17-13-0303-C(1) Type 1 Narrative & Plans – 446 North Aberdeen Street, Chicago, IL

Proposed Zoning: RM-4.5 Residential Multi-Unit District

Lot Area: Approximately 2,745 sq. ft.

Proposed Land Use: The Applicant is proposing to legally establish the existing three and a half-story residential building and detached garage. The residential building will continue to contain three (3) dwelling units and be supported by three (3) off-street parking spaces. The 37 ft.-0.75 in. height and footprint of the existing residential building will remain without change. The subject property is a Transit Served Location (TSL). Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1003-EE, 17-13-1003-K, and 17-13-1101-B of the Chicago Zoning Ordinance, the Applicant is seeking to increase the off-street parking ratio from 66.66% (2 parking spaces) to 100% (3 parking spaces), reduce the rear yard open space to zero, reduce the front setback to 2.19 ft., reduce the combined side setback to 2.62 ft., and is seeking all zoning relief, as needed and as allowed by the Chicago Zoning Code, for the attached plans.

(A) The Project's Floor Area Ratio: 4,544 square feet (1.66 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 294.64 square feet per D.U. (3 units total)

(C) The amount of off-street parking: 3 parking spaces

*The subject property is a designated Transit Served Location based on its proximity to the CTA Blue Line Grand Station. Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to increase the off-street parking ratio from 66.66% (2 parking spaces) to 100% (3 parking spaces).

(D) Setbacks:

a. Front Setback: 2.91 feet
b. Side Setbacks:
North Side: 0 inches
South Side: 2.62 inches
c. Rear Setback: 43 feet-8.75 inches

*Pursuant to Sec. 17-13-1101-B, the Applicant is seeking to reduce the front setback to 2.91 ft. and reduce the combined side setback to 2.62 ft.

(E) Building Height: 37 feet-0.75 inches

446 N ABERDEEN ST.

CHICAGO, ILLINOIS 60642

ZONING CHANGE TO AN EXISTING 3 1/2 STORY BRICK W/STONE 3-UNIT RESIDENTIAL BUILDING

Chicago Building Code and Zoning Ordinance Matrix

Item	Issue	Chapter/Article	Ordinance Requirement	Actual	Location/ Sheet No.
	ZONING REQUIREMENTS				
Z.01	Zoning District	CZO Title 17	M2-2	M2-2	
Z.02	Existing Zoning Use	17-17-0105-B	MANUFACTURING	MULTI-UNIT RESIDENTIAL	A00, A01
Z.03	Proposed Zoning Use(s)	17-17-0102	NA	-	
Z.04	Landmark Building / Landmark District		NA		
Z.05	Lakefront Protection District		NA		
Z.06	Zoning Overlay		NA		
Z.07	Pedestrian Street		NA		
Z.08	Lot Area	17-5-0402	NO MINIMUM	2,745 SF	A01
Z.09	Maximum Floor Area Ratio	17-5-0404	2.2	2.2	
Z.10	Total Building Area	17-5-0404	NO MINIMUM	4,544 SF	A00, A01
Z.11	Building Height	17-17-0311	55'	37'-0.75"	
Z.12	Front Setback	17-5-0405-A2	13.2'	2.91'	
Z.13	Combined Side Setbacks	17-5-0405-A2	NA	2.62'	
Z.14	Rear Setback	17-5-0405-B	30'	43'-8.75"	
Z.15	Rear Yard / On-site Open Space	17-5-0405-B	NA	NA	
Z.15	Number of Dwelling Units	17-5-0405-B	NA	3	
	Number of Efficiency Units		NA	0	
Z.15	Off Street Parking	17-10-0200	NA	3	
Z.15	Off Street Loading	17-10-1100	NA	NA	
Z.15	Landscaping	Ch. 17-11	NA		
Z.15	Open Space Impact Fee Worksheet if Applicable	Ch. 16-18	NA		
Z.15	Plat of Survey (Provided)	17-13-1302-B	1	1	
	2019 BUILDING CODE REQUIREMENTS				
302.01	Building Address (House Number)	502.1		446	A00, A01
303.01	Proposed Occupancy Classification(s)	14B-3-310.6	RS	RS	A00
303.02	Existing Occupancy Classification(s)	14B-3-310.6	RS	RS	A00
305.01	Grade Plane	14B-2-203.2	0'-0"	0'-0"	A4,A5,A6
305.02	Building Height Above Grade Plane	14B-2-203.3	55'-0"	37'-0.75"	A4,A5,A6
305.03	Number of Story Above Grade Plane	14B-2-202	3	3	A4,A5,A6
305.05	Building Area	14B-2-203.4	10,000 S.F.	4,543 S.F.	A1,A2
305.06	Number of Basements excluded from Area	14B-2-203.4	0	0	A4,A5,A6
306.01	Construction Classification	14B-6-602	IIIA	IIIA	Existing
	Rating - Primary Structural Frame	Table 14B-6-601	1 HR	1 HR	Existing
	Rating - Exterior Bearing Walls	Table 14B-6-601	2 HR	4 HR	Existing
	Rating - Interior Bearing Walls	Table 14B-6-601	1 HR	1 HR	Existing
	Rating - Exterior Non-bearing Walls	Table 14B-6-602	2 HR	2 HR	Existing
	Rating - Floor Construction	Table 14B-6-601, 605.4	1 HR	1 HR	Existing
	Rating - Roof Construction	Table 14B-6-601, h	30 Min	1 HR	Existing
306.03	Basement Construction	14B-6-605.2	1HR	1 HR	Existing
307.01	Exterior Wall Rating	14B-6-601	2HR	4 HR	Existing
307.01	Exterior Wall Projections	14B-7-705.2	2'	0.21'	Existing
307.03	Exterior Wall Openings	14B-7-705.8	0	-	Existing
307.04	Exterior Wall Parapets	14B-7-705.11	Per Code	Per Code	Existing
307.11	Wall/Floor Unit Separation	14B-7-711.2.4.3	NA	NA	Existing
308.01	Interior Finish: Rooms/Spaces	Table 14B-8-803.13	Class C	Class C	Existing
308.03	Interior Finish: Exit/Exit Discharge	Table 14B-8-803.13	Class C	Class C	Existing
308.04	Interior Floor Finish	Table 14B-8-803.4.2	Class I	Class I	Existing
309.05	Portable Fire Extinguishers	14B-9-906.1	NA	NA	Existing
309.07	Single- and Multiple-station Smoke Alarms	14B-9-907.2.10	Per Code	Per Code	Existing
309.14	Carbon Monoxide Detection	14B-9-915	Per Code	Per Code	Existing
310.08	Roof Access	14B-10-1011.12	Per Code	Per Code	Existing
310.10	Handrail/Guard Details	14B-10-1014	Per Code	Per Code	Existing
310.11	Exit Access Travel Distance	14B-10-1017.2	200'	55'	Existing
312.01	Natural Ventilation	14B-12-1202.1	Per Code	Per Code	Existing
312.02	Natural Light	14B-12-1202.2	Per Code	Per Code	Existing
312.04	Minimum Ceiling Height	14B-12-1207.2	6'-9"	Per Code	Existing
315.01	Roof Fire Classification	14B-15-1505.1	Class C	Class C	Existing
328.01	Mechanical Room Fire-resistance Rating	14B-10-1006.2.2	1	1	Existing
331.01	Fence Height and Materials (also zoning reqs)	14B-31-3114	6' to less than 8'	6'	Existing

BUILDING INFORMATION:
TOTAL LOT AREA: 2,745 SQ. FT.
AREA OF EXISTING FLOOR PLAN: (NO CHANGE)
-917 SQ. FT. BASEMENT FLOOR INTERIOR SPACE
-1,209 SQ. FT. FIRST FLOOR INTERIOR SPACE
-1,209 SQ. FT. SECOND FLOOR INTERIOR SPACE
-1,209 SQ. FT. THIRD FLOOR INTERIOR SPACE
NUMBER OF STORIES: 3 1/2
NUMBER OF BASEMENTS: 1
NUMBER OF DWELLING UNITS: 3

ZONING INFORMATION: PIN NUMBER: 17082470220000
EXISTING ZONING = M2-2
EXISTING FAR = 2.2
TOTAL ALLOWABLE = 6,039 S.F.

DESCRIPTION OF WORK:
PROPOSED EXISTING ZONING CHANGE
EXISTING THREE APARTMENTS NO CHANGE
EXISTING BUILDING FOOTPRINT NO CHANGE

OCCUPANCY DISTINCTION:
RESIDENTIAL GROUP R-5

CONSTRUCTION TYPE: IIIA

BUILDING CODES IN EFFECT

- 2019 CHICAGO BUILDING CODE
- 2018 CHICAGO ELECTRIC CODE
- 2018 INTERNATIONAL FIRE CODE Plus Local Amendments
- 2018 INTERNATIONAL FUEL GAS CODE Plus Local Amendments
- 2019 INTERNATIONAL MECHANICAL CODE Plus Local Amendments
- 2018 NFPA LIFE SAFETY CODE Plus Local Amendments
- 2019 ILLINOIS PLUMBING CODE Plus Local Amendments
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) Plus State Amendments

INDEX OF DRAWINGS

SHT.	DESCRIPTION
A00	TITLE SHEET
A01	SITE PLAN
A1	EXISTING BASEMENT & FIRST FLOOR PLANS
A2	EXISTING SECOND & THIRD FLOOR PLANS
A3	EXISTING ROOF PLAN
A4	EXISTING EAST & WEST ELEVATIONS
A5	EXISTING NORTH ELEVATION
A6	EXISTING SOUTH ELEVATION

BUILDING OWNER:
Sri Sirigiri
tel. 630.788.3095



LOCATION MAP

LEGEND

ELEVATION MARKING
REVISION
LARGE SCALE DETAIL
DETAIL SHEET NUMBER
SECTION SHEET NUMBER
ELEVATION SHEET NUMBER
ROOM
PARTITION TYPE
DOOR MARK
EXISTING CONSTRUCTION TO REMAIN
NEW PARTITION - SEE PLANS FOR TYPE
EXISTING CONSTRUCTION TO BE REMOVED
ACOUSTIC TILE

ALUMINUM
BATT. INSUL. OR SOUND ATTN. BLANKET
EXISTING WALL
EXISTING SIDING (ELEVATION)
CARPET
CONCRETE
CONCRETE BLOCK
GLASS (ELEVATION)
GLASS (SECTION)
MORTAR, GROUT, THINSET OR CEMENT PLASTER
GYPSUM BOARD
METAL LATH & PLASTER
PLYWOOD
QUARRY TILE OR CERAMIC TILE
RIGID INSULATION
STEEL
WOOD FINISH
WOOD ROUGH OR FRAMING

ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR	FLR.	FLOOR	PR.	PAIR
AL.	ALUMINUM	GALV.	GALVANIZED	Q.T.	QUARRY TILE
A.R.F.	ABOVE ROUGH FLOOR	G.B.	GYPSUM BOARD	RAD	RADIUS
CABT	CABINET	GL.	GLASS	R.	RISER
℄	CENTER LINE	HDWR.	HARDWARE	RO'D	REQUIRED
CLG.	CEILING	DW.	DRYWALL	R.O.	ROUGH OPENING
CONC.	CONCRETE	H.M.	HOLLOW METAL	S.B.	SANDBLAST
CONT.	CONTINUOUS	HR.	HOUR	SM.	SHEET METAL
C.I.	CAST IRON	H.W.	HOT WATER	SHT.	SHEET
C.O.	CLEAN OUT	JT.	JOINT	SIM.	SIMILAR
C.W.	COLD WATER	L.C.	LIGHTWEIGHT CONCRETE	S.	SEAL
C.P.	CEMENT PLASTER	LAM.	LAMINATED	THK.	THICK
C.T.	CERAMIC TILE	LAV.	LAVATORY	TEMP'D	TEMPERED
DR.	DOOR	M.O.	MASONRY OPENING	TRANS.	TRANSPARENT
DWG.	DRAWING	M.W.K.	MILLWORK	T.	TREAD
ELEV.	ELEVATION	MULL.	MULLION	U.O.N.	UNLESS OTHERWISE NOTED
EQ.	EQUAL	N.I.C.	NOT IN CONTRACT	V.T.	VINYL TILE
EXIST.	EXISTING	O.C.	ON CENTER	W.D.	WOOD
EXP.	EXPOSED	OPN'G	OPENING	W.P.	WATER PROOF
F.D.	FLOOR DRAIN	PT.	PAINT	W.R.	WATER RESISTANT

AREA FOR CITY APPROVAL STAMP

ISSUE

#	DATE	DESCRIPTION
	13 AUGUST 2019	OWNER REVIEW
	23 AUGUST 2019	FOR ZONING CHANGE

BLd architecture interior design

BISCH+LO design

1200 SOUTH YOUNG PARK AV, CHICAGO, ILLINOIS 60616
tel 312.203.0775 email bisch@bisch-lo.com

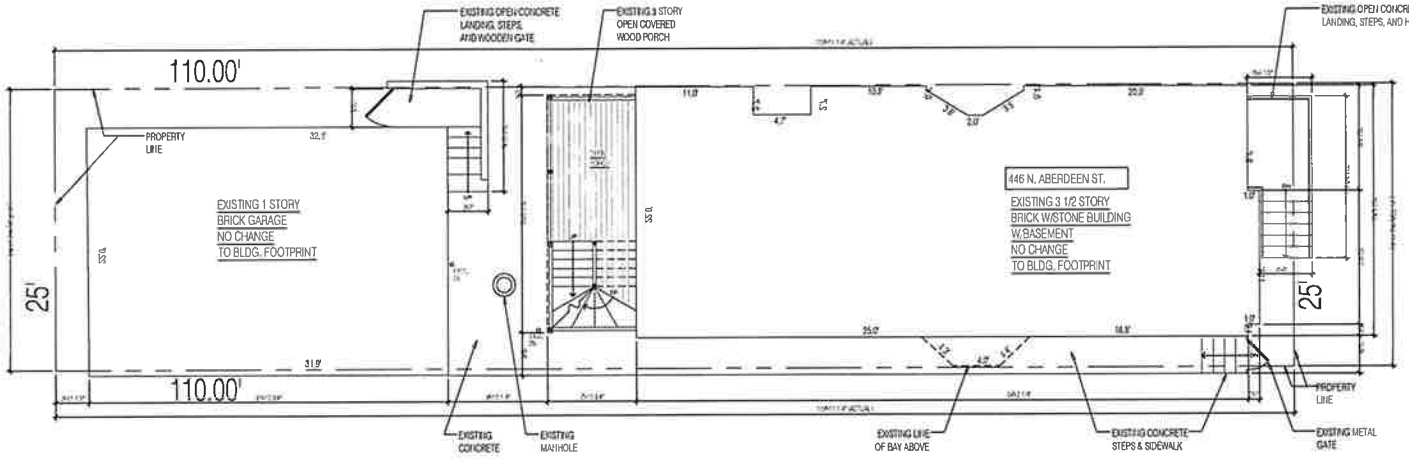
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PROJECT NAME
ZONING CHANGE OF EXISTING MULTI-UNIT RESIDENTIAL BLDG
446 North Aberdeen St. Chicago, IL 60642

SHEET TITLE
SITE MAP, NOTES, BLDG CODE & ZONING MATRIX, INDEX OF DWGS

DRAWN DL
SHEET NO. A00
CHECKED DL
PROJECT No. 0625

16.3' PUBLIC ALLEY



CONCRETE ALLEY

NORTH ABERDEEN STREET

1 SITE PLAN

SCALE 1/16"=1'-0"

N

ISSUE

#	DATE	DESCRIPTION
	14 AUGUST 2025	OWNER REVIEW
	20 AUGUST 2025	FOR ZONING CHANGE

BLd architecture interior design

BISCH+LO design

email: bischlo@outlook.com

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PROJECT NAME

ZONING CHANGE OF EXISTING MULTI-UNIT RESIDENTIAL BLDG

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Chicago, IL 60642

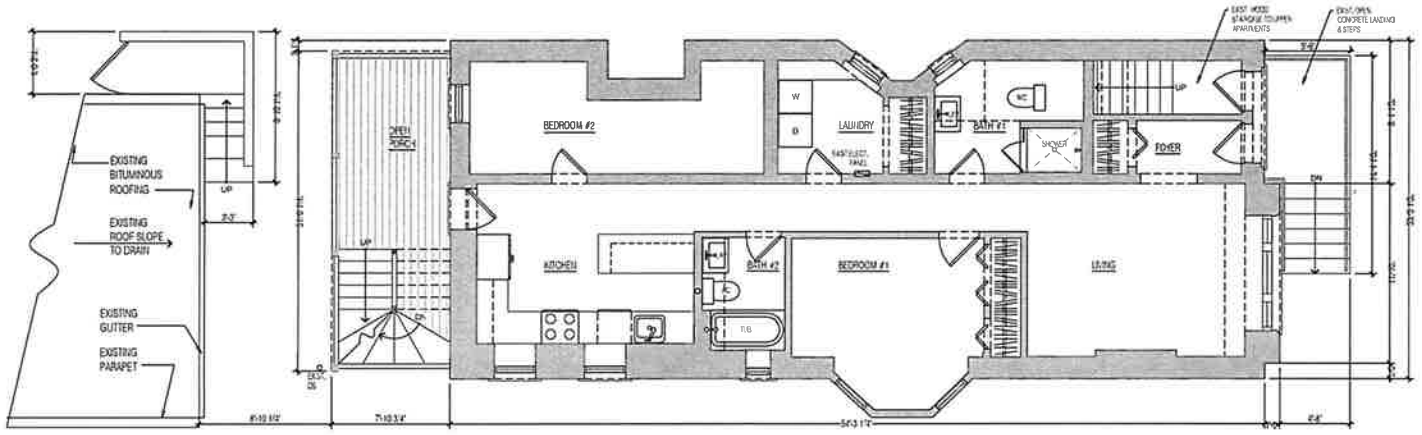
SHEET TITLE

SITE PLAN

DRAWN	DL
CHECKED	DL
APPROVED	DL
PROJECT No.	0625

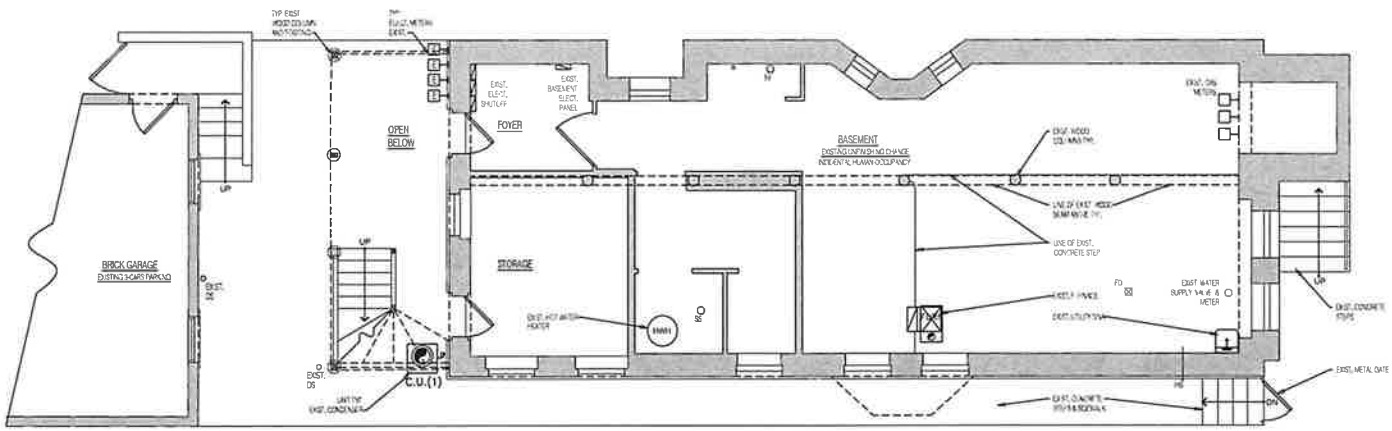
SHEET No.

A01



2 EXISTING FIRST FLOOR PLAN

Graphic Scale
5 0 5 10
(IN FEET)
1/4 Inch = 1 foot



1 EXISTING BASEMENT FLOOR PLAN

Graphic Scale
5 0 5 10
(IN FEET)
1/4 Inch = 1 foot

AREA FOR CITY APPROVAL STAMP

ISSUE

#	DATE	DESCRIPTION
	11 AUGUST 2025	OWNER REVIEW
	25 AUGUST 2025	FOR ZONING CHANGE

BLd architecture interior design

BISCH+LO design

1925 SOUTH HOLIND PARKWAY, CHICAGO, ILLINOIS 60616

tel 312.420.9172 email bisch@bischolo.com

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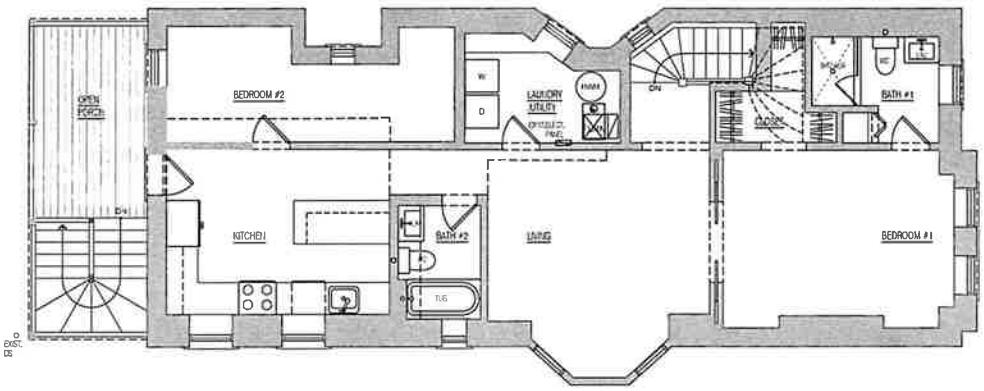
ZONING CHANGE OF EXISTING MULTI-UNIT RESIDENTIAL BLDG

446 North Aberdeen St. Chicago, IL 60642

SHEET TITLE

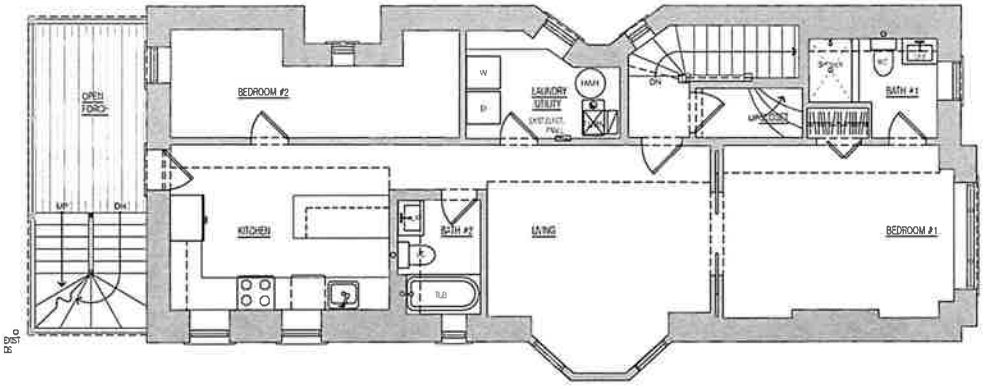
EXISTING BASEMENT & FIRST FLOOR PLANS

DRAWN	DL	SHEET No.
CHECKED	DL	A1
APPROVED	DL	
PROJECT No.	0625	



2 EXISTING THIRD FLOOR PLAN

Graphic Scale
5 0 5 10
(IN FEET)
1/4 Inch = 1 foot



1 EXISTING SECOND FLOOR PLAN

Graphic Scale
5 0 5 10
(IN FEET)
1/4 Inch = 1 foot

AREA FOR CITY APPROVAL STAMP

ISSUE

#	DATE	DESCRIPTION
	11 AUGUST 2025	OWNER REVIEW
	22 AUGUST 2025	FOR ZONING CHANGE

BLd architecture Interior design

BISCH + LO design

1920 SOUTH HOLLAND PARKWAY, CHICAGO, ILLINOIS 60616

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PROJECT NAME

ZONING CHANGE OF EXISTING MULTI-UNIT RESIDENTIAL BLDG

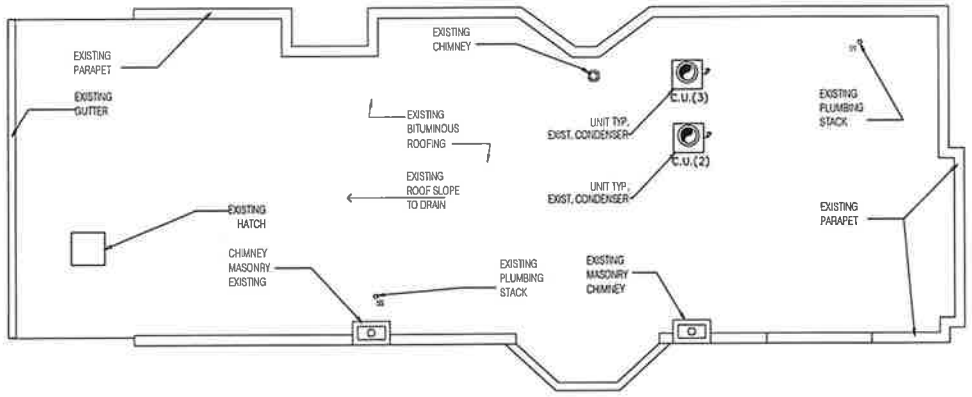
446 North Aberdeen St. Chicago, IL 60642

SHEET TITLE

EXISTING SECOND & THIRD FLOOR PLANS

DRAWN	DL
CHECKED	DL
APPROVED	DL
PROJECT No.	0625

SHEET No. A2



1 EXISTING ROOF PLAN

Graphic Scale
5 0 5 10
(IN FEET)
1/4 Inch = 1 foot

AREA FOR CITY APPROVAL STAMP

ISSUE

#	DATE	DESCRIPTION
	14 AUGUST 2025	OWNER REVIEW
	23 JUNE 2025	FOR ZONING CHANGE

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PROJECT NAME
ZONING CHANGE
OF EXISTING
MULTI-UNIT
RESIDENTIAL BLDG

446
North Aberdeen St.
Chicago, IL 60642

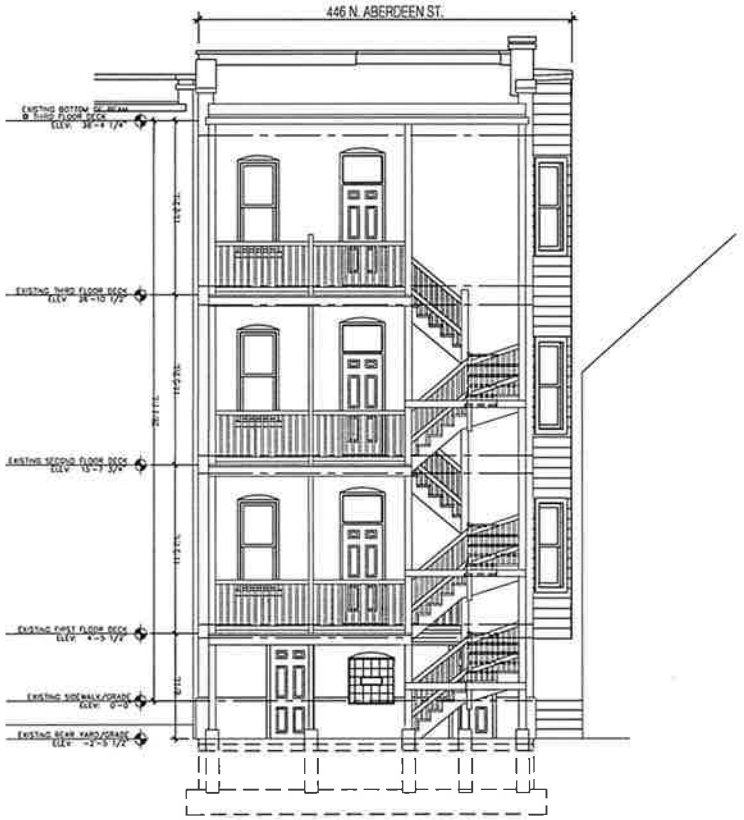
SHEET TITLE
EXISTING
ROOF PLAN

DRAWN	DL
CHECKED	DL
APPROVED	DA
PROJECT No.	0625

SHEET No.
A3



1 EXISTING EAST ELEVATION



2 EXISTING WEST ELEVATION

Graphic Scale
5 0 5 10
(IN FEET)
1/4 Inch = 1 foot

AREA FOR CITY APPROVAL STAMP

ISSUE

#	DATE	DESCRIPTION
	19 AUGUST 2025	OWNER REVIEW
	30 AUGUST 2025	FOR ZONING CHANGE

BLd architecture interior design

BISCH+LO design
1909 SOUTH HOYNE PARKWAY CHICAGO ILLINOIS 60608
tel 312.523.2179 email hello@bischlo.com

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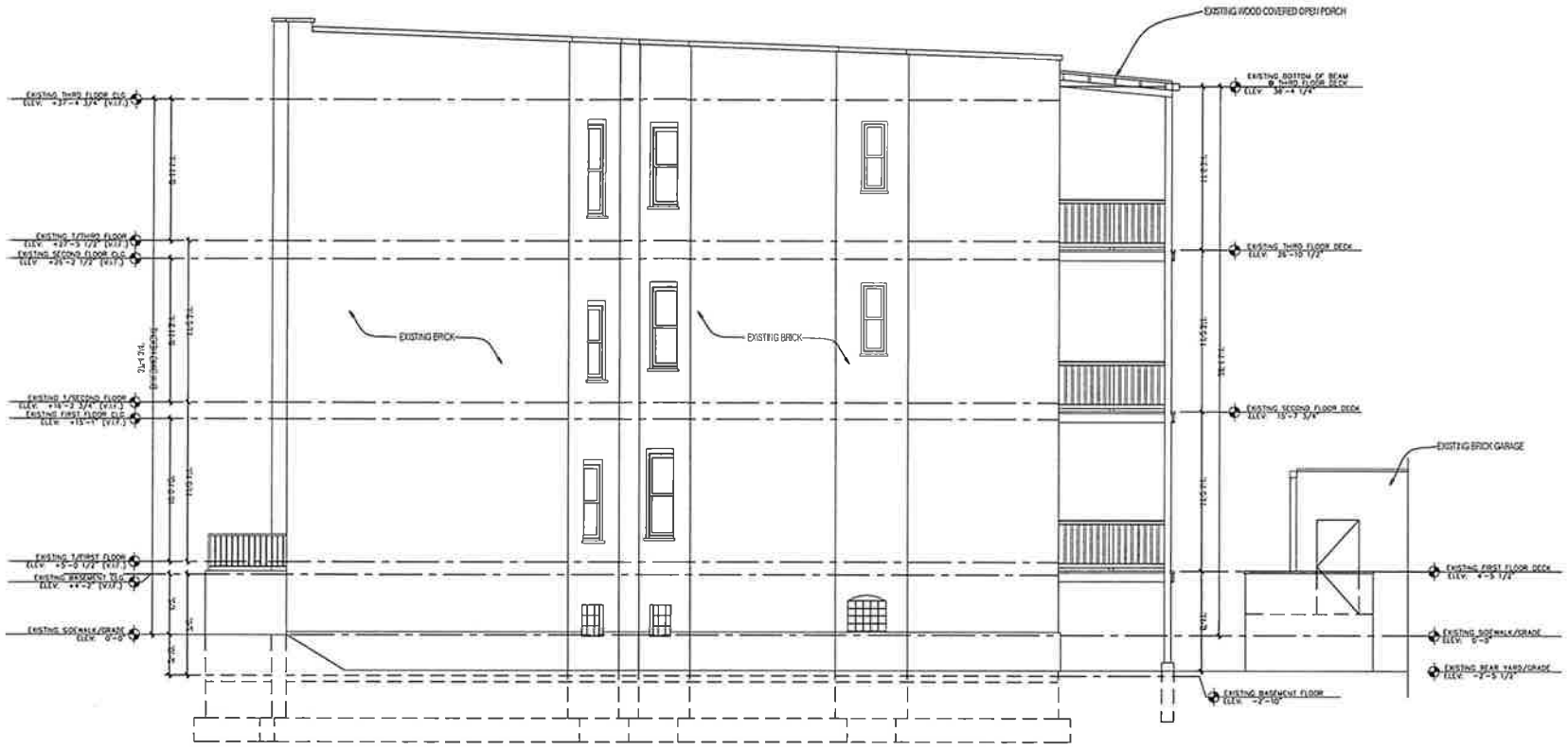
PROJECT TITLE
ZONING CHANGE OF EXISTING MULTI-UNIT RESIDENTIAL BLDG

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North Aberdeen St.
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SHEET TITLE
EXISTING EAST & WEST ELEVATIONS

DRAWN	DL
CHECKED	DL
APPROVED	DL
PROJECT NO.	0625

SHEET NO.
A4



1 EXISTING NORTH ELEVATION

SCALE 1/4" = 1'-0"

Graphic Scale
5 0 5 10
(IN FEET)
1/4 Inch = 1 foot

AREA FOR DEFAMINGAL STAIR

ISSUE

#	DATE	DESCRIPTION
	15 AUGUST 2025	OWNER REVIEW
	22 AUGUST 2025	FOR ZONING CHANGE

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PROJECT NAME

ZONING CHANGE OF EXISTING MULTI-UNIT RESIDENTIAL BLDG

446 North Aberdeen St. Chicago, IL 60642

SHEET TITLE

EXISTING NORTH ELEVATION

DRAWN	DL	SHEET No.
CHECKED	DL	A5
APPROVED	DL	
PROJECT No.	0625	



1 EXISTING SOUTH ELEVATION

Graphic Scale
5 0 5 10
(IN FEET)
1/4 Inch = 1 foot

AREA FOR CITY APPROVAL STAMP

ISSUE

#	DATE	DESCRIPTION
	14 AUGUST 2025	OWNER REVIEW
	20 AUGUST 2025	FOR ZONING CHANGE

BLd architecture interior design

BISCH + LO design

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PROJECT NAME
ZONING CHANGE OF EXISTING MULTI-UNIT RESIDENTIAL BLDG

446
North Aberdeen St.
Chicago, IL 60642

SHEET TITLE
EXISTING SOUTH ELEVATION

DRAWN	DL
CHECKED	DL
APPROVED	DL
PROJECT NO.	0625

SHEET NO. A6