

Reclassification Of Area Shown On Map No. 1-F.
(As Amended)
(Application No 19821)
(Common Address: 360 W. Illinois St.)

RBPD 624, 09

[SO2018-7752]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Residential Planned Development Number 624 symbols and indications as shown on Map Number 1-F in the area bounded by:

a line 89.94 feet south of and parallel to West Grand Avenue; a line 59 feet west of North Orleans Street; the alley next south of and parallel to West Grand Avenue; and a line 215.51 feet west of North Orleans Street,

to those of a DX-7 Downtown Mixed-Use District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Residential Planned Development Number 624 symbols and indications as shown on Map Number 1-F in the area bounded by:

West Grand Avenue; a line 359.61 feet west of and parallel to North Orleans Street; a line 109.21 feet south of and parallel to West Grand Avenue; a line 215.51 feet west of and parallel to North Orleans Street; a line 99.94 feet south of and parallel to West Grand Avenue; a line 150 feet west of and parallel to North Orleans Street; the alley next south of and parallel to West Grand Avenue; North Orleans Street; West Illinois Street; and North Kingsbury Street,

to the designation of Residential Planned Development Number 624, as amended, subject to the use and bulk regulations set forth in the Plan of Development attached hereto and made a part hereof.

SECTION 3. This ordinance takes effect after its passage and due publication.

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

RESIDENTIAL PLANNED DEVELOPMENT No. 624, as amended

1. The area delineated herein as Planned Development Number 624, as amended, (Planned Development) consists of approximately 93,329 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (Property) and is owned by and under the single-designated control of the Applicant, The Sexton Condominium Association.
2. 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 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, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

4. This Plan of Development consists of 14 Statements: a Bulk Regulations and Data Table; an Existing Zoning and Land-Use Map as of July 11, 1996; a Planned Development Boundary and Property Line Map; a Subarea Boundary Map; Site Plan; an existing Landscape Plan prepared by Linden, Lenet Design dated July 11, 1996; and Building Elevations (North, South, East and West) prepared by Patrick Fitzgerald & Associates dated July 11, 1996, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses are permitted in the area delineated herein as Planned Development 624, as amended:

Subarea A: Multi-family dwelling units, accessory parking and related uses.

- Subarea B: Multi-family dwelling units, attached single-family dwelling units, accessory parking and related uses.
6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development.
 7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
 8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 93,329 square feet and an overall maximum FAR of 4.92.
 9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review Fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
 10. 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 Chicago 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 and approval of the Chicago 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 the review of the Departments of Transportation and Planning and Development.
 11. Improvements to the property, including landscaping and all entrances and exits to the parking, shall be designed and installed in substantial conformance with the Bulk Regulations and Data Table, the Site Plan, the Landscape Plan and Building Elevations attached hereto and made a part hereof. In addition, a new parkway area shall be installed along North Kingsbury Street, subject to City Council approval, and parkway trees and other landscaping shall be installed and maintained at all times in accordance with the Landscape Plan and the Parkway Tree Provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
 12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. Notwithstanding

the provisions of Section 17-13-0611-A, minor changes may include a reduction in the minimum required distance between structures; a reduction in the minimum required distance between structures; a reduction in periphery setbacks; an increase in the maximum percent of land covered; or subsequent setback reductions pertaining to individual residential units.

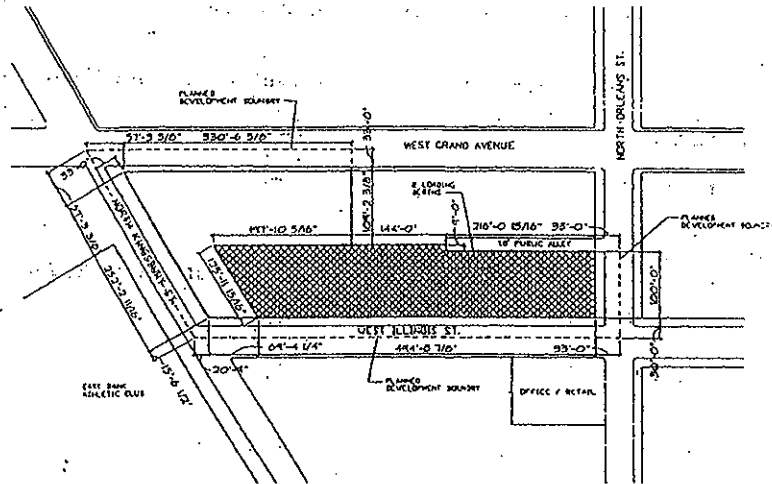
13. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall use reasonable efforts to design, construct and maintain all buildings located within this planned development in an energy efficient manner consistent with the most current energy efficient 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.").
14. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the property to Residential Planned Development No. 624 as approved July 31, 1996.

[Bulk Regulation and Data Table referred to in these
Plan of Development Statements unavailable
at time of printing.]

[Boundary, Property Line and Subarea Map; Existing Zoning and Land-Use Map;
Site Plan; Site Plan (Detail); Landscape Plan; Landscape Plan (Detail); and
Building Elevations referred to in these Plan of Development
Statements printed on pages 88187 through
88197 of this *Journal*.]

Planned Development Boundary, Property Line
And Subarea Boundary Map.

Final for Publication



SUBAREA "A"  NORTH
 SUBAREA "B"  ↑

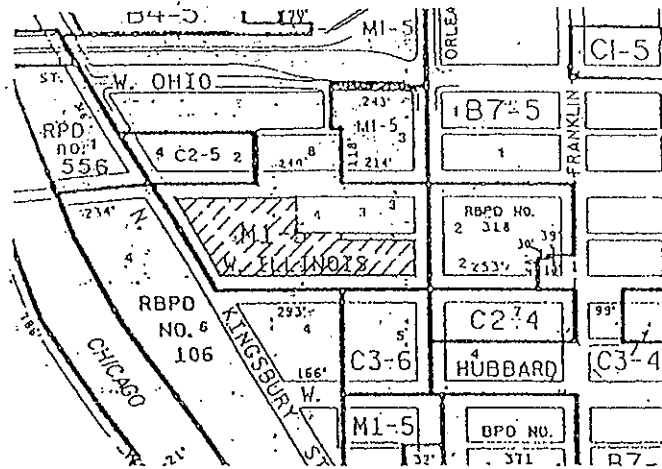
PLANNED DEVELOPMENT BOUNDARY,
 PROPERTY LINE & SUBAREA BOUNDARY MAP
 7-11-96

HAROLD LICHTERMAN, INC.
 4242 NORTH SHERIDAN ROAD
 CHICAGO, IL 60650
 DATED : APRIL 16, 1996
 REVISED : JULY 11, 1996

APPLICANT: The Sexton Condominium Association
 ADDRESS: 360 West Illinois Street
 INTRODUCED: September 20, 2018
 PLAN COMMISSION: October 18, 2018

Existing Zoning And Land-Use Map.

As of July 11, 1996 **Final for Publication**



EXISTING ZONING AND LAND USE MAP

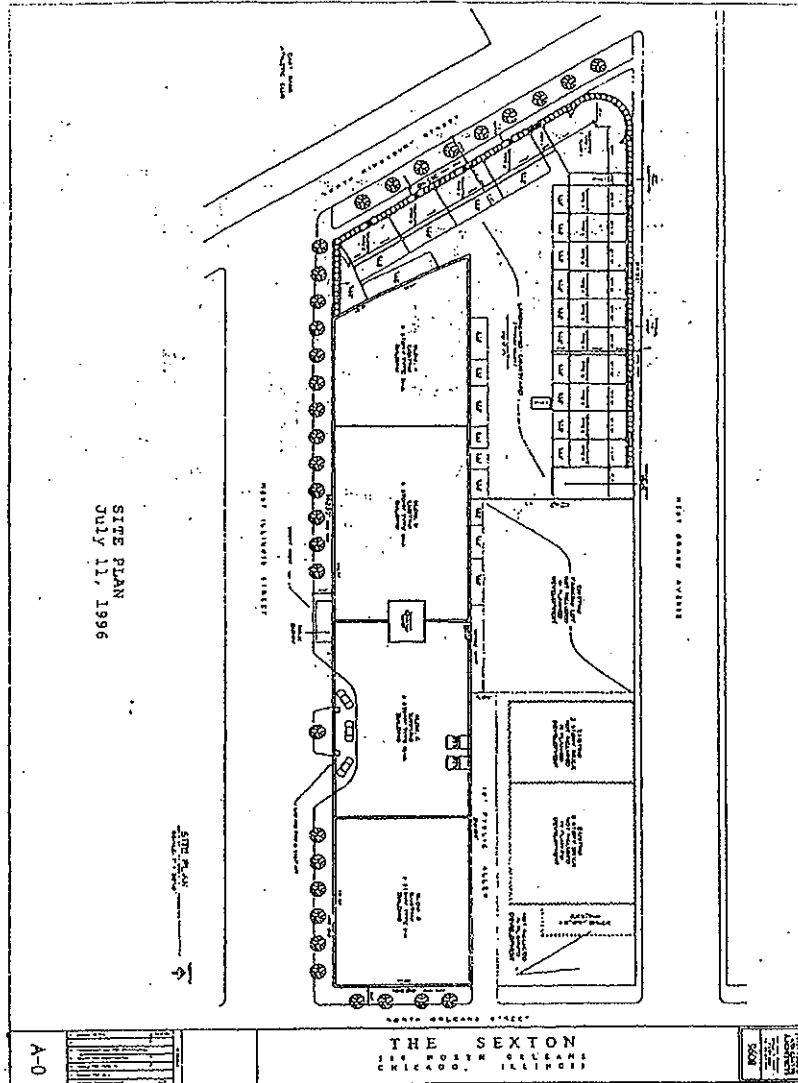
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|-----------------------|--------------------|
| 1. RESIDENTIAL | 5. RETAIL/OFFICE |
| 2. RETAIL/RESIDENTIAL | 6. HEALTH CLUB |
| 3. COMMERCIAL | 7. CHURCH |
| 4. PARKING | 8. COM ED. STATION |

Harold Lichterman, Inc.
 4242 North Sheridan Road
 Chicago, IL 60613
 Dated: April 16, 1996
 Revised: July 11, 1996

APPLICANT:	The Sexton Condominium Association
ADDRESS:	360 West Illinois Street
INTRODUCED:	September 20, 2018
PLAN COMMISSION:	October 18, 2018

Site Plan.

Final for Publication



APPLICANT:

The Sexton Condominium Association

ADDRESS:

360 West Illinois Street

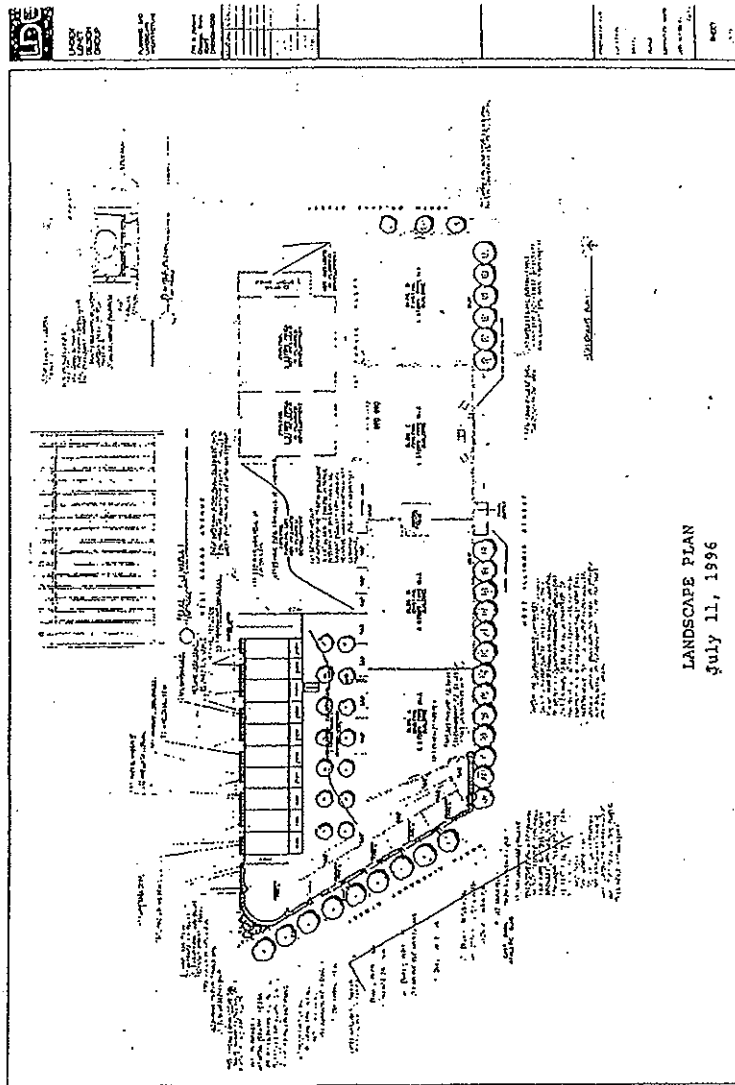
INTRODUCED:

September 20, 2018

PLAN COMMISSION:

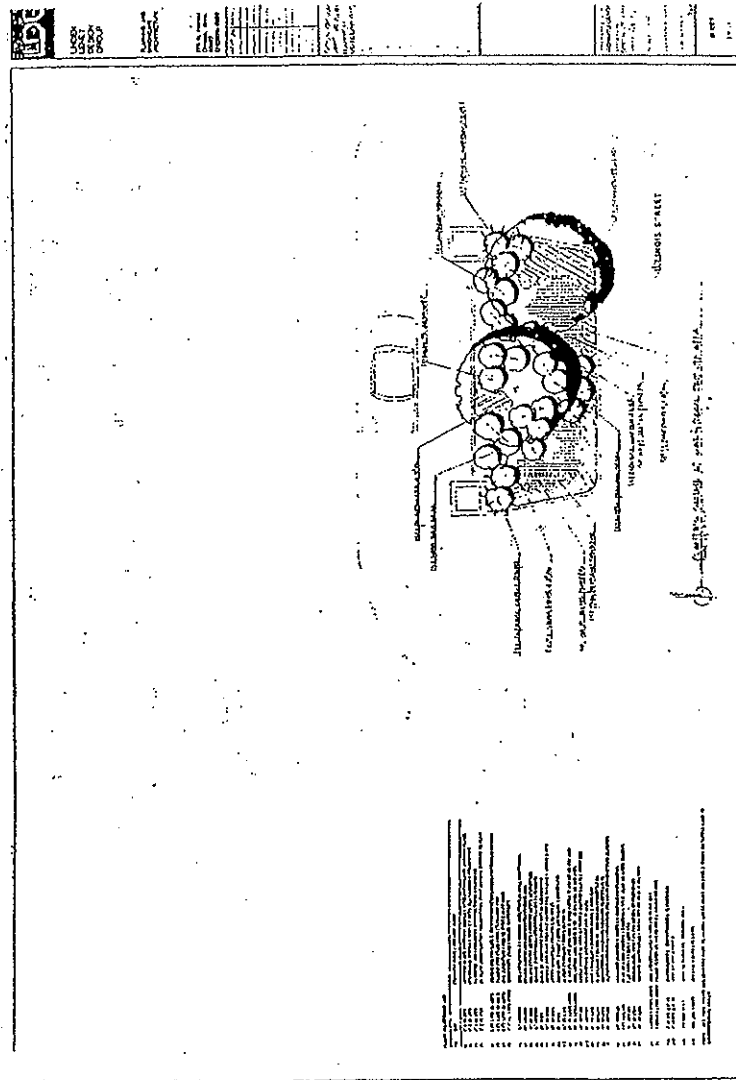
October 18, 2018

Landscape Plan. Final for Publication



APPLICANT: The Sexton Condominium Association
ADDRESS: 360 West Illinois Street
INTRODUCED: September 20, 2018
PLAN COMMISSION: October 18, 2018

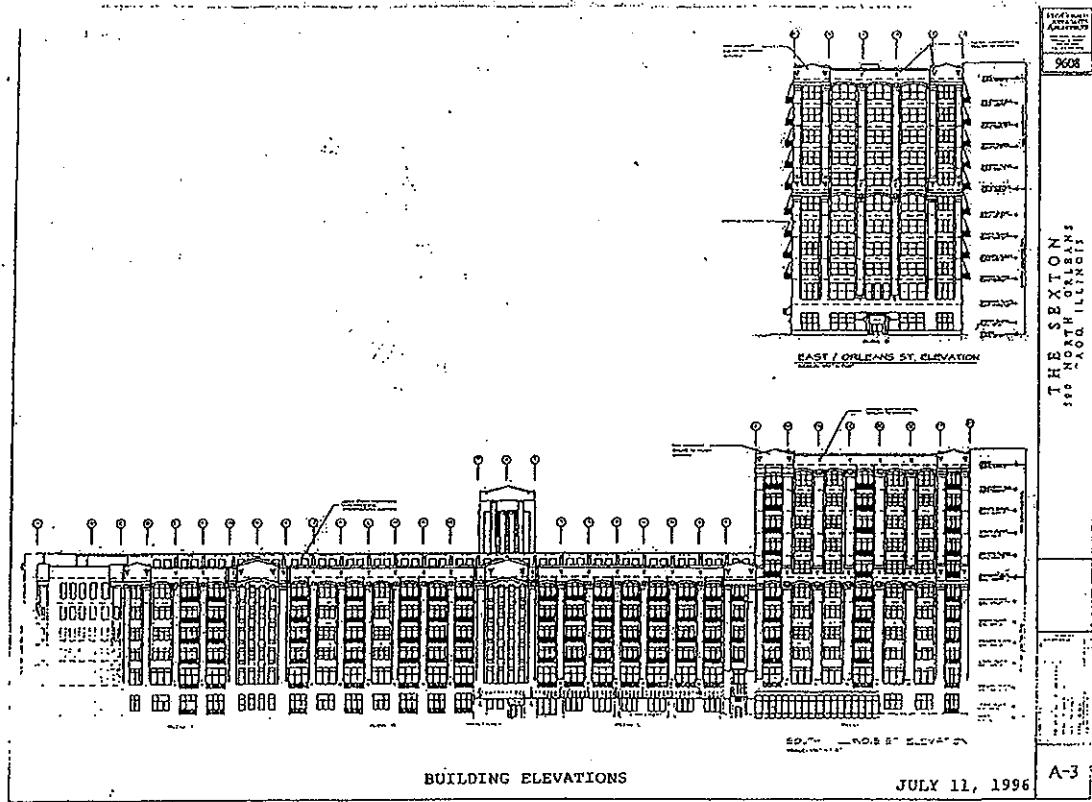
Landscape Plan (Detail) **Final for Publication**



APPLICANT: The Sexton Condominium Association
 ADDRESS: 360 West Illinois Street
 INTRODUCED: September 20, 2018
 PLAN COMMISSION: October 18, 2018

Building Elevations.
(Page 1 of 5)

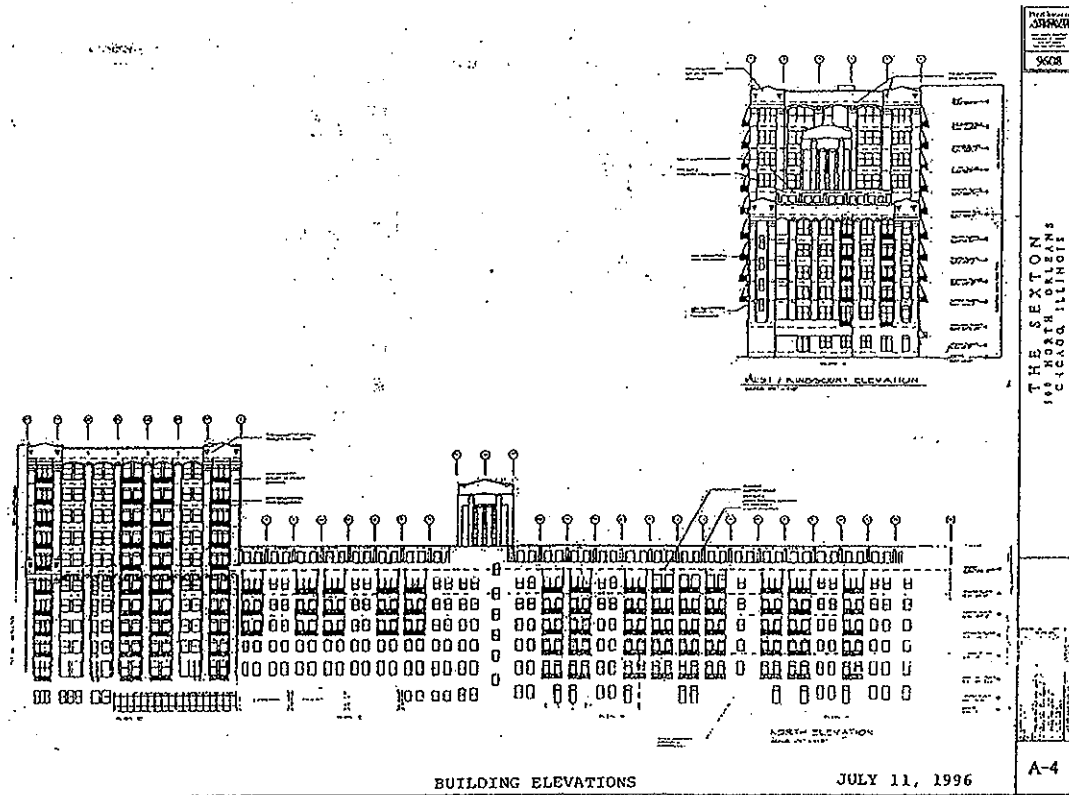
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APPLICANT:	The Sexton Condominium Association
ADDRESS:	360 West Illinois Street
INTRODUCED:	September 20, 2018
PLAN COMMISSION:	October 18, 2018

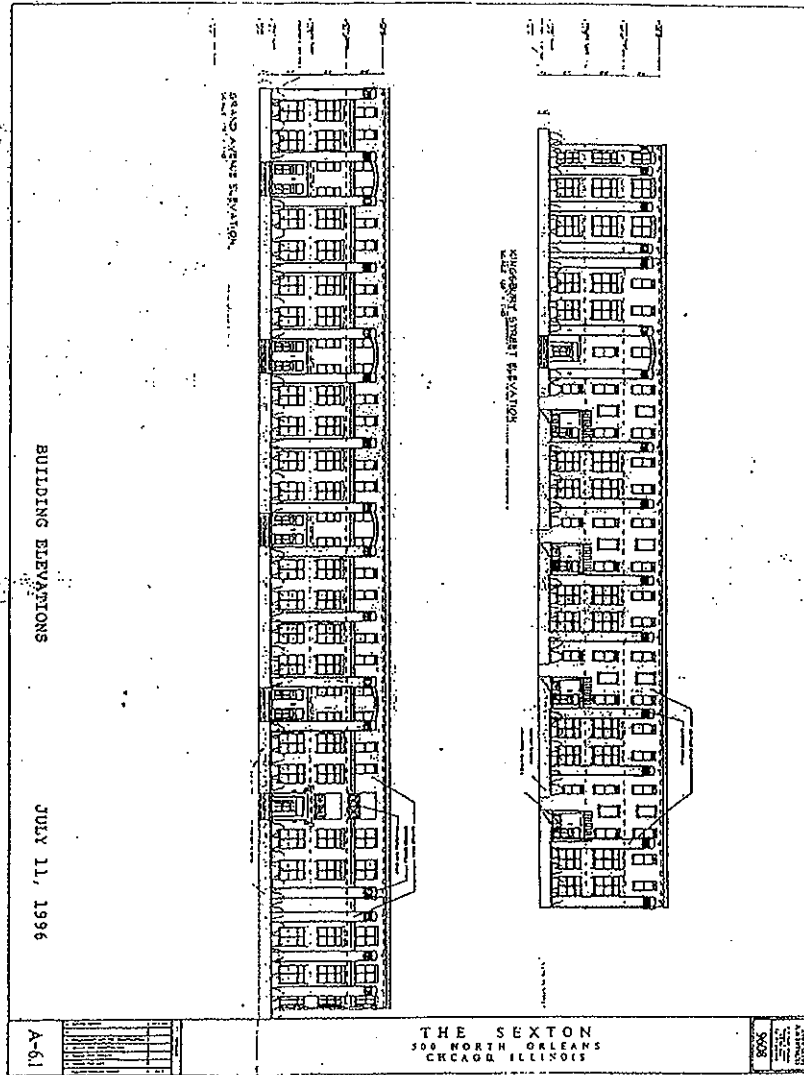
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Building Elevations:
(Page 2 of 5)



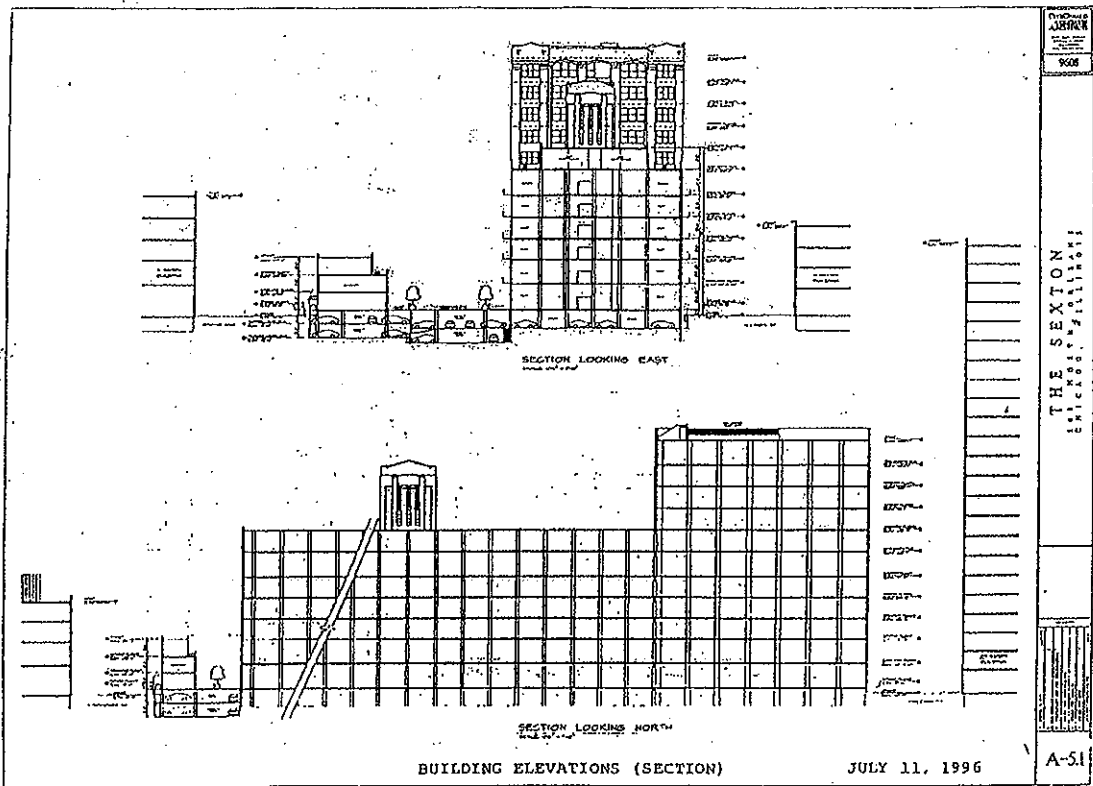
APPLICANT:	The Sexton Condominium Association
ADDRESS:	360 West Illinois Street
INTRODUCED:	September 20, 2018.
PLAN COMMISSION:	October 18, 2018

Building Elevations. Final for Publication
(Page 3 of 5)



APPLICANT: The Sexton Condominium Association
 ADDRESS: 360 West Illinois Street
 INTRODUCED: September 20, 2018
 PLAN COMMISSION: October 18, 2018

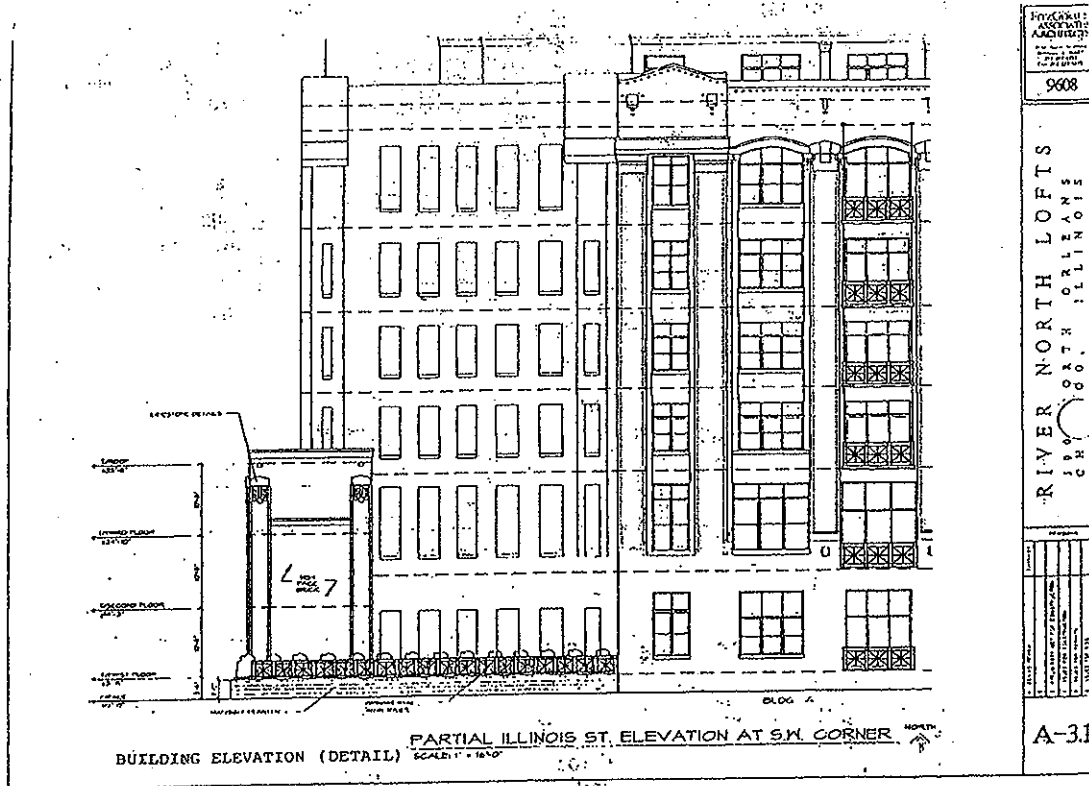
Building Elevations (Section)
(Page 4 of 5) Final for Publication



APPLICANT: The Sexton Condominium Association
ADDRESS: 360 West Illinois Street
INTRODUCED: September 20, 2018
PLAN COMMISSION: October 18, 2018

Building Elevations (Detail)
(Page 5 of 5)

Final for Publication



APPLICANT: The Sexton Condominium Association

ADDRESS: 360 West Illinois Street

INTRODUCED: September 20, 2018

PLAN COMMISSION: October 18, 2018

17968

Reclassification Of Area Shown On Map No. 1-F.
 (As Amended)
 (Application No. 17968)
 (Common Address: 520 N. Orleans St.)

DX-7

[SO2014-1448]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Residential Planned Development Number 624 symbols and indications as shown on Map Number 1-F in the area bounded by:

West Grand Avenue beginning at a point 59.16 feet west of North Orleans Street; North Orleans Street; a line 100 feet south of and parallel to West Grand Avenue extended west for a distance of 59.11 feet; and a line west of and parallel to North Orleans Street extended north for a distance of 100.03 feet to West Grand Avenue,

to those of a DX-7 Downtown Mixed-Use District.

SECTION 2. This ordinance takes effect after its passage and approval.

Reclassification Of Area Shown On Map No. 4-E.
 (As Amended)
 (Application No. 17945)
 (Common Address: 321 -- 337 E. 21st St., 2100 -- 2130 S. Calumet Ave.
 And 2013 -- 2143 S. Calumet Ave.)

[SO2014-837]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, Chicago Zoning Ordinance, is amended by changing all the Residential-Business Planned Development Number 675 symbols and indications as shown on Map Number 4-E in the area bounded by:

a line approximately 100 feet south of and parallel to the south right-of-way line of East Cullerton Street (or the line thereof extended where no street exists); the west right-of-way line of the Illinois Central Railroad; East Cermak Road; South Calumet Avenue; a line 100.01 feet north of and parallel to the north right-of-way line of East Cermak Road; a line 187.73 feet west of and parallel to the west right-of-way line of South Calumet Avenue; East 21st Street; and South Calumet Avenue,

to those of Residential-Business Planned Development Number 675, as amended, which is hereby established in the area described, subject to such use and bulk regulations as are set forth in the attached Plan of Development.



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

J. F. Boyle, Jr.
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4471 (Voice)
(312) 744-6550 (FAX)
(312) 744-2578 (TTY)
<http://www.ci.chi.il.us>

March 25, 1997

Mr. Bernard Citron
Schain Firsell and Burney, Ltd.
222 North LaSalle Street
Suite 1910
Chicago, IL 60601-1102

Re: Residential Planned Development No. 624/
500 N. Orleans

Dear Mr. Citron:

Please be advised that your request for minor changes to Residential Planned Development No. 624 on behalf of Hal Lichterman, Inc., has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development and is hereby approved.

Specifically, you have requested revisions to the Planned Development as approved by the Chicago City Council on July 31, 1996, in order to construct the 17 proposed townhouse and condominium units and two-level underground parking garage in Subarea B. Since the time the project was approved by the City Council, the Applicant has determined that soil conditions of the site would require the garage to be constructed five feet above the level originally proposed. This modification results in changes to the Grand Avenue and Kingsbury Street facades of the townhouse units and the height of the interior common deck as it relates to the adjacent existing loft building.

To construct the proposed development, you have requested the following revisions:

1. Modifications to the Site Plan and Landscape Plans which depict reconfigured Grand Avenue entry stairs, a reduction in landscaped area adjacent to the units and added parkway trees. The modified plans also depict a structural enclosure over the Grand Avenue garage entry driveway and a new secondary garage entrance and exit location along Illinois Street just east of Kingsbury. (This new garage entry location has been approved by the Department of Transportation).



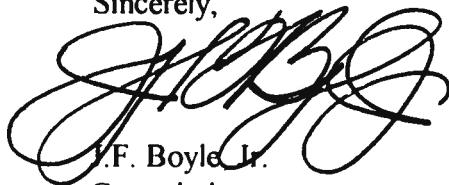
Please
Recycle!



2. Modifications to the Grand Avenue and Kingsbury Street facades of the townhouse and condominium units and an increase in building height from 35' 6" to 49' 6" to accommodate small rooftop structures providing access to individual rooftop decks.
3. Provision of a chairlift from the first floor of the existing loft building to the common courtyard deck space atop the new garage. With an elevation five feet higher than as originally designed, this chair-lift (along with a small external staircase) is need to provide resident access to the raised deck area.

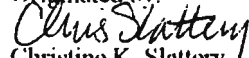
Accordingly, pursuant to the authority granted by Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development, I hereby approve the foregoing minor changes, but no other changes to Planned Development No.624.

Sincerely,



J.F. Boyle, Jr.
Commissioner

Originated by:


Christine K. Slattery
Deputy Commissioner

cc: P. Woznicki
P. Levin
M. Marmo
A. Mazur

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

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

Reclassification Of Area Shown On Map Number 1-F.

RPD No
624

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 M1-5 Restricted Manufacturing District symbols and indications as shown on Map No. 1-F in the area bounded by:

starting at the point of beginning at the corner of North Kingsbury Street and West Grand Avenue; the south line of West Grand Avenue running east 319.34 feet; a line running south and perpendicular to the line of West Grand Avenue, running south a distance of 109.20 feet; a line running east and parallel to the south line of West Grand Avenue for a distance of 144.00 feet; a line running south and perpendicular to the south line of West Grand Avenue for a distance of 9.00 feet; the south line of the public alley next south of West Grand Avenue running east for a distance of 216.08 feet; the west line of North Orleans Street running south to West Illinois Street; the north line of West Illinois Street running west to the east line of North Kingsbury Street; and the east line of North Kingsbury Street to the point of beginning;

And

starting at a point being the south line of West Grand Avenue 59.16 feet west of the west line of North Orleans Street; the south line of West Grand Avenue running east to the west line of North Orleans Street; the west line of North Orleans Street running south a distance of 100.00 feet; the north line of the public alley next south of and parallel to West Grand Avenue running west for a distance of 216.00 feet; a line running north and perpendicular to West Grand Avenue for a distance of 10.00 feet; a line running east and parallel to West Grand Avenue for a distance of 156.83 feet; and a line running north and perpendicular to West Grand Avenue for a distance of 90.03 feet to the point of beginning,

to those of a B7-5 General Central Business District and a corresponding use district is hereby established in the area above described.

Reporting for your Committee on Zoning, for which a meeting was held on July 25, 1996, I beg leave to recommend that Your Honorable Body pass various ordinances transmitted herewith to amend the Chicago Zoning Ordinance for the purpose of reclassifying particular areas.

I beg leave to recommend the passage of two application for exceptions for properties located at 1300 West Wellington Avenue and 1801 West Augusta Boulevard.

I beg leave to recommend the passage of two ordinances which were corrected and amended in their corrected form. They are Application Numbers A-3525 and 11785.

Application Number 11828 failed to meet the committee's approval and was unanimously voted on as "do not pass".

Please let the record reflect that under the provisions of Rule 14 of the City Council's Rules of Order and Procedure, I have abstained from voting on Application Number 11794.

At this time, I, along with Alderman Ed Smith, move that this report be deferred and published with the exception of thirty-four applications, and the two exceptions, for which I request immediate passage because time is of the essence. The thirty-four application numbers are as follows: 11787, 11788, 11818, 11797, 11829, 11831, 11822, 11830, 11826, 11827, A-3525, 11799, 11800, 11801, 11802, 11796, 11825, 11814, 11794, 11804, 11805, 11795, 11816, 11810, 11824, 11820, 11806, 11809, 11819, 11785, 11559, 11768, A-3487 and 11790.

Respectfully submitted,

(Signed) WILLIAM J. P. BANKS,
Chairman.

On motion of Alderman Banks, the said proposed ordinances transmitted with the foregoing committee report were *Passed* by yeas and nays as follows:

Yeas -- Aldermen Granato, Haithcock, Tillman, Preckwinkle, Holt, Steele, Beavers, Dixon, Shaw, Buchanan, Huels, Frias, Olivo, Burke, Jones, Coleman, Peterson, Murphy, Rugai, Troutman, Evans, Munoz, Zalewski, Chandler, Solis, Burnett, E. Smith, Burrell, Wojcik, Suarez, Mell, Colom, Banks, Giles, Allen, Laurino, Doherty, Natarus, Bernardini, Shiller, Schulter, M. Smith, Moore -- 43.

Nays -- None.

SECTION 2. In the area above described, the City Zoning Ordinance be amended by changing all of the B7-5 General Central Business District symbols to those of a Residential Planned Development and a corresponding use is hereby established.

SECTION 3. 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 Planned Development. No 624

Plan Of Development Statements.

1. The area delineated herein as a Residential Planned Development consists of a net site area of approximately 2.22 acres (95,623 square feet) which is controlled by Harold Lichterman, Inc. (the "Applicant").
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 resubdivision of parcels shall require 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 applicable within this Planned Development shall be binding upon the Applicant, its successors and assigns. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the property shall be under single ownership or under single designated control, at the time any applications for amendments, modifications, or changes (administrative, legislative or otherwise) to this Planned Development are made. Single designated control shall mean that any application to the City for any amendment to this Planned Development shall be made by either 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 property within the Planned Development.

4. This Plan of Development consists of these thirteen (13) 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 Plan; and Building Elevations, as prepared by Patrick Fitzgerald & Associates, dated July 11, 1996; and a Landscape Plan as prepared by Linden, Lenet Design, dated July 11, 1996. Full size sets of the Site Plan, Building Elevations, and Landscape Plan are on file with the Department of Planning and Development. This Plan of Development is in conformity with the intent and purposes of the Chicago Zoning Ordinance (Title 17 of the Municipal Code of Chicago) and all requirements thereof and satisfies the established criteria for approval of a Planned Development. 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, accessory parking and related uses.
 - Subarea B: Multi-family dwelling units, attached single-family dwelling units, accessory parking 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 within the 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 and approval 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 thereto shall be subject to: (a) the attached building elevations; and (b) height limitations approved by the Federal Aviation Administration.

9. 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 floor area measurements, the definitions in the City of Chicago Zoning Ordinance shall apply.
10. Improvements of the property, including landscaping and all entrances and exits to the parking, shall be designed and installed in substantial conformance with the Bulk Regulations and Data Table, the Site Plan, the Landscape Plan and Building Elevations attached hereto and made a part hereof. In addition, a new parkway area shall be installed along North Kingsbury Street, subject to City Council approval, and parkway trees and other landscaping shall be installed and maintained at all times in accordance with the Landscape Plan and the Parkway Tree Provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
11. 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 written request for such 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 is 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 sub-clauses 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.
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 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.

13. Unless substantial construction of the improvements contemplated hereunder by this Planned Development have commenced within ten (10) 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 is 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 the provisions of this section, then the zoning of the portion of the property affected shall automatically revert to that of a B7-5 General Business District.

[Planned Development Boundary, Property Line and Subarea Boundary Map; Existing Zoning and Land-Use Map; Site Plan; Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 27186 through 27196 of this Journal.]

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

Residential Planned Development No. 624

Bulk Regulations And Data Table.

Gross Site Area: 138,526 square feet (3.18 acres)

Net Site Area:

Net Site Area of 95,623 square feet (2.2 acres) = Gross Site Area of 138,526 square feet – Area in Public and Private Streets and Alleys of 42,903 square feet.

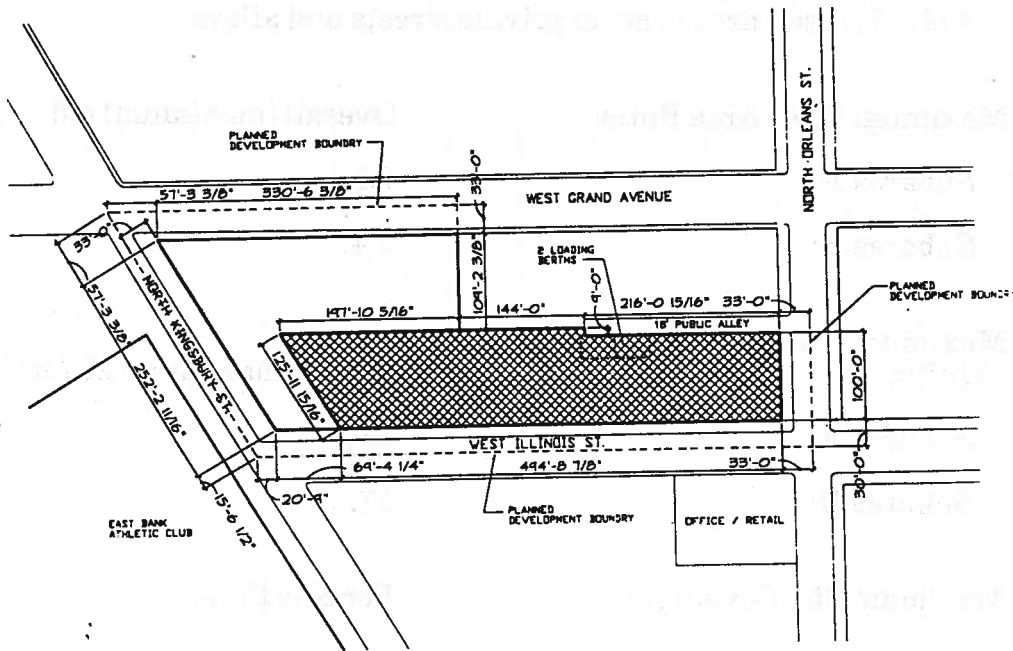
Subarea A: Gross Area of 74,559 square feet (1.7 acres).
Net Area: 55,426 square feet.

Subarea B: Gross Area of 63,967 square feet (1.47 acres).
Net Area: 40,197 square feet.

Note: Net site area is net of private streets and alleys.

Maximum Floor Area Ratio:	Overall (maximum) 4.8.
Subarea A:	7.1.
Subarea B:	1.4.
Maximum Number of Residential Units:	Total: (maximum) 257 units.
Subarea A:	240.
Subarea B:	17.
Maximum Site Coverage:	Per Site Plan.
Minimum Number of Off-Street Parking Spaces:	Total: 257 spaces.
Minimum Loading Docks:	2 (per Site Plan).
Minimum Building Setbacks:	In accordance with attached Site Plan.
Maximum Building Heights:	
Subarea A:	150 feet.
Subarea B:	40 feet.

Planned Development Boundary, Property Line And Subarea Boundary Map.

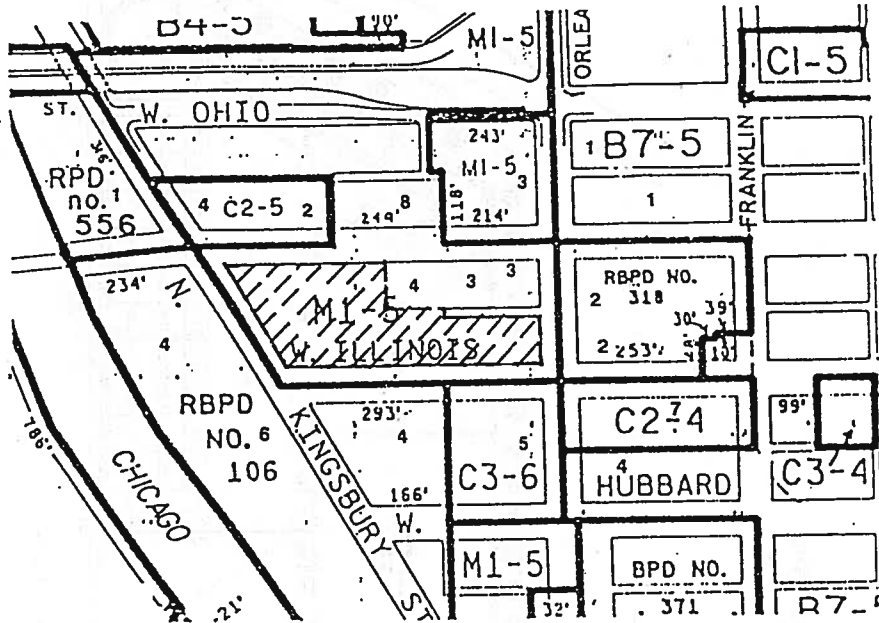


SUBAREA "A"  NORTH 
 SUBAREA "B" 

**PLANNED DEVELOPMENT BOUNDARY,
 PROPERTY LINE & SUBAREA BOUNDARY MAP**
 7-11-96

HAROLD LICHTERMAN, INC.
 4242 NORTH SHERIDAN ROAD
 CHICAGO, IL 60613
 DATED : APRIL 16, 1996
 REVISED : JULY 11, 1996

Existing Zoning And Land-Use Map.

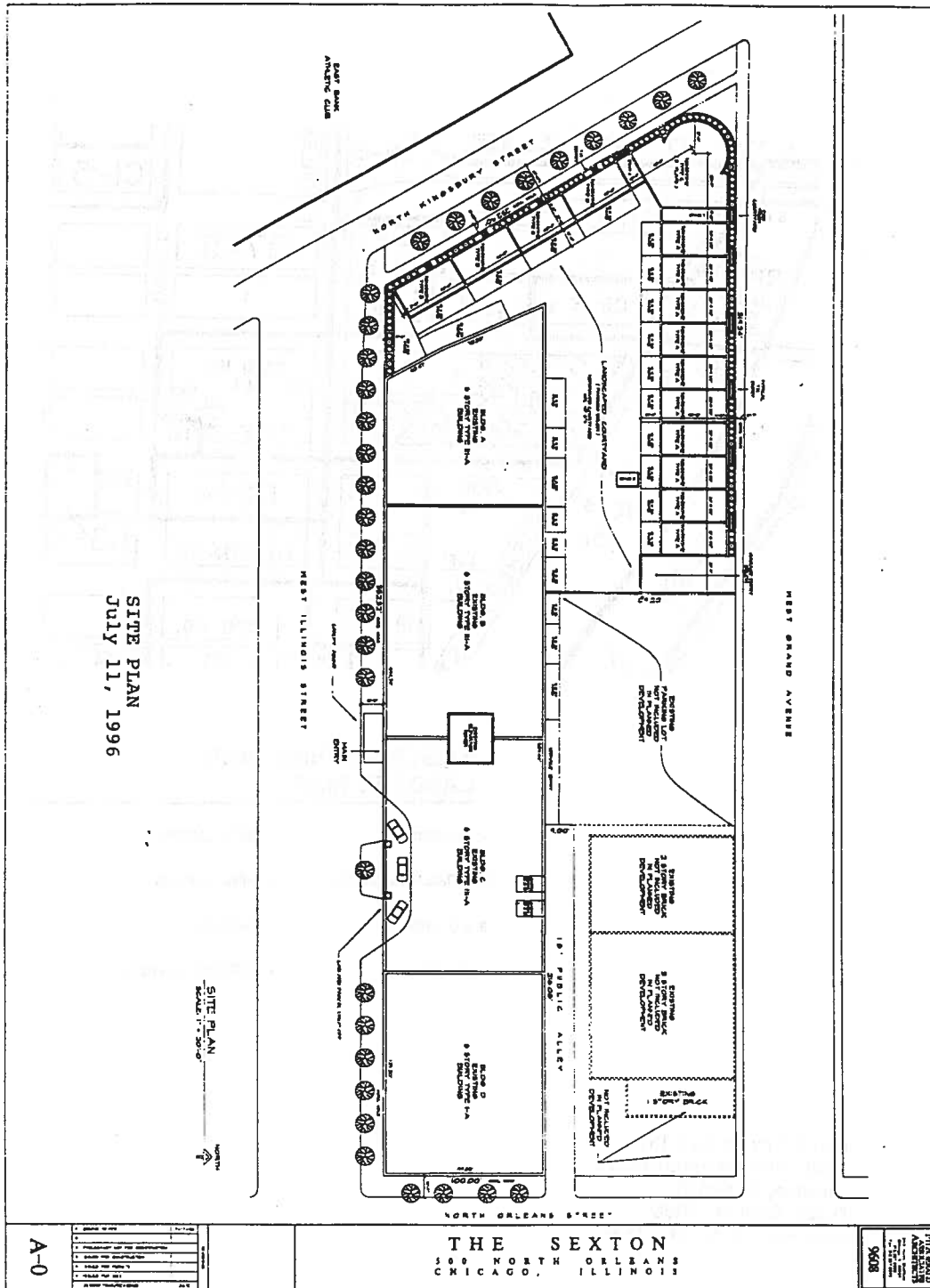


EXISTING ZONING AND LAND USE MAP

- | | |
|-----------------------|--------------------|
| 1. RESIDENTIAL | 5. RETAIL/OFFICE |
| 2. RETAIL/RESIDENTIAL | 6. HEALTH CLUB |
| 3. COMMERCIAL | 7. CHURCH |
| 4. PARKING | 8. COM ED. STATION |

Harold Lichterman, Inc.
 4242 North Sheridan Road
 Chicago, IL 60613
 Dated: April 16, 1996
 Revised: July 11, 1996

Site Plan.



SITE PLAN
JULY 11, 1996

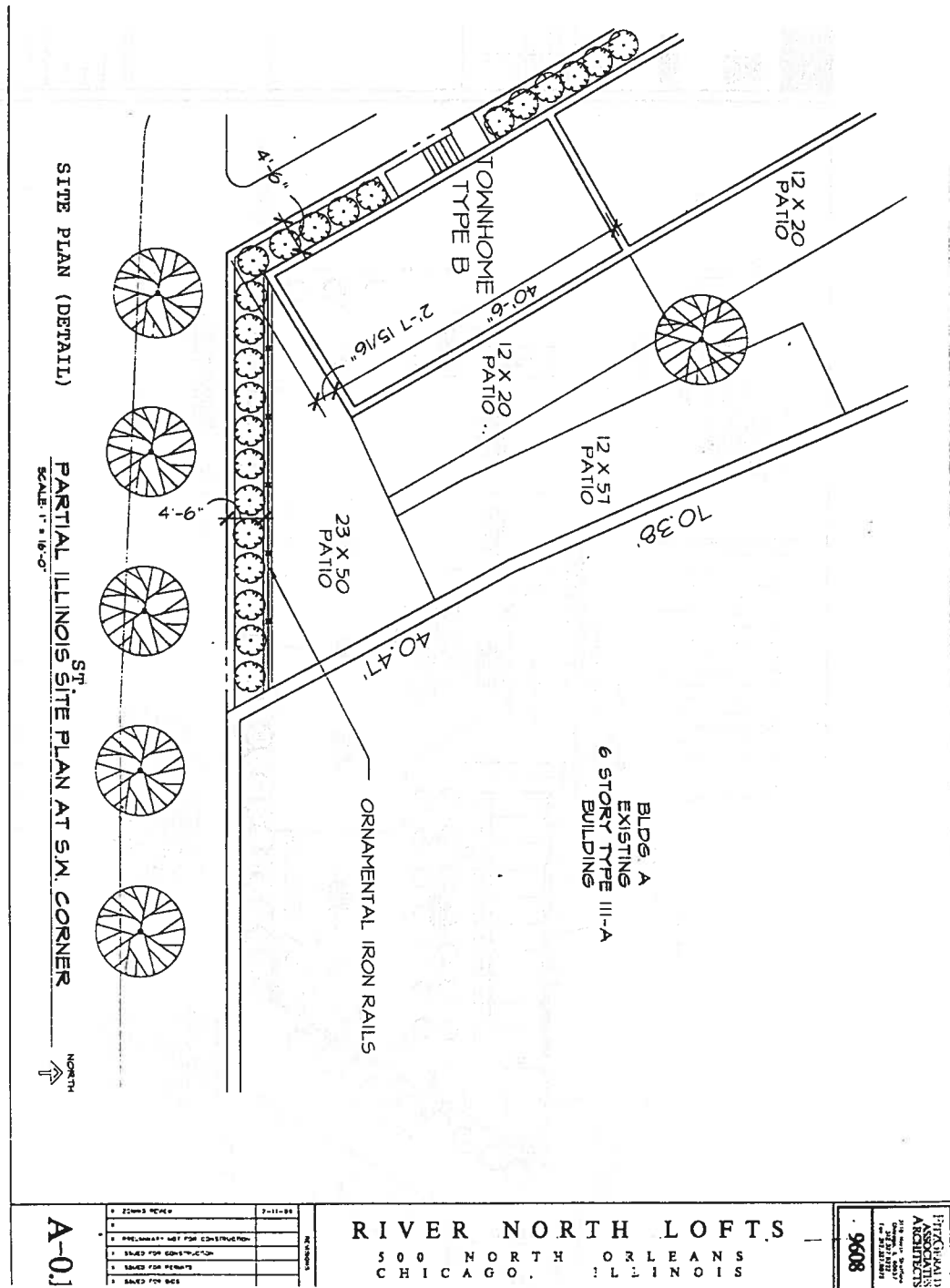
SITE PLAN
SCALE: 1/8\"/>

A-0

THE SEXTON
500 NORTH ORLEANS
CHICAGO, ILLINOIS

PREPARED BY
ARCHITECT
3608

Site Plan (Detail).



SITE PLAN (DETAIL)

PARTIAL ILLINOIS SITE PLAN AT S.W. CORNER

SCALE: 1" = 16'-0"

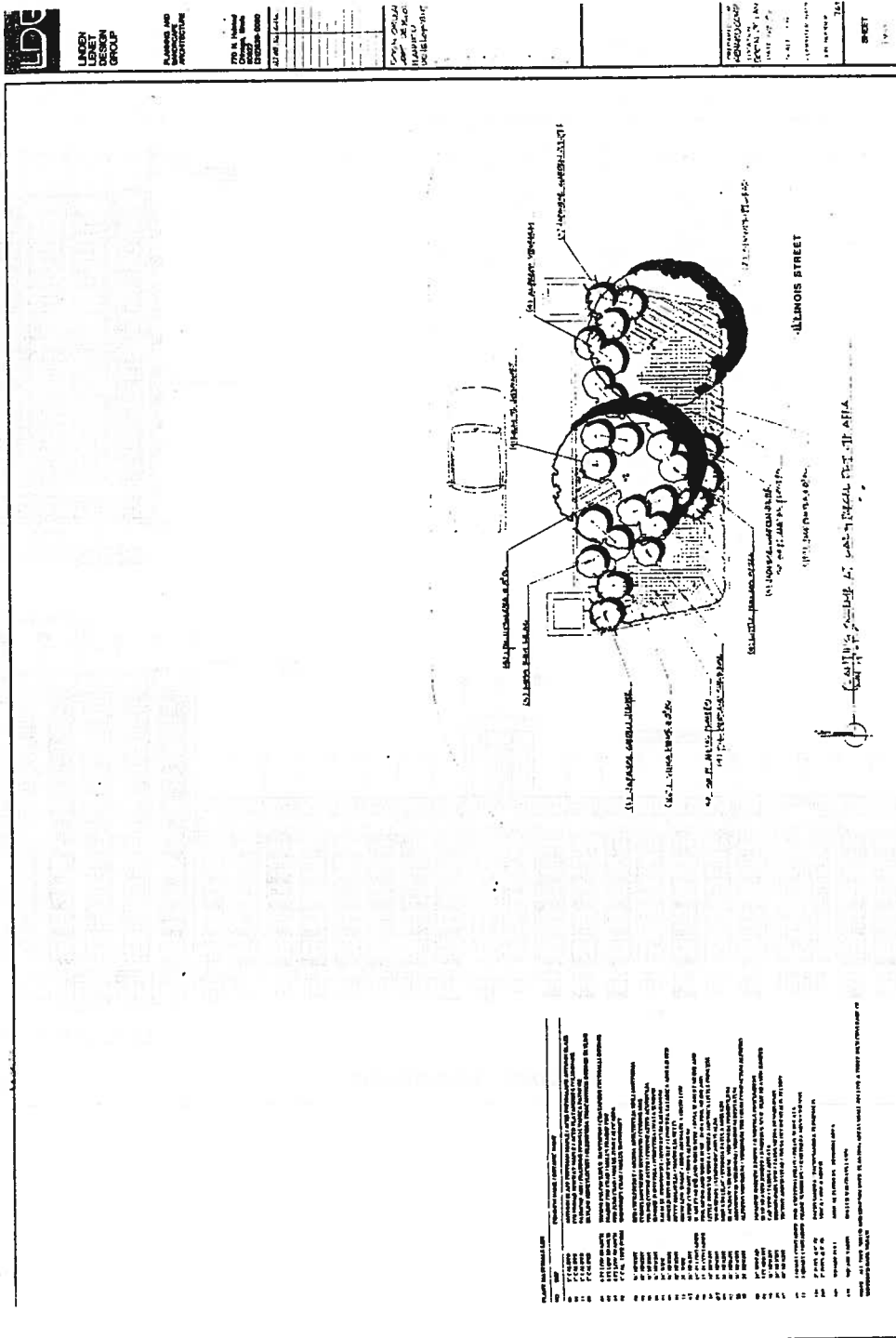
A-01

• ITEMS REVIEW	7-11-96
• PRELIMINARY SET FOR CONSTRUCTION	
• SHOWN FOR CONSTRUCTION	
• SHOWN FOR PERMITS	
• SHOWN FOR BIDS	

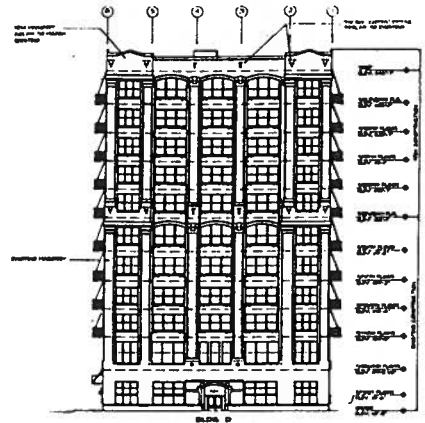
RIVER NORTH LOFTS
 500 NORTH ORLEANS
 CHICAGO, ILLINOIS

PROFESSIONAL ASSOCIATES ARCHITECTS
 9608

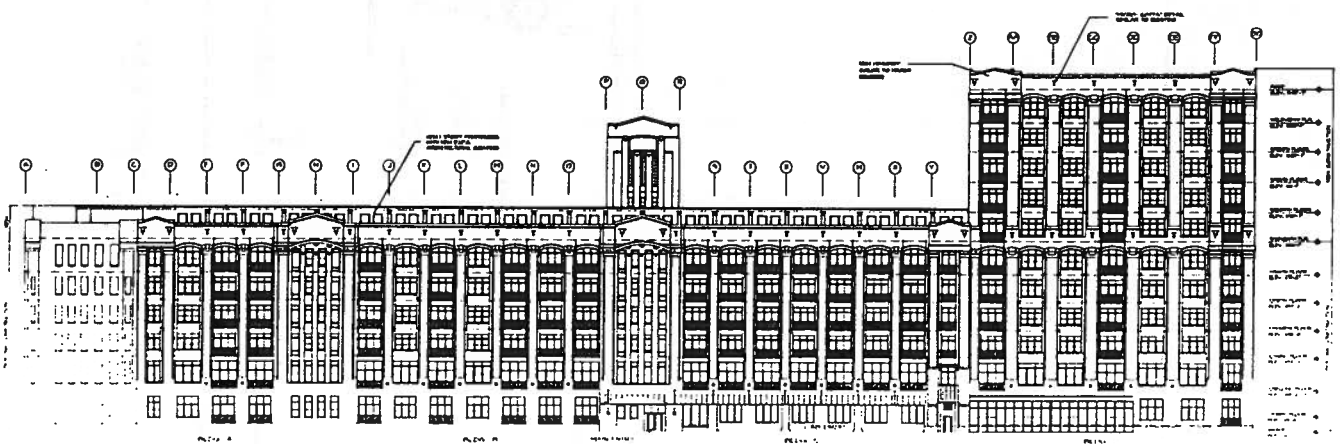
Landscape Plan (Detail).



Building Elevations.
(Page 1 of 5)



EAST / ORLEANS ST. ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH - ORLEANS ST. ELEVATION
SCALE: 1/4" = 1'-0"

BUILDING ELEVATIONS

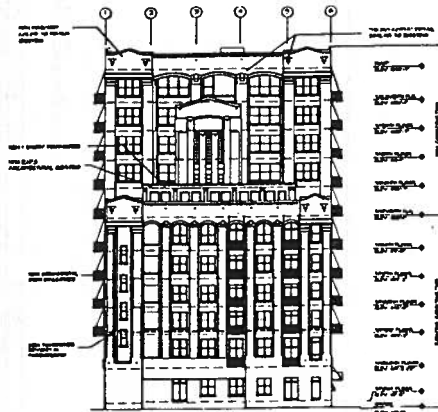
JULY 11, 1996

THE SEXTON
500 NORTH ORLEANS
CHICAGO, ILLINOIS

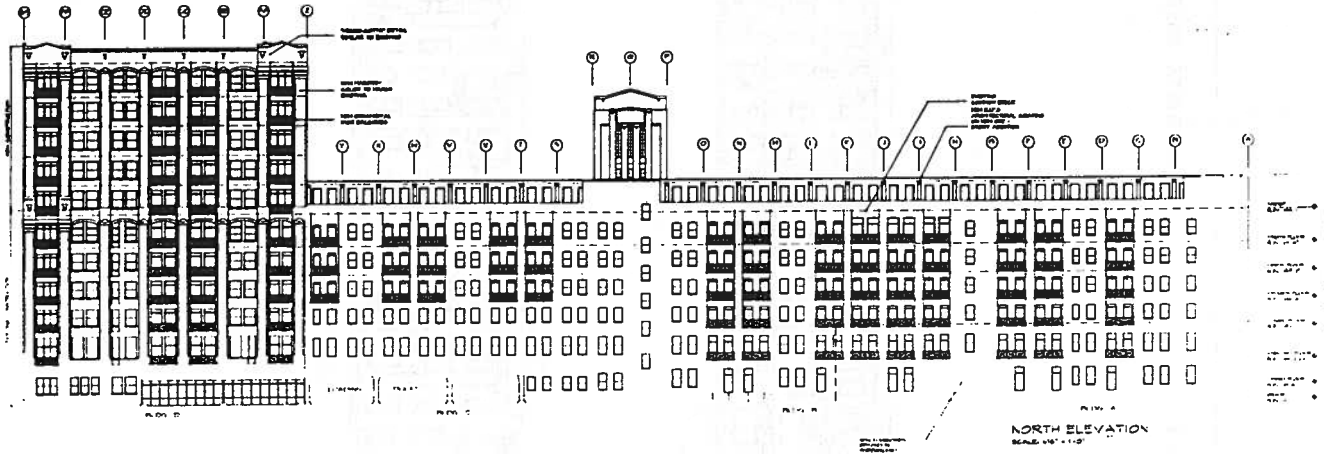
9608

A-3

Building Elevations.
(Page 2 of 5)



WEST / KINGSBURY ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"

THE SEXTON ASSOCIATES
ARCHITECTS
9608

THE SEXTON
500 NORTH ORLEANS
CHICAGO, ILLINOIS

Building Elevations.
(Page 3 of 5)

GRAND AVENUE ELEVATION

KINGSBURY STREET ELEVATION

BUILDING ELEVATIONS

JULY 11, 1996

THE SEXTON
500 NORTH ORLEANS
CHICAGO, ILLINOIS

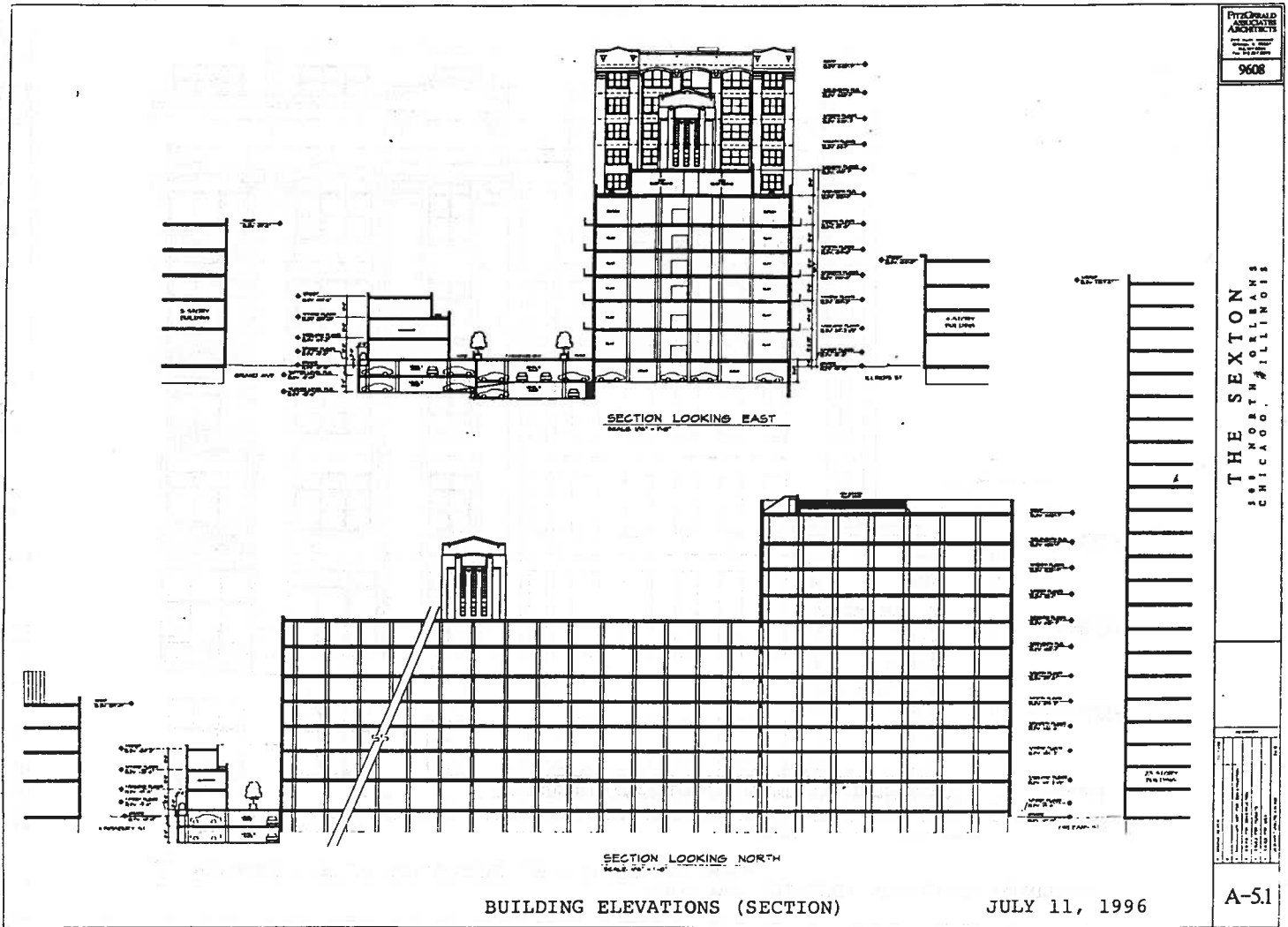
1. SHEET TITLE	
2. REVISIONS	
3. DATE	
4. DRAWN BY	
5. CHECKED BY	
6. APPROVED BY	
7. SCALE	
8. PROJECT NO.	
9. SHEET NO.	
10. TOTAL SHEETS	

A-61

8008

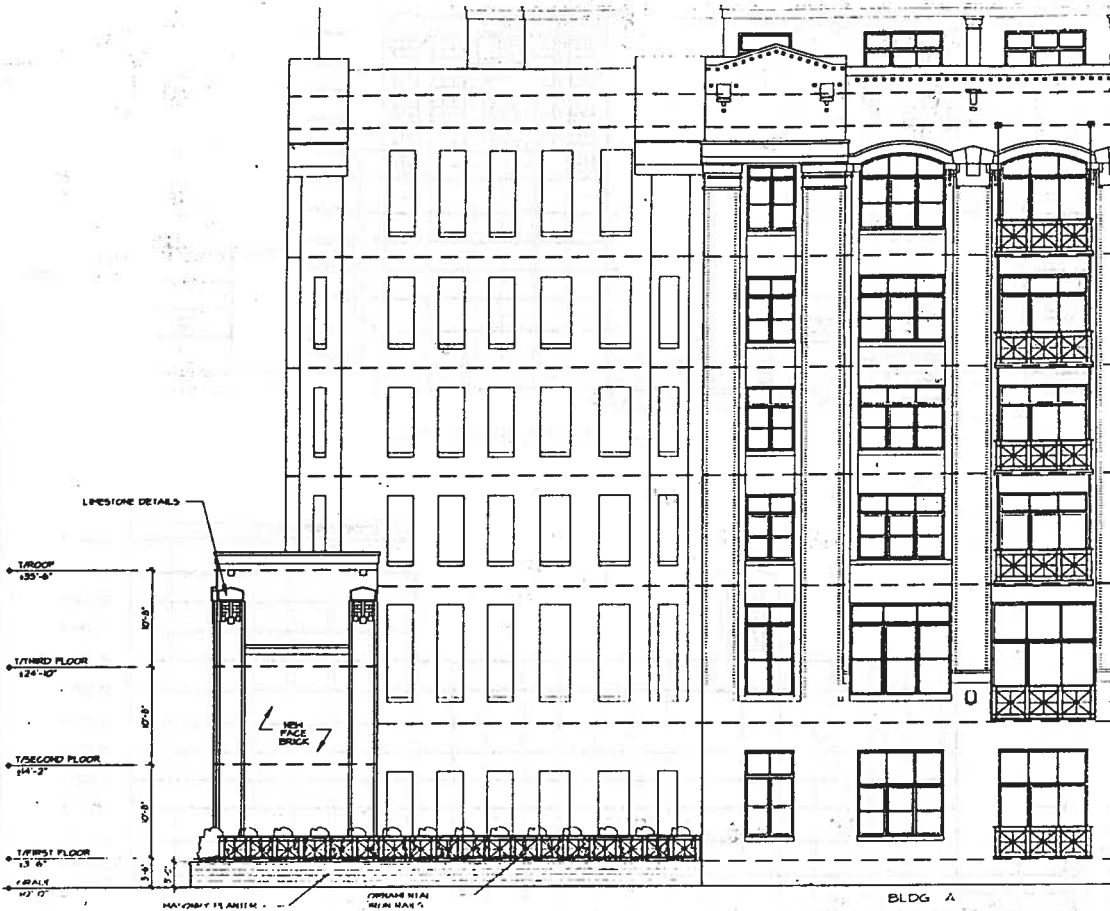
ARCHITECTURAL
DRAWING
SCALE
1/8" = 1'-0"

Building Elevations (Section).
(Page 4 of 5)



FITZGERALD
 ASSOCIATES
 ARCHITECTS
 9608
 THE SEXTON
 331 NORTH WASHINGTON
 CHICAGO, ILLINOIS
 A-5.1

Building Elevations (Detail).
(Page 5 of 5)



BUILDING ELEVATION (DETAIL) PARTIAL ILLINOIS ST. ELEVATION AT S.W. CORNER SCALE: 1" = 16'-0" NORTH ↑

FITZGERALD ASSOCIATES ARCHITECTS
310 North La Salle
Chicago, Illinois 60607
312.371.8777
Fax: 312.371.8777

9608

RIVER NORTH LOFTS
500 NORTH ORLEANS
CHICAGO, ILLINOIS

NO.	DESCRIPTION
1	PREPARED FOR CONSTRUCTION
2	PREPARED FOR CONTRACTING
3	PREPARED FOR PERMITS
4	PREPARED FOR BIDS

A-31