1723 West Wabansia Avenue
Proposed Type 1 Zoning Amendment
Project Narrative

As a matter of background, Juliana Sung and Robert Gephardt own and currently reside within the existing 2-story single family home, located at 1723 West Wabansia Ave. ("Property") along with their family. The existing single family home was built in 2014. Juliana and Robert purchased the Property in 2020, however have been long-time residents of the Bucktown neighborhood, since 2013. The Applicants are seeking to renovate and expand their existing "doghouse" located on the roof of their existing single family home.

In order to proceed forward with their plans, the Applicants are seeking to amend the Property's existing RS3 zoning district to an RT3.5 zoning district, via a Type 1 zoning amendment application. The Applicants are seeking the proposed expansion in order to continue to raise their family in the Bucktown neighborhood. The Applicants have discussed their proposed plans with its immediate neighbors, and have secured their support.

Please find an overview of the proposed Type 1 zoning amendment application.

1. Written description of request:

The Applicants are seeking to renovate and expand their existing "doghouse" located on the roof of their 2-story single family home. The Applicants' plan is to convert the existing storage space and outdoor dining area, currently located on the roof, into fully enclosed space, or a "penthouse" which will be accessible and utilized year round, rather than limited to access solely during warmer months of the year. The proposed increase in square footage is 200 feet, or .95 FAR, which is allowed in the proposed RT3.5 zoning district..

Based on review of Property's current conditions, Applicant's project architect, Present Future Architects ("PFA") confirmed that the existing height is 37'-4", rather than 32'-4" as calculated by the previous architect. In order to provide for easy ingress and egress onto the deck and optimal clearance from the penthouse, Applicants are seeking a building height increase from 37-4" to 38'-6" .

While the Chicago Zoning Ordinance allows for administrative relief for building height (§17-3-1003-L), relief is not available for increase in FAR, unless the existing building has been in existence for 50+years ((§17-13-1101-G). For this reason, the Applicants must rezone the Property, rather than strictly seek administrative relief. In this instance, Applicants' administrative relief (10% increase in building height), is included as part of its proposed Type 1 zoning amendment application, pursuant to Section 17-13-0303-D of the Chicago Zoning Ordinance.

2. **Zoning data**

   a. **Current zoning:** *RS3 Residential Single-Unit (Detached House) District*
   Proposed zoning: *RT3.5 Residential Two-Flat, Townhouse & Multi-Unit District*
   b. **Survey** *(attached)*
   c. **Detailed description of proposed development:**
   d. Proposed expansion of existing "doghouse" located on roof of 2-story single family home into a penthouse (habitable space)
   e. Site plan
   f. Floor plans
   g. Roof plans
   h. Elevation plans and Building Sections
   i. Lot area = 36' x 122.6' = 4,413.60 sf
   j. **Building square ft.:**
      - Existing: 3,911 sf
      - Proposed: 4,111 sf

   k. **Floor Area ratio (FAR)**:
      - Existing .9
      - Proposed: .95

   l. **Minimum Lot Area (MLA):** Single-family home (1)
   m. **Building height:**
   Existing: 37'-4"
   Proposed: 38'-6"
   RT3.5 max height: 35 ft.
   n. **Off street parking**: existing: 3 parking spaces (located in garage).
   o. **Proposed use of public air space etc.**: N/A

1723 W WABANSIA

BCO REVIEW / MAY 26, 2025

Present Future Architects

OWNER

JULIANA SUNG & ROBERT GEPHARDT
1723 W WABANSIA AVE.
CHICAGO, IL 60622
T: (480) 766-9266

ARCHITECTURE

PRESENT FUTURE ARCHITECTS
1147 WEST OHIO STREET, #504
CHICAGO, IL 60642
T: (312) 961-1292

EXHIBIT LIST	
#	SHEET NAME
BCO 00	COVER SHEET
BCO 01	SITE PLAN
BCO 02	ROOF DEMOLITION PLAN
BCO 03	FLOOR PLANS
BCO 04	FLOOR PLANS
BCO 05	FLOOR PLAN
BCO 06	FLOOR PLAN
BCO 07	NORTH & SOUTH ELEVATION
BCO 08	EAST ELEVATION
BCO 09	WEST ELEVATION
BCO 10	BUILDING SECTIONS
BCO 11	BUILDING SECTIONS
BCO 12	BUILDING SECTIONS
BCO 13	BUILDING SECTIONS
BCO 14	RENDERINGS
BCO 15	RENDERINGS
BCO 16	RENDERINGS
BCO 17	RENDERINGS
BCO 18	RENDERINGS

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ARCHITECT'S PROJECT NO 2504

1723 W WABANSIA
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CHIAGO, IL 60622

COVER SHEET
05/26/25
BCO 00

ZONING ANALYIS

	ORDINANCE		EXSITING CONDITION	PROPOSED CONDITION	COMMENTS
	RS3	RT3.5			
LOT AREA	2,500 SF (MIN)		4,414 SF	4,414 SF	NO CHANGE
F.A.R.	0.90	1.05	0.90	0.95	TYPE 1 ZONING CHANGE TO RT3.5
TOTAL FLOOR AREA	3,972 SF	4,635 SF	3,911 SF	4,111 SF	
HEIGHT	30'-0"	35'-0"	37'-4"	38'-6"	ADMIN. ADJUST. (10% INCREASE)
SETBACKS					
FRONT	9'-6"		10'-1"	10'-1"	NO CHANGE
SIDE	7'-2 7/16" (TOTAL)		3'- 8 3/8" E 4' - 3 1/8" W (TOTAL 7'-11.5")		NO CHANGE
REAR	34'-5 1/6"		44'-0"	44'-0"	NO CHANGE
REAR YARD OPEN SPACE	286 SF (6.5% OF LOT AREA)		288 SF	288 SF	NO CHANGE
OFF-STREET PARKING	2 SPACES / UNIT		3 SPACES	3 SPACES	NO CHANGE

FAR ANALYSIS (EXISTING)

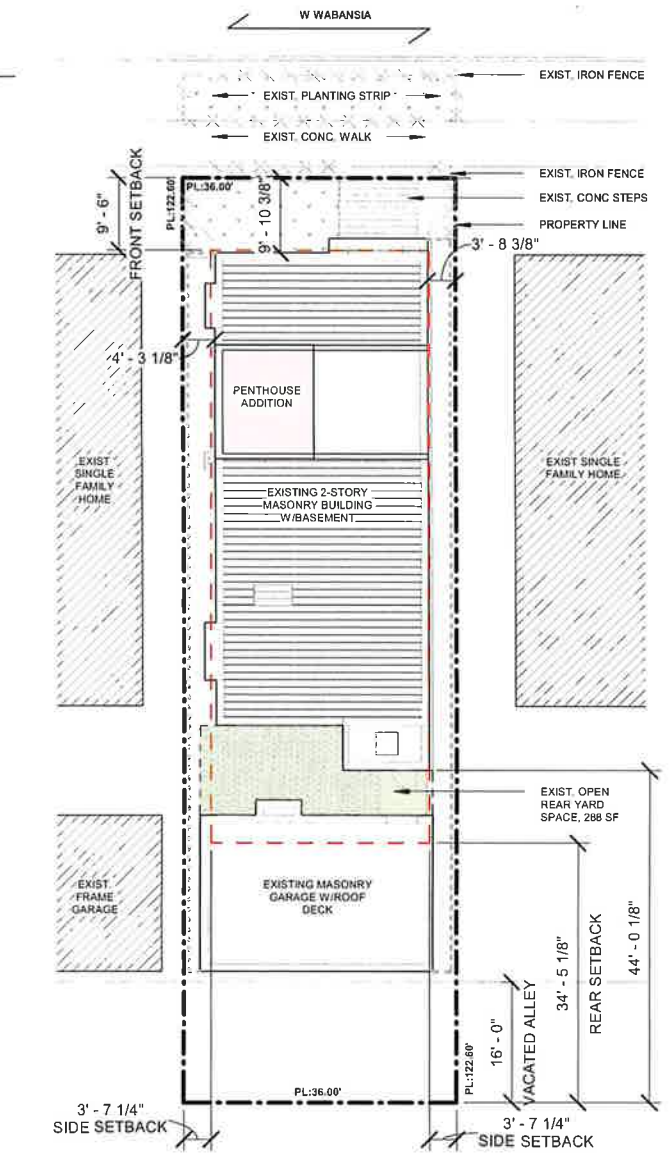
SINGLE FAMILY HOUSE (1723 W WABANSIA)	
FIRST FLOOR	1,875 SF
SECOND FLOOR	1,809 SF
ROOF	227 SF
TOTAL AREA	**3,911 SF**

FAR ANALYSIS (PROPOSED)

SINGLE FAMILY HOUSE (1723 W WABANSIA)	
FIRST FLOOR	1,875 SF
SECOND FLOOR	1,809 SF
ROOF	427 SF
TOTAL AREA	**4,111 SF**

SITE PLAN LEGEND

- EXIST. ASPHALT PAVING
- EXIST. CONCRETE
- EXIST. GRASS
- EXIST. PERMEABLE PAVERS
- PROPERTY LINE
- ORNAMENTAL MTL FENCE
- WOOD PRIVACY FENCE
- SETBACK LINES



1 SITE PLAN

1/16" = 1'-0"

0' 8' 16' 32'

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ARCHITECT'S PROJECT NO. 2304

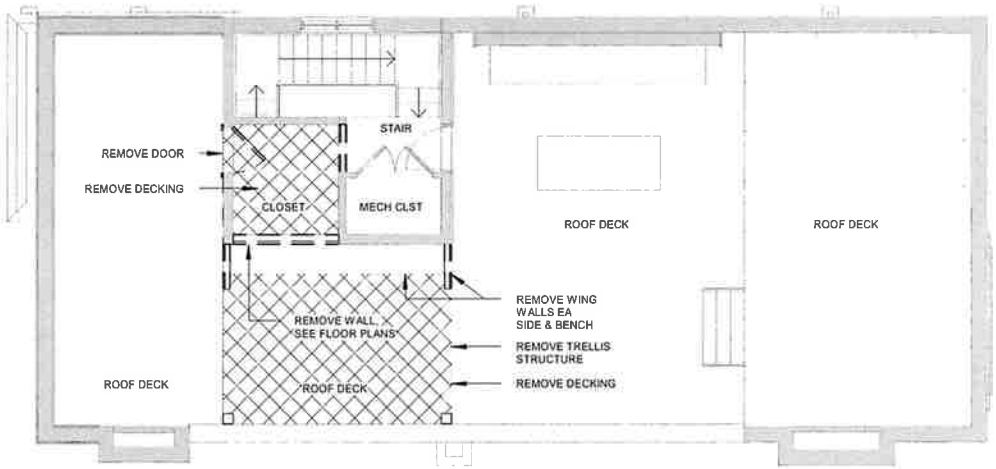
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CHIAGO, IL 60622

SITE PLAN
05/26/25
BCO 01

DEMOLITION LEGEND

- FLOORING TO BE REMOVED
- EXISTING PARTITION / CONSTRUCTION TO REMAIN
- PARTITION TO BE REMOVED
- ELEMENT TO BE REMOVED, RE: PLAN / KEYNOTE



1 DP 01 - ROOF LEVEL DEMO FLOOR PLAN

1/8" = 1'-0"

0' 4' 8' 16'

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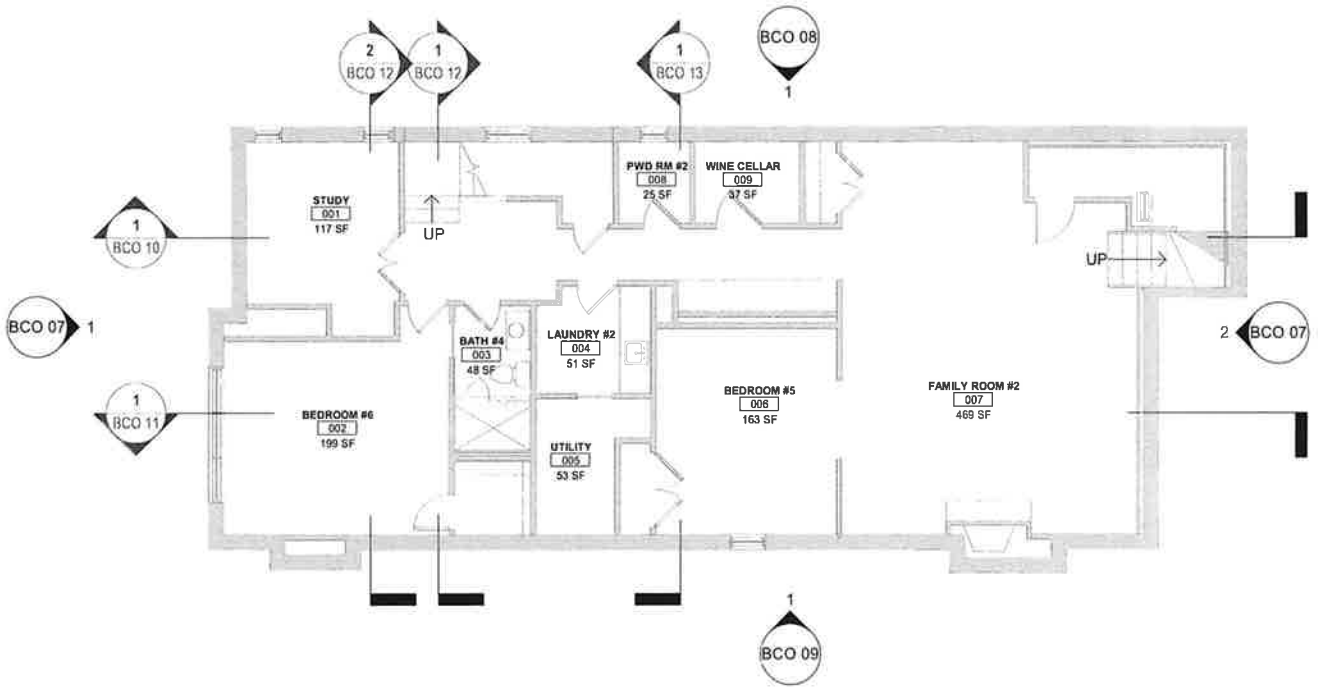
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ROOF DEMOLITION PLAN
05/26/25
BCO 02

FLOOR PLAN LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL
- ELEMENT ABOVE
- GLAZING



1 LOWER LEVEL FLOOR PLAN

1/8" = 1'-0"

0' 4' 8' 16'

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ARCHITECT'S PROJECT NO 2304

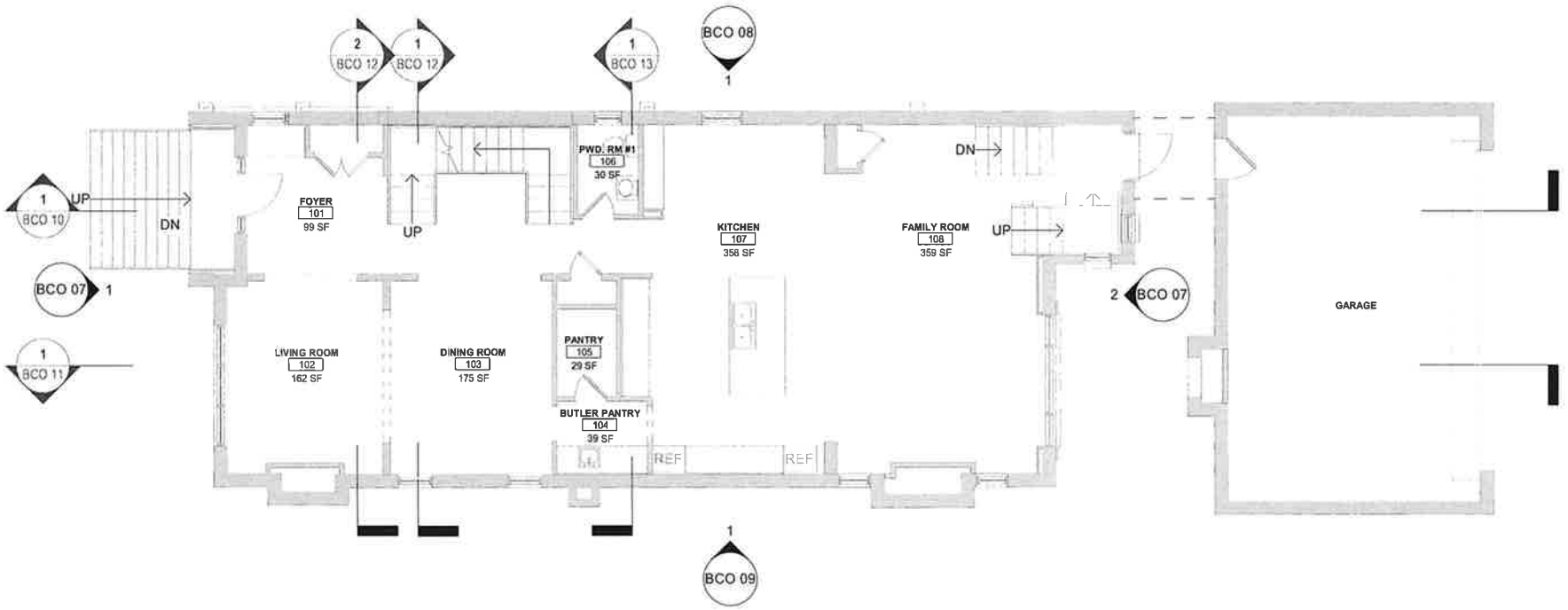
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CHIAGO, IL 60622

FLOOR PLANS
05/26/25

BCO 03

FLOOR PLAN LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL
- ELEMENT ABOVE
- GLAZING



1 FIRST LEVEL FLOOR PLAN

1/8" = 1'-0"

0' 4' 8' 16'

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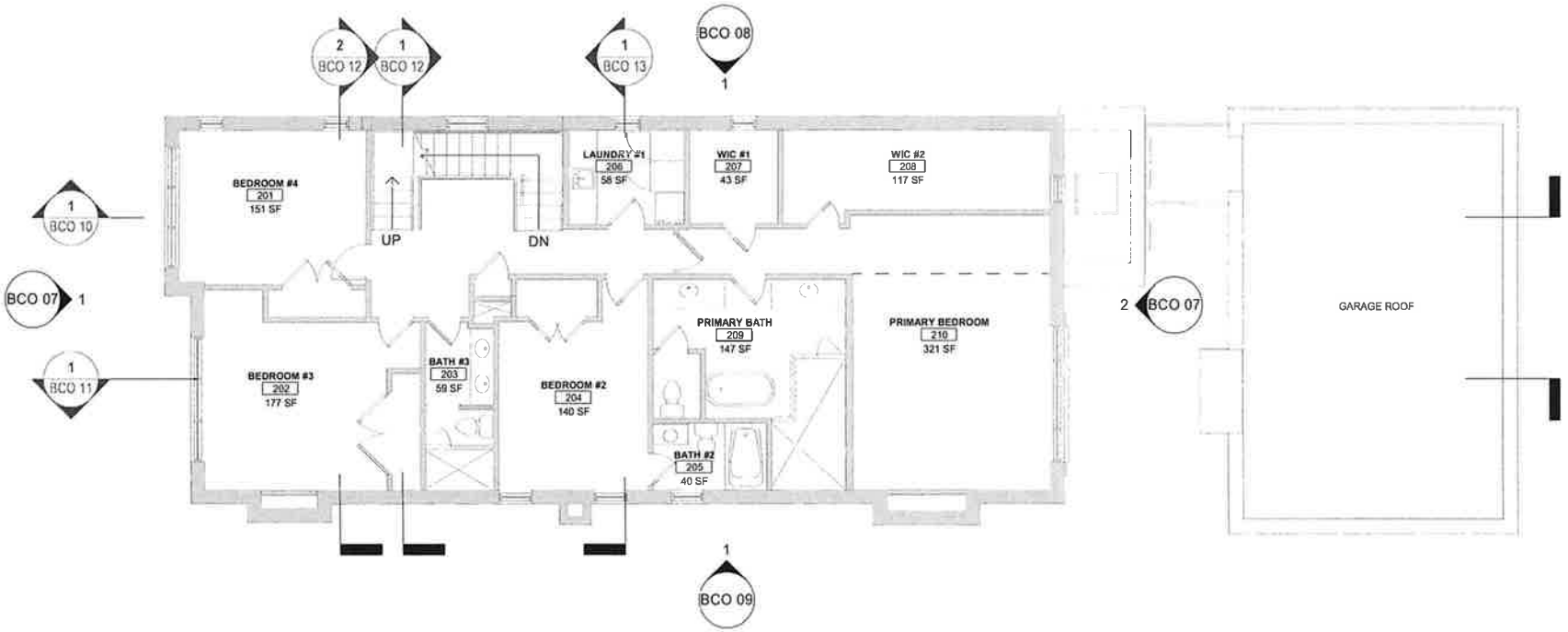
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1723 WEST WABANSIA AVE.
CHIAGO, IL 60622

FLOOR PLANS
05/26/25
BCO 04

FLOOR PLAN LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL
- ELEMENT ABOVE
- GLAZING



1 SECOND LEVEL FLOOR PLAN

1/8" = 1'-0"

0' 4' 8' 16'

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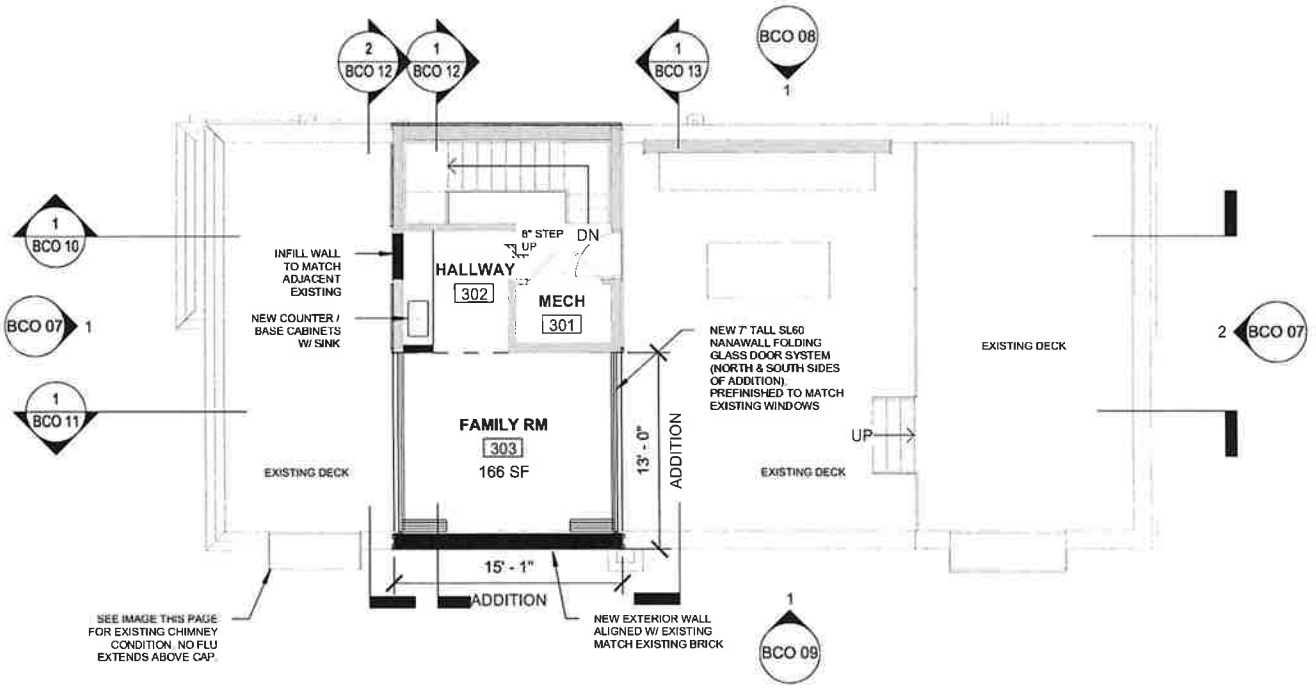
ARCHITECTS PROJECT NO 2504

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CHIAGO, IL 60622

FLOOR PLAN
05/26/25

BCO 05



FLOOR PLAN LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL
- ELEMENT ABOVE
- GLAZING



EXISTING NORTH CHIMNEY TOP CONDITION

1 ROOF PLAN

1/8" = 1'-0"

0' 4' 8' 16'

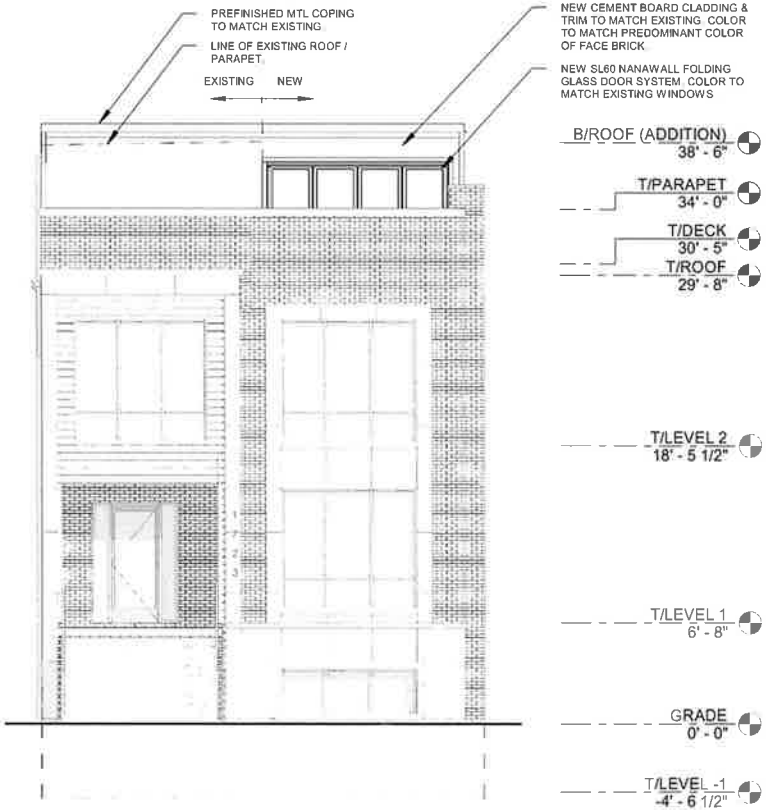
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ARCHITECT'S PROJECT NO. :2504

1723 W WABANSIA

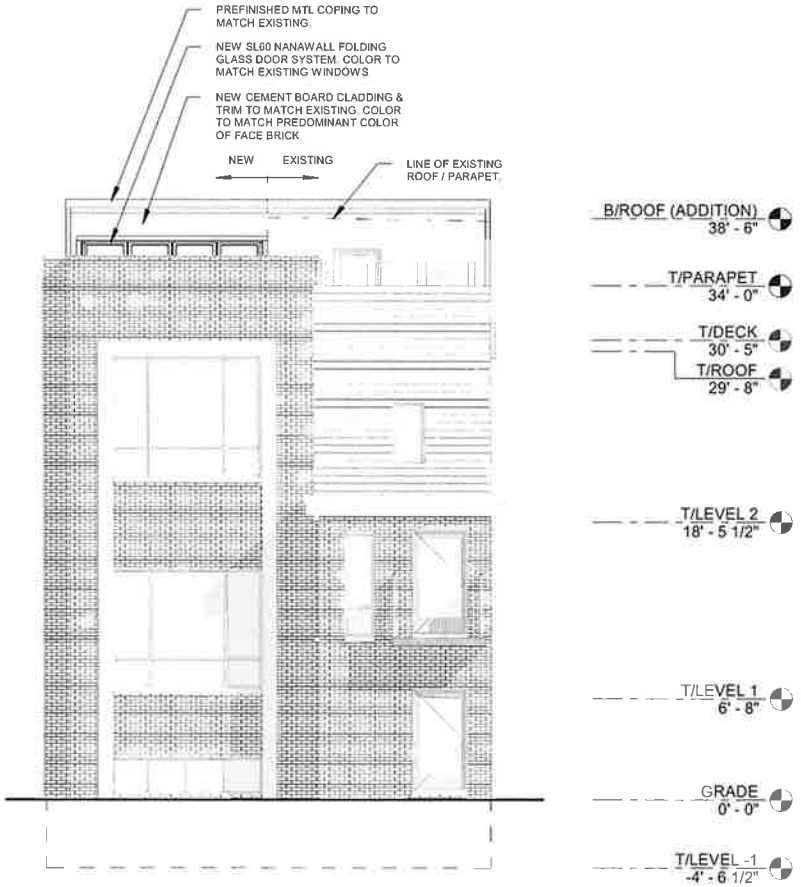
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FLOOR PLAN
05/26/25
BCO 06



1 NORTH ELEVATION

1/8" = 1'-0"



2 SOUTH ELEVATION

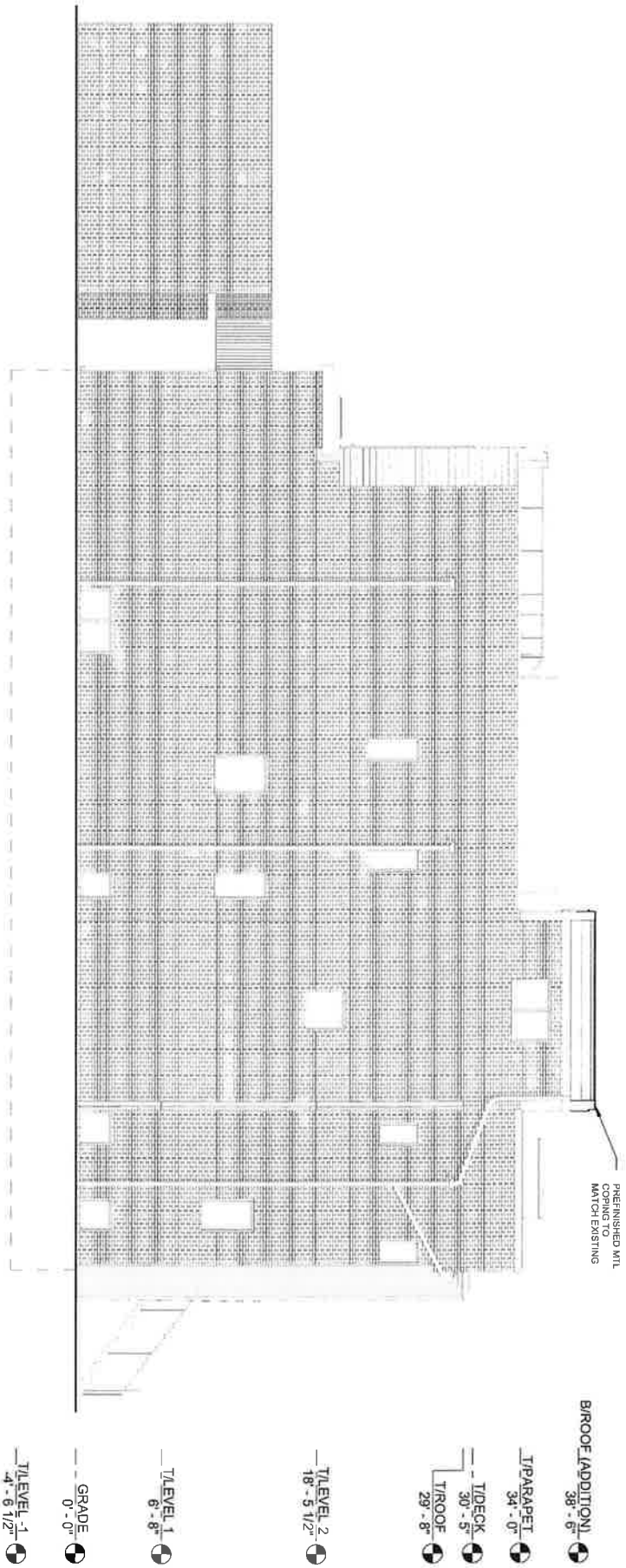
1/8" = 1'-0"

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NORTH & SOUTH ELEVATION
05/26/25
BCO 07



1 EAST ELEVATION

1/8" = 1'-0"

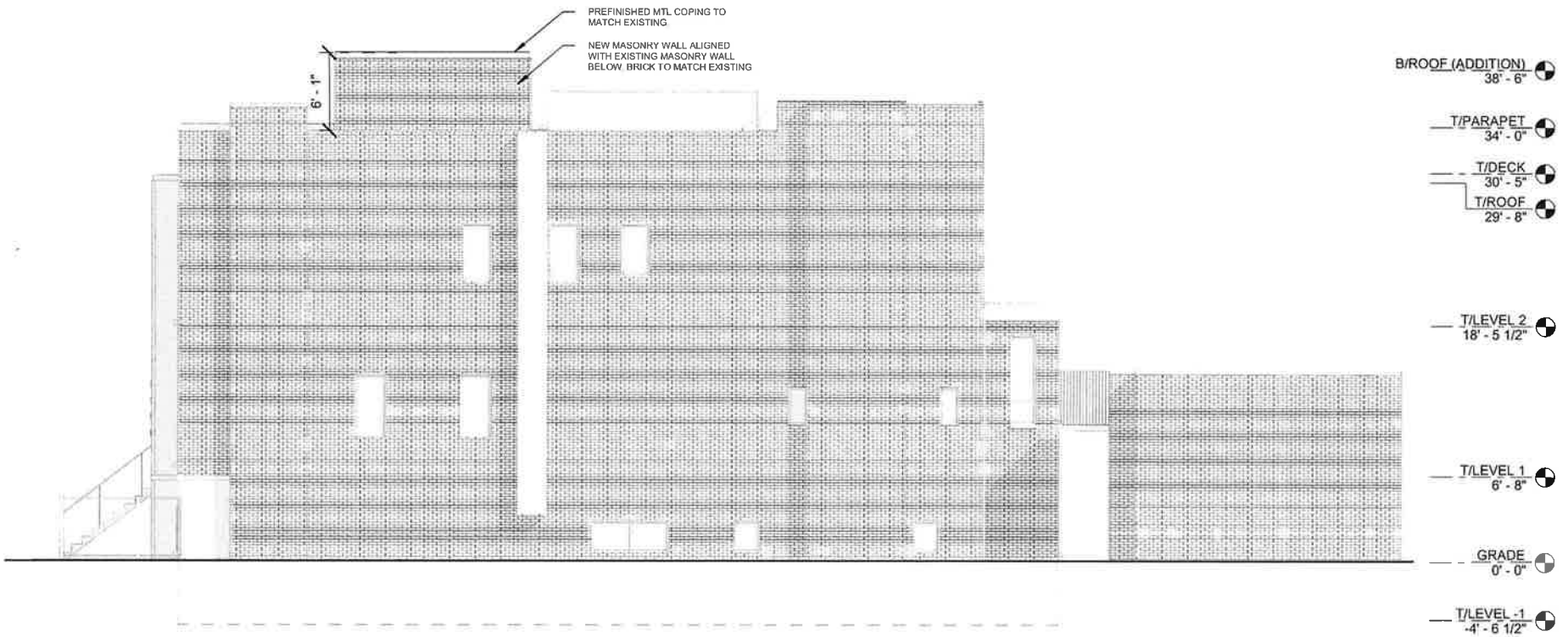
EAST ELEVATION
05/26/25
BCO 08

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1 WEST ELEVATION

1/8" = 1'-0"

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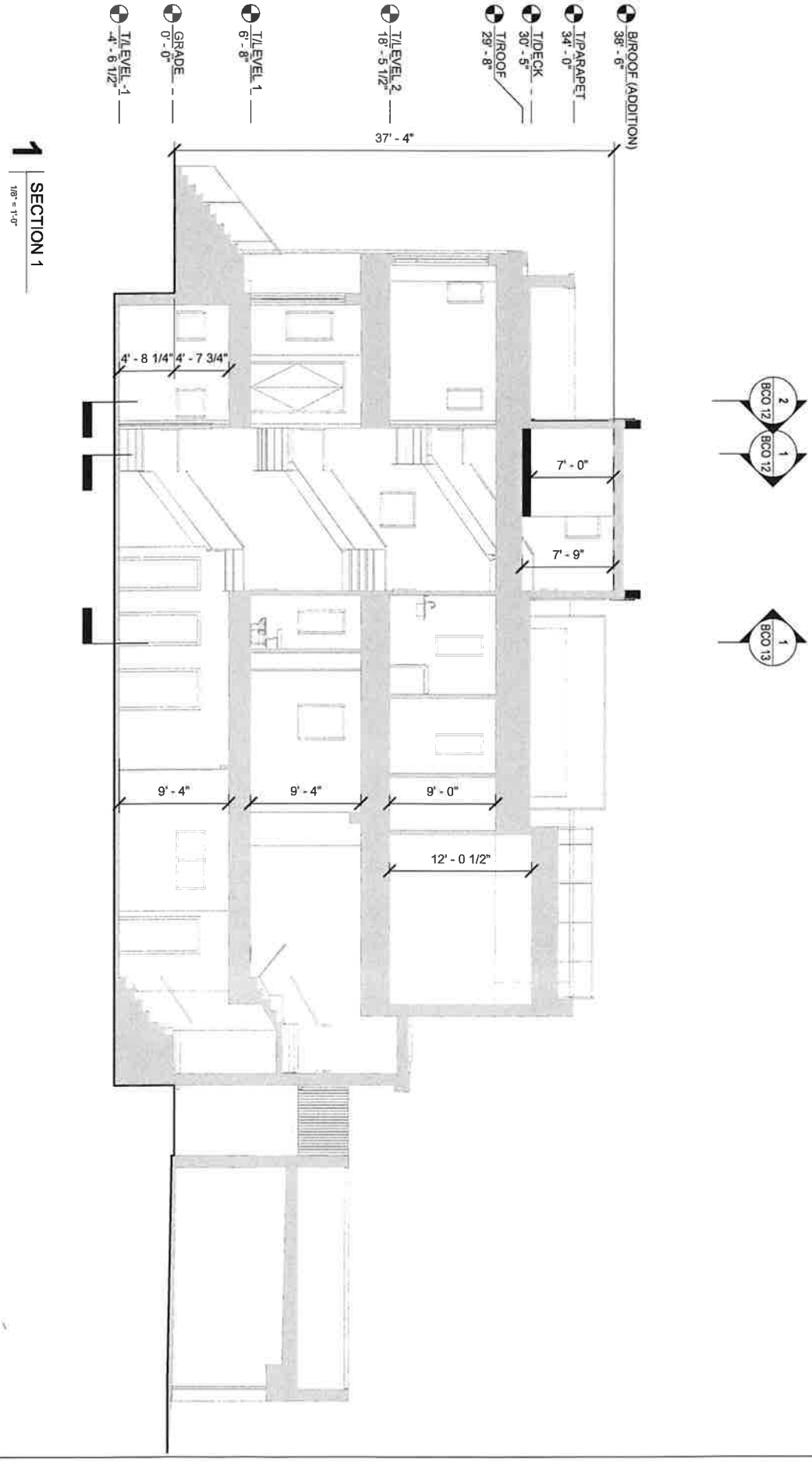
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ARCHITECT'S PROJECT NO. 2564

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WEST ELEVATION
05/26/25
BCO 09



1 SECTION 1
1/8" = 1'-0"

BUILDING SECTIONS
05/26/25
BCO 10

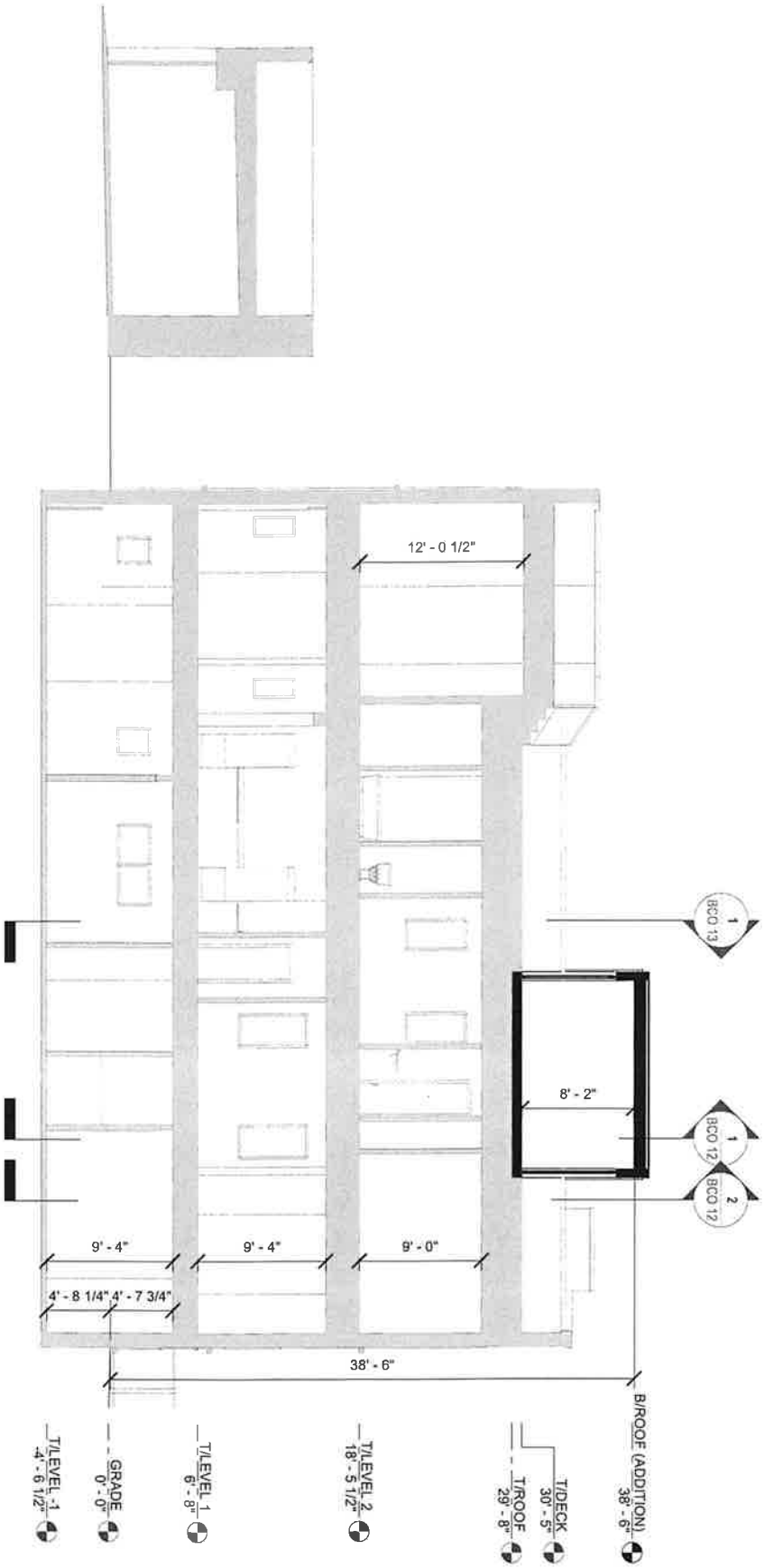
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1 BUILDING SECTION
1/8" = 1'-0"



BUILDING SECTIONS
05/26/25
BCO 11

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BUILDING SECTIONS
05/26/25
BCO 12

1 BUILDING SECTION
1/8" = 1'-0"

2 BUILDING SECTION
1/8" = 1'-0"

BUILDING SECTIONS
05/26/25

BCO 13

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1 BUILDING SECTION
1/8" = 1'-0"