

#22439-TI  
Intro Date  
April 17, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO  
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:

112 S. Sangamon Street

2. Ward Number that property is located in: 34

3. APPLICANT Sangamon MPW Holdings LLC

ADDRESS 112 S. SANGAMON, SUITE 102 CITY Chicago

STATE IL ZIP CODE 60607 PHONE 312-750-1150

EMAIL traines@traalaw.com CONTACT PERSON Thomas R. Raines

4. Is the applicant the owner of the property? YES  NO   
If the applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the application to proceed.

OWNER Sangamon MPW Holdings LLC 31% interest, Sangamon RMG Holdings LLC 31% interest, Sangamon PAD Holdings LLC, 22.5% interest, Sangamon SRM Holdings LLC 15.5% interest.

ADDRESS 112 S. SANGAMON, SUITE 102 CITY Chicago

STATE IL ZIP CODE 60607 PHONE 312-750-1150

EMAIL traines@traalaw.com CONTACT PERSON Thomas R. Raines

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

ATTORNEY Thomas R. Raines Attorney at Law, LLC (Thomas Raines)

ADDRESS 20 N. Wacker Drive, Suite 556

CITY Chicago STATE IL ZIP CODE 60606

PHONE 312/750-1166 FAX \_\_\_\_\_ EMAIL traines@traalaw.com

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed in the Economic Disclosure statements: Mitchell Whittaker, Carol Gonsky, Paul Dioguardi, Scott Maesel
- 
7. On what date did the owner acquire legal title to the subject property? 12/10/2019
8. Has the present owner previously rezoned this property? If yes, when? 2017
9. Present Zoning District: DX5 Type 1 Proposed Zoning District: DX5 Type 1
10. Lot size in square feet (or dimensions): 6,714.2 sf (56.90' x 118')
11. Current Use of the Property: 24,000 sf Masonry Office Building
- 
12. Reason for rezoning the property: Renew the previous, now lapsed, DX5 type 1 zoning map amendment to erect addition on top floor, converting 4-story office building to 5-story mixed-use building by adding 3 dwelling units to top floor.
13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces, approximate square footage of any commercial space; and height of proposed building. (BE SPECIFIC): New top-floor addition with three (3) dwelling units will convert building from four (4) story office building to five (5)-story mixed-use building. A five-story masonry building with 24,000 sf of office space on floors 1-4 and three (3) dwelling units on floor five (5), with a total height of 75'1 0" and one parking space on premises.
14. If filing a required or an elective Type 1 map amendment pursuant to Section 17-13-0300, applications may include relief available pursuant to Section 17-13-1000 or 17-13-1100; in such instances, City Council approval of a Type-1 application containing said elements shall preclude subsequent review otherwise required pursuant to Sections 17-13-1000 or 17-13-1100, provided that no Type 1 application permits issued may be in violation of Section 17-13-0310.

Please apply the specific code sections the applicant is seeking relief for (BE SPECIFIC) Administrative Adjustment Section(s) 17-13-1000 or Variation Section(s) 17-13-1100. (Note: more detail noted within the Type 1 narrative)

**Administrative Adjustment 17-13-1003:** Section 17-13-1003-EE, TSL relief, reducing parking by 100% to 0 for transit served locations (Section 17.10-0102-B).

---

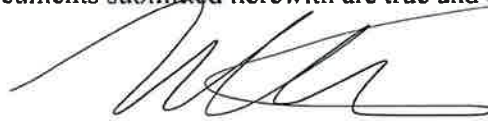
**Variation 17-13-1101:** When seeking a use involving a Public Place of Amusement (PPA) & Liquor License please provide an acknowledgement document from The Department of Business Affairs and Consumer Protection Office (BACP) indicating the city acknowledges your business license request.

---

15. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, increases the number of units (see attached fact sheet or visit [www.cityofchicago.org/ARO](http://www.cityofchicago.org/ARO) for more information). Is this project subject to the ARO? YES  NO

COUNTY OF COOK  
STATE OF ILLINOIS

Mitchell Whittaker, beneficiary of  
Sangamon MPW Holdings LLC, being first duly sworn on oath, states that all of the above  
statements and the statements contained in the documents submitted herewith are true and correct.



Signature of Applicant

Subscribed and Sworn to before me this  
15 day of April, 2024.

  
Notary Public



**For Office Use Only**

Date of Introduction: \_\_\_\_\_

File Number: \_\_\_\_\_

Ward: \_\_\_\_\_

3812 W. HIGGINS AVENUE  
CHICAGO, ILLINOIS 60630



# MM SURVEYING CO., INC.

PROFESSIONAL DESIGN FIRM No. 184-003233

## ALTA/NSPS Land Title Survey

PHONE: (773) 282-5900  
FAX: (773) 282-5424  
www.mm-surveying.com

THAT PARCEL OF LAND LYING SOUTH OF THE NORTH 156.10 FEET OF THAT TRACT OF LAND DESCRIBED AS FOLLOWS: LOTS 1, 2, 3 AND 4 (EXCEPT THE SOUTH 17 FEET THEREOF) AND (EXCEPT THE WEST 7 FEET OF SAID LOTS TAKEN FOR ALL) IN BLOCK 1 IN DUNCAN'S ADDITION TO CHICAGO, IN THE EAST 1/2 OF THE NORTHEAST 1/4 IN SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

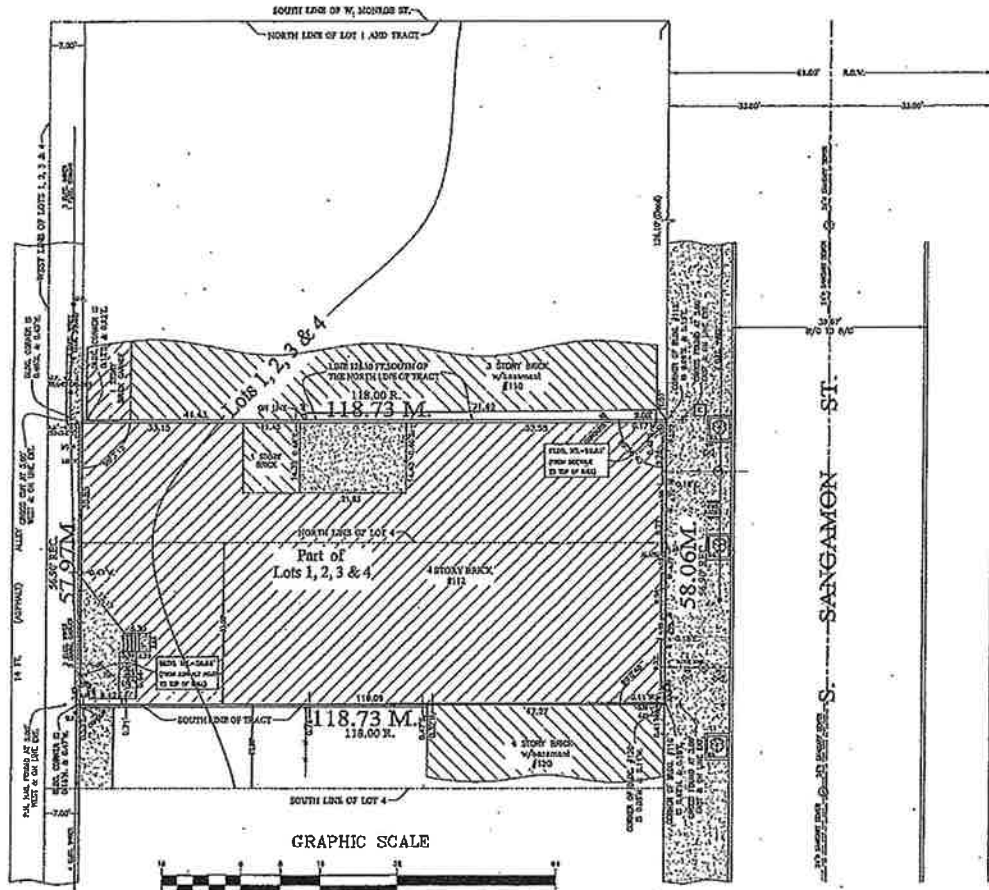
COMMONLY KNOWN AS: 112 S. SANGAMON ST., CHICAGO, ILLINOIS

P.M. 17-17-212-010-0000

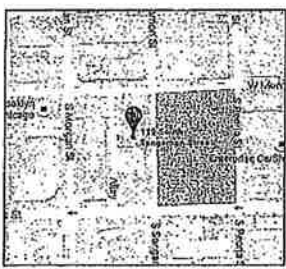
TOTAL LAND AREA = 6,888 sq. ft. = 0.159 acre, more or less  
BUILDING FOOTPRINT = 6254 sq. ft.

W. MONROE ST.

- LEGEND**
- SURVEY LINE
  - STORM LINE
  - WATER LINE
  - GAS LINE
  - BACK PROTECT
  - CONCRETE PAVEMENT
  - B/S --- BACK OF CURB
  - B/W --- BOTTLE OF WINE
  - G/L --- GREAT LANE STREET
  - F/W --- FENCE
  - W/F --- WOOD FENCE
  - V/P --- UTILITY POLE W/ Wires
  - T/L --- TOLL LIGHT
  - E/P --- ELECTRIC PAVEMENT MARK (E.P.)
  - V/P --- VOTER PAVEMENT MARK (V.P.)
  - G/P --- GAS PAVEMENT MARK (G.P.)
  - W/P --- WATER PAVEMENT MARK (W.P.)
  - C/P --- CONCRETE PAVEMENT MARK (C.P.)
  - S/L --- WALL LIGHT/POLE MARK
  - S/C --- STREET CURB
  - P/B --- POINT OF BEGINNING
  - P/O --- POINT OF OBSERVATION
  - D/P --- DRAINAGE PAVEMENT
  - C/P --- CONCRETE
  - P/C --- PAVED CURB
  - U/P --- UNIDENTIFIED MARK
  - S/M --- SEWER MARK
  - G/B --- GAS BURNER
  - W/S --- WATER SERVICE
  - C/M --- CEMENT MARK
  - E/S --- ELECTRIC SERVICE
  - G/W --- GAS WALK
  - W/W --- WATER WALK
  - P/W --- PAVE WALK
  - C/L --- CENTER LINE
  - T/W --- TREE W/ DIMENSION
  - P/S --- PARKING SIGN COUNT
  - P/T --- PAINT
  - C/M --- CONCRETE MARK (CONCRETE, MORTAR, ETC.)
  - A/O --- AIR CONDITIONING UNIT
  - T/P --- TOP OF FOUNDATION
  - E/W --- ELECTRICAL WIRE W/ DIMENSION
  - S/L --- STREET LIGHT
  - E/S --- ELECTRIFIED SPACE
  - T/L --- TOLL LIGHT
  - G/T --- GARAGE TOP
  - C/W --- CONTROL WALK
  - B/S --- BENCH MARK
  - E/C --- ELEVATION CONTROL WALK
  - B/L --- BOLT MARK



**FLOOD ELEVATIONS (SEE FEMA WEBSITE)**  
THE PROPERTY DESCRIBED HEREIN IS SHOWN IN A SPECIAL FLOOD HAZARD ZONE. FLOODING MAY OCCUR FROM THE NEARBY CITY OF CHICAGO. CITY OF CHICAGO HAS ISSUED A FLOODING HAZARD ZONE MAP. FLOODING HAZARD ZONE MAP IS AVAILABLE AT: [www.flood.gov](http://www.flood.gov). EFFECTIVE DATE: OCTOBER 19, 2005. FLOOD ZONE: 1. BASE FLOOD ELEVATION FROM FEMA (16.17) TO 16.18.



ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

Order No. 85182  
Scale: 1 inch = 16 FEET  
Field Completion Date: OCTOBER 03, 2016  
Ordered by: GONSKY, BAUM & WHITTAKER, LTD.

**EXCEPTIONS FROM THE TITLE COMMITMENTS:**

- \*4. Agreement made by Frank B. Rodigas with Frank Hays, recorded January 21, 1904 as Document 249774, the a party will between the North 23 feet of Lot 4 adjacent to the South 17 feet of Lot 4.
- \*5. Agreement dated December 30, 1945 and recorded January 5, 1956 as Document 1119391 and by 148 between Florence R. Dyer and Birmingham and Prince Company, a corporation, and Hays, relating to the use of the party well referred to in paragraph 4 above for the purpose of a natural gas utility to be used for heating of water for contact with a certain automatic sprayer system. (All from the North 23 feet of Lot 4)
- \*6. Easement of the hotel building located east on the first side the Public Alley west and adjoining by 0.14 feet and by 0.43 feet, as shown on survey prepared by Chicago Land Survey Co. dated November 18, 2005.
- \*7. Easement of the hotel building located east on the first side the Public Alley west and adjoining by 0.17 feet, as shown on survey prepared by Chicago Land Survey Co. dated November 18, 2005.
- \*8. Easement of the hotel building located east on the first side the Public Alley west and adjoining by 0.17 feet, as shown on survey prepared by Chicago Land Survey Co. dated November 18, 2005.
- \*9. Right of public or quasi-public utility, if any, to the street shown on the Schedule A.

**TITLE COMMITMENTS PROVIDED BY STATE TITLE GUARANTEE COVER OF THE PUBLIC TRUSTEE:**  
EFFECTIVE DATE: MAY 13, 2015

**REMARKS FROM TABLE 'A':**

\*ITEM #1: THERE WAS NO PARKING SPACE/AREA FOUND WHEN THE SURVEYED PROPERTY.

\*ITEM #16: THERE WAS NO EVIDENCE OF RECENT EXISTING ROAD, BUILDING CONSTRUCTION, OR BUSINESS ACTIVITIES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.

\*ITEM #21: THE SURVEYOR AND THE CLIENT AGREED ON THE TERMS OF SHOWING ONLY THE VEHICLE ABOVE-GROUND UTILITIES ON THE PLAN OF SURVEY.

TO: 112 S. SANGAMON, LLC, an Illinois Limited Liability company

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 SURVEYING STANDARDS DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS AS ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 7, 9, 10, 11, 12, 13, 14, 15, 16, 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 03, 2016.

DATE: OCTOBER 05, 2016  
SIGNATURE: Vb. Domorysh  
REGISTRATION NO: 35-3751  
LIC. EXP. 11/10/2018

THOMAS R. RAINES

ATTORNEY AT LAW, LLC

20 N. WACKER DRIVE · SUITE 550

CHICAGO, ILLINOIS 60606

(312) 750-1166 · (312) 750-1164

"WRITTEN NOTICE"  
FORM OF AFFIDAVIT  
(Section 17-3-107)

April 2, 2024

Chair  
Committee on Zoning  
121 N. LaSalle St.  
Room 300, City Hall  
Chicago, IL 60602

The undersigned, Timothy Barton, being first duly sworn on oath deposes and states the following:

The undersigned certifies that he has complied with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance, by sending written notice to such property owners who appear to be the owners of the property within the subject area not solely owned by the applicant, and to the owners of all property within 250 feet in each direction of the lot line of the subject property – 112 S. Sangamon Street – exclusive of public roads, streets, alleys and other public ways, or a total distance limited to 400 feet. Said "written notice" was sent by First Class U.S. Mail, no more than 30 days before filing the application.

The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately April 17, 2024.

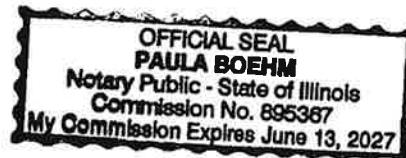
The undersigned certifies that the applicant has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject site is a complete list containing the names and addresses of the people required to be served.

Timothy Barton  
Signature

Subscribed and Sworn to before me this

2<sup>nd</sup> day of April, 20 24

Paula Boehm  
Notary Public



# THOMAS R. RAINES

ATTORNEY AT LAW, LLC  
20 N. WACKER DRIVE · SUITE 556  
CHICAGO, ILLINOIS 60606  
(312) 750-1166 · (312) 750-1164

April 2, 2024

Dear Property Owner:

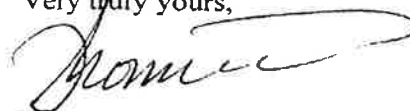
In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about April 17, 2024, the undersigned will file an application for a change in zoning from a Type 1 DX-5 Downtown Mixed-Used District (now lapsed) to a DX-5 Downtown Mixed-Used District.

The property is currently improved with a 4-story, commercial office building. The applicant proposes to construct a fifth floor with three (3) dwelling units. The height will be 72'-0.5". The site is transit served location, approximately 2,126 feet from the Racine Avenue Station of the CTA Blue Line. The applicant will file 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.

The Applicant is Sangamon RMG Holdings LLC, an Illinois limited liability company, an undivided 31% interest. The property owners are Sangamon RMG Holdings LLC, an Illinois limited liability company, an undivided 31% interest; Sangamon PAD Holdings LLC, an Illinois limited liability company, an undivided 22.5% interest; Sangamon SRM Holdings LLC, an Illinois limited liability company, an undivided 15.5% interest; and Sangamon RMG Holdings LLC, an Illinois limited liability company, an undivided 31% interest. The contact person for this application is Timothy Barton. He can be reached at (312) 750-1166.

Please note that the Applicant is not seeking to rezone or purchase your property. The applicant is required by law to send this notice because you own property within 250 feet of the property to be rezoned.

Very truly yours,



Thomas R. Raines