



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

August 28, 2024

Tyler Manic  
Schain Banks  
70 W. Madison St.  
Chicago, IL 60602

**Re: PD 149, Subarea A, Revised Site plan approval for a proposed 14 unit building at 1837-1843 N. Dayton St.**

Dear Mr. Manic:

Please be advised that your request for site plan approval within Residential Planned Development No. 149 ("PD 149"), Subarea A, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

Your client owns the subject property at 1837-1843 N. Dayton St. and on April 25, 2024, site plan approval was granted for a proposed four-story plus basement, 14-unit residential building. Since that time, the owner has reconfigured the internal stairs which caused a change in the unit layouts, including a change in window placement. Three garage doors have been consolidated into a single door, and rooftop decks and stair enclosures have been added. Pursuant to Statement No. 15, the building will comply with the City's Sustainability requirement. In lieu of the previously approved 50% green roof and building certification, the owner will meet the current requirement of achieving 100 points through various sustainability strategies, thereby exceeding the previously approved requirements.

We have reviewed the drawings and exhibits submitted. The attached: Site Plan, Basement Demising Plan, First Floor Demising Plan, Typical Floor (2 and 3) Demising Plan, Fourth Floor Demising Plan, Roof Plan, West, East, South and North Elevations, and West and East Recessed Elevations are in accordance with and satisfy the requirements of PD 149. Therefore, this revised site plan is hereby approved.

Sincerely,

Patrick Murphey  
Zoning Administrator

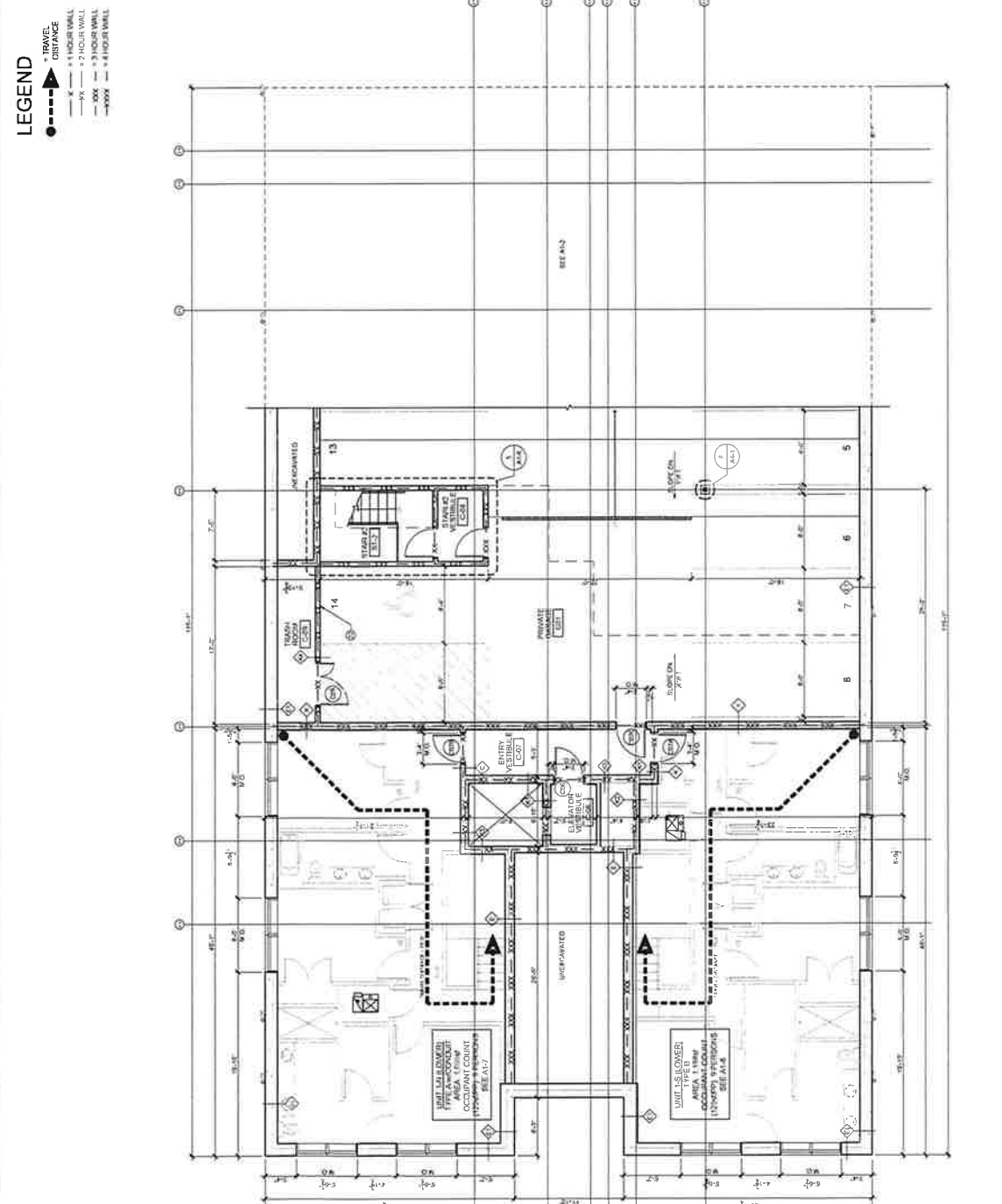
PM:tm

C: Noah Szafraniec, Mike Marmo, Janice Hill, Brad Roback, Main file



**LEGEND**

- TRAVEL DISTANCE
- ELEVATED SHWFT
- 1 HOUR WALL
- 2 HOUR WALL
- 3 HOUR WALL
- 4 HOUR WALL
- ELECTRICAL METERS
- UTILITY RIM
- MECHANICAL EQUIPMENT
- PROVIDE GRAY NOT FOR WASHING MACHINE AND RECESSED VENT BOX
- ROOMS INCLUDING RECESSING EXISTING MODULES OR EXISTING
- CUSTOM MURDER SHOWER PAN
- 1/2" MIN METAL GUARDRAIL - TYPICAL TO BE 4" AFF
- TEMPERED CLASS GUARDRAIL - TYPICAL TO BE 4" AFF
- 1/2" MIN METAL GUARDRAIL - TYPICAL TO BE 4" AFF
- DOWNHILL
- UPHILL
- UPHILL ALUM CORING
- 1/2" MIN METAL GUARDRAIL - TYPICAL TO BE 4" AFF
- FULLY ADHESIVE SINGLE-PLY WOODFIBER REINFORCED POLYESTER FIBER GLASS SURFACE
- MECHANICAL EQUIPMENT
- MECHANICAL EQUIPMENT ON ADJUSTABLE JACKS
- OVERHUNG ROOF
- WALL MOUNTED DUAL LEVEL 2TV CHARGING STATION
- WALL MOUNTED ACCESSIBLE CAR CHARGING STATION
- ROOF SINKET - PITCH 1/4" / 1"
- CTA DIGITAL DISPLAY
- METAL STAIR AND RAILINGS - SEE A3.3



1. ALL INTERIOR WALL AND CEILING FINISHES SHALL BE CLASS 1 FINISH WITH A FLAME RATING OF 0-25

2. FLOOR FINISHES SHALL BE CLASS 1 FINISH WITH A FLAME RATING OF 0-25 OR BETTER

1839-41 NORTH DAYTON ST.

CHICAGO, IL

A1-1

1839-41 NORTH DAYTON ST. CHICAGO, IL

COMPASS CONSULTING

ARCHITECTS

1839-41 NORTH DAYTON ST. CHICAGO, IL

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1839-41 NORTH DAYTON ST. CHICAGO, IL























DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

April 25, 2024

Tyler Manic  
Schain Banks  
70 W. Madison St., Suite 5400  
Chicago, IL 60602

**Re: PD 149, Subarea A, Site plan approval for a proposed 4-story, 14 unit building at 1837-1843 N. Dayton St.**

Dear Mr. Manic:

Please be advised that your request for site plan approval within Residential Planned Development No. 149 ("PD 149") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

Your client owns the subject property at 1837-1843 N. Dayton St. and is seeking to construct a 4-story + basement residential building with 14 dwelling units and 14 indoor parking spaces. According to an opinion letter issued in March 2023, Subarea A had a remaining floor area balance of 11,930 SF and a remaining site coverage balance of 4,501 SF.

Since that letter was issued, three buildings at 1837, 1839, and 1843 N. Dayton St. have been demolished. Based on the information submitted along with our building and demolition permit records, it is our opinion that these properties had the following floor area and site coverage:

Address	Demo. Permit No.	Floor Area	Site Coverage
1837 N. Dayton St.	101001606	4,287 SF	1,459 + 473 = 1,932 SF
1839 N. Dayton St.	101016431	3,847.5 SF	1,379 + 401 = 1,780 SF
1843 N. Dayton St.	101015822	3,847.5 SF	1,429 + 493 = 1,922 SF
		11,982 SF total	5,634 SF total

This results in an updated remaining floor area of 23,912 SF and a remaining site coverage of 10,135 SF within Subarea A. The proposed building has a floor area of 23,650 SF and a site coverage of 7,572 SF, both of which are less than what remains.

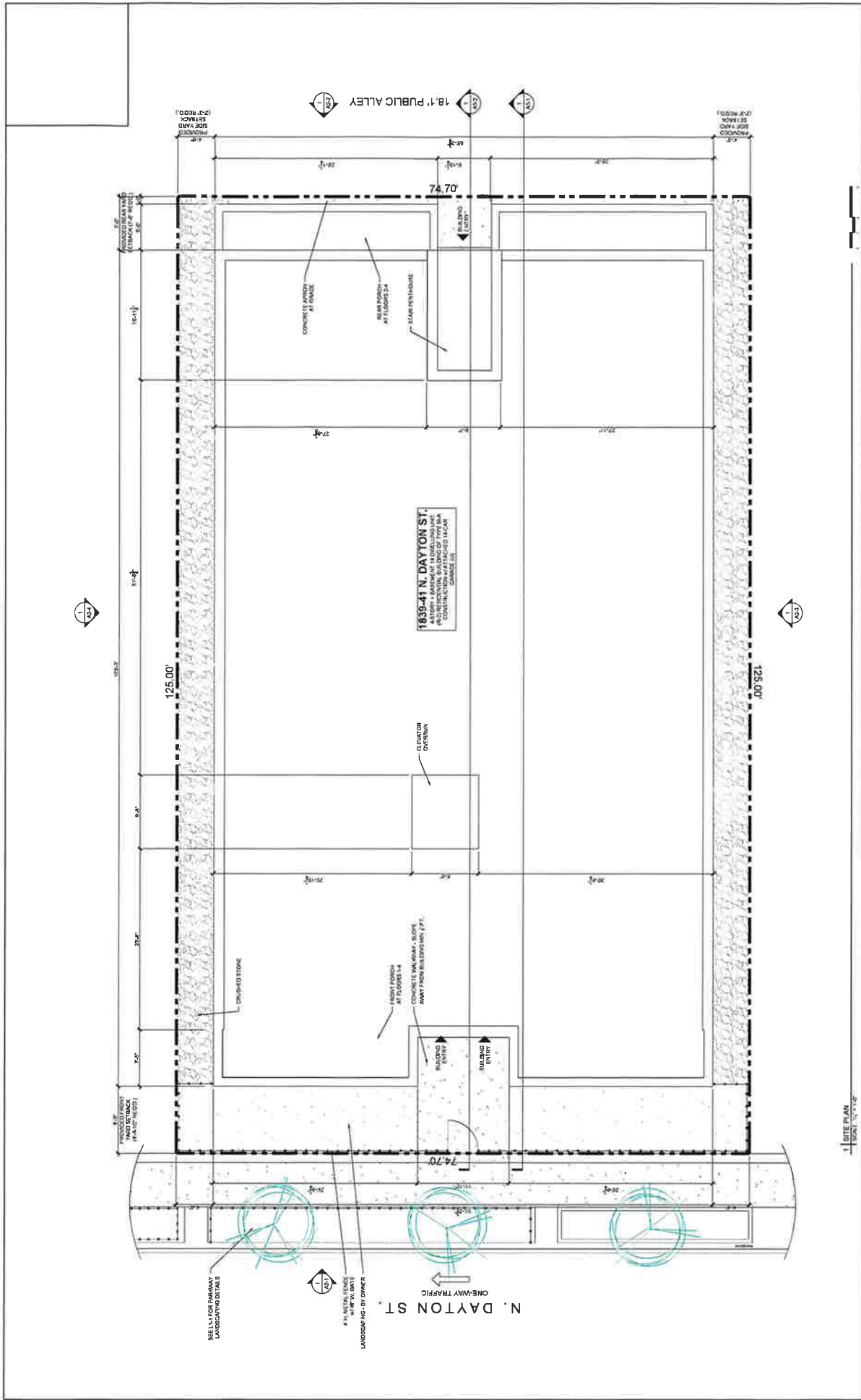
We have reviewed the drawings and exhibits submitted. The attached: Site Plan, Basement Plan, First Floor Plan, Typical Floor (2-4) Plan, Roof Plan, West Elevation, East Elevation, South Elevation, North Elevation, Building Sections and Landscape Plan and Notes are in accordance with and satisfy the requirements of PD 149. Accordingly, this site plan approval is hereby approved.

Sincerely,

  
Patrick Murney  
Zoning Administrator

PM:tm

C: Mike Marmo, Noah Szafraniec, Main file



**1 SITE PLAN**  
SCALE: 1/8" = 1'-0"

1839-47 N. DAYTON ST.  
RESIDENTIAL BUILDING OF 1775 S.A.  
CONTRIBUTOR: [REDACTED]

1839-47 NORTH DAYTON ST.  
CHICAGO, IL

SEE LSI FOR PARKWAY LANDSCAPING DETAILS

\* 1/2" METAL FENCE WITH 10' RAIL UNLESS OTHERWISE NOTED

UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET AND INCHES

DATE: [REDACTED]

PROJECT: [REDACTED]

CLIENT: [REDACTED]

DESIGNER: [REDACTED]

COMPASS CONSULTING, LLC  
1111 N. LAUREL ST. SUITE 200  
CHICAGO, IL 60610  
TEL: 312.467.1111  
WWW.COMPASSCONSULTING.COM



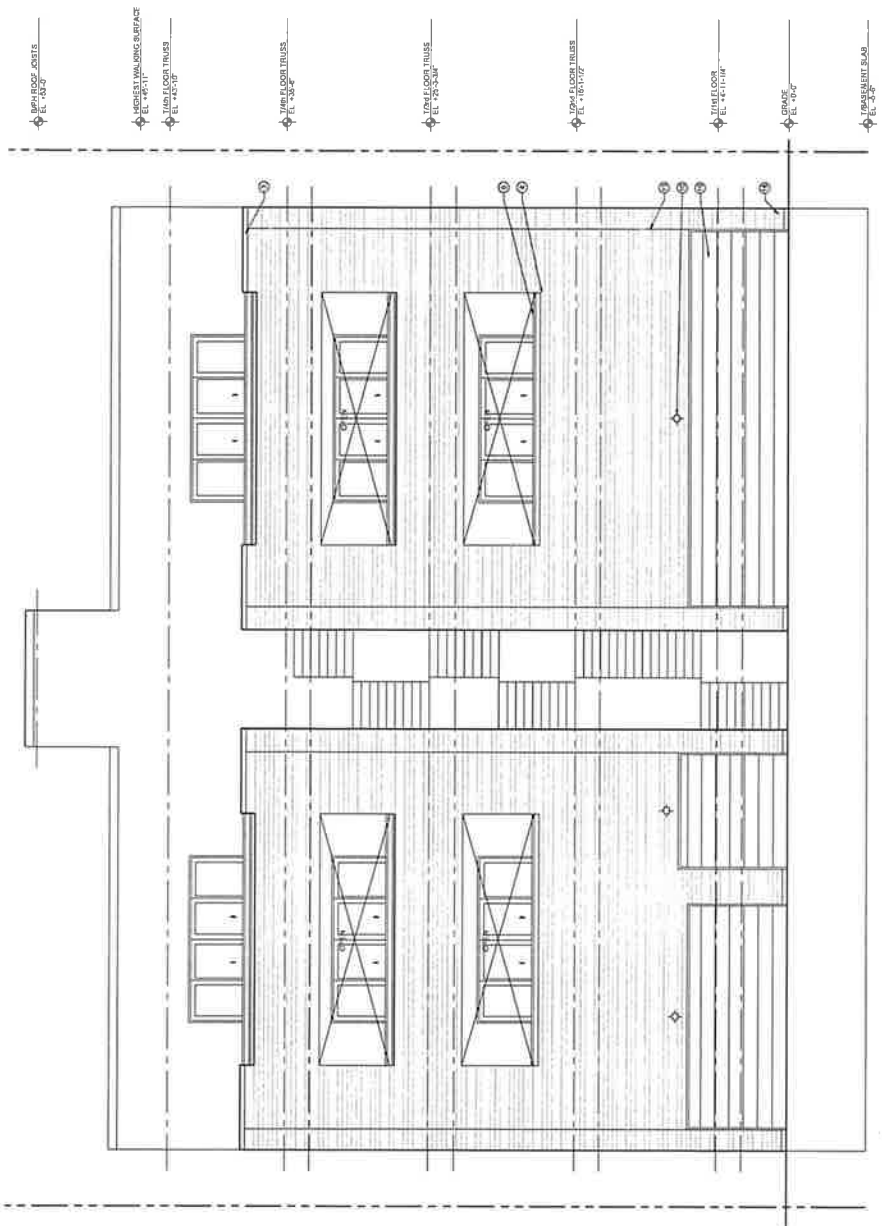








- ① DIMENSIONS IN FEET.
1. FINISHED FLOORING, 1/2" x 3/4" x 1/2" (3/8" THICK) LAMINATE.
  2. FINISHED FLOORING, 1/2" x 3/4" x 1/2" (3/8" THICK) LAMINATE.
  3. FINISHED FLOORING, 1/2" x 3/4" x 1/2" (3/8" THICK) LAMINATE.
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  20. FINISHED FLOORING, 1/2" x 3/4" x 1/2" (3/8" THICK) LAMINATE.
  21. FINISHED FLOORING, 1/2" x 3/4" x 1/2" (3/8" THICK) LAMINATE.
  22. FINISHED FLOORING, 1/2" x 3/4" x 1/2" (3/8" THICK) LAMINATE.



1 | EAST ELEVATION  
SCALE: 1/4" = 1'-0"

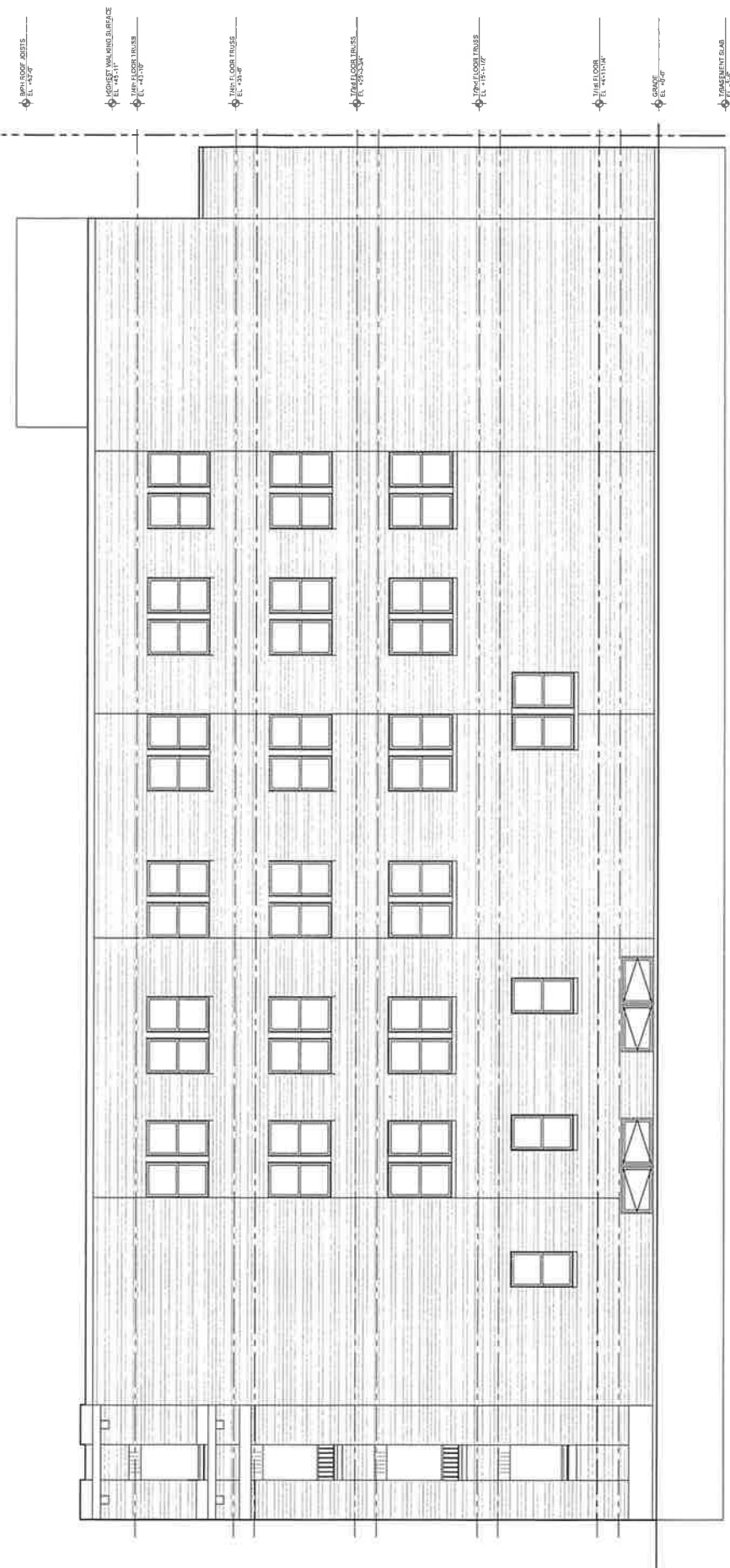
1839-41 NORTH DAYTON ST.		CHICAGO, IL	
NO.	DATE	DESCRIPTION	
1		ISSUED	



COMPASS ARCHITECTURE + INTERIORS  
 1839-41 NORTH DAYTON ST.  
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 WWW.COMPASSARCHITECTURE.COM

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1 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



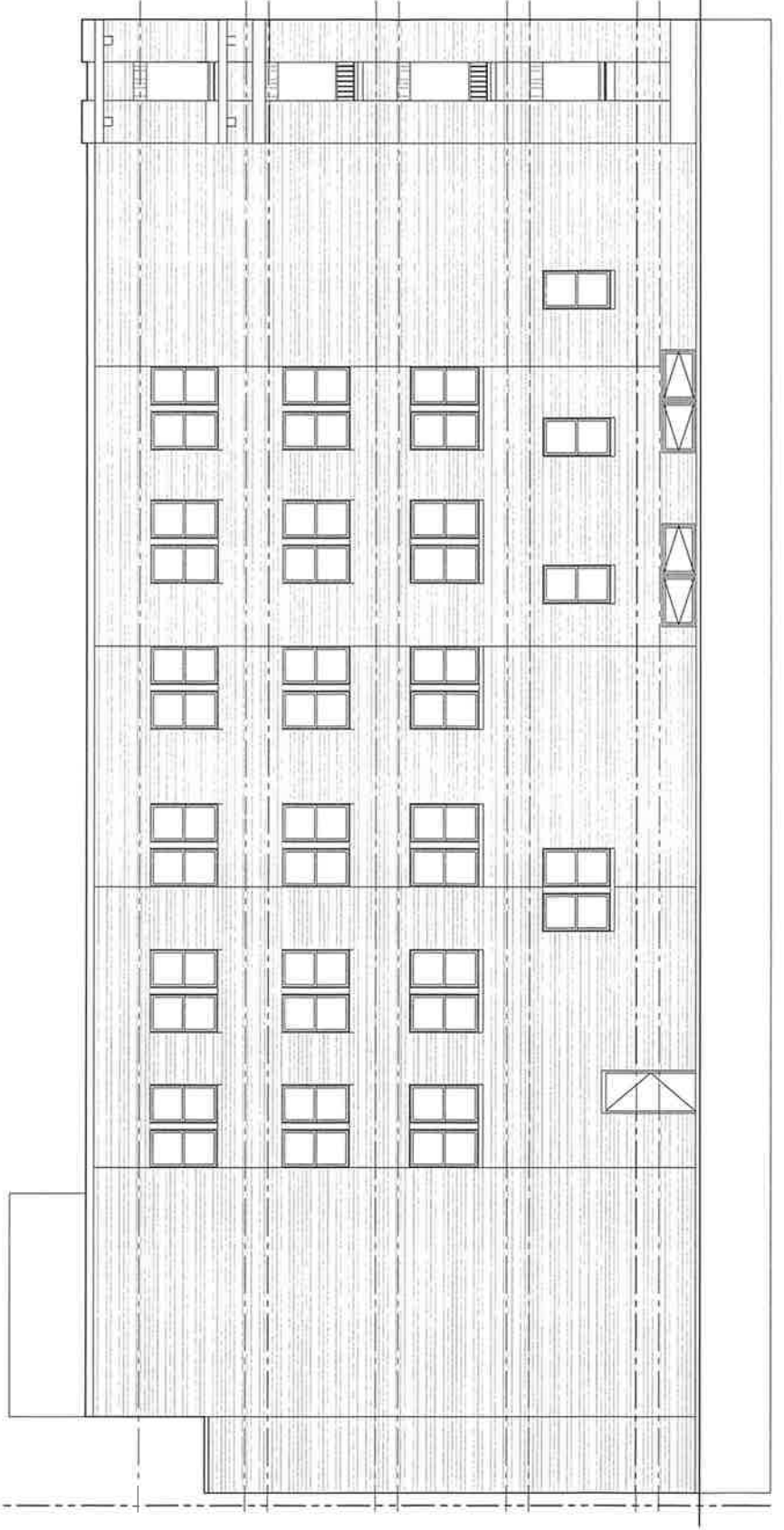
**COMPASS ARCHITECTURE**  
 1838-41 NORTH DAYTON ST.  
 CHICAGO, IL 60610  
 TEL: 312.467.1111  
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NO.	DATE	REVISION	DESCRIPTION
1			

1838-41 NORTH DAYTON ST.  
 CHICAGO, IL  
 A2-3

- ◆ FINISH FLOOR ABOVE EL. +02.00'
- ◆ ROOF FINISHING SURFACE EL. +05.11'
- ◆ FINISH FLOOR EL. +04.00'
- ◆ FINISH FLOOR EL. +03.00'
- ◆ FINISH FLOOR EL. +02.50'
- ◆ FINISH FLOOR EL. +01.50'
- ◆ FINISH FLOOR EL. +00.00'
- ◆ FINISH FLOOR EL. -01.00'
- ◆ FINISH FLOOR EL. -02.00'
- ◆ FINISH FLOOR EL. -03.00'



North Elevation  
Scale: 1/8" = 1'-0"

1895-41 NORTH  
DAYTON ST.  
CHICAGO, IL

NO.	DATE	REVISION



**COMPASS ARCHITECTURE**  
1895-41 NORTH DAYTON ST.  
CHICAGO, IL 60610  
TEL: 312.467.1000  
WWW.COMPASSARCHITECTURE.COM

ARCHITECT: COMPASS ARCHITECTURE  
DATE: 08/15/17  
PROJECT: 1895-41 NORTH DAYTON ST.  
CHICAGO, IL

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DATE: 08/15/17  
PROJECT: 1895-41 NORTH DAYTON ST.  
CHICAGO, IL

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DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

March 9, 2023

Sara K. Barnes  
Law Offices of Samuel V.P. Banks  
221 N. LaSalle St., 38<sup>th</sup> Floor  
Chicago, Illinois 60601

**Re: 1843 N. Dayton Street**

Dear Ms. Barnes:

In response to your recent request, please be advised the subject property is zoned Residential Planned Development Number 149 ("PD 149") and within Subarea A. According to your request, your client is under contract to purchase the property which is improved with a two-story, single-family residence and detached garage. The lot measures 25' by 125'. Your client intends to demolish the existing improvements and construct a new, three-story single-family residence and detached garage. Per your request, the floor area of the proposed building will be 3,760 SF, resulting in an FAR of 1.2, which is less than the maximum allowed of 1.3. You are seeking to confirm the total floor area that is still available for new construction within Sub area A of PD 149.

Based on a net site area of 148,530 SF and an FAR of 1.3, Subarea A is allowed a maximum of 193,089 SF of floor area. Based on our last Part II issued, a total of 181,158.52 SF of floor area has been constructed in Subarea A, leaving a balance of 11,930.48 SF. Also, Subarea A is allowed a maximum percentage of site coverage of 46.0% or 68,323.8 SF. To date, the total site coverage constructed in Sub A is 63,822.5 SF, resulting in a balance of 4,501.3 SF.

We are unable to locate a Part II for the existing building at 1843 N. Dayton St., therefore we cannot confirm its existing floor area or site coverage. For Part II purposes, if your client purchases the property and seeks a demolition permit, please have them include the square footage (both floor area and ground coverage) associated with the existing building slated for demolition with their permit application. Secondly, please include a copy of this letter with any future permit applications. Finally, any new construction must comply with PD 149.

Sincerely,

  
Patrick Murphey  
Zoning Administrator

C: Mike Marmo, Main file

19066

3/29/2017

REPORTS OF COMMITTEES

45863

*Reclassification Of Area Shown On Map No. 3-K.  
(Application No. 19101)  
(Common Address: 4218 W. Potomac Ave.)*

[O2017-151]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 3-K in the area bounded by:

a line 185.5 feet west of and parallel to North Keeler Avenue; West Potomac Avenue; a line 216.5 feet west of and parallel to North Keeler Avenue; and the alley immediately north of and parallel to West Potomac Avenue,

to those of an RT4 Two-Flat, Townhouse and Multi-Unit 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 No. 5-G.  
(As Amended)  
(Application No. 19066)  
(Common Address: 1716 -- 1830 N. Halsted St./  
800 -- 811 W. Willow St.)*

RPD 149, 00

[SO2016-8644]

*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 current Residential Planned Development Number 149 symbols and indications as shown on Map Number 5-G in the area bounded by:

a line 500.00 feet north of West Willow Street; the public alley next west of North Halsted Street; a line 324.50 feet north of West Willow Street; North Halsted Street; a line 186.45 feet south of West Willow Street; the public alley next west of North Halsted Street; a line 234.00 feet south of West Willow Street; North Dayton Street; a line 138.00 feet south of West Willow Street; the public alley next west of

North Halsted Street; a line 92.00 feet south of West Willow Street; North Dayton Street; a line 89.00 feet south of West Willow Street; the public alley next west of North Halsted Street; a line 46.00 feet south of West Willow Street; North Dayton Street; a line 48.00 feet south of West Willow Street; and the public alley next west of North Dayton Street,

to those of an RM5 Residential Multi-Unit District which is hereby established in the area described above.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the current RM5 Residential Multi-Unit District symbols and indications as shown on Map Number 5-G in the area bounded by.

a line 500.00 feet north of West Willow Street; the public alley next west of North Halsted Street; a line 324.50 feet north of West Willow Street; North Halsted Street; a line 186.45 feet south of West Willow Street; the public alley next west of North Halsted Street; a line 234.00 feet south of West Willow Street; North Dayton Street; a line 138.00 feet south of West Willow Street; the public alley next west of North Halsted Street; a line 92.00 feet south of West Willow Street; North Dayton Street; a line 69.00 feet south of West Willow Street; the public alley next west of North Halsted Street; a line 46.00 feet south of West Willow Street; North Dayton Street; a line 48.00 feet south of West Willow Street; and the public alley next west of North Dayton Street,

to those of Residential Planned Development Number 149, as amended, which is hereby established in the area described above.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication

Planned of Development Statements attached to this ordinance read as follows:

*Residential Planned Development Statements.*

1. The area delineated herein as Planned Development Number 149, as amended ("Planned Development") consists of approximately 212,192.68 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and Subarea B of which is owned or controlled by the applicant, CUP XI LLC.

2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors and assigns and, if different than the applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the applicant or its successors, assign or grantees. Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the plans.

Ingress or egress shall be pursuant to the plans and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II Approval, the submitted plans must be approved by the Department of Transportation.

4. This plan of development consists of 17 Statements; a Bulk Regulations Table; an Existing Land-Use Map; an Existing Zoning Map; a Planned Development Boundary, Property Line and Subarea Map; and for the new improvements a Site/Landscape Plan; a Green Roof Plan and Building Elevations submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.
5. The following uses are permitted in the area delineated herein as a Residential Business Planned Development:

Subarea A: residential dwelling units and accessory uses.

Subarea B: residential dwelling units, offices, including medical offices, retail and restaurant uses and accessory uses.

6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted Floor Area Ratio identified in the Bulk Regulations Table has been determined using a Net Site Area for Subarea A of 148,530 square feet and FAR of 1.30 and for Subarea B a Net Site Area of 63,622.68 square feet and FAR of 1.84.
9. The applicant acknowledges and agrees that the rezoning of the Property Residential Planned Development Number 149 to an RM-5 Residential Multi-Unit District and then to this Planned Development triggers the requirements of Section 2-45-115 of the Municipal Code (the "Affordable Requirements Ordinance" or "ARO"). Any developer of a "residential housing project" within the meaning of the ARO must: (i) set aside 10 percent of the housing units in the residential housing project (the "Required Units") as affordable units, or with the Commissioner's approval, provide the Required Units in an approved off-site location; (ii) pay a fee in lieu of the development of the Required Units; or (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25 percent of the Required Units on-site or off-site. If the developer elects to provide affordable units off-site, the off-site affordable units must be located within a two-mile radius from the residential housing project and in the same or a different higher income area or downtown district. The Property is located in a "higher income area within the meaning of the ARO, and the project has a total of 19 new units for purposes of the ARO. As a result, the applicant's affordable housing obligation is two affordable units (10 percent of 19 rounded up), none of which are Required Units (as the total new units are less than 20). Applicant has agreed to satisfy its affordable housing obligation by providing two affordable rental units in residential housing project; or two affordable rental units in an off-site location (including in the existing buildings in the current Planned Development) approved by the Commissioner; or by making a cash payment to the Affordable Housing Opportunity Fund in the amount of \$125,000 per unit ("Cash Payment"); or

by any combination as set forth in the Affordable Housing Profile Form. The applicant agrees that ~~the affordable~~ rental units must be affordable to households earning no more than 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. If the applicant subsequently reduces (or increases) the number of housing units in the Planned Development, the applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development ("DPD") for review and approval, and DPD may adjust the number of required Affordable Units without amending the Planned Development. Prior to the issuance of any building permits for any residential building in the Planned Development, including, without limitation, excavation or foundation permits, the applicant must record an affordable housing agreement in accordance with Section 2-45-115(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The applicant acknowledges and agrees that the affordable housing agreement will be recorded against the Planned Development, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DPD may enforce remedies for any breach of this Statement 9, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

10. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
11. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
12. The applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-085 of the Municipal Code, or any other provision of that code.
13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors.

14. 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 to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
15. The applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The applicant has agreed to provide a 50 percent green roof over the net roof area and achieve Building Certification to comply with the City of Chicago's Sustainable Matrix. At the time of a hearing before the Chicago Plan Commission, all developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Planning and Development.
16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map Amendment to rezone the Property to a Residential Planned Development Number 149, as amended on June 30, 1982.
17. The applicant on behalf of the owners of the buildings within Subarea B commonly known as 1732 North Halsted Street and 1800 North Halsted Street to seek and consent in writing to the designation of these two buildings as Chicago landmarks. The applicant shall pursue such designation and should the City of Chicago not adopt such designation for the buildings, the applicant will secure from the owners of the buildings a private covenant that protects the facades and exterior street profile of the buildings from being significantly altered or demolished.

[Affordable Housing Profile Form referred to in these Plan of Development Statements unavailable at time of printing]

[Green Roof Plans; Existing Land-Use Map; Existing Zoning Map; Boundary, Property Line and Subarea Map; Site Plans; and Building Elevations referred to in these Plan of Development Statements printed on pages 45871 through 45879 of this *Journal*.]

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

*Residential Planned Development.*

*Plan Of Development.*

*Bulk Regulations And Data Table.*

Gross Site Area:	302,741.11 square feet (6.95 acres)
Area Remaining in the Public Right-of-Way:	90,548.43 square feet (2.08 acres)
Net Site Area:	212,192.68 square feet (4.87 acres)
Subarea A:	148,530.00 square feet (3.41 acres)
Subarea B:	63,662.68 square feet (1.46 acres)

FAR:

Subarea A:	1.30
Subarea B:	1.84

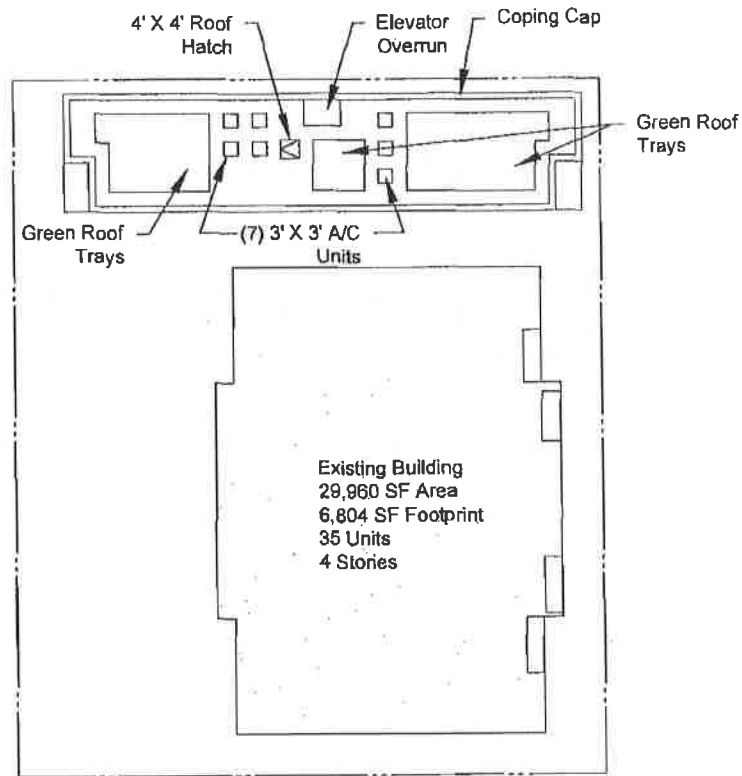
Setbacks From Property Line:

Subarea A:	
Front:	7.0 feet
Side:	2.3 feet
Rear:	7.0 feet

Subarea B (for new buildings):	Per Site Plan
Maximum Percentage of Site Coverage:	
Subarea A:	46 percent
Subarea B (for new buildings):	Per Site Plan
Maximum Number of Units:	
Subarea A:	129
Subarea B:	114
Minimum Number of Accessory Off-Street Parking:	
Subarea A:	1 space per unit
Subarea B:	0.66 spaces per unit
Minimum Number of Off-Street Loading:	None
Maximum Building Height (for new buildings):	43 feet, 10 inches (at main roof)
	50 feet, 5 inches (at elevator overrun)
	52 feet, 6 inches (at top of parapet)
Bicycle Parking (for new buildings):	7

**Residential Planned Development No. 149, as amended  
SUB-AREA B  
1818 - 30 N. HALSTED GREEN ROOF PLAN**

**FINAL FOR PUBLICATION**



**Roof Area Summary**

Gross Roof Area	= 2,673 sf
Mech. Roof Area (Deduction)	= 529 sf
Net Roof Area	= 2,144 sf
Green Roof Area Requirement (50%)	= 1,072 sf
Hardscape Deduction (10%)	= 107 sf
<b>Total Green Roof Requirement</b>	<b>= 965 sf</b>

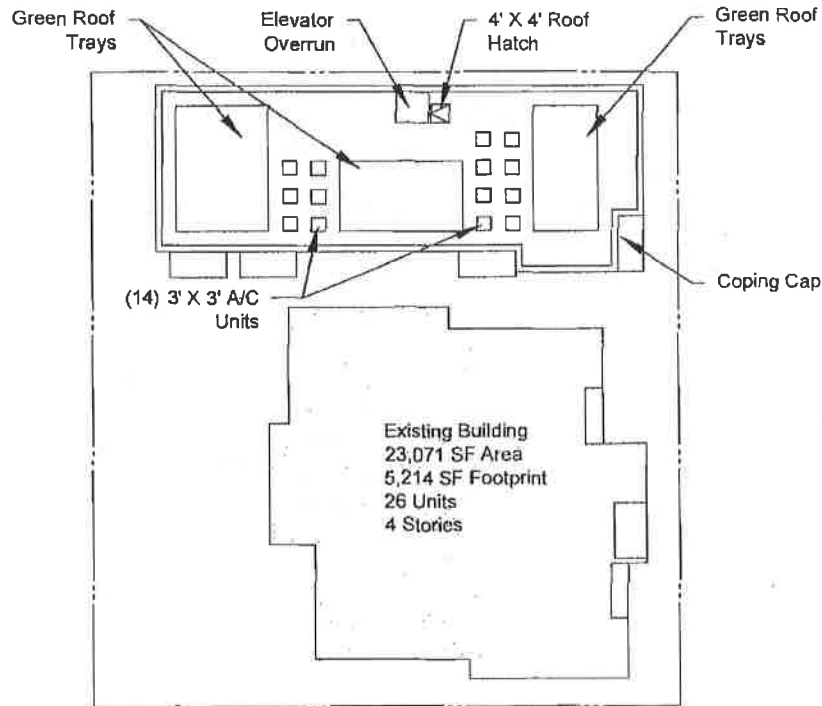
**Total Green Roof Provided = 966 sf**

RCH: Registered Architects Associates expressly reserves its common law copyright and other proprietary rights in these plans.

Applicant: CUP XI, LLC  
Address: 1716 - 1830 North Halsted/800 - 811 West Willow Street  
Intro Date: December 14, 2016  
Plan Commission Date: January 19, 2017

**Residential Planned Development No. 149, as amended**  
**SUB-AREA B**  
**1720 - 26 N. HALSTED GREEN ROOF PLAN**

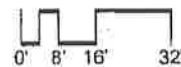
**FINAL FOR PUBLICATION**



**Roof Area Summary**

Gross Roof Area	= 3,748 sf
Mech. Roof Area (Deduction)	= 962 sf
Net Roof Area	= 2,786 sf
Green Roof Area Requirement (60%)	= 1,393 sf
Hardscape Deduction (10%)	= 139 sf
<b>Total Green Roof Requirement</b>	<b>= 1,254 sf</b>

**Total Green Roof Provided = 1,294 sf**

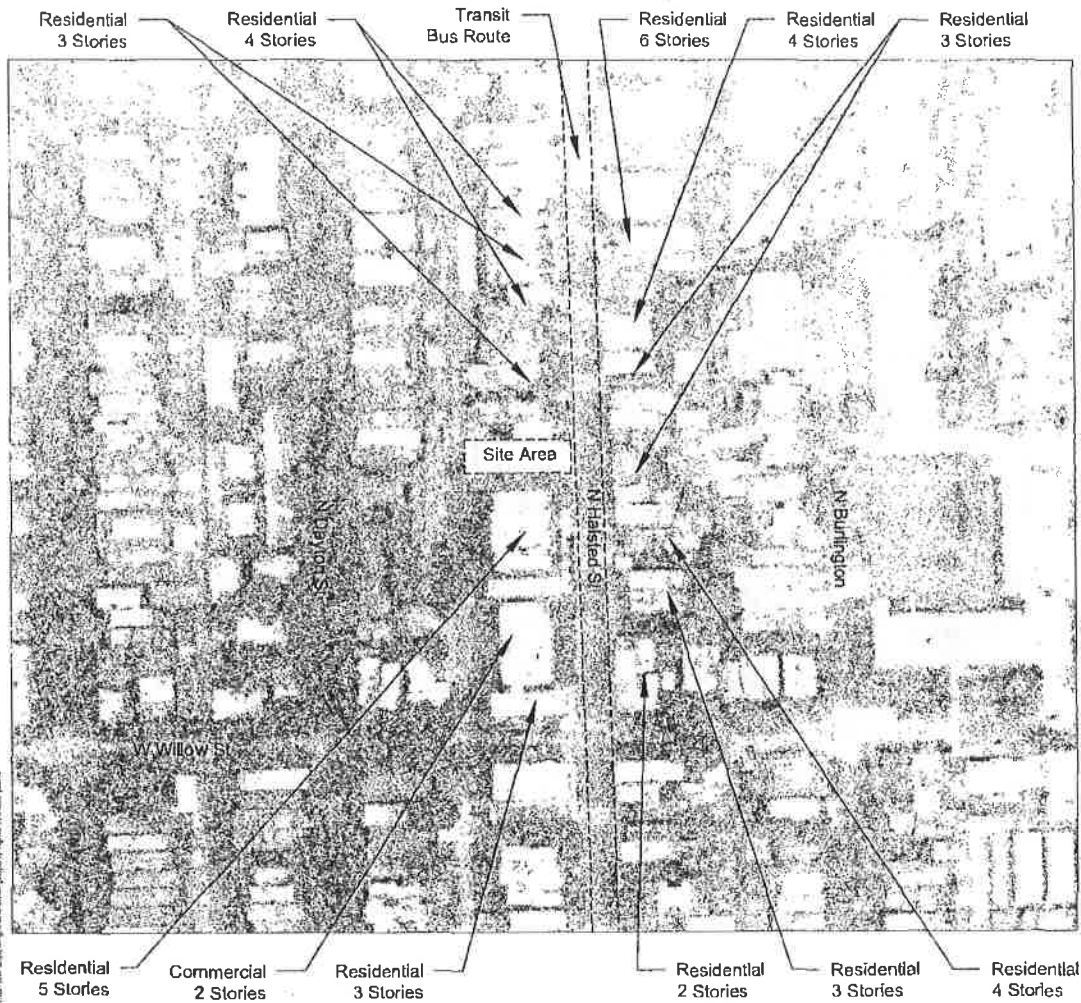


ARCHITECT: Fitzgerald Associates Architects expressly reserves all or minimum law copyright and other property rights in these plans

Applicant: CUP XI, LLC  
 Address: 1716 - 1830 North Halsted/800 - 811 West Willow Street  
 Intro Date: December 14, 2016  
 Plan Commission Date: January 19, 2017

**FINAL FOR PUBLICATION**

**Residential Planned Development No. 149, as amended  
EXISTING LAND USE MAP**

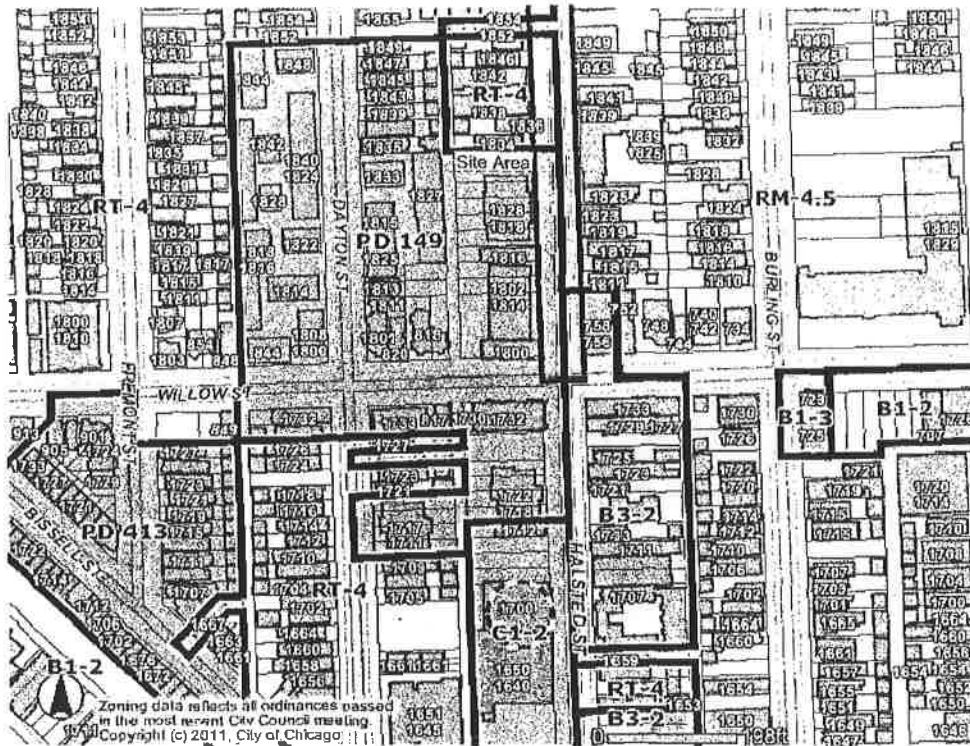


COMMENTS: Regional Associates Inc. hereby certifies that the information and data presented herein are true and correct to the best of its knowledge and belief.

Applicant: CUP XI, LLC  
 Address: 1716 - 1830 North Halsted/800 - 811 West Willow Street  
 Intro Date: December 14, 2016  
 Plan Commission Date: January 19, 2017

PD-01

### Residential Planned Development No. 149, as amended EXISTING ZONING MAP



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Applicant: CUP XI, LLC

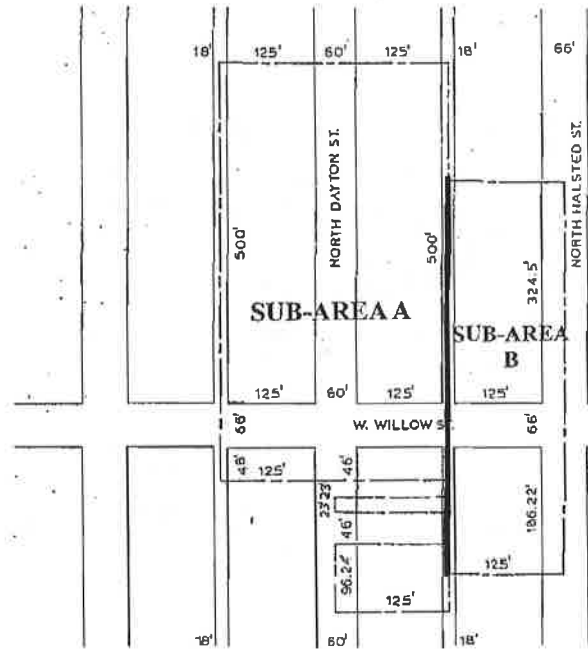
Address: 1716 - 1830 North Halsted/800 - 811 West Willow Street

Intro Date: December 14, 2016

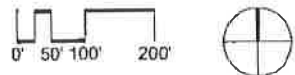
Plan Commission Date: January 19, 2017

PD-02

**Residential Planned Development No. 149, as amended  
PLANNED DEVELOPMENT BOUNDARY, PROPERTY LINE  
AND SUB-AREA MAP**



----- PLANNED DEVELOPMENT BOUNDARY  
 ——— SUB-AREA DIVISION LINE



COPYRIGHT: Registered Associates, Northcity, expressly reserves its common law copyright and other property rights in this plan.

Applicant: CUP XI, LLC  
 Address: 1716 - 1830 North Halsted/800 - 811 West Willow Street  
 Intro Date: December 14, 2016  
 Plan Commission Date: January 19, 2017

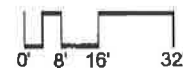
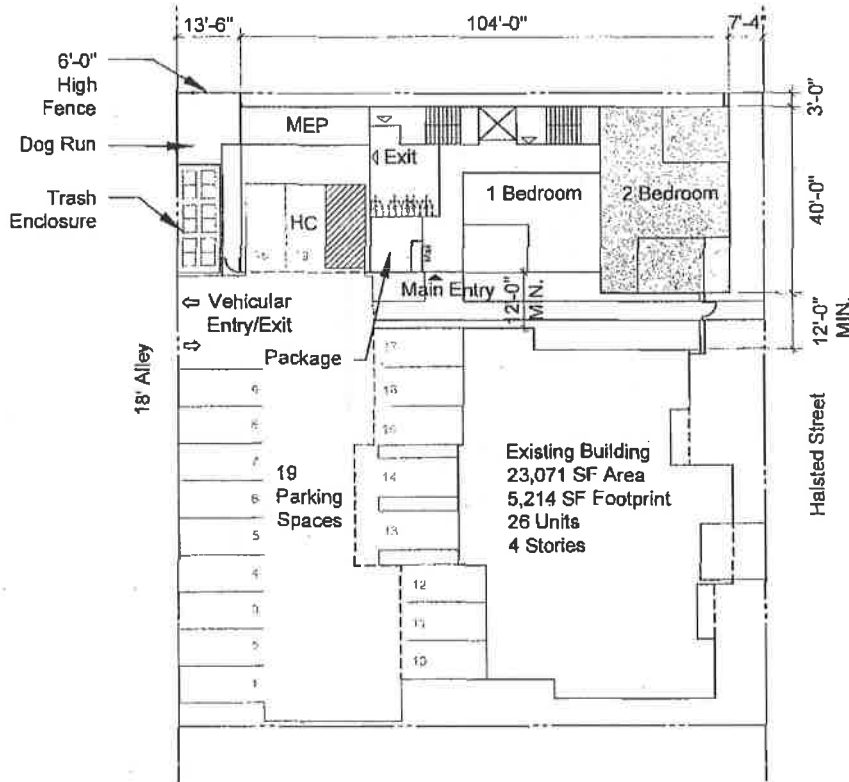
PD-03

Residential Planned Development No. 149, as amended

SUB-AREA B

1720 - 26 N. HALSTED SITE PLAN

FINAL FOR PUBLICATION

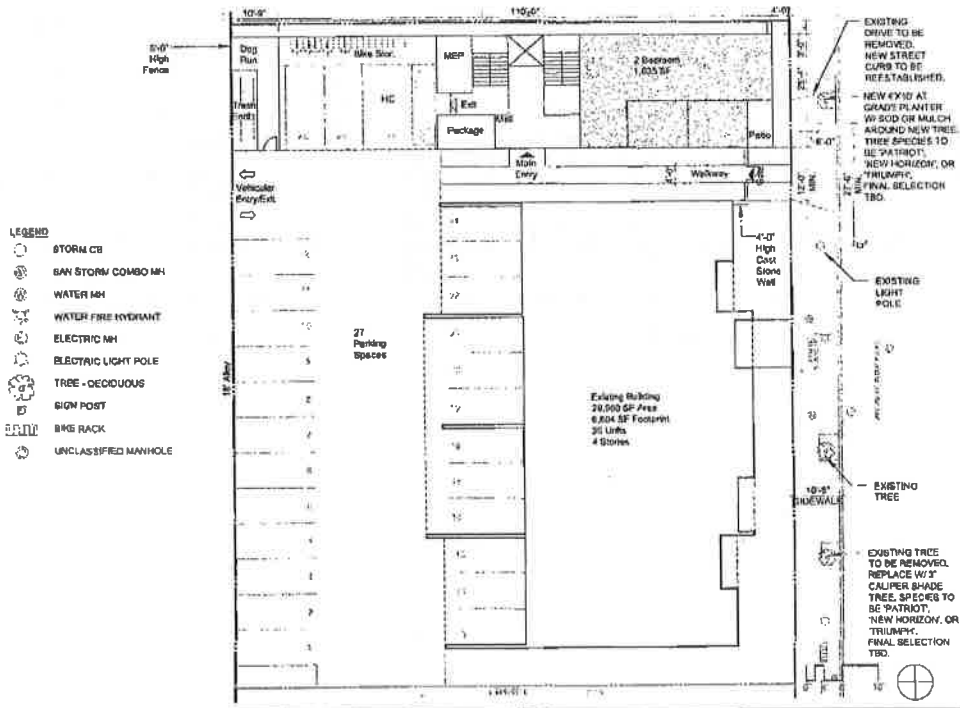


Revised: 03/29/2017. Applicant: CUP XI, LLC. Address: 1716 - 1830 North Halsted/800 - 811 West Willow Street. Intro Date: December 14, 2016. Plan Commission Date: January 19, 2017.

Applicant: CUP XI, LLC  
 Address: 1716 - 1830 North Halsted/800 - 811 West Willow Street  
 Intro Date: December 14, 2016  
 Plan Commission Date: January 19, 2017

FINAL FOR PUBLICATION

Residential Planned Development No. 149, as amended  
SUB-AREA B  
1818 - 30 N. HALSTED SITE PLAN



Applicant: CUP XI, LLC  
Address: 1716 - 1830 North Halsted/800 - 811 West Willow Street  
Intro Date: December 14, 2016  
Plan Commission Date: January 19, 2017

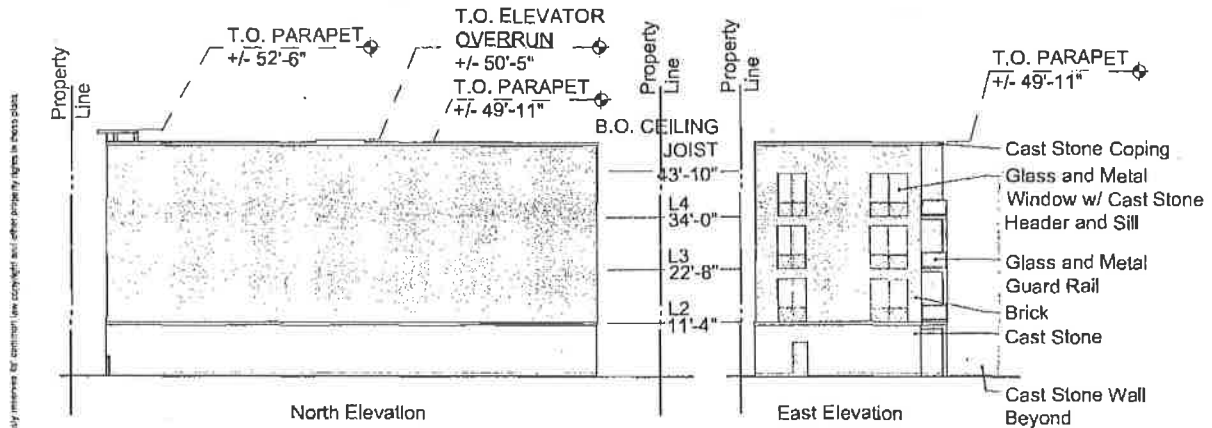
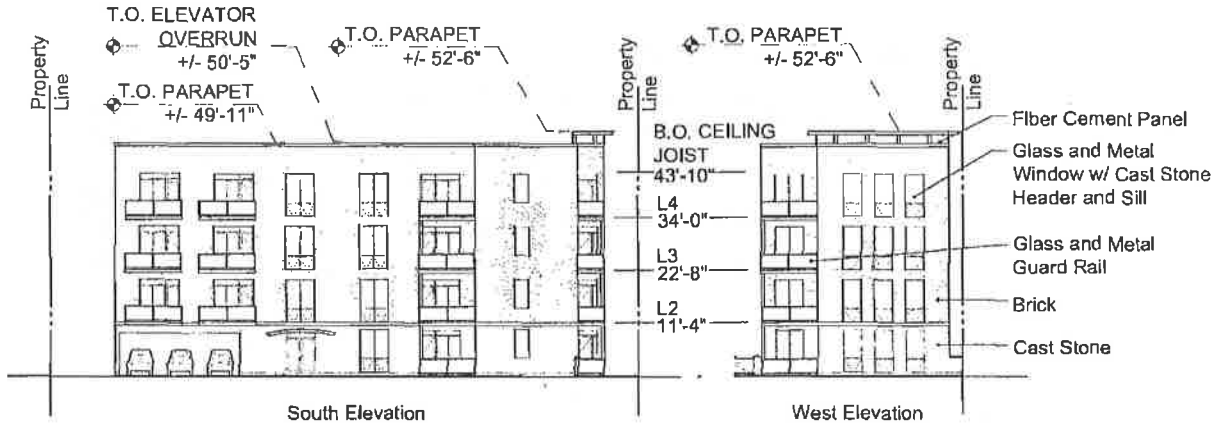
FitzGerald  
Associates Architects

Site Plan

1818 North Halsted  
The Lerner Group LLC  
01/19/2017 A1-0

Residential Planned Development No. 149, as amended  
 SUB-AREA B  
 1720 - 26 N. HALSTED ELEVATIONS

FINAL FOR PUBLICATION

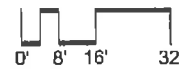
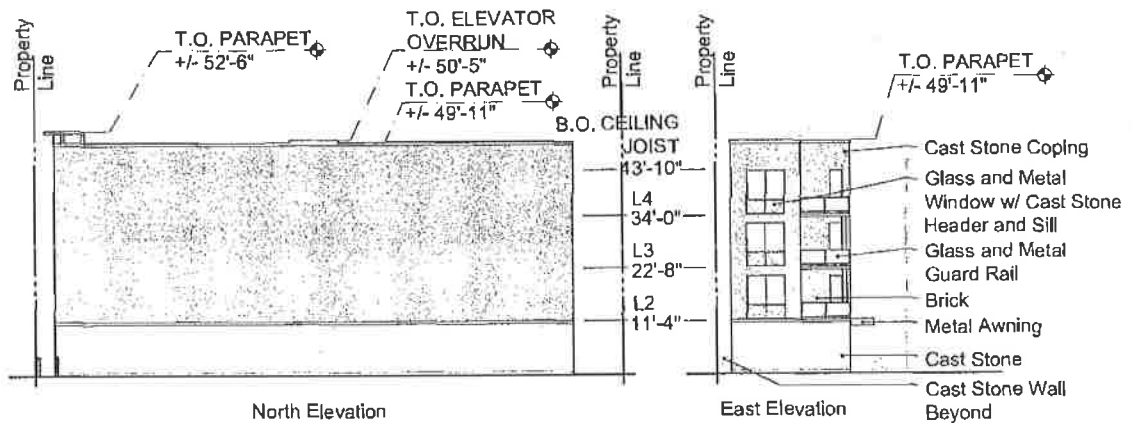
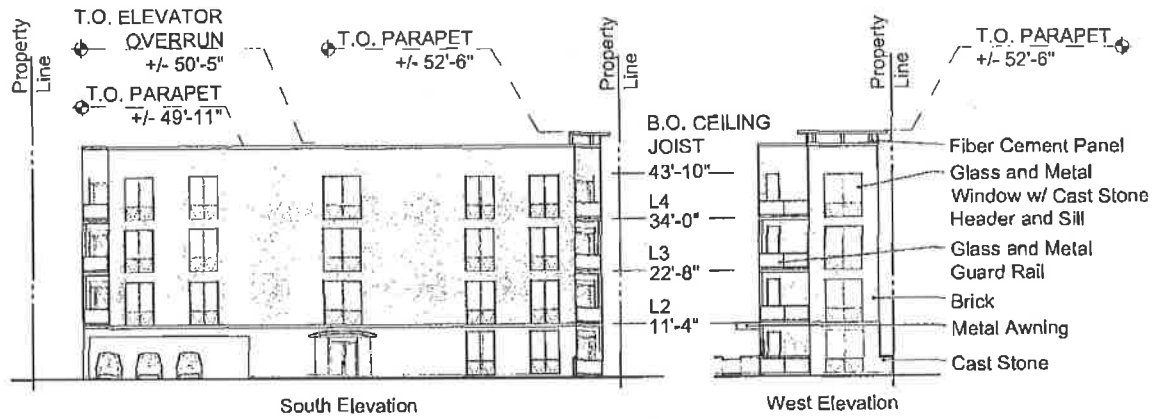


Applicant: CUP XI, LLC  
 Address: 1716 - 1830 North Halsted/800 - 811 West Willow Street  
 Intro Date: December 14, 2016  
 Plan Commission Date: January 19, 2017

PD-05

**Residential Planned Development No. 149, as amended**  
**SUB-AREA B**  
**1818 - 30 N. HALSTED ELEVATIONS**

**FINAL FOR PUBLICATION**



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Applicant: CUP XI, LLC  
 Address: 1716 - 1830 North Halsted/800 - 811 West Willow Street  
 Intro Date: December 14, 2016  
 Plan Commission Date: January 19, 2017

PD-05





DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

February 21, 2017

Rolando R. Acosta  
Acosta Ezgur LLC  
1030 W. Chicago Ave., 3<sup>rd</sup> Fl.  
Chicago, IL 60642

**Re: Administrative Relief request for Planned Development No.149, Sub Area A  
Underlying zoning change**

Dear Mr. Acosta:

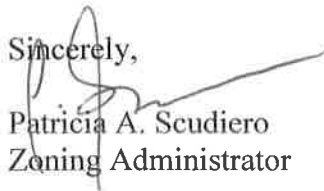
Please be advised that your request for a minor change to Residential Business Planned Development No. 149 ("PD 149"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

Your client, CUP XI, LLC, is seeking administrative relief to change the underlying zoning of Sub area A only from RT-4 to an RM-5 District. PD 149 was adopted on July 8, 1976, amended on June 30, 1982, and has two Sub areas, A and B. Sub-area A has a maximum floor area ratio ("FAR") of 1.3. The underlying zoning for this Sub area prior to the PD's adoption was R4, which permits a maximum FAR of 1.2. The Chicago Zoning Ordinance requires that the FAR in all Planned Developments be in strict conformance with the property's underlying zoning, therefore a rezoning is required. As Sub area A is fully improved, this change will not result in any substantive changes to its development parameters.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed change to the underlying zoning for Sub area A only will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 149, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,

  
Patricia A. Scudiero  
Zoning Administrator

PAS:PM:tm

C: Mike Marmo, Erik Glass, Sean Glowacz, Main file



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

March 20, 2015

William J.P. Banks  
Schain Banks Kenny & Schwartz Ltd.  
70 W. Madison Street  
Suite 5300  
Chicago, IL 60602

**Re: Administrative Relief request for Residential Business Planned Development No. 149, Sub Area A, 1849 North Dayton Street**

Dear Mr. Banks:

Please be advised that your request for a minor change to Residential Business Planned Development No. 149 ("PD 149"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

Your client and the owner of the property at 1849 N. Dayton St., Timothy Kerins, is seeking administrative relief to allow for the replacement of the existing detached single family home with a new detached single family home with a south side yard of 2'-6" and a north side yard of 1'-0", and as shown on the attached drawings. On January 26, 2015 and February 18, 2015, you sent notice of this administrative relief request via certified mail to the adjacent property owners of 1849 N. Dayton St.

Pursuant to Statement No. 5 of the PD, the following uses are permitted: townhouses, duplex structures, and low-rise apartment buildings, retail and service type business uses, professional and business offices, health and recreational uses and related parking. In 1995, the Department of Planning and Development determined that the proposed construction of single-family homes did not change the character of the development and could therefore be permitted. Detached single family homes currently exist at 1835, 1837, 1839, 1843, 1845, 1847, and 1849 N. Dayton St. Additionally, PD 149 is surrounded by RT-4 Districts which allow detached single-family homes.

In regards to the proposed north side yard reduction, the PD requires a minimum side yard setback of 2'-4" however, it also states setbacks can be adjusted when necessary to permit conformance to the pattern of, or architectural arrangement, related to existing structures. It appears from the City's Zoning Map that the existing detached single family homes referenced above have reduced north side yards. Therefore, a reduced north side yard is in conformance with the pattern of the existing single family homes within the Planned Development.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed replacement of the single-family home at 1849 N. Dayton St. will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 149, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,



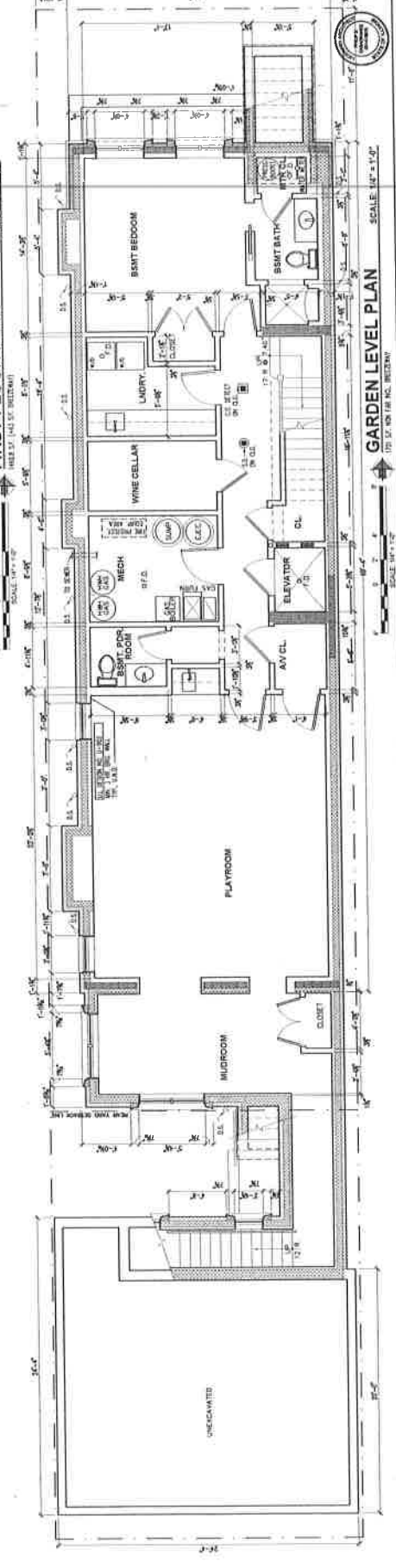
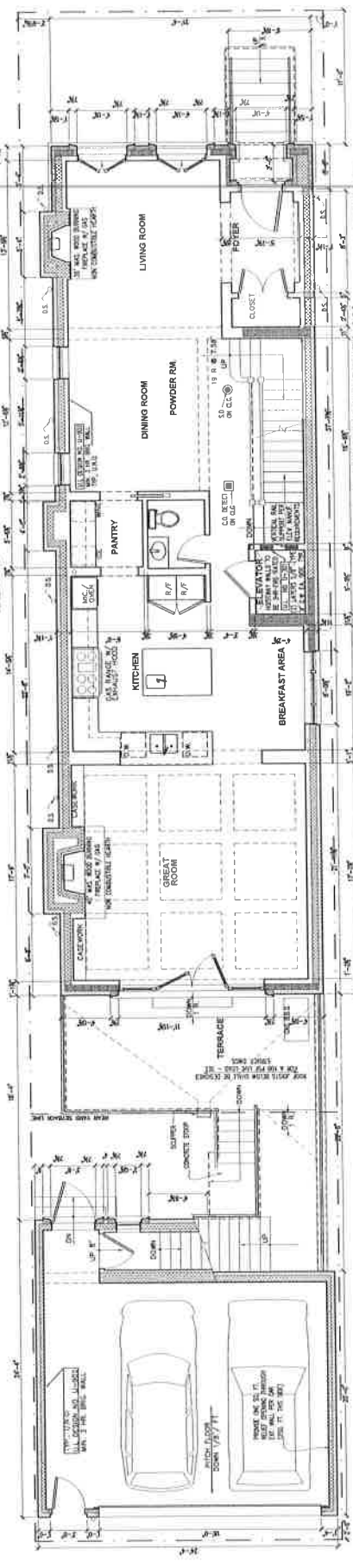
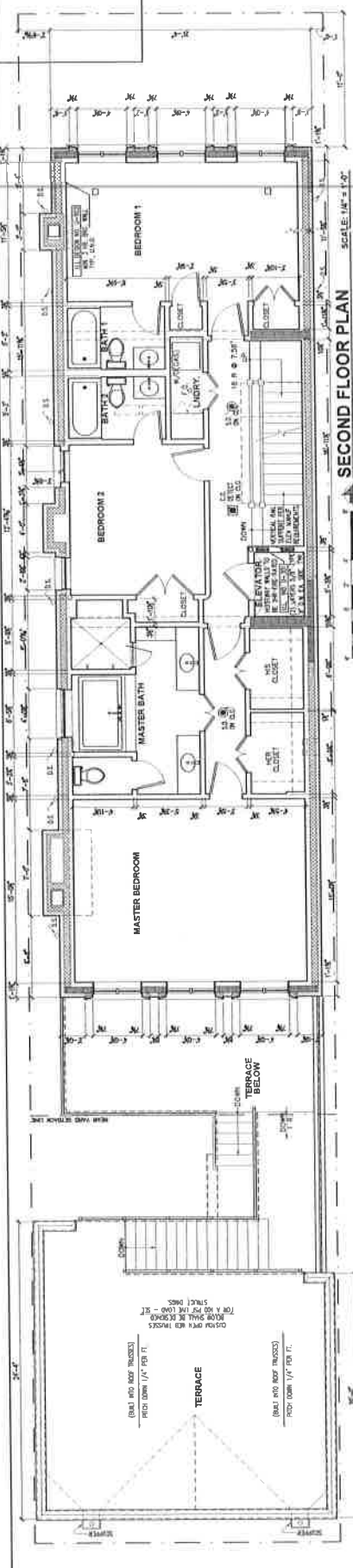
Patricia A. Scudiero  
Zoning Administrator

PAS:HG:tm

C: Mike Marmo, Erik Glass, Main file



CLASSIFICATION: RESIDENTIAL  
PROJECT NO.: 1849 DAYTON  
DATE: 08/15/11  
DRAWN BY: J. CASAGRANDE  
CHECKED BY: J. CASAGRANDE  
SCALE: 1/4" = 1'-0"

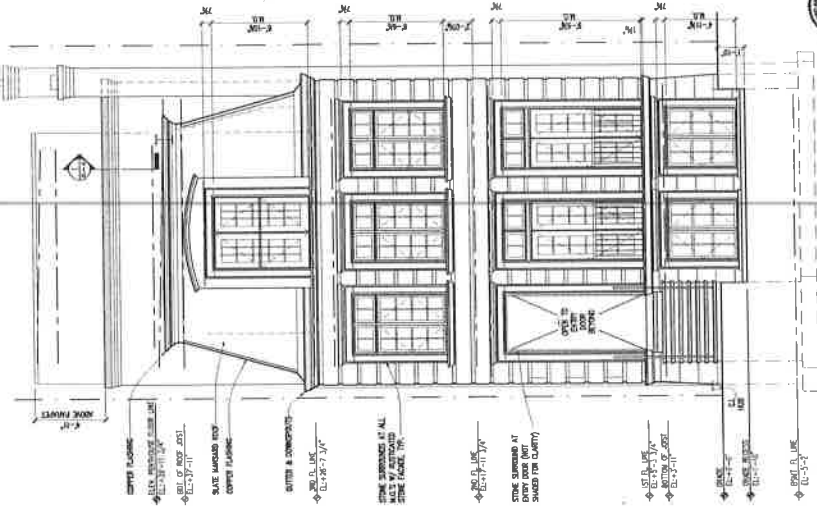


SCALE: 1/4" = 1'-0"  
SCALE: 1/4" = 1'-0"  
SCALE: 1/4" = 1'-0"

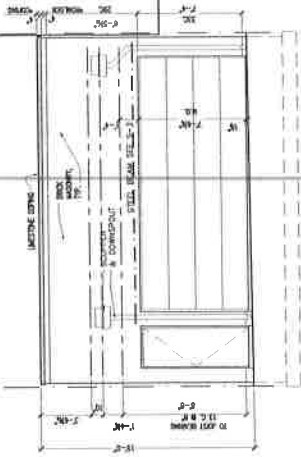




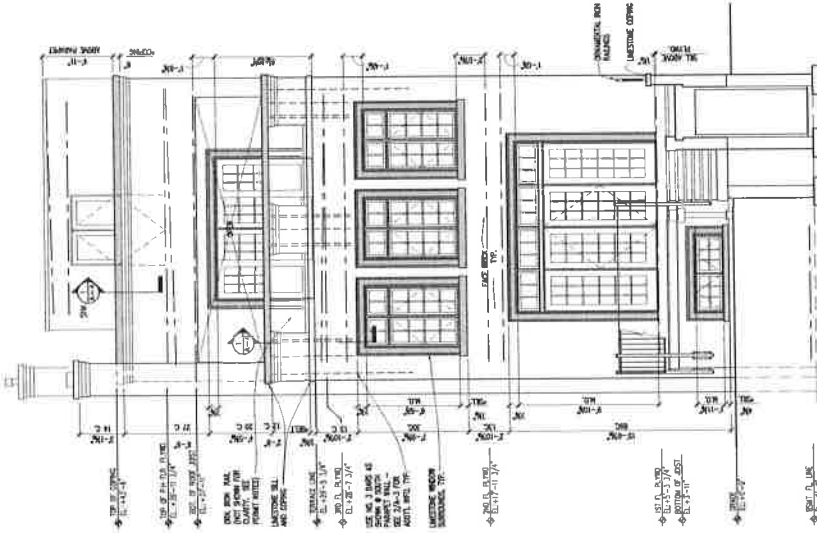
FRONT ELEVATION SCALE: 1/4" = 1'-0"



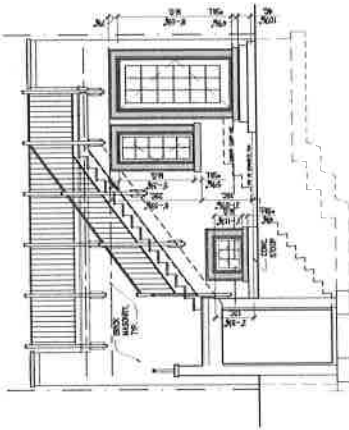
GARAGE ELEVATION @ ALLEY SCALE: 1/4" = 1'-0"



REAR ELEVATION SCALE: 1/4" = 1'-0"



GARAGE ELEV. AT YARD SCALE: 1/4" = 1'-0"



CASAGRANDE ARCHITECTS LLC  
ARCHITECTURAL DESIGN  
CONSTRUCTION MANAGEMENT  
1700 N. ASHLAND AVENUE CHICAGO, ILLINOIS 60610  
TEL: 312.733.1000 FAX: 312.733.1002

NEW SINGLE FAMILY RESIDENCE  
1849 North Dayton Street  
Chicago, Illinois

CONTRACTOR HAS OBTAINED ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE DEPARTMENT OF PLANNING AND DEVELOPMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE DEPARTMENT OF PLANNING AND DEVELOPMENT.



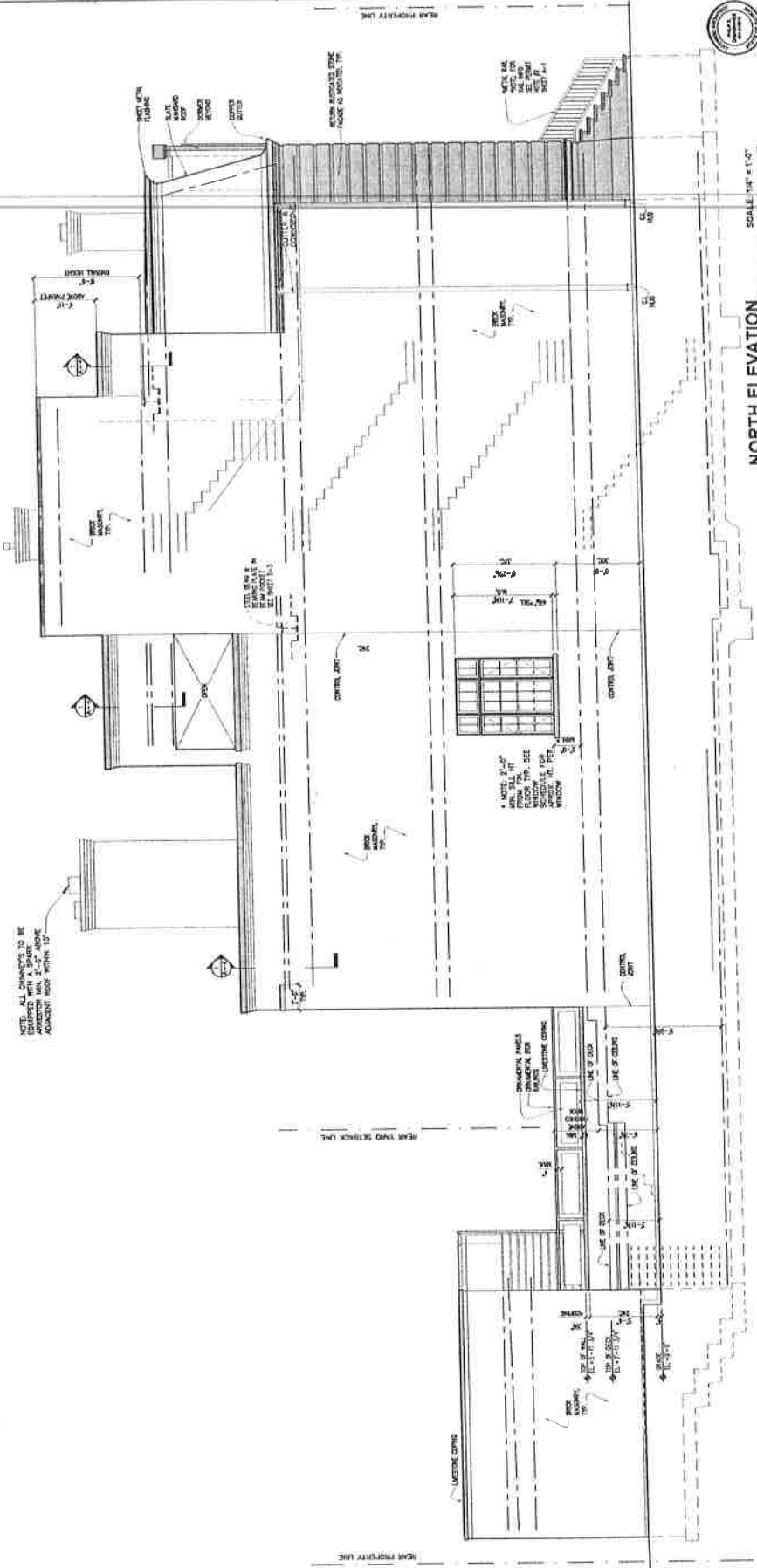
SCALE: 1/4" = 1'-0"

NORTH ELEVATION

CONTRACT AND TITLE SHEET  
PROJECT NO. 1899-01  
DATE: 08/11/11  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
APPROVED BY: [Name]

NEW SINGLE FAMILY RESIDENCE  
1849 North Dayton Street  
Chicago, Illinois

CASAGRANDE ARCHITECTS LLC  
ARCHITECTURAL DESIGN  
CONSTRUCTION MANAGEMENT  
1818 W. ASHLAND AVENUE, CHICAGO, ILLINOIS 60612  
PH: 312.733.4444 FAX: 312.733.4444



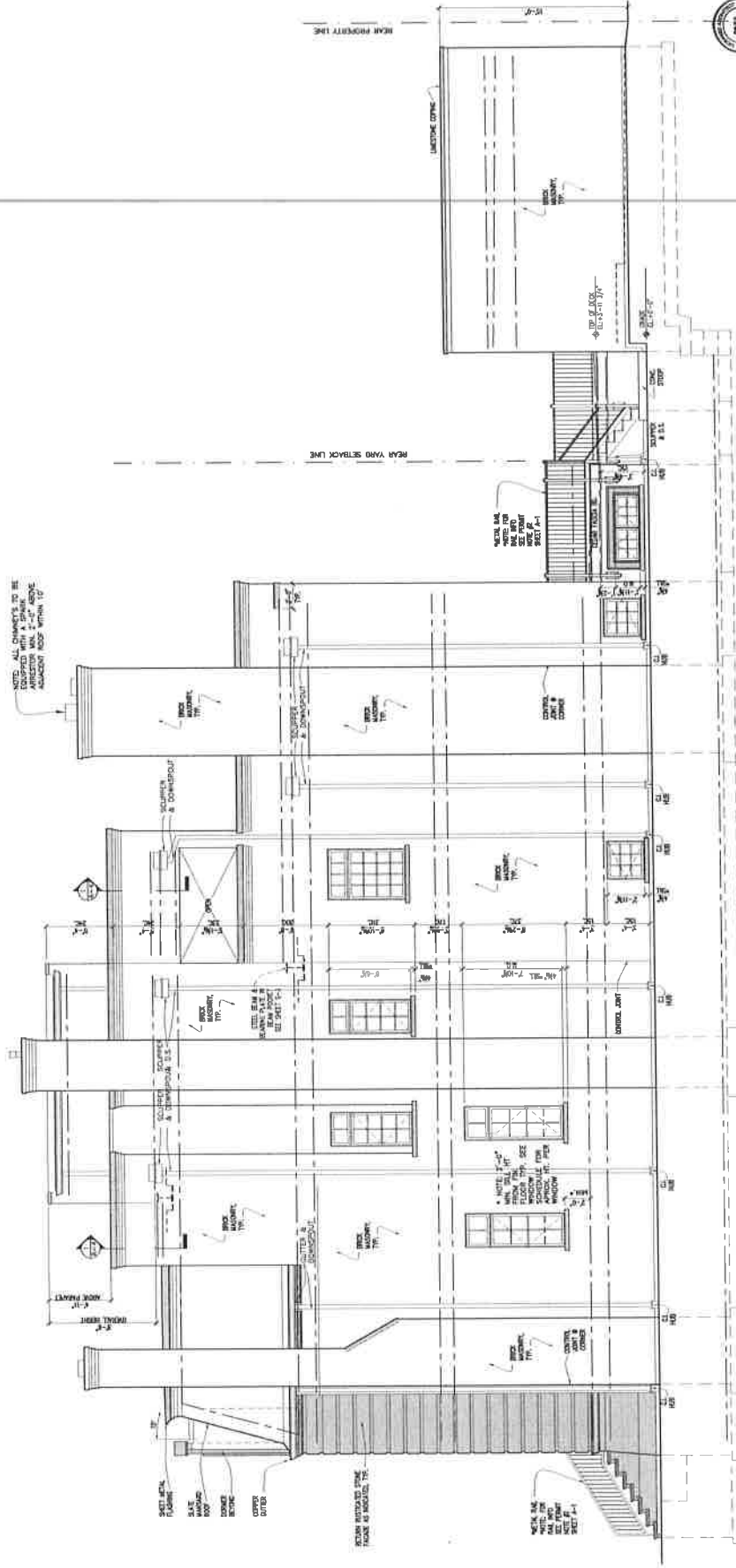
NEAR PROPERTY LINE

NEAR VANDERBILT STREET

NEAR PROPERTY LINE



SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



NEW SINGLE FAMILY RESIDENCE  
1849 North Dayton Street  
Chicago, Illinois

CASAGRANDE ARCHITECTS LLC  
ARCHITECTURAL DESIGN  
CONSTRUCTION MANAGEMENT  
3128 N. ASHLAND AVENUE, CHICAGO, ILLINOIS 60641  
TEL: 773-328-0318 FAX: 773-328-0318

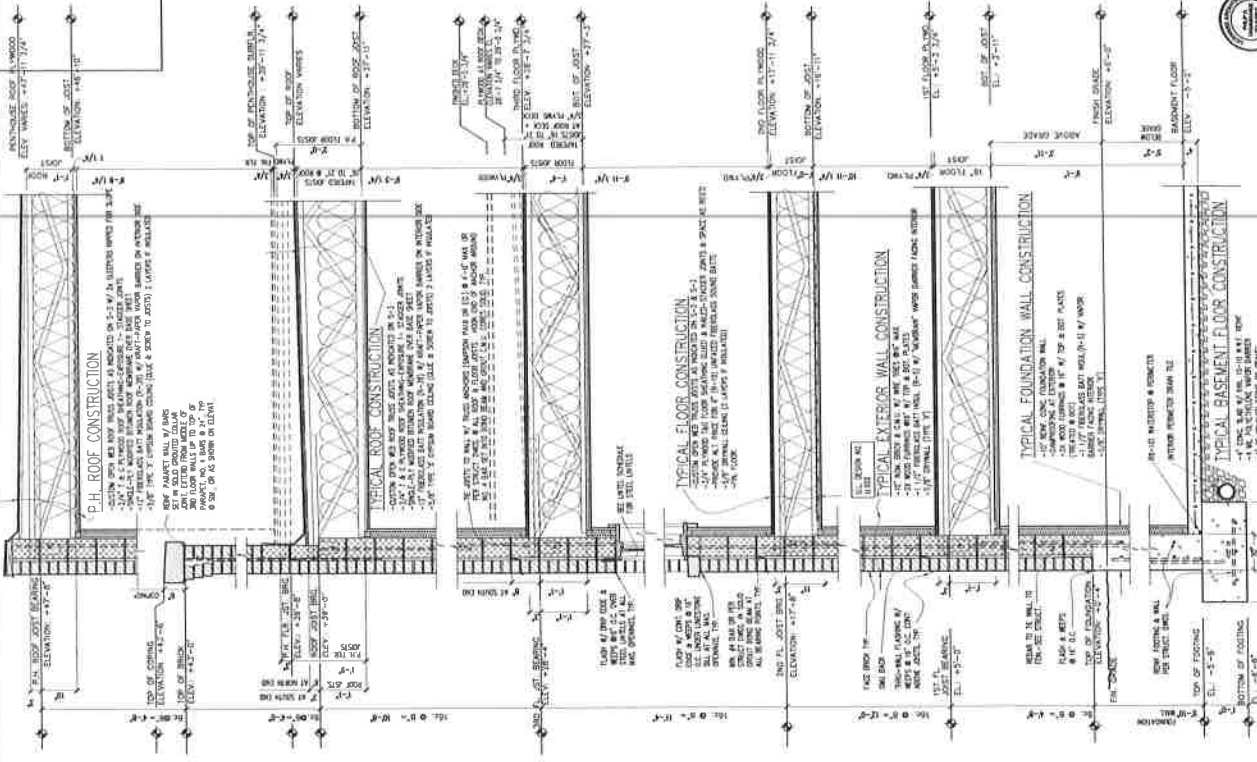
PERMIT AND VENDOR LIST  
CASH/STAMP RECEIPT  
DATE: 10/15/18  
PROJECT: 1849 NORTH DAYTON STREET  
SHEET: A-6 OF 12  
DRAWN BY: J. CASAGRANDE  
CHECKED BY: J. CASAGRANDE



NEW SINGLE FAMILY RESIDENCE  
1849 North Dayton Street  
Chicago, Illinois

CASAGRANDE ARCHITECTS LLC  
ARCHITECTURAL DESIGN  
CONSTRUCTION MANAGEMENT  
241 N. KANAWHA AVENUE  
CHICAGO, ILLINOIS 60610  
312.775.0210 FAX 312.775.0211

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1 TYPICAL WALL SECTION  
SCALE: 3/4" = 1'-0"

CHICAGO, June 10, 1982.

To the President and Members of the City Council:

Your Committee on Buildings and Zoning begs leave to recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith (referred to Your Committee on April 21, 1982) to amend the Chicago Zoning Ordinance for the purpose of reclassifying a particular area.

This recommendation was concurred in by 9 members of the committee, with no dissenting vote.

Respectfully submitted,  
(Signed) EDWARD R. VRDOLYAK,  
*Chairman.*

(Signed) FRED B. ROTI,  
*Vice-Chairman.*

On motion of Alderman Vrdolyak the committee's recommendation was *Concurred In* and said proposed ordinance was *Passed*, by yeas and nays as follows:

*Yeas*--Aldermen Barnett, Kenner, Evans, Sawyer, Bertrand, Humes, Shaw, Vrdolyak, Huels, Majerczyk, Madrzyk, Brady, Barden, Streeter, Kellam, Sheahan, Kelley, Sherman, Lipinski, Shumpert, Marzullo, Nardulli, Ray, Carothers, Davis, Hagopian, Martinez, Gabinski, Mell, Frost, Marcin, Farina, Casey, Cullerton, Laurino, Rittenberg, Pucinski, Natarus, Oberman, Merlo, Clewis, Axelrod, Schulter, Volini, Orr, Stone--46.

*Nays*--None.

Alderman Natarus moved to *Reconsider* the foregoing vote. The motion was *Lost*.

Alderman Burke was excused from voting under the provisions of Rule 14 of the Council's Rules of Order.

The following is said ordinance as passed:

*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 R4 General Residence, C1-2 Restricted Commercial Districts and Residential-Business Planned Development No. 149 symbols and indications as shown on Map No. 5-G in area bounded by

A line 500 feet north of W. Willow Street; the alley next west of and parallel to N. Halsted Street; a line 325 feet north of W. Willow Street; N. Halsted Street; a line 188 feet south of W. Willow Street; the alley next west of and parallel to N. Halsted Street; a line 234 feet south of W. Willow Street; N. Dayton Street; a line 138 feet south of W. Willow Street; the alley next west of and parallel to N. Halsted Street; a line 92 feet south of W. Willow Street; N. Dayton Street; a line 69 feet south of W. Willow Street; the alley next west of and parallel to N. Halsted Street; a line 46 feet south of W. Willow Street; N. Dayton Street; a line 48 feet south of W. Willow Street; and the alley next west of N. Dayton Street

to those of a Residential-Business Planned Development 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.

[Planned Development printed on pages 11216 through 11220  
of this Journal.]

(Continued on page 11221)

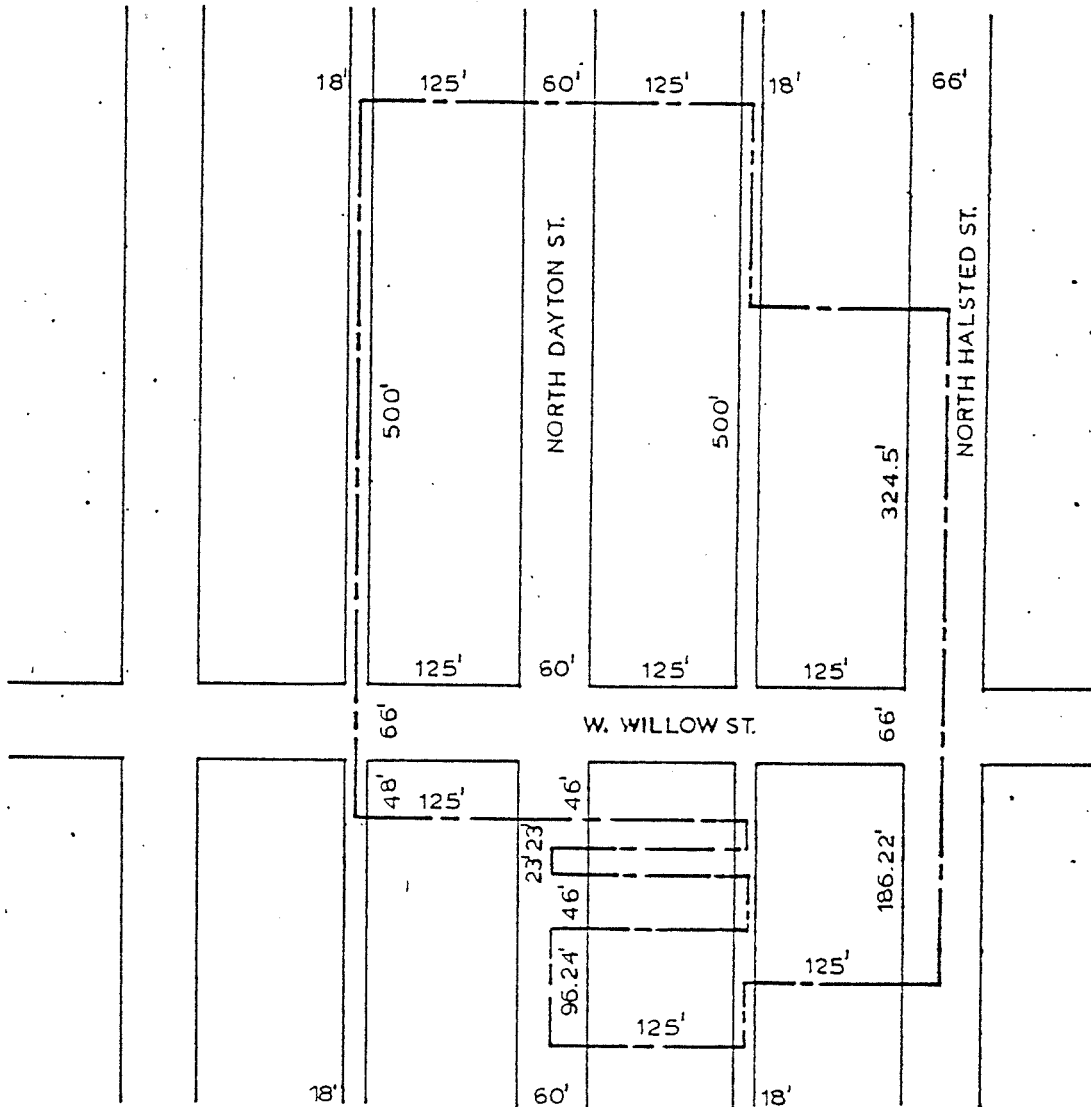
PD149

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 149, AS AMENDEDPLAN OF DEVELOPMENTSTATEMENTS

1. The area delineated herein as "Residential-Business Planned Development" is owned or controlled by Exchange National Bank of Chicago, not personally but solely as Trustee under Trust Agreement dated December 29, 1969, and known as Trust No. 23427 and South Central Bank and Trust Company of Chicago, not personally but solely as Trustee under Trust Agreement dated February 2, 1976, and known as Trust No. L-1070. The Applicant, Willow/Dayton Developers, an Illinois general partnership, is the sole beneficiary of said Exchange National Bank of Chicago Trust No. 23427 and South Central Bank and Trust Company of Chicago Trust No. L-1070.
2. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Planning.
3. The Applicant or its successors, assignees or grantees shall obtain all official reviews, approvals and permits.
4. Any dedication or vacation of streets or alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees, and approval by the City Council.
5. The following uses shall be permitted within the area delineated herein as "Residential-Business Planned Development:" Townhouse, duplex structures and low-rise apartment buildings, retail and service type business uses, professional and business offices, health and recreational uses and related parking.
6. Business and business identification signs may be permitted within the area delineated herein as "Residential-Business Planned Development No. 149, as amended, subject to the review and approval of the Department of Buildings and the Department of Planning.
7. Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of 24 feet to provide ingress and egress for emergency vehicles. There shall be no parking within such paved areas.
8. The information in the table attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as "Residential-Business Planned Development No. 149, as amended, and illustrates that the development of such area will be in accordance with the intent and purpose of the Chicago Zoning Ordinance.
9. The Plan of Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments" as promulgated by the Commissioner of the Department of Planning.

APPLICANT: WILLOW/DAYTON DEVELOPERS AS AGENT FOR THE OWNERS  
DATE: April 21, 1982

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT  
NO. 149, AS AMENDED  
PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS

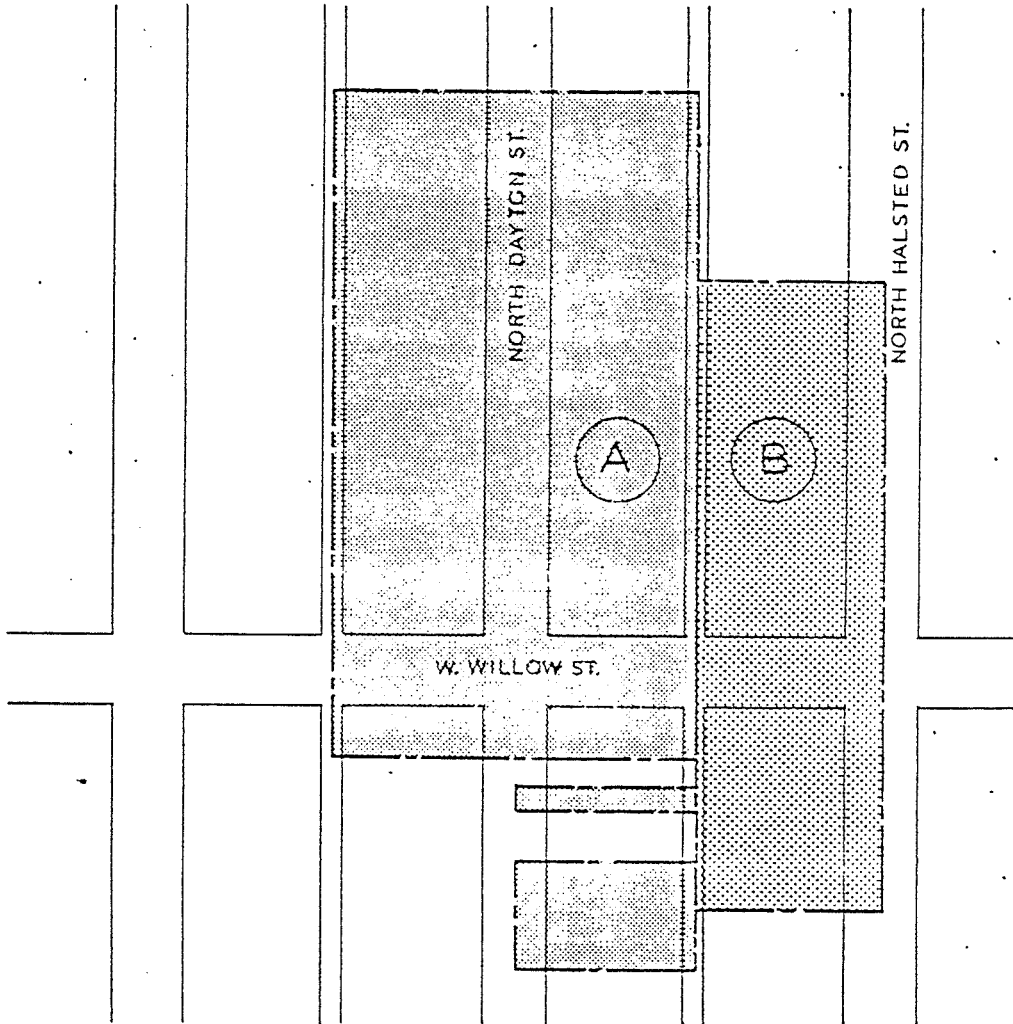







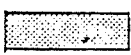

--- PLANNED DEVELOPMENT BOUNDARY





RESIDENTIAL BUSINESS PLANNED DEVELOPMENT  
NO. 149, AS AMENDED  
GENERALIZED LAND USE PLAN



	PLANNED DEVELOPMENT BOUNDARY	
	SUB AREA	
	SUB AREA BOUNDARY	SCALE 0 50 100 200 
	TOWNHOUSE, DUPLEX STRUCTURES, LOW RISE APARTMENT STRUCTURES, PRIVATE RECREATIONAL FACILITIES AND RELATED OFF STREET PARKING.	
	TOWNHOUSE, DUPLEX STRUCTURES, LOW RISE APARTMENT STRUCTURES, RETAIL AND SERVICE TYPE BUSINESS USES, PROFESSIONAL OFFICES, HEALTH & RECREATIONAL USES, AND OFF STREET PARKING.	

APPLICANT: WILLOW DAYTON DEVELOPERS AS AGENT FOR OWNERS  
DATE: April 21 1982

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 149, AS AMENDED  
 PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA, EXCLUDING GARAGES

SUB AREA	NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	NO. OF DWELLING UNITS	MAXIMUM F.A.R.	MAXIMUM % OF LAND COVER
	SQ. FT.	ACRES				
A	148,530	3.41	Townhouse, duplex structures, low rise apartment structures, private recreational facilities and related off-street parking	129	1.30	46%
B	63,838	1.46	Townhouse, duplex structures, low rise apartment structures, retail and service type business uses, professional offices, health and recreational uses, and off-street parking	95	1.73	45%
TOTALS	212,368	4.87		224	1.43	46%

THE ABOVE NOTED REGULATIONS RELATE TO THE ULTIMATE DEVELOPMENT WITHIN THE PLANNED DEVELOPMENT AREA. INTERIM STAGES OF DEVELOPMENT MAY EXCEED THESE PERMITTED STANDARDS SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF PLANNING.

GROSS SITE AREA = NET SITE AREA - 4.87 ACRES  
 PLUS AREA OF PUBLIC RIGHTS OF WAYS- 2.32 ACRES  
 EQUALS TOTAL 7.19 ACRES

MAXIMUM ALLOWABLE NUMBER OF DWELLING UNITS 224

MAXIMUM ALLOWABLE F.A.R. FOR TOTAL NET SITE AREA 1.43  
 MINIMUM NUMBER OF PARKING SPACES, ONE SPACE PER DWELLING UNIT 224

MINIMUM PERIPHERY SETBACKS FRONT 7'0", EXCEPT FOR EXISTING BUILDINGS  
 SIDE 2.3'  
 REAR 7'0"

SETBACK AND YARD REQUIREMENTS MAY BE ADJUSTED WHEN NECESSARY TO PERMIT CONFORMANCE TO THE PATTERN OF, OR ARCHITECTURAL ARRANGEMENT, RELATED TO EXISTING STRUCTURE, OR WHEN NECESSARY BECAUSE OF TECHNICAL REASONS, SUBJECT TO THE REVIEW AND APPROVAL OF THE DEPARTMENT OF PLANNING.

MAXIMUM PERMITTED PERCENT OF LAND COVERED FOR TOAL NET SITE AREA 46%

APPLICANT: WILLOW/DAYTON DEVELOPERS AS AGENT FOR THE OWNERS

DATE: April 21, 1982

W. Chestnut Street; the alley next east of and parallel to N. La Salle Street; a line 112 feet south of and parallel to W. Chestnut Street; and N. La Salle Street

to those of an R6 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 No. 3-M.*

*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 B 3-2 General Retail District symbols and indications as shown on Map No. 3-M in the area bounded by

the alley next north of and parallel to W. Chicago Avenue; N. Mayfield Avenue; W. Chicago Avenue; and a line 175 feet west of N. Mayfield Avenue

to those of a C 2-2 General 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 No. 5-G.*

*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 R4 General Residence District and CI-2 Restricted Commercial District symbols and indications as shown on Map No. 5-G in the area bounded by

a line 500 feet north of W. Willow Street; the alley next west of and parallel to N. Halsted Street; a line 325 feet north of W. Willow Street; N. Halsted Street; a line 300 feet north of W. Willow Street; the alley next west of and parallel to N. Halsted Street; a line 275 feet north of W. Willow Street; N. Halsted Street; a line 225 feet north of W. Willow Street; the alley next west of and parallel to N. Halsted Street; a line 175 feet north of W. Willow Street; N. Halsted Street; a line 51 feet south of W. Willow Street; the alley next west of and parallel to N. Halsted Street; a line 46 feet south of W. Willow Street; N. Dayton Street; a line 24 feet south of W. Willow Street; and the alley next west of and parallel to N. Dayton Street,

to the designation of a Residential-Business Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as set forth in the Plan of Development herewith attached and made a part thereof and to no others.

[Plan of Development printed on pages 3405-3409 of this Journal]

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification of Area Shown on Map No. 6-F.*

*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 R4 General Residence District symbols and indications as shown on Map No. 6-F in the area bounded by

S. Archer Avenue; S. Princeton Avenue; W. 23rd Street; and the east line of the right-of-way of the Pennsylvania Railroad,

to the designation of a Residential Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

[Plan of Development printed on pages 3410-3414 of this Journal]

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification of Area Shown on Map No. 6-F.*

*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 M1-2 Restricted Manufacturing District and Residential Planned Development symbols and indications as shown on Map No. 6-F in the area bounded by

W. 26th Street; S. Shields Avenue; a line 232.25 feet South of and parallel to W. 26th Street; and S. Stewart Avenue,

to the designation of a Residential Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

[Plan of Development printed on pages 3415-3419 of this Journal]

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification of Area Shown on Map No. 6-I.*

*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 M2-3 General Manufacturing District and Residential Planned Development symbols and indications as shown on Map No. 6-I in the area bounded by

(continued on page 3420)

8685RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT

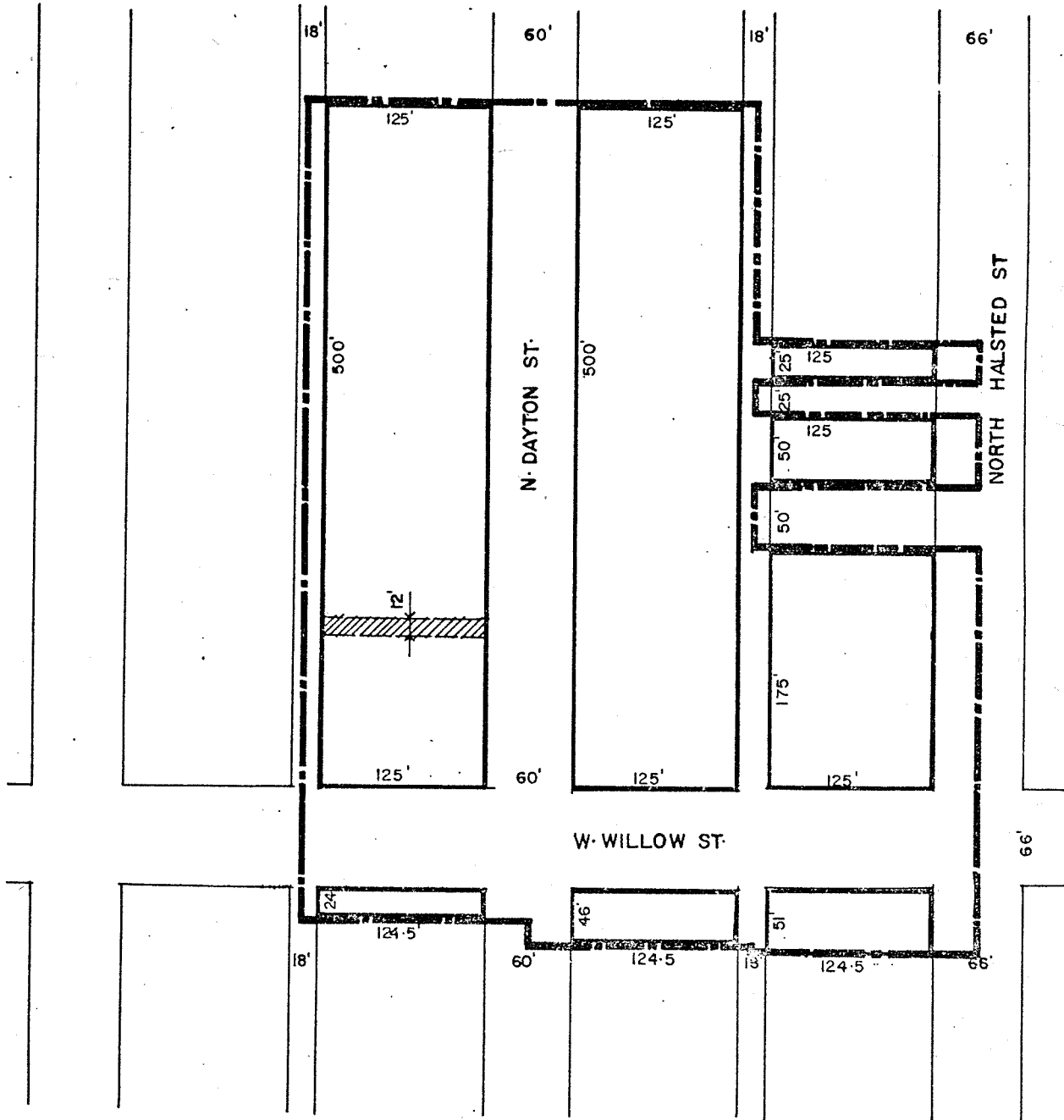
# 149


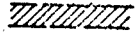
PLAN OF DEVELOPMENTSTATEMENTS

1. The area delineated herein as "Residential-Business Planned Development" is owned or controlled by Exchange National Bank of Chicago, not personally but solely as Trustee under Trust Agreement dated December 29, 1969, and known as Trust No. 23427 and South Central Bank and Trust Company of Chicago, not personally but solely as Trustee under Trust Agreement dated February 2, 1976, and known as Trust No. L-1070. The Applicant, Willow/Dayton Developers, an Illinois general partnership, is the sole beneficiary of said Exchange National Bank of Chicago Trust No. 23427 and South Central Bank and Trust Company of Chicago Trust No. L-1070.
2. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Development and Planning.
3. The Applicant or its successors, assignees or grantees shall obtain all official reviews, approvals and permits.
4. Any dedication or vacation of streets or alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees, and approval by the City Council.
5. The following uses shall be permitted within the area delineated herein as "Residential-Business Planned Development": Townhouse, duplex structures and low-rise apartment buildings, retail and service type business uses, professional and business offices, health and recreational uses and related parking.
6. Business and business identification signs may be permitted within the area delineated herein as "Residential-Business Planned Development" subject to the review and approval of the Department of Buildings and the Department of Development and Planning.
7. Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of 24 feet to provide ingress and egress for emergency vehicles. There shall be no parking within such paved areas.
8. The information in the table attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as "Residential-Business Planned Development" and illustrates that the development of such area will be in accordance with the intent and purpose of the Chicago Zoning Ordinance.
9. The Plan of Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments" as promulgated by the Commissioner of the Department of Development and Planning.

APPLICANT: WILLOW/DAYTON DEVELOPERS AS AGENT FOR THE OWNERS  
DATE: APRIL 6, 1976

### RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS



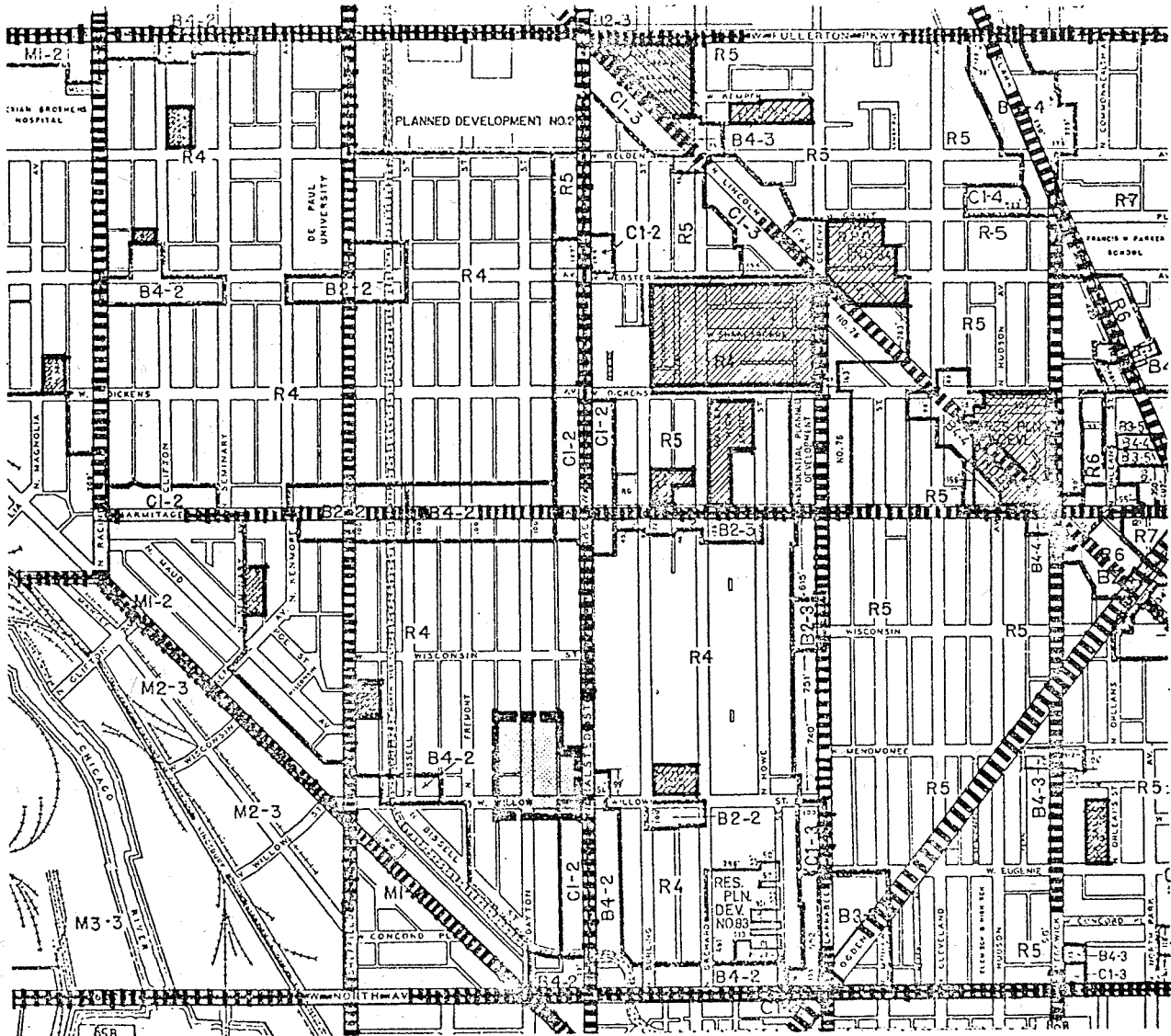
 PLANNED DEVELOPMENT BOUNDARY  
 ALLEY PROPOSED TO BE VACATED



APPLICANT: WILLOW-DAYTON DEVELOPERS AS AGENT FOR OWNERS

DATE: 4/6/76

### RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



PROPOSED PLANNED DEVELOPMENT



PREFERENTIAL STREETS



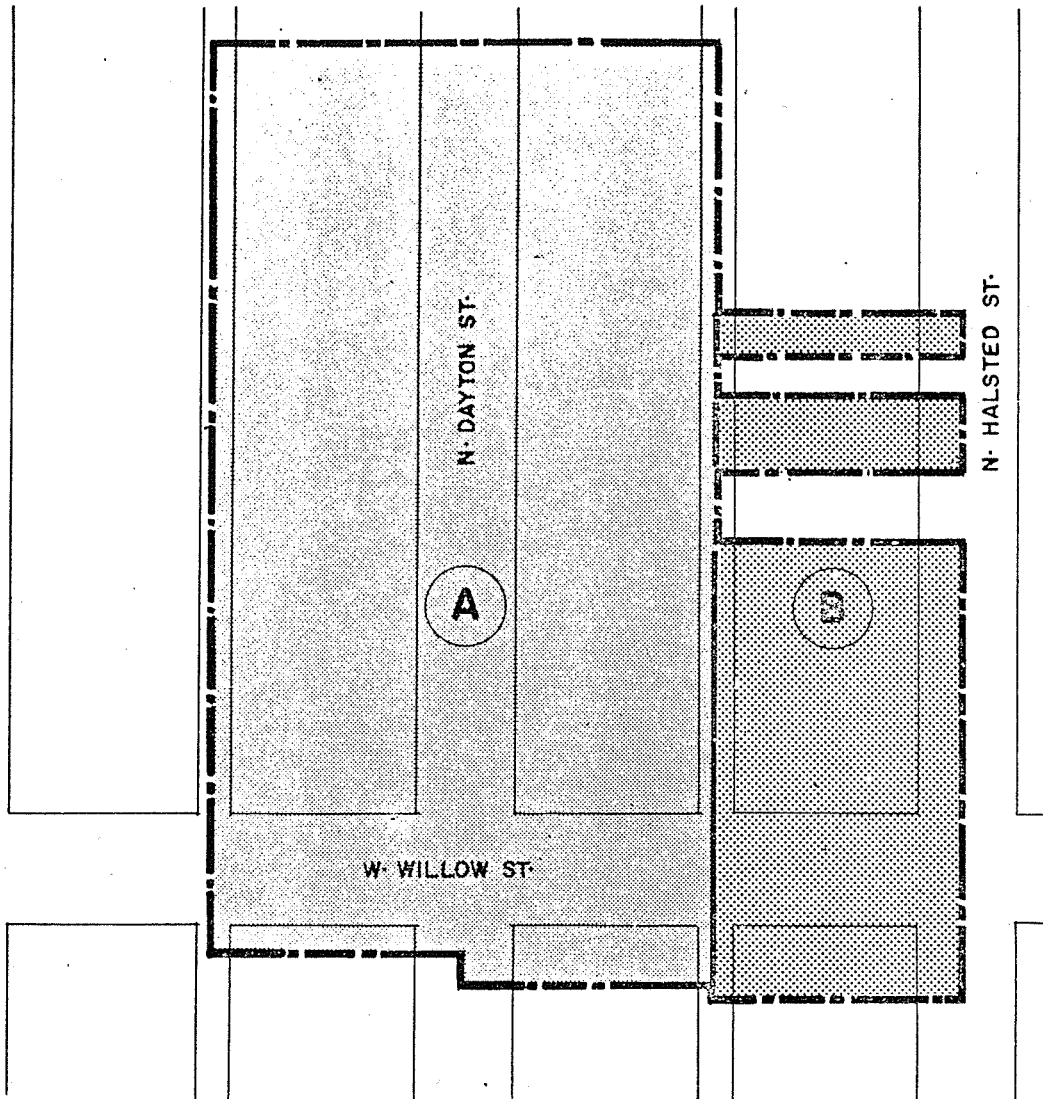
PUBLIC AND QUASI-PUBLIC FACILITIES

APPLICANT: WILLOW-DAYTON DEVELOPERS AS AGENT FOR OWNERS

DATE: 4 / 6 / 76



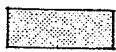
RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT  
GENERALIZED LAND USE PLAN



PLANNED DEVELOPMENT BOUNDARY

SUB AREA

SUB AREA BOUNDARY

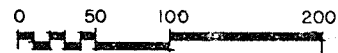


TOWNHOUSE, DUPLEX STRUCTURES, LOW RISE APARTMENTS  
STRUCTURES, PRIVATE RECREATIONAL FACILITIES AND  
RELATED OFF STREET PARKING.



TOWNHOUSE, DUPLEX STRUCTURES, LOW RISE APARTMENTS  
STRUCTURES, RETAIL AND SERVICE TYPE BUSINESS USES,  
PROFESSIONAL OFFICES, HEALTH & RECREATIONAL USES,  
AND OFF STREET PARKING.

SCALE



APPLICANT: WILLOW-DAYTON DEVELOPERS AS AGENT FOR OWNERS  
DATE: 4/6/76

RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT  
 PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

SUB AREA	NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	NO. OF DWELLING UNITS	MAXIMUM F.A.R.	MAXIMUM % OF LAND COVER
	SQ.FT.	ACRES				
A	133,715	3.07	Townhouse, duplex structures, low rise apts. structures, private recreational facilities and related off street parking	107	1.08	42.6
B	37,547	0.86	Townhouse, Duplex structures, low rise apts. structures, retail & service type business uses, professional offices, health & recreational uses, & off street parking	43	1.68	53.3
TOTALS	171,262	3.93		150	1.2	45

THE ABOVE NOTED REGULATIONS RELATE TO THE ULTIMATE DEVELOPMENT WITHIN THE PLANNED DEVELOPMENT AREA. INTERIM STAGES OF DEVELOPMENT MAY EXCEED THESE PERMITTED STANDARDS SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF DEVELOPMENT AND PLANNING.

GROSS SITE AREA = NET SITE AREA - 3.93 ACRES  
 PLUS AREA OF PUBLIC RIGHTS OF WAYS - 2.09 ACRES  
 EQUALS TOTAL 6.02 ACRES

MAXIMUM NUMBER OF DWELLING UNITS 150  
 MAXIMUM NUMBER OF DWELLING UNITS PER ACRE OF TOTAL NET SITE AREA 38.2

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA 1.2  
 MINIMUM NUMBER OF PARKING SPACES, ONE SPACE PER DWELLING UNIT 150

MINIMUM PERIPHERY SETBACKS FRONT 7'-0", EXCEPT FOR EXISTING BUILDINGS  
 SIDE 5'-0"  
 REAR 7'-0"

SETBACK AND YARD REQUIREMENTS MAY BE ADJUSTED WHEN NECESSARY TO PERMIT CONFORMANCE TO THE PATTERN OF, OR ARCHITECTURAL ARRANGEMENT, RELATED TO EXISTING STRUCTURE, OR WHEN NECESSARY BECAUSE OF TECHNICAL REASONS, SUBJECT TO THE REVIEW AND APPROVAL OF THE DEPARTMENT OF DEVELOPMENT AND PLANNING.

MAXIMUM PERMITTED PERCENT OF LAND COVERED FOR TOTAL NET SITE AREA 45%

APPLICANT: WILLOW/DAYTON DEVELOPERS AS AGENT FOR THE OWNERS

DATE: APRIL 6, 1976