

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

UNFINISHED BUSINESS.

Chicago Zoning Ordinance Amended to Reclassify Particular Areas.

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 December 18, 1981, pages 8754-8756, recommending that the City Council pass four proposed ordinances (under separate committee reports), for amendment of the Chicago Zoning Ordinance to reclassify particular areas.

Alderman Vrdolyak moved to *Concur In* the committee's recommendations and *each* of the four proposed ordinances was *Passed* by yeas and nays as follows:

Yeas--Aldermen Roti, Barnett, Kenner, Evans, Sawyer, Bertrand, Humes, Shaw, Huels, Majerczyk, Madrzyk, Burke, Brady, Barden, Streeter, Kellam, Sheahan, Sherman, Stemberk, Lipinski, Shumpert, Nardulli, Carothers, Davis, Hagopian, Martinez, Gabinski, Frost, Marcin, Farina, Casey, Cullerton, Laurino, Rittenberg, Pucinski, Natarus, Oberman, Merlo, Clewis, Axelrod, Schullter, Volini, Orr, Stone--44.

Nays--None.

Alderman Natarus moved to *Reconsider* the foregoing vote. The motion was *Lost*.

Said ordinances, as passed, read respectively as follows (the *Italic* heading in each case not being part of the ordinance):

*Reclassification of Area Shown on Map No. 5-G
(as amended)*

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 Restricted Service District and M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 5-G in the area bounded by

the alley next north of and parallel to W. Willow Street; the alley next west of and parallel to N. Fremont Street; W. Willow Street; N. Fremont Street; N. Bissell Street; N. Dayton Street; the northeasterly right-of-way of the C.T.A.; a line from a point 42 feet southeast of the intersection of W. Willow Street and N. Bissell Street as measured along the southwest line of N. Bissell Street and perpendicular to N. Bissell Street; N. Bissell Street; W. Willow Street; and the easterly right-of-way of the C.T.A.,

to those of an R4 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. 13-G.

PD JTM

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 B5-4 General Service District symbols and indications as shown on Map No. 13-G in the area bounded by:

12C
 a line 100 feet south of and parallel to W. Balmoral Avenue; N. Sheridan Road; a line 150.25 feet north of and parallel to W. Berwyn Avenue; and the alley next west of and parallel to N. Sheridan Road,

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 hereof and to no others.

[Planned Development printed on pages 8887 through 8892 of this Journal.]

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

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Reclassification of Area Shown on Map No. 14-C.

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 R7 General Residence District symbols and indications as shown on Map No. 14-C in the area bounded by

a line 220 feet north of and parallel to E. 56th Street; S. South Shore Drive; E. 56th Street; and a line 160 feet east of S. Everett Avenue,

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.

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Reclassification of Area Shown on Map No. 18-K.

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 B4-1 Restricted Service District symbols and indications as shown on Map No. 18-K in the area bounded by

a line 33 feet north of W. 79th Street; a line 97 feet east of S. Karlov Avenue; a line from a point 111 feet north of W. 79th Street and 97 feet east of S. Karlov Avenue, to a point 375 feet north of W. 79th Street along the west line of S. Pulaski Road; S. Pulaski Road; and W. 79th Street,

to those of a B2-1 Restricted 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.

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Failed to Pass--PROPOSED ORDINANCE TO AMEND CHAPTER 194A, SECTION 7.3-6 OF MUNICIPAL CODE CONCERNING ZONING FOR BANKS AND SAVINGS AND LOAN ASSOCIATIONS.

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 Proceedings of December 18, 1981, pages 8753-8754, recommending that the City Council *Do Not Pass* a proposed ordinance to amend Chapter 194A, Section 7.3-6 of the Municipal Code concerning the zoning for banks and savings and loan associations, which reads as follows:

RESIDENTIAL PLANNED DEVELOPMENT
PLAN OF DEVELOPMENT STATEMENTS

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1. The area delineated herein as "Residential Planned Development" is owned or controlled by Linda M. Derrig, Allen D. Friedman and Steve Weil under two Chicago Title and Trust Trust Agreements dated September 1, 1977, known as Trust Nos. 1070524 and 1070525. American Development Corp. ("Applicant"), a California corporation, is the designated agent of the owners or controllers for purposes of filing this application for a Residential Planned Development.
2. The Applicant or its successors, assignees or grantees shall obtain all applicable reviews, approvals and permits.
3. Use of land will consist of elevator high-rise apartment building, related uses, off-street parking, and recreational uses, including swimming pool.
4. Off-street parking and off-street loading facilities will be provided in compliance with this Plan of Development.
5. Any dedication or vacation of streets or alleys or re-subdivision of parcels shall require a separate submittal on behalf of the Applicant or its successors, assignees, or grantees.
6. Any service drives or other ingress or egress lanes 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.
7. The following maps and table of controls, together with these statements, set forth data concerning a 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.

Address: 5320 North Sheridan Road

Applicant: American Development Corp.
1011 East Touhy Avenue
Des Plaines, Illinois

8. Identification signs may be permitted within the area delineated herein as "Residential Planned Development" subject to the review and approval of the Commissioner of the Department of Planning.

9. The height restriction of each building and any appurtenance attached thereto shall be subject to:

- (1) Height limitations as certified on Form FAA-117 (or on successor form or forms covering the same subject matter) and approved by the Federal Aviation Administration; and
- (2) Airport Zoning Regulations as established by the Department of Planning, Department of Aviation and Department of Law and approved by the City Council.

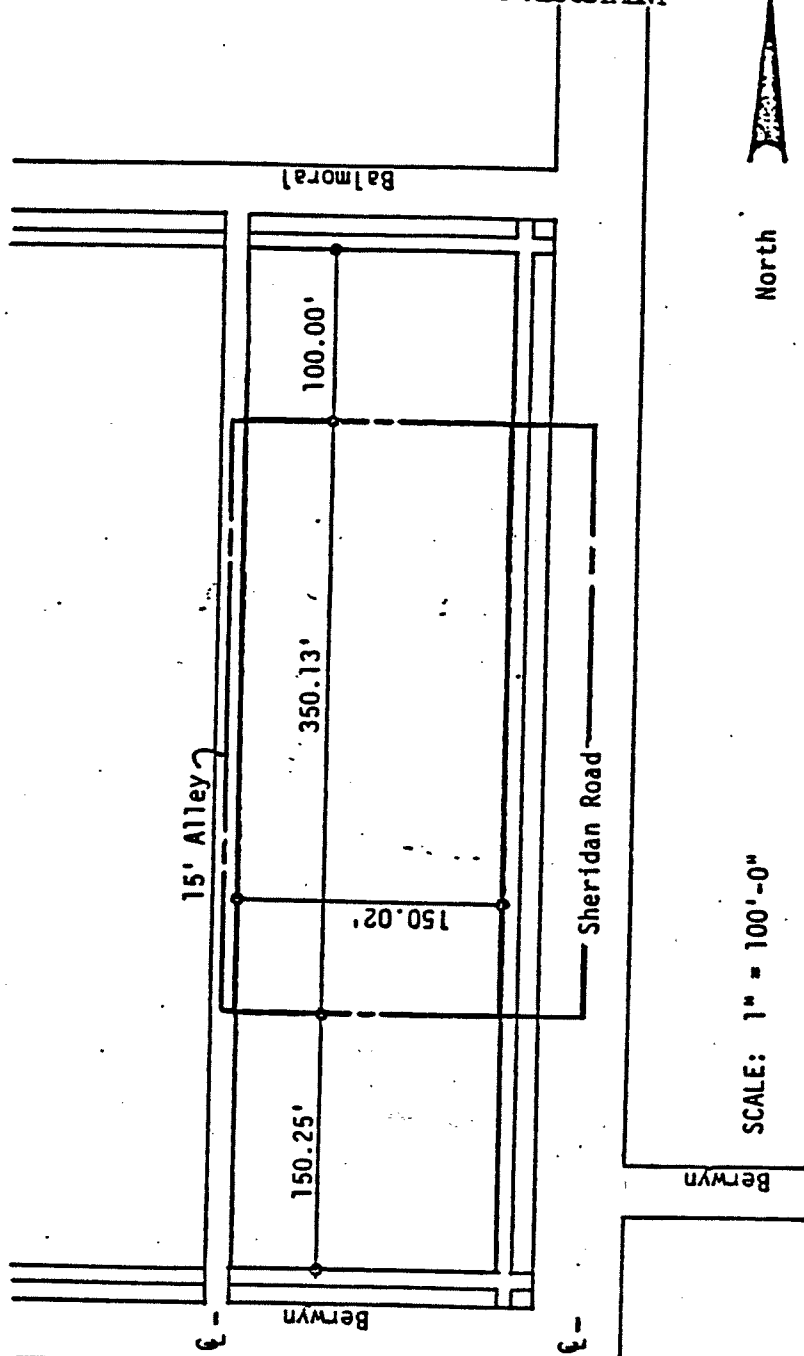
10. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments" as promulgated by the Commissioner of the Department of Planning.

Address: 5320 North Sheridan Road

Applicant: American Development Corp.
1011 East Touhy Avenue
Des Plaines, Illinois

Date: June 10, 1981

RESIDENTIAL PLANNED DEVELOPMENT
PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENT

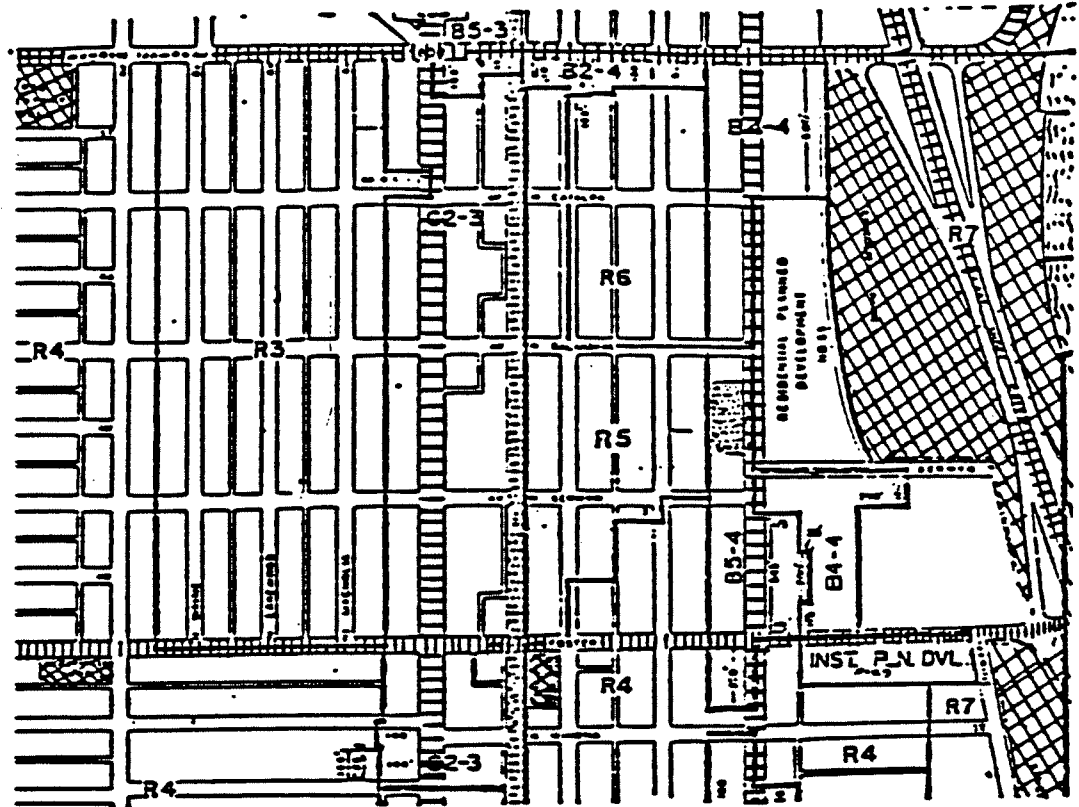


PLANNED DEVELOPMENT BOUNDARY

Applicant: American Development Corp.
1011 East Touhy Avenue
Des Plaines, Illinois

Address: 5320 North Sheridan Road

RESIDENTIAL PLANNED DEVELOPMENT
EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



Proposed Planned Development



Preferential Streets



Public and Quasi-Public Uses

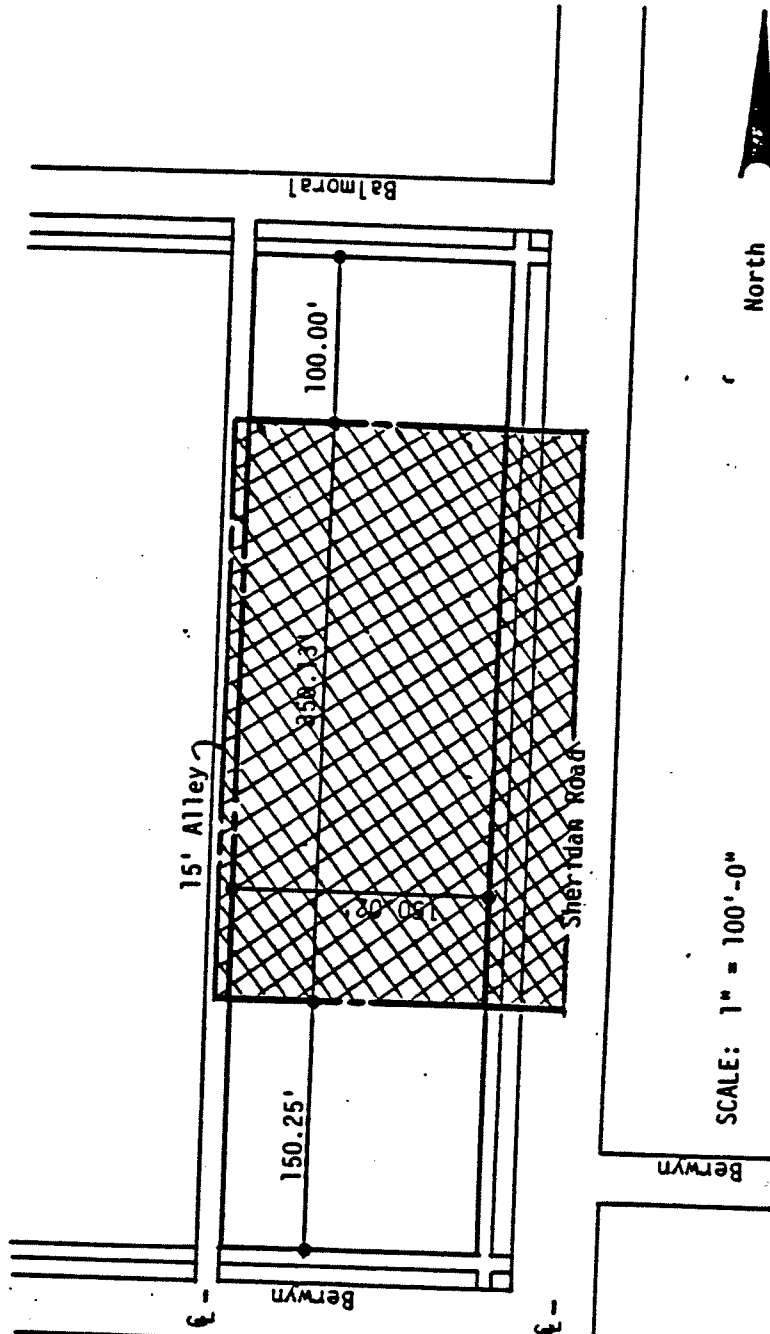
Address: 5320 North Sheridan Road



Applicant: American Development Corp.
1011 East Touhy Avenue
Des Plaines, Illinois



RESIDENTIAL PLANNED DEVELOPMENT

GENERALIZED LAND USE PLAN



-  PLANNED DEVELOPMENT BOUNDARY
-  Elevator high-rise apartment building, related uses, off-street parking and recreational uses, including swimming pool.

Applicant: American Development Corp.
 1011 East Touhy Ave.
 Des Plaines, Illinois

Address: 5320 N. Sheridan Road

Date: June 10, 1981

RESIDENTIAL PLANNED DEVELOPMENT
 PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

Net Site Area		General Description of Land Use	Number of Dwelling Units	Maximum Floor Area Ratio	Maximum Percentage of Gound Coverage
sq.ft.	Acres				
52,500	1.2	Elevator high-rise apart- ment building, related uses, off-street parking, and recreational uses including swimming pool.	253	5.0	20.5%

Gross Site Area = Net Site Area + Area of Public Streets and Alleys
 52,500 sq.ft. (1.2A) = 52,500 sq.ft. (1.2A) + 0 sq.ft. (0.0A)

Maximum Permitted F.A.R. for Total Net Site Area:

5.0

Maximum Number of Dwelling Units allowed in Total Net Site Area:

262 without efficiencies

Minimum Number of Off-Street Parking Spaces:

192

Minimum Number of Off-Street Loading Spaces:

2

Minimum Setback:

Front 15'; Side 0'; Rear 30'

Maximum Percent of Ground Coverage for Total Net Site Area:

20.5%

Setback and Yard Requirements may be adjusted where required to permit conformance to the pattern of, or architectural arrangement related to, existing structures, or where necessary because of technical reasons, subject to the approval of the Department of Development and Planning.

Address: 5320 North Sheridan Road

Applicant: American Development C
 1011 East Touhy Avenue
 Des Plaines, Illinois

Date: June 10, 1981