17-13-0303-C(1) Type 1 Narrative & Plans – 11351-11355 South Aberdeen Avenue, Chicago, IL

Proposed Zoning: RT-4 Residential Two-Flat, Townhouse and Multi-Unit District

Lot Area: 6,250.5 sq. ft.

Proposed Land Use: The Applicant is proposing to develop the subject property with two (2) new three-story residential buildings. Each building will contain two (2) dwelling units. The proposed buildings will measure 27 ft. in height and will each be supported by two (2) off-street parking spaces. The subject property is a Transit Served Location. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Sec. 17-13-1003-EE of the Chicago Zoning Ordinance, the Applicant is seeking to increase the off-street parking requirement for a Transit Served Location from 50% (one (1) parking space) to 100% (two (2) parking spaces) for 11355 South Aberdeen Avenue, increase the off-street parking requirement from 50% (one (1) parking space) to 100% (two (2) parking spaces) for 11351 South Aberdeen Avenue, and is seeking all relief necessary, as allowed by the code, for the attached plans.

(A) The Project's Floor Area Ratio:
   a. 11351 South Aberdeen Avenue: 2,511 square feet (0.8 FAR)
   b. 11355 South Aberdeen Avenue: 2,511 square feet (0.8 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.):
   a. 11351 South Aberdeen Avenue: 1,562.63 square feet per D.U. (2 residential units)
   b. 11355 South Aberdeen Avenue: 1,562.63 square feet per D.U. (2 residential units)

(C) *The amount of off-street parking:
   a. 11351 South Aberdeen Avenue: 2 parking spaces
   b. 11355 South Aberdeen Avenue: 2 parking spaces

*The Applicant is seeking to increase the off-street parking requirement for a Transit Served Location from 50% (one (1) parking space) 100% (two (2) parking spaces) for 11355 South Aberdeen Avenue, and increase the off-street parking requirement from 50% (one (1) parking space) to 100% (two (2) parking spaces) for 11351 South Aberdeen Avenue.

(D) Setbacks:
   a. 11351 South Aberdeen Avenue:
      i. Front Setback: 15 feet
      ii. Side Setbacks:
         North Side: 2.5 feet
         South Side: 3 feet

iii. Rear Setback: 45.01 feet

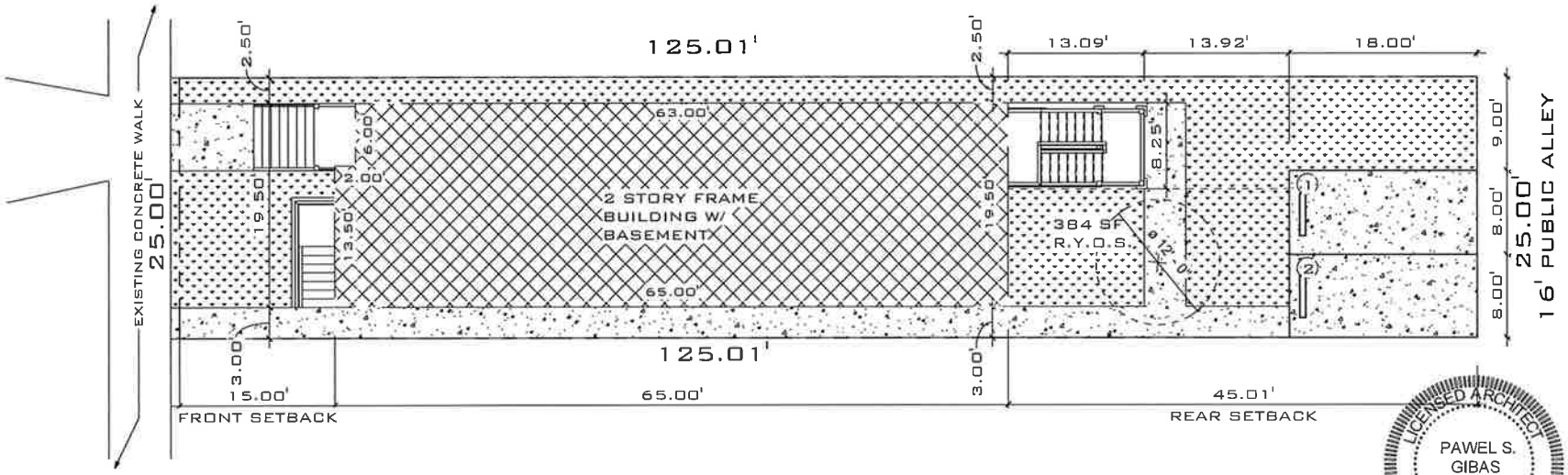
b. 11355 South Aberdeen Avenue:
   i. Front Setback: 15 feet
   ii. Side Setbacks:
      North Side: 2.5 feet
      South Side: 3 feet
   iii. Rear Setback: 45.01

(E) Building Height:
   a. 11351 South Aberdeen Avenue: 27 feet
   b. 11355 South Aberdeen Avenue: 27 feet

	ALLOWED/REQUIRED	PROPOSED BUILDING
ZONING	RT4	RT4
LOT AREA	1,650 S.F.	3,125.25 S.F.
LOT AREA PER UNIT	1,000 S.F.	1,041.75 S.F.
F.A.R.	3,125.25 x 1.2 = 3,750 S.F.	2,511 / 3,125.25 = 0.8 BASEMENT (NOT COUNTED) = 1,255.5 S.F. FIRST FLOOR = 1,255.5 S.F. SECOND FLOOR = 1,255.5 S.F. TOTAL = 2,511 S.F.
BUILDING HEIGHT	38'-0"	27'-0"
SETBACKS	FRONT: 15' SIDE: 5' TOTAL/2' EACH REAR: 37.51'	FRONT: 15' SIDE: 5.5' TOTAL/3.0' LEFT, 2.5' RIGHT REAR: 45.01'
REAR YARD OPEN SPACE	3,125.25 x 6.5% =203.15 S.F.	384 S.F.

NEW 2-STORY WITH BASEMENT
2 DWELLING UNITS
TYPE 5A BUILDING

S. ABERDEEN AVE



1 PROPOSED SITE PLAN
3/32" = 1'-0"

LICENSED ARCHITECT
PAWEL S. GIBAS
001-022455
STATE OF ILLINOIS

No.	Date

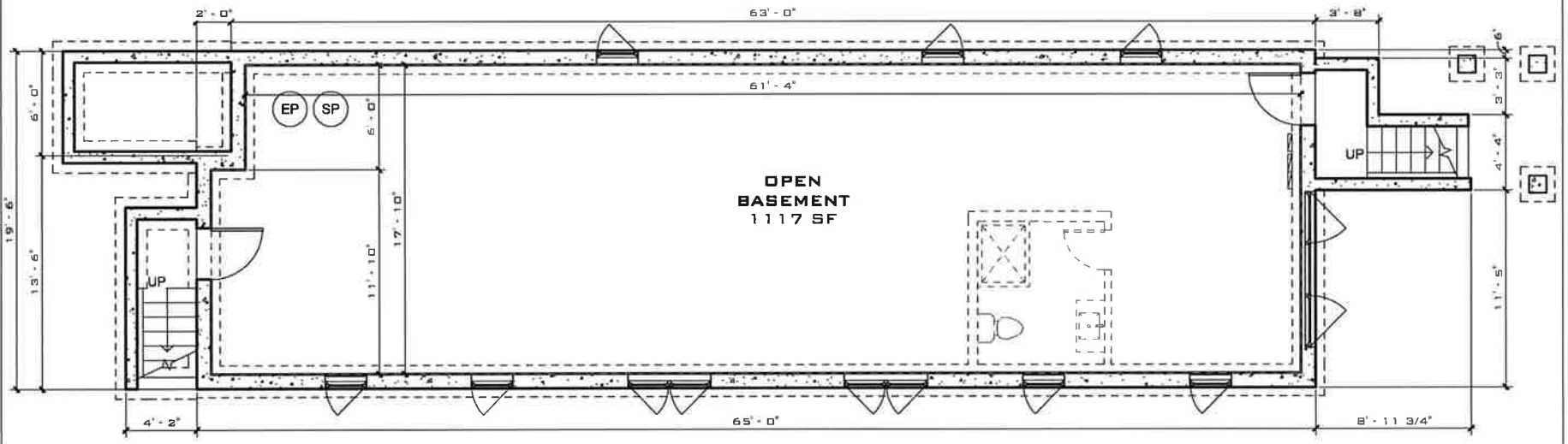
studio.g architects LLC
125 E. Lake Street #106
Bloomingdale IL 60108
info@studiogarchitectsllc.com
ph: 773.677.8855

11355 S. ABERDEEN AVE.
CHICAGO IL, 60643

JOB NAME: 25BT563
DATE: 08.25.2025
SCALE: As Indicated

DRAWING TITLE:
PROPOSED SITE PLAN

SHEET NUMBER:
T1



PROPOSED BASEMENT PLAN

1 3/16"=1'-0"

No.	Date

studio.g architects LLC
125 E. Lake Street #106
Bloomingdale IL 60108
info@studiogarchitects.com
ph: 773.677.5655

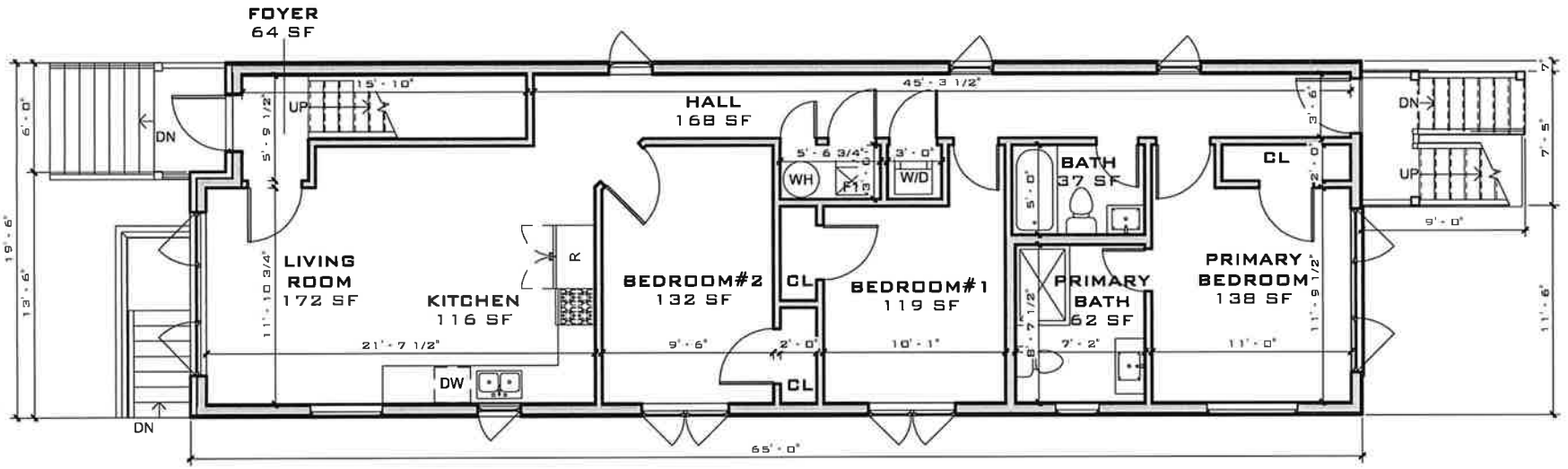
11355 S. ABERDEEN AVE.
CHICAGO IL, 60643

JOB NAME: 25BT563
DATE: 08.25.2025
SCALE: 3/16"=1'-0"

DRAWING TITLE:
PROPOSED BASEMENT PLAN

SHEET NUMBER:
A1

LICENSED ARCHITECT
PAWEL S. GIBAS
001-022455
STATE OF ILLINOIS



PROPOSED FIRST
FLOOR PLAN
1 3/16"=1'-0"

No.	Date

studio.g
architects LLC
125 S. Lake Street #106
Bloomingdale IL 60108
info@studiogarchitectsllc.com
ph. 773.672.6855

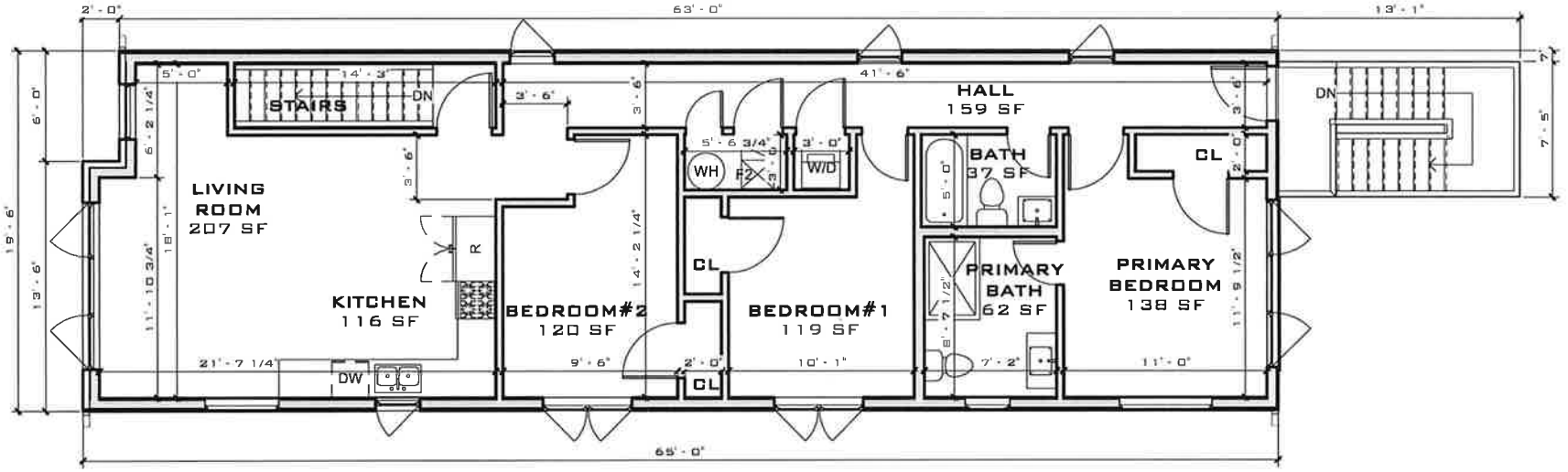
11355 S. ABERDEEN AVE.
CHICAGO IL, 60643

JOB NAME: 2351563
DATE: 08.25.2025
SCALE: 3/16"=1'-0"

DRAWING TITLE:
PROPOSED FIRST FLOOR PLAN

SHEET NUMBER:
A2

LICENSED ARCHITECT
PAWEL S. GIBAS
001-022455
STATE OF ILLINOIS



1 PROPOSED SECOND FLOOR PLAN

3/16"=1'-0"

No.	Date

studio.g architects LLC
125 E. Lake Street #106
Bloomingdale IL 60108
info@studiogarchitectsllc.com
ph. 773.677.6655

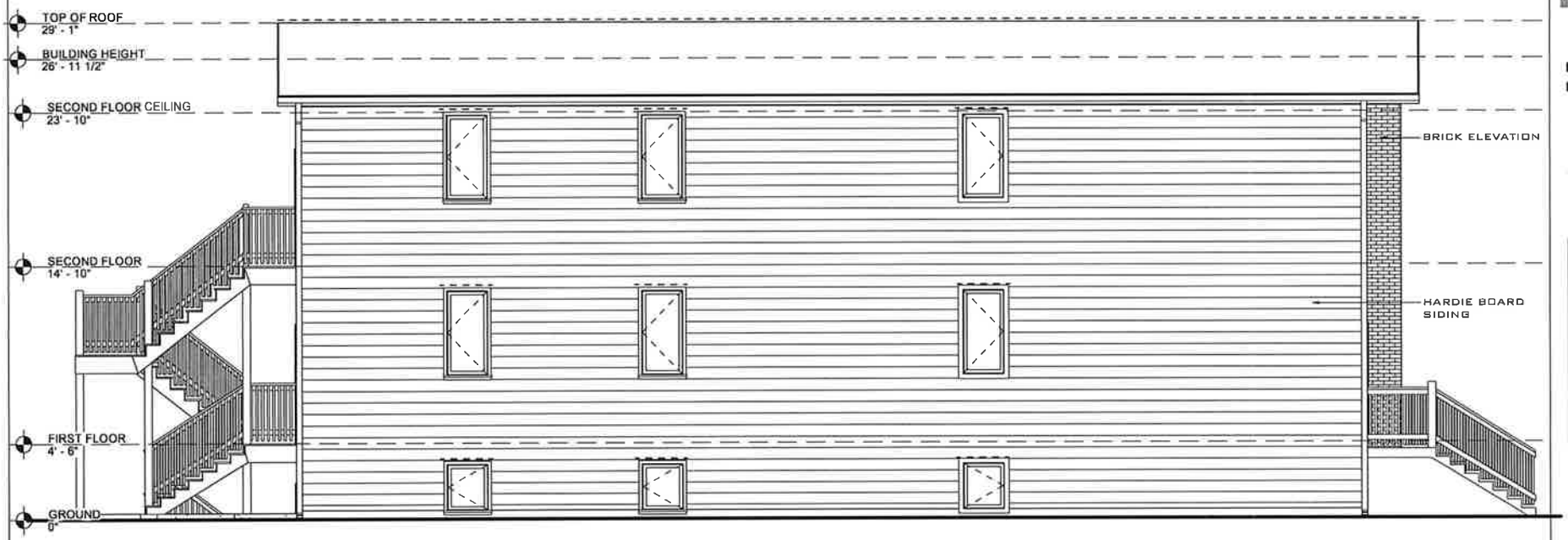
11355 S. ABERDEEN AVE.
CHICAGO IL, 60643

JOB NAME: 25BT569
DATE: 08.25.2025
SCALE: 3/16"=1'-0"

DRAWING TITLE:
PROPOSED SECOND FLOOR PLAN

SHEET NUMBER:
A3

LICENSED ARCHITECT
PAWEL S. GIBAS
001-022455
STATE OF ILLINOIS



PROPOSED NORTH ELEVATION

1 3/16"=1'-0"

No.	Date

studio.g architects LLC
125 E. Lake Street #106
Bloomingdale IL 60108
info@studiogarchitectsllc.com
ph. 773.677.6655

11355 S. ABERDEEN AVE.
CHICAGO IL, 60643

JOB NAME: 25BT563
DATE: 08.25.2025
SCALE: 3/16"=1'-0"

DRAWING TITLE:
PROPOSED NORTH ELEVATION

SHEET NUMBER:
A4

LICENSED ARCHITECT
PAWEL S. GIBAS
001-022455
STATE OF ILLINOIS



PROPOSED SOUTH ELEVATION
1 3/16"=1'-0"

No.	Date

studio.g architects LLC
125 S. Lake Street #105
Bloomingdale IL 60108
info@studiogarchitectsllc.com
ph. 773.677.6655

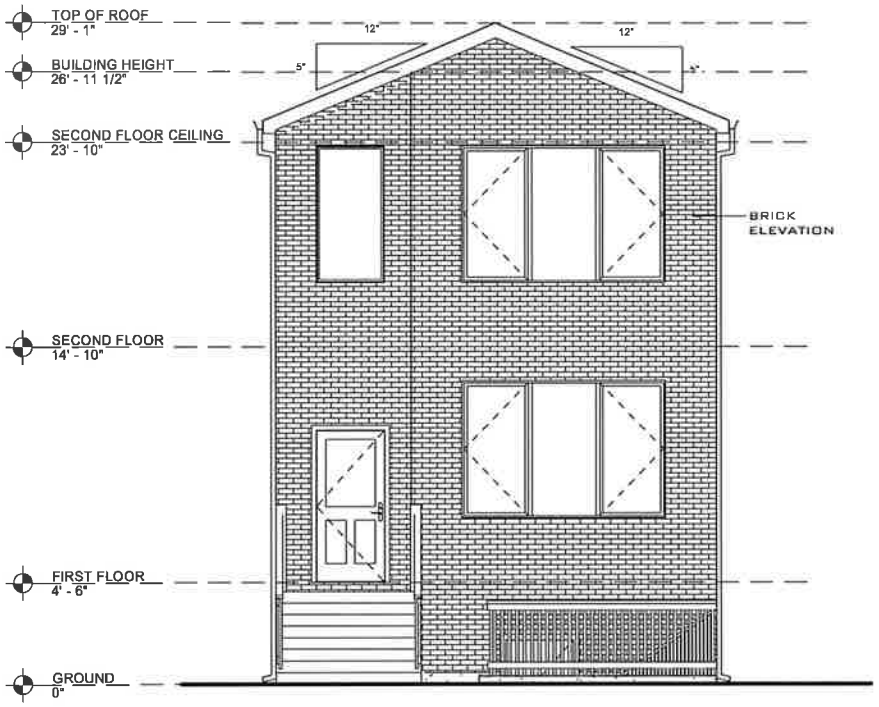
11355 S. ABERDEEN AVE.
CHICAGO IL, 60643

JOB NAME: 25B1503
DATE: 08.25.2025
SCALE: 3/16"=1'-0"

DRAWING TITLE: PROPOSED SOUTH ELEVATION

SHEET NUMBER: A5

LICENSED ARCHITECT
PAWEL S. GIBAS
001-022455
STATE OF ILLINOIS



PROPOSED EAST (FRONT) ELEVATION

1 — 3/16" = 1'-0"

No.	Date

studio.g architects LLC
125 E. Lake Street #106
Bloomingdale IL 60108
info@studiogarchitectsllc.com
ph. 773.977.5655

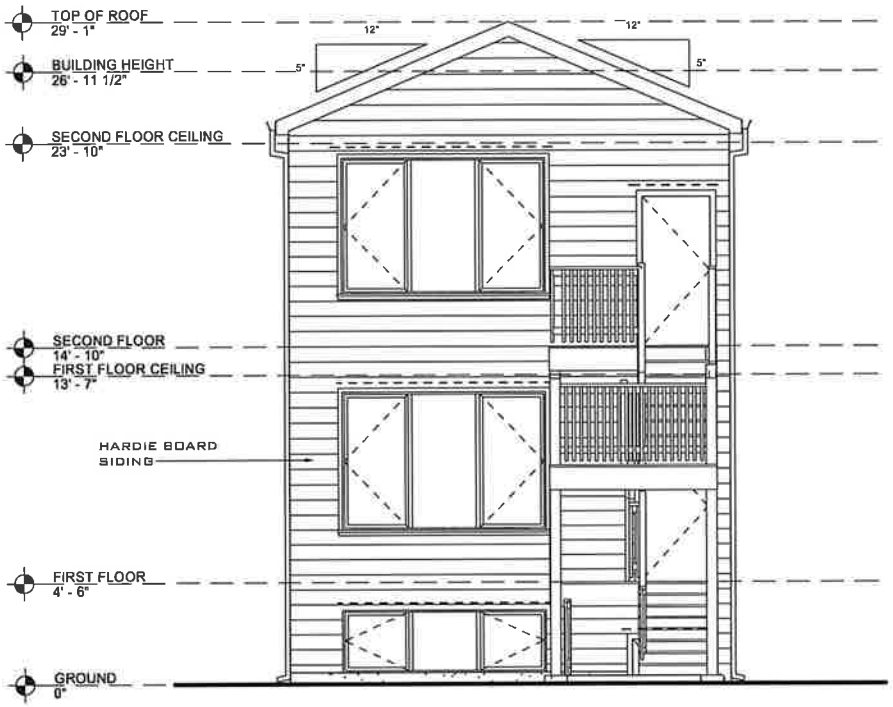
11355 S. ABERDEEN AVE.
CHICAGO IL, 60643

JOB NAME: 25BT163
DATE: 08.25.2025
SCALE: 3/16" = 1'-0"

DRAWING TITLE:
PROPOSED EAST (FRONT) ELEVATION

SHEET NUMBER:
A6

LICENSED ARCHITECT
PAWEL S. GIBAS
001-022455
STATE OF ILLINOIS



PROPOSED WEST (REAR) ELEVATION

1 — 3/16" = 1'-0"

No.	Date

studio.g architects LLC
125 E. Lake Street #106
Bloomingdale IL 60108
info@studiogarchitectllc.com
ph. 773.677.4655

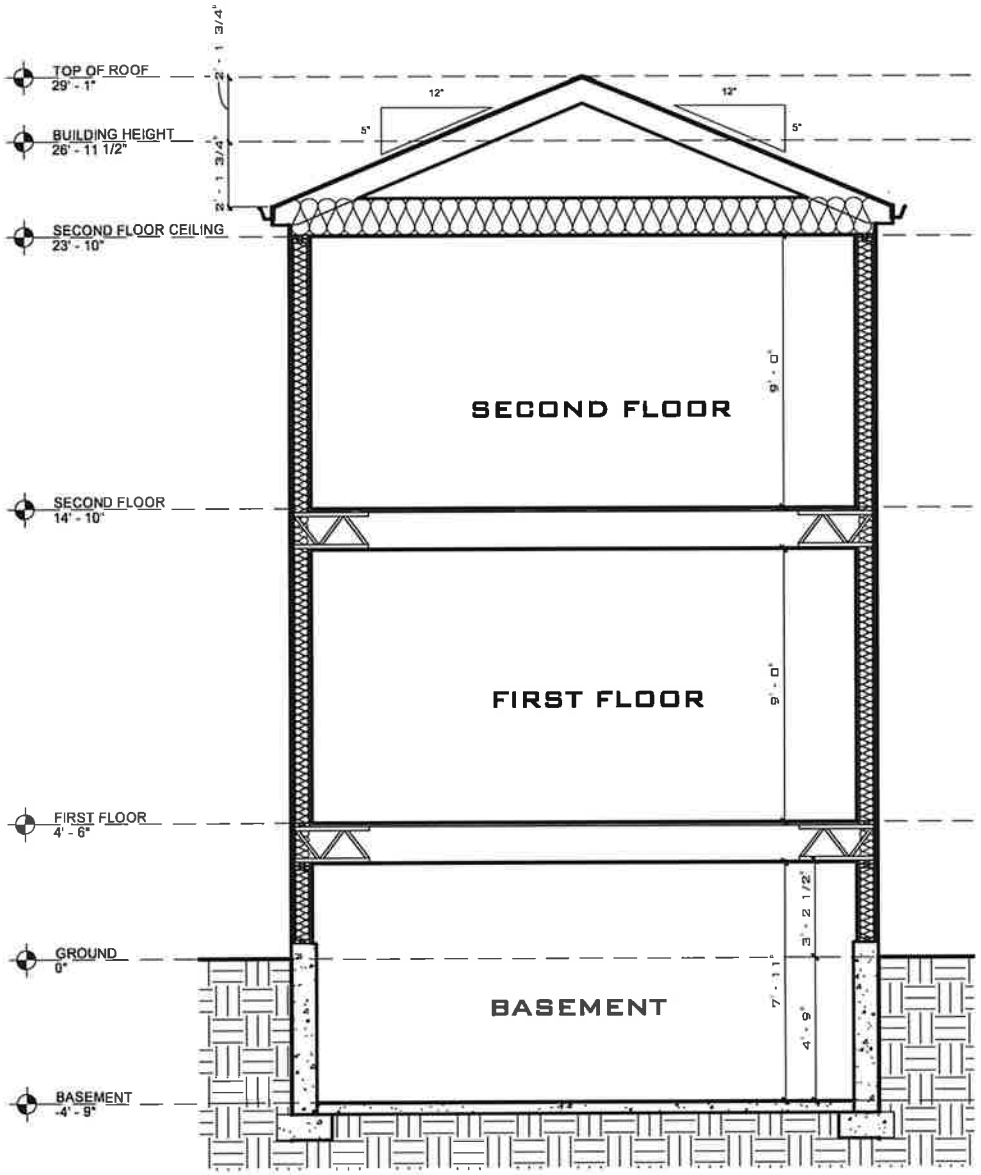
11355 S. ABERDEEN AVE.
CHICAGO IL, 60643

JOB NAME: 25BT583
DATE: 08.25.2025
SCALE: 3/16" = 1'-0"

DRAWING TITLE: PROPOSED WEST (REAR) ELEVATION

SHEET NUMBER: A7

LICENSED ARCHITECT
PAWEL S. GIBAS
001-022455
STATE OF ILLINOIS



1 BUILDING SECTION
1/4" = 1'-0"

LICENSED ARCHITECT
PAWEL S.
GIBAS
001-022455
STATE OF ILLINOIS

No.	Date

studio.g architects LLC
125 E. Lake Street #106
Bloomingdale IL 60108
info@studiogarchitectsllc.com
ph. 773.677.6655

11355 S. ABERDEEN AVE.
CHICAGO IL, 60643

JOB NAME: 2501563
DATE: 08.25.2025
SCALE: 1/4" = 1'-0"

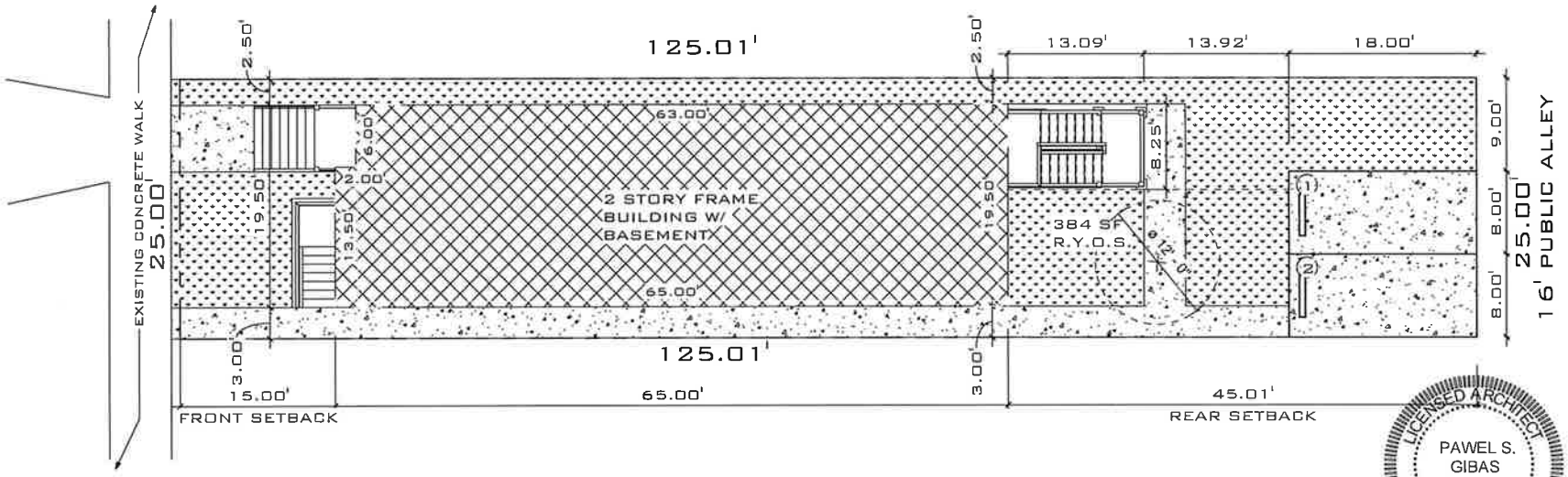
DRAWING TITLE:
PROPOSED SECTION

SHEET NUMBER:
A8

	ALLOWED/REQUIRED	PROPOSED BUILDING
ZONING	RT4	RT4
LOT AREA	1,650 S.F.	3,125.25 S.F.
LOT AREA PER UNIT	1,000 S.F.	1,041.75 S.F.
F.A.R.	3,125.25 x 1.2 = 3,750 S.F.	2,511 / 3,125.25 = 0.8 BASEMENT (NOT COUNTED) = 1,255.5 S.F. FIRST FLOOR = 1,255.5 S.F. SECOND FLOOR = 1,255.5 S.F. TOTAL = 2,511 S.F.
BUILDING HEIGHT	38'-0"	27'-0"
SETBACKS	FRONT: 15' SIDE: 5' TOTAL/2' EACH REAR: 37.51'	FRONT: 15' SIDE: 5.5' TOTAL/3.0' LEFT, 2.5' RIGHT REAR: 45.01'
REAR YARD OPEN SPACE	3,125.25 x 6.5% =203.15 S.F.	384 S.F.

NEW 2-STORY WITH BASEMENT
2 DWELLING UNITS
TYPE 5A BUILDING

S. ABERDEEN AVE



1 PROPOSED SITE PLAN
3/32" = 1'-0"

LICENSED ARCHITECT
PAWEL S. GIBAS
001-022455
STATE OF ILLINOIS

No.	Date

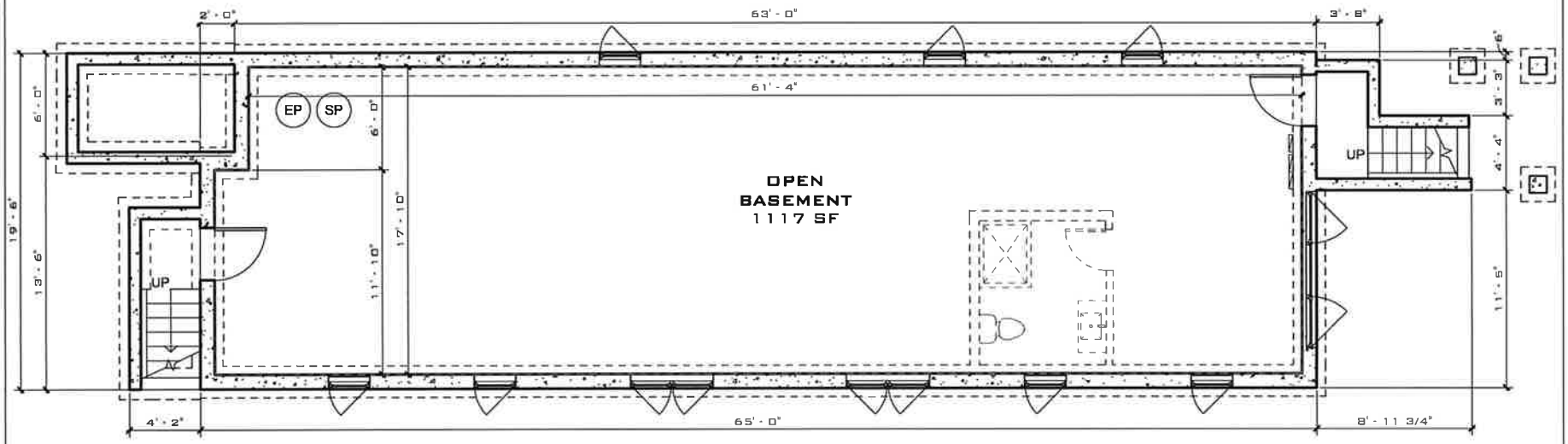
studio.g architects LLC
125 E. Lake Street #106
Bloomingdale IL 60108
info@studiogarchitectsllc.com
ph. 773.977.6655

11351 S. ABERDEEN AVE.
CHICAGO IL, 60643

JOB NAME: 25BT343
DATE: 08.25.2025
SCALE: As Indicated

DRAWING TITLE:
PROPOSED SITE PLAN

SHEET NUMBER:
T1



PROPOSED BASEMENT PLAN

1 PROPOSED BASEMENT PLAN
3/16"=1'-0"

No.	Date

studio.g architects LLC
125 E. Lake Street #105
Bloomingdale IL 60108
info@studiogarchitectsllc.com
ph. 773.677.6655

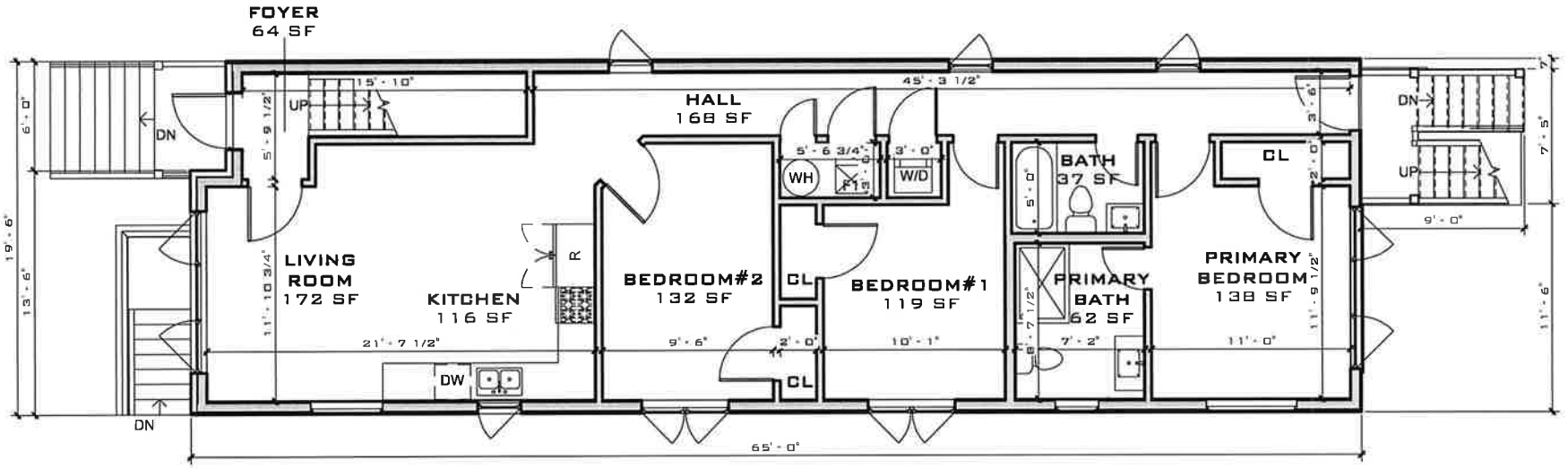
11351 S. ABERDEEN AVE.
CHICAGO IL, 60643

JOB NAME: 25B15443
DATE: 08.25.2025
SCALE: 3/16"=1'-0"

DRAWING TITLE:
PROPOSED BASEMENT PLAN

SHEET NUMBER:
A1

LICENSED ARCHITECT
PAWEL S. GIBAS
001-022455
STATE OF ILLINOIS



PROPOSED FIRST FLOOR PLAN

1 3/16"=1'-0"

LICENSED ARCHITECT
PAWEL S. GIBAS
001-022455
STATE OF ILLINOIS

No.	Date

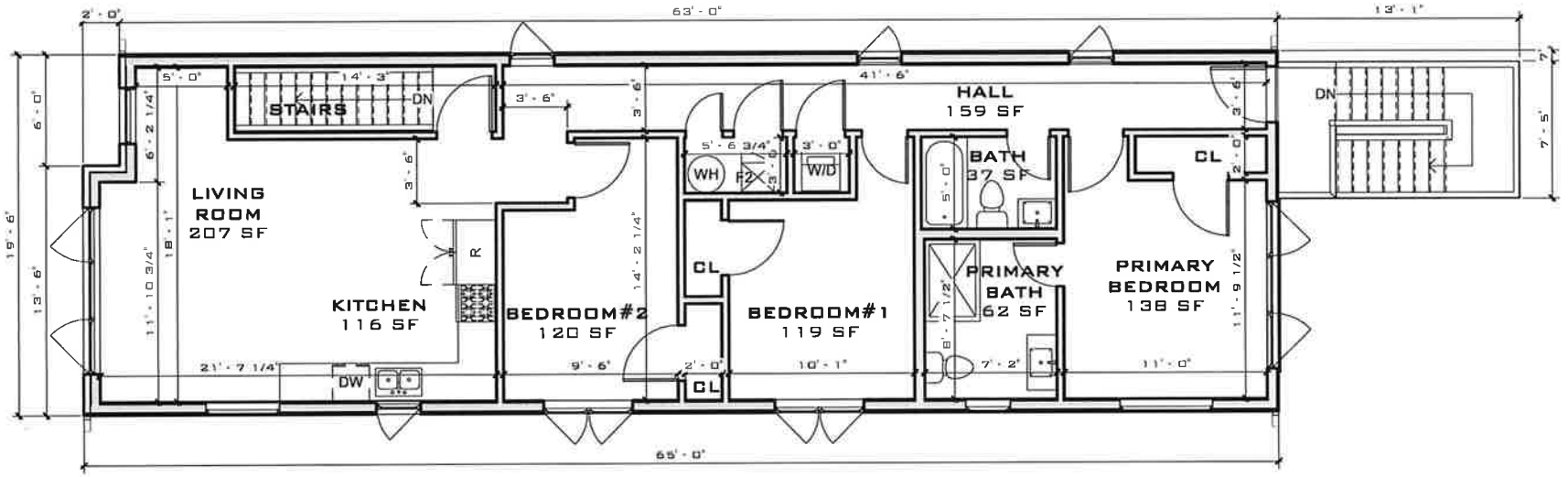
studio.g architects LLC
125 E. Lake Street #106
Bloomingdale IL 60108
info@studiogarchitects.com
ph. 773.677.6655

11351 S. ABERDEEN AVE.
CHICAGO IL, 60643

JOB NAME: 25011543
DATE: 08.25.2025
SCALE: 3/16"=1'-0"

DRAWING TITLE:
PROPOSED FIRST FLOOR PLAN

SHEET NUMBER:
A2



PROPOSED SECOND FLOOR PLAN

1 3/16"=1'-0"

No.	Date

studio.g architects LLC
125 E. Lake Street #106
Bloomingdale IL 60108
info@studiogarchitects.com
ph. 773.677.5655

11351 S. ABERDEEN AVE.
CHICAGO IL, 60643

JOB NAME: 25BT543

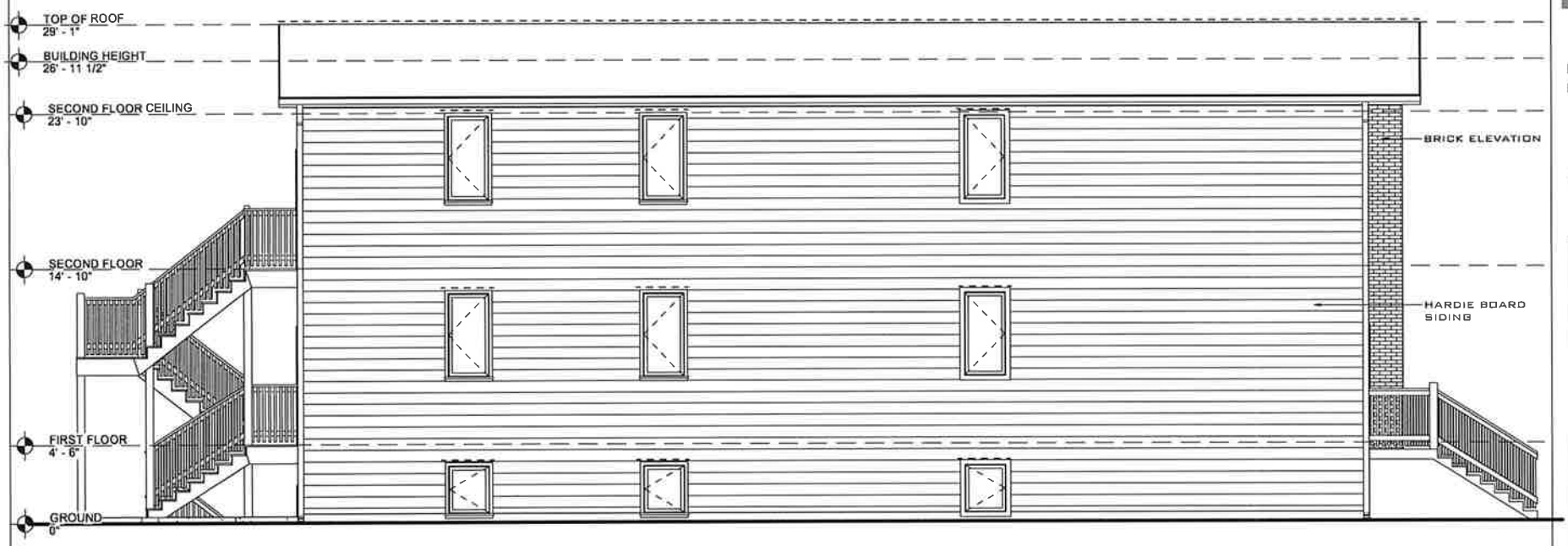
DATE: 08.25.2025

SCALE: 3/16"=1'-0"

DRAWING TITLE: PROPOSED SECOND FLOOR PLAN

SHEET NUMBER: A3

LICENSED ARCHITECT
PAWEL S. GIBAS
001-022455
STATE OF ILLINOIS



PROPOSED NORTH ELEVATION

1 3/16"=1'-0"

No.	Date

studio.g architects LLC
125 E. Lake Street #106
Bloomingdale IL 60108
info@studiogarchitects.com
ph: 773.677.6655

11351 S. ABERDEEN AVE.
CHICAGO IL, 60643

DATE: 08.25.2025

SCALE: 3/16"=1'-0"

JOB NAME: 25BT543

DRAWING TITLE:
PROPOSED NORTH ELEVATION

SHEET NUMBER:
A4

LICENSED ARCHITECT
PAWEL S. GIBAS
001-022455
STATE OF ILLINOIS



PROPOSED SOUTH ELEVATION

1 3/16"=1'-0"

No.	Date

studio.g architects LLC
125 E. Lake Street #106
Bloomingdale IL 60108
Info@studiogarchitectllc.com
ph. 773.677.6855

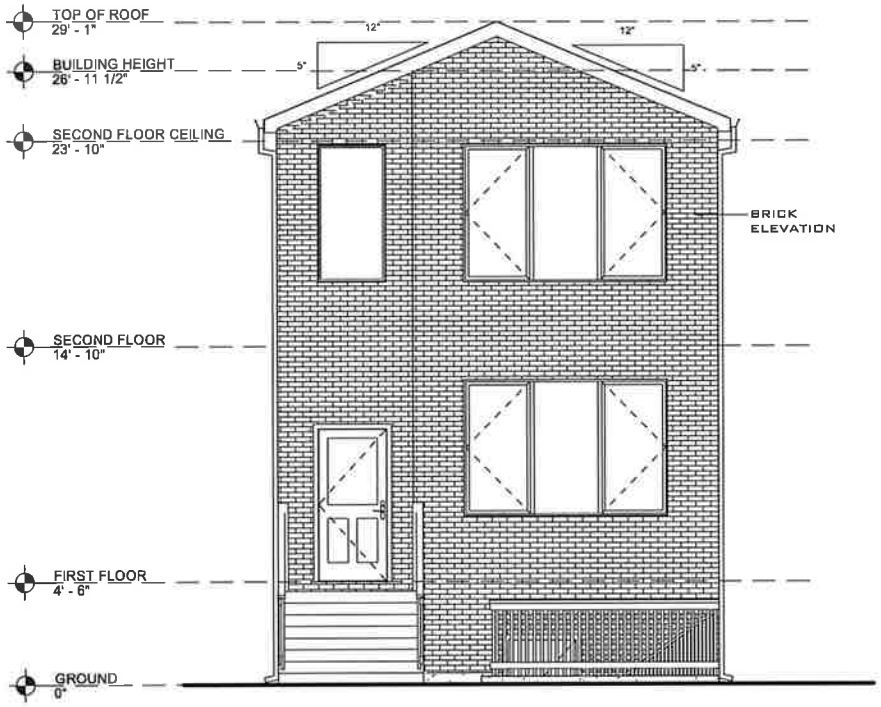
11351 S. ABERDEEN AVE.
CHICAGO IL, 60643

JOB NAME: 25BT543
DATE: 08.25.2025
SCALE: 3/16"=1'-0"

DRAWING TITLE:
PROPOSED SOUTH ELEVATION

SHEET NUMBER:
A5

LICENSED ARCHITECT
PAWEL S. GIBAS
001-022455
STATE OF ILLINOIS



PROPOSED EAST (FRONT) ELEVATION

1 — 3/16" = 1'-0"

No.	Date

studio.g architects LLC
125 E. Lake Street #108
Bloomingdale IL 60108
info@studiogarchitectsllc.com
ph. 773.677.6655

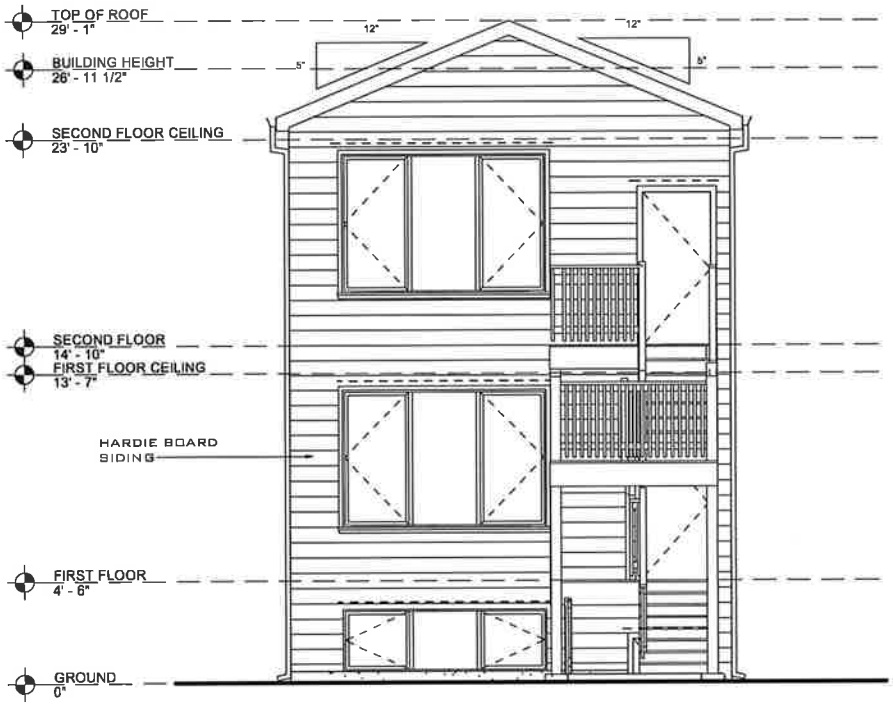
11351 S. ABERDEEN AVE.
CHICAGO IL, 60643

JOB NAME: 25BT543
DATE: 08.25.2025
SCALE: 3/16" = 1'-0"

DRAWING TITLE: PROPOSED EAST (FRONT) ELEVATION

SHEET NUMBER: A6

LICENSED ARCHITECT
PAWEL S. GIBAS
001-022455
STATE OF ILLINOIS



PROPOSED WEST (REAR)
ELEVATION
1
3/16" = 1'-0"

No.	Date

studio.g
architects LLC
125 E. Lake Street #106
Bloomingdale IL 60108
info@studiogarchitectsllc.com
ph. 773.673.6955

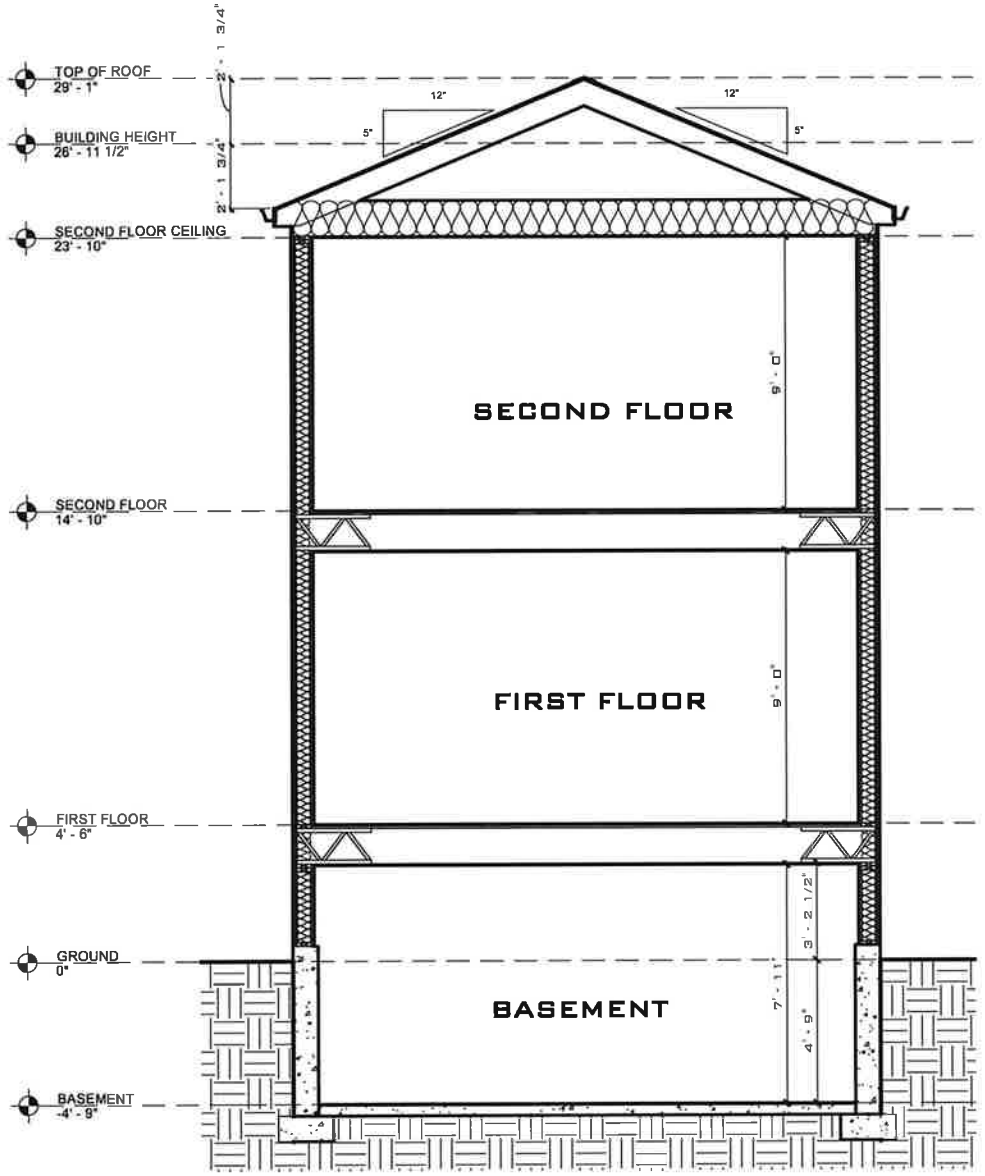
11351 S. ABERDEEN AVE.
CHICAGO IL, 60643

JOB NAME: 2507543
DATE: 08.25.2025
SCALE: 3/16" = 1'-0"

DRAWING TITLE:
PROPOSED WEST (REAR) ELEVATION

SHEET NUMBER:
A7

LICENSED ARCHITECT
PAWEL S. GIBAS
001-022455
STATE OF ILLINOIS



1 BUILDING SECTION
1/4" = 1'-0"

LICENSED ARCHITECT
PAWEL S. GIBAS
001-022455
STATE OF ILLINOIS

No.	Date

studio.g architects LLC
125 E. Lake Street #106
Bloomingdale IL 60108
info@studiogarchitectsllc.com
ph: 773.677.6655

11351 S. ABERDEEN AVE.
CHICAGO IL, 60643

JOB NAME: 25BT543
DATE: 08.25.2025
SCALE: 1/4" = 1'-0"

DRAWING TITLE:
PROPOSED SECTION

SHEET NUMBER:
A8