



CITY COUNCIL

CITY OF CHICAGO

COUNCIL CHAMBER

SECOND FLOOR, CITY HALL

TELEPHONE 312-744-6800

February 5th, 2008

Notice of Meeting

You are hereby notified that the Chicago City Council ***Committee on Zoning*** will hold a meeting, ***Tuesday, March 25th, 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,

William J.P. Banks
Chairman
Committee on Zoning

MEETING
OF THE
COMMITTEE ON ZONING

TUESDAY, MARCH 25, 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
REVERSE NUMERICAL ORDER
ACCORDING TO WARD

NO. CPC-1 (DPD) ORDINANCE REFERRED (1-9-08)

To classify as DC-16 Downtown Core District, instead of Residential-Business Planned Development No. 445, the area bounded by

SEE ORDINANCE FOR SPECIFIC BOUNDARIES

(Map 1-F) 201-335 North Canal Street

NO. TAD-404 (50TH WARD) ORDINANCE REFERRED (1-9-08)

To amend Title 17 Section 17-13-1003-B of the Municipal Code of Chicago, the Chicago Zoning Ordinance, by removing language in regards to *Floor Area Ratio in RS1 Residential Single-Unit (Detached House) District and RS2 Residential Single-Unit (Detached House) District*

NO. 16536 (49th WARD) ORDINANCE REFERRED (2-6-08)

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

A line 205.68 feet south of and parallel to West Birchwood Avenue; the alley next east of and parallel to North Western Avenue; a line 281.68 feet south of and parallel to West Birchwood Avenue; and North Western Avenue

(Map 19-H) 7429-35 North Western Avenue

NO. 16504 (47TH 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

A line 250.07 feet north of and parallel to West Grace Street; the alley next west of North Ashland Avenue; a line 150 feet north of and parallel to West Grace Street; and North Ashland Avenue

(Map 9-I) 3816-22 North Ashland Avenue

NO. 16533 (46th WARD) ORDINANCE REFERRED (2-6-08)

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

SEE ORDINANCE FOR SPECIFIC BOUNDARIES

(Map 11-G) 4735 North Dover Street

NO. A-7326 (45TH WARD) ORDINANCE REFERRED (1-9-08)

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

A line 25 feet south of West Agatite Avenue; North Milwaukee Avenue; a line 75 feet south of West Agatite Avenue; the public alley next southwesterly of and parallel to North Milwaukee Avenue

(Map 11-L) 4422-26 North Milwaukee Avenue

NO. 16538 (44TH WARD) ORDINANCE REFERRED (2-6-08)

To classify as a Residential Planned Development, instead of RM-6.5 Residential Multi-Unit District, the area bounded by

A line 148.57 feet north of and parallel to West Oakdale Avenue; North Sheridan Road; West Oakdale Avenue; a line 160.77 feet west of and parallel to North Sheridan Road

(Map 7-F) 2946-58 North Sheridan Road; 400-12 West Oakdale Avenue

NO. 16527 (42ND WARD) ORDINANCE REFERRED (2-6-08)

To classify as Residential-Business Planned Development No. 998, as amended, instead of Residential-Business Planned Development No. 998, the area bounded by

SEE ORDINANCE FOR SPECIFIC BOUNDARIES

(Map 1-E) 531-49 North St. Clair Street, 201-203 East Ohio Street; 200-18 East Grand Avenue

NO. 16528 (42ND WARD) ORDINANCE REFERRED (2-6-08)

To classify as Residential-Business Planned Development No. 233, as amended, instead of Residential-Business Planned Development No. 233, the area bounded by

SEE ORDINANCE FOR SPECIFIC BOUNDARIES

(Map 1-F, 2-F) Subarea A with in Residential-Business Planned Development No. 233, 541-571 and 601-631 West Madison Avenue; 2-40 South Clinton Avenue; 1-39 and 2-40 South Jefferson, 1-39 South Desplaines Street, 540-70 and 600-30 West Monroe Street

NO. A-7327 (40TH WARD) ORDINANCE REFERRED (1-9-08)

To classify as RS3 Residential Single-Unit (Detached House) District, instead of POS-1 Parks and Open Space District, the area bounded by

SEE ORDINANCE FOR SPECIFIC BOUNDARIES

(Map 15-J)

NO. 16520 (40TH WARD) ORDINANCE REFERRED (2-6-08)

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

The public alley next north of and parallel to West Rosemont Avenue; a line 161.31 feet east of and parallel to North Greenview Avenue; West Rosemont Avenue; a line 126.13 feet east of and parallel to North Greenview Avenue

(Map 15-G) 1444 West Rosemont Avenue

NO. A-7297 (37TH WARD) ORDINANCE REFERRED (1-9-08)

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

North Central Avenue; a line 730 feet south of and parallel to West Fullerton Avenue; a line 526 feet east of and parallel to North Central Avenue; a line 850.5 feet south of and parallel to West Fullerton Avenue; a line 628 feet west of and parallel to North Central Avenue; a line 1203 feet south of and parallel to West Fullerton Avenue; a line 100 feet east of and parallel to North Central Avenue; and a line 1156 feet south of and parallel to West Fullerton Avenue

(Map 5-L)

NO. 16525 (36TH WARD) ORDINANCE REFERRED (2-6-08)

To classify as RM-4.5 Residential Multi-Unit District, and then to a Residential Planned Development, instead of RS2 Residential Single-Unit (Detached House) District, and M1-1 Limited Manufacturing/Business Park District, the area bounded by

SEE ORDINANCE FOR SPECIFIC BOUNDARIES

(Map 5-N) 6601 West Grand Avenue, 2351 North Normandy Avenue

NO. 16522 (35th WARD) ORDINANCE REFERRED (2-6-08)

To classify as B2-3 Neighborhood Mixed-Use District, instead of RT4 Residential Two-Flat, Townhouse, and Multi-Unit District, the area bounded by

A line 355 feet south of and parallel to West Courtland Avenue; North California Avenue; a line 530 feet south of and parallel to West Cortland Street; and the alley next west of and parallel to North California Avenue

(Map 5-I) 1804-1820 North California Avenue

NO. A-7325 (32nd WARD) ORDINANCE REFERRED (1-9-08)

To classify as RT4 Residential Two-Flat, Townhouse, and Multi-Unit District, instead of B2-2 Neighborhood Mixed-Use District, the area bounded by

SEE ORDINANCE FOR SPECIFIC BOUNDARIES

(Map 3-H) 2132-46 West Rice Street, 2133-47 West Rice Street, 815-825 North Leavitt Street

NO. 16519 (32nd WARD) ORDINANCE REFERRED (2-6-08)

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 96.05 feet north of and parallel to West Moffat Street; the public alley next east of and parallel to North Hoyne Avenue; a line 72 feet north of and parallel to West Moffat Street; North Hoyne Street

(Map 5-H) 1869 North Hoyne Avenue

NO. 16542 (30th WARD) ORDINANCE REFERRED (2-6-08)

To classify as RM-5.5 Residential Multi-Unit District, instead of RS3 Residential Single-Unit (Detached House) District, the area bounded by

West George Street; North Hamlin Avenue; a line 34.04 feet south of and parallel to West George Street; the public alley next west of and parallel to North Hamlin Avenue

(Map 7-J) 2856 North Hamlin Avenue

NO. 16517 (28TH WARD) ORDINANCE REFERRED (2-6-08)

To classify as RM-4.5 Residential Multi-Unit District, instead of RT4 Residential Two-Flat, Townhouse, and Multi-Unit District, the area bounded by

A line 25 feet north of and parallel to West Gladys Avenue; the public alley next east of and parallel to South Washtenaw Avenue; West Gladys Avenue; South Washtenaw Avenue

(Map 2-I) 319 South Washtenaw Avenue

NO. 16523 (26TH WARD) ORDINANCE REFERRED (2-6-08)

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

A line 125 feet south of and parallel to West Huron Street; North Rockwell Street; a line 175 feet south of and parallel to West Huron Street; and the alley next west of and parallel to North Rockwell Street

(Map 1-I) 642-44 North Rockwell Street

NO. 16537 (26TH WARD) ORDINANCE REFERRED (2-6-08)

To classify as B1-1 Neighborhood Shopping District, instead of RS2 Residential Single-Unit (Detached House) District, the area bounded by

SEE ORDINANCE FOR SPECIFIC BOUNDARIES

(Map 3-I) 1201-1209 North California Avenue

NO. 16539 (25TH WARD) ORDINANCE REFERRED (2-6-08)

To classify as B2-3 Neighborhood Mixed-Use District, instead of RT4 Residential Two-Flat, Townhouse, and Multi-Unit District, the area bounded by

The alley next north of West 22nd Place; a line 325 feet west of South Wentworth Avenue; West 22nd Place; and a line 375 feet west of South Wentworth Avenue

(Map 6-F) 234-36 West 22nd Place

NO. 16541 (25TH WARD) ORDINANCE REFERRED (2-6-08)

To classify as B3-5 Community Shopping District, and then to a Residential-Business Planned Development, instead of M2-2 Light Industry District, the area bounded by

A line 193.57 feet northwest of West 24th Place as measured along the easterly line of South Wallace Street; a line 236.55 feet northeast of South Wallace Street and parallel thereto; West 24th Place; and South Wallace Street

(Map 6-F) 2411-2425 South Wallace Street

NO. 16518 (23RD WARD) ORDINANCE REFERRED (2-6-08)

To classify as C2-2 Motor Vehicle Related District, instead of B3-1 Community Shopping District, the area bounded by

A line 123.82 feet north of and parallel to West 48th Street; South Cicero Avenue; West 48th Street; the public alley next west of and parallel to South Cicero Avenue

(Map 12-L) 4752-58 South Cicero Avenue

NO. 16524 (23RD WARD) ORDINANCE REFERRED (2-6-08)

To classify as RT4 Residential Two-Flat, Townhouse, and Multi-Unit District, instead of M1-1 Limited Manufacturing/ Business Park District, the area bounded by

A line 50 feet north of and parallel to West 65th Street; South Narragansett Avenue; West 65th Street; and the alley next west of and parallel to South Narragansett Avenue

(Map 16-N) 6454-58 South Narragansett Avenue

NO. 16526 (23RD WARD) ORDINANCE REFERRED (2-6-08)

To classify as C2-5 Motor Vehicle Related District, instead of M1-1 Limited Manufacturing/ Business Park District, the area bounded by

SEE ORDINANCE FOR SPECIFIC BOUNDARIES

(Map 12-K) 5326, 5327, South Kilpatrick, 5300-5320 South Keating Avenue; 5307 South Cicero Avenue

NO. 16531 (23rd WARD) ORDINANCE REFERRED (2-6-08)

To classify as RT-3.5 Residential Two-Flat, Townhouse, and Multi-Unit District, instead of RS2 Residential Single-Unit (Detached House) District, the area bounded by

A line 300 feet north of and parallel to West 50th Street; the public alley next west of and parallel to South Keating Avenue; a line 60 feet north of and parallel to West 50th Street; South Keating Avenue

(Map 12-K) 4956 South Keating Avenue

NO. 16532 (23rd WARD) ORDINANCE REFERRED (2-6-08)

To classify as C1-1 Neighborhood Commercial District, instead of M2-1 Limited Manufacturing/ Business Park District, the area bounded by

A line 813.34 feet north of and parallel to 54th Street; South Pulaski Road; a line 496.34 feet north of and parallel to 54th Street; and a line 190.73 feet west of and parallel to South Pulaski Road

(Map 12-K) 5300 South Pulaski Road

NO. 16530 (21st WARD) ORDINANCE REFERRED (2-6-08)

To classify as C1-1 Neighborhood Commercial District, instead of B1-1 Neighborhood Shopping District, the area bounded by

The public alley next north of and parallel to West 87th Street; a line 90.9 feet east of and parallel to South Ashland Avenue; West 87th Street; South Ashland Avenue

(Map 20-G) 8649 South Ashland Avenue; 1556 West 87th Street

NO. 16515 (20TH WARD) ORDINANCE REFERRED (2-6-08)

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 448 feet north of and parallel to East 69th Street; South Dr. Martin Luther King Jr. Drive; a line 391.5 feet north of and parallel to East 69th Street; the public alley next west of and parallel to South Dr. Martin Luther King Jr. Drive

(Map 16-E) 6816-20 South Dr. Martin Luther King Jr. Drive

NO. 16534 (20TH WARD) ORDINANCE REFERRED (2-6-08)

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

West 56th Street; South Halsted Street; a line 298.76 feet north of the north line of West 57th Street; and the alley next west of and parallel to South Halsted Street

And

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

A line 298.76 feet north of the north line of West 57th Street; South Halsted Street; West 57th Street; and the alley next west of and parallel to South Halsted Street

(Map 14-G) 5600-5658 South Halsted Street

NO. 16540 (16TH WARD) ORDINANCE REFERRED (2-6-08)

To classify as C2-2 Motor Vehicle Related District, instead of B1-2 Neighborhood Shopping District, the area bounded by

A line 338.11 feet north of and parallel to West 58th Street; the public alley next east of and parallel South Western Avenue; a line 68.28 feet north of and parallel to West 58th Street; South Western Avenue

(Map 14-H) 5727-51 South Western Avenue

NO. 16516 (15TH WARD) ORDINANCE REFERRED (2-6-08)

To classify as C1-1 Neighborhood Commercial District, instead of B1-1 Neighborhood Shopping District, the area bounded by

West 63rd Street; a line 83 feet east of and parallel to South Maplewood Avenue; the public alley next south of and parallel to West 63rd Street; a line 33 feet east of and parallel to South Maplewood Avenue

(Map 16-I) 2519-23 West 63rd Street

NO. A-7321 (14TH WARD) ORDINANCE REFERRED (1-9-08)

To classify as RT4 Residential Two-Flat, Townhouse, and Multi-Unit District, and then to an Institutional Planned Development, instead of Manufacturing Planned Development # 545, the area bounded by

A line 333 feet 5 inches north of and parallel to West 55th Street; South St. Louis Avenue; West 55th Street; a line 585 feet 4 inches west of and parallel to South St. Louis Avenue

(Map 12-J)

NO. 16546 (14TH WARD) ORDINANCE REFERRED (2-6-08)

To classify as B3-1.5 Community Shopping District, instead of B3-1 Community Shopping District, the area bounded by

The alley next west of South Kedzie Avenue; a line 108.5 feet north of West 52nd Street; South Kedzie Avenue; and a line 83.5 feet north of West 52nd Street

(Map 12-J) 5150 South Kedzie Avenue

NO. 16529 (13TH WARD) ORDINANCE REFERRED (2-6-08)

To classify as C1-1 Neighborhood Commercial District, instead of B1-1 Neighborhood Shopping District, the area bounded by

West 63rd Street; South Lamon Avenue; the public alley next south of and almost parallel to West 63rd Street, (or a line 111.19 feet south of and almost parallel to the south boundary line of West 63rd Street, as measured along the west boundary line of South Lamon Avenue); a line 132.67 feet west of and parallel to South Lamon Avenue

(Map 16-L) 4901-05 West 63rd Street

NO. A-7322 (11TH WARD) ORDINANCE REFERRED (1-9-08)

To classify as POS-1 Parks and Open Space District, and then to an Institutional Planned Development, instead of C1-5 Neighborhood Commercial District, the area bounded by

West Root Street; the west line of South Union Avenue; West 42nd Street; and a line 123.7 feet west of and parallel to the east line of South Union Avenue

(Map 10-F)

NO. 16544 (11TH WARD) ORDINANCE REFERRED (2-6-08)

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 181 feet north of and parallel to West 32nd Street; the public alley next east of and parallel to South Shields Avenue; a line 156 feet north of and parallel to West 32nd Street; South Shields Avenue

(Map 8-F) 3143 South Shields Avenue

NO. 16545(5TH WARD) ORDINANCE REFERRED (2-6-08)

To classify as C1-2 Neighborhood Commercial District, instead of B1-1 Neighborhood Shopping District, the area bounded by

SEE ORDINANCE FOR SPECIFIC BOUNDARIES

(Map 16-C) 7037 South Stony Island Avenue

NO. 16543 (2nd WARD) ORDINANCE REFERRED (2-6-08)

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

West Adams Street; a line 192 feet east of and parallel to South Wolcott Avenue; the alley next south of and parallel to West Adams Street; and a line 25 feet east of and parallel to South Wolcott Avenue

(Map 2-H) 1845-57 West Adams Street

NO. 16521 (1st WARD) ORDINANCE REFERRED (2-6-08)

To classify as B2-3 Neighborhood Mixed-Use District, instead of M1-2 Limited Manufacturing/ Business Park District, the area bounded by

West St. Paul Avenue; the alley next east of and parallel to North Western Avenue; a line 70.5 feet south of and parallel to West St. Paul Avenue; and North Western Avenue

(Map 5-H) 1739-41 North Western Avenue

NO. 16535 (1st WARD) ORDINANCE REFERRED (2-6-08)

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

North Clybourn Avenue; a line 150 feet southeast of the intersection of North Clybourn Avenue and North Oakley Avenue; as measured along the southwesterly right-of-way line of North Clybourn Avenue and perpendicular thereto; the alley next southwest of and parallel to North Clybourn Avenue; and North Oakley Avenue

(Map 7-H) 3064-70 North Clybourn Avenue

Deferred Agenda
Committee on Zoning
March 25, 2008

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-7146 (43rd WARD) ORDINANCE REFERRED (3-14-07)

To classify as RM-4.5 Residential Multi-Unit District, instead of RM-6 Residential Multi-Unit District and RM-5 Residential Multi-Unit District, the area bounded by

A line 198 feet north of and parallel to West Shiller Street; North LaSalle Street; West Goethe Street; the alley next west of and parallel to North LaSalle Street; West Shiller Street; a line 171.94 feet west of and parallel to North LaSalle Street; a line 66.37 feet north of and parallel to West Shiller Street; and a line 172.08 feet west of and parallel to North LaSalle Street

(Map 3-F) 1300-1418 North LaSalle Street

NO. 16164 (40th WARD) ORDINANCE REFERRED (4-11-07)

To classify as RM-4.5 Residential Multi-Unit District, instead of RS3 Residential Single-Unit (Detached House) District, the area bounded by

A line 29.1 feet south of and parallel to West Hollywood Avenue; North Ashland Avenue; a line 54.1 feet north of and parallel to West Olive Avenue; the public alley next west of and parallel to North Ashland Avenue

(Map 15-H) 5636, 5638, 5640, 5642, 5650 North Ashland Avenue

NO. A-7310 (32nd WARD) ORDINANCE REFERRED (12-12-07)

To classify as RS3 Residential Single-Unit (Detached House) District, instead of RT-4 Residential Two-Flat, Townhouse, and Multi-Unit District, the area bounded by

West Fletcher Street; the alley next east of North Oakley Avenue; a line 45.54 feet south of West Fletcher Street; and North Oakley Avenue

(Map 7-H) 3123 North Oakley Avenue

NO. 16396 (32nd WARD) ORDINANCE REFERRED (9-27-07)

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 Lill Avenue; the public alley next east of and parallel to North Greenview Avenue; the public alley next south of and parallel to West Lill Avenue; and a line 24 feet east of and parallel to the public alley next east of and parallel to North Greenview Avenue

(Map 7-G) 1445 West Lill Avenue

NO. 16249 (27th WARD) ORDINANCE REFERRED (6-13-07)

To classify as a B2-3 Neighborhood Mixed-Use District and then to a Planned Development, instead of C1-2 Neighborhood Commercial District, the area bounded by

SEE ORDINANCE FOR SPECIFIC BOUNDARIES

(Map 3-F) 1413-1427 North Clybourn Avenue, 1414-1426 North Larrabee Street

NO. 16408 (27th WARD) ORDINANCE REFERRED (10-31-07)

To classify as RM-4.5 Residential Multi-Unit District, instead of RS2 Residential Single-Unit (Detached House) District, the area bounded by

West Huron Street; a line 125 feet west of and parallel to North Bishop Street; the alley next south of and parallel to West Huron Street; and a line 150 feet west of and parallel to North Bishop Street

(Map 1-G) 1459 West Huron 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. 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. 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