



City of Chicago



SO2015-5305

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 7/29/2015

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 2-G at 17-39 S Aberdeen Ave and 1052-1054 W Monroe St - App No. 18428T1

Committee(s) Assignment: Committee on Zoning, Landmarks and Building Standards

#18428 T1
INTRO DATE:
JULY 29, 2015

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 be amended by changing all the DS-3 Downtown Service District symbols and indications as shown on Map No. 2-G in the area bounded by

a line 218.11 feet north of and parallel to West Monroe Street;
a line 141.04 feet east of and parallel to South Aberdeen Street;
a line 214.42 feet north of and parallel to West Monroe Street;
a line 148.21 feet east of and parallel to South Aberdeen Street;
West Monroe Street; and South Aberdeen Street,

to those of a DX-3 Downtown Mixed-Use District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 17-39 South Aberdeen Street and
1052-1054 West Monroe Street

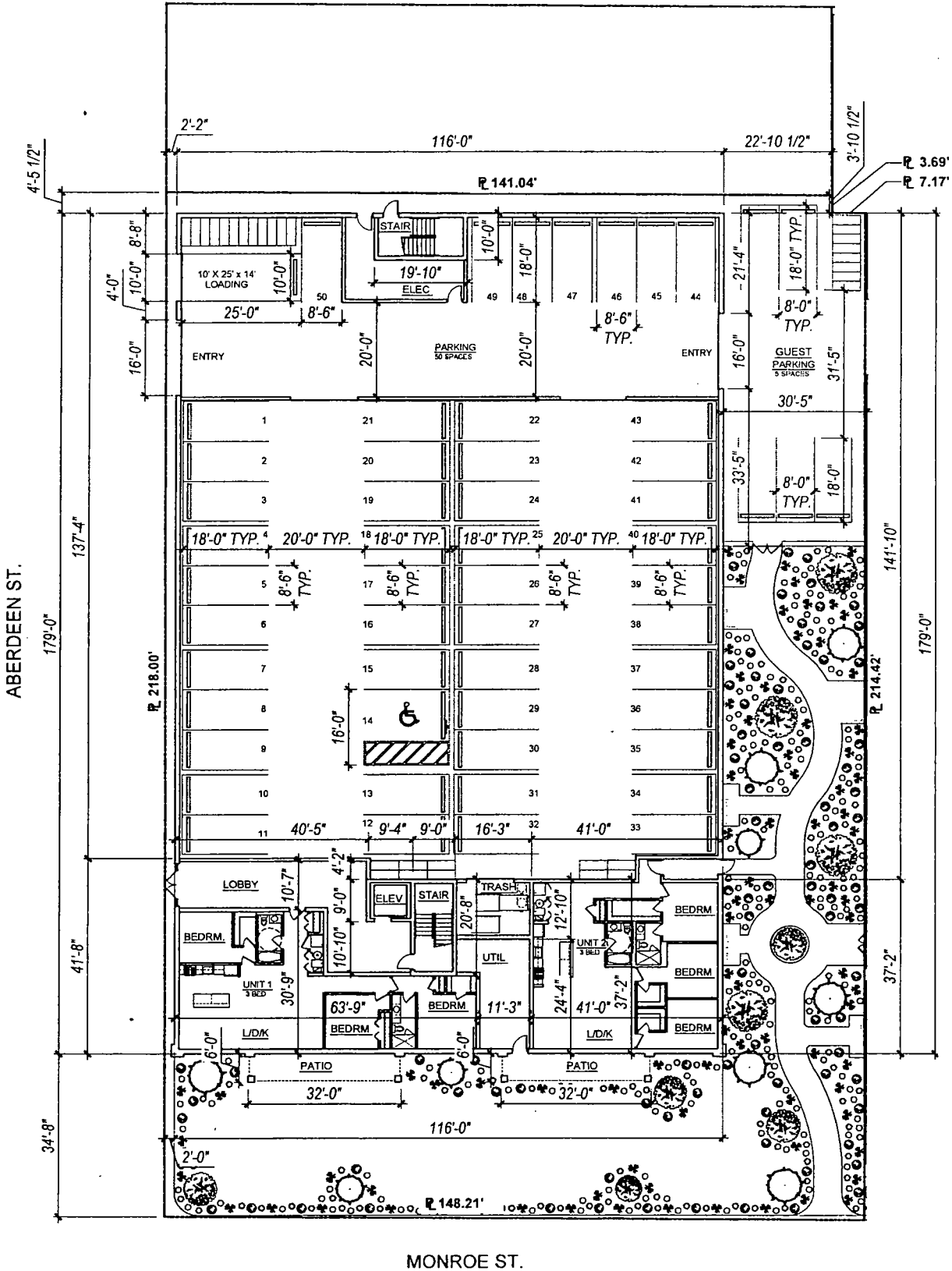
NARRATIVE-17-39 S Aberdeen St., 1052-1054 W Monroe St.
DS-3 to DX-3

Applicant proposes to construct a 4 story, 50 residential dwelling unit building with no commercial space. There will be a total of 55 indoor parking spaces including one handicapped accessible parking space on the first floor with a 10' x 25' x 14' loading berth. The height of the building will be 48' - 3 1/2".

	Proposed Building
	DX-3
FAR	1.94
Lot Area	32, 299 sq. ft.
Buildable Area	62,580 sq. ft.
No. of Units	50
Bldg Height	48'-3 1/2"
Front Setback	2' - 0"
Rear Setback	22' - 10"*
North Side Setback	4' - 5 1/2"
South Side Setback	28' - 8"
Parking	Total of 55 parking spaces including one handicapped space and one 10' x 25' x 14' loading berth
Rear Open Space	3,246 sq. ft.

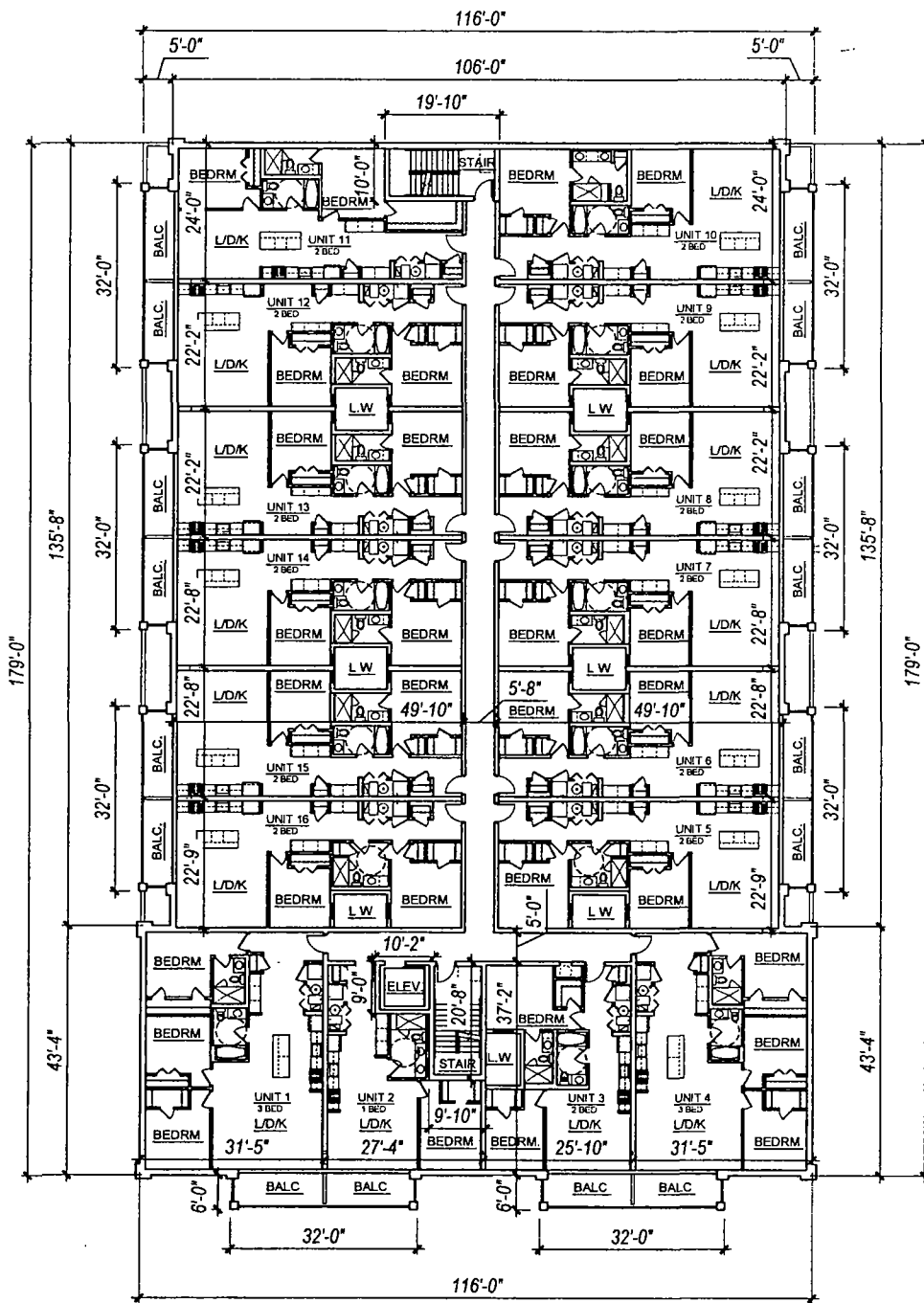
*Note: Variations will be obtained as necessary.

FINAL FOR PUBLICATION



FINAL FOR PUBLICATION

1 FIRST FLOOR PLAN
 1" = 20'-0"
 NORTH



1 2ND - 4TH FLOOR PLANS
 1" = 20'-0"



FINAL FOR PUBLICATION

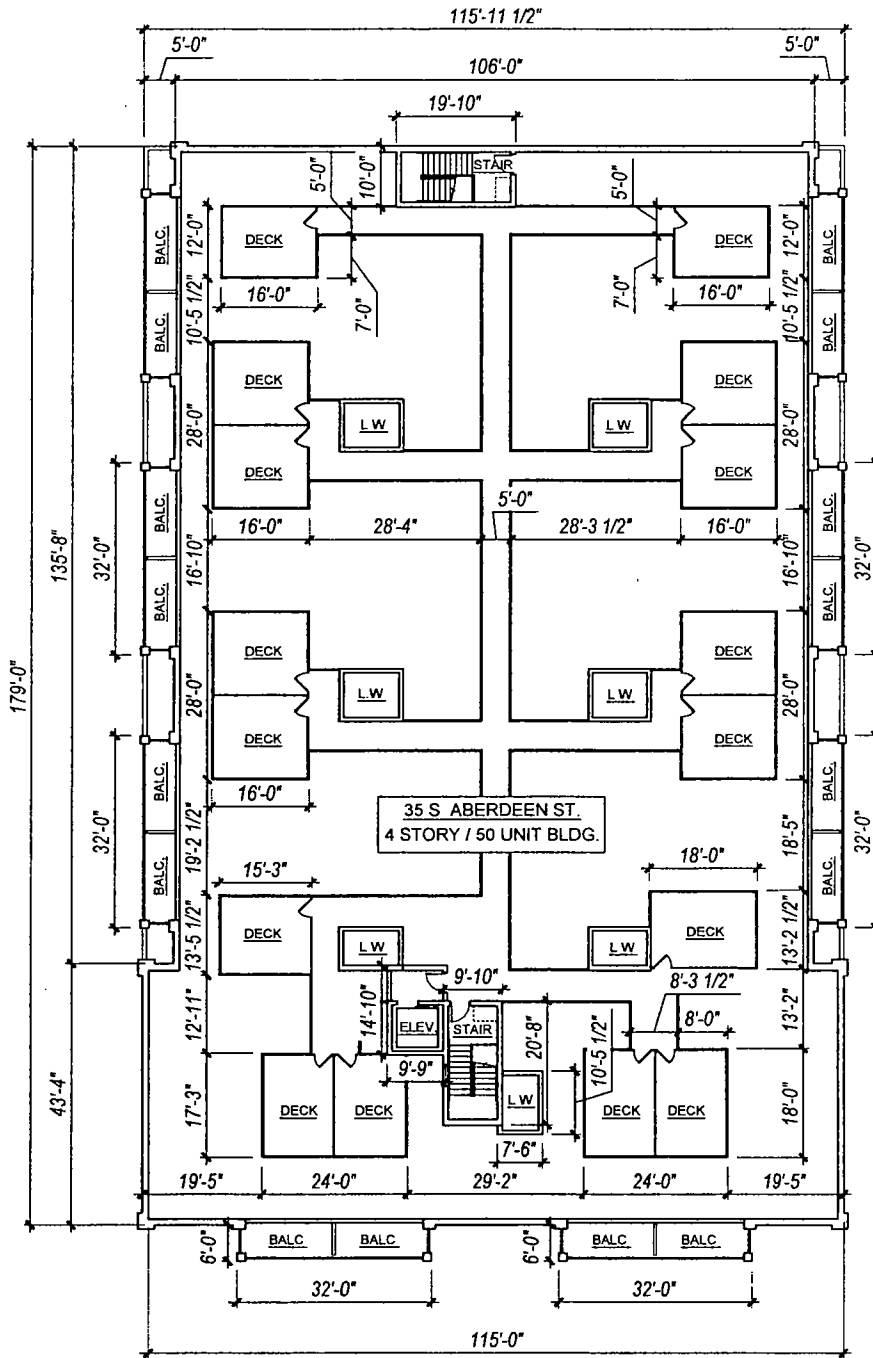
ABERDEEN AND MONROE PLACE
 17-39 S. ABERDEEN ST / 1052-1054 W MONROE ST.
 CHICAGO, ILLINOIS 60607



J. Keller

SPACE
 ARCHITECTS - PLANNERS
 200 N. LAUREL ST. CHICAGO, IL 60610
 312.467.1234

VERSION
A1.2



1 ROOF PLAN
1" = 20'-0"



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ABERDEEN AND MONROE PLACE
17-39 S. ABERDEEN ST. / 1052-1054 W. MONROE ST.
CHICAGO, ILLINOIS 60607

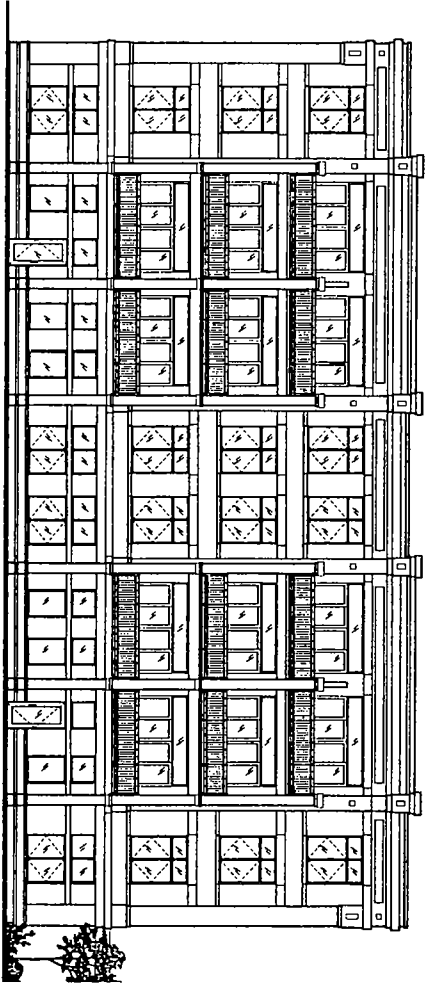


J. Keller

SPACE
ARCHITECTS - PLANNERS
734 N. LAUREL ST. CHICAGO, IL 60610
TEL: 312.467.1234

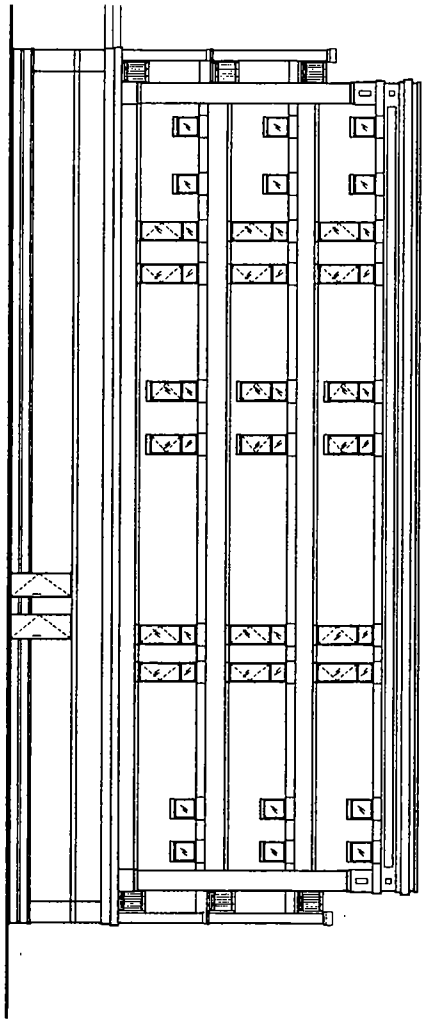
VERSION
A1.3

FINAL FOR PUBLICATION



2 SOUTH ELEVATION - MONROE ST.
1/16" = 1'-0"

- T10 PARAPET
+55'-8"
- T10 ROOF
+51'-0"
- B10 4TH FLG
+48'-3 1/2"
- T10 4TH FLR
+38'-2"
- T10 3RD FLR
+28'-5"
- T10 2ND FLR
+14'-10"
- GRADE
0'-0"



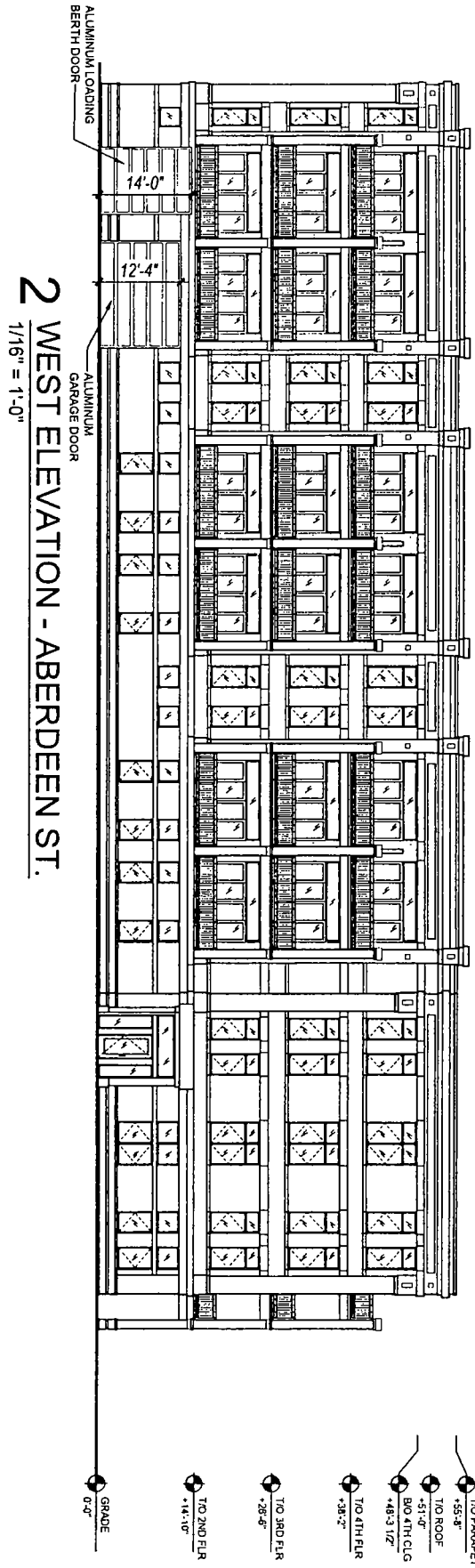
1 NORTH ELEVATION
1/16" = 1'-0"

- T10 PARAPET
+55'-8"
- T10 ROOF
+51'-0"
- B10 4TH FLG
+48'-3 1/2"
- T10 4TH FLR
+38'-2"
- T10 3RD FLR
+28'-5"
- T10 2ND FLR
+14'-10"
- GRADE
0'-0"

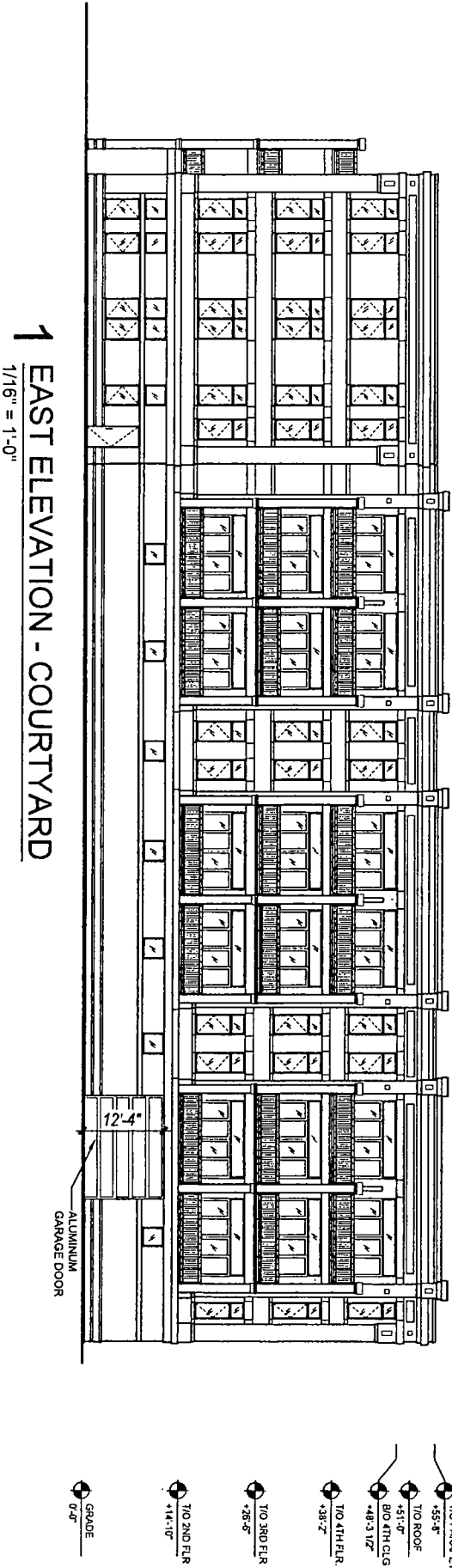
ABERDEEN AND MONROE PLACE
17-39 S. ABERDEEN ST. / 1052-1054 W. MONROE ST.
CHICAGO, ILLINOIS 60607

SPACE VERSION
ARCHITECTS + PLANNERS
A2.0

FINAL FOR PUBLICATION



2 WEST ELEVATION - ABERDEEN ST.
1/16" = 1'-0"

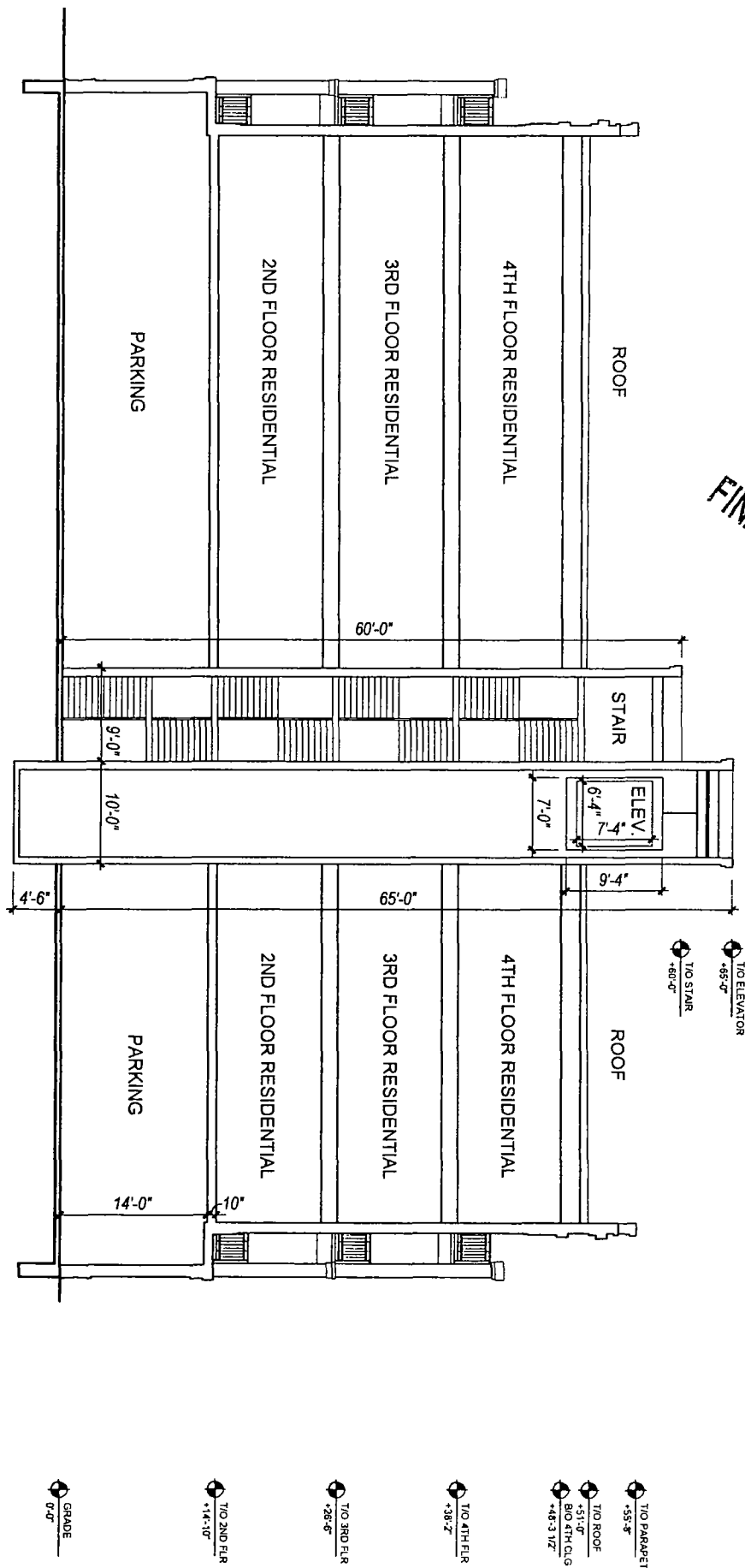


1 EAST ELEVATION - COURTYARD
1/16" = 1'-0"

ABERDEEN AND MONROE PLACE
17-39 S. ABERDEEN ST. / 1052-1054 W. MONROE ST.
CHICAGO, ILLINOIS 60607
ARCHITECTS: SPACE ARCHITECTS, INC.

VERSION A2.1
SPACE ARCHITECTS, INC.
1000 N. LAKE ST. SUITE 1000
CHICAGO, IL 60610
TEL: 312.467.1000
WWW.SPACEARCHITECTS.COM

FINAL FOR PUBLICATION



1 EAST WEST BUILDING SECTION
 1" = 10'-0"

ABERDEEN AND MONROE PLACE
 17-39 S. ABERDEEN ST. / 1052-1054 W. MONROE ST.
 CHICAGO, ILLINOIS 60607

SPACE ARCHITECTS & PLANNERS
 VERSION A3.0