

*Reclassification Of Area Shown On Map Number 3-F.
(As Amended)
(Application Number 13030)*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing the Residential Institutional Planned Development Number 601, as amended, designation as shown on Map Number 3-F in area bounded by:

West Goethe Street; a line 868.42 feet east of North Sedgwick Street; West Scott Street; a line 465 feet west of North Wells Street; West Division Street; and the westerly right-of-way line of the Chicago Transit Authority elevated structure,

to those of Residential-Institutional Planned Development Number 601, as amended, 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.

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

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

*Residential-Institutional Planned Development Number 601,
As Amended.*

Plan Of Development Statements.

1. The area delineated herein as Residential-Institutional Planned Development Number 601, as amended, consists of approximately two hundred fourteen thousand four hundred seventy-nine and nine-tenths (214,479.9) square feet (four and ninety-three hundredths (4.93) acres) and is owned or controlled by the applicant, Melk Development/MCL Scott Sedgwick L.P.

2. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication, vacation or closure of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the applicant or its successors, assignees, or grantees 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 holder and any ground lessors. 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, including any homeowner's association(s) formed to succeed the applicant, the legal title holder or any ground lessors. 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 all the owners of the Property or any homeowner's association which may be formed to represent the owners with respect to zoning matters and any ground lessors.
4. This Plan of Development consists of fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Property Line and Boundary Map; a Planned Development Subarea Boundary and Generalized Use Plan; an Existing Land-Use Map; and a Site Plan, Landscape Plan and Building Elevations, dated July 13, 2000, prepared by Pappageorge/Haymes. Full size sets of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply. The 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 shall be permitted within the area delineated herein as "Residential-Institutional Planned Development":
 - (a) Subarea A: attached or detached single-family residential dwelling units, accessory parking and related used;
 - (b) Subarea B: attached or detached single-family residential dwelling units, elevator and walk-up apartments, accessory parking and related uses;
 - (c) Subarea C: accessory parking, public transit facilities and related uses;
 - (d) Subarea D: accessory parking, public transit facilities and related uses;
 - (e) Subarea E: public libraries, accessory parking and related uses;
 - (f) Subarea F: public transit facilities, accessory parking to uses permitted in Subarea E and related uses.
6. Identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development.
7. 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 emergency areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation and of the Department of Planning and Development. Closure of all or part of any public streets or alleys shall be subject to the review and approval of the Chicago Department of Transportation. Parking beneath the elevated structure shall be subject to the review and approval of the Chicago Transit Authority.

8. In addition to the maximum height of any building and any appurtenance attached thereto prescribed in this Planned Development, the height of any improvement shall also be subject to the height limitations approved by the Federal Aviation Administration.
9. For purposes of Floor Area Ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements in Subareas A and B shall be designed, installed and maintained in substantial conformance with the Bulk Regulations and Data Table, the Site Plan, Landscape Plan and Building Elevations attached hereto. The landscaping in all Subareas (including street trees in the adjacent right-of-way) shall be designed, installed and maintained in accordance with the parking lot landscaping and parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
11. The terms, conditions and (sub)exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Planning and Development, upon the application for such a modification by the applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this Statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
12. 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 reasonable efforts to design, construct and maintain all buildings 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, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering

Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.

13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities (M.O.P.D.) to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
14. Unless substantial construction of the thirty (30) unit residential building in Subarea B proposed under the amendment to this Planned Development has commenced within six (6) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the property shall automatically revert to the pre-existing Residential-Institutional Planned Development Number 601, as amended on July 29, 1998, designation.

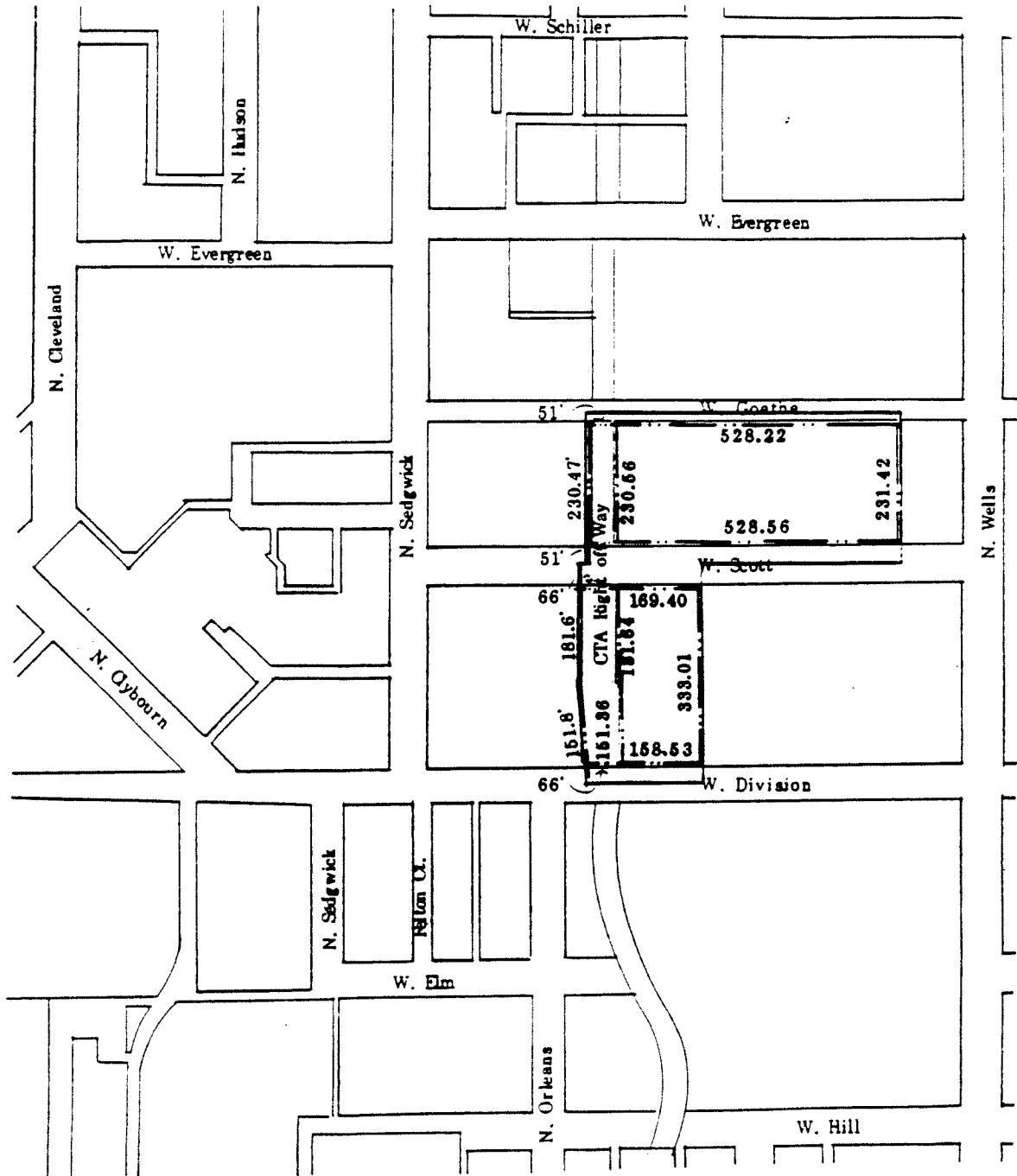
[Existing Zoning Map; Planned Development Property Line, Boundary and Right-Of-Way Adjustment Map; Planned Development Subarea Boundary and Generalized Use Plan; Existing Land-Use Map; Site Plan; Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 40147 through 40155 of this Journal.]

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

Residential/Institutional Planned Development Number 601. AA.*Bulk Regulations And Data Table.*

	Net Site Area Square Feet	Acres	Maximum Floor Area Ratio	Maximum Dwelling Units	Parking On Site
Subarea A	122,319.4	2.81	1.05	83	70
Subarea B	31,753	0.72	2.4	50	30
Subarea C	30,011.5	0.69	0.4	0	40
Subarea D	3,894	0.09	0	0	4
Subarea E	23,000	0.53	0.6	0	7
Subarea F	3,941	0.09	0.4	0	9
TOTAL:	214,918.9	4.93	1.08	133	140
			Square Feet	Acres	
Development Site Area:			176,633.4	4.06	
Previously Vacated Right- of-Way:			3,894	0.09	
C.T.A. Right-of-Way:			33,952	0.78	
Net Site Area:			214,918.9	4.93	
Public Right-of-Way:			44,565.30	1.02	
Gross Site Area:			259,484.2	5.95	
Maximum Percent of Site Coverage:			Per Site Plan.		
Maximum Required Building Setbacks:			Per Site Plan.		
Maximum Building Height:			Per Building Elevations.		


Planned Development Property Line, Boundary
And Right-Of-Way Adjustment Map.



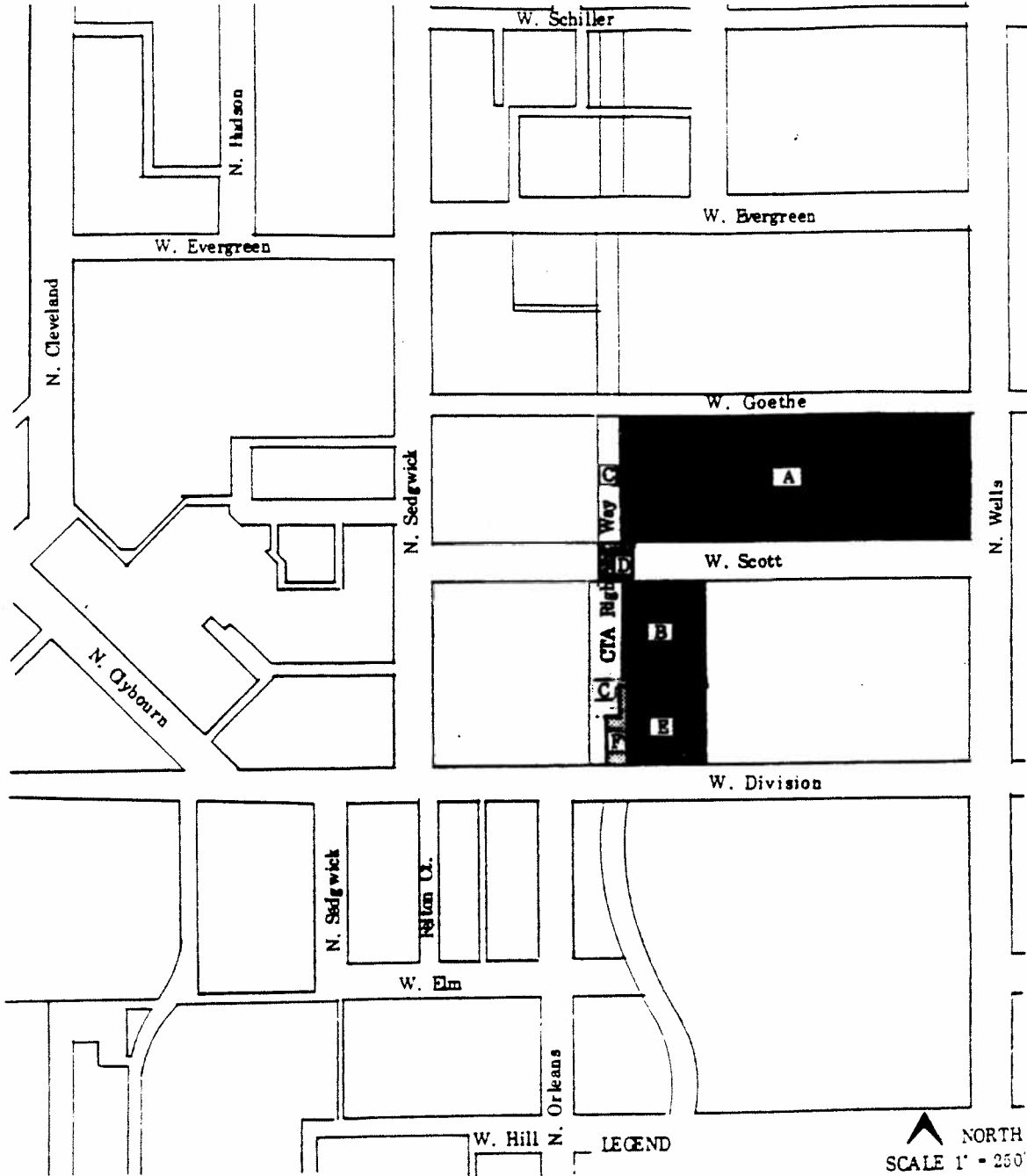
APPLICANT: MELK DEVELOPMENT/
 MCL SCOTT SEDGWICK L.P.
 ADDRESS: 212-310 WEST SCOTT STREET
 213-311 WEST GOETHE STREET
 247-311 WEST SCOTT STREET
 304-320 WEST DIVISION STREET
 DATE: MAY 16, 2000
 DATE REVISED: JULY 13, 2000

LEGEND

- Planned Development Boundary
- - - Dimensioned Property Line

 NORTH
 SCALE 1" = 250'

Planned Development Subarea Boundary
And Generalized Use Plan.



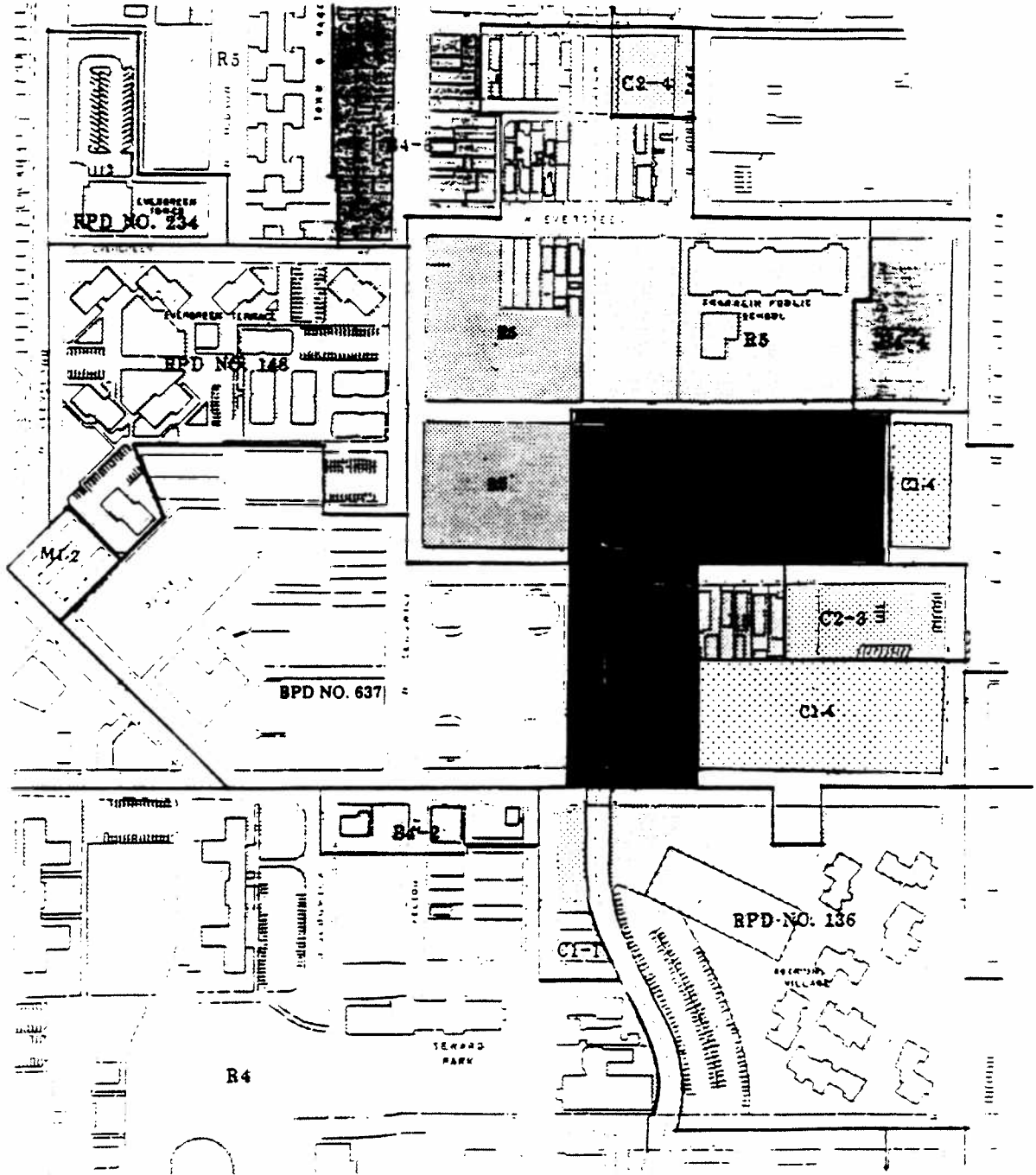
APPLICANT: MELK DEVELOPMENT/
MCI, SCOTT SEDGWICK L.P.

ADDRESS: 212-310 WEST SCOTT STREET
213-311 WEST GOETHE STREET
219-311 WEST SCOTT STREET
304-320 WEST DIVISION STREET

DATE: MAY 16, 2000
DATE REVISED: JULY 13, 2000

- LEGEND
- Planned Development Boundary
 - A B Residential Use/ Off Street Parking
 - E Library/ Off Street Parking
 - F Library Parking
 - C C.T.A. R.O.W./ Parking
 - D Public R.O.W. Vacated

Existing Land-Use Map.



APPLICANT MELK DEVELOPMENT
MCL SCOTT SEDGWICK LP

ADDRESS 212-210 WEST SCOTT STREET
213-211 WEST GOETHE STREET
217-211 WEST SCOTT STREET
104-320 WEST DIVISION STREET

DATE: MAY 16, 2000
DATE REVISED: JULY 13, 2000

LEGEND

Subject Site

R5 Zoning District

Residential

NORTH

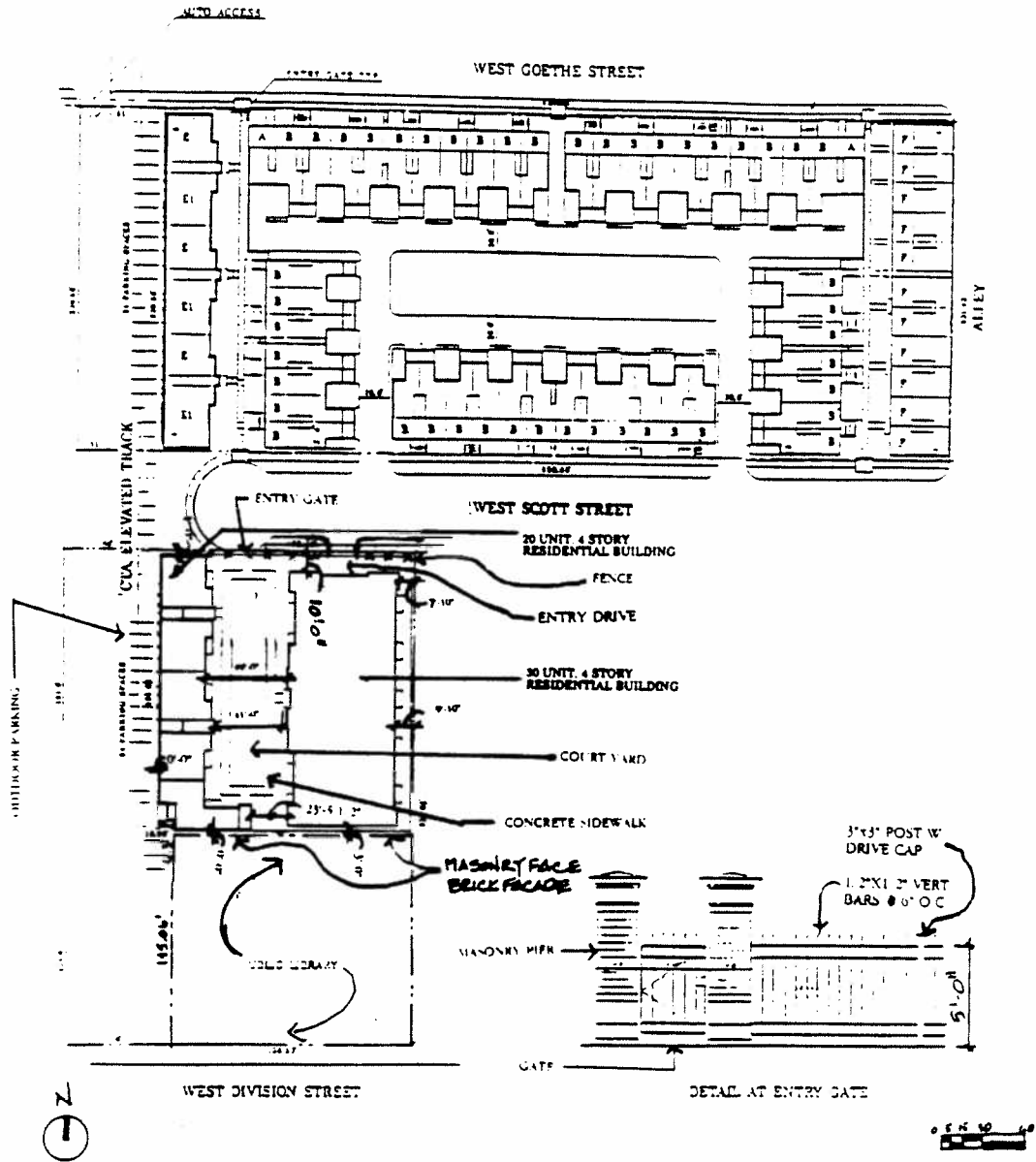
SCALE 1"=250'

Business

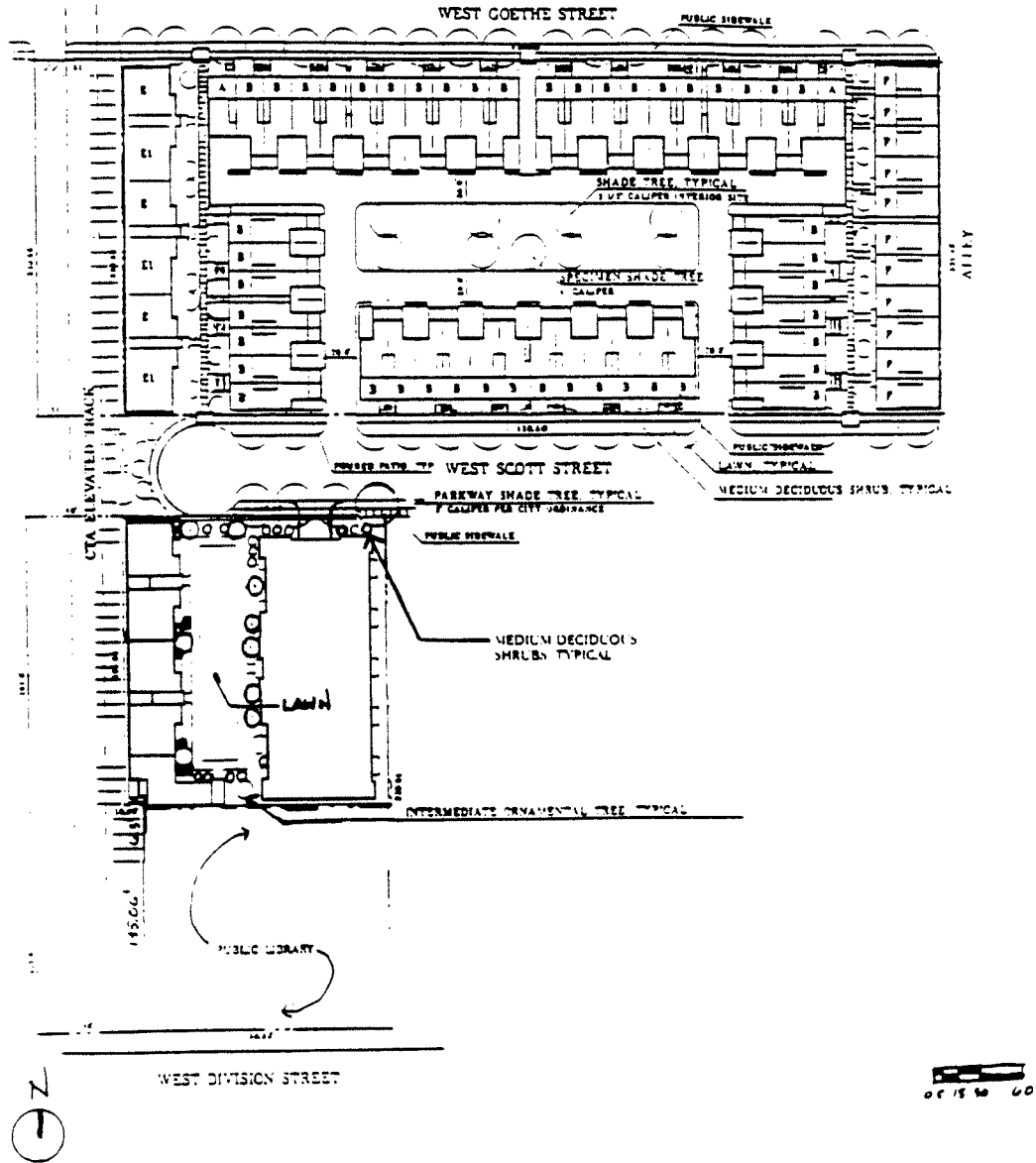
Commercial

Manufacturing

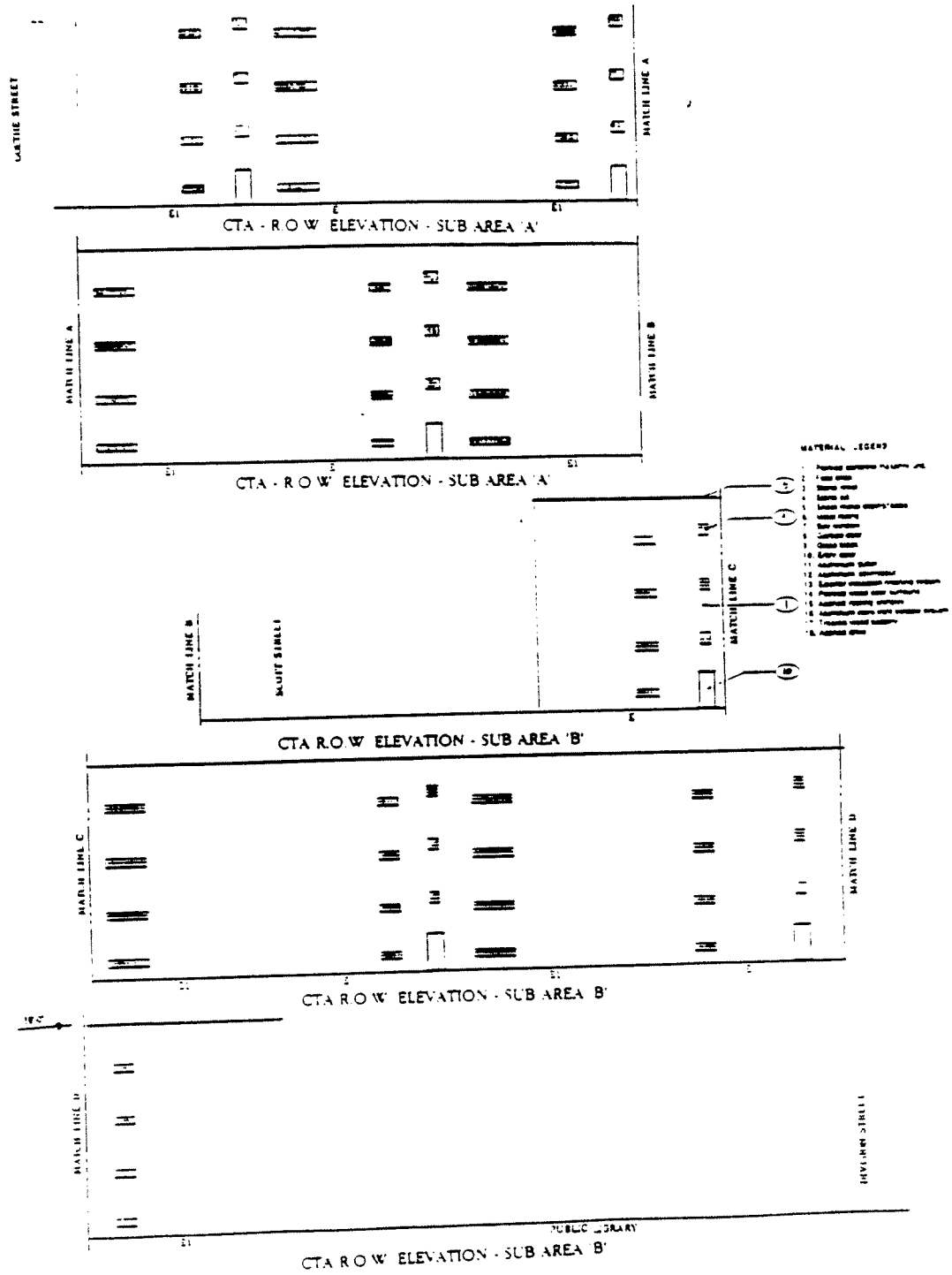
Site Plan.



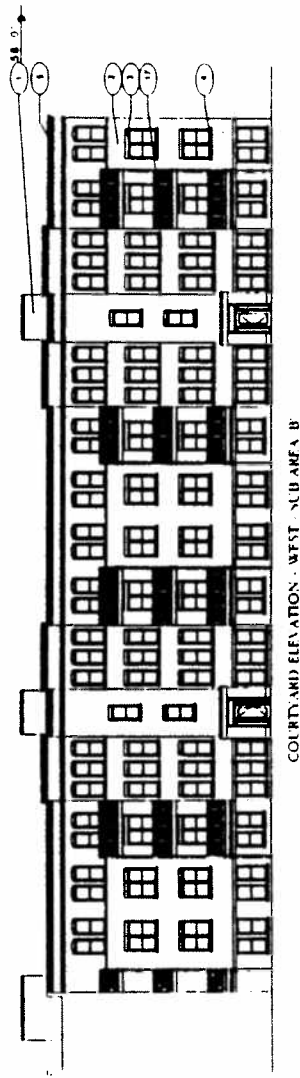
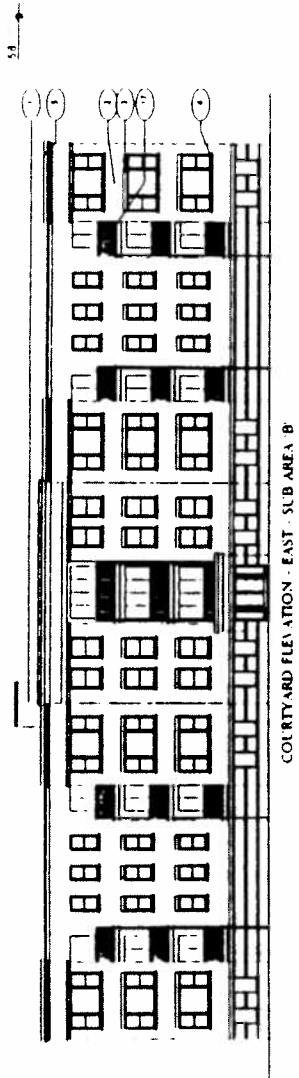
Landscape Plan.



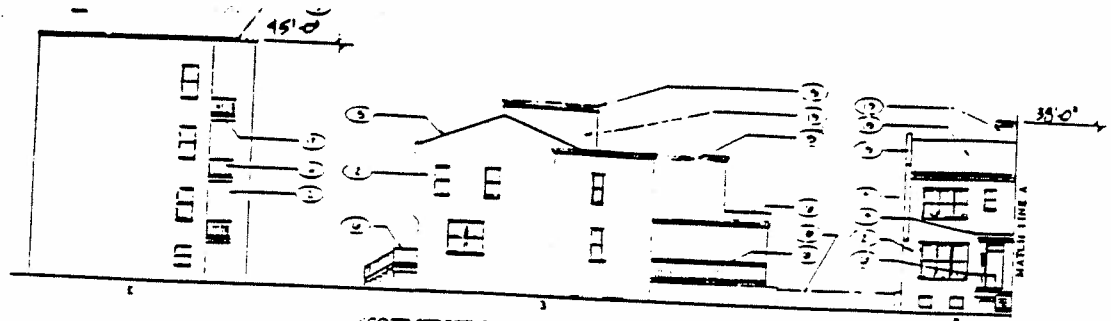
Building Elevations.
(Page 1 of 3)



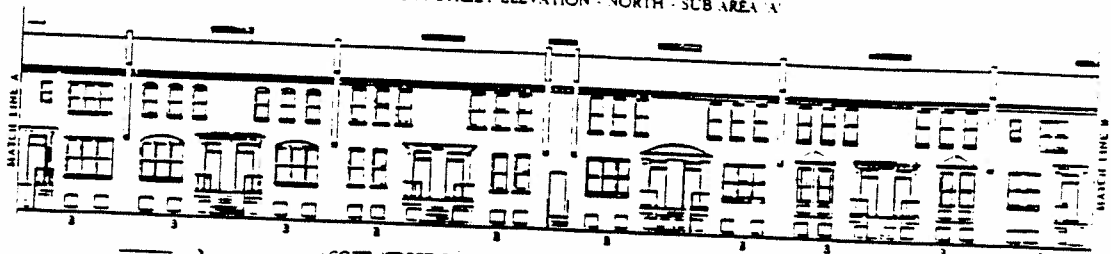
Building Elevations.
(Page 2 of 3)



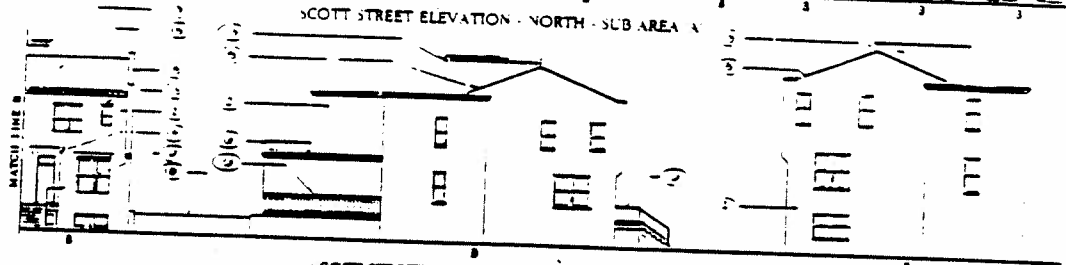
Building Elevations.
(Page 3 of 3)



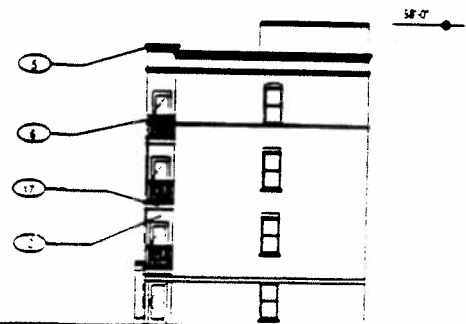
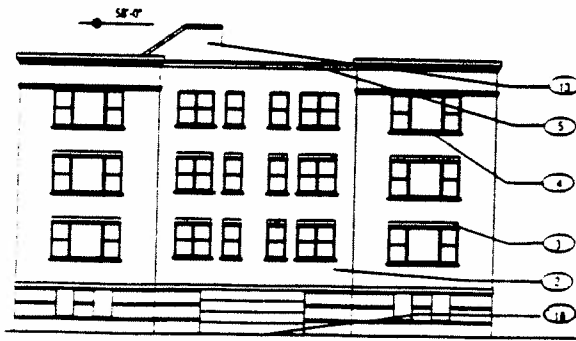
SCOTT STREET ELEVATION - NORTH - SUB AREA 'A'



SCOTT STREET ELEVATION - NORTH - SUB AREA 'A'



SCOTT STREET ELEVATION - NORTH - SUB AREA 'A'



SCOTT STREET ELEVATION - SOUTH - SUB AREA 'B'

MATERIAL LEGEND

- | | |
|-----------------------------------|--|
| 1. Treated concrete masonry unit | 7. Entry door |
| 2. Face brick | 8. Walkthrough panel |
| 3. Stone veneer | 9. Walkthrough door |
| 4. Stone tile | 10. Exterior insulation finishing system |
| 5. Sheet metal roofing (asph/flu) | 11. Fiberglass clad door surround |
| 6. Metal flashing | 12. Asphalt roofing shingles |
| 7. Garage door | 13. Walkthrough door frame surround |
| 8. Glass door | 14. Treated wood deck |
| 9. Glass block | 15. Asphalt drive |

West Superior Street; a line 383 feet east of North Hoyne Avenue; the alley next south of and parallel to West Superior Street; and a line 191 feet east of North Hoyne 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.

*Reclassification Of Area Shown On Map Number 3-F.
(As Amended)*

601

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 M1-2 Restricted Manufacturing District and M1-3 Restricted Manufacturing District symbols and indications as shown on Map No. 3-F in the area bounded by:

West Goethe Street; a line 868.42 feet east of North Sedgwick Street; West Scott Street; a line 465 feet west of North Wells Street; West Division Street; and the westerly right-of-way line of the Chicago Transit Authority elevated structure,

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 established in Section 1 above to the designation of a Residential/Institutional 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.

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

Plan of Development referred to in this ordinance reads as follows:

Residential/Institutional Planned Development No. 601.

Plan Of Development Statements.

1. The area delineated herein as Residential/Institutional Planned Development consists of approximately 214,479.9 square feet (4.93 acres) and is owned or controlled by the Applicant, Melk Development/MCL Scott Sedgwick L.P.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees, or grantees. Any dedication, vacation or closure of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or its successors, assignees, or grantees 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 holder and any ground lessors. 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, including any homeowner's association(s) formed to succeed the Applicant, the legal title holder or any ground lessors. 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 all the owners of the Property or any homeowners association which may be formed to represent the owners with respect to zoning matters and any ground lessors. Nothing herein shall be construed to mean that any individual owner, or any ground lessors 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 therein. 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 transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder.

4. This Plan of Development consists of fourteen (14) Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Property Line; a Boundary and Right-of-Way Adjustment Map; a Subarea Boundary and Generalized Land-Use Map; an Existing Land-Use Map; a Site Plan, Landscape Plan and Building Elevations, dated February 8, 1996 prepared by Pappageorge/Haymes. Full size sets of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply. The 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 shall be permitted within the area delineated herein as "Residential/Institutional Planned Development":
 - (a) Subarea A: attached or detached single-family residential dwelling units, accessory parking and related uses;
 - (b) Subarea B: attached or detached single-family residential dwelling units, walk-up apartments, accessory parking and related uses;
 - (c) Subarea C: accessory parking, public transit facilities and related uses;
 - (d) Subarea D: accessory parking, public transit facilities and related uses;
 - (e) Subarea E: public libraries, accessory parking and related uses;
 - (f) Subarea F: public transit facilities, accessory parking to uses permitted in Subarea E and related uses.
6. Identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the

review and approval of the Department of Planning and Development.

7. 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 emergency areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation and of the Department of Planning and Development. Closure of all or part of any public streets or alleys shall be subject to the review and approval of the Chicago Department of Transportation. Parking beneath the elevated structure shall be subject to the review and approval of the Chicago Transit Authority.
8. Height restrictions of any building or any appurtenance thereto shall, in addition to the attached Building Elevations, be subject to:
 - a. height limitations as certified on form FAA-117 or successor forms involved in the same subject matter and approved by the Federal Aviation Administration; and
 - b. 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.
9. For purposes of Floor Area Ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements in Subareas A and B shall be designed, installed and maintained in substantial conformance with the Bulk Regulations and Data Table, the Site Plan, Landscape Plan and Building Elevations attached hereto. The landscaping in all subareas (including street trees in the adjacent right-of-way) shall be designed, installed and maintained in accordance with the parking lot landscaping and parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
11. Prior to the issuance by the Department of Planning and Development of a determination pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance ("Part II Approval") for development of a public library within Subarea C, a site plan and building elevations for the proposed library shall be submitted to the Commissioner of the Department of Planning and Development (the "Commissioner") for approval. Review and approval of the site plan

and elevations by the Commissioner is intended to assure that the specific development proposal conforms with the following design parameters:

1. proposed landscaping shall comply with the provisions of the Chicago Landscape Ordinance and to the extent any yards are provided, such yards are well landscaped with a variety of plant materials exhibiting seasonal color;
 2. appropriate fencing shall be provided along the site perimeter. Along the public right-of-way the fencing shall be decorative and transparent in nature;
 3. the height of any proposed structure shall be compatible with the building height of other buildings within the Planned Development;
 4. all visible facades shall exhibit architectural interest through massing, architectural detail and fenestration;
 5. the principal entrance to the building shall face the public way;
 6. any curb-cuts shall be located to reduce traffic hazards;
 7. parking shall be provided in conformance with the R4 Residence District requirements for libraries; and
 8. the Chicago Public Library shall cooperate with the Chicago Transit Authority regarding any future rapid transit station structure which may be proposed for a portion of the site.
12. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Planning and Development, upon the application for such a modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this Statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.

13. 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 reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.
14. Unless substantial construction has commenced within ten (10) years following adoption of this Planned Development, and unless completion is thereafter 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 R4 General Residence District classification.

[Bulk Regulations and Data Table; Existing Zoning Map; Planned Development Property Line, Boundary and Right-of-Way Adjustment Map; Subarea Boundary and Generalized Land-Use Plan; Existing Land-Use Map; Site Plan; Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 19844 through 19854 of this Journal.]

11693

Residential/Institutional Planned Development No. 601
Bulk Regulations And Data Table.

	Site Area		Max. F.A.R.	Max. # Dwelling Units	Parking On Site	Max % Site Coverage
	Square Feet	Acre				
Sub-area A	122319.4	2.81	1.09	83	70	Per Site Plan
Sub-area B	31314.0	0.72	1.31	30	10	Per Site Plan
Sub-area C	30011.5	0.69	0.40	0	40	40%*
Sub-area D	3894.0	0.09	0	0	4	0
Sub-area E	23000.0	0.53	0.60	0	7	See Stmt. #11
Sub-area F	3941.0	0.09	0.40	0	9	40%*
Total	214479.9	4.93	1.06	113	140	

	Square Feet	Acres
Development Site Area:	176633.4	4.06
Public R.O.W. to be Vacated	3,894.0	0.09
CTA R.O.W.	33,952.5	0.78
Net Site Area	214,419.9	4.93
Public Rights of Way:	44,565.3	1.02
Gross Site Area:	259,045.2	5.95

* for transit facilities only

Maximum Building Floor Area Ratio or Total Net Site Area 1.06

Minimum Number of Off Street Parking Spaces 140 **

** (If approval from the CTA to park beneath the elevated structure is revoked, then substitute parking within 300 feet from an entrance to this planned development shall be provided)

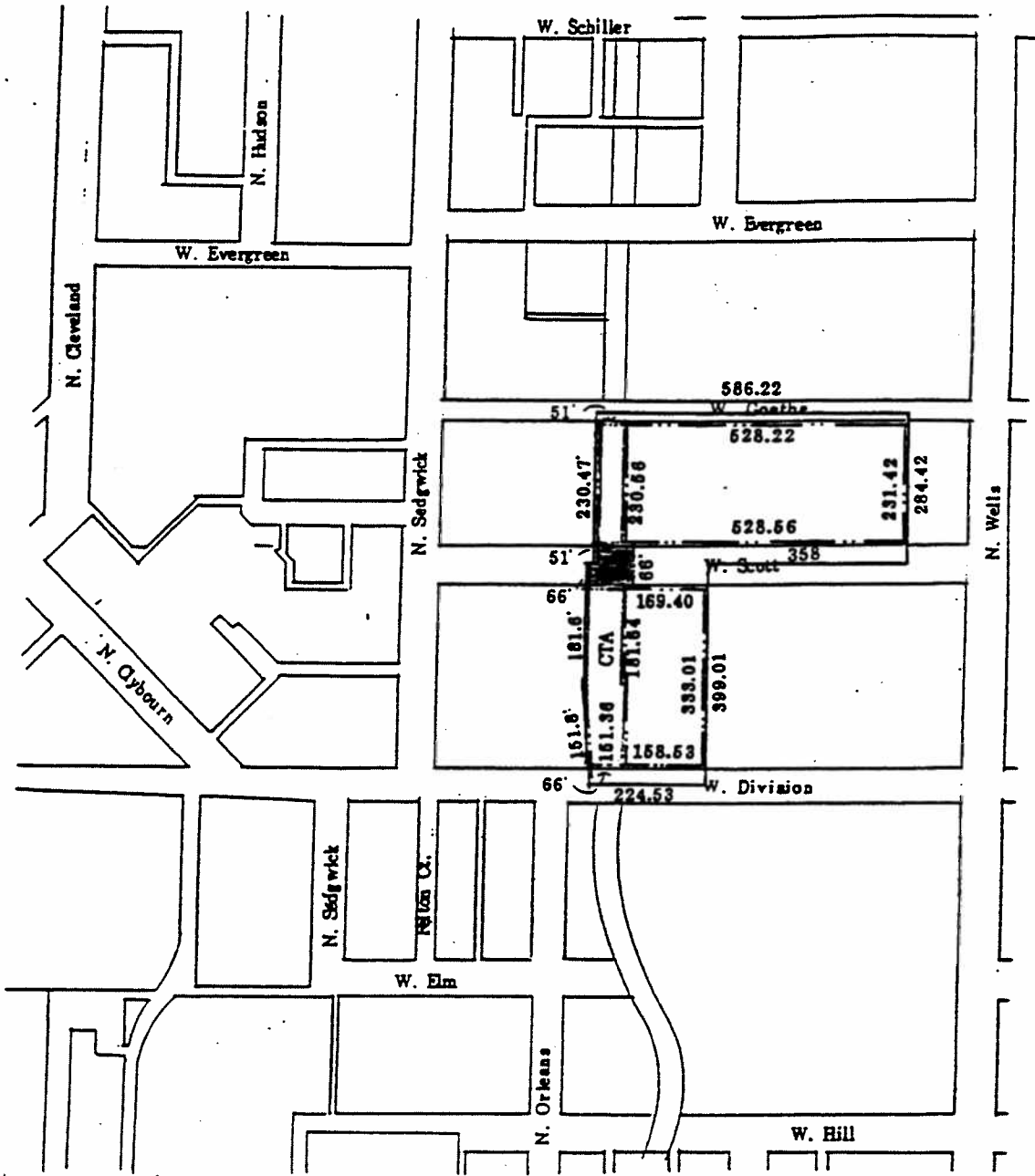
Minimum Number of Off Street Loading Spaces (Parcel E) 1

Maximum Percent of Site Coverage: Per Site Plan
 Minimum Required Building Setbacks: Per Site Plan
 Maximum Building Height: Per Building Elevations

Applicant: Melk Development/MCL Scott Sedgwick L.P.
 Address: 212-310 West Scott Street
 213-311 West Goethe Street
 247-311 West Scott Street
 304-320 West Division Street

Date Revised: February 8, 1996

Planned Development Property Line, Boundary
And Right-Of-Way Adjustment Map.




APPLICANT: MELK DEVELOPMENT/
MCL SCOTT SEDGWICK L.P.

ADDRESS: 212-310 WEST SCOTT STREET
213-311 WEST GOETHE STREET
247-311 WEST SCOTT STREET
304-320 WEST DIVISION STREET

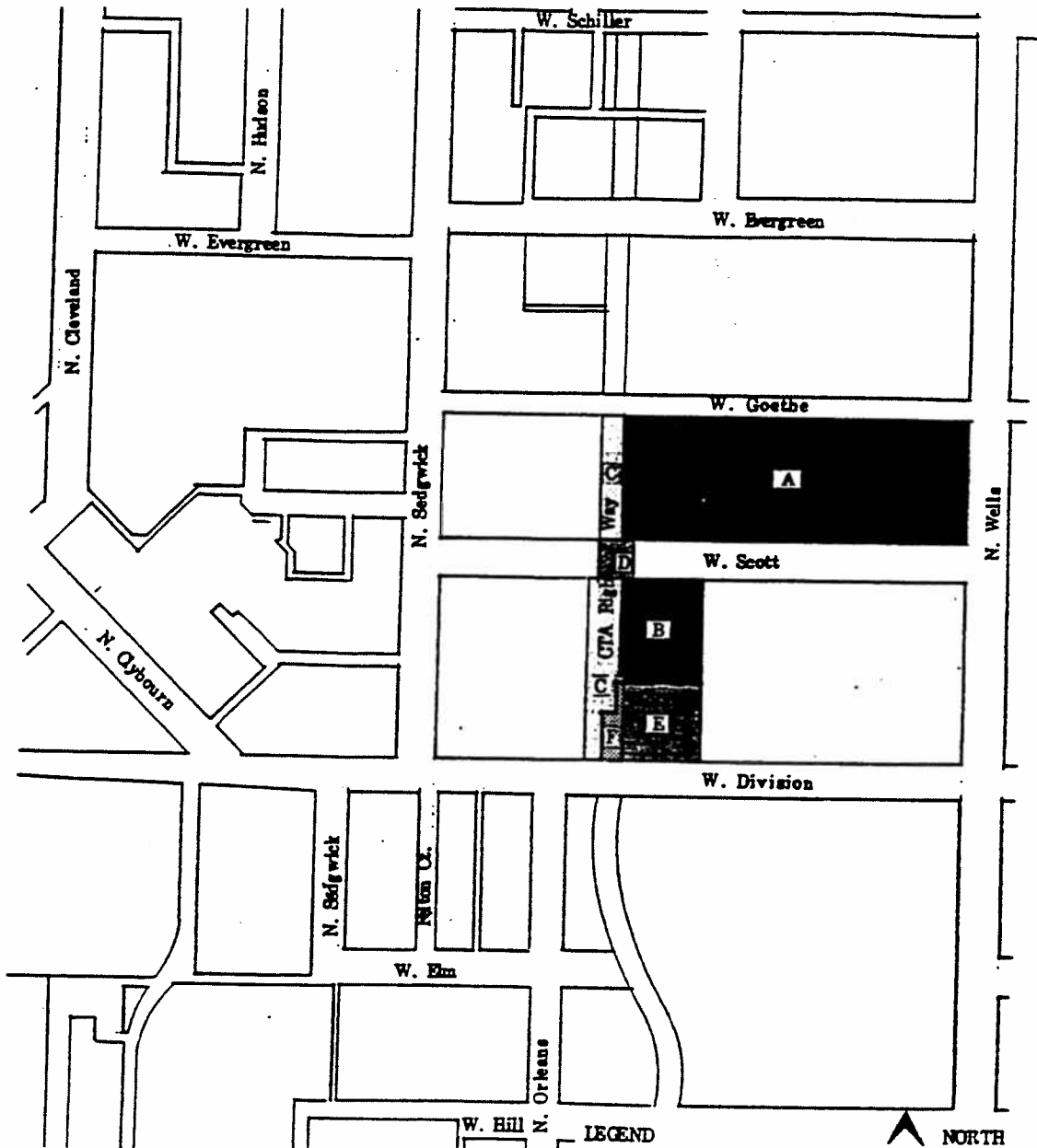
DATE RECEIVED: FEBRUARY 21 1996

LEGEND

- Planned Development Boundary
- - - Dimensioned Property Line
- █ Area To Be Vacated

 NORTH
SCALE 1" = 250'

Planned Development Subarea Boundary And Generalized Use Plan.



APPLICANT: MELK DEVELOPMENT/
 MCI. SCOTT SEDGWICK L.P.

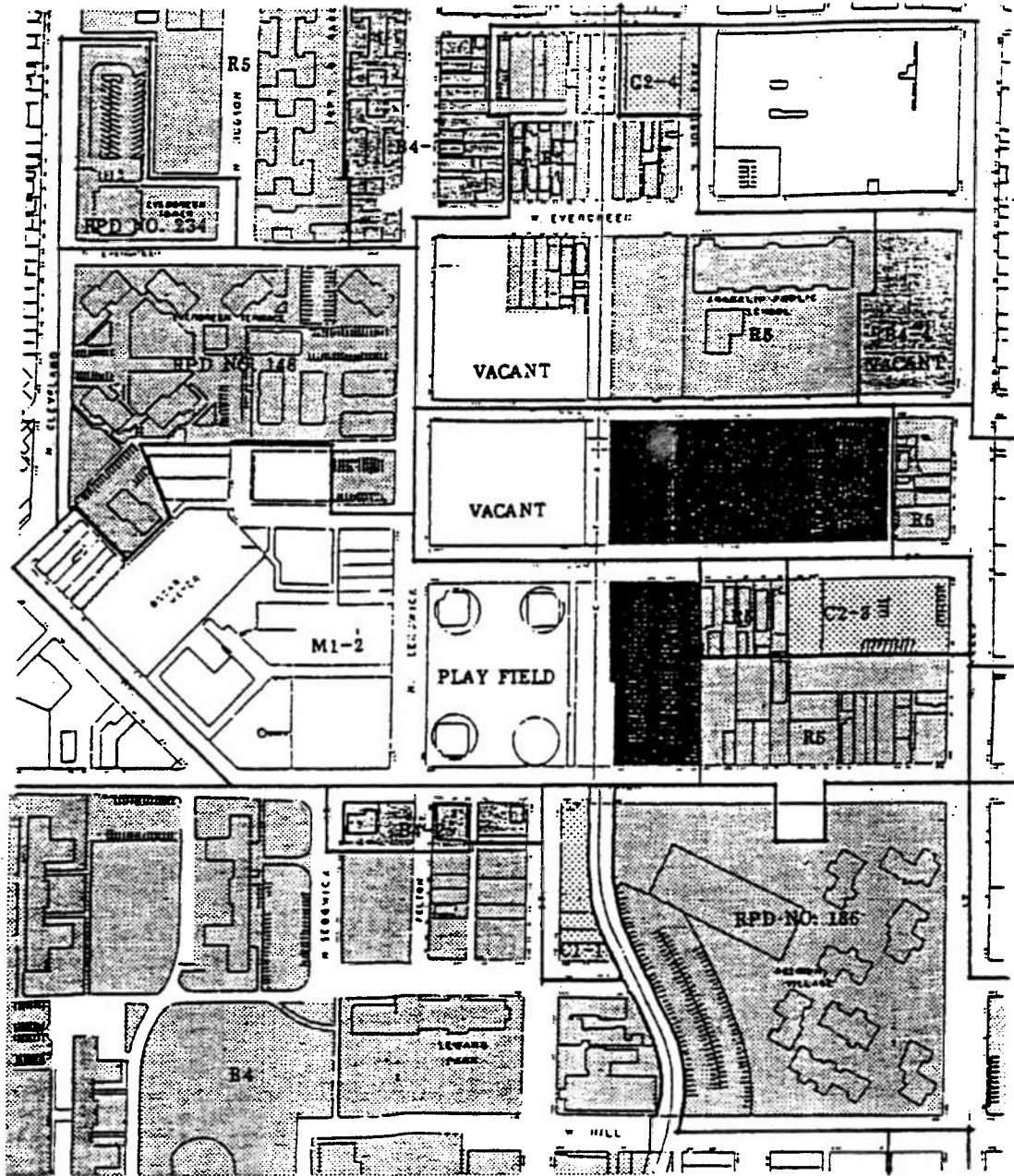
 ADDRESS: 212-310 WEST SCOTT STREET
 213-311 WEST GOETHE STREET
 249-311 WEST SCOTT STREET
 304-320 WEST DIVISION STREET

 DATE REVISED: FEBRUARY 8, 1996

- LEGEND
- Planned Development Boundary
 - A B Residential Use/ Off Street Parking
 - E Library/ Off Street Parking
 - F Library Parking
 - C C.T.A. R.O.W./ Parking
 - D Public R.O.W. To Be Vacated

NORTH
 SCALE 1" = 250'







Existing Land-Use Map.




APPLICANT: MELK DEVELOPMENT/
MCL SCOTT SEDGWICK L.P.

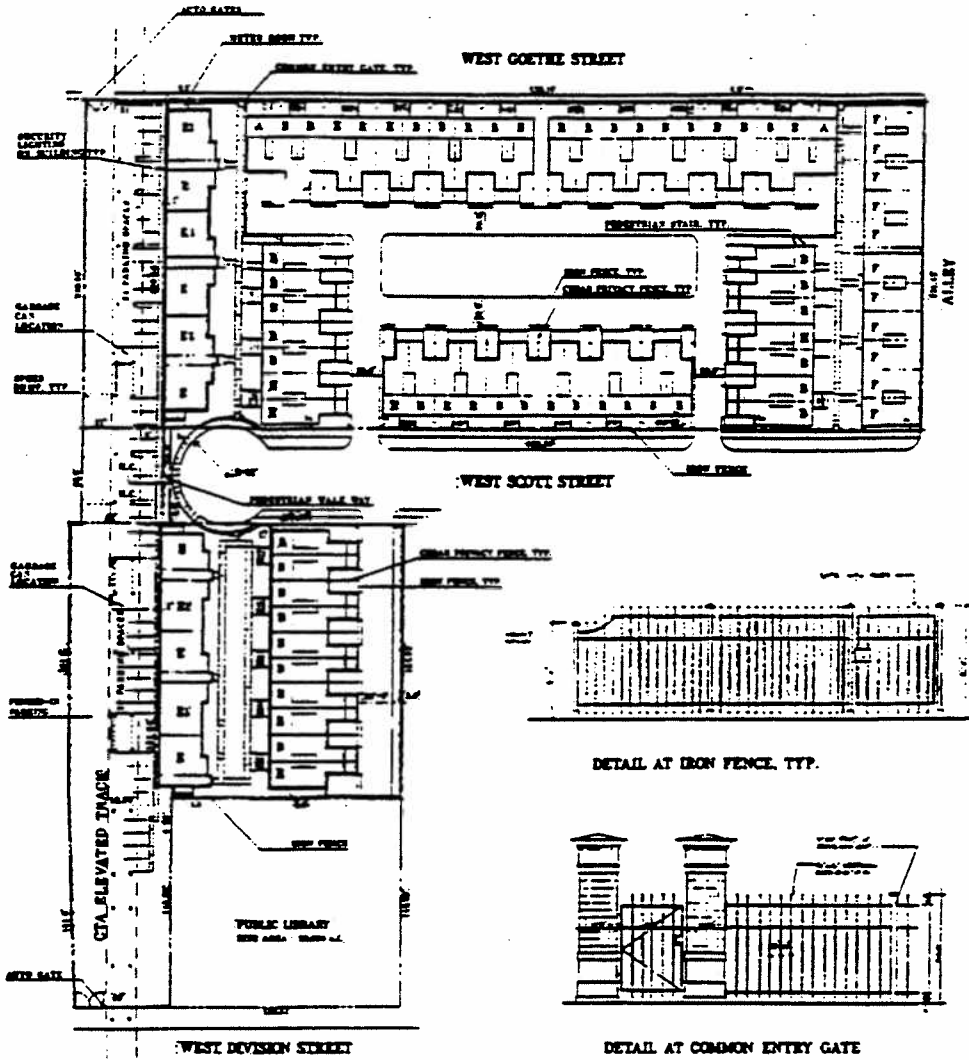
ADDRESS: 212-310 WEST SCOTT STREET
213-311 WEST GOETHE STREET
247-311 WEST SCOTT STREET
304-320 WEST DIVISION STREET

LEGEND

-  Subject Site
-  Zoning District
-  Residential
-  Business
-  Commercial
-  Manufacturing

 NORTH
SCALE 1"=250'

Site Plan.

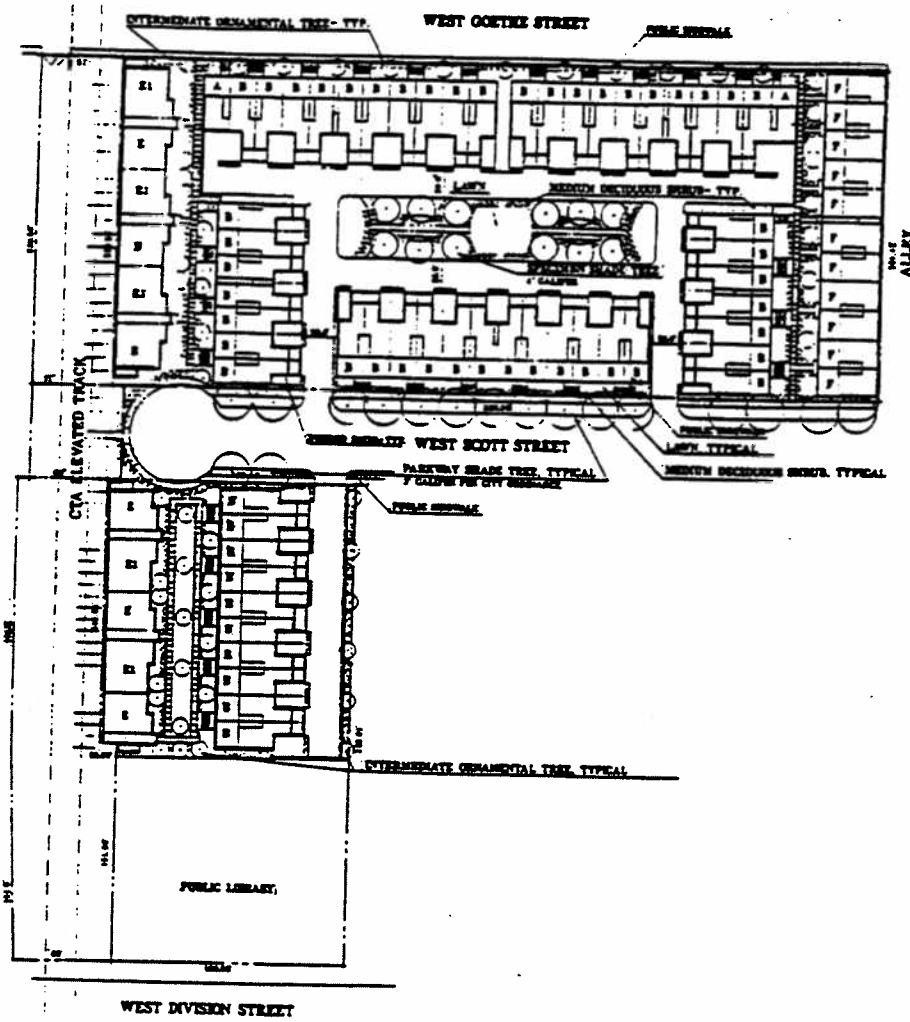


SITE PLAN





SCOTT, SEDGWICK REDEVELOPMENT	
CHICAGO, ILLINOIS	
PAPAGEORGE HAYMES LTD. PLANNER/ARCHITECT	MELK DEVELOPMENT / MCL SCOTT, SEDGWICK LP
DATE REVISED: FEBRUARY 8, 1994	

Landscape Plan.

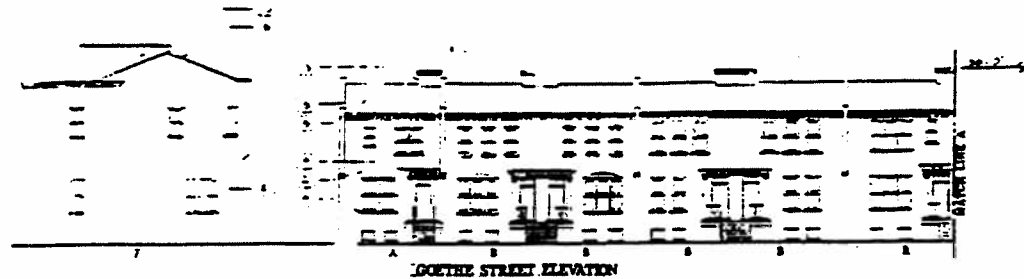


LANDSCAPE PLAN

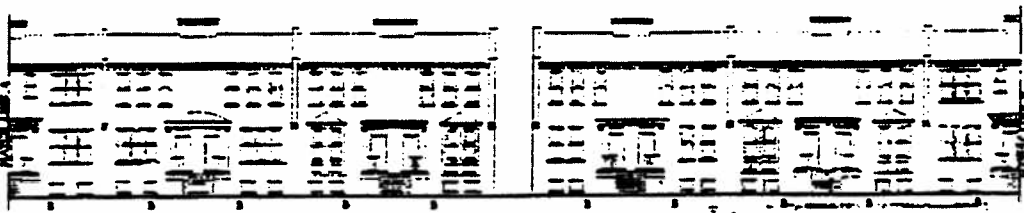



PAPPAGEORGE HAYMES LTD. PLANNER/ARCHITECT	SCOTT, SEDGWICK REDEVELOPMENT CHICAGO, ILLINOIS	MELK DEVELOPMENT / MCL SCOTT, SEDGWICK L.P.
DATE REVISED: FEBRUARY 2, 1996		

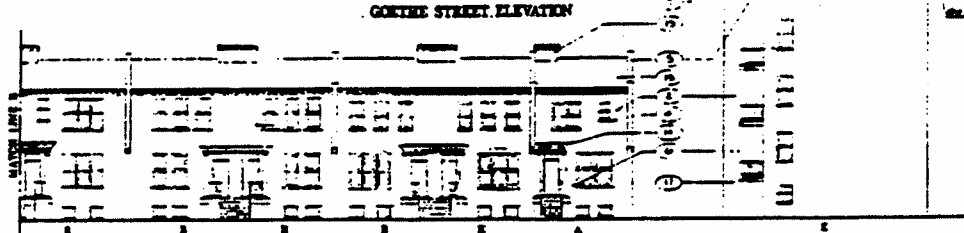
Building Elevation Drawings.
(1 of 4)



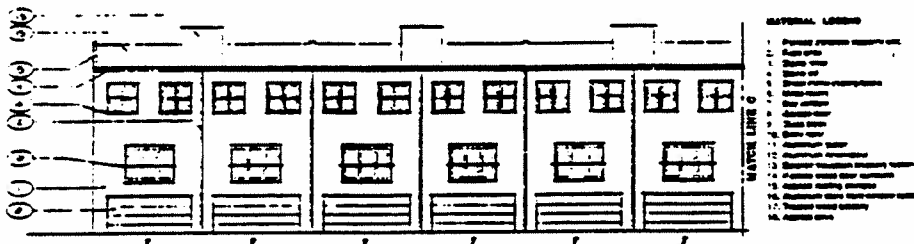
WEST STREET ELEVATION



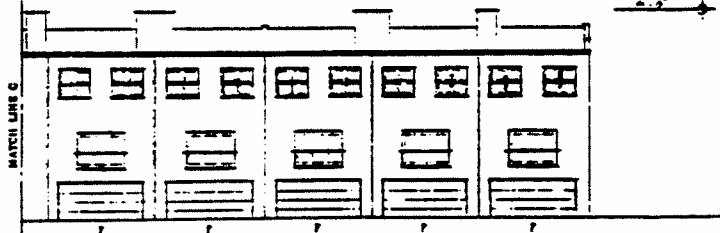
NORTH STREET ELEVATION



EAST STREET ELEVATION



EAST ALLEY ELEVATION



EAST ALLEY ELEVATION

BUILDING ELEVATIONS

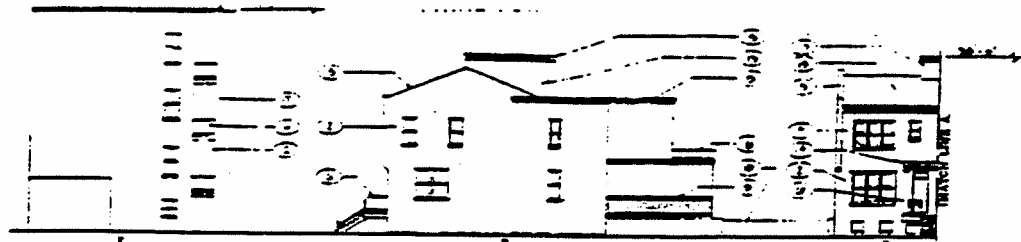
SCOTT, SEDGWICK REDEVELOPMENT
CHICAGO, ILLINOIS

PAPPAGEORGE HAYMES LTD.
PLANNER/ARCHITECT

MILK DEVELOPMENT/MCL
SCOTT, SEDGWICK L.P.

DRAWN BY: [unreadable] FEBRUARY 8, 1994

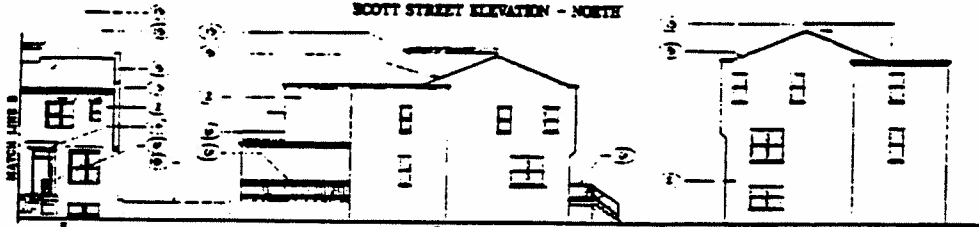
Building Elevation Drawings.
(2 of 4)



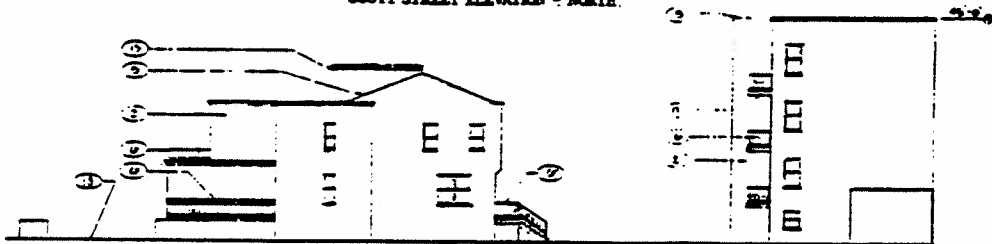
SCOTT STREET ELEVATION - NORTH



SCOTT STREET ELEVATION - NORTH



SCOTT STREET ELEVATION - NORTH



SCOTT STREET ELEVATION - SOUTH

GENERAL NOTES

1. See General Notes to Plans.
2. See General Notes to Plans.
3. See General Notes to Plans.
4. See General Notes to Plans.
5. See General Notes to Plans.
6. See General Notes to Plans.
7. See General Notes to Plans.
8. See General Notes to Plans.
9. See General Notes to Plans.
10. See General Notes to Plans.
11. See General Notes to Plans.
12. See General Notes to Plans.
13. See General Notes to Plans.
14. See General Notes to Plans.
15. See General Notes to Plans.
16. See General Notes to Plans.
17. See General Notes to Plans.
18. See General Notes to Plans.
19. See General Notes to Plans.
20. See General Notes to Plans.

BUILDING ELEVATIONS

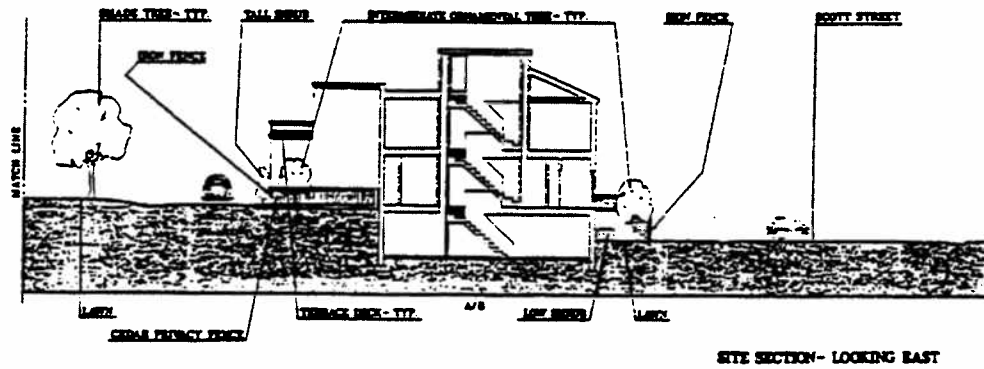
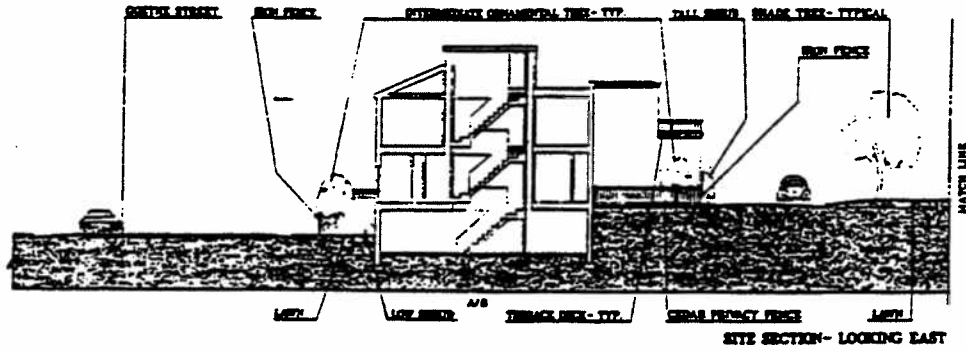
SCOTT, SEDGWICK REDEVELOPMENT
CHICAGO, ILLINOIS

PAPAGEORGE HAYMES LTD.
PLANNER/ARCHITECT

MELK DEVELOPMENT / MCL
SCOTT, SEDGWICK, I.L.

DATE REVISED: FEBRUARY 6, 1997

Building Elevation Drawings.
(4 of 4)



SITE SECTION

SCOTT, SEDGWICK REDEVELOPMENT CHICAGO, ILLINOIS		
PAPPAGEORGE HAYMES LTD. PLANNER ARCHITECT	MELK DEVELOPMENT/MCL SCOTT, SEDGWICK L.P.	
DATE REVISED: FEBRUARY 4, 1994		

Alderman Beavers moved to reconsider the foregoing vote. The motion was lost.

Alderman Burke invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he had represented parties to these ordinances in previous and unrelated matters.

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

Reclassification Of Area Shown On Map Number 3-F.

(As Amended)

(Application Number 12434) *R.I.P.D. 601 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 the Residential-Institutional Planned Development Number 601 designation as shown on Map Number 3-F in the area bounded by:

West Goethe Street; a line 868.42 feet east of North Sedgwick Street; West Scott Street; a line 465 feet west of North Wells Street; West Division Street; and the westerly right-of-way line of the Chicago Transit Authority elevated structure,

to those of Residential-Institutional Planned Development Number 601, as amended, 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.

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

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

*Residential-Institutional Planned Development Number 601,
As Amended.*

Plan Of Development Statements.

1. The area delineated herein as Residential-Institutional Planned Development Number 601, as amended, consists of approximately two hundred fourteen thousand four hundred seventy-nine and nine tenths (214,479.9) square feet (four and ninety-three hundredths (4.93) acres) and is owned or controlled by the Applicant, Melk Development/MCL Scott Sedgwick L.P.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication, vacation or closure of streets or alleys, or easements, or adjustments of rights-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees 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 holder and any ground lessors. 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, including any homeowner's association(s) formed to succeed the Applicant, the legal title holder or any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applicants 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 all the owners of the Property or any homeowner's association which may be formed to represent the owners with respect to zoning matters and any ground lessors.
4. This Plan of Development consists of fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Property Line, Boundary and Right-of-Way Adjustment Map; a Subarea Boundary and Generalized Land-Use Map; an Existing Land-Use Map; and a Site Plan, Landscape Plan and Building Elevations, dated

July 16, 1998 prepared by Pappageorge/Haymes. Full size sets of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated hereto and these and no other controls shall apply. The 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 shall be permitted within the area delineated herein as Residential-Institutional Planned Development:
 - (a) Subarea A: attached or detached single-family residential dwelling units, accessory parking and related uses;
 - (b) Subarea B: attached or detached single-family residential dwelling units, elevator and walk-up apartment, accessory parking and related uses;
 - (c) Subarea C: accessory parking, public transit facilities and related uses;
 - (d) Subarea D: accessory parking, public transit facilities and related uses;
 - (e) Subarea E: public libraries, accessory parking and related uses;
 - (f) Subarea F: public transit facilities, accessory parking to uses permitted in Subarea E and related uses.
6. Identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and 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 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. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Closure of all or part of any

public street or alleys shall be subject to the review and approval of the Chicago Department of Transportation. Parking beneath the elevated structure shall be subject to the review and approval of the Chicago Transit Authority.

8. In addition to the maximum heights of the building and any appurtenance attached thereto prescribed in this Planned Development, the height of any improvement shall also be subject to the height limitations approved, by the Federal Aviation Administration.
9. For purposes of floor area ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements in Subareas A and B shall be designed, installed and maintained in substantial conformance with the Bulk Regulations and Data Table, the Site Plan, Landscape Plan and Building Elevations attached hereto. The landscaping in all subareas (including street trees in the adjacent right-of-way) shall be designed, installed and maintained in accordance with the parking lot landscaping and parkway tree planting provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
11. 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 application for such a modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this statement by the Commissioner of the Department of Planning and Development shall be deemed a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
12. 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 reasonable efforts to design, construct and maintain all buildings 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, Refrigerating and Air-

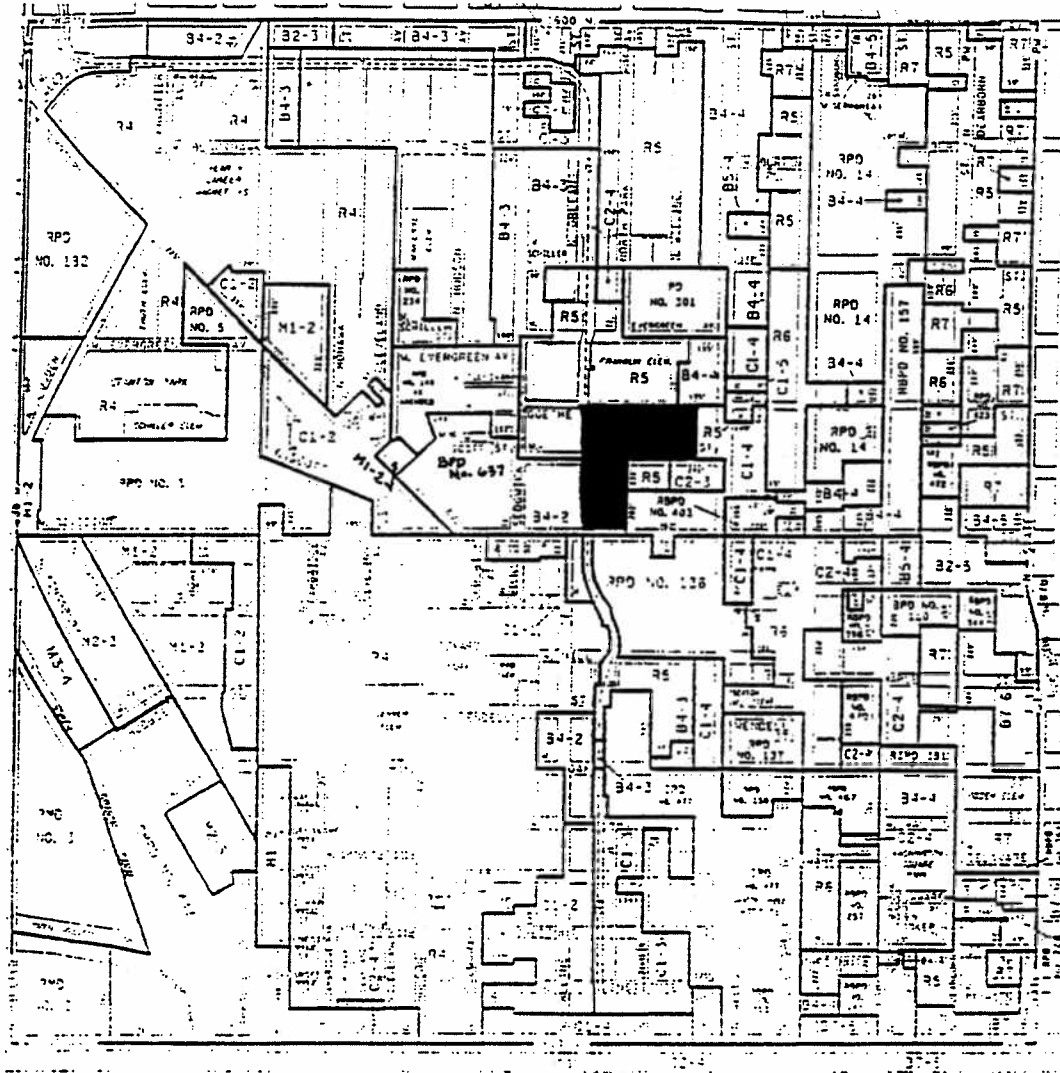
Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.

13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
14. Unless substantial construction of the thirty (30) unit residential building in Subarea B proposed under the amendment to this Planned Development has commenced within six (6) years following adoption of this Planned Development, and unless completion is thereafter 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 (1st) 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 pre-existing Residential-Institutional Planned Development Number 601 designation.

[Existing Zoning Map; Planned Development Property Line and Boundary Map; Subarea Boundary and Generalized Land-Use Plan; Existing Land-Use Map; Site Plan; Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 75446 through 75455 of this Journal.]

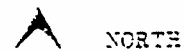
Bulk Regulations and Data Table referred to in these Plan of Development

Existing Zoning Map.



LEGEND

Subject Property

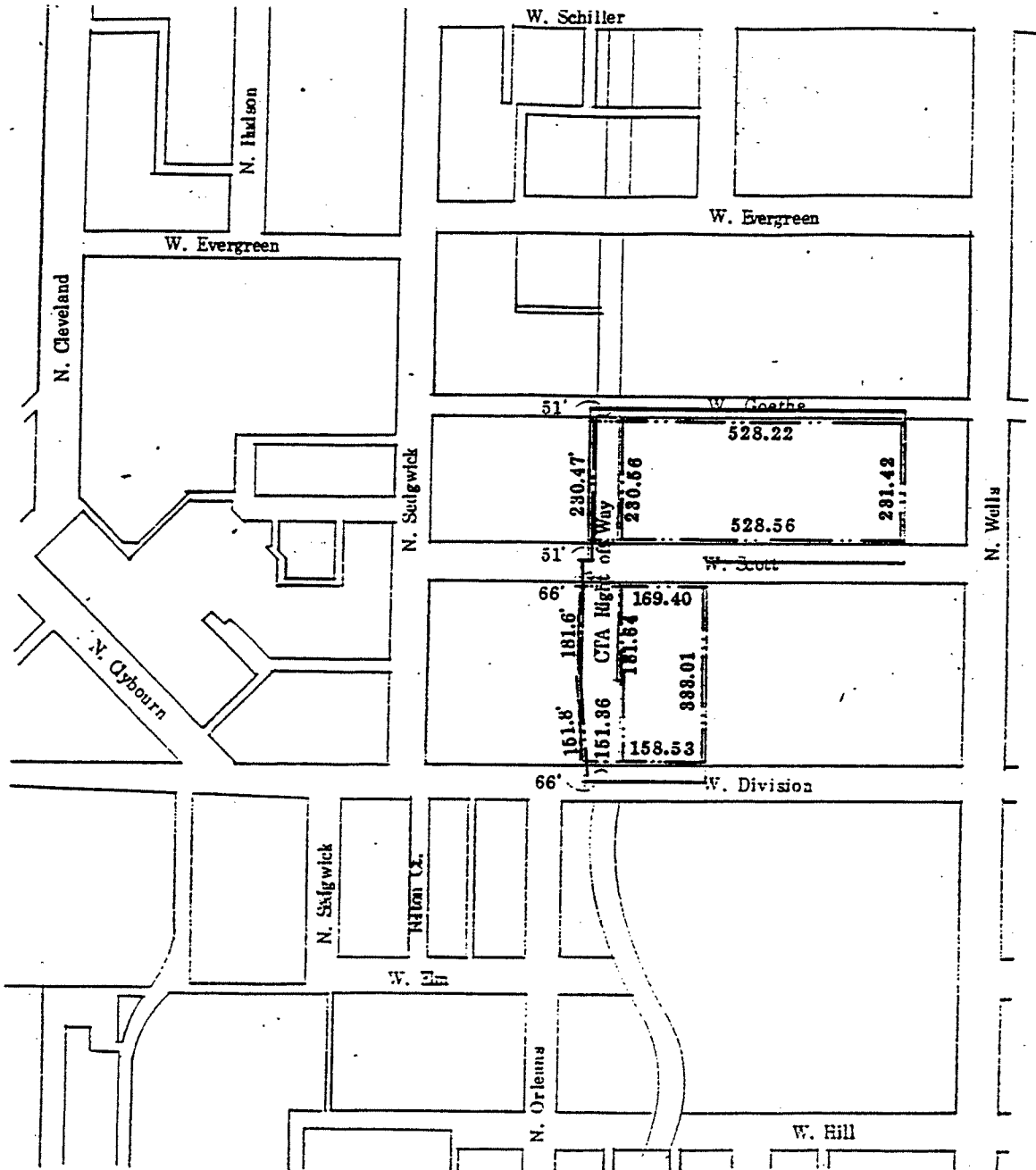


APPLICANT: MELK DEVELOPMENT/
MCL SCOTT SEDGWICK L.P.

ADDRESS: 312-310 WEST SCOTT STREET
213-311 WEST GOETHE STREET
247-311 WEST SCOTT STREET
304-320 WEST DIVISION STREET

DATE
REVISED: JULY 16, 1998


Planned Development Property Line And Boundary Map.



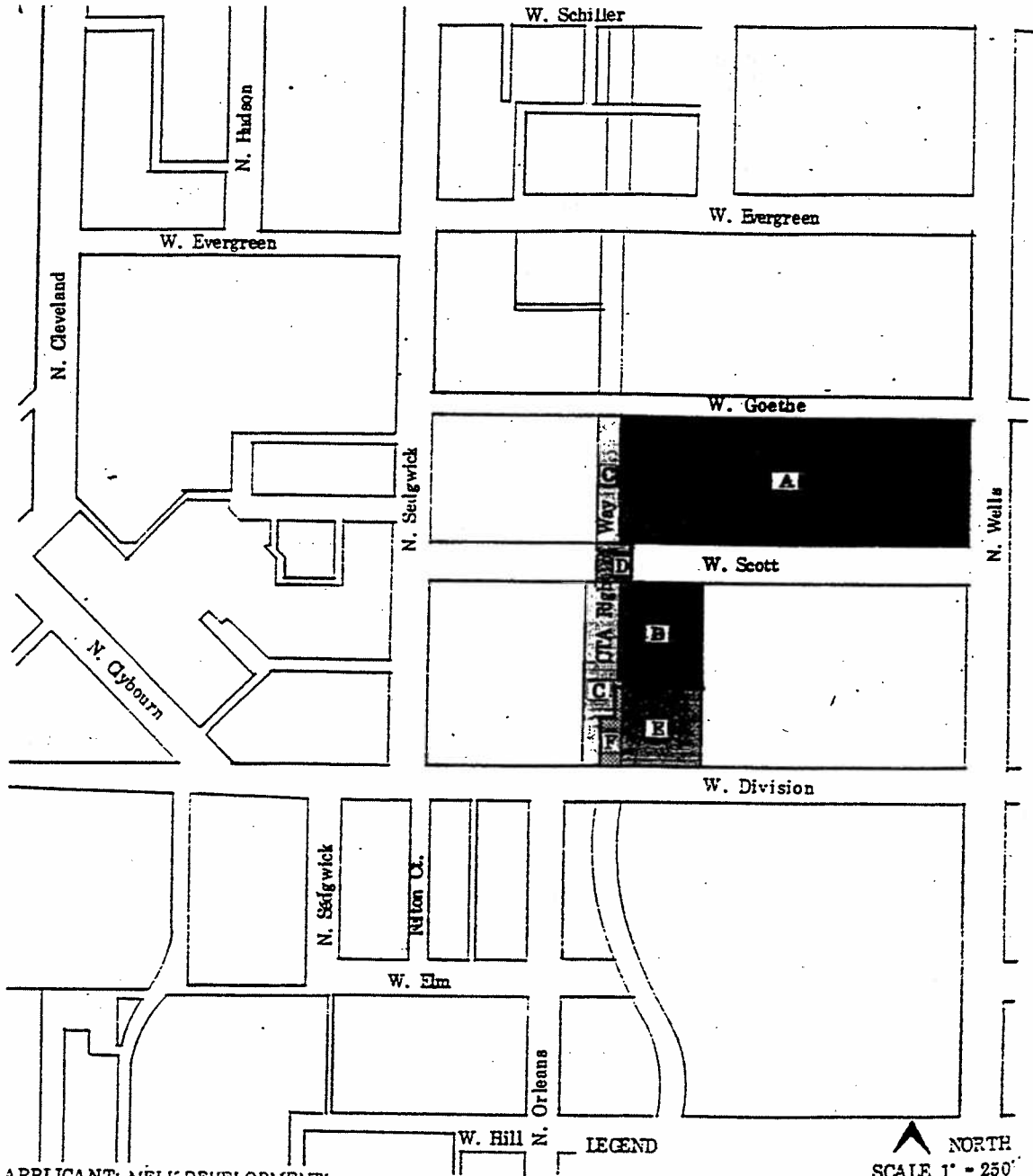
APPLICANT: MELK DEVELOPMENT/
 MCL SCOTT SEDGWICK L.P.
 ADDRESS: 212-310 WEST SCOTT STREET
 213-311 WEST GOETHE STREET
 247-311 WEST SCOTT STREET
 304-320 WEST DIVISION STREET
 DATE: JULY 16, 1998
 REVISED:

LEGEND

- Planned Development Boundary
- - - Dimensioned Property Line

 NORTH
 SCALE 1" = 250'

Subarea Boundary And Generalized Land-Use Plan.



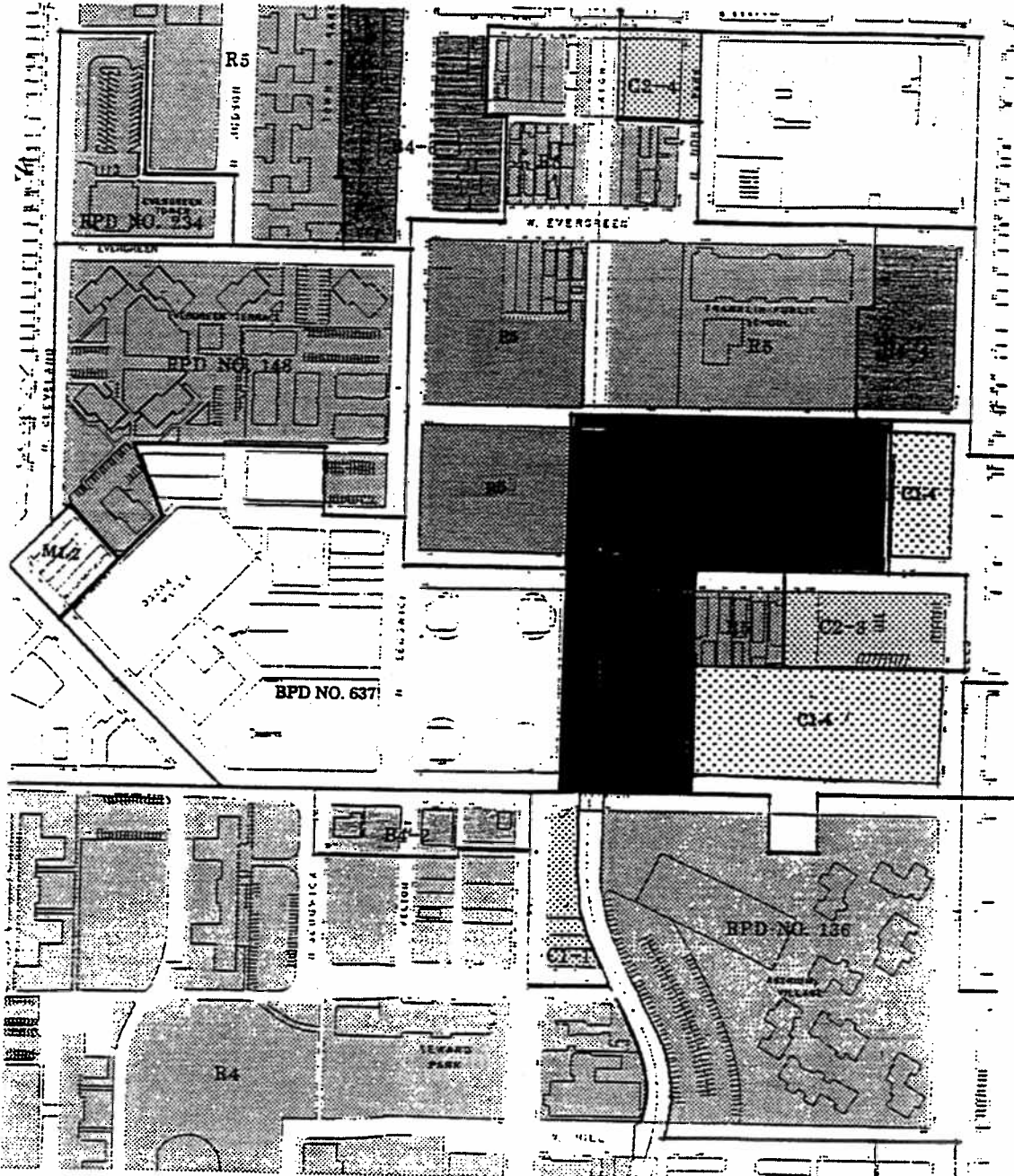
APPLICANT: MELK DEVELOPMENT/
 MCL. SCOTT SEDGWICK L.P.

ADDRESS: 212-310 WEST SCOTT STREET
 213-311 WEST GOETHE STREET
 249-311 WEST SCOTT STREET
 304-320 WEST DIVISION STREET

DATE JULY 16, 1998
REVISED:




- LEGEND**
- Planned Development Boundary
 - AB** Residential Use/ Off Street Parking
 - E** Library/ Off Street Parking
 - F** Library Parking
 - C** C.T.A. R.O.W./ Parking
 - D** Public R.O.W. Vacated
- NORTH
 SCALE 1" = 250'


Existing Land-Use Map.






APPLICANT: MELK DEVELOPMENT/
 MCL SCOTT SEDGWICK LP.
 ADDRESS: 212-310 WEST SCOTT STREET
 213-311 WEST GOETHE STREET
 247-311 WEST SCOTT STREET
 304-320 WEST DIVISION STREET
 DATE: JULY 16, 1998
 REVISED:

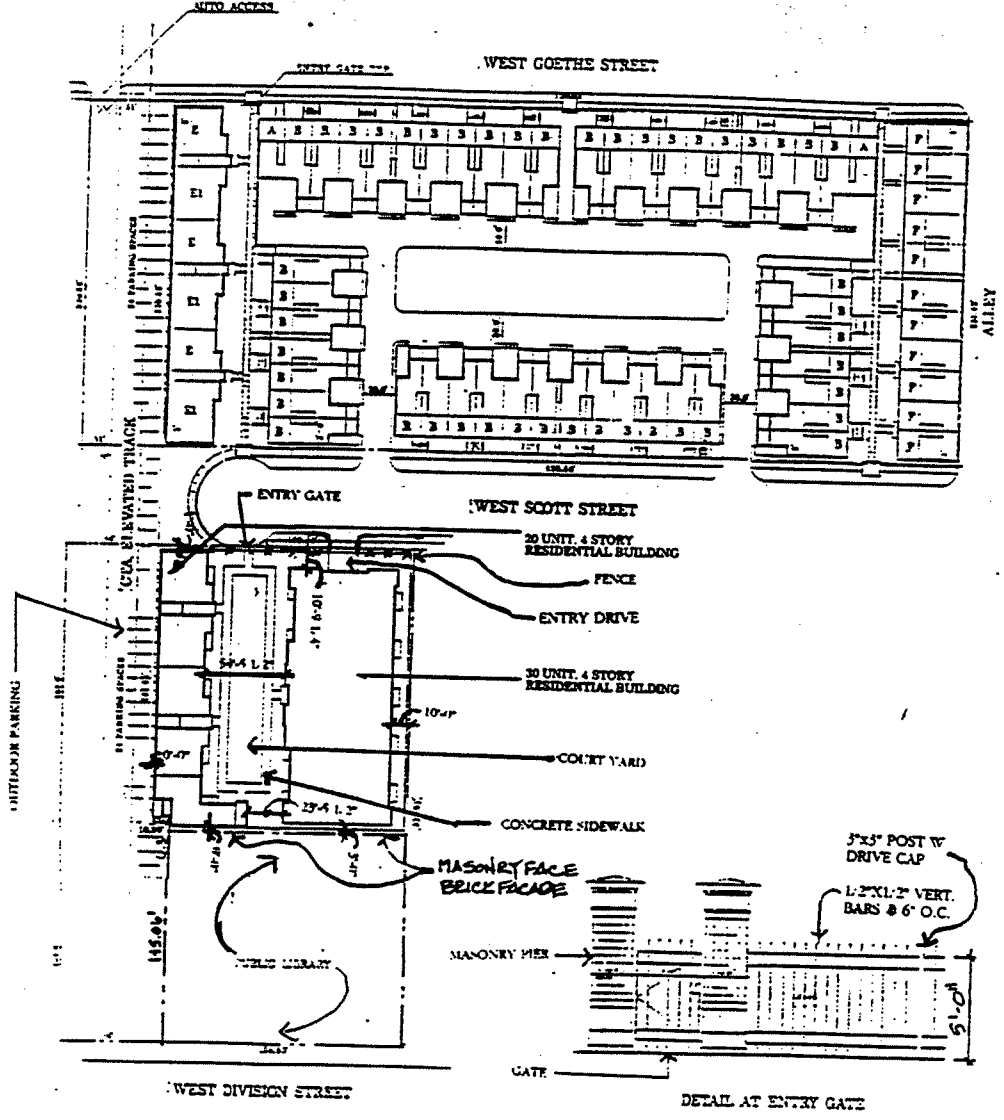
LEGEND

-  Subject Site
-  R5 Zoning District
-  Residential

 NORTH
 SCALE 1"=250'

-  Business
-  Commercial
-  Manufacturing

Site Plan.



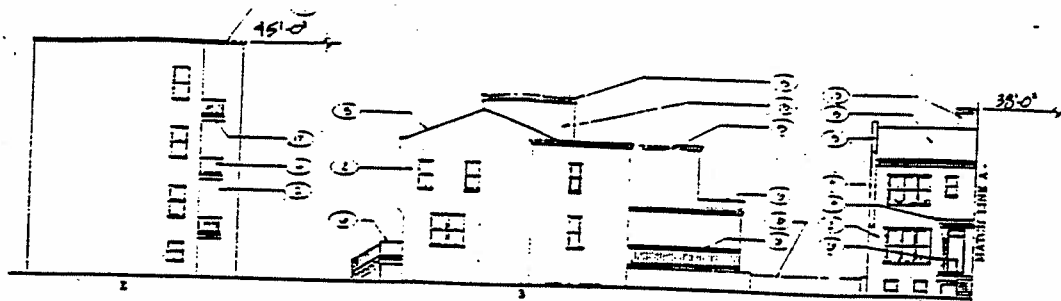
SITE PLAN

1.1

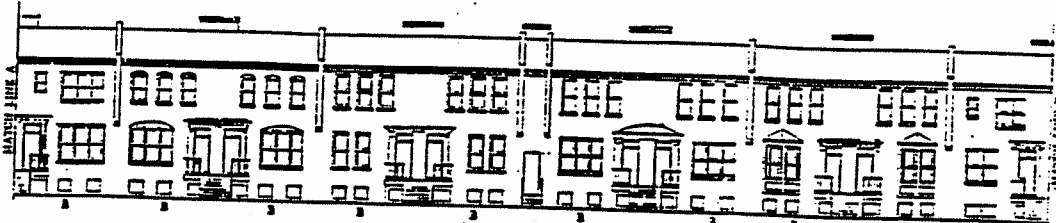
055 30 60

PAPPAGEORGE HAYMES LTD. PLANNER ARCHITECT	SCOTT, SEDGWICK REDEVELOPMENT CHICAGO, ILLINOIS DATE REVISED: JULY 16, 1998	MELK DEVELOPMENT / MCL SCOTT, SEDGWICK LP.
--	---	---

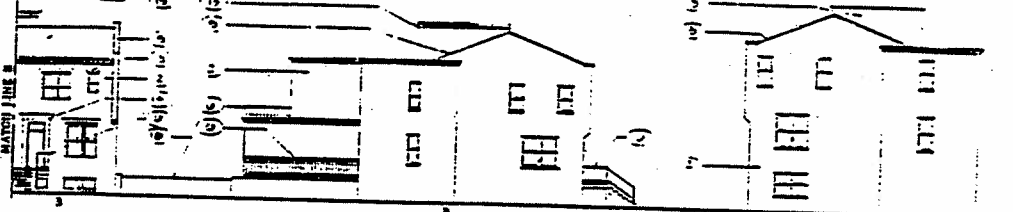
Building Elevations.
(Page 1 of 4)



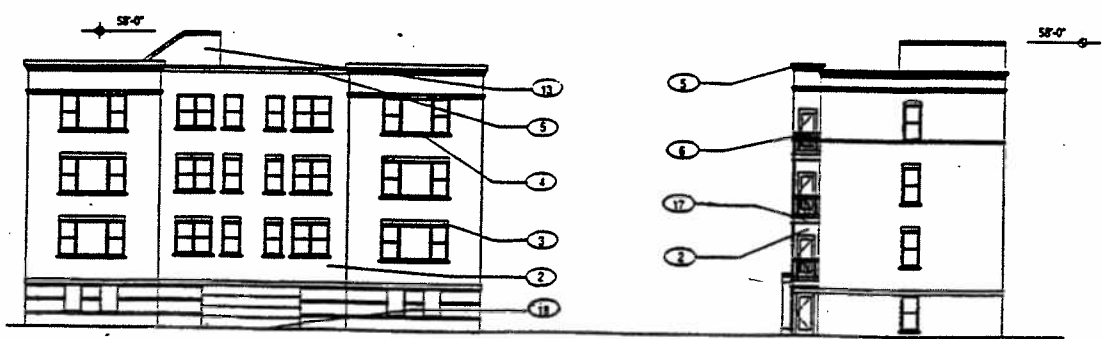
SCOTT STREET ELEVATION - NORTH - SUB AREA 'A'



SCOTT STREET ELEVATION - NORTH - SUB AREA 'A'



SCOTT STREET ELEVATION - NORTH - SUB AREA 'A'

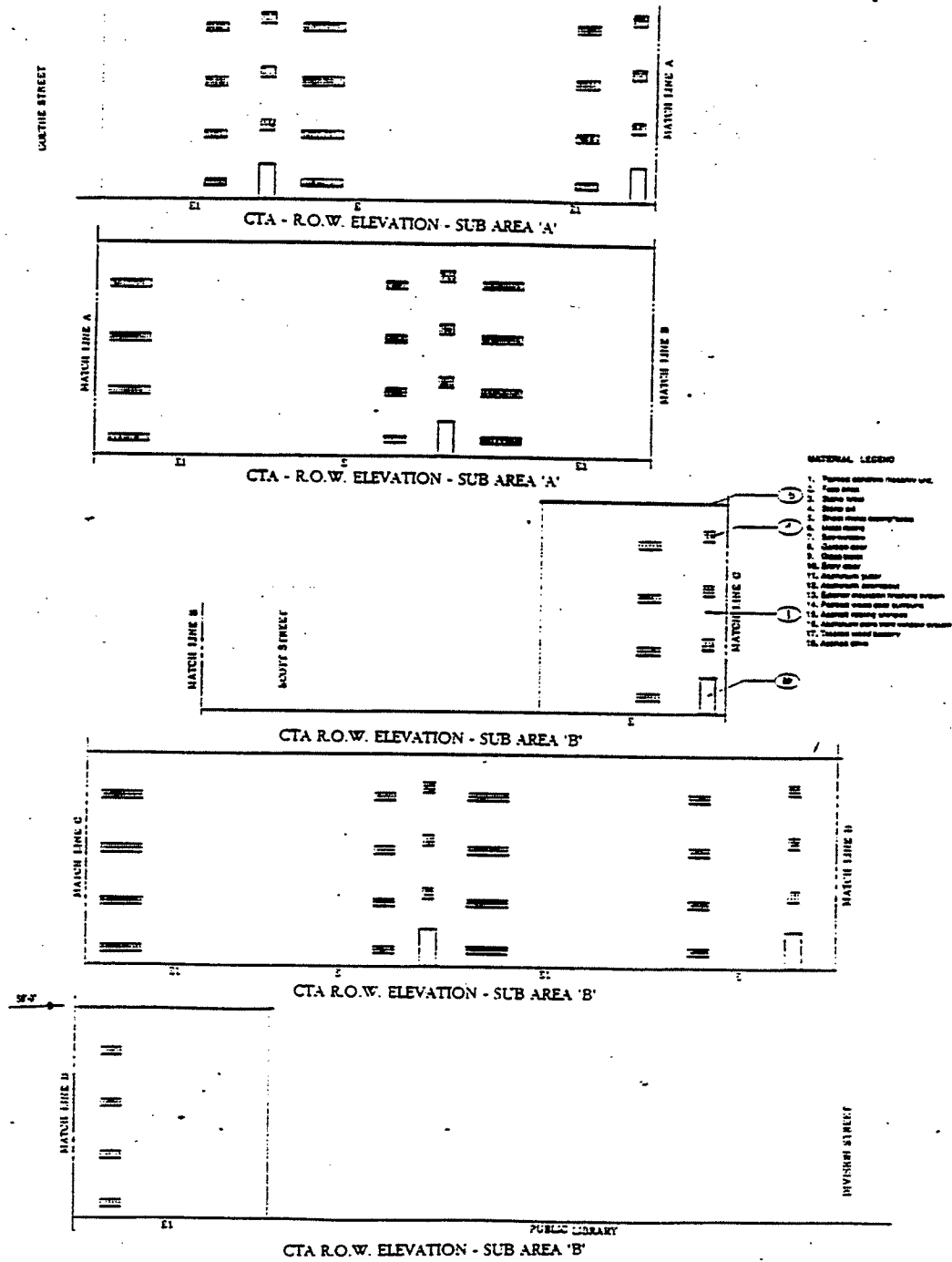


SCOTT STREET ELEVATION - SOUTH - SUB AREA 'B'

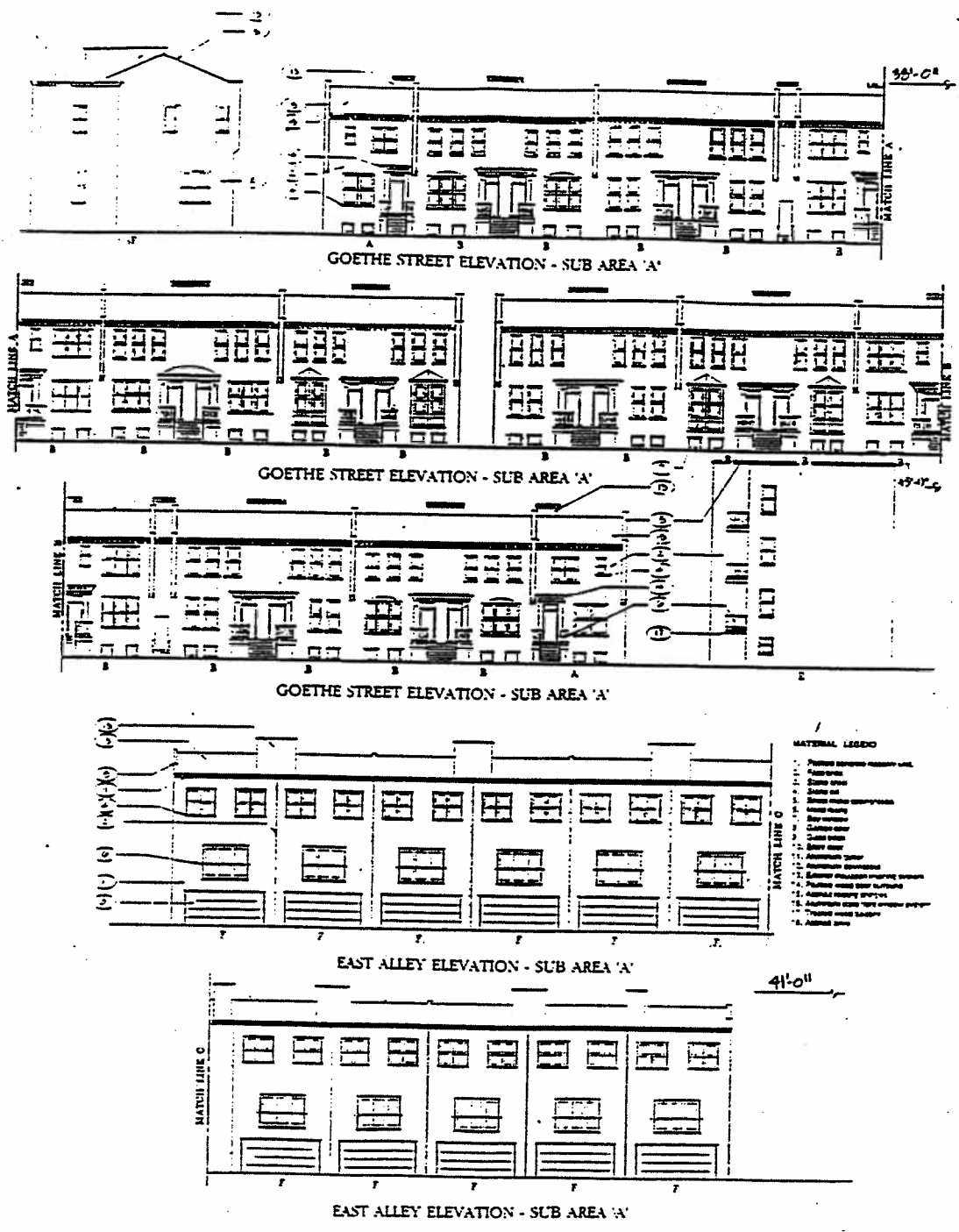
- MATERIAL LEGEND**
- 1. Painted concrete masonry unit
 - 2. PVC brick
 - 3. Stone lintel
 - 4. Stone sill
 - 5. Sheet metal coping (cove)
 - 6. Metal flashing
 - 7. Eave trimmer
 - 8. Garage door
 - 9. Glass block
 - 10. Entry door
 - 11. Aluminum gutter
 - 12. Aluminum downspout
 - 13. Exterior insulation finishing system
 - 14. Painted wood door surround
 - 15. Asphalt roofing shingles
 - 16. Aluminum stone form window frames
 - 17. Trussed wood balcony
 - 18. Asphalt drive

<p>PAPPAGEORGE HAYMES LTD. PLANNER / ARCHITECT</p>	<p>SCOTT, SEDGWICK REDEVELOPMENT CHICAGO, ILLINOIS DATE REVISED: JULY 16, 1998</p>	<p>MELK DEVELOPMENT / MCL SCOTT, SEDGWICK LP.</p>
--	--	---

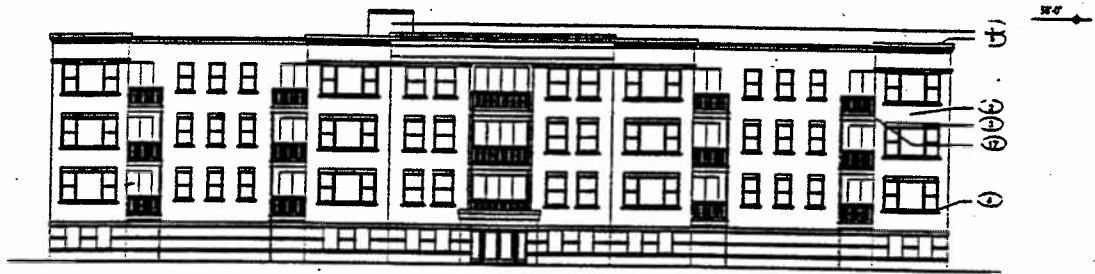
Building Elevations.
(Page 2 of 4)



Building Elevations.
(Page 3 of 4)



Building Elevations.
(Page 4 of 4)



COURTYARD ELEVATION - EAST - SUB AREA 'B'



COURTYARD ELEVATION - WEST - SUB AREA 'B'

MATERIAL LEGEND

- 1 Plastered concrete masonry unit
- 2 Zinc metal
- 3 Terra cotta
- 4 Stone tile
- 5 Stone masonry
- 6 Glass block
- 7 Glass block
- 8 Glass block
- 9 Glass block
- 10 Glass block
- 11 Aluminum panel
- 12 Aluminum panel
- 13 Aluminum panel
- 14 Plastered wood door surround
- 15 Plastered wood door surround
- 16 Aluminum door frame
- 17 Metal window
- 18 Asphalt shingle

PAPPAGEORGE HAYMES LTD. PLANNER ARCHITECT	SCOTT, SEDGWICK REDEVELOPMENT CHICAGO, ILLINOIS	MELK DEVELOPMENT / NCL SCOTT, SEDGWICK LP.
DATE REVISED: JULY 16, 1998		

12434

Statements reads as follows:

*Residential-Institutional Planned Development Number 601,
As Amended.*

Bulk Regulations And Data Table.

	Net Site Area		Floor Area Ratio	Maximum Number Of	
	Square Feet	Acres		Dwelling Units	Parking On Site
Subarea A	122319.4	2.81	1.05	83	70
Subarea B	31314	0.72	1.82	50	30
Subarea C	30011.5	0.69	0.4	0	40
Subarea D	3894	0.09	0.0	0	4
Subarea E	23000	0.53	0.6	0	7
Subarea F	3941	0.09	0.4	0	9
Total:	214479.9	0.93	0.92	133	140

	Square Feet	Acres
Development Site Area:	176633.4	4.06
Previous Vacated Right-of-Way:	3,894	0.09
C.T.A. Right-of-Way:	33,952	0.78
Net Site Area:	214419.9	4.93
Public Right-of-Way:	44,565.30	1.02
Gross Site Area:	259045.2	5.95

Maximum Percent of Site Coverage:	Per Site Plan.
Maximum Required Building Setbacks:	Per Site Plan.
Maximum Building Height:	Per Building Elevation.

*Reclassification Of Area Shown On Map Number 3-F.
(As Amended)
(Application Number 12435)*

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 Business Planned Development Number 637 symbols and indications as shown on Map Number 3-F in the area bounded by:

West Goethe Street; North Sedgwick Street; West Scott Street; the alley next west of and parallel to North Sedgwick Street; a line 112.13 feet south of West Scott Street; North Sedgwick Street; a line 133 feet north of West Scott Street; the westerly right-of-way line of the Chicago Transit Authority elevated structure; West Division Street; North Clybourn Avenue; a line 408.86 feet northwesterly of the intersection of West Division Street and North Clybourn Avenue as measured at the easterly right-of-way line of North Clybourn Avenue and perpendicular thereto; a point 131.56 feet northeasterly of the intersection of the 12 foot northwesterly/southeasterly alley next east of and parallel to North Clybourn Avenue and the 12 foot southwesterly/northeasterly alley next east of and perpendicular to North Clybourn Avenue as measured on the southerly line of said southwesterly/northeasterly alley; a line from a point 131.56 feet northeasterly of the intersection of said 12 foot northwesterly/southeasterly alley next east of and parallel to North Clybourn Avenue; and said 12 foot southwesterly/northeasterly alley next east of and perpendicular to North Clybourn Avenue as measured on the southerly line of said southwesterly/

(Continued on page 75456)