



City of Chicago



O2021-3924

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/14/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 4-G at 2004 S Throop St - App No. 20812T1
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 RT-4, Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No. 4-G in the area bounded by:

A line 50 feet south of and parallel to West Cullerton Street; South Throop Street; a line 75 feet south of and parallel to West Cullerton Street; and the alley next west of and parallel to South Throop Street.

To those of a RM-5, Residential Multi-Unit District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Project Address:

2004 South Throop St. Assessors PIN 1720324028

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Applicant:

Joel Putnam Owner and Architect

Narrative and Plans:

Zoning Map amendment for 2004 S. Throop St. from RT4 to RM5.

A. Project Description:

The project seeks to rezone 2004 South Throop from RT-4 to that of RM5 to allow for a new 45'-0" ft tall, four story, four unit residential building. With the new floor area ratio of 2.0 and an existing lot area of 2,731 sq ft the total buildable area of the proposed building would be 5,462 sq ft. The lot area per dwelling (density) for the proposed building would be 1,365.5 sq ft and will provide the required 4 off street parking stalls.

B. Required Setbacks:

Front: We proposed to average the adjacent lots for a total setback of 3'-0"

Side: The side setbacks will meet the required 20% setback of 2'-6" each for a total of 5'-0".

Rear: The rear setback will meet the required setback of 122% of the lot depth for a total of 32'-9". The Rear Open Space requirement of 144 sq ft will be met

Summary of Relevant Facts:

Zoning Change requested from RT4 to RM5

New Four Unit Residential Building

Lot Area of 2,721.25 sq ft

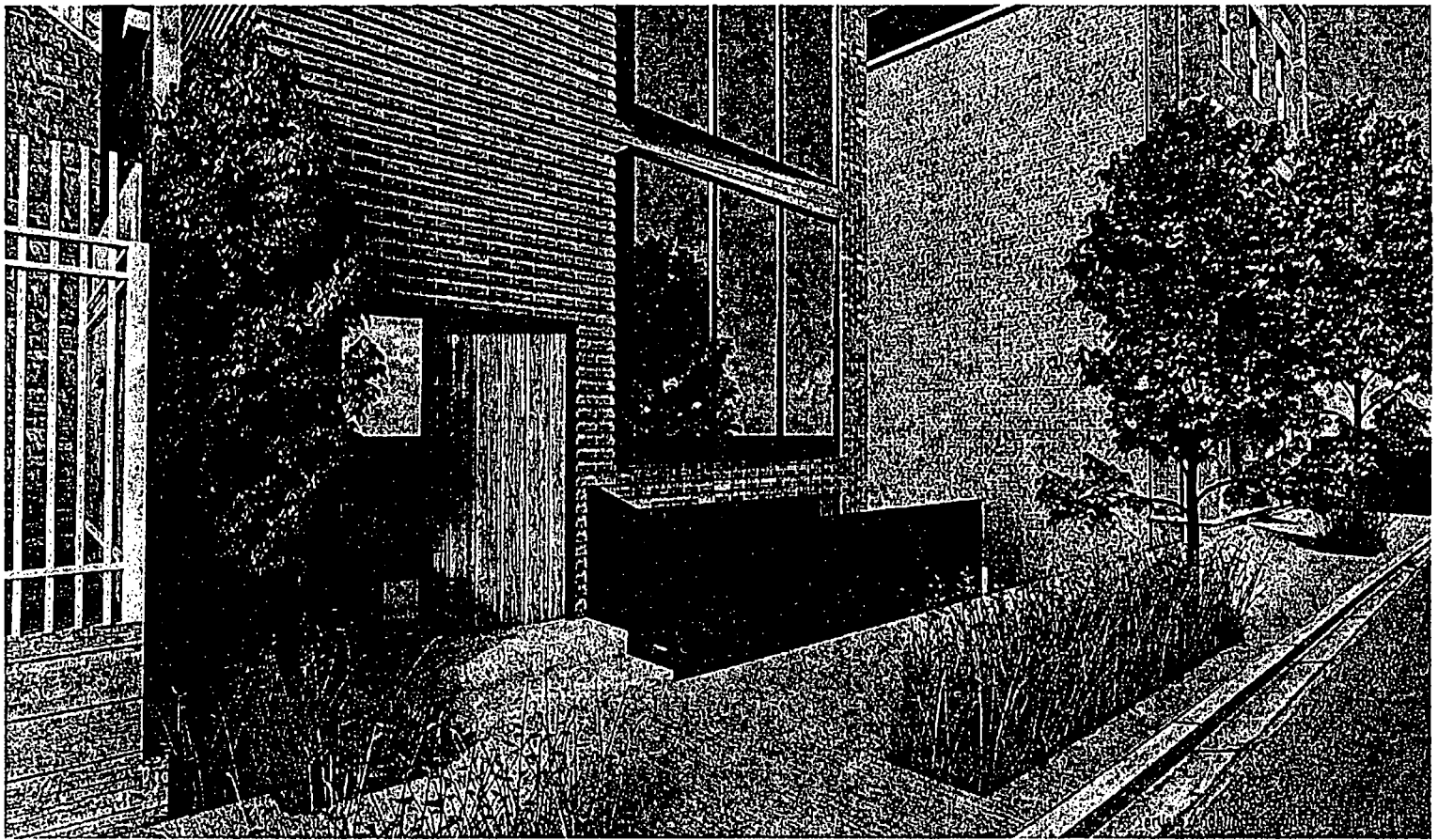
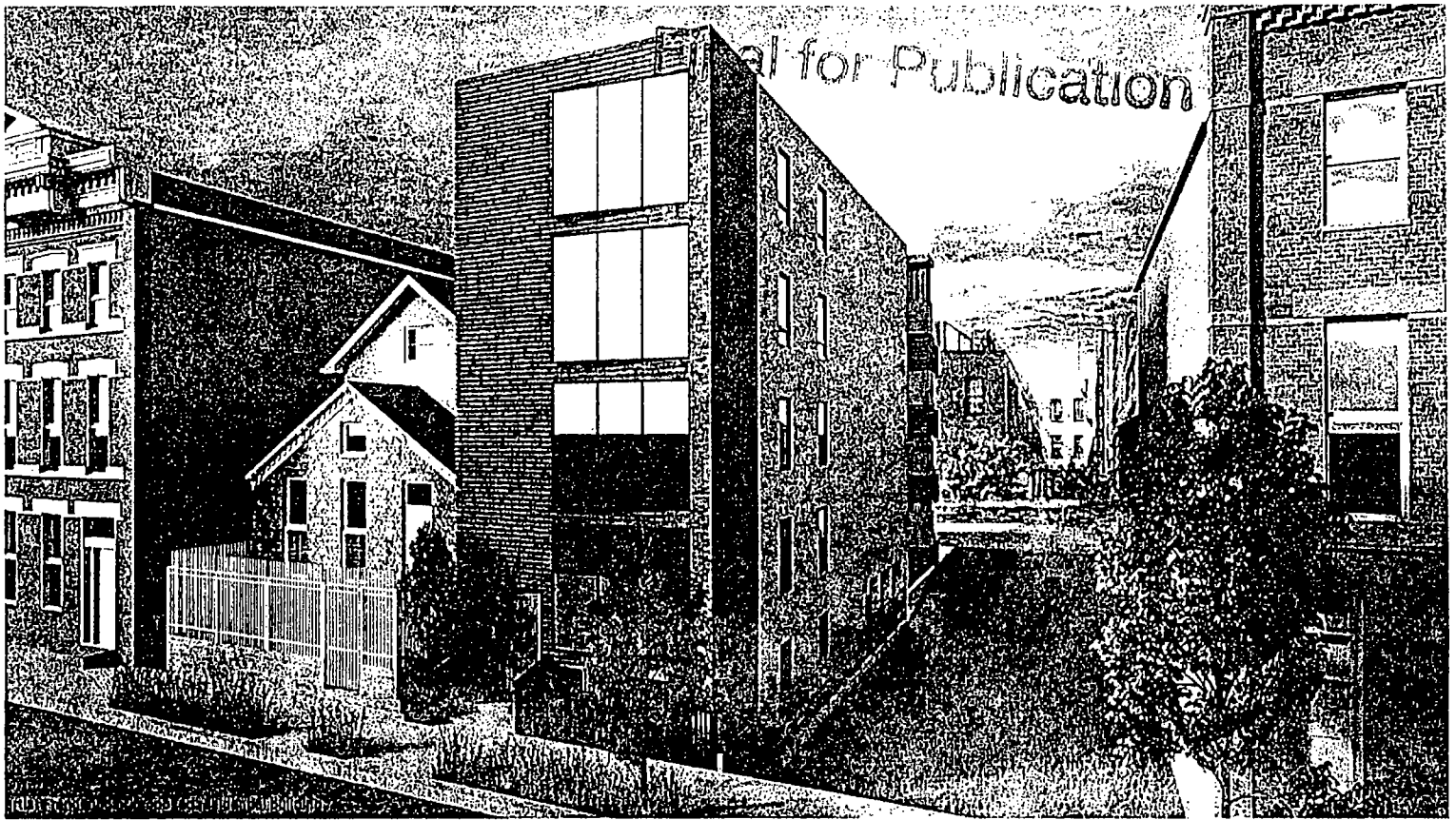
C. Total FAR of 2.0 or 5,442.5 sq ft

D. Building Height of 45'-0"

E. Density of MLA minimum lot area per dwelling unit, lot area / 4 DU = 680.31 sq ft

All setback requirements met.

F. Parking: 4 spaces



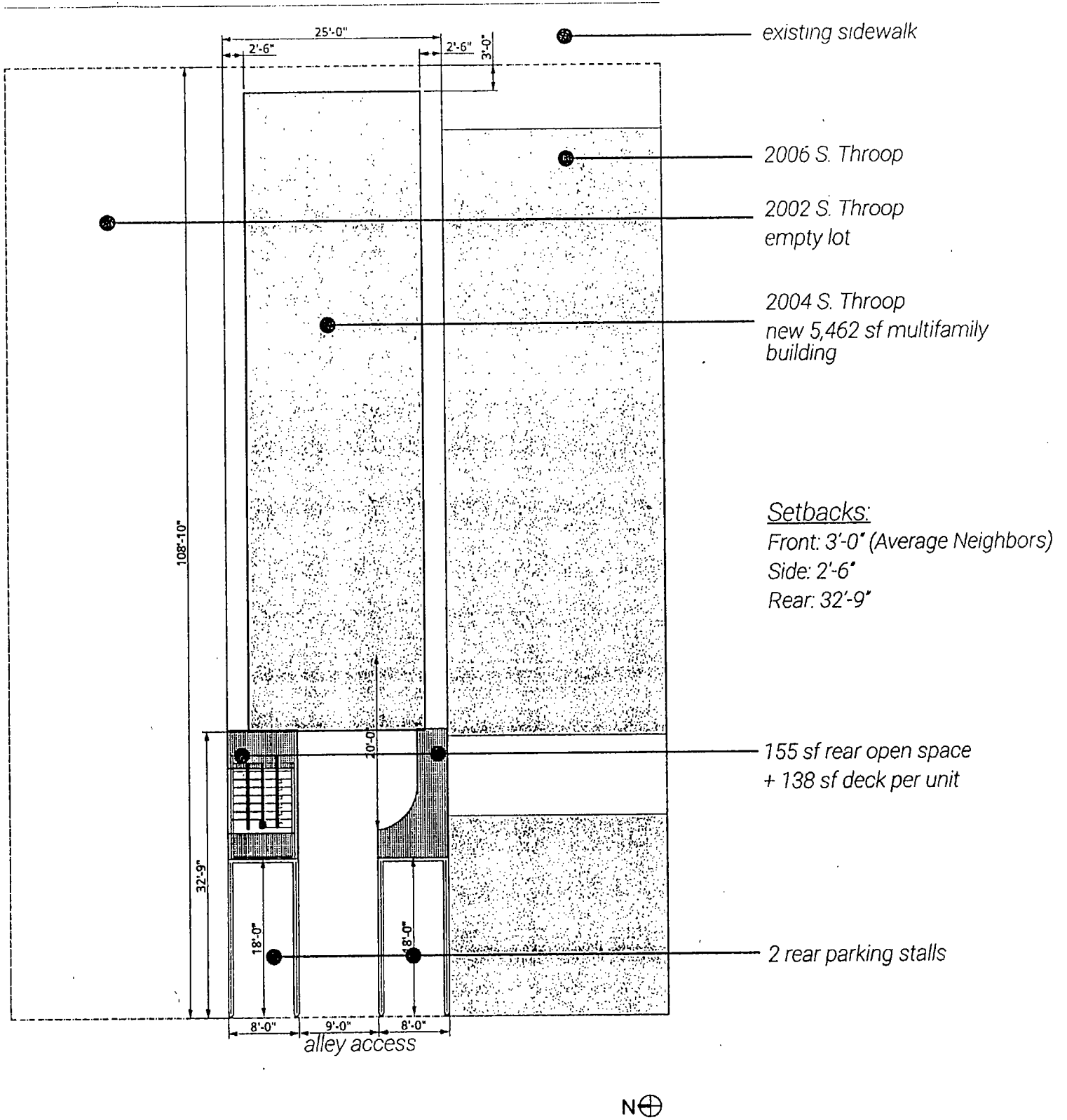
2004 SOUTH THROOP

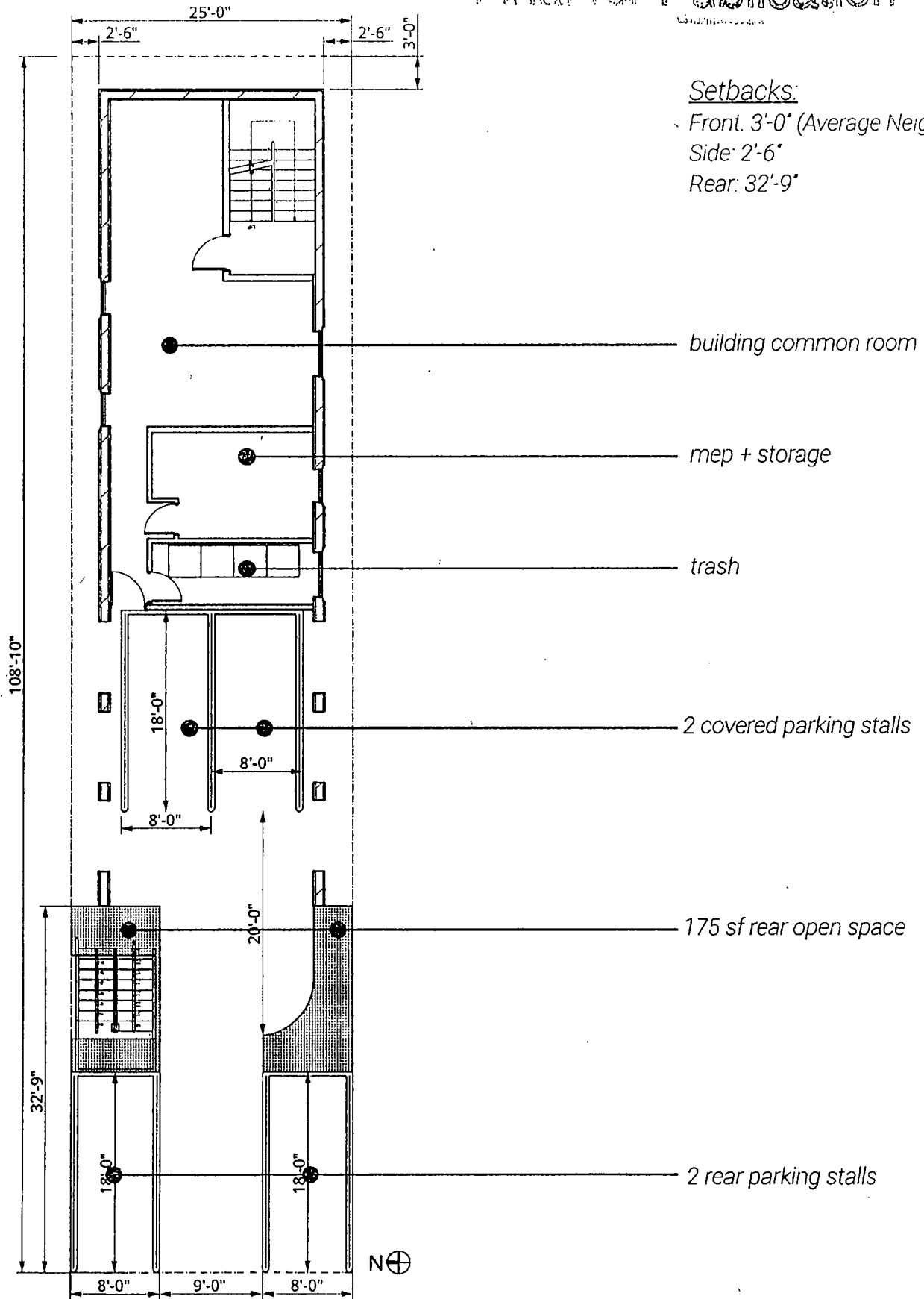
August 30th, 2021

ZONING MAP AMENDMENT APPLICATION

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South Throop Street





Setbacks:
 Front: 3'-0" (Average Neighbors)
 Side: 2'-6"
 Rear: 32'-9"

building common room

mep + storage

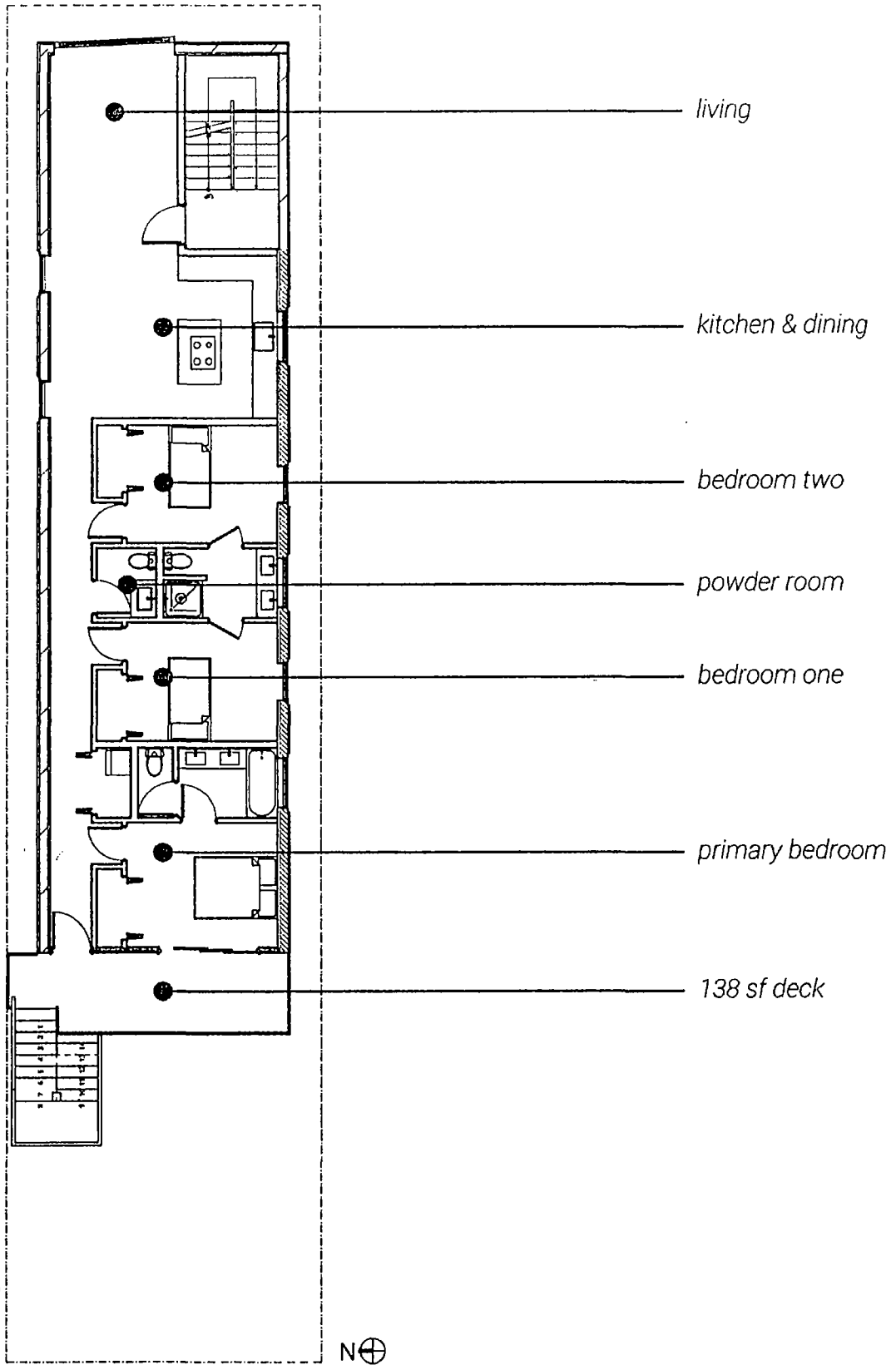
trash

2 covered parking stalls

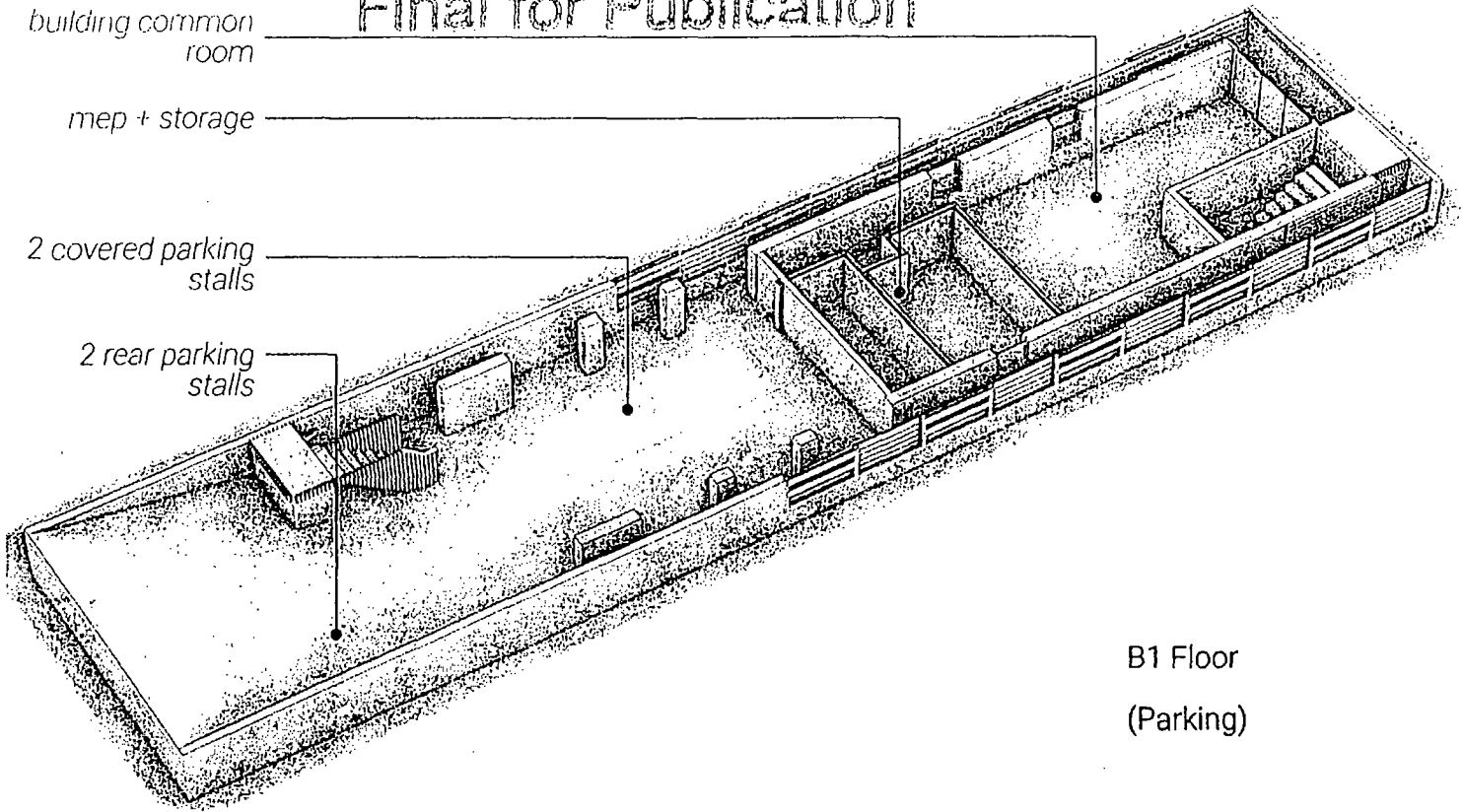
175 sf rear open space

2 rear parking stalls

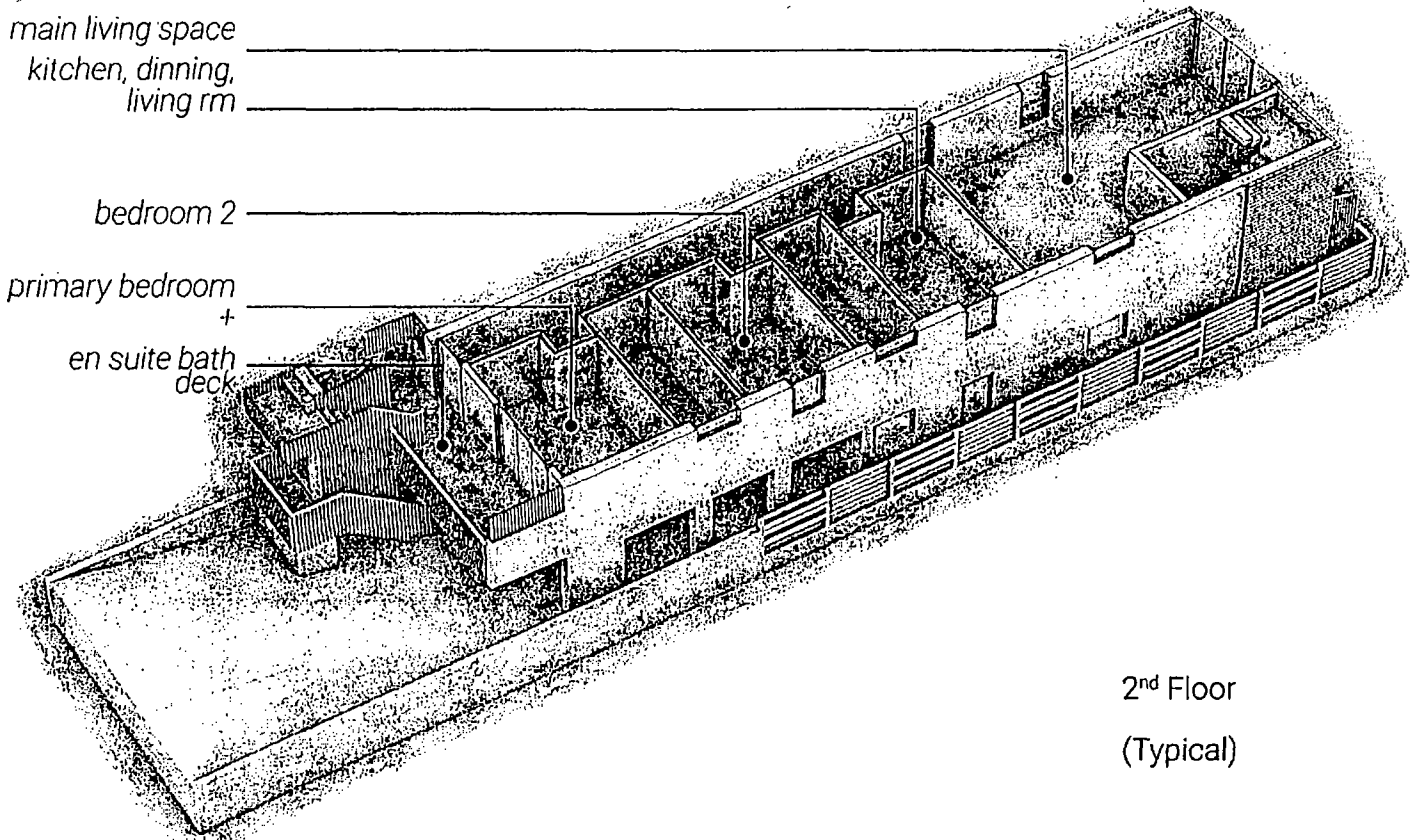
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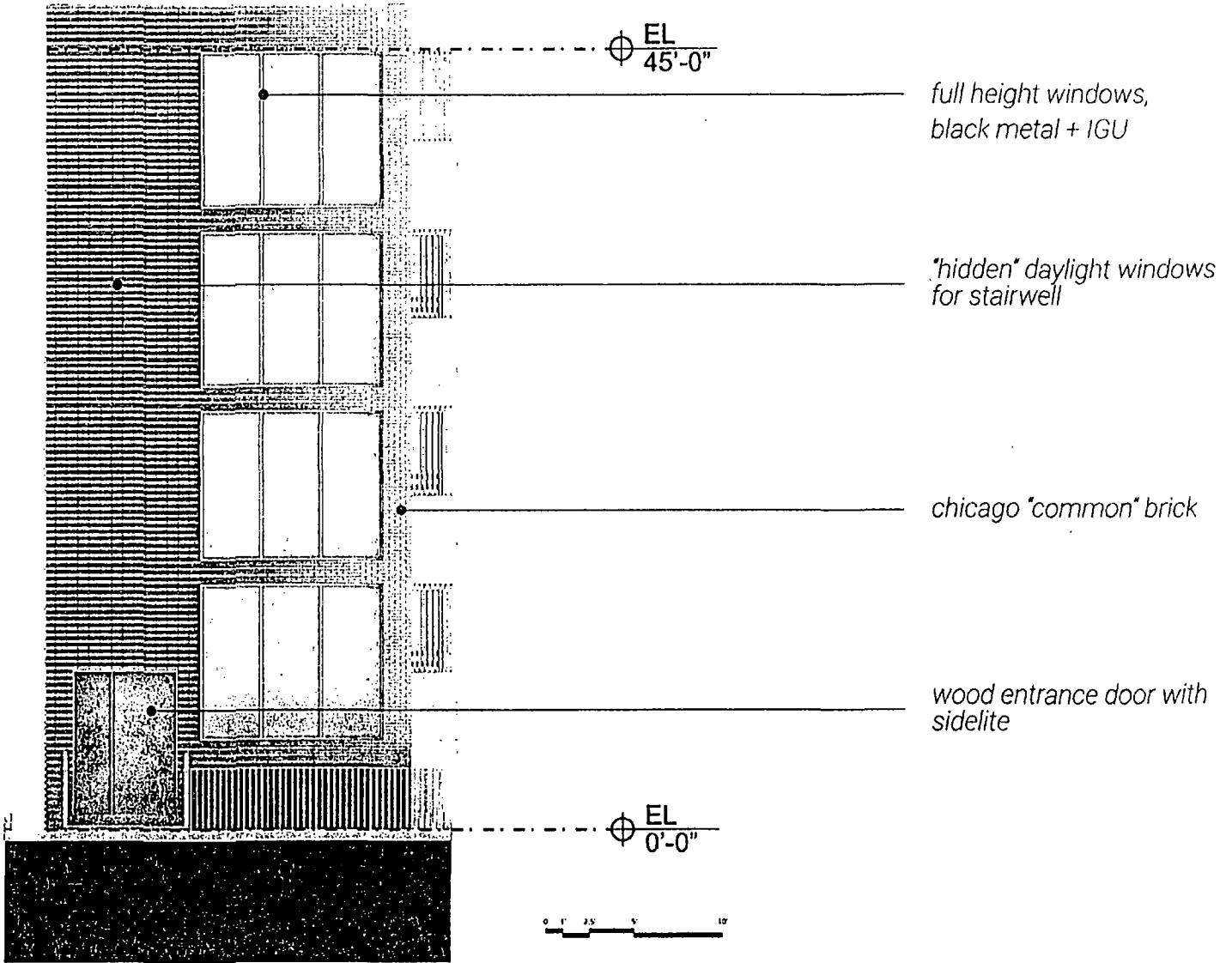


B1 Floor
(Parking)

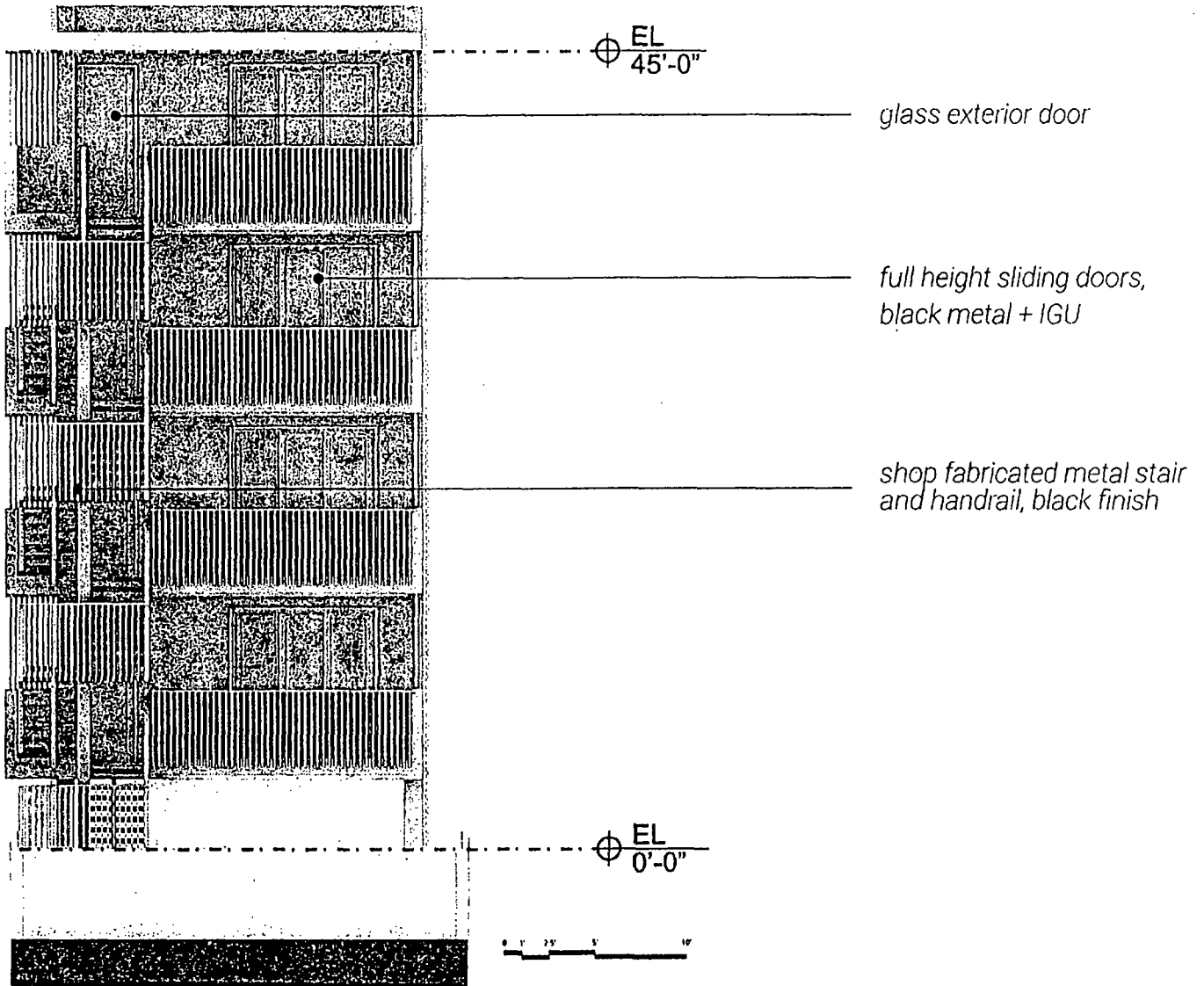


2nd Floor
(Typical)

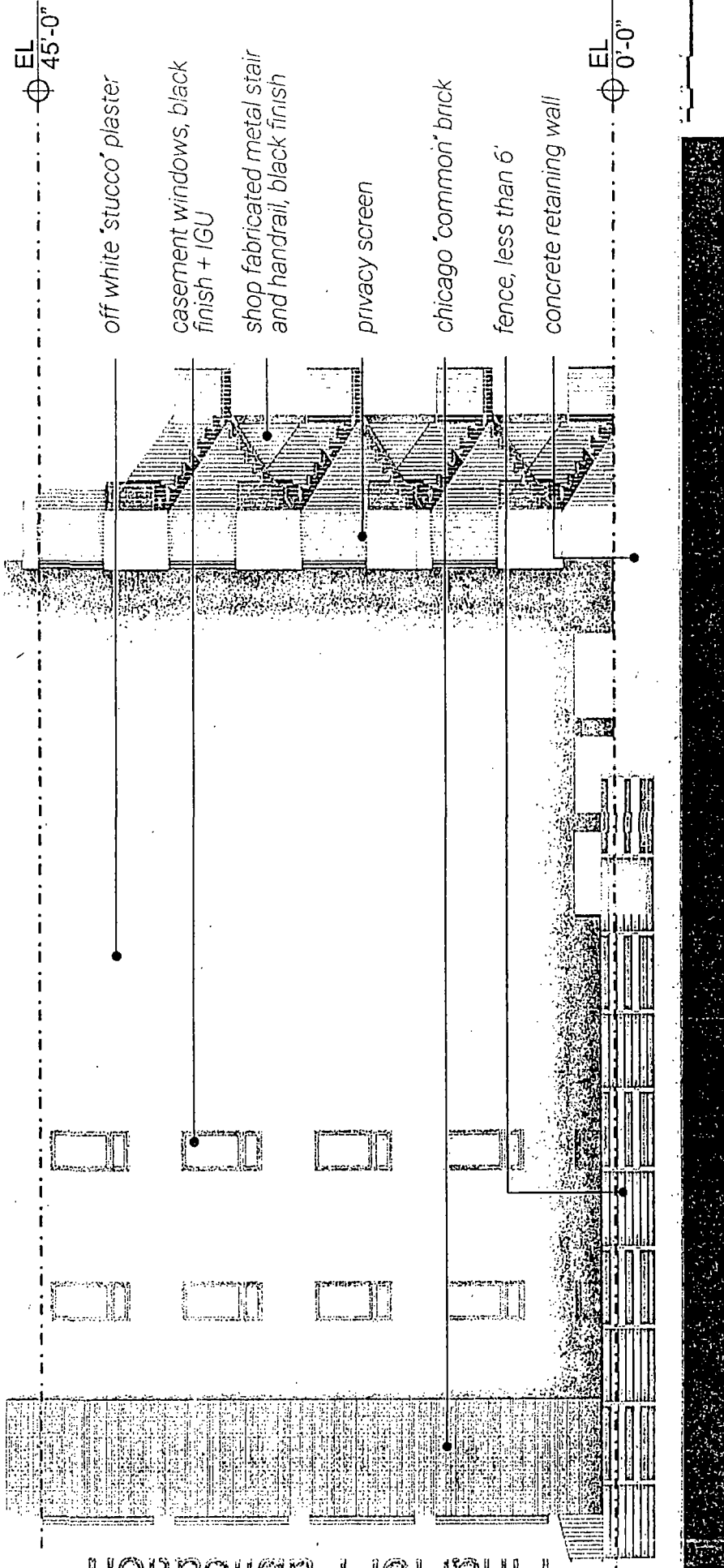
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- off white 'stucco' plaster
- casement windows, black finish + IGU
- shop fabricated metal stair and handrail, black finish
- privacy screen
- chicago 'common' brick fence, less than 6'
- concrete retaining wall

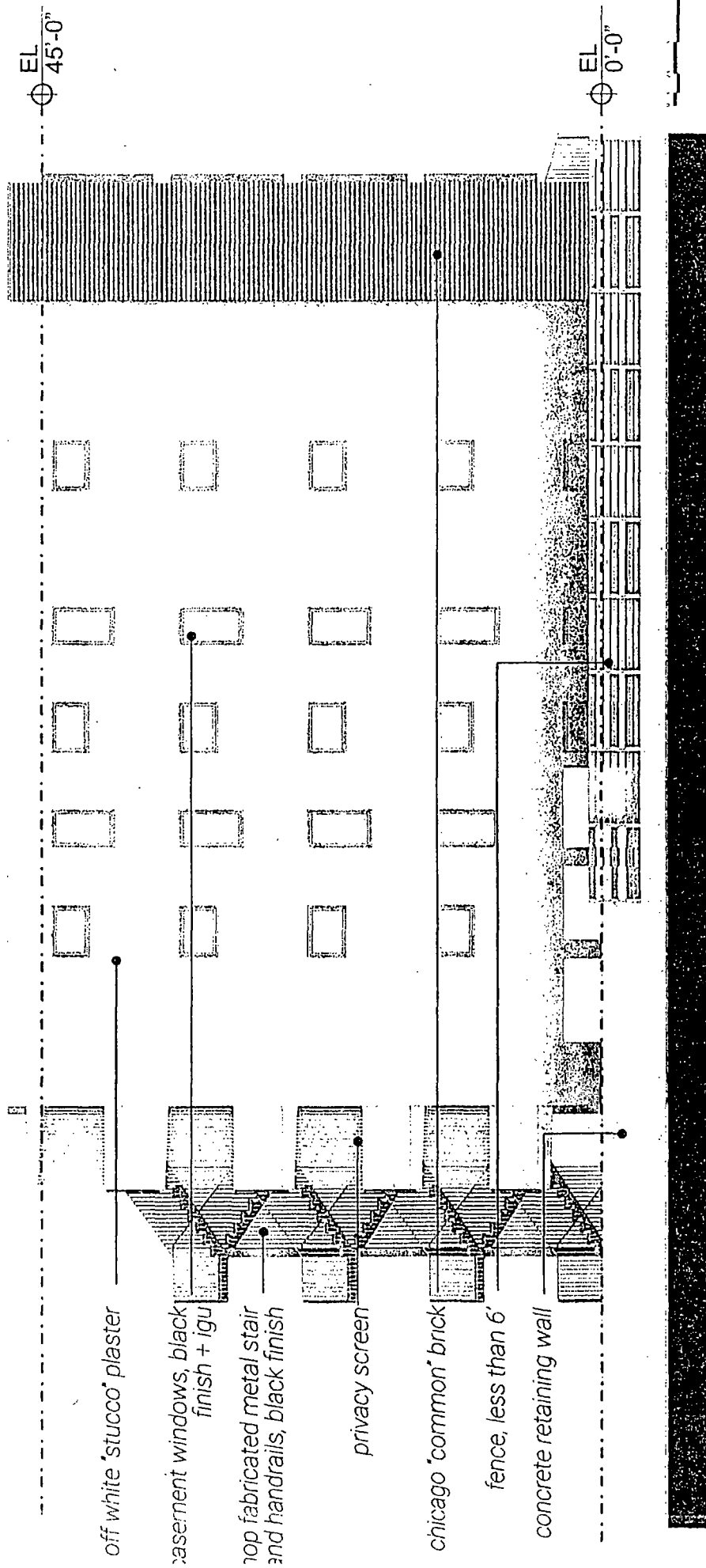
North Elevation

2004 SOUTH THROOP

ZONING MAP AMENDMENT APPLICATION

July 20th, 2021

Final for Publication



off white 'stucco' plaster

casement windows, black finish + igu

top fabricated metal stair and handrails, black finish

privacy screen

chicago 'common' brick

fence, less than 6'

concrete retaining wall

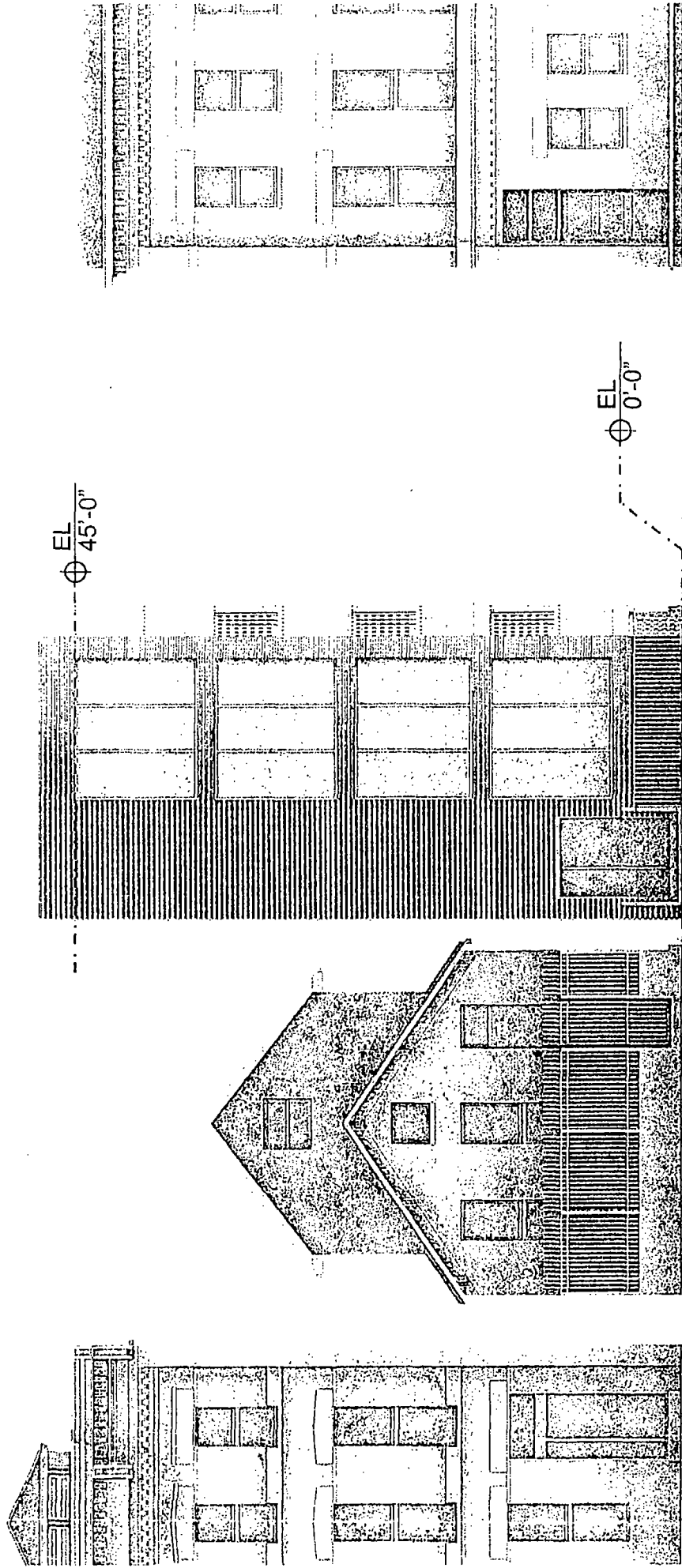
South Elevation

2004 SOUTH THROOP

ZONING MAP AMENDMENT APPLICATION

July 20th, 2021

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2006
South Throop

2004
South Throop

2002
South Throop

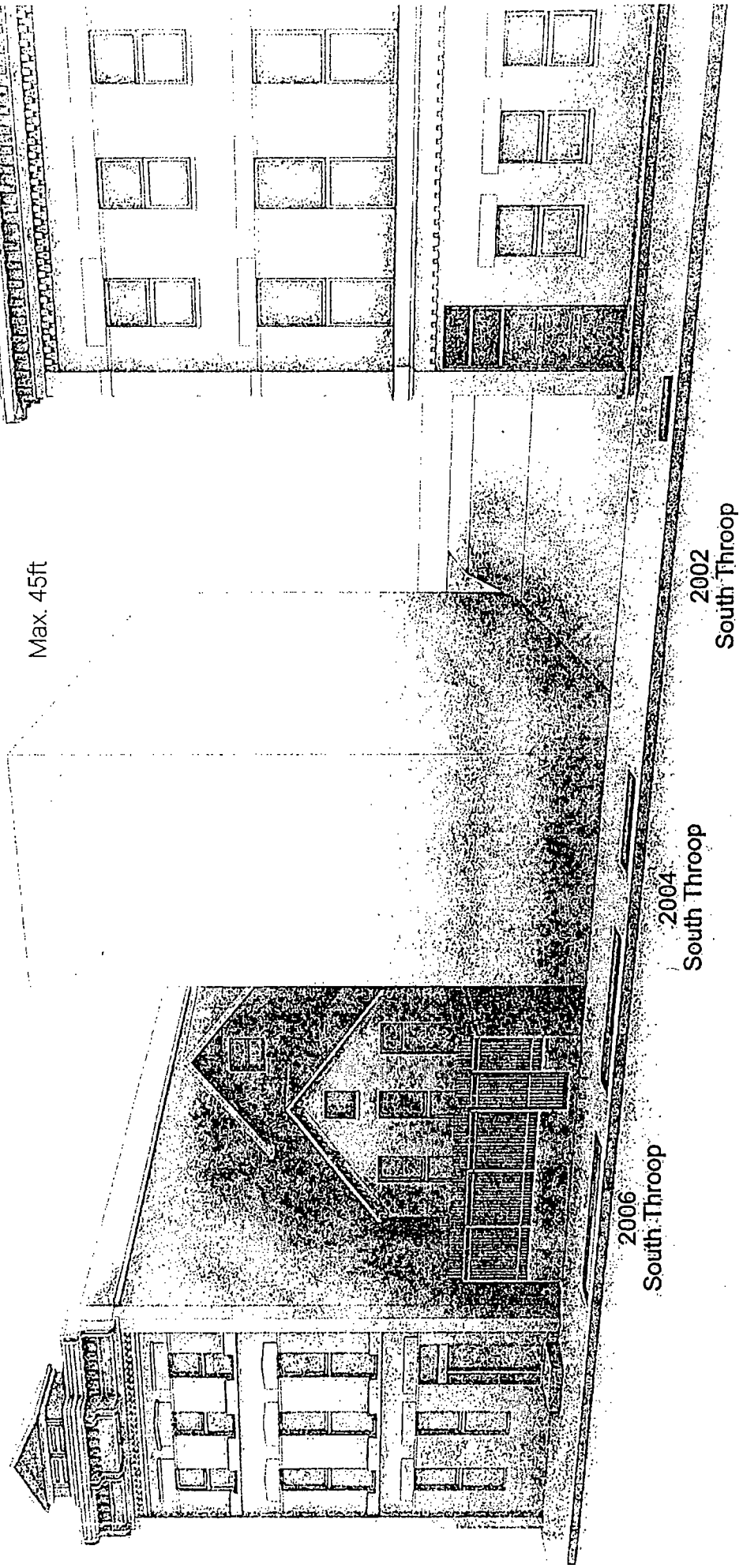
Bulk Relationship

2004 SOUTH THROOP

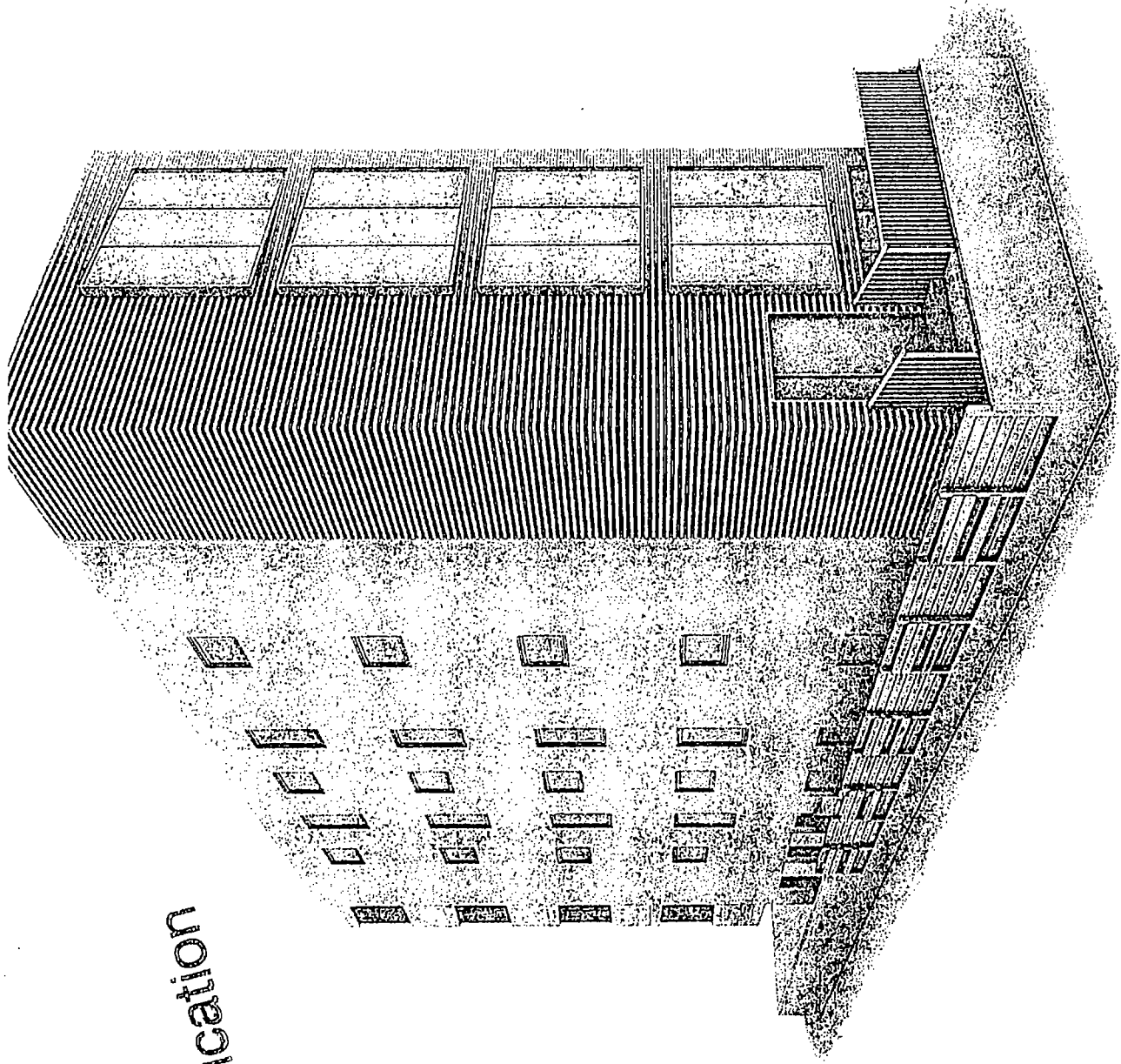
ZONING MAP AMENDMENT APPLICATION

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