



Office of the City Clerk

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Legislation Text

File #: O2017-153, **Version:** 1

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 Adam? 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:

**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 $\frac{1}{4}$ inches to the top of the parapet) and one parking space.

Lot Area: 6,888 square feet

FAR:

28,772 square feet

Residential Dwelling Units: 1

Minimum Lot Area:

72 feet $\frac{1}{2}$ inches or 75 feet and 10 feet $\frac{1}{4}$ inches to the top of the parapet

Automobile Parking:

Loading:

17 feet 8 inches

Side Yards:

32 feet 1 inch