Final for Publication

NARRATIVE AND PLANS
TYPE I Rezoning Attachment
2144 West Potomac
From RT-4 to RM-5

The Property

The property is improved with two separate buildings, a front building containing three dwelling units two of which are legal and the third being officially classified as a commercial space and a rear two-story building with basement containing two legal units the lower one being duplexed into the basement, and no parking. The subject block is generally zoned RT-4 with an RM4.5 district approximately one block north on North Leavitt Street and an RM-6 district two-thirds of a block east at the northeast corner of West Potomac Avenue and North Hoyne Avenue. The property is within the Wicker Park Landmark District. The neighborhood is generally improved with one to three story single-family and multi-family buildings, some of which also contain separate rear buildings with residential units. The property is a Transit Served Location per the Transit Oriented Provisions of the Chicago Zoning Ordinance, Section 17-10-0102-B (1), as it is within 695 feet of the Division Street CTA Bus Line Corridor Roadway Segment and 1,945 feet from the Damen CTA Blue Line Train Station.

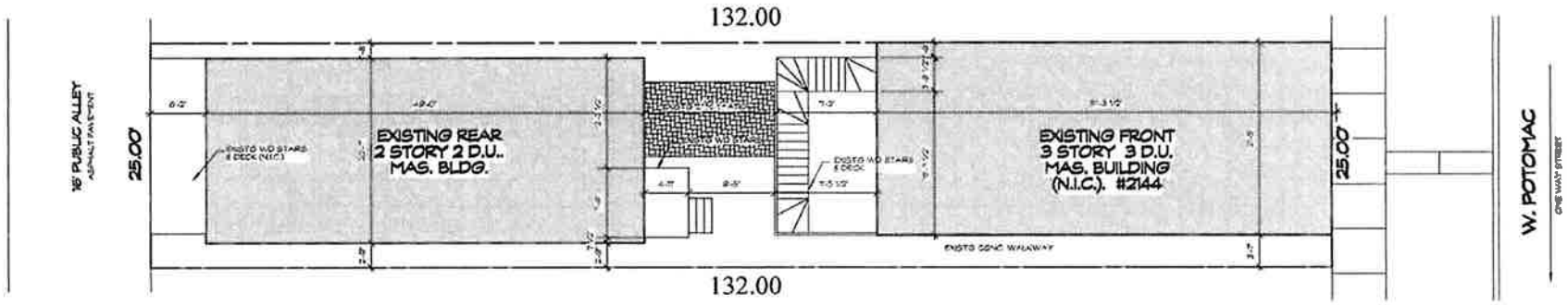
The Project

The Applicant proposes to legalize the existing residential unit in the former commercial space on the ground floor of the front building and divide the duplexed unit in the rear building into separate units. After this work, the property will have three units in each of the front and rear buildings for a total of six residential dwelling units. No additions or other expansions to either building is proposed. No parking exists or will be added. The existing height of the buildings is and will remain at 37.1 feet for the front building and 29.0 feet for the rear building. As part of the application, the Applicant seeks all relief as needed as allowed by the Chicago Zoning Code, for the attached plans, including: 1) parking reduction under the TSL provisions from six spaces to zero per 17-13-1003-EE; 2) reduction in setbacks with front setback from 15.0 feet to zero, side setbacks from 2.0/3.0 feet individually and 5.0 feet combined to 0 individual and 3 ft. 7 in combined and rear setback from 39.6 feet to zero per 17-13-1101-B; and 3) reduction in the rear yard open space from 216 square feet to zero per 17-13-1003-K and 17-13-1101-A.

The following are the relevant zoning parameters for the proposed project:

Lot Area:	3,300 sq. ft.	
Floor Area:	5,377 sq. ft. (existing)	
FAR:	1.63	
Residential Dwelling Units:	6	
MLA Density:	550 square feet	
Height: (existing)	Front Building: 31.10 feet (existing)/Rear Building: 29.00 feet	
Automobile Parking:	0	
Bicycle Parking:		
Setbacks:	Front (Potomac)	0'
	Side (East)	0'
	Side (West)	2.75'
	Rear	0'

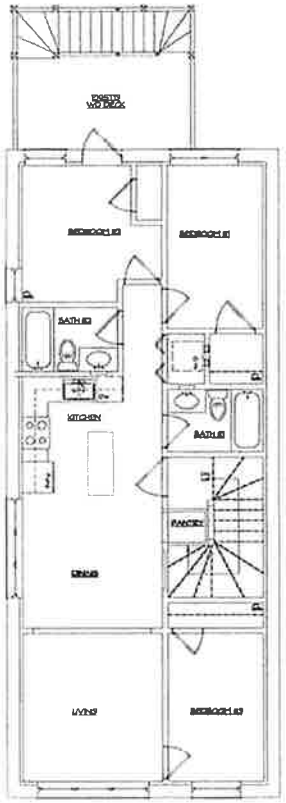
Final for Publication



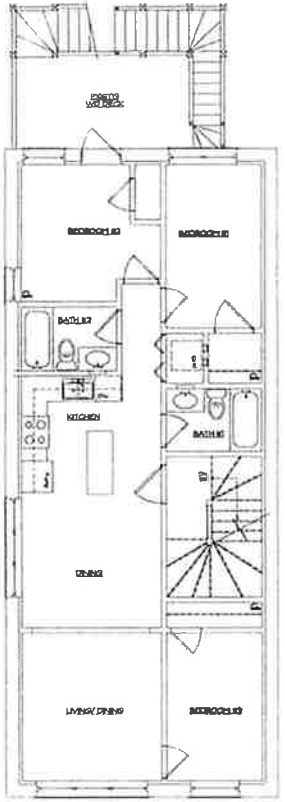
SITE PLAN

2144 WEST POTOMAC AVENUE

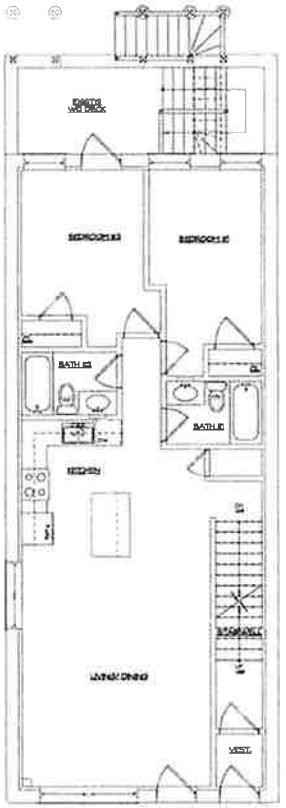
Final for Publication



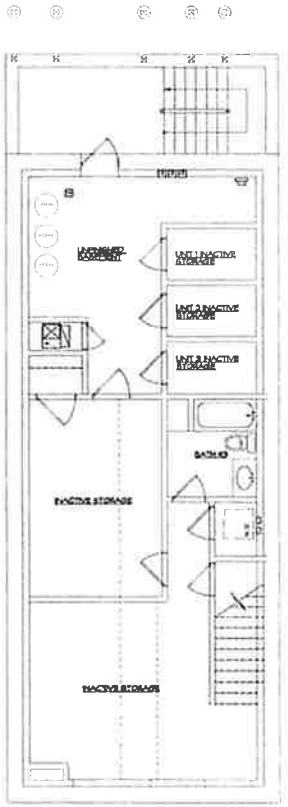
N EXISTG 3RD FLOOR PLAN



N EXISTG 2ND FLOOR PLAN



N EXISTG 1ST FLOOR PLAN



N EXISTG BSMT FLOOR PLAN

REFERENCE ONLY - FRONT BUILDING

LASZLO SIMOVIC ARCHITECTS, L.L.C.
1730 RIVER BIRCH WAY
LIBERTYVILLE, IL 60048
EMAIL: LASZLOSIMOVIC@GMAIL.COM
PH: 773-908-9223

OWNER:
2144 POTOMAC
6659 N. CENTRAL PARK
LINCOLNWOOD, IL 60712

PROJECT:
ADDITIONAL UNIT TO
EXISTING BUILDING
2144 W. POTOMAC AVE
CHICAGO, IL 60622

EXISTING FLOOR PLANS

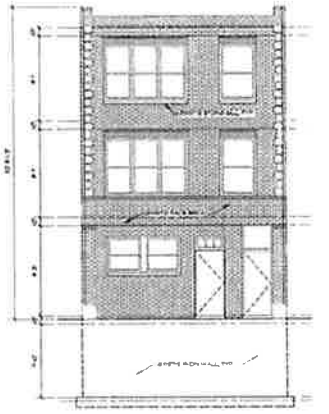
PROJECT 7828
SCALE: AS NOTED
DATE: 04/15/2022

A-2

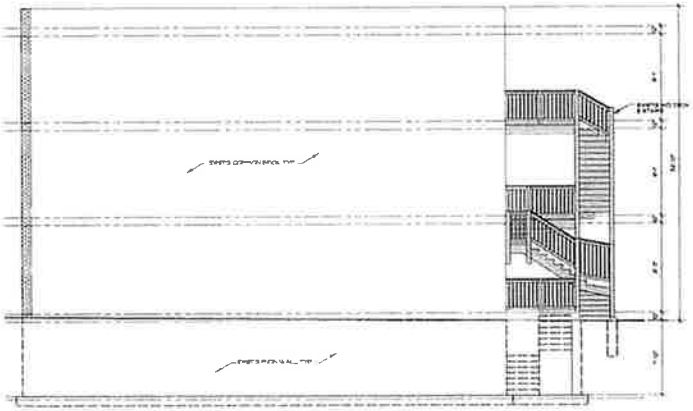
Final for Publication



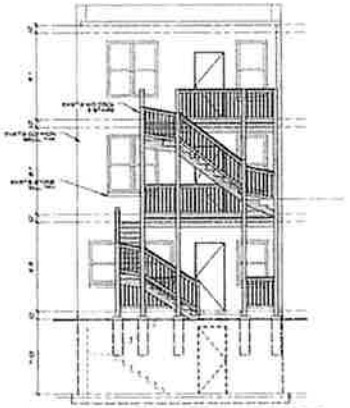
EXIST'G WEST ELEVATION - FRONT BLDG



EXIST'G SOUTH ELEV. - FRONT BLDG



EXIST'G EAST ELEVATION - FRONT BLDG



EXIST'G NORTH ELEV. - FRONT BLDG

REFERENCE ONLY - FRONT BUILDING

LASZLO SIMOVIC, ARCHITECTS, L.L.C.
7730 RIVER BIRCH WAY.
INDEPENDENCE, IL. 60014-2454
EMAIL: LASZLOSIMOVIC@GMAIL.COM
PH: 773-908-8723

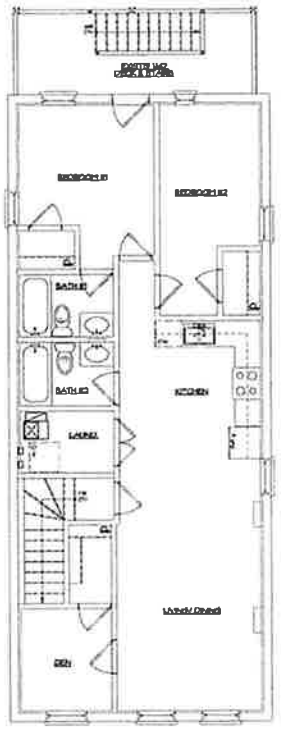
PROJECT:
ADDITIONAL UNIT TO
EXIST'G 2 STORY 2 D.U.
MULTI-FAMILY BLDG. ONLY
2144 W. POTOMAC AVE.
CHICAGO, IL 60622

OWNER:
DSK POTOMAC
4859 N. CENTRAL PARK
LINCOLNWOOD, IL 60712

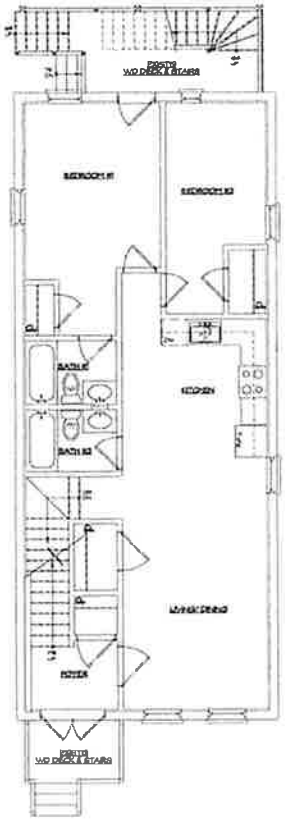
PROJECT: 7869
SCALE: AS NOTED
DATE: 04/01/2025

A-3

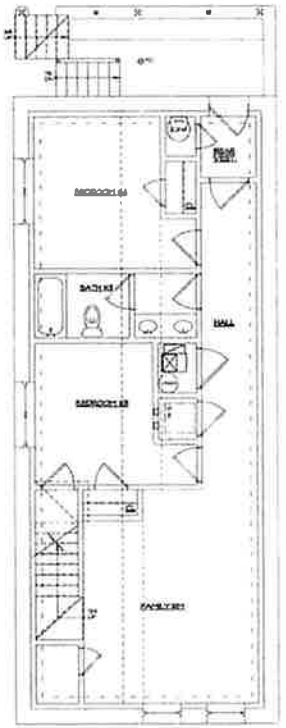
Final for Publication



N DEMO 2ND FLOOR PLAN



N DEMO 1ST FLOOR PLAN



N DEMO BSMT FLOOR PLAN

REAR BUILDING

LASZLO SIMONS, ARCHITECTS, L.L.C.
1730 RIVER BIRCH WAY
BUFFALO GROVE, ILLINOIS 60089
EMAIL: LASZLOSIMONS@COMCAST.NET
PH: 773-968-9222

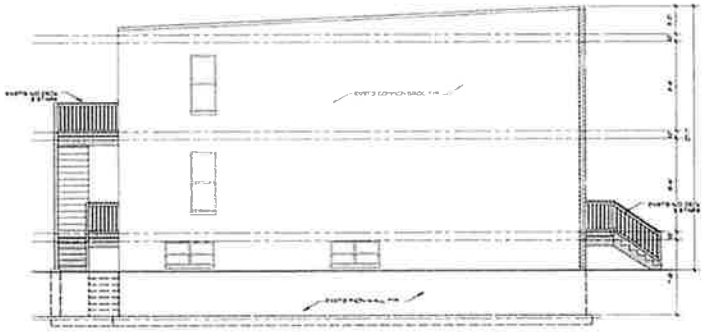
PROJECT:
ADDITIONAL UNIT TO
EXISTING 2 STORY 2 D.U.
WITH EXISTING 2 CAR
2444 W. POTOMAC AVE.
CHICAGO, IL 60622

OWNER:
DAN POTOMAC
6250 N. CENTRAL PARK
LINCOLNWOOD, IL 60712

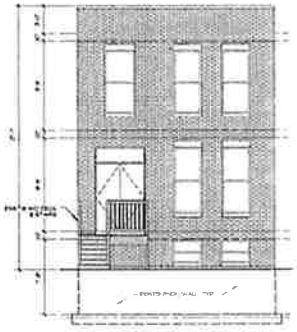
PROJECT NO:
SCALE: AS NOTED
DATE: 04/18/2023

A-4

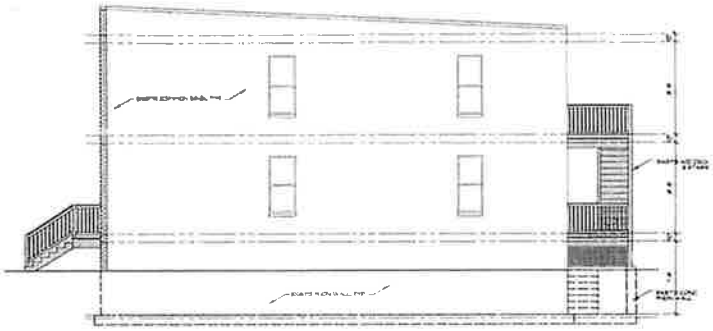
Final for Publication



DEMO WEST ELEVATION



DEMO SOUTH ELEVATION



DEMO EAST ELEVATION



DEMO NORTH ELEVATION

REAR BUILDING

LASZLO SIMONS ARCHITECTS, L.L.C.
1730 RIVER BIRCH WAY,
BUFFALO GROVE, IL 60089
PH: 773.908.8222

OWNER:
DEAL POTOMAC
1900 POTOMAC PARK
HAZELWOOD, IL 60713

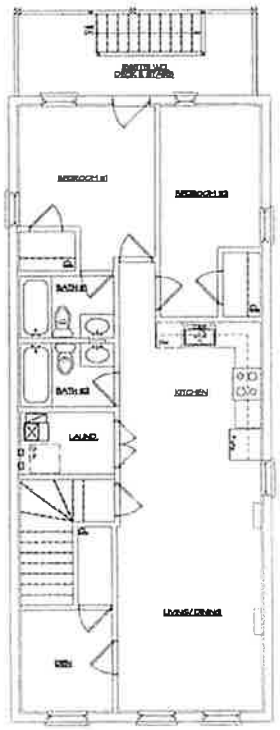
PROJECT:
ADDITIONAL UNIT TO
EXISTING 2 STORY 2 D.U.
PLUS 1 CAR BLDG ONLY
244 W. POTOMAC AVE.
CHICAGO, IL 60622

DEMO COACH HOUSE ELEVATIONS

PROJECT: 1929
SCALE: AS NOTED
DATE: 04/08/2022

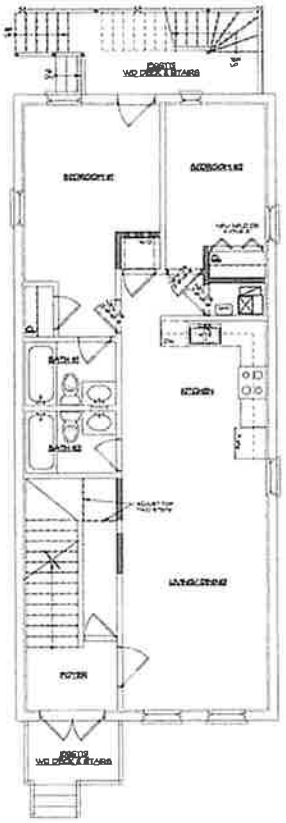
A-5

Final for Publication



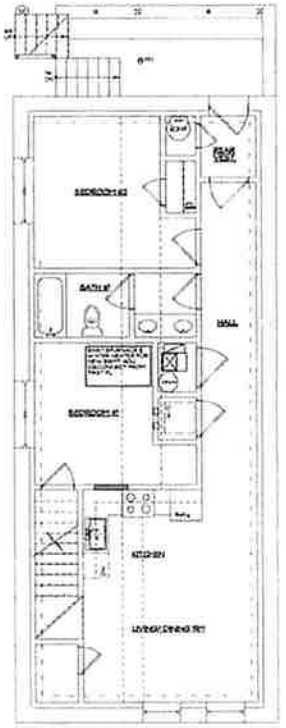
N

EXISTG 2ND FLOOR PLAN



N

NEW 1ST FLOOR PLAN



N

NEW BSMT FLOOR PLAN

REAR BUILDING

LASZLO SIMOVIC ARCHITECTS, L.L.C.
7730 RIVER BEACH WAY
BRAD LASZLO AIA
PH: 773-908-9222

OWNER:
DIC POTOPAC
4659 N. CENTRAL PARK
LINCOLNWOOD, IL 60712

PROJECT:
ADDITIONAL UNIT TO
EXISTG 2 STORY 2 DU
BLDG. TO REMAIN
2441 W. POTOPAC AVE
CHICAGO, IL 60622

PROJECT: 7699
SCALE: AS NOTED
DATE: 04/18/2023

A-6