

LIS PENDENS NOTICE OF
LAWSUIT SEEKING EQUITABLE
RELIEF
AND AFFECTING REAL
PROPERTY



H. REED HARRIS,)

Plaintiff,)

v.)

No. 00 CH 14718)

JASPER CONSTRUCTION COMPANY,)
INC., an Illinois Corporation, TODD L.)
SHOCKLEY, NICOLE REGO SHOCKLEY,)
MICHAEL L. ROGERS, MARK MUL-)
DOWNEY and DANIEL J. KINZLER,)

Defendants.)

LIS PENDENS NOTICE OF LAWSUIT SEEKING EQUITABLE RELIEF
AND AFFECTING REAL PROPERTY

Notice is hereby given pursuant to 735 ILCS 5/2-1901, that an action entitled, H. REED HARRIS, ("Plaintiff"), v. JASPER CONSTRUCTION COMPANY, INC., An Illinois Corporation, TODD L. SHOCKLEY, NICOLE REGO SHOCKLEY, MICHAEL L. ROGERS, MARK MULDOWNEY and DANIEL J. KINZLER, was commenced and is now pending in the Circuit Court of Cook County, Illinois, Chancery Division, Case No. 00 CH 14718.

Plaintiff alleges in his Complaint that the four unit condominium building constructed by Jasper Construction Company, Inc. on the following described real property, and the units are now owned by Todd L. Shockley, Nicole Rego Shockley, Michael L. Rogers, Mark Muldowney and Daniel J. Kinzler, are in violation of several provisions of the Chicago Zoning Ordinance. Plaintiff seeks a temporary and permanent injunction to compel compliance with the Chicago Zoning Ordinance, and other relief.

The case involves the real property at 3231 North Wilton, Chicago, Illinois, which is legally described as follows:

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Lot 25 in the Resubdivision of Block 2 in Hambleton, Weston and Davis' Subdivision of the South 1/2 of the Southeast 1/4 of Section 20, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. 14-20-426-008

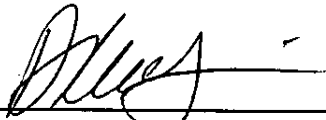
The alleged violations of the Chicago Zoning Ordinance are set forth in paragraph 11 of Plaintiff's Complaint which states as follows:

"11. On information and belief the Building is in violation of the Zoning Ordinance because:

- A. The Building has no minimum "Front Yard" as defined by §3.2 of the Zoning Ordinance and required by §7.7-5 of the Zoning Ordinance, because there exists a submerged patio which is occupied by the owner of the first floor unit.
- B. The Building violates the floor area ratio of §7.6-5 of the Zoning Ordinance,
- C. There is insufficient off-street parking on the Property for the required four vehicles (one parking space for each vehicle) as required by §7.12 of the Zoning Ordinance, and it has no "Handicapped Parking" Space as required by Zoning Ordinance §7.12(10).
- D. The Side Yard on the south side of the Property (required by Zoning Ordinance §7.8) is obstructed by (i) a 24 foot long elevated side walk which violates Zoning Ordinance §5.7 and (ii) entry stairs in excess of four feet above grade which violates Zoning Ordinance §5.7-5 #7,
- E. The Building violates §2(4) and §2(5) of the Zoning Ordinance because the height of the Building interferes with the light, air, privacy, public health of persons occupying Plaintiff's property, and
- F. Jasper's Application for building permit failed to disclose the Building was intended to be a condominium."

If Plaintiff is successful in his lawsuit, among other things, (a) the below ground patio in the front of the Building would have to be replaced by a "front yard", (b) the maximum number of dwelling units permitted on the property would be less than four, (c) one or more floors of the Building would have to be vacated, and (d) the front entry to the Building would have to be changed.

H. Reed Harris

By 
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