

~~Number 1-H in the area bounded by:~~

~~the public alley next north of and parallel to West Huron Street; a line 96 feet west of and parallel to North Leavitt Street; West Huron Street; and a line 216 feet west of and parallel to North Leavitt Street,~~

~~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 1-I.  
(As Amended)  
(Application Number 12348)*

*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 1-I in the area bounded by:

North Albany Avenue; West Fulton Street; West Walnut Street; and a line 273.83 feet east of and parallel with North Albany Avenue,

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 Number 711, As Amended.*

*Plan Of Development Statements.*

1. The area delineated herein as a Residential Planned Development (the

- "Planned Development") consists of approximately sixty-nine thousand eight hundred seventy-eight (69,878) net square feet (approximately one and six-tenths (1.6) acres) of property which is depicted on the attached Planned Development Boundary, Property Line and Right-of-Way Adjustment Map (the "Property"), and is owned or controlled by the Applicant, Ozanam Senior Housing Corporation.
2. All applicable official reviews, approval 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 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 applicant 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 owners of the Property 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 Plan; a Landscape Plan; and Building Elevations prepared by Interactive Design, Inc., dated December 16, 1998. Full size copies of the Site Plan, 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 dwellings for the elderly, accessory parking and accessory 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 also shall be permitted 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 and approval of the Departments of Transportation and Planning and Development. A minimum of fifteen percent (15%) of all parking spaces provided within the Planned Development shall be designated and designed for parking for the handicapped.
8. Any service drive or any 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. The maximum height of any building, structures or appurtenances attached thereto shall be subject to compliance with the Building Elevations and height limitations as certified and 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 Plan, 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 regulations and guidelines.

11. 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.
12. 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 modification by the Applicant and a determination by the Commissioner 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.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use 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.").
14. Unless substantial construction of the improvements contemplated by this Planned Development has commenced within six (6) years following adoption of this Planned Development, and unless completion thereof is diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to its pre-existing R5 General Residence District classification.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Site Plan; Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 93249 through 93255 of this Journal.]

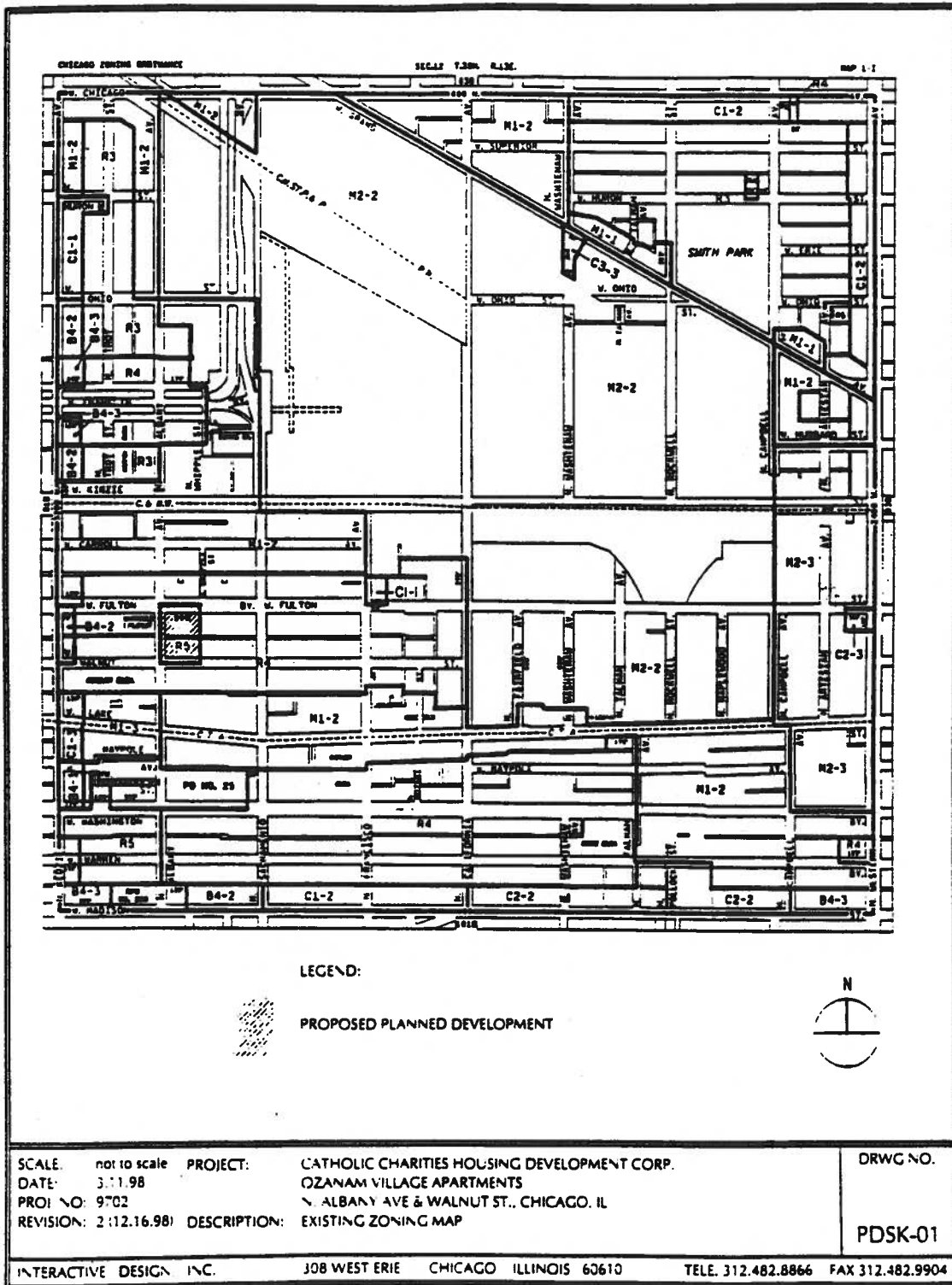
Bulk Regulations and Data Table referred to in these Plan of Development Statements read as follows:

*Residential Planned Development Number 711, As Amended.*

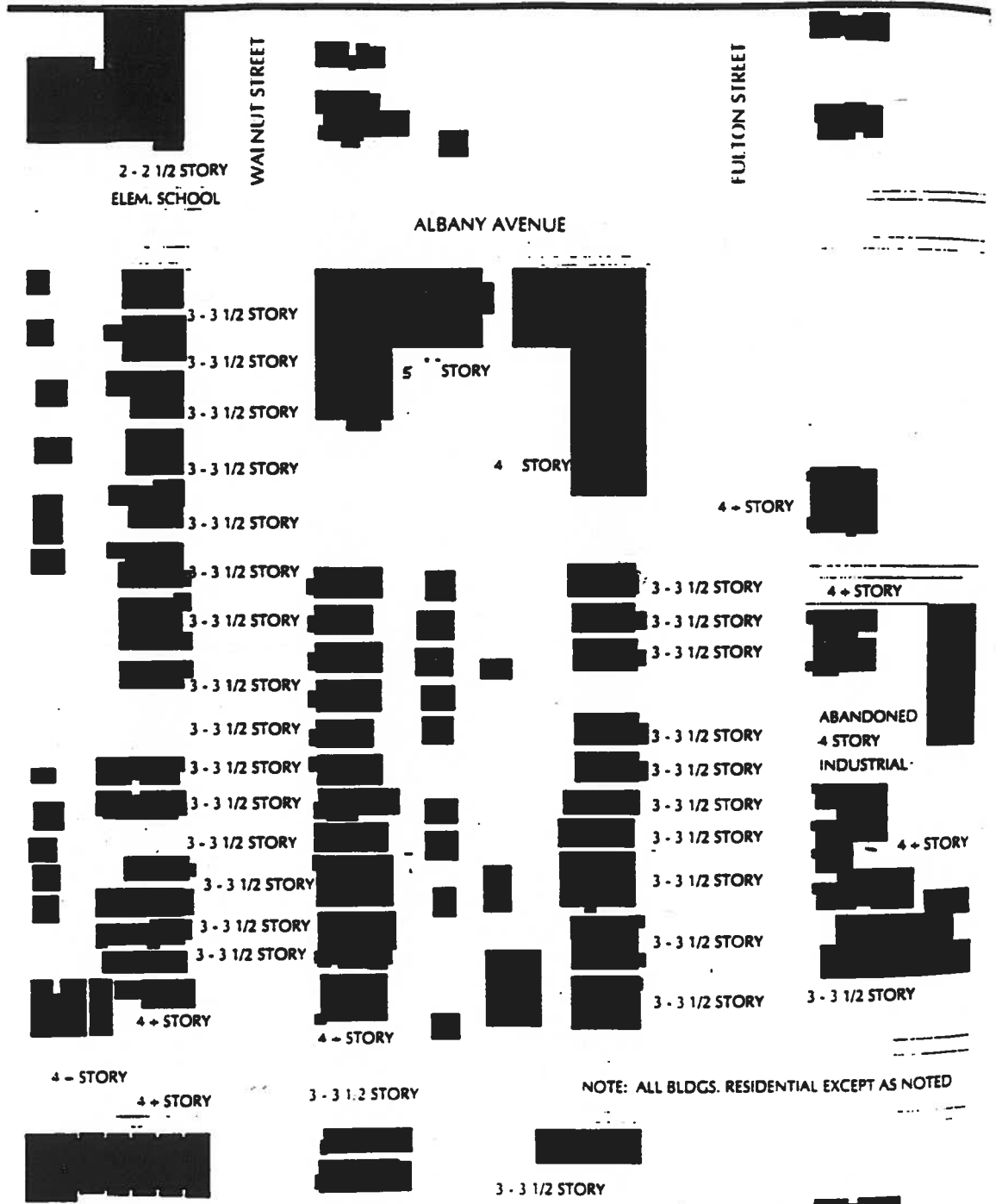
*Bulk Regulations And Data Table.*

Gross Site Area = Net Site Area + Area in Public Right-of-Way:	±102,484 square feet (±2.35 acres) = ±69,878 square feet + 32,606 square feet.
Net Site Area:	±69,878 square feet (±1.6 acres).
Setbacks From Property Lines:	As shown on the Site Plan exhibit.
Maximum Percentage Site Coverage:	38%.
Maximum Floor Area Ratio (F.A.R.):	1.8%.
Maximum Number of Dwelling Units:	122.
Minimum Number of Off-Street Parking Spaces:	33.
Minimum Number of Off-Street Loading Berths:	2.
Maximum Building Height:	In accordance with the building elevations.

Existing Zoning Map.



Existing Land-Use Map.

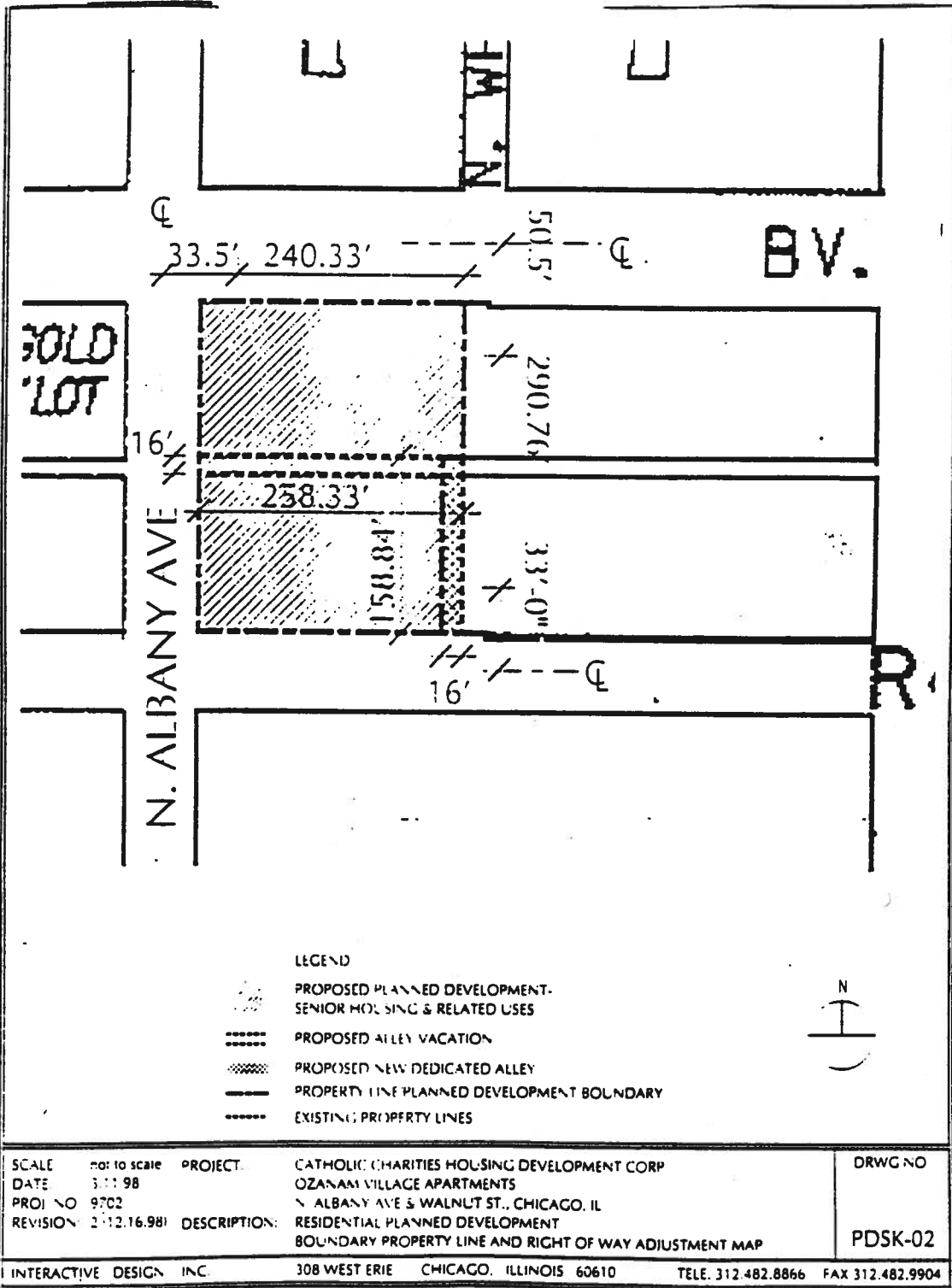


SCALE: not to scale PROJECT: CATHOLIC CHARITIES HOUSING DEVELOPMENT CORP.  
 DATE: 3.11.98 OZANAM VILLAGE APARTMENTS  
 PROJ. NO: 9702 N. ALBANY AVE & WALNUT ST., CHICAGO, IL  
 REVISION: 2.12.16.98 DESCRIPTION: EXISTING LAND USE MAP






■ 1 - 1 1/2 STORY  
 ■ 2 - 2 1/2 STORY  
 ■ 3 - 3 1/2 STORY  
 ■ 4 + STORY

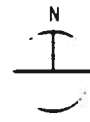
DRWG NO.  
 PDSK-03

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



LEGEND

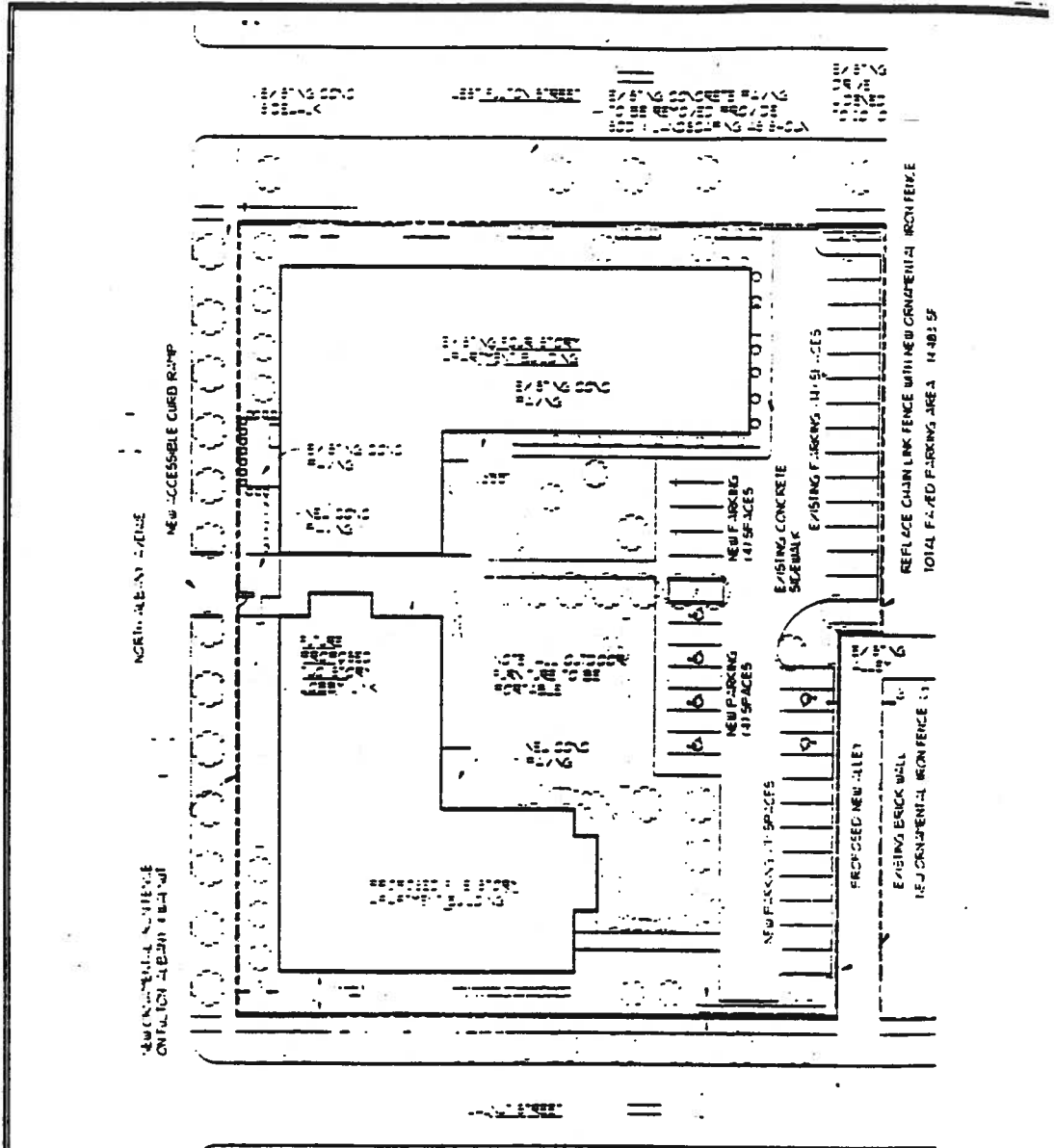
-  PROPOSED PLANNED DEVELOPMENT- SENIOR HOUSING & RELATED USES
-  PROPOSED ALLEY VACATION
-  PROPOSED NEW DEDICATED ALLEY
-  PROPERTY LINE PLANNED DEVELOPMENT BOUNDARY
-  EXISTING PROPERTY LINES



SCALE: not to scale	PROJECT: CATHOLIC CHARITIES HOUSING DEVELOPMENT CORP	DRWG NO
DATE: 3-11-98	OSANAM VILLAGE APARTMENTS	
PROJ NO: 9702	N ALBANY AVE & WALNUT ST., CHICAGO, IL	
REVISION: 2-12-16-98	DESCRIPTION: RESIDENTIAL PLANNED DEVELOPMENT	PDSK-02
	BOUNDARY PROPERTY LINE AND RIGHT OF WAY ADJUSTMENT MAP	
INTERACTIVE DESIGN, INC.	308 WEST ERIE CHICAGO, ILLINOIS 60610	TELE. 312.482.8866 FAX 312.482.9904

1771

Site Plan.



SITE PLAN

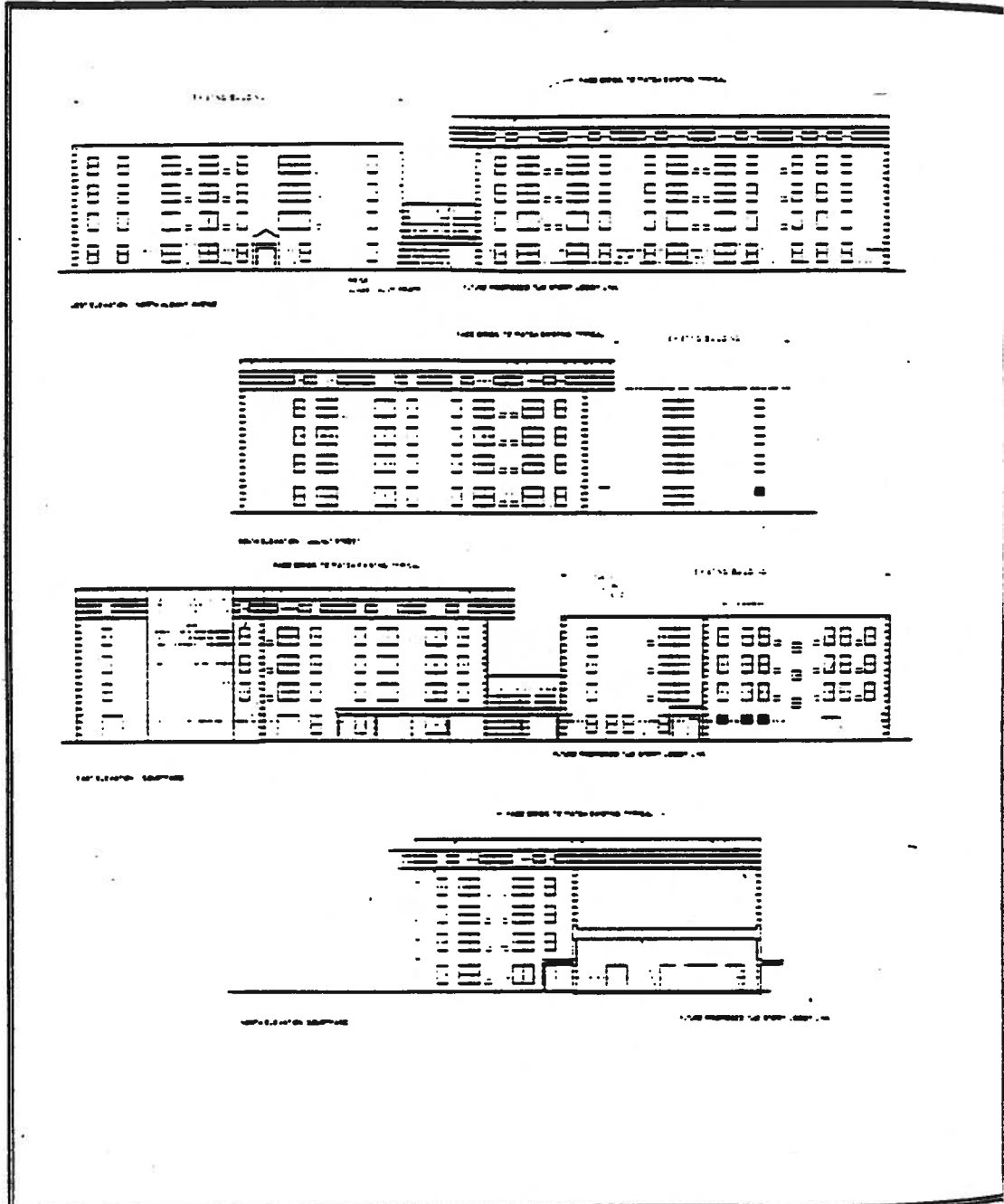
SCALE: 1" = 50'



SCALE: 1" = 50'	PROJECT: CATHOLIC CHARITIES HOUSING DEVELOPMENT CORP.	DRWG NO
DATE: 3.11.98	OZANAM VILLAGE APARTMENTS	
PROJ NO: 9702	N. ALBANY AVE & WALNUT ST., CHICAGO, IL	
REVISION: 2.12.16.98	DESCRIPTION: RESIDENTIAL PLANNED DEVELOPMENT	PDSK-04
	SITE PLAN	
INTERACTIVE DESIGN, INC.	308 WEST ERIE CHICAGO ILLINOIS 60610	TELE 312.482.8866 FAX 312.482.99

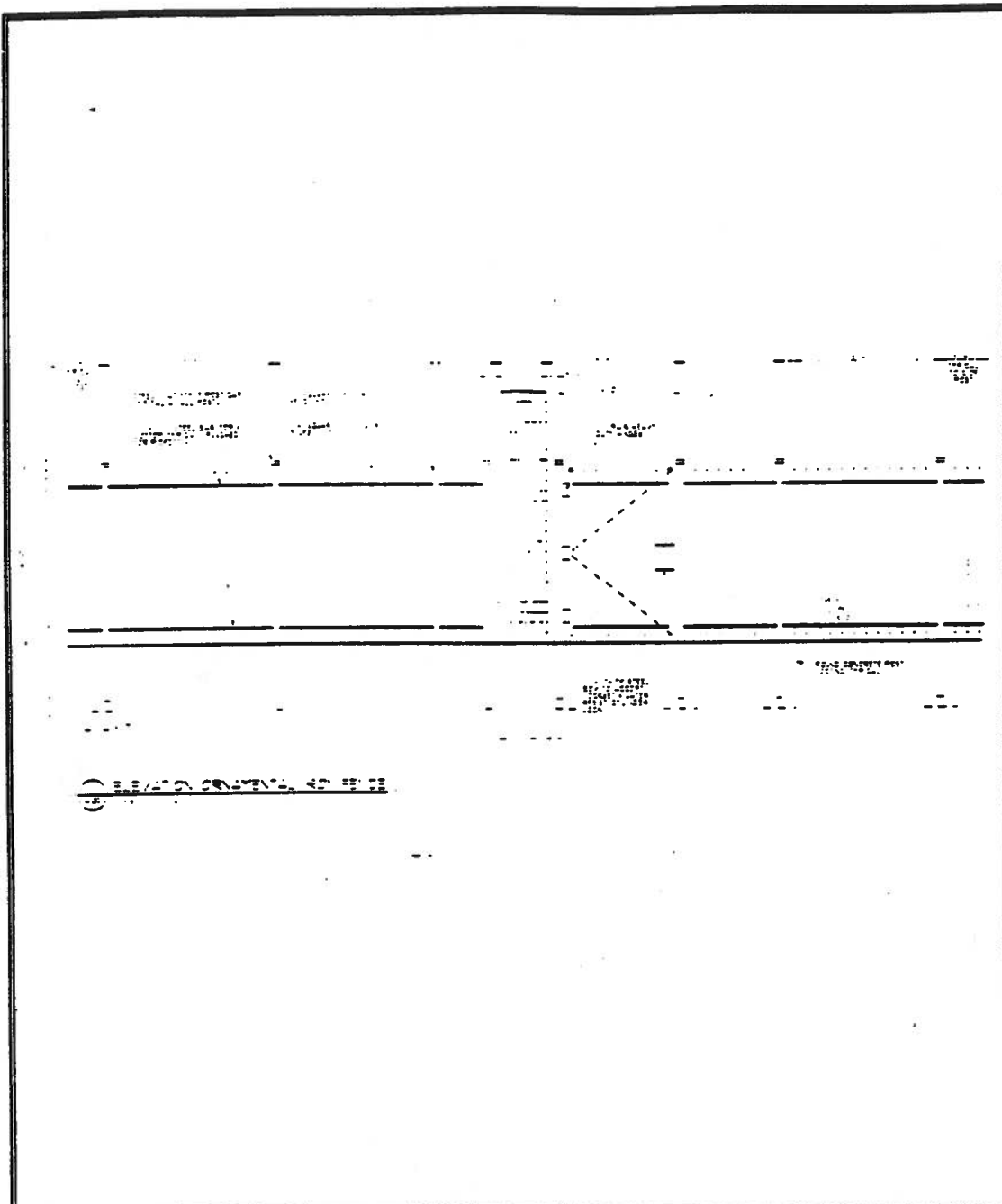


Building Elevations.  
(Page 1 of 2)



SCALE: 1" = 40'	PROJECT: CATHOLIC CHARITIES HOUSING DEVELOPMENT CORP.	DRWG NO
DATE: 3.11.98	OZANAM VILLAGE APARTMENTS	
PROJ NO: 9702	N. ALBANY AVE & WALNUT ST., CHICAGO, IL	
REVISION: 2:12.16.98	DESCRIPTION: RESIDENTIAL PLANNED DEVELOPMENT	PDSK-06
	BUILDING ELEVATIONS	
INTERACTIVE DESIGN, INC.	308 WEST ERIE CHICAGO ILLINOIS 60610	TELE. 312.482.8866 FAX 312.482.9904

Building Elevations.  
(Page 2 of 2)



SCALE: not to scale	PROJECT: CATHOLIC CHARITIES HOUSING DEVELOPMENT CORP.	DRWG NO.
DATE: 4.98	OZANAM VILLAGE APARTMENTS	PDSK-07
PROJ NO: 9702	N ALBANY AVE & WALNUT ST., CHICAGO, IL	
REVISION: 2 (12.16.98)	DESCRIPTION: ELEVATION - ORNAMENTAL IRON FENCE	
INTERACTIVE DESIGN INC. 308 WEST ERIE CHICAGO, ILLINOIS 60610		TELE. 312.482.8866 FAX 312.482.9904