



November 29, 2001

Mr. Mark R. Jones
Environ
401 West Superior
Chicago, IL 60610

Re: St. Ailbe Love Apartments 9240 S. Kimbark Street - Phase II - Request
for a minor change to Residential Planned Development No. 642

Dear Mr. Jones:

Please be advised that your request for a minor change to Residential Planned Development No. 642 on behalf of Ailbe Senior Housing as 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 RPD No. 642.

Specifically, you are requesting modification to the landscape plan along 92nd Street.

The approved Landscape Plan indicated a grass parkway with 4 shade trees and a new 5' wide sidewalk along the back of curb. Naylor Pipe Company is located on the north side of 92nd Street with truck access. The requested modification is to provide a depressed curb with pavement from the back of curb to St. Ailbes property line to provide sufficient access for Naylor Pipe's trucks to maneuver into their loading dock. The 4 required shade trees will be installed immediately South of St. Ailbe's property line. A letter has been received from Naylor Pipe Company indicating support of the requested modification.

With regard to your request, the Department of Planning and Development has determined that the requested modification constitutes a minor change and will not impact the overall plan as approved. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, your request as outlined above is hereby deemed approved.

Very truly yours,

Alicia Mazur Berg
Commissioner

Cc: Ed Kus, Jack Swenson, Phillip Levin, Mike Marmo, Ron Daye

Mayor of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Alicia Mazur Berg
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)

<http://www.cityofchicago.org>



~~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 22-D.

(As Amended)

(Application Number 12779) RPD 642, 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 the M1-2 Restricted Manufacturing District symbols and indications shown on Map 22-D in the area bounded by:

East 92nd Street; a line 165 feet north of East 93rd Street; the centerline of the alley next west of and parallel to South Kimbark Avenue; and South Kimbark Avenue,

to those of an R4 General Residence District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications shown on Map 22-D as described above and the Residential Planned Development Number 642 symbols and indications shown on Map 22-D to those of Residential Planned Development Number 642, as amended, 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 Number 642, as amended, attached hereto and to no others.

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 reads as follows:

Residential Planned Development Number 642, As Amended.

Plan Of Development Statements.

1. The area delineated herein as a Residential Planned Development Number 642, as amended (the "Planned Development") consists of approximately one hundred sixty-two thousand seven hundred (162,700) square feet (approximately three and seventy-four hundredths (3.74) 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, Ailbe Senior Housing Corporation and the City of Chicago.
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 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; an Alley

Vacation Plan; and Building Elevations prepared by Environ, Inc., dated October 14, 1999. 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 Residential Planned Development Number 642, as amended: multi-family dwellings, day care facilities, 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 will 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. A minimum of four percent (4%) 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 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.
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, Refrigerating 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 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 Residential Planned Development Number 642 and M1-2 Restricted Manufacturing District classifications.

[Existing Zoning Map; Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Existing Land-Use Map; Site Plan; Landscape Plan; Alley Vacation Plan; and Building Elevation Drawing referred to in these Plan of Development Statements printed on pages 21989 through 21995 of this Journal.]

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

Residential Planned Development Number 642, As Amended

Bulk Regulations And Data Table.

Gross Site Area = Net Site Area + Area Remaining in Public Right-of-Way.

Phase I: 86,544.43 square feet (± 1.99 acres) = 56,526.96 square feet (± 1.30 acres) + 30,017.47 square feet (± 0.69 acres)

Phase II: 76,156 square feet (± 1.75 acres) = 53,772 square feet (± 1.234 acres) + 22,384 square feet (± 0.514 acres)

Total: 162,700.43 square feet (± 3.74 acres) = 110,298.96 square feet (± 2.534 acres) + 52,401.47 square feet (± 1.24 acres)

Maximum Permitted Floor Area Ratio:	1.35.
Maximum Number of Dwelling Units:	Phase I: 77 units. Phase II: 76 units.
Minimum Setbacks From Property Line:	In accordance with the Site Plan.
Maximum Percentage of Site Coverage:	In accordance with the Site Plan.
Minimum Number of Off-Street Parking:	52 spaces.

Minimum Number of Off-Street Loading Berths:

1 berth.

Maximum Building Height:

In accordance with Building Elevations.

*Reclassification Of Area Shown On Map Number 24-F.
(Application Number A-4147)*

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 Number 24-F in the area bounded by:

West 100th Street; the alley next east of and parallel to South Halsted Street; a line 148 feet south of West 100th Street; and South Halsted Street,

to those of a C1-1 Restricted Commercial 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.

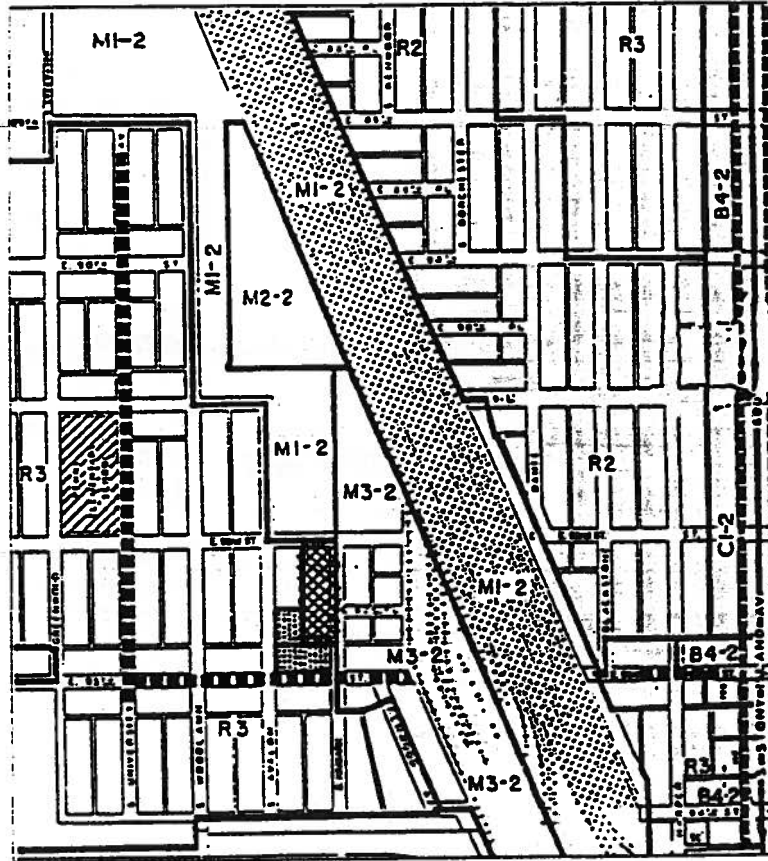
*Reclassification Of Area Shown On Map Number 32-E.
(Application Number A-4220)*

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






(Continued on page 21996)

Existing Zoning Map.

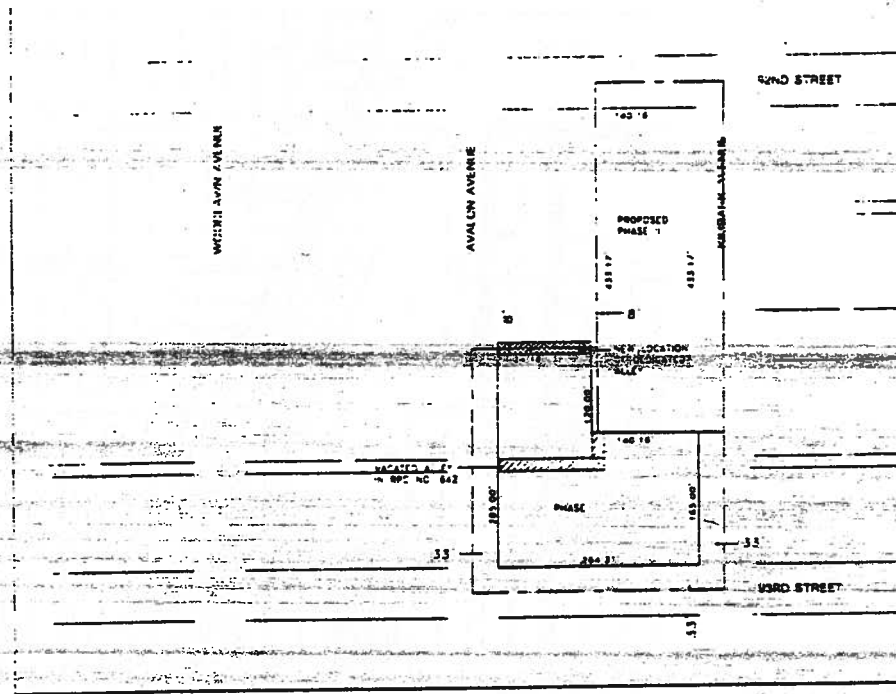
RESIDENTIAL PLANNED DEVELOPMENT No. 642, AS AMENDED
EXISTING ZONING MAP



LEGEND

-  PLANNED DEVELOPEMENT NO. 642
-  PROPOSED AMENDMENT TO RPD NO. 642
-  PUBLIC FACILITIES
-  PREFERRED STREETS
-  ZONING DISTRICT BOUNDARY

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



LEGEND

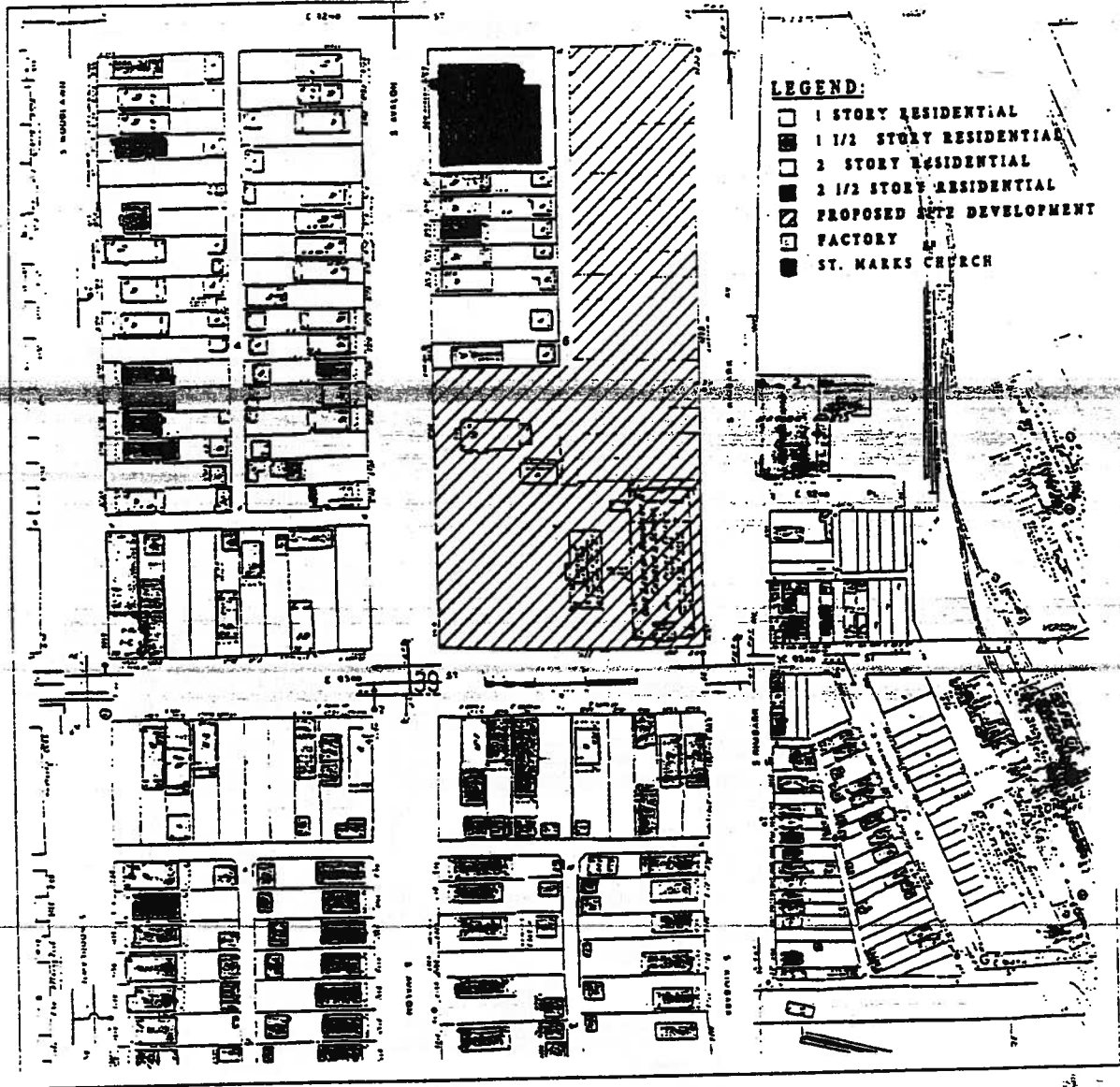
- PLANNED DEVELOPEMENT BOUNDARY
- VACATED ALLEY IN RPD NO. 642
- ▨ NEW LOCATION OF DEDICATED ALLEY

APPLICANT.
ADDRESS.
DATE

Ailbe Senior Housing Corporation
721 North LaSalle Street
Chicago, Illinois 60610
July 9, 1999 Revised: October 14, 1999

Scale: As Noted
Sheet 2 of 13

Existing Land-Use Map.

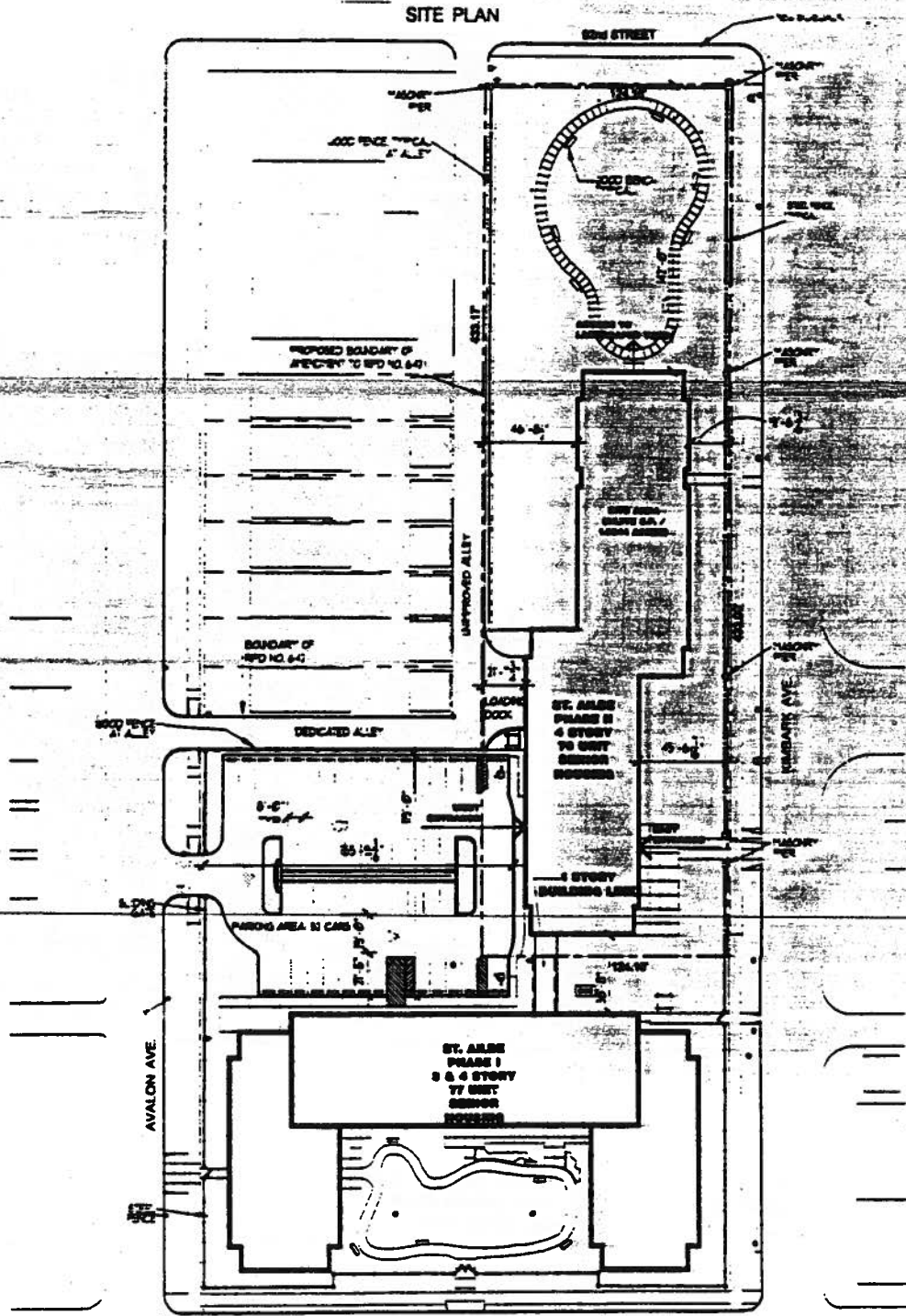


APPLICANT:
ADDRESS:
DATE:

Ailbe Senior Housing Corporation
721 North LaSalle Street
Chicago, Illinois 60610
July 9, 1999 Revised: October 14, 1999

Not to Scale
Sheet 1 of 13

Site Plan.



APPLICANT:
 ADDRESS:
 DATE:

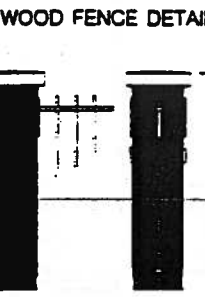
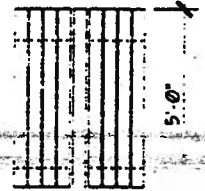
Ailbe Senior Housing Corporation
 721 North LaSalle Street
 Chicago, Illinois 60610
 July 9, 1999 Revised: September 23, 1999 Revised: October 14, 1999



Scale: 1" = 70'-0"
 Sheet 5 of 13

Landscape Plan.

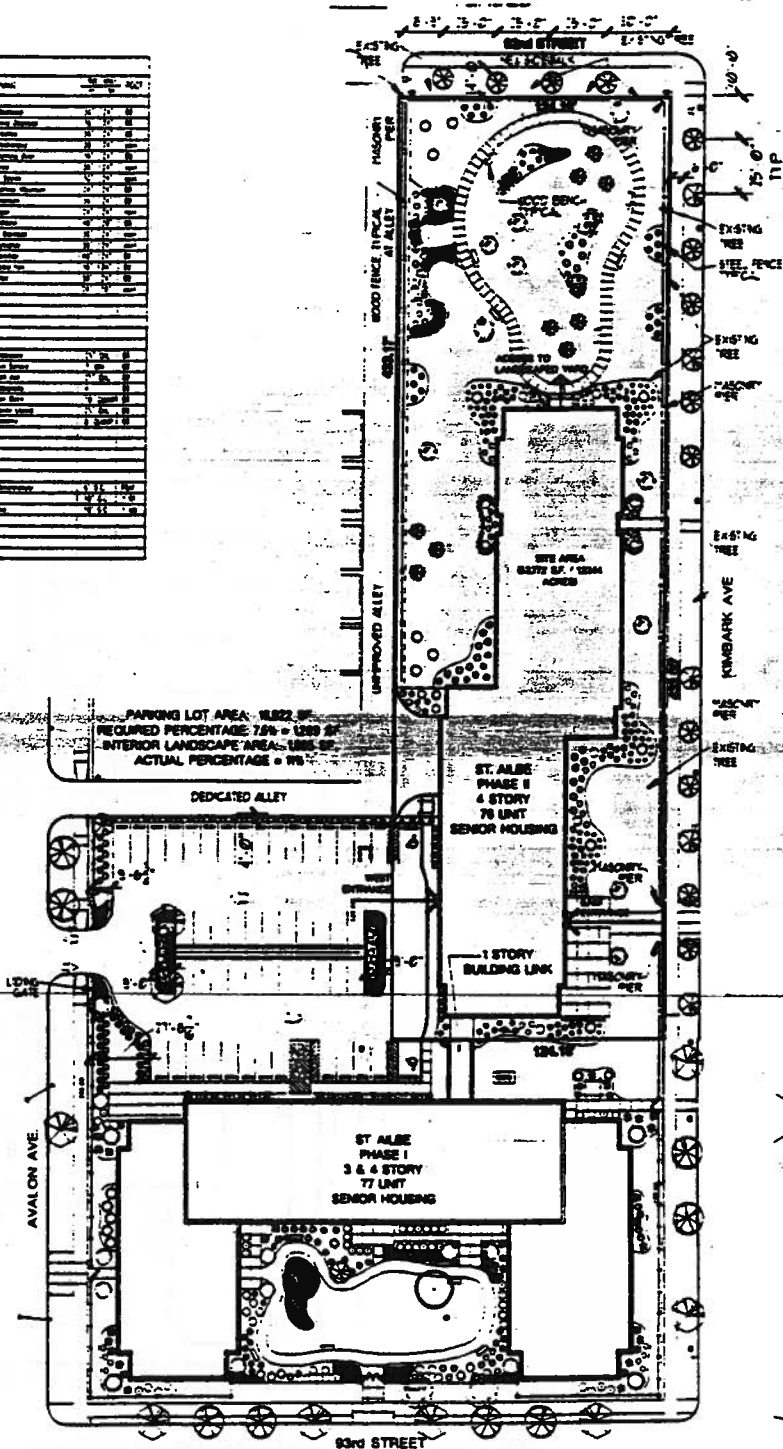
NO.	AMT	PLANT	NO.	AMT	PLANT
1	100	SPRING BLOSSOM	11	100	SPRING BLOSSOM
2	100	SPRING BLOSSOM	12	100	SPRING BLOSSOM
3	100	SPRING BLOSSOM	13	100	SPRING BLOSSOM
4	100	SPRING BLOSSOM	14	100	SPRING BLOSSOM
5	100	SPRING BLOSSOM	15	100	SPRING BLOSSOM
6	100	SPRING BLOSSOM	16	100	SPRING BLOSSOM
7	100	SPRING BLOSSOM	17	100	SPRING BLOSSOM
8	100	SPRING BLOSSOM	18	100	SPRING BLOSSOM
9	100	SPRING BLOSSOM	19	100	SPRING BLOSSOM
10	100	SPRING BLOSSOM	20	100	SPRING BLOSSOM
11	100	SPRING BLOSSOM	21	100	SPRING BLOSSOM
12	100	SPRING BLOSSOM	22	100	SPRING BLOSSOM
13	100	SPRING BLOSSOM	23	100	SPRING BLOSSOM
14	100	SPRING BLOSSOM	24	100	SPRING BLOSSOM
15	100	SPRING BLOSSOM	25	100	SPRING BLOSSOM
16	100	SPRING BLOSSOM	26	100	SPRING BLOSSOM
17	100	SPRING BLOSSOM	27	100	SPRING BLOSSOM
18	100	SPRING BLOSSOM	28	100	SPRING BLOSSOM
19	100	SPRING BLOSSOM	29	100	SPRING BLOSSOM
20	100	SPRING BLOSSOM	30	100	SPRING BLOSSOM
21	100	SPRING BLOSSOM	31	100	SPRING BLOSSOM
22	100	SPRING BLOSSOM	32	100	SPRING BLOSSOM
23	100	SPRING BLOSSOM	33	100	SPRING BLOSSOM
24	100	SPRING BLOSSOM	34	100	SPRING BLOSSOM
25	100	SPRING BLOSSOM	35	100	SPRING BLOSSOM
26	100	SPRING BLOSSOM	36	100	SPRING BLOSSOM
27	100	SPRING BLOSSOM	37	100	SPRING BLOSSOM
28	100	SPRING BLOSSOM	38	100	SPRING BLOSSOM
29	100	SPRING BLOSSOM	39	100	SPRING BLOSSOM
30	100	SPRING BLOSSOM	40	100	SPRING BLOSSOM
31	100	SPRING BLOSSOM	41	100	SPRING BLOSSOM
32	100	SPRING BLOSSOM	42	100	SPRING BLOSSOM
33	100	SPRING BLOSSOM	43	100	SPRING BLOSSOM
34	100	SPRING BLOSSOM	44	100	SPRING BLOSSOM
35	100	SPRING BLOSSOM	45	100	SPRING BLOSSOM
36	100	SPRING BLOSSOM	46	100	SPRING BLOSSOM
37	100	SPRING BLOSSOM	47	100	SPRING BLOSSOM
38	100	SPRING BLOSSOM	48	100	SPRING BLOSSOM
39	100	SPRING BLOSSOM	49	100	SPRING BLOSSOM
40	100	SPRING BLOSSOM	50	100	SPRING BLOSSOM
41	100	SPRING BLOSSOM	51	100	SPRING BLOSSOM
42	100	SPRING BLOSSOM	52	100	SPRING BLOSSOM
43	100	SPRING BLOSSOM	53	100	SPRING BLOSSOM
44	100	SPRING BLOSSOM	54	100	SPRING BLOSSOM
45	100	SPRING BLOSSOM	55	100	SPRING BLOSSOM
46	100	SPRING BLOSSOM	56	100	SPRING BLOSSOM
47	100	SPRING BLOSSOM	57	100	SPRING BLOSSOM
48	100	SPRING BLOSSOM	58	100	SPRING BLOSSOM
49	100	SPRING BLOSSOM	59	100	SPRING BLOSSOM
50	100	SPRING BLOSSOM	60	100	SPRING BLOSSOM
51	100	SPRING BLOSSOM	61	100	SPRING BLOSSOM
52	100	SPRING BLOSSOM	62	100	SPRING BLOSSOM
53	100	SPRING BLOSSOM	63	100	SPRING BLOSSOM
54	100	SPRING BLOSSOM	64	100	SPRING BLOSSOM
55	100	SPRING BLOSSOM	65	100	SPRING BLOSSOM
56	100	SPRING BLOSSOM	66	100	SPRING BLOSSOM
57	100	SPRING BLOSSOM	67	100	SPRING BLOSSOM
58	100	SPRING BLOSSOM	68	100	SPRING BLOSSOM
59	100	SPRING BLOSSOM	69	100	SPRING BLOSSOM
60	100	SPRING BLOSSOM	70	100	SPRING BLOSSOM
61	100	SPRING BLOSSOM	71	100	SPRING BLOSSOM
62	100	SPRING BLOSSOM	72	100	SPRING BLOSSOM
63	100	SPRING BLOSSOM	73	100	SPRING BLOSSOM
64	100	SPRING BLOSSOM	74	100	SPRING BLOSSOM
65	100	SPRING BLOSSOM	75	100	SPRING BLOSSOM
66	100	SPRING BLOSSOM	76	100	SPRING BLOSSOM
67	100	SPRING BLOSSOM	77	100	SPRING BLOSSOM
68	100	SPRING BLOSSOM	78	100	SPRING BLOSSOM
69	100	SPRING BLOSSOM	79	100	SPRING BLOSSOM
70	100	SPRING BLOSSOM	80	100	SPRING BLOSSOM
71	100	SPRING BLOSSOM	81	100	SPRING BLOSSOM
72	100	SPRING BLOSSOM	82	100	SPRING BLOSSOM
73	100	SPRING BLOSSOM	83	100	SPRING BLOSSOM
74	100	SPRING BLOSSOM	84	100	SPRING BLOSSOM
75	100	SPRING BLOSSOM	85	100	SPRING BLOSSOM
76	100	SPRING BLOSSOM	86	100	SPRING BLOSSOM
77	100	SPRING BLOSSOM	87	100	SPRING BLOSSOM
78	100	SPRING BLOSSOM	88	100	SPRING BLOSSOM
79	100	SPRING BLOSSOM	89	100	SPRING BLOSSOM
80	100	SPRING BLOSSOM	90	100	SPRING BLOSSOM
81	100	SPRING BLOSSOM	91	100	SPRING BLOSSOM
82	100	SPRING BLOSSOM	92	100	SPRING BLOSSOM
83	100	SPRING BLOSSOM	93	100	SPRING BLOSSOM
84	100	SPRING BLOSSOM	94	100	SPRING BLOSSOM
85	100	SPRING BLOSSOM	95	100	SPRING BLOSSOM
86	100	SPRING BLOSSOM	96	100	SPRING BLOSSOM
87	100	SPRING BLOSSOM	97	100	SPRING BLOSSOM
88	100	SPRING BLOSSOM	98	100	SPRING BLOSSOM
89	100	SPRING BLOSSOM	99	100	SPRING BLOSSOM
90	100	SPRING BLOSSOM	100	100	SPRING BLOSSOM



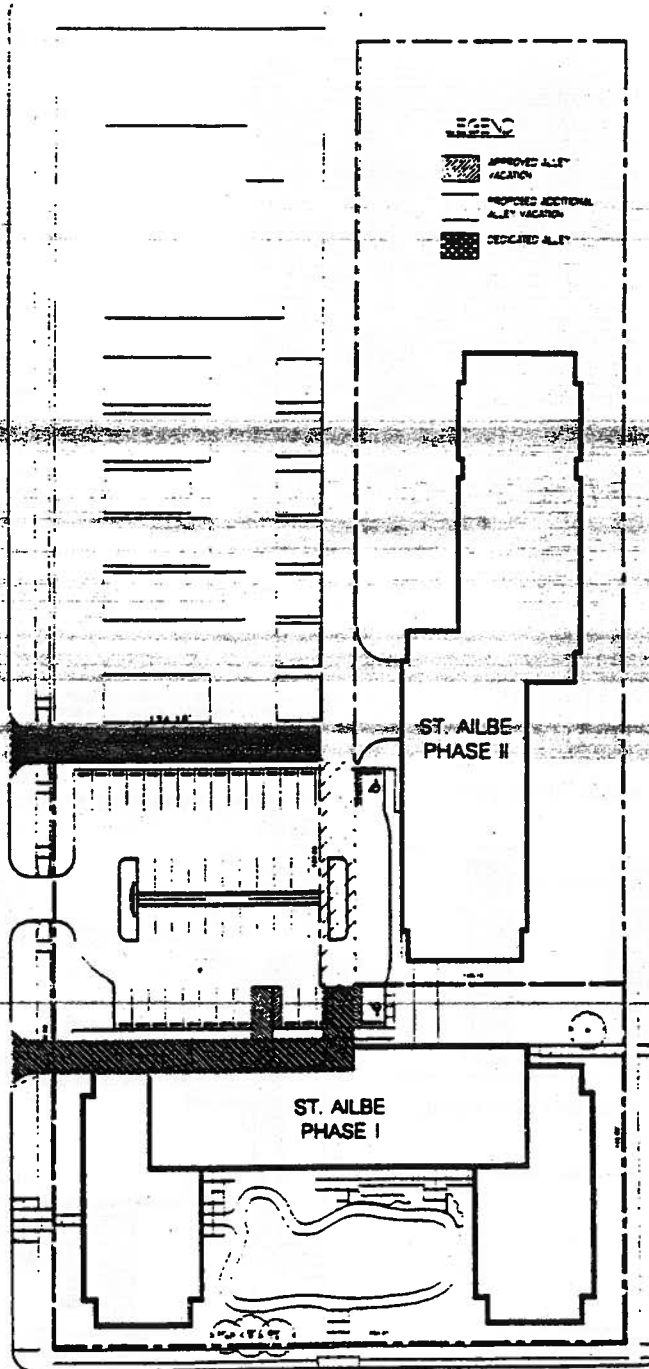
APPLICANT:
ADDRESS:
DATE:

Ailbe Senior Housing Corporation
721 North LaSalle Street
Chicago, Illinois 60610
July 9, 1999 Revised: September 23, 1999 Revised: October 14, 1999

Scale: 1" = 70'-0"
Sheet 6 of 13



Alley Vacation Plan.



APPLICANT:
ADDRESS:

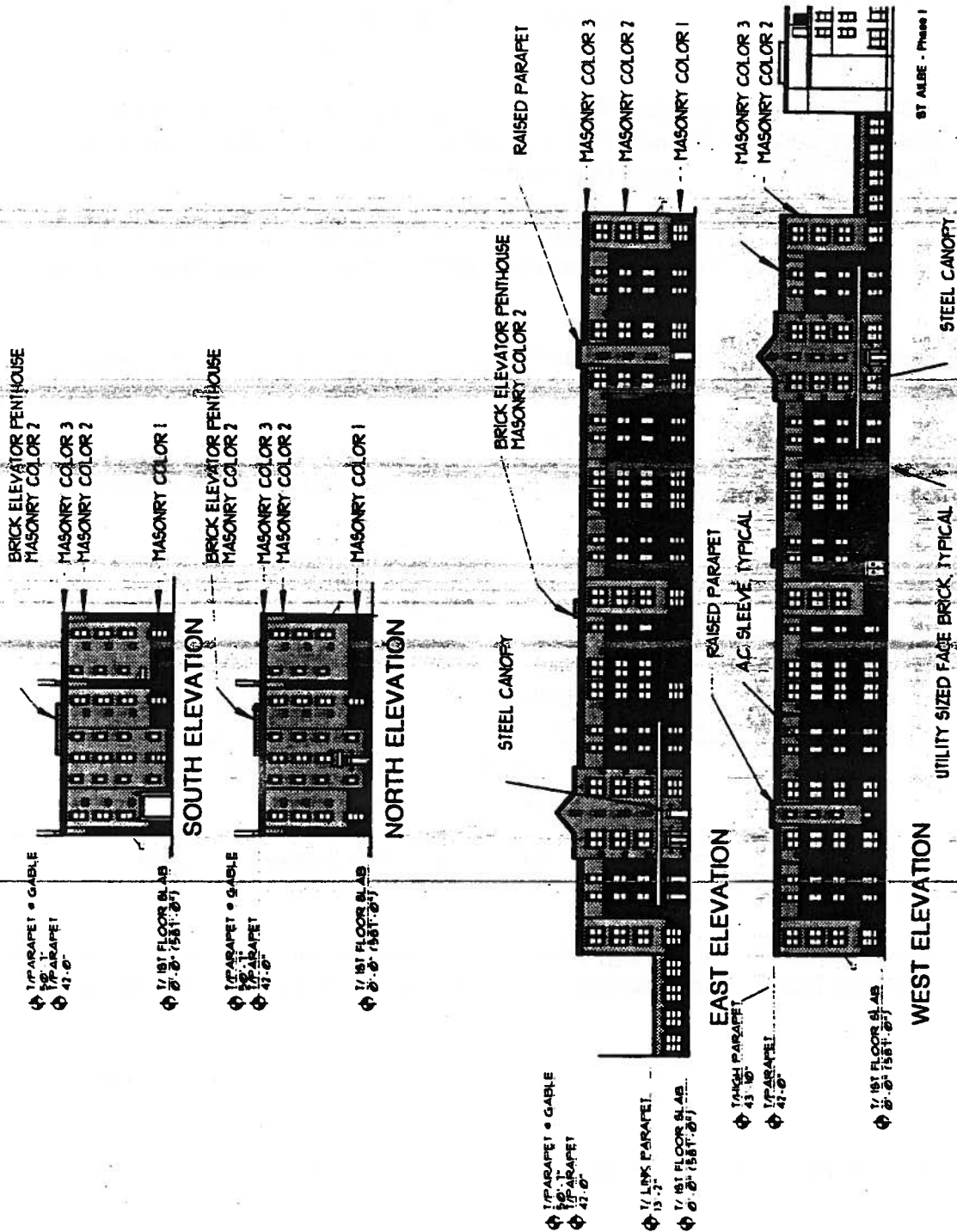
Ailbe Senior Housing Corporation
721 North LaSalle Street
Chicago, Illinois 60610

DATE:

July 9, 1999 Revised: October 14, 1999

Scale: 1" = 70'-0"
Sheet 3 of 13

Building Elevations.



APPLICANT: Ailbe Senior Housing Corporation
 ADDRESS: 721 North LaSalle Street
 Chicago, Illinois 60610
 DATE: July 9, 1999

Revised: September 23, 1999 Revised: October 14, 1999 Scale: T = 50'-0"

Sheet 7 of 13

(Continued from page 21988)

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the C2-1 General Commercial District symbols and indications as shown on Map Number 32-E in the area bounded by:

East 134th Street; the west line of the Chicago and Western Indiana Railroad right-of-way; the north shoreline of the Little Calumet River; and South Forest Avenue,

to those of an R2 Single-Family 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.

Action Deferred -- AMENDMENT OF CHICAGO ZONING
ORDINANCE BY RECLASSIFICATION OF AREA
SHOWN ON MAP NUMBER 13-H.
(Application Number A-4067)

(Committee Meeting Held November 30, 1999)

The Committee on Zoning submitted the following report which was, on motion of Alderman Banks and Alderman Schuller, *Deferred* and ordered published:

CHICAGO, December 15, 1999.

To the President and Members of the City Council:

Reporting for your Committee on Zoning, for which a meeting was held on November 30, 1999, I beg leave to recommend that Your Honorable Body pass various ordinances transmitted herewith for the purpose of reclassifying particular areas.

Reclassification Of Area Shown On Map Number 22-D.
(Application Number 12043)

12043 12043 12043
RPD 642

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing the M1-2 Restricted Manufacturing District and the R3 General Residence District symbols and indications as shown on Map Number 22-D in the area bounded by:

East 93rd Street; a line 285 feet north of East 93rd Street, between South Avalon Avenue and the centerline of the north/south alley running between and parallel to South Avalon Avenue and South Kimbark Avenue; the centerline of the aforesaid alley; a line 165 feet north of East 93rd Street, between the centerline of the aforesaid alley and South Kimbark Avenue; South Avalon Avenue; and South Kimbark Avenue,

to those of an R4 General Residence District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence district symbols and indications as shown on Map Number 22-D in the area bounded by:

East 93rd Street; a line 285 feet north of East 93rd Street, between South Avalon Avenue and the centerline of the north/south alley running between and parallel to South Avalon Avenue and South Kimbark Avenue; the centerline of the aforesaid alley; a line 165 feet north of East 93rd Street, between the centerline of the aforesaid alley and South Kimbark Avenue; South Avalon Avenue; and South Kimbark 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 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 Number 642.**Plan Of Development Statements.*

1. The area delineated herein as a Residential Planned Development (the "Planned Development") consists of approximately fifty-six thousand five hundred twenty-seven (56,527) square feet (approximately one and three-tenths (1.3) 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, Ailbe Senior Housing 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 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 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 Environ, Inc., dated June 12, 1997. 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, day care facilities, 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 will 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 four percent (4%) 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 buildings, 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 right-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 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 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 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 with 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 provision of this section, then the zoning of the Property shall automatically revert to its pre-existing R3 General Residence District and M1-2 Restricted Manufacturing District classifications.

[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 50577 through 50583 of this Journal.]

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

Residential Planned Development Number 642.

Bulk Regulations And Data Table.

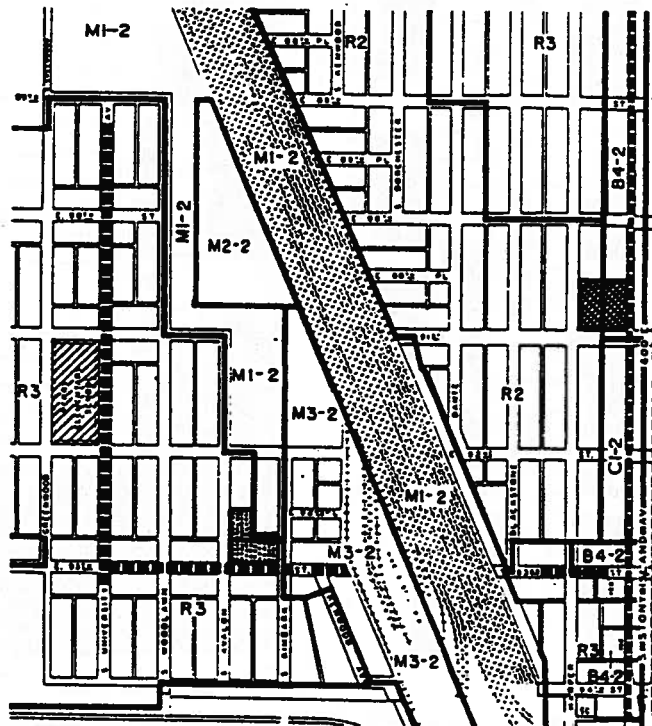
Gross Site Area, $\pm 86,544.43$ square feet (± 1.99 acres) = Net Site Area, $\pm 56,526.96$ square feet (± 1.30 acres) + Area Remaining in Public Right-of-Way, $\pm 30,017.47$ square feet ($\pm .69$ acres).

Maximum Permitted Floor Area Ratio:	1.35.
Maximum Number of Dwelling Units:	77 units.
Minimum Setbacks From Property Line:	In accordance with the Site Plan.
Maximum Percentage of Site Coverage:	In accordance with the Site Plan.
Minimum Number of Off-Street Parking:	27 spaces.
Minimum Number of Off-Street Loading Berths:	1 berth.
Maximum Building Height:	In accordance with the Building Elevation.




Existing Zoning Map.

RESIDENTIAL PLANNED DEVELOPMENT NO.

EXISTING ZONING MAP



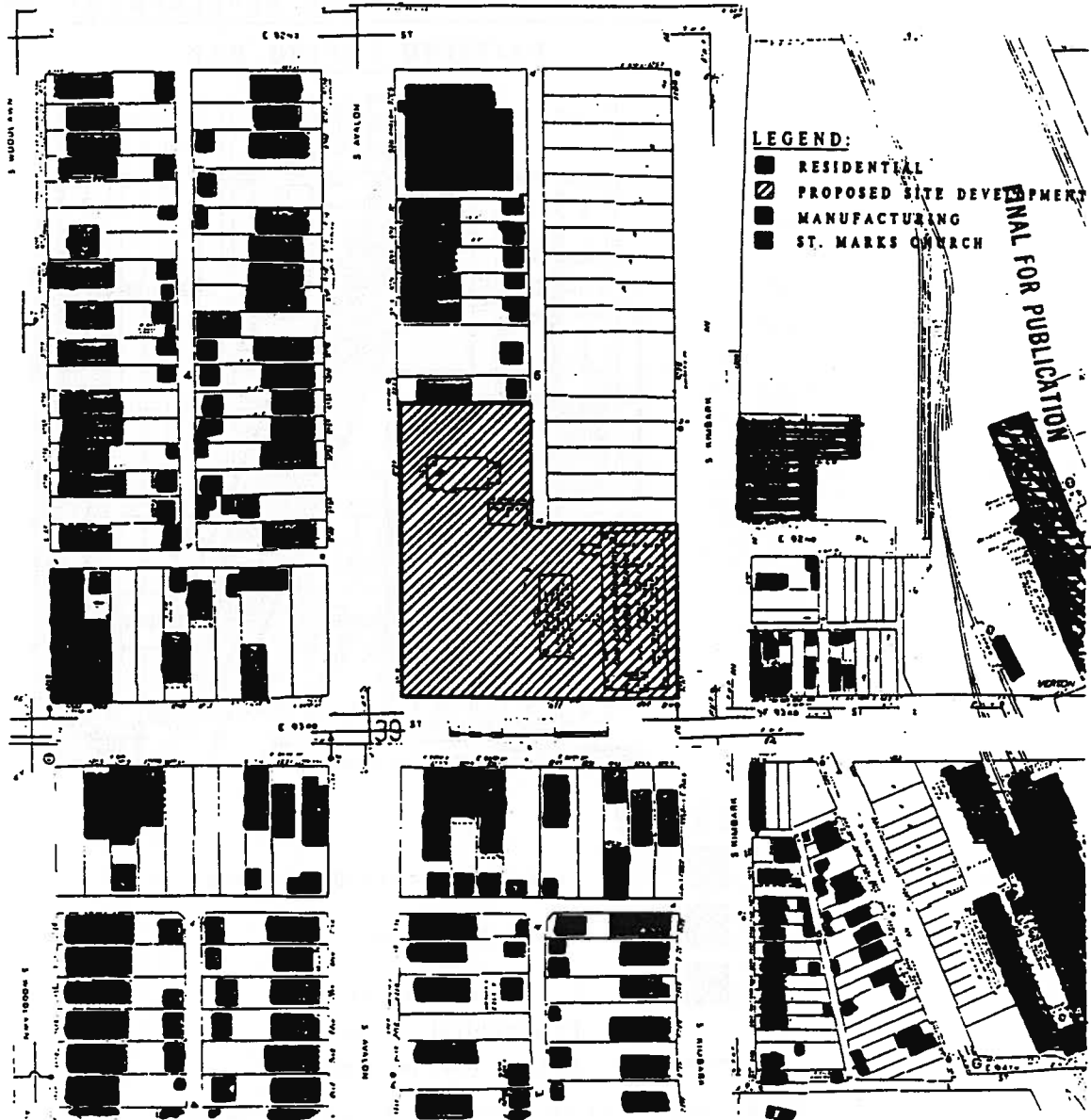
LEGEND

-  Proposed Planned Development
-  Public Facilities
-  St. Ailbe's Church
- Preferential Streets
- Zoning District Boundary

APPLICANT: Ailbe Senior Housing Corporation
 ADDRESS: 721 North LaSalle Street
 Chicago, Illinois 60610
 DATE: March 6, 1997
 REVISED: June 12, 1997

Existing Land-Use Map.

RESIDENTIAL PLANNED DEVELOPMENT NO:
EXISTING LAND USE MAP

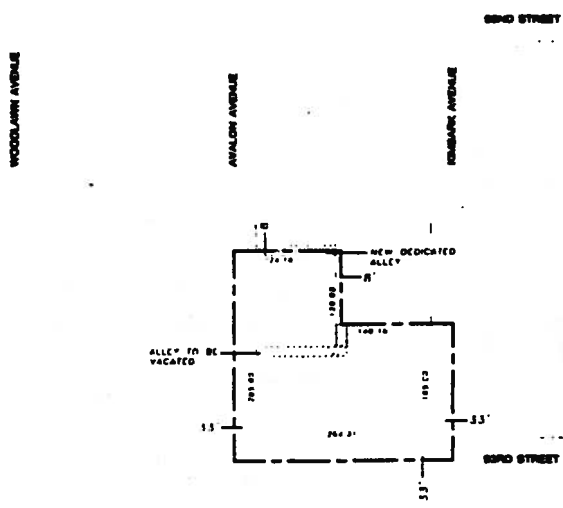


APPLICANT: Ailbe Senior Housing Corporation
 ADDRESS: 721 North LaSalle Street
 Chicago, Illinois 60610
 DATE: March 6, 1997
 REVISED: June 12, 1997



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

RESIDENTIAL PLANNED DEVELOPMENT NO.

PLANNED DEVELOPMENT BOUNDARY, PROPERTY LINE,
AND RIGHT OF WAY ADJUSTMENT MAP



LEGEND

- Planned Development Boundary
-  To Be Vacated Alley
-  To Be Dedicated Alley

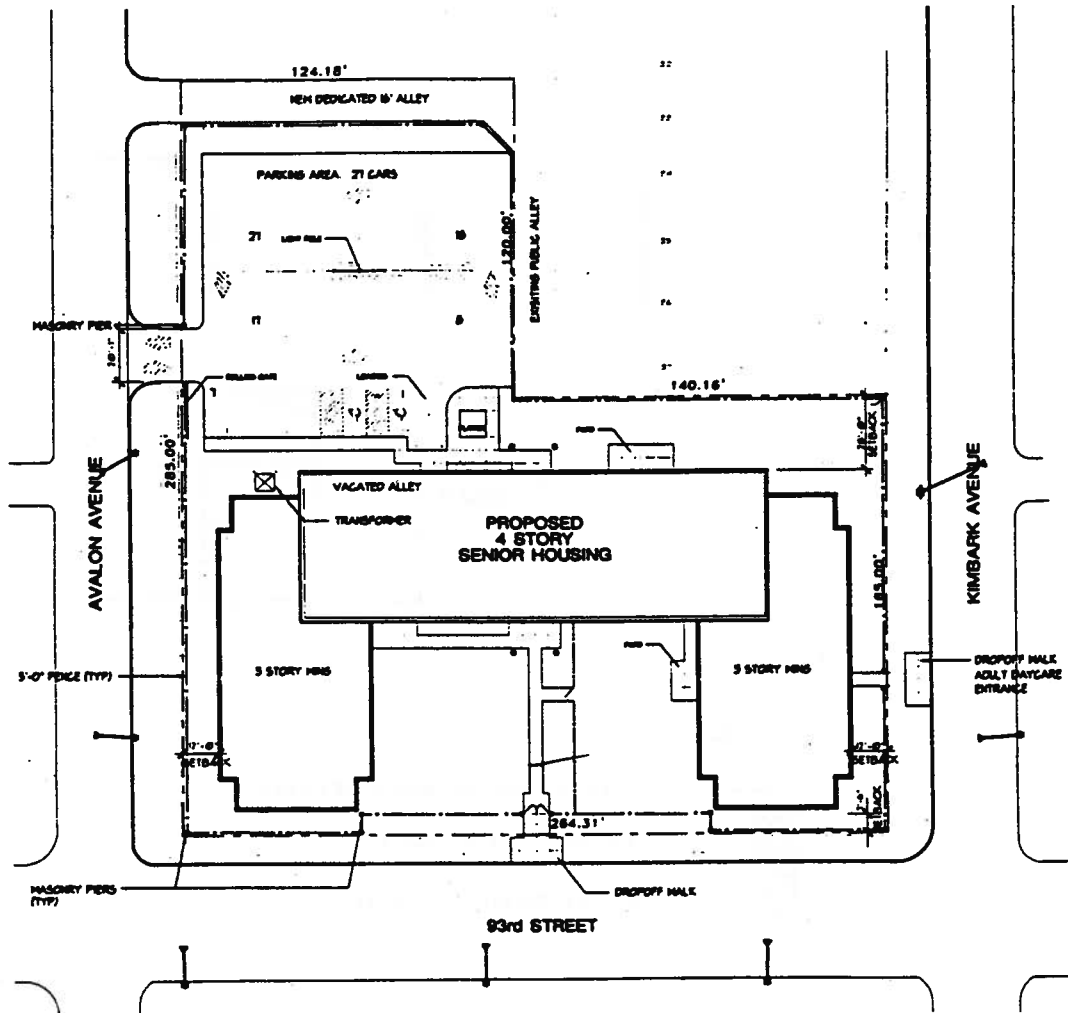
APPLICANT: Ailbe Senior Housing Corporation
 ADDRESS: 721 North LaSalle Street
 Chicago, Illinois 60610
 DATE: March 6, 1997
 REVISED: June 12, 1997

NORTH

 SCALE: 1"=200'-0"

Site Plan.

RESIDENTIAL PLANNED DEVELOPMENT NO.
SITE PLAN



APPLICANT: Ailbe Senior Housing Corporation
 ADDRESS: 721 North LaSalle Street
 Chicago, Illinois 60610
 DATE: March 6, 1997
 REVISED: June 12, 1997

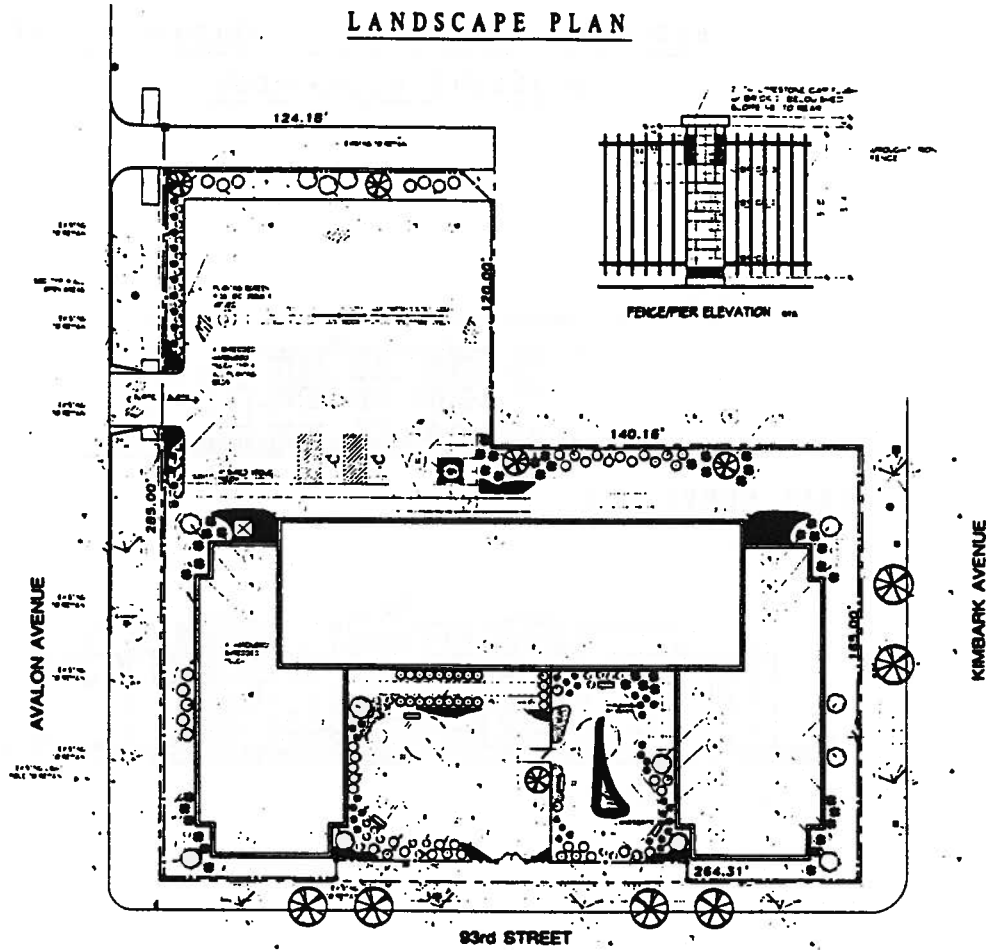
NORTH

 SCALE: 1"=50'-0"

Landscape Plan.

RESIDENTIAL PLANNED DEVELOPMENT NO.

LANDSCAPE PLAN



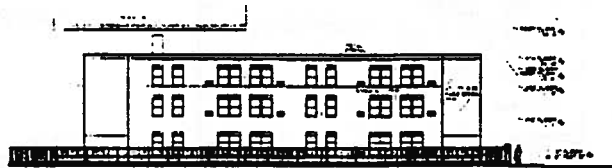
APPLICANT: Ailbe Senior Housing Corporation
 ADDRESS: 721 North LaSalle Street
 Chicago, Illinois 60610
 DATE: March 6, 1997
 REVISED: June 12, 1997

NORTH

 SCALE: 1"=50'-0"

Building Elevations.
(Page 1 of 2)

RESIDENTIAL PLANNED DEVELOPMENT NO.
BUILDING ELEVATIONS



WEST ELEVATION



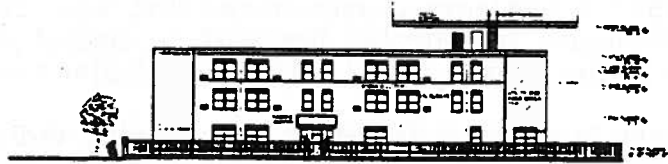
SOUTH ELEVATION

APPLICANT: Ailbe Senior Housing Corporation
ADDRESS: 721 North LaSalle Street
Chicago, Illinois 60610
DATE: March 6, 1997
June 12, 1997

SCALE: 1"=40'-0"

Building Elevations.
(Page 2 of 2)

RESIDENTIAL PLANNED DEVELOPMENT NO.
BUILDING ELEVATIONS



EAST ELEVATION



NORTH ELEVATION

APPLICANT: Ailbe Senior Housing Corporation
ADDRESS: 721 North LaSalle Street
Chicago, Illinois 60610
DATE: March 6, 1997
June 12, 1997

SCALE: 1"=40'-0"

AMENDMENT OF CHICAGO ZONING ORDINANCE BY
RECLASSIFICATION OF AREAS SHOWN ON
MAP NUMBERS 3-F, 5-1, 7-H, 7-J AND 11-I.

The Committee on Zoning submitted the following report:

CHICAGO, July 30, 1997.

To the President and Members of the City Council:

Reporting for your Committee on Zoning, for which a meeting was held on July 29, 1997, 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 nine ordinances which were corrected and amended in their corrected form. They are Application Numbers MA-40, 12099, A-3524, 12124, A-3732, 11899, 12012, 12069 and 12043.

Application Number 12126 failed to meet the committee's approval and was voted on with a "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, William J. P. Banks, abstained from voting on Application Numbers 12119, 12131, 12122, 12096 and A-3727.

At this time, I, along with Alderman Ed Smith, move that this report be deferred and published with the exception of twenty-six applications for which I request immediate passage because time is of the essence. They are Application Numbers 12109, 12104, A-3524, 12119, 12131, 12122, 12096, MA-40, MA-41, 12124, 12107, A-3727, A-3749, 12095, 12132, 12098, 12133, 12125, A-3772, 12073, 12043, 12105, 11899, A-3718, 12012 and 12069.

Again, please note that I abstain from voting on Application Numbers 12119, 12131, 12122, 12096 and A-3727.

Respectfully submitted,

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