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**THIS INSTRUMENT PREPARED BY AND
UPON RECORDATION RETURN TO:**

97380697

Gary L. Plotnick
Schain, Finsel & Burney, Ltd.
222 North LaSalle Street, Suite 1910
Chicago, Illinois 60601

: DEPT-01 RECORDING \$79.00
: T40012 TRAN 5274 05/29/97 14:40:00
: #6079 # ER #-97-380697
: COOK COUNTY RECORDER

**FOURTH AMENDMENT TO DECLARATION OF
CONDOMINIUM OWNERSHIP
FOR
HABERDASHER SQUARE LOFTS CONDOMINIUM**

THIS FOURTH AMENDMENT TO DECLARATION ("Fourth Amendment") is made and entered into this 28th day of May, 1997, by BOULEVARD ASSOCIATES LIMITED PARTNERSHIP, an Illinois limited partnership (the "Developer").

WITNESSETH:

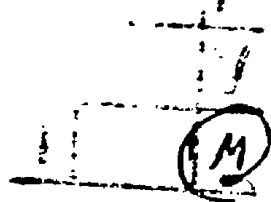
WHEREAS, pursuant to that certain Declaration of Condominium Ownership for Haberdasher Square Lofts Condominium (the "Declaration") dated December 5, 1994, made and entered into by Cole Taylor Bank, as Trustee under Trust Agreement dated December 5, 1994 and known as Trust No. 94-6167 ("Declarant"), and recorded with the Office of the Recorder of Deeds at Cook County, Illinois on December 22, 1995, as Document Number 95892605, certain real estate, which is legally described on Exhibit "A", attached hereto and a part hereof, was submitted to the Condominium Property Act of the State of Illinois (the "Act"), said real estate being commonly referred to as the Haberdasher Square Lofts Condominium (the "Condominium");

WHEREAS, by an Amendment to Declaration of Condominium Ownership for Haberdasher Square Lofts Condominium dated February 23, 1996, made by the Declarant, and recorded with the Office of the Recorder of Deeds of Cook County, Illinois on February 26, 1996, as Document Number 96145005 (the "First Amendment"), certain portions of the Declaration were amended and modified;

WHEREAS, by a Second Amendment to Declaration of Condominium Ownership for Haberdasher Square Lofts Condominium dated April 24, 1996, made by the Declarant, and recorded with the Office of the Recorder of Deeds of Cook County, Illinois on April 30, 1996, as Document Number 96324197 (the "Second Amendment"), certain portions of the Declaration were amended and modified;

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WHEREAS, by a Third Amendment to Declaration of Condominium Ownership for Haberdasher Square Lofts Condominium dated September 4, 1996, made by the Declarant and recorded with the Office of the Recorder of Deeds of Cook County, Illinois on October 24, 1996, as Document Number 96811638 (the "Third Amendment"), certain real estate was added and annexed to the Parcel and submitted to the terms and conditions of the Declaration and the Act;

WHEREAS, by a Modification to the Third Amendment dated September 4, 1996, made by the Declarant, and recorded with the Office of the Recorder of Deeds of Cook County, Illinois on April 18, 1997, as Document Number 97271854 (the "Modification to the Third Amendment"), certain portions of the Third Amendment were modified and amended. (Hereinafter, the Declaration, the First Amendment, the Second Amendment, the Third Amendment and the Modification to the Third Amendment shall be collectively referred to as the "Declaration");

WHEREAS, pursuant to Section 34 of the Declaration, until the latest date on which the initial membership meeting of the Unit Owners may be held, whether or not such meeting actually has been held, the Developer, or its successors or assigns, has the right to change or modify the Condominium Instruments so as to bring the Declaration into compliance with the Act, to correct clerical or typographical errors in the Declaration, or to conform the Condominium Instruments to the requirements of certain specified public and private entities;

WHEREAS, pursuant to Section 34 of the Declaration, the Developer desires to amend and modify the terms and conditions of the Declaration to correct clerical and typographical errors.

NOW, THEREFORE, pursuant to Section 34 of the Declaration, the Developer hereby declares that the Declaration be amended, as follows:

1. All capitalized terms used herein and not otherwise defined shall have the meanings as set forth in the Declaration. Wherever the terms and conditions of this Fourth Amendment conflict with the terms and conditions of the Declaration, the terms and conditions of this Fourth Amendment shall control and govern. In all other respects, the terms and conditions of the Declaration are hereby restated as if set forth fully herein.
2. The word "*and*" located at the top of Page Two of the Declaration, in between the second and third Recital, is deleted.
3. The Declaration is hereby amended to add the following language in the last sentence of Section 1(v), after the phrase, "*Declarant shall be deemed an owner of a Residential Unit so long as it is the*"

legal title holder of any Residential Unit.

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4. The first sentence of Section 5(c) of the Declaration is deleted in its entirety, and the following sentence shall be inserted in its stead:

The directors, Board and officers of the Association, the Declarant and the beneficiaries of the Declarant (each an "Indemnified Party" and collectively the "Indemnified Parties") shall not be liable to the Unit Owners for any mistake in judgment or for any other acts or omissions of any nature whatsoever taken or made as such directors, Board, officers, Declarant or beneficiaries of the Declarant.

5. Throughout Section 5(c) of the Declaration, the words "beneficiary" or "beneficiaries", whether or not qualified by the phrase, "of the Declarant", shall mean and refer to the beneficiary(ies) of the Declarant.

6. Section 1(n) of the Declaration is amended by inserting the following after the words, "including specifically, but not by way of limitation,":

the rooftop deck appurtenant to Unit 1215, the rooftop deck appurtenant to Unit 914,

7. Section 11 of the Declaration is amended by deleting the Section Heading in its entirety and by inserting the following Section Heading in its stead:

BALCONIES, COURTYARDS, HEATING AND AIR CONDITIONING SYSTEMS AND ROOFTOP DECKS.

- Section 11 of the Declaration is further amended by inserting the following additional Subsections 11(d) and 11(e) thereof:

(d) Unit 1215 Rooftop Deck. The rooftop deck located directly above or adjacent to and exclusively serving Unit 1215 shall be a Limited Common Element serving Unit 1215, subject to such rules and regulations as the Board may prescribe which shall not infringe upon the Unit Owner's use and enjoyment of the said rooftop deck. The cost of maintenance, repair and replacement of said rooftop deck shall be the sole cost and expense of the Unit Owner of Unit 1215. The Association and its designees shall have full access to the Building's roof, structural components and facilities through, on, over, and under the said rooftop deck, at any time, for the purpose of carrying out their responsibilities under this Declaration with reasonable notice for access (except in an emergency when no such notice shall be required). In the event that the Building's roof, or any structural component of or facility located on or in the Building, including but not limited to any heating, ventilation or air conditioning unit, requires maintenance, repair or replacement, as determined by the Board, and access to the same is impaired or obstructed by the rooftop deck herein deemed to be a Limited Common Element, the Association may, at the sole cost and expense of the Unit Owner of Unit 1215, remove and replace all or a portion of such rooftop deck, so as to enable effective access to the item in need of maintenance, repair or replacement, at such times and for such periods as are reasonably required to complete said required maintenance, repair or

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replacement. The Unit Owner of Unit 1215 shall indemnify and hold harmless the Association, its officers, directors, agents, employees, members and designees, from any and all liability, cost or expense, arising out of or relating to the use of the rooftop deck herein deemed to be a Limited Common Element exclusively serving Unit 1215, including but not limited to any damages sustained to the Building's roof, structural components or facilities, or any injury to persons or damage to property, caused or created by use of said rooftop deck.

(e) Unit 914 Rooftop Deck. The rooftop deck located directly above or adjacent to and exclusively serving Unit 914 shall be a Limited Common Element serving Unit 914, subject to such rules and regulations as the Board may prescribe which shall not infringe upon the Unit Owner's use and enjoyment of the said rooftop deck. The cost of maintenance, repair and replacement of said rooftop deck shall be the sole cost and expense of the Unit Owner of Unit 914. The Association and its designees shall have full access to the Building's roof, structural components and facilities through, on, over, and under the said rooftop deck, at any time, for the purpose of carrying out their responsibilities under this Declaration with reasonable notice for access (except in an emergency when no such notice shall be required). In the event that the Building's roof, or any structural component of or facility located on or in the Building, including but not limited to any heating, ventilation or air conditioning unit, requires maintenance, repair or replacement, as determined by the Board, and access to the same is impaired or obstructed by the rooftop deck herein deemed to be a Limited Common Element, the Association may, at the sole cost and expense of the Unit Owner of Unit 914, remove and replace all or a portion of such rooftop deck, so as to enable effective access to the item in need of maintenance, repair or replacement, at such times and for such periods as are reasonably required to complete said required maintenance, repair or replacement. The Unit Owner of Unit 914 shall indemnify and hold harmless the Association, its officers, directors, agents, employees, members and designees, from any and all liability, cost or expense, arising out of or relating to the use of the rooftop deck herein deemed to be a Limited Common Element exclusively serving Unit 914, including but not limited to any damages sustained to the Building's roof, structural components or facilities, or any injury to persons or damage to property, caused or created by use of said rooftop deck.

8. Section 22(a) of the Declaration (as set forth in the Second Amendment) is hereby deleted in its entirety and the following is inserted in its stead:

a. Notice of Transfers. Except for the restrictions on leasing set forth in Subsections 22(d), 22(e) and 22(f) below, a Unit may, without restriction under this Declaration, sell, give, devise, lease or otherwise transfer his or her Unit, or any interest therein. Notice of any transfer under this Subsection 22(a) shall be given to the Board within five (5) days following consummation of such transfer.

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9. The Section Heading of Section 22(c) of the Declaration (as set forth in the Second Amendment) is hereby deleted in its entirety and the following Section Heading is inserted in its stead:

c. Financing of Purchase or Lease by Association.

10. Section 22(e)(i) of the Declaration (as set forth in the Second Amendment) is hereby deleted in its entirety and the following is inserted in its stead:

(i) *Whenever a Garage Unit Owner or Storage Unit Owner shall propose to lease his Garage or Storage Unit, as the case may be, to an individual or entity other than to an individual or entity who is leasing a Residential Unit or Commercial Unit from such Garage Unit Owner or Storage Unit Owner for a term expiring concurrently with the expiration of the term of the Residential Unit lease or Commercial Unit lease, as the case may be, said Garage Unit Owner or Storage Unit Owner shall give the Association not less than thirty (30) days' prior written notice of the proposed lease, which notice shall briefly describe the terms of the lease and shall state the name, address and financial references of the proposed lessee. The notice shall also include a copy of the proposed lease or other documents, if any, effecting said transfer. The giving of such notice shall constitute a warranty and representation by the giver thereof that s/he believes such offer, and all information contained in such notice, to be bona fide, true and correct in all respects.*

11. The third sentence of Section 22(f)(i) of the Declaration (as set forth in the Second Amendment), is hereby deleted in its entirety and the following sentence is inserted in its stead:

No Garage or Storage Unit shall be leased or subleased to anyone other than to a Residential or Commercial Unit Owner or to a tenant of a Residential or Commercial Unit Owner, or for a term of less than one (1) month, subject to the provisions of Section 22(d) and 22(e) hereof.

12. Section 23 of the Declaration is hereby amended by inserting the following as Subsection 23(h) thereof:

(h) *Upon taking title of any Unit, the Unit Owner does hereby acknowledge the existence of that certain Planned Development Ordinance passed and enacted by the City Council of the City of Chicago as Ordinance Number 597, a copy of which is attached hereto as Exhibit "B" and make a part hereof. Each Unit Owner further acknowledges and agrees that s/he/it is bound by the terms and conditions of said Planned Development Ordinance, including, but not limited to the restrictions relating to the use and occupancy of the Unit(s) s/he/it owns.*

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13. Section 25(c) of the Declaration shall be amended by deleting the phrases, "No consent of the Declarant, Developer or Association shall be required if the Developer or the Association shall amend", from the first and second lines thereof, and the following phrases shall be inserted in its stead:

No consent of the Unit Owners or Eligible Mortgagees shall be required if the Declarant, Developer or Board of Managers/Directors of the Association shall amend

14. The third and second sentences from the end of Section 32(a) of the Declaration are deleted in their entirety, and the following sentences shall be inserted in their stead:

The maximum number of Residential Units which shall be created on the Future Expansion Parcel is 85. The maximum number of Garage Units which shall be created on the Future Expansion Parcel is 97.

15. Exhibit "C" attached to the Declaration, is hereby amended as follows:

a. Exhibit "C" to the Declaration, shall be amended by deleting the word "Trustee" therefrom and inserting in its stead the word "Declarant".

b. Article II, Section 2 of Exhibit "C" to the Declaration is hereby deleted in its entirety and the following is inserted in its stead:

Section 2. NUMBER, ELECTION AND TERM OF OFFICE. *The Board of Directors of the Association (the "Board") (referred to in the Condominium Property Act as the Board of Managers), shall consist of seven (7) members ("directors"). The directors listed in the Articles of Incorporation of the Association and any director appointed by the Developer to fill a vacancy of such a director caused by the death, removal or resignation of the same ("the members of the First Board") shall serve until the First Meeting of the members. At such First Meeting, the Board shall be elected by the members. The four (4) candidates for director receiving the highest number of votes shall be elected for a term of two (2) years, and the three (3) candidates receiving the next highest number of votes shall be elected for a term of one (1) year. Upon expiration of the terms of office of the directors so elected, and thereafter, the successor directors shall be elected for a term of two (2) years each.*

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IN WITNESS WHEREOF, the Developer has caused its authorized signature to be affixed hereto as of the date and year first above written.

BOULEVARD ASSOCIATES LIMITED PARTNERSHIP,
an Illinois limited partnership

By: Boulevard Consultants, Inc., an Illinois corporation
Its: General Partner

By: *Rosalie Gonzalez*
Name: Rosalie Gonzalez
Its: President

ATTEST:

By: *Anthony R. Di Renedditi*
Name: Anthony R. Di Renedditi
Its: SECRETARY

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STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

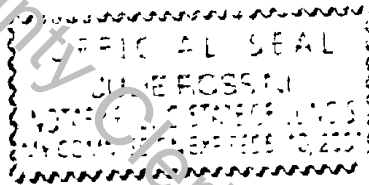
I, JULIE ROSSINI, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ROEALIE GOULETS the PRESIDENT of Boulevard Consultants, Inc., an Illinois corporation and the General Partner of Boulevard Associates Limited Partnership and Anthony DiBenedetto, the Secretary of said Corporation, personally known to me to be the same persons whose names are subscribed to the foregoing Fourth Amendment to the Declaration of Condominium Ownership for Haberdasher Square Lofts Condominium, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument, on behalf of the Corporation, as their free and voluntary act, and as the free, voluntary and duly authorized act of the Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and seal, this 28 day of May, 1997.

Julie Rossini
NOTARY PUBLIC

My Commission Expires:

5-10-01



NOTARY PUBLIC OF COOK COUNTY
CRISK'S Office

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EXHIBIT "A"

LEGAL DESCRIPTION OF REAL ESTATE SUBMITTED TO THE CONDOMINIUM PROPERTY ACT OF THE STATE OF ILLINOIS

PARCEL 1: LOT 10 (EXCEPT THE SOUTH 3 INCHES THEREOF) IN BLOCK 22 IN SCHOOL SECTION ADDITION TO CHICAGO OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2: THE NORTH 55.01 FEET OF THE EAST 1/2 OF LOT 13 IN BLOCK 22 IN SCHOOL SECTION ADDITION TO CHICAGO OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 3: AN EASEMENT FOR THE BENEFIT OF THE EAST 1/2 OF LOT 13 AS CREATED BY GRANT FROM FANNIE MAY SCOVILLE AND OTHERS TO A. B. DICK COMPANY, A CORPORATION OF ILLINOIS, ITS SUCCESSORS, LEGAL REPRESENTATIVES AND ASSIGNS DATED APRIL 5, 1948 AND RECORDED JUNE 18, 1948 AS DOCUMENT 14340051 TO MAINTAIN CAISSONS AND SUPPORTS IN THOSE PARTS OF THE WEST 1/2 OF LOT 13 IN THE SUBDIVISION OF BLOCK 22 IN SCHOOL SECTION ADDITION TO CHICAGO AFORESAID THAT ARE NOW OCCUPIED (AS OF APRIL 5, 1949), BY THE CAISSONS CONSTRUCTED FOR THE SUPPORT OF THE BUILDING NOW LOCATED ON EAST 1/2 OF LOT 13

PARCEL 4: THE WEST 1/2 OF LOT 13 AND ALL OF LOTS 14, 15 AND 16 IN THE SUBDIVISION OF BLOCK 22 IN SCHOOL SECTION ADDITION TO CHICAGO OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 5: AN EASEMENT FOR THE BENEFIT OF PARCEL 4 AS CREATED BY GRANT FROM FANNIE MAY SCOVILLE AND OTHERS TO A. B. DICK COMPANY, A CORPORATION OF ILLINOIS, ITS SUCCESSORS, LEGAL REPRESENTATIVES AND ASSIGNS DATED APRIL 5, 1948 AND RECORDED JUNE 18, 1948 AS DOCUMENT 14340051 TO MAINTAIN CAISSONS AND SUPPORTS IN THOSE PARTS OF THE EAST 1/2 OF LOT 13 IN THE SUBDIVISION OF BLOCK 22 IN SCHOOL SECTION ADDITION TO CHICAGO AFORESAID THAT ARE NOW OCCUPIED (AS OF APRIL 5, 1948) BY THE CAISSONS CONSTRUCTED FOR THE SUPPORT OF THE BUILDING NOW LOCATED ON THE WEST 1/2 OF LOT 13 AND ALL OF LOTS 14, 15 AND 16 AFORESAID

PARCEL 6: AN EASEMENT FOR THE BENEFIT OF PARCEL 4 AS CREATED BY GRANT FROM KENT CHANDLER, AS TRUSTEE ETC. TO ROBERT SURREY INC., AN ILLINOIS CORPORATION, ITS SUCCESSORS AND ASSIGNS DATED JUNE 30, 1948 AND RECORDED JULY 2, 1948 AS DOCUMENT 14350991 TO MAINTAIN CAISSONS IN THOSE PARTS OF THE EAST 4 FEET OF LOT 17 IN THE SUBDIVISION OF BLOCK 22

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IN SCHOOL SECTION ADDITION TO CHICAGO AFORESAID THAT ARE NOW OCCUPIED (AS OF JUNE 30, 1948) BY THE CAISSONS CONSTRUCTED FOR THE SUPPORT OF THE BUILDING NOW LOCATED ON THE WEST 1/2 OF LOT 13 AND LOTS 14, 15 AND 16 AFORESAID, ALL IN COOK COUNTY, ILLINOIS

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EXHIBIT "B"

CITY OF CHICAGO AS ORDINANCE NUMBER 597

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~~Minimum Number of Off-Street Loading Berths:~~

~~As existing at the time of this application (5 at approximately 12 feet by 25 feet).~~

~~Maximum Height:~~

~~As existing at the time of this application (approximately 570 feet above grade level).~~

Reclassification Of Area Shown On Map Number 1-H.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications as shown on Map No. 1-H in the area bounded by:

a line 184 feet south of and parallel to West Ohio Street; the public alley next east of and parallel to North Claremont Avenue; a line 253.05 feet south of and parallel to West Ohio Street; and North Claremont Avenue,

to those of an R4 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 2-F.
(As Amended)*

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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 C3-5 Commercial-Manufacturing District symbols and indications as shown on Map No. 2-F in the area bounded by:

(Continued on page 16129)

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(Continued from page 16123)

West Quincy Street; South Desplaines Street; West Jackson Boulevard;
and a line 303.40 feet west of and parallel to South Desplaines Street,

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. 577

Plan Of Development Statements.

1. The area delineated herein as a Residential Planned Development (the "Planned Development") consists of approximately fifty thousand one hundred sixty-eight (50,168) square feet, plus or minus one point one hundred fifty-two (+ 1.152) 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, Boulevard Consultants, Inc..
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 right-of-way shall require a separate submittal on behalf of the Applicant and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders 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 holders 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

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Development are made, shall be under single ownership or single designated control. Single designated control for the purpose of this paragraph shall mean that any application to the City for an 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 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 therein (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 thirteen (13) Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; a Site/Landscape Plan (the "Site/Landscape Plan"); and Building Elevations prepared by Pappageorge Haymes, Ltd., architects, dated December 14, 1995. Reduced copies of the Site/Landscape Plan and the Building Elevations are attached hereto and full sized copies of those items 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 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:

Dwelling units, including dwelling units located below the second floor; accessory uses and related uses; health facilities; swimming pools; telecommunications equipment, including parabolic transmitting and receiving antennae and dishes not exceeding eight (8) feet in diameter; and any other uses, including accessory

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uses and related uses, permitted in C3-5 Commercial-Manufacturing Districts provided that such uses are not accessible directly from the public way, are contained only on the first floor or basement of the buildings and shall not exceed 2,500 square feet in total. Dwelling units may also include live/work uses, including but not limited to, artist and photography studios, professional offices and mail order wholesale businesses, provided that any combination live/work unit shall not include any advertising display or identification signs which are visible from outside the building.

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 also shall be permitted subject to the review and approval of the Department of Planning and Development.

The existing rooftop business identification sign located on the southern edge of the roof of the 728 West Jackson building shall be removed within six (6) months after the conveyance by the applicant of seventy-five percent (75%) of the units in the development to individual unit owners when the sign ceases to be a business identification sign, or eighteen (18) months after the effective date of this ordinance, whichever is earlier. No signs shall be permitted above the third (3rd) floor of the buildings.

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.
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 Bureau of Traffic Engineering and Operations and of the Commissioner of Planning and Development.
9. In addition to the maximum height of the building and any appurtenance attached thereto prescribed in this Planned Development, the height of the buildings and any appurtenance attached thereto also shall be subject to:

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- (a) height limitations as certified 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.
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 Bulk Regulations and Data Table, 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 and corresponding guidelines.
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 12.11-3 (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

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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 a C3-5 Commercial-Manufacturing District as previously provided.

(Existing Zoning Map; Planned Development Boundary and Property Line Map; Existing Land-Use Map; Site/Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 16135 through 16143 of this Journal.)

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

Residential Planned Development. No. 597

Bulk Regulations And Data Table.

Gross Site Area	=	Net Site Area	+	Area Remaining in Public Right-of-Way
79,593.252 square feet (±1.827 acres)	=	50,168 square feet (±1.152 acres)	+	29,425.252 square feet (±.675 acres)

Maximum Permitted Floor Area Ratio: 7.5.

Setbacks From Property Line: In substantial conformance with the Site/Landscape Plan.

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Maximum Percentage of Site Coverage:	In substantial conformance with the Site/Landscape Plan.
Maximum Number of Dwelling Units:	236.
Minimum Number of Off-Street Parking Spaces:	236.
Minimum Number of Off-Street Loading Berths:	2 at 17 feet by 29 feet; 1 at 10 feet by 50 feet.
Maximum Height:	In substantial conformance with the Building Elevations.

Reclassification Of Area Shown On Map Number 2-F. (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 the C2-7 Commercial-Manufacturing District symbols and indications as shown on Map No. 2-F in the area bounded by:

South Wacker Drive; West Monroe Street; a line 163.64 feet east of and parallel to South Wacker Drive; and a line 198.86 feet south of and parallel to West Monroe Street.

to those of a Central Area Parking 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.

(Continued on page 16144)

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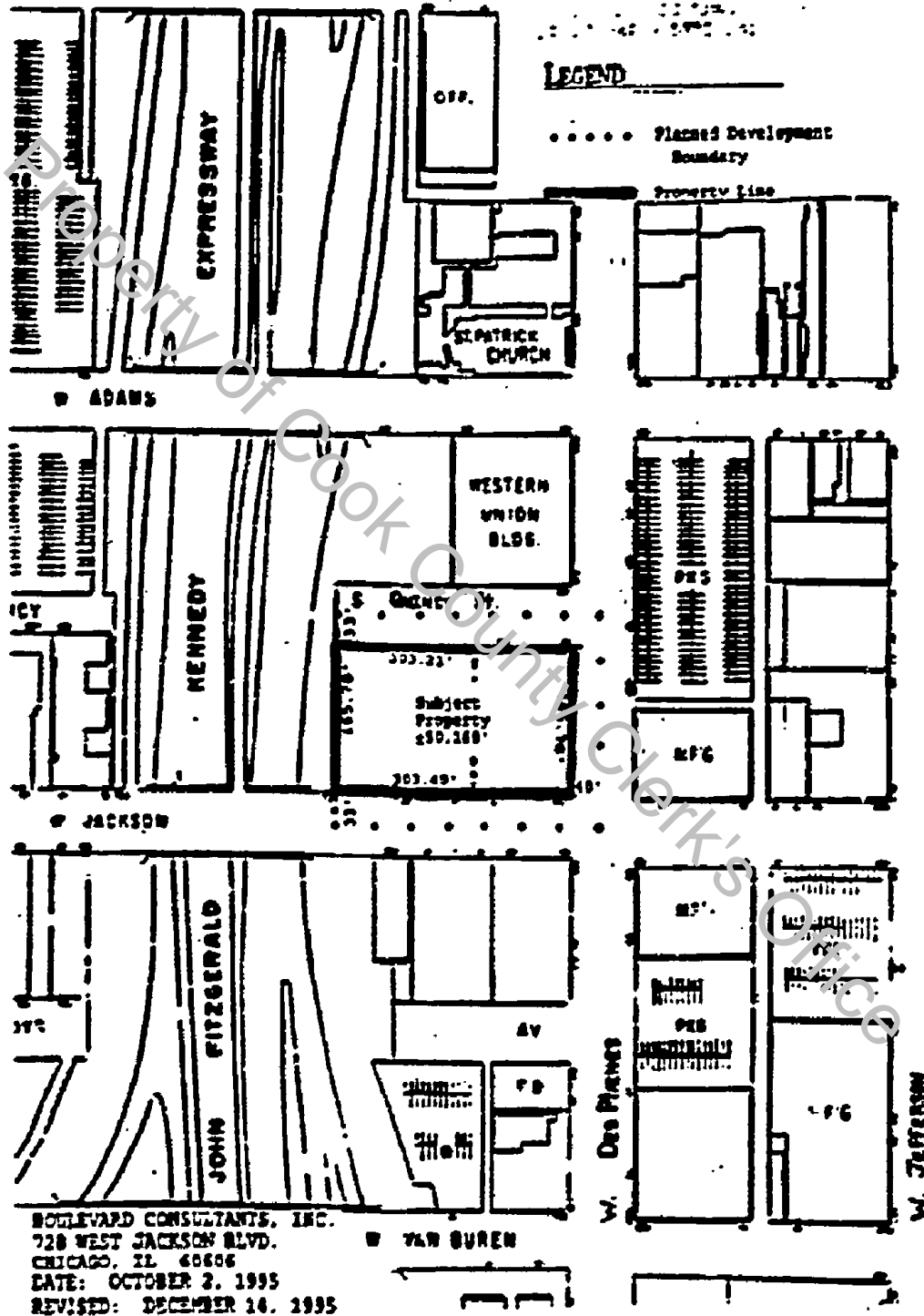
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Planned Development Boundary And Property Line Map.



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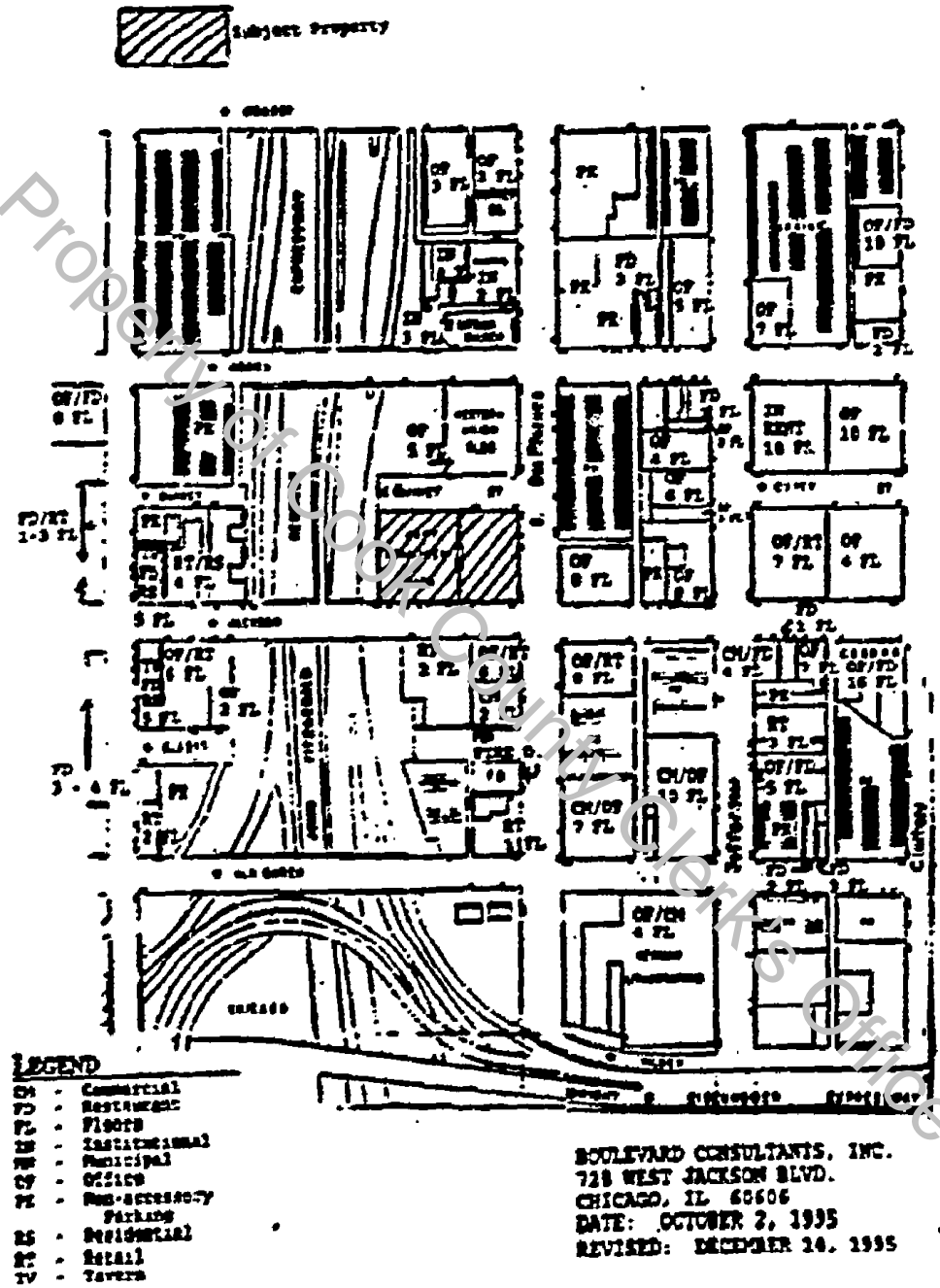
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Existing Land-Use Map.

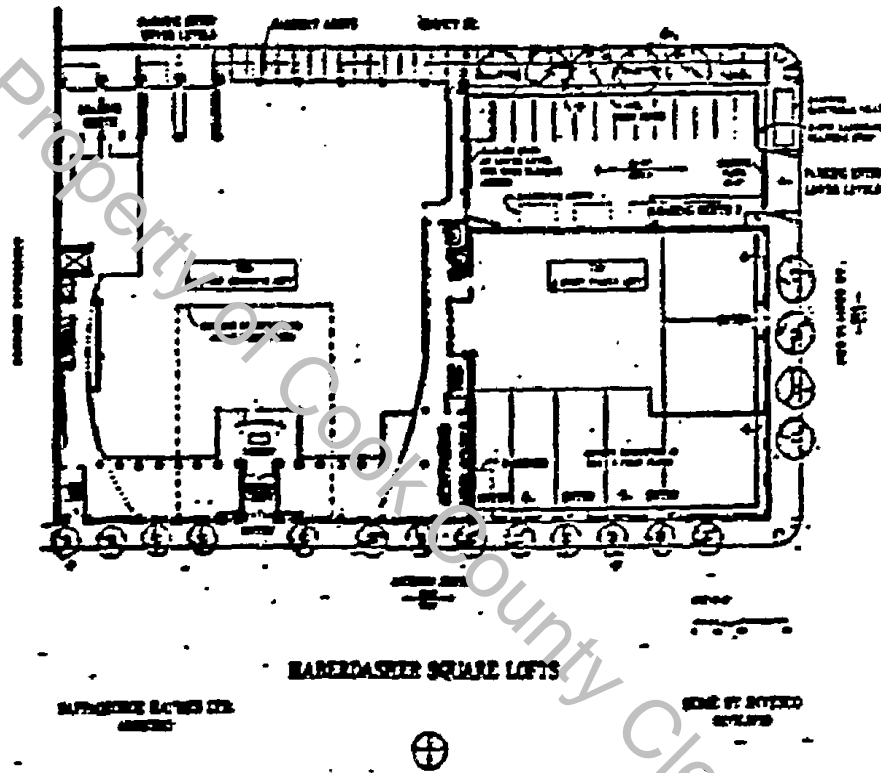


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Site/Landscape Plan.

Landscape Symbols	
[Symbol]	Planting
[Symbol]	Grass
[Symbol]	Water
[Symbol]	Path
[Symbol]	Structure
[Symbol]	Lighting
[Symbol]	Other



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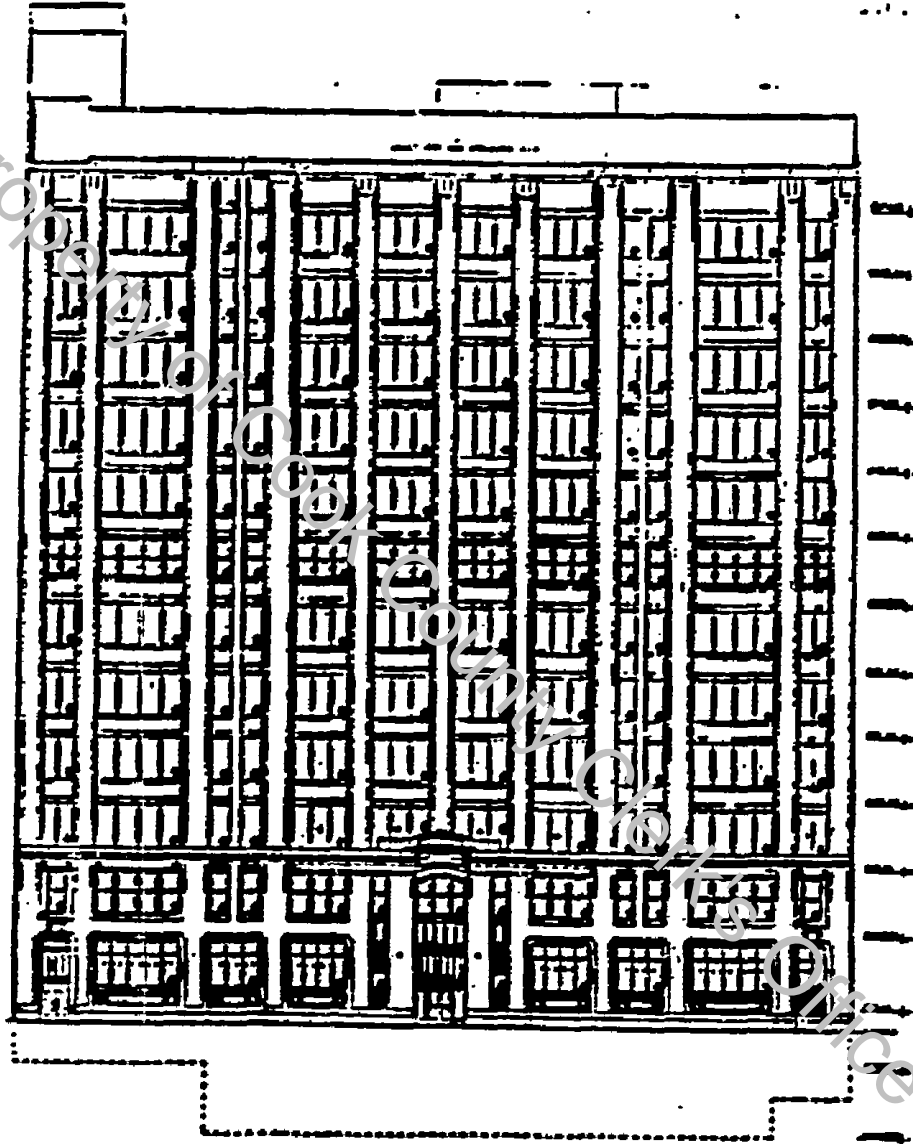
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16139

Building Elevation Drawings. (Page 1 of 5)



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RECORDED 16, 1995

FILE NO.	DATE	BY	REVISION

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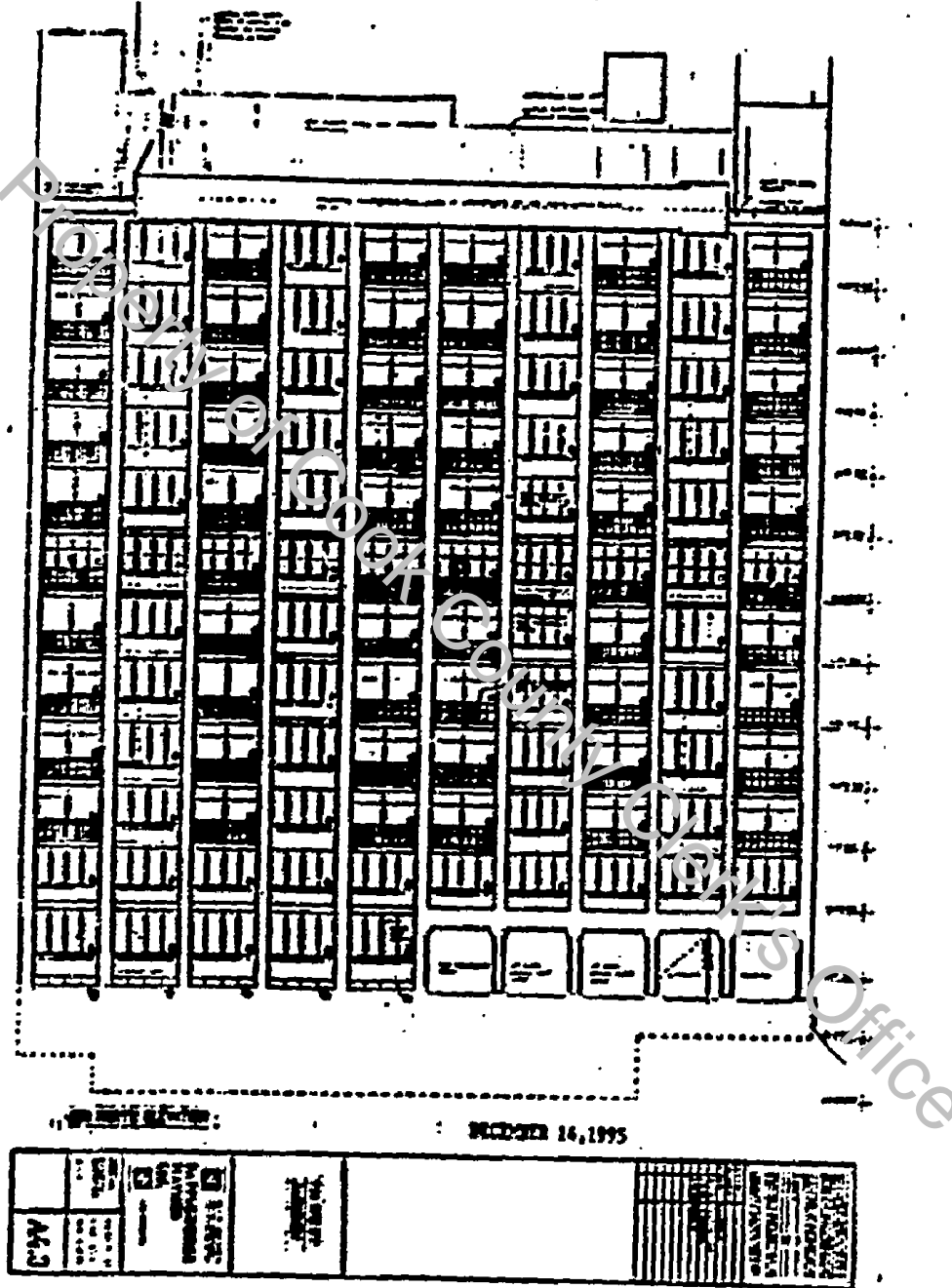
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16141

Building Elevation Drawings. (Page 3 of 5)



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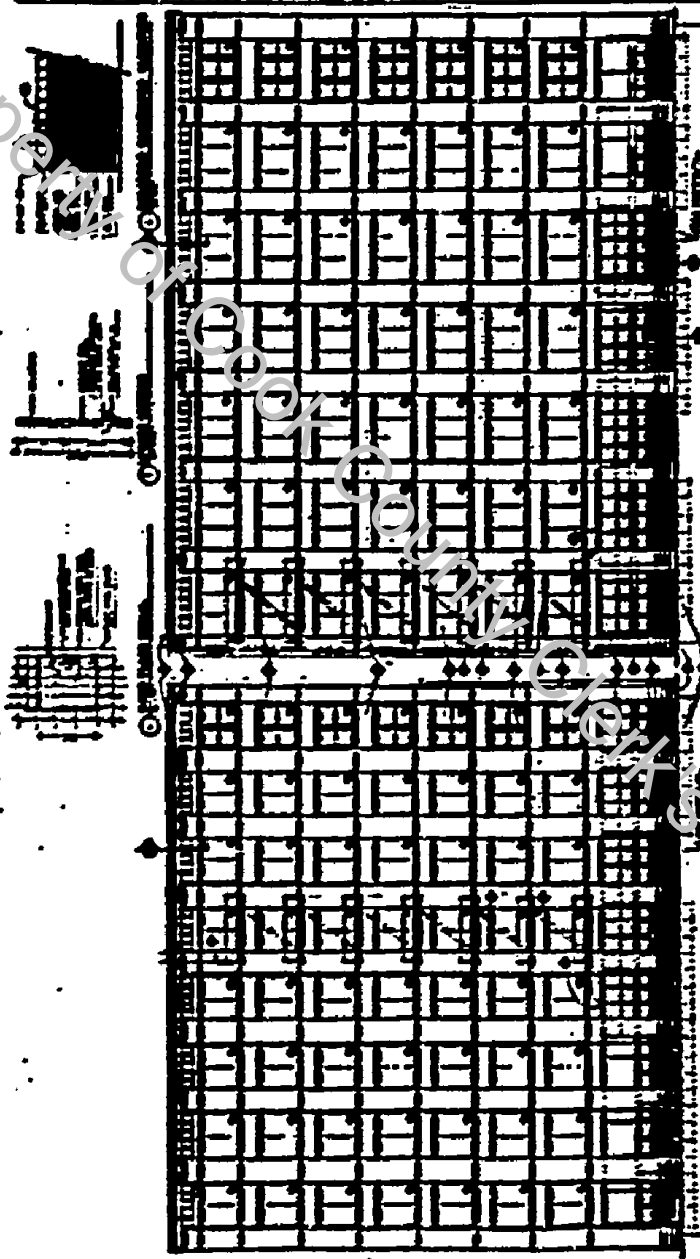
16142

JOURNAL-CITY COUNCIL-CHICAGO

2/7/96

Building Elevation Drawings. (Page 4 of 5)

PROJECT NO. 16142	DATE 2/7/96
BY [Signature]	CHECKED [Signature]
SCALE 1/8" = 1'-0"	NO. 4



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DECEMBER 14, 1995

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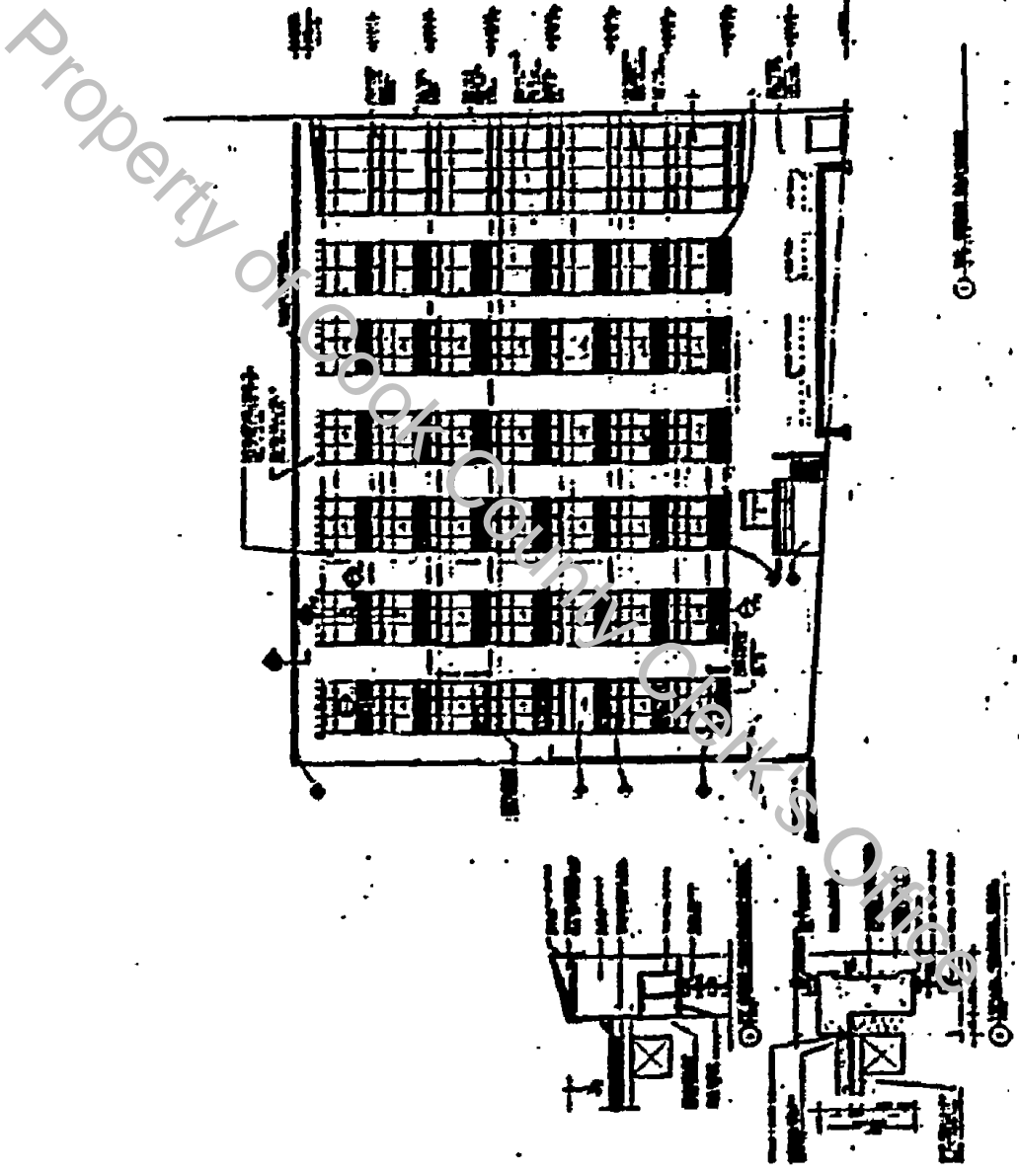
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Building Elevation Drawings. (Page 5 of 5)



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Units 216 & 225, 301 & 309, 310 & 325, 401 & 425,
501 & 525, 601 & 625, 701 & 725, 801 & 825, 901 & 913,
915, 1002 & 1012, 1014, 1015, 1101 & 1113, 1115, 1201
& 1204, 1206, & 1212, Commercial Units 101, A02, A1 &
A19, B2 & B20 B23 & B46, C2 & C69, D70 & D85
and O1 & O14

HABERDASHER SQUARE LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARTS OF LOTS IN BLOCK 22 IN SCHOOL SECTION ADDITION TO CHICAGO AND PARTS OF LOTS IN THE SUBDIVISION OF BLOCK 22 IN SCHOOL SECTION ADDITION TO CHICAGO, ALL IN THE WEST 1/2 OF THE NORTHWEST 1/4 IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS TOGETHER WITH EASEMENTS FOR THE BENEFIT OF THE AFORESAID PROPERTY OR ADJOINING PROPERTY TO MAINTAIN CAISSONS AS CREATED BY GRANTS RECORDED AS DOCUMENT NUMBERS 14340051 AND 14350991.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 95892605, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN CCI

Retention Area Numbers:

17-16-110-023

17-16-110-021

17-16-110-022

17-16-110-1001 & 1254

Commonly known as

728 West Jackson Blvd

Chicago, IL 60661

95892605

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17-16

CONDOMINIUM 17-16-170-023

WABLERDAKER SQUARE LOFTS CONDO.

Reg. Dec. 22, 1995 Doc. 9302645

UNIT	UNIT	UNIT
301 - 1001	015 - 1007	A30 - 1172
302 - 1002	016 - 1008	A31 - 1173
303 - 1003	017 - 1009	A32 - 1174
304 - 1004	018 - 1010	A33 - 1175
305 - 1005	019 - 1011	A34 - 1176
306 - 1006	020 - 1012	A35 - 1177
307 - 1007	021 - 1013	A36 - 1178
308 - 1008	022 - 1014	A37 - 1179
309 - 1009	023 - 1015	A38 - 1180
310 - 1010	024 - 1016	A39 - 1181
311 - 1011	025 - 1017	A40 - 1182
312 - 1012	026 - 1018	A41 - 1183
313 - 1013	027 - 1019	A42 - 1184
314 - 1014	028 - 1020	A43 - 1185
315 - 1015	029 - 1021	A44 - 1186
316 - 1016	030 - 1022	A45 - 1187
317 - 1017	031 - 1023	A46 - 1188
318 - 1018	032 - 1024	A47 - 1189
319 - 1019	033 - 1025	A48 - 1190
320 - 1020	034 - 1026	A49 - 1191
321 - 1021	035 - 1027	A50 - 1192
322 - 1022	036 - 1028	A51 - 1193
323 - 1023	037 - 1029	A52 - 1194
324 - 1024	038 - 1030	A53 - 1195
325 - 1025	039 - 1031	A54 - 1196
326 - 1026	040 - 1032	A55 - 1197
327 - 1027	041 - 1033	A56 - 1198
328 - 1028	042 - 1034	A57 - 1199
329 - 1029	043 - 1035	A58 - 1200
330 - 1030	044 - 1036	A59 - 1201
331 - 1031	045 - 1037	A60 - 1202
332 - 1032	046 - 1038	A61 - 1203
333 - 1033	047 - 1039	A62 - 1204
334 - 1034	048 - 1040	A63 - 1205
335 - 1035	049 - 1041	A64 - 1206
336 - 1036	050 - 1042	A65 - 1207
337 - 1037	051 - 1043	A66 - 1208
338 - 1038	052 - 1044	A67 - 1209
339 - 1039	053 - 1045	A68 - 1210
340 - 1040	054 - 1046	A69 - 1211
341 - 1041	055 - 1047	A70 - 1212
342 - 1042	056 - 1048	A71 - 1213
343 - 1043	057 - 1049	A72 - 1214
344 - 1044	058 - 1050	A73 - 1215
345 - 1045	059 - 1051	A74 - 1216
346 - 1046	060 - 1052	A75 - 1217
347 - 1047	061 - 1053	A76 - 1218
348 - 1048	062 - 1054	A77 - 1219
349 - 1049	063 - 1055	A78 - 1220
350 - 1050	064 - 1056	A79 - 1221
351 - 1051	065 - 1057	A80 - 1222
352 - 1052	066 - 1058	A81 - 1223
353 - 1053	067 - 1059	A82 - 1224
354 - 1054	068 - 1060	A83 - 1225
355 - 1055	069 - 1061	A84 - 1226
356 - 1056	070 - 1062	A85 - 1227
357 - 1057	071 - 1063	A86 - 1228
358 - 1058	072 - 1064	A87 - 1229
359 - 1059	073 - 1065	A88 - 1230
360 - 1060	074 - 1066	A89 - 1231
361 - 1061	075 - 1067	A90 - 1232
362 - 1062	076 - 1068	A91 - 1233
363 - 1063	077 - 1069	A92 - 1234
364 - 1064	078 - 1070	A93 - 1235
365 - 1065	079 - 1071	A94 - 1236
366 - 1066	080 - 1072	A95 - 1237
367 - 1067	081 - 1073	A96 - 1238
368 - 1068	082 - 1074	A97 - 1239
369 - 1069	083 - 1075	A98 - 1240
370 - 1070	084 - 1076	A99 - 1241
371 - 1071	085 - 1077	A100 - 1242
372 - 1072	086 - 1078	A101 - 1243
373 - 1073	087 - 1079	A102 - 1244
374 - 1074	088 - 1080	A103 - 1245
375 - 1075	089 - 1081	A104 - 1246
376 - 1076	090 - 1082	A105 - 1247
377 - 1077	091 - 1083	A106 - 1248
378 - 1078	092 - 1084	A107 - 1249
379 - 1079	093 - 1085	A108 - 1250
380 - 1080	094 - 1086	A109 - 1251
381 - 1081	095 - 1087	A110 - 1252
382 - 1082	096 - 1088	A111 - 1253
383 - 1083	097 - 1089	A112 - 1254
384 - 1084	098 - 1090	A113 - 1255
385 - 1085	099 - 1091	A114 - 1256
386 - 1086	100 - 1092	A115 - 1257
387 - 1087	101 - 1093	A116 - 1258
388 - 1088	102 - 1094	A117 - 1259
389 - 1089	103 - 1095	A118 - 1260
390 - 1090	104 - 1096	A119 - 1261
391 - 1091	105 - 1097	A120 - 1262
392 - 1092	106 - 1098	A121 - 1263
393 - 1093	107 - 1099	A122 - 1264
394 - 1094	108 - 1100	A123 - 1265
395 - 1095	109 - 1101	A124 - 1266
396 - 1096	110 - 1102	A125 - 1267
397 - 1097	111 - 1103	A126 - 1268
398 - 1098	112 - 1104	A127 - 1269
399 - 1099	113 - 1105	A128 - 1270
400 - 1100	114 - 1106	A129 - 1271

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