



# City of Chicago



SO2016-8345

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 720 N Ada St - App No. 19027T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

# 19027 T1

INTRO. DATE:

11-09-16

**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 west 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: . 720 North Ada Street

**17-13-0303-C (1) Narrative Zoning Analysis – 720 N. Ada, Chicago, IL Substitute Narrative and Plans**

Proposed Zoning: RM-5

Lot Area: 2,400 square feet

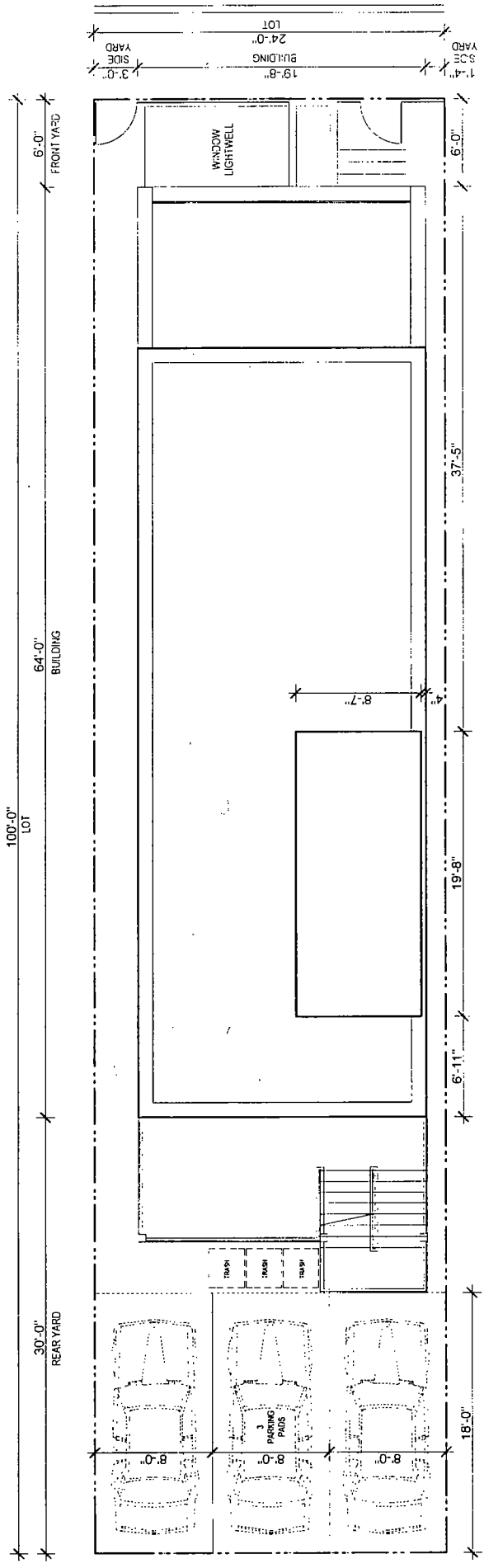
Proposed Land Use: The Applicant is proposing to develop the subject property with a new four-story residential building containing three (3) dwelling units. The proposed building will be masonry construction. The proposed building will be 45 feet in height. Onsite parking for three (3) cars will be 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: 3 feet North side setback / 1 foot 4 inches 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**



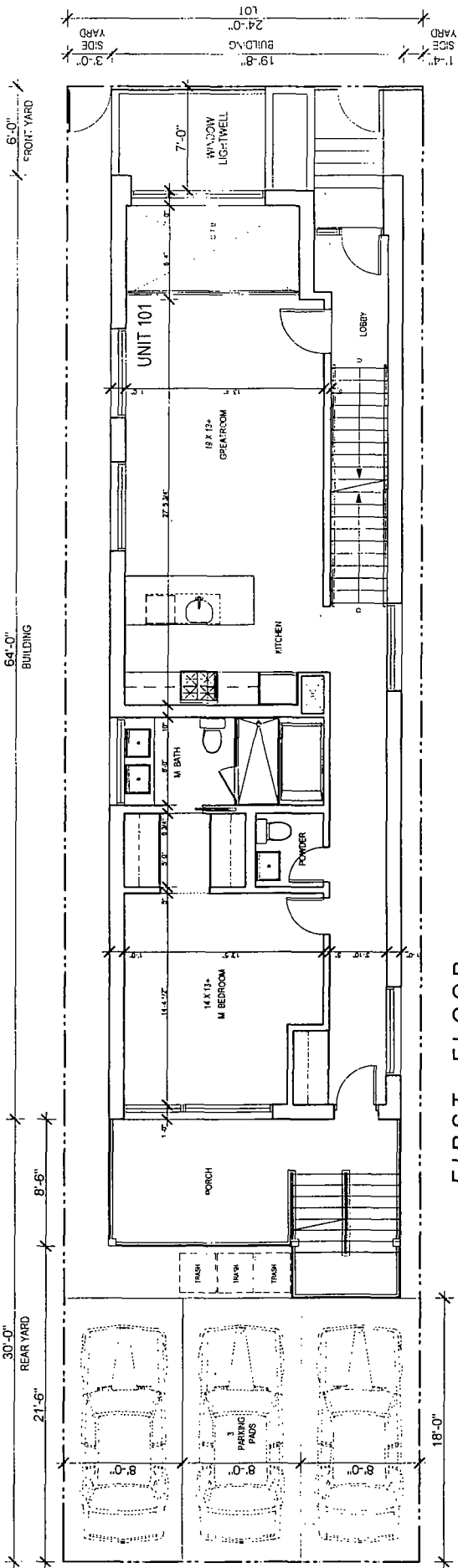
PUBLIC ALLEY

SITE PLAN

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720 N. ADA STREET. 02.06.17 S I U D

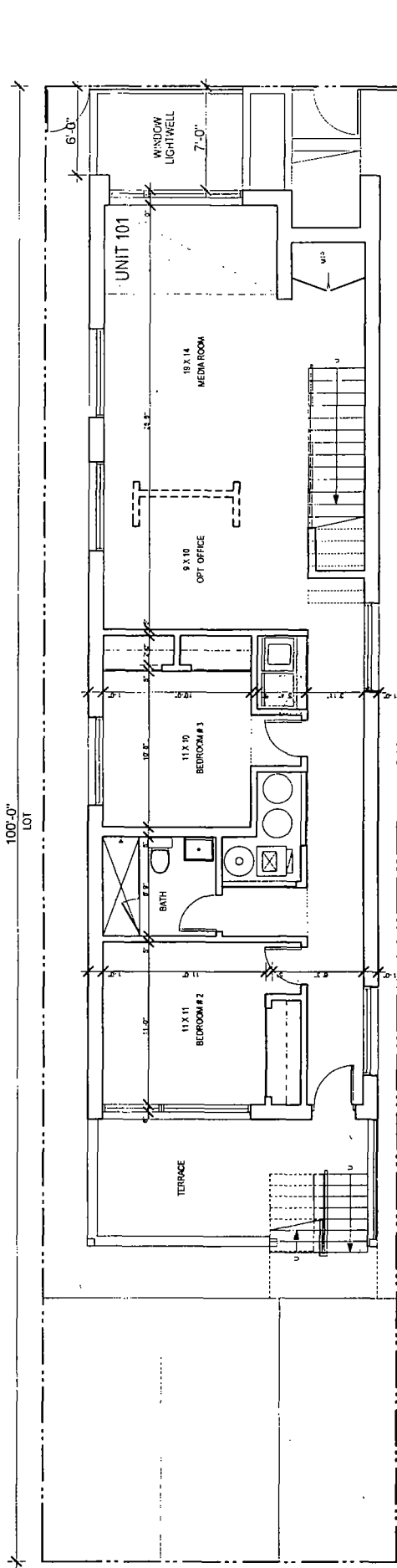
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FIRST FLOOR

720 N. ADA STREET. 02.06.17

dwELL

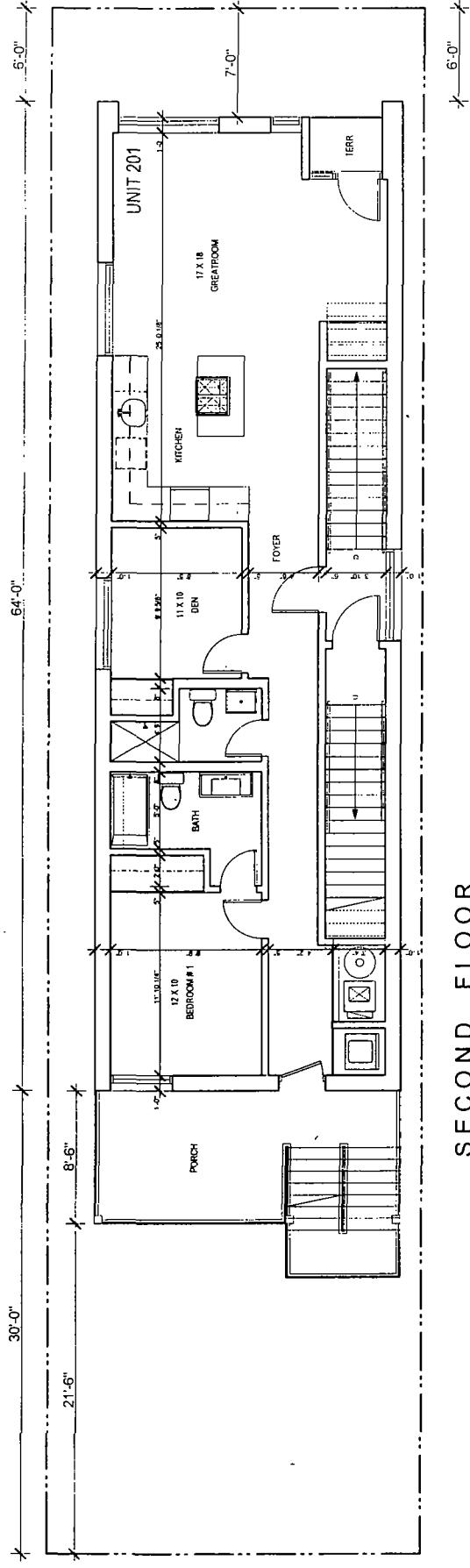


GARDEN LEVEL

720 N. ADA STREET. 02.06.17

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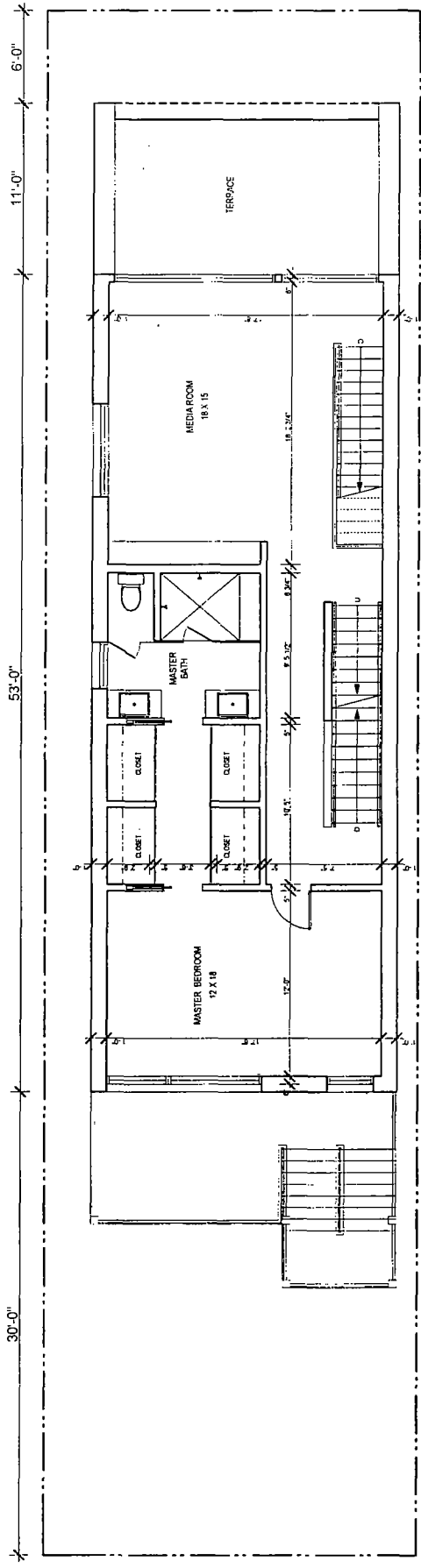
PUBLIC ALLEY

SECOND FLOOR

dwell

720 N ADA STREET. 02 06 17

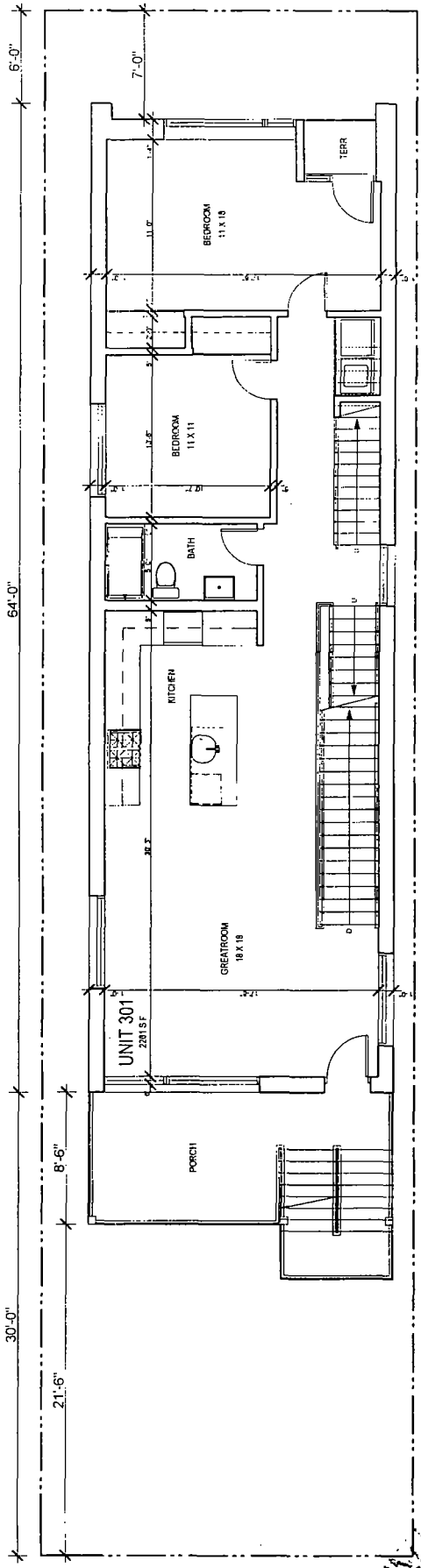
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FOURTH FLOOR

720 N. ADA STREET. 02 06 17

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THIRD FLOOR

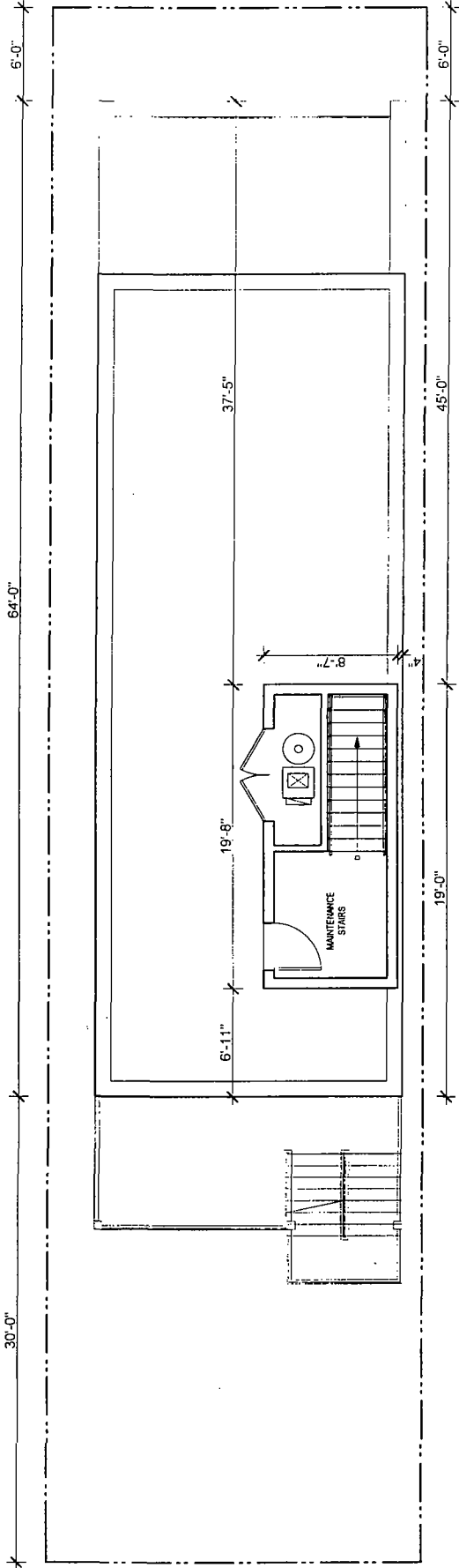
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NORTH ADA ST

NORTH ADA ST

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PUBLIC ALLEY

ROOF LEVEL

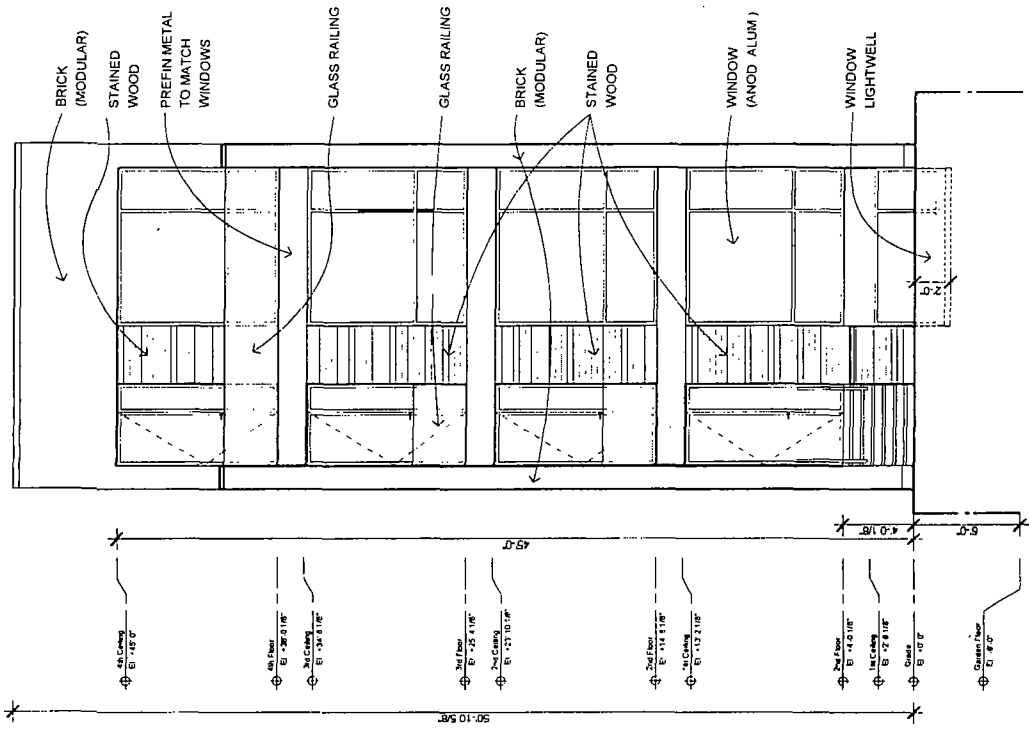
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EAST ELEVATION

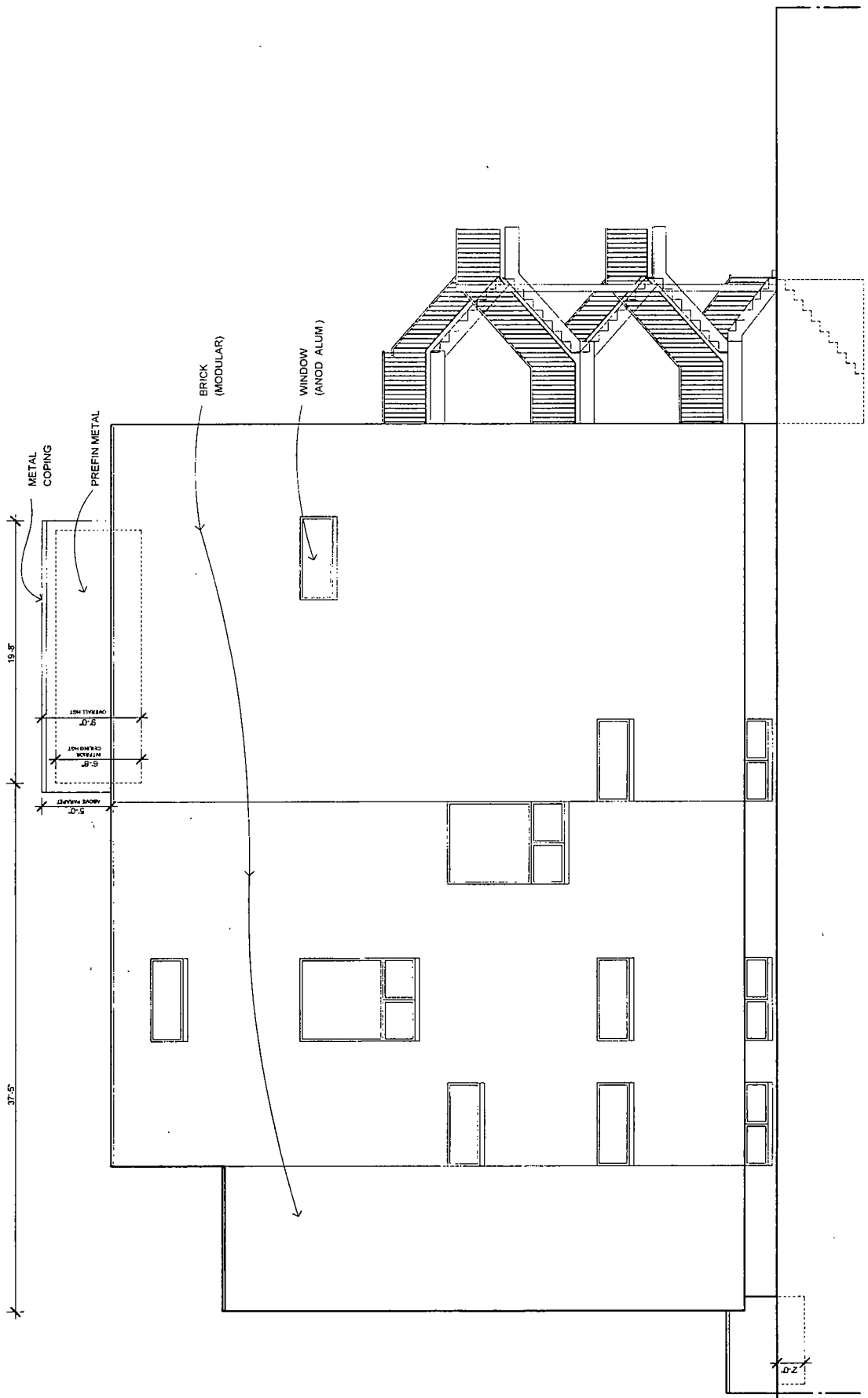
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02.08.17

720 N ADA STREET

STUD

FINAL FOR PERMITTING



37'-5"

19'-5"

METAL COPING

PREFIN METAL

OVERALL HGT 3'-0"

FINISH CRAND HGT 5'-0"

ROOF FINISH 5'-0"

BRICK (MODULAR)

WINDOW (ANOD ALUM)

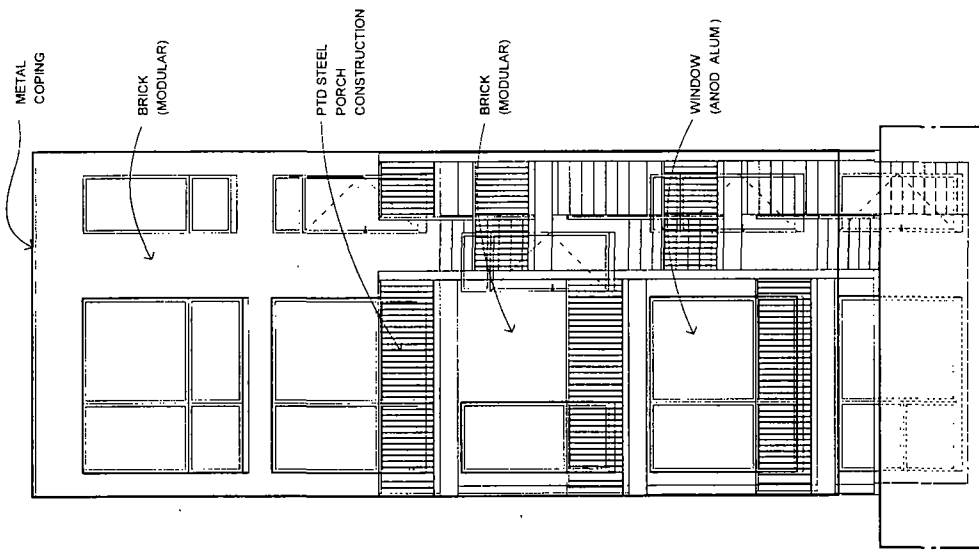
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NORTH ELEVATION

720 N. ADA STREET. 02.06.17

SCALE 1" = 10'-0"

- 1st Floor
- 2nd Floor
- 3rd Floor
- 4th Floor
- 5th Floor
- 6th Floor
- 7th Floor
- 8th Floor
- 9th Floor
- 10th Floor
- 11th Floor
- 12th Floor



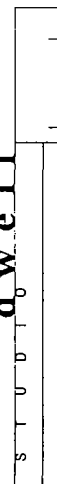
- 1st Floor  
E - 14.5' 0"
- 2nd Floor  
E - 13.5' 0.18"
- 3rd Floor  
E - 12.5' 0.18"
- 4th Floor  
E - 11.5' 0.18"
- 5th Floor  
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- 6th Floor  
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- 13th Floor  
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- 14th Floor  
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- 15th Floor  
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- 16th Floor  
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- 50th Floor  
E - 0.0' 0.18"

WEST ELEVATION

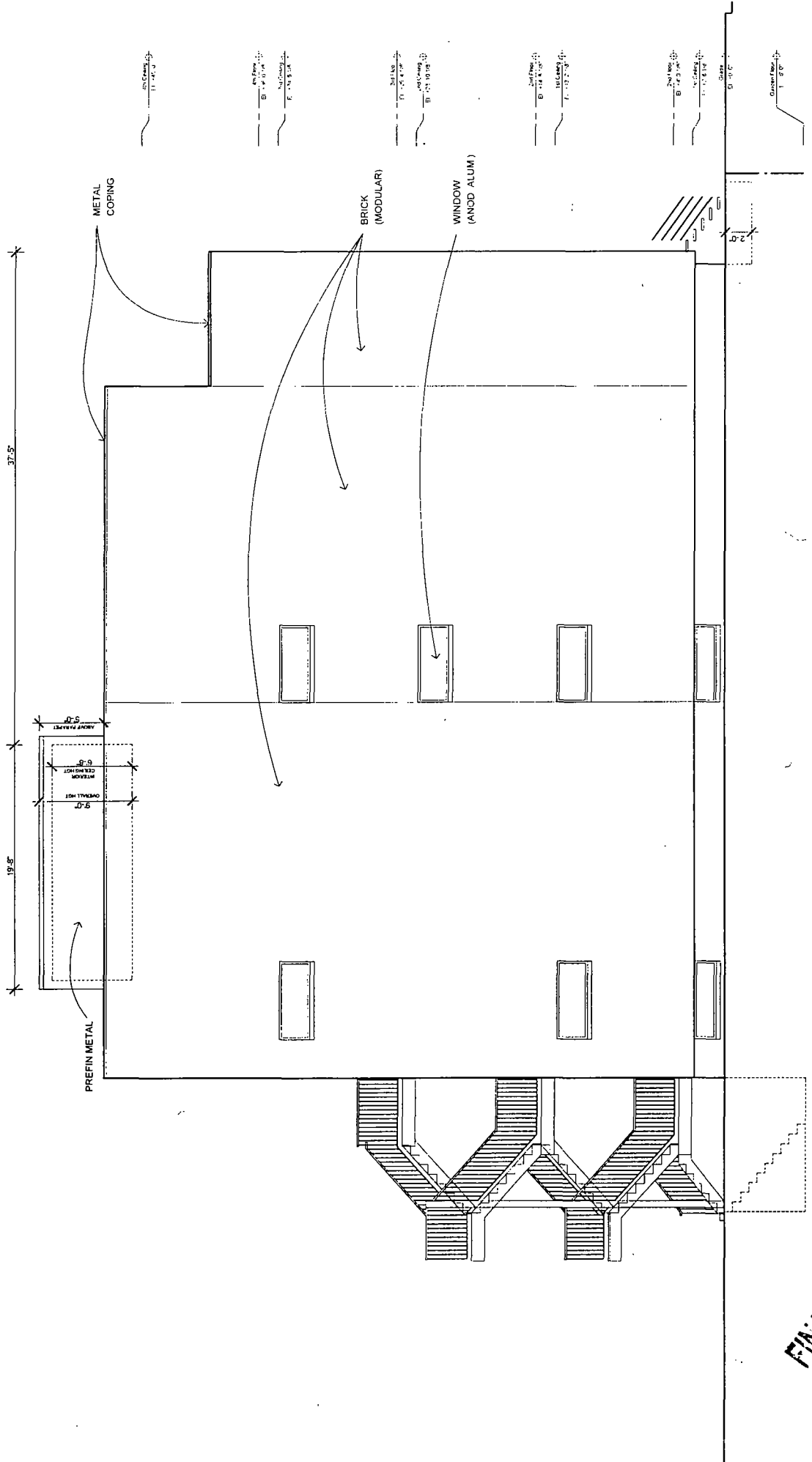
720 N. ADA STREET.

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FINAL FOR PUBLICATION



- 1. METAL COPING
- 2. BRICK (MODULAR)
- 3. WINDOW (ANOD ALUM)
- 4. PREFIN METAL
- 5. METAL COPING
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- 19. METAL COPING
- 20. METAL COPING

**SOUTH ELEVATION**

720 N. ADA STREET.

02 06 17

S U D D

**FINAL FOR PUBLICATION**