



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
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Legislation Text

File #: O2021-3924, **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 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 OiTISj 'l.QV ^""Ub 1103,1100

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 30th, 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'

rinaS foi- -Pybtk

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 30th, 2021

Diagrams

2004

SOUTH

THROOP

ZONING MAP AMENDMENT APPLICATION

j
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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