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

The Property

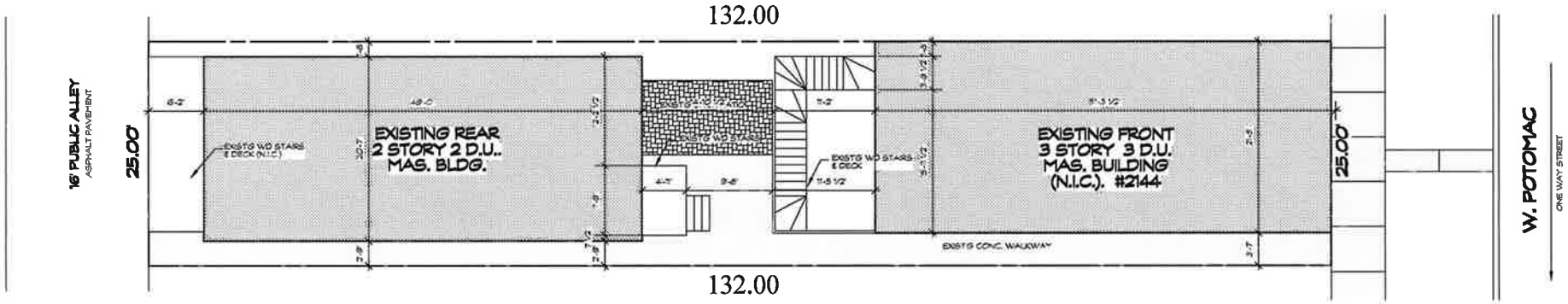
The property is improved with two separate buildings, a front building containing three dwelling units two of which are legal and the third being officially classified as a commercial space and a rear two-story building with basement containing two legal units the lower one being duplexed into the basement, 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.

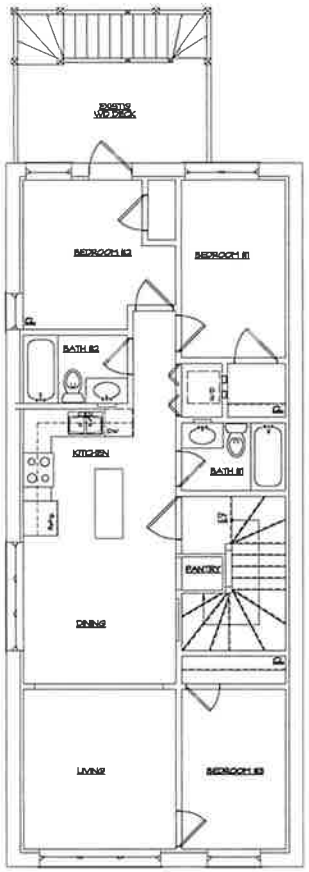
The following are the relevant zoning parameters for the proposed project:

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′



SITE PLAN

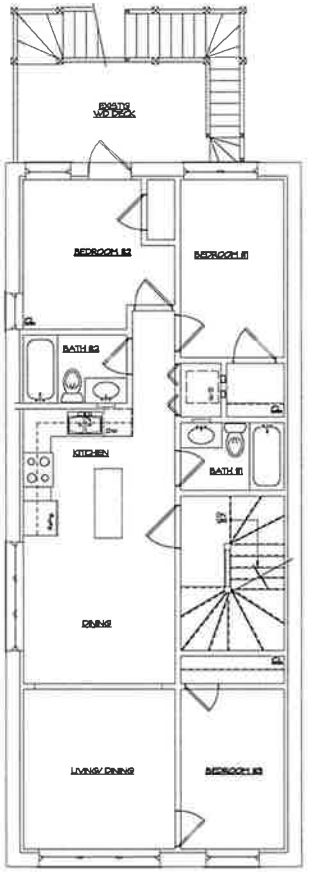
2144 WEST POTOMAC AVENUE



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EXISTG 3RD FLOOR PLAN

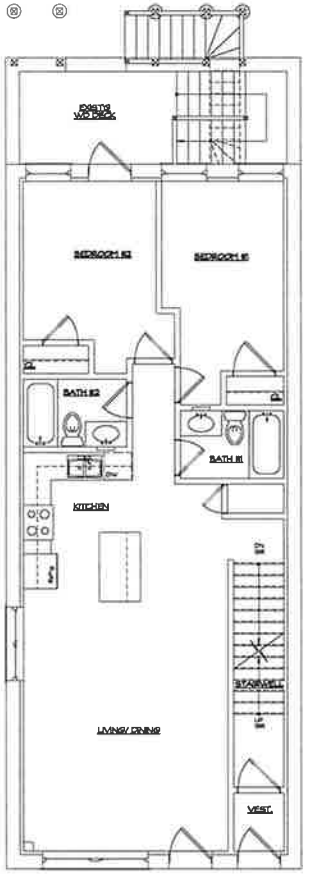
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N

EXISTG 2ND FLOOR PLAN

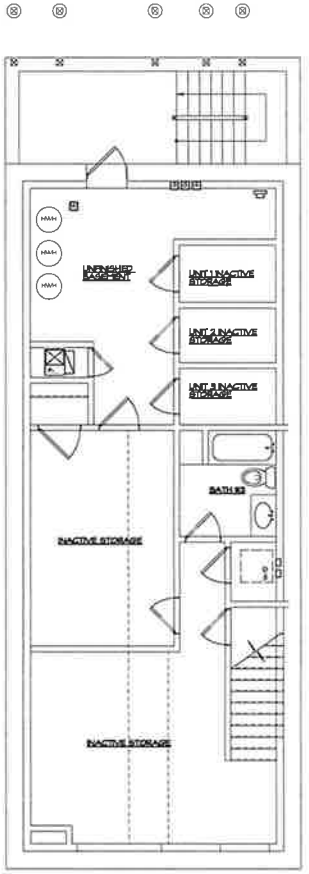
SCALE: 1/4" = 1'-0"



N

EXISTG 1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"



N

EXISTG BSMT FLOOR PLAN

SCALE: 1/4" = 1'-0"

REFERENCE ONLY - FRONT BUILDING

LASZLO SIMOVIC, ARCHITECTS, L.L.C.
1730 RIVER BIRCH WAY.
JOLIET, ILLINOIS 60435-8444
E-MAIL: LASZLO@LASZLOSIMOVIC.COM
PH: 773-908-9222

NO.	DESCRIPTION	DATE
	ISSUED FOR PERMIT	10-29-2025
	PROGRESS PRINTS	

PROJECT:
ADDITIONAL UNIT TO EXISTG 2 STORY 2 D.U. MASONRY BUILDING
2144 W. POTOMAC AVE
CHICAGO, IL 60622

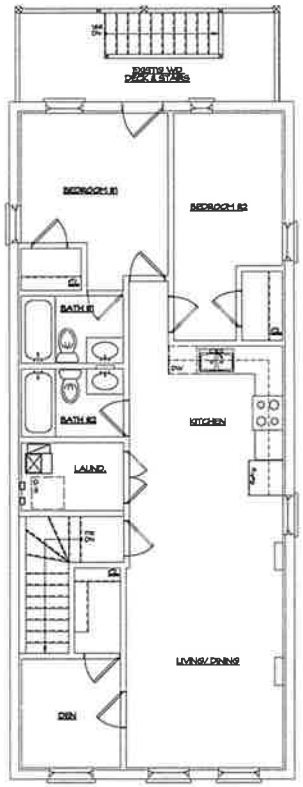
OWNER:
DSK POTOMAC
6519 N. CENTRAL PARK
LINCOLNWOOD, IL 60712

SHEET NAME:
EXIST'G FRONT BLDG FLOOR PLANS

PROJECT: 7693
SCALE: AS NOTED
DATE: 04/18/2025

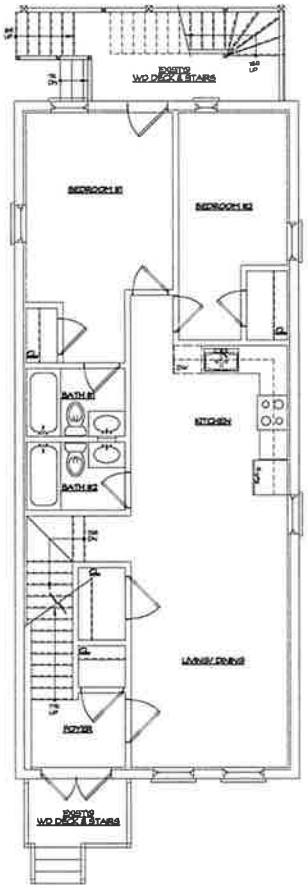
A-2

A-3	PROJECT: 7888 SCALE: AS NOTED DATE: 04/08/2025	SHEET NAME: EXIST ELEVATIONS	OWNER: DSK POTOMAC, 6519 N. CENTRAL PARK, LINCOLNWOOD, IL 60712 PROJECT: ADDITIONAL UNIT TO EXISTG 2 STORY 2 D.U. MAS. REAR BLDG ONLY, 2144 W. POTOMAC AVE, CAHCAGO, IL 60622 PROGRESS PRINTING NO. ISSUED FOR PERMIT 4/08/2025 DATE
			LASZLO SIMOVIC, ARCHITECTS, L.L.C. 1730 RIVER BIRCH WAY. LIBERTYVILLE, IL 60048-9484 EMAIL: LASZLO@LASZLOARCH.COM PH: 773-908-9222



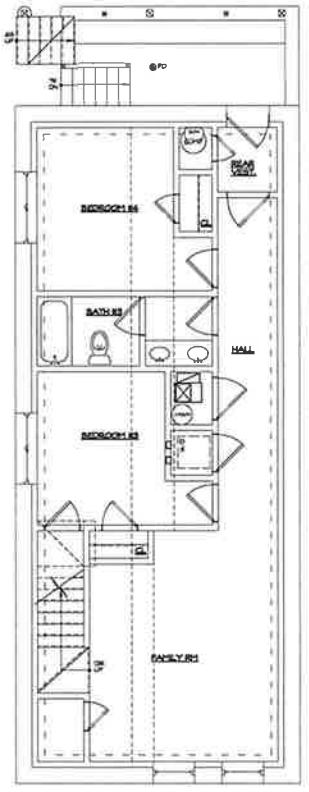
N

DEMO 2ND FLOOR PLAN



N

DEMO 1ST FLOOR PLAN



N

DEMO BSMT FLOOR PLAN

REAR BUILDING

LASZLO SIMOVIC ARCHITECTS, L.L.C.
7730 RIVER BIRCH WAY:
HERITAGE, IL 60463-9641
EMAIL: LASZLOARCH@GMAIL.COM
PH: 773-956-9222

NO.	DESCRIPTION	DATE
	ISSUED FOR PERMIT	1/9/2025
	PROGRESS SET/KS	2/4/25

PROJECT:
ADDITIONAL UNIT TO
EXISTING 2 STORY 2 D.U.
AND 5 STALL GARAGE
2446 W. POTOMAC AVE
CHICAGO, IL 60622

OWNER:
DISK POTOMAC
6519 N. CENTRAL PARK
LINCOLNWOOD, IL 60712

SHEET NAME:
DEMO COACH HOUSE
FLOOR PLANS

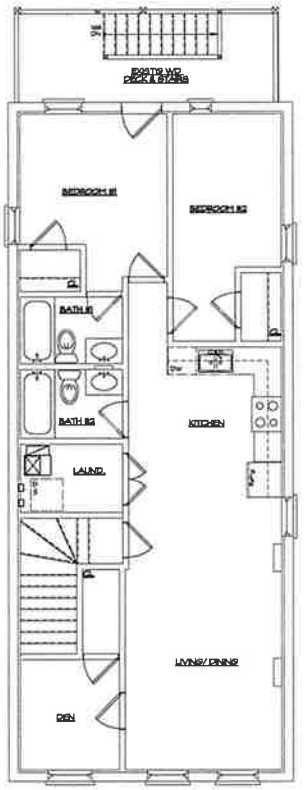
PROJECT: 7583
SCALE: AS NOTED
DATE: 04/16/2025

A-4

REAR BUILDING

A-5	PROJECT: 7809 SCALE: AS NOTED DATE: 04/08/2022	SHEET NAME:	OWNER: DSK POTOMAC 6219 N. CENTRAL PARK LINCOLNWOOD, IL 60712	PROJECT: ADDITIONAL UNIT TO EXIST'G 2 STORY 2 D.U. MAS. REAR BLDG ONLY 2144 W. POTOMAC AVE. CAHCAGO, IL 60622	PROGRESS PRINTING ISSUED FOR PERMIT 4/08/2022

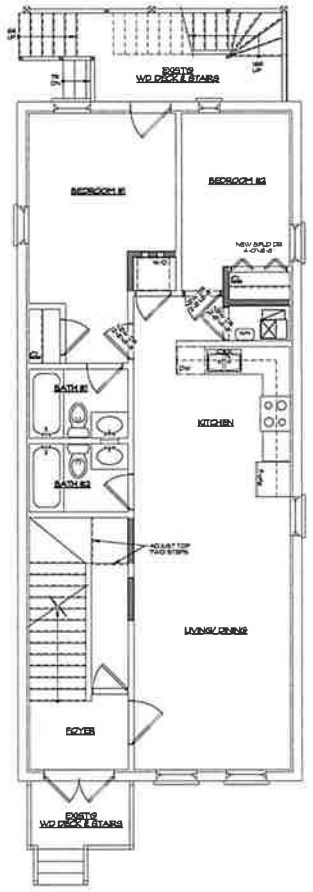
LASZLO SIMOVIC, ARCHITECTS, L.L.C.
1730 RIVER BIRCH WAY.
LIBERTYVILLE, IL 60048-8484
E-MAIL: LASZLO@LASZLOARCH.COM
PH: 773-908-9222



N

EXISTG 2ND FLOOR PLAN

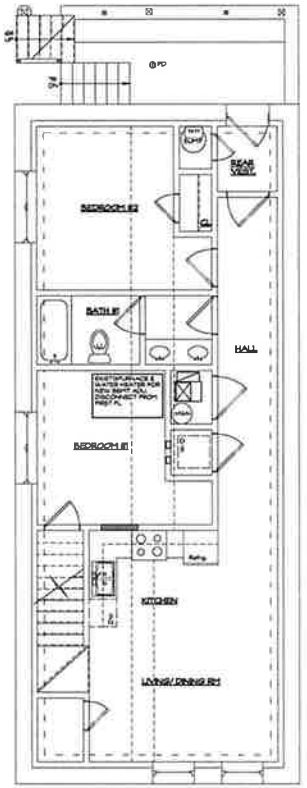
SCALE: 1/4" = 1'-0"



N

NEW 1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"



N

NEW BSMT FLOOR PLAN

SCALE: 1/4" = 1'-0"

REAR BUILDING

LASZLO SIMOVIC, ARCHITECTS, L.L.C.
1730 RIVER BIRCH WAY
BUFFALO GROVE, IL 60089
E-MAIL: LASZLOSIMOVIC@GMAIL.COM
PH: 773-908-9222

NO.	DESCRIPTION	DATE
	ISSUED FOR PERMIT	10.2023
	PROGRESS PRICING	

PROJECT:
ADDITIONAL UNIT TO EXISTG 2 STORY 2 D.U. MASONRY BUILDING ONLY
1744 W. FULLERTON AVE.
CHICAGO, IL 60622

OWNER:
DSK POTOMAC
6219 N. CENTRAL PARK
LINCOLNWOOD, IL 60712

SHEET NAME:
NEW REAR HOUSE FLOOR PLANS

PROJECT: 7883
SCALE: AS NOTED
DATE: 04/15/2023

A-6