

Minimum Number of Off-Street Loading Berths:	2 berths.
Maximum Building Height:	In substantial conformity with Building Elevations.

Reclassification Of Area Shown On Map Number 7-H.

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 M2-3 General Manufacturing District Symbols and indications as shown on Map No. 7-H in the area bounded by:

the Chicago River; West Diversey Parkway; and a line 385 feet east of North Oakley Avenue,

to those of an R4 General Residence District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications as shown on Map No. 7-H in the area bounded by:

the Chicago River; West Diversey Parkway; and a line 385 feet east of North Oakley Avenue,

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

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

(Continued on page 229)

(Continued from page 222)

Plan of Development Statements referred to in this ordinance read as follows:

Residential Waterway Planned Development No. _____

Plan Of Development Statements.

1. The area delineated herein as a Residential Waterway Planned Development ("Planned Development") consists of approximately 62,976 square feet (1.44 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the American National Bank, as trustee, under Trust Number 101035-05 ("Applicant").
2. All applicable official reviews, approvals or permits required in connection with this Planned Development shall be obtained by the Applicant, or its successors, assignees or grantees. Any dedication or vacation of streets, alleys or easements, or any adjustment of rights-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by the Applicant or the homeowners or condominium association, the Applicant designated by written notice to the City to be its successor as single designated control entity.

Nothing herein shall be construed to mean that any individual owner of the Property or any portion thereof is relieved of obligations

imposed hereunder or rights granted herein or is not subject to City action pursuant to this Planned Development. In addition, nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations herein. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein, except any assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness, and solely with respect to the portion of the Property so transferred, the term Applicant shall be deemed amended to apply to the legal title holder thereof (and its beneficiaries if title is held in a land trust) and the seller or transferor thereof (and its beneficiaries if title is held in a land trust) shall thereafter be released from any and all obligations or liability hereunder.

4. This Plan of Development consists of fifteen (15) Statements; a Bulk Regulations and Data Table; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; an Existing Zoning Map; a Site/Landscape Plan and Building Elevations, all prepared by Hartshorne + Plunkard, Ltd., and all dated February 9, 1995. Full size sets of the Site/Landscape Plan and the Building Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated herein and these and no other zoning controls shall apply. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.
5. The following uses are permitted within the Planned Development: multiple-family dwelling units. Dwelling units within the west building may also include live/work uses including but not limited to, artist and photography studios, professional offices, or mail order wholesale businesses; provided that any combination live/work unit shall be limited to no more than 2,500 square feet of floor area, shall not be accessible to the public directly from a public way or street, but only through a common lobby or entrance and shall not include any advertising display or identification signs which are visible from outside the building. Accessory off-street parking, and earth station receiving dishes not exceeding eight feet in diameter and setback a minimum of fifteen feet from the Diversey and River frontages shall also be permitted.
6. Identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Business signs for any live/work use shall not be permitted. Temporary signs, such as construction and marketing signs shall be permitted subject to review and approval of the Department of Planning and Development.

7. Off-street parking shall be provided in compliance with this Plan of Development, subject to the review and approval of the Department of Transportation.
8. Any service drives or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Transportation in effect at the time of construction 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 except as expressly approved by the Chicago Fire Department. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development.
9. In addition to the maximum heights of buildings prescribed on the Building Elevations attached hereto, the height of the improvements and any appurtenances attached thereto also shall be subject to:
 - (1) height limitations as certified and approved by the Federal Aviation Administration; and
 - (2) airport zoning regulations as established by the Department of Planning and Development, Department of Aviation and Department of Law and approved by the City Council.
10. The maximum permitted floor area ratio (F.A.R.) shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and measurements, the definitions of the Chicago Zoning Ordinance shall apply.
11. This Planned Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments", as promulgated by the Department of Planning and Development and in effect on the date hereof.
12. The improvements on the Property, including driveways and landscaping, shall be designed, constructed and maintained in general conformance with the Site/Landscape Plan and Building Elevations. Parkway trees depicted on the Landscape Plan shall be installed and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.

In addition, the Applicant shall be responsible for clean-up and stabilization of the waterway edge. Stabilization of the southern portion of the waterway edge adjacent to the existing East Building shall include bringing in clean fill and planting low-level indigenous landscaping. To the extent feasible, these stabilization methods shall also be utilized at the north end of the site in order to minimize the height of any seawalls or retaining walls and enhance the landscaped appearance of the waterway. The Applicant also acknowledges the City's long-term goal of improving public access to waterways where appropriate and agrees to make the entire waterway edge (a minimum of ten feet from the water's edge or the area between the water's edge and the existing East Building, if applicable) accessible to the public at the time when similar waterway edge improvements are made accessible to the public on the property immediately north of the subject property.

13. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor in nature, appropriate and consistent with the nature of the development of the Property contemplated herein. Any such modification shall be deemed a minor change in the Planned Development as contemplated by Section 11.11-3 (c) of the Chicago Zoning Ordinance.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and responsible efforts to design, construct and maintain all new buildings to be located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigeration and Air-Conditioning Engineers ("A.S.H.R.A.E.") and Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.
15. Unless substantial construction has commenced within five years following adoption of this Planned Development, and unless completion thereof is diligently pursued, then this Planned Development shall expire, provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all planned developments, then this Planned Development shall expire upon the expiration of such shorter time period as provided by said amendatory ordinance (the first day of which as applied to this Planned Development shall be the effective date of the amendatory

ordinance). If this Planned Development expires under the provisions of this section, then the zoning of the Property shall automatically revert to the previously existing R4 District.

[Existing Zoning Map; Planned Development Boundary and Property Line Map; Existing Land-Use Map; Site/Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 234 through 238 of this Journal.]

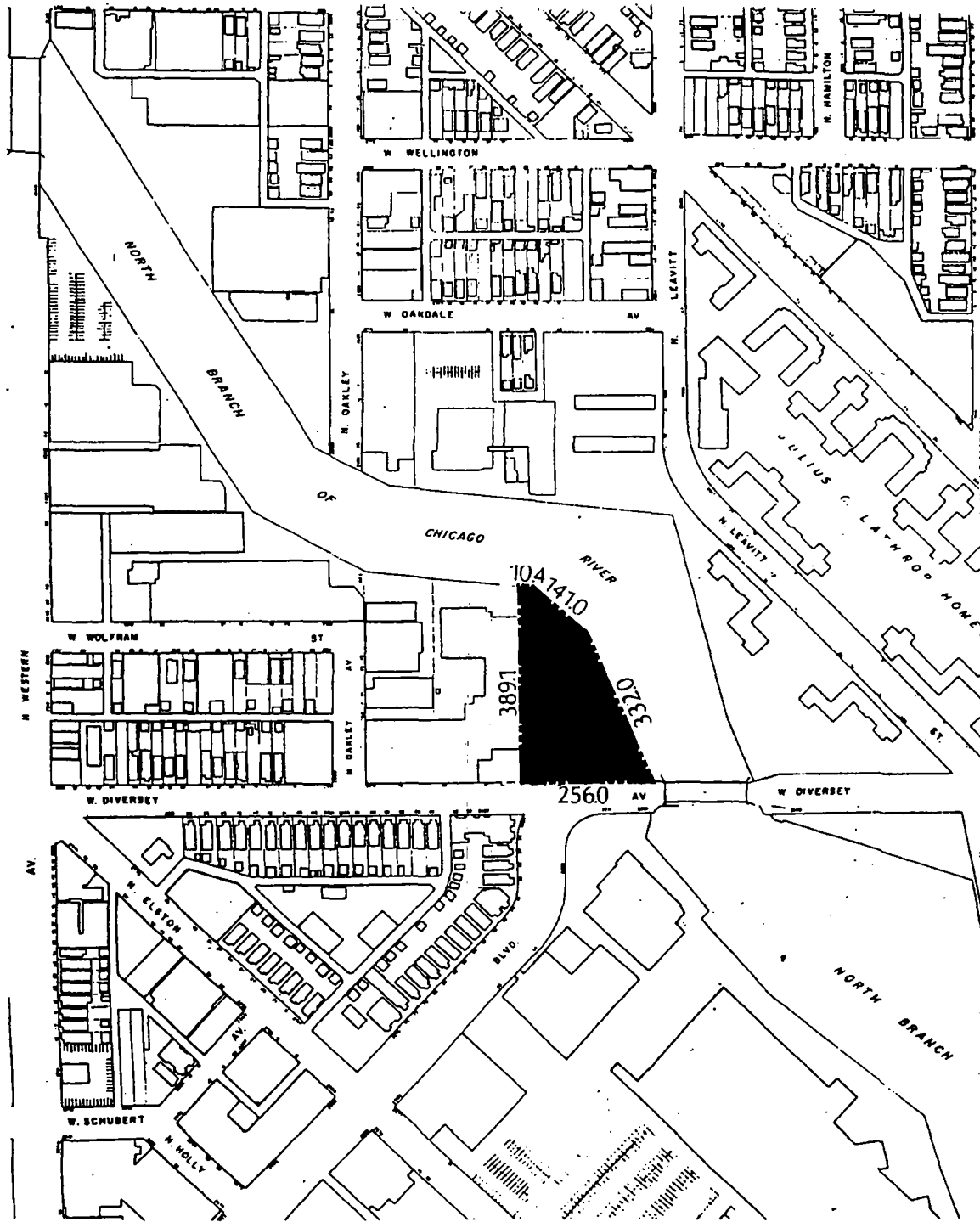
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Residential Waterway Planned Development No. _____

Bulk Regulations And Data Table.

Gross Site Area:	71,424 square feet (1.62 acres).
Net Site Area:	62,976 square feet (1.43 acres).
Area in Public Right-of-Way:	8,448 square feet (0.19 acres).
Maximum Number of Dwelling Units:	61.
Maximum Permitted F.A.R.:	1.3.
Maximum Building Height:	In accordance with the Building Elevations.
Maximum Percentage of Site Coverage:	In accordance with Site/Landscape Plan.
Minimum Setbacks from Property Line:	In accordance with Site/Landscape Plan.
Minimum Number of Off-Street Parking Spaces:	1 space per dwelling unit.
Minimum Number of Off-Street Loading Berths:	1.


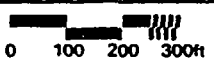
Planned Development Boundary And Property Line Map.



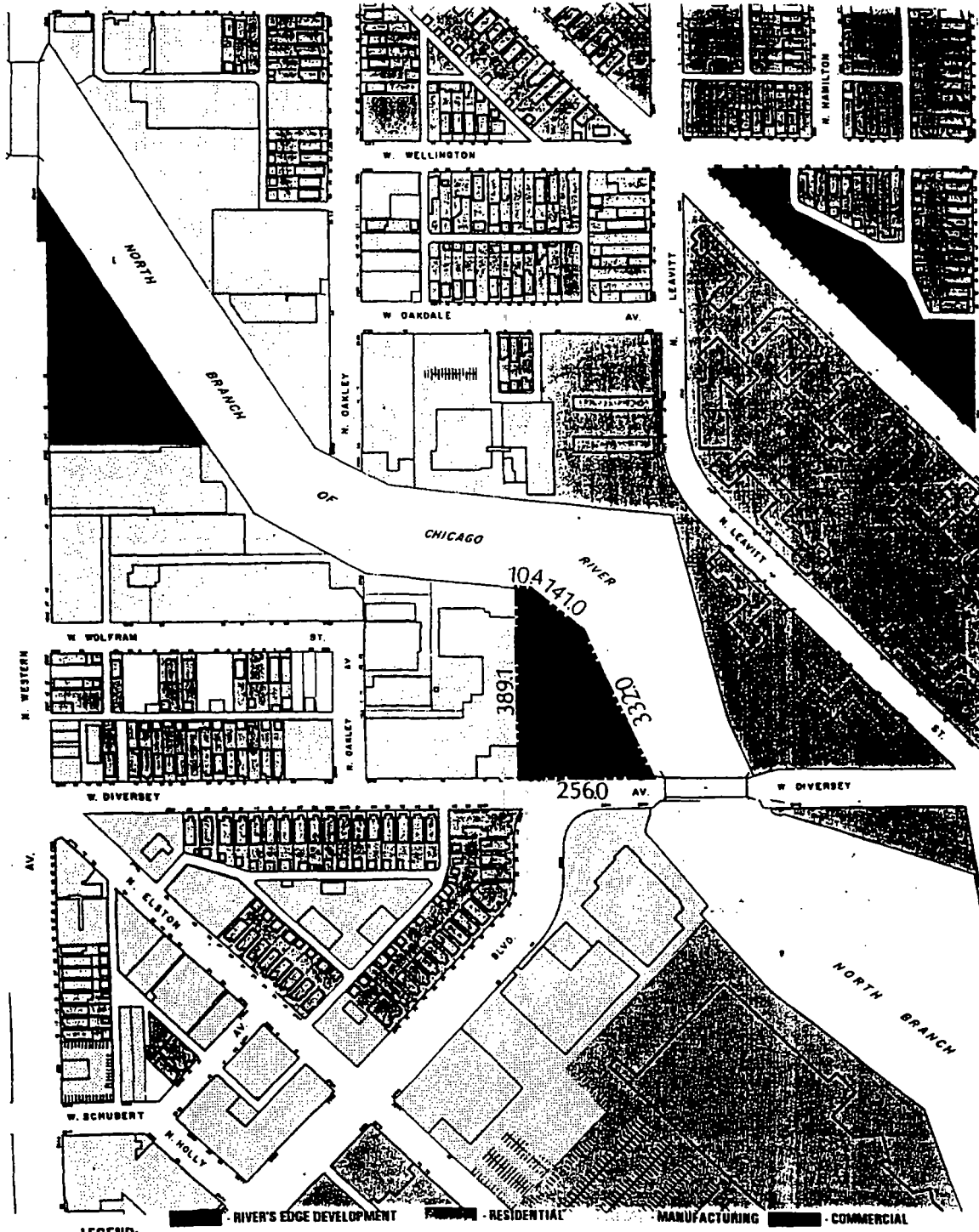
RIVER'S EDGE
 TOWNHOMES & CONDOMINIUMS
 2222 WEST DIVERSEY
 CHICAGO, ILLINOIS

APPLICANT: AMERICAN NATIONAL
 BANK AS TRUSTEE
 UNDER TRUST
 # 181835 - 85
 ADDRESS: 2220 - 2228 DIVERSEY
 DATE: NOVEMBER 2, 1994
 REVISED: FEBRUARY 8, 1995

Hartshorn - Plunkard, Ltd.

Existing Land-Use Map.



LEGEND:

- RIVER'S EDGE DEVELOPMENT
- BUSINESS PLAN DEVELOPMENT
- RESIDENTIAL
- MANUFACTURING
- COMMERCIAL

RIVER'S EDGE
OWNHOMES & CONDOMINIUMS

2222 WEST DIVERSEY
CHICAGO, ILLINOIS

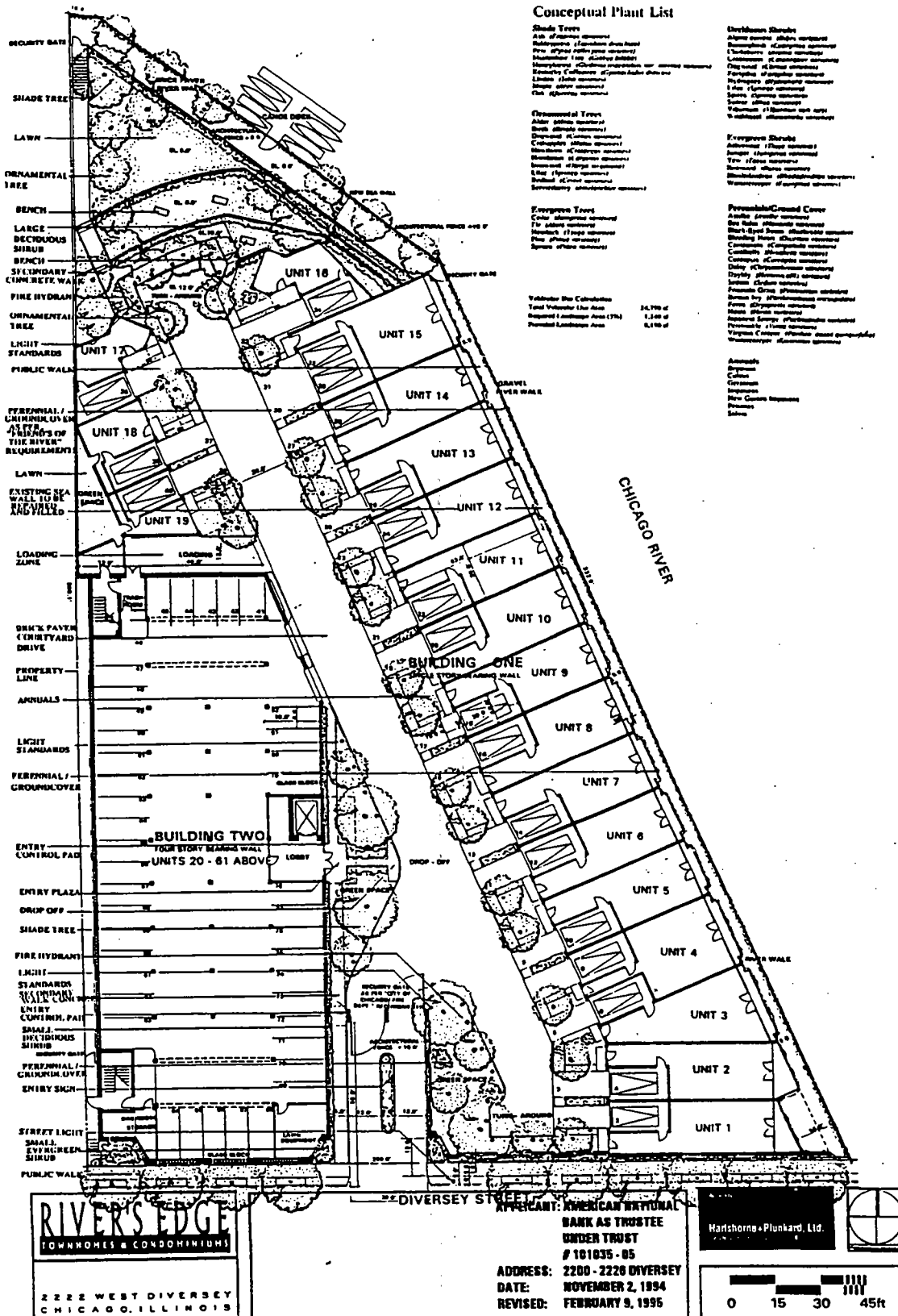
APPLICANT: AMERICAN NATIONAL
BANK AS TRUSTEE
UNDER TRUST
101035 - 05

ADDRESS: 2200 - 2226 W. DIVERSEY
DATE: NOVEMBER 2, 1994
REVISED: FEBRUARY 9, 1995

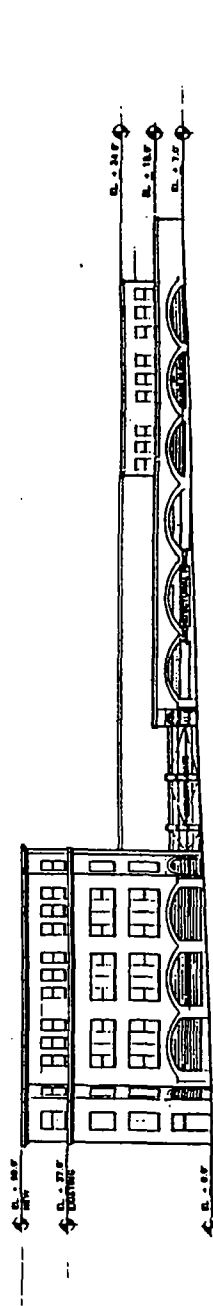
Hartshorne - Plunkett, Ltd.

0 100 200 300ft

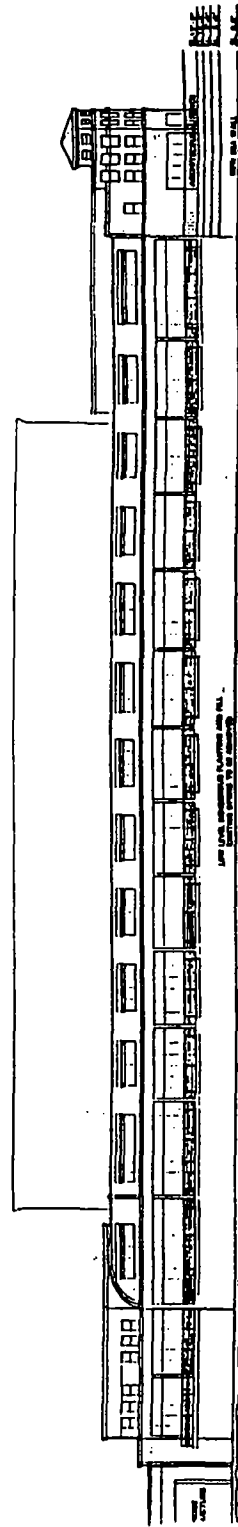
Site/Landscape Plan.



Building Elevations.



① DIVERSEY STREET ELEVATION



② RIVER ELEVATION



APPLICANT: AMERICAN NATIONAL
 BANK AS TRUSTEE
 UNDER TRUST
 # 101035 - 05
 ADDRESS: 2200 - 2220 DIVERSEY
 DATE: NOVEMBER 2, 1994
 REVISED: FEBRUARY 9, 1995

