



City of Chicago



SO2015-4618

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 6/17/2015

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 2-G at 1038-1050 W
Monroe St and 1039-1051 W Rundell Pl - App No. 18398T1

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

18398 TI
INTRO DATE
JUNE 17, 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, is hereby amended by changing all of the DS-3 Downtown Service District symbols and indications as shown on Map No. 2-G in area bound by

A line 141.04 feet east of and parallel to south Aberdeen Street, west Rundell Place, a line 276.57 feet east of and parallel to south Aberdeen Street, west Monroe Street; a line 148.21 feet east of and parallel to south Aberdeen street; a line 214.42 feet north of and parallel to west Monroe Street

to those of a DX-3 Downtown Mixed-Use District.

SECTION 2. This ordinance takes effect after its passage and approval.

Common Address of Property: 1038-1050 W Monroe St.; 1039-1051 W Rundell Place

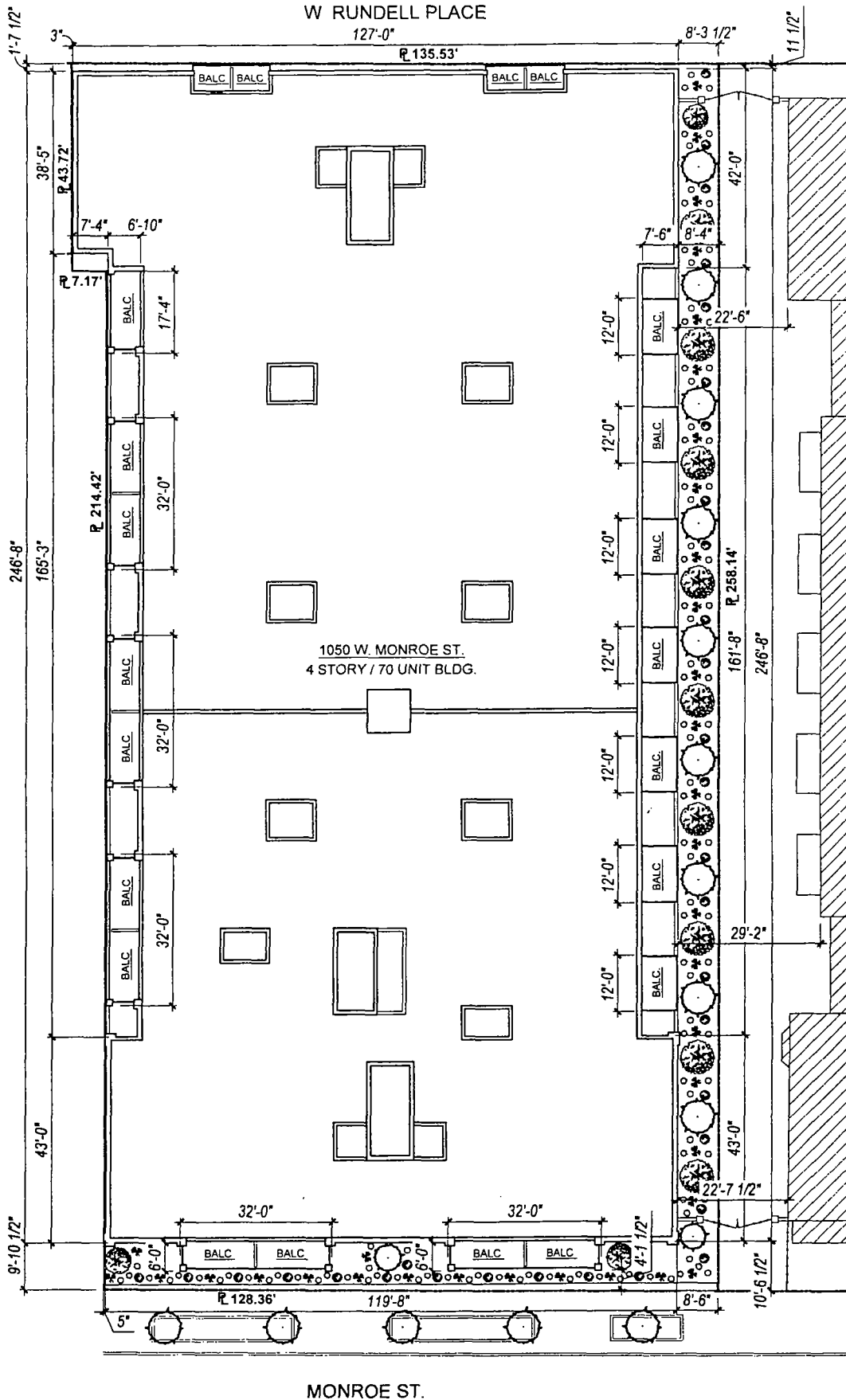
SUBSTITUTE NARRATIVE AND PLANS
1038-1050 W Monroe St., 1039-1051 W Rundell Place
DS-3 to DX-3

To build a four story, seventy residential dwelling unit building. The height of the building will be 48' - 3 1/2". There will be a total of 70 indoor parking spaces including 2 handicapped accessible parking spaces and an interior 10' x 25' x 14' loading berth.

*Will seek a Special Use for the ground floor residential dwelling use and any necessary variations.

	DX-3
FAR	2.66
Lot Area	33,390 sq. ft./477 sq. ft. per unit
Building Area	88,925 sq. ft.
No. of Units	70
Bldg Height	48' - 3 1/2"
Front Setback	4' - 0"
Rear Setback	0' - 0" *
West Side Setback	0' - 0"
East Side Setback	8' - 3 1/2"
Parking	Total of 70 indoor parking spaces including 2 handicapped accessible parking spaces and one interior 10' x 25' x 14' loading berth.

FINAL FOR PUBLICATION



FINAL FOR PUBLICATION

1 SITE PLAN

1" = 20'-0"



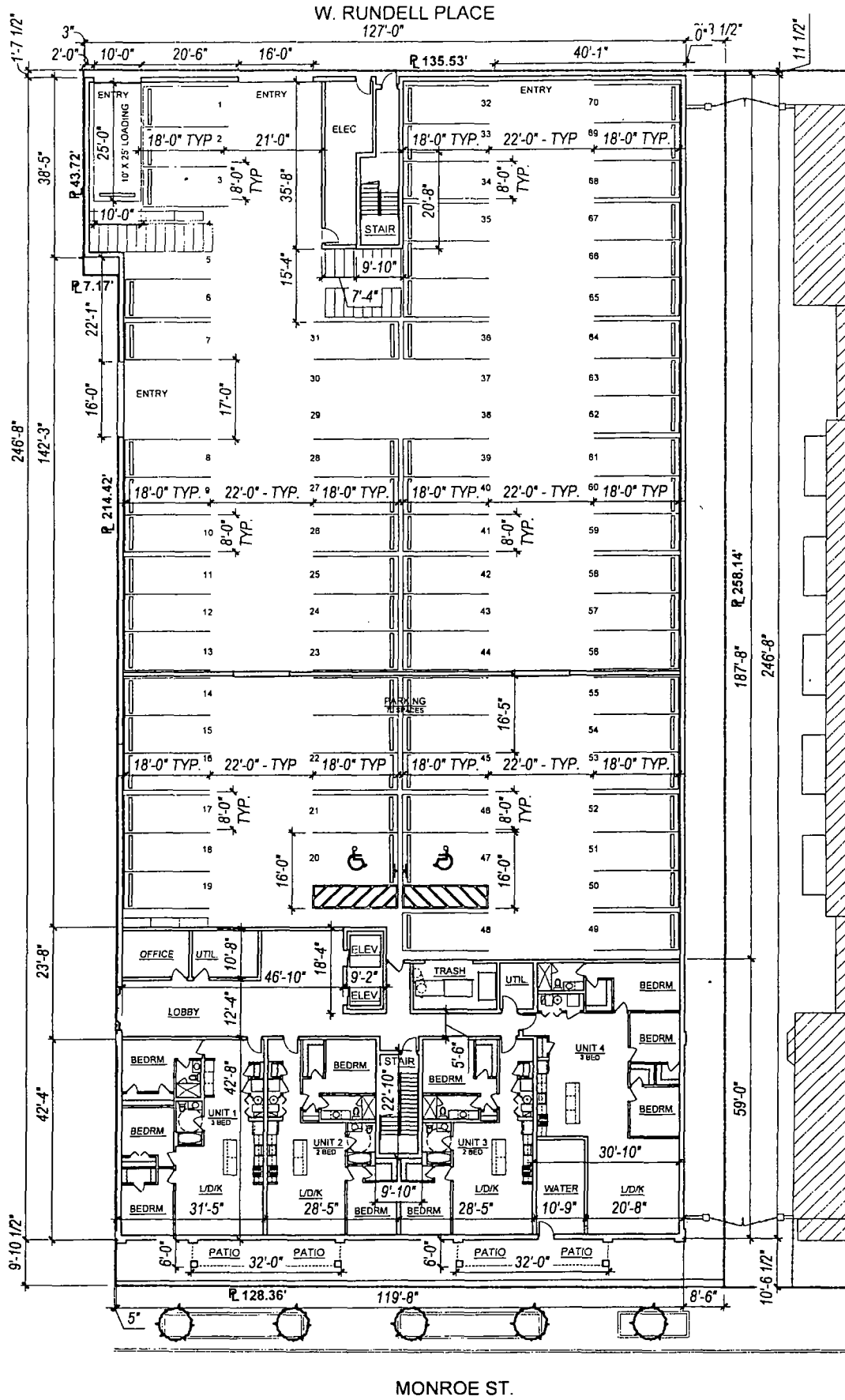
ABERDEEN AND MONROE PLACE
1050 W. MONROE STREET
CHICAGO, ILLINOIS 60607



J. Keller

SPACE
ARCHITECTS + PLANNERS

VERSION
A1.0



FINAL FOR PUBLICATION

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



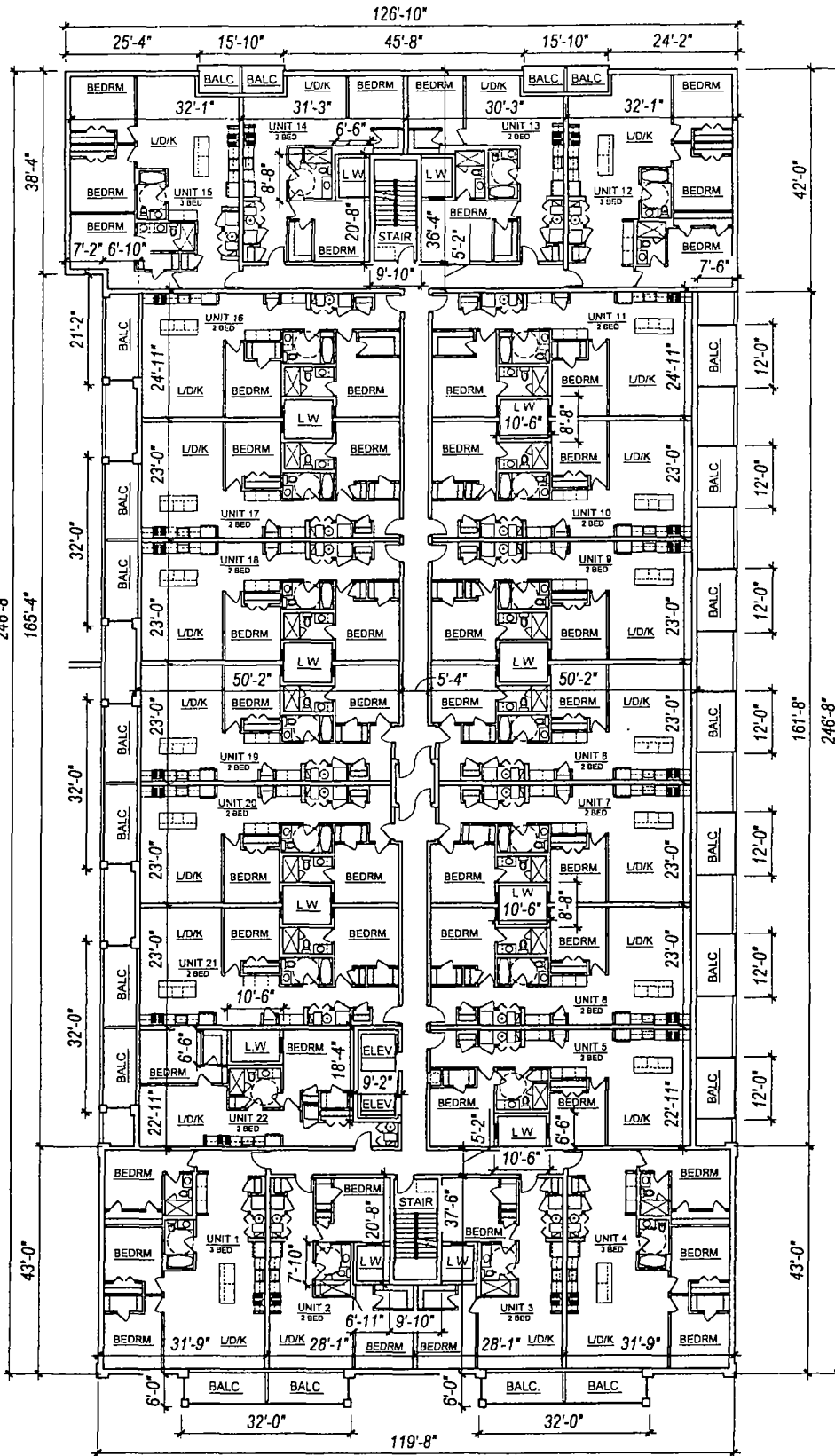
ABERDEEN AND MONROE PLACE
1050 W. MONROE STREET
CHICAGO, ILLINOIS 60607



J. Keller

SPACE
ARCHITECTS + PLANNERS

VERSION
A1.1



FINAL FOR PUBLICATION

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



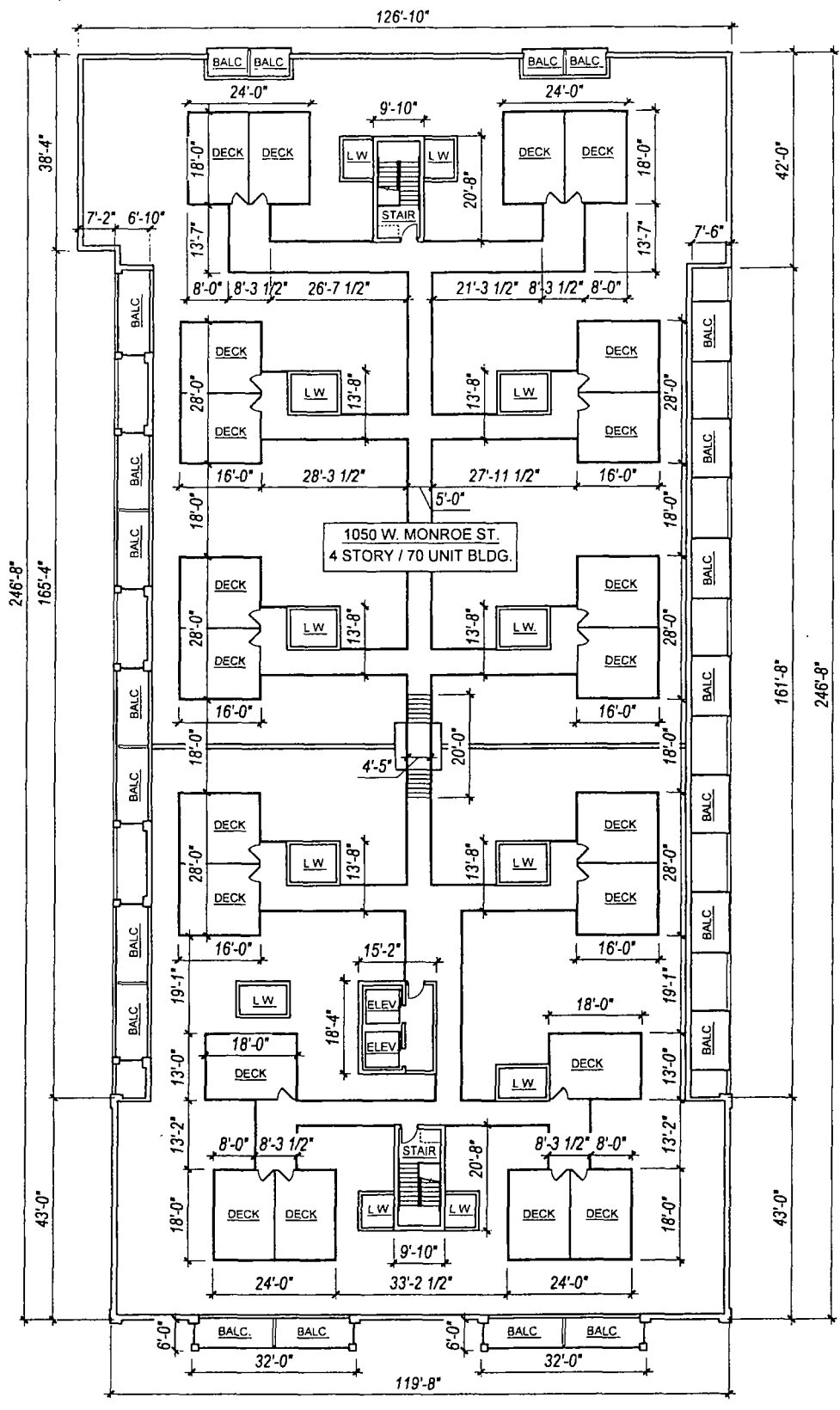
ABERDEEN AND MONROE PLACE
 1050 W. MONROE STREET
 CHICAGO, ILLINOIS 60607



J. Keller

SPACE
 ARCHITECTS + PLANNERS

VERSION
A1.2



FINAL FOR PUBLICATION

1 ROOF PLAN
1" = 20'-0"



MONROE ST.

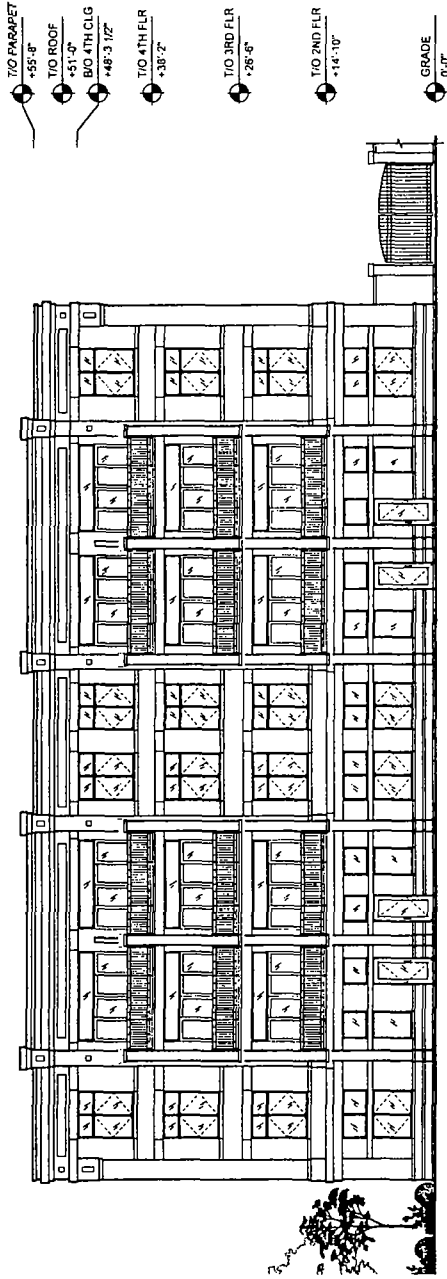
ABERDEEN AND MONROE PLACE
1050 W MONROE STREET
CHICAGO, ILLINOIS 60607



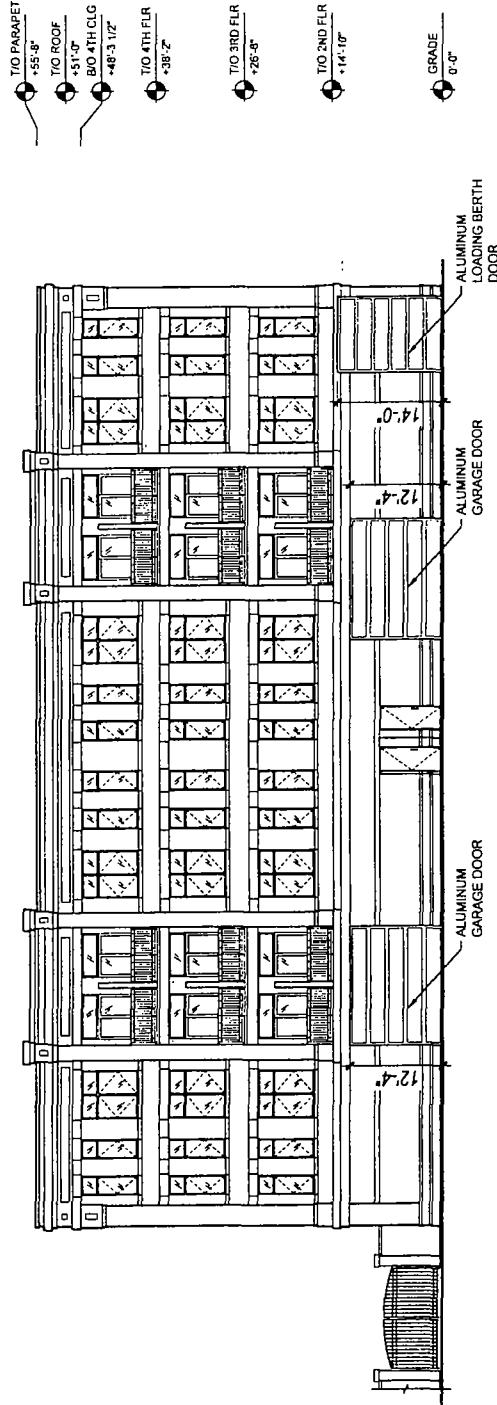
J. Keller

SPACE
ARCHITECTS + PLANNERS

VERSION
A1.3



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



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

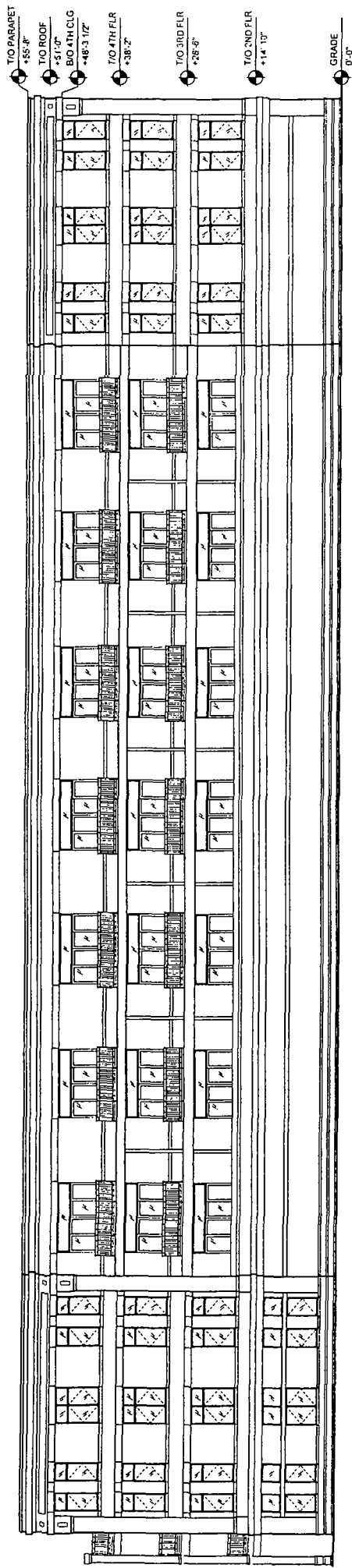
ABERDEEN AND MONROE PLACE
1050 W. MONROE STREET
CHICAGO, ILLINOIS 60607



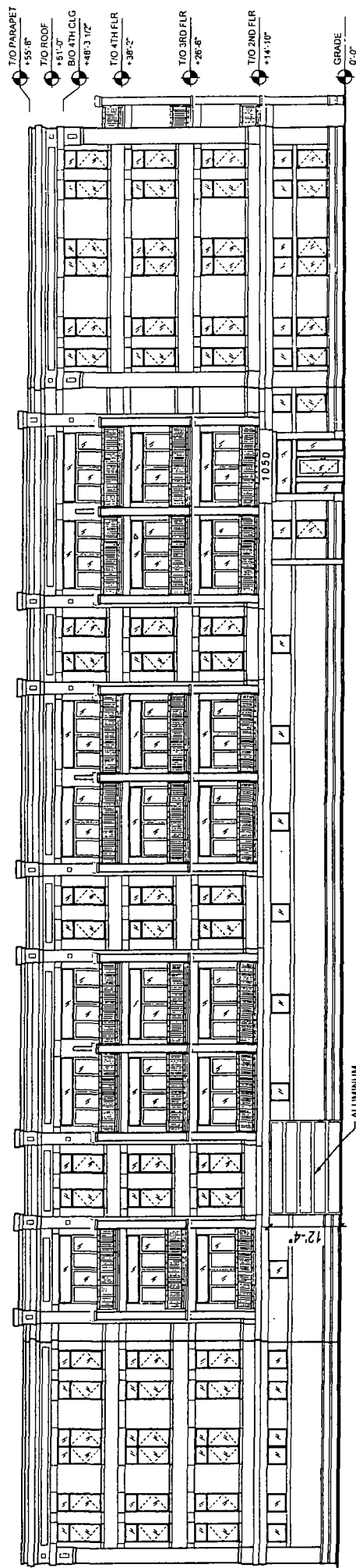
J. Keller

SPACE
ARCHITECTS - PLANNERS
1100 N. LAUREL STREET
CHICAGO, ILLINOIS 60610
VERSION
A2.0

FINAL FOR PUBLICATION



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



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

ABERDEEN AND MONROE PLACE
1050 W. MONROE STREET
CHICAGO, ILLINOIS 60607

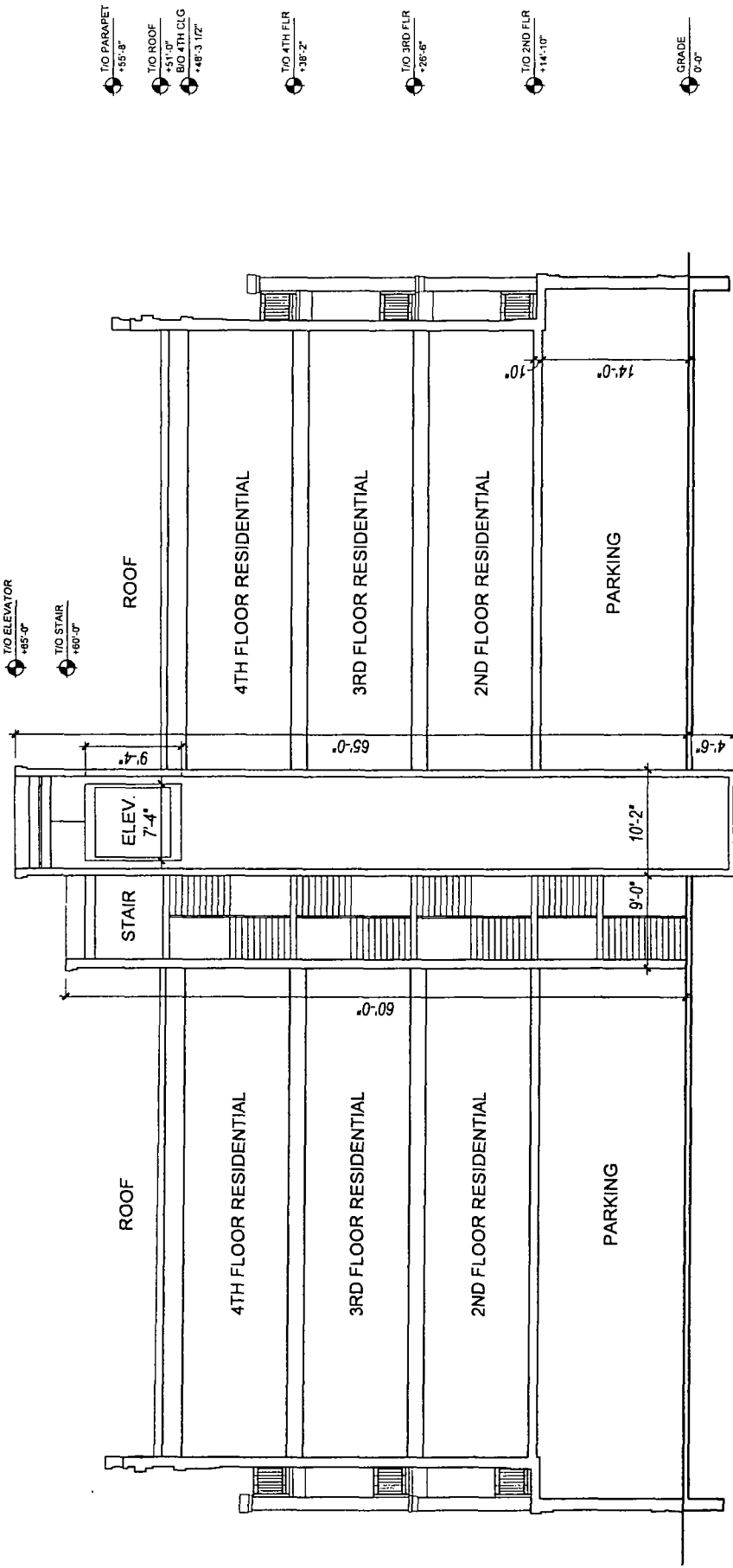


J Kelly

SPACE
ARCHITECTS • PLANNERS

VERSION
A2.1

FINAL FOR PUBLICATION



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

ABERDEEN AND MONROE PLACE
 1050 W. MONROE STREET
 CHICAGO, ILLINOIS 60607



J. Keller

SPACE ARCHITECTS - PLANNERS
 100 N. LAUREL STREET
 CHICAGO, ILLINOIS 60602

VERSION
A3.0

FINAL FOR PUBLICATION