

PD 1530

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Reclassification Of Area Shown On Map No. 5-G.
(As Amended)
(Application No. 20854)
(Common Address: 2032 N. Clybourn Ave.)

R BPD 1530

[SO2021-4579]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the M1-2 Limited Manufacturing/Business Park District and M2-2 Light Industry District symbols and indications as shown on Map Number 5-G in the area bounded by:

North Clybourn Avenue; West Magnolia Avenue; North Kingsbury Street; a line 95.97 feet north of and parallel to West Magnolia Avenue; a line commencing 95.97 feet northwest of West Magnolia Avenue, as measured along North Kingsbury Street and extending 26.6 feet northeast to a point 9 feet northeasterly of the southerly corner of Lot 39; a line commencing 9 feet northeasterly of the southerly corner of Lot 39 and extending 25.37 feet northeast to a point 17.2 feet from the southerly corner of Lot 38; northeast 142.88 feet on a curve convex to the southwest with a radius of 400.3 feet to a point 91.7 feet from the southerly corner of Lot 33; a line commencing 91.7 feet from the southerly corner of Lot 33 and extending 34.52 feet northeast to a point 115.5 feet from the southerly corner of Lot 32; a line commencing 115.5 feet from the southerly corner of Lot 32 and extending 27.8 feet to the public alley southwest of and parallel to North Clybourn Avenue; a line 315.9 feet northwest of and parallel to West Magnolia Avenue; northeast 55.42 feet on a curve to the left with a radius of 469.84 feet to a point 143.03 feet south of North Clybourn Avenue along a line with an angle of 44 degrees, 31 minutes, 15 seconds with the southerly line of North Clybourn Avenue; and northeast 143.03 feet along a line with an angle of 44 degrees, 31 minutes, 15 seconds with the southerly line of North Clybourn Avenue,

to those of the B3-3 Community Shopping District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the B3-3 Community Shopping District symbols and indications as shown on Map Number 5-G in the area bounded by:

North Clybourn Avenue; West Magnolia Avenue; North Kingsbury Street; a line 95.97 feet north of and parallel to West Magnolia Avenue; a line commencing 95.97 feet northwest of West Magnolia Avenue, as measured along North Kingsbury Street and extending 26.6 feet northeast to a point 9 feet northeasterly of the southerly corner of Lot 39; a line commencing 9 feet northeasterly of the southerly corner of Lot 39 and extending 25.37 feet northeast to a point 17.2 feet from the southerly corner of Lot 38; northeast 142.88 feet on a curve convex to the southwest with a radius of 400.3 feet to a point 91.7 feet from the southerly corner of Lot 33; a line commencing 91.7 feet from the southerly corner of Lot 33 and extending 34.52 feet northeast to a point 115.5 feet from the southerly corner of Lot 32; a line commencing 115.5 feet from the southerly corner of Lot 32 and extending 27.8 feet to the public alley southwest of

and parallel to North Clybourn Avenue; a line 315.9 feet northwest of and parallel to West Magnolia Avenue; northeast 55.42 feet on a curve to the left with a radius of 469.84 feet to a point 143.03 feet south of North Clybourn Avenue along a line with an angle of 44 degrees, 31 minutes, 15 seconds with the southerly line of North Clybourn Avenue; and northeast 143.03 feet along a line with an angle of 44 degrees, 31 minutes, 15 seconds with the southerly line of North Clybourn Avenue,

to those of a Residential-Business Planned Development.

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

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

Residential-Business Planned Development No. 1530.

Planned Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number 1530 ("Planned Development") consists of approximately 83,696 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). Annexation LLC is the "Applicant" and property owner for this Planned Development.
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 "Zoning Ordinance"), the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development, 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 Chicago Department of Transportation ("CDOT") on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development 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.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the Property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This plan of development consists of these 18 Statements; a Bulk Regulations and Data Table and the following exhibits and plans attached hereto prepared by GREC Architects and dated November 18, 2021 (the "Plans"): an Existing Zoning Map; a P.D. Boundary and Property Line Map; an Existing Land-Use Map; a Site Plan; a Landscape Plan; an Enlarged Landscape Plan (2 sheets); a Ground Floor Plan; a Roof Deck Plan; and Building Elevations (15 sheets). 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 thereof, 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:

Dwelling units on and above the ground floor, artist live/workspace located on the ground floor, general and limited restaurant, tavern, outdoor patio (on and above grade), general retail, food and beverage retail sales, liquor sales (as an accessory use), medical service, office, personal service, incidental and accessory uses and accessory parking.
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 DPD. 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 Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 83,696 square feet and an FAR of 2.3.
9. 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 DPD. 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.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by DPD. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that code.

12. 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.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. 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 shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and *(ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time

* Editor's Note: Numbering sequence error; (i) missing in original document.

of the applicant's submission for Part II permit review for the project or any phase thereof, the applicant must submit to DPD (a) updates (if any) to the applicant's preliminary outreach plan, (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

16. The Applicant acknowledges and agrees that the rezoning of the Property from the M1-2 Limited Manufacturing/Business Park District/M2-2 Light Industry to the B3-3 Community Shopping District and then to this Planned Development ("P.D.") Number 1530 is an "entitlement" that triggers the requirements of Section 2-44-085 of the Municipal Code of Chicago (the "ARO"). The P.D. is located in an inclusionary housing area within the meaning of the ARO and permits the construction of 136 dwelling units. The Applicant intends to construct a 136-unit rental building.

Developers of rental projects in inclusionary housing areas with 30 or more units must provide between 10 percent and 20 percent of the units in the residential development as affordable units, depending on the average depth of affordability provided, as described in subsection (F)(2) of the ARO. Regardless of the applicable percentage of affordable units in the rental project, developers must construct at least 25 percent of the affordable units on-site and another 25 percent on-site or off-site (collectively, the "Required Units"), and may satisfy the balance of their affordable housing obligation through: (a) the establishment of additional on-site or off-site affordable units; (b) payment of a fee in lieu of the establishment of on-site or off-site affordable units; or (c) any combination thereof. All on-site affordable units must be accessible dwelling units, as required under subsection (W)(10) of the ARO, and developers must give preference in leasing accessible units to people with disabilities, as specified in the ARO rules. All off-site affordable units must have at least two bedrooms and must be located in a downtown district, inclusionary housing area, or community preservation area. Whether on-site or off-site, developers must give preference in leasing affordable units of two bedrooms or more to multi-person households, as specified in the ARO rules. If a residential project is located in a transit-served location, off-site units must be located in a substantially comparable transit-served location.

The Applicant has elected the 10 percent option as set forth in the chart in subsection (F)(2) of the ARO. As a result, the Applicant's affordable housing obligation is 13.6 affordable units (10 percent of 136) and half of those affordable units are Required Units. Pursuant to subsection (T) of the ARO, the Applicant must provide an additional unit to satisfy the fractional obligation of 0.5 or greater. The Applicant has agreed to satisfy its affordable housing obligation by providing seven (7) affordable units in the rental building in the P.D. and making a payment to the Affordable Housing Opportunity Fund in lieu of the establishment of seven (7) affordable units in the amount of \$268,484 per unit for a total payment of \$1,879,388, as set forth in the Affordable Housing Profile (AHP) attached hereto. The Applicant agrees that the affordable rental units must be affordable to households at 30 percent of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually.

If the Applicant requests to change its method of compliance with the ARO after the passage of this P.D., the Applicant shall update and resubmit the AHP to DOH for review and approval. DOH may adjust the AHP in accordance with the ARO without amending the P.D., provided, however, any request to relocate affordable units from on-site to an off-site location requires an informational presentation to the Plan Commission. Prior to the issuance of any building permits for any residential building in the P.D., including, without limitation, excavation or foundation permits, the Applicant must make the required Cash Payment and execute and record an Inclusionary Housing Agreement ("IHA") in accordance with subsection (N) of the ARO. The Cash Payment will be recalculated at the time of payment and may be adjusted based on changes in the consumer price index in accordance with the ARO. The terms of the IHA and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the IHA will be recorded against the P.D. and will constitute a lien against such property. The Commissioner of DOH may enforce remedies for any breach of this Statement 16, including any breach of any IHA, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the P.D.

This statement does not include all ARO requirements and options. It is intended to provide an overview of the application of the ARO to this P.D. In the event of any conflict between this statement and the terms and conditions of the ARO, the ARO shall govern.

17. Pursuant to the Chicago Zoning Ordinance (Section 17-8-0911), a Planned Development (P.D.) gives priority to the preservation and adaptive reuse of Chicago Landmark buildings. The P.D. includes the Ludlow Typograph Company Building, identified as a Character Building in the North Branch Framework Plan, which the Applicant consents to and will diligently pursue landmark designation. Work to designated Chicago Landmarks is subject to the review and approval of the Commission on Chicago Landmarks pursuant to the Chicago Landmarks Ordinance, Section 2-120-740. Once the building is landmarked, the project is eligible to receive a parking exemption per Section 17-10-0102-A-1 in the Chicago Zoning Ordinance. No Part II permit shall be released until the building receives landmark designation approved through City Council or the Applicant shall provide the minimum 132 accessory parking spaces and 66 bicycle parking spaces per Section 17-10-0207 in the Chicago Zoning Ordinance.

18. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of DPD shall initiate a zoning map amendment to rezone the Property to a B3-3 Community Shopping District.

[Ground Floor, 2nd, 3rd and 4th Floor Plans; Existing Zoning Map; Boundary and Property Line Map; Existing Land-Use Map; Site Plan; Landscape Plan; Enlarged Landscape Plans; Ground Floor Plan; Roof Deck Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 42763 through 42790 of this *Journal*.]

Bulk Regulations and Data Table, ARO Affordable Housing Profile Form (AHP), ARO Web Form and Building Data referred to in these Plan of Development Statements read as follows:

Residential-Business Planned Development No. 1530

Bulk Regulations And Data Table.

Gross Site Area (square feet):	117,500
Area of Public Rights-of-Way (square feet):	33,804
Net Site Area (square feet):	83,696
Maximum Floor Area Ratio:	2.3
Maximum Number of Dwelling Units:	136
Minimum Off-Street Parking Spaces:	86
Minimum Bicycle Parking Spaces:	69
Minimum Off-Street Parking Spaces:	1 (10 feet by 25 feet)
Maximum Building Height:	67 feet, 0 inches
Minimum Setbacks:	In conformance with the plans

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DEVELOPMENT INFORMATION

Development Name: Renovation

Development Address: 2032 N Clybourn Ave., Chicago, IL 60614

Zoning Application Number, if applicable:

Ward: 2 - Hopkins

If you are working with a Planner at the City, what is his/her name?

Emily Thrun

Type of City Involvement

check all that apply

City Land

Planned Development (PD)

Financial Assistance

Transit Served Location (TSL) project

Zoning increase

REQUIRED ATTACHMENTS: the AHP will not be reviewed until all required docs are received

- ARO Web Form completed and attached - or submitted online on 10/18/2021
- ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (*Excel*)
- If ARO units proposed, Dimensioned Floor Plans with affordable units highlighted are attached (*pdf*)
- If ARO units proposed are off-site, required attachments are included (see next page)
- If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (*pdf*)

DEVELOPER INFORMATION

Developer Name Annexation LLC

Developer Contact Matthew Ferrino/Jon Morgan

Developer Address 350 N Clark Suite 500 Chicago, IL

Email matt.ferrino@gmail.com, jon@interrarealty.com

Developer Phone 708-704-8480

Attorney Name Katie Jahnke Dale

Attorney Phone 312-368-2153

TIMING

Estimated date marketing will begin May - 2023

Estimated date of building permit* July - 2022

Estimated date ARO units will be complete July - 2023

*the in-lieu fee and recorded covenant are required prior to the issuance of any building permits, including the foundation permit

PROPOSED UNITS MEET REQUIREMENTS (to be executed by Developer & ARO Project Manager)

Richard Lopez 10/25/2021

ARO Project Manager, DOH Date

10-25-21

Developer/Project Manager *JM* Date





ARO Web Form

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Name: Matthew Ferrino

Email: matt.ferrino@mfdevelopmentco.com

Development Information

Are you rezoning to downtown?: No

Is your project subject to the ARO Pilots?: 2021 ARO REQUIREMENTS APPLY

Address**Submitted Date: 10/18/2021**

Number From :2032 Number To: N/A Direction: N

Street Number:Clybourn Postal Code: 60614

Development Name

Clybourn Lofts

Information

Ward :2

ARO Zone: Inclusionary Housing Area

Details

ARO trigger :Zoning change

Total units: 136

Development type: Rent

TSL Project : TSL-or FAR doesn't exceed 3.5

Submitted date: 10/18/2021

**FINAL FOR
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Affordable units :14 (10% of 136 total DUs), as set forth in subsection (F)(2) of the ARO

How do you intend to meet your required obligation

On-Site: 7 ARO Units affordable to households at a weighted average of 30% AMI Off-Site: 0

On-Site to CHA or Authorized agency: 0 Off-Site to CHA or Authorized agency: 0

Total Units: 7 In-Lieu Fee Owed: \$1,879,388 (\$268,484 x 7 ARO units)

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Project Name: Anixter Lofts
 Zoning Application number, if applicable:
 Address: 2032 N Clybourn Ave., Chicago, IL 60614
 Is this a For Sale or Rental Project? Rental
 Anticipated average psf rent/price? 3.49

Total Units in Project: 136
 Total Affordable units: 7

unit type	market rate			ARO			affordable % market square footage*
	how many?	% of total	avg. square footage	how many?	% of total	avg. square footage	
studio	45	35%	385	2	29%	440	114%
one-bed	61	47%	629	2	25%	718	113%
two-bed	17	13%	925	2	29%	1,085	117%
three-bed	6	5%	1,122	1	14%	1,151	103%
four-bed	0	0%	0	0	0%	0	0%

All projects with proposed ARO units must complete this tab

	Market Rate Units	Affordable Units
Parking	Yes	Yes
Laundry	Yes	Yes
Appliances		
Refrigerator	Yes	Yes
age/EnergyStar/make/model/color		
Dishwasher	Yes	Yes
age/EnergyStar/make/model/color		
Stove/Oven	Yes	Yes
age/EnergyStar/make/model/color		
Microwave	Yes	Yes
age/EnergyStar/make/model/color		
Bathroom(s)	Full bath for every bedroom	Full bath for every bedroom
how many?		
Half bath? Full bath?		
Kitchen countertops	Granite	Granite
material		
Flooring	Hardwood	Hardwood
material		
HVAC	VRF/DRIVE	VRF/Unit
Other		

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FLOOR	FLR-FLR	CLIM HT	GROSS AREA	NET AREA	RESIDENTIAL						RESIDENTIAL / ACTIVITIES	TOTAL RESIDENTIAL	CIRCULATION	STORAGE COURTYARD		
					STUDIO	SMALL	MEDIUM	LARGE	TOTAL UNITS	AREA						
05	12.00		7,665	3,705								2,120	850	735	3,960	
04	10.00	48.00	8,255	8,524	7	4	0	1	12	6,540				1,715		
03	12.00	38.00	37,496	35,655	12	22	7	3	44	29,173				307	6,175	
02	10.00	26.00	37,496	35,655	12	22	7	3	44	29,173				307	6,175	
GRADE	16.00	16.00	47,208	38,758	16	15	5	0	36 **	21,633		1,775	8,952	960	5,438	8,450
LL	-9.75	-9.75	24,637	0								19,817		3,100	1,720	
PROJECT TOTALS			162,757	122,298	47	63	19	7	136	86,520	23,712	8,952	5,524	21,958	12,410	
site area			53,159		35%		46%		14%		5%					
proposed FAR			5													
max allowable FAR area			265,795													
Unused FAR			143,497													
parking			*** not required													
required bike parking			61													
proposed bike parking			69													

* TERRACE AND OPEN TO BELOW SPACES NOT INCLUDED IN GROSS AREA OR FAR AREA MEASUREMENTS
 ** (5) FIVE LIVE / WORK UNITS AT THE GROUND FLOOR ALONG CLYBOURN AVENUE. SEE PLAN.
 *** PARKING NOT REQUIRED WITH LANDMARKING AGREEMENT

BUILDING DATA

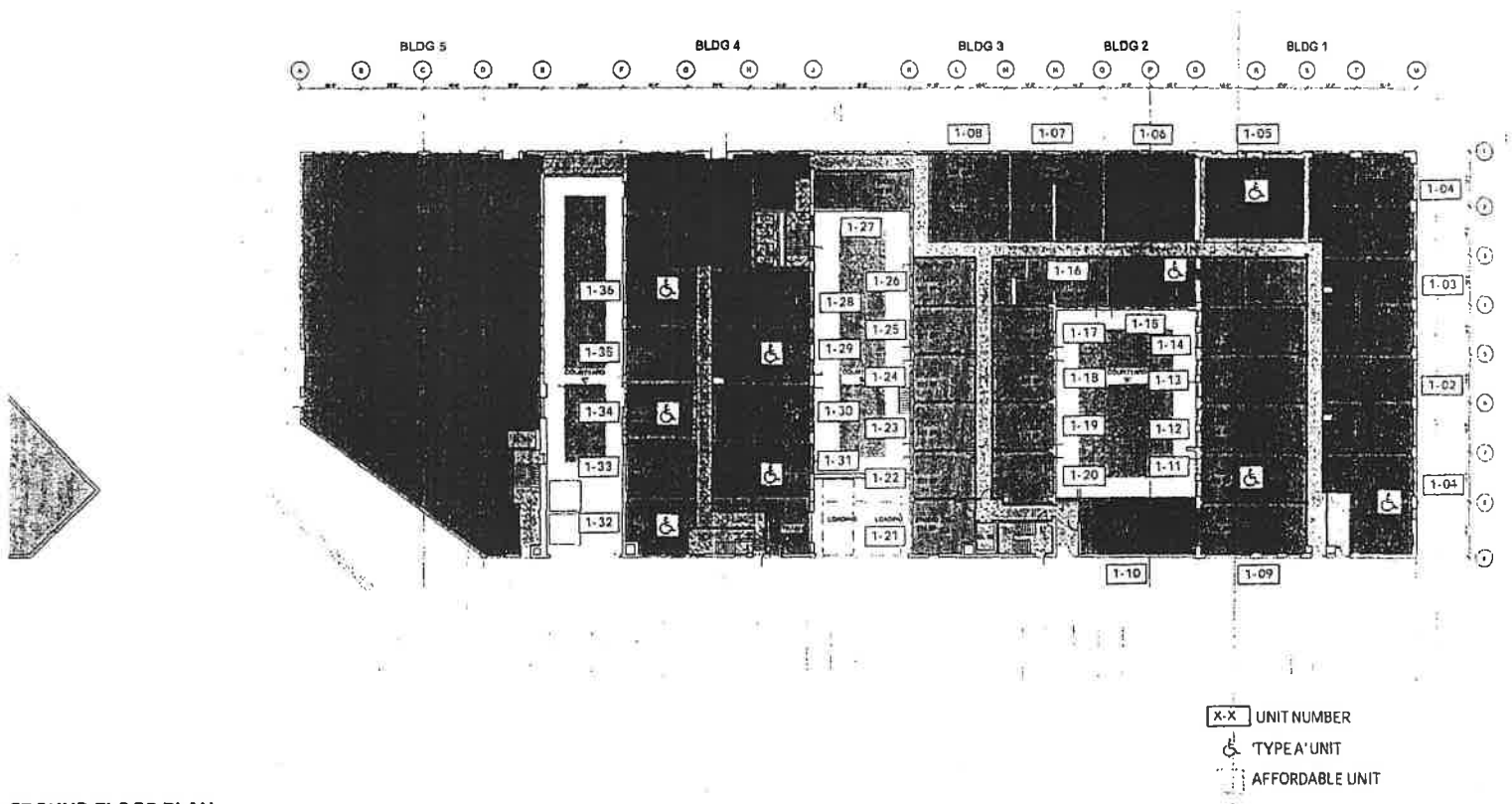
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2032 N CLYBOURN Chicago

13 SEPTEMBER 2021

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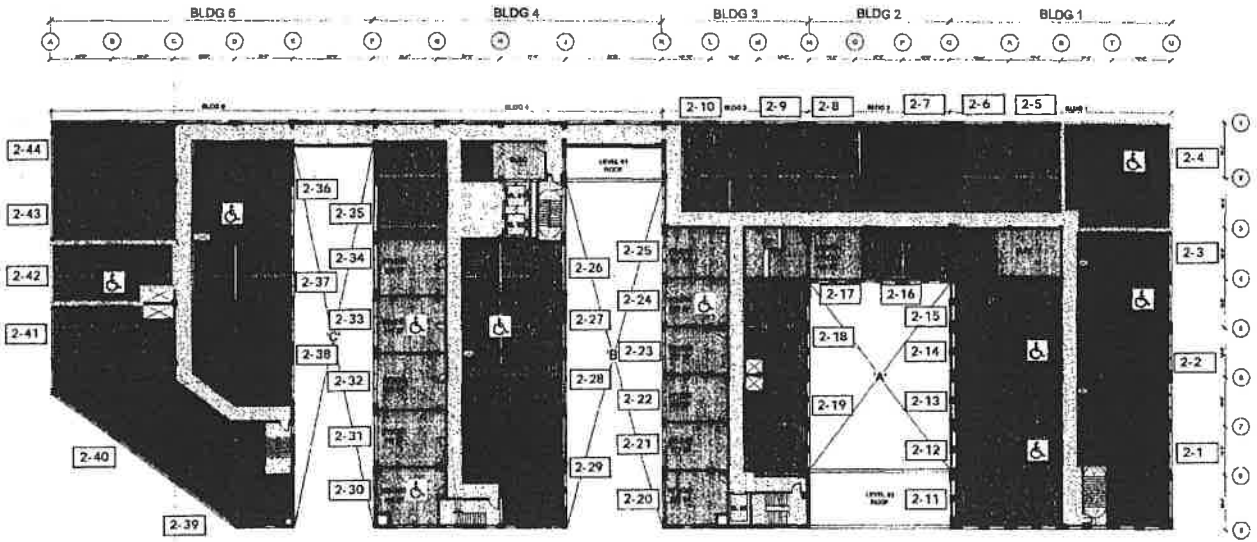
GROUND FLOOR PLAN

© 2021 GRE/C Architects, LLC


2032 N CLYBOURN Chicago

13 SEPTEMBER 2021

GRE/C Architects



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x-x UNIT NUMBER
 ♿ TYPE A UNIT
 AFFORDABLE UNIT

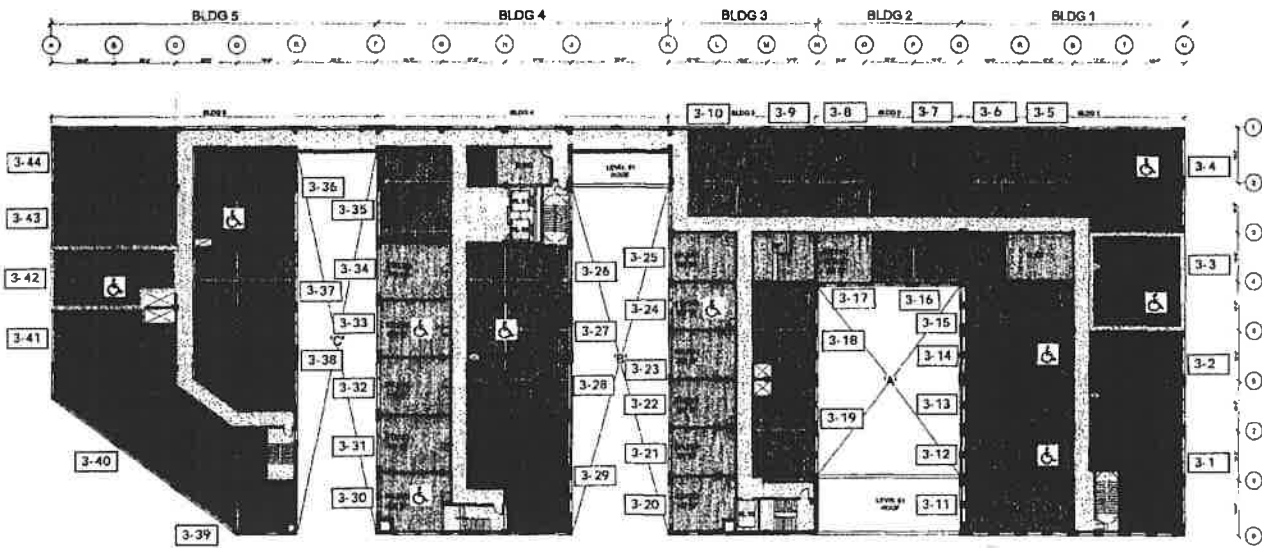
2ND FLOOR PLAN

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2032 N CLYBOURN Chicago

13 SEPTEMBER 2021

GRIEC Architects



X-X UNIT NUMBER
 ♿ TYPE A UNIT
 AFFORDABLE UNIT

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3RD FLOOR PLAN

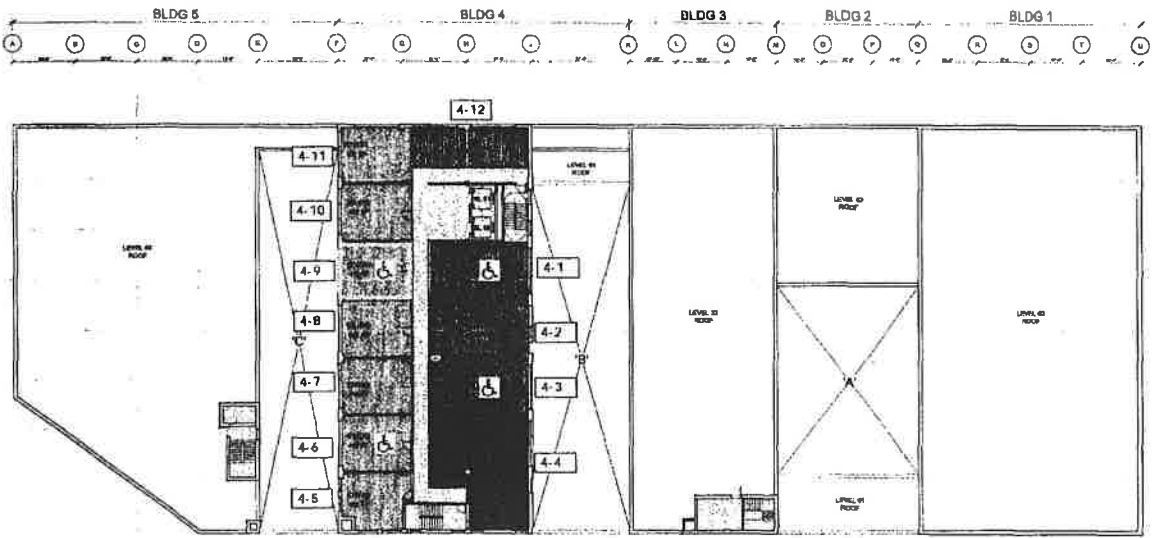
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2032 N CLYBOURN Chicago

13 SEPTEMBER 2021

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- X-X UNIT NUMBER
- 'TYPE A' UNIT
- AFFORDABLE UNIT

4TH FLOOR PLAN

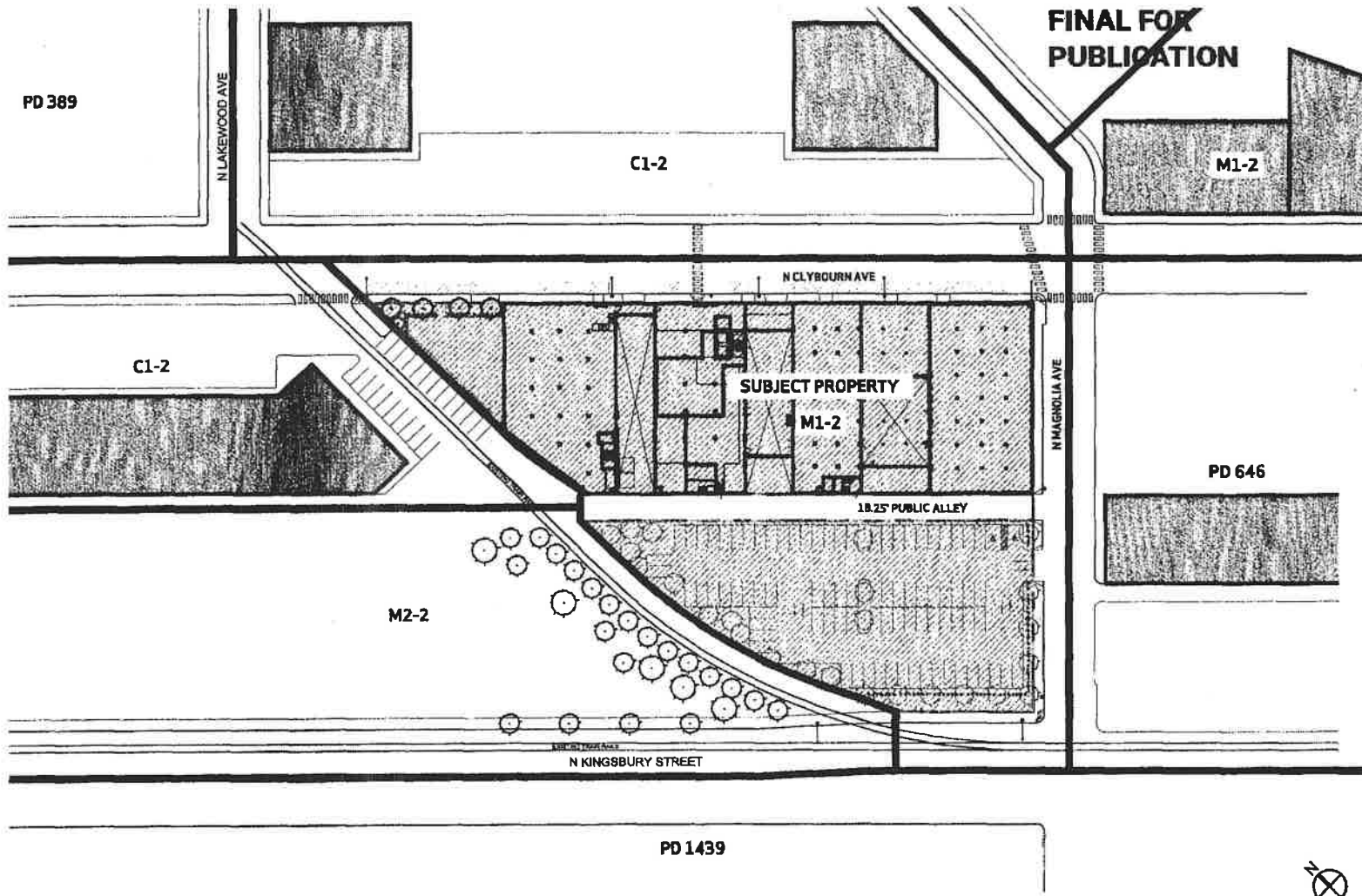
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2032 N CLYBOURN Chic

13 SEPTEMBER 2021

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PD 389

C1-2

M1-2

C1-2

SUBJECT PROPERTY

M1-2

PD 646

M2-2

18.25' PUBLIC ALLEY

N KINGSBURY STREET

PD 1439



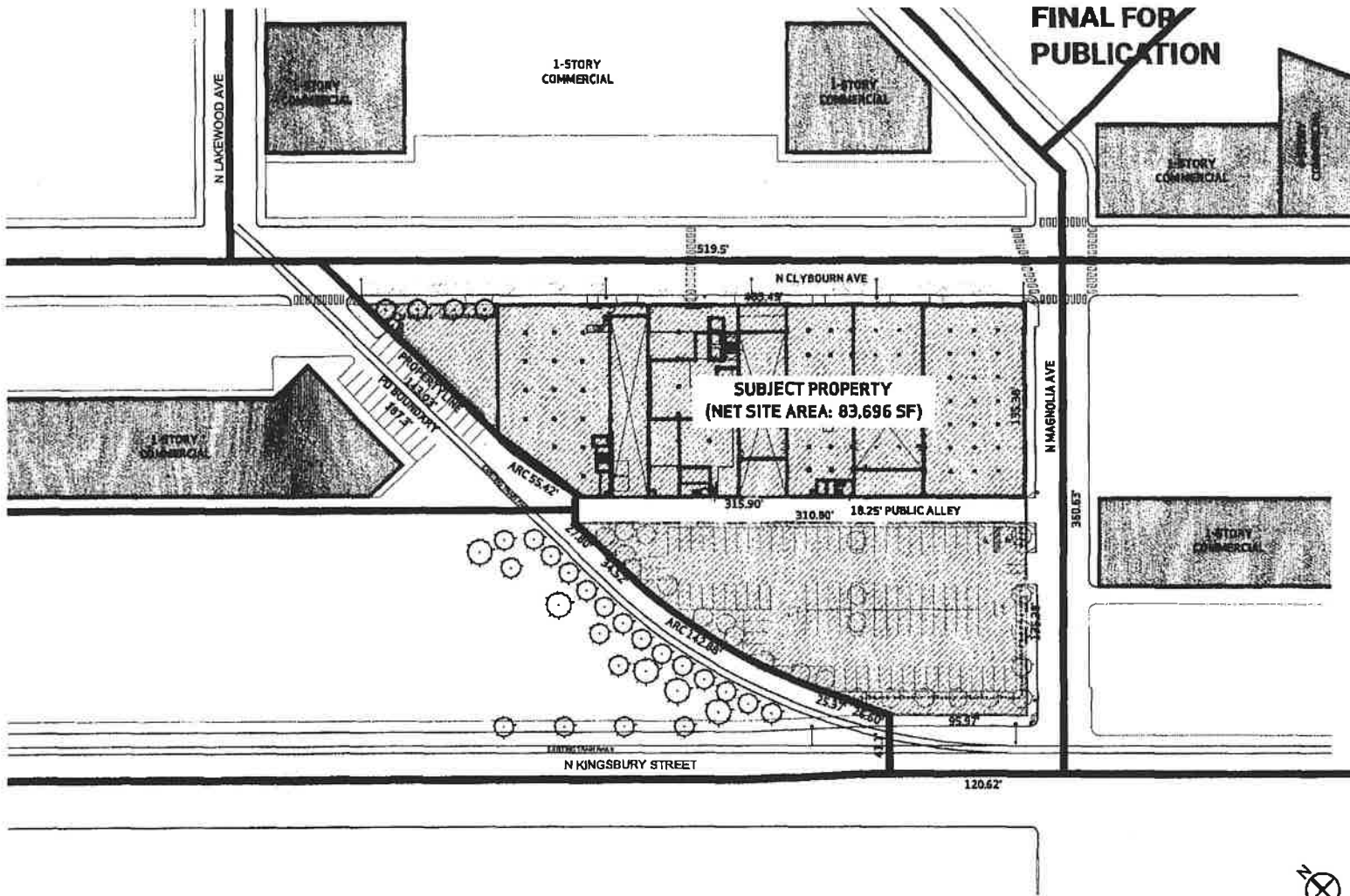
EXISTING ZONING MAP

SCALE: NTS

APPLICANT: ANNEXATION LLC.
 ADDRESS: 2032 N CLYBOURN AVE
 INTRODUCTION DATE: OCTOBER 14, 2021
 PLAN COMMISSION DATE: NOVEMBER 18, 2021

1 November 2021

G|R|E|C ARCHITECTS



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**SUBJECT PROPERTY
(NET SITE AREA: 83,696 SF)**

PD BOUNDARY & PROPERTY LINE MAP

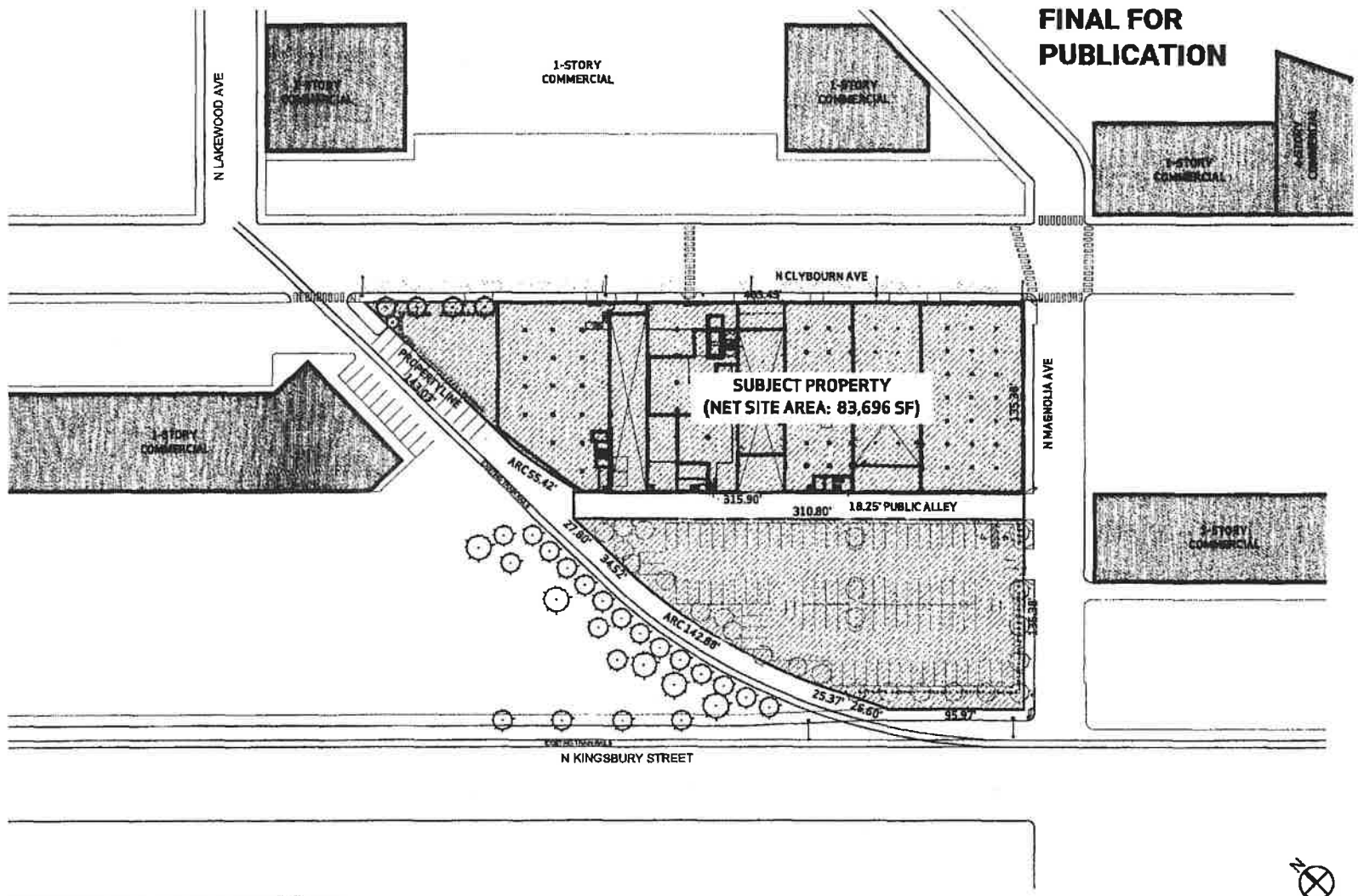
SCALE: NTS

APPLICANT: ANNEXATION LLC.
 ADDRESS: 2032 N CLYBOURN AVE
 INTRODUCTION DATE: OCTOBER 14, 2021
 PLAN COMMISSION DATE: NOVEMBER 18, 2021

1 November 2021

GRIE|C ARCHITECTS

FINAL FOR PUBLICATION



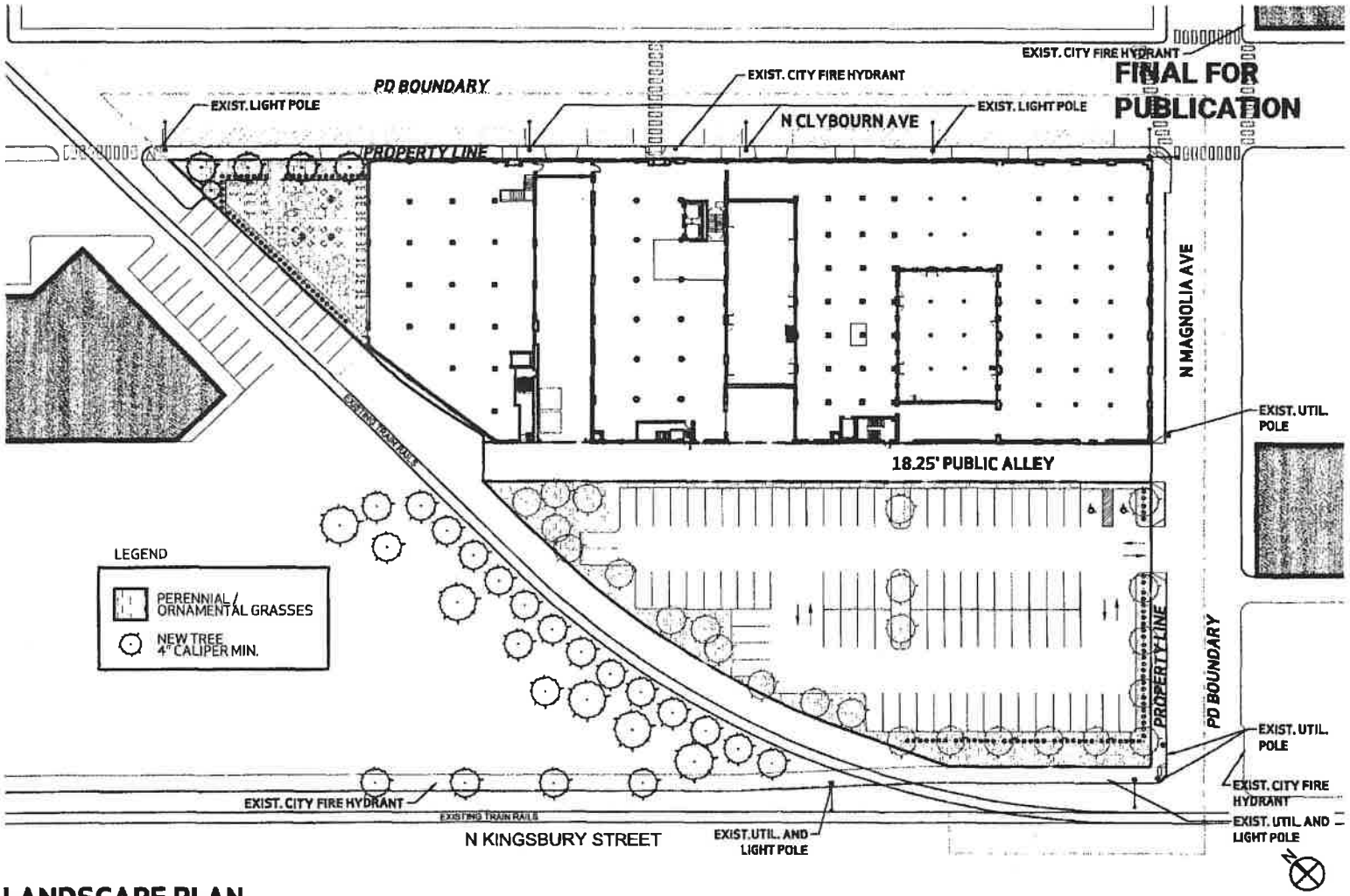
EXISTING LAND USE MAP

SCALE: NTS

APPLICANT: ANNEXATION LLC.
 ADDRESS: 2032 N CLYBOURN AVE
 INTRODUCTION DATE: OCTOBER 14, 2021
 PLAN COMMISSION DATE: NOVEMBER 18, 2021

1 November 2021

G|R|E|C ARCHITECTS



LANDSCAPE PLAN

SCALE: 1" = 60'-0"

APPLICANT: ANNEXATION LLC.
 ADDRESS: 2032 N CLYBOURN AVE
 INTRODUCTION DATE: OCTOBER 14, 2021
 PLAN COMMISSION DATE: NOVEMBER 18, 2021

1 November 2021



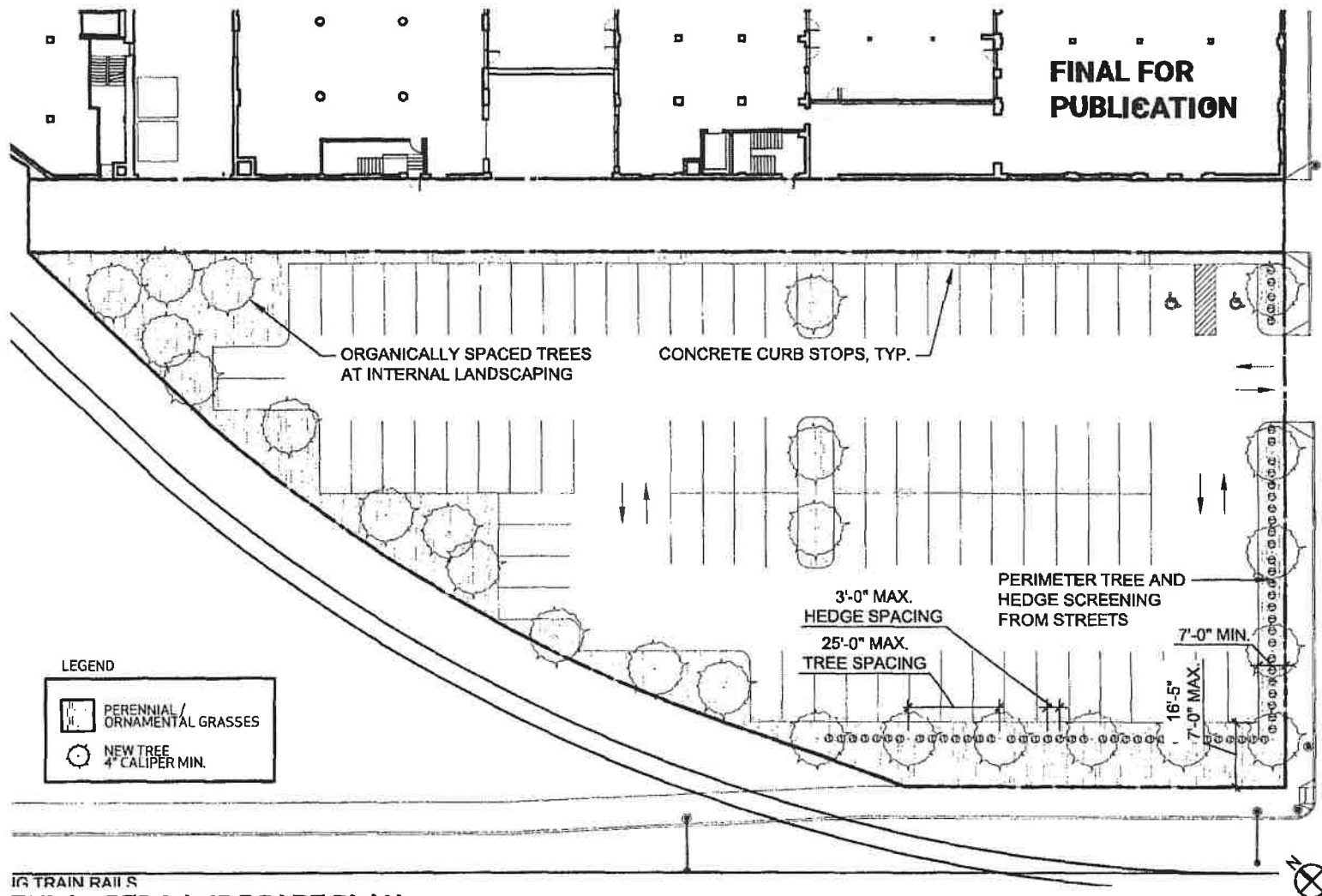
12/15/2021

REPORTS OF COMMITTEES

42771

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LEGEND

	PERENNIAL / ORNAMENTAL GRASSES
	NEW TREE 4" CALIPER MIN.

IG TRAIN RAILS
ENLARGED LANDSCAPE PLAN
 SCALE: 1/32" = 1'-0"

APPLICANT: ANNEXATION LLC.
 ADDRESS: 2032 N CLYBOURN AVE
 INTRODUCTION DATE: OCTOBER 14, 2021
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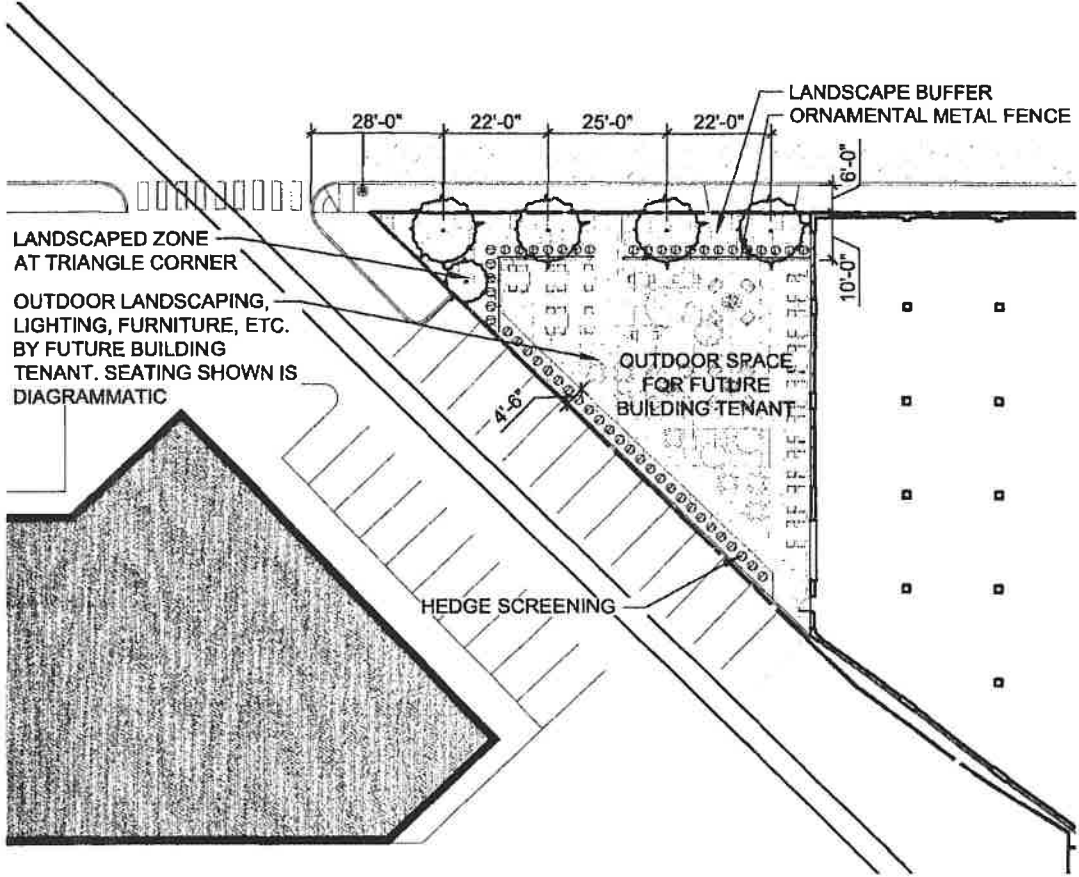
GRIE|C ARCHITECTS

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REPORTS OF COMMITTEES

42773



LEGEND

-  PERENNIAL / ORNAMENTAL GRASSES
-  NEW TREE
4" CALIPER MIN.



ENLARGED LANDSCAPE PLAN

SCALE: 1/32" = 1'-0"

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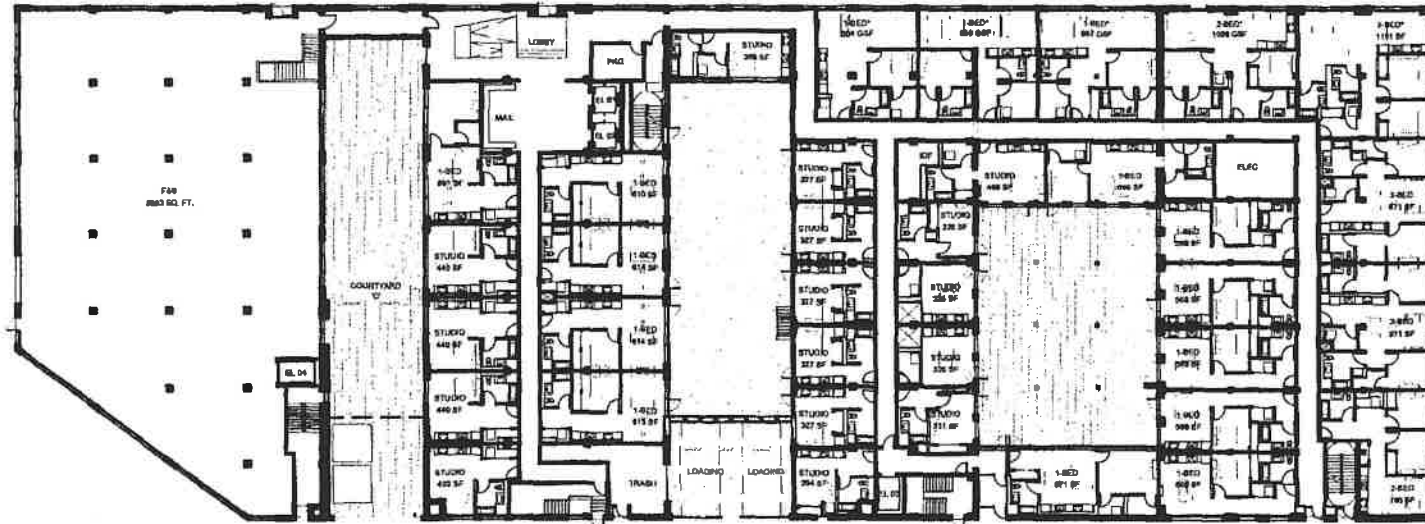
BLDG 5

BLDG 4

BLDG 3

BLDG 2

BLDG 1



JOURNAL--CITY COUNCIL--CHICAGO

GROUND FLOOR PLAN

SCALE: 1" = 40'-0"

APPLICANT: ANNEXATION LLC.
ADDRESS: 2032 N CLYBOURN AVE
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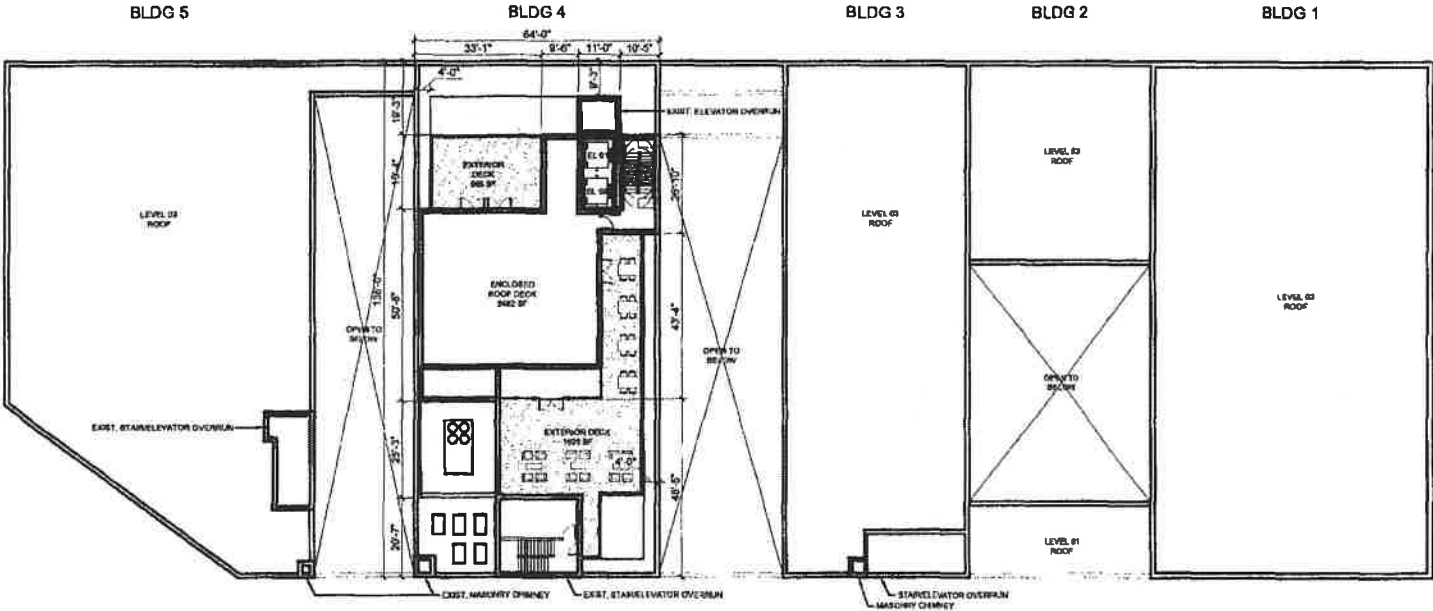
G|R|E|C ARCHITECTS

12/15/2021

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12/15/2021

REPORTS OF COMMITTEES



ROOF DECK PLAN

SCALE: 1" = 40'-0"

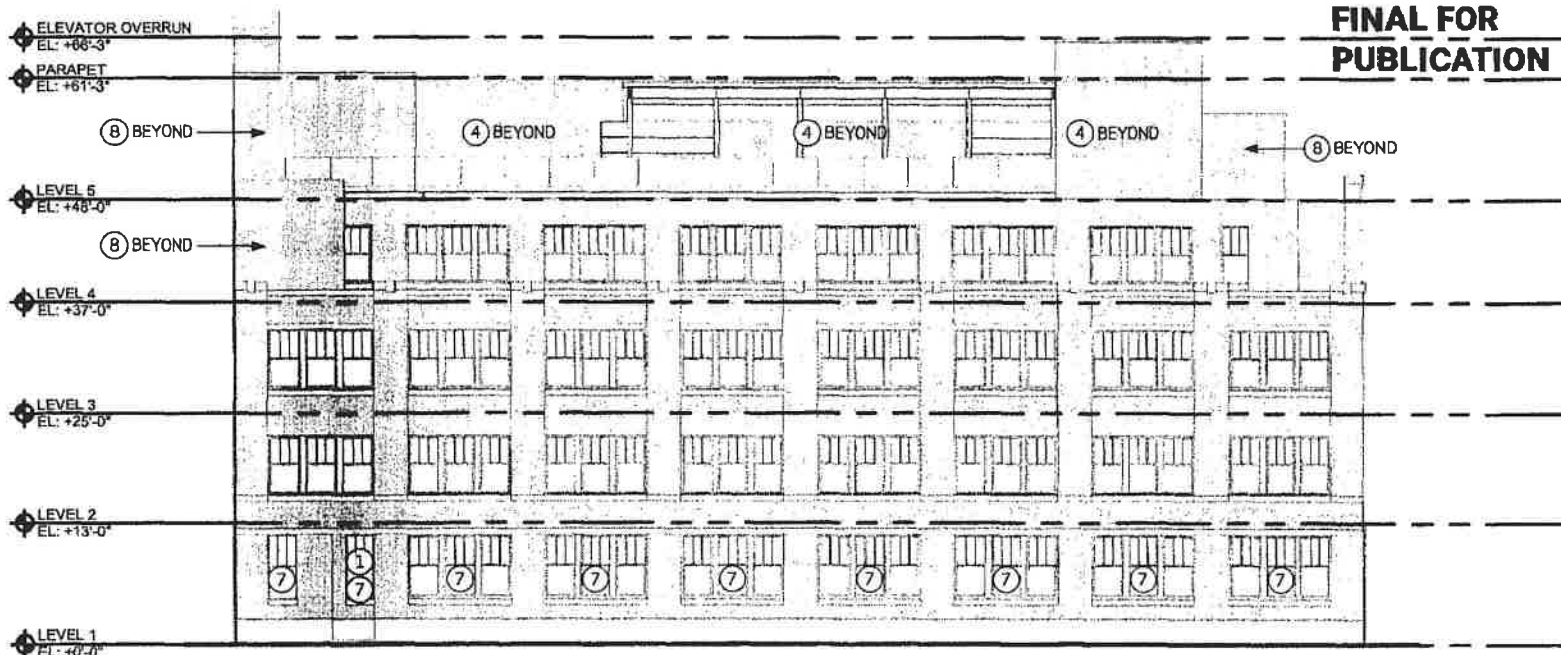
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1 November 2021



42775

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1 SE ELEVATION

GENERAL FACADE NOTES

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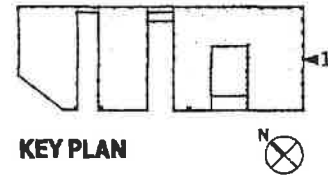
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- ⑨ METAL ACOUSTICAL SCREEN AT MECHANICAL EQUIPMENT

BUILDING ELEVATIONS

SCALE: 1/16" = 1'-0"

APPLICANT: ANNEXATION LLC.
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1 NE ELEVATION

GENERAL FACADE NOTES

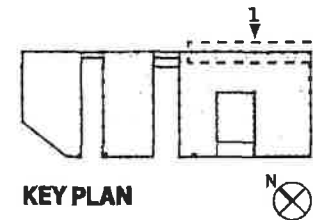
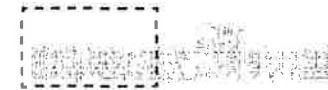
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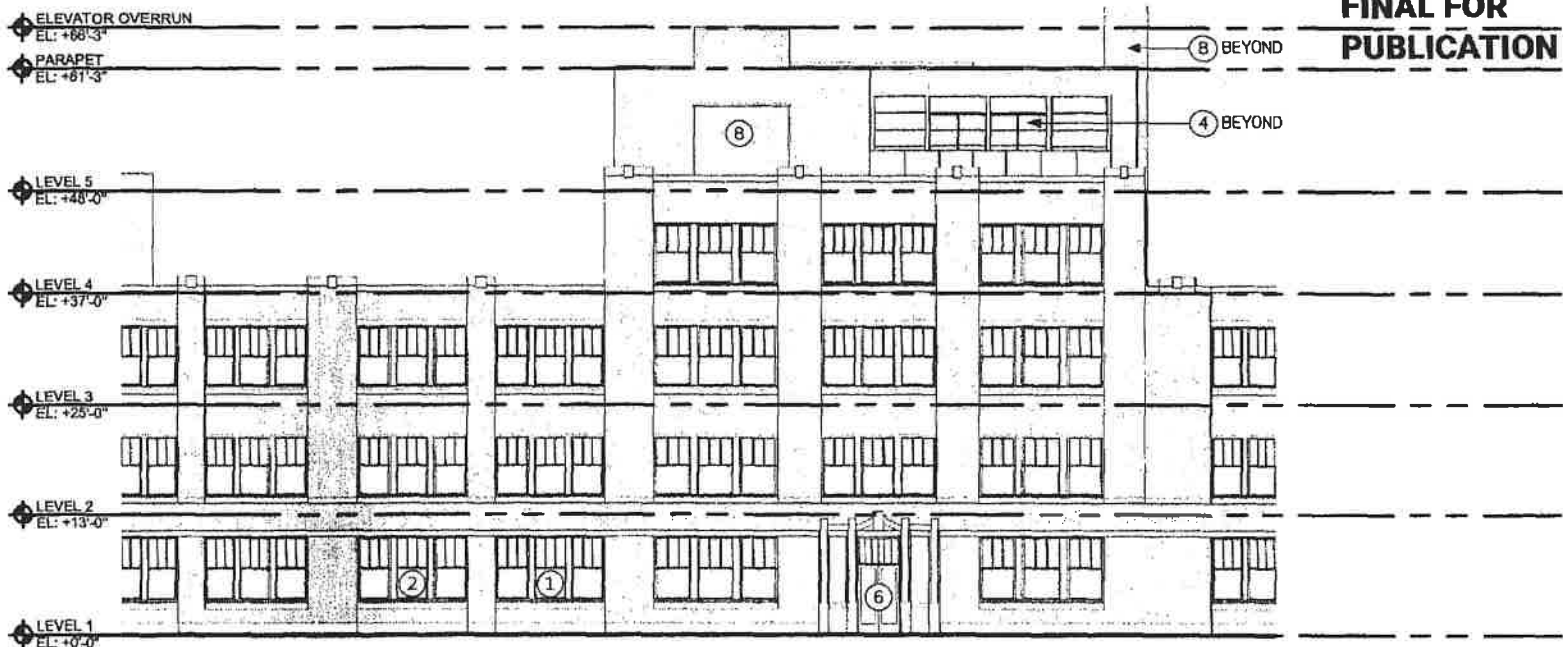
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APPLICANT: ANNEXATION LLC.
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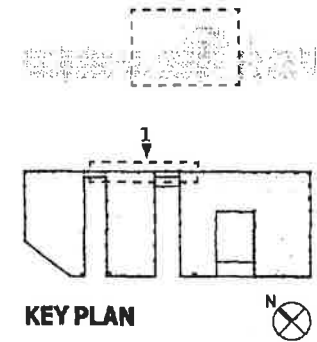
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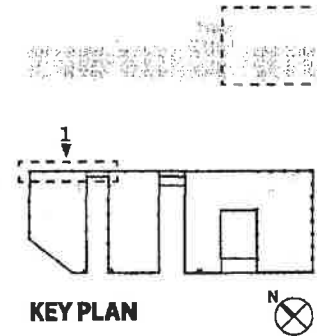
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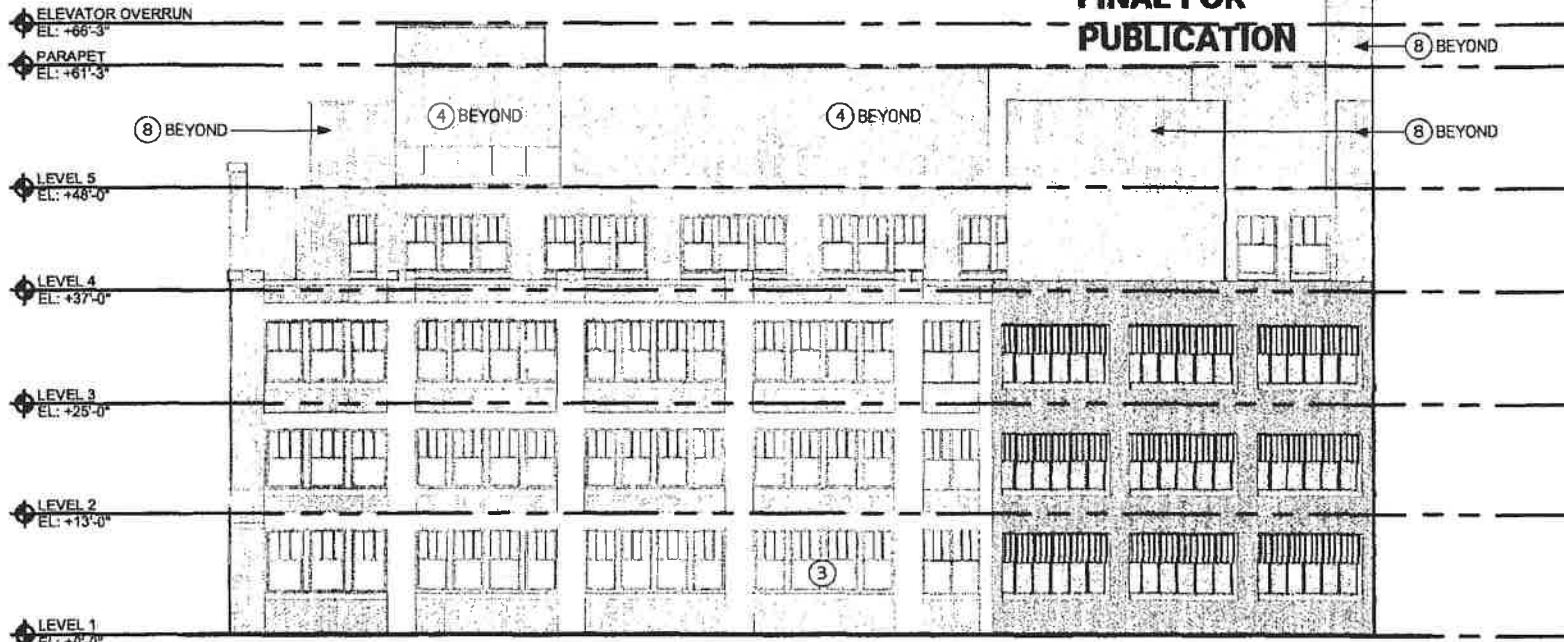


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G|R|E|C ARCHITECTS

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BUILDING ELEVATIONS

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KEY PLAN



1 November 2021

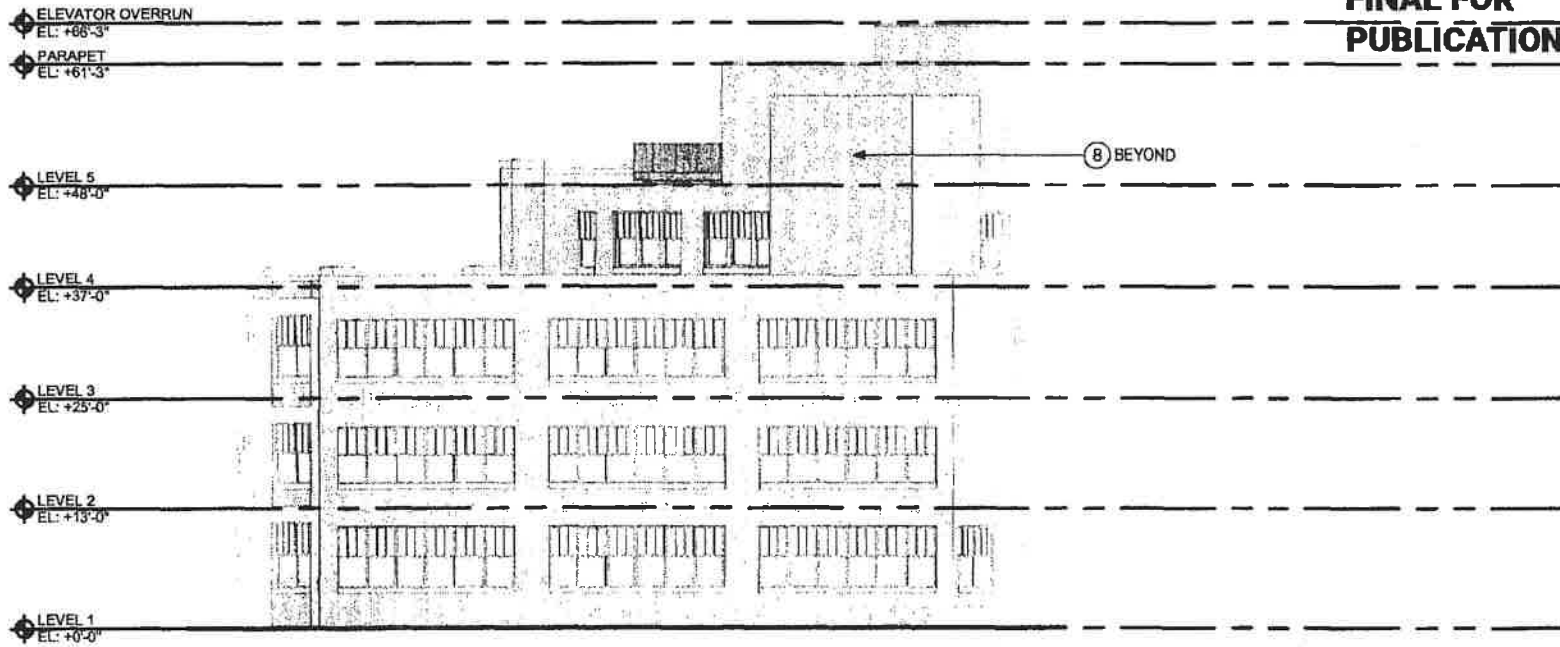
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REPORTS OF COMMITTEES

42781



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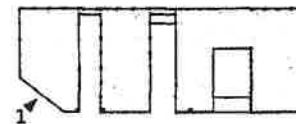
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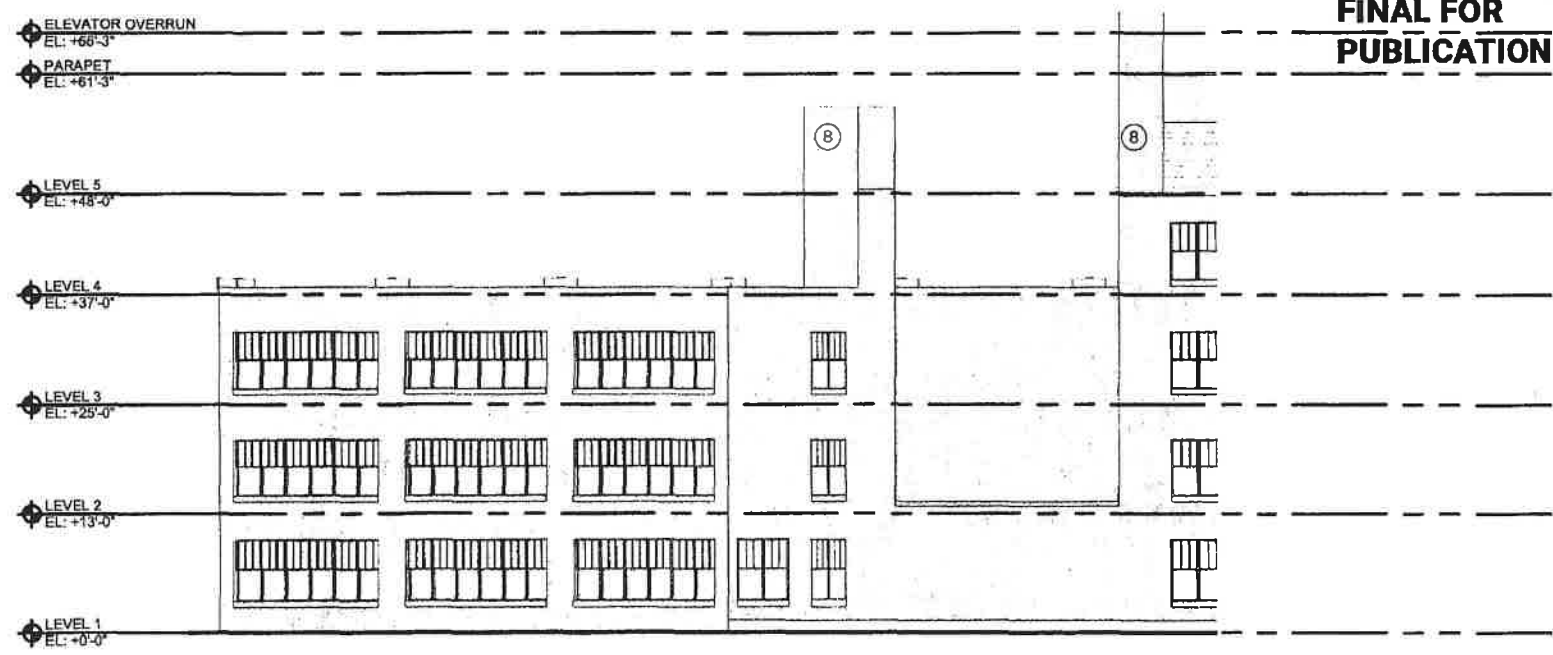


KEY PLAN

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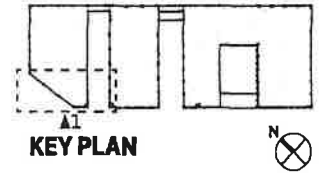
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BUILDING ELEVATIONS

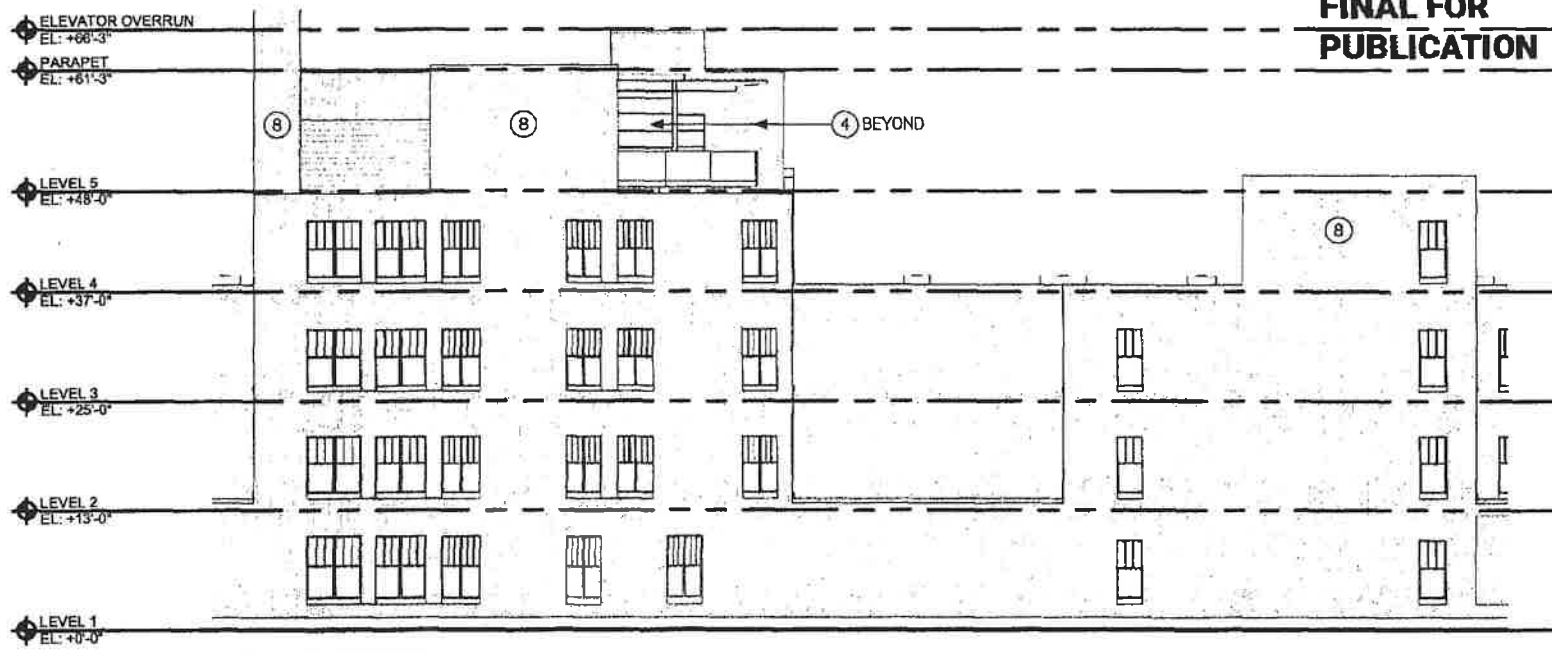
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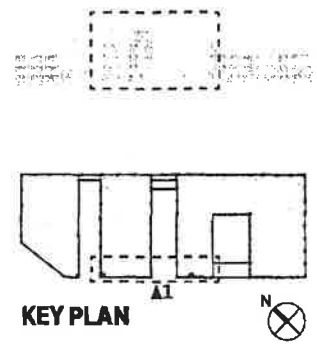
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KEY PLAN

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12/15/2021



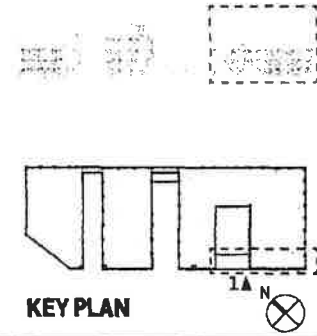
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- ⑨ METAL ACOUSTICAL SCREEN AT MECHANICAL EQUIPMENT



KEY PLAN

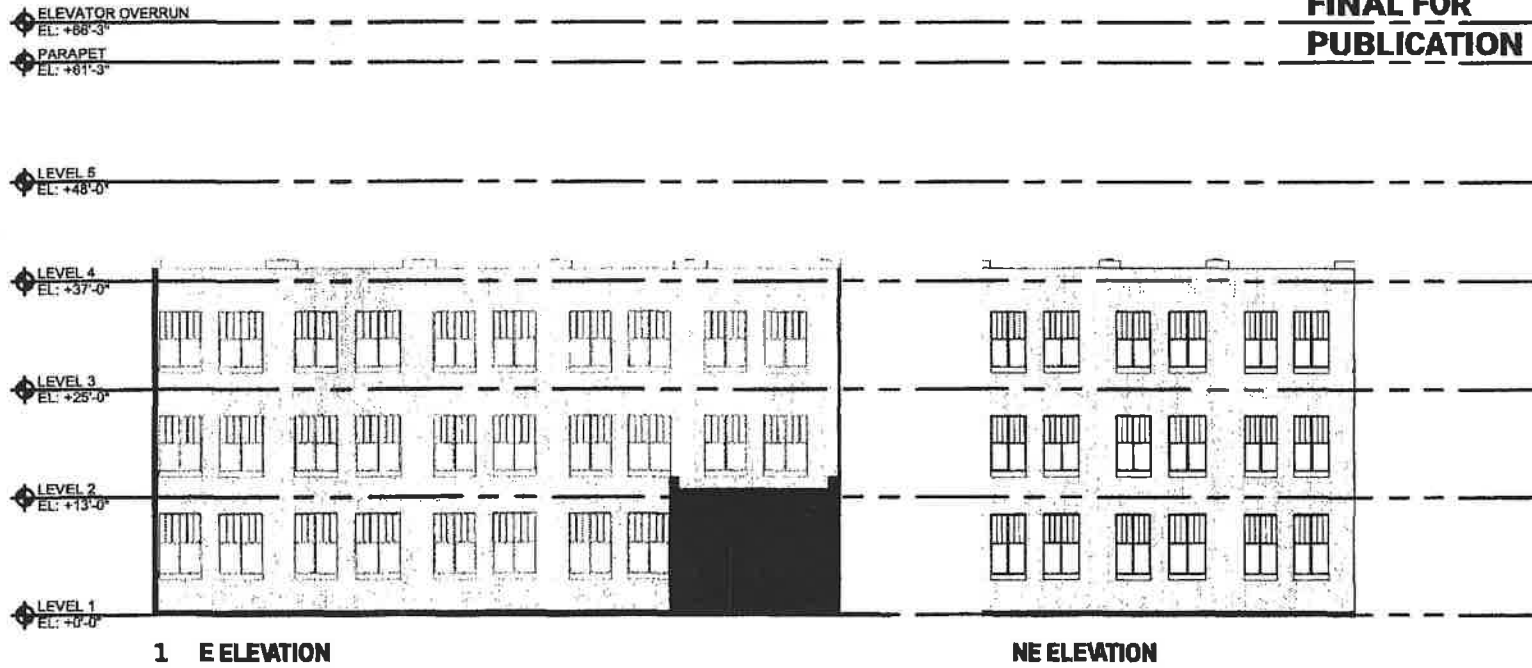
1 November 2021

BUILDING ELEVATIONS
 SCALE: 1/16" = 1'-0"

APPLICANT: ANNEXATION LLC.
 ADDRESS: 2032 N CLYBOURN AVE
 INTRODUCTION DATE: OCTOBER 14, 2021
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G|R|E|C ARCHITECTS

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GENERAL FACADE NOTES

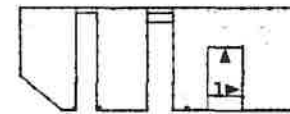
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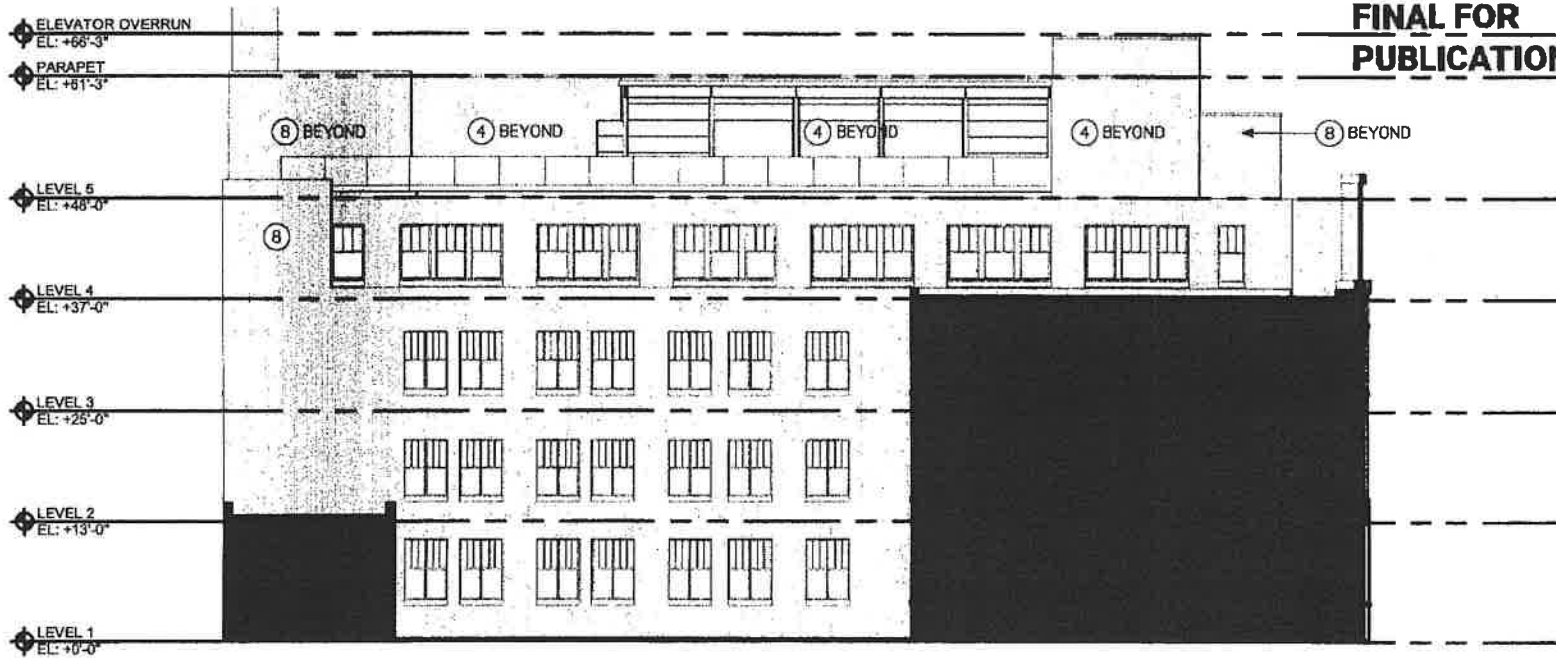


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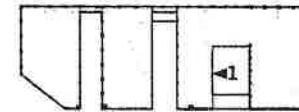
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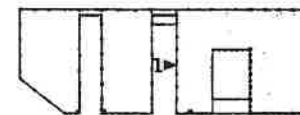
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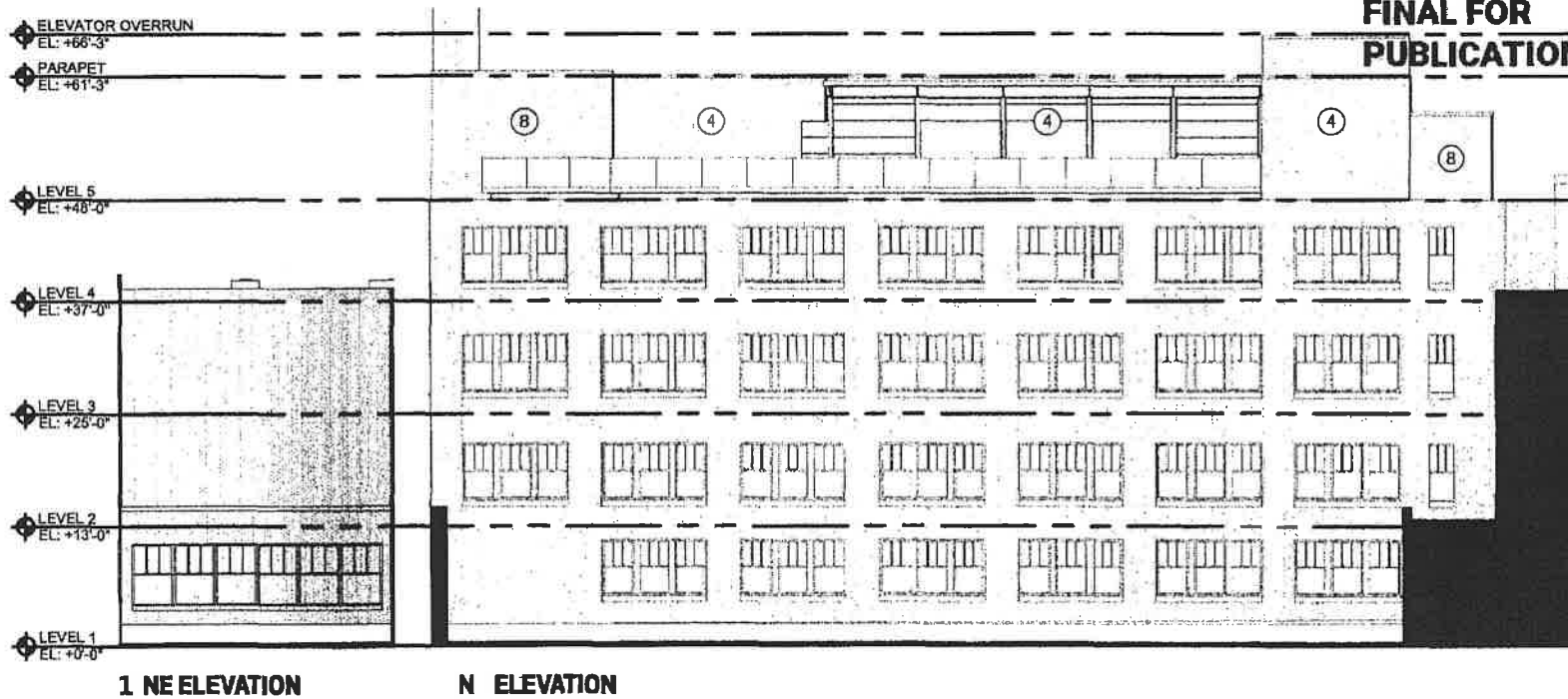
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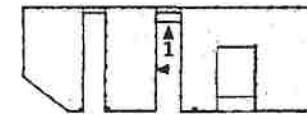
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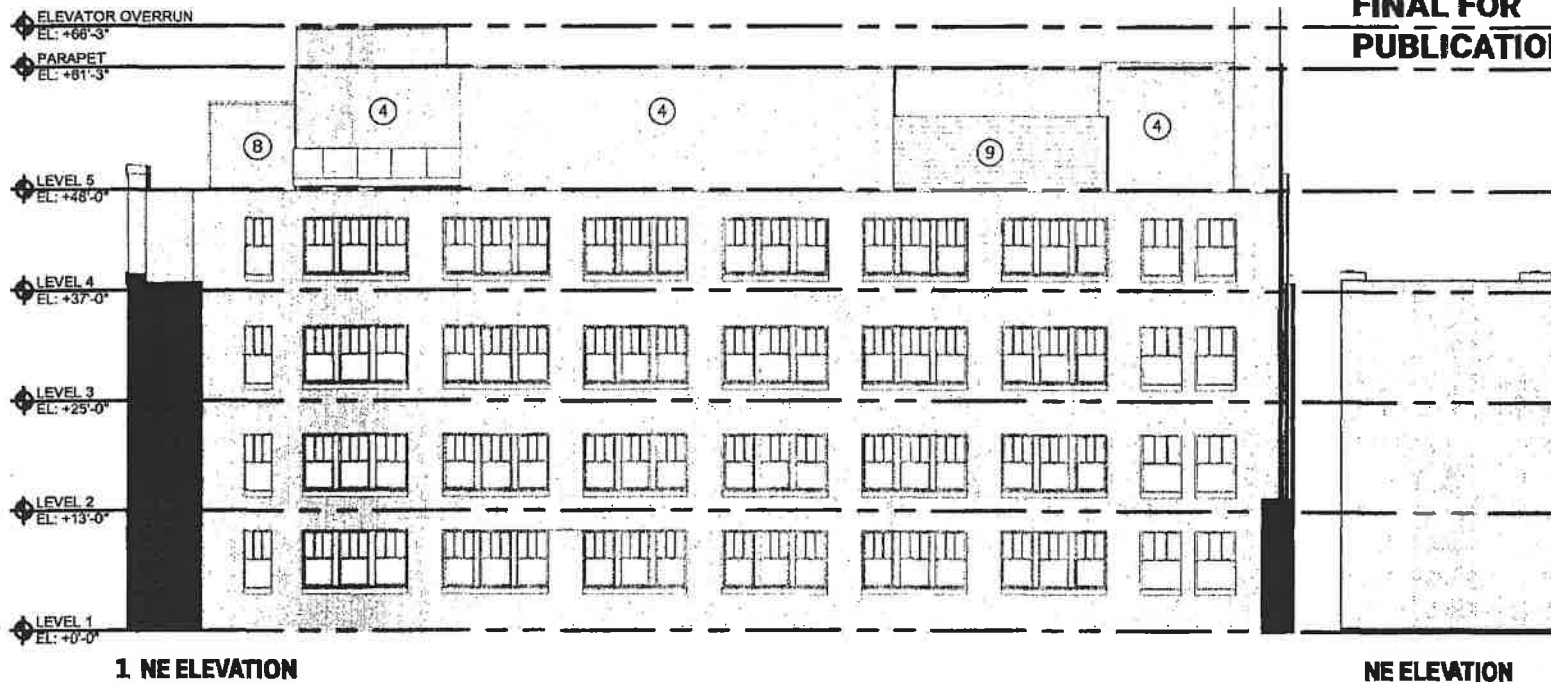


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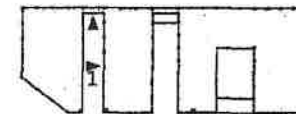
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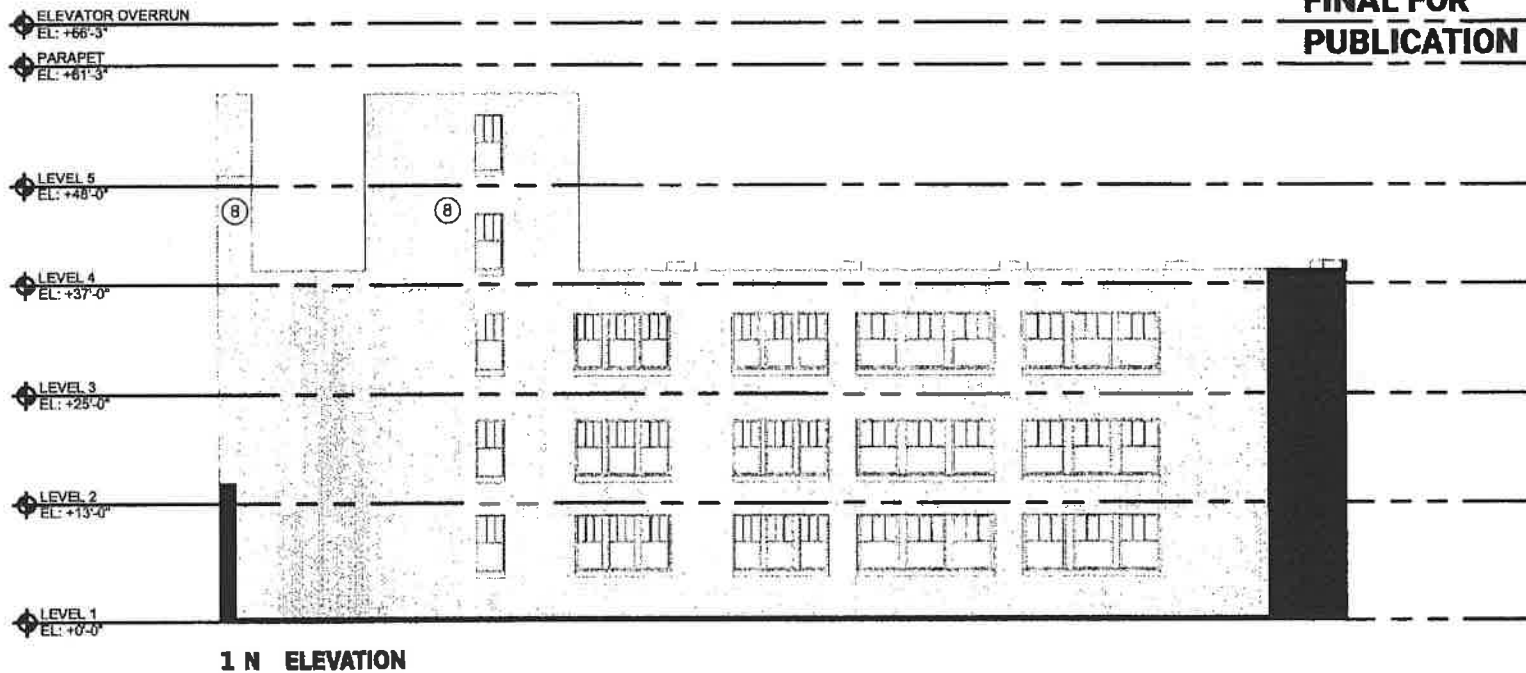
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JOURNAL--CITY COUNCIL--CHICAGO

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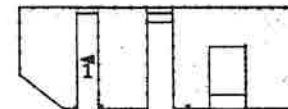
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