



# Office of the City Clerk

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

## Legislation Details (With Text)

**File #:** O2021-3924  
**Type:** Ordinance  
**Status:** Passed  
**File created:** 9/14/2021  
**In control:** City Council  
**Final action:** 10/14/2021  
**Title:** Zoning Reclassification Map No. 4-G at 2004 S Throop St - App No. 20812T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 4-G  
**Attachments:** 1. O2021-3924 (V1).pdf, 2. O2021-3924.pdf

Date	Ver.	Action By	Action	Result
10/14/2021	1	City Council	Passed	Pass
10/12/2021	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
9/14/2021	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 RT-4, Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No. 4-6 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.

Common Address of Property: 2004 South Throop Chicago IL, 60608

**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 RMS.

**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 SOUTHTHROOP ZONING MAP AMENDMENT APPLICATION

2004 SOUTH THROOP

August 30<sup>th</sup>, 2021

ZONING MAP AMENDMENT APPLICATION

# Final for Publication

*South Throop Street*

*existing sidewalk*

*2006 S. Throop*

*2002 S. Throop empty lot*

*2004 S. Throop  
new 5,462 sf multifamily building*

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**Setbacks:**

*Front: 3-0' (Average Neighbors) Side: 7-6' Rear: 32-9'*

■ *155sf rear open space + 138 sf deck per unit*

*2 rear parking stalls*

2004 SOUTH THROOP ZONING MAP AMENDMENT APPLICATION

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

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*building common room  
mep + storage  
2 covered parking stalls  
trash  
175 sf rear open space  
2 rear parking stalls*

2004 SOUTH THROOP ZONING MAP AMENDMENT APPLICATION

*living*

*kitchen & dining*

*bedroom two*

*powder room bedroom one*

*primary bedroom*

*138 sf deck*

2004 SOUTH THROOP ZONING MAP AMENDMENT APPLICATION

Perspective  
August 30<sup>th</sup>, 2021

Diagrams

2004

SOUTH

THROOP

ZONING MAP AMENDMENT APPLICATION

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*full height vmdows, black metal + IGU*

*'hidden" daylight windows for stairwell*

*Chicago "common" brick*

*wood entrance door with sidelite*

2004 SOUTH THROOP ZONING MAP AMENDMENT APPLICATION

2004 SOUTH THROOP ZONING MAP AMENDMENT APPLICATION