



# City of Chicago



O2020-88

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	1/15/2020
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 8-G at 3227 S Aberdeen St - App No. 20318T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

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 RS-3, Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 8-G in an area bound by

West 32<sup>nd</sup> Place; the public alley next east of and parallel to South Aberdeen Street; a line 24 feet south of and parallel to West 32<sup>nd</sup> Place; And South Aberdeen Street

to those of a RM-6, Residential Multi-Unit District.

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

Common Address of Property: 3227 South Aberdeen Street

**NARRATIVE & PLANS – 3227 South Aberdeen Street****RS-3 to RM-6**

The applicant wishes to rezone the property in order to allow sufficient density to legalize the existing 9<sup>th</sup> dwelling unit and convert the attic into habitable dwelling spaced in the existing 4-story, 9 dwelling unit building. The attached 1-car garage will remain with no changes. There is no planned commercial space at the subject property.

FAR	2.9
Building Area	8,807.15 Square Feet
Lot Area	3,000 Square Feet
Density (MLA)	333.33 Square Feet Per Unit
Building Height	43 Feet 4 $\frac{5}{8}$ Inches
Front Setback	0 Feet 0 Inches
Rear Setback	0 Feet 0 Inches
North side Setback	0 Feet 0 Inches
South side Setback	0 Feet 10 $\frac{1}{2}$ Inches
Parking	1 Parking Stall



APP. 1008.6087

REVISIONS  
AS NOTED  
DATE

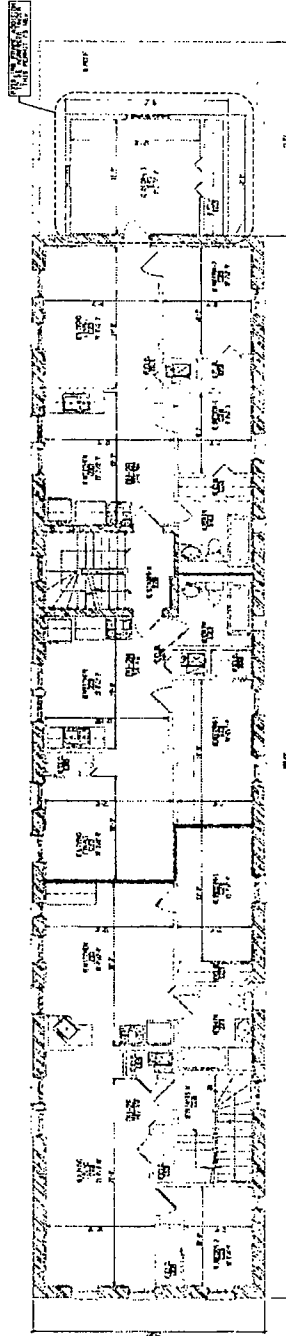
EXISTING MULTIFAMILY  
RESIDENTIAL - PROPOSED 9 DU  
OUPLEX 3RD FLOOR NEW AND FLOOR  
BEAN ADDITION TO 2ND FLR  
3227 S. ABERDEEN ST.  
CHICAGO ILLINOIS 60638

CHICAGO DEPARTMENT OF  
BUILDING  
COMM. PLAN. DIV.  
APPROVED  
DATE 07/27/2011  
BY [Signature]

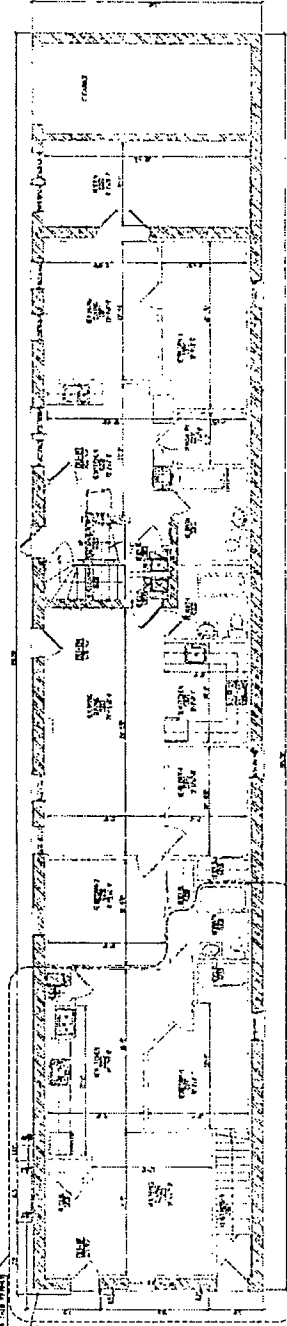


DATE: 07/27/2011  
PROJECT: 1008.6087  
SHEET: 01 OF 01  
SCALE: AS SHOWN  
DRAWN BY: [Name]  
CHECKED BY: [Name]

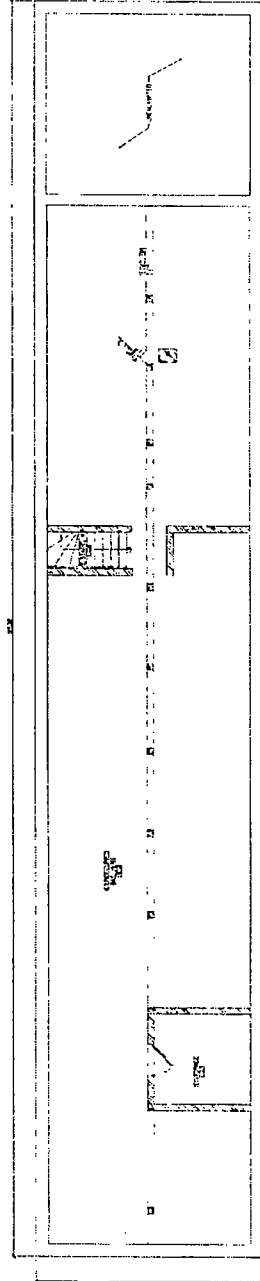
D-1.1



② EXISTING 2ND FLOOR PLAN  
DATE 07/27/2011

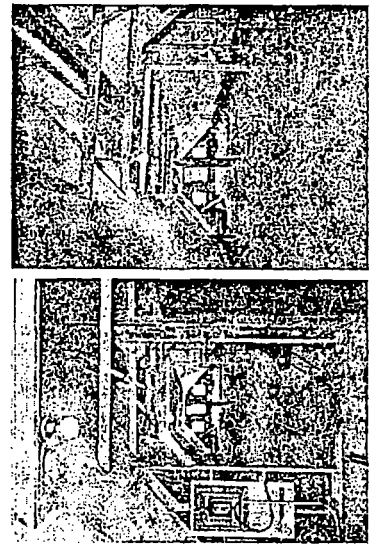


① EXISTING 1ST FLOOR PLAN  
DATE 07/27/2011

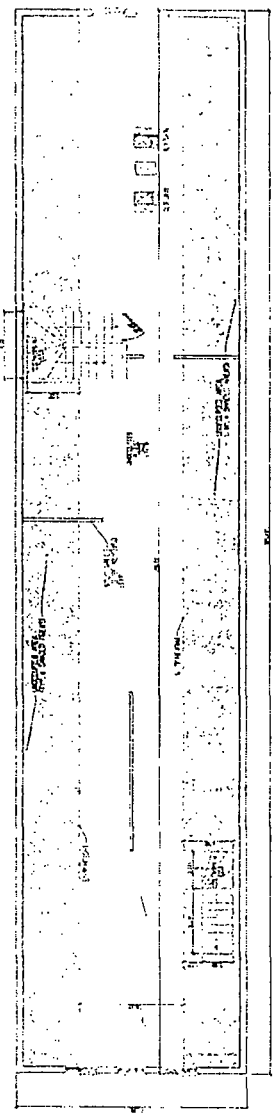


③ EXISTING BASEMENT PLAN  
DATE 07/27/2011

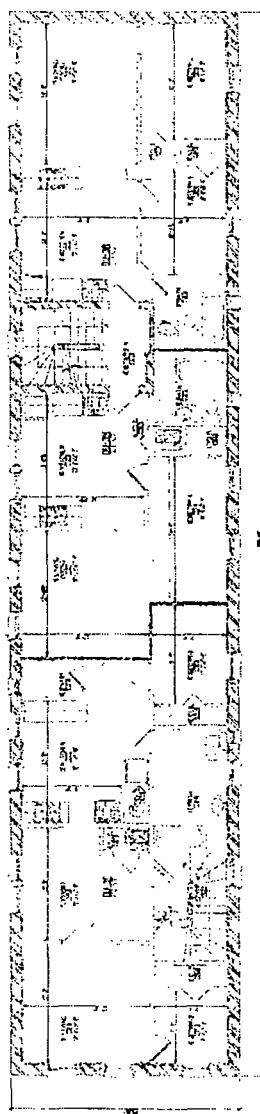




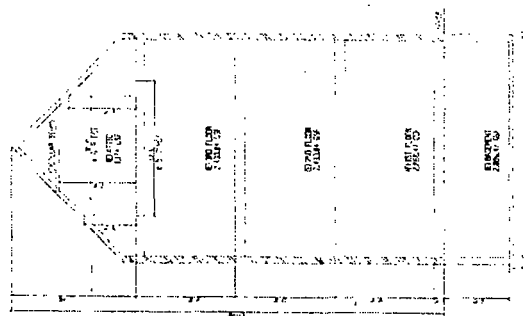
ATTIC VIEW FACING WEST



① EXISTING ATTIC PLAN



② EXISTING 3RD FLOOR PLAN



③ SCHEMATIC BUILDING SECTION

APP. 100516087  
 ARCHITECTURE  
 100516087  
 100516087

EXISTING MULTIFAMILY  
 RESIDENTIAL PROPOSED 9 DU  
 SUPPLY THE FLOOR BY AS FLOOR FINISH  
 REMOVE THE FLOOR AND FLOOR  
 HAVE ADDITION TO BE AS  
 0227 S. ABERDEEN ST.  
 CHICAGO, ILL 60608



D-1.2

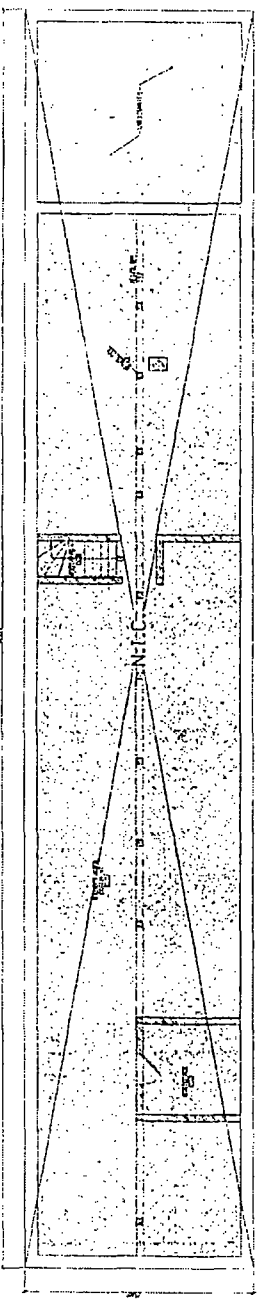
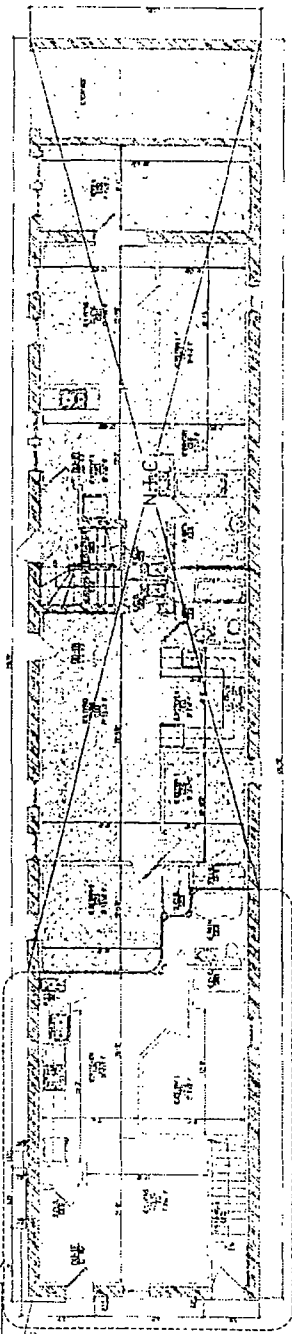
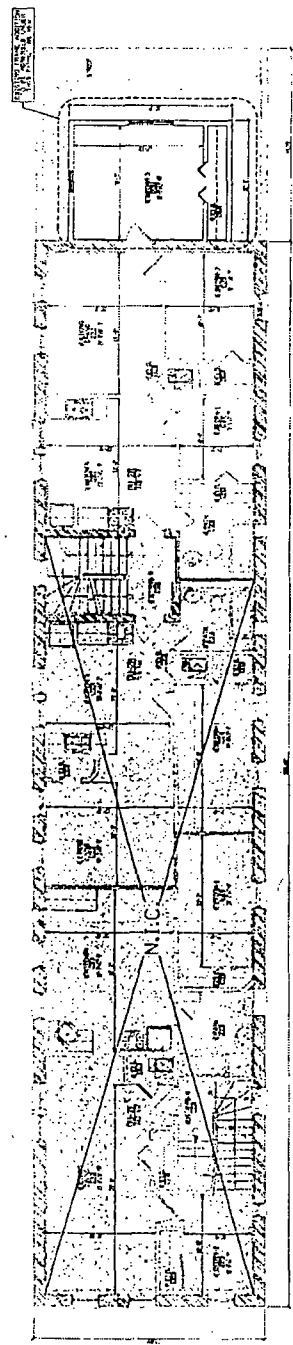


EXISTING MULTIFAMILY RESIDENTIAL PROPOSED 9 DU  
 EXISTING 1TH FLOOR AND 2ND FLOOR  
 BEAR ADDITION TO DU-GR  
 3227 S. ABERDEEN ST.  
 CHICAGO, ILLINOIS 60609

APP. 100816087

SEAL OF THE CITY OF CHICAGO  
 DEPARTMENT OF PLANNING AND DEVELOPMENT  
 OFFICE OF THE CITY CLERK  
 500 NORTH DEARBORN STREET  
 CHICAGO, ILLINOIS 60610

DATE: 08/14/2018  
 TIME: 10:00 AM  
 PROJECT: 3227 S. ABERDEEN ST.  
 SHEET: A-1.1



APP. 100816087

RESIDENTIAL ARCHITECTS  
 1000 N. LAUREL ST. SUITE 100  
 CHICAGO, ILLINOIS 60610  
 TEL: 312.467.1000  
 FAX: 312.467.1001  
 WWW: WWW.RESIDENTIALARCHITECTS.COM

EXISTING MULTIFAMILY  
 RESIDENTIAL - PROPOSED 3RD  
 FLOOR ADDITION TO 9L 2R  
 DUPLEX 3RD FLOOR NEW AND FLOOR  
 EXISTING 1TH FLOOR NEW AND FLOOR  
 3227 S. ABERDEEN ST.  
 CHICAGO, ILLINOIS 60608

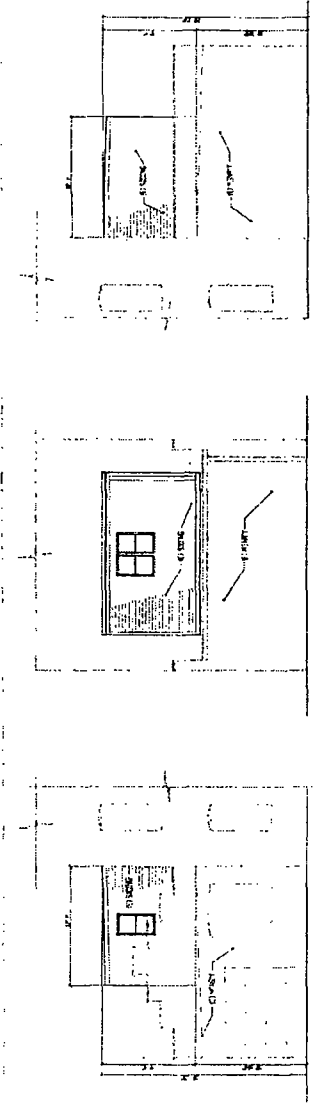
Sheet Level Assoc.  
 1000 N. LAUREL ST. SUITE 100  
 CHICAGO, ILLINOIS 60610  
 TEL: 312.467.1000  
 FAX: 312.467.1001  
 WWW: WWW.SHEETLEVELASSOC.COM



DATE: 10/20/11  
 DRAWN BY: J. L. [Signature]  
 CHECKED BY: [Signature]  
 PROJECT NO.: 100816087  
 SHEET NO.: A-1.2

A-1.2

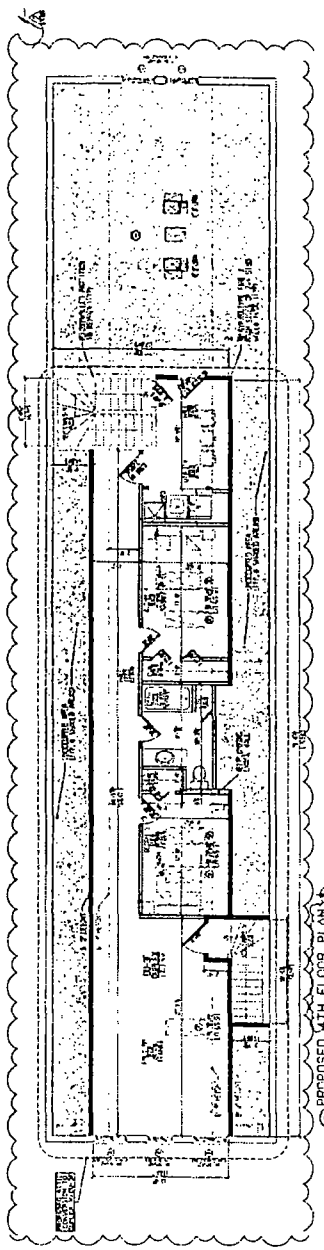
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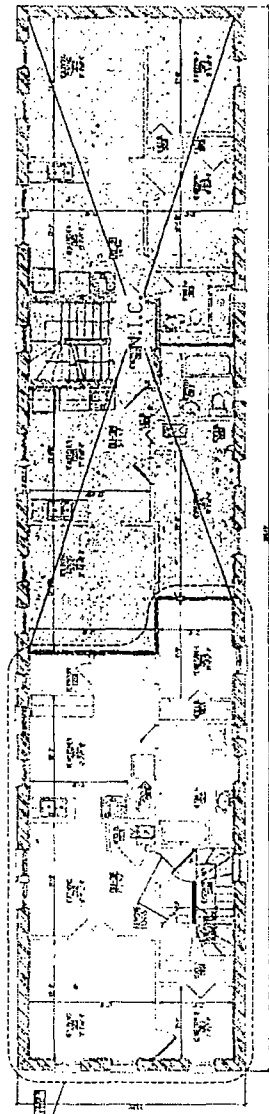
① NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

② EAST ELEVATION  
SCALE: 1/8" = 1'-0"

③ SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



④ PROPOSED 1ST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



⑤ PROPOSED 3RD FLOOR PLAN  
SCALE: 1/8" = 1'-0"