



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2021-2129  
**Type:** Ordinance  
**File created:** 5/26/2021  
**Status:** Passed  
**In control:** City Council  
**Final action:** 6/25/2021  
**Title:** Zoning Reclassification Map No. 4-F at 2017 S Ruble St - App No. 20731T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 4-F  
**Attachments:** 1. O2021-2129.pdf, 2. SO2021-2129.pdf

| Date      | Ver. | Action By   | Action               | Result |
|-----------|------|---|----------------------|--------|
| 6/25/2021 | 1    | City Council  | Passed as Substitute | Pass   |
| 6/22/2021 | 1    | Committee on Zoning, Landmarks and Building Standards |                      |        |
| 5/26/2021 | 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 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 21<sup>st</sup> 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 FUOLiCATION

### 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  |