



City of Chicago



SO2021-2129

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	5/26/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 4-F at 2017 S Ruble St - App No. 20731T1
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 RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols as shown on Map No. 4-F in the area bounded by:

A line 378.8 feet north of and parallel to West 21st Street; the public alley next east of and parallel to South Ruble Street; a line 354.8 feet north of and parallel to West 21st Street; and South Ruble Street.

To those of an RM4.5 Residential Multi-Unit District

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

Common address of property: 2017 South Ruble Street, Chicago

FINAL FOR PUBLICATION

**A NARRATIVE AND PLANS AMENDED TO A TYPE 1 ZONING CHANGE
FOR 2017 SOUTH RUBLE ST., CHICAGO**

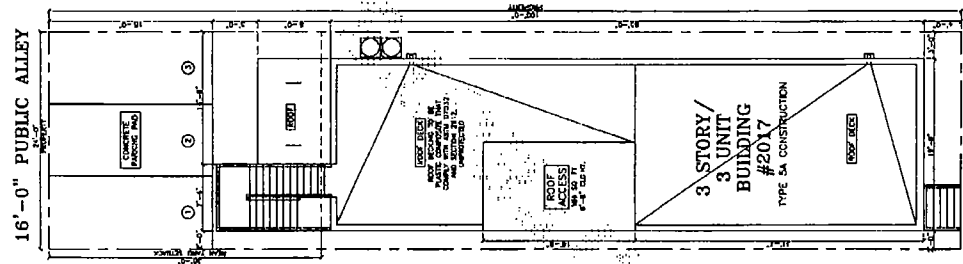
The subject property is currently a vacant lot. The Applicant intends to build a new 3-story residential building with 3 dwelling units. The Applicant needs a zoning change to comply with the minimum lot area per unit and the maximum floor area ratio requirements of the Ordinance.

Project Description:	Zoning Change from an RT4 Residential Two-Flat, Townhouse and Multi-Unit District to an RM4.5 Residential Multi-Unit District
Use:	Residential building with 3 dwelling units
Floor Area Ratio:	1.54
Lot Area:	2,400 Square Feet
Building Floor Area:	3,683 Square Feet
Density:	800 Square Feet per Dwelling Unit
Off- Street parking:	3
Set Backs:	Front Setback: 4' Side Setbacks: South: 3' / North: 2' Rear Setback: 30'
Building height:	37 Feet 9 Inches

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ZONING DATA:

LOT AREA:	100.00' x 24.00' = 2,400 SQ.FT.
F.A.R. BUILDABLE	RM-4.5 1.7
MAX. BUILDABLE	4,080 SQ.FT.
BUILDING SQUARE FOOTAGE:	
1ST FLOOR	1,213.00 SQ.FT.
2ND FLOOR	1,235.00 SQ.FT.
3RD FLOOR	1,235.00 SQ.FT.
TOTAL:	3,683.00 SQ.FT.



S. RUBLE ST.
SITE PLAN
 SCALE 1/8" = 1'-0"

HANNA
 0171.796.880
 18 S. RUBLE ST. CHICAGO, ILLINOIS 60607
 PROFESSIONAL DESIGN FIRM
 LICENSE NUMBER 14-11-01218

NOTES:
 1. ALL DIMENSIONS UNLESS OTHERWISE NOTED.
 2. SEE ARCHITECTURAL DRAWINGS FOR FINISHES AND MATERIALS.
 3. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR DETAILS.
 4. SEE CIVIL DRAWINGS FOR UTILITY LOCATIONS AND DEPTHS.
 5. SEE FOUNDATION DRAWINGS FOR FOUNDATION DETAILS.
 6. SEE STRUCTURAL DRAWINGS FOR STRUCTURAL DETAILS.
 7. SEE LANDSCAPE ARCHITECTURE DRAWINGS FOR LANDSCAPE DETAILS.
 8. SEE INTERIOR DESIGN DRAWINGS FOR INTERIOR DETAILS.
 9. SEE EXTERIOR DESIGN DRAWINGS FOR EXTERIOR DETAILS.
 10. SEE SIGNAGE DRAWINGS FOR SIGNAGE DETAILS.



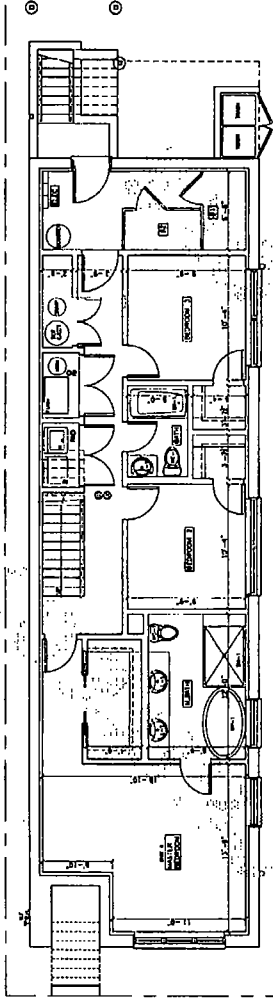
PROJECT NAME & ADDRESS:
 2017 S. RUBLE
 3 STORY/3 UNIT BUILDING
 CHICAGO, ILLINOIS

PROJECT TITLE:
 SITE PLAN

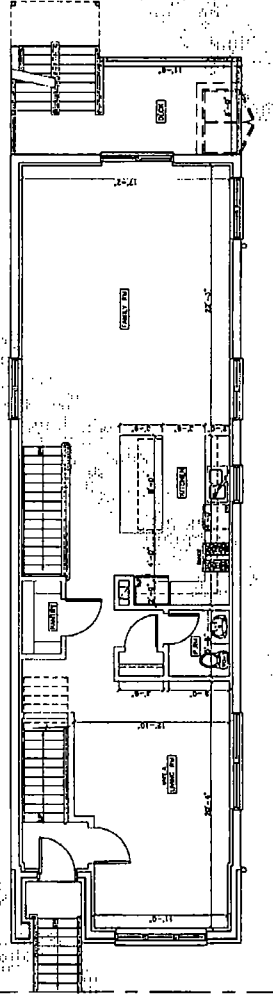
DATE:
 11/15/2017

PROJECT NUMBER:
 A-1

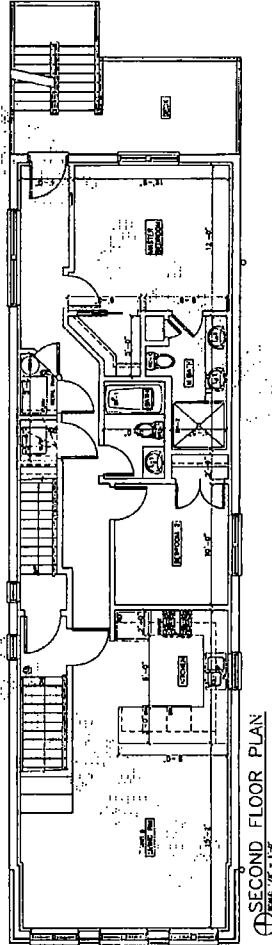
FINAL FOR PUBLICATION



⊕ BASEMENT FLOOR PLAN
Scale: 1/8" = 1'-0"



⊕ FIRST FLOOR PLAN
Scale: 1/8" = 1'-0"



⊕ SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"

HANNA
3121 796-1800
100 W. MADISON ST.
CHICAGO, ILLINOIS 60601
PROFESSIONAL DESIGN FIRM
LICENSE NUMBER: 14-00181

REVISIONS
NO. DATE BY
1 11/15/11 JH
2 11/15/11 JH
3 11/15/11 JH
4 11/15/11 JH
5 11/15/11 JH
6 11/15/11 JH
7 11/15/11 JH
8 11/15/11 JH
9 11/15/11 JH
10 11/15/11 JH

PREPARED FOR: _____
DATE: _____
DRAWN BY: _____
CHECKED BY: _____
DATE: _____



PROJECT NAME & ADDRESS
2012 S. RUTLEDGE
3 STORY/3 UNIT
BUILDING
CHICAGO, ILLINOIS

SHEET TITLE
FLOOR PLANS

SHEET NUMBER
A-2

FINAL FOR PUBLICATION

HANNA
ARCHITECTS
1111 N. WABASH
CHICAGO, ILLINOIS 60610
TEL: 312.467.1111
FAX: 312.467.1111
WWW.HANNAARCHITECTS.COM
LICENSE NUMBER 144-001481

PROJECT NAME: _____
CLIENT: _____
DATE: _____
DRAWN BY: _____
CHECKED BY: _____
SCALE: _____

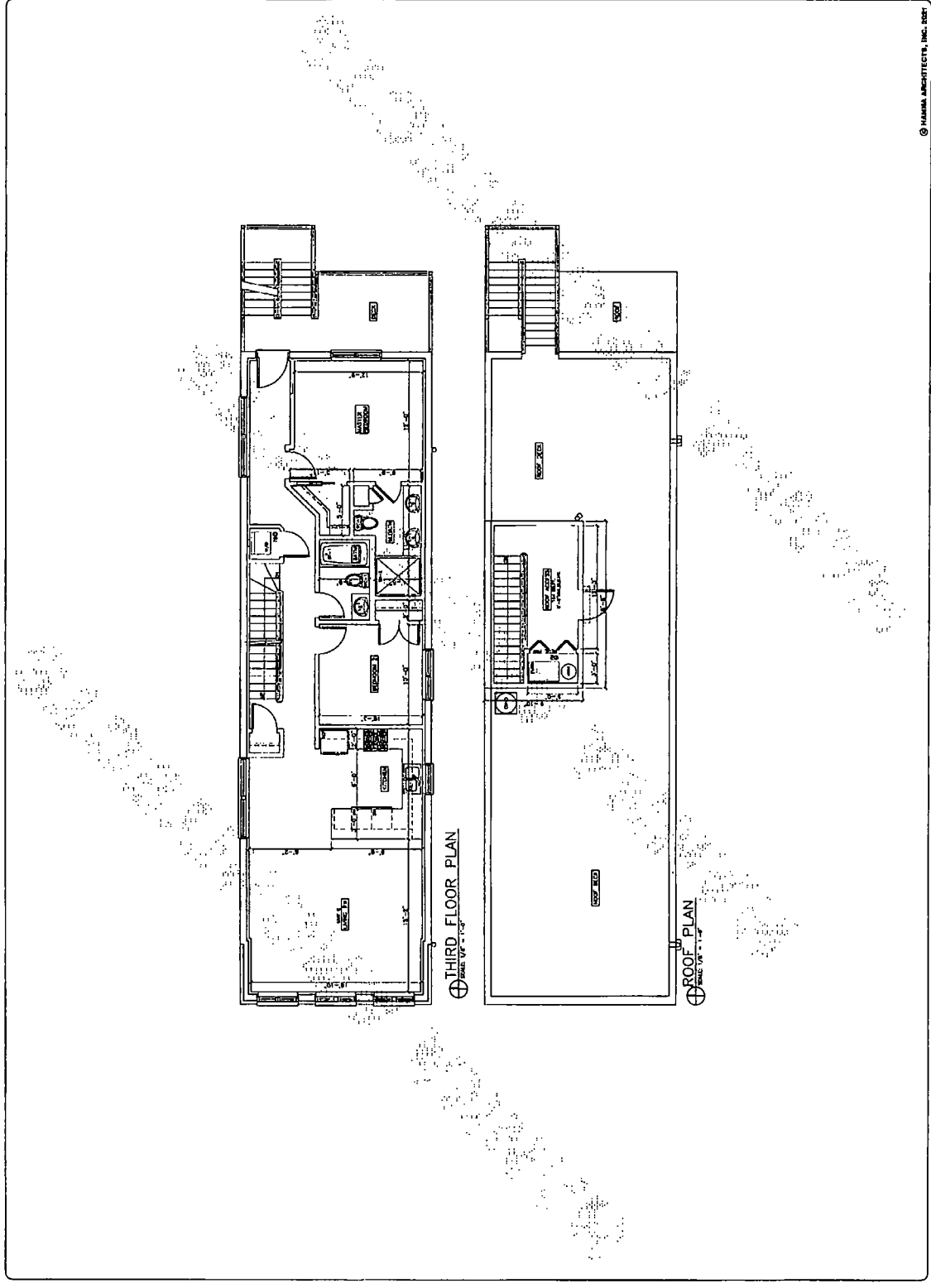
REGISTERED ARCHITECT
STATE OF ILLINOIS
LICENSE NUMBER: _____
EXPIRES: _____



PROJECT NAME & ADDRESS
2017 S. HUBLE
3 STORY/3 UNIT
BUILDING
CHICAGO, ILLINOIS

SHEET TITLE
FLOOR PLANS
& DETAILS

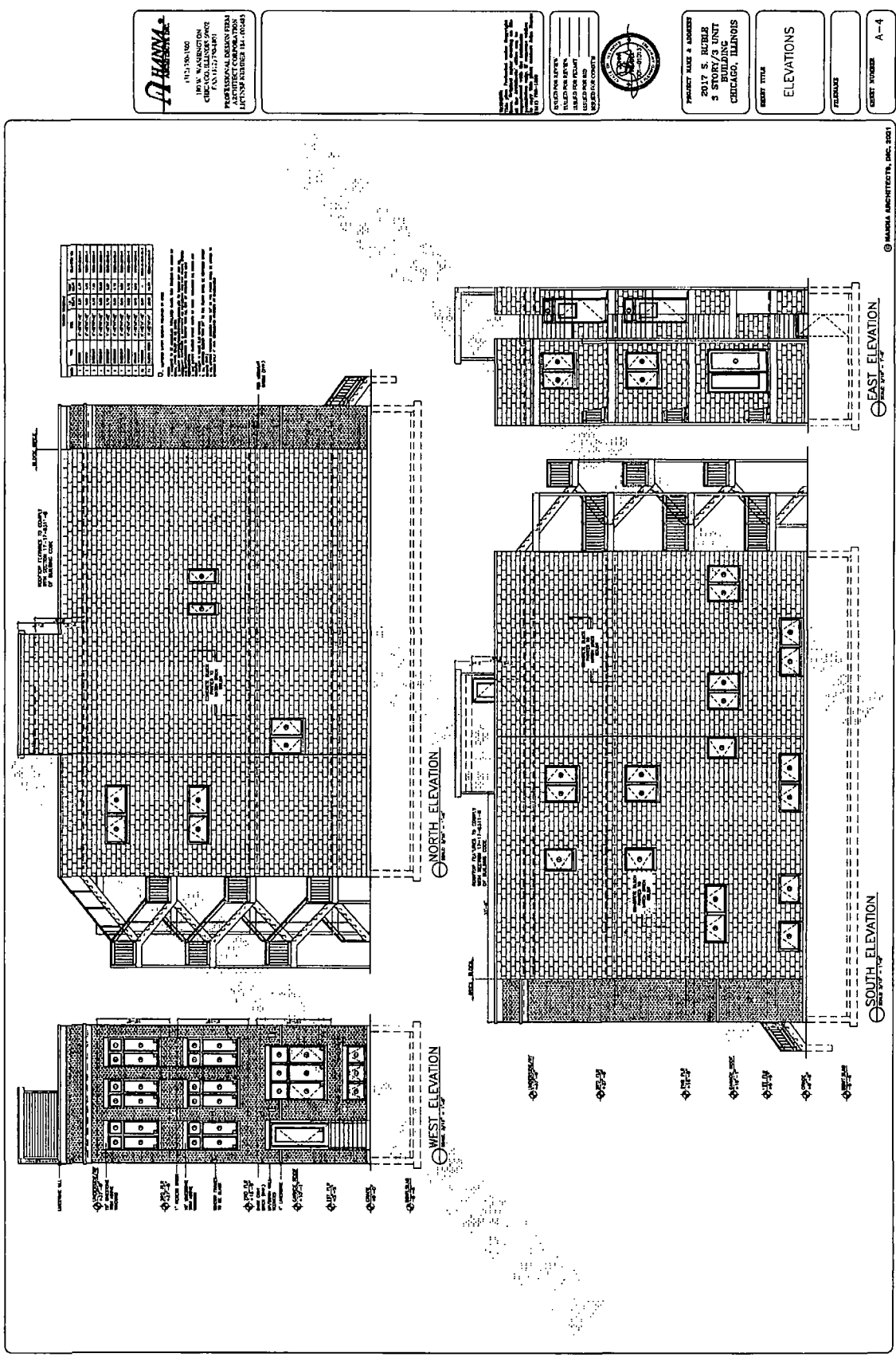
PLANSHEET
SHEET NUMBER
A-3



THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

ROOF PLAN
SCALE: 1/8" = 1'-0"

FINAL FOR PUBLICATION



NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	BRICK	1000	SQ. YD.	1.50	1500.00
2	CEMENT	50	SQ. YD.	2.00	100.00
3	SAND	100	SQ. YD.	1.00	100.00
4	ROOFING	100	SQ. YD.	1.50	150.00
5	PAINT	100	SQ. YD.	1.00	100.00
6	GLASS	100	SQ. YD.	1.00	100.00
7	IRONWORK	100	SQ. YD.	1.00	100.00
8	PLASTER	100	SQ. YD.	1.00	100.00
9	CONCRETE	100	SQ. YD.	1.00	100.00
10	FOUNDATION	100	SQ. YD.	1.00	100.00
11	ROOFING	100	SQ. YD.	1.50	150.00
12	PAINT	100	SQ. YD.	1.00	100.00
13	GLASS	100	SQ. YD.	1.00	100.00
14	IRONWORK	100	SQ. YD.	1.00	100.00
15	PLASTER	100	SQ. YD.	1.00	100.00
16	CONCRETE	100	SQ. YD.	1.00	100.00
17	FOUNDATION	100	SQ. YD.	1.00	100.00
18	ROOFING	100	SQ. YD.	1.50	150.00
19	PAINT	100	SQ. YD.	1.00	100.00
20	GLASS	100	SQ. YD.	1.00	100.00
21	IRONWORK	100	SQ. YD.	1.00	100.00
22	PLASTER	100	SQ. YD.	1.00	100.00
23	CONCRETE	100	SQ. YD.	1.00	100.00
24	FOUNDATION	100	SQ. YD.	1.00	100.00
25	ROOFING	100	SQ. YD.	1.50	150.00
26	PAINT	100	SQ. YD.	1.00	100.00
27	GLASS	100	SQ. YD.	1.00	100.00
28	IRONWORK	100	SQ. YD.	1.00	100.00
29	PLASTER	100	SQ. YD.	1.00	100.00
30	CONCRETE	100	SQ. YD.	1.00	100.00
31	FOUNDATION	100	SQ. YD.	1.00	100.00
32	ROOFING	100	SQ. YD.	1.50	150.00
33	PAINT	100	SQ. YD.	1.00	100.00
34	GLASS	100	SQ. YD.	1.00	100.00
35	IRONWORK	100	SQ. YD.	1.00	100.00
36	PLASTER	100	SQ. YD.	1.00	100.00
37	CONCRETE	100	SQ. YD.	1.00	100.00
38	FOUNDATION	100	SQ. YD.	1.00	100.00
39	ROOFING	100	SQ. YD.	1.50	150.00
40	PAINT	100	SQ. YD.	1.00	100.00
41	GLASS	100	SQ. YD.	1.00	100.00
42	IRONWORK	100	SQ. YD.	1.00	100.00
43	PLASTER	100	SQ. YD.	1.00	100.00
44	CONCRETE	100	SQ. YD.	1.00	100.00
45	FOUNDATION	100	SQ. YD.	1.00	100.00
46	ROOFING	100	SQ. YD.	1.50	150.00
47	PAINT	100	SQ. YD.	1.00	100.00
48	GLASS	100	SQ. YD.	1.00	100.00
49	IRONWORK	100	SQ. YD.	1.00	100.00
50	PLASTER	100	SQ. YD.	1.00	100.00
51	CONCRETE	100	SQ. YD.	1.00	100.00
52	FOUNDATION	100	SQ. YD.	1.00	100.00
53	ROOFING	100	SQ. YD.	1.50	150.00
54	PAINT	100	SQ. YD.	1.00	100.00
55	GLASS	100	SQ. YD.	1.00	100.00
56	IRONWORK	100	SQ. YD.	1.00	100.00
57	PLASTER	100	SQ. YD.	1.00	100.00
58	CONCRETE	100	SQ. YD.	1.00	100.00
59	FOUNDATION	100	SQ. YD.	1.00	100.00
60	ROOFING	100	SQ. YD.	1.50	150.00
61	PAINT	100	SQ. YD.	1.00	100.00
62	GLASS	100	SQ. YD.	1.00	100.00
63	IRONWORK	100	SQ. YD.	1.00	100.00
64	PLASTER	100	SQ. YD.	1.00	100.00
65	CONCRETE	100	SQ. YD.	1.00	100.00
66	FOUNDATION	100	SQ. YD.	1.00	100.00
67	ROOFING	100	SQ. YD.	1.50	150.00
68	PAINT	100	SQ. YD.	1.00	100.00
69	GLASS	100	SQ. YD.	1.00	100.00
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71	PLASTER	100	SQ. YD.	1.00	100.00
72	CONCRETE	100	SQ. YD.	1.00	100.00
73	FOUNDATION	100	SQ. YD.	1.00	100.00
74	ROOFING	100	SQ. YD.	1.50	150.00
75	PAINT	100	SQ. YD.	1.00	100.00
76	GLASS	100	SQ. YD.	1.00	100.00
77	IRONWORK	100	SQ. YD.	1.00	100.00
78	PLASTER	100	SQ. YD.	1.00	100.00
79	CONCRETE	100	SQ. YD.	1.00	100.00
80	FOUNDATION	100	SQ. YD.	1.00	100.00

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 CHICAGO, ILLINOIS 60610
 (312) 733-1100
 FAX (312) 733-1101
 WWW.HANNA-ARCHITECTS.COM
 LICENSE NUMBER 14-00243

PROJECT NAME & NUMBER
 2017 S. RUBLE
 3 STORY/3 UNIT
 BUILDING
 CHICAGO, ILLINOIS

DESIGNED BY
 DRAWN BY
 CHECKED BY
 DATE



PROJECT TITLE
ELEVATIONS

FEELINGS

CURT NUMBER
 A-4

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