

*Reclassification Of Area Shown On Map Number 4-I.
(As Amended)
(Application Number 12559)*

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 R5 General Residence District symbols and indications as shown on Map Number 4-I in the area bounded by:

West Ogden Avenue; South Albany Avenue; a line 400 feet north of West 19th Street; the alley next west of and parallel to South Albany Avenue; and a line 226.04 feet southwesterly of the intersection of South Albany Avenue and West Ogden Avenue, as measured at the southerly right-of-way of West Ogden Avenue and perpendicular thereto,

to those of a Residential Planned Development 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.

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

Residential-Planned Development Number 705, As Amended.

Plan Of Development Statements.

1. The area delineated herein as a Residential-Planned Development (the "Planned Development") consists of approximately one hundred thousand one hundred fourteen and ten hundredths (100,114.10) square feet (two and three-tenths (2.3) acres) net site area which is depicted on the attached Planned Development Boundary and Property Line and Map (the "Property") and which is owned or controlled by the applicant, Albany Park L.L.C., as sole beneficiary under that certain Trust Agreement dated October 24, 1995 and known as Trust Number 119919-008 (American National Bank & Trust Company, Chicago, Illinois, as trustee).

2. The 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 easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the applicant or its successors, assignees or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained with this Planned Development shall be binding upon the applicant, its successors and assigns, (including any townhome association which is formed) grantees, and lessees, if different than the applicant, the legal title holders or any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors and assigns (including any townhome association which is formed) and, if different than the applicant, the legal title holder or any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for the 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 the applicant or any townhome association which is formed.
4. This Plan of Development consists of these fourteen (14) statements, a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Landscape Plan; and Building Elevations (all plans and elevations are dated January 11, 1999 and have been prepared by Thomas Hickey and Associates).
5. The following uses shall be permitted within the area delineated herein as a Residential Planned Development:
 - single-family attached or detached dwelling units, accessory parking and related accessory uses.

6. Identification signs shall be permitted within the Planned Development subject to the review and approval by the Department of Planning and Development. Temporary signs such as construction and marketing signs shall also be permitted subject to the review and approval by the Department of Planning of Development.
7. Any service drives or any other means of ingress or egress, including for emergency vehicles shall be adequately designed and paved in accordance with the provisions of the Municipal Code 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. Off-street parking and ingress and egress shall be subject to review and approval of the Departments of Transportation and Planning and Development.
8. In addition to the maximum height of any building or any appurtenance thereto, the height of any improvement shall also be subject to 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 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 Site Plan, Landscape Plan, Building Elevations and the Bulk Regulations and Data Table attached hereto and made a part hereof. In addition, any parkway trees and other landscaping shall be installed and maintained at all times in accordance with the Landscape Plan and the parkway tree landscaping 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 application for such a modification by the applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor in nature, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this Statement by the

Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.

12. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.
13. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
14. Unless substantial construction of the improvements contemplated hereunder by this Planned Development has commenced within six (6) years following adoption of this Planned Development, and unless completion thereof is diligently sought, then this Planned Development shall expire and the zoning of the property shall automatically revert to that of the pre-existing R5 General Residence District.

[Existing Zoning Map; Planned Development Boundary and Property Line Map; Site Plan; Partial Site Plan; Master Plan -- Grading, Walks and Fences; Master Plan -- Landscape; and Building and Fence Elevation Drawings referred to in these Plan of Development Statements printed on pages 88429 through 88438 of this Journal.]

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

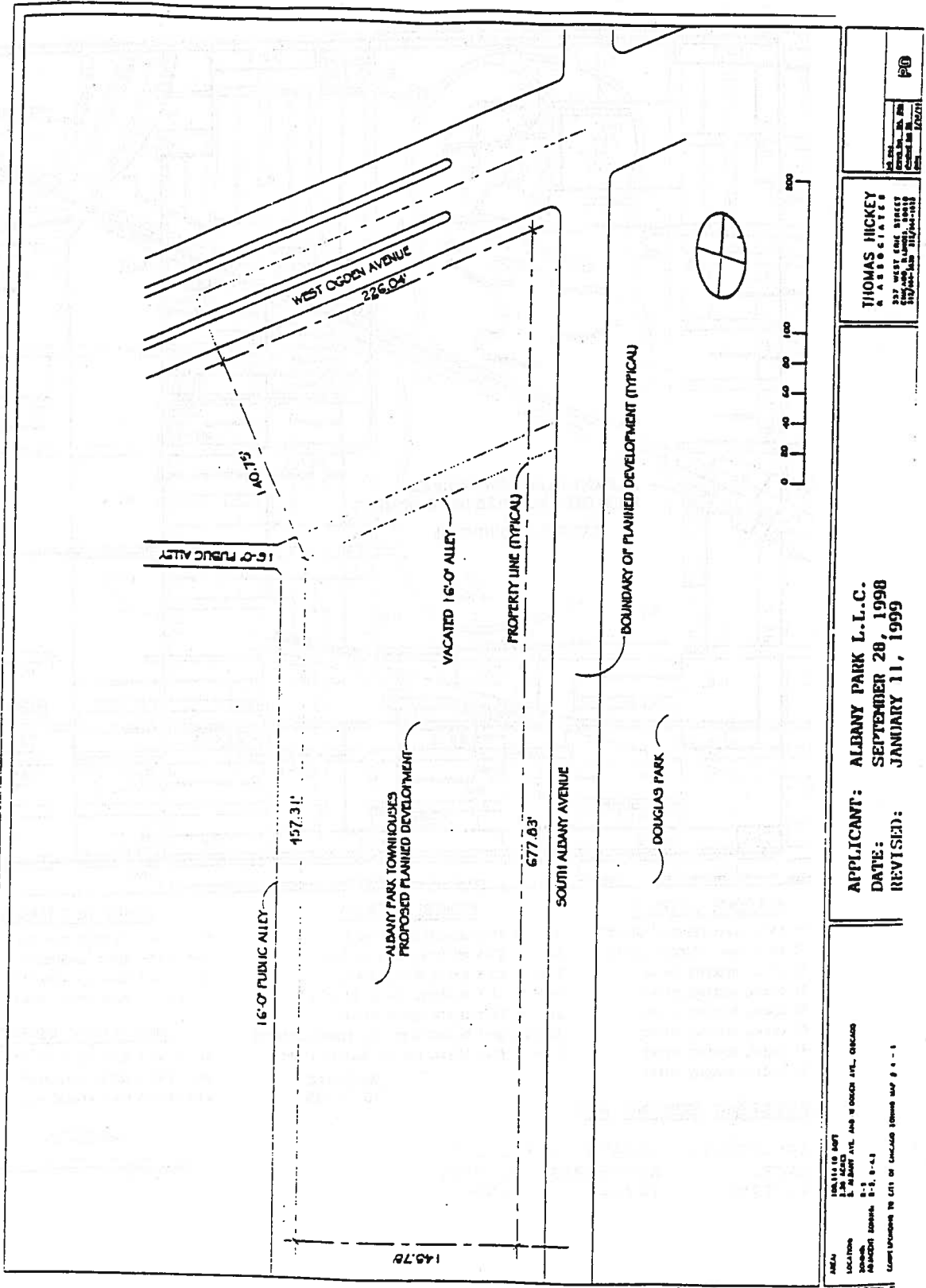
Residential Planned Development Number 705, As Amended.

Bulk Regulations And Data Table.

Gross Site Area = Net Site Area + Area Remaining in Public Right-of-Way:	145,333 square feet (3.34 acres) = 110,114.10 square feet (2.3 acres) + 45,219.55 square feet (1.04 acres).
Net Site Area:	110,114.10 square feet (2.3 acres).
Maximum Permitted Floor Area Ratio:	0.97.
Maximum Number of Dwelling Units:	36.
Minimum Number of Off- Street Parking Spaces:	36.
Minimum Off-Street Loading Requirements:	0.
Minimum Periphery Setbacks:	
Front Yard:	In accordance with the Site Plan.
Rear Yard:	In accordance with the Site Plan.
Side Yard:	In accordance with the Site Plan.
Maximum Percentage of Land Coverage:	43%.
Maximum Building Height:	36 feet.

Planned Development Boundary
And Property Line Map.

PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP



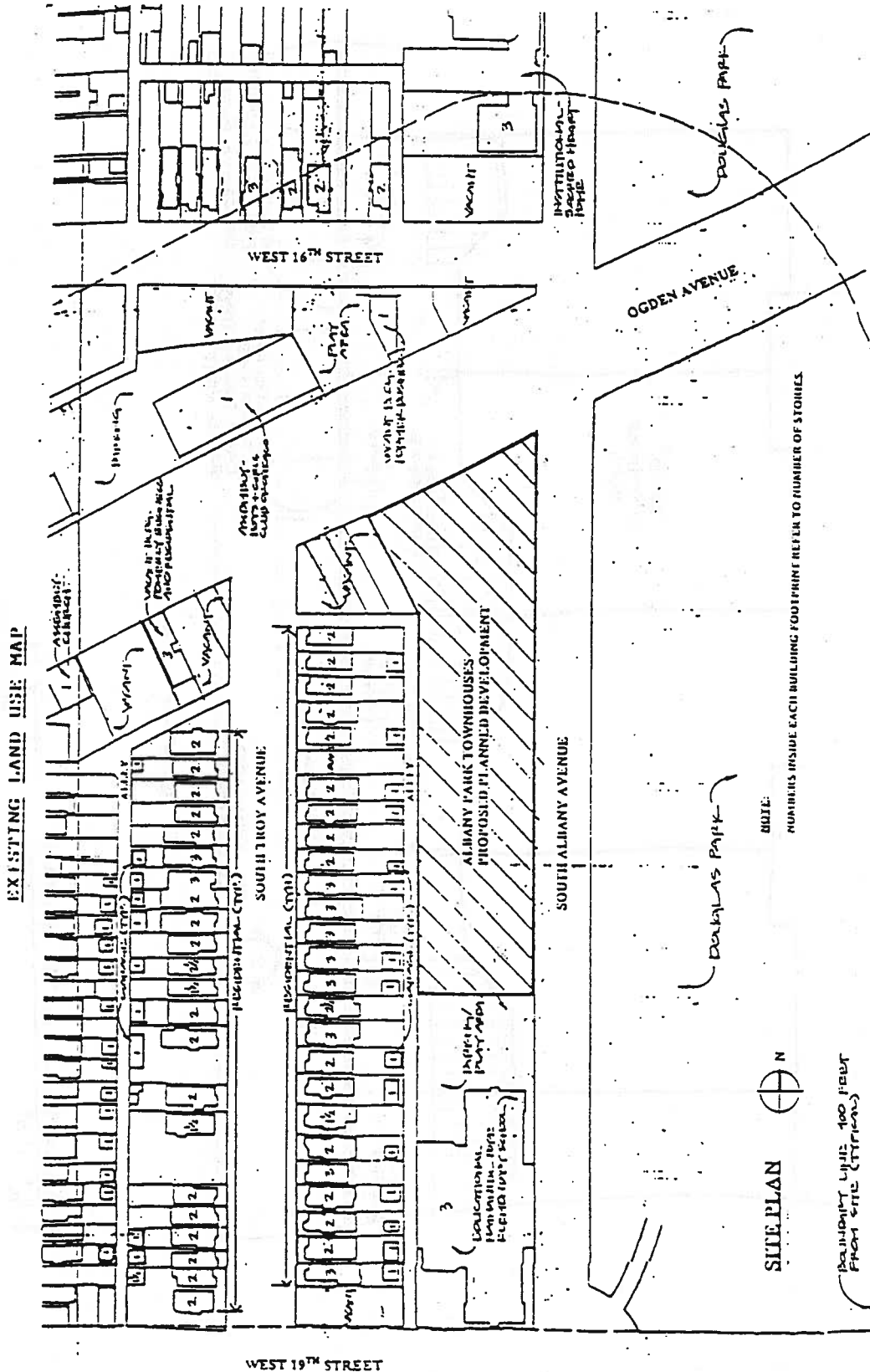
AREA: 1.54 ACRES
 LOCATION: S. ALBANY AVE. AND W. OGDEN AVE., CHICAGO
 ZONING: S-1, S-1.1
 PREVIOUS RECORDS: 1-1, 1-1.1
 LEGAL REFERENCE TO CITY OF CHICAGO RECORDS MAY BE FOUND IN:

THOMAS HICKEY
 ARCHITECT
 227 WEST ALBANY STREET
 CHICAGO, ILLINOIS 60601
 PHONE: 312/441-1111
 FAX: 312/441-1112

APPLICANT: ALBANY PARK L.L.C.
DATE: SEPTEMBER 28, 1998
REVISED: JANUARY 11, 1999

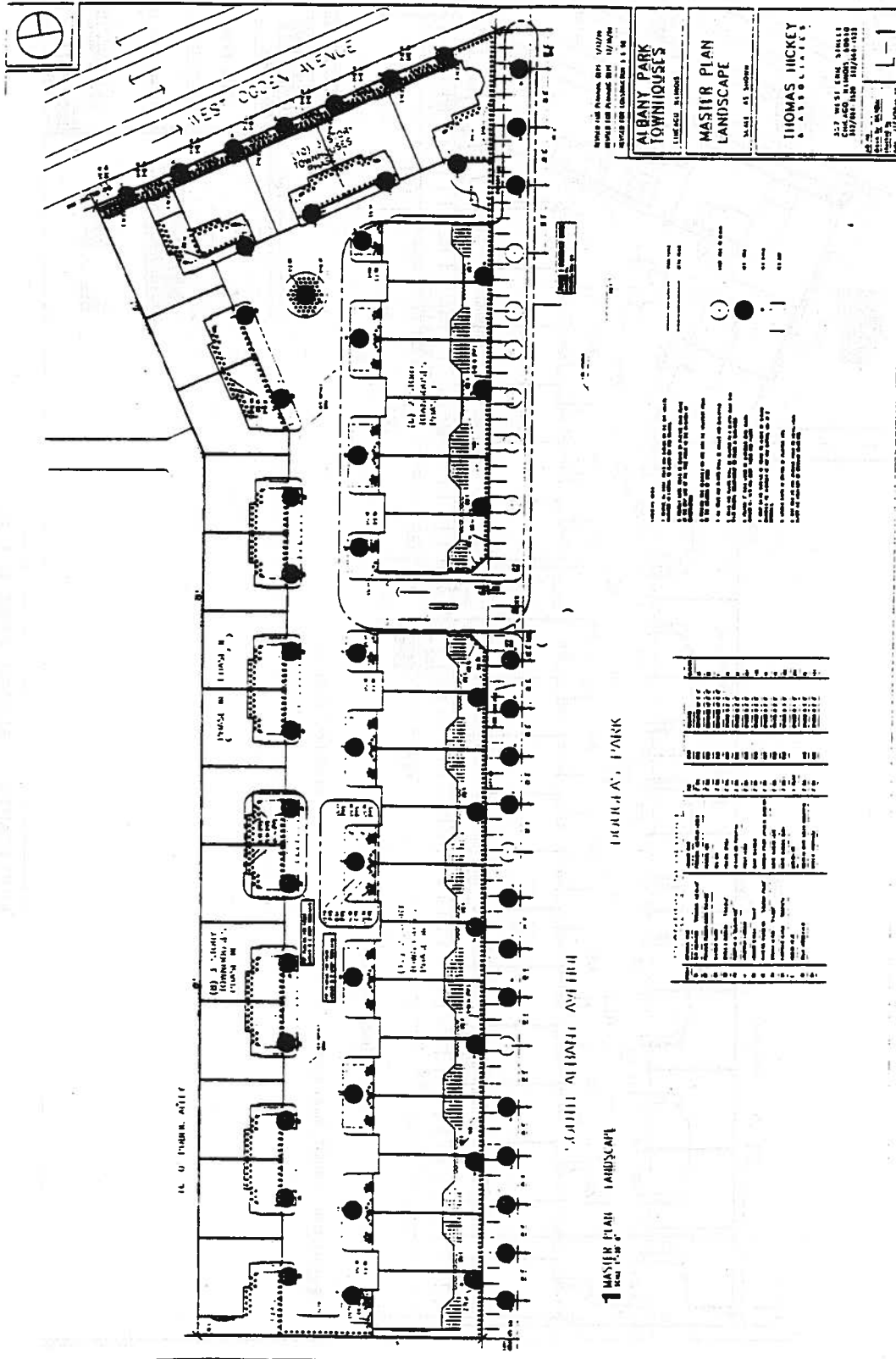
AREA: 1.54 ACRES
 LOCATION: S. ALBANY AVE. AND W. OGDEN AVE., CHICAGO
 ZONING: S-1, S-1.1
 PREVIOUS RECORDS: 1-1, 1-1.1
 LEGAL REFERENCE TO CITY OF CHICAGO RECORDS MAY BE FOUND IN:

Site Plan.



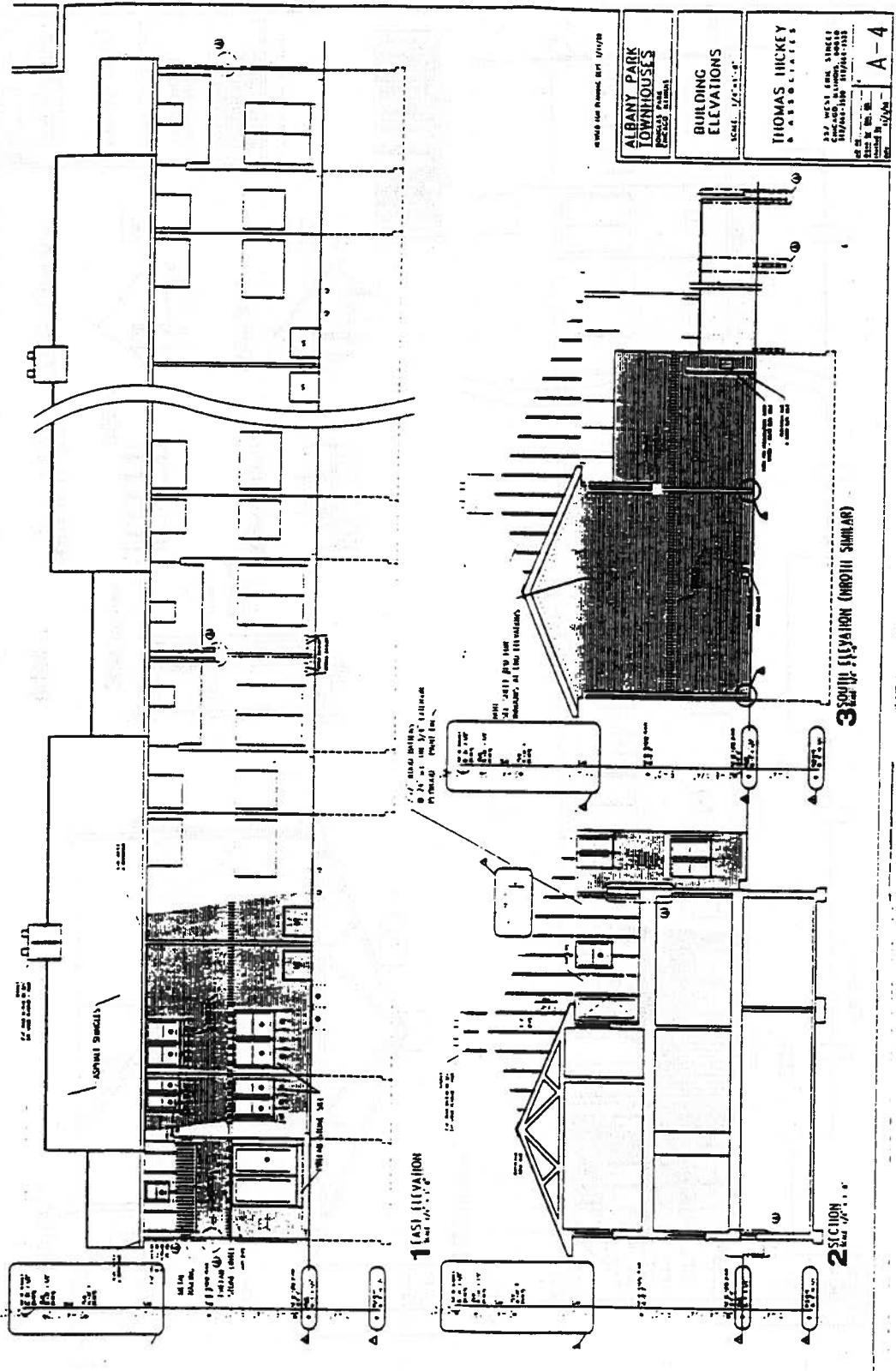
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 DATE: SEPTEMBER 28, 1998
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Master Plan -- Landscape.



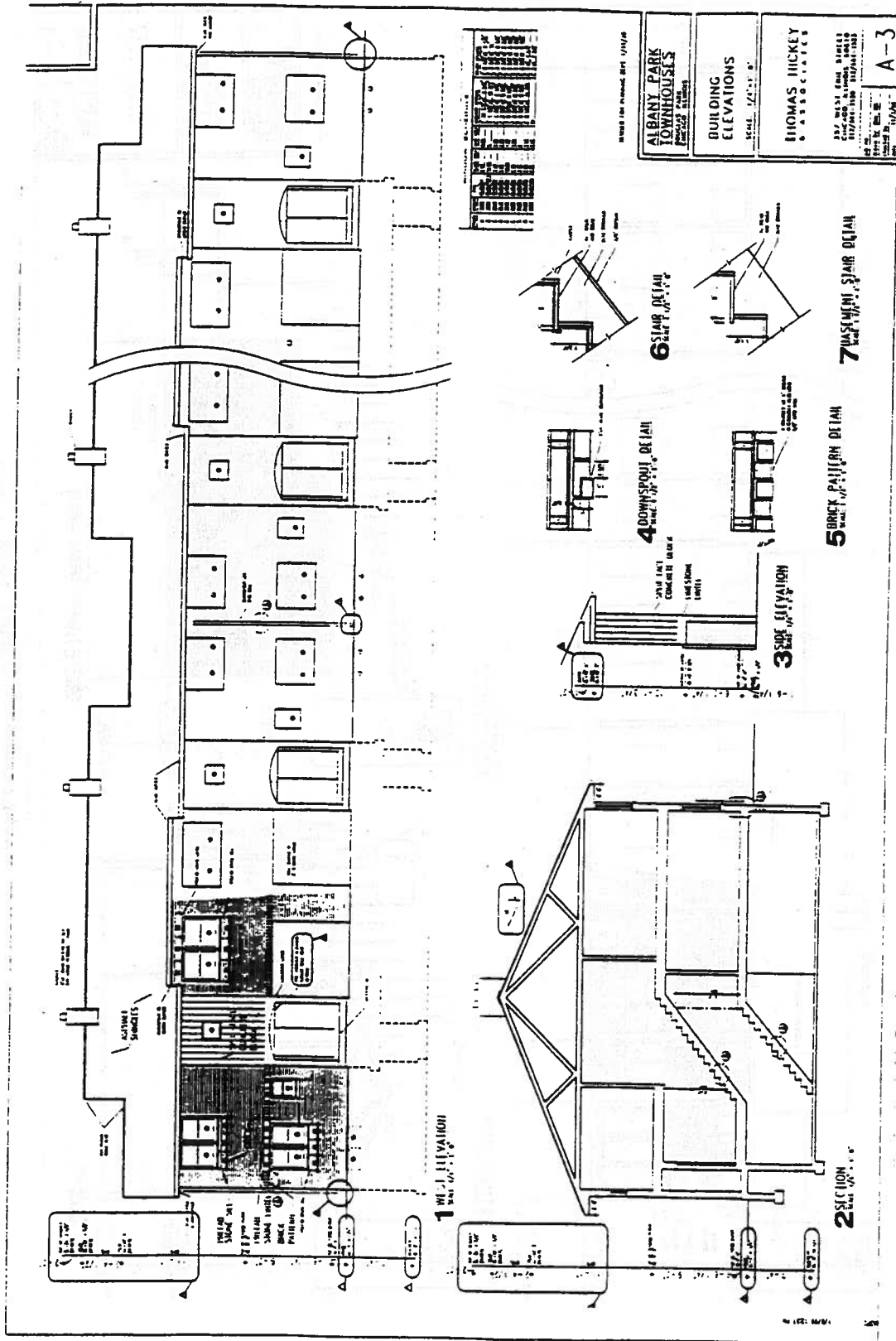
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 DATE: SEPTEMBER 28, 1998
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Building Elevations.
(Page 1 of 3)



APPLICANT: ALBANY PARK L.L.C.
 DATE: SEPTEMBER 20, 1998
 REVISED: JANUARY 11, 1999

Building Elevations.
(Page 2 of 3)



ALBANY PARK TOWNHOUSES
 BUILDING ELEVATIONS
 SCALE: 1/4" = 1'-0"
 THOMAS HICKEY ARCHITECTS
 254 WEST OHIO STREET
 CHICAGO, ILL. 60610
 DATE: 1/20/99
 DRAWN BY: JAH
 CHECKED BY: JAH
 A-3

APPLICANT: ALBANY PARK L.L.C.
 DATE: SEPTEMBER 28, 1998
 REVISED: JANUARY 11, 1999

1/20/99

REPORTS OF COMMITTEES

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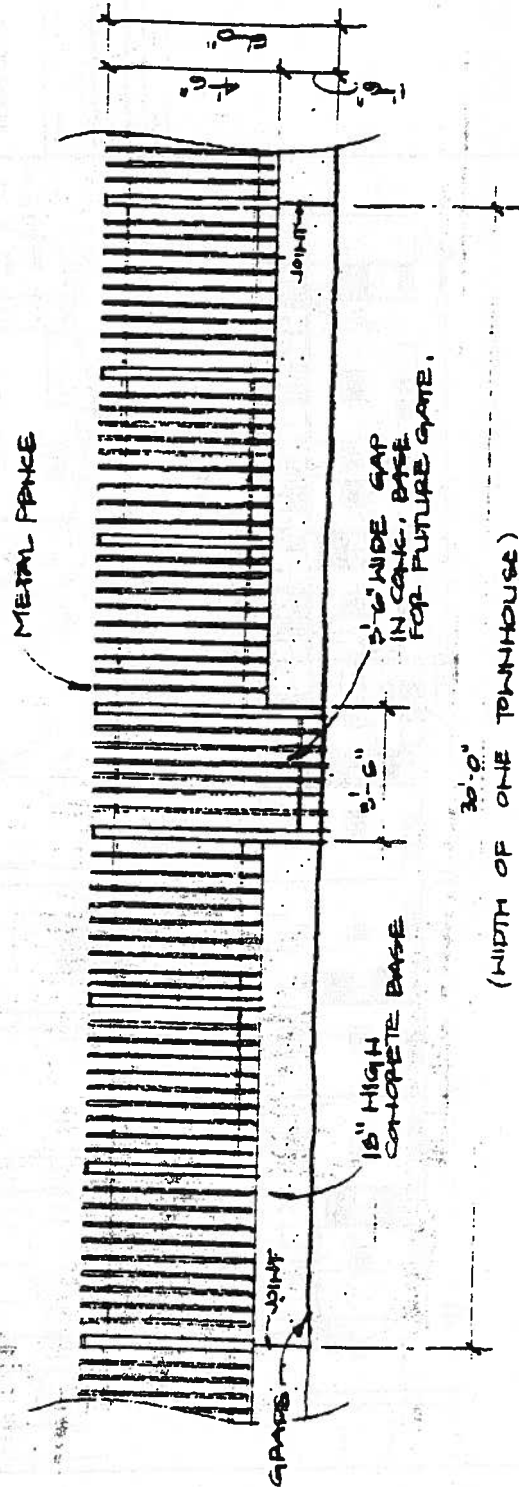
Building Elevations.
(Page 3 of 3)

Architectural drawings showing building elevations for Aldany Park L.L.C. The drawings include a side elevation, a front elevation, and a rear elevation, all showing a multi-story residential building with various window styles and rooflines. The drawings are oriented vertically on the page.

PROJECT NO.	17000
DATE	1/20/99
BY	THOMAS HICKEY
ALDANY PARK TOWNHOUSES	
THOMAS HICKEY ARCHITECTS	
117 WEST 47TH STREET	
NEW YORK, NY 10019	
PH	

APPLICANT: ALDANY PARK L.L.C.
 DATE: SEPTEMBER 20, 1998
 REVISED: JANUARY 11, 1999

Elevation Of Fence Along Albany Avenue.



ELEVATION OF FENCE ALONG ALBANY AVE

1/4" = 1'-0"

ALBANY PARK TOWNHOUSES
PLANNED DEVELOPMENT

DATE: 1-11-99