

*Reclassification Of Area Shown On Map Number 4-E.
(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 of the C3-5 Commercial-Manufacturing District symbols and indications as shown on Map No. 4-E in the area bounded by:

a line 150 feet south of and parallel to the south line of East 16th Street; the west line of South Indiana Avenue; a line 387 feet south of and parallel to the south line of East 16th Street; and the east line of the public alley next west of and parallel to South Indiana Avenue to the point of beginning,

to those of a B4-2 Restricted Service District and a corresponding use district is hereby established in the area above described.

SECTION 2. In the area above described, the Chicago Zoning Ordinance be amended by changing all of the B4-2 Restricted Service District symbols and indications to those of a Residential Planned Development and a corresponding use district is hereby established in the area above described.

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

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

Residential Planned Development.

605

Plan Of Development Statements.

1. The area delineated herein as a Residential Planned Development consists of a net site area of approximately .89 acres (39,053 square feet) which is controlled by the Applicant, South Loop Developers, Inc..
2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Plan of Development. Any dedication or vacation of streets or alleys or easements or adjustments of right-of-ways or consolidation or resubdivisions of parcels shall require separate submittal on behalf of the Applicant or its successors, assignees or grantees and approval by the City Council. Prior to Part II approval the Applicant shall

obtain approvals necessary to assign official street addresses to all lots or units in the Planned Development.

3. The requirements, obligations and conditions 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, successors and assigns and, if different than the Applicant, the owners of all the property within the Planned Development or any Homeowners Association(s) formed to succeed the Applicant for purposes of control and management of any portion of the Planned Development, the legal title holder and 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 modification or change thereto (administrative, legislative or otherwise) shall be made by the Applicant, the owners of all the property within the Planned Development or any Homeowners Association(s) formed to succeed the Applicant for purposes of control and management of any portion of the Planned Development, the legal title holder 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 herein, except any assignment or transfer pursuant to a mortgage or otherwise as collateral for any indebtedness, and solely with respect to the portion of the property so transferred, the current application shall be deemed amended to apply to the legal title holder or transferee thereof (and its beneficiaries if such 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 these fourteen (14) statements; a Bulk Regulations and Data Table; a Planned Development Boundary; Property Line and Subarea Boundary Map; an Existing Zoning and Land-Use Map; a Site/Landscape Plan; Building Elevations; and a Landscape Detail Plan as prepared by De Stefano

& Partners dated March 14, 1996, which are all incorporated herein. This Plan of Development is in conformity with the intent and purposes of the Chicago Zoning Ordinance (Title 17 of Municipal Code of Chicago). These and no other zoning controls shall apply to the area delineated herein.

5. The following uses shall be permitted within the areas delineated herein:

Subarea A: Multi-Family dwelling units and related uses.

Subarea B: Multi-Family dwelling units, accessory parking (for use by both subareas) and related uses.

6. Identification signs shall be permitted within the Planned Development subject to review and approval of the Department of Planning and Development. Temporary construction and marketing signs shall be permitted within Planned Development subject to review and approval of the Department of Planning and Development.
7. Any service drives or other ingress or egress, including emergency vehicle access, shall be adequately designed, constructed and paved in accordance with the Municipal Code of Chicago and the regulations of the Department of Transportation in effect at the time of construction. There shall be no parking or storage of garbage receptacles within such paved areas or within fire lanes. Ingress and egress shall be subject to the review of the Department of Transportation and the Department of Planning and Development. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development subject to review of the Departments of Transportation and Planning and Development.
8. Height of any building or any appurtenance attached hereto shall be subject to: (a) the attached Building Elevation and Bulk Regulations and Data Table; (b) height limitations as certified on Form FAA-117 or successor forms involving the same subject matter, and approved by the Federal Aviation Administration; and (c) airport zoning regulations as established by the Department of Planning and Development, the Department of Aviation and Department of Law and approved by the City Council.
9. The Planned Development herein shall be subject to the "Rules, Regulations and Procedures related to Planned Developments", as promulgated by the Commissioner of the Department of Planning and Development and in effect on the date hereof.

10. The maximum permitted floor area ratio shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definition in the City of Chicago Zoning Ordinance shall apply.
11. Improvements of the property, including landscaping and all entrances and exits to the parking lot shall be designed and installed in substantial conformance with the Bulk Regulations and Data Table, the Site/Landscape Plan, the Landscape Detail Plan, and the Building Elevations attached hereto and made a part hereof. In addition, parkway trees and other landscaping shall be installed and maintained at all times in accordance with the Site/Landscape Plan and the Parkway Tree Provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
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 modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development, that such modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development. 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. Notwithstanding the provisions of subclauses 4 and 5 of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes may include a reduction in the minimum required distance between structures, a reduction in periphery set backs, an increase in the maximum percent of land covered, or subsequent set back reductions pertaining to individual residential units.
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 reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner 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.
14. Unless substantial construction of the improvements contemplated by this Planned Development has commenced within ten 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 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, with respect to any portion of the property, expires under this provisions of section, then the zoning of the portion of the property affected shall automatically revert to that of a B4-2 Restricted Service District.

[Planned Development Boundary, Property Line and Subarea Boundary Map; Existing Zoning and Land-Use Map; Site/Landscape Plan; Building Elevation Drawings; Partial Fence Elevation Drawing; and Landscape Detail Plan referred to in these Plan of Development Statements printed on pages 22799 through 22806 of this Journal.]

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

Residential Planned Development No. 605

Bulk Regulations And Data Table.

Gross Site Area:	48,015.5 square feet (1.10 acres).
Net Site Area:	Total = Gross Site Area (48,015.5 square feet) – Area for Public Street (8,962 square feet) = Net Site Area of 39,053 square feet (.89 acres).
Subarea A:	9,781 square feet.
Subarea B:	29,272 square feet.
Maximum Floor Area Ratio:	
Overall:	(Maximum) 2:2.

Subarea A: 7.0 (existing building).

Subarea B: 1.4.

Maximum Number of Residential Units:

Total: (Maximum) 63.

Subarea A: 53.

Subarea B: 10.

Maximum Site Coverage: Per Site Plan.

Number of Loading Berths:

Subarea A: 1.

Minimum Number of Off-Street Parking Spaces:

Total: 68.

Provided for Subarea A: 60.

Provided for Subarea B: 8.

Minimum Building Setbacks: In accordance with Site/Landscape Plan.

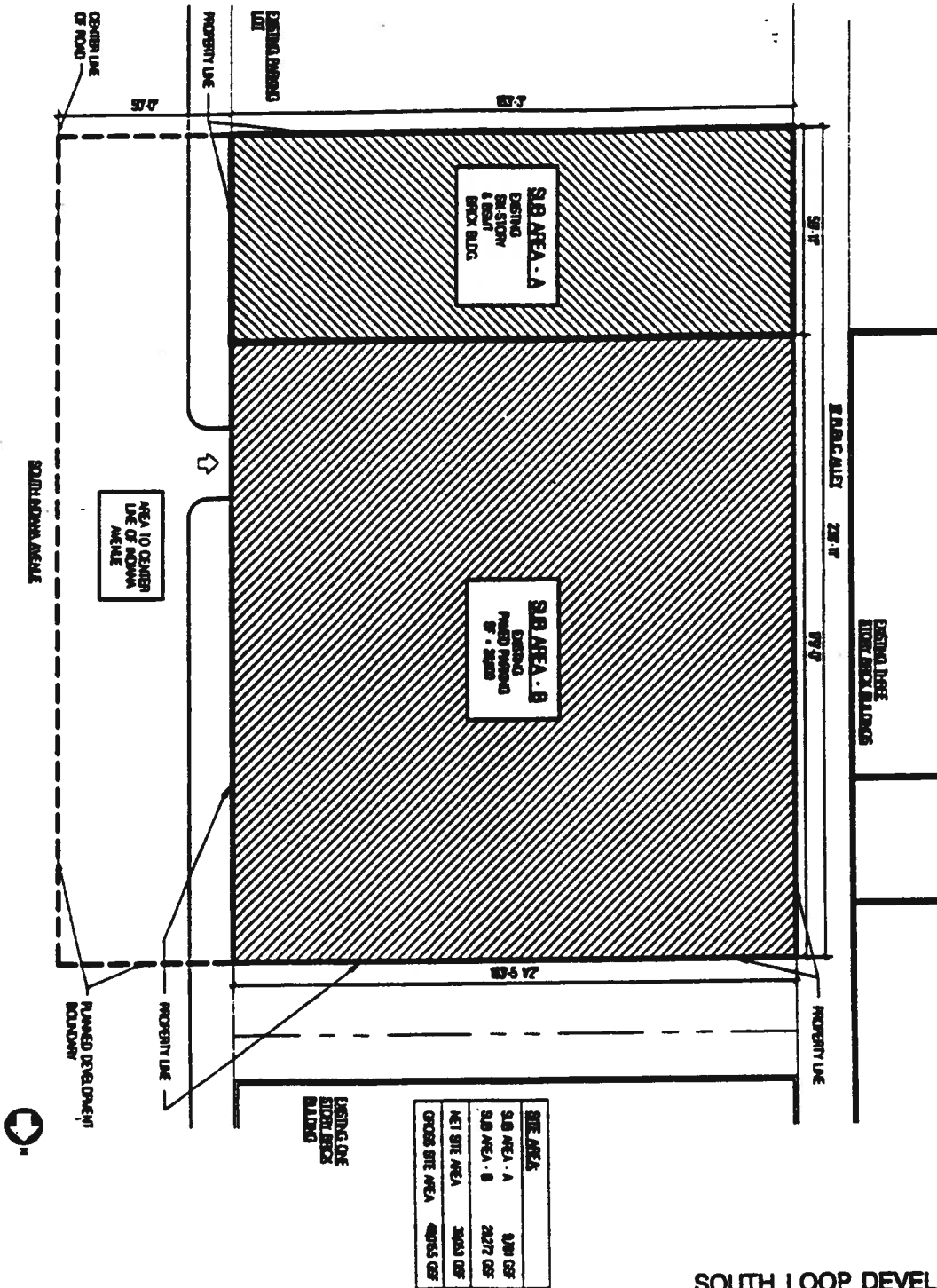
Maximum Building Heights:

Subarea A: As noted on Elevations.

Subarea B: As noted on Elevations.

Applicant/Developer: South Loop Developer, Inc.
200 West Hubbard Street
Chicago, Illinois 60610
Dated: December 13, 1995
Revised: March 14, 1995..

Planned Development Boundary, Property Line
And Subarea Map.



BICYCLE STATION CHICAGO, ILLINOIS

SOUTH LOOP DEVELOPMENT

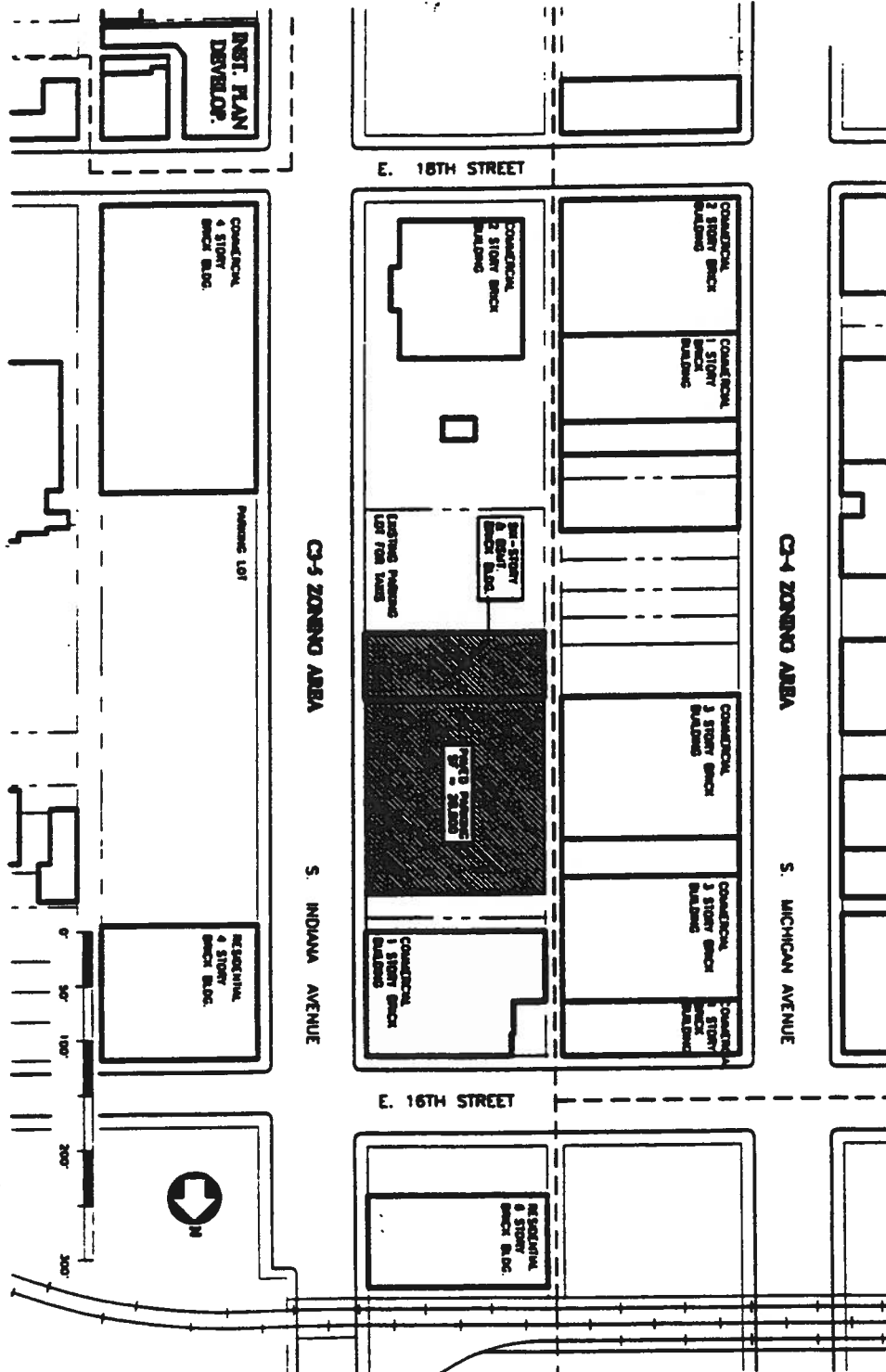
20 WEST HUBBARD STREET, SUITE 3-W
CHICAGO, IL 60606

PLANNED DEVELOPMENT BOUNDARY,
PROPERTY LINE AND SUB-AREA BOUNDARY MAP

DE STEFANO + PARTNERS

INTRODUCED 12/28/95
REVISED 3/1/96

Existing Land-Use Map.



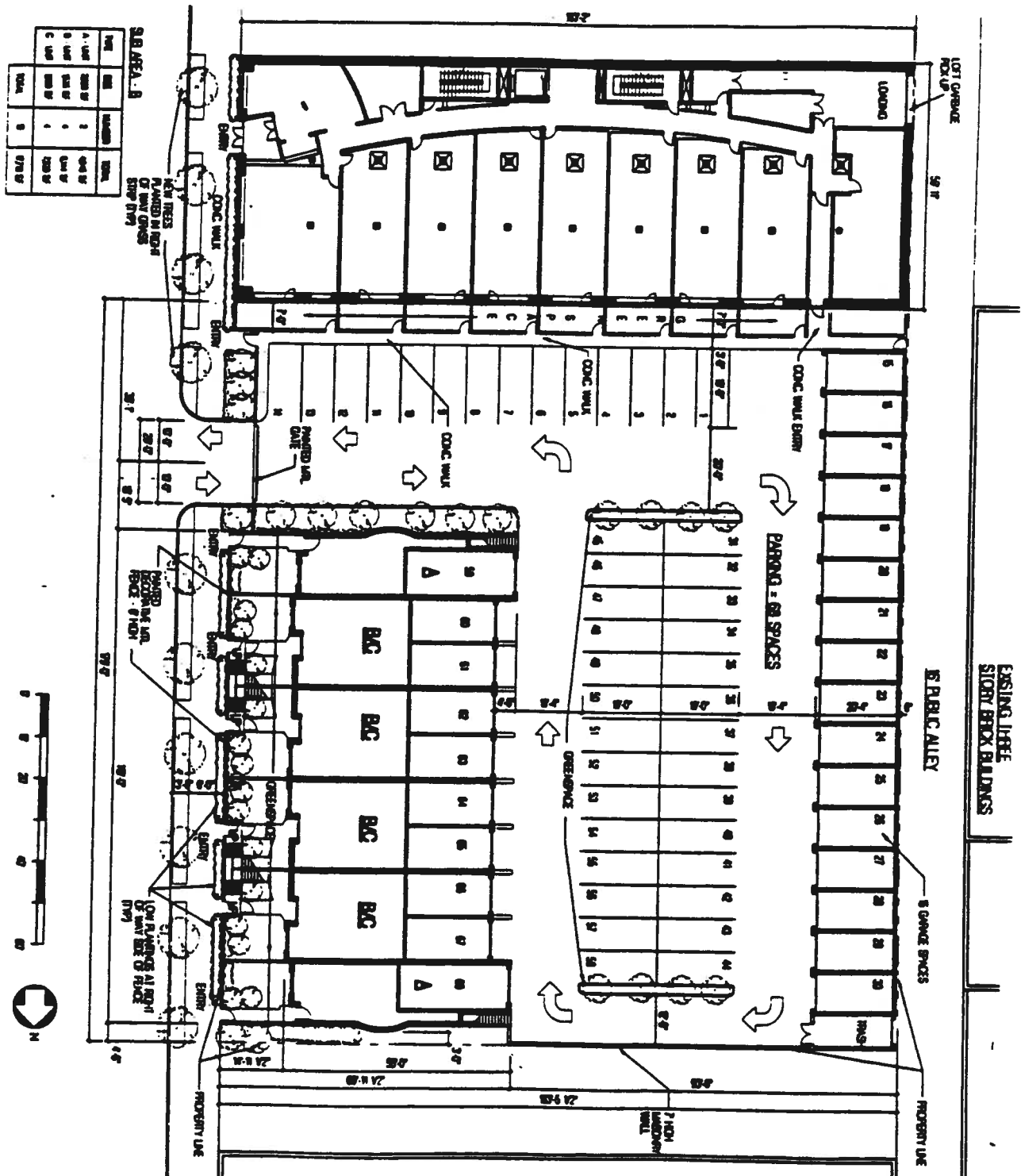
BICYCLE STATION CHICAGO, ILLINOIS

SOUTH LOOP DEVELOPMENT
20 WEST HUBBARD STREET, SUITE 2-W
CHICAGO, IL 60606

EXISTING LAND-USE MAP

DE STEFANO + PARTNERS
INTRODUCED 12/28/95
REVISED 1/27/96

Site/Landscape Plan.



BICYCLE STATION CHICAGO, ILLINOIS

SOUTH LOOP DEVELOPMENT
20 WEST HURD STREET, SUITE 3-W
CHICAGO, IL 60608

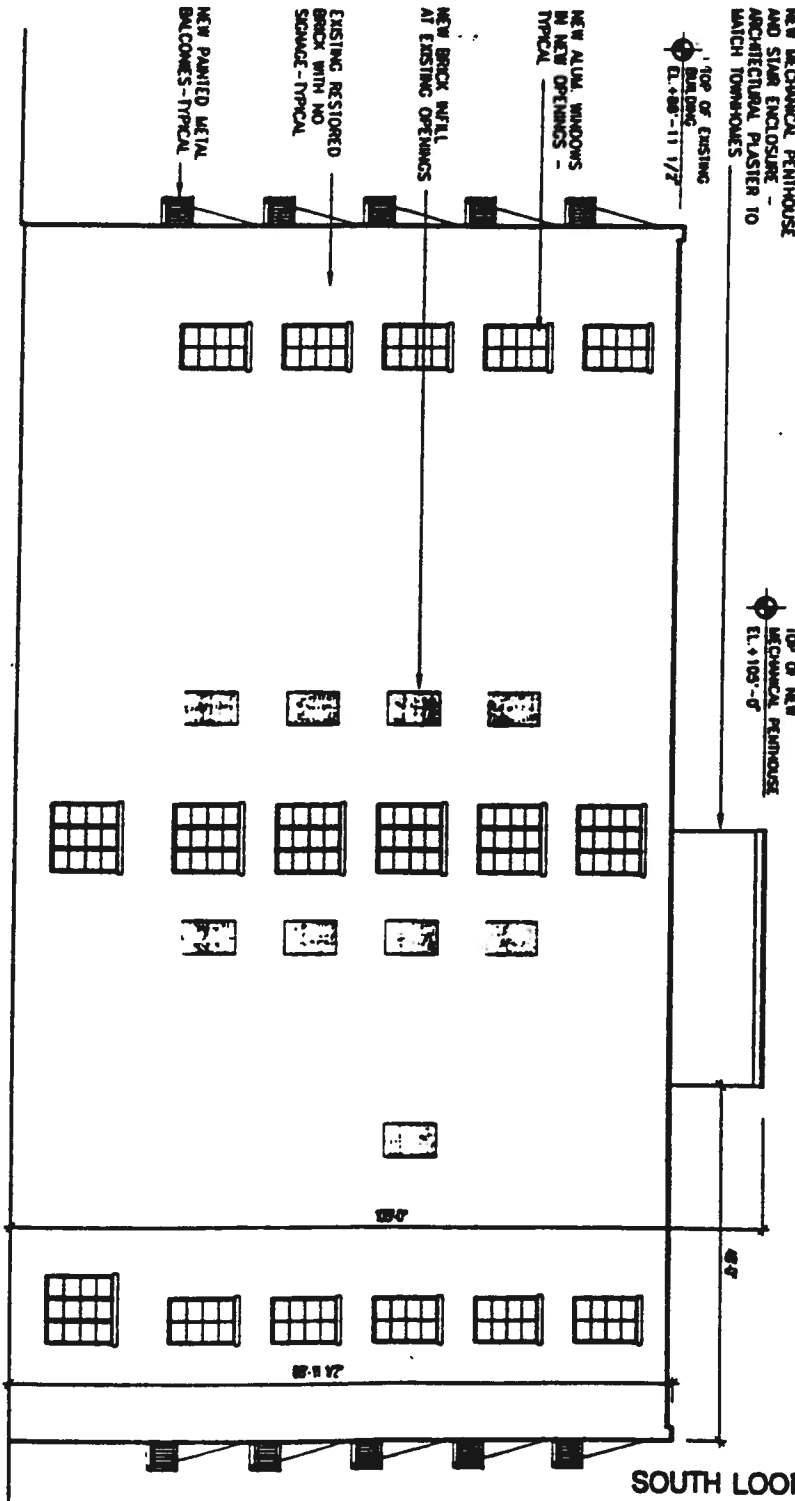
SITE / LANDSCAPE PLAN

DE STEFANO + PARTNERS

INTRODUCED 12/8/95
REVISED 7/12/96

Building Elevations.
(South)

SOUTH ELEVATION



BICYCLE STATION CHICAGO, ILLINOIS

SOUTH LOOP DEVELOPMENT

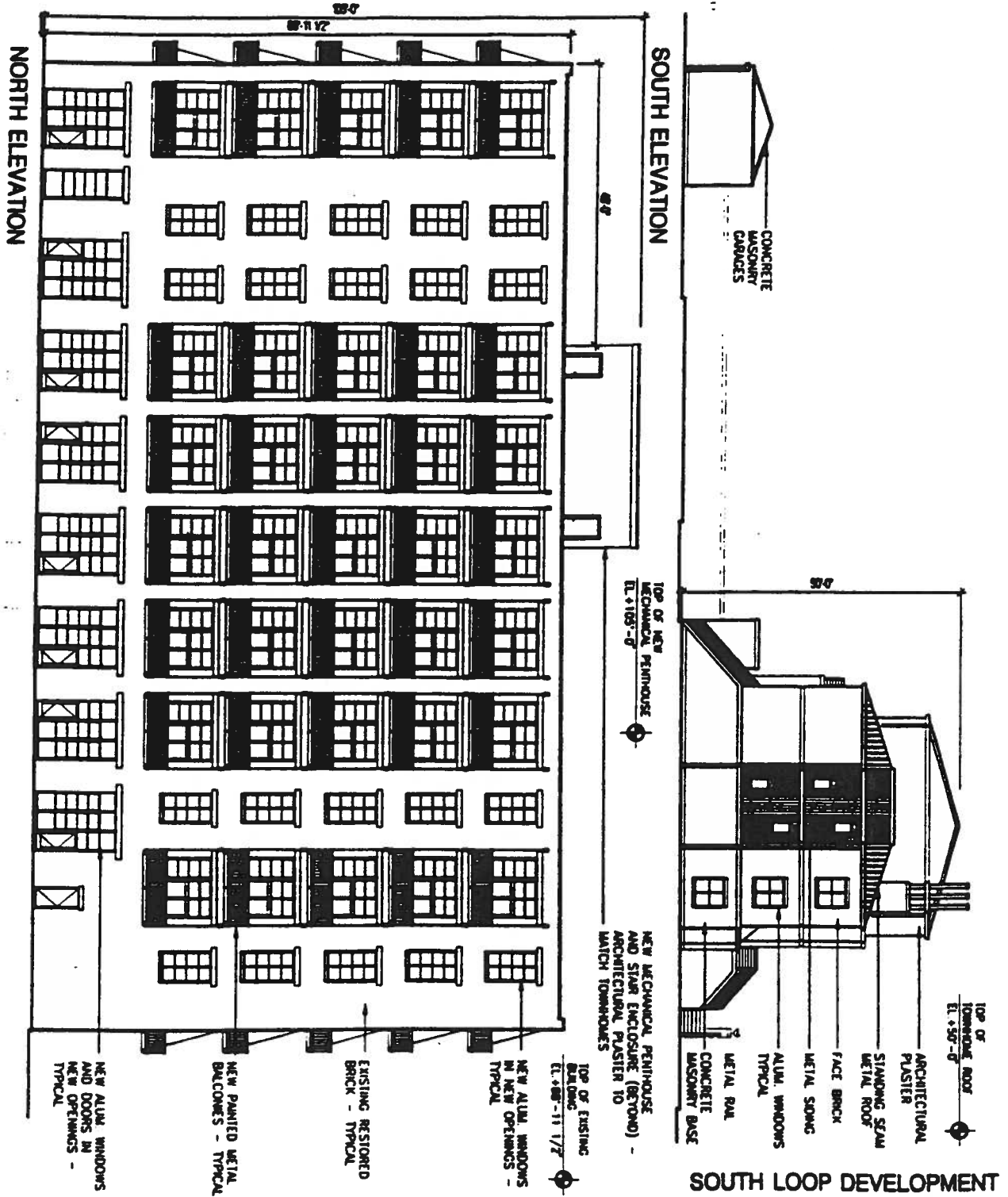
20 WEST HARBARD STREET, SUITE 2-W
CHICAGO, IL 60606

SOUTH ELEVATION

DE STEFANO + PARTNERS

INTRODUCED 10/20/95
REVISED 3/14/96

Building Elevations.
(South And North)



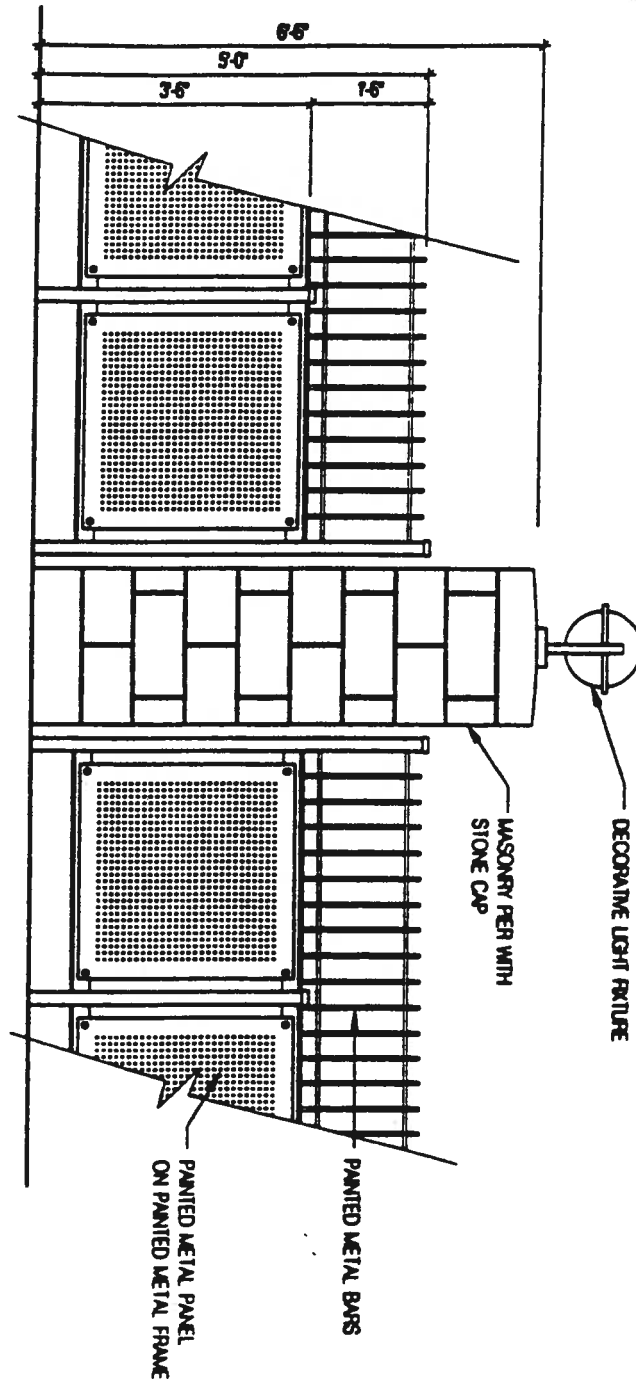
BICYCLE STATION CHICAGO, ILLINOIS

SOUTH LOOP DEVELOPMENT
80 WEST HURDARD STREET, SUITE 3-W
CHICAGO, ILL. 60608

SOUTH AND NORTH ELEVATION

DE STEFANO + PARTNERS
INTRODUCED 03/28/96
REVISED 3/14/96

Partial Fence Elevation.



BICYCLE STATION CHICAGO, ILLINOIS

SOUTH LOOP DEVELOPMENT

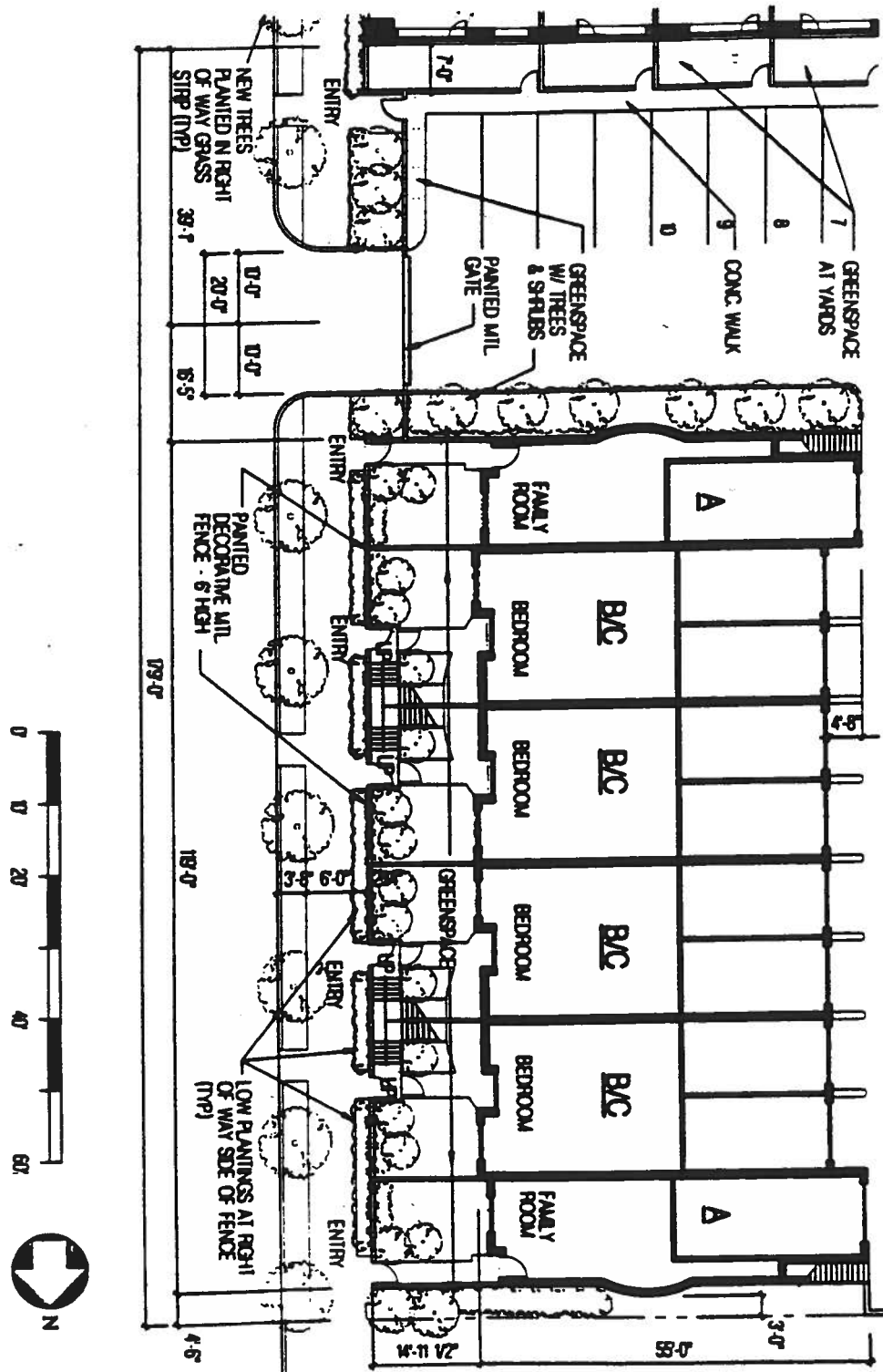
20 WEST HURSTON STREET, SUITE 2-17
CHICAGO, IL 60602

PARTIAL FENCE ELEVATION

DE STEFANO + PARTNERS

INTRODUCED 12/96
REVISED 3/1/98

Landscape Detail Plan.



SOUTH LOOP DEVELOPMENT
 29 WEST HUSBARD STREET, SUITE 2-W
 CHICAGO, ILL. 60608

BICYCLE STATION CHICAGO, ILLINOIS

LANDSCAPE DETAIL PLAN

DE STEFANO + PARTNERS
 INTRODUCED 12/8/95