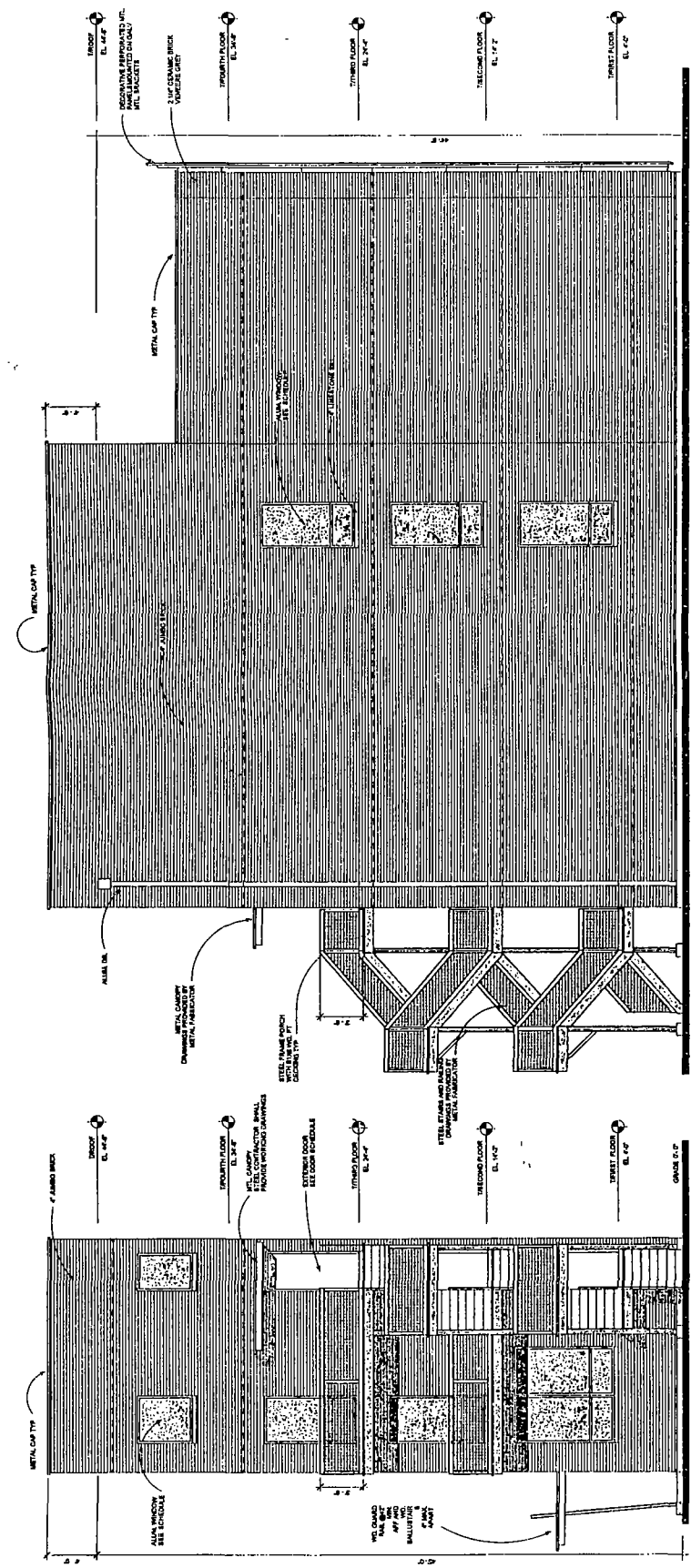


**Jack Oblaza**  
 8 Architects  
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 (312) 777-3433

722 N. ADA  
 STREET  
 CHICAGO IL

NEW (3) UNIT  
 FOUR STORY  
 BRICK BUILDING

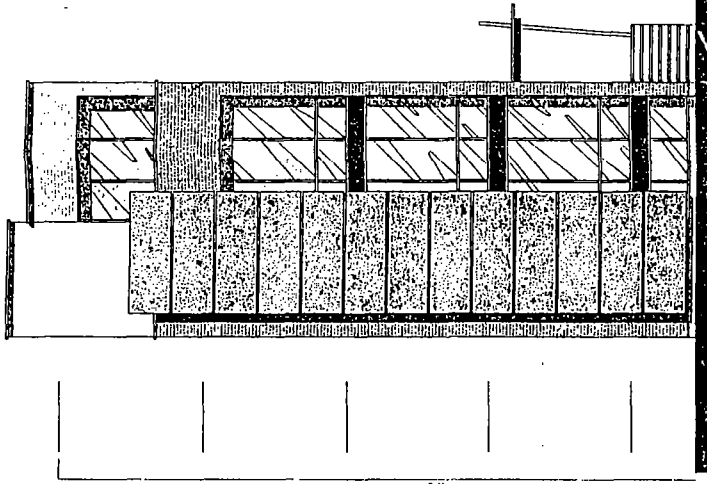
**A6**



south elevation  
 SCALE: 1/8" = 1'-0"

north elevation  
 SCALE: 1/8" = 1'-0"

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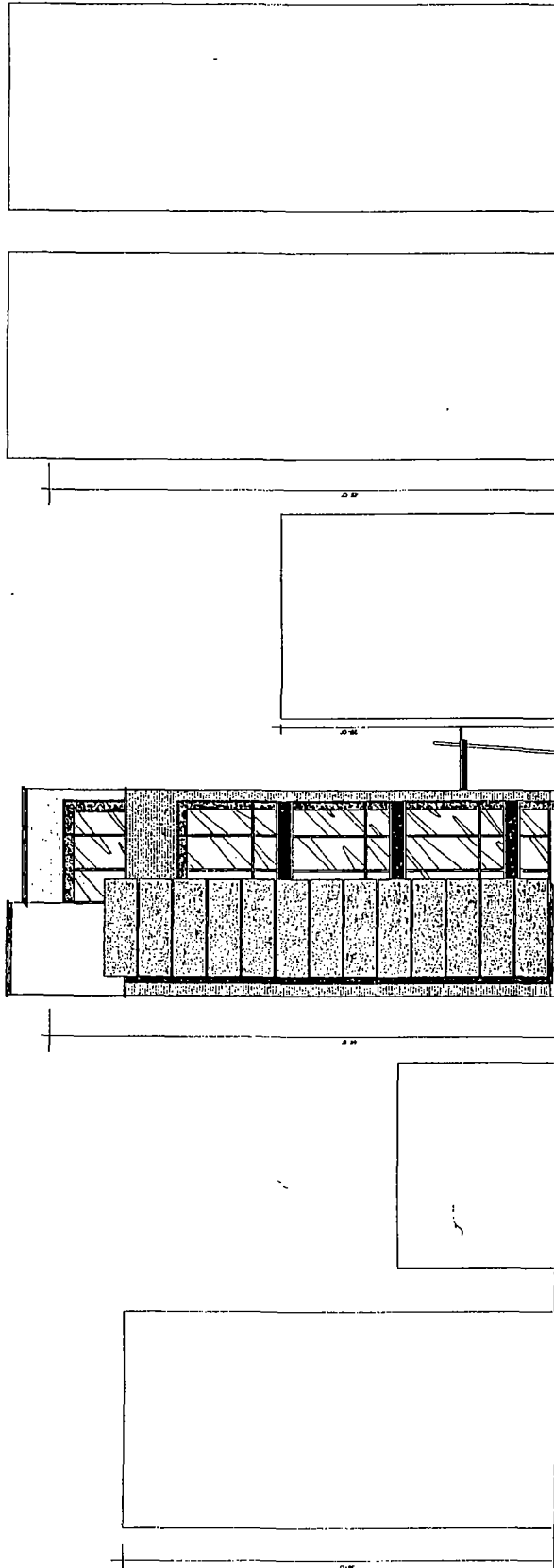


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proposed front elevation

JACK OBLAZA AND ASSOCIATES ARCHITECTS  
3114 N. WABASH CHICAGO, ILL. 60618 773 777 8403 312 453 1921





728 n ada

726 n ada

724 n ada

722 n ada

720 n ada

718 n ada

Street Elevation

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311 N. MADISON CHICAGO, ILL. 60610 312.451.1791

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