



# Office of the City Clerk

City Hall  
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Chicago, IL 60602  
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## Legislation Text

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### ORDINANCE

*77 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:

*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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