



City of Chicago



O2021-4146

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/14/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-H at 1733-1735 W Potomac Ave - App No. 20844T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

Final for Publication

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF 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 RS3, Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 3-H in the area bounded by:

West Potomac Avenue; a line 45.36 feet West of and parallel to North Hermitage Avenue; the alley next South of and parallel to West Potomac Avenue; and a line 91.36 feet West of and parallel to North Hermitage Avenue.

To those of a RT-4, 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 THE PROPERTY: 1733-35 West Potomac, Chicago, Illinois 60622-3235

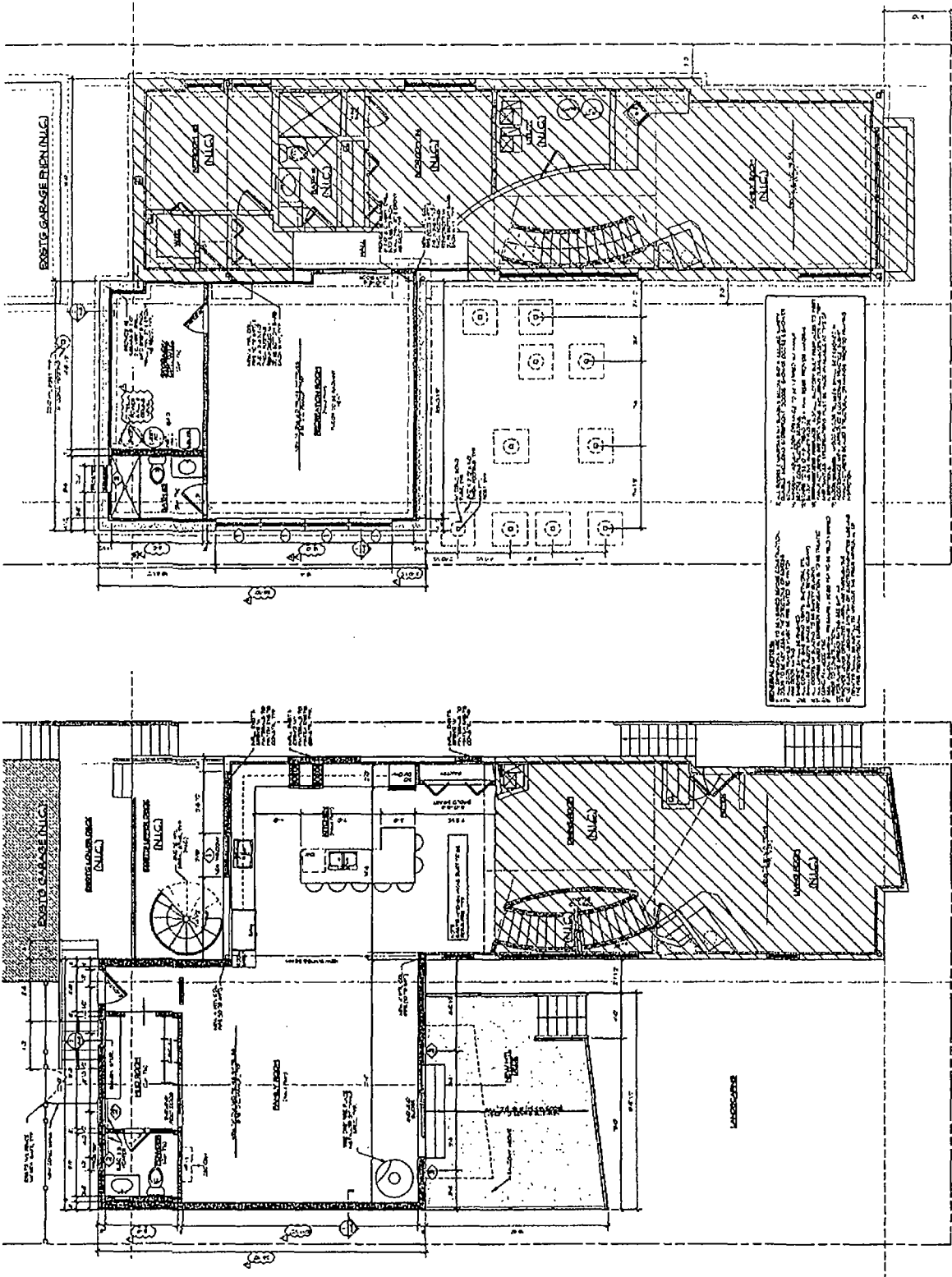
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CITY OF CHICAGO
NARRATIVE AND PLANS FOR TYPE-1 ZONING MAP AMENDMENT AT
1733-35 WEST POTOMAC AVENUE, CHICAGO, ILLINOIS
FROM RS3 TO RT4

Zoning Analysis:

- A) The owner applicants are seeking to rezone the property commonly known as 1733-35 West Potomac Avenue, Chicago, Illinois 60622-3235 to an RT4 on an existing zoning lot measuring 46' x 100' with an existing 2 story single family residence. The owners are proposing a new rear attached addition which will increase the floor area and this change will allow a building height increase to accommodate new solar panels to be installed. The subject property contains an existing 2 car garage which will remain. The setbacks may require a variation at the Zoning Board of Appeals Office. The owner applicants' request for a zoning change will not change the current use of the subject property; it will allow owner applicants to make certain environmental improvements (i.e. the installation of solar panels) to the subject property that require additional height not allowed in the current RS-3 zoning classification. The proposed rezoning is appropriate because it is compatible with the neighborhood's character, the other rezoning and the growth and development trends in the area.
- B) FAR: Existing Building Size = 2,088 sq. ft. The Lot Area is 4,600 sq. ft. The existing FAR is 2.2. Proposed Building Size Total = 3,925 sq. ft. The Lot Area is 4,600 sq. ft. The proposed FAR is 1.17.
- C) MLA: The minimum lot area per dwelling unit = 4,600 sq. ft. The proposed is 1 D.U.
- D) Existing Parking: 2 car garage.
- E) Existing Setbacks:
- Front: 6.75 ft.
 - Rear: 35.87 ft.
 - Side: East: 24.56 ft.
 - West: 2.71
- Proposed Setbacks:
- Front: 6.75 ft.
 - Rear: 25.0 ft.
 - Side: East: 2.71 ft.
 - West: 3.0 ft.
 - Rear Open Space: 317 sq. ft.
- F) Building Height: Proposed building height is 38ft. 0 in. to center of sloped roof

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NEW 1ST FL. PLAN

NEW 2ND FL. PLAN

PARTITION LEGEND

- WALL TO BE REMOVED
- WALL TO BE RELOCATED
- WALL TO BE RECONSTRUCTED
- WALL TO BE ADDED
- WALL TO BE MAINTAINED

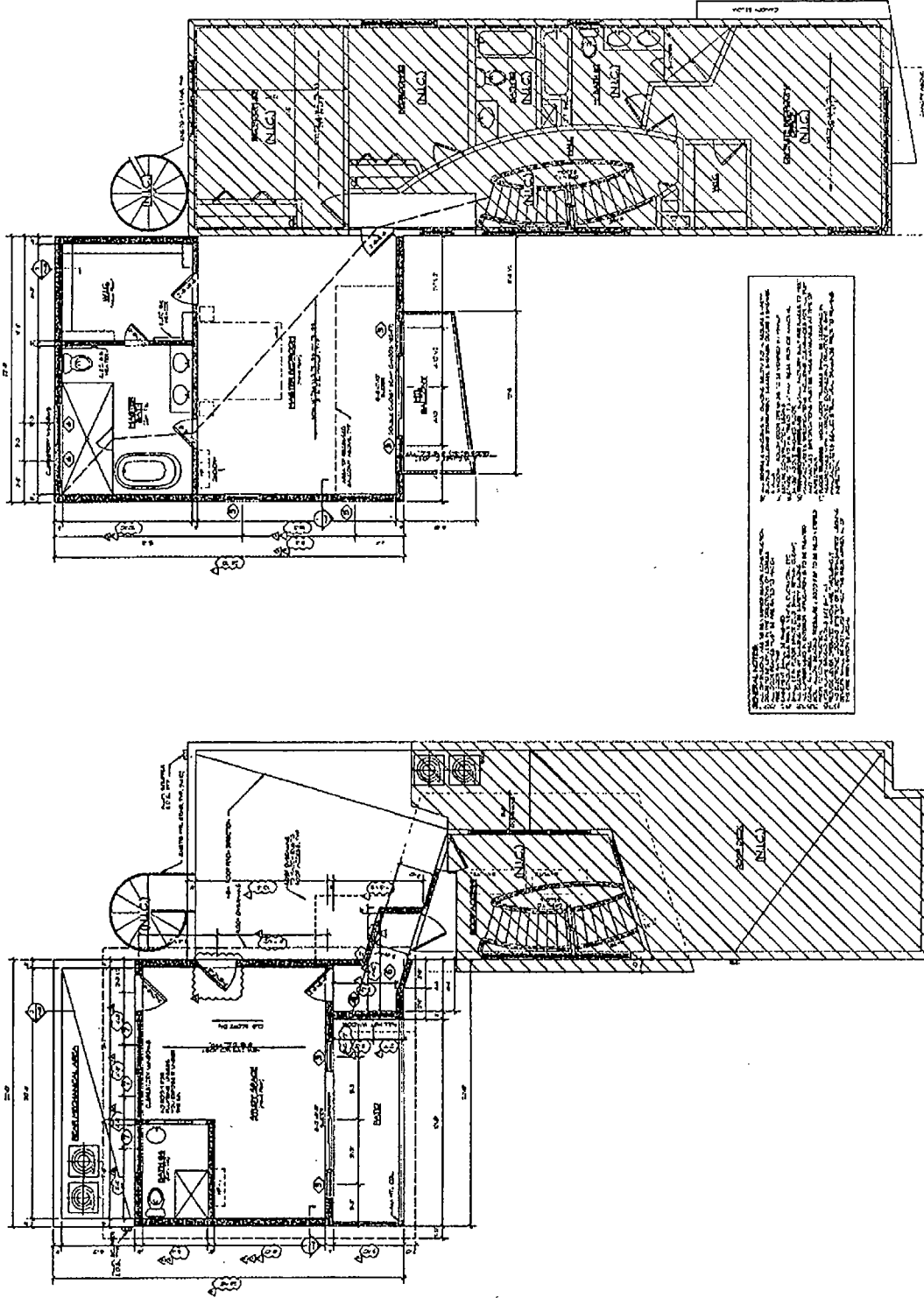


OWNER	BLT & BEN BENTON 1725 W. PULASKI CHICAGO, IL 60622
PROJECT	3 STORY HOUSE ADDITION W/ BENT TO EXIST. 2 STORY EXR. 725 W. PULASKI CHICAGO, IL 60622
DATE	08/11/2010
SCALE	AS SHOWN
PROJECT NO.	10-001
DATE	08/11/2010
BY	LAGZLO SIMOVIC
CHECKED BY	LAGZLO SIMOVIC
DATE	08/11/2010
BY	LAGZLO SIMOVIC
CHECKED BY	LAGZLO SIMOVIC
DATE	08/11/2010

LAGZLO SIMOVIC, ARCHITECTS, L.L.C.
830 N. ARDEN AVE.
CHICAGO, IL 60610
FAX: 773-298-0226 TEL: 773-298-1212

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NEW, 2ND FL. PLAN

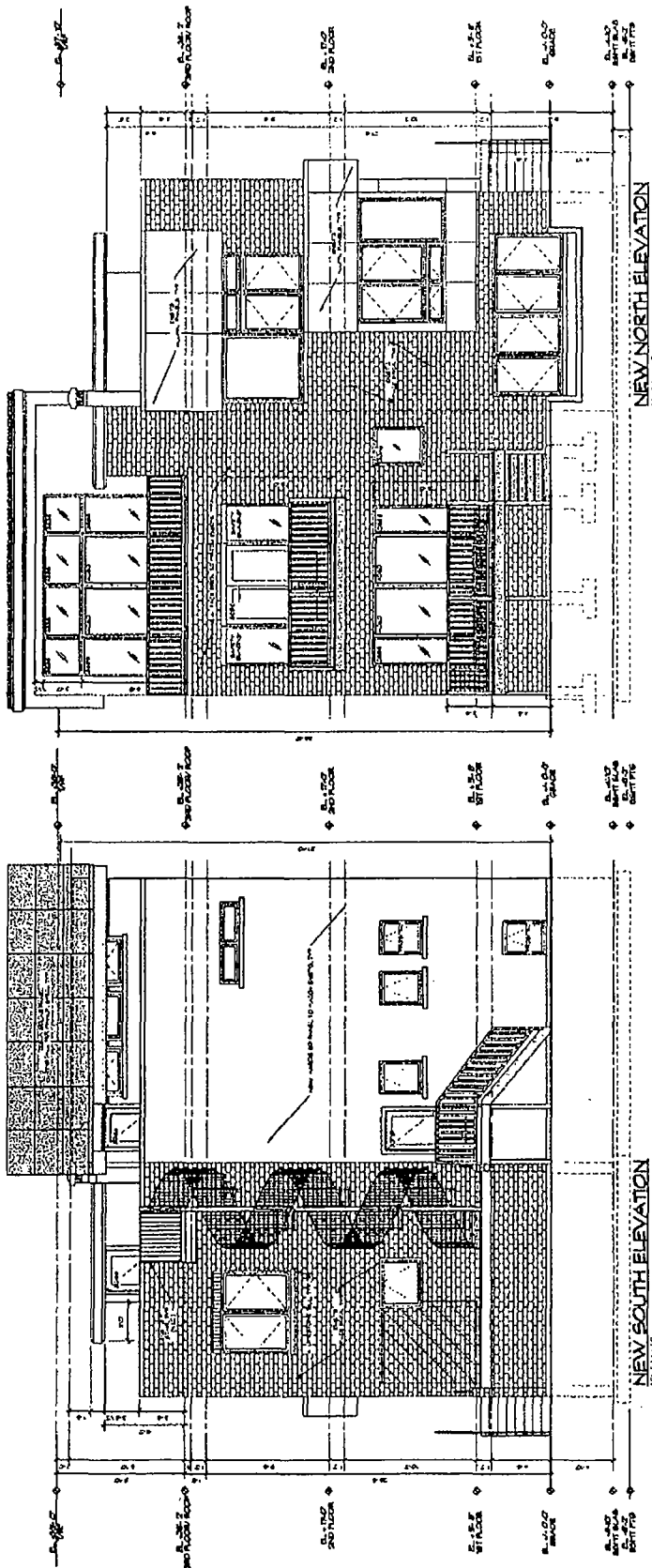
NEW, ROOF PLAN

PARTITION LEGEND
 WALL TO REMAIN
 WALL TO BE DEMOLISHED
 WALL TO BE RELOCATED
 WALL TO BE CONSTRUCTED
 PARTITION TO BE CONSTRUCTED



<p>OWNER: BILL & JEN BENTON 1733 W. CORTLAND CHICAGO, IL 60622</p>	<p>PROJECT: 3 STORY HOUSE ADDITION WITH 2ND & 3RD FLOORS CHICAGO, IL 60622</p>	<p>DATE: 11/11/11</p>	<p>PROJECT NO.: 111111</p>	<p>ARCHITECT: LASZLO SIMON, ARCHITECTS, L.L.C. 652 N. ARTESIAN AVE. CHICAGO, IL 60610 TEL: 773-358-2225 FAX: 773-358-2225</p>
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OWNER: BILL & JEN BENITON 1735 W. POTOMAC CHICAGO, IL 60620	PROJECT: 2 STORY HOUSE ADDITION WITH 10 BENTON 2 STORY BR 1735 W. POTOMAC CHICAGO, IL 60620	DATE: 02/20/12	SCALE: 1/8" = 1'-0"	PROJECT NO: 12-001	DATE: 02/20/12	SCALE: 1/8" = 1'-0"	PROJECT NO: 12-001
LASZLO SIMOVIC, ARCHITECTS, L.L.C. 6502 N. ARTESIAN AVE. CHICAGO, IL 60645 TEL: 773-538-2225 FAX: 773-538-2226		ARCHITECT'S SEAL LASZLO SIMOVIC ARCHITECT LICENSE NO. 000000000		PROJECT NO: 12-001 DATE: 02/20/12			

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