



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2015-5305  
**Type:** Ordinance **Status:** Passed  
**File created:** 7/29/2015 **In control:** City Council  
**Final action:** 9/24/2015  
**Title:** Zoning Reclassification Map No. 2-G at 17-39 S Aberdeen Ave and 1052-1054 W Monroe St - App No. 18428T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 2-G  
**Attachments:** 1. SO2015-5305.pdf, 2. O2015-5305.pdf

Date	Ver.	Action By	Action	Result
9/24/2015	1	City Council	Passed as Substitute	Pass
9/21/2015	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
8/27/2015	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
7/29/2015	1	City Council	Referred	

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*l MVn-o OA-re:*

*ORDINANCE ^z.\*iS*

*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.

SECTION2. This ordinance shall be in force and effect from and after its passage and due publication.

CommWAddress of Property: 17-39 South Aberdeen Street and  
r, "" 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 ofthe 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 1/4"
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**

W. RUNDELL PLACE

MONROE ST.

SITE PLAN

1" = 20'-0"

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

W. RUNDELL PLACE

MONROE ST.

FIRST FLOOR PLAN

1" = 20'-0"

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

A1.1

*m-o'*

106-0'

19-10"

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

7 75-7 7 1/2"

ROOF PLAN

1" = 20'-0"

ABERDEEN AND MONROE PLACE  
17-39 S. ABERDEEN ST. / 1052-1054 W. MONROE ST. CHICAGO. ILLINOIS 40607

SPACE ! VERSION "-L\_ ^ j A1.3