#22807-T1
INTRO DATE
JULY 16, 2025

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:

   1723 West Wabansia Avenue

2. Ward Number that property is located in: 32

3. APPLICANT Juliana Sung & Robert Gephardt

   ADDRESS 1723 West Wabansia Avenue CITY Chicago

   STATE IL ZIP CODE 60622 PHONE [redacted]

   EMAIL [redacted] CONTACT PERSON Juliana Sung

4. Is the applicant the owner of the property? YES ☒ NO ☐
   If the applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the application to proceed.

   OWNER

   ADDRESS CITY Chicago

   STATE ZIP CODE PHONE

   EMAIL CONTACT PERSON

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

   ATTORNEY Sylvia C. Michas c/o Taft, Stettinius & Hollister LLP

   ADDRESS 111 East Wacker Drive Suite 2600

   CITY Chicago STATE IL ZIP CODE 60601

   PHONE 312-836-4030 FAX EMAIL smichas@taftlaw.com

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed on the Economic Disclosure statements: N/A

7. On what date did the owner acquire legal title to the subject property? October 8, 2020

8. Has the present owner previously rezoned this property? If yes, when? No

9. Present Zoning District: RS3 Proposed Zoning District: RT3.5

10. Lot size in square feet (or dimensions): 4,413 sf

11. Current Use of the Property: The property is currently improved with a 2-story single family home.

12. Reason for rezoning the property: The reason for the proposed Type 1 zoning amendment is to permit the conversion and expansion of the existing rooftop "doghouse" (3,911 sf) into a rooftop penthouse (4,111 sf) which will be fully enclosed and utilized as habitable space. The proposed Type 1 zoning amendment will allow for i. increase in square footage of 200 sf. and ii. increase in the existing height of 37'-4" (rooftop "doghouse") to 38'6" (proposed rooftop penthouse).

13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC): Once completed, the Applicant's rooftop penthouse will consist of 4,111 sf. and a building height of 38'-6". There are no additional expansions or additions to the existing single family home. All existing property setbacks shall remain. The three (3) existing interior parking spaces shall remain.

14. If filing a required or an elective Type 1 map amendment pursuant to Section 17-13-0300, applications may include relief available pursuant to Section 17-13-1000 or 17-13-1100; in such instances, City Council approval of a Type-1 application containing said elements shall preclude subsequent review otherwise required pursuant to Sections 17-13-1000 or 17-13-1100, provided that no Type 1 application permits issued may be in violation of Section 17-13-0310.

Please apply the specific code sections the applicant is seeking relief for (BE SPECIFIC) Administrative Adjustment Section(s) 17-13-1000 or Variation Section(s) 17-13-1100. (Note: more detail noted within the Type 1 narrative)

☒ **Administrative Adjustment 17-13-1003:** The Applicant seeks all relief as needed, as allowed by the Chicago Zoning Ordinance, for the attached plans. Specifically, the Applicants are seeking an administrative adjustment to permit an increase in height from 37'-4" (existing rooftop "doghouse") to 38'-6" (proposed rooftop penthouse) in accordance with Section 17-3-1003-L of the Chicago Zoning Ordinance.

☐ **Variation 17-13-1101: When seeking a use involving a Public Place of Amusement (PPA) & Liquor License please provide an acknowledgement document from The Department of Business Affairs and Consumer Protection Office (BACP) indicating the city acknowledges your business license request.** Not applicable

15. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoningchange which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, increases the number of units (see attached fact sheet or visit www.cityofchicago.org/ARO for more information). Is this project subject to the ARO? YES ☐ NO ☒

COUNTY OF COOK
STATE OF ILLINOIS

Juliana Sung, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

Signature of Applicant

Subscribed and Sworn to before me this
1st day of June, 2025.

"OFFICIAL SEAL"
SYLVIA MICHAS
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 980962
MY COMMISSION EXPIRES 11/7/2027

Notary Public

For Office Use Only

Date of Introduction:_____

File Number:_____

Ward:_____

June 1, 2025

Alderman Walter Burnett, Jr.
Chairman, Committee on Zoning
Department of Planning & Development
Chicago City Council
City Hall
121 North LaSalle Street
Chicago, Illinois 60602

Dear Chairman Burnett,

We, Juliana Sung and Robert Gephardt, owners of the property located at 1723 West Wabansia Avenue ("Property"), understand that Sylvia C. Michas of Taft, Stettinius & Hollister LLP has filed a sworn affidavit identifying Juliana Sung and Robert Gephardt as the Applicants & Property Owners who are seeking an amendment of the zoning for the Property from the existing RS3 Residential Single-Unit (Detached House) District to a RT3.5 Residential Two-Flat, Townhouse & Multi-Unit District in order to permit the proposed conversion and expansion of the existing rooftop doghouse into the proposed penthouse, fully enclosed and containing habitable space.

The Applicant will seek an administrative adjustment, in order to secure a 10% increase in existing building height, as part of its Type 1 zoning amendment application.

We authorize Sylvia C, Michas and the law firm of Taft, Stettinius & Hollister LLP to file the Type 1 Zoning Amendment application, on behalf of the Applicants.

We, Juliana Sung and Robert Gephardt, first duly being sworn on oath, depose and say that we hold interest in the Property on behalf of themselves and no other person, association, or member.

By: _____

Juliana Sung

By: _____

Robert Gephardt

Taft/

111 East Wacker, Suite 2600
Chicago, IL 60601
Tel: 312.527.4000 | Fax: 312.527.4011
taftlaw.com

SYLVIA C. MICHAS
312.836.4030
smichas@taftlaw.com

NOTICE

USPS First Class Mail

July 1, 2025

Dear Property Owner:

In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about July 16, 2025, the undersigned will file for an application for a change in zoning from an RS3 Residential Single-Unit (Detached House) District to an RT3.5 Residential Two-Flat, Townhouse & Multi-Unit District on behalf of Juliana Sung and Robert Gephardt, the applicants ("Applicants") for the property located at 1723 West Wabansia Avenue (the "Subject Property"), including the following administrative adjustment per Section 17-13-0303-D of the Chicago Zoning Ordinance to allow for an increase of up to ten percent (10%) in building height *(§17-13-1003-L)*.

The Subject Property is improved with a 2-story single family home, in which the Applicants reside. The Applicant requests the aforementioned zoning approvals in order to permit the conversion and expansion of the existing single family home's rooftop doghouse (3,911 sf) into a rooftop penthouse which will be fully enclosed and habitable (4,111 sf). The Applicant is not seeking additional expansions or alterations to the existing single family home.

Please note that the Applicant is not seeking to rezone or purchase your property. The Applicant is required by law to send this notice because you own property within 250 feet of the property to be rezoned.

The Applicants and Property Owners are Juliana Sung and Robert Gephardt whose address is 1723 West Wabansia Avenue Chicago, IL 60622.

Any questions regarding this notice may be directed to the undersigned, Applicant's attorney, Sylvia C. Michas, at Taft, Stettinius & Hollister, 111 East Wacker Drive, Suite 2600, Chicago, IL 60601, smichas@taftlaw.com or (312) 836-4030.

Very truly yours,

Sylvia C. Michas

"WRITTEN NOTICE"
AFFIDAVIT
(Section 17-13-0107)

July 1, 2025

Alderman Walter Burnett, Jr.
Chairman, Committee on Zoning, Landmarks and Building Standards
City of Chicago
121 North LaSalle Street
Room 304, City Hall
Chicago, Illinois 60602

The undersigned, Sylvia C. Michas, being first duly sworn on oath deposes and states the following:

The undersigned certifies that he has complied with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance, by sending written notice to such property owners who appear to be the owners of the property within the subject area not solely owned by the applicants, and to the owners of all property within 250 feet in each direction of the lot line of the subject property, located at **1723 West Wabansia Avenue**, exclusive of public roads, streets, alleys and other public ways, or a total distance limited to 400 feet. Said "written notice" was sent by First Class U.S. Mail, no more than 30 days before filing the application.

The undersigned certifies that the notice contained the addresses of the property sought to be rezoned; a statement of the intended uses of the property; the name and address of the applicants; the name and addresses of the owners; and a statement that the applicants intend to file the application for a change in zoning on approximately **July 16, 2025.**

The undersigned certifies that the applicants have made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject site is a list containing the names and addresses of the people required to be served.

Sylvia C. Michas

Subscribed and Sworn to before me this
1st day of July, 20 25.

Vanessa R. Montano

Notary Public

"OFFICIAL SEAL"
VANESSA R MONTANO
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11/23/2026

174013625v1

UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
TEL.: (847) 299 - 1010 FAX: (847) 299 - 5887 FAX: (224) 633 - 5048
E-MAIL: USURVEY@USANDCS.COM

PLAT OF SURVEY

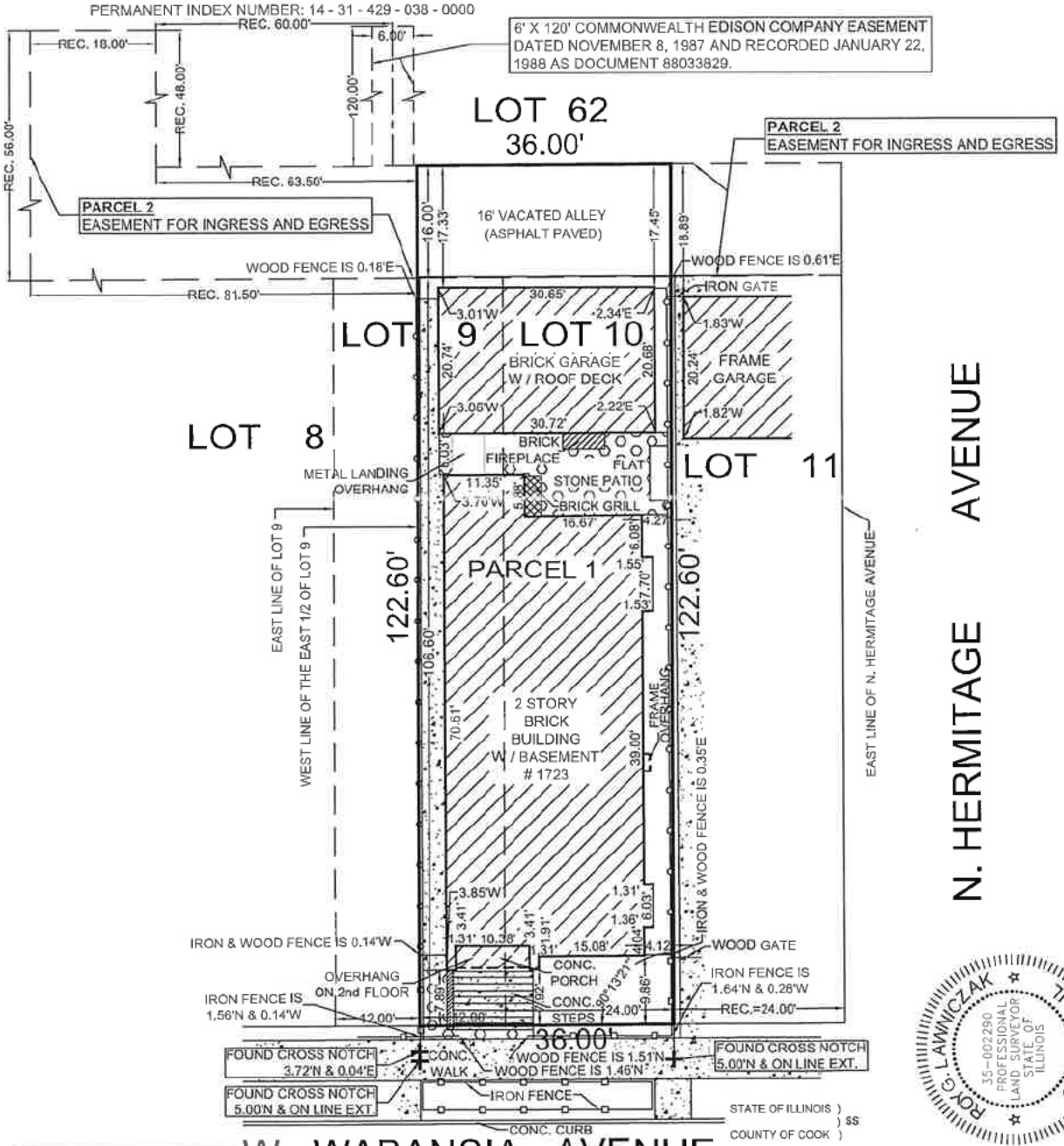
OF

PARCEL 1: LOT 9 (EXCEPT THE EAST 1/2) AND ALL OF LOT 10 AND THE VACATED 16 FOOT ALLEY ADJOINING SOUTH OF AND ADJOINING THE LAND IN G. FITCH'S SUBDIVISION OF BLOCK 26 IN SHEFFIELD'S ADDITION TO CHICAGO, IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN EASEMENT RECORDED NOVEMBER 20, 1987 AS DOCUMENT 87623248 OVER THE VACATED 16 FOOT ALLEY ADJOINING NORTH LINE OF LOT 62 AND LYING WEST OF THE WEST LINE OF VACATED 18 FOOT ALLEY EXTENDED NORTH, ALL IN G. FITCH'S SUBDIVISION OF BLOCK 26 IN SHEFFIELD'S ADDITION TO CHICAGO, IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: **1723 W. WABANSIA AVENUE, CHICAGO , ILLINOIS**

PERMANENT INDEX NUMBER: 14 - 31 - 429 - 038 - 0000



UPDATED: SEPTEMBER 22, 2020

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS OTHERWISE REFER TO YOUR DEED OR ABSTRACT. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY

D. CHECK (√) IN BOX MEANS THAT SURVEY HAS BEEN MADE FOR USE IN CONNECTION WITH A REAL ESTATE OR MORTGAGE LOAN TRANSACTION AND IS NOT TO BE USED FOR CONSTRUCTION.

ORDERED BY:
BROTSCHUL POTTS LLC
DATE : AUGUST 15, 2017
SCALE : 1" = 15'
ORDER No.: 2017 - 25332

STATE OF ILLINOIS)
COUNTY OF COOK)

I, ROY G. LAWNICZAK DO HEREBY CERTIFY THAT I HAVE LOCATED THE BUILDING ON THE ABOVE PROPERTY.

Roy G. Lawniczak

ROY G. LAWNICZAK, REG. ILL. LAND SURVEYOR NO. 35 - 2290

ROY G. LAWNICZAK 35-002290 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS CHICAGO, IL

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

Roy G. Lawniczak

ROY G. LAWNICZAK, REG. ILL. LAND SURVEYOR NO. 35 - 2290
LICENSE EXPIRES: NOVEMBER 30, 2020
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2021