

6/22/2022

REPORTS OF COMMITTEES

20867
49469

Reclassification Of Area Shown On Map No. 5-G.

(As Amended)

(Application No. 20867)

(Common Address: 1967 N. Kingsbury St.)

BPD 646,00

[SO2021-5077]

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 Business Planned Development Number 646 symbols and indications as shown on Map Number 5-G in the area bounded by:

North Magnolia Avenue; North Clybourn Avenue; a line 365.64 feet southeasterly of and parallel to North Magnolia Avenue, as measured along the southwest right-of-way line of North Clybourn Avenue; a line 338.20 feet east of the intersection of North Kingsbury Street and West Cortland Street, as measured at the north right-of-way line of West Cortland Street and perpendicular thereto; West Cortland Street; and North Kingsbury Street,

to those of the B3-1 Community Shopping District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the B3-1 Community Shopping District symbols and indications as shown on Map Number 5-G in the area bounded by:

North Magnolia Avenue; North Clybourn Avenue; a line 365.64 feet southeasterly of and parallel to North Magnolia Avenue, as measured along the southwest right-of-way line of North Clybourn Avenue; a line 338.20 feet east of the intersection of North Kingsbury Street and West Cortland Street, as measured at the north right-of-way line of West Cortland Street and perpendicular thereto; West Cortland Street; and North Kingsbury Street,

to Business Planned Development Number 646, as amended.

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:

Business Planned Development No. 646, As Amended.

Planned Development Statements.

1. The area delineated herein as a Manufacturing-Business Planned Development consists of approximately 91,931 square feet currently. Following a separate

dedication, the Planned Development will consist of 88,593 square feet of site area. Alloy Property Company 2 LLC is the "Applicant" for purposes of this amendment and the owner of Subarea A.

2. 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 easements, or adjustments of right-of-way or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the property shall be under single ownership or under single designated control at the time any applications for amendments, modifications or changes (administratively, legislative or otherwise) to this Planned Development are made. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
4. This plan of development consists of these 17 statements and the following; a Bulk Regulations and Data Table; a Zoning Map; a Land-Use Map; a P.D. Boundary and Property Line Map; a Right-of-Way Adjustment Map; an Overall Site Plan; an Overall Landscape Plan; and Building Elevations dated June 16, 2022, prepared by Space Architects and, with respect to Subarea B, a Site/Landscape Plan and Building Elevations dated June 19, 1997, prepared by Sonoc, Hutter, Lee. The Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply.
5. The following uses shall be permitted within the area delineated herein as "Manufacturing-Business Planned Development".

Subarea A:

Eating and drinking establishments; drive-through facility; outdoor patio (at grade); food and beverage retail sales; medical service; office; personal service; general retail sales and accessory and incidental uses.

Subarea B:

All uses permitted as permitted uses or special uses (with the exception of auto service stations, auto laundries, bars, taverns or other businesses selling alcoholic beverages to be consumed on premises except for restaurants selling liquor incidental to their food service, stand-alone liquor stores, movie theaters, video

arcades or adult uses) in Planned Manufacturing District Number 1, Subdistrict B (Buffer Area), valet parking servicing neighborhood businesses shall be permitted during off-hours of the retail center.

6. Business identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of Subarea A.
7. Any service drives or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such emergency areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation, Bureau of Traffic.

Subarea A: 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.

8. In addition to the maximum height of the buildings and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
9. For purposes of floor area ratio (FAR) calculations, the definitions in the Chicago Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 91,931 square feet and a maximum FAR of 0.57.
10. The improvements on the property shall be designed, installed and maintained in substantial conformance with the Site/Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
11. 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. Notwithstanding the provisions of Section 17-13-0611-A of the Chicago Zoning Ordinance, such minor changes may include a reduction in the minimum required distance between structures, a reduction in periphery setbacks or an increase in the maximum percent of land coverage.
12. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("ASHRAE") and the Illuminating Engineering Society ("IES"). Copies of these standards may be obtained from the Department of Planning and Development..

Subarea A: 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.

13. Subarea A: 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.
14. Subarea A: 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.
15. Subarea A: 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.
16. Subarea A: 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 (i) 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.

17. 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 Business Planned Development Number 646, as it existed prior to this amendment.

[Zoning Map; Land-Use Map; Right-of-Way Adjustment Maps; Overall Site Plan; Overall Landscape Plan; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 49476 through 49485 of this *Journal*.]

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

Business Planned Development No. 646, As Amended.

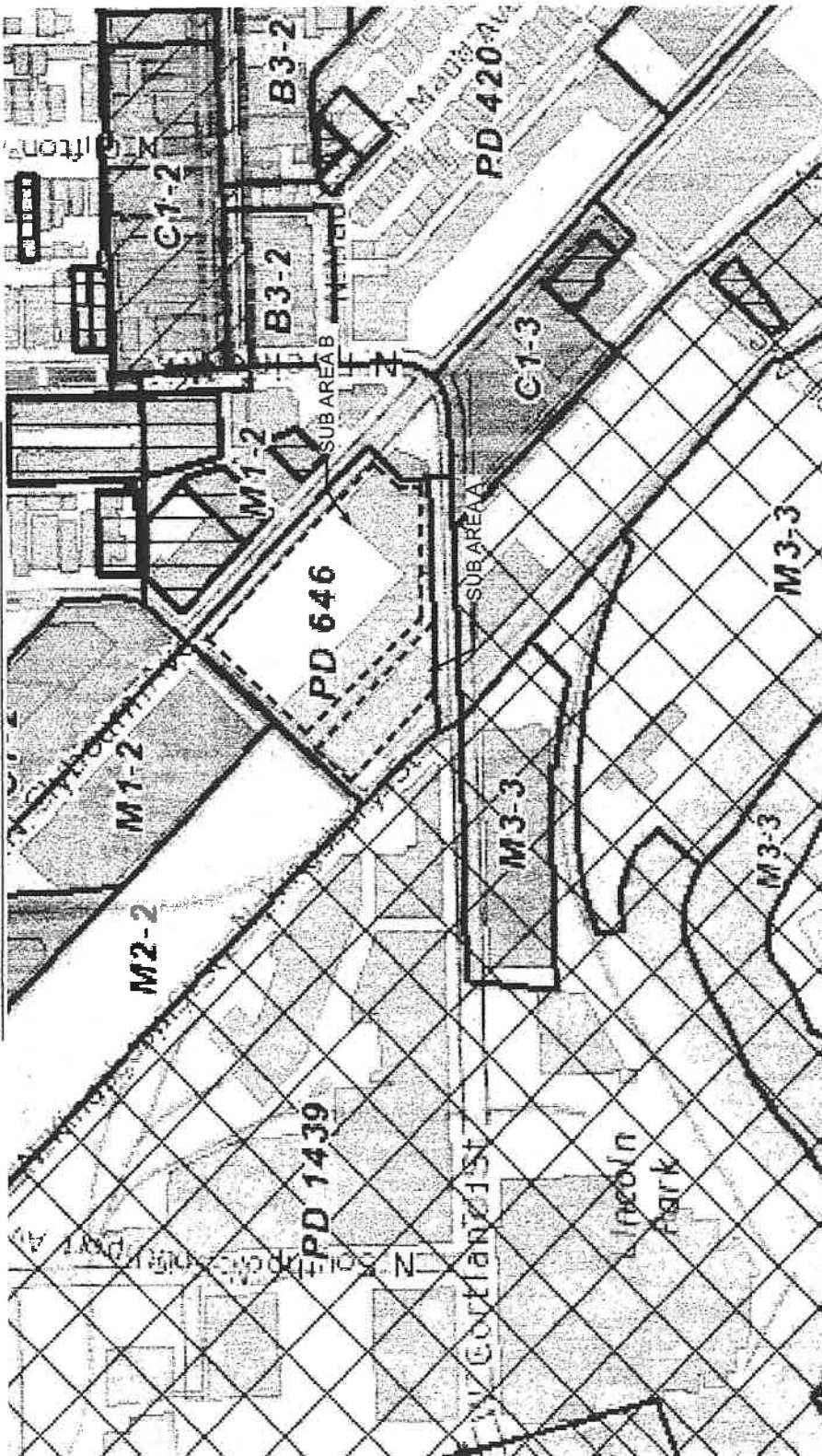
Bulk Regulations And Data Table.

Gross Site Area (square feet):	128,149
Area of Public Rights-of-Way (square feet) (existing):	36,218
Net Site Area (square feet):	91,931
Subarea A:	
Existing:	19,045

Area to be separately dedicated:	3,338
Total following dedication:	15,707
Subarea B:	72,886*
Maximum Floor Area Ratio:	0.57
Subarea A:	1.0
Subarea B:	0.485
Minimum Off-Street Parking Spaces:	
Subarea A:	5
Subarea B:	3 per 1,000 square feet of gross building area
Minimum Off-Street Loading Berths:	
Subarea A:	1
Subarea B:	1
Minimum Building Height:	In accordance with Building Elevation
Minimum Setbacks:	In accordance with Site Plan

* Current survey reveals an error in previously identified Subarea B Net Site Area. The survey confirms the accurate and correct Subarea B Net Site Area is 72,886 square feet. To assure that no change in the development rights of Subarea B results from the decrease in Net Site Area the FAR of Subarea B has been correspondingly increased from 0.47 to 0.485 FAR.

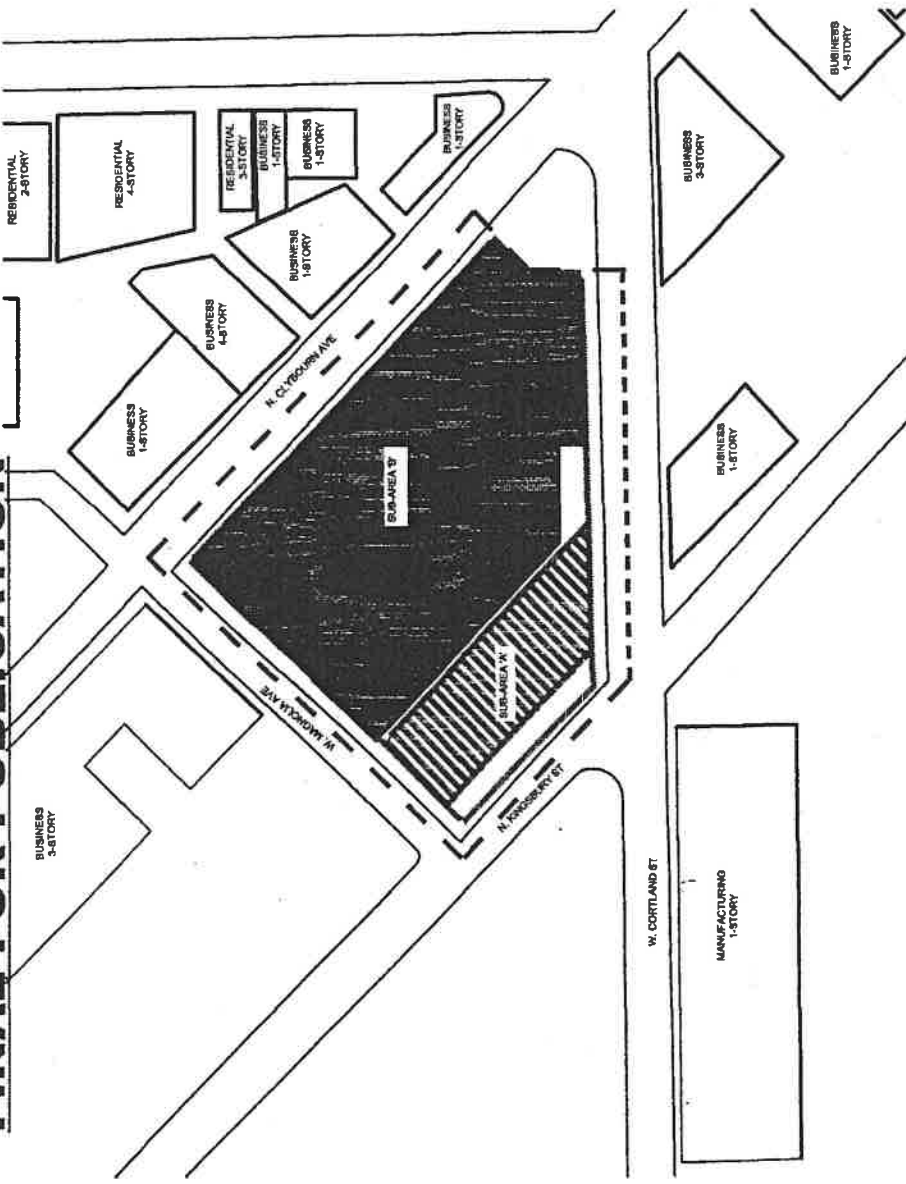
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1 ZONING MAP
SCALE: N.T.S.

<p>1967 N. KINGSBURY ST. CHICAGO, ILLINOIS 60614</p>	<p>APPLICANT: ALLOY PROPERTY COMPANY 2, LLC ADDRESS: 1967 N. KINGSBURY ST., CHICAGO, IL 60614 INTRODUCED: NOVEMBER 17TH, 2021 PLAN COMMISSION: JUNE 16TH, 2022</p>	<p>SPACE ARCHITECTS + PLANNERS 1111 SOUTH MICHIGAN AVENUE, SUITE 1000 CHICAGO, IL 60605 VERSION DPD.1 05.05.2022</p>
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LEGEND	
---	PD BOUNDARY
---	PROPERTY LINE
▨	SUB-AREA 'A' PREMISES
▩	SUB-AREA 'B' PREMISES
R	RESIDENTIAL
B	BUSINESS / COMMERCIAL
M	MANUFACTURING

1 LAND USE MAP
SCALE: N.T.S



1967 N. KINGSBURY ST.
CHICAGO, ILLINOIS 60614
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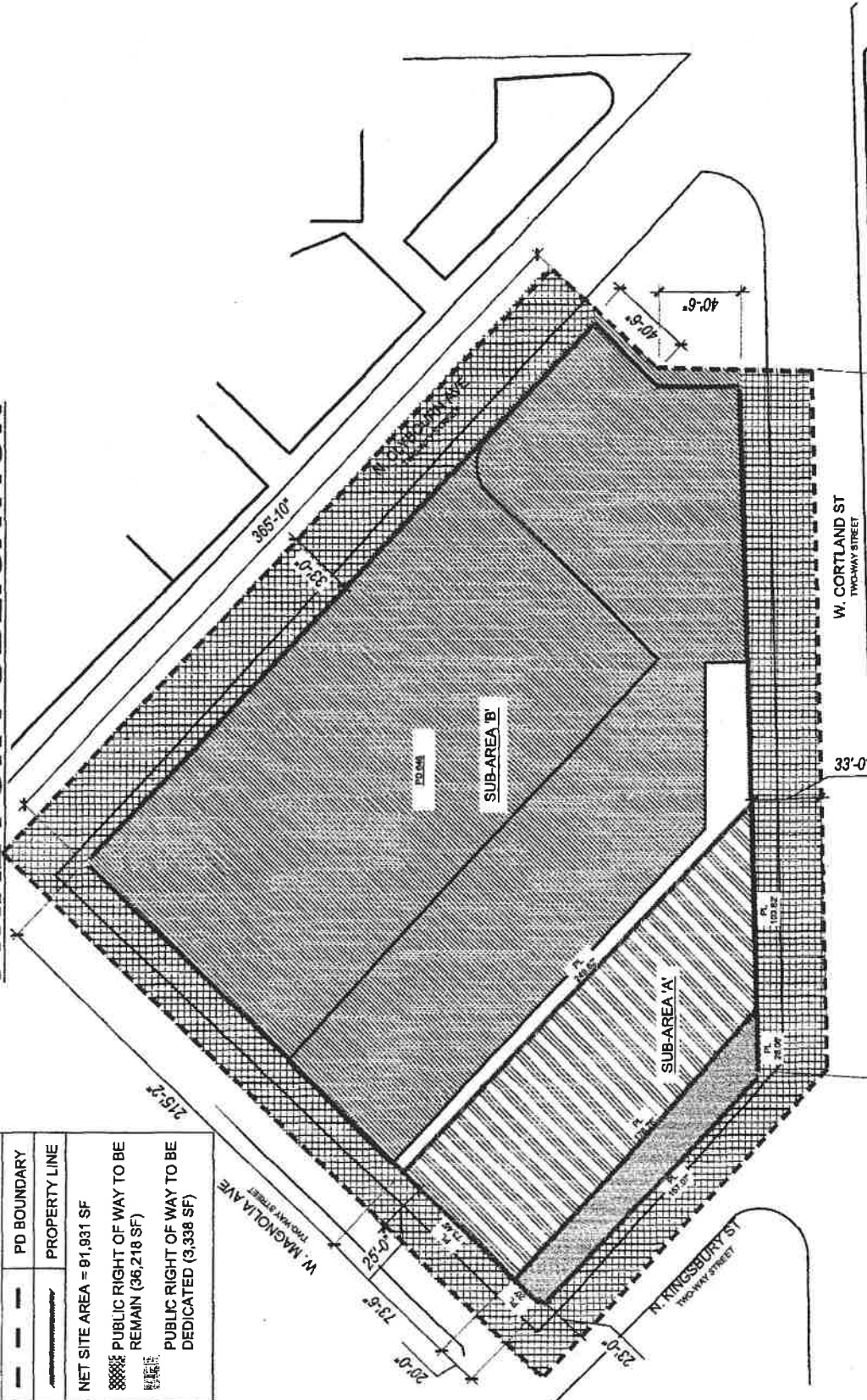
APPLICANT: ALLOY PROPERTY COMPANY 2, LLC
ADDRESS: 1967 N. KINGSBURY ST., CHICAGO, IL 60614
INTRODUCED: NOVEMBER 17TH, 2021
PLAN COMMISSION: JUNE 16TH, 2022

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LEGEND	
---	PD BOUNDARY
---	PROPERTY LINE
NET SITE AREA = 91,931 SF	
	PUBLIC RIGHT OF WAY TO BE REMAIN (36,218 SF)
	PUBLIC RIGHT OF WAY TO BE DEDICATED (3,338 SF)



1 RIGHT-OF-WAY ADJUSTMENT MAP
SCALE: N.T.S.

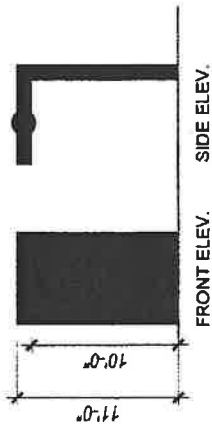
1967 N. KINGSBURY ST.
CHICAGO, ILLINOIS 60614
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APPLICANT: ALLOY PROPERTY COMPANY 2, LLC
ADDRESS: 1967 N. KINGSBURY ST., CHICAGO, IL 60614
INTRODUCED: NOVEMBER 17TH, 2021
PLAN COMMISSION: JUNE 16TH, 2022

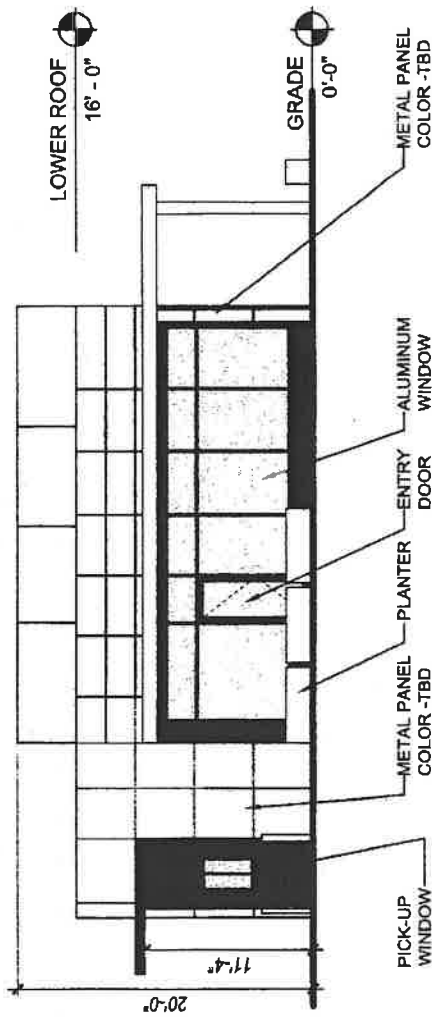
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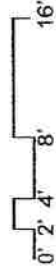
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2 DRIVE-THRU KIOSK
 SCALE: 3/32" = 1'-0"

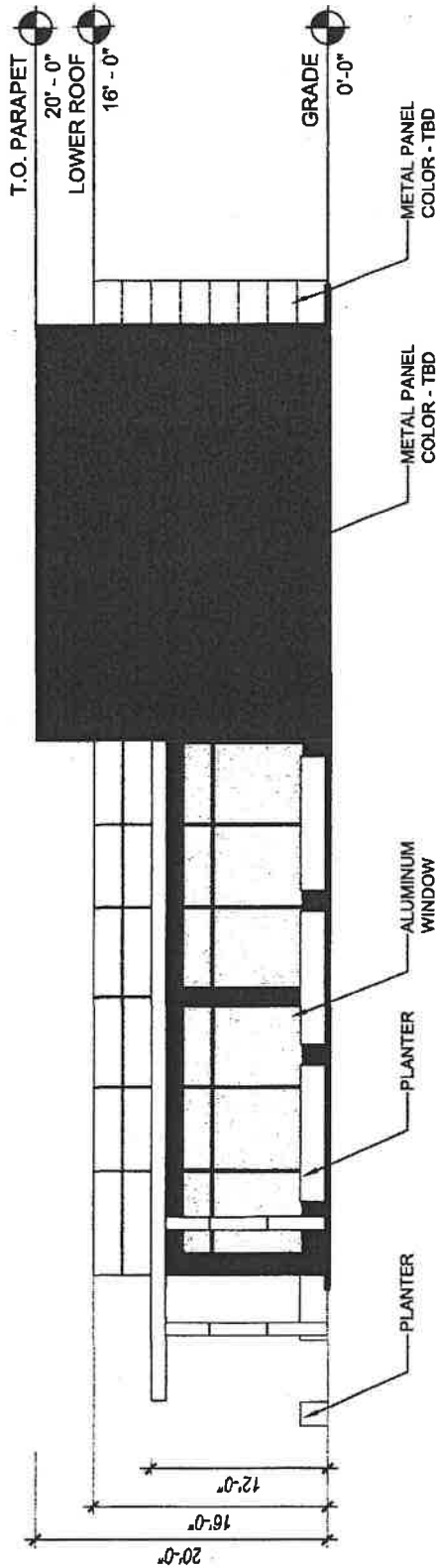


1 WEST ELEVATION
 SCALE: 3/32" = 1'-0"



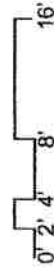
1967 N. KINGSBURY ST. CHICAGO, ILLINOIS 60614 <small>© COPYRIGHT 2022 SPACE ARCHITECTS, P.L.L.C.</small>	APPLICANT: ALLOY PROPERTY COMPANY 2, LLC ADDRESS: 1967 N. KINGSBURY ST., CHICAGO, IL 60614 INTRODUCED: NOVEMBER 17TH, 2021 PLAN COMMISSION: JUNE 16TH, 2022	SPACE ARCHITECTS + PLANNERS <small>1917 PULASKI</small> <small>1000 N. LA SALLE ST. SUITE 1000</small> <small>CHICAGO, IL 60610</small> VERSION DPD.7 05.05.2022
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1 SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



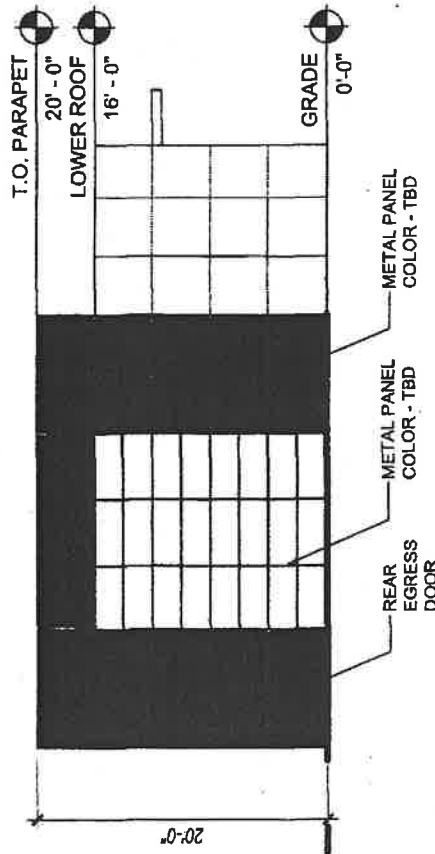
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1 EAST ELEVATION

SCALE: 3/32" = 1'-0"



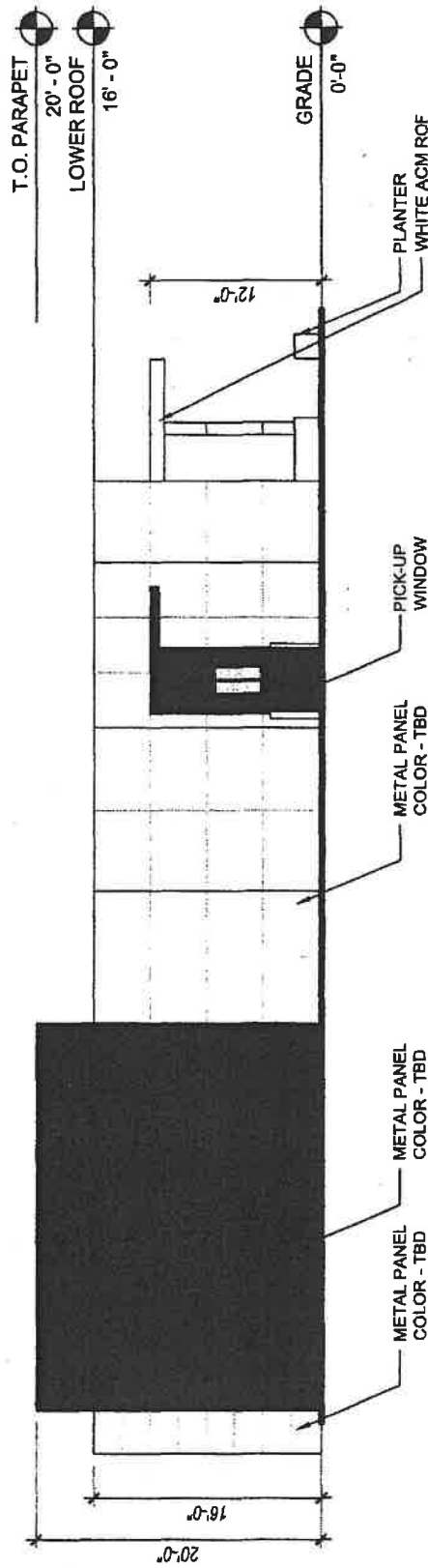
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APPLICANT: ALLOY PROPERTY COMPANY 2, LLC
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 PLAN COMMISSION: JUNE 16TH, 2022

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1 NORTH ELEVATION
 SCALE: 3/32" = 1'-0"
 0' 2' 4' 8' 16'

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7/30/97

UNFINISHED BUSINESS

50963

*Reclassification Of Area Shown On Map Number 5-F.
(Application Number A-3694)*

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

~~SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C1-4 Restricted Commercial District symbols and indications as shown on Map Number 5-F in area bounded by:~~

~~a line 255 feet south of West Eugenie Street; North Wells Street; a line 281 feet south of West Eugenie Street; and a line 115 feet west of North Wells Street,~~

~~to those of a B2-1 Restricted Retail District, and a corresponding use district is hereby established in the area above described.~~

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

*Reclassification Of Area Shown On Map Number 5-G.
(As Amended)*

(Application Number 12048) MBPD 646

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Planned Manufacturing District Number 1 symbols and indications as shown on Map Number 5-G in the area bounded by:

North Magnolia Avenue; North Clybourn Avenue; a line 365.9 feet southeasterly of and parallel to North Magnolia Avenue; a line 337.88 feet east of the intersection of North Kingsbury Street and West Cortland Street, as measured at the north right-of-way line of West Cortland Street and perpendicular thereto; West Cortland Street; and a line 66.4 feet east of and parallel to North Kingsbury Street,

to those of a B4-1 Restricted Service District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the Planned Manufacturing District Number 1 and B4-1 Restricted Service District symbols and indications as shown on Map Number 5-G in the area bounded by:

North Magnolia Avenue; North Clybourn Avenue; a line 365.9 feet southeasterly of and parallel to North Magnolia Avenue; a line 337.88 feet east of the intersection of North Kingsbury Street and West Cortland Street, as measured at the north right-of-way line of West Cortland Street and perpendicular thereto; West Cortland Street; and North Kingsbury Street,

to the designation of a Manufacturing-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 publication.

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

Manufacturing-Business Planned Development Number 646

Plan Of Development Statements.

1. The area delineated herein as a Manufacturing-Business Planned Development consists of approximately ninety-one thousand nine hundred fifty (91,950) square feet (two and eleven one-hundredths (2.11) acres) and is owned or controlled by the Applicant, Clybourn Cortland L.L.C., an Illinois limited liability company.
2. 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 easements, or adjustments of right-of-way or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property shall be under single ownership or under single designated control at the time any applications for amendments, modifications or changes (administratively, legislative or otherwise) to this Planned Development are made. Single designated control

for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors.

4. This Plan of Development consists of these thirteen (13) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Property Line, Boundary and Right-of-Way Adjustment Map; an Existing Land-Use Map; a Site/Landscape Plan; and Building Elevations dated June 19, 1997, prepared by Sonoc, Hutter, Lee. Full size sets of the Site/Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply.
5. The following uses shall be permitted within the area delineated herein as "Manufacturing-Business Planned Development". Sub-Area A -- all uses permitted in Planned Manufacturing District Number 1 (Core Area); and Sub-Area B -- all uses permitted as permitted uses or special uses (with the exception of auto service stations, auto laundries, bars, taverns or other businesses selling alcoholic beverages to be consumed on premises except for restaurants selling liquor incidental to their food service, stand alone liquor stores, movie theaters, video arcades or adult uses) in Planned Manufacturing District Number 1, Subdistrict B (Buffer Area), valet parking servicing neighborhood businesses shall be permitted during off-hours of the retail center.
6. Business identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development. No pylon sign shall be permitted in this Planned Development.
7. Any service drives or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such emergency areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation, Bureau of Traffic.

8. In addition to the maximum height of the buildings and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
9. For purposes of Floor Area Ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements on the Property shall be designed, installed and maintained in substantial conformance with the Site/Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. The Applicant shall also install all roadway and landscaping improvements on the north half of vacated Magnolia Avenue as depicted on the Landscape/Site Plan concurrently with the development of the retail center.
11. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the application for such a modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance. Notwithstanding the provisions of subclauses (4) and (5) of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes may include a reduction in the minimum required distance between structures, a reduction in periphery setbacks or an increase in the maximum percent of land coverage.
12. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.

13. Unless substantial construction has commenced within five (5) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire; provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all Planned Developments, then this Planned Development shall expire upon the expiration of such shorter time period as provided by said amendatory ordinance (the first (1st) day of which as applied to this Planned Development shall be the effective date of the amendatory ordinance). If this Planned Development expires under the provisions of this section, then the zoning of the property shall automatically revert to the pre-existing Planned Manufacturing District Number 1 classification.

[Existing Zoning Map; Planned Development Property Line, Boundary and Right-of-Way Adjustment Map; Existing Land-Use Map; Site/Landscape Plan; Landscape Plan Detail Drawings; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 50969 through 50975 of this Journal.]

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

Bulk Regulations And Data Table.

Subject Property	Net Site Area		Maximum Floor Area Ratio	Maximum Percent Of Site Coverage
	Square Feet	Acres		
Sub-Area A	16,715	0.38	1.0	As per Site Plan
Sub-Area B	75,235	1.73	.47	
TOTAL:	91,950	2.11	.57	
Net Site Area:	91,950 square feet, 2.11 acres.			

Public Right-of-Way Area:	35,136 square feet, 0.81 acres.
Gross Site Area (Net and Public Right-of-Way):	127,086 square feet, 2.92 acres.
Minimum Number of Off-Street Parking Spaces:	Sub-Area A: 0; Sub-Area B: 3 spaces per 1,000 square feet of Gross Building Area.
Minimum Number of Off-Street Loading Berths:	Sub-Area A: 1; Sub-Area B: 1.
Maximum Percentage of Site Coverage:	In substantial conformance with the Site Plan.
Minimum Required Building Setbacks:	In substantial conformance with the Site Plan.
Maximum Permitted Building Height:	In substantial conformance with the Building Elevations.

*Reclassification Of Area Shown On Map Number 5-K.
(Application Number A-3706)*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-2 Restricted Manufacturing District symbols and indications as shown on Map Number 5-K in the area bounded by:

a line 200 feet north of West Wabansia Avenue; North Keating Avenue;
a line 150 feet north of West Wabansia Avenue; and the alley next west
of and parallel to North Keating Avenue,

to those of an R3 General Residence District and a corresponding use district is hereby established in the area above described.

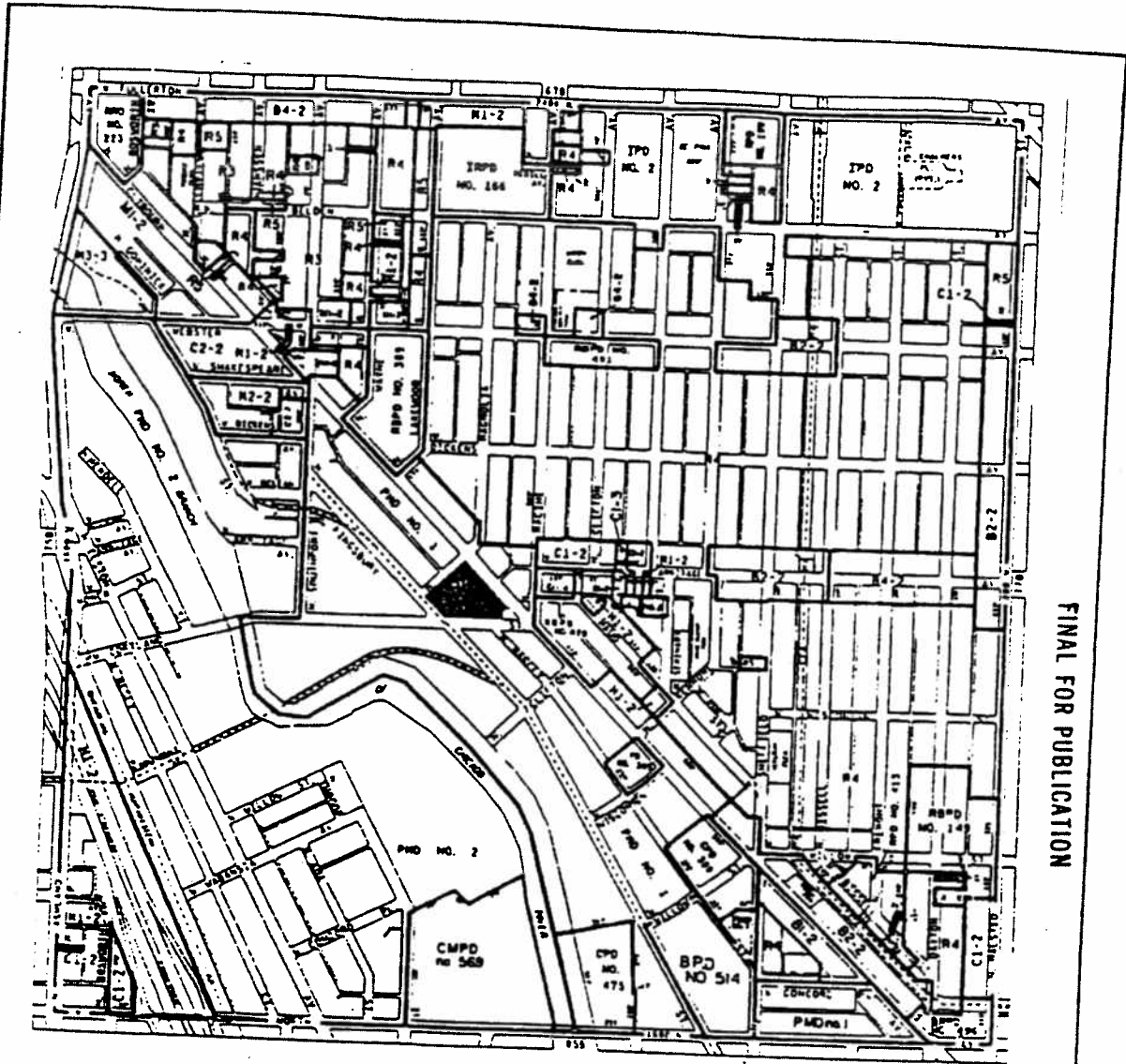
((Continued on page 50976))

7/30/97

UNFINISHED BUSINESS

50969


Existing Zoning Map.



FINAL FOR PUBLICATION

EXISTING ZONING MAP

KEY

SUBJECT PROPERTY 

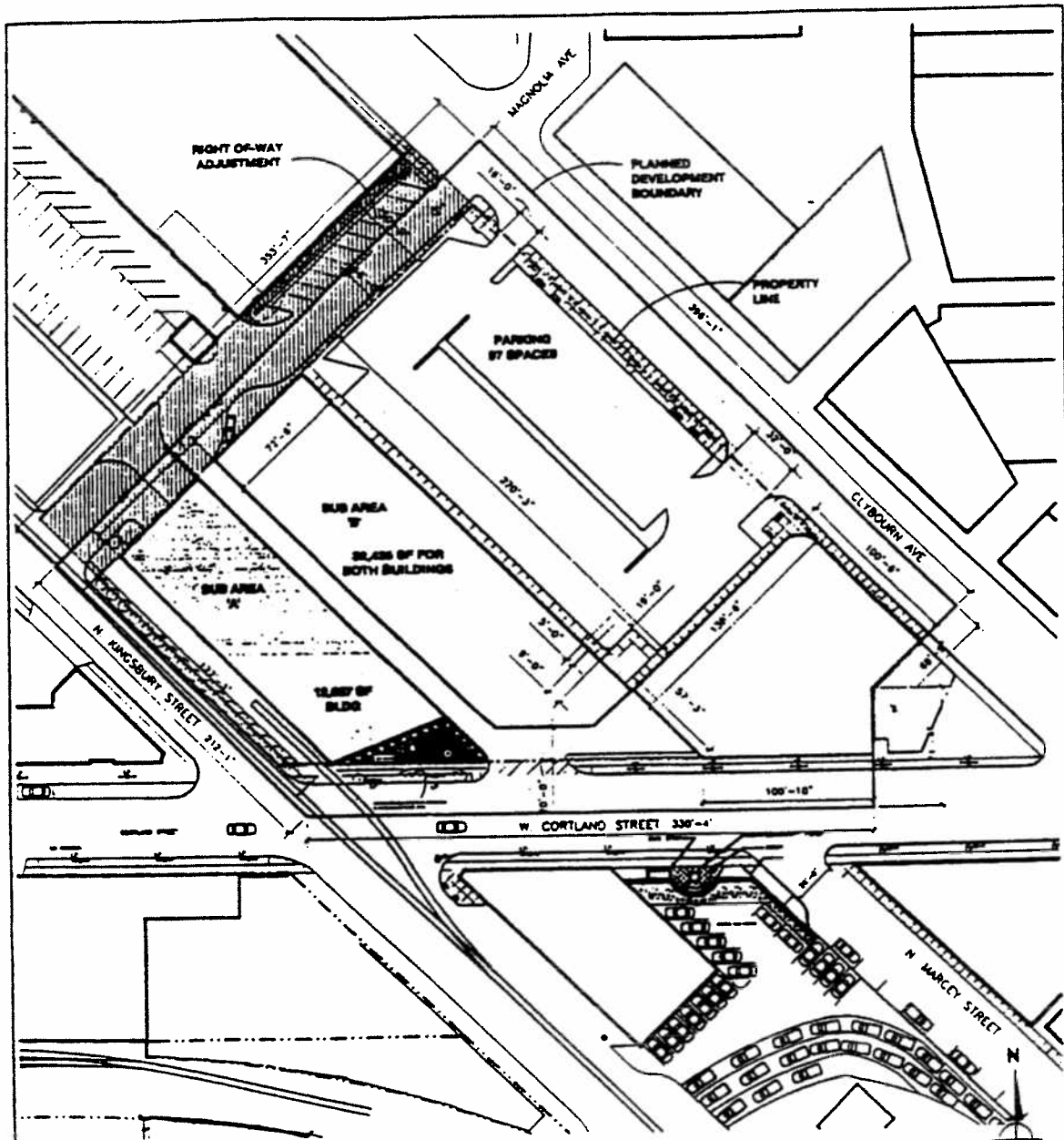


Sonoc / Hutter / Lee Ltd.
 735 W. DIVISION STREET
 CHICAGO, IL 60610
 ARCHITECTURE

APPLICANT: CLYBOURN CORTLAND LLC.
 ADDRESS: 1902-1928 N. MAGNOLIA AVE. 1890-1898;
 2000-2020 N. CLYBOURN AVE. 1218-1248 W.
 CORTLAND ST.: 1967-1983 N. KINGSBURY ST.

DATE:
 REVISED
 JUNE 18, 1997

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



PLANNED DEVELOPMENT BOUNDARY, PROPERTY LINE & RIGHT-OF-WAY ADJUSTMENT MAP

KEY

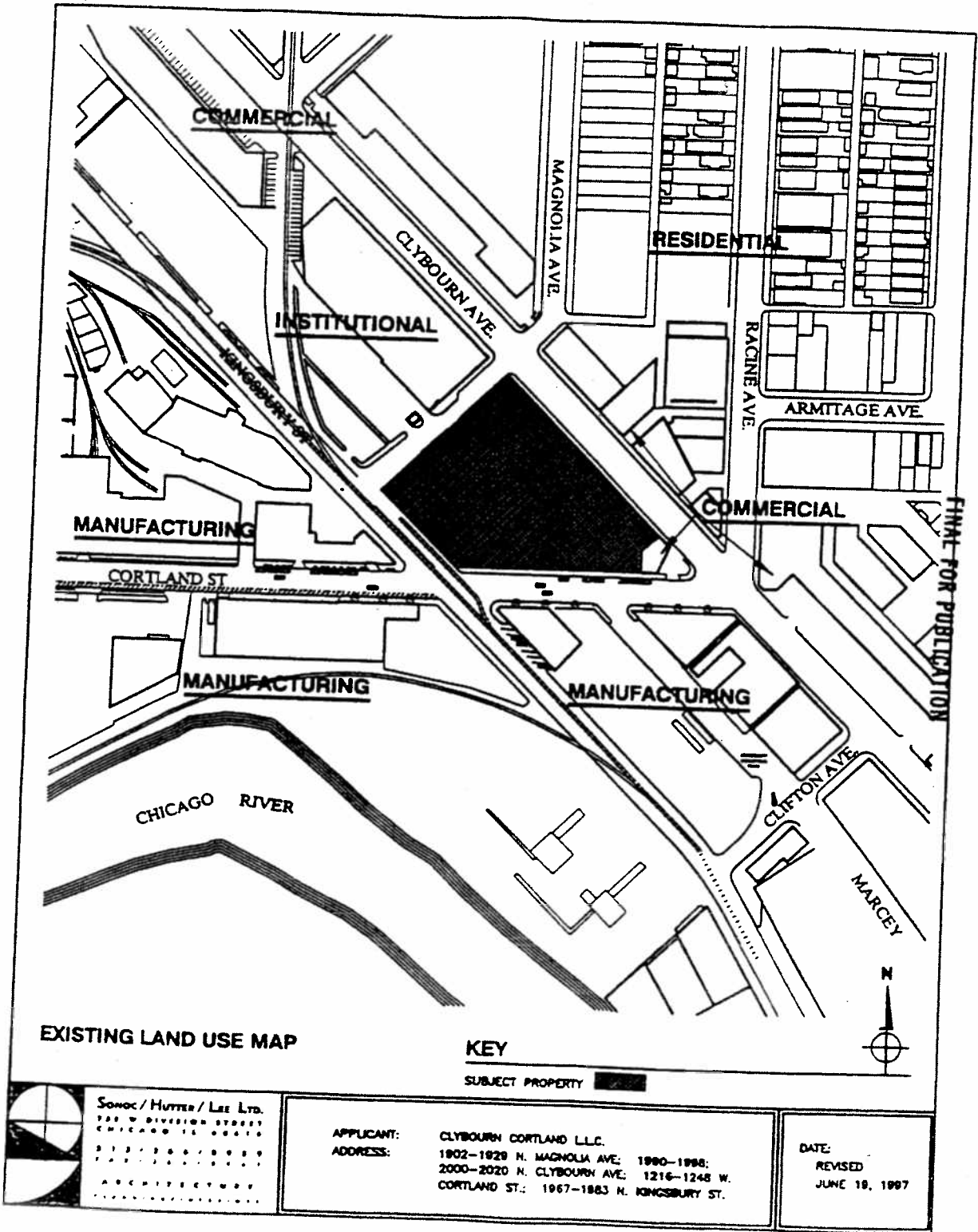
- SUB-AREA 'A'
- SUB-AREA 'B'
- PROPERTY LINE
- PLANNED DEVELOPMENT BOUNDARY
- RIGHT-OF-WAY ADJUSTMENT

Sohoc / Hutter / Lee Ltd.
733 W. DIVISION STREET
CHICAGO, IL 60610

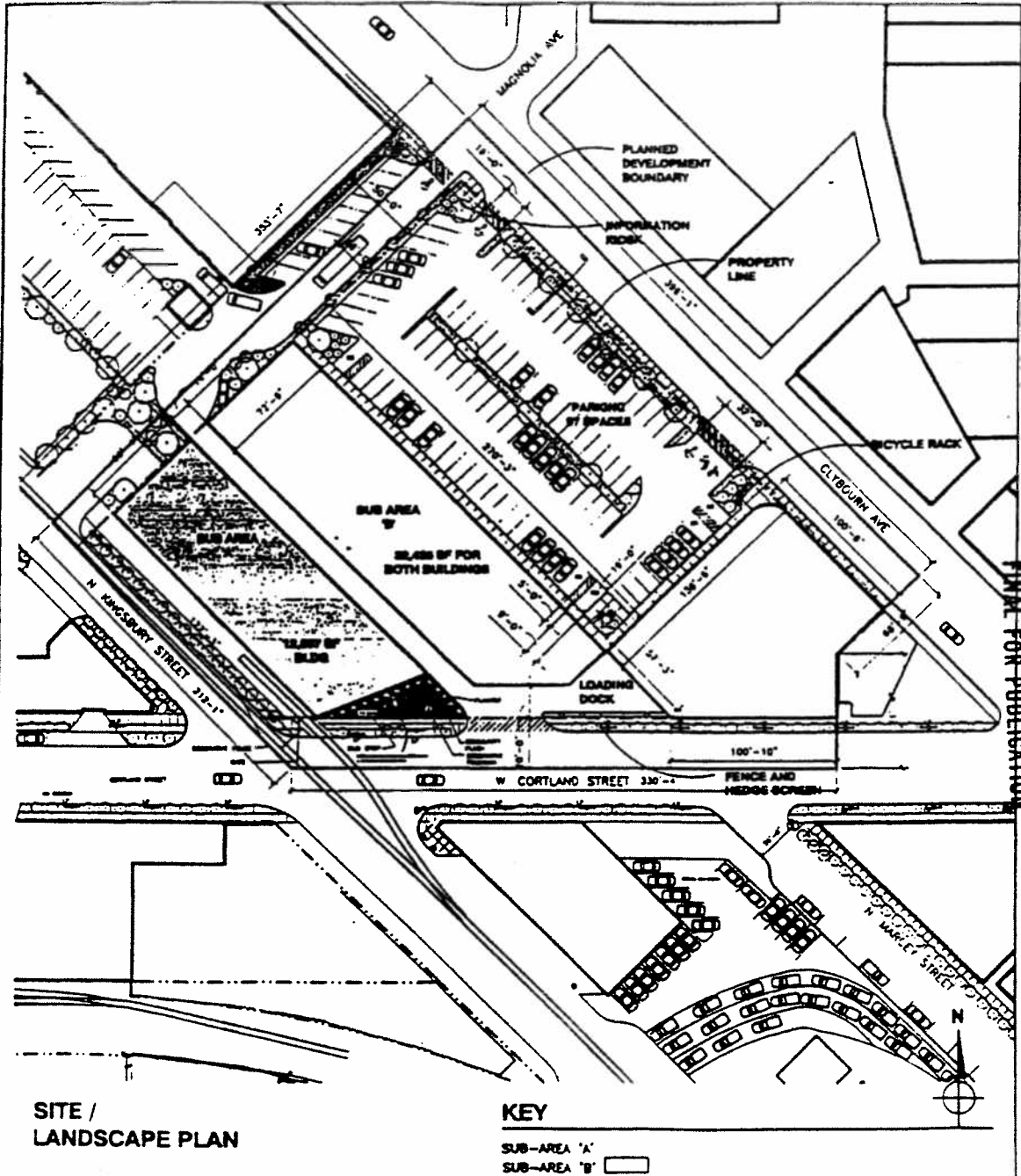
APPLICANT: CLYBOURN CORTLAND L.L.C.
ADDRESS: 1902-1920 N. MAGNOLIA AVE: 1990-1998;
 2000-2020 N. CLYBOURN AVE: 1216-1248 W.
 CORTLAND ST.: 1867-1863 N. KINGSBURY ST.

DATE:
 REVISED
 JUNE 19, 1997

Existing Land-Use Map.



Site/Landscape Plan.



SITE / LANDSCAPE PLAN

KEY

- SUB-AREA 'A' [shaded box]
- SUB-AREA 'B' [unshaded box]

Sowoc / Hutter / Lee Ltd.
 783 W. DIVISION STREET
 CHICAGO, IL 60610
 312.730.0000
 FAX: 312.730.0000
 ARCHITECTURE

APPLICANT: CLYBOURN CORTLAND L.L.C.
 ADDRESS: 1902-1929 N. MAGNOLIA AVE. 1990-1996;
 2000-2020 N. CLYBOURN AVE. 1216-1248 W.
 CORTLAND ST.; 1967-1983 N. KINGSBURY ST.

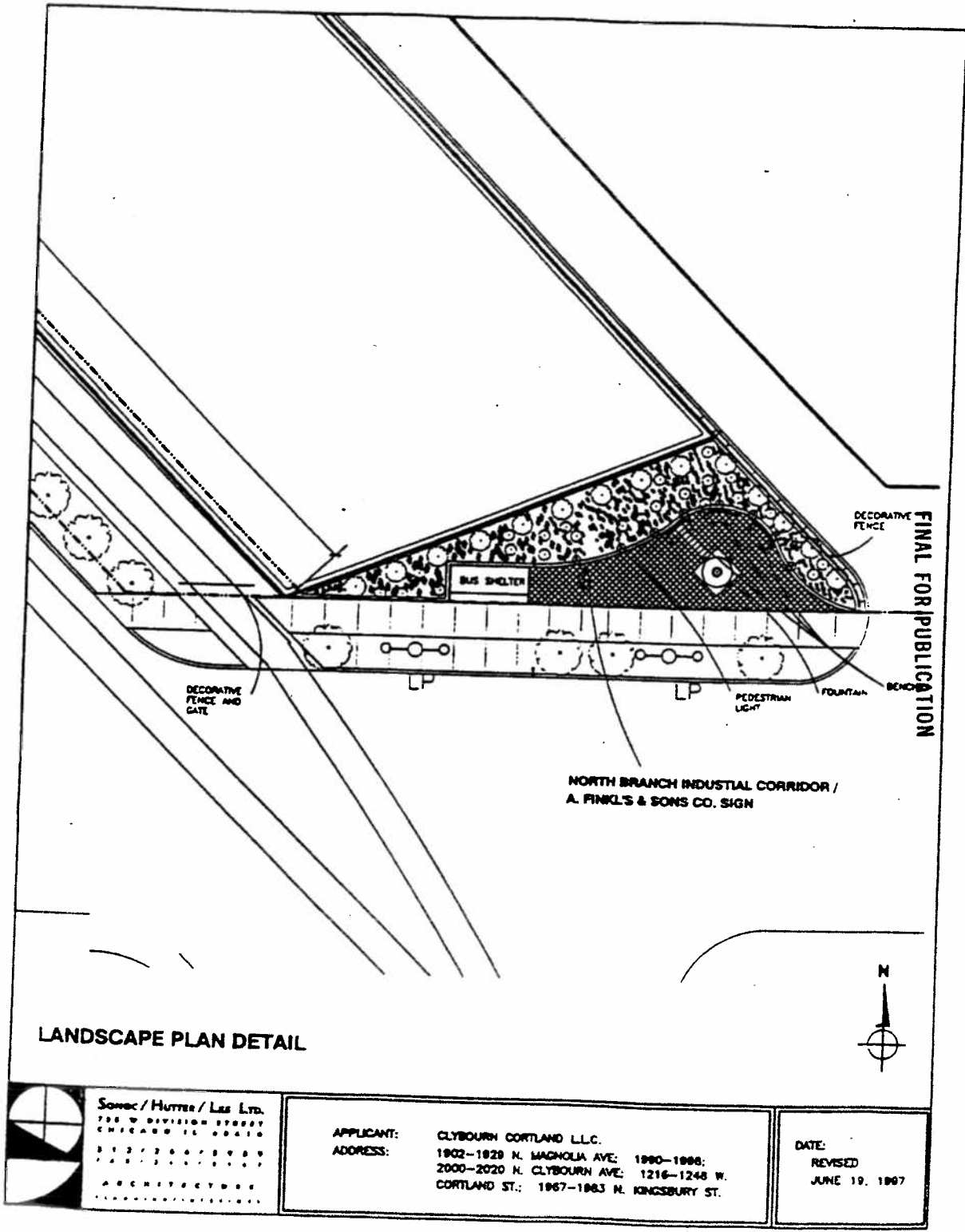
DATE: REVISED
 JUNE 10, 1997

7/30/97

UNFINISHED BUSINESS

50973

Landscape Plan Detail.
(Page 1 of 2)

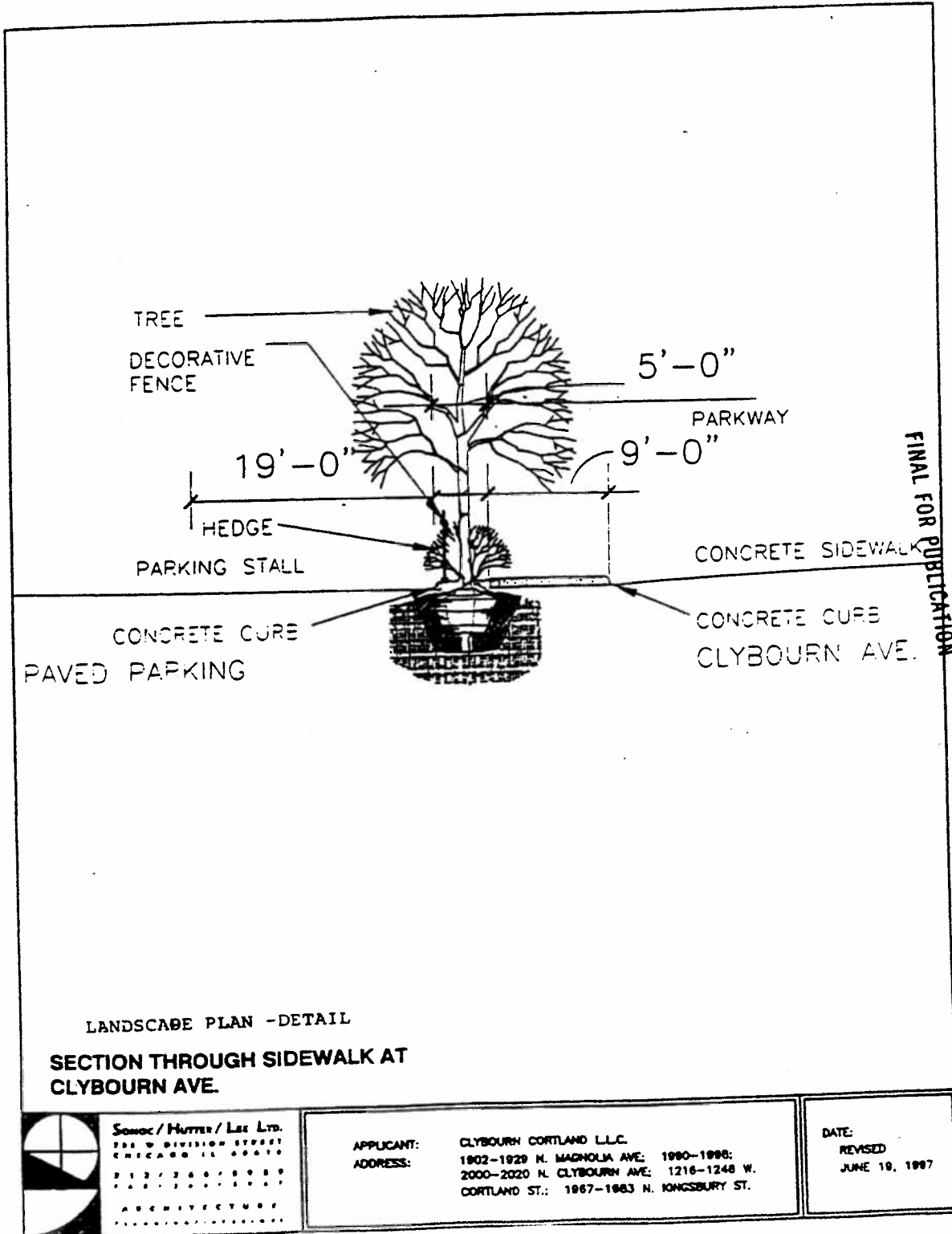


FINAL FOR PUBLICATION

NORTH BRANCH INDUSTRIAL CORRIDOR /
A. FINKE & SONS CO. SIGN

LANDSCAPE PLAN DETAIL

Landscape Plan Detail.
(Page 2 of 2)



FINAL FOR PUBLICATION

LANDSCAPE PLAN -DETAIL
SECTION THROUGH SIDEWALK AT
CLYBOURN AVE.

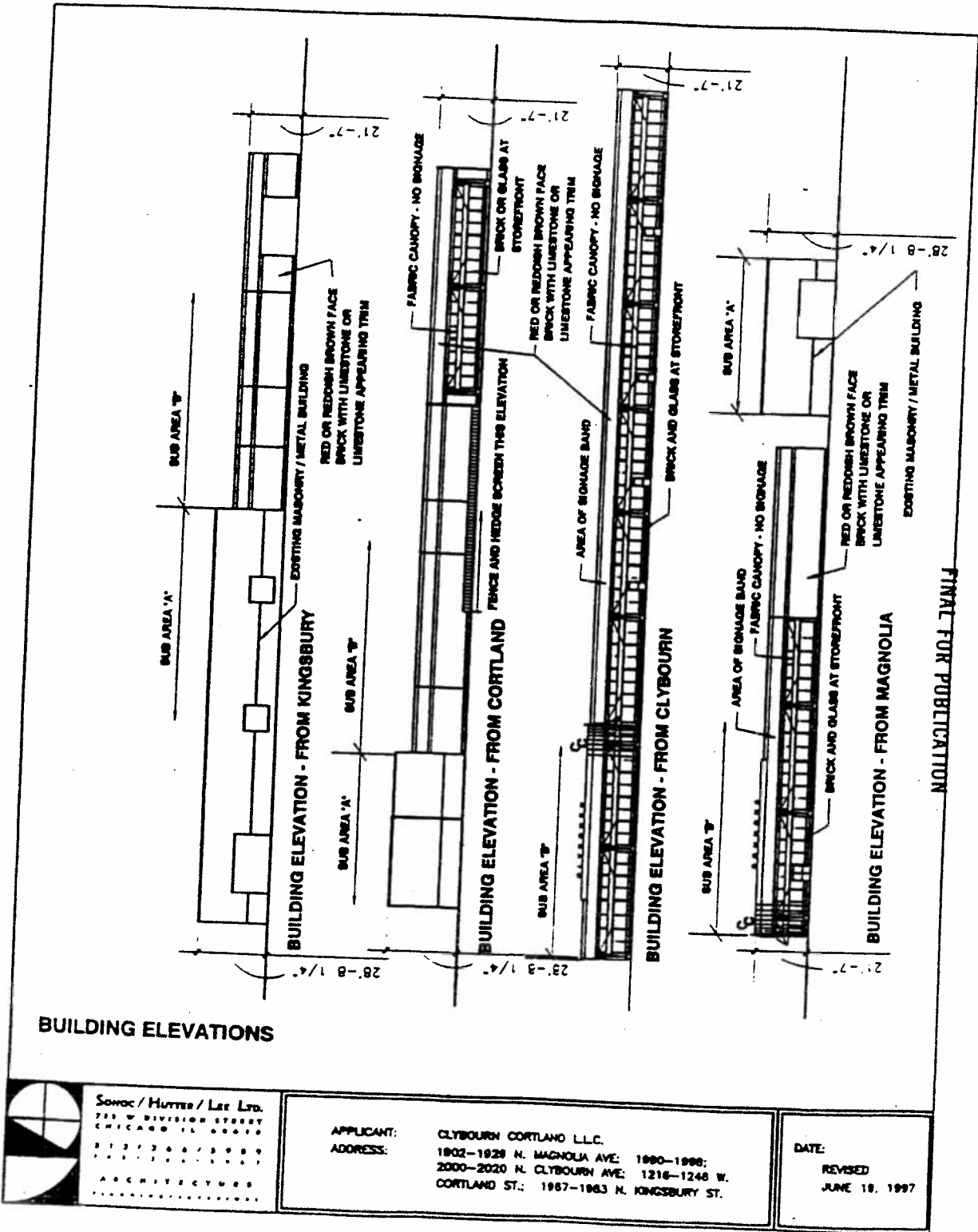


Somoc / Mutter / Lee Ltd.
200 W. DIVISION STREET
CHICAGO, IL 60610
P L L C
A R C H I T E C T S

APPLICANT: CLYBOURN CORTLAND L.L.C.
ADDRESS: 1902-1929 N. MAGNOLIA AVE. 1990-1996;
2000-2020 N. CLYBOURN AVE. 1216-1248 W.
CORTLAND ST.; 1967-1983 N. KINGSBURY ST.

DATE:
REVISED
JUNE 19, 1997

Building Elevation.



Sowoc / Hurter / Lee Ltd.

725 W. DIVISION STREET

CHICAGO, IL 60610

ARCHITECTS

APPLICANT:

CLYBOURN CORTLAND L.L.C.

ADDRESS:

1902-1928 N. MAGNOLIA AVE. 1980-1986;

2000-2020 N. CLYBOURN AVE. 1216-1248 W.

CORTLAND ST. 1967-1983 N. KINGSBURY ST.

DATE:

REVISED

JUNE 18, 1997

(Continued from page 50968)

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

*Reclassification Of Area Shown On Map Number 5-N.
(Application Number A-3742)*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-1 Restricted Service District symbols and indications as shown on Map Number 5-N in the area bounded by:

West Armitage Avenue; North Oak Park Avenue; the public alley next south of and parallel to West Armitage Avenue; and a line 76 feet west of and parallel to North Oak Park Avenue,

to those of a B2-1 Restricted Retail District and a corresponding use district is hereby established in the area above described.

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

*Reclassification Of Area Shown On Map Number 6-F.
(As Amended)
(Application Number 12023)*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-2 Restricted Manufacturing District symbols and indications as shown on Map Number 6-F in the area bounded by:

South Archer Avenue; South Lowe Avenue; the alley next south of South Archer Avenue; and a line 150 feet west of and parallel to South Lowe Avenue,