

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 Number 1-F in the area bounded by:

North Jefferson Street; vacated West Carroll Avenue; North Clinton Street; West Fulton Street, excluding therefrom that part southwesterly of vacated North Milwaukee Avenue extended, of Sublots 1 and 2 of Lot 3 in Block 12 in Original Town of Chicago, in Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois and the north 26 feet of Sublot 1 of Lot 6, lying southwest of vacated North Milwaukee Avenue extended, in Block 12 in Original Town of Chicago, aforesaid, in Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois,

to those of a Residential Planned Development which is hereby established in the area described above subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto 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 Planned Development.

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Plan Of Development Statements.

1. The area delineated herein as a Residential Planned Development (the "Planned Development") consists of approximately one hundred fifteen thousand five hundred eighty-two (115,582) square feet (plus or minus two and sixty-five one-hundredths (± 2.65) acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the Applicant, Belgravia Group, Ltd..
2. 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, alleys or easements or any adjustment of right-of-way 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 titleholders 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 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 condominium association which may be formed to represent all of the owners for zoning purposes and any ground lessors.

4. This Plan of Development consists of thirteen (13) Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; an Existing Land-Use Map; a Site/Landscape Plan; and Building Elevations prepared by Bauhs Dring Main, dated April 10, 1997. Full sized copies of the Site/Landscape Plan and the Building Elevations are on file with the Department of Planning and Development. These and no other zoning controls shall apply to the Property. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.
5. The following uses are permitted in the area delineated herein as a Residential Planned Development:

multi-family and single-family dwelling units.
6. Identification 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. Off-street parking and loading facilities shall be provided in compliance with this Planned Development subject to the review of the Department of Transportation and the approval of the Department of Planning and Development. A minimum of two percent (2%) of all parking spaces provided within the Planned Development shall be designated and designed for parking for the handicapped.

8. 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.
9. In addition to the maximum height of the improvements and any appurtenance attached thereto prescribed in this Planned Development, the height of any improvement shall also be subject to limitations approved by the Federal Aviation Administration.
10. The improvements on the Property, including the on-site exterior landscaping and the landscaping along the adjacent rights-of-way and all entrances and exits to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the Site/Landscape Plan and the Building Elevations. In addition, parkway trees shall be installed and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance.
11. * The requirements of the 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 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 by this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of the Planned Development 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, Refrigeration and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S.").

13. Unless substantial construction of the improvements contemplated by this Planned Development has 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 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 C3-5 Commercial-Manufacturing District.

[Existing Zoning Map; Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Existing Land-Use Map; Site/Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 43248 through 43257 of this Journal.]

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

Residential Planned Development Number 632.

Plan Of Development

Bulk Regulations And Data Table.

Gross Site Area	=	Net Site Area	+	Area Remaining in Public Rights-of-Way
± 157,981 square feet (± 3.62 acres)	=	± 115,582 square feet (± 2.65 acres)	+	± 42,400 square feet (± .97 acres)

Maximum Permitted Floor Area Ratio:	2.9.
Setbacks from Property Line:	In substantial conformance with the Site/Landscape Plan.
Maximum percentage of Site Coverage:	In substantial conformance with the Site/Landscape Plan.
Maximum Number of Dwelling Units:	196 units.
Minimum Number of Off-Street Parking:	196 spaces.
Minimum Number of Off-Street Loading Berths:	2 berths.
Maximum Height:	In substantial conformance with the Building Elevations.

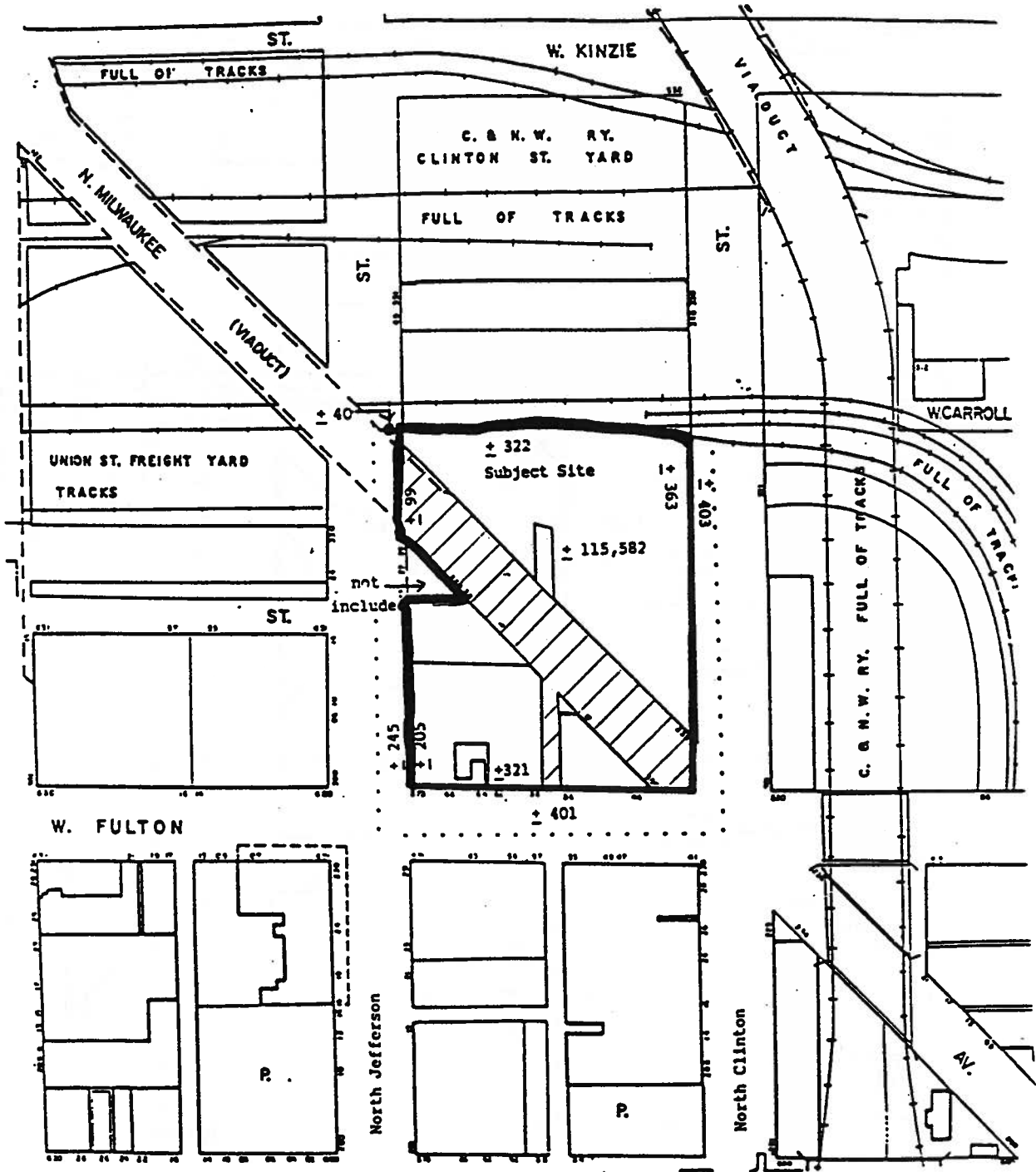
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*Reclassification Of Area Shown On Map Number 1-F.
(As Amended)
(Application Number 12005)*

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

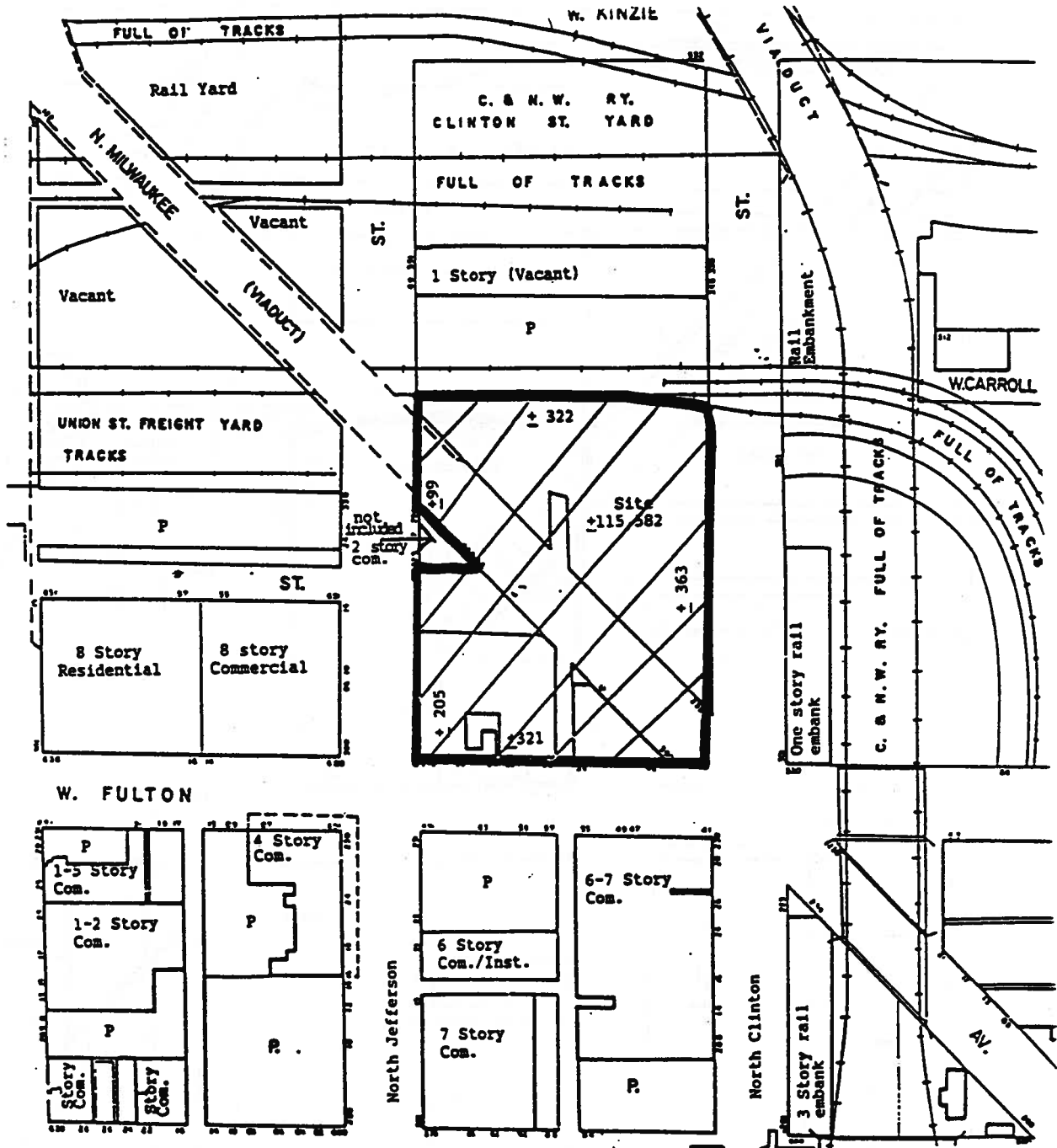
SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the symbols and indications as shown on Map Number 1-F as Central Area Parking Planned Development Number 493 and a C3-7 Commercial-Manufacturing District located within the area bounded by:

(Continued on page 43258)

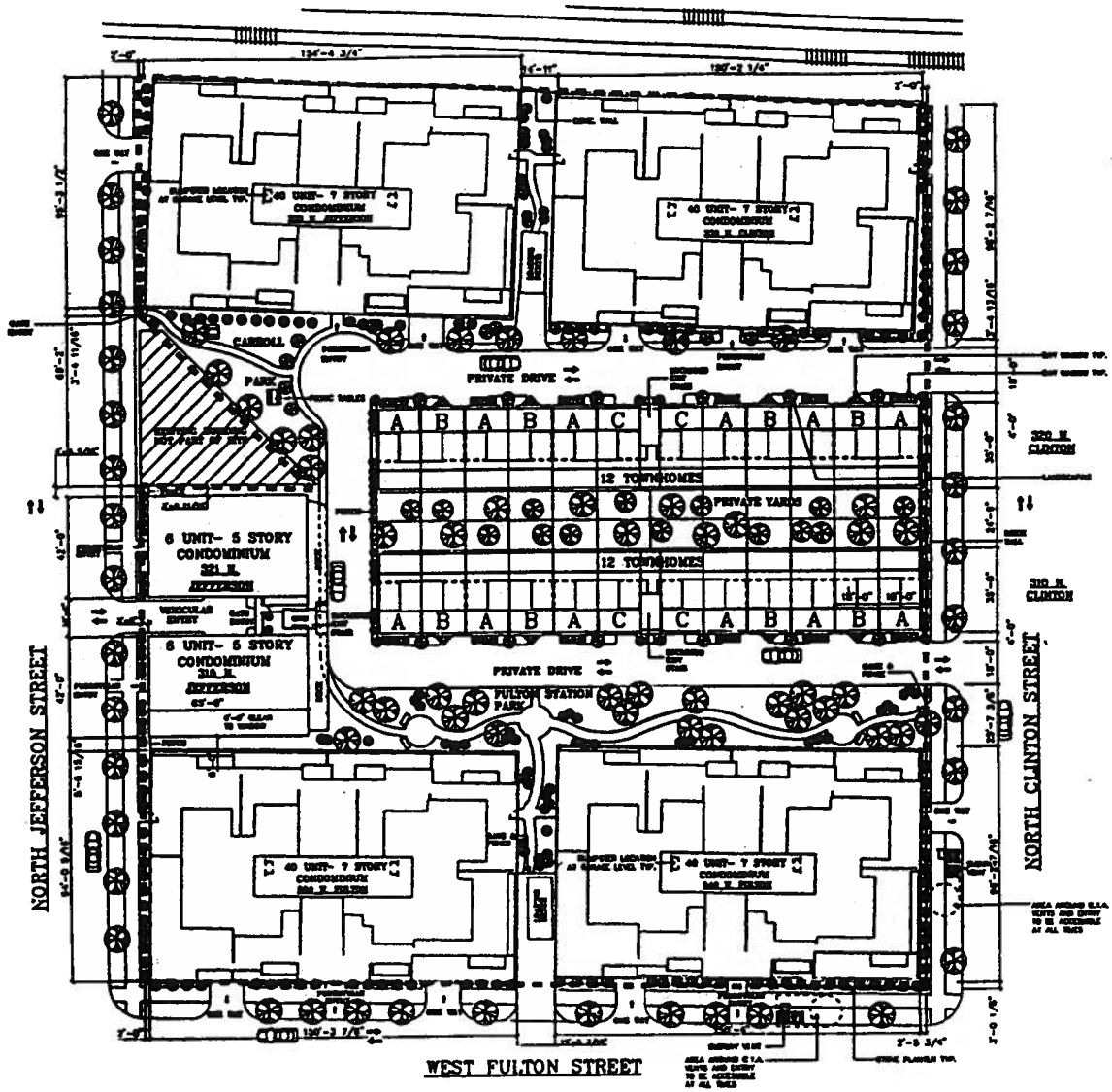
Planned Development Boundary, Property Line And Right-Of-Way Adjustment Map.



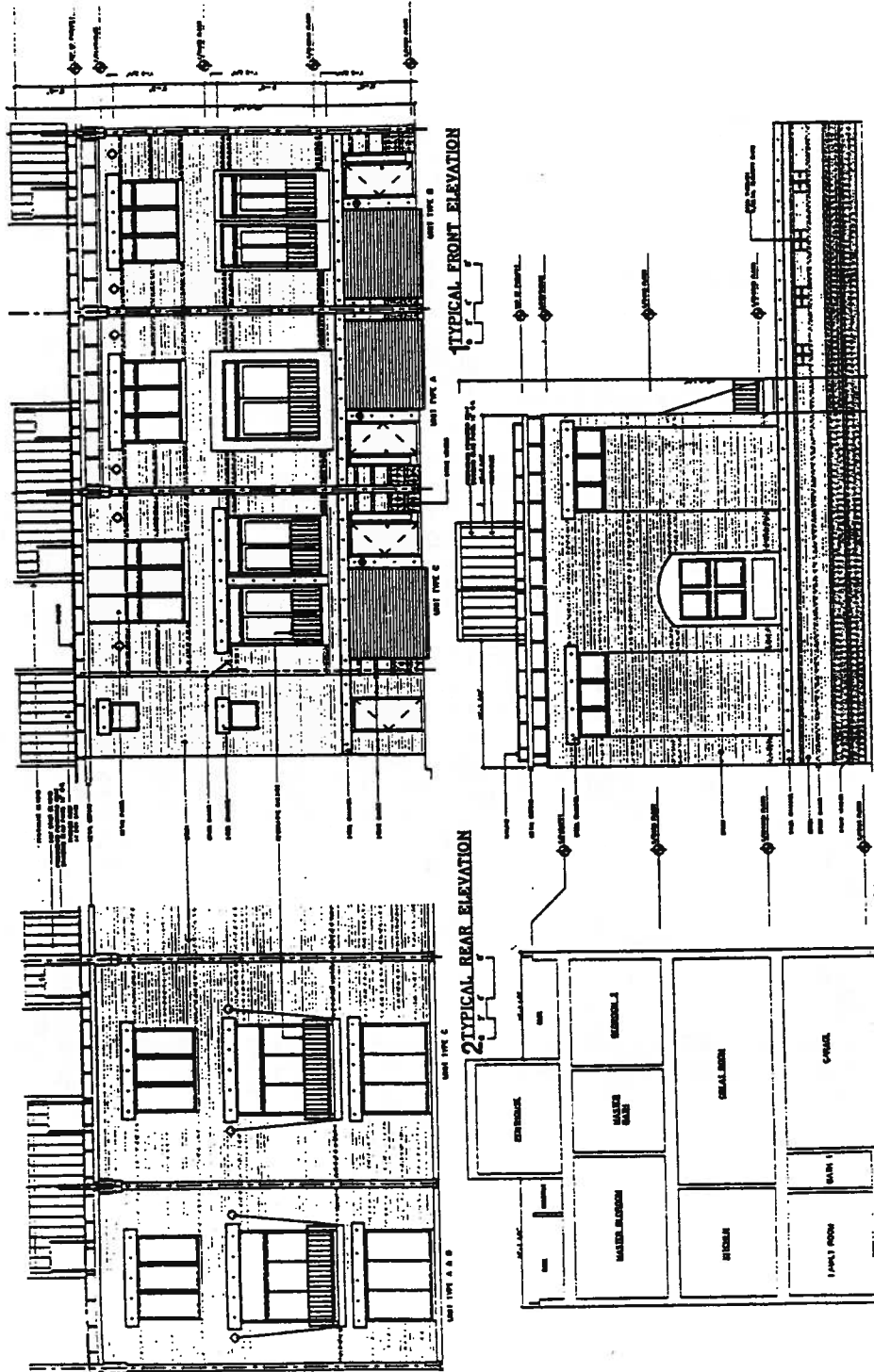
Existing Land-Use Map.



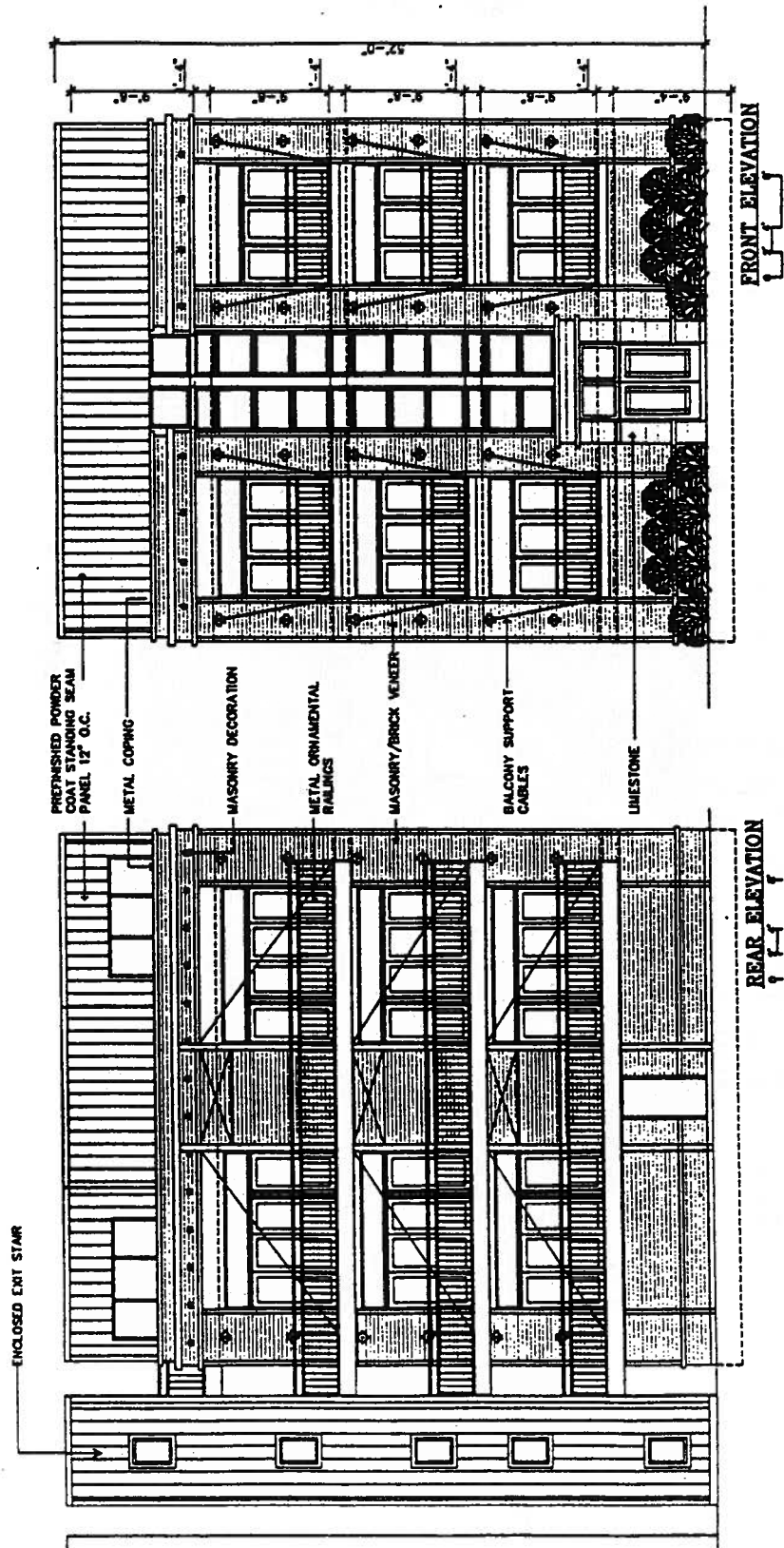
Site/Landscape Plan.



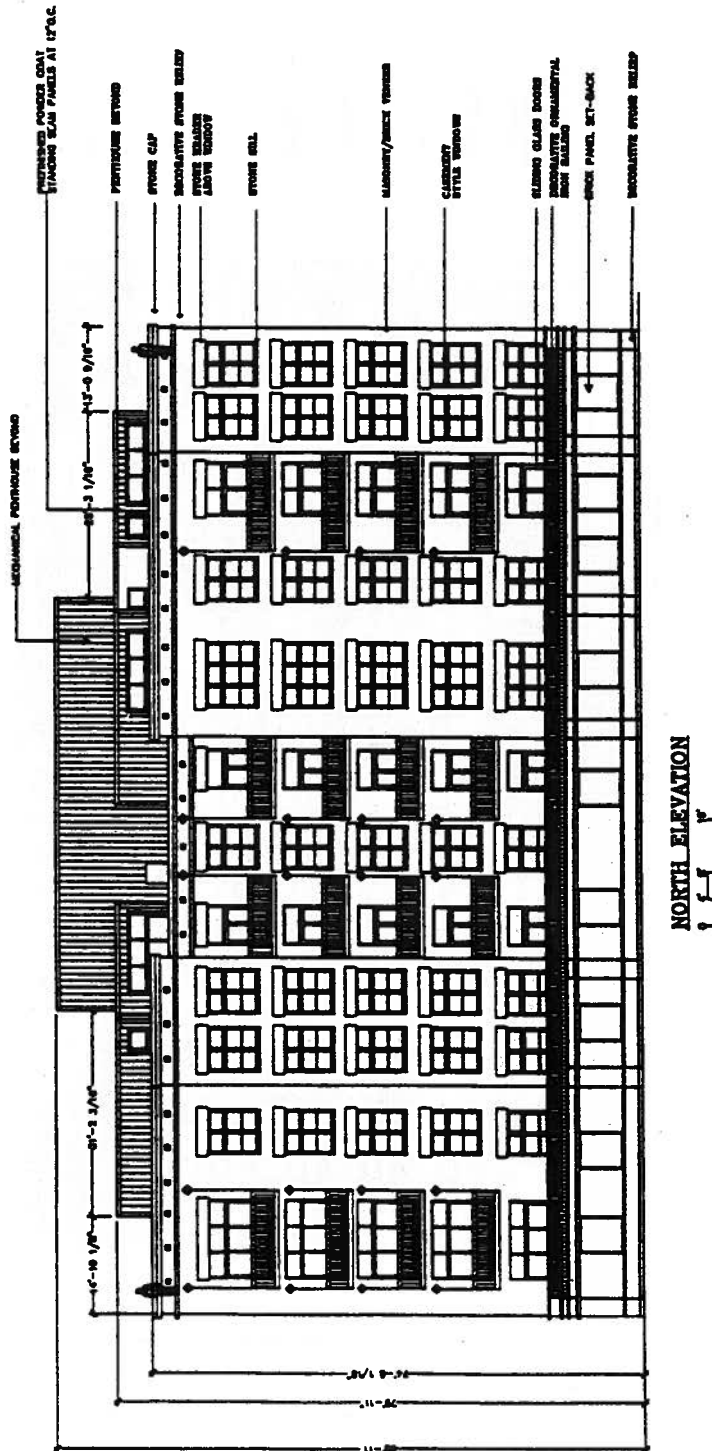
Building Elevations.
(Page 1 of 6)



Building Elevations.
(Page 2 of 6)



Building Elevations.



(Continued from page 43247)

West Randolph Street; North Franklin Street; West Court Place; and a line approximately 202 feet west of and parallel to North Franklin Street,

to those of a Central Area Parking Planned Development Number 493, as amended, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof 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:

*Central Area Parking Planned Development
Number 493, As Amended.*

Plan Of Development Statements.

1. The area delineated herein as Central Area Parking Planned Development Number 493, as amended (the "Planned Development"), consists of approximately thirty-six thousand (36,000) net square feet of property located at 309 -- 323 West Randolph Street, which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned by the Applicant, CC Industries, Inc., a Delaware corporation.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant. Any dedication or vacation of streets, alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the Applicant, 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 titleholders 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 titleholder and any ground lessors. Furthermore, pursuant to the requirements