



CITY COUNCIL
CITY OF CHICAGO

COUNCIL CHAMBER
SECOND FLOOR, CITY HALL
TELEPHONE 312-744-6800

January 28, 2008

Notice of Meeting

You are hereby notified that the Chicago City Council **Committee on Zoning** will hold a meeting, **Tuesday, February 26th, 2008 at 10:00 a.m.** in City Council Chamber, second floor of City Hall.

Copies of the agenda of matters to be considered at this meeting are available in the office of the Chairman, Room 304, third floor of City Hall.

The sponsoring Alderman should be present at this meeting to speak on the application.

Sincerely,

A handwritten signature in cursive script that reads "William J.P. Banks".

William J.P. Banks
Chairman
Committee on Zoning

MEETING
OF THE
COMMITTEE ON ZONING

TUESDAY, FEBRUARY 26, 2008 AT 10:00 AM
COUNCIL CHAMBERS, 2ND FLOOR CITY HALL

PLEASE NOTE:

ITEMS ON THIS AGENDA ARE SUBJECT TO CHANGE. OF
YOU HAVE ANY QUESTIONS REGARDING THIS AGENDA,
PLEASE CONTACT THE OFFICE OF THE CHAIRMAN AT
312-744-6857

- I. ROLL CALL
- II. DEFERRED ITEMS
- III. NEW BUSINESS
- IV. ADJOURNMENT

ITEMS ON THIS AGENDA
APPEAR IN
NUMERICAL ORDER
ACCORDING TO WARD

NO. 16495 (1st WARD) ORDINANCE REFERRED (1-9-08)

To classify as B2-5 Neighborhood Mixed-Use District, instead of B2-3 Neighborhood Mixed-Use District, the area bounded by

West Diversey Avenue; a line 48.75 feet east of and parallel to North Maplewood Avenue; the public alley next north of and parallel to West Diversey Avenue; and a line 193.11 feet east of and parallel to North Maplewood Avenue

(Map 7-I) 2508-20 West Diversey Avenue

NO. 16500 (1st WARD) ORDINANCE REFERRED (1-9-08)

To classify as B2-3 Neighborhood Mixed-Use District, instead of C1-2 Neighborhood Commercial District, the area bounded by

North Western Avenue; a line 325 feet south of and parallel to West Altgeld Street; the public alley next west of and parallel to North Western Avenue; a line 250 feet south of and parallel to West Altgeld Street

(Map 7-I) 2432-36 North Western Avenue

NO. A-7278 (2ND and 27th WARDS) ORDINANCE REFERRED (9-27-07)

To classify as RM-5.5 Residential Multi-Unit District, instead of Residential Planned Development No. 25, the area bounded by

West Maypole Avenue; North Albany Avenue; the alley next north of and parallel to West Washington Boulevard; a line 64.82 feet west of and parallel to North Sacramento Boulevard; West Washington Boulevard; a line 300 feet west of and parallel to North Albany Avenue and North Troy Street or the line thereof if extended where no street exists

(Map 1-I)

NO. 16514 (2ND WARD) ORDINANCE REFERRED (1-9-08)

To classify as Residential Planned Development No. 1022, as amended, instead of Residential Planned Development No. 1022, the area bounded by

West Polk Street; South Clark Street; a line 464.44 feet south of and parallel to West Polk Street; and the elevated Metra Train Tracks

(Map 2-F) 824 South Clark Street/ 139 West Polk Street

NO. 16503 (3rd WARD) ORDINANCE REFERRED (1-9-08)

To classify as B3-3 Community Shopping District, instead of RM-5 Residential Multi-Unit District, the area bounded by

A line 145.79 feet north of and parallel to East 43rd Street; South Dr. Martin Luther King Jr. Drive; a line 75 feet north of and parallel to East 43rd Street; and the alley next west of and parallel to Dr. Martin Luther King Jr. Drive

(Map 10-E) 4246-52 South Dr. Martin Luther King Jr. Drive

NO. 16507 (3rd WARD) ORDINANCE REFERRED (1-9-08)

To classify as RM-5 Residential Multi-Unit District, instead of B3-3 Community Shopping District, the area bounded by

The alley next west of and parallel to South Indiana Avenue; a line 253 feet north of and parallel to East 47th Street; South Indiana Avenue and a line 238 feet north of and parallel to East 47th Street

(Map 10-E) 4634 South Indiana Avenue

NO. A-7290 (9TH WARD) ORDINANCE REFERRED (12-12-07)

To classify as RS2 Residential Single-Unit (Detached House) District, instead of B3-1 Community Shopping District, the area bounded by

East 113th Street; the public alley next east of and parallel to South Michigan Avenue; a line 81 feet south of and parallel to East 113th Street; South Michigan Avenue

(Map 28-E) 11301-07 South Michigan Avenue

NO. A-7289 (11TH WARD) ORDINANCE REFERRED (10-31-07)

To classify as B1-1 Neighborhood Shopping District, instead of B3-1 Community Shopping District, the area bounded by

The public alley next northwest of and almost parallel to West 31st Street; South Farrell Street; West 31st Street; South Keeley Street

(Map 6-G) 954, 960, 962, and 964 West 31st Street

NO. A-7299 (11TH WARD) ORDINANCE REFERRED (12-12-07)

To classify as RS3 Residential Single-Unit (Detached House) District, instead of B1-1 Neighborhood Shopping District, the area bounded by

West 32nd Place; South Racine Avenue; a line 47 feet south of and parallel to West 32nd Place; the public alley next west of and parallel to South Racine Avenue

(Map 8-G) 3234-36 South Racine Avenue

NO. 16501 (11TH WARD) ORDINANCE REFERRED (1-9-08)

To classify as M3-3 Heavy Industry District, and then to a Business Planned Development, instead of Planned Manufacturing Development No. 11, the area bounded by

South Ashland Avenue; a line 665.54 feet north of the Amtrak Railroad right-of-way and parallel to the southern boundary of Origins Park; the South Branch of the Chicago River; and the Amtrak Railroad right-of-way

(Map 6-G)

NO. 16494 (12TH WARD) ORDINANCE REFERRED (1-9-08)

To classify as RT4 Residential Two-Flat, Townhouse, and Multi-Unit District, instead of RS3 Residential Single-Unit (Detached House) District, the area bounded by

West 38th Place; a line 152.78 feet west of and parallel to South Spaulding Avenue; the public alley next south of and parallel to West 38th Place; a line 202.78 feet west of and parallel to West 38th Place

(Map 8-J) 3315-19 West 38th Place

NO. 16512 (17TH WARD) ORDINANCE REFERRED (1-9-08)

To classify as RT4 Residential Two-Flat, Townhouse, and Multi-Unit District, instead of RS3 Residential Single-Unit (Detached House) District, the area bounded by

The alley next north of and parallel to West 73rd Street; a line 28.2 feet west of and parallel to South Bishop Avenue; West 73rd Street; and a line 57.2 feet west of and parallel to South Bishop Avenue

(Map 18-G) 1446 West 73rd Street

NO. 16506 (20TH WARD) ORDINANCE REFERRED (1-9-08)

To classify as RM-5 Residential Multi-Unit District, instead of RT4 Residential Two-Flat, Townhouse, and Multi-Unit District, the area bounded by

A line 48.57 feet north of and parallel to East 66th Street; South Minerva Avenue; East 66th Street; and the alley next west of South Minerva Avenue

(Map 16-D) 6556-58 South Minerva Avenue

NO. 16508 (21ST WARD) ORDINANCE REFERRED (1-9-08)

To classify as RS3 Residential Single-Unit (Detached House) District, instead of RS2 Residential Single-Unit (Detached House) District, the area bounded by

A line 100 feet north of and parallel to West 89th Street; a line 132.6 feet east of and parallel to South Emerald Avenue; a line 50 feet north of and parallel to West 89th Street; South Emerald Avenue

(Map 22-F) 8849-51 South Emerald Avenue

NO. 16511 (23RD WARD) ORDINANCE REFERRED (1-9-08)

To classify as RS3 Residential Single-Unit (Detached House) District, instead of RS2 Residential Single-Unit (Detached House) District, the area bounded by

West 51st Street; South Mobile Avenue; a line 57 feet south of and parallel to West 51st Street; and the alley next west of and parallel to South Mobile Avenue

(Map 12-M) 5100-04 South Mobile Avenue

NO. 16492 (24TH WARD) ORDINANCE REFERRED (1-9-08)

To classify as RT-3.5 Residential Two-Flat, Townhouse, and Multi-Unit District, instead of M1-1 Limited Manufacturing/ Business Park District, the area bounded by

The alley next north of West Taylor Street; a line 225.3 feet east of South Keeler Avenue; West Taylor Street; and a line 200.3 feet east of South Keeler Avenue

(Map 2-K) 4138 West Taylor Street

NO. 16505 (27TH WARD) ORDINANCE REFERRED (1-9-08)

To classify as B2-3 Neighborhood Mixed-Use District, instead of B3-2 Community Shopping District, the area bounded by

West Ohio Street; North Ogden Avenue; the alley next south of West Ohio Street; and a line beginning at a point 20.11 feet west of North Ogden Avenue and ending at a point 72 feet west of the intersection of North Ogden Avenue and West Ohio Street

(Map 1-G) 550 North Ogden Avenue

NO. 16498 (28TH WARD) ORDINANCE REFERRED (1-9-08)

To classify as a Manufacturing Planned Development, instead of Northwest Planned Manufacturing District No. 9, the area bounded by

SEE ORDINANCE FOR SPECIFIC BOUNDARIES

(Map 1-K) 401 North Cicero Avenue

NO. A-7324 (30TH WARD) ORDINANCE REFERRED (1-9-08)

To classify as B2-3 Neighborhood Mixed-Use District, instead of M1-1 Limited Manufacturing/ Business Park District, the area bounded by

The public alley next north of and parallel to West Armitage Avenue; the C.M. ST.P.&P. Railroad right-of-way; West Armitage Avenue; North Pulaski Road

(Map 5-J) 3900-52 West Armitage Avenue

NO. 16510 (31ST WARD) ORDINANCE REFERRED (1-9-08)

To classify as a B3-1 Community Shopping District, instead of B2-1 Neighborhood Mixed-Use District, the area bounded by

The public alley next north of and parallel to West Fullerton Avenue; a line 50 feet west of and parallel to North Lavergne Avenue; West Fullerton Avenue; a line 79.16 feet west of and parallel to North Lavergne Avenue

(Map 7-L) 5006 West Fullerton Avenue

NO. A-7285 (32nd WARD) ORDINANCE REFERRED (10-31-07)

To classify as RT-3.5 Residential Two-Flat, Townhouse, and Multi-Unit District, instead of RS3 Residential Single-Unit (Detached House) District, the area bounded by

The public alley next north of and parallel to West Wabansia Avenue; a line 48.8 feet west of and parallel to North Paulina Street; West Wabansia Avenue; a line 73.2 feet west of and parallel to North Paulina Street

(Map 5-H) 1706 West Wabansia Avenue

NO. A-7286 (32nd WARD) ORDINANCE REFERRED (10-31-07)

To classify as RT4 Residential Two-Flat, Townhouse, and Multi-Unit District, instead of M1-2 Limited Manufacturing/ Business Park District, the area bounded by

A line 129.9 feet south of and parallel to West Schubert Avenue; North Lakewood Avenue; a line 177.9 feet south of and parallel to West Schubert Avenue; the public alley next west of and parallel to North Lakewood Avenue

(Map 7-G) 2642 North Lakewood Avenue

NO. A-7287 (32nd WARD) ORDINANCE REFERRED (10-31-07)

To classify as RT-3.5 Residential Two-Flat, Townhouse, and Multi-Unit District, instead of RM-5 Residential Multi-Unit District, the area bounded by

A line 62.5 feet south of and parallel to West Melrose Street; North Southport Avenue; the public alley next north of and parallel to West Belmont Avenue; the public alley next west of and parallel to North Southport Avenue

(Map 9-G) 3214-18 North Southport Avenue

NO. A-7288 (32nd WARD) ORDINANCE REFERRED (10-31-07)

To classify as RS3 Residential Single-Unit (Detached House) District, instead of RT-3.5 Residential Two-Flat, Townhouse, and Multi-Unit District, the area bounded by

The public alley next north of and parallel to West Wabansia Avenue; a line 73.2 feet west of and parallel to North Paulina Street; West Wabansia Avenue; a line 97.6 feet west of and parallel to North Paulina Street

(Map 5-H) 1708 West Wabansia Avenue

NO. A-7311 (32nd WARD) ORDINANCE REFERRED (12-12-07)

To classify as RS3 Residential Single-Unit (Detached House) District, instead of RT-3.5 Residential Two-Flat, Townhouse, and Multi-Unit District, the area bounded by

West Webster Avenue; a line 96 feet west of and parallel to the alley next west of and parallel to North Hoyne Avenue; West Shakespeare Avenue; North Leavitt Street; a line 28 feet south of and parallel to West Webster Avenue; the alley next east of and parallel to North Leavitt Street

(Map 5-H) 3124 North Leavitt Street

NO. 16493 (32nd WARD) ORDINANCE REFERRED (1-9-08)

To classify as RT-3.5 Residential Two-Flat, Townhouse, and Multi-Unit District, instead of RS3 Residential Single-Unit (Detached House) District, the area bounded by

A line 165 feet south of and parallel to West Armitage Avenue; North Wolcott Avenue; a line 189.13 feet south of and parallel to West Armitage Avenue; and the alley next west of and parallel to North Wolcott Avenue

(Map 5-H) 1942 North Wolcott Avenue

NO. 16513 (32nd WARD) ORDINANCE REFERRED (1-9-08)

To classify as RT4 Residential Two-Flat, Townhouse, and Multi-Unit District, instead of RS3 Residential Single-Unit (Detached House) District, the area bounded by

The east-west public alley next north of and parallel to West Fletcher Street; a line 445.18 feet east of and parallel to North Damen Avenue; West Fletcher Street; and a line 420.18 east of and parallel to North Damen Avenue

(Map 7-H) 1916 West Fletcher Street

NO. 16502 (35th WARD) ORDINANCE REFERRED (1-9-08)

To classify as RM-5 Residential Multi-Unit District, instead of B3-1 Community Shopping District, the area bounded by

West Belmont Avenue; a line 112.33 feet east of and parallel to North Lawndale Avenue; the alley next south of and parallel to West Belmont Avenue; and a line 62.33 feet east of and parallel to North Lawndale Avenue

(Map 7-J) 3647-49 West Belmont Avenue

NO. 16499 (40th WARD) ORDINANCE REFERRED (1-9-08)

To classify as M2-2 Light Industry District, instead of M1-2 Limited Manufacturing/ Business Park District, the area bounded by

West Rascher Avenue; the alley next west of and parallel to North Damen Avenue; the alley next south of and parallel to West Rascher Avenue; a line 229.02 feet west of and parallel to North Damen Avenue; West Balmoral Avenue; and the alley next east of and parallel to North Hoyne Avenue

(Map 13-H) 2015-2029 West Rascher Avenue; 2024-2026 West Balmoral Avenue

NO. 16496 (42nd WARD) ORDINANCE REFERRED (1-9-08)

To classify as a Business Planned Development, instead of DX-7 Downtown Mixed Use District, the area bounded by

West Grand Avenue; a line 110 feet east of and parallel to North Clark Street; a line 118.9 feet north of and parallel to West Illinois Street; a line 222 feet east of and parallel to North Clark Street; West Illinois Street; and North Clark Street

(Map 1-F) 501-521 North Clark Street; 67-75 West Grand Avenue; 56-74 West Illinois Street

NO. 16509 (45th WARD) ORDINANCE REFERRED (1-9-08)

To classify as C1-1 Neighborhood Commercial District, instead of M1-1 Limited Manufacturing/ Business Park District, the area bounded by

SEE ORDINANCE FOR SPECIFIC BOUNDARIES

(Map 13-L) 5035 West Foster Avenue

NO. A-7143 (46th WARD) ORDINANCE REFERRED (3-14-07)

To classify as B3-2 Community Shopping District, instead of B3-3 Community Shopping District, the area bounded by

A line 191 feet north of and parallel to West Wilson Avenue; the public alley next east of and parallel to North Kenmore Avenue; West Wilson Avenue; North Kenmore Avenue

(Map 11-G) 4601-19 North Kenmore Avenue

NO. A-7144 (46th WARD) ORDINANCE REFERRED (3-14-07)

To classify as B3-2 Community Shopping District, instead of B3-3 Community Shopping District, the area bounded by

The public alley next northeast of and parallel to North Broadway Avenue; the public alley next north of and parallel to West Wilson Avenue; Winthrop Avenue; North Kenmore Avenue; West Wilson Avenue; North Broadway Avenue; the east line of the Chicago Transit Authority Railroad right-of-way; West Leland Avenue

(Map 11-G) Leland to Wilson along Broadway

NO. A-7145 (46th WARD) ORDINANCE REFERRED (3-14-07)

To classify as B3-2 Community Shopping District, instead of B3-5 Community Shopping District, the area bounded by

West Wilson Avenue; a line 178.5 feet east of and parallel to North Sheridan Road; a line 141 feet south of and parallel to West Wilson Avenue; North Sheridan Road

(Map 11-G) 4557 North Sheridan Road

NO. 16470 (47th WARD) ORDINANCE REFERRED (12-12-07)

To classify as B1-3 Neighborhood Shopping District, instead of B1-1 Neighborhood Shopping District, the area bounded by

A line 82.18 feet west of and parallel to North Bell Avenue; the alley next north of and parallel to West Lawrence Avenue; North Bell Avenue; and West Lawrence Avenue

(Map 13-H) 4208-12 North Bell Avenue

NO. 16472 (47th WARD) ORDINANCE REFERRED (12-12-07)

To classify as B2-3 Neighborhood Mixed-Use District, instead of B1-1.5 Neighborhood Shopping District, the area bounded by

North Lincoln Avenue; a line 166.5 feet northwest of and parallel to West Berteau Avenue; the alley next east of and parallel to North Lincoln Avenue; and the alley 109.7 feet east of North Lincoln Avenue and perpendicular to West Berteau Avenue; West Berteau Avenue

(Map 11-H) 4201 North Lincoln Avenue

NO. 16497 (50th WARD) ORDINANCE REFERRED (1-9-08)

To classify as C1-2 Neighborhood Commercial District, instead of B3-1 Community Shopping District, the area bounded by

West Howard Street; a line 349.55 feet east of North Francisco Avenue; the alley next south of West Howard Street; and a line 299.55 feet east of North Francisco Avenue

(Map 19-I) 2827 West Howard Street

Deferred Agenda
Committee on Zoning
February 26, 2008

NO. 16460 (1st WARD) ORDINANCE REFERRED (12-12-07)

To classify as B2-3 Neighborhood Mixed-Use District, instead of C1-1 Neighborhood Commercial District, the area bounded by

North Elston Avenue; West George Street; a line 96.27 feet west of the intersection of North Elston Avenue and West George Street as measured along the north right-of-way line of West George Street and perpendicular thereto; and a line 95.94 feet northwest of the intersection of North Elston Avenue and West George Street as measured along North Elston Avenue and perpendicular thereto

(Map 7-I) 2900 North Elston Avenue

NO. 16483 (1st WARD) ORDINANCE REFERRED (12-12-07)

To classify as a C1-2 Neighborhood Commercial District, instead of M1-2 Limited Manufacturing/ Business Park District, the area bounded by

SEE ORDINANCE FOR SPECIFIC BOUNDARIES

(Map 7-H) 3025 North Western Avenue

NO. 16123 (12TH WARD) ORDINANCE REFERRED (3-14-07)

To classify as B3-2 Community Shopping District, instead of B3-1 Community Shopping District, the area bounded by

A line 100 feet south of and parallel to West 36th Street; South California Avenue; a line 125 feet south of and parallel to West 36th Street; and the alley next west of and parallel to South California Avenue

(Map 8-I) 3610 South California Avenue

NO. 16371 (17TH WARD) ORDINANCE REFERRED (9-5-07)

To classify as B1-1 Neighborhood Shopping District, instead of RS3 Residential Single-Unit (Detached House) District, the area bounded by

The public alley next north of and parallel to West 69th Street; South Loomis Street; West 69th Street; a line 65.13 feet west of and parallel to South Loomis Street

(Map 16-G) 1400-04 West 69th Street

NO. 16410 (25TH WARD) ORDINANCE REFERRED (10-31-07)

To classify as B3-2 Community Shopping District, instead of RT4 Residential Two-Flat, Townhouse, and Multi-Unit District, the area bounded by

West 19th Street; the alley next east of and parallel to South Allport Avenue; a line 24.15 feet south of and parallel to West 19th Street; and South Allport Avenue

(Map 4-G) 1901 South Allport Avenue

NO. 16480 (25TH WARD) ORDINANCE REFERRED (12-12-07)

To classify as C1-3 Neighborhood Commercial District, instead of M1-2 Limited Manufacturing/ Business Park District, the area bounded by

West 18th Street; a line 225.4 feet west of and parallel to Oakley Avenue; as measured along the south right-of-way line of West 18th Street; the public alley next south of West 18th Street; and a line 293.84 feet east of and parallel to South Western Avenue (as measured along the south boundary line of West 18th Street)

(Map 4-H) 2323-27 West 18th Street

NO. A-7291 (26TH WARD) ORDINANCE REFERRED (11-7-07)

To classify as RT4 Residential Two-Flat, Townhouse, and Multi-Unit District, instead of RS2 Residential Single-Unit (Detached House) District, the area bounded by

A line 66.76 feet north of and parallel to West Evergreen Avenue; the public alley next east of and parallel to North California Avenue; West Evergreen Avenue; a line 132 feet east of and parallel to North California Avenue

(Map 3-I) 2744 West Evergreen Avenue

NO. 16467 (28th WARD) ORDINANCE REFERRED (12-12-07)

To classify as an Institutional Planned Development, instead of RT4 Residential Two-Flat, Townhouse, and Multi-Unit District, the area bounded by

West Quincy Street; a line 531.12 feet east of and parallel to South Leamington Avenue; West Jackson Boulevard; and South Leamington Avenue

(Map 2-L) 5051-5099 West Quincy Street, 5050-98 West Jackson Boulevard, 235-259 South Leamington Avenue

NO. A-7314 (34TH WARD) ORDINANCE REFERRED (12-12-07)

To classify as C1-1 Neighborhood Commercial District, instead of B3-1 Community Shopping District, the area bounded by

West 120th Street; the public alley next east of and parallel to South Halsted Street; a line 50 feet south of and parallel to West 120th Street; South Halsted Street

(Map 30-F) 12001-03 South Halsted Street

NO. A-7320 (39TH WARD) ORDINANCE REFERRED (12-12-07)

To classify as RS1 Residential Single-Unit (Detached House) District, instead of B3-1 Community Shopping District, the area bounded by

The public alley next south of and parallel to West Peterson Avenue; a line 25.42 feet west of and parallel to North Keating Avenue; a line 30.58 feet south of and parallel to West Peterson Avenue; and the public alley next west of and parallel to North Keating Avenue

(Map 15-K)

NO. 16015 (42nd WARD) ORDINANCE REFERRED (1-11-07)

To classify as Residential Business Planned Development, instead of DC-12 Downtown Core District, the area bounded by

West Kinzie Street; a line 121.13 feet east of and parallel to North Wells Street; a line 194.19 feet south of and parallel to West Kinzie Street; a line 94.93 feet east of and parallel to North Wells Street; a line 156.94 feet south of and parallel to West Kinzie Street; and North Wells Street

(Map 1-F) 161 West Kinzie Street