



City of Chicago



O2021-1097

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/24/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 20-G at 8508 S Bishop St - App No. 20641T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

Final for Publication

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 RS3 Residential Single-Unit (Detached House) District symbols as shown on Map No. 20-G

in the area bounded by:

A line 83.67 feet south of and parallel to West 85th Street; South Bishop Street; a line 117.33 feet south of and parallel to West 85th Street; and the public alley west of and parallel to South Bishop Street.

To those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District

SECTION 2. This Ordinance takes effect after its passage and due publication.

Common address of property: 8508 South Bishop Street, Chicago

**NARRATIVE AND PLANS FOR TYPE 1 REZONING FOR
8508 SOUTH BISHOP STREET, CHICAGO**

The Applicant intends to build a second story addition to the existing 1 ½ story single family house. The Applicant needs a zoning change in order to comply with the maximum floor area ratio requirements of the Ordinance.

Project Description:	Zoning Change from an RS3 Residential Single-Unit (Detached House) District to an RT4 Residential Two-Flat, Townhouse and Multi-Unit District,
Use:	Single Family House
Floor Area Ratio:	1.13
Lot Area:	4,200.77 Square Feet
Building Floor Area:	4,714 Square Feet
Density:	4,200 Square Feet per Dwelling Unit
Off- Street parking:	Parking spaces: 2
Setbacks:	Existing Front: 14'-8" Existing Sides: 3.5' north side and 4'-7" south side Existing Rear: 44'-7" Existing Rear Yard Open Space: 320 SF
Building height:	28'-6"

DEMOLITION NOTES:

- DEMOLITION CON'TR. SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS FOR SHREDDING, RECYCLING AND DISPOSAL OF ALL MATERIALS TO PROTECT FROM FIRE, DAMAGE, INJURY OR LOSS. D.C. SHALL MAINTAIN ALL REASONABLE SAFEGUARDS FOR THE PROTECTION OF THE PUBLIC, INCLUDING THE SETTING OF BARRIERS, OTHER WARNING SIGNS AGAINST HAZARDS AND ALL NECESSARY PERMITS FOR THE DURATION OF THE DEMOLITION. PHASE D.C. SHALL ALSO PROVIDE A CURRENT ESTIMATE OF ALL HAZARDOUS MATERIALS AND PROVIDE A WRITTEN COMPASSION COVERAGE.
- D.C. SHALL OBTAIN THE NECESSARY ALL NECESSARY PERMITS FOR THE DURATION OF THE DEMOLITION. PHASE D.C. SHALL ALSO PROVIDE A CURRENT ESTIMATE OF ALL HAZARDOUS MATERIALS AND PROVIDE A WRITTEN COMPASSION COVERAGE.
- DEMOLITION SHALL BE ACCOMPANIED BY ALL NECESSARY SAFETY MEASURES INCLUDING EQUIPMENT AS NECESSARY TO DEAL WITH DAMAGE TO ADJACENT AREAS THAT ARE INTENDED TO REMAIN INTACT, AND NECESSARY LIABILITY OF THE DEMOLITION CONTRACTOR.
- IN THE EVENT OF THE REMOVAL OF ANY PART OF THE STRUCTURE, THE CONTRACTOR SHALL PROVIDE AS NECESSARY TO SUPPORT THE REMAINING STRUCTURE AND SHALL BE RESPONSIBLE FOR THE FULL LOADS SUPPORTED WITH THE APPROPRIATE SAFETY FACTORS. CALLS FOR THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE DEMO CONTRACTOR.
- THE D.C. SHALL MAINTAIN THE WORK IN ALL OTHER APPROVED TRADES.
- D.C. SHALL CONTRACTOR'S OBTAIN ALL NECESSARY PERMITS FOR THE DEMOLITION AND SHALL MAINTAIN ALL NECESSARY SAFETY MEASURES FOR GAS, ELECTRIC, WATER & SEWER ETC.
- ALL MATERIALS, WASTE, & DEBRIS SHALL BE PROPERLY REMOVED FROM THE PROJECT SITE AND SHALL BE CLEANED DAILY DURING CONSTRUCTION TO BE SECURED AGAINST PEDESTRIAN ENTRY DURING CONSTRUCTION.
- UNWANTED PILING TO BE CAPPED IN WALL ABANDONED ELECTRICAL CONDUITS TO HAVE WIRING REMOVED FROM CONDUITS.

DEMOLITION KEY NOTES:

- REMOVE EXISTING ROOF SYSTEM.
- REMOVE EXISTING CEILING FOR NEW STAIR.
- EXISTING BRICK BUILDING TO REMAIN AS IS.
- EXISTING WOODWORK TO REMAIN AS IS.
- EXISTING DOOR TO REMAIN AS IS.
- REMOVE EXISTING DOOR - REPLACE IF LOCATED ON PLUMBING FLOOR.
- EXISTING REAR WOOD PORCH.
- REMOVE EXISTING WOOD STAIR AND REPLACE.
- REMOVE WINDOWS.
- REMOVE WALL FOR NEW WINDOW.

Existing Brick Elevation
3/16" = 1'-0"

Existing Brick Elevation
3/16" = 1'-0"

Existing Brick Elevation
3/16" = 1'-0"

Existing Brick Elevation
3/16" = 1'-0"


DEMOLITION LEGEND:

- EXISTING TO BE DEMOLISHED
- EXISTING TO REMAIN

ARCHITECTONIC SPIRIT GONS, INC.
1111 N. LAKE ST. SUITE 200
CHICAGO, IL 60610
TEL: 312.227.1100


PROJECT: NEW SECOND FLOOR ADDITION TO EXISTING SINGLE FAMILY HOME
ADDRESS: 5506 S. Bishop St. Chicago IL 60620

DATE: 12/15/2023
DRAWN BY: A. J. JACOBI
CHECKED BY: D. A. B. 1111



ASI ARCHITECTONIC
901 N. MICHIGAN AVE.
CHICAGO, ILL. 60610
312.329.1100

THE CLIENT HAS BEEN ADVISED THAT THESE PLANS ARE SUBJECT TO THE CITY OF CHICAGO'S REVIEW AND APPROVAL. THE CLIENT HAS BEEN ADVISED THAT THE CITY OF CHICAGO'S REVIEW AND APPROVAL IS NOT A GUARANTEE OF THE ACCURACY OF THESE PLANS. THE CLIENT HAS BEEN ADVISED THAT THE CITY OF CHICAGO'S REVIEW AND APPROVAL IS NOT A GUARANTEE OF THE ACCURACY OF THESE PLANS.



REGISTERED PROFESSIONAL ENGINEER
STATE OF ILLINOIS
NO. 111,122
DATE: 11/10/2022

FOR THE
NEW SECOND FLOOR
ADDITION TO EXISTING
SINGLE FAMILY HOME

PROJECT ADDRESS
9506 S. Siskiyok St.
Chicago
IL 60620

DRAWING TITLE
**PROPOSED PLANS
AND NOTES**

PROJECT NO.	2022-001
DATE	12-15-2022
SCALE	AS SHOWN
DESIGNED BY	A. J. JACOBI
CHECKED BY	G. J. JACOBI
DATE	12-15-2022

DATE	12-15-22
BY	A. J. JACOBI
DATE	12-15-22
BY	G. J. JACOBI
DATE	12-15-22
BY	A. J. JACOBI
DATE	12-15-22
BY	G. J. JACOBI
DATE	12-15-22
BY	A. J. JACOBI
DATE	12-15-22
BY	G. J. JACOBI

PROVIDED KEY NOTES:

- ◇ INSTALL NEW PARTITIONS WILL SEE SCHEDULE.
- ◇ INSTALL NEW WINDOWS SEE SCHEDULES AND DETAILS.
- ◇ INSTALL NEW DOORS SEE SCHEDULES AND DETAILS.
- ◇ INSTALL NEW PLUMBING FIXTURES SEE SHEET P-00.
- ◇ INSTALL INTERIOR WOOD STAIR.
- ◇ INSTALL NEW ROOF SYSTEM. SEE SECTION 4A-123.
- ◇ TYPICAL EXTERIOR WALL CONSTRUCTION DURING 1940'S. SEE SECTION 4A-123.
- ◇ EXTERIOR WALLS TO BE CONCRETE BLOCK OVER 2" G. I. LATH AND 5" 1/2" PEREGOSS SALT RESISTANT (R-21) INSIDE (1) 5/8" OPTIMUM SOUND.
- ◇ EXISTING ROOF WOOD FLOOR.
- ◇ EXISTING BRICK BUILDING TO REMAIN AS IS.
- ◇ NOT USED

WINDOW SCHEDULE

Level	Mark	Count	Orientation	Width	Height	Notes	Height	Notes
Basement	10	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	11	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	12	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	13	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	14	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	15	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	16	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	17	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	18	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	19	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	20	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	21	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	22	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	23	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	24	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	25	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	26	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	27	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	28	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	29	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	30	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	31	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	32	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	33	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	34	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	35	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	36	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	37	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	38	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	39	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	40	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	41	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	42	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	43	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	44	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	45	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	46	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	47	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	48	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	49	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	50	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	51	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	52	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	53	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	54	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	55	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	56	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	57	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	58	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	59	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	60	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	61	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	62	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	63	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	64	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	65	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	66	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	67	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	68	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	69	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	70	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	71	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	72	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	73	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	74	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	75	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	76	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	77	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	78	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	79	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	80	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	81	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	82	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	83	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	84	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	85	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	86	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	87	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	88	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	89	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	90	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	91	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	92	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	93	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	94	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	95	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	96	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	97	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	98	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	99	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"
Basement	100	7	South	36" x 48"	10' 0"	10' 0"	10' 0"	10' 0"

DOOR SCHEDULE

Level	Mark	Count	Orientation	Width	Height
Basement	10	1	South	36" x 48"	10' 0"
Basement	11	1	South	36" x 48"	10' 0"
Basement	12	1	South	36" x 48"	10' 0"
Basement	13	1	South	36" x 48"	10' 0"
Basement	14	1	South	36" x 48"	10' 0"
Basement	15	1	South	36" x 48"	10' 0"
Basement	16	1	South	36" x 48"	10' 0"
Basement	17	1	South	36" x 48"	10' 0"
Basement	18	1	South	36" x 48"	10' 0"
Basement	19	1	South	36" x 48"	10' 0"
Basement	20	1	South	36" x 48"	10' 0"
Basement	21	1	South	36" x 48"	10' 0"
Basement	22	1	South	36" x 48"	10' 0"
Basement	23	1	South	36" x 48"	10' 0"
Basement	24	1	South	36" x 48"	10' 0"
Basement	25	1	South	36" x 48"	10' 0"
Basement	26	1	South	36" x 48"	10' 0"
Basement	27	1	South	36" x 48"	10' 0"
Basement	28	1	South	36" x 48"	10' 0"
Basement	29	1	South	36" x 48"	10' 0"
Basement	30	1	South	36" x 48"	10' 0"
Basement	31	1	South	36" x 48"	10' 0"
Basement	32	1	South	36" x 48"	10' 0"
Basement	33	1	South	36" x 48"	10' 0"
Basement	34	1	South	36" x 48"	10' 0"
Basement	35	1	South	36" x 48"	10' 0"
Basement	36	1	South	36" x 48"	10' 0"
Basement	37	1	South	36" x 48"	10' 0"
Basement	38	1	South	36" x 48"	10' 0"
Basement	39	1	South	36" x 48"	10' 0"
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Basement	47	1	South	36" x 48"	10' 0"
Basement	48	1	South	36" x 48"	10' 0"
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Basement	50	1	South	36" x 48"	10' 0"
Basement	51	1	South	36" x 48"	10' 0"
Basement	52	1	South	36" x 48"	10' 0"
Basement	53	1	South	36" x 48"	10' 0"
Basement	54	1	South	36" x 48"	10' 0"
Basement	55	1	South	36" x 48"	10' 0"
Basement	56	1	South	36" x 48"	10' 0"
Basement	57	1	South	36" x 48"	10' 0"
Basement	58	1	South	36" x 48"	10' 0"
Basement	59	1	South	36" x 48"	10' 0"
Basement	60	1	South	36" x 48"	10' 0"
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Basement	63	1	South	36" x 48"	10' 0"
Basement	64	1	South	36" x 48"	10' 0"
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Basement	66	1	South	36" x 48"	10' 0"
Basement	67	1	South	36" x 48"	10' 0"
Basement	68	1	South	36" x 48"	10' 0"
Basement	69	1	South	36" x 48"	10' 0"
Basement	70	1	South	36" x 48"	10' 0"
Basement	71	1	South	36" x 48"	10' 0

