



# Office of the City Clerk

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## Legislation Details (With Text)

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**File #:** O2021-1097  
**Type:** Ordinance      **Status:** Passed  
**File created:** 3/24/2021      **In control:** City Council  
   **Final action:** 4/21/2021  
**Title:** Zoning Reclassification Map No. 20-G at 8508 S Bishop St - App No. 20641T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 20-G  
**Attachments:** 1. O2021-1097 (V1).pdf, 2. O2021-1097.pdf

Date	Ver.	Action By	Action	Result
4/21/2021	1	City Council	Passed	Pass
4/20/2021	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
3/24/2021	1	City Council	Referred	

### 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 85<sup>th</sup> Street; South Bishop Street; a line 117.33 feet south of and parallel to West 85<sup>th</sup> 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 1/2 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"