

**Type I Narrative and Plans  
Zoning Map Amendment  
112 S. Sangamon Street  
From DX-5 to DX-5**

The Applicant is proposing is proposing a Type 1 Zoning Map Amendment from a Type 1 DX-5 Downtown Mixed-Used District (now lapsed) to a DX-5 Downtown Mixed-Used District. The property is improved with a 4-story, commercial office building. The subject property has a site area of 6,714.2 square feet.

The Applicant proposes to rezone the property to a DX-5 district to allow the construction of a fifth floor addition with three (3) dwelling units. The height will be 72 feet and .5 inches (75 feet and 10 and ¼ inches to the top of the parapet).

Pursuant to Sec. 17-3-0308-B, the parking requirement will be 3 parking spaces. There is one (1) existing parking space. The site is transit served location, approximately 2,126 feet from the Racine Avenue Station of the CTA Blue Line. The applicant is submitting a type 1 zoning change to seek the optional administrative adjustment and variation as per section 17-13-0303-D. Specifically, the applicant will seek an administrative adjustment, per section 17-13-1003-EE, to reduce the number of required parking spaces by 100% to 0.

Proposed Zoning: DX-5 Downtown Mixed-Used District

a.) Floor Area and Floor Area Ratio

|                     |                  |
|---------------------|------------------|
| Lot Area            | 6,714.21 sq. ft. |
| Total building area | 29,372 sq. ft.   |
| FAR                 | 4.375            |

b.) Residential Dwelling Units

|                                              |                  |
|----------------------------------------------|------------------|
| Density (Minimum Lot Area per Dwelling Unit) | 3                |
|                                              | 2,238.07 sq. ft. |

c.) Building Height

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

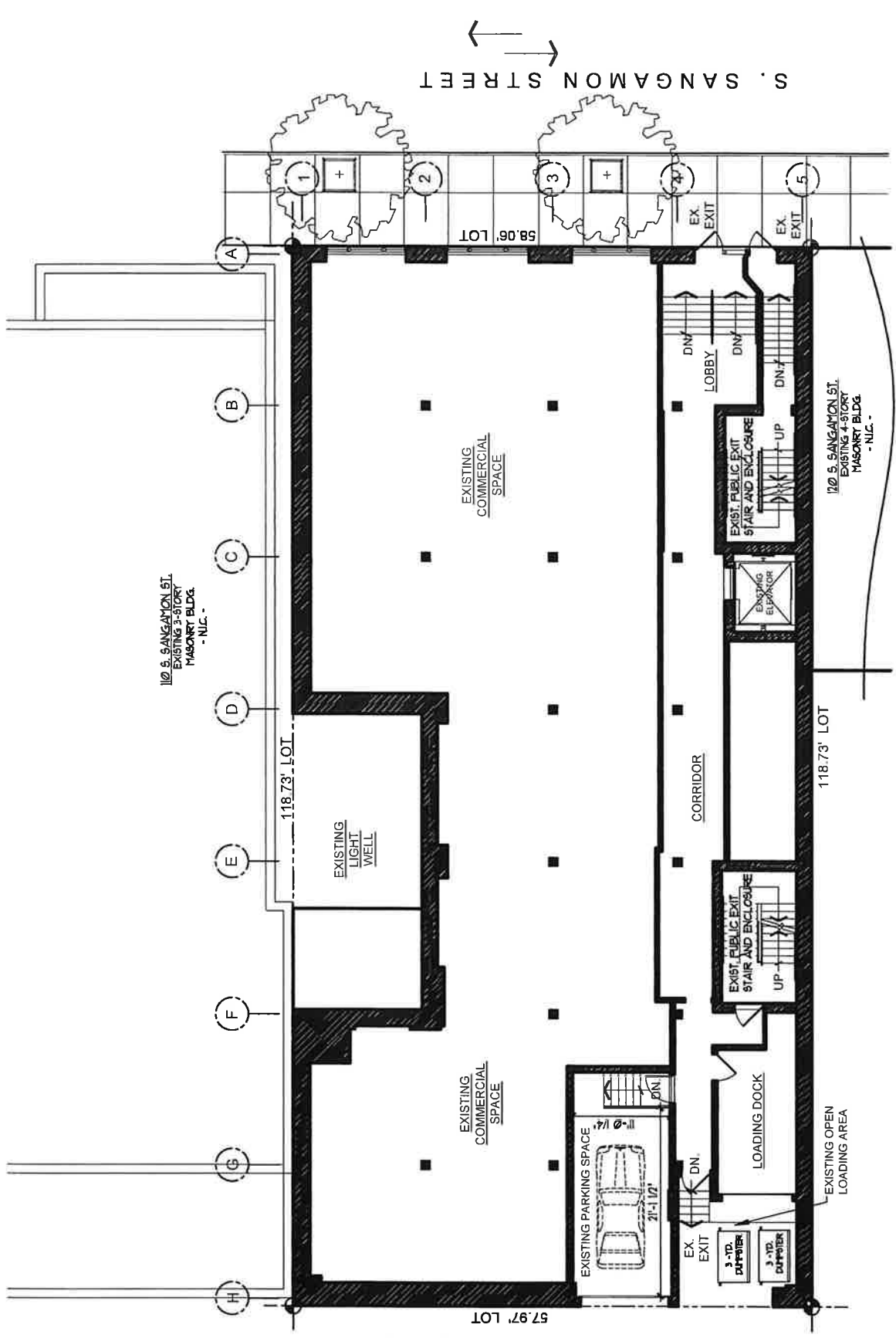
d.) Off-street parking

0 by administrative adjustment Sec.17-10-0102-B, Transit-Served Locations  
Loading One

e.) Setbacks

|                      | <u>Existing</u> | <u>New Addition</u> |
|----------------------|-----------------|---------------------|
| Front                | Zero            | Zero                |
| Rear                 | Zero            | Zero                |
| Side                 | Zero            | Zero                |
| Front                | Zero            | Zero                |
| Rear Yard Open Space | Zero            | 30 feet 0 inches    |

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



S. SANGAMON STREET

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

112 S. SANGAMON ST.  
EXISTING 4-STORY  
MASONRY BLDG.  
- N.I.C. -

CARR WARNER ARCHITECTS

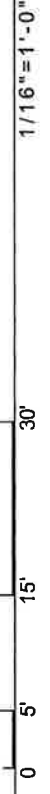
773.477.9009

SCHEMATIC DESIGNS - ZBA

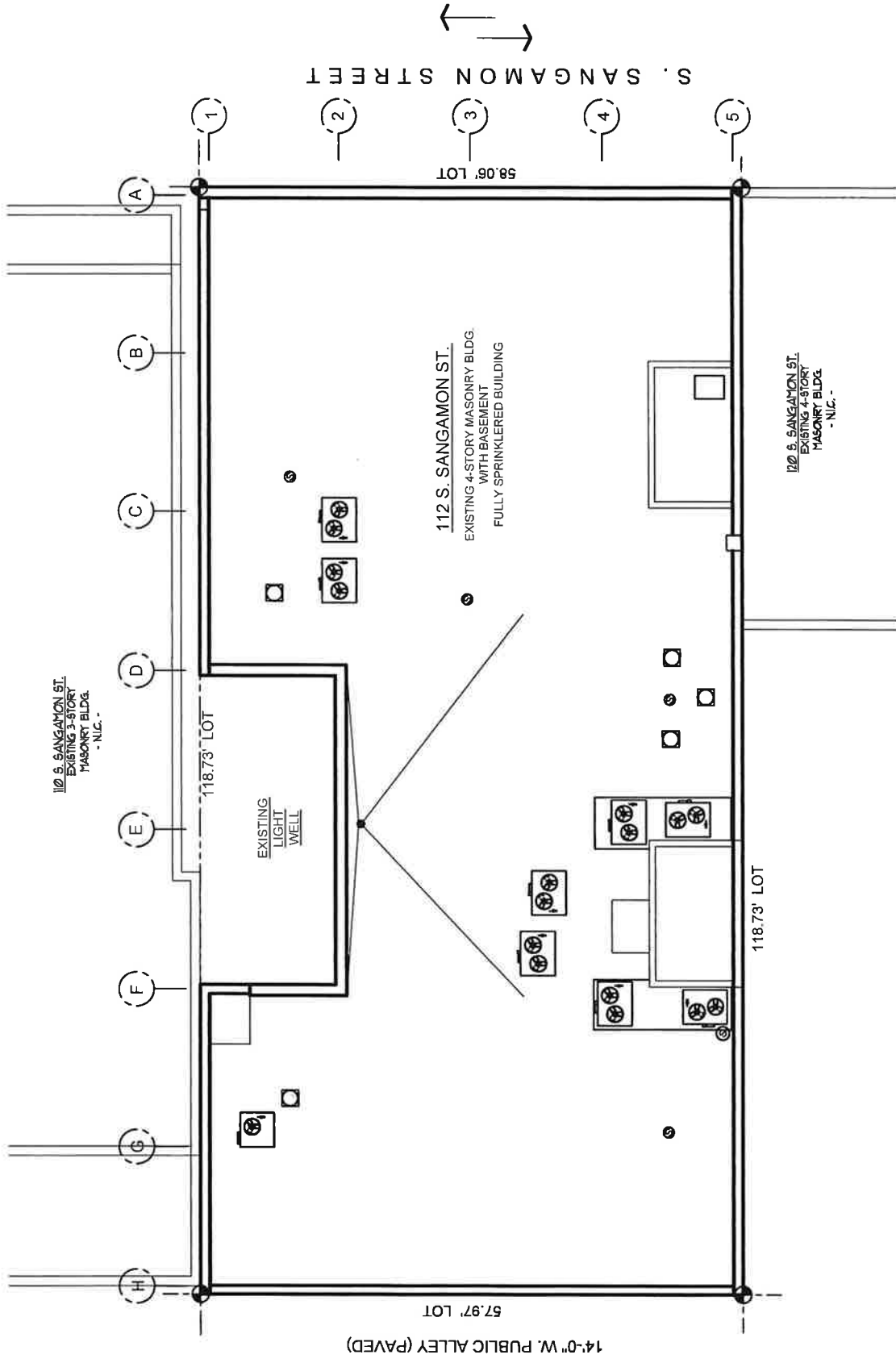
112 S. SANGAMON ST.

02.08.24

# EXISTING FIRST FLOOR/SITE PLAN



1/16" = 1'-0"



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

**EXISTING ROOF PLAN**

**CARR WARNER**

**ARCHITECTS**

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SCHEMATIC DESIGNS - ZBA

**112 S. SANGAMON ST.**

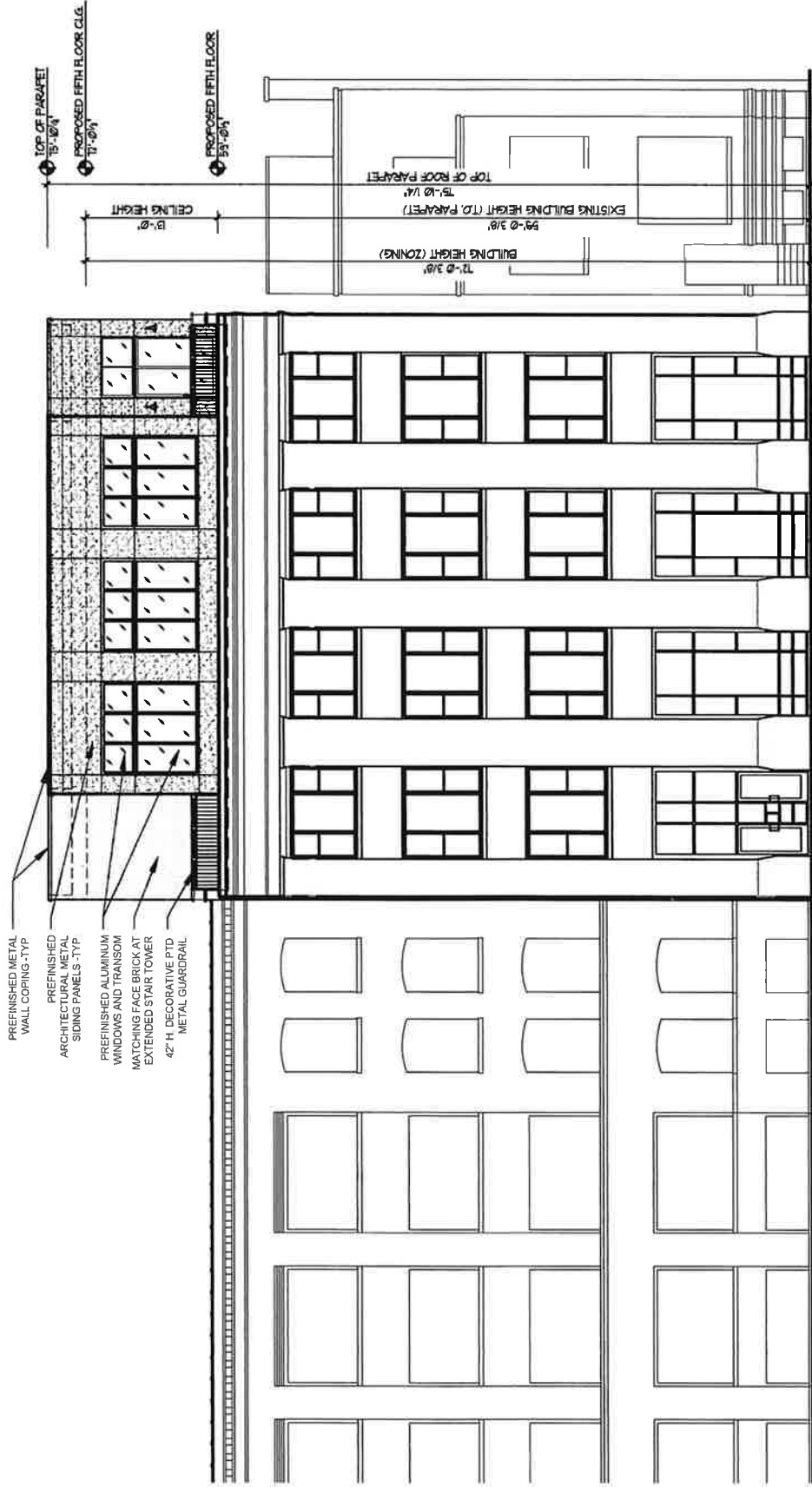
1/16" = 1'-0"

0 5 15 30



02.08.24





**EAST ELEVATION - SANGAMON ST.**

**CARR WARNER**

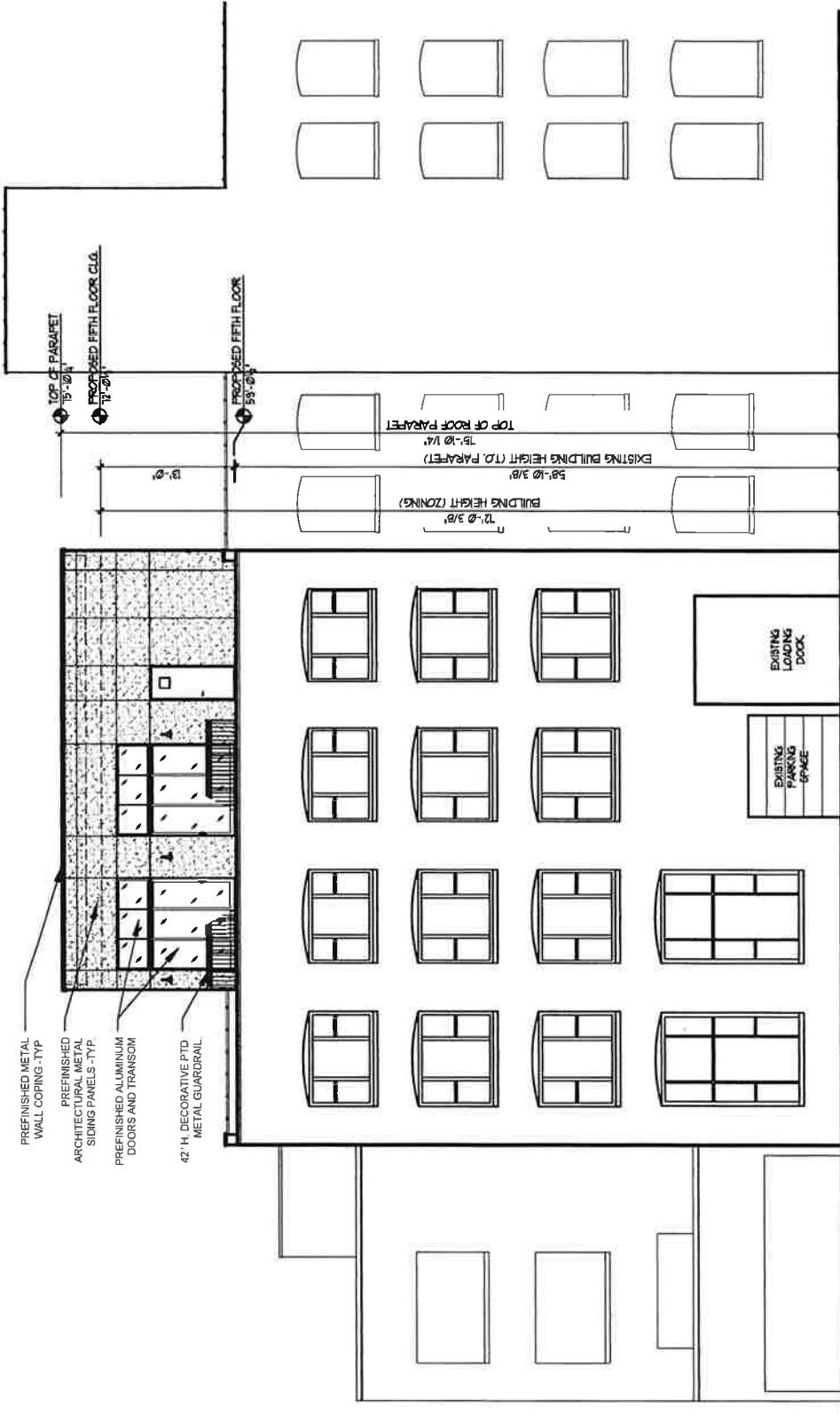
ARCHITECTS

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SCHEMATIC DESIGNS - ZBA

**112 S. SANGAMON ST.**

02.08.24



110 S. SANGAMON

112 S. SANGAMON

120 S. SANGAMON

**WEST ELEVATION - ALLEY**

**CARR WARNER**  
**ARCHITECTS**

SCHEMATIC DESIGNS - ZBA

**112 S. SANGAMON ST.**

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1/16"=1'-0"

02.08.24

