

Aldermen Gabinski then stated that there was a second report by the Committee on Zoning recommending that the said proposed ordinance pass only by a two-third majority vote, thereby complying with Chapter 194, Section 11.9-7 of the Chicago Zoning Ordinance.

During debate Alderman Oberman requested a ruling from the Chair to determine whether or not the two-third majority vote required to pass said proposed ordinance pertained to the number of aldermen entitled to vote or the actual number of aldermen in the Council at this time.

Alderman Gabinski raised the *Point of Order* that this request was premature. The Chair ruled the point of order *Well Taken*.

Thereupon, on motion of Alderman Gabinski the said proposed ordinance was *Passed* by yeas and nays as follows:

**Yeas**—Aldermen Roti, Beavers, Humes, Hutchinson, Vrdolyak, Huels, Majerczyk, Madrzyk, Burke, Brady, Streeter, Kellam, Sheahan, Kelley, Sherman, Stemberk, Henry, Marzullo, Nardulli, W. Davis, Hagopian, Santiago, Gabinski, Mell, Frost, Kotlarz, Banks, Damato, Cullerton, Laurino, Pucinski, Natarus, Hansen, Schuler, Stone--35.

**Nays**—Aldermen Rush, Evans, Bloom, Sawyer, Langford, Krystyniak, Smith, D. Davis, Oberman, Volini, Orr--11.

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

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 R5 General Residence District symbols and indications as shown on Map No. 5-F in the area bounded by

a line 408.19 feet north of and parallel to W. Eugenie Street; N. Clark Street; N. LaSalle Street; W. Eugenie Street; a line 250.65 feet west of and parallel to N. LaSalle Street; a line 80.05 feet north of and parallel to W. Eugenie Street; and N. Wells Street

to the designation of an R6 General Residence District, and a corresponding use district is hereby established in the area described above.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the R6 General Residence District symbols and indications as shown on Map No. 5-F in the area bounded by

a line 408.19 feet north of and parallel to W. Eugenie Street; N. Clark Street; N. LaSalle Street; W. Eugenie Street; a line 250.65 feet west of and parallel to N. LaSalle Street; a line 80.05 feet north of and parallel to W. Eugenie Street; and N. Wells Street

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

[Residential Planned Development printed on pages 6215 through 6221 of this Journal.

SECTION 3. This ordinance shall be in force and effect from and after their passage and due publication.

Mayoral Appointments of Lerone Bennett, Jr. and Marian F. Pritzker  
Approved as Members of Board of Chicago Public Library.

On motion of Alderman Kelley the City Council took up for consideration the report of the Committee

(Continued on page 6222)

PLAN OF DEVELOPMENTRESIDENTIAL PLANNED DEVELOPMENT NO.STATEMENTS

1. The area delineated herein as Residential Planned Development (the "Planned Development") consists of approximately 128,593 square feet of real property bounded on the north by a line 408.19 feet north of and parallel to West Eugenie Street; on the east by North Clark Street and North LaSalle Street; on the south by West Eugenie Street, a line 350.65 feet west of and parallel to North LaSalle Street, and a line 30.05 feet north of and parallel to West Eugenie Street; and on the west by North Wells Street (the "Property"), as identified in the drawing attached hereto entitled "Property Lot Line Map." The property is currently owned by the Michigan Avenue National Bank, as trustee for Trust No. 1810, dated September 1, 1970. The sole beneficiary of Trust No. 1810 is Park Place Associates, which has entered into a contract granting Capital Associates Development Corporation, the Applicant herein, the option to purchase the property.

2. The Applicant or its successors, assignees or grantees shall obtain all official City reviews, approvals and permits required in connection with this Plan of Development.

3. Any dedication or vacation of streets or alleys or easements or any adjustment of rights-of-way shall require

APPLICANT: Capital Associates Development Corporation  
1122 North LaSalle Street  
Chicago, Illinois 60610

DATE: November 14, 1983.

a separate submittal on behalf of the Applicant or its successors, assignees or grantees, and approval by the City Council.

4. The following uses shall be permitted within the Planned Development: residential and related uses, including swimming pool and health or exercise facilities, and off-street parking.

5. 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 the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Any fire lanes shall be adequately designed and paved in compliance with the Municipal Code of the City of Chicago and shall have a minimum width of sixteen feet to provide ingress and egress for emergency vehicles. There shall be no parking within such paved areas.

6. The height restriction of the development 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

APPLICANT: Capital Associates Development Corporation  
1122 North LaSalle Street  
Chicago, Illinois 60611

DATE: November 14, 1983

- (2) Airport zoning Regulations as established by the Department of Planning, Department of Aviation and Department of Law and approved by the City Council.
- (3) Height limitations as approved by the Federal Aviation Agency pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Agency.

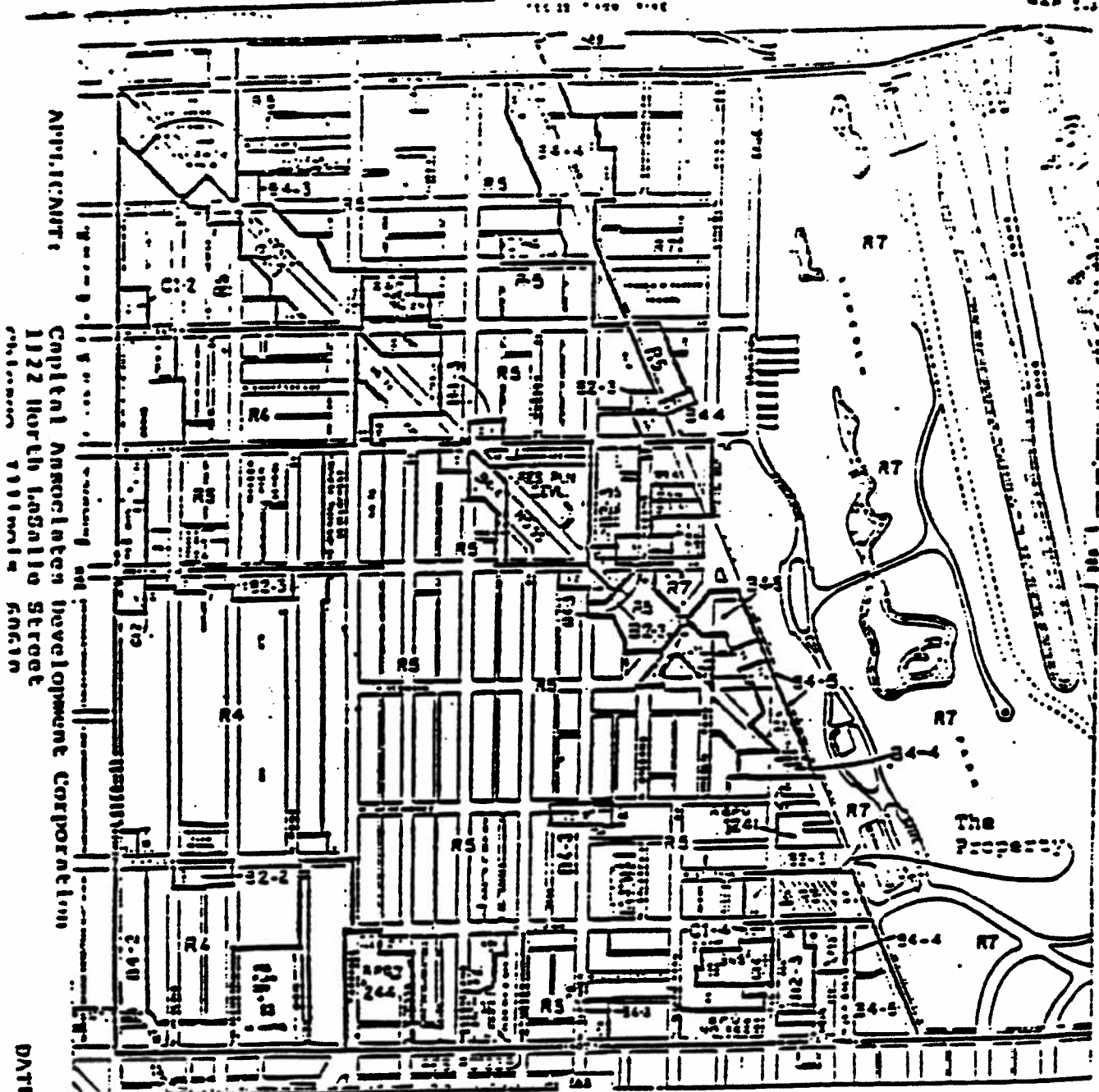
7. Off-street parking and loading facilities will be provided in compliance with this Plan of Development.

8. The information in the Plan of Development attached hereto sets forth data concerning the generalized land use plan of the Planned Development, and illustrates that the development of such area will be in accordance with the intent and purpose of this Plan of Development.

9. 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.

APPLICANT: Capital Associates Development Corporation  
 1122 North LaSalle Street  
 Chicago, Illinois 60610

DATE: November 14, 1983

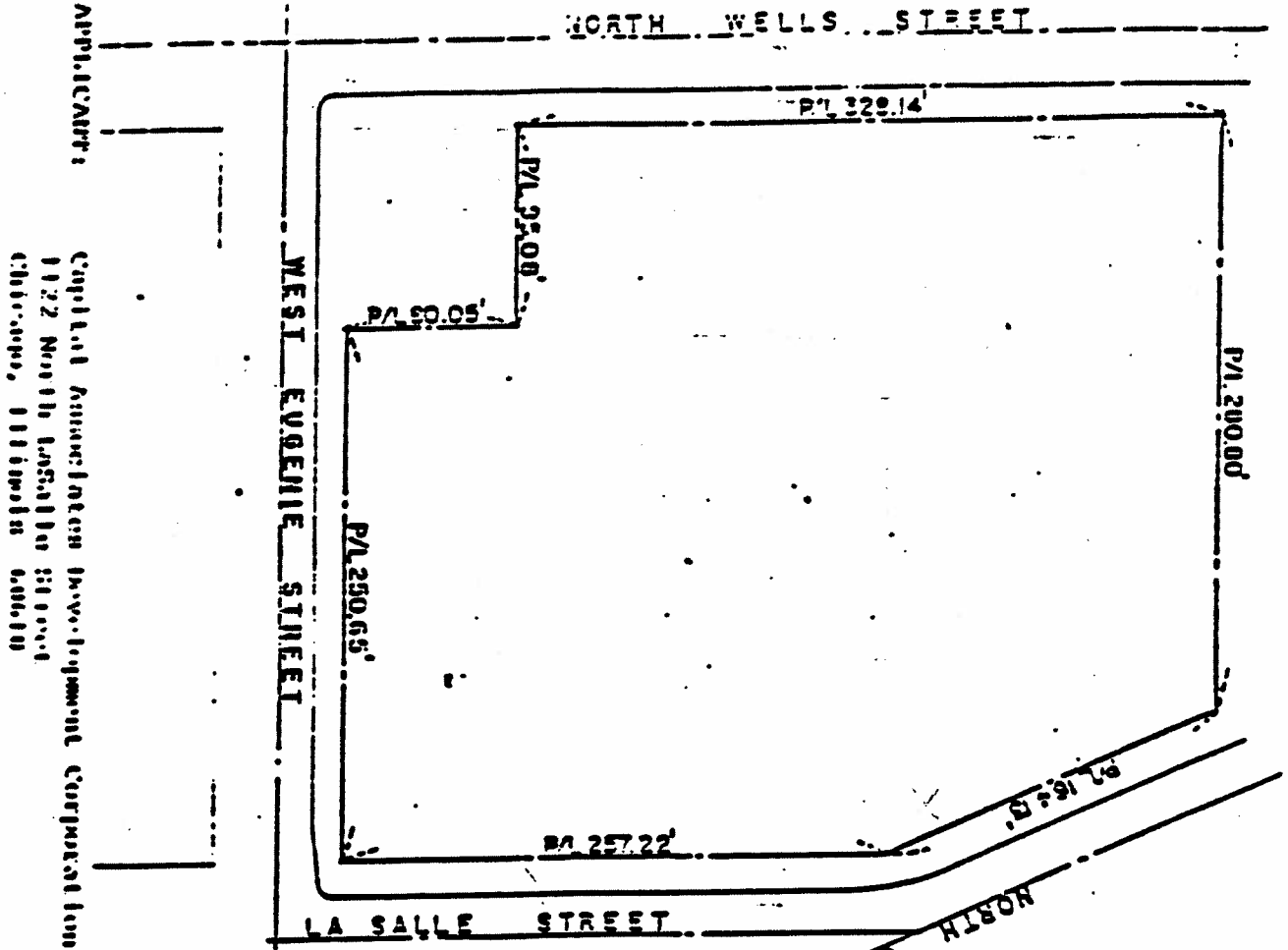


APPLICANT:  
 Capital Associates Development Corporation  
 1122 North LaSalle Street  
 Chicago, Illinois 60610

DATE: November 14, 1983

Property Location: shaded area  
 Property Boundaries:

A line 408.19' north of and parallel to West Eugenie Street; North Clark Street; North LaSalle Street; West Eugenie Street; a line 250.65' west of and parallel to North LaSalle Street; a line 80.05 ft. north of and parallel to West Eugenie Street; North Wells Street



(alt)

Scale 1"=10'  
 Date 11-11-83

KEY:  
 SHADED AREA:  
 Residential and related uses,  
 including swimming pools,  
 exercise facilities and all  
 street parking.

PLANNED DEVELOPMENT:  
 EUGENIE - LA SALLE;  
 GENERAL LAND USE MAP

DATED: November 14, 1981

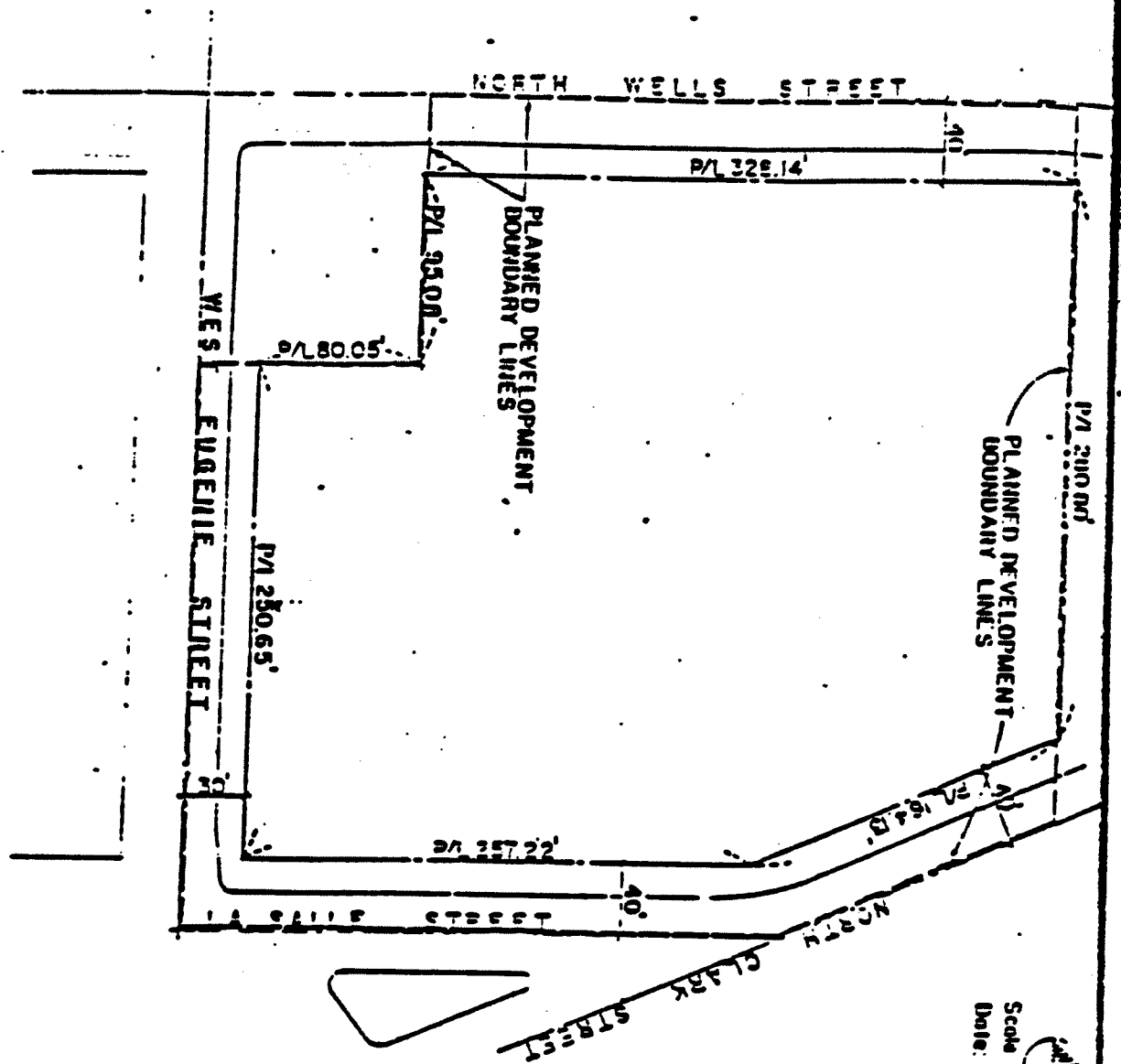


APPLICANT:

Capital Association Development Corporation  
1122 North LaSalle Street  
Chicago, Illinois 60610

DATE: November 14, 1981

PLANNED DEVELOPMENT:  
EUGENIE-LA SALLE  
PROPERTY LINE MAP



Scale 1"=100'  
Date: 11-11-83

PROPOSED PLANNING DEVELOPMENT NO.  
PLANNING DEVELOPMENT USE AND ZONE PROVISIONS AND DATA

Net Site Area:

123,593 square feet, or 2.852 acres

General Description of Land Use:

Residential and related uses, including swimming pools and exercise facilities, and off-street parking

Maximum Building Height:

422 feet, 4 inches (El. 452 ft., 8 inches (including C.C.D.))

Maximum F.A.R.:

5.98

Maximum % of Land Covered at Grade:

74.5%

Gross Site Area:

(Gross site area = net site area (123,593 sq. ft.) + area of public street (39,039 sq. ft.))

167,632 square feet, or 3.848 acres

Minimum Number of Required Parking Spaces:

388

Minimum Number of Loading Spaces:

4

Maximum Number of Dwelling Units:

648

Maximum Number of Efficiency Units Permitted:

204

**APPLICANT:** Capital Associates Development Corporation  
1122 North LaSalle Street  
Chicago, Illinois 60610

**DATE:** November 14, 1983; Amended February 14, 1984

PA 200007

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 R5 General Residence District symbols and indications as shown on Map No. 5-F in the area bounded by

a line 408.19 feet north of and parallel to W. Eugenie Street; N. Clark Street; N. LaSalle Street; W. Eugenie Street; a line 250.65 feet west of and parallel to N. LaSalle Street; a line 80.05 feet north of and parallel to W. Eugenie Street; and N. Wells Street

to the designation of an R6 General Residence District, and a corresponding use district is hereby established in the area described above.

*Section 2.* That the Chicago Zoning Ordinance be amended by changing all the R6 General Residence District symbols and indications as shown on Map No. 5-F in the area bounded by

a line 408.19 feet north of and parallel to W. Eugenie Street; N. Clark Street; N. LaSalle Street; W. Eugenie Street; a line 250.65 feet west of and parallel to N. LaSalle Street; a line 80.05 feet north of and parallel to W. Eugenie Street; and N. Wells Street

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

[Residential Planned Development printed on pages 5135 through 5141 of this Journal.

*Section 3.* This ordinance shall be in force and effect from and after their passage and due publication.

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JOINT COMMITTEE ON BUILDINGS AND ZONING.

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**Issuance of Permits Authorized for Erection of Illuminated Signs.**

The Joint Committee on Buildings and Zoning submitted the following report:

CHICAGO, February 8, 1984.

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

Your Joint Committee on Buildings and Zoning begs leave to recommend that Your Honorable Body *Pass*, the proposed orders transmitted herewith (referred January 20, 1984) to authorize the issuance of permits for the erection and maintenance of illuminated signs.

These recommendations were concurred in by 8 members of the committee with no dissenting vote.

Respectfully submitted,  
(Signed) TERRY M. GABINSKI,  
*Chairman,*  
*Zoning Committee.*

(Signed) FRED B. ROTI,  
*Chairman,*  
*Buildings Committee.*

On motion of Alderman Gabinski the committee's recommendations were *Concurred In* and said proposed orders were *Passed*, by yeas and nays as follows:

(Continued on page 5142)

PLAN OF DEVELOPMENTRESIDENTIAL PLANNED DEVELOPMENT NO. 320STATEMENTS

1. The area delineated herein as Residential Planned Development (the "Planned Development") consists of approximately 128,593 square feet of real property bounded on the north by a line 408.19 feet north of and parallel to West Eugenie Street; on the east by North Clark Street and North LaSalle Street; on the south by West Eugenie Street, a line 250.65 feet west of and parallel to North LaSalle Street, and a line 80.05 feet north of and parallel to West Eugenie Street; and on the west by North Wells Street (the "Property"), as identified in the drawing attached hereto entitled "Property Lot Line Map." The property is currently owned by the Michigan Avenue National Bank, as trustee for Trust No. 1810, dated September 1, 1970. The sole beneficiary of Trust No. 1810 is Park Place Associates, which has entered into a contract granting Capital Associates Development Corporation, the Applicant herein, the option to purchase the property.

2. The Applicant or its successors, assignees or grantees shall obtain all official City reviews, approvals and permits required in connection with this Plan of Development.

3. Any dedication or vacation of streets or alleys or easements or any adjustment of rights-of-way shall require

APPLICANT: Capital Associates Development Corporation  
1122 North LaSalle Street  
Chicago, Illinois 60610

DATE: November 14, 1983

a separate submittal on behalf of the Applicant or its successors, assignees or grantees, and approval by the City Council.

4. The following uses shall be permitted within the Planned Development: residential and related uses, including swimming pool and health or exercise facilities, and off-street parking.

5. 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 the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Any fire lanes shall be adequately designed and paved in compliance with the Municipal Code of the City of Chicago and shall have a minimum width of sixteen feet to provide ingress and egress for emergency vehicles. There shall be no parking within such paved areas.

6. The height restriction of the development 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

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DATE: November 14, 1983

(2) Airport Zoning Regulations as established by the Department of Planning, Department of Aviation and Department of Law and approved by the City Council.

(3) Height limitations as approved by the Federal Aviation Agency pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Agency.

7. Off-street parking and loading facilities will be provided in compliance with this Plan of Development.

8. The information in the Plan of Development attached hereto sets forth data concerning the generalized land use plan of the Planned Development, and illustrates that the development of such area will be in accordance with the intent and purpose of this Plan of Development.

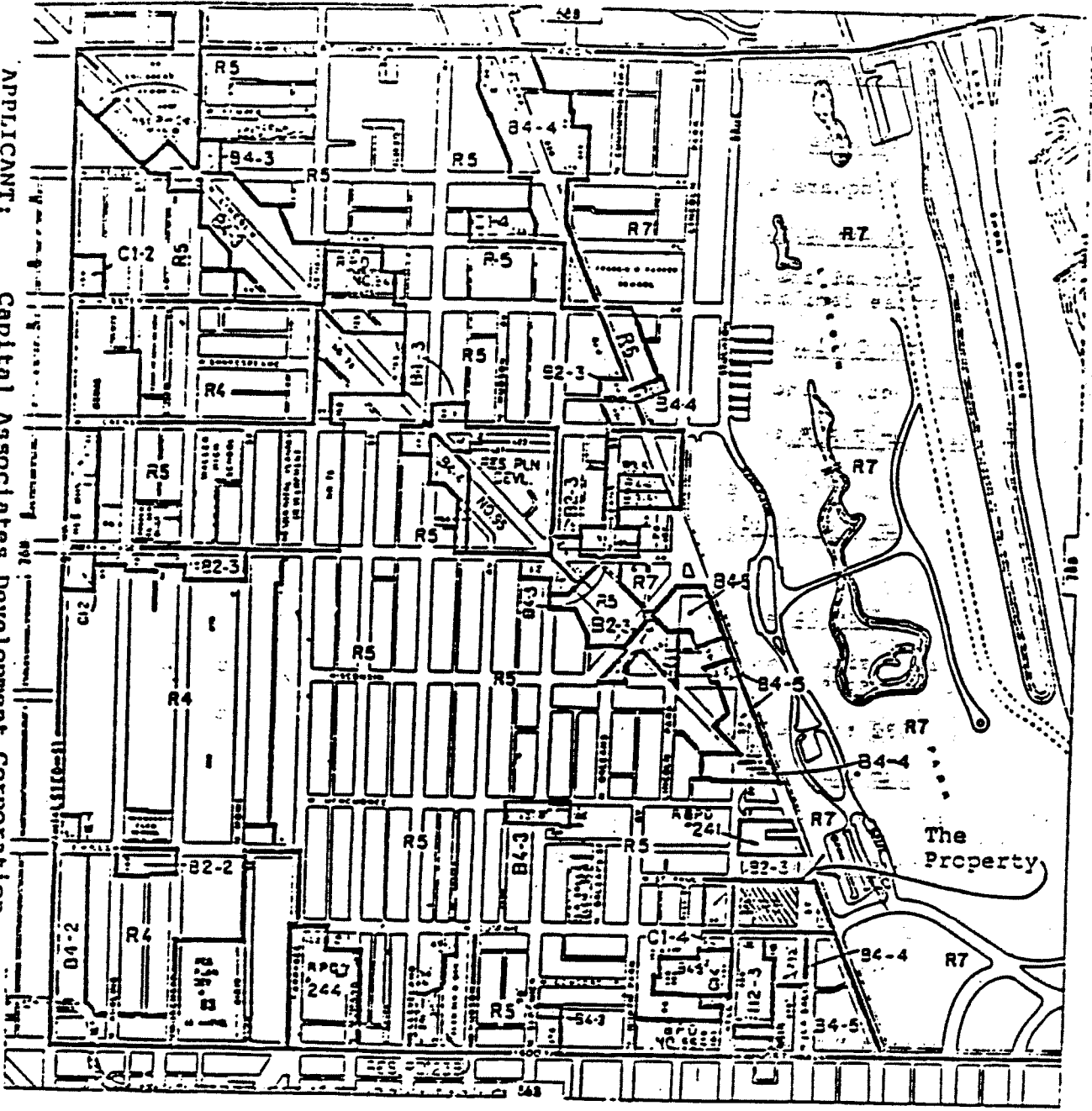
9. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments" as promulgated by the Commissioner of the Department of Planning.

APPLICANT: Capital Associates Development Corporation  
1122 North LaSalle Street  
Chicago, Illinois 60610

DATE: November 14, 1983

MAP 5-7

APPLICANT:  
Capital Associates Development Corporation  
1122 North LaSalle Street  
Chicago, Illinois 60610



Property Location: shaded area  
Property boundaries:

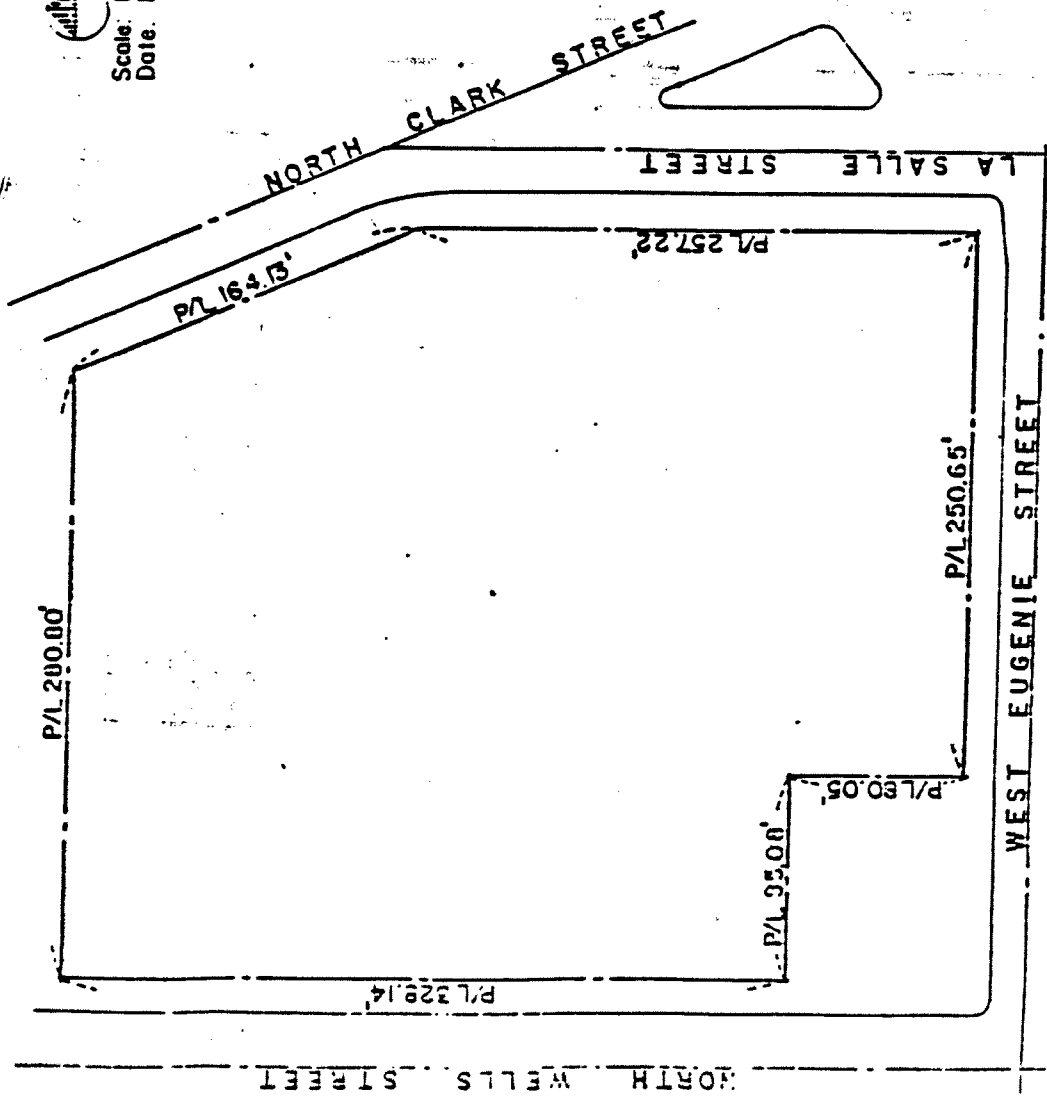
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DATE: November 14, 1983

**KEY:**  
**SHADED AREA:**  
 Residential and related uses,  
 including Swimming pools,  
 Exercise facilities and off  
 street parking.



Scale: 1" = 80'  
 Date: 11-11-83



**PLANNED DEVELOPMENT:**  
 EUGENIE - LA SALLE;  
 GENERAL LAND USE MAP

DATE: November 14, 1983

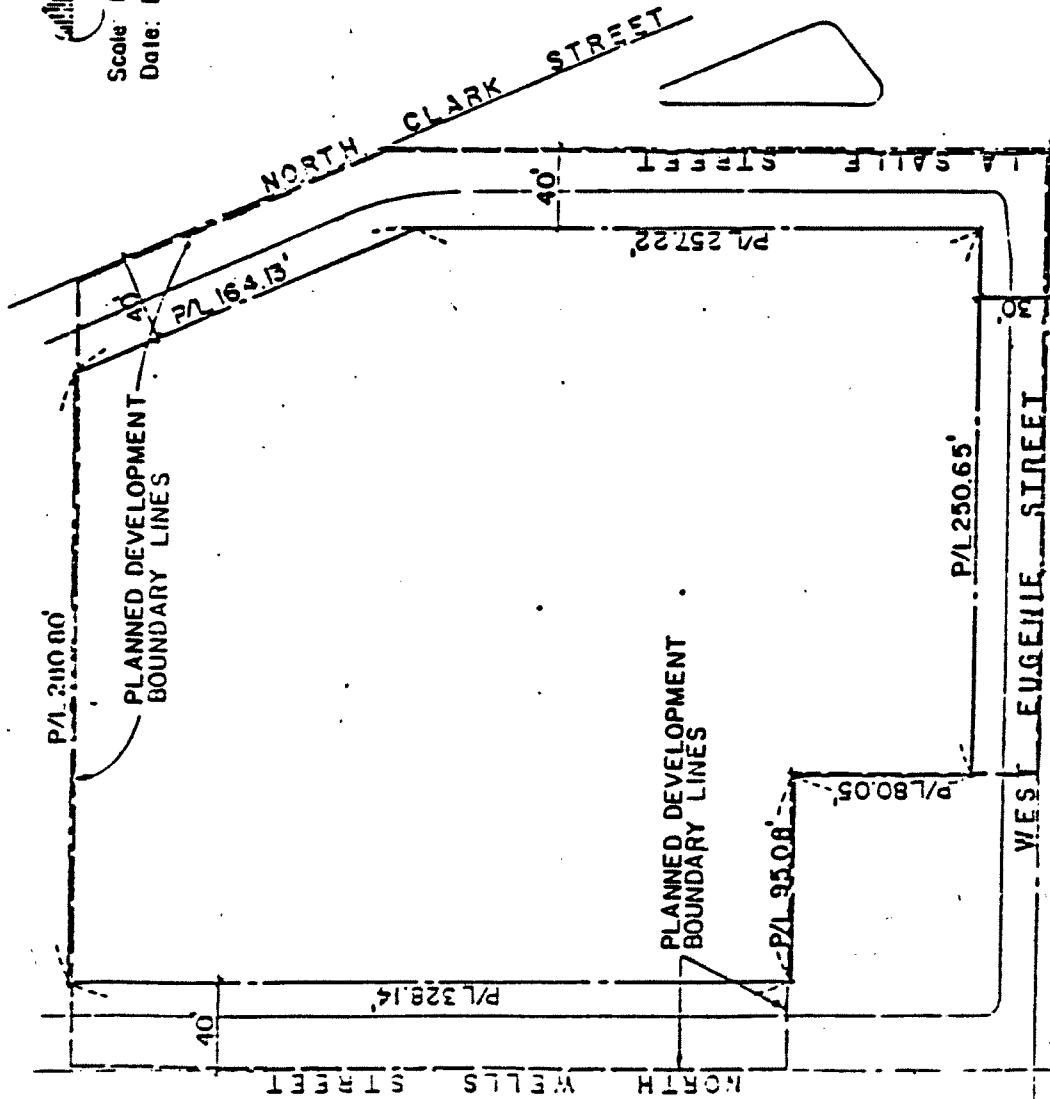
**APPLICANT:**  
 Capital Associates Development Corporation  
 1122 North LaSalle Street  
 Chicago, Illinois 60610



Scale: 1"=80'  
Date: 11-11-83

PLANNED DEVELOPMENT:  
EUGENIE - LA SALLE  
PROPERTY LINE MAP

DATE: November 14, 1983



APPLICANT: Capital Associates Development Corporation  
1122 North LaSalle Street  
Chicago, Illinois 60610

ESSENTIAL PLANNED DEVELOPMENT NO.  
PLANNED DEVELOPMENT USE AND BULK REGULATION AND DATA

Net Site Area:

128,593 square feet, or 2.952 acres

General Description of Land Use:

Residential and related uses, including swimming pools and exercise facilities, and off-street parking

Maximum Building Height:

422 feet, 4 inches (El. 452 ft., 8 inches (including C.C.D.))

Maximum P.A.R.:

5.98

Maximum % of Land Covered at Grade:

74.5%

Gross Site Area:

(Gross site area = net site area (128,593 sq. ft.) + area of public street (39,039 sq. ft.))

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Minimum Number of Loading Spaces:

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Maximum Number of Dwelling Units:

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Maximum Number of Efficiency Units Permitted:

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APPLICANT: Capital Associates Development Corporation  
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Chicago, Illinois 60610

DATE: November 14, 1983; Amended February 14, 1984