



City of Chicago



O2014-6864

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/10/2014
Sponsor(s):	Balcer (11)
Type:	Ordinance
Title:	Amendment of Municipal Code Title 17 concerning specific use types and planned development review and approval within Planned Manufacturing Districts
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all of the PMD 8, Stockyards Planned Manufacturing District symbols and indications shown on Map Numbers 8-G, 10-H, 10-G, 10-F and 12-G to PMD 8 Subdistrict A and Subdistrict B.

SECTION 2. That the boundaries of PMD 8 Subdistrict A be established as all areas within the total boundary of PMD 8 except those areas defined as Subdistrict B in the area bounded by:

West 35th Street; South Iron Street; an arc beginning at a point 707.57 feet south of West 35th Street as measured along the west line of South Iron Street, convex northeasterly, having a radius of 213 feet and extending northwesterly 153.12 feet to its intersection with a line 137 feet west of and parallel to South Iron Street; last said line; a line 632 feet south of and parallel to West 35th Street; a line beginning at a point 895 feet east of South Ashland Avenue and 665 feet south of West 35th Street, extending south 80 degrees, 31 minutes and 18 seconds west a distance of 42.58 feet; an intersecting arc convex northwesterly having a radius of 189.68 feet extending southwesterly a distance of 269.03 feet to its intersection with a line 693 feet east of and parallel to South Ashland Avenue; last said line; a line 375 feet north of and parallel to the north line of West 37th Street and said north line if extended east where no line exists; a line 573 feet east of and parallel to South Ashland Avenue; West 37th Street and the center line thereof if extended where no street exists; a line 543 feet east of and parallel to South Ashland Avenue; West 38th Street; and South Ashland Avenue,

SECTION 3. That Section 17-6-0403-F of the Chicago Zoning Ordinance be amended by deleting the struck-through language and inserting the underscored language as follows:

(Omitted text is unaffected by this ordinance)

17-6-0403-F Use Table and Standards.

USE GROUP	PMD (Planned Manufacturing District)																				Use Standard		
Use Category	No. 1		No. 2		No. 3	No. 4		No. 5	No. 6	No. 7		No. 8		No. 9	No. 10	No. 11		No. 12	No. 13	No. 14		No. 15	
	Specific Use Type	A	B	A		B	A			B	A	B	<u>A</u>			<u>B</u>	A						B
P = permitted by right S = special use approval req'd PD = planned development approval req'd - = not allowed																							
PUBLIC AND CIVIC																							
A Day Care	-	P	-	-	-	P	P	P	P	P	P	P	-	<u>P</u>	-	-	-	P	P	P	P	P	§ 17-9-0105.5

USE GROUP		PMD (Planned Manufacturing District)																			Use Standard					
Use Category		No. 1		No. 2		No. 3		No. 4		No. 5	No. 6		No. 7		No. 8		No. 9	No. 10	No. 11			No. 12	No. 13	No. 14	No. 15	
Specific Use Type	A	B	A	B	A	B	A	B	A	B	A	B	A	B	A	B	A	B	A	B		A	B	A	B	
																										No. 3
P = permitted by right S = special use approval req'd PD = planned development approval req'd - = not allowed																										
B Detention and Correctional Facilities		-	-	-	-	-	-	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
C Parks and Recreation (except as more specifically regulated)		S	S	S	S	S	S	S	S	S	S	S	P	S	<u>S</u>	S	S	S	P	S	S	S	S	S	-	-
1.	Community Centers, Recreation Buildings and Similar Assembly Use	-	-	-	-	-	-	-	-	-	-	-	S	-	<u>S</u>	-	-	-	S	-	-	-	-	-	-	-
2.	Community Garden	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
D. Postal Service		P	P	P	P	P	P	P	P	P	P	P	P	P	<u>P</u>	P	P	P	P	P	P	P	P	P	P	P
E. Public Safety Services		P	P	P	P	P	P	P	P	P	P	P	P	P	<u>P</u>	P	P	P	P	P	P	P	P	P	P	P
F. Utilities and Services, Minor		P	P	P	P	P	P	P	P	P	P	P	P	P	<u>P</u>	P	P	P	P	P	P	P	P	P	P	P
G. Utilities and Services, Major		S	S	S	S	S	S	S	S	S	S	S	S	S	<u>S</u>	S	S	P	S	P	P	P	P	P	P	P
COMMERCIAL.																										
H. Adult Use		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
I Animal Services																										
1.	Shelters / Boarding Kennels	P	P	P	P	P	P	P	P	S	S	P	P	<u>P</u>	S	S	P	P	P	P	P	P	P	P	P	P
2.	Sales and Grooming	-	P	-	P	-	-	-	-	-	-	P	S	<u>S</u>	-	-	-	P	-	-	-	-	-	-	-	-
3.	Veterinary	-	P	-	P	-	-	-	-	S	-	P	S	<u>P</u>	S	S	S	P	S	S	-	-	-	-	P	P
4.	Stables	P	P	P	P	P	P	P	P	S	S	S	P	<u>S</u>	S	S	P	S	-	-	-	-	-	-	P	P
J. Artist Work Space		-	-	-	-	-	-	-	-	-	-	P	P	<u>P</u>	-	-	P	P	S	S	-	-	-	-	-	-
K. Building Maintenance Services		P	P	P	P	P	P	P	P	P	P	P	P	<u>P</u>	P	P	P	P	P	P	P	P	P	P	P	P
L. Business Support Services																										
1.	Copying and Reproduction	P	P	P	P	P	P	P	P	P	P	P	P	<u>P</u>	P	P	P	P	P	P	P	P	P	P	P	P
Max GFA 3,000 sq ft or reuse of existing building No GFA limit in B subdistricts, except PMD4																										

USE GROUP		PMD (Planned Manufacturing District)																			Use Standard					
Use Category		No. 1		No. 2		No. 3		No. 4		No. 5	No. 6		No. 7		No. 8		No. 9	No. 10	No. 11			No. 12	No. 13	No. 14	No. 15	
Specific Use Type	A	B	A	B	A	B	A	B	A	B	A	B	A	B	A	B	A	B	A	B		A	B	A	B	
P = permitted by right S = special use approval req'd PD = planned development approval req'd - = not allowed																										
2.	Business/Trade school	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
3.	Day Labor Employment Agency	S	S	S	S	S	S	S	S	S	S	S	P	S	P	S	S	S	P	S	S	S	S	S	P	
4.	Employment Agencies	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
M. Urban Farm																										
1.	Indoor Operation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§ 17-9-0103.3 Max. GFA: 3,000 square feet for accessory sales of goods produced on site
2.	Outdoor Operation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	P	-	-	§ 17-9-0103.3 Max. GFA: 3,000 square feet for accessory sales of goods produced on site	
3.	Rooftop Operation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§ 17-9-0103.3 Max. GFA: 3,000 square feet for accessory sales of goods produced on site
N. Communication Service Establishments		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
O. Construction Sales and Service																										
1.	Building Material Sales	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Customer-accessible retail sales areas may not exceed 20% of total floor area. No floor area limit in B subdistricts, except PMD4.
2.	Contractor / Construction Storage Yard	P	P	P	P	P	P	P	P	P	P	S	P	P	P	P	P	P	P	P	P	P	P	P	P	
P. Drive-Through Facility		-	S	-	S	-	-	-	-	-	-	S	S	S	-	-	S	-	-	-	-	-	-	-	-	§ 17-9-0106
Q Eating and Drinking Establishments																										

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Use Category		No. 1		No. 2		No. 3		No. 4		No. 5	No. 6		No. 7		No. 8		No. 9	No. 10	No. 11		No. 12	No. 13	No. 14	No. 15		
Specific Use Type		A	B	A	B	A	B	A	B		A	B	A	B					A		B					
P = permitted by right S = special use approval req'd PD = planned development approval req'd - = not allowed																										
1.	Restaurant, Limited	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Max GFA: 4,000 sq ft, no entertainment allowed No GFA limit in B subdistricts, except PMD 4
2.	Restaurant, General	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	Max GFA 4,000 sq ft, no entertainment allowed No GFA limit in B subdistricts, except PMD 4
3.	Tavern	-	P	P	P	P	P	P	P	P	P	P	S	P	P	P	P	P	P	P	P	P	P	-	-	Max GFA: 4,000 sq ft, no entertainment allowed No GFA limit in B subdistricts, except PMD 4
R. Entertainment and Spectator Sports																										
1.	Small Venue	-	P	-	P	-	S	S	S	-	-	P	-	P	S	-	-	P	-	-	-	-	-	-	-	
2.	Medium Venue	-	-	-	-	-	-	S	-	-	P	-	P	-	-	-	-	P	-	-	-	-	-	-	capacity ≤ 500 persons	
3.	Inter-Track Wagering Facility	S	S	S	S	S	S	S	-	S	S	S	-	S	-	S	S	-	-	-	-	-	-	-	§ 17-9-0110	
4.	Indoor Special Event Class A (See Sec. 4-156-550) including incidental liquor sales	P	-	P	-	P	P	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
5.	Indoor Special Event Class B (See Sec. 4-156-550 (b)) including incidental liquor sales	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
S. Financial Services (except as more specifically regulated)		-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	Max GFA: 3,000 sq ft Max GFA 6,000 sq ft in PMD #9 for lots which front on West North Avenue No GFA limit in B subdistricts, except PMD 4
1.	Consumer Loan Establishment	-	-	-	-	-	-	-	-	-	-	P	-	P	-	-	-	P	-	-	-	-	-	-		

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Specific Use Type	A	B	A	B	A	B	A	B	A	B	A	B	A	B	A	B	A	B	A		B	A	B	A	B	
																										A
P = permitted by right S = special use approval req'd PD = planned development approval req'd - = not allowed																										
2.	Payday/Title Secured Loan Store	-	-	-	-	-	-	-	-	-	-	-	S	-	<u>S</u>	-	-	-	S	-	-	-	-	-	-	§ 17-9-0125
3.	Pawn Shop	-	-	-	-	-	-	-	-	-	-	-	S	-	<u>S</u>	-	-	-	S	-	-	-	-	-	-	§ 17-9-0127
T.	Food and Beverage Retail Sales	-	P	-	P	-	-	-	-	P	P	P	P	<u>P</u>	-	-	P	P	-	-	-	-	-	-	-	Max GFA 3,000 sq ft. No GFA limit in PMD 8 for lots which abut South Halsted Street north of Pershing Road, and in B subdistricts, except PMD 4
U.	Gas Stations	S	S	S	S	S	S	S	P	P	S	<u>P</u>	<u>S</u>	S	S	S	S	S	S	S	S	-	S	-	§ 17-9-0109	
V.	Medical Service	P	P	P	P	P	P	P	-	S	P	P	<u>P</u>	-	S	P	P	P	P	P	-	P	-	P	Max GFA 9,000 sq ft or reuse of existing build No GFA limit in B subdistricts, except PMD 4	
W.	Office (except as more specifically regulated)	P	P	P	P	P	P	P	P	P	P	P	<u>P</u>	P	P	P	P	P	P	P	P	P	P	P	Except in PMD 5, max GFA 9,000 sq ft or reuse of existing build or accessory to allowed industrial use. No GFA limit in B subdistricts, except PMD 4	
1.	High Technology Office	P	P	P	P	P	P	P	P	P	P	P	<u>P</u>	P	P	P	P	P	P	P	P	P	P	P		
2.	Electronic Data Storage Center	P	P	P	P	P	P	P	P	P	P	P	<u>P</u>	P	P	P	P	P	P	P	P	P	P	P		
X.	Parking, Non-Accessory	P	P	P	P	P	P	P	P	P	P	S	<u>P</u>	P	S	P	P	P	P	P	-	-	-	-		
Y.	Personal Service	-	P	-	-	-	P	P	P	P	P	P	<u>S</u>	P	P	P	P	P	P	P	-	-	-	-	Max GFA 3,000 sq ft. No GFA limit in B subdistricts, except PMD 4	
Z.	Repair or Laundry Service, Consumer	P	P	P	P	P	P	P	P	P	P	P	<u>P</u>	P	P	P	P	P	P	P	-	-	-	-	Max GFA 3,000 sq ft. No GFA limit in B subdistricts, except PMD 4	
AA.	Residential Storage Warehouse	-	-	-	-	-	-	-	P	P	P	P	<u>P</u>	P	-	S	P	P	P	P	P	P	P	P		

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Specific Use Type	A	B	A	B	A	B	A	B	A	B	A	B	A	B	A	B	A	B	A	B		A	B	A	B
P = permitted by right S = special use approval req'd PD = planned development approval req'd - = not allowed																									
BB. Retail Sales, General		P	P	P	P	P	P	P	P	P	P	P	P	S	<u>S</u>	P	P	P	P	S	S	P	P	Max GFA 3,000 sq ft for accessory sales of goods produced on-site not to exceed 20% of on-site GFA. No GFA limit or on-site production requirement in B subdistricts, except PMD 4	
CC. Sports and Recreation, Participant		-	S	-	S	-	S	-	S	-	S	P	-	<u>S</u>	-	P	-	P	-	-	P	-			
DD. Schools, Elementary and High (non-boarding)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
EE Vehicle Sales and Service																									
1	Auto Supply / Accessory Sales	-	P	-	P	-	-	-	-	-	-	P	-	<u>S</u>	-	-	-	P	-	-	-	-	Max GFA 3,000 sq ft. No GFA limit in B subdistricts, except PMD 4		
2.	Car Wash or Cleaning Service	S	S	S	S	S	S	S	S	S	S	P	S	<u>P</u>	S	S	S	P	S	S	-	S			
3	Heavy Equipment Sales/Rental	P	P	P	P	P	P	P	P	P	P	P	P	<u>S</u>	P	P	P	P	P	P	P	-	\$ 17-9-0107		
4.	Light Equipment Sales/Rental (e.g., auto, motorcycle and boat sales)	-	P	-	-	-	-	-	-	-	-	P	-	<u>P</u>	-	-	-	P	-	-	P	-	\$ 17-9-0107		
5	Motor Vehicle Repair Shop, not including body work, painting or commercial vehicle repairs	P	P	P	P	P	P	P	P	P	P	P	S	<u>P</u>	P	P	P	P	P	P	-	P			
6	Motor Vehicle Repair Shop, may include body work, painting or commercial vehicle	P	S	P	S	P	S	P	P	P	P	P	P	<u>S</u>	P	-	P	P	P	P	P	P			

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Specific Use Type	A	B	A	B	A	B	A	B	A	B	A	B	A	B	A	B	A	B	A	B		A	B	A	B
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repairs																									
7.	Vehicle Storage and Towing	P	P	P	P	P	P	P	P	P	P	S	S	<u>S</u>	P	S	P	S	P	P	-	P			
8.	RVs or Boat Storage	P	P	P	P	P	P	P	-	P	S	S	<u>S</u>	P	-	P	S	P	P	-	-			P.M.D Number 6. Boat storage permitted on sites of 10 acres or more located on the Calumet River north of East 100th Street.	
INDUSTRIAL																									
FF. Manufacturing, Production and Industrial Service																									
1.	Artisan (on-site production of goods by hand manufacturing, involving the use of hand tools and small-scale, light mechanical equipment)	P	P	P	P	P	P	P	P	P	P	P	P	<u>P</u>	P	P	P	P	P	P	P	P	P	P	P
2.	Limited (manufacturing of finished parts or products, primarily from previously prepared materials)	P	P	P	P	P	P	P	P	P	P	P	P	<u>P</u>	P	P	P	P	P	P	P	P	P	P	P

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Specific Use Type	A	B	A	B	A	B	A	B	A	B	A	B	A	B	A	B	A	B	A	B		A	B	A	B
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3.	General (all manufacturing – except intensive manufacturing – of finished or unfinished products, primarily from extracted or raw materials, or recycled or secondary materials, or bulk storage and handling of such products)	P	P	P	P	P	P	P	P	P	P	P	-	P	<u>P</u>	P	P	P	-	P	P	P	P	P	P
4.	Intensive (manufacturing of acetylene, cement lime, gypsum or plaster-of-paris, chlorine, corrosive acid or fertilizer, insecticides, disinfectants, poisons, explosives, paint, lacquer, varnish, petroleum products, coal products, plastic and synthetic resins and radioactive materials)	P	-	P	-	P	-	P	-	P	-	-	P	=	-	-	P	-	P	P	P	P	-		
GG. Mining / Excavation		S	-	S	-	S	-	S	-	-	-	-	-	=	-	-	-	-	-	-	-	-	-	-	§ 17-9-0117
HH. Recycling Facilities																									
1	Class I	P	P	P	P	P	P	P	P	P	P	P	P	<u>P</u>	P	P	P	P	P	P	P	P	P	S	
2	Class II	P	P	P	P	P	P	P	P	P	P	P	P	<u>P</u>	P	P	P	P	P	P	P	P	P	S	
3	Class III	P	S	P	S	P	S	P	S	S	S	-	S	=	S	-	S	-	P	P	P	-	§ 17-9-0117		
4	Class IVA	S	S	S	S	S	S	S	S	S	S	-	S	=	S	S	S	-	S	-	S		§ 17-10-0117		
5	Class IVB	S	-	S	-	S	-	S	-	S	-	-	S	=	S	S	S	-	S	-	S		§ 17-10-0117		

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Specific Use Type		A	B	A	B	A	B	A	B	A	B	A	B	A	B	A	B			A	B					
		P = permitted by right S = special use approval req'd PD = planned development approval req'd - = not allowed																								
6.	Class V	S	-	S	-	S	-	S	-	S	-	S	-	S	=	S	S	S	-	-	S	-	-			§ 17-9-0117
II. Warehouse and Freight Movement (except as more specifically regulated)		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
1.	Container Storage	P	S	P	S	P	S	P	S	S	S	S	S	=	S	S	P	S	S	S	-	-			§ 17-9-0105	
2.	Freight Terminal	P	S	P	S	P	S	P	S	S	S	S	S	=	S	S	P	S	P	P	P	-				
3.	Outdoor Storage or Raw Materials as a Principal Use	P	-	P	-	P	-	P	-	P	-	-	S	=	P	S	P	-	P	P	P	P				
JJ. Waste-Related Use																										
1.	Hazardous Materials Disposal or Storage	S	-	S	-	S	-	S	-	P	-	-	S	=	S	-	S	-	S	S	S	-			§ 17-9-0117	
2.	Incinerators	S	-	S	-	S	-	S	-	-	-	-	-	=	S	-	-	-	S	S	S	-			§ 17-9-0117	
3.	Incinerators, Municipal	S	-	S	-	S	-	S	-	-	-	-	S	=	S	-	S	-	S	S	S	-			§ 17-9-0117	
4.	Liquid Waste Handling Facilities	S	-	S	-	S	-	S	-	S	-	-	S	=	S	-	S	-	S	S	S	-			§ 17-9-0117	
5.	Reprocessable Construction / Demolition Material Facility	S	-	S	-	S	-	S	-	S	-	-	S	=	S	-	S	-	S	S	S	-			§ 17-9-0117	
6.	Resource Recovery Facilities	S	-	S	-	S	-	S	-	S	-	-	S	=	S	-	S	-	S	S	S	-			§ 17-9-0117	
7.	Sanitary Landfills	S	-	S	-	S	-	S	-	S	-	-	-	=	S	-	S	-	S	S	S	-			§ 17-9-0117	
8.	Transfer Stations	S	-	S	-	S	-	S	-	S	-	-	S	=	S	-	S	-	S	S	S	-			§ 17-9-0117	
9.	Modified Transfer Stations	S	-	S	-	S	-	S	-	S	-	-	S	=	S	-	S	-	S	S	S	-			§ 17-9-0117	
OTHER																										
KK. Signs, Advertising (Billboards)		-	-	-	-	-	-	-	-	-	-	P	P	P	=	P	P	S	S	P	P	-	-			
LI. Wireless Communication Facilities																										
1	Co-located	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§ 17-9-0118
2.	Free-standing (Towers)	P	P	P	P	P	P	P	P	P	P	S	P	P	P	P	P	S	P	P	P	P			§ 17-9-0118	

(Omitted text is unaffected by this ordinance)

SECTION 4. That Section 17-8-0510 of the Chicago Zoning Ordinance be amended by deleting the struck-through language and inserting the underscored language as follows:

17-8-0510 Large Commercial Developments.

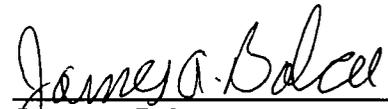
(Omitted text is unaffected by this ordinance)

17-8-0510-C *Planned development* review and approval is required, in PMD, B sub-districts for any building to be occupied by any non-accessory, retail sales-related use with a gross floor area of 60,000 square feet or more. For purposes of this paragraph, "retail sales-related uses" include general retail sales; food and beverage retail sales; and other uses that are primarily involved in the sales of goods to the general public.

17-8-0510-D *Planned development* review and approval is also required PMD, B sub-districts for any commercial development with a *net site area* of 2 acres or more. For purposes of this paragraph, "commercial development" includes development intended to accommodate any use classified in the *commercial use group*.

(Omitted text is unaffected by this ordinance)

SECTION 5. This ordinance shall be in force and effect upon passage and publication.


James A. Balcer
Alderman, 11th Ward