

PD 1605

Table of Contents

07/16/2025 PD Adoption **2**

 Ordinance 2

 Statements 2

 Bulk Table 14

 ARO 16

 Exhibits 39

7/16/2025

REPORTS OF COMMITTEES

22225
30785

Reclassification Of Area Shown On Map No. 5-G.
(As Amended)
(Application No. 22225)
(Common Address: 1840 -- 1866 N. Marcey St.)

R BPD 1605

[SO2023-0002763]

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 M2-3 Light Industry District symbols and indications as shown on Map Number 5-G in the area bounded by:

North Kingsbury Street; North Clifton Avenue; North Marcey Street; and the north line of the Chicago, Milwaukee & St. Paul Railroad right-of-way,

to those of a 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 Kingsbury Street; North Clifton Avenue; North Marcey Street; and the north line of the Chicago, Milwaukee & St. Paul Railroad right-of-way,

to those of a Residential-Business 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 3. This ordinance shall be in force and effect from and after its passage and due publication.

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

Residential-Business Planned Development No. 1605.

Planned Development Statements.

1. The area delineated herein as Planned Development Number TBD ("Planned Development") consists of approximately 93,957 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). 1840 N. Marcey LLC is the owner of a portion of the Property and the "Applicant" for this Planned Development pursuant to authorization from the owner of the remainder of the Property.

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.
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, 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.

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 Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by 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 18 Statements; a Bulk Regulations and Data Table and the following exhibits and plans attached hereto prepared by SCB Architects and dated June 20, 2024 (the "Plans"): an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary, Subarea and Property Line Map; a Site Plan; an Initial Site Plan; Subarea A/Security Fence Sections; a Roof Plan; a Landscape Plan; Elevations (East, West, South, North); Section Perspectives at Subarea B; and an ARO Affordable Housing Profile Form ("AHP"). In any instance where a provision of this Planned Development conflicts with the Chicago Building Code or AHP, the Building Code or AHP, as applicable, shall control.

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 Chicago 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 Chicago Zoning Ordinance, this Planned Development shall control.

5. The following uses are permitted in the area delineated herein as Planned Development 1605:

residential above the ground floor; vacation rental; shared housing; animal services (excluding overnight boarding and kennels); office; daycare; business equipment sales and service; business support services; communication service establishments; eating and drinking establishments (all, excluding rooftop outdoor patio); entertainment and spectator sports (excluding inter-track wagering facilities); indoor special events including incidental liquor sales; financial services (excluding payday loans and pawn shops); food and beverage retail sales;

medical services; personal service; general retail sales; catering and shared kitchen; co-located wireless communication facilities, accessory parking and incidental 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 Chicago 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 permitted Floor Area Ratio (FAR) identified in the Bulk Regulations Table has been determined using a net site area of 93,957 square feet of net site area and a base FAR of 3.0. The improvements to be constructed on the Property will be subject to the North Branch Corridor Overlay Subdistrict A floor area bonus criteria as more specifically described in Section 17-7-0407 of the Chicago Zoning Ordinance and other referenced portions of the Municipal Code of Chicago.

The bonus payment will be split between two funds, as follows: 70 percent to the North Branch Corridor Bonus Fund and 30 percent to the Industrial Corridor System Fund. In lieu of paying the City directly, the Department may: (a) direct developers to deposit a portion of the funds with a sister agency to finance specific local improvement projects or (b) approve proposals for in-kind improvements in furtherance of the goals in the North Branch Framework Land-Use Plan.

Pursuant to Section 17-7-0407-F of the Chicago Zoning Ordinance, bonus payments may be deposited in the North Branch Corridor Bonus Fund and direct payments may be made to sister agencies to pay for the costs to plan, design, and construct public improvements in furtherance of the goals of the North Branch Framework Land Use Plan, including, but not limited to, transit, open space, pedestrian, streetscape, and infrastructure improvements.

In this case, DPD shall be entitled to direct that CDOT, as a sister agency, receive funds paid by the Applicant to the North Branch Corridor Bonus Fund to implement various traffic mitigation improvements to enhance roadway capacities and pedestrian and bicycle infrastructure as well as to reduce single occupancy vehicle trips and increase pedestrian, bicycle, and transit trips. Such funds shall be used by CDOT and its contractors to implement the following traffic mitigation measures at the following locations yielding the following benefits and at the following estimated costs:

FINAL FOR PUBLICATION

Location	Recommendations	Benefits	Cost Estimate
Clybourn Avenue with Cortland Street	<ul style="list-style-type: none"> Modify traffic signal to provide a northbound left turn arrow and an eastbound right turn overlap phase Modify traffic signal to add new fisheye camera system with cellular modem and upgrade controller/cabinet, if required 	<ul style="list-style-type: none"> Will increase the available green time for eastbound right-turn vehicles and will allow movements to occur under a protected phase Will allow for signal timing optimization Will modernize the existing traffic signal control equipment Will allow CDOT to monitor the traffic signal and gather data remotely 	\$130,000 to \$210,000
	<ul style="list-style-type: none"> Modify signal timings 		
	<ul style="list-style-type: none"> Provide bumpouts on all four corners of the intersection Provide bike lane striping within the intersection 		
<ul style="list-style-type: none"> Provide bike lane striping within the intersection 			
Location	Recommendations	Benefits	Cost Estimate
Clybourn Avenue with Kenmore Avenue	<ul style="list-style-type: none"> Refresh crosswalks Update ADA ramps Add rapid flashing beacons 	<ul style="list-style-type: none"> Will improve the existing pedestrian infrastructure and enhance visibility for pedestrian crossing locations Will reduce the distance pedestrians are walking in the vehicle travel way Will provide a safer midblock crosswalk Will enhance bicycle facilities at this intersection 	\$84,000 to \$127,000
	<ul style="list-style-type: none"> Provide bumpouts on all four corners of the intersection 		
	<ul style="list-style-type: none"> Provide bike lane striping within intersection 		

FINAL FOR PUBLICATION

Location	Recommendations	Benefits	Cost Estimate
Clybourn Avenue with Wisconsin Street	<ul style="list-style-type: none"> • Install new traffic signal • Refresh crosswalks • Update ADA ramps • Provide bumpouts on all four corners of the intersection 	<ul style="list-style-type: none"> • Will establish right of way for pedestrians and vehicles to cross the intersection at designated times • Will improve the existing pedestrian infrastructure and enhance visibility for pedestrian crossing locations • Will reduce the distance pedestrians are walking the vehicle travel way • Will improve the capacity of the intersection in accommodating future traffic increases 	\$453,000-\$539,000
	<ul style="list-style-type: none"> • Modify signal timings • Modify traffic signal to add new fisheye camera system with cellular modem and upgrade controller/cabinet, if required 	<ul style="list-style-type: none"> • Will optimize the traffic signal timings at this intersection • Will modernize the existing traffic signal control equipment 	\$166,000 to \$239,000
Sheffield Avenue with Willow Street/Clybourn Avenue	<ul style="list-style-type: none"> • Provide bumpouts on all corners except along the west leg of Willow Street • Provide bike lane striping within the intersection • Stripe bike boxes on northwestbound and southeastbound approaches of Clybourn Avenue 	<ul style="list-style-type: none"> • Will reduce the distance pedestrians are walking in the vehicle travel way • Will enhance bicycle facilities at this intersection • Will allow CDOT to monitor the traffic signal and gather data remotely 	

FINAL FOR PUBLICATION

Location	Recommendations	Benefits	Cost Estimate
Marcey Street with Willow Street	<ul style="list-style-type: none"> Refresh crosswalks with high visibility crosswalks Update ADA ramps Provide bumpouts in all four corners of the intersection 	<ul style="list-style-type: none"> Will improve the existing pedestrian infrastructure and enhance visibility for pedestrian crossing locations Will reduce the distance pedestrians are walking in the vehicle travel way 	\$39,000 to \$59,000
Kingsbury Street with Willow Street	<ul style="list-style-type: none"> Refresh crosswalks Update ADA ramps Provide bumpouts in two corners of the intersection 	<ul style="list-style-type: none"> Will improve the existing pedestrian infrastructure and enhance visibility for pedestrian crossing locations Will reduce the distance pedestrians are walking in the vehicle travel way 	\$21,000 to \$34,000
Kingsbury Street with North Avenue	<ul style="list-style-type: none"> Refresh crosswalks Update ADA ramps Modify traffic signal to add new fisheye camera system with cellular modem and upgrade controller/cabinet, if required 	<ul style="list-style-type: none"> Will improve the existing pedestrian infrastructure and enhance visibility for pedestrian crossing locations Will modernize the existing traffic signal control equipment Will allow CDOT to monitor the traffic signal and gather data remotely 	\$115,000 to \$170,000

FINAL FOR PUBLICATION

Location	Recommendations	Benefits	Cost Estimate
Sheffield Avenue with North Avenue	<ul style="list-style-type: none"> • Modify traffic signal to add countdown pedestrian signals • Modify traffic signal to add new fisheye camera system with cellular modem and upgrade controller/cabinet, if required 	<ul style="list-style-type: none"> • Will enhance the existing pedestrian crossing infrastructure • Will modernize the existing traffic signal control equipment • Will allow CDOT to monitor the traffic signal and gather data remotely 	\$90,000 to \$120,000
Sheffield Avenue with Marcey Street/Concord Place	<ul style="list-style-type: none"> • Add crosswalk on the north leg of Sheffield Avenue • Refresh crosswalks • Update ADA ramps • Add bumpouts on four corners of the intersection 	<ul style="list-style-type: none"> • Will improve the existing pedestrian infrastructure and enhance visibility for pedestrian crossing locations • Will reduce the distance pedestrians are walking the vehicle travel way 	\$67,000 to \$103,000
Clybourn Avenue with Concord Place	<ul style="list-style-type: none"> • Add bumpouts on two corners of the intersection • Provide bike lane striping for southeastbound approach within the intersection 	<ul style="list-style-type: none"> • Will reduce the distance pedestrians are walking in the vehicle travel way • Will enhance bicycle facilities at this intersection 	\$28,000 to \$42,000
Clybourn Avenue/North Avenue/Halsted Street Triangle (3 intersections)	<ul style="list-style-type: none"> • Modify traffic signal to add countdown pedestrian signals at Clybourn Avenue with North Avenue • Modify traffic signal to add new fisheye camera system with cellular modem and upgrade controller/cabinet, if required (at all three intersections) 	<ul style="list-style-type: none"> • Will enhance the existing pedestrian crossing infrastructure • Will modernize the existing traffic signal control equipment • Will allow CDOT to monitor the traffic signal and gather data remotely 	\$240,000-\$320,000

9. Upon review and determination, Part II review, pursuant to Section 17-13-0610, 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.
10. 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.

The Applicant or its successors or assignees shall, at its own cost, construct the proposed open space improvements depicted on the attached Landscape Plan (hereinafter, the "Open Space"). The Applicant, its successors or assigns, shall be responsible for maintaining, repairing, replacing, and managing the Open Space, including ensuring that the landscaping is well maintained, that the vegetation and plantings are kept in healthy condition and that the Open Space is clean, well lit, litter free and clear of snow (hardscaped areas) and debris. The Applicant shall provide sufficient liability insurance coverage for the operation of the Open Space for public use. Subject to periodic limited closures, the Open Space shall be open to the public, free of charge, during normal park hours from 6:00 A.M. to 11:00 P.M. every day of the year, and the Applicant shall post a sign at all entries visible from the public right of way stating the same.

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 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, 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 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.

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

16. The Applicant acknowledges and agrees that the rezoning of the Property from M2-3 Light Industry District to the B3-3 Community Shopping District then to this Residential-Business Planned Development ("P.D.") 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 590 dwelling units. The Applicant intends to construct one 282-unit building and one 308-unit building (the "Project").

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 20 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 118 affordable units (20 percent of 590) half of which (40 percent of 118 or 59) are Required Units. The Applicant has agreed to satisfy its affordable housing obligation by providing 119 affordable units in the Project (62 affordable units in Subarea A and 57 affordable units in Subarea B), as set forth in the Affordable Housing Profile (AHP) attached hereto. The Applicant agrees that the affordable rental units must be affordable to households with a range of incomes averaging 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually, provided that: (x) the maximum income level for any affordable unit may not exceed 80 percent of the AMI; (y) at least one-third (or 39 units) must be affordable to households at or below 50 percent of the AMI, of which one-sixth (or 7 of the 39 units) must be affordable to households at or below 40 percent of the AMI; and (z) all income levels must be multiples of 10 percent of the AMI.

If the Applicant requests any material change to its method of compliance with the ARO, such as locating affordable units off-site instead of on-site or changing the target affordability level after the passage of this P.D., DOH may adjust the AHP as requested, in accordance with the ARO, without amending the P.D., provided however, the Applicant must update and resubmit the revised AHP to DOH for review and approval and, at DOH's request, provide an informational presentation to the Plan Commission on such change. 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 execute and record an Inclusionary Housing Agreement ("IHA") in accordance with subsection (N) of 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 the 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. The Applicant acknowledges that the Property is located in the North Branch Industrial Corridor Conversion Area, and has undergone a "rezoning" within the meaning of Chapter 16-8 of the Municipal Code (the "Industrial Corridor System Fund Ordinance"). As a result of this rezoning, the Planned Development is subject to the conversion fee provisions of the Industrial Corridor System Fund Ordinance. The purpose of the conversion fee is to mitigate the loss of industrial land and facilities in conversion areas by generating funds for investment in receiving industrial corridors in order to preserve and enhance the City's industrial base, support new and expanding industrial uses, and ensure a stable future for manufacturing and industrial employment in Chicago. The Applicant is required to pay the conversion fee in full prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the conversion fee may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The amount of the conversion fee due prior to the issuance of a building permit shall be calculated based on the fee rate in effect at the time of payment.
18. This Planned Development shall be governed by Section 17-13-0612. 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 the B3-3 Community Shopping District.

[Levels Two through 19 Floor Plans; Existing Zoning Map; Existing Land-Use Map; Boundary; Subarea and Property Line Map; Site Plan; Subarea B Site Plan; Interim Security Fence Sections; Roof Plan; Landscape Plan; North, South, East and West Building Elevations; and Section Perspectives at Subarea B referred to in these Plan of Development Statements printed on pages 30804 through 30836 of this *Journal*.]

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

Residential-Business Planned Development No. 1605.

Bulk Regulations And Data Table.

Gross Site Area (square feet):	130,643
Area of Public Right-of-Way (square feet)	36,686
Net Site Area (square feet):	93,957
Subarea A:	34,668
Subarea B:	59,289
Maximum Floor Area Ratio:	6.5
Subarea A:	8.97
Subarea B:	5.06

Maximum Permitted Dwelling Units:	590
Subarea A:	282
Subarea B:	308
Minimum Off-Street Parking Spaces:	147
Subarea A:	55
Subarea B:	92
Minimum Bicycle Parking Spaces:	590
Subarea A:	282
Subarea B:	308
Minimum Off-Street Loading Berths:	
Subarea A:	2 (10 feet x 25 feet)
Subarea B:	2 (10 feet x 25 feet)
Maximum Building Height:	
Subarea A:	245 feet, 0 inches
Subarea B:	195 feet, 0 inches
Minimum Setbacks:	In accordance with plans

Zoning Application Number (if applicable) Council Introduction Date *

22225 7/19/2023

FINAL FOR PUBLICATION

Is your project currently in, or do you plan to rezone to, a downtown zoning district? *

ARO Trigger * Development Type *

Zoning Entitlement Rental

Total Units *

615

Is your Project in a Transit Served Location? *

Not TSL - or FAR doesn't exceed 3.5.

Estimated date marketing will begin *

7/02/2026

Estimated date of building permit (in-lieu fee, \$5,000 per off-site unit administration fee, and recorded covenant are required prior to issuance of any building permits) *

1/02/2025

ARO Requirements

- ARO Option**
- 20% at 100% average AMI
 - 15% at 50% average AMI
 - 13% at 40% AMI
 - 10% at 30% AMI

- ARO Option** **ARO Option ***
- 20% at 100% AMI 0% SET-ASIDE AT A WEIGHTED AVERAGE OF 60% OF THE AMI
 - 15% at 80% AMI

- ARO Option ***
- 10% AT A WEIGHTED AVERAGE OF 100% AMI
 - 9% AT A WEIGHTED AVERAGE OF 80% AMI

Affordable Units Required *	Minimum On-Site Units *	Maximum Units Paid For In-Lieu *
123	31	62

Proposed On-Site Units *	Proposed Off-Site Units *	Proposed In-Lieu Units *
124	0	0

In-Lieu Amount Owed *	On-Site Units To CLHIF or CHA *
50	0

If the In-Lieu Amount Owed calculation results in a fractional unit that is less than 0.5, the developer shall either pay an in-lieu fee or provide an additional unit to satisfy the fractional obligation. The in-lieu fee for any fractional unit will be calculated as follows: [fractional unit] x applicable in-lieu fee.

Off Site Address

From	To	Direction	Street Name
		Select One	Select One

Zip Code	Ward	ARO Zone
<input type="text"/>	<input type="text"/>	<input type="text"/>
Off-Site Type		
Select One <input type="button" value="v"/>		
Off-Site Admin Fee		
\$ 0 00		

**FINAL FOR
PUBLICATION**

Forms

Unit Mix and Square Footage Spreadsheet *

[1840 Marcey ARO Unit Details Area 2022-2019 16 updates.xlsx](#)

Dimensioned Floor Plans with affordable units highlighted

[2022-2019 1840 Marcey PD ARO Distribution.pdf](#)

If ARO units are CLHTF or CHA, attach signed acceptance letter

If off-site units are new construction, attach

- A Schematic and design development drawings for on-site units
- B Schematic and design development drawings for off-site units
- If off-site units are rehab, please attach the following documents
 - A Schematic and design development drawings for on-site units
 - B Schematic and design development drawings for off-site units
 - C A Physical Needs Assessment (PNA)
 - D Surveys
 - E Outstanding code violations
 - F Scope of work and estimated cost of renovations

Off-Site Units Only: Documents Required for Architectural Approval Letter

- A Owner Sworn Statement
- B GC Sworn Statement
- C Boundary Survey
- D Draft permit application prior to submission to the Department of Buildings (DOB)
- E Final construction drawings stamped by the architect of record prior to submission to DOB

OFF-SITE UNITS ONLY: Documents required for Architectural Construction a Approval Letter and Notice to Proceed

- A A letter from the Developer on company letterhead stating the project is complete and requesting a final site inspection from DOH
- B A copy of the front and back of each building permit for each property with all DOB signoffs
- C A copy of the Certificate of Occupancy for each property (if applicable)

- D Final GC and Owner Sworn Statements
- E All final waivers of lien or a title report showing no liens for each property
- F As built Survey (new construction)
- G Final Issued for Construction Permitted Construction Drawings
- H List of any Buyer changes (if applicable, for-sale units only)

FINAL FOR PUBLICATION

Signature

Developer or their Agent *

Katie Jahnke Dale

Summary Work Log

Submission Date 10/23/2023 04:19:19 PM

Amended Date

Admin Amended Date

Admin Amended By

Admin Amended Justification

Options	Action
View	View
Print	Print
Close	Close

Close

[Disclaimer](#)

[Web Standards](#)



City of Chicago

Contact Info

info@chicago.gov

(312)-774-2828

Project Name: 1840 N Marcey - Phase 1 and Phase 2
 Zoning Application number, if applicable:
 Address: 1840 N Marcey St Chicago, IL
 Is this a For Sale or Rental Project? Rental
 Anticipated average psf rent/price?
 Total Units in Project: 615
 Total Affordable units: 124

Summary							
unit type	Market Rate			ARO			
	how many?	% of total	avg square footage	how many?*	% of total	avg square footage	affordable v market square footage*
studio	86	18%	510	21	17%	492	95%
one-bed	298	61%	713	76	61%	647	91%
two-bed	86	18%	1,145	21	17%	1,149	100%
three-bed	21	4%	1,546	6	5%	1,560	100%

*ARO unit percentages, by unit type, should reflect corresponding market rate percentages (for example, if 10% of market rate units are studios, roughly 10% of ARO units can be studios)
 **The average affordable square footage should be 85% or greater of market-rate square footage for comparable unit type. Off-site units must meet minimum unit sizes specified in the Design Guidelines

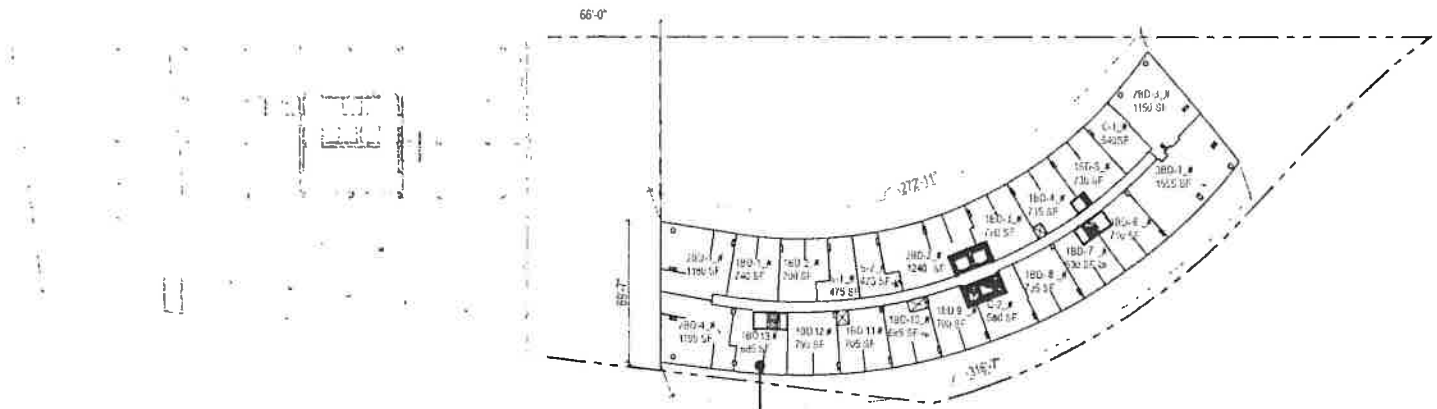
Features and Amenities		
	Market Rate Units	Affordable Units
Parking	ON-SITE	ON-SITE
Laundry	IN-UNIT	IN-UNIT
Appliances		
Refrigerator <i>age/EnergyStar/make/model/color</i>	New, finish and manufacturer T.B.D.	New, finish and manufacturer T.B.D.
Dishwasher <i>age/EnergyStar/make/model/color</i>	New, finish and manufacturer T.B.D.	New, finish and manufacturer T.B.D.
Stove/Oven <i>age/EnergyStar/make/model/color</i>	New, finish and manufacturer T.B.D.	New, finish and manufacturer T.B.D.
Microwave <i>age/EnergyStar/make/model/color</i>	New, finish and manufacturer T.B.D.	New, finish and manufacturer T.B.D.
Bathroom(s) <i>how many?</i> <i>Half bath? Full bath?</i>	Minimum 1 full bath per unit.	Minimum 1 full bath per unit.
Kitchen countertops <i>material</i>	Finish T.B.D.	Finish T.B.D.
Flooring <i>material</i>	Finish T.B.D.	Finish T.B.D.
HVAC	In-unit heating and air conditioning	In-unit heating and air conditioning
Other		
NOTE: DPH will review specific details for features and amenities for approval when they become available. The Applicant shall provide complete unit finishes and amenities to affordable units as to market rate units as required by the ARO Rules.		

AMI Mix for ARO Units								
Affordable Units	30% AMI	40% AMI	50% AMI	60% AMI	70% AMI	80% AMI	Total Units	Average
Studio	0	8	6	3	2	2	21	52.40%
1 bed	0	10	15	21	16	14	76	61.70%
2 bed	0	5	3	3	4	6	21	61.40%
3 bed	0	1	0	1	2	2	6	66.70%
	0	24	24	28	24	24	124	60.00%

7/16/2025

REPORTS OF COMMITTEES

30803



TYPICAL FLOOR UNITS. 22

PROPOSED ARO UNIT DISTRIBUTION. REFER TO ATTACHED SPREADSHEET FOR VERTICAL DISTRIBUTION 100% OF ARO UNITS TO COMPLY WITH TYPE A REQUIREMENTS

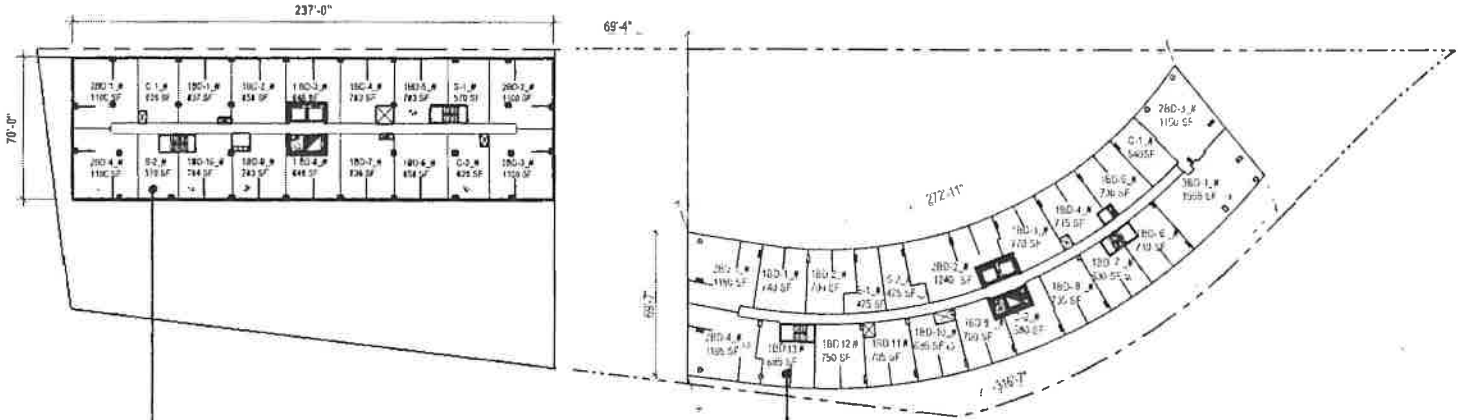
OF THE REMAINING MARKET RATE UNITS, 20% WILL MEET TYPE A REQUIREMENTS AND 80% WILL MEET TYPE B REQUIREMENTS. DISTRIBUTION OF THESE ADDITIONAL TYPE A UNITS IS TO BE DETERMINED AND PENDING REVIEW AND APPROVAL BY MOPD

- FLOOR NUMBER
 II E 2BD 1 # - 2BD 1 6 @ 6TH FLOOR

LEVEL 2

Scale: 1/8" = 1'-0" (Horizontal) 1/16" = 1'-0" (Vertical)
 Date: 04.30.2025





TYPICAL FLOOR UNITS 19

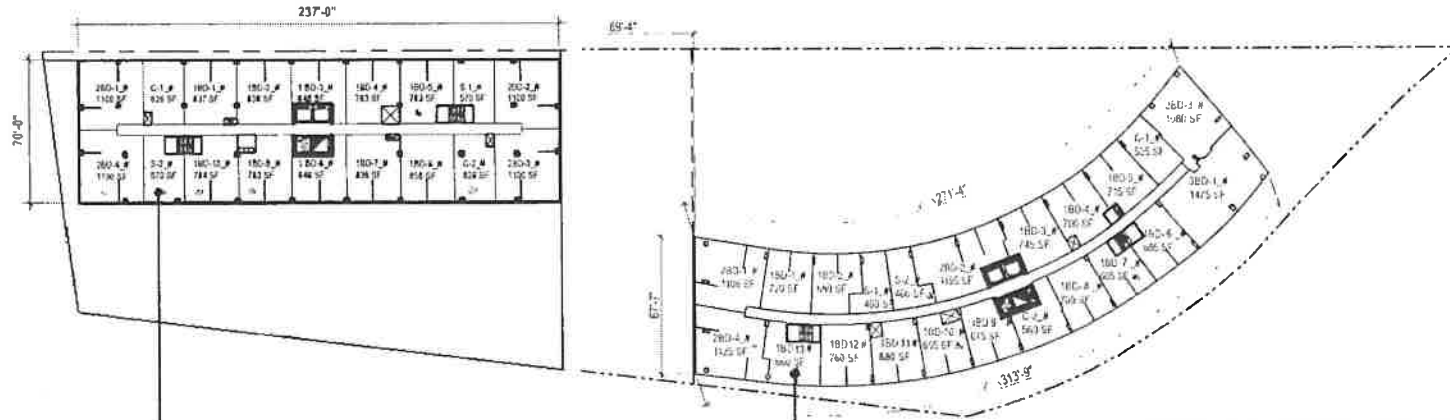
TYPICAL FLOOR UNITS 22

- PROPOSED ARO UNIT DISTRIBUTION, REFER TO ATTACHED SPREADSHEET FOR VERTICAL DISTRIBUTION 100% OF ARO UNITS TO COMPLY WITH TYPE A REQUIREMENTS

OF THE REMAINING MARKET RATE UNITS, 20% WILL MEET TYPE A REQUIREMENTS AND 80% WILL MEET TYPE B REQUIREMENTS. DISTRIBUTION OF THESE ADDITIONAL TYPE A UNITS IS TO BE DETERMINED AND PENDING REVIEW AND APPROVAL BY MOPD

A = FLOOR NUMBER
 (I.E. 280 1 # = 280 L 6 @ 6TH FLOOR)





TYPICAL FLOOR UNITS 19

TYPICAL FLOOR UNITS 22

PROPOSED ARO UNIT DISTRIBUTION, REFER TO ATTACHED SPREADSHEET FOR VERTICAL DISTRIBUTION 100% OF ARO UNITS TO COMPLY WITH TYPE A REQUIREMENTS

OF THE REMAINING MARKET RATE UNITS, 20% WILL MEET TYPE A REQUIREMENTS AND 80% WILL MEET TYPE H REQUIREMENTS. DISTRIBUTION OF THESE ADDITIONAL TYPE A UNITS IS TO BE DETERMINED AND PENDING REVIEW AND APPROVAL BY MOPD.

FLOOR NUMBER
(I.E. 280-1-A = 280-1-6 @ 6TH FLOOR)

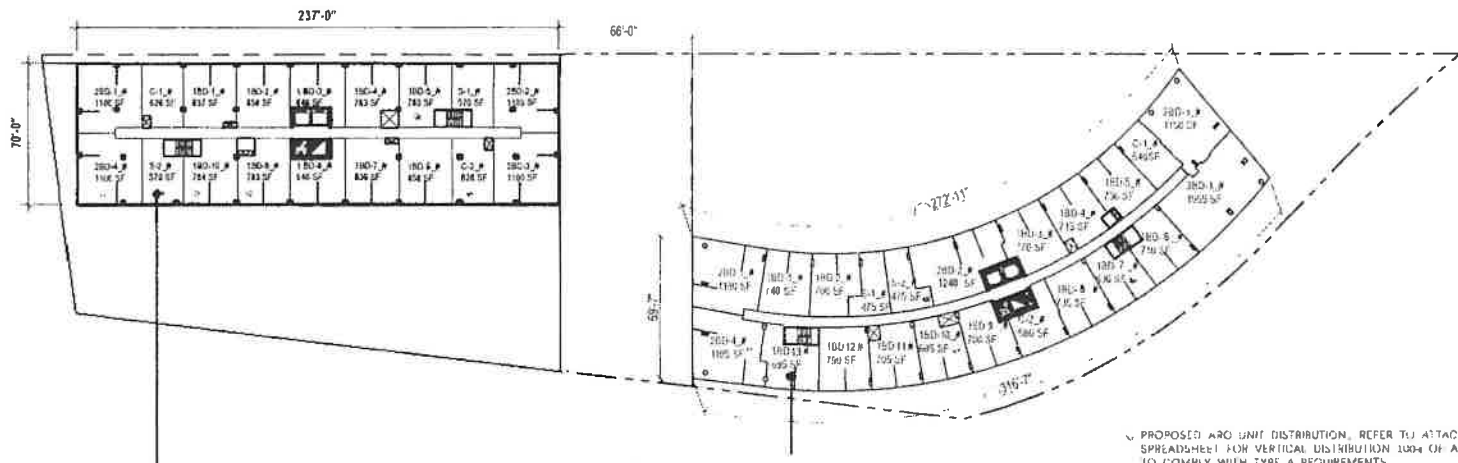
L I V E L 5

04/30/2025

04/30/2025

04/30/2025





TYPICAL FLOOR UNITS 19

TYPICAL FLOOR UNITS 22

PROPOSED ARC UNIT DISTRIBUTION. REFER TO ATTACHED SPREADSHEET FOR VERTICAL DISTRIBUTION 100% OF ARC UNITS TO COMPLY WITH TYPE A REQUIREMENTS

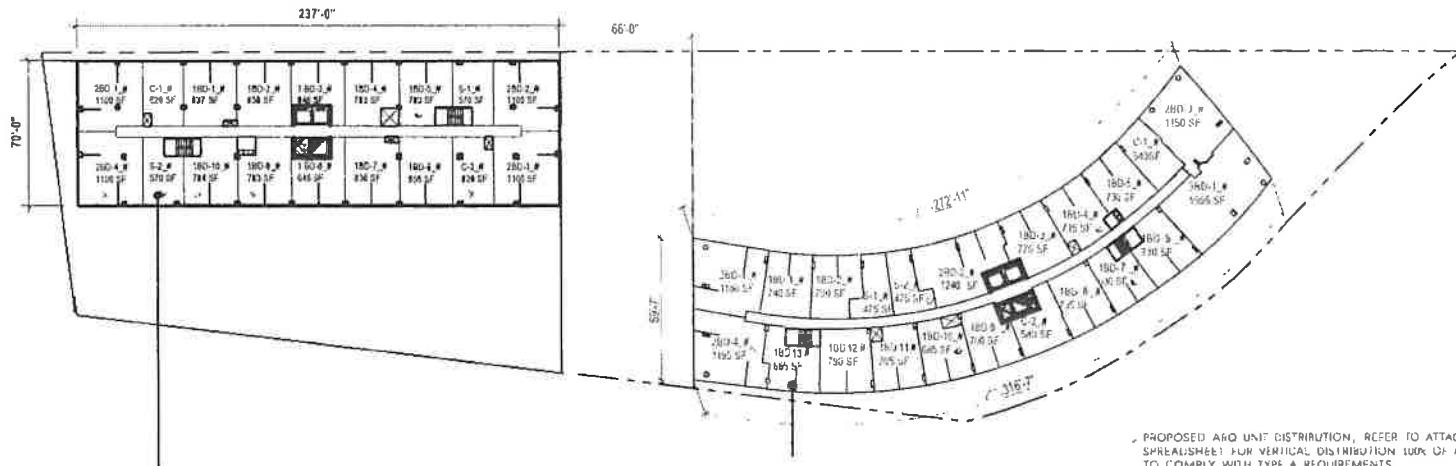
OF THE REMAINING MARKET RATE UNITS, 20% WILL MEET TYPE A REQUIREMENTS AND 80% WILL MEET TYPE B REQUIREMENTS. DISTRIBUTION OF THESE ADDITIONAL TYPE A UNITS IS TO BE DETERMINED AND PENDING REVIEW AND APPROVAL BY MOPD

- FLOOR NUMBER
 (I.E. 28D 1.# = 28D 1 0 SF 6TH FLOOR)

LEVEL 6

04 30 2025





TYPICAL FLOOR UNITS 19

TYPICAL FLOOR UNITS 22

PROPOSED ARO UNIT DISTRIBUTION, REFER TO ATTACHED SPREADSHEET FOR VERTICAL DISTRIBUTION LOOK OF ARO UNITS TO COMPLY WITH TYPE A REQUIREMENTS

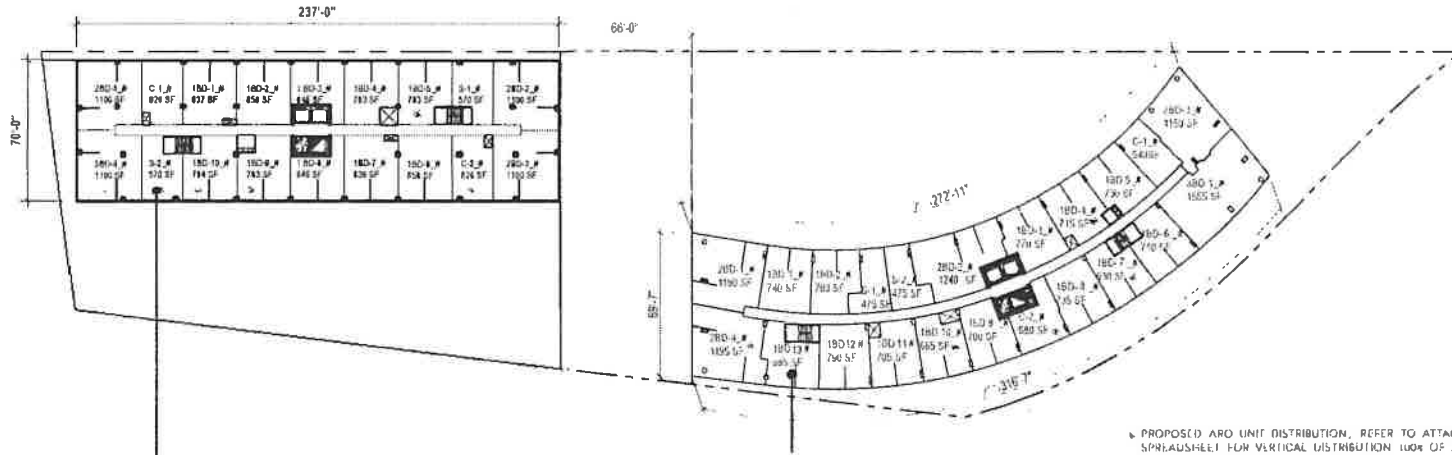
OF THE REMAINING MARKET RATE UNITS, 20% WILL MEET TYPE A REQUIREMENTS AND 80% WILL MEET TYPE B REQUIREMENTS. DISTRIBUTION OF THESE ADDITIONAL TYPE A UNITS IS TO BE DETERMINED AND PENDING REVIEW AND APPROVAL BY MOPD.

= FLOOR NUMBER
 (I.E. 280 1 # = 280 1 6 @ 6TH FLOOR,

LIVEL #

04.30.2025





TYPICAL FLOOR UNITS 19

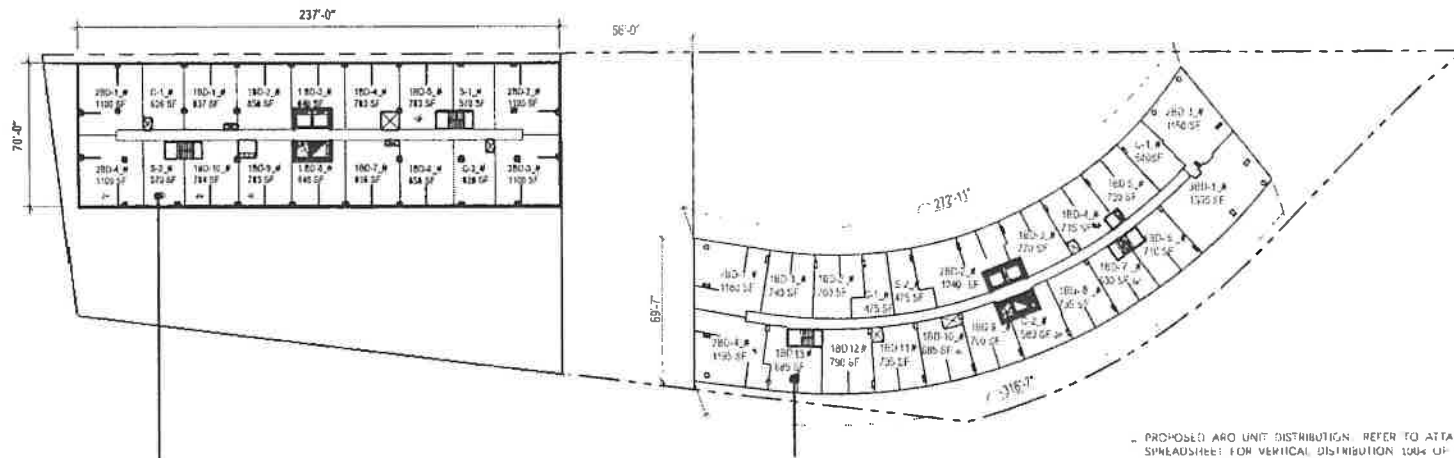
TYPICAL FLOOR UNITS 22

PROPOSED ARO UNIT DISTRIBUTION, REFER TO ATTACHED SPREADSHEET FOR VERTICAL DISTRIBUTION 100% OF ARO UNITS TO COMPLY WITH TYPE A REQUIREMENTS

OF THE REMAINING MARKET RATE UNITS, 20% WILL MEET TYPE A REQUIREMENTS AND 80% WILL MEET TYPE B REQUIREMENTS. DISTRIBUTION OF THESE ADDITIONAL TYPE A UNITS IS TO BE DETERMINED AND PENDING REVIEW AND APPROVAL BY MCPD.

- FLOOR NUMBER
 (E.g. 280-1 # 280-1-6 ON 6TH FLOOR)





TYPICAL FLOOR UNITS .19

TYPICAL FLOOR UNITS .22

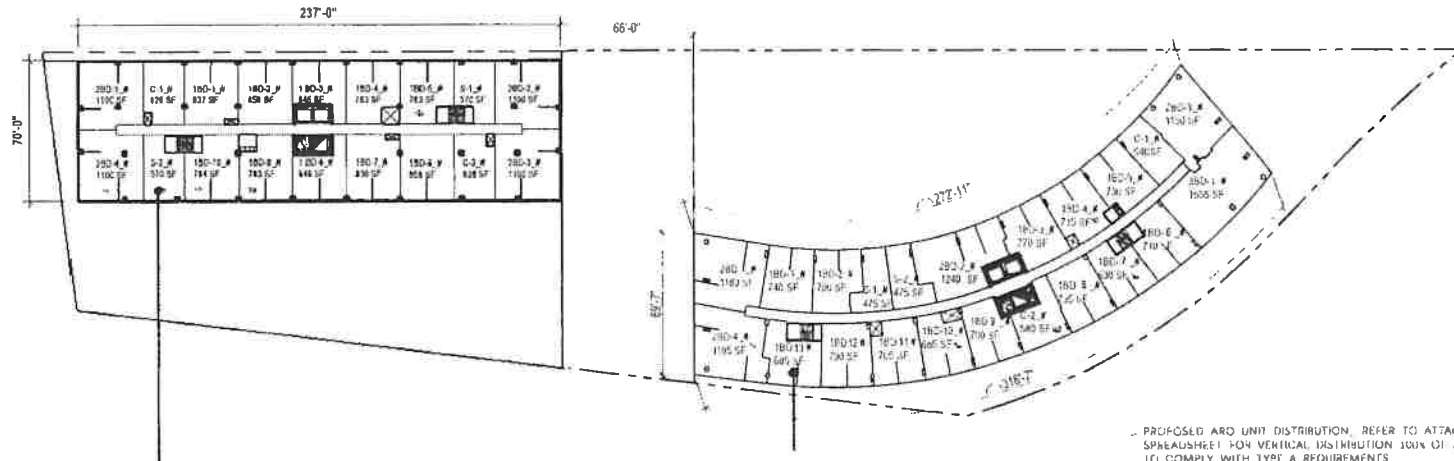
PROPOSED ARO UNIT DISTRIBUTION. REFER TO ATTACHED SPREADSHEET FOR VERTICAL DISTRIBUTION 100% OF ARO UNITS TO COMPLY WITH TYPE A REQUIREMENTS

OF THE REMAINING MARKET RATE UNITS, 20% WILL MEET TYPE A REQUIREMENTS AND 80% WILL MEET TYPE B REQUIREMENTS. DISTRIBUTION OF THESE ADDITIONAL TYPE A UNITS IS TO BE DETERMINED AND PENDING REVIEW AND APPROVAL BY MQPD

F = FLOOR NUMBER
(1 E 280 1 # - 280 1 6 # 6TH FLOOR)

LEVEL 19

04.30.2025



TYPICAL FLOOR UNITS 19

TYPICAL FLOOR UNITS 22

PROPOSED ARO UNIT DISTRIBUTION. REFER TO ATTACHED SPREADSHEET FOR VERTICAL DISTRIBUTION 100% OF ARO UNITS TO COMPLY WITH TYPE A REQUIREMENTS

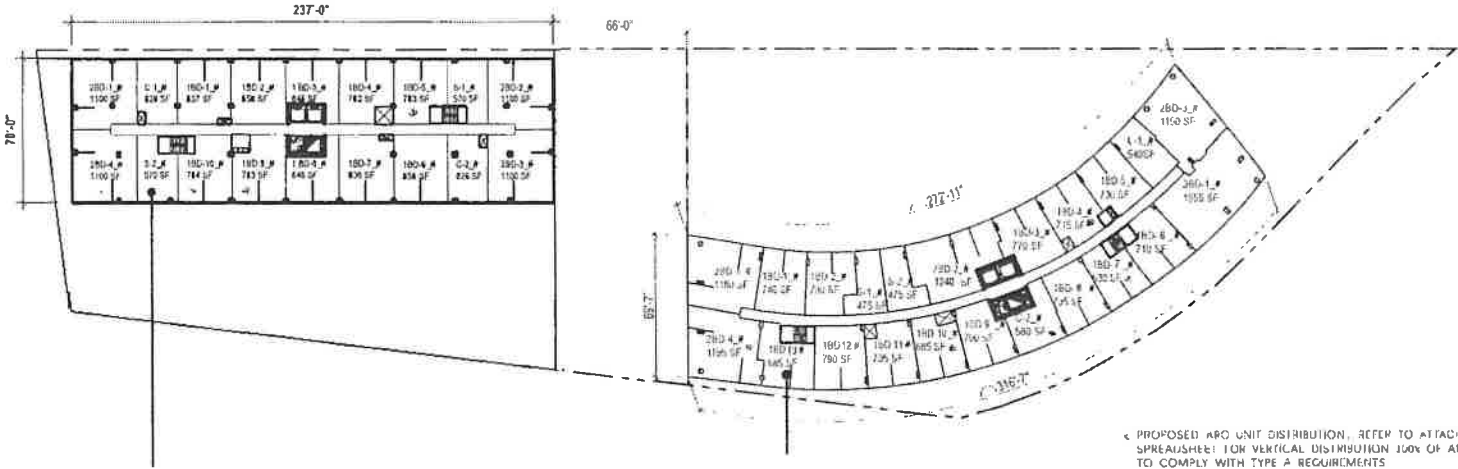
OF THE REMAINING MARKET RATE UNITS, 20% WILL MEET TYPE A REQUIREMENTS AND 80% WILL MEET TYPE B REQUIREMENTS. DISTRIBUTION OF THESE ADDITIONAL TYPE A UNITS IS TO BE DETERMINED AND PENDING REVIEW AND APPROVAL BY MCPD

= FLOOR NUMBER
(E.G. 200-1 # = 200-16 W B7H FLOOR)

LEVEL 10

04 30 2025





TYPICAL FLOOR UNITS 19

TYPICAL FLOOR UNITS 22

< PROPOSED APO UNIT DISTRIBUTION. REFER TO ATTACHED SPREADSHEET FOR VERTICAL DISTRIBUTION 100% OF APO UNITS TO COMPLY WITH TYPE A REQUIREMENTS

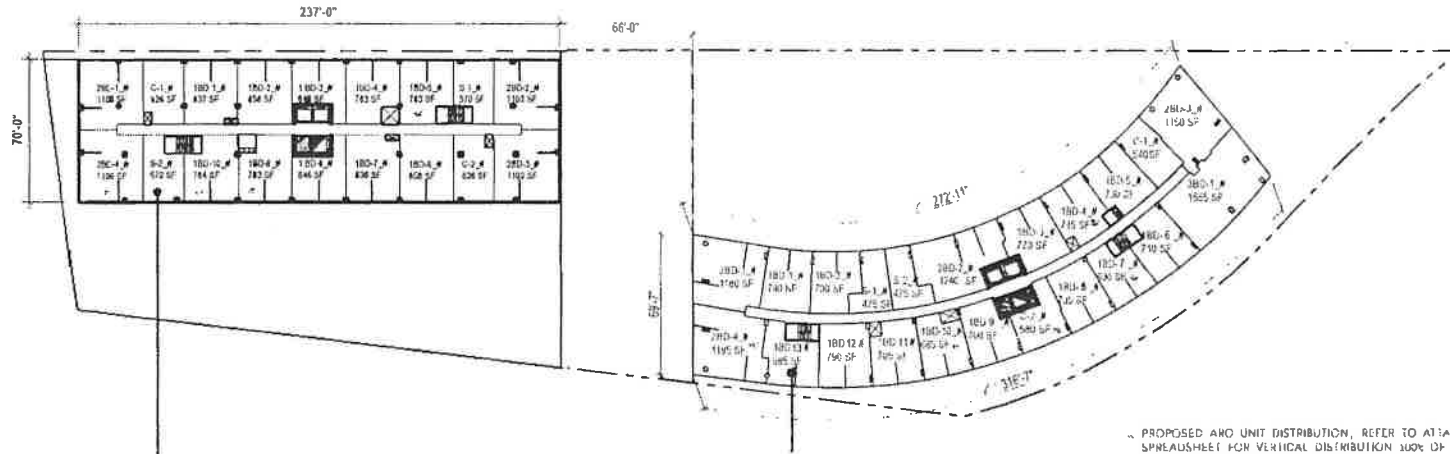
OF THE REMAINING MARKET RATE UNITS, 20% WILL MEET TYPE A REQUIREMENTS AND 80% WILL MEET TYPE B REQUIREMENTS. DISTRIBUTION OF THESE ADDITIONAL TYPE A UNITS IS TO BE DETERMINED AND PENDING REVIEW AND APPROVAL BY MOPD

= FLOOR NUMBER
 (I.E. 28D 1 # = 28D 1.6 @ 6TH FLOOR)

LEVEL 11

04 30 2025





TYPICAL FLOOR UNITS 19

TYPICAL FLOOR UNITS 22

PROPOSED AND UNIT DISTRIBUTION, REFER TO ATTACHED SPREADSHEET FOR VERTICAL DISTRIBUTION 100% OF AND UNITS TO COMPLY WITH TYPE A REQUIREMENTS

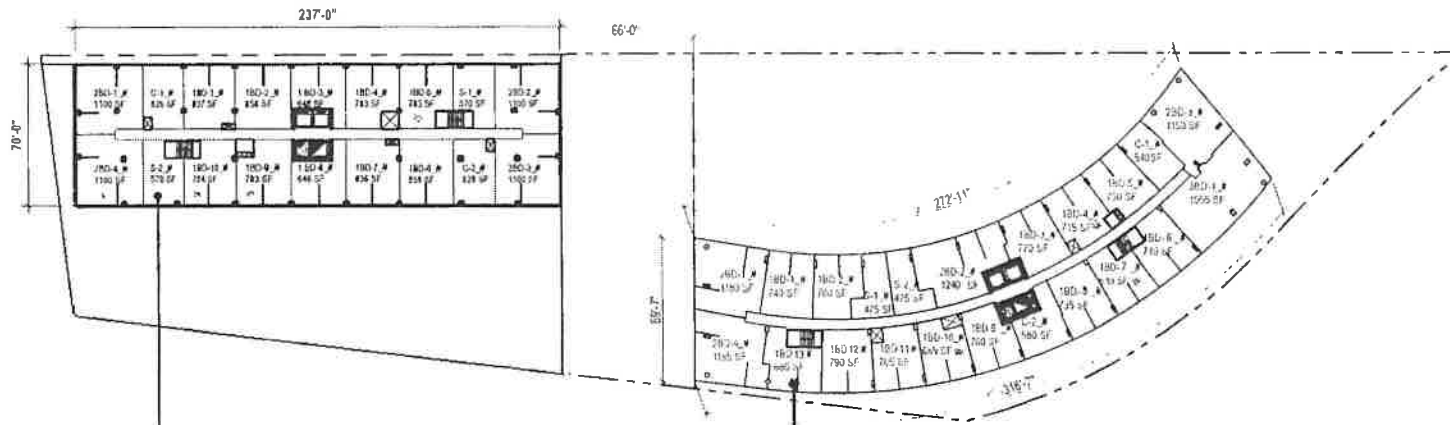
OF THE REMAINING MARKET RATE UNITS, 20% WILL MEET TYPE A REQUIREMENTS AND 80% WILL MEET TYPE B REQUIREMENTS. DISTRIBUTION OF THESE ADDITIONAL TYPE A UNITS IS TO BE DETERMINED AND PENDING REVIEW AND APPROVAL BY MUPO

FLOOR NUMBER
 (E 280 1 - 280 1 @ 6TH FLOOR)

LEVEL 19

04 30 2025





TYPICAL FLOOR UNITS. 19

TYPICAL FLOOR UNITS. 22

* PROPOSED ARO UNIT DISTRIBUTION. REFER TO ATTACHED SPREADSHEET FOR VERTICAL DISTRIBUTION 100% OF ARO UNITS TO COMPLY WITH TYPE A REQUIREMENTS

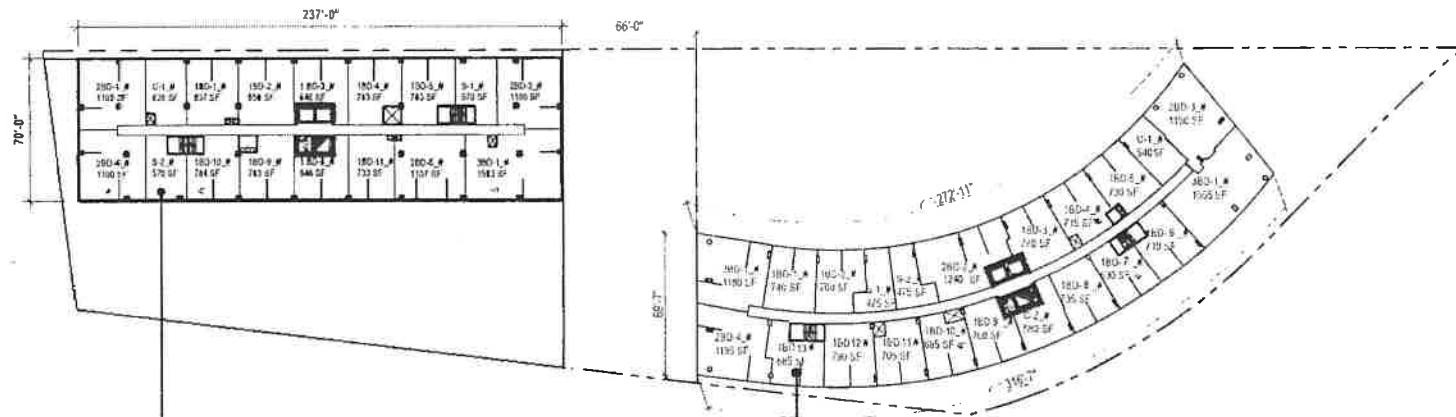
OF THE REMAINING MARKET RATE UNITS, 20% WILL MEET TYPE A REQUIREMENTS AND 80% WILL MEET TYPE B REQUIREMENTS. DISTRIBUTION OF THESE ADDITIONAL TYPE A UNITS IS TO BE DETERMINED AND PENDING REVIEW AND APPROVAL BY MOPD.

- FLOOR NUMBER
B E 280 1 # = 280 1 5 @ 6TH FLOOR

LEVEL 13

1/23/2025 10:45 AM

04/30/2025



TYPICAL FLOOR UNITS 17

TYPICAL FLOOR UNITS 22

• PROPOSED ARC UNIT DISTRIBUTION, REFER TO ATTACHED SPREADSHEET FOR VERTICAL DISTRIBUTION 100% OF ARC UNITS TO COMPLY WITH TYPE A REQUIREMENTS

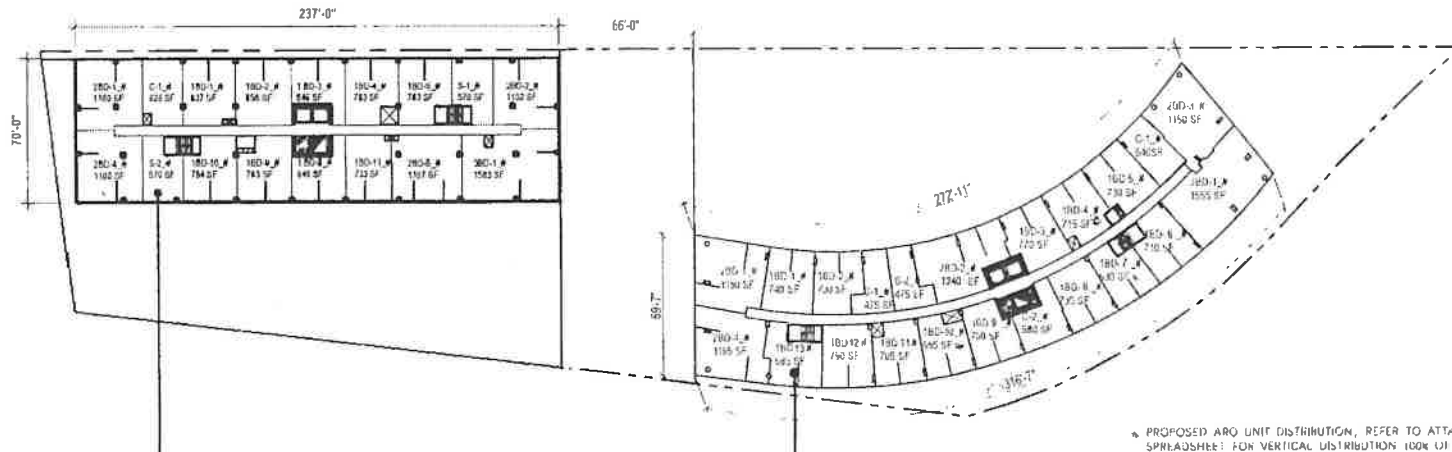
OF THE REMAINING MARKET RATE UNITS, 20% WILL MEET TYPE A REQUIREMENTS AND 80% WILL MEET TYPE B REQUIREMENTS. DISTRIBUTION OF THESE ADDITIONAL TYPE A UNITS IS TO BE DETERMINED AND PENDING REVIEW AND APPROVAL BY MOPD

- FLOOR NUMBER
 (E.G. 280-1 # 250-1, 6 @ 6TH FLOOR)

LEVEL 14

04.30.2025





TYPICAL FLOOR UNITS 17

TYPICAL FLOOR UNITS 22

PROPOSED ARO UNIT DISTRIBUTION, REFER TO ATTACHED SPREADSHEET FOR VERTICAL DISTRIBUTION 100% OF ARO UNITS TO COMPLY WITH TYPE A REQUIREMENTS

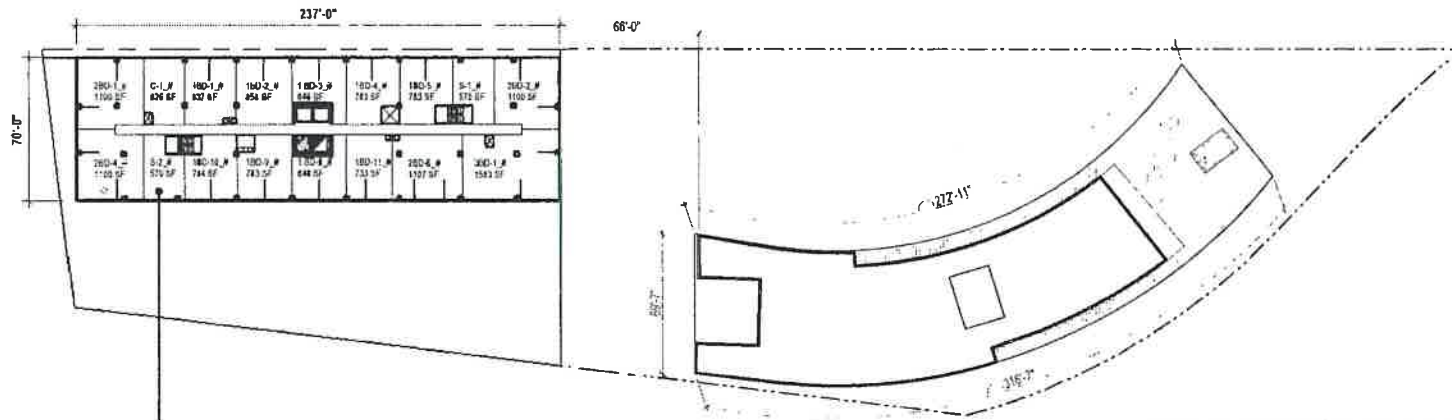
OF THE REMAINING MARKET PATF UNITS, 20% WILL MEET TYPE A REQUIREMENTS AND 80% WILL MEET TYPE B REQUIREMENTS. DISTRIBUTION OF THESE ADDITIONAL TYPE A UNITS IS TO BE DETERMINED AND PENDING REVIEW AND APPROVAL BY MOPD

FLOOR NUMBER
 (E 280 1, A - 280 1 6 @ 6TH FLOOR)

LEVEL 15

04 30 2025

FINAL FOR PUBLICATION



TYPICAL FLOOR UNITS 17

▲ PROPOSED ARO UNIT DISTRIBUTION, REFER TO ATTACHED SPREADSHEET FOR VERTICAL DISTRIBUTION 100% OF ARO UNITS TO COMPLY WITH TYPE A REQUIREMENTS

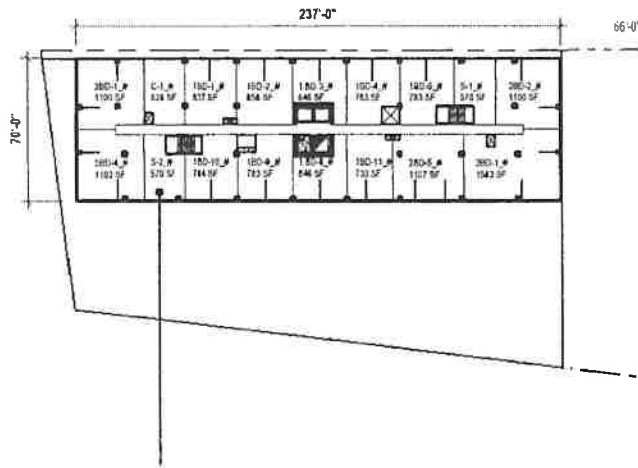
OF THE REMAINING MARKET RATE UNITS, 20% WILL MEET TYPE A REQUIREMENTS AND 80% WILL MEET TYPE B REQUIREMENTS. DISTRIBUTION OF THESE ADDITIONAL TYPE A UNITS IS TO BE DETERMINED AND PENDING REVIEW AND APPROVAL BY MOPD

= FLOOR NUMBER
 (I.E. 280-1, # = 280-1, 6 of 6TH FLOOR)

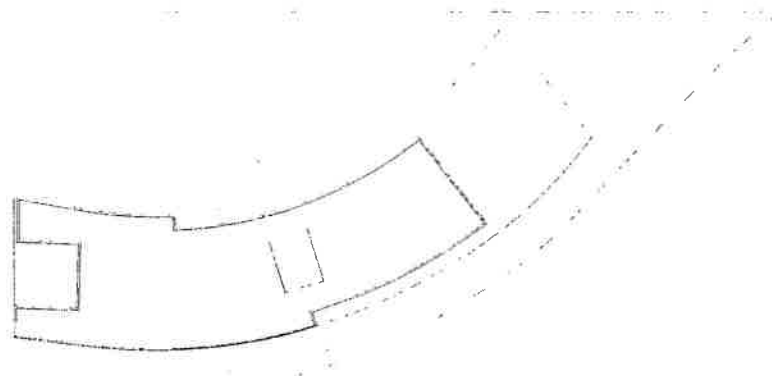
LEVEL 16

04.30.2025





TYPICAL FLOOR UNITS 17



PROPOSED ARO UNIT DISTRIBUTION, REFER TO ATTACHED SPREADSHEET FOR VERTICAL DISTRIBUTION (LOOK UP ARO UNITS TO COMPLY WITH TYPE A REQUIREMENTS)

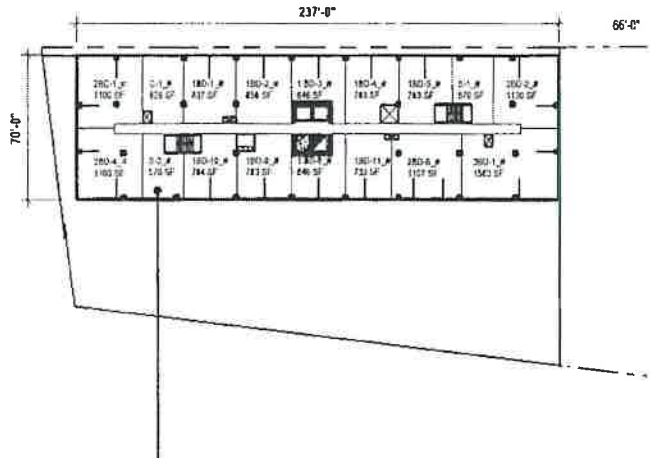
OF THE REMAINING MARKET RATE UNITS, 20% WILL MEET TYPE A REQUIREMENTS AND 80% WILL MEET TYPE B REQUIREMENTS. DISTRIBUTION OF THESE ADDITIONAL TYPE A UNITS IS TO BE DETERMINED AND PENDING REVIEW AND APPROVAL BY MDPD.

FLOOR NUMBER
 I.E. 280-1 # = 280-1.6 @ 6TH FLOOR.

LEVEL 1,

04/30/2025





TYPICAL FLOOR UNITS. 17

PROPOSED ARU UNIT DISTRIBUTION. REFER TO ATTACHED SPREADSHEET FOR VERTICAL DISTRIBUTION 100% OF ARU UNITS TO COMPLY WITH TYPE A REQUIREMENTS

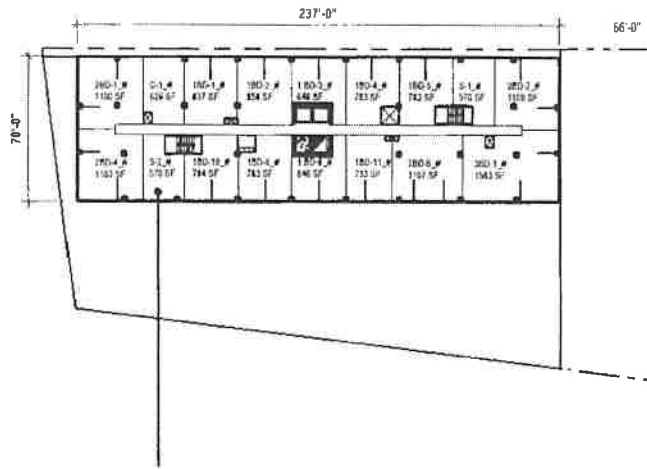
OF THE REMAINING MARKET RATE UNITS 20% WILL MEET TYPE A REQUIREMENTS AND 80% WILL MEET TYPE B REQUIREMENTS. DISTRIBUTION OF THESE ADDITIONAL TYPE A UNITS IS TO BE DETERMINED AND PENDING REVIEW AND APPROVAL BY MOPD

= FLOOR NUMBER
 (E.G. 280 L# - 280 L# 6 & 6TH FLOOR)

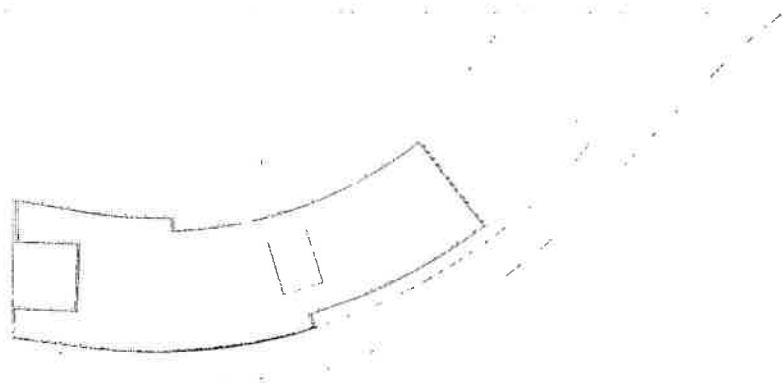
LEVEL 17

04/30/2025





TYPICAL FLOOR UNITS 17



PROPOSED ARG UNIT DISTRIBUTION. REFER TO ATTACHED SPREADSHEET FOR VERTICAL DISTRIBUTION OF ARG UNITS TO COMPLY WITH TYPE A REQUIREMENTS

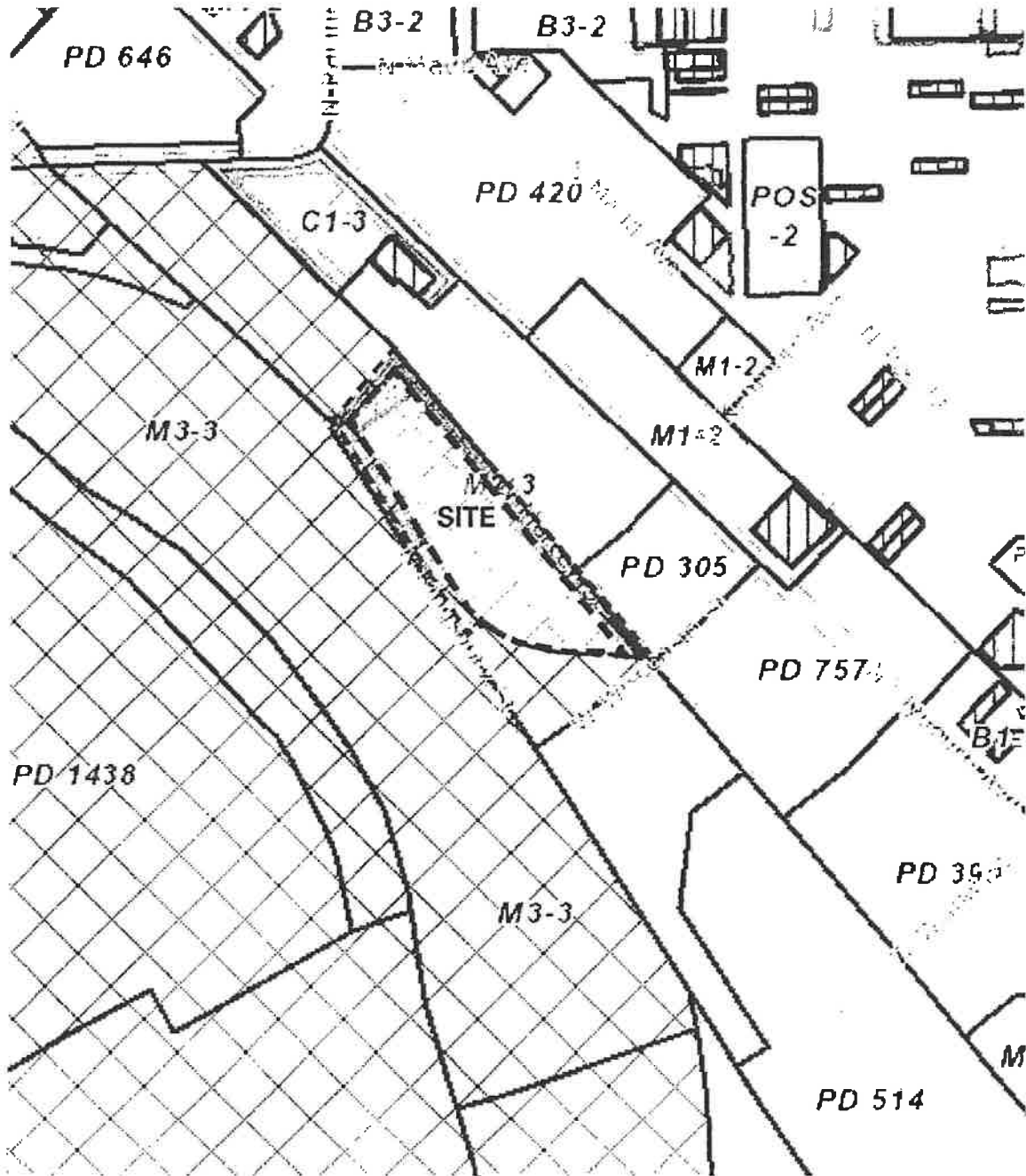
OF THE REMAINING MARKET RATE UNITS, 20% WILL MEET TYPE A REQUIREMENTS AND 80% WILL MEET TYPE B REQUIREMENTS. DISTRIBUTION OF THESE ADDITIONAL TYPE A UNITS IS TO BE DETERMINED AND PENDING REVIEW AND APPROVAL BY MOPD

- FLOOR NUMBER
 (E.g. 280 1 # - 280 1 6 # 6TH FLOOR)

LEVEL 19

04/30/2025

FINAL FOR PUBLICATION

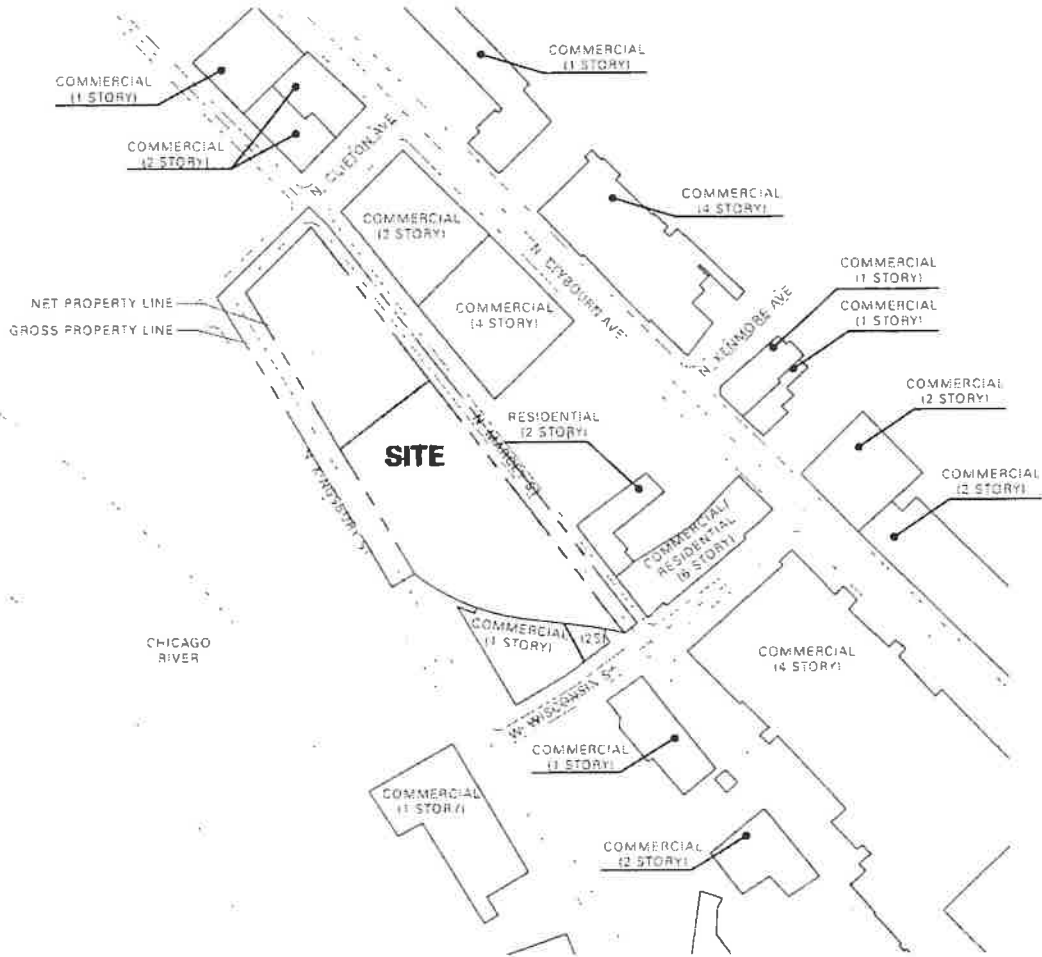


EXISTING ZONING MAP

Applicant: 1840 N. Marcey, LLC
 Address: 1840 N. Marcey, Chicago, IL 60614
 Introduced: July 19, 2023
 Plan Commission: June 20, 2024



FINAL FOR PUBLICATION

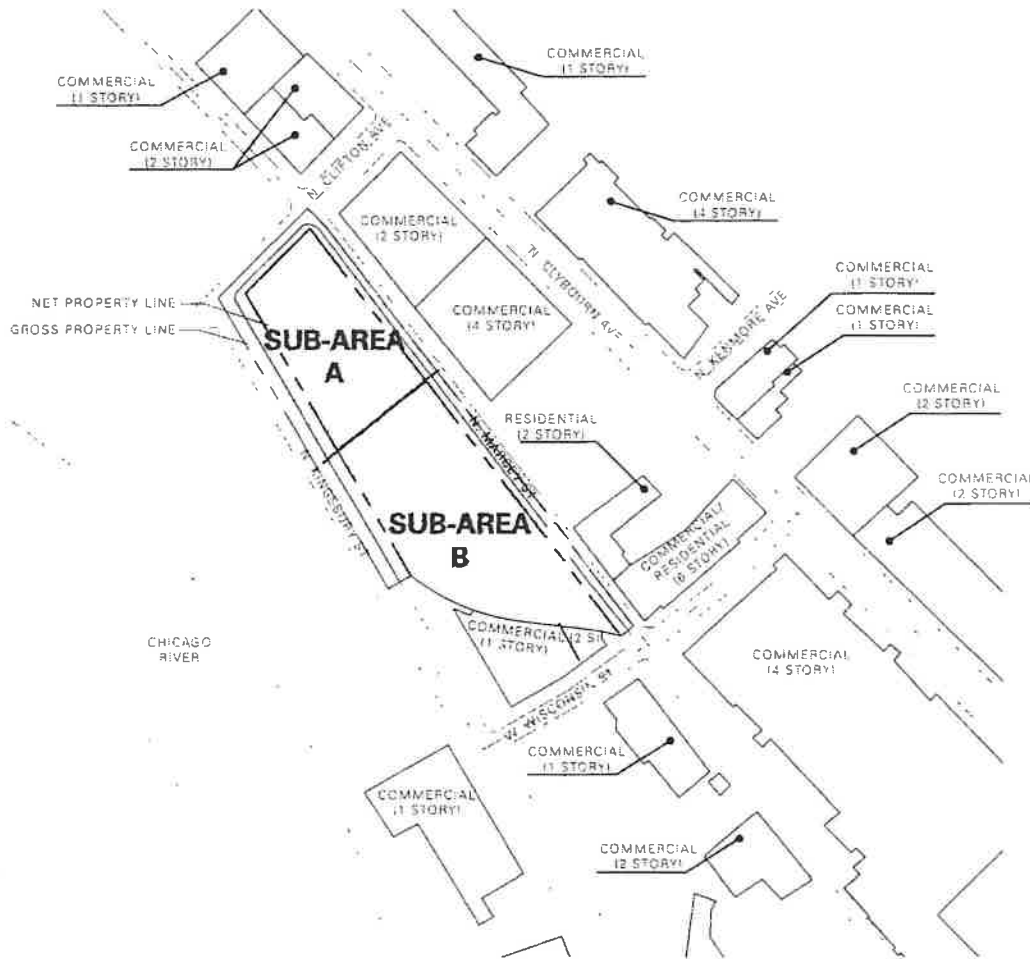


EXISTING LAND USE MAP

Applicant: 1840 N. Marcey, LLC
Address: 1840 N. Marcey, Chicago, IL 60614
Introduced: July 19, 2023
Plan Commission: June 20, 2024



FINAL FOR PUBLICATION



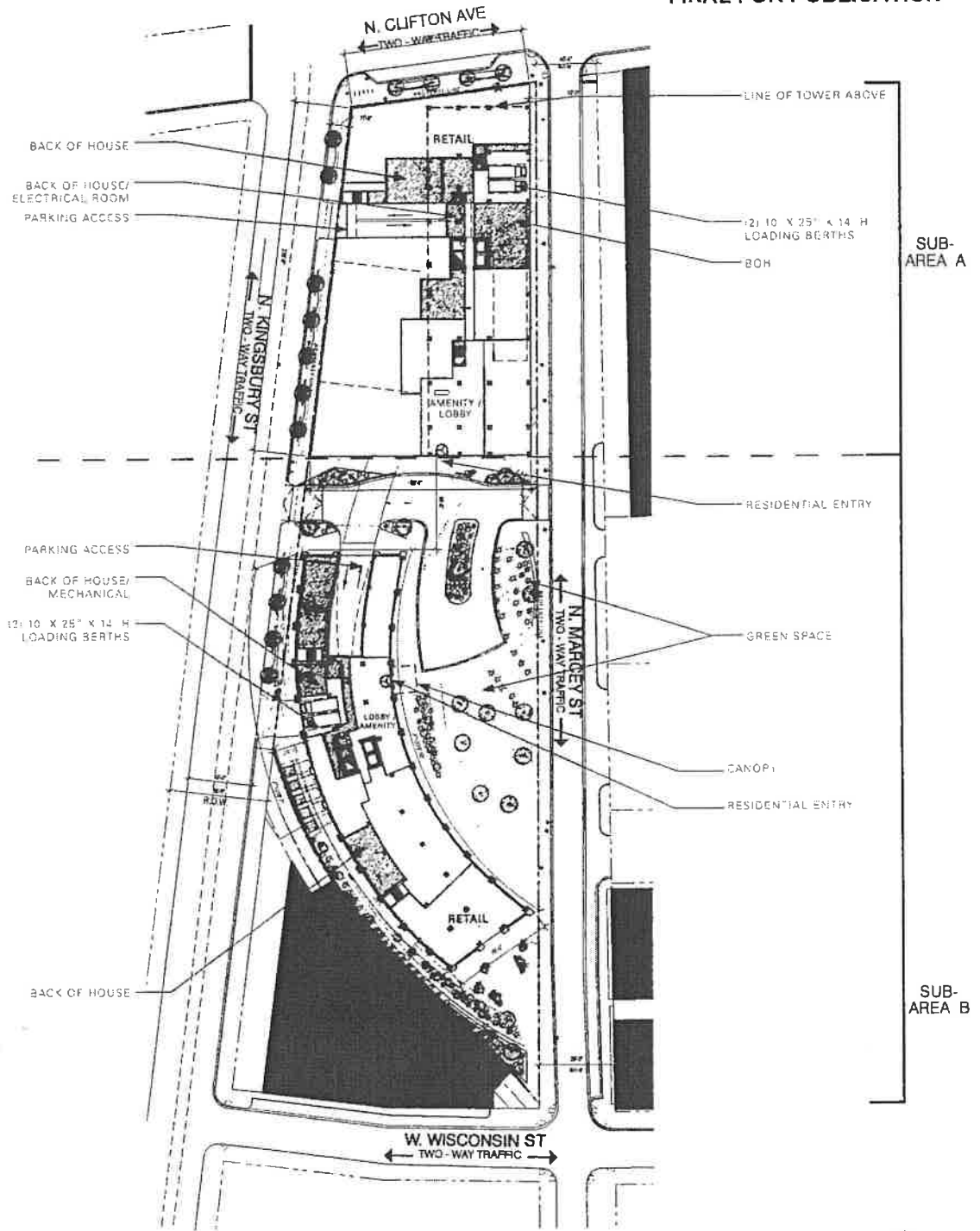
**PLANNED DEVELOPMENT BOUNDARY,
SUB-AREA & PROPERTY LINE**



Applicant: 1840 N. Marcey, LLC
Address: 1840 N. Marcey, Chicago, IL 60614
Introduced: July 19, 2023
Plan Commission: June 20, 2024



FINAL FOR PUBLICATION

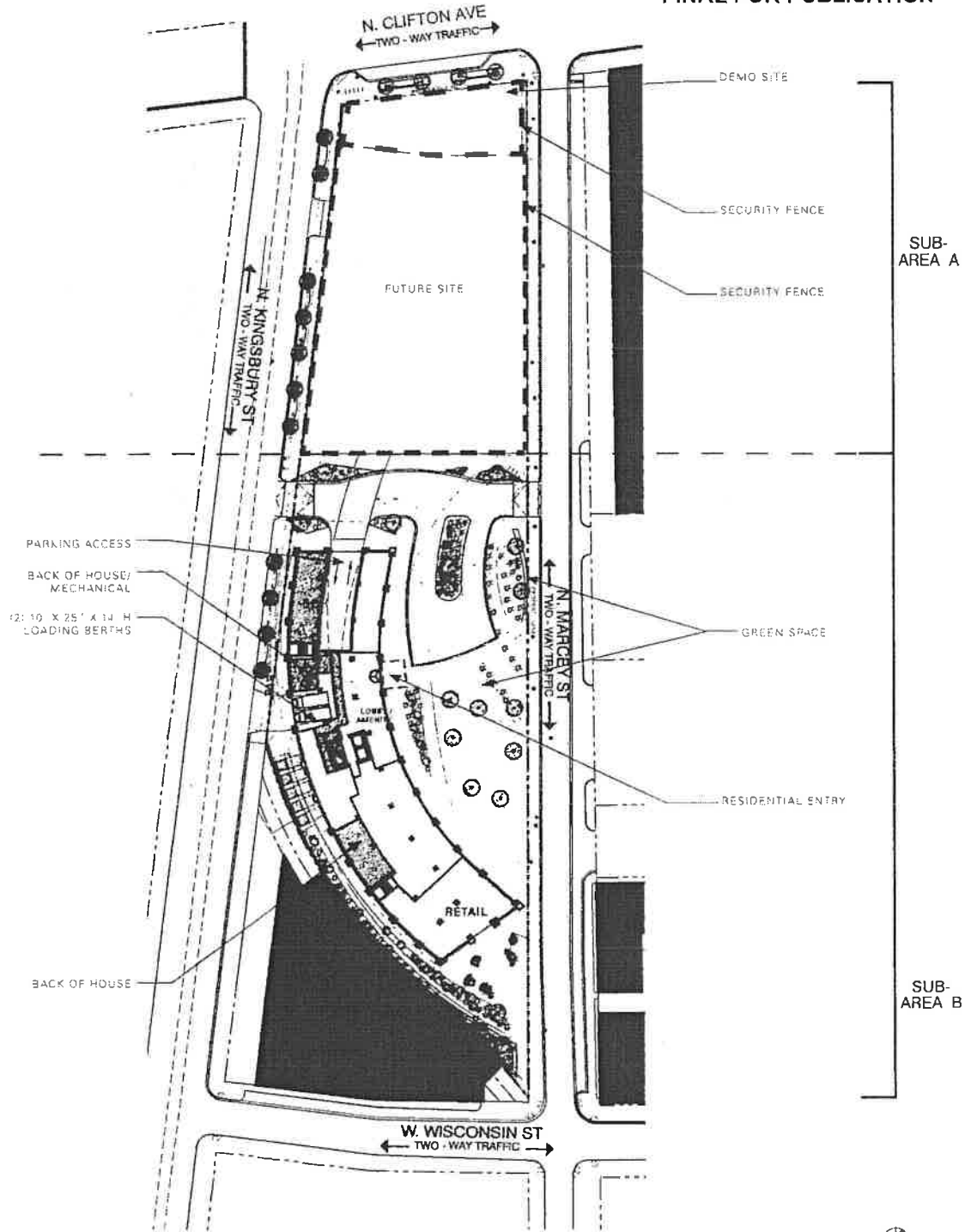


SITE PLAN

Applicant: 1840 N. Marcey, LLC
Address: 1840 N. Marcey, Chicago, IL 60614
Introduced: July 19, 2023
Plan Commission: June 20, 2024



FINAL FOR PUBLICATION



SUB-AREA B SITE PLAN

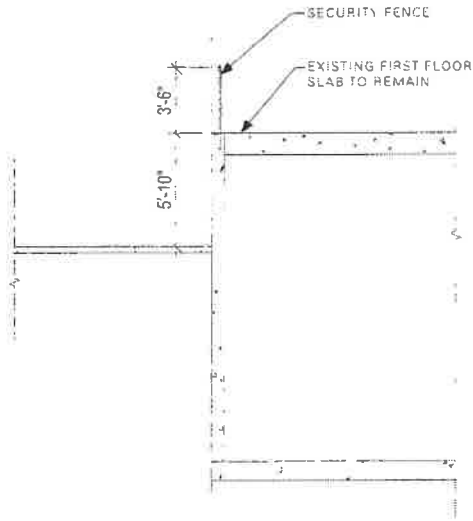
Applicant: 1840 N. Marcey, LLC
 Address: 1840 N. Marcey, Chicago, IL 60614

Introduced: July 19, 2023
 Plan Commission: June 20, 2024

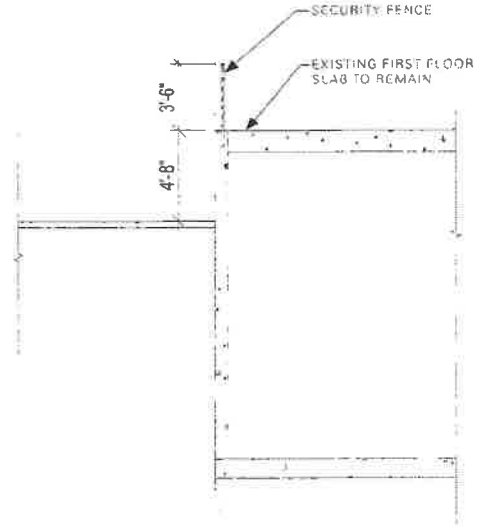


FINAL FOR PUBLICATION

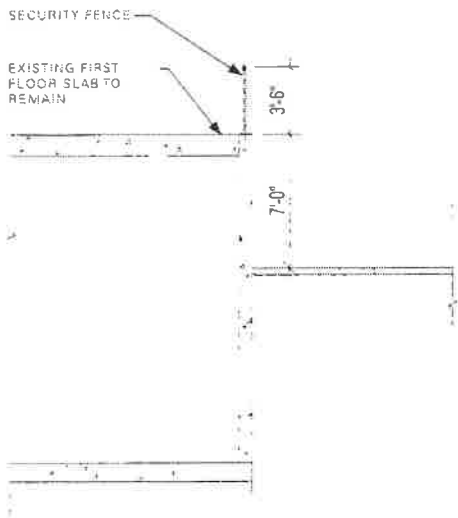
NOTE: DIMENSIONS ARE APPROXIMATE AND VARY ACROSS SITE



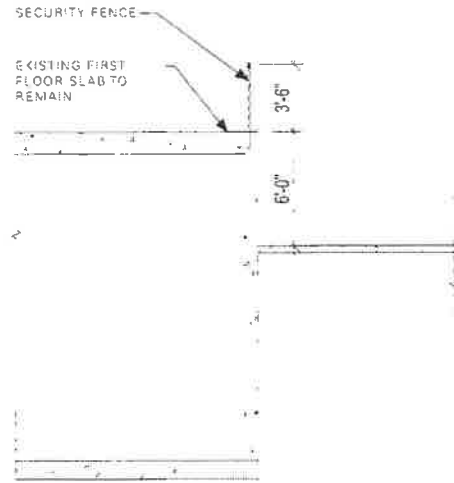
MARCEY STREET - NORTHEAST



MARCEY STREET - SOUTHEAST



KINGSBURY STREET - NORTHWEST



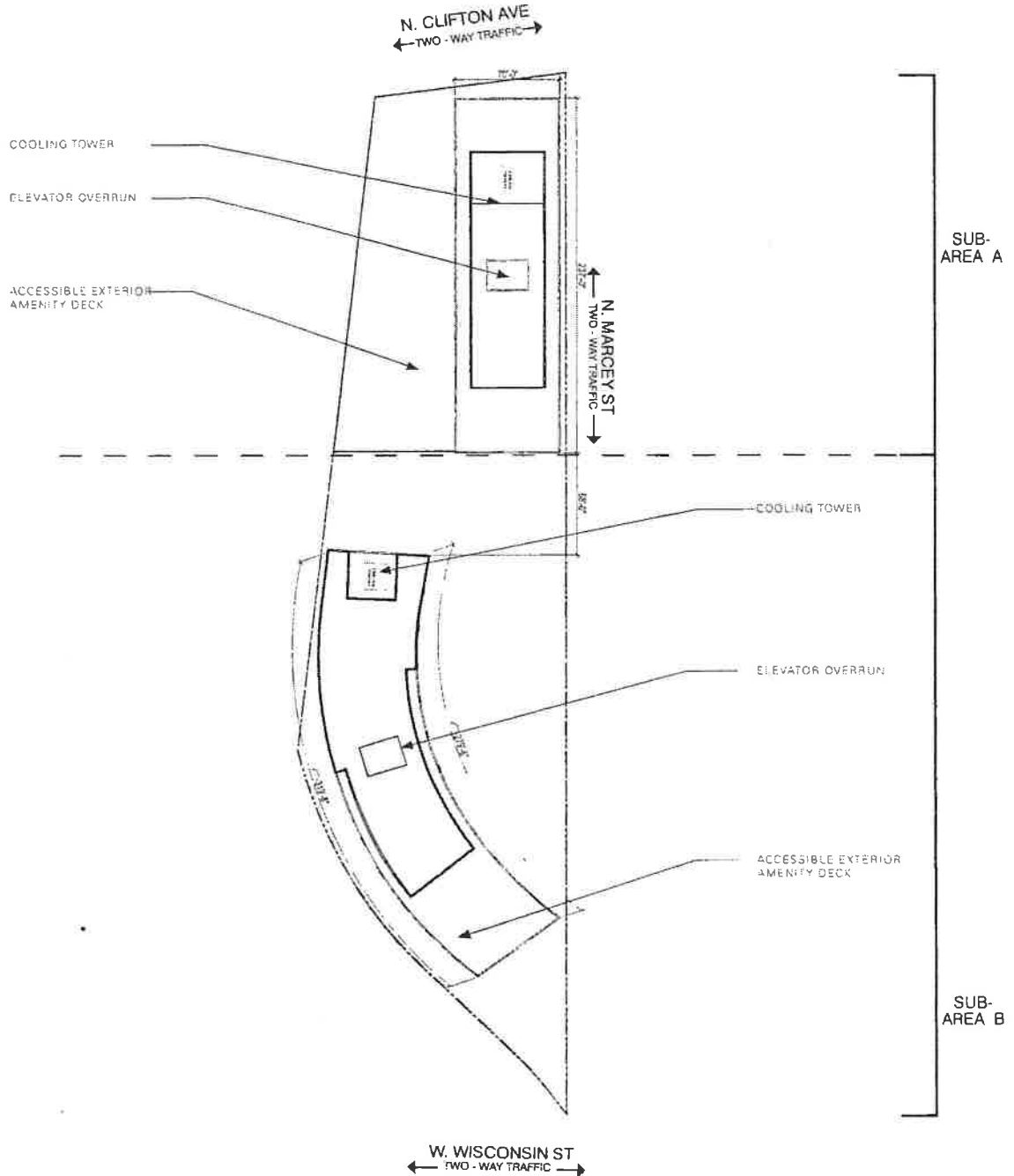
KINGSBURY STREET - SOUTHWEST

INTERIM SECURITY FENCE SECTIONS

Applicant: 1840 N. Marcey, LLC
Address: 1840 N. Marcey, Chicago, IL 60614
Introduced: July 19, 2023
Plan Commission: June 20, 2024



FINAL FOR PUBLICATION

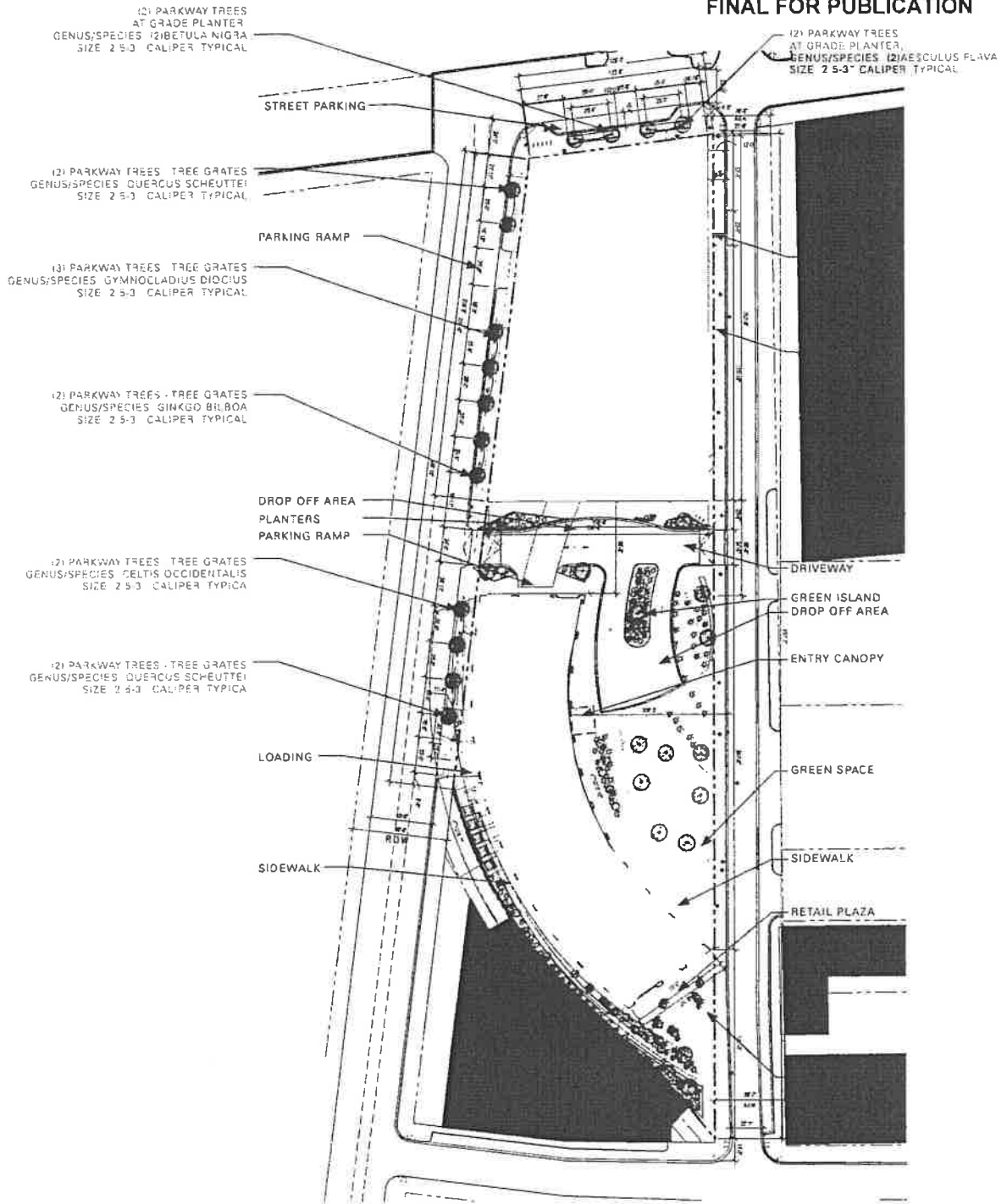


ROOF PLAN

Applicant: 1840 N. Marcey, LLC
 Address: 1840 N. Marcey, Chicago, IL 60614
 Introduced: July 19, 2023
 Plan Commission: June 20, 2024



FINAL FOR PUBLICATION



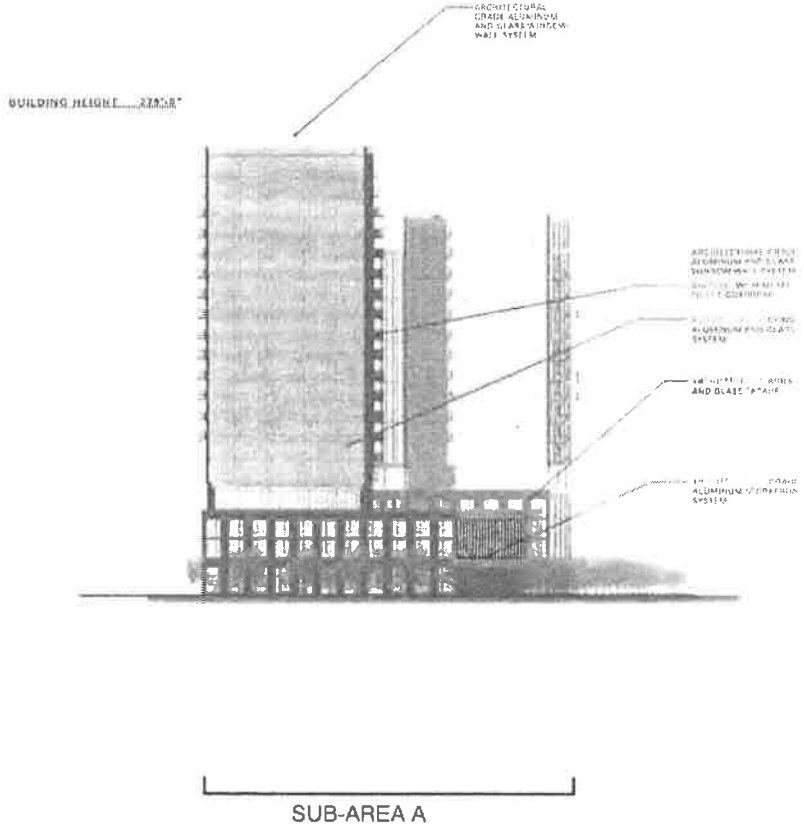
LANDSCAPE PLAN



© 2024 Saiomori Corawell Buenz

Applicant: 1840 N. Marcey, LLC
Address: 1840 N. Marcey, Chicago, IL 60614
Introduced: July 19, 2023
Plan Commission: June 20, 2024

FINAL FOR PUBLICATION



NORTH ELEVATION

Applicant: 1840 N. Marcey, LLC

Address: 1840 N. Marcey, Chicago, IL 60614

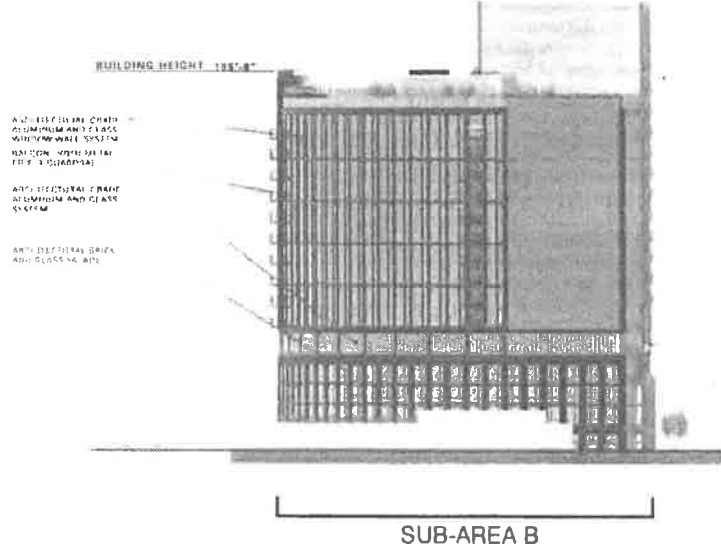
Introduced: July 19, 2023

Plan Commission: June 20, 2024



© 2024 Solomon Cordwell Buenz

FINAL FOR PUBLICATION

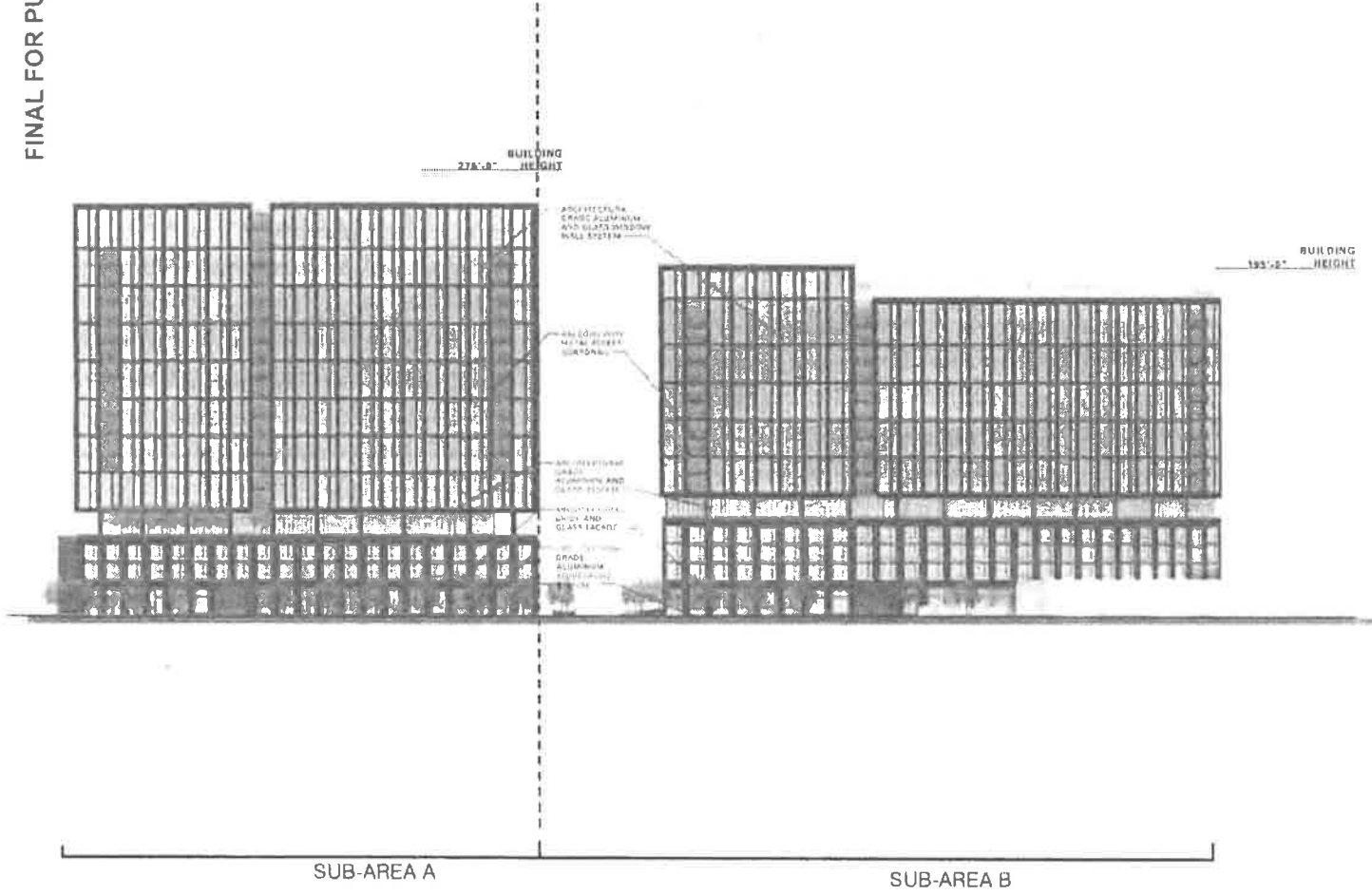


SOUTH ELEVATION



Applicant: 1840 N. Marcey, LLC
 Address: 1840 N. Marcey, Chicago, IL 60614
 Introduced: July 19, 2023
 Plan Commission: June 20, 2024

FINAL FOR PUBLICATION



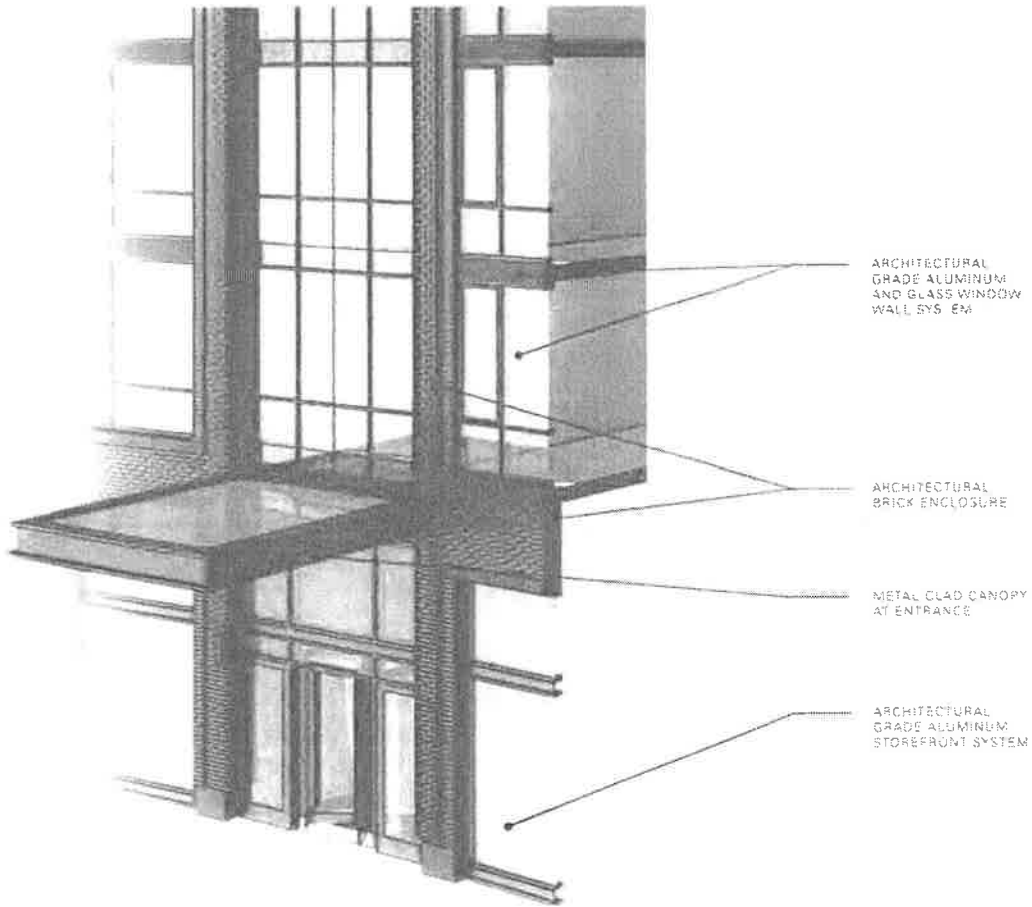
WEST ELEVATION

Applicant: 1840 N. Marcey, LLC
Address: 1840 N. Marcey, Chicago, IL 60614

Introduced: July 19, 2023
Plan Commission: June 20, 2024



FINAL FOR PUBLICATION



SECTION PERSPECTIVES AT SUB AREA B

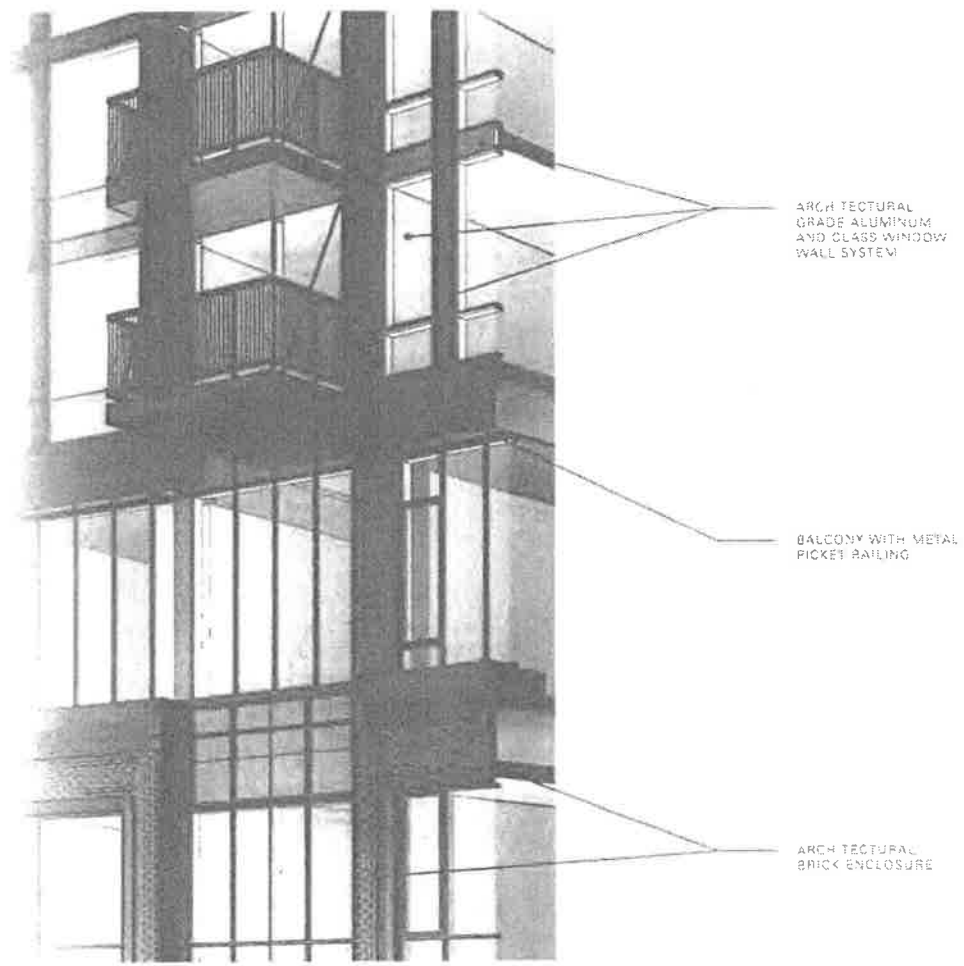
SECTION PERSPECTIVES AT SUB AREA B

Applicant: 1840 N. Marcey, LLC
Address: 1840 N. Marcey, Chicago, IL 60614
Introduced: July 19, 2023
Plan Commission: June 20, 2024



ing @ JURIST

FINAL FOR PUBLICATION



SECTION PERSPECTIVES AT SUB AREA B

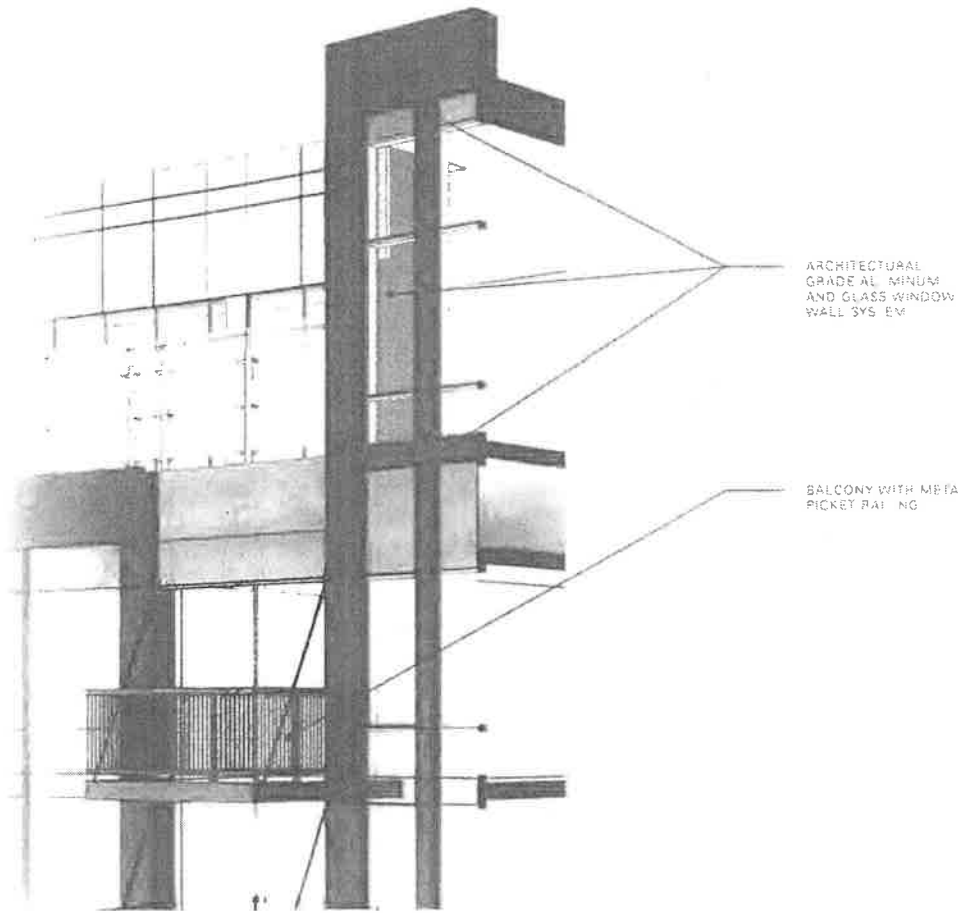
SECTION PERSPECTIVES AT SUB AREA B



© 2024 Solomon Cordwell Buenz

Applicant: 1840 N. Marcey, LLC
 Address: 1840 N. Marcey, Chicago, IL 60614
 Introduced: July 19, 2023
 Plan Commission: June 20, 2024

FINAL FOR PUBLICATION



SECTION PERSPECTIVES AT TOP OF BUILDING

SECTION PERSPECTIVES AT SUB AREA B



© 2024 Solomon Cordwell Buenz

PROGRESS

Applicant: 1840 N. Marcey, LLC
Address: 1840 N. Marcey, Chicago, IL 60614
Introduced: July 19, 2023
Plan Commission: June 20, 2024