



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

August 9, 2007

**Notice of Meeting**

You are hereby notified that the Chicago City Council ***Committee on Zoning*** will hold a meeting, **Tuesday, September 18<sup>th</sup>, 2007 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, SEPTEMBER 18, 2007 10:00 AM  
COUNCIL CHAMBERS, 2<sup>ND</sup> FLOOR CITY  
HALL**

**PLEASE NOTE:**

**ITEMS ON THIS AGENDA ARE SUBJECT TO  
CHANGE. IF 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. A-7223 (50<sup>th</sup> WARD) ORDINANCE REFERRED (7-19-07)

To classify as RS2 Residential Single-Unit (Detached House) District, instead of B1-1 Neighborhood Shopping District, B3-1 Community Shopping District, and RT4 Residential Two-Flat, Townhouse, and Multi-Unit District, the area bounded by

West Devon Avenue; a line 64.84 feet east of North McCormick Road (as measured along the south line of West Devon Avenue and said line to be perpendicular to West Devon Avenue); a line 442.67 feet south of and parallel to West Devon Avenue; a line 162.68 feet east of the west boundary line of North Shore Channel; a line 868.73 feet north of the north line of North Lincoln Avenue; the west boundary line of the North Shore Channel; North McCormick Road

(Map 15-J) Devon/ McCormick/ North Shore Channel

NO. A-7224 (50<sup>th</sup> WARD) ORDINANCE REFERRED (7-19-07)

To classify as RS2 Residential Single-Unit (Detached House) District, instead of C1-5 Neighborhood Commercial District, the area bounded by

SEE ORDINANCE FOR SPECIFIC BOUNDARIES

(Map 15-J) 6313-45 North McCormick Road

NO. A-7229 (49<sup>th</sup> WARD) ORDINANCE REFERRED (7-19-07)

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

West Greenleaf Avenue; a line 399.9 feet east of and parallel to North Wolcott Avenue; the public alley next north of and parallel to West Lunt Avenue; a line 349.9 feet east of and parallel to North Wolcott Avenue

(Map 17-H) 1819 West Greenleaf Avenue

NO. A-7202 (45<sup>th</sup> WARD) ORDINANCE REFERRED (6-13-07)

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

The public alley next north of and parallel to West Wilson Avenue; a line 56.54 feet west of and parallel to North Kenneth Avenue; West Wilson Avenue; a line 131.54 feet west of and parallel to North Kenneth Avenue

(Map 11-K) 4444-46 West Wilson Avenue

NO. A-7203 (45<sup>th</sup> WARD) ORDINANCE REFERRED (6-13-07)

To classify as RS1 Residential Single-Unit (Detached House) District, instead of RS3 Residential Single-Unit (Detached House) District, the area bounded by

The public alley next north of and parallel to West Foster Avenue; a line 150 feet west of and parallel to North Long Avenue; West Foster Avenue; a line 200 feet west of and parallel to North Long Avenue

(Map 13-L) 5418 West Foster Avenue

NO. A-7233 (45<sup>th</sup> WARD) ORDINANCE REFERRED (7-19-07)

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

West Wilson Avenue; a line 135.26 feet east of and parallel to North Kilpatrick Avenue; a line 100.19 feet south of and parallel to West Wilson Avenue; North Kilpatrick Avenue

(Map 11-K) 4649-57 West Wilson Avenue

NO. A-7204 (44<sup>th</sup> WARD) ORDINANCE REFERRED (6-13-07)

To classify as B1-3 Neighborhood Shopping District, instead of B1-5 Neighborhood Shopping District, the area bounded by

A line 128.9 feet north of and parallel to West Diversey Parkway; a line 190.31 feet east of and parallel to North Orchard Street; West Diversey Parkway; and North Orchard Street

(Map 7-F) 662-676 West Diversey Parkway

NO. A-7191 (33<sup>rd</sup> WARD) ORDINANCE REFERRED (6-13-07)

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

West Montrose Avenue; a line 33.42 feet west of and parallel to North Monticello Avenue; the alley next south of and parallel to West Montrose Avenue; and a line 158.42 feet west of and parallel to North Monticello Avenue

(Map 11-J) 3637-45 West Montrose Avenue

NO. A-7193 (31<sup>ST</sup> WARD) ORDINANCE REFERRED (6-13-07)

To classify as B1-1 Neighborhood Shopping District, instead of C2-1 Motor Vehicle-Related District, the area bounded by

The public alley if extended that is next south of and parallel to West Deming Place; North Cicero Avenue; West Fullerton Avenue; the public alley next west of and parallel to North Cicero Avenue

(Map 7-L) 2400-2518 North Cicero Avenue

NO. A-7197 (31<sup>ST</sup> WARD) ORDINANCE REFERRED (6-13-07)

To classify as B1-1 Neighborhood Shopping District, instead of C2-1 Motor Vehicle-Related District, the area bounded by

West Diversey Avenue; North Cicero Avenue; the public alley if extended that is next south of and parallel to West Drummond Place; the public alley next west of and parallel to North Cicero Avenue; the public alley next south of and parallel to West Parker Avenue; a line 50 feet west of and parallel to North Cicero Avenue; West Parker Avenue; the public alley if extended that is next west of and parallel to North Cicero Avenue

(Map 7-L) 2734-2750 North Cicero Avenue

NO. A-7198 (31<sup>ST</sup> WARD) ORDINANCE REFERRED (6-13-07)

To classify as B1-1 Neighborhood Shopping District, instead of C2-1 Motor Vehicle-Related District, the area bounded by

West Diversey Avenue; the public alley if extended next east of and parallel to West Diversey Avenue; West Wrightwood Avenue; North Cicero Avenue

(Map 7-K) 2601-2759 North Cicero Avenue

NO. A-7199 (31<sup>ST</sup> WARD) ORDINANCE REFERRED (6-13-07)

To classify as B1-1 Neighborhood Shopping District, instead of C2-1 Motor Vehicle-Related District, the area bounded by

West Wrightwood Avenue; a line 70 feet east of and parallel to North Cicero Avenue; West Deming Place; a line 50 feet east of and parallel to North Cicero Avenue; a line 140 feet north of and parallel to West Altgeld Street; West Altgeld Street; a line 120 feet east of and parallel to North Cicero Avenue; the public alley next

south of and parallel to West Altgeld Street; a line 100 feet east of and parallel to North Cicero Avenue; the public alley next north of and parallel to West Fullerton Avenue; North Cicero Avenue

(Map 7-K) 2419-2525 North Cicero Avenue

NO. A-7200 (31<sup>ST</sup> WARD) ORDINANCE REFERRED (6-13-07)

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

The public alley next north of and parallel to West Fullerton Avenue; a line 50 feet east of and parallel to North Cicero Avenue; West Fullerton Avenue; North Cicero Avenue

(Map 7-K) 2401-09 North Cicero Avenue

NO. A-7201 (31<sup>ST</sup> WARD) ORDINANCE REFERRED (6-13-07)

To classify as B1-1 Neighborhood Shopping District, instead of C2-1 Motor Vehicle-Related District, the area bounded by

West George Street; the public alley next east of and parallel to North Cicero Avenue; West Diversey Avenue; North Cicero Avenue

(Map 7-K) 2801-2859 North Cicero Avenue

NO. A-7189 (18<sup>TH</sup> WARD) ORDINANCE REFERRED (5-23-07)

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

West 84<sup>th</sup> Place; a line 75 feet east of and parallel to North Lawndale Avenue; a line 133.72 feet south of and parallel to West 84<sup>th</sup> Place; North Lawndale Avenue

(Map 20-J) 3651-55 West 84<sup>th</sup> Place

NO. A-7219 (18<sup>TH</sup> WARD) ORDINANCE REFERRED (7-19-07)

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 148.14 feet south of and parallel to West 85<sup>th</sup> Street; South

Drake Avenue; a line 198.13 feet south of the south line of West 85<sup>th</sup> Street (as measured along the east boundary line of the Grand Trunk Western Railroad right-of-way); the Grand Trunk Western Railroad right-of-way

(Map 20-J) 8548 South Drake Avenue

NO. A-7205 (9<sup>th</sup> WARD) ORDINANCE REFERRED (6-13-07)

To classify as M1-1 Limited Manufacturing/ Business Park District, instead of RS2 Residential Single-Unit (Detached House) District, the area bounded by

East 102<sup>nd</sup> Street; South Dr. Martin Luther King Jr. Drive, a line 107 feet south of and parallel to East 102<sup>nd</sup> Street; the public alley next west of and parallel to South Dr. Martin Luther King Jr. Drive

(Map 24-E) 10200-10 South Dr. Martin Luther King Jr. Drive

NO. A-7115 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (2-7-07)

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

A line 178 feet south of and parallel to East 32<sup>nd</sup> Street; South Dr. Martin Luther King Drive; a line 200 feet south of and parallel to East 32<sup>nd</sup> Street; and South Calumet Avenue

(Map 8-E) 3219 South Calumet Avenue

NO. A-7217 (47<sup>th</sup> WARD) ORDINANCE REFERRED (7-19-07)

To classify RS3 Residential Single-Unit (Detached House) District, instead of M1-2 Limited Manufacturing/ Business Park District, the area bounded by

West Carmen Avenue; a line 119.1 feet east of and parallel to North Ravenswood Avenue; the public alley next south of and parallel to West Carmen Avenue; a line 89.1 feet east of and parallel to North Ravenswood Avenue

(Map 13-H) 1747 West Carmen Avenue

NO. A-7218 (47<sup>th</sup> WARD) ORDINANCE REFERRED (7-19-07)

To classify RS3 Residential Single-Unit (Detached House) District, instead of M1-2 Limited Manufacturing/ Business Park District, the area bounded by

**A line 72 feet north of and parallel to West Carmen Avenue; the public alley next east of and parallel to North Ravenswood Avenue; West Carmen Avenue; North Ravenswood Avenue**

**(Map 13-H) 1744, 48, 52 West Carmen Avenue**

**NO. A-7225 (47<sup>th</sup> WARD) ORDINANCE REFERRED (7-19-07)**

**To classify RS3 Residential Single-Unit (Detached House) District, instead of M1-2 Limited Manufacturing/ Business Park District, the area bounded by**

**A line 96 feet north of and parallel to West Carmen Avenue; the public alley next east of and parallel to North Ravenswood Avenue; a line 72 feet north of and parallel to West Carmen Avenue; North Ravenswood Avenue**

**(Map 13-H) 5109 North Ravenswood Avenue**



**Committee on Zoning  
Deferred Agenda  
September 18, 2007**

**NO. 16143 (1<sup>st</sup> WARD) ORDINANCE REFERRED (3-14-07)**

**To classify as B2-3 Neighborhood Mixed-Use District, instead of RS3 Residential Single-Unit (Detached House) District, the area bounded by**

**West Diversey Avenue; a line 120.75 feet east of and parallel to North Maplewood Avenue; the public alley next north of and parallel to Diversey; and a line 192.93 feet east of and parallel to North Maplewood Avenue**

**(Map 7-I) 2508-12 West Diversey Avenue**

**NO. 16199 (3<sup>rd</sup> WARD) ORDINANCE REFERRED (5-9-07)**

**To classify as a Residential-Business Planned Development, instead of DX-5 Downtown Mixed-Use District, the area bounded by**

**The alley next east of and parallel to South Wabash Avenue; a line 248.46 feet north of and parallel to East Cullerton Street; South Wabash Avenue; and East Cullerton Street**

**(Map 4-E) 1935 South Wabash Avenue**

**NO. 15361 (7<sup>TH</sup> WARD) ORDINANCE REFERRED (1-11-06)**

**To classify as B2-5 District, instead of M1-2 Limited Manufacturing/Business Park District, the area bounded by**

**The alley next north of East 83<sup>rd</sup> Street; a line 125.76 feet west of South Muskegon Avenue; a line 128 feet north of East 83<sup>rd</sup> Street; the southwest line of the B & O Railroad; South Muskegon Avenue; East 83<sup>rd</sup> Street; and a line 169.76 feet west of South Muskegon Avenue**

**(Map 20-B) 2810 E 83<sup>rd</sup> Street**

**NO. 16301 (10<sup>th</sup> WARD) ORDINANCE REFERRED (7-19-07)**

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 170.22 feet north of and parallel to East 113<sup>th</sup> Street; the alley next east of and parallel to South Greenbay Avenue; a line 33 feet north of and parallel to East 113<sup>th</sup> Street; and South Greenbay Avenue

(Map 28-A) 11243-11253 South Greenbay Avenue

**NO. 15719 (14<sup>th</sup> WARD) ORDINANCE REFERRED (6-28-06)**

To classify as B3-5 Community Shopping District, and then to a Residential Business Planned Development, instead of B3-1 Community Shopping District, the area bounded by

A line 127.85 feet north of and parallel to West 47<sup>th</sup> Street; the easterly right-of-way line of the alley next of and parallel to South Spaulding Avenue; West 47<sup>th</sup> Street; and South Spaulding Avenue

(Map 10-J) 3246-56 West 47<sup>th</sup> Street

**NO. 14885 (21<sup>st</sup> WARD) ORDINANCE REFERRED (4-6-05)**

To classify as RM-4.5 Residential Multi-Unit District, instead of C1-1 Neighborhood Commercial District, the area bounded by

SEE ORDINANCE FOR SPECIFIC BOUNDARIES

(Map 24-G) 9624-26 South Vincennes Avenue

**NO. 15814 (26<sup>th</sup> WARD) ORDINANCE REFERRED (9-13-06)**

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 Ohio Street; a line 48 feet east of and parallel to North Hoyne Avenue; a line 92 feet south of and parallel to West Ohio Street; North Hoyne Avenue; a line 60 feet south of and parallel to West Ohio Street; and a line 24 feet east of and parallel to North Hoyne Avenue

(Map 1-H) 2057 West Ohio Street; 537 North Hoyne Avenue

**NO. 16215 (27<sup>th</sup> WARD) ORDINANCE REFERRED (5-23-07)**

To classify as RM-5 Residential Multi-Unit District, instead of M1-3 Limited Manufacturing/ Business Park District, the area bounded by

A line 135 feet west of and parallel to North Green Street; the public alley next north of and parallel to West Erie Street; a line 85 feet west of and parallel to North Green Street; and West Erie Street

(Map 1-G) 840-44 West Erie Street

**NO. 16284 (27<sup>th</sup> WARD) ORDINANCE REFERRED (7-19-07)**

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

West Cottage Place; a line 73 feet east of and parallel to South Throop Street; West Jackson Boulevard; a line 24 feet east of and parallel to South Throop Street

(Map 2-G) 1252-54 West Jackson Boulevard

**NO. 16193 (29<sup>th</sup> WARD) ORDINANCE REFERRED (5-9-07)**

To classify as B3-3 Community Shopping District, instead of B3-1 Community Shopping District, the area bounded by

West Grand Avenue; a line 150.65 feet southeasterly of the intersection of West Grand Avenue and North Marmora Avenue; as measured from the southerly right-of-way line of West Grand Avenue and perpendicular thereto; the alley next southwest of and parallel to West Grand Avenue; and North Marmora Avenue

(Map 5-M) 5849 West Grand Avenue

**NO. 16170 (31<sup>st</sup> WARD) ORDINANCE REFERRED (4-11-07)**

To classify B2-3 Neighborhood Mixed-Use District, and then to a Residential Planned Development, instead of C2-1 Motor Vehicle-Related Commercial District, the area bounded by

West Parker Avenue; the alley next east of North Cicero Avenue; West Schubert Avenue; and North Cicero Avenue

(Map 7-K)

**NO. 16312 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (7-19-07)**

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

**SEE ORDINANCE FOR SPECIFIC BOUNDARIES**

(Map 5-H) 1739-45 North Milwaukee Avenue

**NO. 16297 (35<sup>th</sup> WARD) ORDINANCE REFERRED (7-19-07)**

To classify as B2-3 Neighborhood Mixed-Use District, instead of B3-1 Community Shopping District, the area bounded by

**West Diversey Avenue; a line 96 feet east of and parallel to North Albany Avenue; the alley next south of and parallel to West Diversey Avenue; and a line 72 feet east of and parallel to North Albany Avenue**

(Map 7-I) 3051 West Diversey Avenue

**NO. 16129 (36<sup>th</sup> WARD) ORDINANCE REFERRED (3-14-07)**

To classify as B2-3 Neighborhood Mixed-Use District, instead of RS3 Residential Single-Unit (Detached House) District, the area bounded by

**West Belmont Avenue; North Normandy Avenue; the alley next south of and parallel to West Belmont Avenue; and North Rutherford Court**

(Map 7-N) 6701-25 West Belmont Avenue

**NO. 16290 (40<sup>th</sup> WARD) ORDINANCE REFERRED (7-19-07)**

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

**The alley next north of and parallel to West Foster Avenue; a line 199.22 feet west of and parallel to North Leavitt Street; West Foster Avenue; and a line 224.22 feet west of and parallel to North**

**Leavitt Avenue**

**(Map 13-H) 2220 West Foster Avenue**

**NO. A-7151 (46<sup>th</sup> WARD) ORDINANCE REFERRED (4-11-07)**

**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. 16149 (47<sup>th</sup> WARD) ORDINANCE REFERRED (4-11-07)**

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

**The alley next north of and parallel to West Irving Park Road; a line 323.89 feet east of and parallel to North Wolcott Avenue; a line 60 feet north of and parallel to West Irving Park Road; a line 305.87 feet east of and parallel to North Wolcott Avenue; West Irving Park Road; and a line 81.2 feet east of and parallel to North Wolcott Avenue**

**(Map 11-H) 1820-42 West Irving Park Road**

**NO. 16265 (50<sup>th</sup> WARD) ORDINANCE REFERRED (6-13-07)**

**To classify as B2-5 Neighborhood Mixed-Use District, and then to Residential Planned Development No. 826, as amended, instead of Residential Planned Development No. 826, the area bounded by**

**A line 581.23 feet north of and parallel to West Albion Avenue; a line 330.2 feet east of and parallel to North Kedzie Avenue; a line 341.23 feet north of and parallel to West Albion Avenue; the public alley next east of and parallel to North Kedzie Avenue; West Albion Avenue; North Kedzie Avenue**

**(Map 17-I) 6601-47 North Kedzie Avenue**