

BY ALDERMAN NATARUS (42ND WARD):  
Illinois College of Podiatry, No. 1001 N. Dearborn Street—elevator inspections (2).

BY ALDERMAN YOUNG (44TH WARD):  
St. Sebastian School, No. 810 W. Wellington Avenue—mechanical ventilation inspection.

*Cancellation of Existing Water Rates and for Exemption from Future Rates:*

BY ALDERMAN ROTI (1ST WARD):  
Columbia College, No. 600 S. Michigan Avenue.

BY ALDERMAN SHUMPERT (24TH WARD):  
Mt. Calvary Church, No. 4522 W. 16th Street (5).

BY ALDERMAN FROST (34TH WARD):  
Morgan Park Assembly Church, No. 11345 S. Vincennes Avenue.

*Refunds of Fees:*

BY ALDERMAN BERTRAND (7TH WARD):  
South Shore Community Church Day Care Center, No. 7401 S. Yates Boulevard—refund of fee.

BY ALDERMAN SHEAHAN (19TH WARD):  
Christ the King Church, No. 9257 S. Hoyne Avenue—cancel existing charges.

BY ALDERMAN SCHULTER (47TH WARD):  
St. Benedict Church, No. 2215 W. Irving Park Road—permit fees.

**APPROVAL OF JOURNAL OF PROCEEDINGS.**

JOURNAL (September 12, 1979).

The City Clerk submitted the printed Official Journal of the Proceedings of the regular meeting held on Wednesday, September 12, 1979, at 10:00 A.M., signed by him as such City Clerk.

Alderman Burke moved to *Correct* said printed Official Journal as follows:

Page 832—under the column headed Maximum No. of D.U.—first line and eleventh line—by striking the numbers "121" and inserting in lieu thereof the numbers "111".  
The motion to *Correct* *Prevailed*.  
Alderman Burke moved to *Approve* said printed Official Journal as *corrected* and to dispense with the reading thereof. The question being put, the motion *Prevailed*.

**UNFINISHED BUSINESS.**

**Approval Given to Acquisition and Sale of Land in Project North-Loop.**

On motion of Alderman Frost the City Council took up for consideration the report of the Committee on Finance deferred and published in the Journal of the Proceedings of September 12, 1979, on page 808, recommending that the City Council pass a proposed ordinance transmitted with the committee's report concerning acquisition and sale of land in Project North-Loop.

Alderman Frost moved to pass the following proposed ordinance:

WHEREAS, The Commercial District Development Commission by Resolution and the City Council by Ordinance adopted March 28, 1979, designated Blighted Commercial Area Project North-Loop; and

WHEREAS, Concurrently, a Redevelopment Plan for said project was approved by the Commercial District Development Commission and by City Council Ordinance adopted March 28, 1979; and

WHEREAS, Pursuant thereto, the following described tract of land was offered for sale to Hilton Hotels Corporation for redevelopment in accordance with the use set forth in the redevelopment plan for said tract; and

WHEREAS, The proposal for the purchase of said land and the redevelopment of the same presented by the Hilton Hotels Corporation has been duly reviewed by the Commercial District Development Commission and by the Department of Planning, City and Community Development, and approved by the Commercial District Development Commission by Resolution No. 79-CDDC- dated ....., 1979; and

WHEREAS, The City Council has considered the proposal of the Hilton Hotels Corporation and the approval of the Commercial District Development Commission and finds the proposal to be satisfactory; now, therefore,

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

SECTION 1. Upon due acquisition of the parcels comprising the tract bounded as follows:

State-Wacker Area—Wacker Drive on the north, Lake Street on the south, State Street on the east and Dearborn Street on the west; Dearborn-Wacker Area—Wacker Drive on the north, Dearborn Street on the east, Lake Street on the south and Clark Street on the west,

the City of Chicago authorizes and approves the sale of the same to Hilton Hotels Corporation for redevelopment in accordance with the use set forth in the redevelopment plan as follows:

Area	Square Footage	Unit Price	Total Price
State-Wacker	105,600	\$50.00	\$5,280,000.00
Dearborn-Wacker	69,015	50.00	3,450,750.00

provided said figures are subject to adjustment upon ascertainment of the actual square footage as determined by survey.

SECTION 2. The Mayor is authorized to execute and the City Clerk to attest a contract with Hilton Hotels Corporation substantially in the form attached hereto for the sale and redevelopment of said tract.

SECTION 3. The Corporation Counsel is authorized to negotiate for the acquisition of the parcels contained within the North-Loop Project. In the event he is unable to acquire any of said parcels through negotiation, the Corporation Counsel is authorized to institute eminent domain proceedings to acquire.

SECTION 4. This ordinance shall be effective immediately upon its passage.

Alderman Oberman moved to Re-refer said ordinance to the Committee on Finance.

Alderman Gabinski moved to Lay the Motion to Re-refer on the Table.

RESIDENTAL PLANNED DEVELOPMENT #211PLAN OF DEVELOPMENTSTATEMENT

1. The area delineated herein as "Residential Planned Development" is controlled by "Z" Frank, Inc., whose address is 6116 N. Western Avenue, Chicago, Illinois.
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 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, "Z" Frank, Inc., or its successors, assignees or grantees shall obtain all official reviews, 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, "Z" Frank Inc. 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 Planned Development": elevator apartment structure; related health and recreational uses, including swimming pool; and required parking.
6. Identification signs may be permitted within the area delineated herein as "Residential Planned Development" 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 .50% at grade level.
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: "Z" Frank, Inc.

DATE: February 26, 1979

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

*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 R6 and R7 General Residence District symbols and indications as shown on Map No. 3-F in the area bounded by

W. Schiller Street; N. State Parkway; a line 285.83 feet north of W. Goethe Street; the alley next east of N. Dearborn Parkway; a line 224.77 feet north of W. Goethe Street; N. Dearborn Parkway; W. Goethe Street; the alley west of N. Dearborn Parkway; a line 261.82 feet north of W. Goethe Street; N. Dearborn Parkway; a line 368.84 feet north of W. Goethe Street; a line 156 feet east of N. Dearborn Street; a line 209.43 feet south of W. Schiller Street; N. Dearborn Street; a line 199 feet south of W. Schiller Street; the alley next west of N. Dearborn Parkway; a line 40 feet south of W. Schiller Street; and N. Dearborn Parkway,

to those of an R5 General Residence 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.

*Reclassification of Area Shown on Map No. 19-I.*

*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 B4-2, 63,210.6 sq. ft. Restricted Service District, R3, 36,996.4 sq. ft. General Residence District symbols and indications as shown on Map No. 19-I in area bounded by

A line 409.8 feet South of and parallel to W. Jarvis Avenue; N. Western Avenue; a line 609.02 feet south of and parallel to W. Jarvis Avenue; a line 120.09 feet West of and parallel to N. Western Avenue; a line 705.02 feet South of and parallel to W. Jarvis Avenue; a line 378.56 feet West of and parallel to N. Western Avenue

to those of a Residential Planned Development District, and a corresponding use district is hereby established in the area above described.

[Plan of Development printed on pages 828 to 832 of this Journal]

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

*Reclassification of Area Shown on Map No. 24-J.*

*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 Residential Planned Development symbols and indications as shown on Map No. 24-J in the area bounded by

a line from a point 1414.54 feet north of W. 103rd Street along the east line of S. Pulaski Road to a point 770.67 feet east of S. Pulaski Road and 1412.59 feet north of W. 103rd Street; a line from a point 770.67 feet east of S. Pulaski Road and 1412.59 feet north of W. 103rd Street to a point 770.67 feet east of S. Pulaski Road along the north line of W. 103rd Street; W. 103rd Street; and S. Pulaski Road,

to those of an R2 Single Family Residential District.

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

*Action Deferred—CHICAGO ZONING ORDINANCE AMENDED TO RECLASSIFY PARTICULAR AREAS.*

The Committee on Buildings and Zoning submitted ten proposed ordinances (under separate committee reports, referred March 1, May 2, 9 and 23, and June 20, 1979), recommending that the City Council Pass said proposed ordinances for amendment of the Chicago Zoning Ordinance to reclassify particular areas.

The following are descriptive summaries of said ten proposed ordinances transmitted with the foregoing committee report: (the *Italic heading* in each case not being a part of the ordinance):

*Reclassification of Area Shown on Map No. 2-H.*

An Ordinance to classify as a Residential Planned Development instead of an R5 General Residence District and a B4-3 Restricted Service District, the area bounded by

W. Adams Street; S. Damen Avenue; W. Jackson Blvd.; and S. Hoynes Avenue (Map No. 2-H).

*Reclassification of Area Shown on Map No. 2-I.*

An Ordinance to classify as a Residential Planned Development instead of a C2-2 General Commercial, R4 General Residence and B5-3 General Service Districts, the area bounded by

W. Fillmore Street; S. Troy Street; W. Roosevelt Road and S. Kedzie Avenue (Map No. 2-I).

*Reclassification of Area Shown on Map No. 9-I.*

An Ordinance to classify as a Business Planned Development instead of an M2-2 General Manufacturing District and M1-2 Restricted Manufacturing District, the area bounded by

W. Roscoe Street; N. Western Avenue; a line 535 feet North of and parallel to W. Belmont Avenue; and N. Campbell Avenue (Map No. 9-I).

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

An Ordinance to classify as a Heliport Planned Development instead of M3-3 a Heavy Manufacturing District, the area bounded by

W. 43rd Street; a line 669 feet East of and parallel to S. Ashland Avenue; a line 401 feet North of and parallel to W. 43rd Street; S. Ashland Avenue (Map No. 10-G).

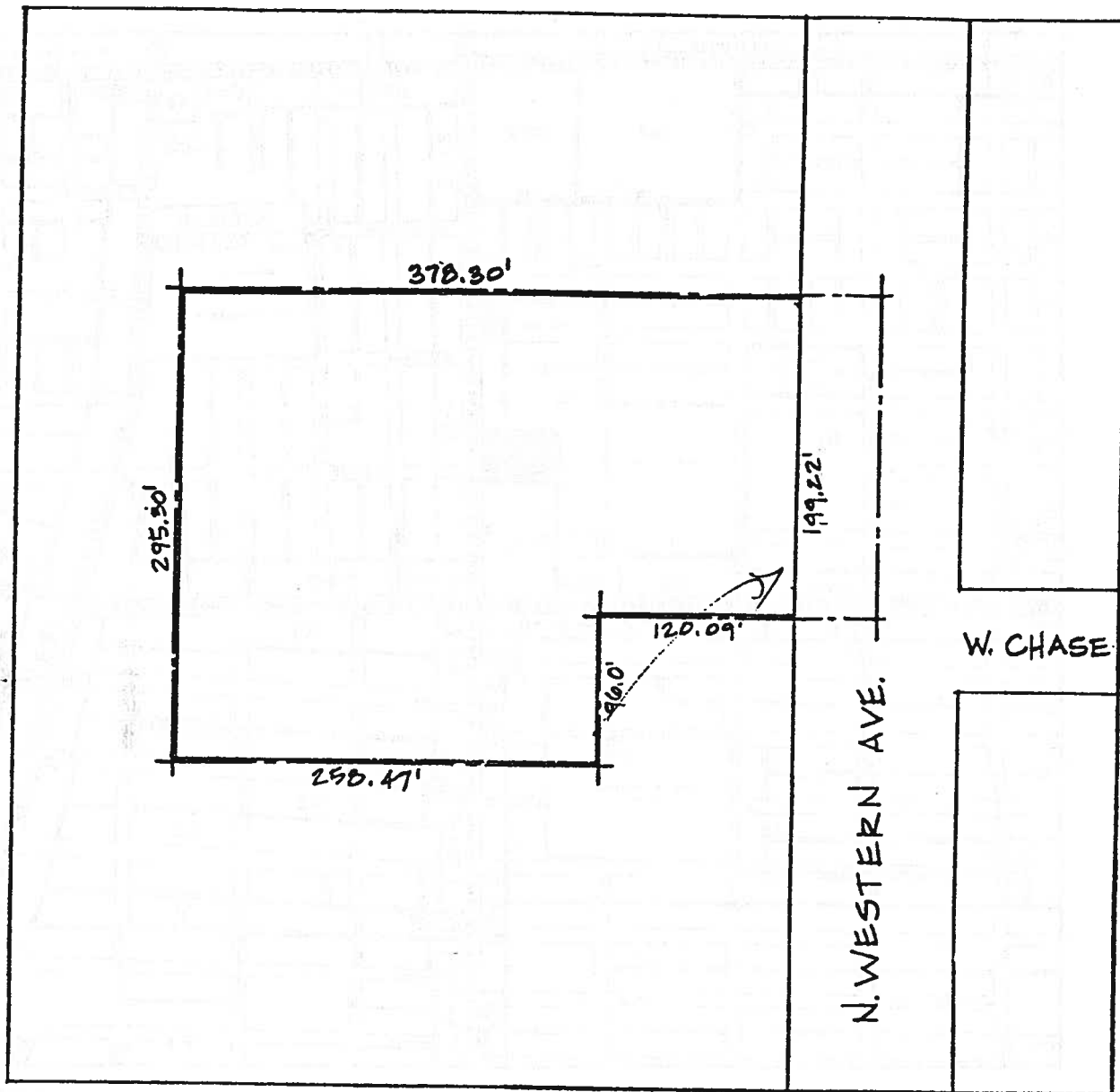
*Reclassification of Area Shown on Map No. 13-I.*

An Ordinance to classify as an R3 General Residence District instead of an R4 General Residence District, the area bounded by

A line 210 feet North of W. Argyle Street; N. Troy Street; W. Argyle Street; the alley next East of N. Troy Street; a line 150 feet North of W. Argyle Street; N. Albany Avenue; W. Argyle Street; the alley next East of N. Whipple Street; W. Ainslie Street; N. Sacramento Avenue; the alley next North of W. Lawrence Avenue; the

(continued on page 833)

# RESIDENTIAL - PLANNED DEVELOPMENT PLANNED DEVELOPMENT BOUNDARY LINE MAP



## LEGEND

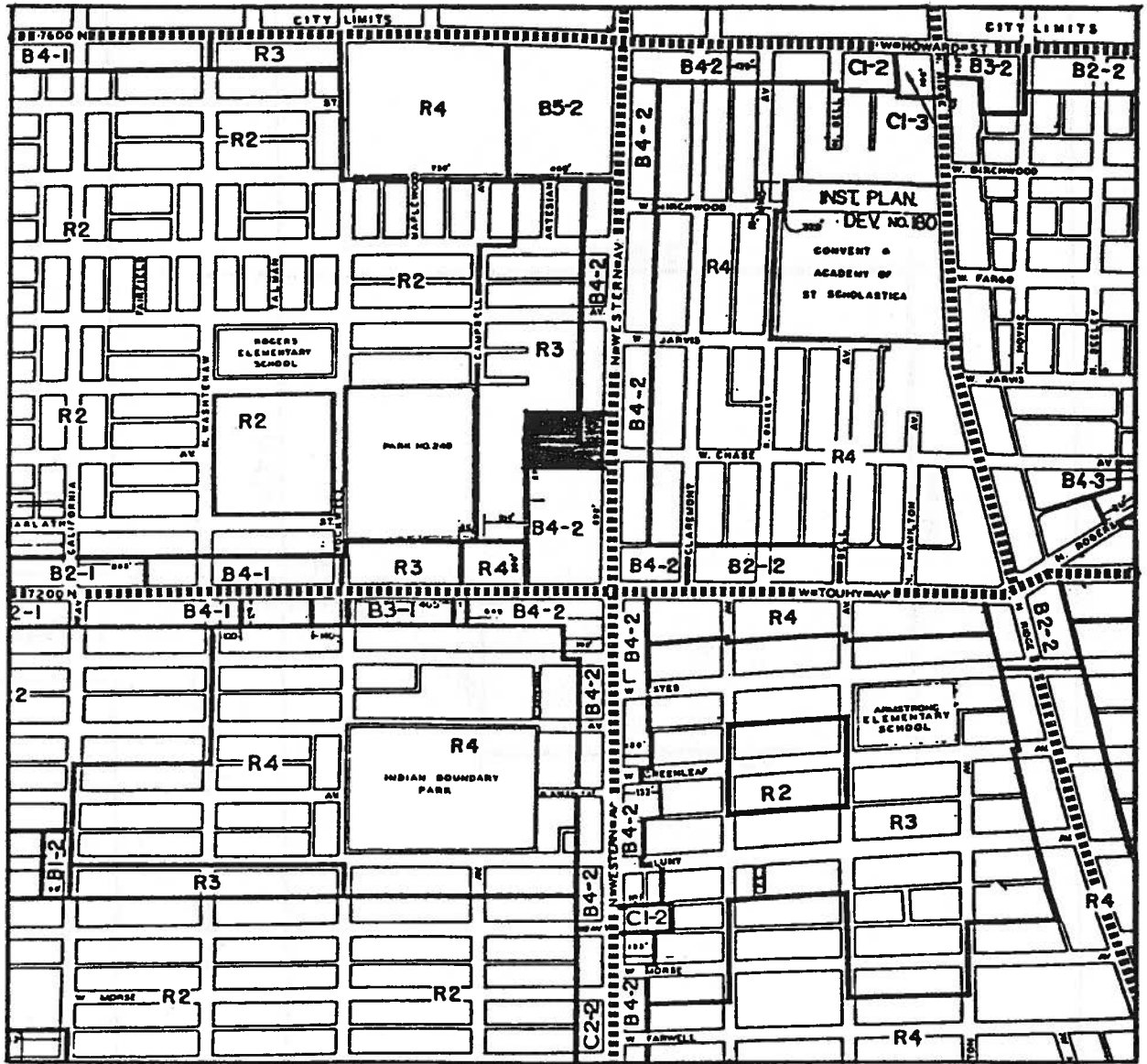
- PROPERTY LINES
- - - - - PROPOSED PLANNED DEVELOPMENT AREA BOUNDARY



APPLICANT:  
"Z" FRANK INC.

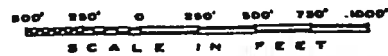
DATE: FEBRUARY 26, 1979

# RESIDENTIAL-PLANNED DEVELOPMENT ZONING AND PREFERENTIAL STREET MAP



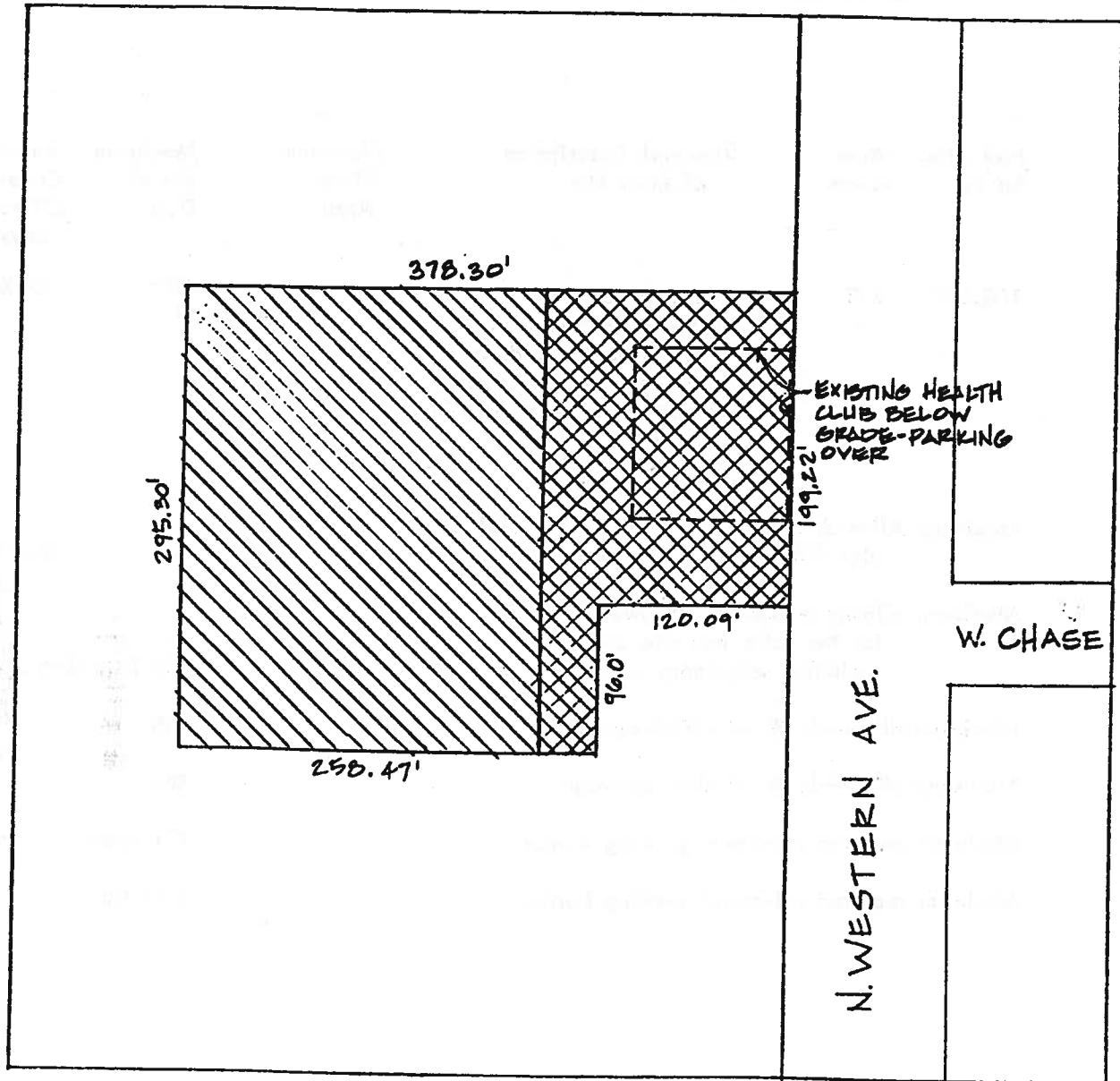
## LEGEND

-  PROPOSED PLANNED DEVELOPMENT AREA
-  PREFERENTIAL STREETS



APPLICANT:  
 "Z" FRANK INC.  
 DATE: FEBRUARY 26, 1979

# RESIDENTIAL - PLANNED DEVELOPMENT PROPOSED GENERAL LAND USE PLAN



## LEGEND

-  RESIDENTIAL & RELATED USES
-  PARKING & RELATED USES



APPLICANT:  
"Z" FRANK INC.  
DATE: FEBRUARY 26, 1979

RESIDENTIAL PLANNED DEVELOPMENTPLANNED DEVELOPMENT USE AND BULK REGULATION DATA

Net Site Sq.Ft.	Area Acres	General Description of Land Use	Maximum Floor Area	Maximum No. of D.U.	Max. % of Coverage @ Grace Level
100,207	2.3	Elevator apartment structure; recreation uses, existing health and recreational club, including swimming pool and required parking.	2.2	<del>121</del> 111	50%
Maximum Allowable Floor Area Ratio for Total Net Site Area:					2.2 F.A.R.
Maximum allowable number of Dwelling Units for the total net site area, including efficiency units:				<del>121</del> 111	Dwelling Units
Maximum allowable % of efficiency units:				24%	
Maximum allowable % of site coverage:				50%	
Minimum required off-street parking spaces:				121 spaces	
Minimum required off-street loading berths:				2 berths	

APPLICANT: "Z" Frank, Inc.

DATE: February 26, 1979