



# City of Chicago



SO2013-5509

Office of the City Clerk

## Document Tracking Sheet

**Meeting Date:** 7/24/2013

**Sponsor(s):** City Clerk (transmitted by) (Clerk)

**Type:** Ordinance

**Title:** Zoning Reclassification App No. 17779T1 at 1116-1132 W Adams St.

**Committee(s) Assignment:** Committee on Zoning, Landmarks and Building Standards

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**SUBSTITUTE  
ORDINANCE**

17779-TT

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 DR-3, Downtown Residential District symbols and indications as shown on Map No. 2-G in the area bounded by

The east/west public alley next north and parallel to West Adams Street; a line 148.90 feet west of and parallel to South Aberdeen Street; West Adams Street; and a line 360.23 feet west of and parallel to South Aberdeen Street

to those of a DX-5 Downtown Mixed Use District.

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

Common Address of Property: 1116-1132 West Adams, Chicago, Illinois

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Common Address of Property: 1116-1132 West Adams, Chicago, Illinois

AMENDED  
NARRATIVE + SITE PLANS

AMENDED  
RESIDENTIAL DEVELOPMENT  
REZONING TYPE 1 NARRATIVE  
ZONING AND DEVELOPMENT ANALYSIS

Lot Area:	39,643 square feet
Floor Area Ratio:	3.59
Maximum Number of Residential Units:	50 units
Minimum Number of On-Site, Accessory Parking Spaces:	50 spaces
Maximum Number of On-Site Accessory Parking Spaces :	78 spaces
Minimum Number of Loading Spaces:	1 space
Building Height:	74 feet
Setbacks:	North (alley/rear): 30'-0" South (Adams/front): 13'-0" / 0'-0" (with balconies) East (side): 0'-0" West (side): 0'-0"

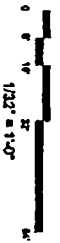
**Project Narrative:** The Applicant proposes to change the DR-3, Downtown Residential District to a DX-5, Downtown Mixed-Use District for the construction of a 6-story building providing a total of 50 units with 78 on-site, accessory parking spaces.

Commonly Known as: 1116-1132 West Adams, Chicago, Illinois

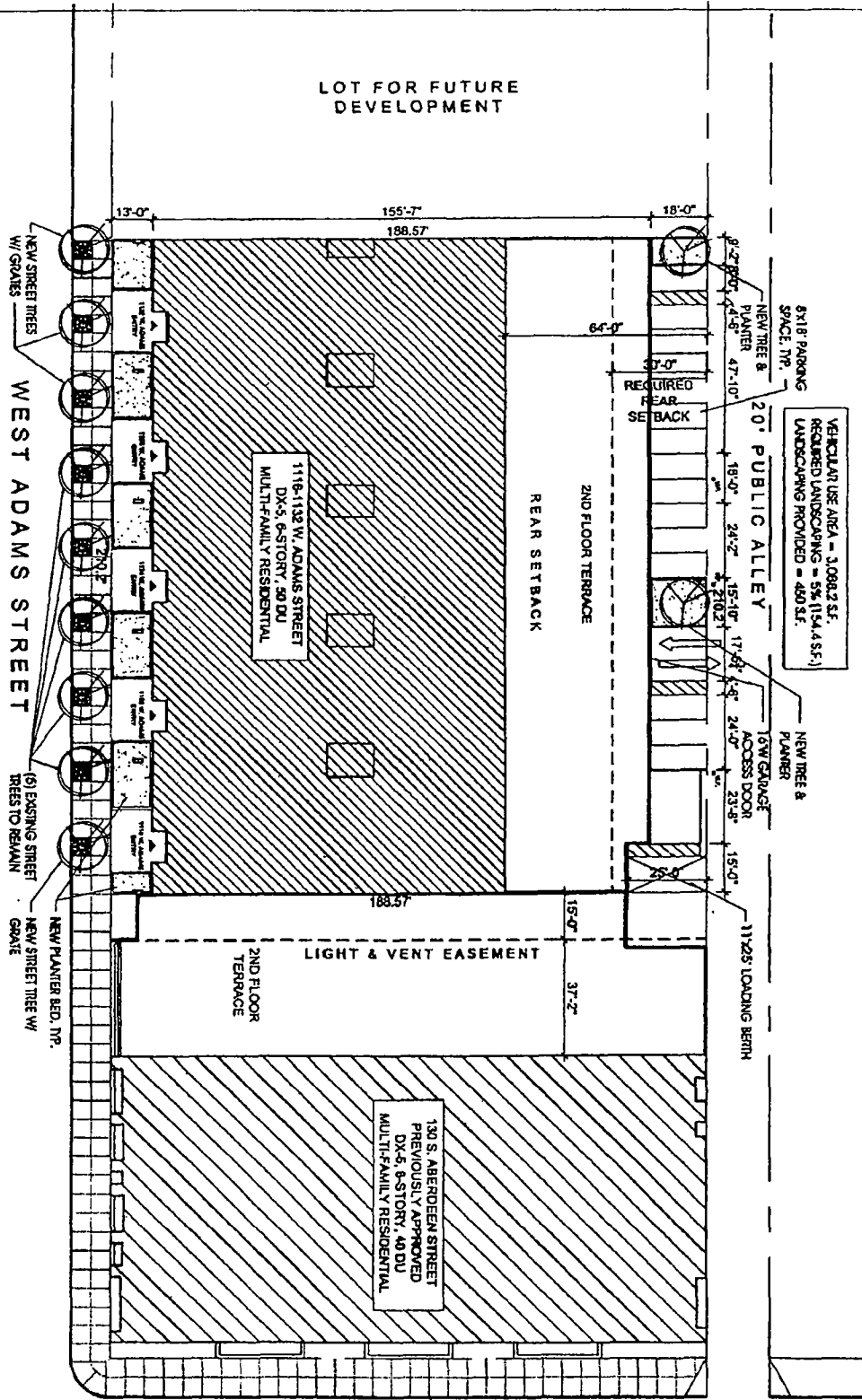
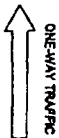
CA CONDOS ON ADAMS  
 DEVELOPER: CAN, LLC  
 MARKETED BY: BERGRAVA REALTY GROUP  
 JULY 1, 2013



1116-1132 W. ADAMS ST.  
 CHICAGO, ILLINOIS



SITE & LANDSCAPE PLAN

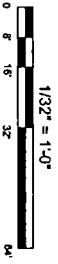


S. ABERDEEN STREET  
 TWO-WAY TRAFFIC

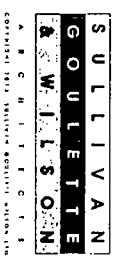
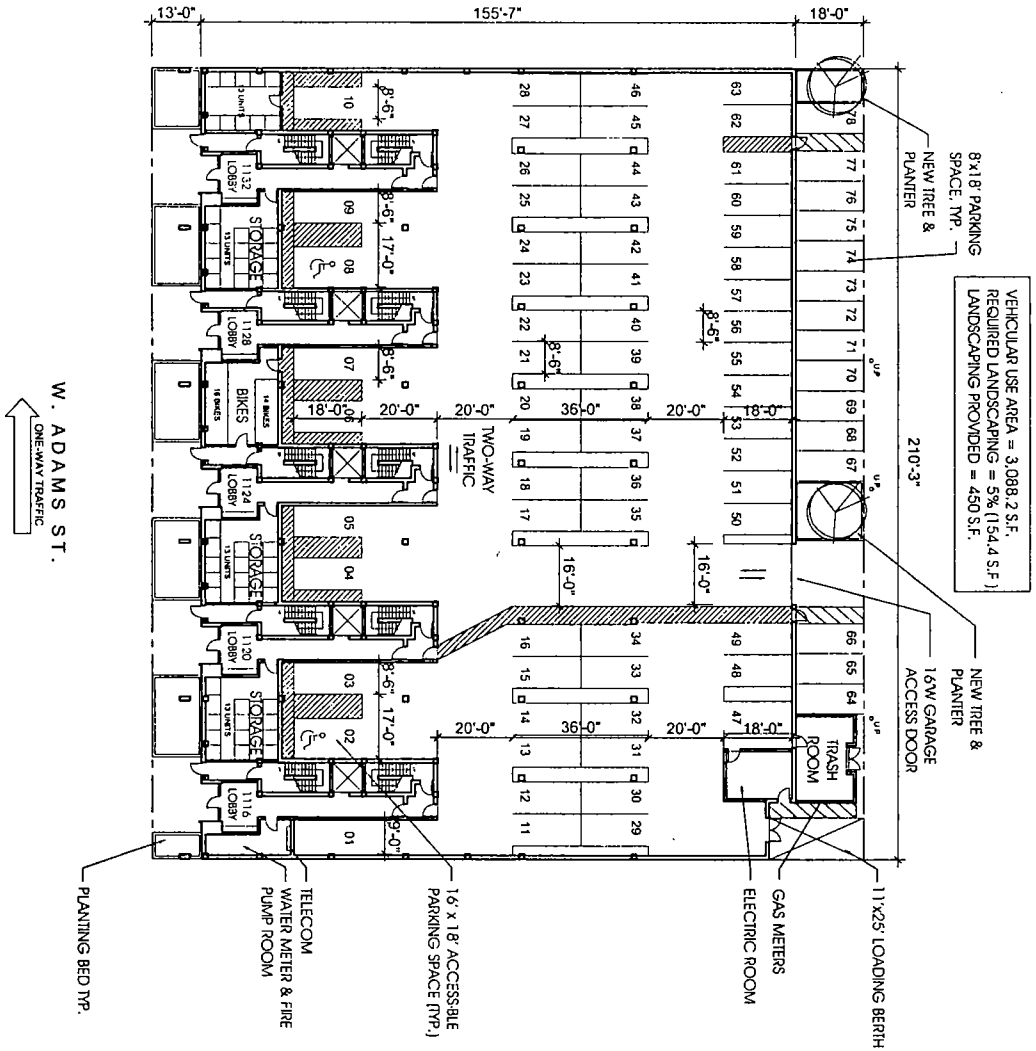




**GROUND FLOOR PLAN**

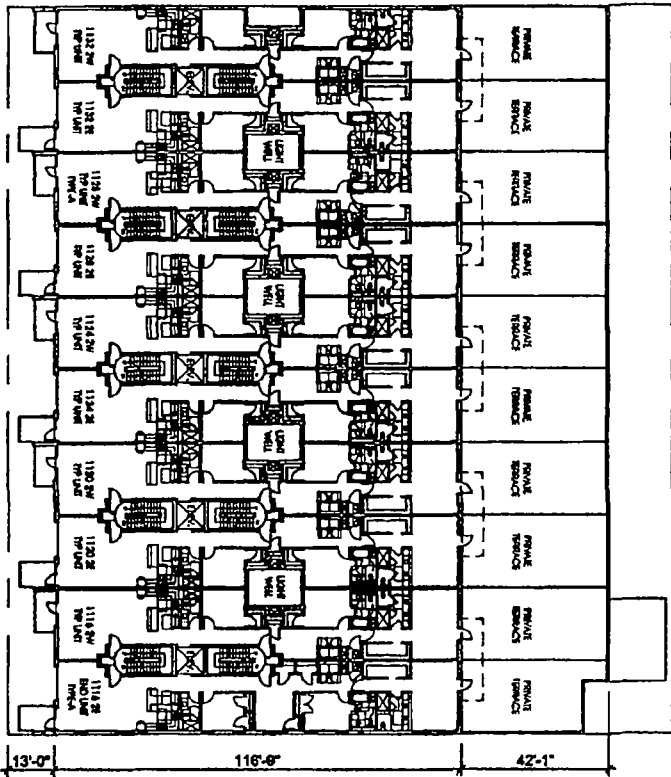


**1116-1132 W. ADAMS ST.**  
 CHICAGO, ILLINOIS



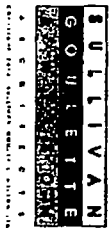
ARCHITECTS  
 1116-1132 W. ADAMS ST.  
 CHICAGO, ILLINOIS 60607

CA CONDOS ON ADAMS  
 DEVELOPER: CAIV, LLC  
 MARKETING BY: BELGRAVA REALTY GROUP  
 JUNE 19, 2013

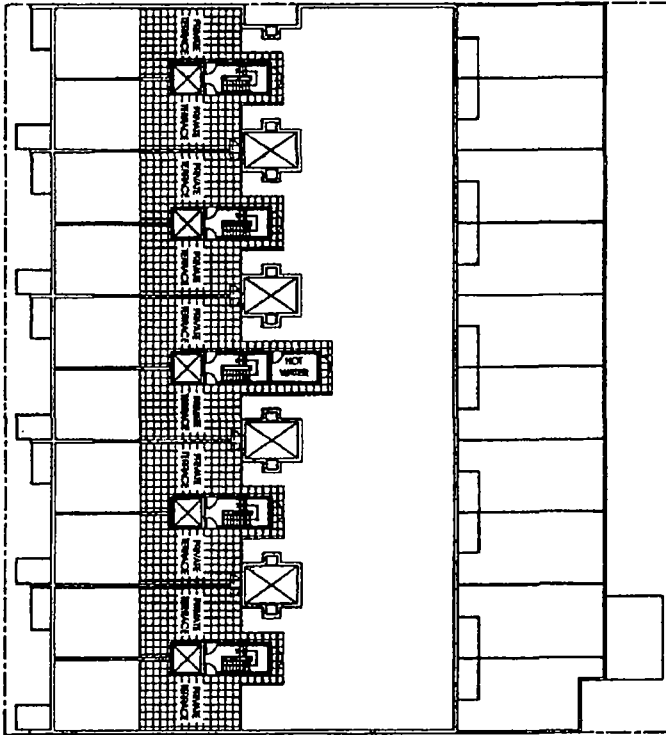


SECOND FLOOR PLAN

NORTH  
 1116-1132 W. ADAMS ST.  
 CHICAGO, ILLINOIS

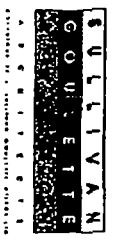


**CONDOSS ON ADAMS**  
DEVELOPER: CAIV, LLC  
MARKETED BY: BERGRAND REALTY GROUP  
JUNE 19, 2013



**ROOF PLAN**  
1/32" = 1'-0"  
0 5 10 15 20 25 30 35 40 45 50

**1116-1132 W. ADAMS ST.**  
CHICAGO, ILLINOIS



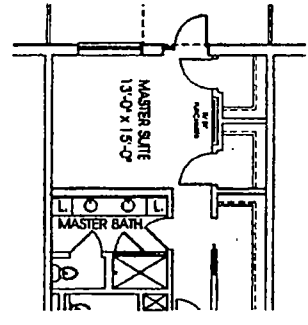
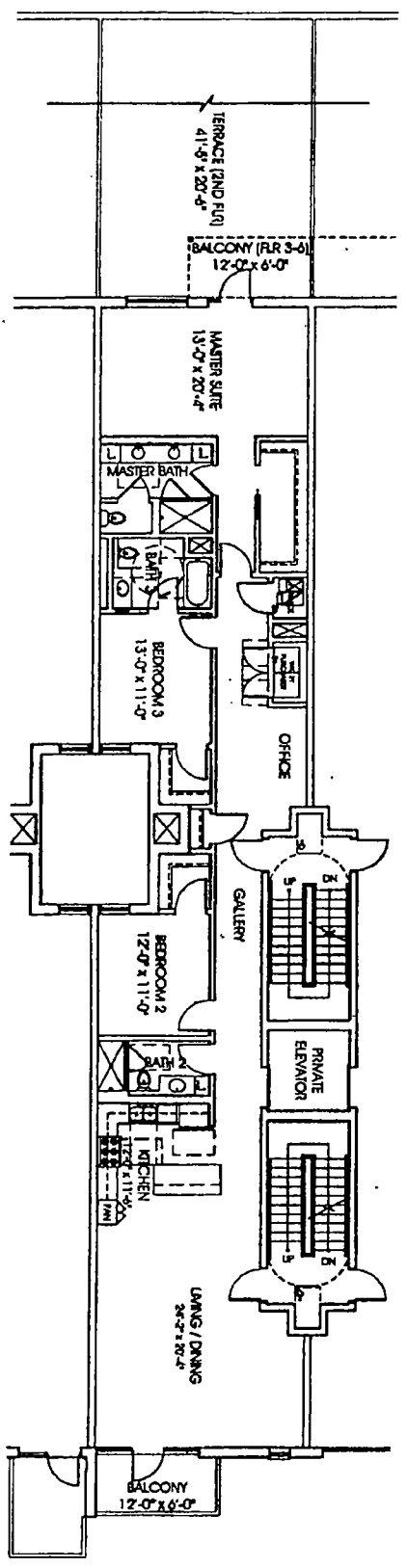


**CA CONDOS ON ADAMS**  
 DEVELOPER: CAH, LLC  
 MARKETING BY: BELGRAVIA REALTY GROUP  
 JUNE 19, 2013

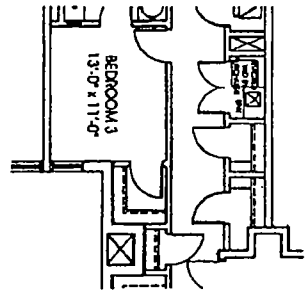
**1116-1132 W. ADAMS ST.**  
 CHICAGO, ILLINOIS



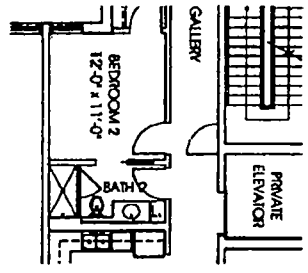
TYPICAL WEST UNIT PLAN



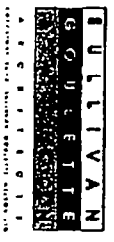
MASTER SUITE  
UPGRADE



HALL CLOSET  
& LAUNDRY  
UPGRADE



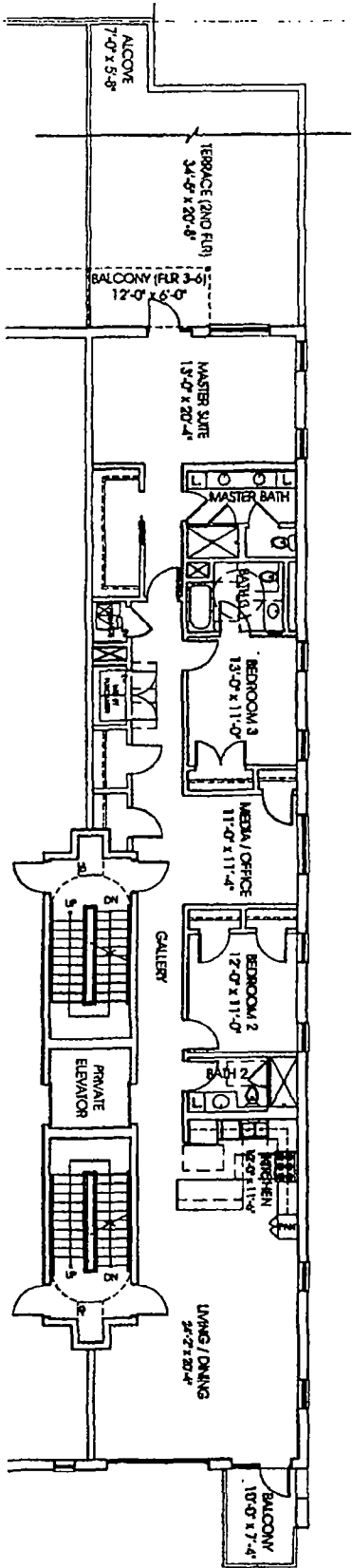
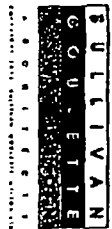
BATH 2 DOOR  
UPGRADE



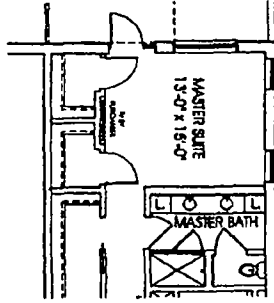
**CONDOMINIUMS ON ADAMS**  
 DEVELOPER: CAI, LLC  
 MARKETING BY: BELGRAVIA REALTY GROUP  
 JUNE 19, 2013

**1116-1132 W. ADAMS ST.**  
 CHICAGO, ILLINOIS

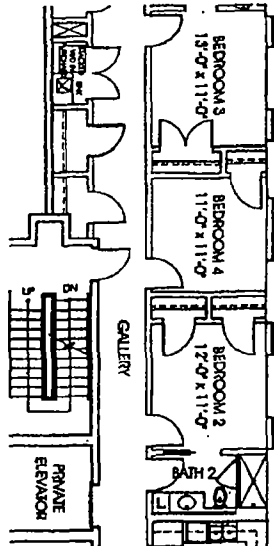
EAST END UNIT PLAN



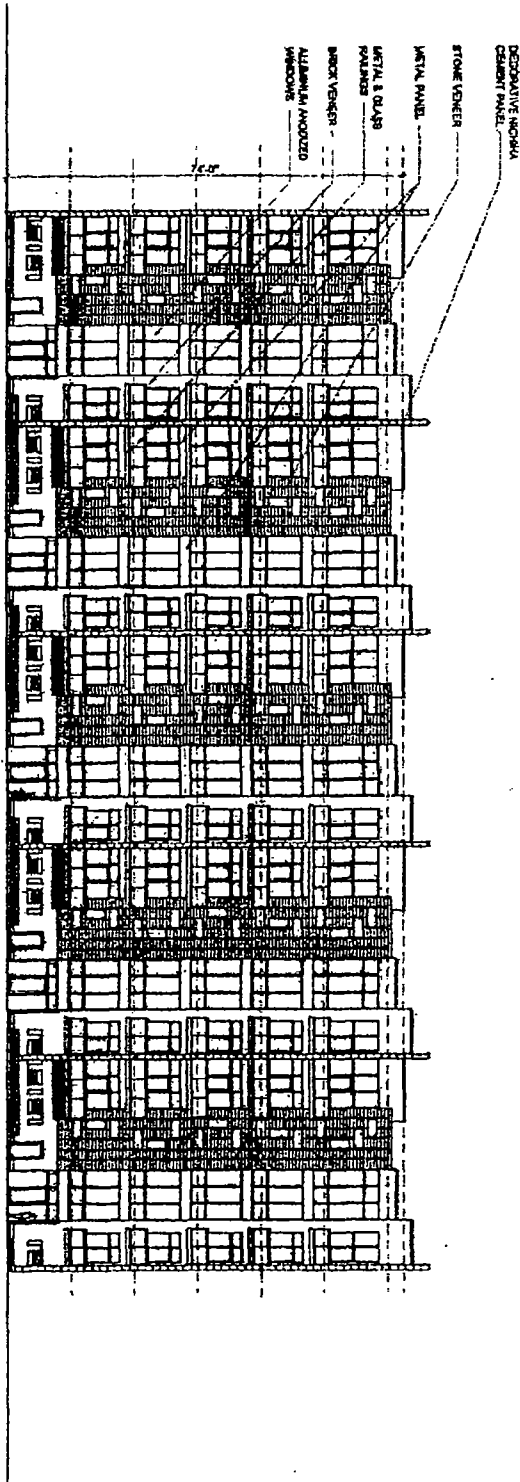
MASTER SUITE  
UPGRADE



4TH BEDROOM, LAUNDRY  
& BATH 2 DOOR  
UPGRADES

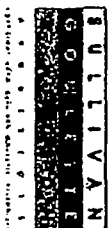


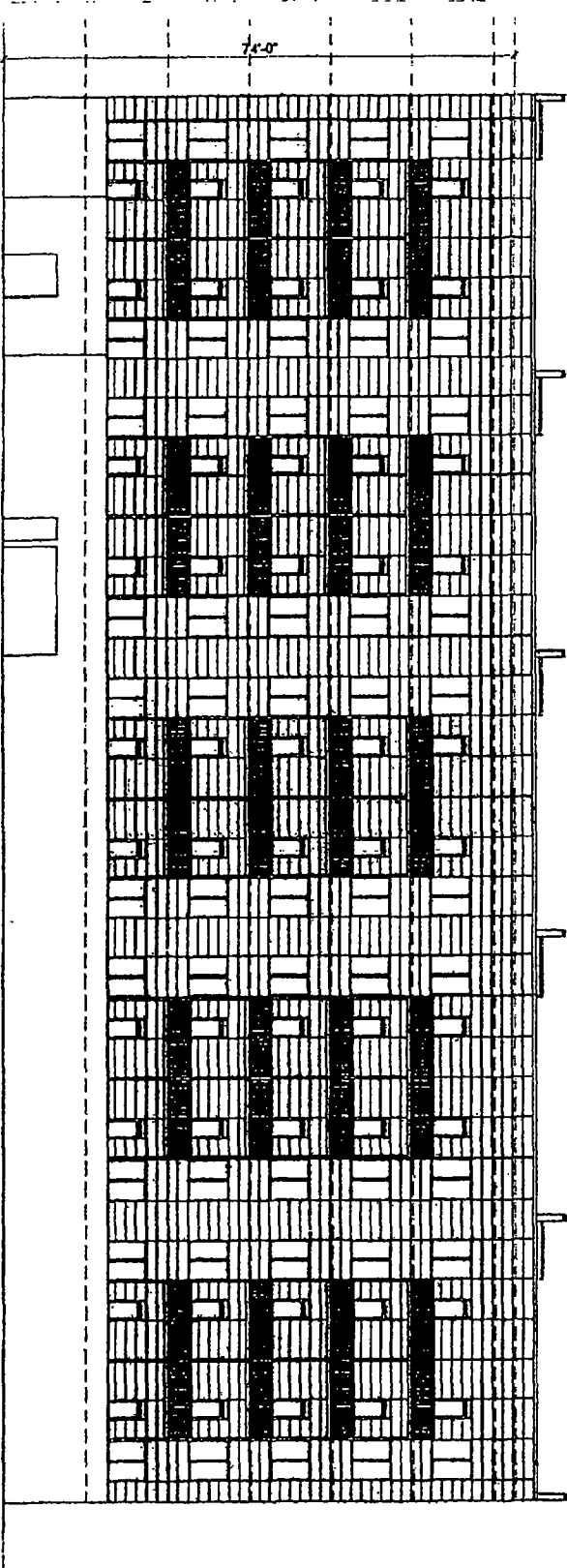
**CA CONDOS ON ADAMS**  
 DEVELOPER: CAIV, LLC  
 MARKED BY BELGRAVIA REALTY GROUP  
 JULY 1, 2013



FRONT ELEVATION

**1116-1132 W. ADAMS ST.**  
 CHICAGO, ILLINOIS



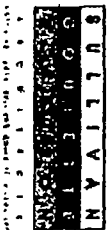


REAR ELEVATION



**CA CONDOS ON ADAMS**  
DEVELOPER: CA IV, LLC  
MARKETED BY: BERGRAVA REALTY GROUP  
JULY 1, 2013

**1116-1132 W. ADAMS ST.**  
CHICAGO, ILLINOIS

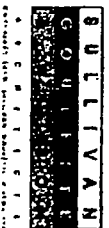
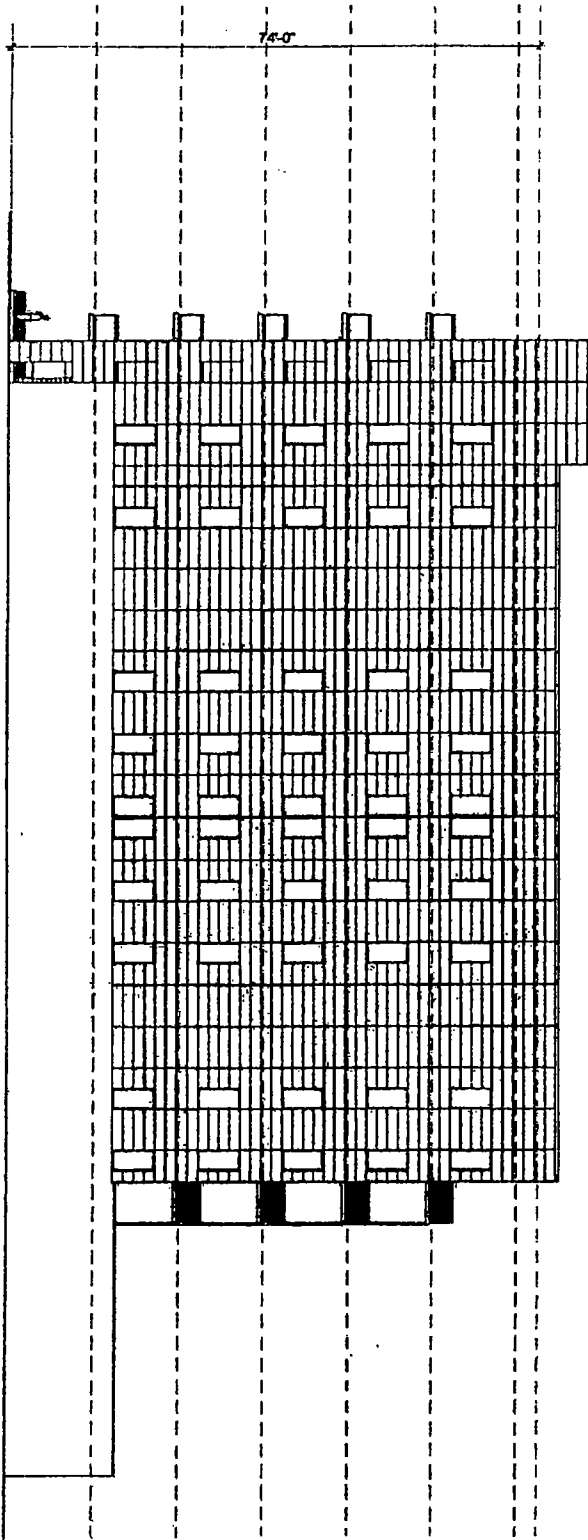


CA CONDOS ON ADAMS  
DEVELOPER: CAIV, LLC  
MARKETED BY: BERGRANDIA REALTY GROUP  
JULY 1, 2013

1116-1132 W. ADAMS ST.  
CHICAGO, ILLINOIS

EAST ELEVATION

1/8" = 1'-0"  
0 2' 4'



**CA CONDOS ON ADAMS**  
DEVELOPER: CAM, LLC  
MANAGED BY: BELSERAMA REALTY GROUP  
JULY 1, 2013

**1116-1132 W. ADAMS ST.**  
CHICAGO, ILLINOIS

**WEST ELEVATION**

