



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

Above Space for Recorder's office
Only

H. REED HARRIS,

Plaintiff,

v.

No. 99 CH 523

JASPER CONSTRUCTION COMPANY
INC., An Illinois Corporation,

Defendant.

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, ("Jasper"), was commenced and is now pending in the Circuit Court of Cook County, Illinois, Chancery Division, Case No. 99 CH 523.

Plaintiff alleges in his Complaint that the building being constructed by Jasper on the following described real property is in violation of several provisions of the Chicago Zoning Ordinance, and Plaintiff seeks a temporary and permanent injunction to prevent the construction and occupancy of portions of the building, and other relief.

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

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 8 of Plaintiff's Complaint which states as follows:

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

A. It has no minimum "front yard" as defined by §3.2 of the Zoning Ordinance and required by §7.7-5 of the Zoning Ordinance,

B. The Building violates the floor area ratio of §7.6-5 of the Zoning Ordinance,

C. Jasper is unable to provide off-street parking on the Property for the minimum number of vehicles required by §7.12 of the Zoning Ordinance,

D. The side yard on the south side of the Property (required by Zoning Ordinance §7.8) will be obstructed by entry stairs in excess of four feet above grade in violation of 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

G. 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 three, (c) the fourth floor of the Building would have to be removed, and (d) the front entry to the Building would have to be changed.

H. Reed Harris

By 

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