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**SUBSTITUTE NARRATIVE AND PLANS**
**TYPE I REZONING**
**112 S. SANGAMON STREET**

The Applicant is proposing is proposing a Type 1 Zoning Map Amendment from a DX-5 Type I Downtown Mixed-Used District (now lapsed) to a DX-5 Type I Downtown Mixed-Used District. The property is improved with a 4-story, commercial office building. The subject property has a site area of 6,882.78 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, 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" per section 17-13-0303-D. Specifically, the applicant will seek an administrative adjustment, per section 17-13-1003-FF, to reduce the number of required parking spaces to 1.

| | |
|---|---|
| Proposed Zoning: | DX-5 Downtown Mixed-Used District |
| a.) Floor Area and Floor Area Ratio | |
| Lot Area | 6882.72 sq. ft. |
| Total building area | 29,372 sq. ft. |
| FAR | 4.27 |
| b.) Residential Dwelling Units | |
| Density (Minimum Lot Area per Dwelling Unit) | 3<br>2,294.26 sq. ft. |
| c.) Building Height | 72'-½" (75'-10 ¼" to the top of the parapet) |
| d.) Off-street parking | 1 by administrative adjustment Sec. 17-13-1003-EE for Transit Served Locations |
| e.) Loading | 0 by waiver |
| f.) Setbacks (existing) | |
| Front | 0 |
| Rear | 0 |
| Side | 0 |
| Front | 0 |

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5812 W. HIGGINS AVENUE
CHICAGO, ILLINOIS 60630

PHONE:(773)283-5900
FAX: (773)283-9424

# MM SURVEYING CO., INC.

PROFESSIONAL DESIGN FIRM No. 184-003233

# ALTA/NSPS Land Title Survey

NORTH

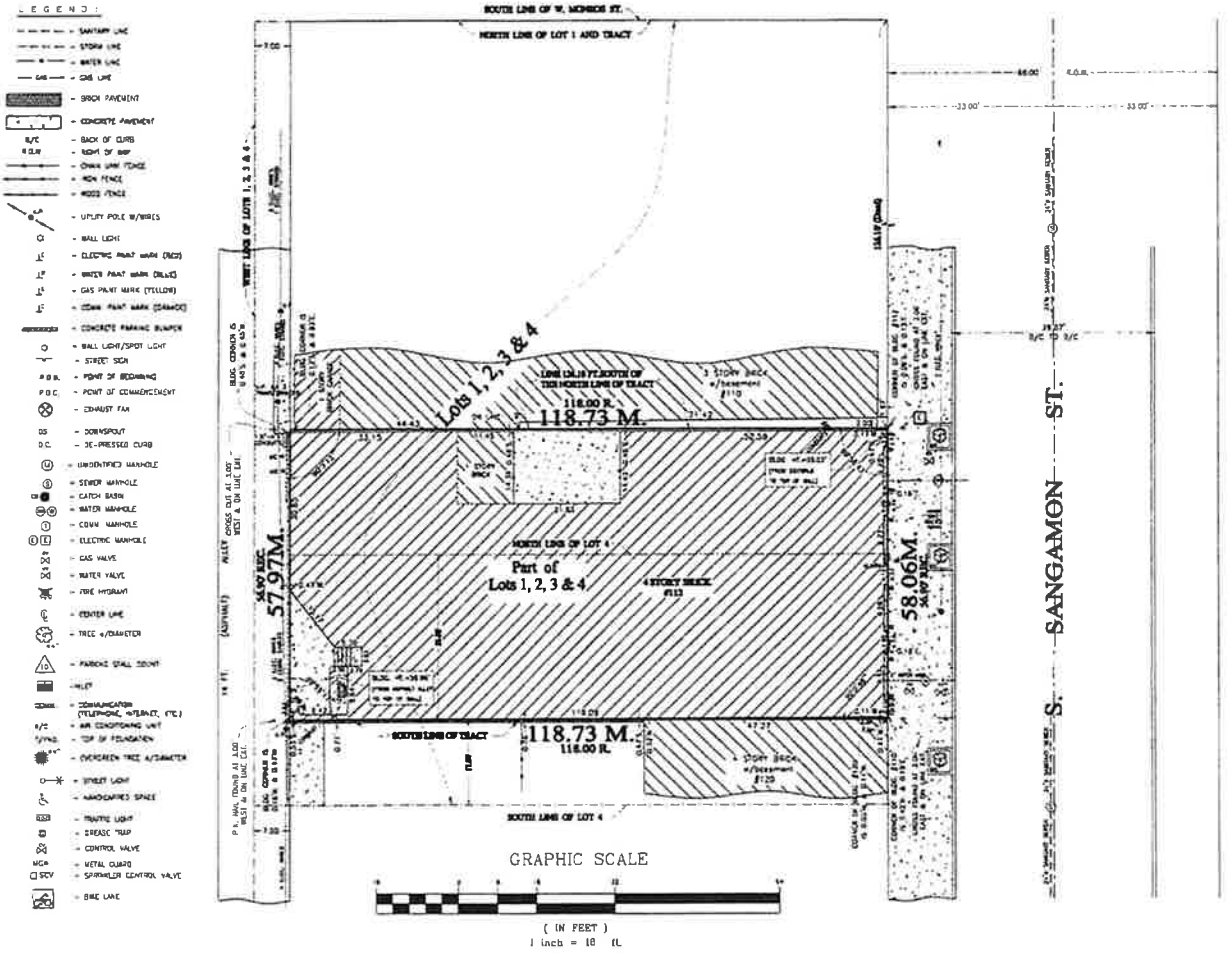
THAT PARCEL OF LAND LYING SOUTH OF THE NORTH 136.10 FEET OF THAT TRACT OF LAND DESCRIBED AS FOLLOWS: LOTS 1, 2, 3 AND 4 (EXCEPT THE SOUTH 17 FEET THEREOF) AND (EXCEPT THE WEST 7 FEET OF SAID LOTS TAKEN FOR ALLEY) IN BLOCK 7 IN DUNCANS ADDITION TO CHICAGO, IN THE EAST ½ OF THE NORTHEAST ¼ IN SECTION 17, 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.I.N. 17-17-212-010-0000

TOTAL LAND AREA =6,895 sq.ft. = 0.158 acre, more or less
BUILDING FOOTPRINT = 6,254 sq.ft.

W. MONROE ST.



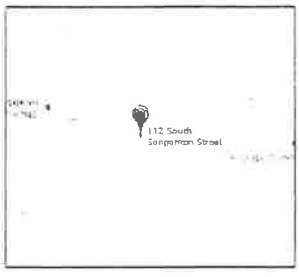

LEGEND:

- SANITARY LINE
- STORM LINE
- WATER LINE
- GAS LINE
- BRICK PAVEMENT
- CONCRETE PAVEMENT
- B/C — BACK OF CURB
- F.L.G. — FLOW LINE GRADE
- CHAIN LINK FENCE
- IRON FENCE
- WOOD FENCE
- UTILITY POLE W/WIRES
- WALL LIGHT
- ELECTRIC PAINT MARK (RED)
- WATER PAINT MARK (BLUE)
- GAS PAINT MARK (YELLOW)
- COMM PAINT MARK (ORANGE)
- CONCRETE PARKING BUMPER
- BALL LIGHT/SPOT LIGHT
- STREET SIGN
- P.O.B. — POINT OF BEGINNING
- P.O.C. — POINT OF COMMENCEMENT
- EXHAUST FAN
- DS — DOWNSPOUT
- D.C. — DE-PRESSED CURB
- UNIDENTIFIED MANHOLE
- SEWER MANHOLE
- CATCH BASIN
- WATER MANHOLE
- COMM MANHOLE
- ELECTRIC MANHOLE
- GAS VALVE
- WATER VALVE
- FIRE HYDRANT
- CENTER LINE
- TREE w/DIAMETER
- PARKING STALL COUNT
- INLET
- COMM — COMMUNICATION (TELEPHONE, w/BOOST, ETC.)
- A/C — AIR CONDITIONING UNIT
- T/FND. — TOP OF FOUNDATION
- OVERGREEN TREE w/DIAMETER
- STREET LIGHT
- HANDICAPPED SPACE
- TRAFFIC LIGHT
- GREASE TRAP
- CONTROL VALVE
- MCB — METAL CURB
- SCV — SPRINKLER CONTROL VALVE
- BIKE LANE

FLOOD CERTIFICATION (PER FEMA WEBSITE)

THE PROPERTY DESCRIBED ABOVE IS NOT IN A SPECIAL FLOOD HAZARD AREA.
FLOODWAY MAPPED: NO.
FLOODWAY ON PROPERTY: NO.
MAP USED: RATE MAP
COMMUNITY NAME: CHICAGO, CITY OF
COMMUNITY NO.: 170074
COMMUNITY PANEL: 0435
MAP NUMBER: 17031C0413 J.
EFFECTIVE DATE: AUGUST 19, 2008.
FLOOD ZONE: X
BASE FLOOD ELEVATION FROM FIRM (±0.5FT): N/A NAVD 1988

ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.




VICINITY MAP

EXCEPTIONS FROM THE TITLE COMMITMENT:

*6. Agreement made by Frank B. Burlington with Frank Hayes, recorded January 27, 1904 as Document 3493774, for a party wall between the North 33 feet of Lot 4 aforesaid and the South 17 feet of Lot 4.

*7. Agreement dated December 30, 1955 and recorded January 3, 1956 as Document 16772263 made by and between Florence E. Hayes and Encyclopedia and Finance Company, a corporation of Michigan, relating to the use of the party wall referred to in exception below for the support of a certain gravity tank to be used for storage of water in connection with a certain automatic sprinkler system. (Affects the North 33 feet of Lot 4)

*8. Encroachment of the brick building located mostly on the land onto the Public Alley east and adjoining by 0.34 feet and by 0.42 feet, as shown on survey prepared by Chicagoland Survey Co. dated November 18, 2005.

*9. Encroachment of the brick building located mostly on the land onto the Public Walkway east and adjoining by 0.17 feet, as shown on plat of survey prepared by Chicagoland Survey Co. dated November 18, 2005.

*10. Encroachment of 4-story brick building located mostly on the subject land, over and onto land south and adjoining by 0.27 feet, as shown on survey prepared by Chicagoland Survey Company dated November 18, 2005.

*11. Rights of public or quasi-public utilities, if any, in the alley described in Schedule A.

TITLE COMMITMENT PROVIDED BY STEWART TITLE GUARANTY COMPANY
STC FILE NUMBER: (4000)6537
EFFECTIVE DATE: JULY 28, 2016

ITEMS FROM TABLE 'A':

*ITEM #8: THERE WAS NO PARKING SPACE/AREA FOUND WITHIN THE SURVEYED PROPERTY

*ITEM #16: THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK

*ITEM #21: THE SURVEYOR AND THE CLIENT AGREED ON THE TERMS OF SHOWING ONLY THE VISIBLE ABOVE-GROUND UTILITIES ON THE PLAT OF SURVEY

TO: 112 S. SANGAMON, LLC, an Illinois limited liability company

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 7b.1, 7c, 8, 9, 14, 16, 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 03, 2016.

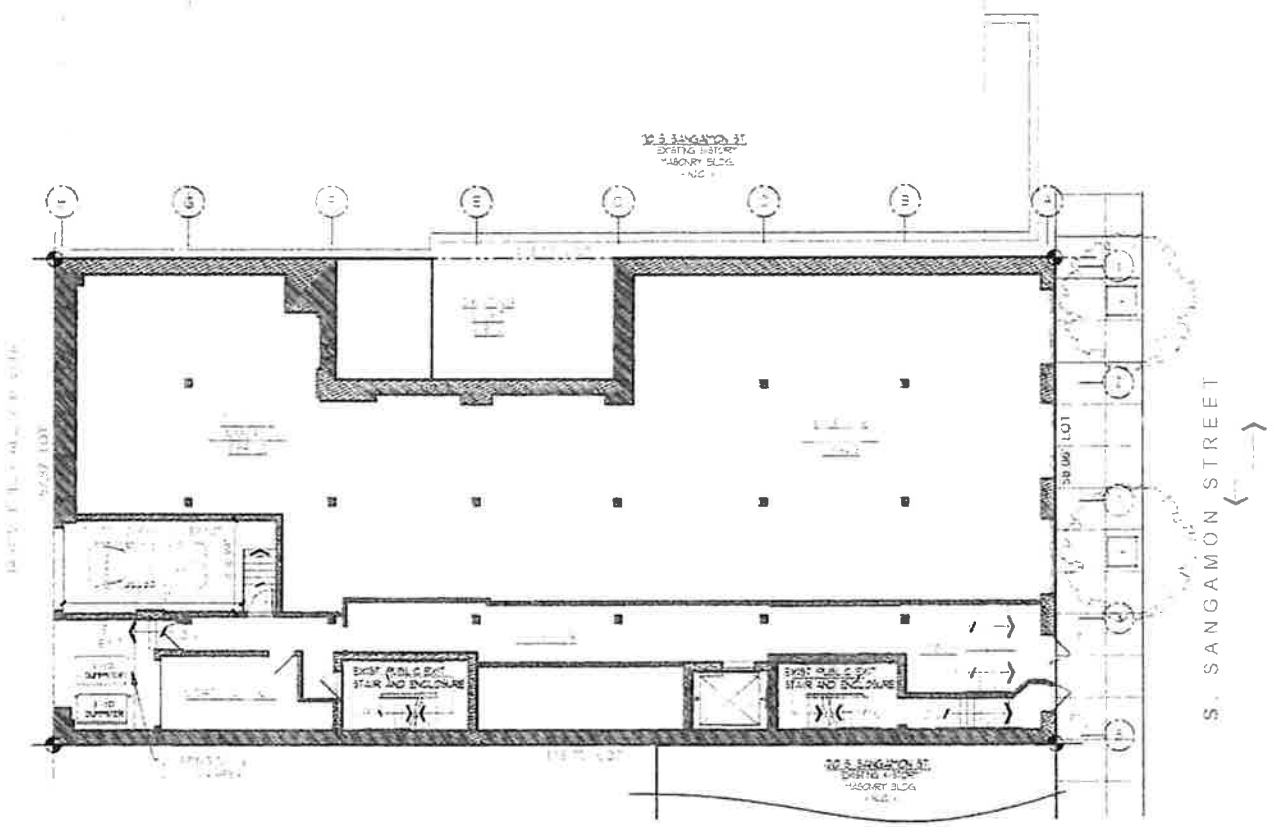
DATE_____

SIGNATURE_____

REGISTRATION NO. 35-3758
LIC. EXP. 11/30/2016

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

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EXISTING FIRST FLOOR/SITE PLAN

CARR WARNER
ARCHITECTS
773.477.9009

SCHEMATIC DESIGNS - ZBA

N

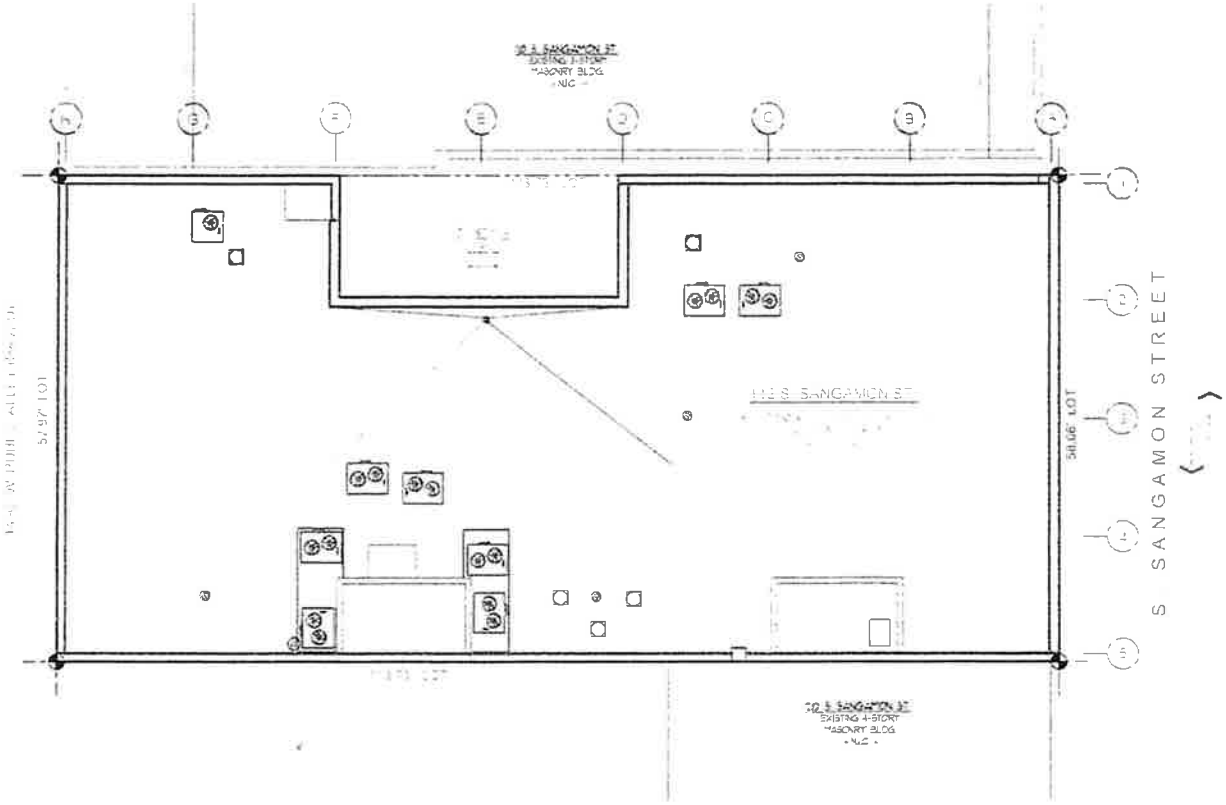
0 5' 15' 30'

112 S. SANGAMON ST.

1" = 1'-0"

02.08.24

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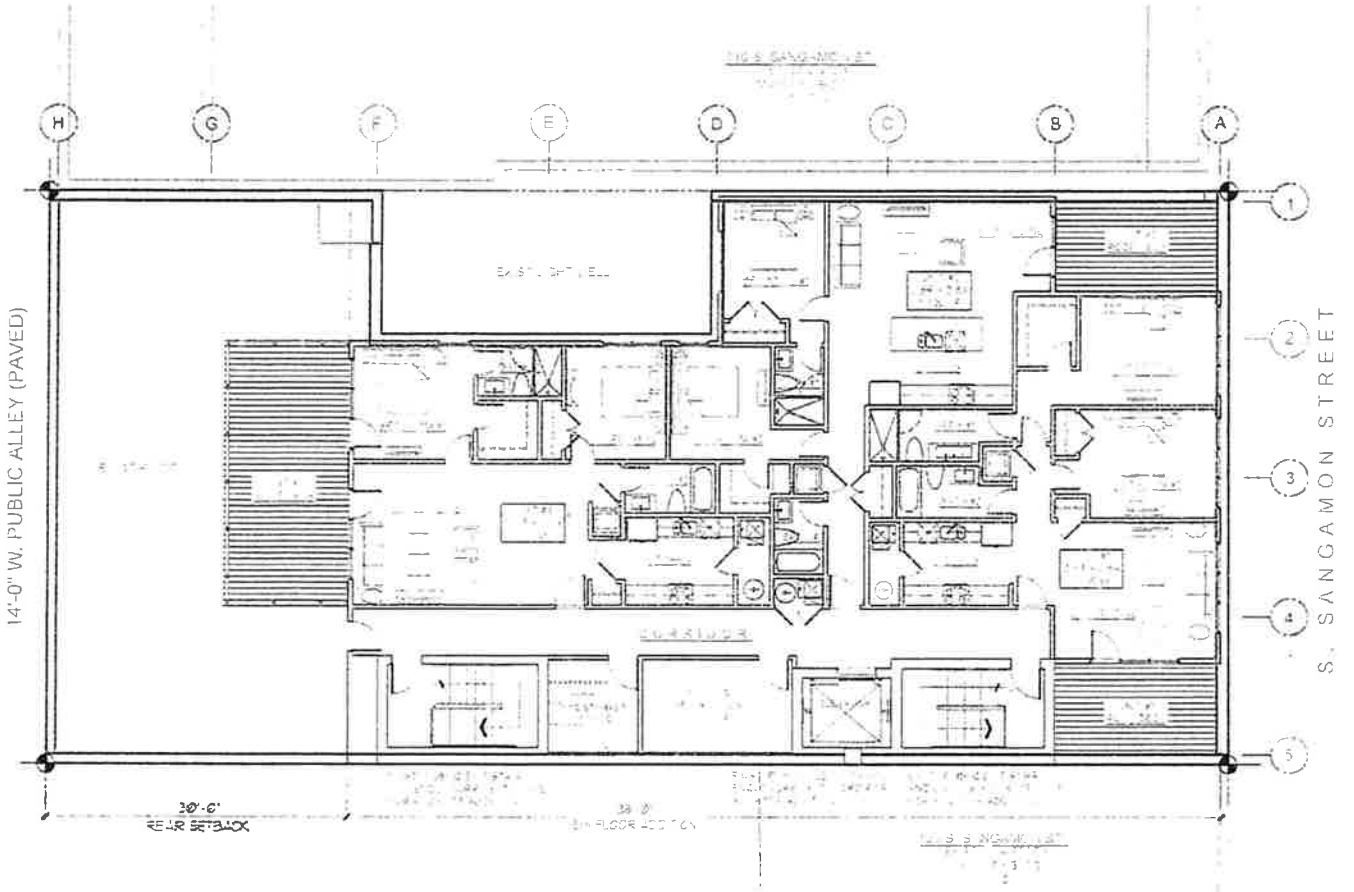



EXISTING ROOF PLAN

CARR WARNER
ARCHITECTS
773.477.9009

SCHEMATIC DESIGNS - ZBA
112 S. SANGAMON ST.
0 5' 15' 30'
1/16"=1'-0"
02.08.24

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PROPOSED 5th FLOOR PLAN

CARR WARNER
ARCHITECTS
773.477.8009

SCHEMATIC DESIGNS - ZBA

112 S. SANGAMON ST.

NO SCALE

02.09.24

Final for Publication




EAST ELEVATION - SANGAMON ST.

CARR WARNER
ARCHITECTS
773.477.9009

SCHEMATIC DESIGNS - ZBA

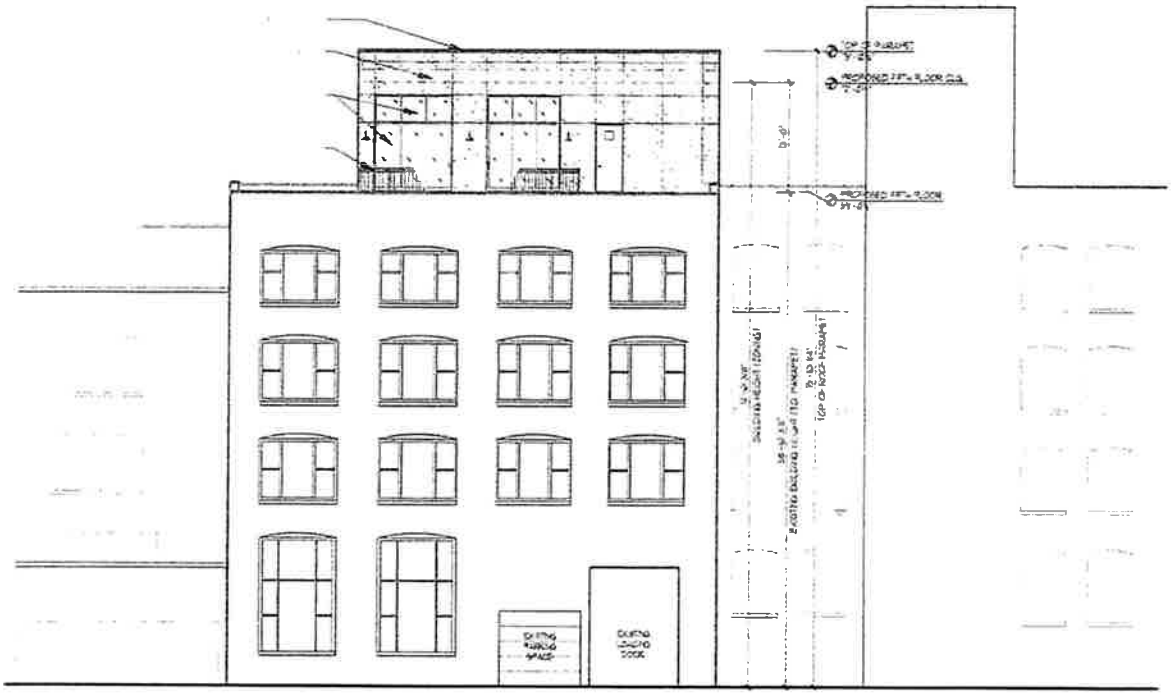
112 S. SANGAMON ST.

0 5' 15' 30'

1/16"=1'-0"

02.09.24

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WEST ELEVATION - ALLEY

CARR WARNER
ARCHITECTS
773.477.9009

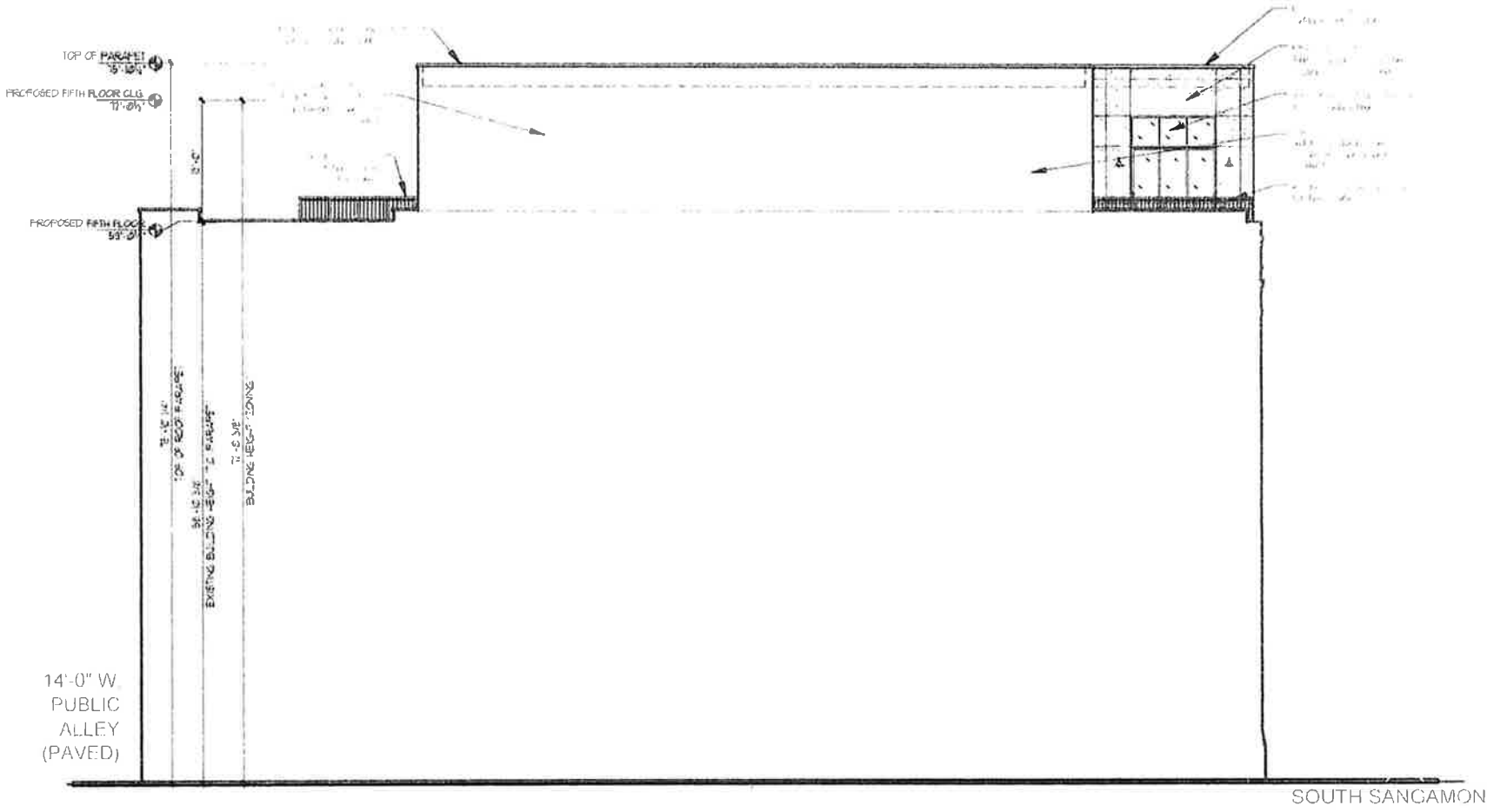
SCHEMATIC DESIGNS - ZBA

112 S. SANGAMON ST.

0 3' 15' 30'

1/16"=1'-0"

02.08.24




## SOUTH ELEVATION

CARR WARNER
ARCHITECTS
773.477.9009

SCHEMATIC DESIGNS - ZBA

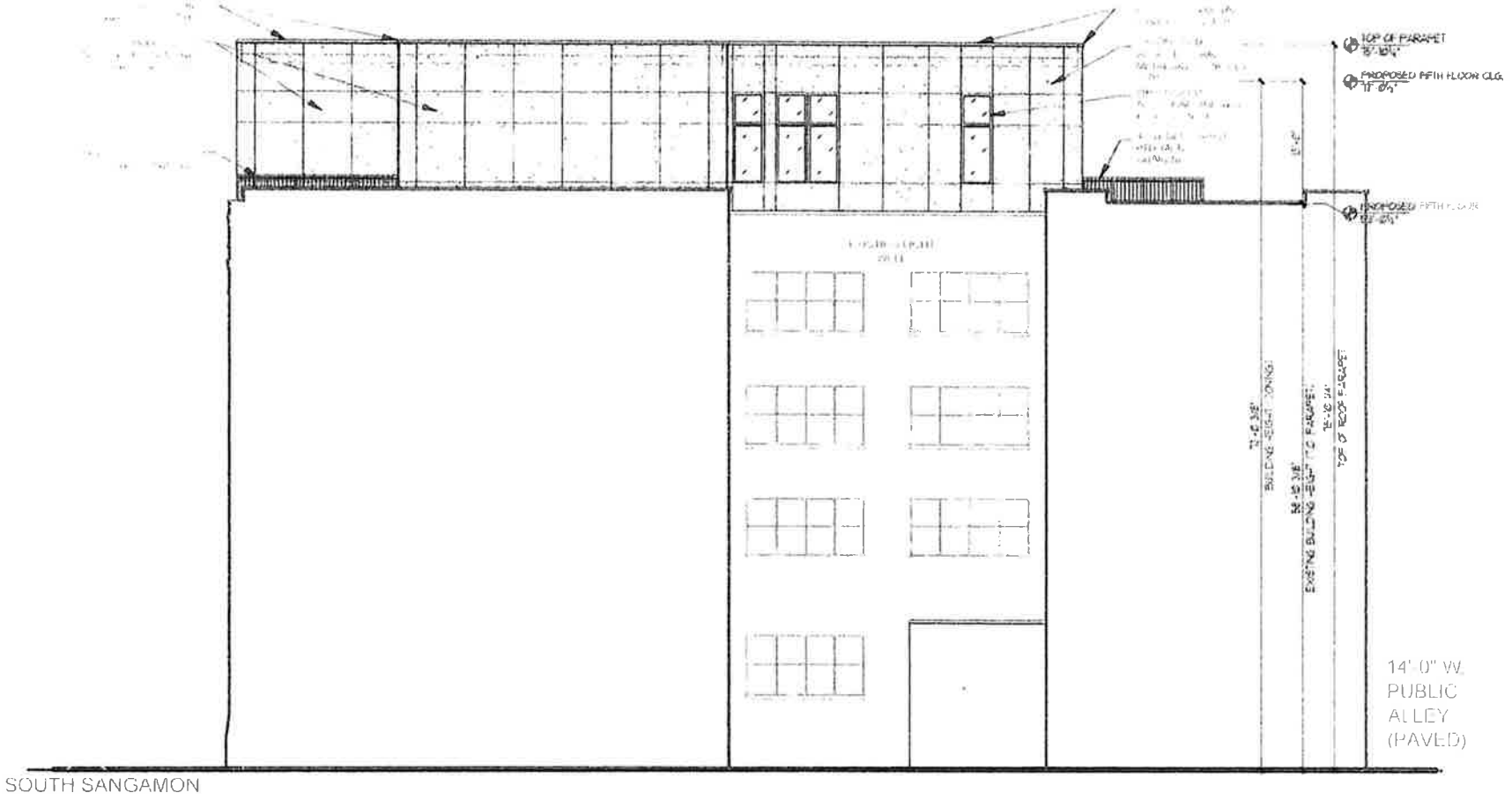
112 S. SANGAMON ST.

0 5' 15' 30'

1/16"=1'-0"

02.08.24

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NORTH ELEVATION

CARR WARNER
ARCHITECTS
773.477.9009

SCHEMATIC DESIGNS - ZBA

112 S. SANGAMON ST.

0 5' 15' 30'

1/16"=1'-0"

02 08 24

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