



# Office of the City Clerk

City Hall  
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## Legislation Details (With Text)

**File #:** O2016-6319  
**Type:** Ordinance  
**File created:** 9/14/2016  
**Status:** Passed  
**In control:** City Council  
**Final action:** 11/16/2016  
**Title:** Zoning Reclassification Map No. Map No. 5-H at 1939 W Wabansia Ave - App No. 18927T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 5-H  
**Attachments:** 1. O2016-6319.pdf

Date	Ver.	Action By	Action	Result
11/16/2016		City Council	Passed	Pass
11/15/2016	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
9/14/2016	1	City Council	Referred	

ORDINANCE

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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

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1939 W. WABANSIA

EXG CONC. SIDEWALK  
32.00

EXISTING 2 STORY BRICK  
RESIDENCE

32.00'  
16' ALLEY

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

1939 W. WABANSIA  
P.T.A. 09.02.16

N

0

1939 W. WABANSIA  
P.T.A. 07.16.16

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

1939 W. WABANSIA  
P.T.A. 07.16.16

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

1939 W. WABANSIA  
P.T.A. 07.16.16