



Office of the City Clerk

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Legislation Text

File #: SO2021-2129, 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 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 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