



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Text

File #: O2021-1097, **Version:** 1

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 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"