

## APPROVAL OF JOURNAL OF PROCEEDINGS.

### JOURNAL (May 9, 1979).

The City Clerk submitted the printed Official Journal of the Proceedings of the regular meeting held on Wednesday, May 9, 1979, at 10:00 A.M., signed by him as such City Clerk.

Alderman Vrdolyak moved to *Approve* said printed Official Journal and to dispense with the reading thereof. The question being put, the motion *Prevailed*.

### JOURNAL (November 14, 1978).

Alderman Vrdolyak moved to *Correct* the printed Official Journal of the Proceedings of November 14, 1978, as follows:

Page 8711—fifth line from top of the page—by deleting the word "PAR" and inserting in lieu thereof the letters "F.A.R."

Page 8711—sixth line from the top of the page—by deleting the figures "11.5" and inserting in lieu thereof the figures "13.685".

Page 8711—eighteenth line from the top of the page—by deleting the figures "11.5" and inserting in lieu thereof the figures "13.685".

Page 8711—twentieth line from the top of the page—by deleting the word "Maximum" and inserting in lieu thereof the word "Minimum".

The motion to *Correct Prevailed*.

## UNFINISHED BUSINESS.

NONE.

## MISCELLANEOUS BUSINESS.

At this point in the proceedings Alderman Pucinski, on behalf of himself and the Members of the City Council, extended congratulations to Honorable Jane M. Byrne, Mayor, for her outstanding efforts during her first thirty days as Mayor.

### Presence of Visitors Noted.

Honorable Jane M. Byrne, Mayor, called the Council's attention to the presence of the following visitors:

1979 Graduating Class of Mooseheart High School;

30 students from Fuller Elementary School (4th Ward), accompanied by Mr. Steve Horwitz;

Coach Hilton and Chess Team from Carver Area High School (9th Ward);

40 students from Harrison High School (25th Ward), accompanied by Ms. Raquel Beck.

The visitors were warmly applauded and the Mayor invited them to attend future meetings.

### Time Fixed for Next Succeeding Regular Meeting.

By unanimous consent Alderman Frost thereupon presented a proposed ordinance which reads as follows:

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

SECTION 1. That the next succeeding regular meeting of the City Council of the City of Chicago to be held after the regular meeting held on

Wednesday, the sixteenth (16th) day of May, 1979, at 10:00 A.M., be and the same is hereby fixed to be held on Wednesday, the twenty-third (23rd) day of May, 1979, at 10:00 A.M., in the Council Chamber in the City Hall.

SECTION 2. This ordinance shall take effect and be in force from and after its passage.

On motion of Alderman Frost the foregoing proposed ordinance was *Passed*, by yeas and nays as follows:

*Yeas*—Aldermen Roti, Barnett, Kenner, Evans, Bloom, Sawyer, Bertrand, Humes, Shaw, Vrdolyak, Huels, Majerczyk, Madrzyk, Burke, Brady, Barden, McFolling, Kellam, Sheahan, Kelley, Sherman, Stemberk, Lipinski, Shumpert, Marzullo, Nardulli, Ray, Davis, Hagopian, Mell, Frost, Aiello, Casey, Cullerton, Laurino, Rittenberg, Pucinski, Natarus, Oberman, Young, Clewis, Axelrod, Schullter, Volini, Orr—45.

*Nays*—None.

## ADJOURNMENT.

Thereupon, Alderman Burke moved that the City Council do *Adjourn*. The motion *Prevailed* and the City Council *Stood Adjourned* to meet in regular meeting on Wednesday, May 23, 1979, at 10:00 A.M. in the Council Chamber in the City Hall.

*Walter S. Kozubowski*  
WALTER S. KOZUBOWSKI,  
City Clerk.

**SECTION 3.** Section 15.2-10 of the Municipal Code of the City of Chicago is hereby amended by deleting the language, in brackets below, and inserting the language, in Italics below, as follows:

All bonds issued under this chapter shall [have a lien] *be secured by a pledge of* [upon] the revenues and receipts derived from the *Revenue Agreement entered into with respect to* [leasing, or sale of] the project for which the bonds have been issued, *such pledge constituting a lien upon such revenues and receipts*, and the ordinance may provide [in its actions authorizing such bonds] for the issuance of additional bonds to be equally and ratably secured by [a] *the pledge of and lien upon* such revenues and receipts or may provide that the *pledge of and lien upon* such revenues and receipts is subordinate.

**SECTION 4.** That this ordinance shall be in full force and effect immediately upon its passage by the City Council of the City of Chicago and its approval by the Mayor.

**Chicago Zoning Ordinance Amended to Reclassify Area Shown on Map No. 3-E.**

On motion of Alderman Roti the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published in the Journal of the Proceedings of October 20, 1978, page 8489, recommending that the City Council pass a proposed ordinance for amendment of the Chicago Zoning Ordinance to reclassify a particular area.

The proposed ordinance reads as follows:

*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 R8 General Residence District symbols and indications as shown on Map No. 3-E in the area bounded by

E. Banks Street; N. Lake Shore Drive; a line 122.54 feet south of and parallel to E. Banks Street as measured along N. Lake Shore Drive; a line 100.00 feet east of and parallel to N. Ritchie Court; a line 100.12 feet south of and parallel to E. Banks Street; and N. Ritchie Court

to the designation of a Residential 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 8706 to 8711 of this Journal]

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

On motion of Alderman Roti the foregoing proposed ordinance was *Passed*, by yeas and nays, as follows:

*Yeas*—Aldermen Roti, Barnett, Kenner, Sawyer, Wilinski, Humes, Adduci, Vrdolyak, Huels, Kwak, Madrzyk, Burke, Jaksy, Barden, Shannon, Kellam, Joyce, Kelley, Stemberk, Lipinski, Rhodes, Marzullo, Zydlo, Ray, Washington, Cross, Hagopian, Keane, Gabinski, Mell, Frost, Laskowski, Aiello, Casey, Cullerton, Laurino, Pucinski, Natarus, Fifielski, Axelrod, Schuler, Saperstein, Stone—43.

*Nays*—Aldermen Lathrop, Oberman, Simpson, Volini—4.

**Chicago Zoning Ordinance Amended to Reclassify Area Shown on Map No. 11-L.**

On motion of Alderman Roti the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published in the Journal of the Proceedings of October 20, 1978, page 8495, recommending that the City Council pass a proposed ordinance for amendment of the Chicago Zoning Ordinance to reclassify a particular area.

The proposed ordinance reads as follows:

*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 R3 General Residence and B4-1 Restricted Service District symbols and indications as shown on Map No. 11-L in the area bounded by

W. Lawrence Avenue; N. Luna Avenue; W. Giddings Street; and N. Central Avenue

to those of a B3-1 General Retail District and a corresponding use district is hereby established in the area above described.

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

On motion of Alderman Roti the foregoing proposed ordinance was *Passed*, by yeas and nays, as follows:

*Yeas*—Aldermen Roti, Barnett, Kenner, Lathrop, Sawyer, Wilinski, Humes, Adduci, Vrdolyak, Huels, Kwak, Madrzyk, Burke, Jaksy, Barden, Shannon, Kellam, Joyce, Kelley, Stemberk, Lipinski, Rhodes, Marzullo, Zydlo, Ray, Washington, Cross, Hagopian, Keane, Gabinski, Mell, Frost, Laskowski, Aiello, Casey, Cullerton, Laurino, Pucinski, Natarus, Oberman, Simpson, Axelrod, Schuler, Volini, Saperstein, Stone—46.

*Nays*—None.

Alderman Fifielski was excused from voting under provisions of Rule 14 of the Council's Rules of Order.

**Chicago Zoning Ordinance Amended to Reclassify Area Shown on Map No. 15-J (as Amended).**

On motion of Alderman Roti the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published in the Journal of the Proceedings of October 20, 1978, page 8495, recommending that the City Council pass a proposed ordinance for amendment of the Chicago Zoning Ordinance to reclassify a particular area.

The proposed ordinance, *as amended*, reads as follows:

*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 R4 General Residence District symbols and indications as shown on Map No. 15-J in area bounded by

W. Hollywood Avenue; N. Jersey Avenue; a line 48.56 feet south of and parallel to W. Hollywood Avenue; and the alley next west of and parallel to N. Jersey Avenue

to those of a B2-1 Restricted Retail District, and a corresponding use district is hereby established in the area above described.

(continued on page 8712)

RESIDENTIAL PLANNED DEVELOPMENT #196  
PLAN OF DEVELOPMENT  
STATEMENT

1. The area delineated herein as "Residential Planned Development" is owned or controlled by 1350 Lake Shore Drive Associates, an Illinois limited partnership (owners). Applicant, Draper and Kramer, Incorporated, is the duly authorized agent of the owners for the purpose of this application.
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 Planning, City and Community Development.
3. The Applicant or its successors, assignees or grantees shall obtain all official review, approvals, licenses 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 successor, assignees, or grantees, and approval by the City Council.
5. The following uses shall be permitted within the area delineated herein as "Residential Planned Development"; elevator hi-rise apartment building structure, recreational uses and off-street parking.
6. Permissible signs will be those allowed in an R-8 Single Family Residence District, subject to the review and approval of the Department of Buildings and the Department of Planning, City and Community Development.

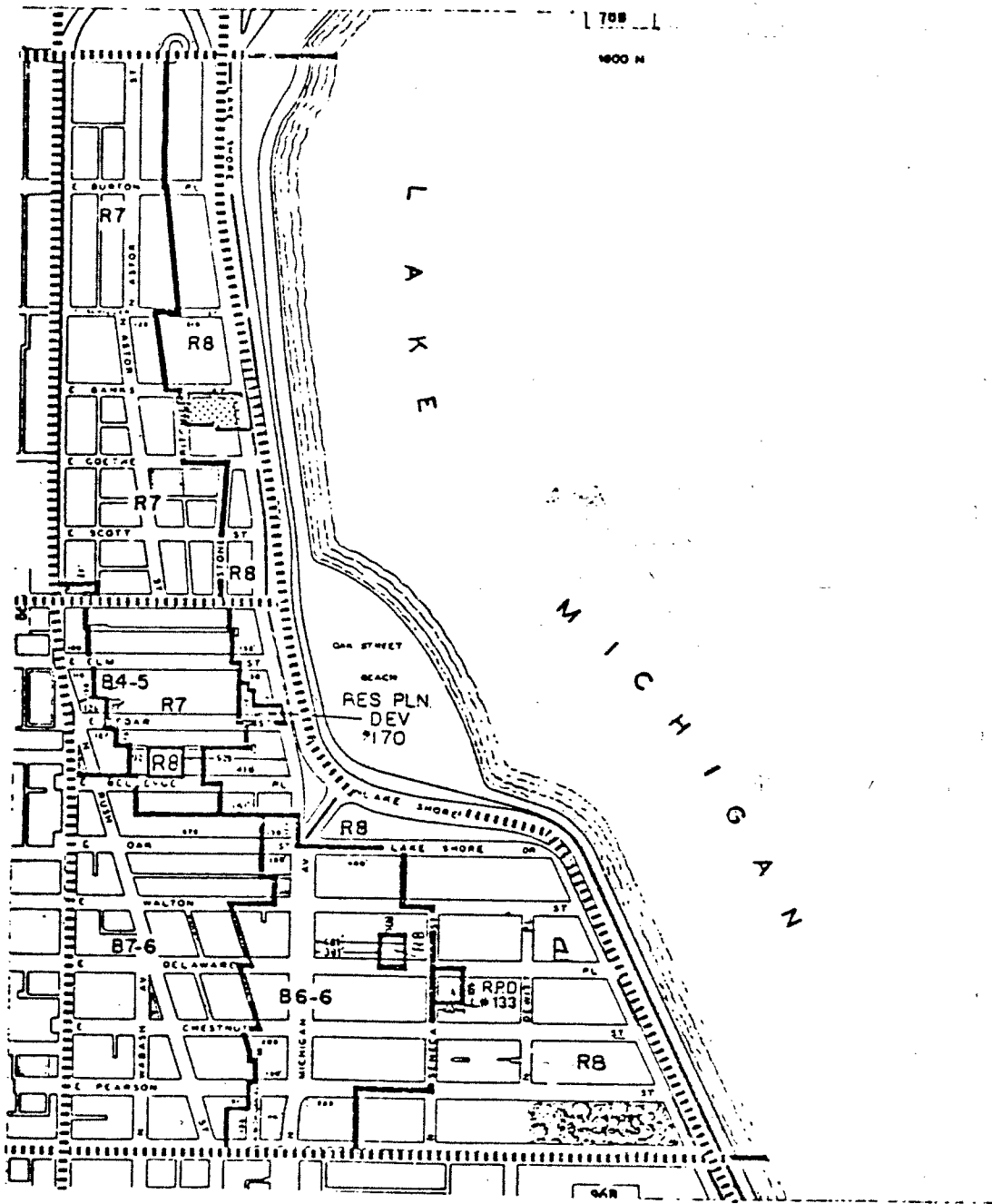
7. Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. There 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 development of the area delineated herein as "Residential Planned Development" shall be restricted to a maximum total net site coverage of 81% at grade level and 34% at a plane above 40 feet 6 inches above grade.
9. The information in the table attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as "Residential 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 Planning, City and Community Development.





APPLICANT: Draper and Kramer, Incorporated

DATE: April 4, 1978

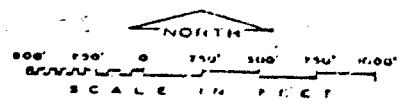
AMENDED: October 12, 1978

# RESIDENTIAL PLANNED DEVELOPMENT EXISTING ZONING AND PREFERENTIAL STREET SYSTEM

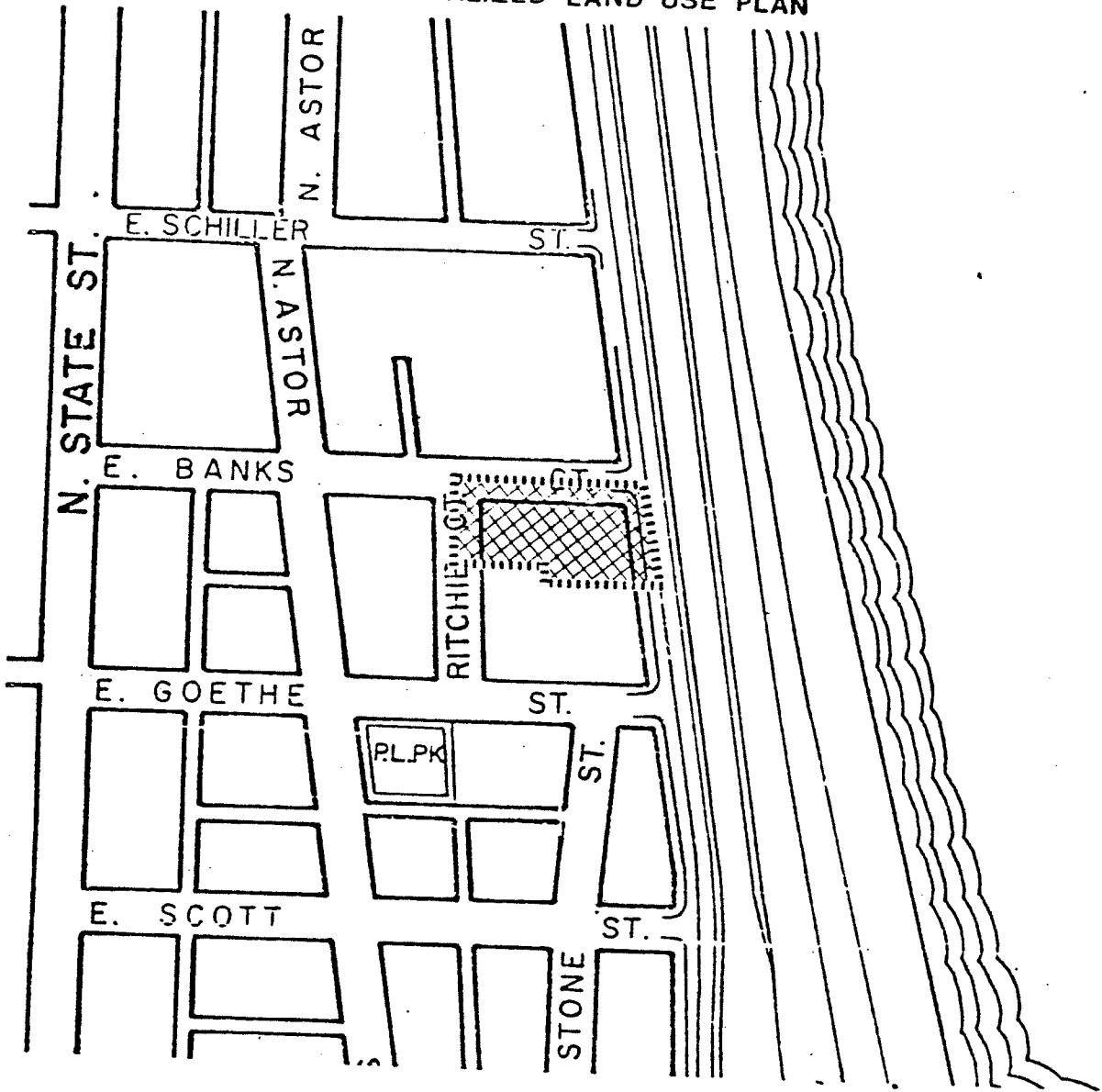


 PROPOSED PLANNED DEVELOPMENT  
 ZONING DISTRICTS  
 PREFERENTIAL STREET  
 PUBLIC PARK

APPLICANT: DRAPER & KRAMER  
 DATE: APRIL 4, 1978  
 AMENDED: OCTOBER 12, 1978



### RESIDENTIAL PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN



PLANNED DEVELOPMENT BOUNDARY



Elevator High-Rise Apartment Structure, Recreational Uses and Off-Street Parking.

APPLICANT: Draper and Kramer  
 DATE: April 4, 1978  
 AMENDED: October 12, 1978



SCALE: 1"=250'

PLANNED DEVELOPMENT USE, BULK REGULATIONS AND DATA  
RESIDENTIAL PLANNED DEVELOPMENT

<u>Net Site Area at Grade Level Square Feet</u>	<u>Net Acres</u>	<u>General Description of Land Use</u>	<u>Max. No. of Dwelling Units</u>	<u>Max. % of Coverage at Grade Level</u>	<u>Maximum PAR</u>
25,406	0.58	Residential and Related Uses	196	81%	<del>11.5</del> 12.0

Gross Site Area - Net Site Area of 13,674 square feet (.315 acres)  
plus Public Area of 12,840 square feet (.295 acres) = 26,514 square feet  
(.61 acres).

Maximum percentage of land coverage  
for total net site area

- 1) at grade level 81%
- 2) at a plane above 40 feet  
6 inches above grade 34%

Maximum floor area ratio for  
total net site area

~~11.5~~ 12.0

Maximum Number of dwelling units 196

Maximum number of off-street  
parking spaces 122

Number of off-street loading berths 2

Minimum Perimeter Setbacks

Lake Shore Drive 7.5 feet  
(The eastern wall of the south tier of  
the proposed building shall be 15 feet  
west of the western wall of the 1300 N.  
Lake Shore Drive building.)

Setback and yard requirements may be adjusted where required to permit  
conformance to the pattern of, or architectural arrangement related to,  
existing structure, or when necessary because of technical reasons, subject  
to the approval of the Department of Planning, City and Community Development.

APPLICANT: DRAPER AND KRAMER, Incorporated

DATE: April 4, 1978

AMENDED: October 12, 1978

*V. J. Lane*  
*m.*  
*Rolph*

Errors to be corrected in the City Council Journal

Journal Date: November 14, 1978

Journal Page: No. 8711

Planned Development Use, Bulk Regulations and Data  
Residential Planned Development

The following errors are to be corrected as shown:

From:	Maximum PAR	To:	Maximum F.A.R.
	<u>11.5</u>		<u>13.685</u>
From:	Maximum floor area ratio for total net site area		11.5
To:	Maximum floor area ratio for total net site area		13.685
From:	Maximum number of off-street parking spaces		122
To:	Minimum number of off-street parking spaces		122