



City of Chicago



O2017-153

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	1/25/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 2-G at 112 S Sangamon St - App No. 19103T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

19103-T1
INTRO. DATE:
JAN. 25, 2017

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 DS-3 Downtown Service District symbols and indications as shown on Map No. 2-G in the area bounded by:

A line 212 feet north of West Adams Street; the public alley next west and parallel to South Sangamon Street; a line 269.97 feet north of West Adams Street running southeasterly to a point 270.06 feet north of West Adams Street; and South Sangamon Street.

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

SECTION 2. This ordinance takes effect after its passage and due publication.

Common Address of Property: 112 S. Sangamon Street

NARRATIVE
112 S. Sangamon Street
TYPE I REGULATIONS

Narrative: The subject property has a site area of 6,888 square feet and is improved with a four-story, 24,000 square foot office building. The Applicant proposes to rezone the property to a DX-5 district to allow the construction of a fifth floor, 3,876 square foot single dwelling unit with a 1,100 square foot rooftop deck to a height of 72 feet and .5 inches (75 feet and 10 and ¼ inches to the top of the parapet) and one parking space.

Lot Area: 6,888 square feet

FAR: 4.17

Floor Area: 28,772 square feet

Residential Dwelling Units: 1

Minimum Lot Area: 6,714 square feet

Height: 72 feet 1/2 inches or 75 feet and 10 feet ¼ inches to the top of the parapet

Automobile Parking: One

Loading: One

Front Yard: 17 feet 8 inches

Side Yards: 0

Rear Yard: 32 feet 1 inch

FINAL FOR PUBLICATION

CARR WARNER ARCHITECTS

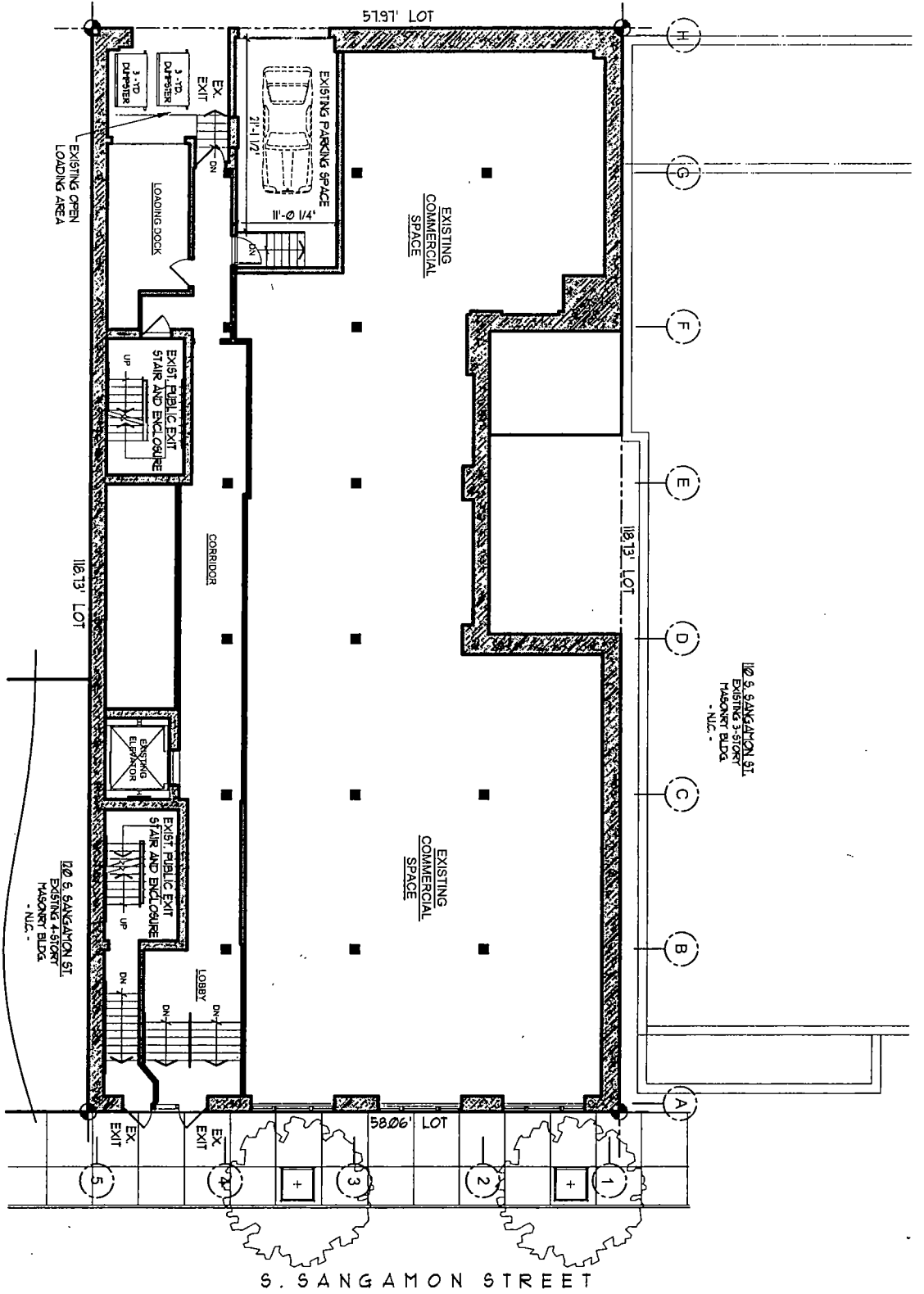
773.477.9009

EXISTING FIRST FLOOR/SITE PLAN

112 S. SANGAMON ST.

1/16" = 1'-0" 06.13.16

14'-0" W. PUBLIC ALLEY (PAVED)



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14'-0" W. PUBLIC ALLEY (PAVED)

5191' LOT

H

G

F

E

D

C

B

A

120 S. SANGAMON ST.
EXISTING 3-STORY
MASONRY BLDG.
- N.I.C. -

112 S. SANGAMON ST.
EXISTING 4-STORY MASONRY
BLDG.
WITH BASEMENT
FULLY SPRINKLERED BUILDING

128.73' LOT

128.73' LOT

5826' LOT

5

4

3

2

1

S. SANGAMON STREET

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EXISTING ROOF PLAN

CARR WARNER ARCHITECTS

ARCHITECTS

773.477.9009



0 5' 15' 30'

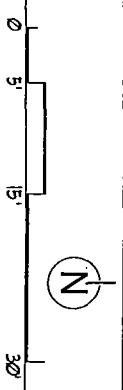
112 S. SANGAMON ST.

1/16" = 1'-0"

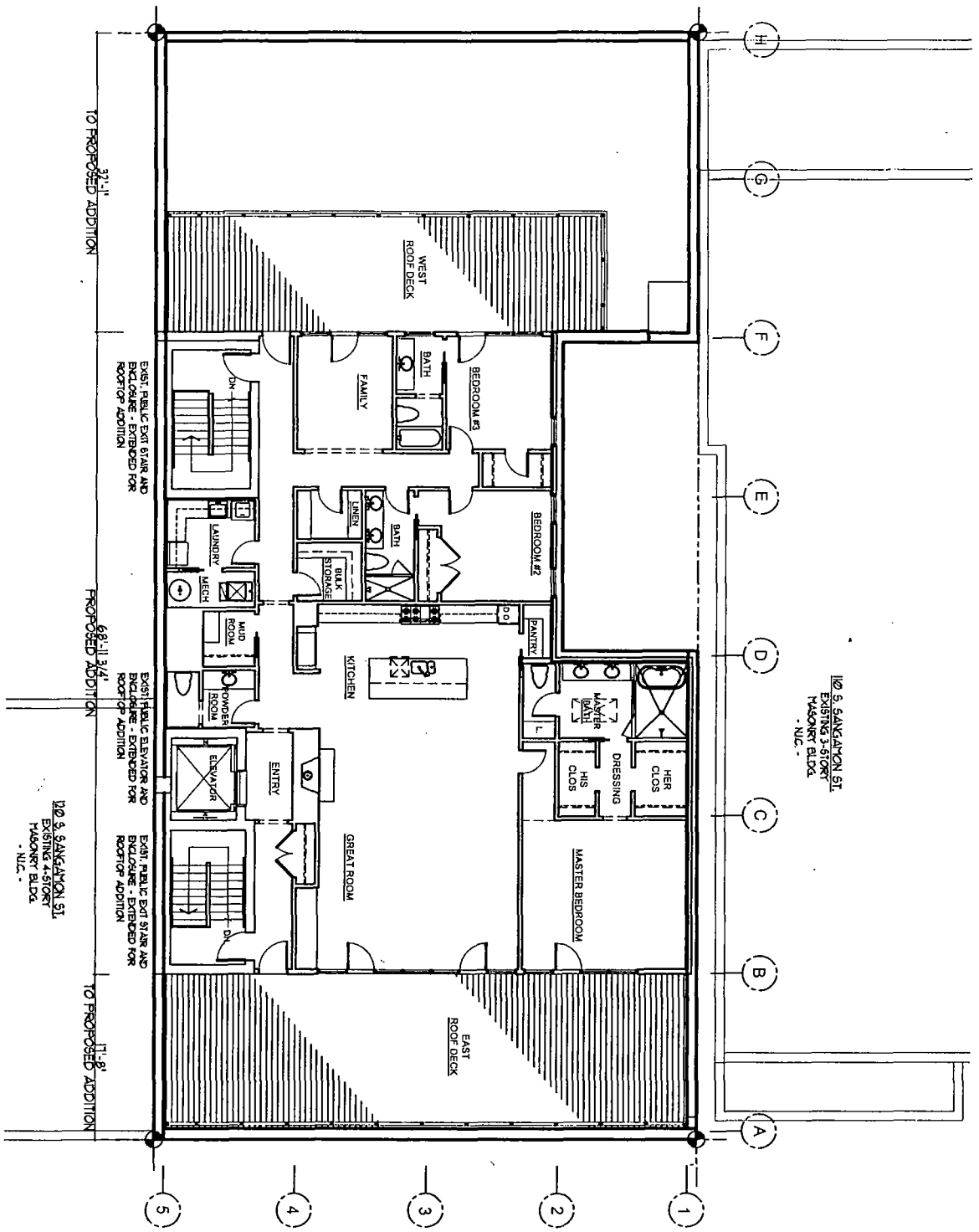
06.13.16

CARR WARNER ARCHITECTS
773.477.9009

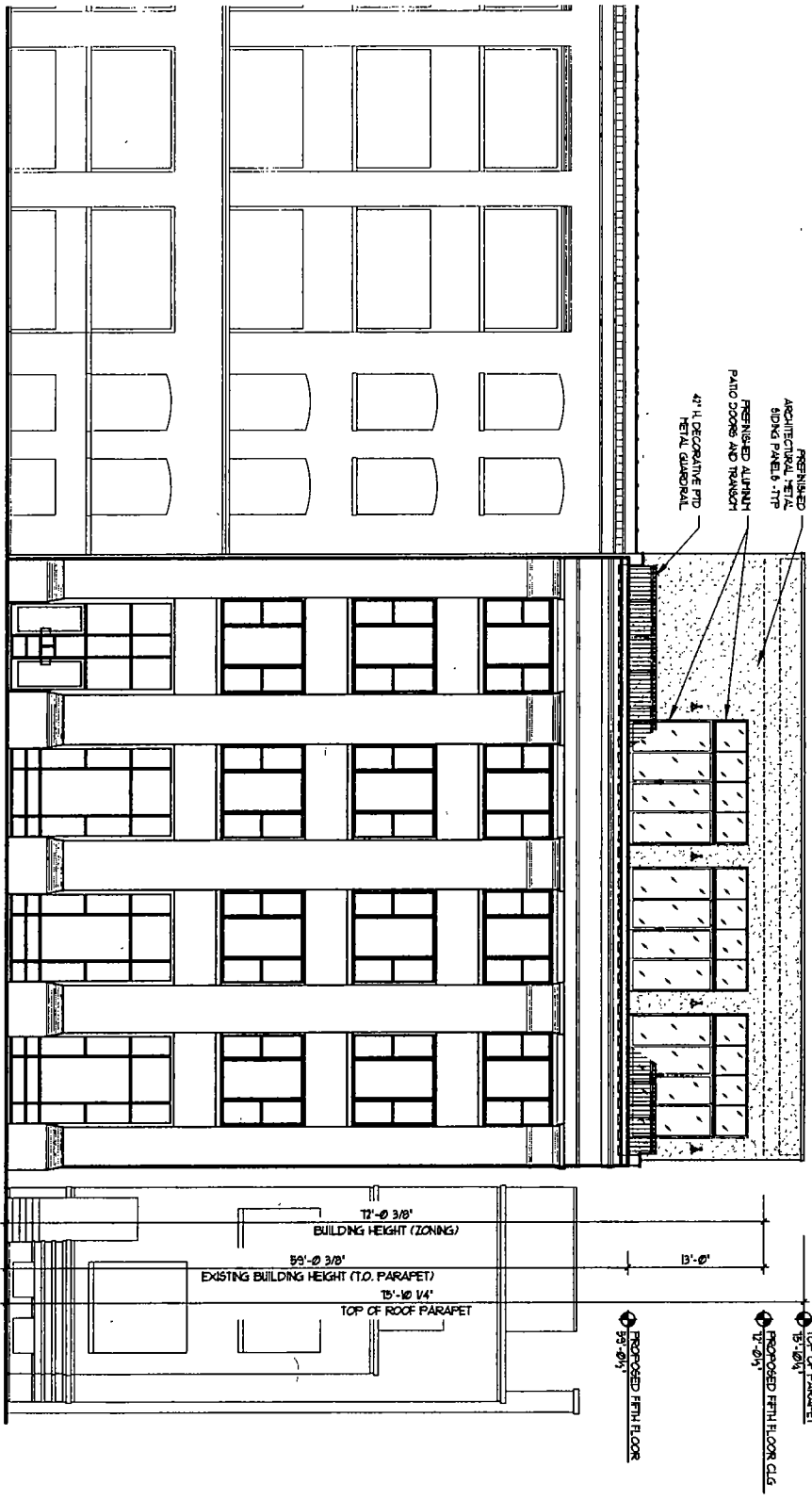
PROPOSED 5th FLOOR PLAN



112 S. SANGAMON ST.
1/16" = 1'-0"
06.13.16



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120 S. SANGAMON

112 S. SANGAMON

110 S. SANGAMON

EAST ELEVATION - SANGAMON ST.

CARR WARNER ARCHITECTS

ARCHITECTS

773.477.9009

0 5' 15' 30'

1/16" = 1'-0"

112 S. SANGAMON ST.

06.13.16

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CARR WARNER ARCHITECTS

773.477.9009

110 S. SANGAMON

112 S. SANGAMON

WEST ELEVATION - ALLEY

120 S. SANGAMON

112 S. SANGAMON ST.

1/16" = 1'-0"

06.13.16

