



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
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Legislation Details (With Text)

File #: O2021-4146
Type: Ordinance **Status:** Passed
File created: 9/14/2021 **In control:** City Council
Final action: 10/14/2021
Title: Zoning Reclassification Map No. 3-H at 1733-1735 W Potomac Ave - App No. 20844T1
Sponsors: Misc. Transmittal
Indexes: Map No. 3-H
Attachments: 1. O2021-4146 (V1).pdf, 2. O2021-4146.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 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

O ABenton, Jen & Bill\Zoning Map AmendmenACity of Chicago Ordinance (amended per City comments) 9-8-21 doc

Final -for Publication

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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