

(Continued from page 4288)

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 symbols and indications as shown on Map No. 5-G in area bounded by

10170
 West Armitage Avenue; a line 238.40 feet east of and parallel to North Racine Avenue; North Maud Street; a line 65.42 feet southeast of the alley next south of and parallel to West Armitage Avenue (as measured along the east line of North Maud Avenue); the alley next south of and almost parallel to West Armitage Avenue; West Armitage Avenue; a line 413 feet east of and parallel to North Racine Avenue; West Armitage Avenue; a line 463.40 feet east of and parallel to North Racine Avenue; the alley next northeast of and parallel to North Maud Avenue; a line 205.51 feet northwest of the intersection of North Seminary Avenue and North Maud Avenue (as measured along the northeast line of North Maud Avenue); North Maud Avenue; a line 95.70 feet northwest of and parallel to North Kenmore Avenue; the alley next northeast of and parallel to North Clybourn Avenue; a line 338.70 feet northwest of and parallel to North Kenmore Avenue; North Clybourn Avenue; North Racine Avenue; North Maud Avenue; and a line 188.40 feet east of and parallel to North Racine Avenue,

to the designation of a 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.

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

Plan of Development attached to this ordinance reads as follows:

Residential-Business Planned Development P.D. 420

Plan Of Development Statements.

1. The area delineated herein as "Residential-Business Planned Development", is owned or controlled by Dayton Resources, Ltd.
2. All applicable reviews, approvals or permits are required to be obtained by the applicant, or his successors, assignees or grantees.
3. Use of land in Sub-Area A will consist of three-story townhouse structures containing a total of 78 single-family residential units and related parking. Use of land in Sub-Area B will consist of a one-story commercial building, with uses as permitted in the B4-2 Restricted Service District, and related parking.

4. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development.
5. Any re-subdivision of parcels shall require a separate submittal on behalf of Dayton Resources, Ltd.
6. Service drives or any other ingress or egress lanes not heretofore proposed to be dedicated, shall be adequately designed and paved in accord 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 parking within such paved areas.
7. The following maps and table of controls, together with these statements, sets forth data concerning the property included in said development and data concerning a generalized land use plan, illustrating the development of said property in accordance with the intent of the Chicago Zoning Ordinance.
8. Identification signs and business identification signs may be permitted within the area delineated hereon as Residential-Business Planned Development subject to the review and approval of the Departments of Planning and Inspectional Services.
9. The Plan of Development, hereby attached, shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as adopted by the Commissioner of Planning.

[Bulk Regulations and Maps attached to this Plan of Development are printed on pages 4294 through 4297 of this Journal.]

~~Reclassification Of Area Shown On Map No. 5-N.~~

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 R2 Single-Family Residence District symbols and indications as shown on Map No. 5-N in area bounded by

West Armitage Avenue; North Oak Park Avenue; the alley next south of and parallel to West Armitage Avenue; and a line 76.55 feet west of and parallel to North Oak Park Avenue,

to those of a B4-1 Restricted Service 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.~~

10/82

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

NET SITE AREA SF	ACRES	GENERAL DESCRIPTION OF LAND USE	NUMBER OF DWELLING UNITS	MAXIMUM FLOOR AREA RATIO	MAXIMUM % OF LAND COVERED
118,128	2.712	Sub-Area A Three story townhouse structures and off- street parking	78	1.4	53%
59,966	1.376	Sub-Area B One story commercial building and off- street parking	0	0.54	53%
Total 178,094	4.088		78	Average FAR for site 1.2	54%

NET SITE AREA + AREA OF PUBLIC STREETS & ALLEYS = GROSS SITE AREA
 4.088 acres 1.77 acres 5.858 acres

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA: 1.2

MINIMUM NUMBER OF OFF-STREET PARKING SPACES: RESIDENTIAL USE: 102
 BUSINESS USE: 79

BUSINESS USES PERMITTED IN THE COMMERCIAL STRUCTURE SHALL BE LIMITED TO THOSE OF THE
 B4-2 ZONING DISTRICT.

MINIMUM NUMBER OF OFF-STREET LOADING SPACES: For the commercial structure Off-Street
 Loading Facilities will be provided as authorized by the Chicago Zoning Ordinance,
 B4-2 zoning.

MINIMUM PERIMETER SETBACKS:

Parcel #	Front Yard	Side Yard	Rear Yard
11	6'	8"	0'
12	12'	8"	30'
13	12'	8"	15'
14	3'-6"	8'	0'
15	0'	0'	0'

MAXIMUM PERCENT OF LAND COVERED: 54%

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


APPLICANT: DAYTON RESOURCES, LTD.

DATE: June 12, 1987

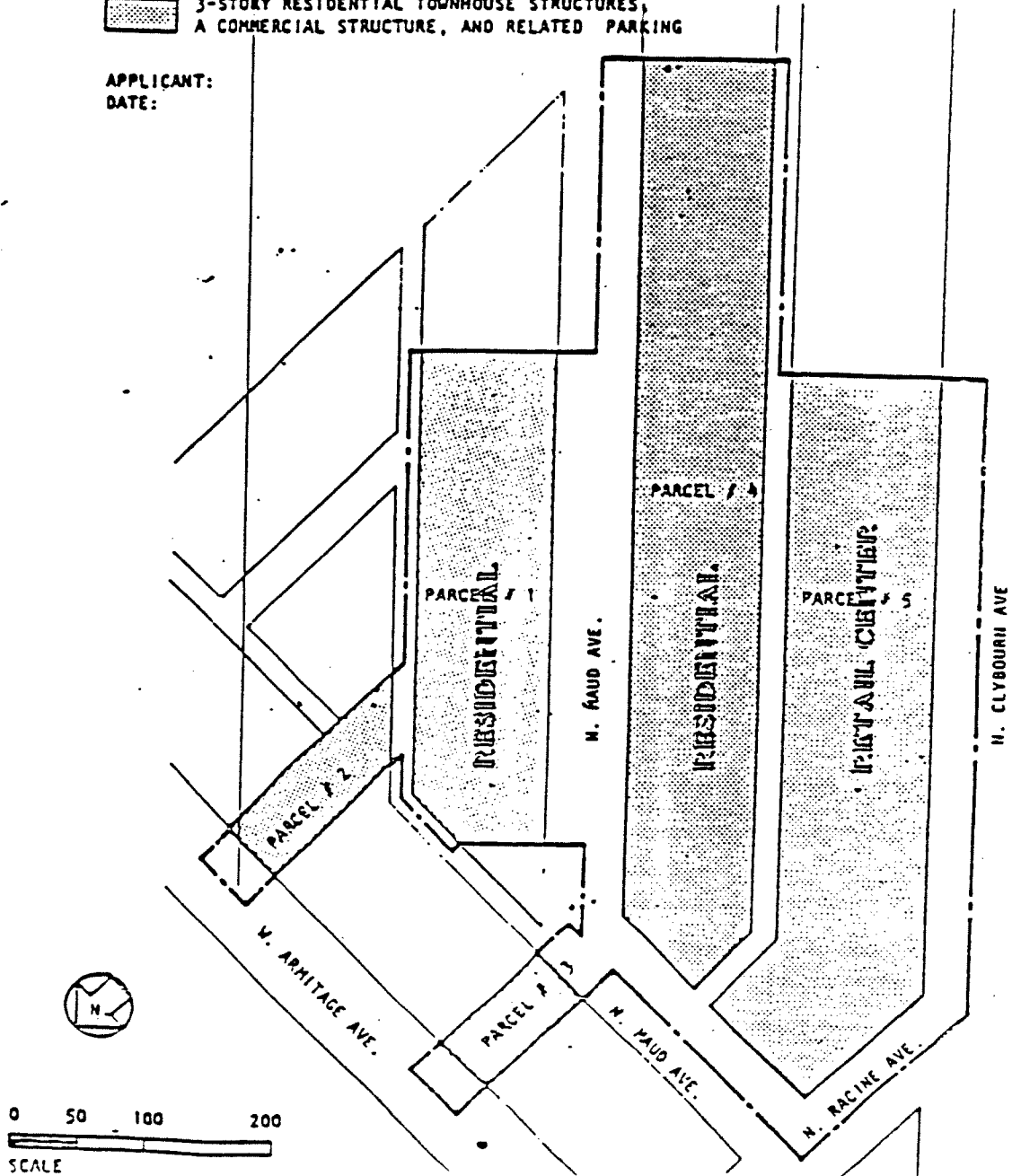
RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
GENERALIZED LAND USE PLAN

LEGEND

--- PLANNED DEVELOPMENT BOUNDARY



 3-STORY RESIDENTIAL TOWNHOUSE STRUCTURES,
A COMMERCIAL STRUCTURE, AND RELATED PARKING

APPLICANT:
DATE:

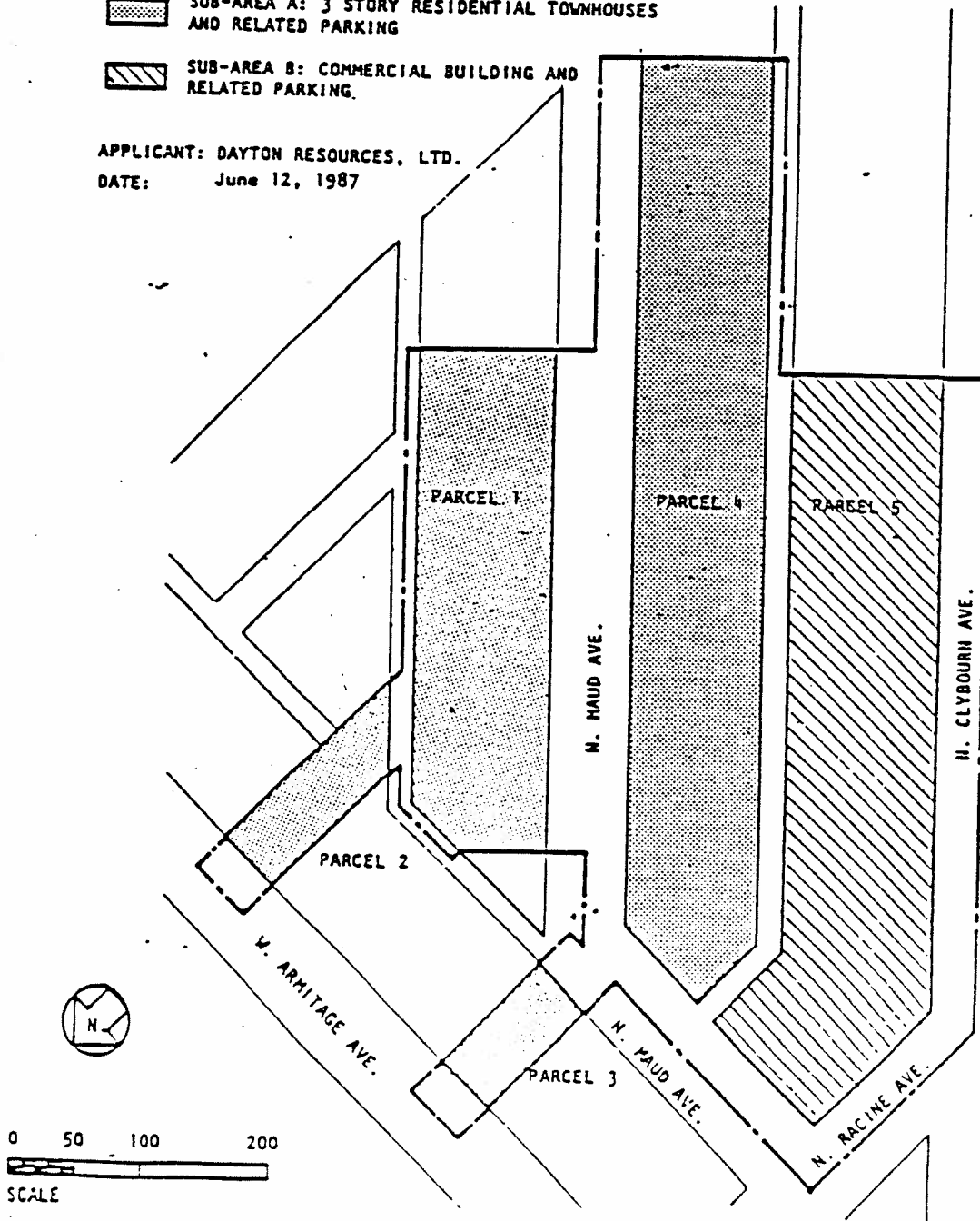


RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
GENERALIZED LAND USE PLAN

LEGEND

- PLANNED DEVELOPMENT BOUNDARY
-  SUB-AREA A: 3 STORY RESIDENTIAL TOWNHOUSES AND RELATED PARKING
-  SUB-AREA B: COMMERCIAL BUILDING AND RELATED PARKING.

APPLICANT: DAYTON RESOURCES, LTD.
DATE: June 12, 1987



9/23/87

UNFINISHED BUSINESS

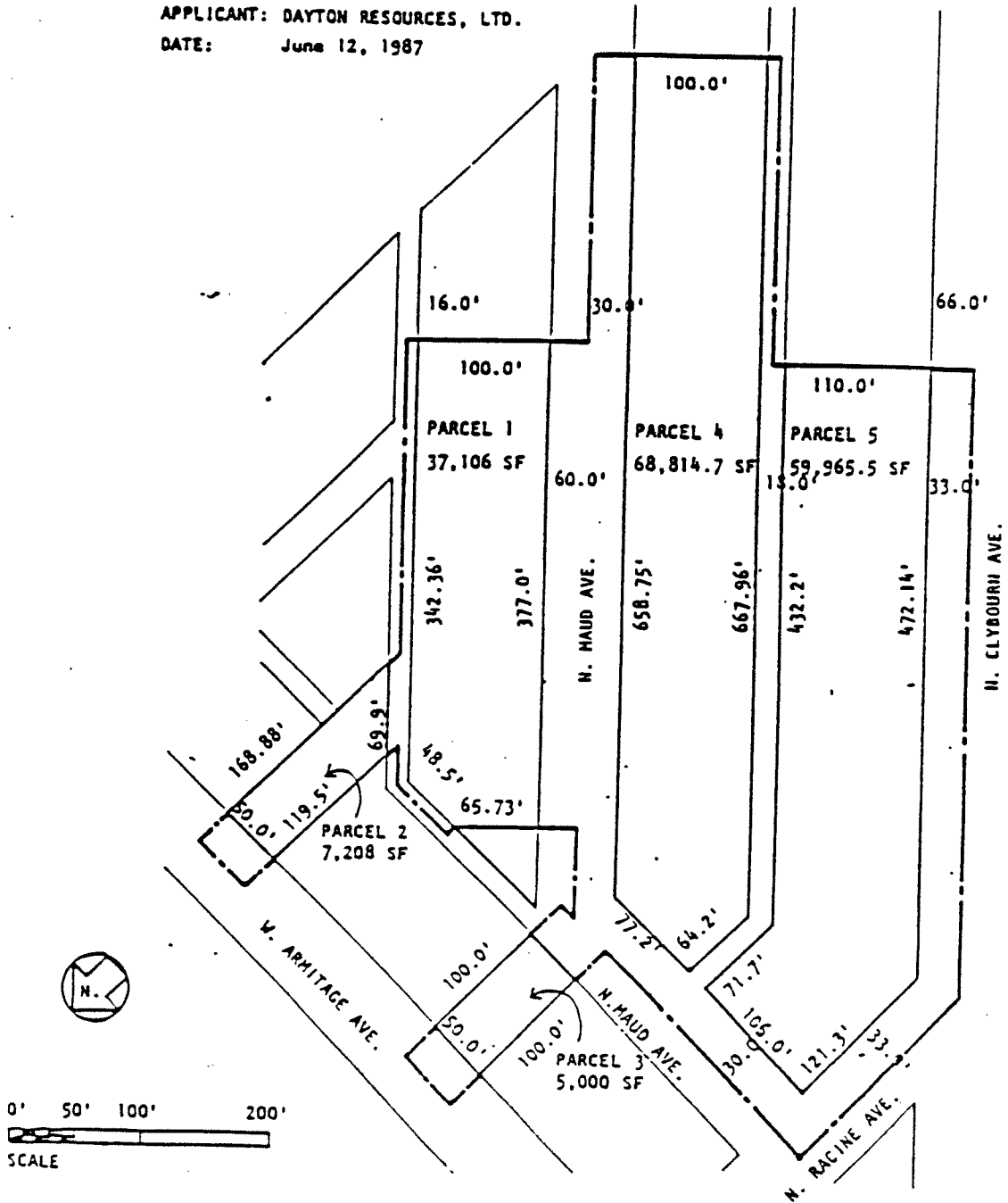
4297

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

PLANNED DEVELOPMENT BOUNDARY

APPLICANT: DAYTON RESOURCES, LTD.

DATE: June 12, 1987



SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the Residential-Business Planned Development No. 420 symbols and indications as shown on Map No. 5-G in the area bounded by:

West Armitage Avenue; a line 230.40 feet east of and parallel with North Racine Avenue; North Maud Avenue; a line 65.42 feet southeast of the alley next south of and parallel with West Armitage Avenue (as measured along the east line of North Maud Avenue); the alley next south of and parallel with West Armitage Avenue; the alley next northeast of and parallel with North Maud Avenue; a line 205.51 feet northwest of the intersection of North Seminary Avenue and North Maud Avenue (as measured along the northeast line of North Maud Avenue); North Maud Avenue; a line 95.70 feet northwest of and parallel with North Kenmore Avenue; the alley next northeast of and parallel with North Clybourn Avenue; a line 338.70 feet northwest of and parallel with North Kenmore Avenue; North Clybourn Avenue; North Racine Avenue; North Maud Avenue; and a line 188.40 feet east of and parallel with North Racine Avenue,

to the designation of Residential-Business Planned Development No. 420, as amended, 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 no others.

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

Plan of Development attached to this ordinance reads as follows:

*Residential-Business Planned Development
Number 420, As Amended.*

Plan Of Development

Statements.

1. The area delineated herein as "Residential-Business Planned Development", is owned or controlled by Dayton Resources, Ltd.

2. All applicable reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees, or grantees.
3. Use of land in Subarea A will consist of three-story townhouse structures containing a total of 72 single-family residential units and related parking. Use of land in Subarea B will consist of a one-story commercial building, with uses as permitted in the B4-2 Restricted Service District, and related parking.
4. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development.
5. Any resubdivision of parcels shall require a separate submittal on behalf of Dayton Resources, Ltd.
6. Service drives or any other ingress or egress lanes not heretofore proposed to be dedicated, 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.
7. The following maps and table of controls, together with these statements, sets forth the data concerning the property included in said development and data concerning a generalized land use plan, illustrating the development of said property in accordance with the intent of the Chicago Zoning Ordinance.
8. Identification signs 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 Departments of Planning and Buildings.
9. The Plan of Development, hereby attached, shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as adopted by the Commissioner of Planning.
10. This Amendment to Planned Development No. 420 which was originally adopted on September 23, 1987 is made expressly for the purpose of deleting from the boundaries of the Planned Development that certain parcel of property described as follows: Parcel 2 on the Land Use Plan Map attached hereto and made a part hereof and commonly known as 1125 West Armitage Avenue.

It is recognized that portion of the remaining Planned Development is included within the Buffer Zone of Planned Manufacturing District No. 1. Nothing in this Amendment shall be construed as modifying the effect, if any, of said Planned Manufacturing District No. 1 on said portion of the Planned Development No. 420 property.

[Existing Zoning Map, Property Line and Right-of-Way
Adjustment Map and Generalized Land Use Plan
attached to this Plan of Development
printed on pages 7416 through
7418 of this Journal.]

Use and Bulk Regulations and Data attached to this Plan of Development
reads as follows:

*Residential-Business Planned Development
Number 420, As Amended.*

Use And Bulk Regulations And Data.

Net Site Area	General Description Of Land Use	Number Of Dwelling Units	Maximum Floor Area Ratio	Maximum Percentage Of Land Covered
<u>Square Feet</u> Acres				
<u>110,920</u> 2.546	Subarea A Three-story townhouse structures and off-street parking	72	1.55	54.8%
<u>59,966</u> 1.277	Subarea B One-story commercial building and off-street parking	0	0.54	52.5%
TOTAL:		72	Average F.A.R. for site 1.2	54%
<u>170,886</u> 3.923				

Net Site Area + Area of Public Streets and Alleys = Gross Site Area
 (3.923 acres) (1.732 acres) (5.655 acres)

Maximum Permitted F.A.R. for Total Net Site Area: 1.2.

Minimum Number of Off-Street Parking Spaces: Residential use: 96.
 Business use: 75.

Business Uses Permitted in the Commercial Structure: Shall be limited to those of the B4-2 Zoning District.

Minimum Number of Off-Street Loading Spaces: For the commercial structure, off-street loading facilities will be provided as authorized by the Chicago Zoning Ordinance, B4-2 zoning.

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Reclassification Of Area Shown On Map Number 5-N.

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 B4-1 Restricted Service District symbols and indications as shown on Map No. 5-N in area bounded by:

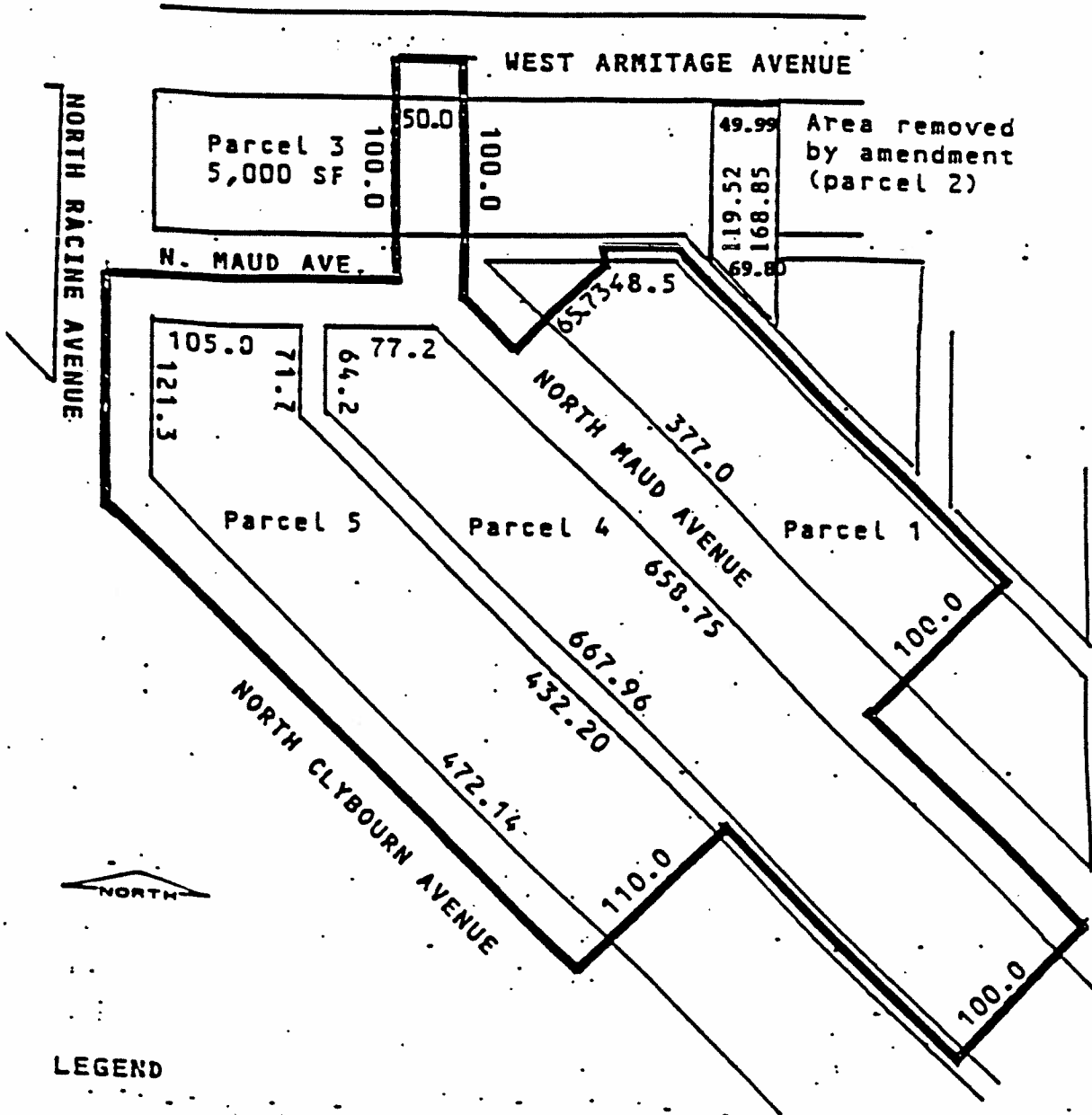
the alley next north of and parallel to West North Avenue; North Nordica Avenue; West North Avenue; and a line 119 feet west of North Nordica Avenue,

to those of a B3-2 General Retail 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.

Residential-Business Planned Development
No. 420, As Amended

Property Line And Right-Of-Way Adjustment Map.



LEGEND

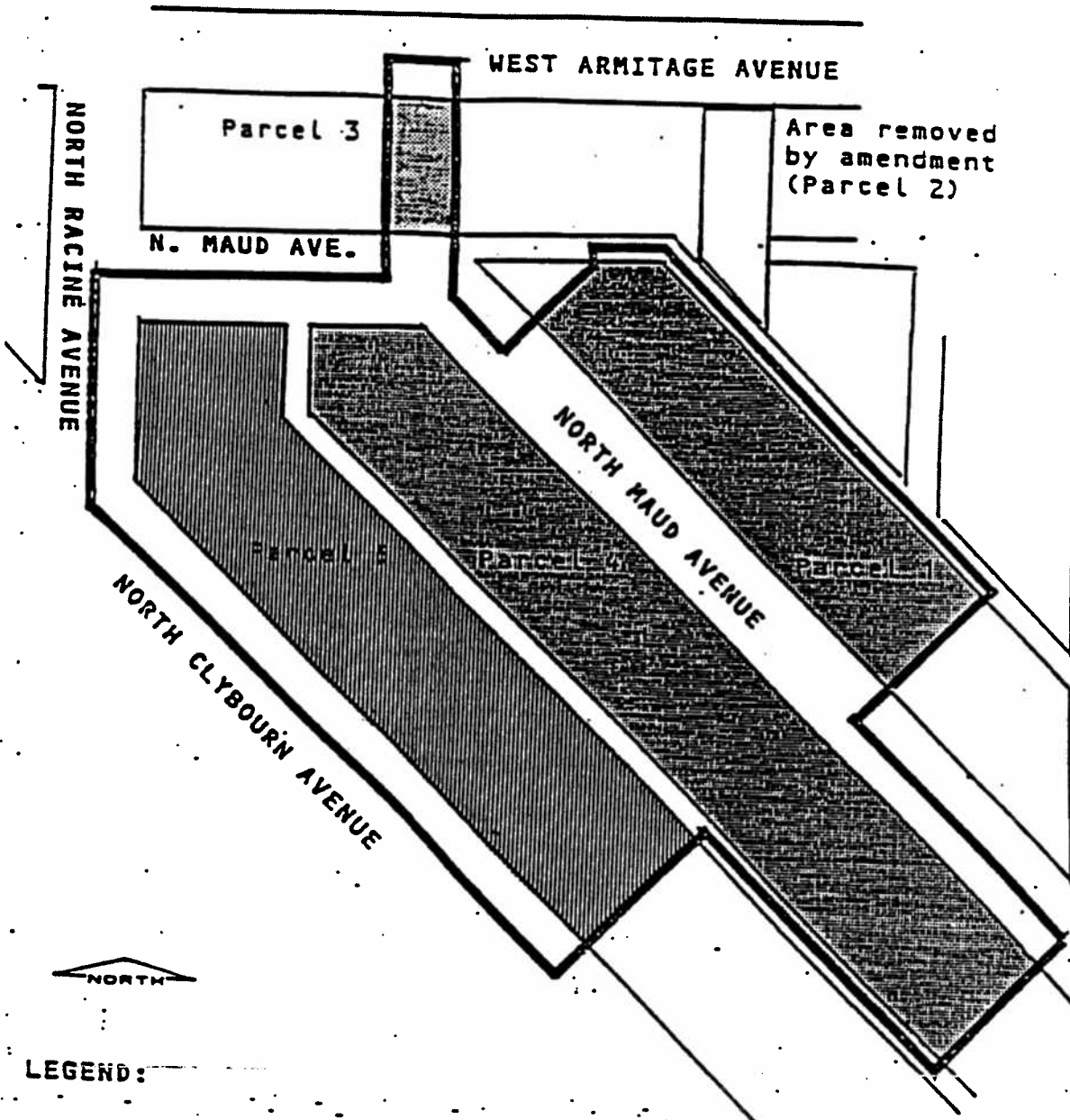
-  Planned Development Boundary
-  Dimensioned Property Line

- Notes:
- 1) No R.O.W. Adjustments Planned.
 - 2) Parcels Identified for Reference.

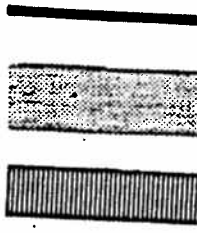
APPLICANT: Dayton Resources, Ltd.
 ADDRESS: 1959 N. Halsted Street
 DATE: August 8, 1991

Residential-Business Planned Development
No. 420, As Amended

Generalized Land Use Plan.



LEGEND:



- PLANNED DEVELOPMENT BOUNDARY
- SUB-AREA A: 3 story residential townhouses and related parking
- SUB-AREA B: commercial building (B4-2 uses) and related parking

Note: Parcels identified for setback reference.

APPLICANT: Dayton Resources, Ltd.
 ADDRESS: 1959 N. Halsted Street
 DATE:



City of Chicago
Richard M. Daley, Mayor

Department of Planning

David R. Mosena
Commissioner

Charles Thurow
First Deputy Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4471 (Voice)
(312) 744-2578 (TDD)
(312) 744-6550 (FAX)

October 15, 1990

Mr. Roy H. Kruse, AIA
Roy H. Kruse & Associates, Ltd.
1752 North Sedgwick Street
Chicago, Illinois 60614

Dear Mr. Kruse:

Re: Residential Planned Development No.
420
Dayton Resources, Ltd.

Please be advised that your request for a minor change to Residential Planned Development No. 420 on behalf of Dayton Resources Ltd. has been considered by the Department of Planning pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance.

Specifically, you requested relief to reduce the required number of parking stalls from 79 spaces to 75 spaces. This reduction is required in order to change the dimensions of the handicapped parking spaces from a 12 foot width to a 16 foot width. You stated that this design change was necessary to conform to the Illinois Accessibility Code.

With regard to the requested reduction in parking spaces the Department of Planning has determined that the modification would constitute a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and that this minor change will not:

1. Change the character of this development;
2. Increase the maximum number of units per acre;
3. Increase the maximum floor area ratio for the total site area;
4. Permanently reduce the minimum required distance between structures or in periphery setbacks;
5. Increase the maximum percent of land covered for the total net site.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, the Department of Planning hereby authorizes and approves the following minor change to Residential Planned Development No. 420:



Roy H. Kruse, 10-15-90
Page 2

1. The reduction of the required 79 parking spaces to 75 parking spaces including four 16 foot handicapped spaces.

Sincerely,

A handwritten signature in cursive script that reads "David R. Mosena". The signature is written in dark ink and is positioned above the typed name.

David R. Mosena
Commissioner

cc: Dayton Resources
Paul Plantz, Office of the Mayor

(Continued from page 4288)

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 symbols and indications as shown on Map No. 5-G in area bounded by

10170
 West Armitage Avenue; a line 238.40 feet east of and parallel to North Racine Avenue; North Maud Street; a line 65.42 feet southeast of the alley next south of and parallel to West Armitage Avenue (as measured along the east line of North Maud Avenue); the alley next south of and almost parallel to West Armitage Avenue; West Armitage Avenue; a line 413 feet east of and parallel to North Racine Avenue; West Armitage Avenue; a line 463.40 feet east of and parallel to North Racine Avenue; the alley next northeast of and parallel to North Maud Avenue; a line 205.51 feet northwest of the intersection of North Seminary Avenue and North Maud Avenue (as measured along the northeast line of North Maud Avenue); North Maud Avenue; a line 95.70 feet northwest of and parallel to North Kenmore Avenue; the alley next northeast of and parallel to North Clybourn Avenue; a line 338.70 feet northwest of and parallel to North Kenmore Avenue; North Clybourn Avenue; North Racine Avenue; North Maud Avenue; and a line 188.40 feet east of and parallel to North Racine Avenue,

to the designation of a 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.

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

Plan of Development attached to this ordinance reads as follows:

Residential-Business Planned Development P.D. 420

Plan Of Development Statements.

1. The area delineated herein as "Residential-Business Planned Development", is owned or controlled by Dayton Resources, Ltd.
2. All applicable reviews, approvals or permits are required to be obtained by the applicant, or his successors, assignees or grantees.
3. Use of land in Sub-Area A will consist of three-story townhouse structures containing a total of 78 single-family residential units and related parking. Use of land in Sub-Area B will consist of a one-story commercial building, with uses as permitted in the B4-2 Restricted Service District, and related parking.

4. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development.
5. Any re-subdivision of parcels shall require a separate submittal on behalf of Dayton Resources, Ltd.
6. Service drives or any other ingress or egress lanes not heretofore proposed to be dedicated, shall be adequately designed and paved in accord 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 parking within such paved areas.
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8. Identification signs and business identification signs may be permitted within the area delineated hereon as Residential-Business Planned Development subject to the review and approval of the Departments of Planning and Inspectional Services.
9. The Plan of Development, hereby attached, shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as adopted by the Commissioner of Planning.

[Bulk Regulations and Maps attached to this Plan of Development are printed on pages 4294 through 4297 of this Journal.]

~~Reclassification Of Area Shown On Map No. 5-N.~~

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 R2 Single-Family Residence District symbols and indications as shown on Map No. 5-N in area bounded by

West Armitage Avenue; North Oak Park Avenue; the alley next south of and parallel to West Armitage Avenue; and a line 76.55 feet west of and parallel to North Oak Park Avenue,

to those of a B4-1 Restricted Service 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.~~

10/82

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

NET SITE AREA SF	ACRES	GENERAL DESCRIPTION OF LAND USE	NUMBER OF DWELLING UNITS	MAXIMUM FLOOR AREA RATIO	MAXIMUM % OF LAND COVERED
118,128	2.712	Sub-Area A Three story townhouse structures and off- street parking	78	1.4	53%
59,966	1.376	Sub-Area B One story commercial building and off- street parking	0	0.54	53%
Total 178,094	4.088		78	Average FAR for site 1.2	54%

NET SITE AREA + AREA OF PUBLIC STREETS & ALLEYS = GROSS SITE AREA
 4.088 acres 1.77 acres 5.858 acres

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA: 1.2

MINIMUM NUMBER OF OFF-STREET PARKING SPACES: RESIDENTIAL USE: 102
 BUSINESS USE: 79

BUSINESS USES PERMITTED IN THE COMMERCIAL STRUCTURE SHALL BE LIMITED TO THOSE OF THE
 B4-2 ZONING DISTRICT.

MINIMUM NUMBER OF OFF-STREET LOADING SPACES: For the commercial structure Off-Street
 Loading Facilities will be provided as authorized by the Chicago Zoning Ordinance,
 B4-2 zoning.

MINIMUM PERIMETER SETBACKS:

Parcel #	Front Yard	Side Yard	Rear Yard
11	6'	8"	0'
12	" 12'	" 8"	" 30'
13	" 12'	" 8"	" 15'
14	" 3'-6"	" 8"	" 0'
15	" 0'	" 0'	" 0'

MAXIMUM PERCENT OF LAND COVERED: 54%

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

APPLICANT: DAYTON RESOURCES, LTD.

DATE: June 12, 1987

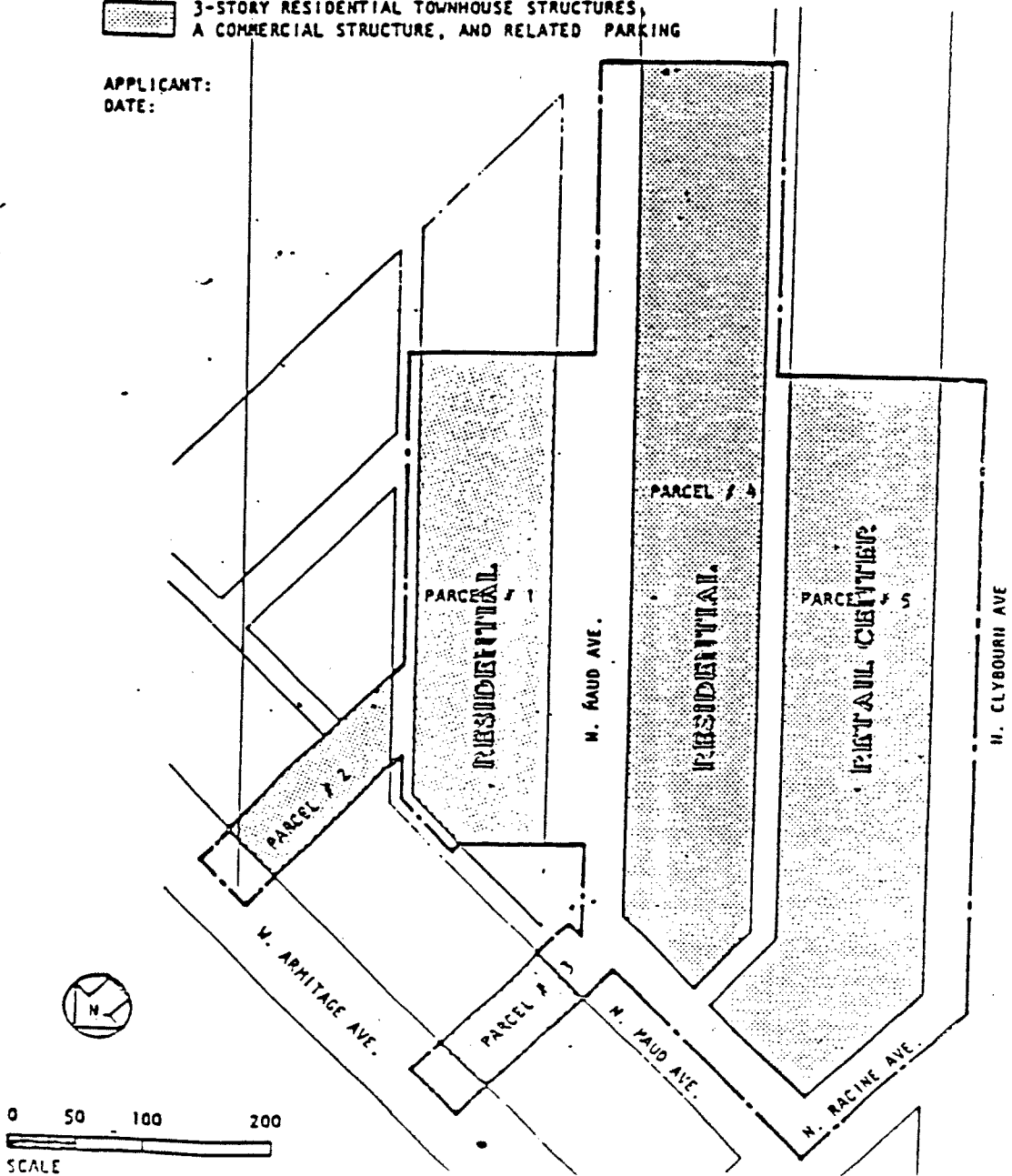
RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
GENERALIZED LAND USE PLAN

LEGEND

--- PLANNED DEVELOPMENT BOUNDARY

[Hatched Box] 3-STORY RESIDENTIAL TOWNHOUSE STRUCTURES,
A COMMERCIAL STRUCTURE, AND RELATED PARKING

APPLICANT:
DATE:




RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
GENERALIZED LAND USE PLAN

LEGEND

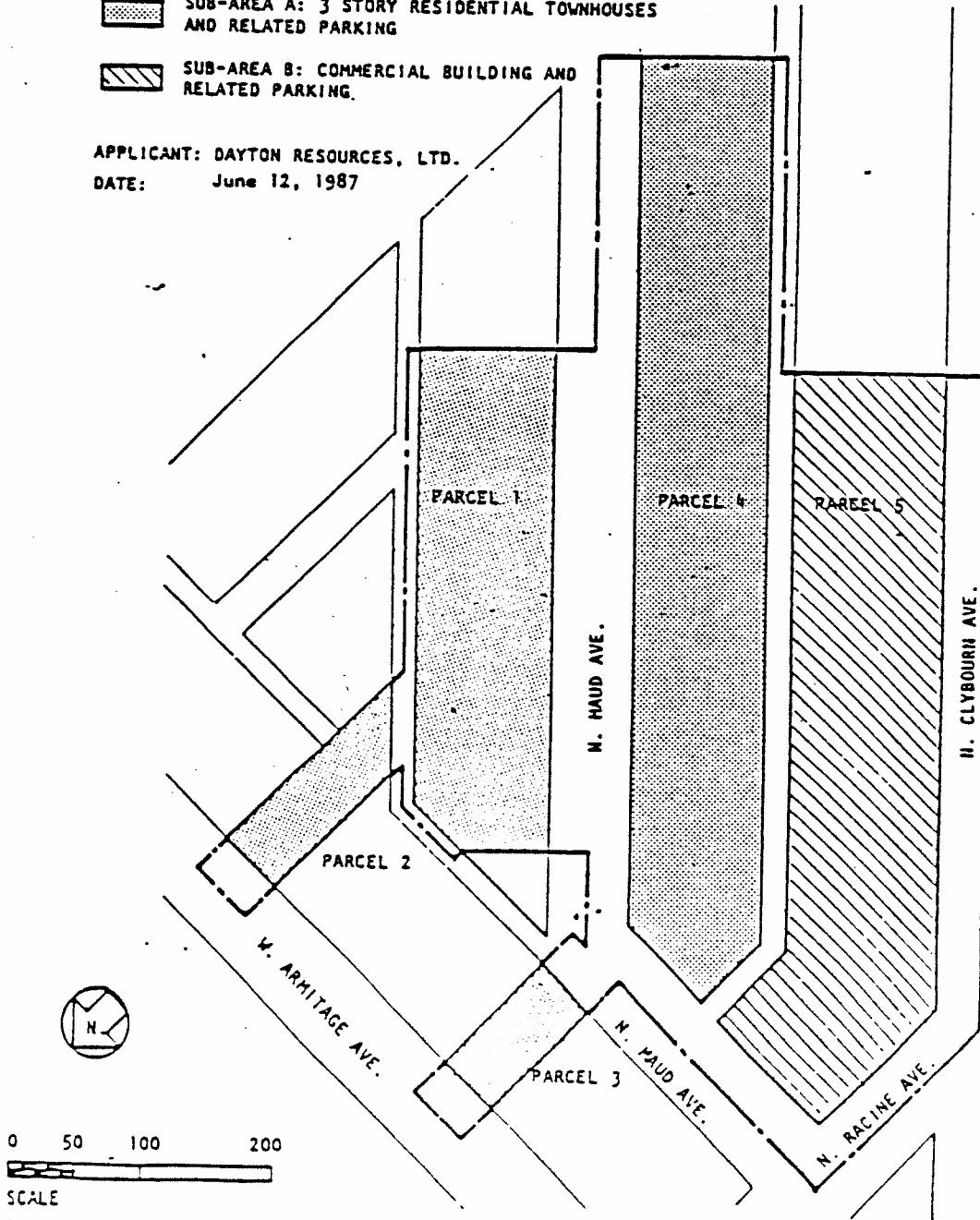
--- PLANNED DEVELOPMENT BOUNDARY

 SUB-AREA A: 3 STORY RESIDENTIAL TOWNHOUSES
AND RELATED PARKING

 SUB-AREA B: COMMERCIAL BUILDING AND
RELATED PARKING.

APPLICANT: DAYTON RESOURCES, LTD.

DATE: June 12, 1987

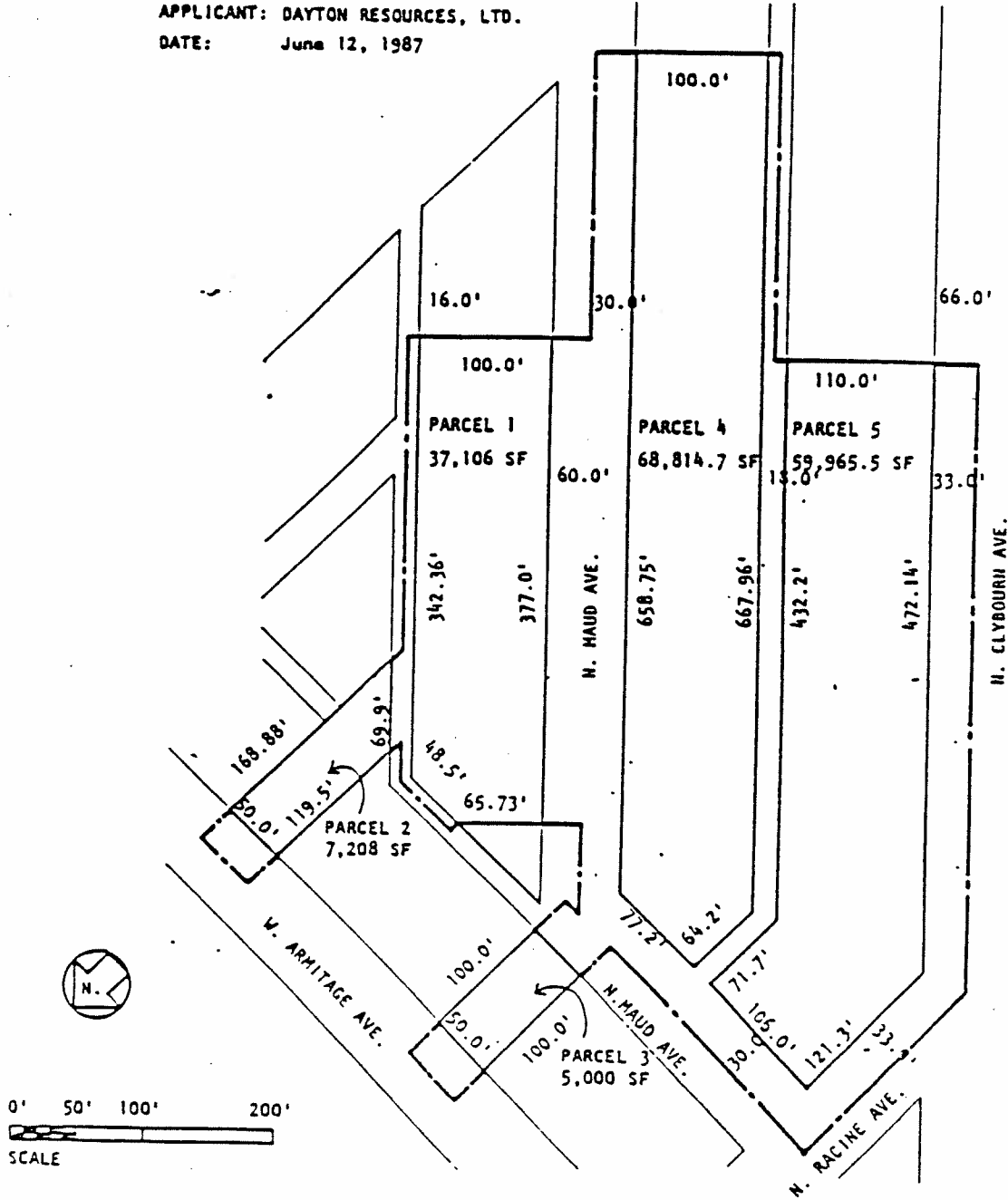


RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS

PLANNED DEVELOPMENT BOUNDARY

APPLICANT: DAYTON RESOURCES, LTD.

DATE: June 12, 1987



SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the Residential-Business Planned Development No. 420 symbols and indications as shown on Map No. 5-G in the area bounded by:

West Armitage Avenue; a line 230.40 feet east of and parallel with North Racine Avenue; North Maud Avenue; a line 65.42 feet southeast of the alley next south of and parallel with West Armitage Avenue (as measured along the east line of North Maud Avenue); the alley next south of and parallel with West Armitage Avenue; the alley next northeast of and parallel with North Maud Avenue; a line 205.51 feet northwest of the intersection of North Seminary Avenue and North Maud Avenue (as measured along the northeast line of North Maud Avenue); North Maud Avenue; a line 95.70 feet northwest of and parallel with North Kenmore Avenue; the alley next northeast of and parallel with North Clybourn Avenue; a line 338.70 feet northwest of and parallel with North Kenmore Avenue; North Clybourn Avenue; North Racine Avenue; North Maud Avenue; and a line 188.40 feet east of and parallel with North Racine Avenue,

to the designation of Residential-Business Planned Development No. 420, as amended, 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 no others.

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

Plan of Development attached to this ordinance reads as follows:

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Plan Of Development

Statements.

1. The area delineated herein as "Residential-Business Planned Development", is owned or controlled by Dayton Resources, Ltd.

2. All applicable reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees, or grantees.
3. Use of land in Subarea A will consist of three-story townhouse structures containing a total of 72 single-family residential units and related parking. Use of land in Subarea B will consist of a one-story commercial building, with uses as permitted in the B4-2 Restricted Service District, and related parking.
4. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development.
5. Any subdivision of parcels shall require a separate submittal on behalf of Dayton Resources, Ltd.
6. Service drives or any other ingress or egress lanes not heretofore proposed to be dedicated, 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.
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10. This Amendment to Planned Development No. 420 which was originally adopted on September 23, 1987 is made expressly for the purpose of deleting from the boundaries of the Planned Development that certain parcel of property described as follows: Parcel 2 on the Land Use Plan Map attached hereto and made a part hereof and commonly known as 1125 West Armitage Avenue.

It is recognized that portion of the remaining Planned Development is included within the Buffer Zone of Planned Manufacturing District No. 1. Nothing in this Amendment shall be construed as modifying the effect, if any, of said Planned Manufacturing District No. 1 on said portion of the Planned Development No. 420 property.

[Existing Zoning Map, Property Line and Right-of-Way
Adjustment Map and Generalized Land Use Plan
attached to this Plan of Development
printed on pages 7416 through
7418 of this Journal.]

Use and Bulk Regulations and Data attached to this Plan of Development
reads as follows:

*Residential-Business Planned Development
Number 420, As Amended.*

Use And Bulk Regulations And Data.

Net Site Area	General Description Of Land Use	Number Of Dwelling Units	Maximum Floor Area Ratio	Maximum Percentage Of Land Covered
<u>Square Feet</u> Acres				
<u>110,920</u> 2.546	Subarea A Three-story townhouse structures and off-street parking	72	1.55	54.8%
<u>59,966</u> 1.277	Subarea B One-story commercial building and off-street parking	0	0.54	52.5%
TOTAL:		72	Average F.A.R. for site 1.2	54%
<u>170,886</u> 3.923				

Net Site Area + Area of Public Streets and Alleys = Gross Site Area
 (3.923 acres) (1.732 acres) (5.655 acres)

Maximum Permitted F.A.R. for Total Net Site Area: 1.2.

Minimum Number of Off-Street Parking Spaces: Residential use: 96.

Business use: 75.

Business Uses Permitted in the Commercial Structure: Shall be limited to those of the B4-2 Zoning District.

Minimum Number of Off-Street Loading Spaces: For the commercial structure, off-street loading facilities will be provided as authorized by the Chicago Zoning Ordinance, B4-2 zoning.

Reclassification Of Area Shown On Map Number 5-N.

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 B4-1 Restricted Service District symbols and indications as shown on Map No. 5-N in area bounded by:

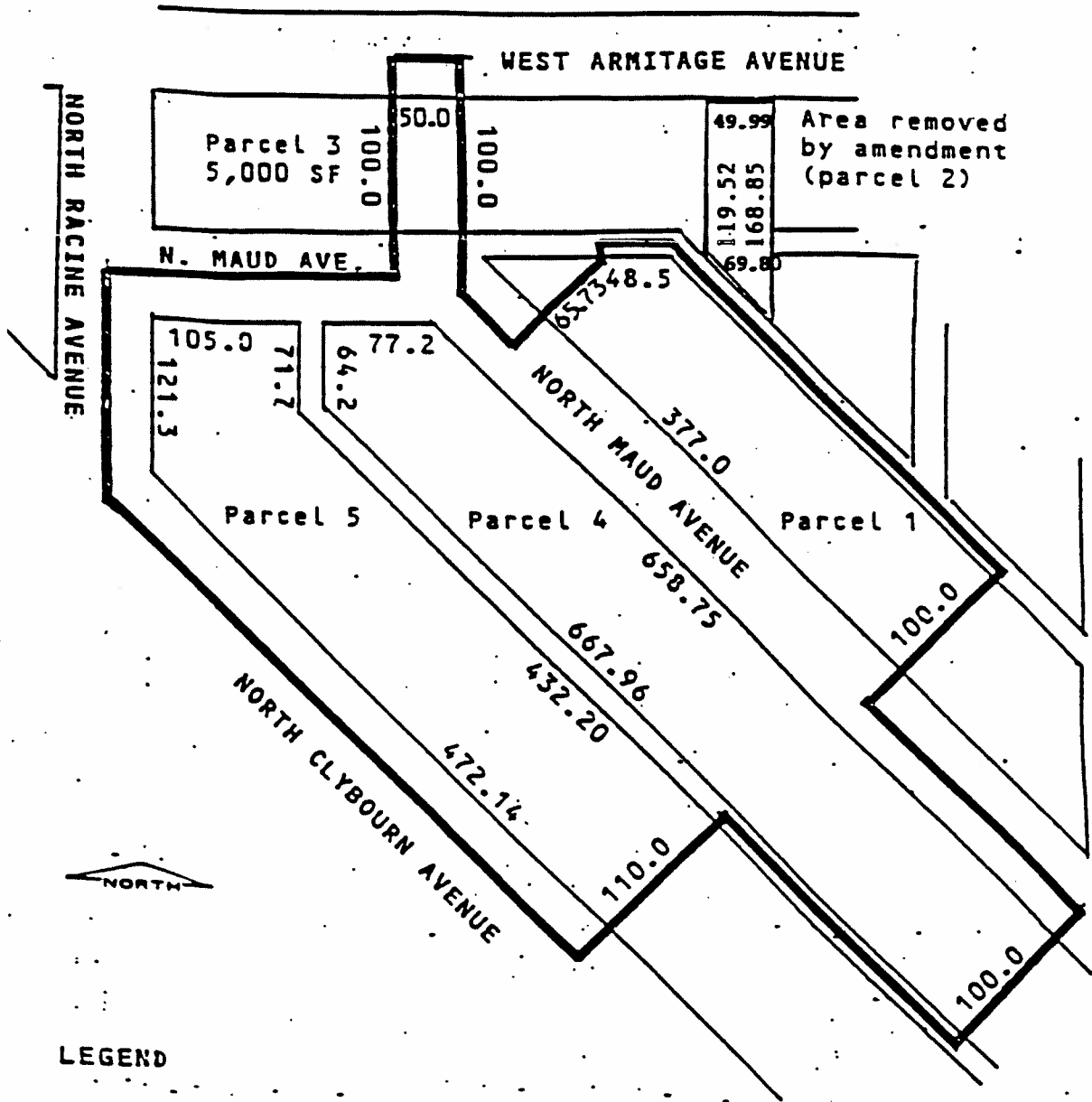
the alley next north of and parallel to West North Avenue; North Nordica Avenue; West North Avenue; and a line 119 feet west of North Nordica Avenue,

to those of a B3-2 General Retail 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.

Residential-Business Planned Development
No. 420, As Amended

Property Line And Right-Of-Way Adjustment Map.



LEGEND

-  Planned Development Boundary
-  100.0 Dimensioned Property Line

- Notes:
- 1) No R.O.W. Adjustments Planned.
 - 2) Parcels Identified for Reference.

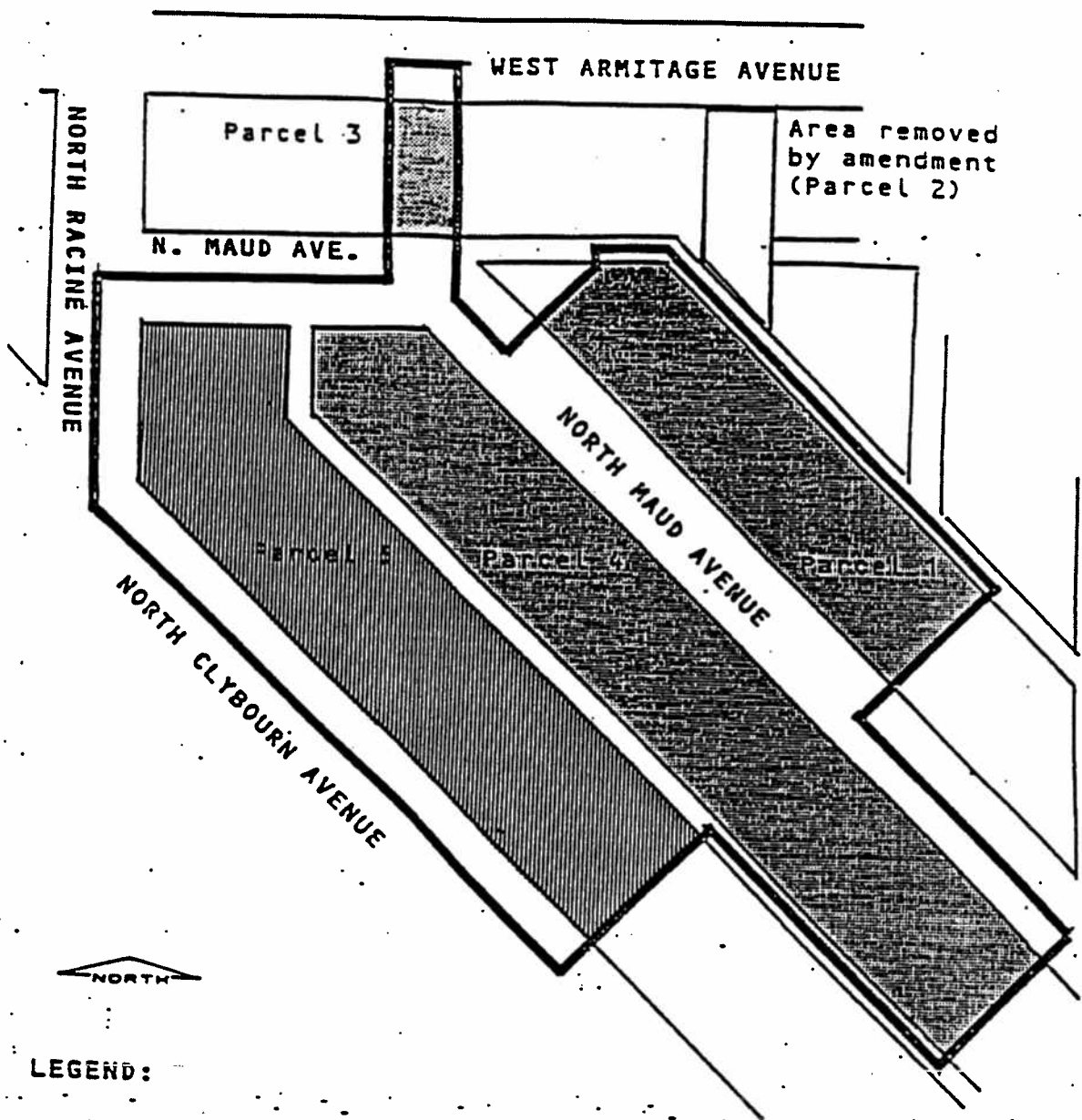
APPLICANT: Dayton Resources, Ltd.

ADDRESS: 1959 N. Halsted Street

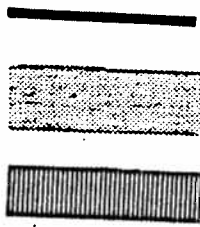
DATE: August 8, 1991

Residential-Business Planned Development
No. 420, As Amended

Generalized Land Use Plan.



LEGEND:



PLANNED DEVELOPMENT BOUNDARY

SUB-AREA A: 3 story residential townhouses
and related parking

SUB-AREA B: commercial building (B4-2 uses)
and related parking

Note: Parcels identified for setback reference.

APPLICANT: Dayton Resources, Ltd.

ADDRESS: 1959 N. Halsted Street

DATE:



City of Chicago
Richard M. Daley, Mayor

Department of Planning

David R. Mosena
Commissioner

Charles Thurow
First Deputy Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4471 (Voice)
(312) 744-2578 (TDD)
(312) 744-6550 (FAX)

October 15, 1990

Mr. Roy H. Kruse, AIA
Roy H. Kruse & Associates, Ltd.
1752 North Sedgwick Street
Chicago, Illinois 60614

Dear Mr. Kruse:

Re: Residential Planned Development No.
420
Dayton Resources, Ltd.

Please be advised that your request for a minor change to Residential Planned Development No. 420 on behalf of Dayton Resources Ltd. has been considered by the Department of Planning pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance.

Specifically, you requested relief to reduce the required number of parking stalls from 79 spaces to 75 spaces. This reduction is required in order to change the dimensions of the handicapped parking spaces from a 12 foot width to a 16 foot width. You stated that this design change was necessary to conform to the Illinois Accessibility Code.

With regard to the requested reduction in parking spaces the Department of Planning has determined that the modification would constitute a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and that this minor change will not:

1. Change the character of this development;
2. Increase the maximum number of units per acre;
3. Increase the maximum floor area ratio for the total site area;
4. Permanently reduce the minimum required distance between structures or in periphery setbacks;
5. Increase the maximum percent of land covered for the total net site.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, the Department of Planning hereby authorizes and approves the following minor change to Residential Planned Development No. 420:



Roy H. Kruse, 10-15-90
Page 2

1. The reduction of the required 79 parking spaces to 75 parking spaces including four 16 foot handicapped spaces.

Sincerely,



David R. Mosena
Commissioner

cc: Dayton Resources
Paul Plantz, Office of the Mayor