



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:

*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.

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