



# City of Chicago



O2016-6319

Office of the City Clerk

## Document Tracking Sheet

**Meeting Date:**

9/14/2016

**Sponsor(s):**

Misc. Transmittal

**Type:**

Ordinance

**Title:**

Zoning Reclassification Map No. Map No. 5-H at 1939 W  
Wabansia Ave - App No. 18927T1

**Committee(s) Assignment:**

Committee on Zoning, Landmarks and Building Standards

#18927 T1

INTRO. DATE:  
SEPT. 14, 2016

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 RS-3 Residential Single Unit District symbols and indications as shown on Map No. 5-H in an area bound by

West Wabansia Avenue a line 96.8 feet West of and parallel to North Winchester Avenue, a line 64.80 feet West of and parallel to North Winchester Avenue, the alley next South of and parallel to West Wabansia Avenue

to those of a RT-4 Residential Two Flat, Townhouse and Multi-Unit District.

SECTION 2. This ordinance takes effect after its passage and due publication.

Common Address of Property: 1939 W Wabansia Avenue, Chicago, IL 60622.

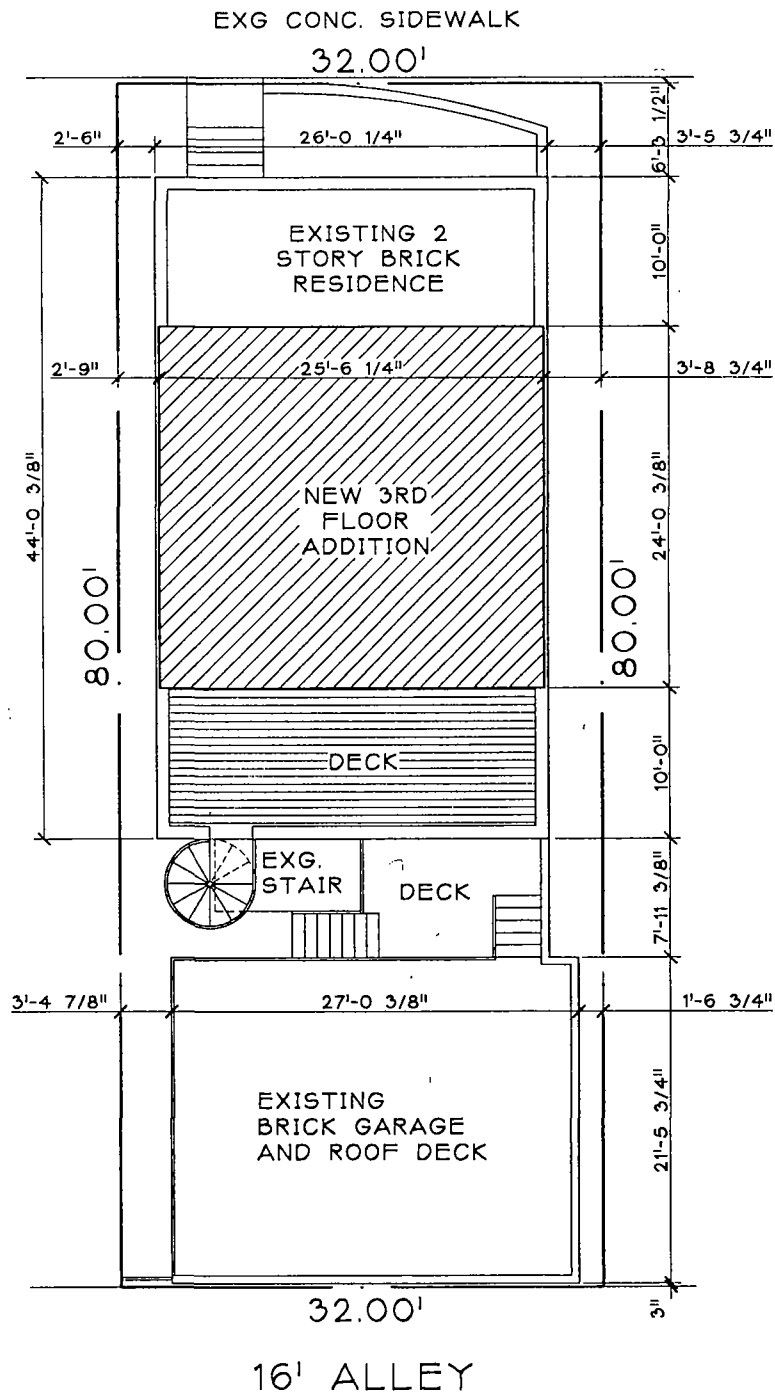
**NARRATIVE**  
**1939 W Wabansia Avenue**  
**Zoning Change from RS-3 to RT-4**

The lot concerned is 32 feet x 80 feet, smaller than the typical Chicago lot. Currently the square footage for the residence is near the maximum FAR allowed for RS-3. The Owner would like to build a 3<sup>rd</sup> floor addition to replace the existing roof access stairwell. The new third floor addition would be set back 10 feet from the front and the rear elevations and the use will be a new family room.

|                   |  |
|-------------------|--|
|                   |  |
| FAR               | 1.2 – 3072 square feet                       |
| Lot Area          | 2560 square feet                             |
| Building Area     | 2912   |
| Building Height   | 37 feet                                      |
| Front Setback     | 0 feet existing/16 feet 3 inches to addition |
| Rear Setback      | 21 feet existing                             |
| West side Setback | 2 feet 6 inches                              |
| East side Setback | 3 feet 5 inches                              |
| Parking           | 2 existing                                   |

FINAL FOR PUBLICATION

# 1939 W. WABANSIA

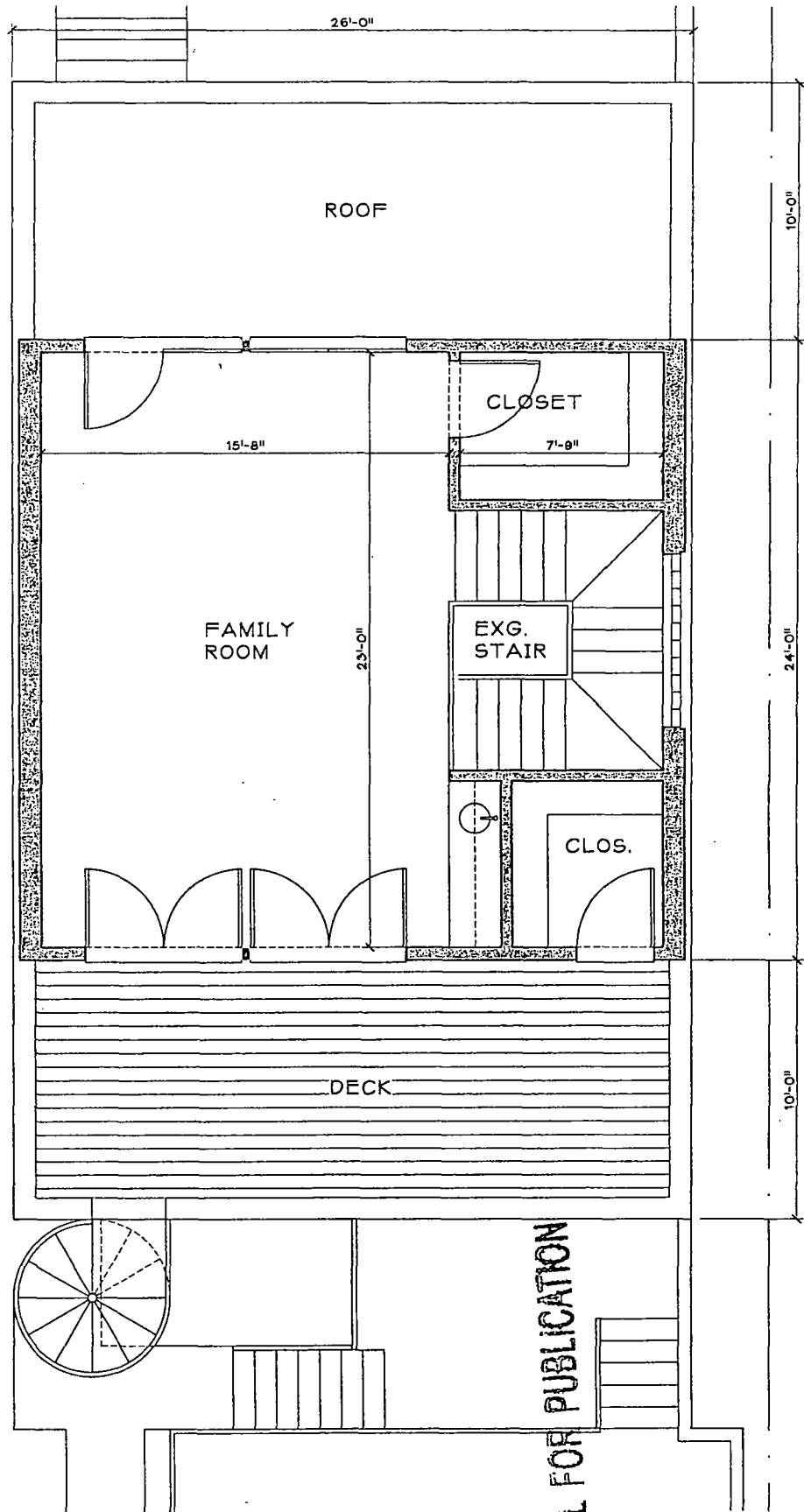


FINAL FOR PUBLICATION

1 SITE PLAN  
SCALE: 1/8"=1'-0"



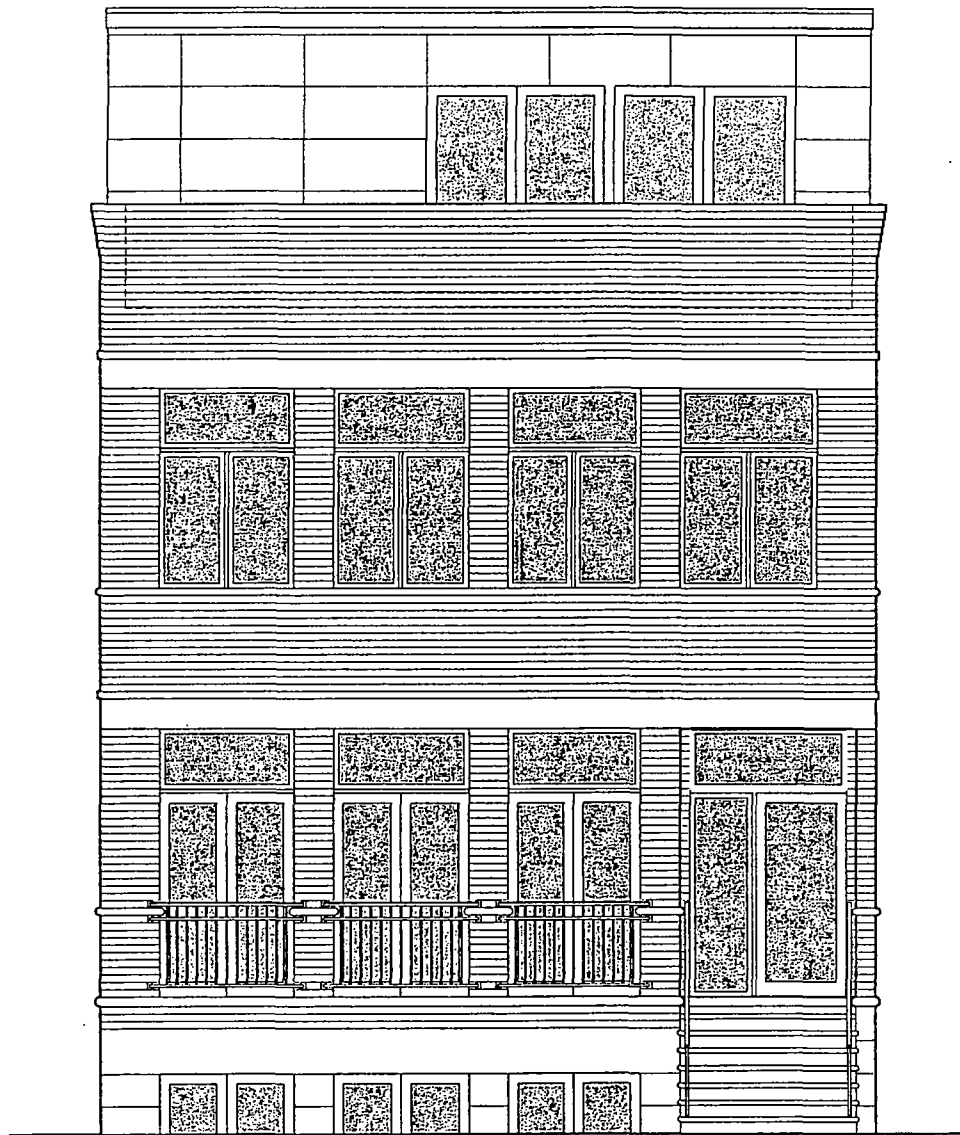
1939 W. WABANSIA  
P.T.A. 09.02.16



1 PROPOSED THIRD FLOOR  
SCALE: 1/4"=1'-0"

1939 W. WABANSIA  
P.T.A. 07.16.16

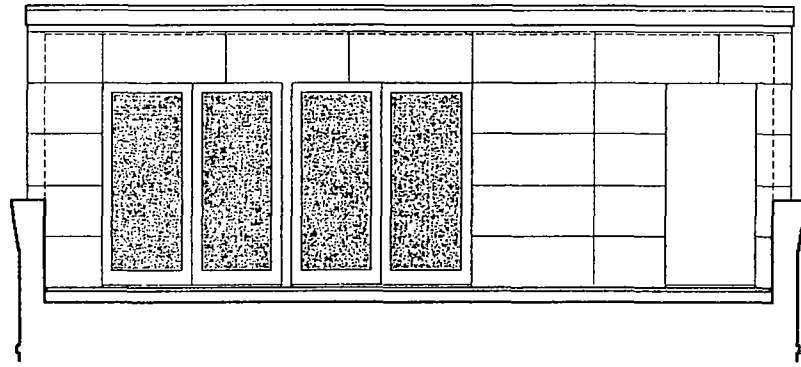
FINAL FOR PUBLICATION



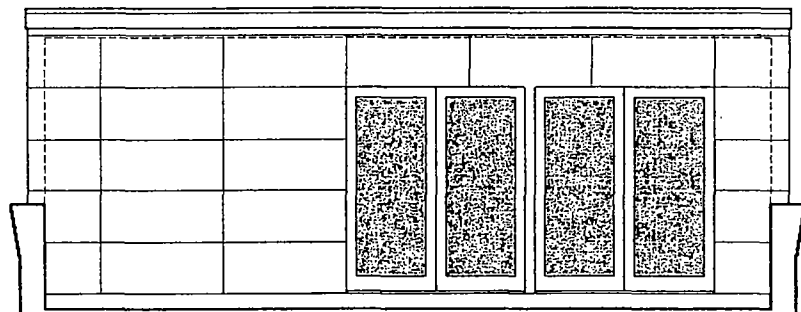
FINAL FOR PUBLICATION

1 PROPOSED NORTH ELEVATION  
SCALE: 1/4"=1'-0"

1939 W. WABANSIA  
P.T.A. 07.16.16



1 PROPOSED SOUTH ELEVATION @ ADDITION  
SCALE: 1/4"=1'-0"



1 PROPOSED NORTH ELEVATION @ ADDITION  
SCALE: 1/4"=1'-0"

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1939 W. WABANSIA  
P.T.A. 07:16:16

1 PROPOSED EAST ELEVATION  
SCALE: 1/4"=1'-0"

