

(Aug. 31, 1977) John E. Reed  
 (Aug. 31, 1977) Leonard Pinkowski  
 (Aug. 31, 1977) R. B. Peterson Agency and  
 Matthew Kus  
 (Aug. 31, 1977) Thelma C. Parker  
 (Aug. 31, 1977) Linda Palumbo  
 (Aug. 31, 1977) Leonides Orta  
 (Aug. 31, 1977) Lee C. Mayles  
 (Aug. 31, 1977) Loretta Michael  
 (Aug. 31, 1977) Ms. Eva Mallett  
 (Aug. 31, 1977) Richard Kramer  
 (Aug. 31, 1977) Charlotte Kramer  
 (Aug. 31, 1977) John J. Crawford  
 (Aug. 31, 1977) Steven W. Barclay  
 (Aug. 31, 1977) Allstate Ins. and J. M. Everett  
 (Aug. 31, 1977) Mr. Robinson Acosta  
 (Aug. 31, 1977) David Kallison  
 (Aug. 31, 1977) Mrs. June M. Jones  
 (Aug. 31, 1977) Alice James  
 (Aug. 31, 1977) Mrs. Eva Jackson  
 (Aug. 31, 1977) Mr. Alfred Ellis  
 (Aug. 31, 1977) Vassilios Efthimiou  
 (Aug. 31, 1977) Ruby W. Dixon.

having had the same under advisement begs leave to report and recommend that Your Honorable Body *Do Not Pass* said claims for payment.

These recommendations were concurred in by a viva voce vote of the members of the committee.

Respectfully submitted,  
 (Signed) WILSON FROST,  
 Chairman.

On motion of Alderman Frost the committee's recommendations were *Concurred In*, by yeas and nays as follows:

*Yeas*—Aldermen Roti, Kenner, Evans, Wilinski, Humes, Vrdolyak, Huels, Kwak, Madrzyk, Burke, Barden, Shannon, Kellam, Joyce, Kelley, Stewart, Stemberk, Lipinski, Rhodes, Marzullo, Ray, Washington, Cross, Hagopian, Keane, Gabinski, Mell, Frost, Laskowski, Aiello, Casey, Cullerton, Laurino, Gutstein, Pucinski, Natarus, Oberman, Simpson, Fifielski, Cohen, Schuller, Saperstein, Stone—43.

*Nays*—None.

*Placed on File*—MISCELLANEOUS MATTERS.

The Committee on Finance submitted separate reports recommending that the City Council *Place on File* miscellaneous documents transmitted therewith. Motion of Alderman Frost the committee's recommendations were *Concurred In*.

The following is a summary of said documents:

A communication from the Department of Law dated September 28, 1977, transmitting a report of settlements or judgements entered by the courts;

A communication from the Home of the Association of Jewish Blind of Chicago dated October 3, 1977, transmitting their June 30, 1977 Audit;

A communication from the Children's Benefit League of Chicago and Suburbs dated October 5, 1977, transmitting their 1976-1977 Audit;

A communication from the Department of Public Works dated October 14, 1977, transmitting Monthly Progress Report No. 364 for the month ending August 31, 1977, showing progress of Construction on Sewer Bond Issue Projects.

COMMITTEE ON BUILDINGS AND ZONING.

**Chicago Zoning Ordinance Amended to Reclassify Area Shown on Map No. 7-F.**

The Committee on Buildings and Zoning submitted the following report:

CHICAGO, October 24, 1977.

*To the President and Members of the City Council:*

Your Committee on Buildings and Zoning begs leave to recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith (referred to Your Committee on July 13, 1977) to amend the Chicago Zoning Ordinance for the purpose of reclassifying a particular area.

This recommendation was concurred in by 8 members of the committee with no dissenting vote.

Respectfully submitted,  
 (Signed) EDWARD R. VRDOLYAK,  
 Chairman.

(Signed) FRED B. ROTI,  
 Vice-Chairman.

On motion of Alderman Vrdolyak the committee's recommendation was *Concurred In* and said proposed ordinance was *Passed*, by yeas and nays as follows:

*Yeas*—Aldermen Roti, Kenner, Evans, Wilinski, Humes, Vrdolyak, Huels, Kwak, Madrzyk, Burke, Barden, Shannon, Kellam, Joyce, Kelley, Stewart, Stemberk, Lipinski, Rhodes, Marzullo, Ray, Washington, Cross, Hagopian, Keane, Gabinski, Mell, Frost, Laskowski, Aiello, Casey, Cullerton, Laurino, Gutstein, Pucinski, Natarus, Oberman, Simpson, Fifielski, Cohen, Schuller, Saperstein, Stone—43.

*Nays*—None.

The following is said ordinance as passed:

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B5 General Service District symbols and indications as shown on Map No. 7-F in the area bounded by

W. Diversey Parkway; a line from a point 100.47 feet east of N. Pine Grove Avenue along the south line of W. Diversey Parkway to a point 39.88 feet east of N. Pine Grove Avenue along the north line of the alley next south of W. Diversey Parkway; the alley next south of W. Diversey Parkway and N. Pine Grove Avenue

PD  
185

to the designation of a Residential-Business Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

[Plan of Development printed on pages 6192 to 6197 of this Journal]

**SECTION 2.** This ordinance shall be in force and effect from and after its passage and due publication.

**Action Deferred—ON PROPOSED ORDINANCES FOR AMENDMENT OF CHICAGO ZONING ORDINANCE TO RECLASSIFY PARTICULAR AREAS.**

The Committee on Buildings and Zoning submitted the following report, which was, on motion of Alderman Vrdolyak and Alderman Roti, *Deferred* and ordered published:

CHICAGO, October 24, 1977.

*To the President and Members of the City Council:*

Your Committee on Buildings and Zoning begs leave to recommend that Your Honorable Body Pass twelve proposed ordinances (under separate committee reports) transmitted herewith (referred to your committee on June 9, July 7, August 31 and September 28, 1977) to amend the Chicago Zoning Ordinance for the purpose of reclassifying particular areas.

This recommendation was concurred in by 8 members of the committee, with no dissenting vote.

Respectfully submitted,  
(Signed) EDWARD R. VRDOLYAK,  
*Chairman.*  
(Signed) FRED B. ROTI,  
*Vice-Chairman.*

The following are descriptive summaries of said twelve proposed ordinances transmitted with the foregoing committee report:

**Reclassification of Area Shown on Map No. 3-F.**

An ordinance to classify as a C1-1 Restricted Commercial District instead of a B4-2 Restricted Service District and an R4 General Residence District, the area bounded by

W. Division Street; The Chicago Transit Authority Right-of-way; W. Elm Street and N. Orleans Street (Map No. 3-F).

**Reclassification of Area Shown on Map No. 3-F.**

An ordinance to classify as an Institutional Planned Development instead of an R4 General Residence District and a C1-2 Restricted Commercial District, the area bounded by

N. Clybourn Avenue; N. Ogden Avenue and N. Halsted Street (Map No. 3-F).

**Reclassification of Area Shown on Map No. 7-G.**

An ordinance to classify as a B4-3 Restricted Service District instead of an R5 General Residence, C1-3 Restricted Commercial and M1-2 Restricted Manufacturing Districts, the area bounded by

N. Lincoln Avenue; a line perpendicular to N. Lincoln Avenue from a point 116.5 feet north of W. Altgeld Avenue along the west line of N. Lincoln Avenue; W. Altgeld Avenue; a line 100 feet east of and parallel to N. Sheffield Avenue; the alley next north of and parallel to W. Altgeld Avenue; the alley next southwesterly and parallel to N. Lincoln Avenue and a line perpendicular to N. Lincoln Avenue from a point 541.5 feet north of W. Altgeld Avenue along the west line of N. Lincoln Avenue (Map No. 7-G).

**Reclassification of Area Shown on Map No. 8-F.**

An ordinance to classify as an Institutional-Residential Planned Development instead of an R4 General Residence District, the area bounded by

a line 598.33 feet north of W. 37th Street; S. Wentworth Avenue; W. 37th Street and S. Wells Street (Map No. 8-F).

**Reclassification of Area Shown on Map No. 10-F.**

An ordinance to classify as a C3-5 Commercial Manufacturing District instead of a C1-5 Restricted Commercial District, the area bounded by

W. Root Street; S. Union Avenue; W. 42nd Street; the alley next west of and parallel to S. Union Avenue (Map No. 10-F).

**Reclassification of Area Shown on Map No. 12-L (As Amended)**

An ordinance to classify as a B4-1 Restricted Service District instead of a C1-1 Restricted Commercial District, the area bounded by

S. Archer Avenue; S. Long Avenue; the alley next north of and parallel to S. Archer Avenue and S. Lotus Avenue (Map No. 12-L).

**Amended To Read**

The alley next north of and parallel to S. Archer Avenue; S. Long Avenue; S. Archer Avenue and a line 100 feet west of and parallel to S. Long Avenue.

**Reclassification of Area Shown on Map No. 13-G.**

An ordinance to classify as a B5-4 General Service District instead of an R7 General Residence District, the area bounded by

W. Foster Avenue; N. Sheridan Road; a line 250 feet south of and parallel to W. Foster Avenue and the alley next west of and parallel to N. Sheridan Road (Map No. 13-G).

**Reclassification of Area Shown on Map No. 15-J.**

An ordinance to classify as a Residential-Institutional-Cultural Planned Development instead of an R2 Single Family Residence District, the area bounded by

W. Peterson Avenue; N. Central Park Avenue; W. Bryn Mawr Avenue and N. Pulaski Road (Map No. 15-J).

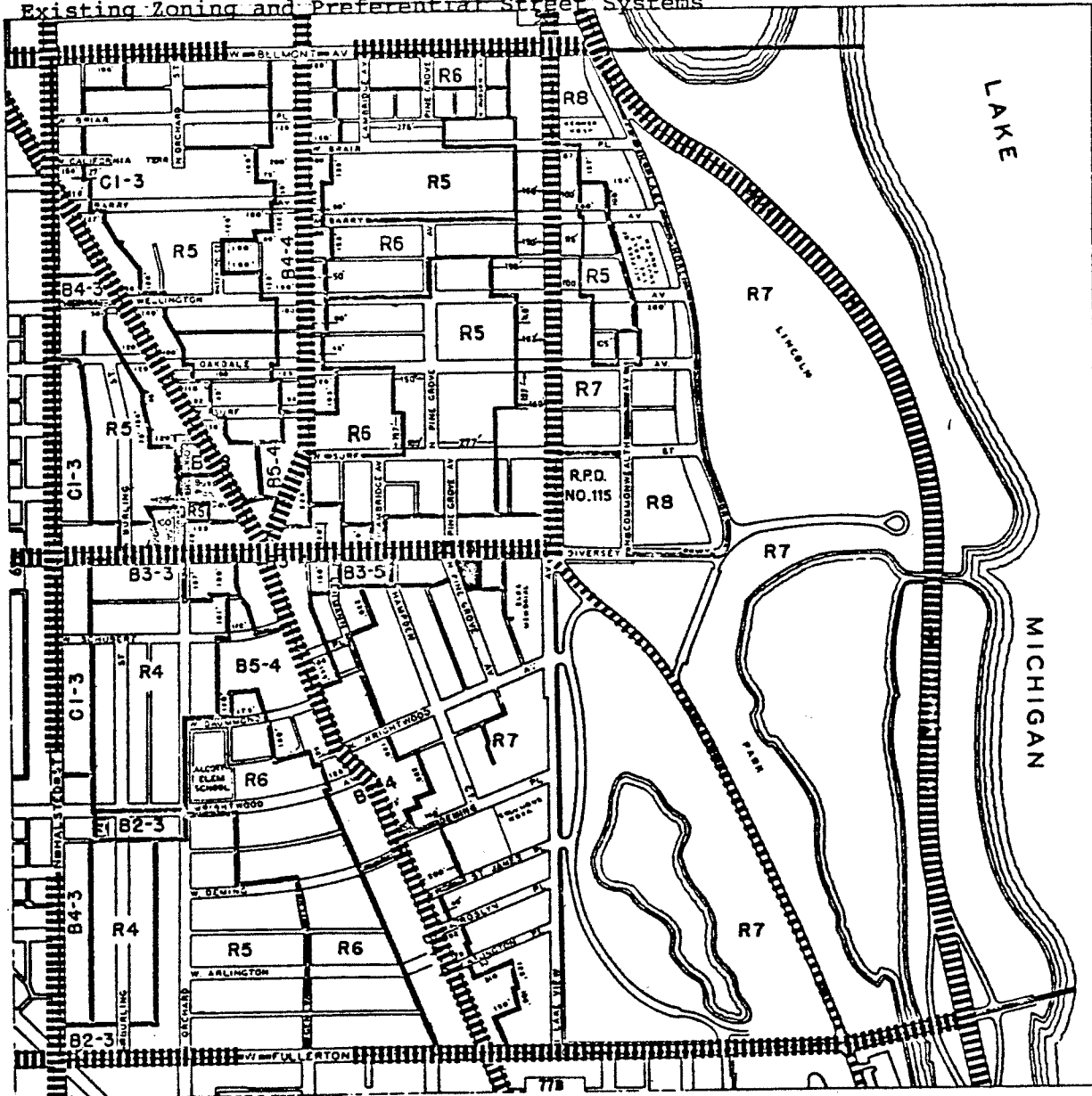
RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT No. 185PLAN OF DEVELOPMENTSTATEMENTS

1. The area delineated herein as "Residential-Business Planned Development" is controlled by American Development Corporation, Suite 100, 1111 East Touhy Avenue, Des Plaines, Illinois 60018, which is the agent for Ranbir S. Sahni who is the purchaser under a Real Estate Purchase Option Contract. Legal title is presently held by The Cosmopolitan National Bank of Chicago as Trustee under Trust Agreement dated December 2, 1955 and known as Trust No. 4681.
2. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Development and Planning.
3. The Applicant or its successors, assignees or grantees shall obtain all official reviews, approvals and permits.
4. Any dedication or vacation of streets or alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees, and approval by the City Council.
5. The following uses shall be permitted within the area delineated herein as "Residential-Business Planned Development": housing for elderly in elevator apartment structure, related service uses and ground floor restaurant and lounge.
6. Identification signs may be permitted within the area delineated herein as "Residential-Business Planned Development" subject to the review and approval of the Department of Development and Planning.




7. Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of 20 feet to provide ingress and egress for emergency vehicles. There shall be no parking within such paved areas.
8. The height restriction of each building and any appurtenance attached thereto shall be subject to:
- (a) Height limitations as certified on from FAA-117 (or on successor forms involving the same subject matter) and approved by the Federal Aviation Administration pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Administration; and,
  - (b) Airport Zoning Regulations as established by the Department of Development and Planning, Department of Aviation, and Department of Law and approved by the City Council.
9. The information in the Plan of Development attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as "Residential-Business Planned Development" and illustrates that the development of such area will be in accordance with the intent and purpose of the Chicago Zoning Ordinance.
10. The Plan of Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments" as promulgated by the Commissioner of the Department of Development and Planning.
- APPLICANT: American Development Corporation  
1111 East Touhy Avenue  
Suite 100  
Des Plaines, Illinois 60018
- DATE: July 13, 1977

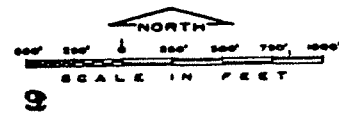
# RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT

Existing Zoning and Preferential Street Systems



## VICINITY MAP

-  Zoning District Boundaries
-  Preferential Streets
-  Residential - Business Planned Development

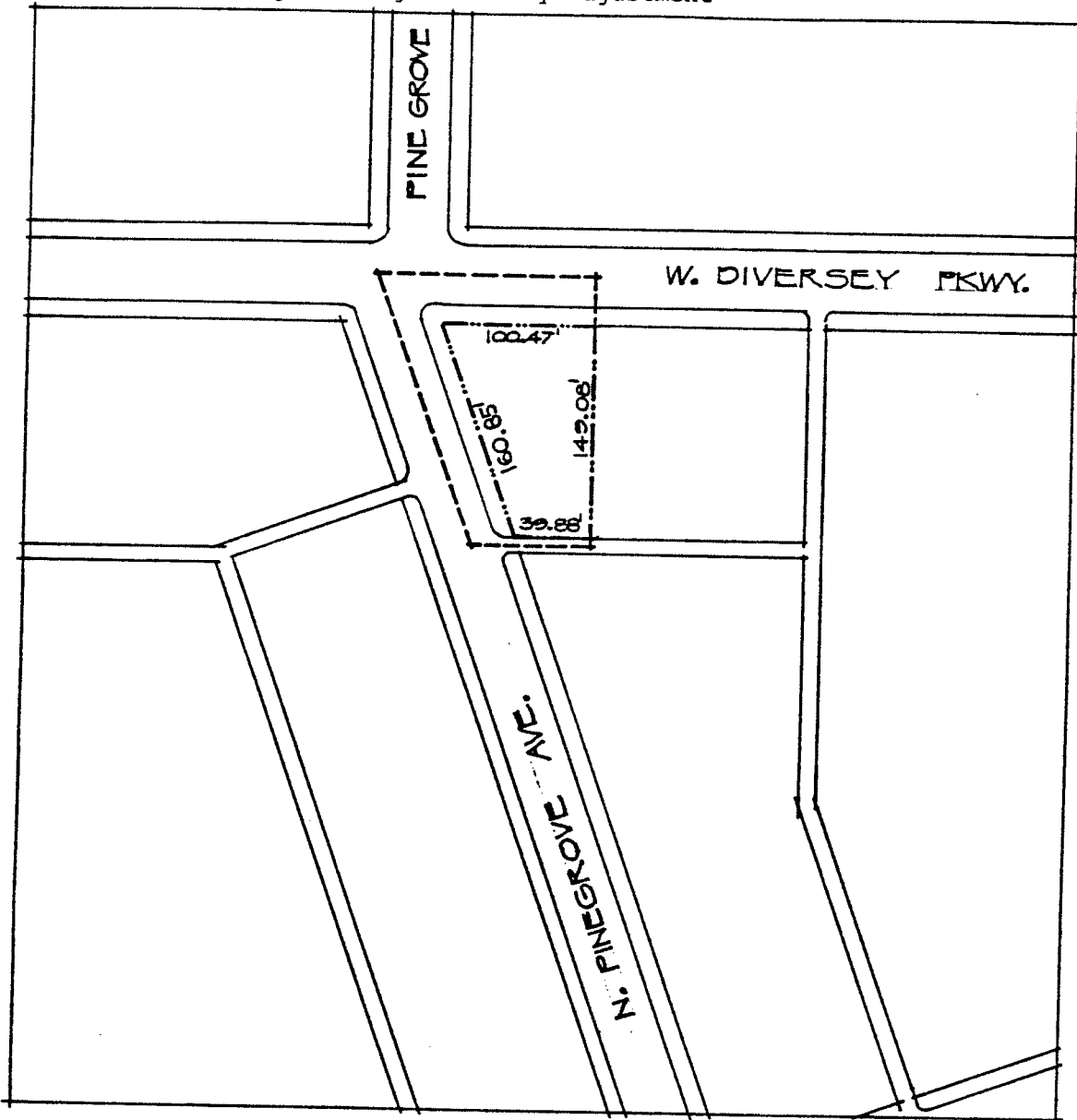


APPLICANT: American Development Corporation  
 1111 East Touhy Avenue - Suite 100  
 Des Plaines, Illinois 60018

DATE: July 13, 1977

ADDRESS OF SUBJECT PROPERTY:  
 2757 North Pine Grove

# RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT Property Line Map and Rights-Of-Way Adjustment



## PROPERTY LINE MAP & RIGHTS-OF-WAY

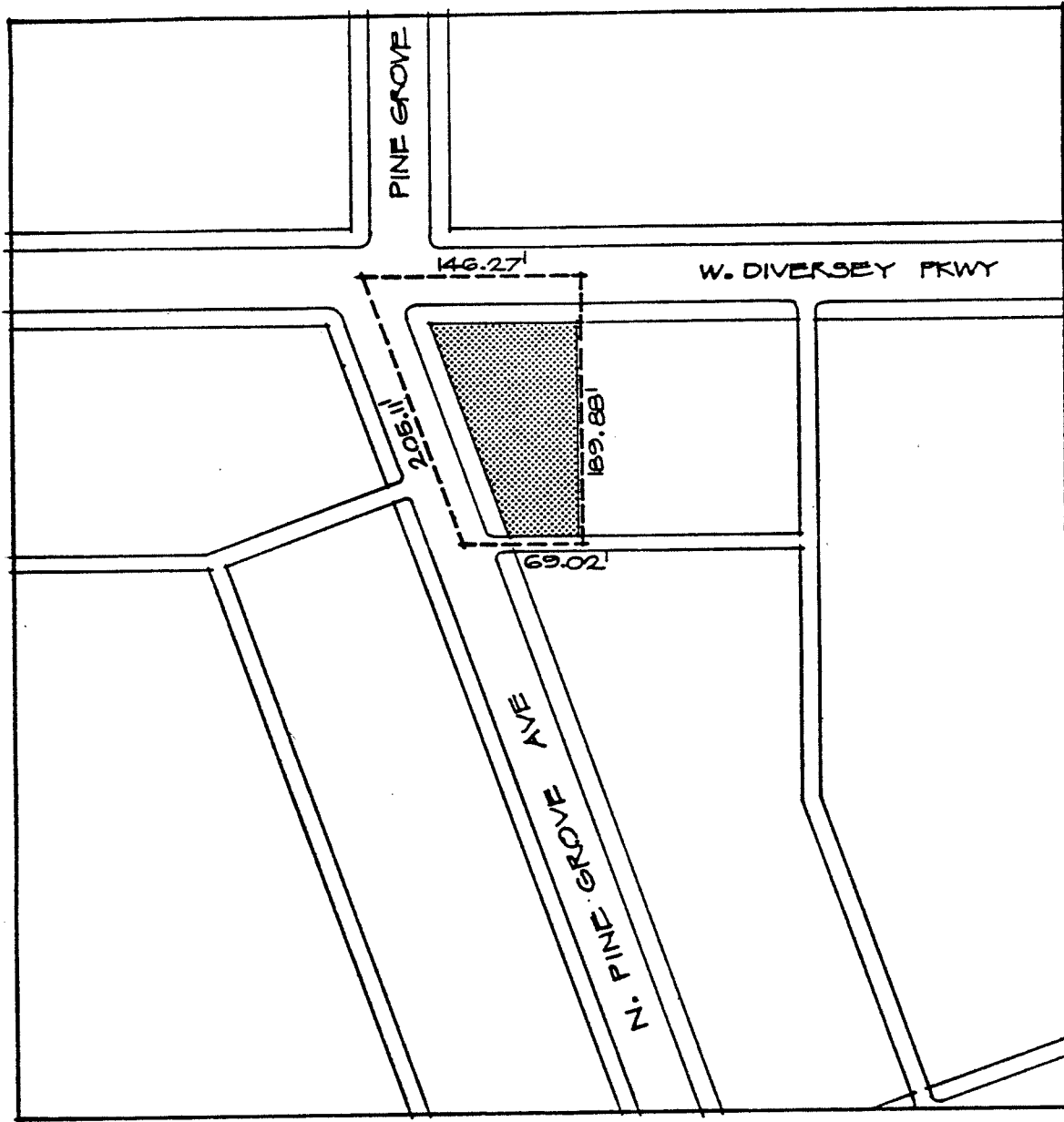
- Planned Development
- Property Line



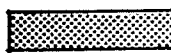
APPLICANT: American Development Corporation  
1111 East Touhy Avenue - Suite 100  
Des Plaines, Illinois 60018  
DATE: July 13, 1977

ADDRESS OF SUBJECT PROPERTY:  
2757 North Pine Grove

# RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT Generalized Land Use Plan



## LAND USE PLAN

- Planned Development
-  Elderly Housing, Service Type Business, and Related Uses.



APPLICANT: American Development Corporation  
 1111 East Touhy Avenue - Suite 100  
 Des Plaines, Illinois 60018

DATE: July 13, 1977

ADDRESS OF SUBJECT PROPERTY:  
 2757 North Pine Grove

PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT

NET SITE AREA SQUARE FEET	ACRES	GENERAL DESCRIPTION OF LAND USE	MAXIMUM NO. OF UNITS	MAXIMUM % OF COVER- AGE OF GRADE LEVEL	MINIMUM NO. OF OFF- STREET PARKING SPACES	MAXIMUM F.A.R.
10,462	0.24	Housing for the elderly Restaurant & Lounge	145	99.5%	0	11

GROSS SITE AREA = NET SITE AREA OF 10,462 SQUARE FEET (0.24 ACRES) PLUS PUBLIC AREA OF 9978.52 SQUARE FEET (0.23 ACRE) = 20,440 SQUARE FEET (0.47 ACRES).

MAXIMUM PERCENTAGE OF LAND COVERAGE AT GRADE LEVEL FOR TOTAL NET SITE AREA	99.5%
MAXIMUM FLOOR AREA RATIO FOR TOTAL NET SITE AREA	11.0
MAXIMUM NUMBER OF APARIMENT UNITS	145
MINIMUM NUMBER OF OFF-STREET PARKING SPACES	0
MINIMUM NUMBER OF OFF-STREET LOADING BERTHS	0
MINIMUM PERIMETER SETBACKS AT GRADE LEVEL	0

APPLICANT: American Development Corporation  
 1111 East Touhy Avenue  
 Suite 100  
 Des Plaines, Illinois 60018  
 DATE: July 13, 1977