



City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Alicia Mazur Berg  
Commissioner

121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4190  
(312) 744-2271 (FAX)

<http://www.cityofchicago.org>

June 6, 2002

Mr. John J. George  
Attorney at Law  
Two First National Plaza  
Suite 400  
20 South Clark Street  
Chicago, IL 60603

RE: Request for minor changes to Manufacturing-Commercial  
Planned Development No. 757 (Artmark - 1840 North Clybourn  
Avenue)

Dear Mr. George:

Please be advised that your **revised** request for minor changes to Manufacturing-Commercial Planned Development No. 757, on behalf of First American Investments, has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of Chicago Zoning Ordinance and Statement No.11 of the Planned Development. Your initial request for modifications was denied on May 30, 2002.

The Department has reviewed the revised request and has determined that modifications have been made to the plans which are acceptable.

Specifically, your current request includes modifications to buildings in both Subarea A (existing building-west side of Clybourn) and Subarea B (proposed building-east side of Clybourn). These modifications include changes to parking numbers and driveway locations, changes in proposed uses including the establishment of a grocery store on the second floor of the existing building, and facade material changes.

In Subarea A, you are requesting the following changes:

- a) Relocate the parking garage driveway from Wisconsin Street to Marcey street.
- b) Increase the number of parking spaces from 141 to 252.
- c) Reduce the size of the 5<sup>th</sup> floor addition and eliminate the 6<sup>th</sup> floor



addition.

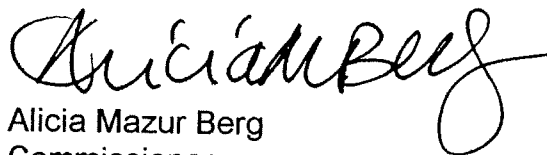
- d) Add a fourth loading berth along Marcey Street.
- e) Establish an approximately 12,000 square foot retail use on the second floor.
- f) Install brick on portions of the upper floor window areas fronting Wisconsin and Marcy Streets. (This material has been changed from utility blocks which were previously requested. This revised modification is acceptable to the Department of Planning and Development.)

In Subarea B, you requested the following changes:

- a) Substitute Elevations and Site Plan for a 1-story, 30 foot, 25,500 square foot retail building with 68 rooftop spaces and 16 alley spaces in place of the approved plans for a 5-story, 59 foot high building with 422 spaces. Since the previous submittal, the plan has been revised relocating the driveway serving the second level parking garage from the north end of the building to the south end. (This modification will move vehicles entering and exiting the site as far from the Clybourn Avenue/Wisconsin Street intersection as possible which is acceptable to the Departments of Transportation and Planning and Development.)
- b) Add one loading dock off of the alley.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development, I hereby approve the requested minor changes, but no other changes to the Planned Development. The revised plans are made a part of this approval.

Very truly yours,



Alicia Mazur Berg  
Commissioner

CC: Jack Swenson, Philip Levin, Michael Marmo, Ed Kus, Tom Kaeser  
Alderman Vi Daley



City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Alicia Mazur Berg  
Commissioner

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May 30, 2002

Mr. John J. George  
Attorney at Law  
Two First National Plaza  
Suite 400  
20 South Clark Street  
Chicago, IL 60603

RE: Request for minor changes to Manufacturing-Commercial  
Planned Development No. 757 (Artmark - 1840 North Clybourn  
Avenue)

Dear Mr. George:

Please be advised that your request for minor changes to  
Manufacturing-Commercial Planned Development No. 757, on behalf  
of First American Investments, has been considered by the  
Department of Planning and Development pursuant to Section 11.11-  
3(c) of Chicago Zoning Ordinance and Statement No.11 of the  
Planned Development.

Specifically, you requested modifications to buildings in both Subarea  
A (existing building-west side of Clybourn) and Subarea B (proposed  
building-east side of Clybourn). These modifications include changes  
to parking numbers and driveway locations, changes in proposed  
uses including the establishment of a grocery store on the second  
floor of the existing building, and facade material changes.

The Department has reviewed the request and has determined that  
two of the proposed modifications are **not** acceptable as presented.

First, the driveway serving the east building parking garage has been  
moved from the center of the building to the northern end of the  
building in close proximity to the Clybourn/Wisconsin intersection.  
When reviewing the original development site plan, The Department  
of Transportation indicated that the driveway should be located as far  
south of the intersection as possible. Although the number of parking

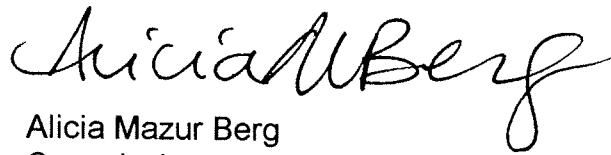


spaces in the east building has been reduced from 442 to 68 spaces, the driveway serving these rooftop spaces should be relocated towards the southern end of the site away from the intersection.

Second, the windows on portions of the upper floors fronting Wisconsin and Marcy Streets are proposed to be replaced with utility blocks which we question as an appropriate material. A preferred alternate would be to maintain the existing windows and frames and darken the backsides of the panes if vision into these areas is an issue.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby **deny** the requested minor changes. We would be willing to review revised plans which address these issues if you so choose to submit them.

Very truly yours,

A handwritten signature in black ink that reads "Alicia Mazur Berg". The signature is written in a cursive, flowing style.

Alicia Mazur Berg  
Commissioner

CC: Jack Swenson  
Philip Levin  
Michael Marmo  
Ed Kus  
Tom Kaeser  
Alderman Vi Daley

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 12969)

*MCPD No. 757*

*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 Planned Manufacturing District 1 -- Clybourn Corridor -- Subdistrict B (Buffer Area) symbols and indications as shown on Map Number 5-G in the area bounded by:

West Wisconsin Street; North Clybourn Avenue; a line 275.0 feet southeast of and parallel to North Kenmore Avenue; the alley next northeast of and parallel to North Clybourn Avenue; a line 600.00 feet southeast of and parallel to North Kenmore Avenue; North Clybourn Avenue; a line 350.0 feet southeast of and parallel to West Wisconsin Street; and North Marcey Street,

to those of a C3-4 Commercial-Manufacturing 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 C3-4 Commercial-Manufacturing District symbols and indications established in Section 1 above to the designation of a Manufacturing-Commercial Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

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

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

*Manufacturing - Commercial Planned Development Number 757.*

*Plan Of Development Statements.*

1. The area delineated herein as a Manufacturing-Commercial Planned Development consists of approximately one hundred eighteen thousand seven hundred thirty-two (118,732) square feet (two and seventy-three hundredths (2.73) acres) and is owned or controlled by the applicant, Clybourn Technology, L.L.C.
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 rights-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. 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, then to the owners of record title to all of the property and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made shall be under single ownership or under single designated control. 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. An agreement among property owners or a covenant binding property owners, may designate the authorized party for any future amendment, modification or change.
4. This Plan of Development consists of these fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Property Line and Planned Development Boundary Map; Site/Landscape Plans; Building Elevations; and a Building Section dated August 17, 2000 prepared by Sonoc Architects & Associates. Full size sets

of the Site/Landscape Plans 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-Commercial Planned Development": offices, business and professional; information technology establishments, electronic data storage centers and high technology centers, including, but not limited to research, education, training, design, production, assembly, transmission and sales of such technology; training centers and laboratories related to information technology; day care centers; health clubs; conference centers; restaurants, including the ancillary sale of liquor for consumption upon premises only, shall only be permitted in Subarea A; storage, warehousing and wholesale establishments; communication stations and offices; retail uses as permitted in the C3-4 Commercial-Manufacturing District (except amusement establishments, including arcades, battery, and tire service stations, cartage and express facilities, contractor or construction offices and shops, frozen food lockers, fuel and ice sales, garages for repair and servicing of motor vehicles, house trailer sales, liquor stores, monument sales, motor vehicle sales and rental, motorcycle sales, live poultry slaughtering, strip centers, tire sales, currency exchange, loan stores and flea markets); enclosed accessory and non-accessory parking (although all parking to be provided within this Planned Development is accessory to uses within the Planned Development, spaces may be made available to the general public at times); further, provided that the total square footage of all retail uses within Subarea A shall be limited to the first floor and shall not exceed fifty-five thousand (55,000) square feet (maximum square footage of any single retail use with the exception of a restaurant and day care facility to be ten thousand eight hundred (10,800) square feet) and the total square footage of all retail uses within Subarea B shall not exceed twenty-six thousand four hundred (26,400) square feet. Food service, as an incidental/accessory use to a permitted use in Subarea B shall be permitted in Subarea B, Drive-in or Drive-through establishments and residential uses are prohibited.
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.

7. Ingress and egress shall be subject to the review and approval of the Department of Transportation, Bureau of Traffic, 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. Subject to approval by the Chicago Department of Transportation, the applicant shall install at its own expense a traffic signal on Clybourn Avenue at its intersection with Wisconsin Street.
8. In addition to the maximum height of the building and any appurtenance thereto prescribed in this Planned Development, the height of an improvement shall also be subject to height limitations 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. In particular, all lighting upon the exterior of the improvements contemplated in this Planned Development will be properly shielded, focused and installed in such manner to prevent illumination outside of the improvements.
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.
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. 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 (M.O.P.D.) to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
14. Unless substantial construction has commenced within six (6) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire. 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 -- Clybourn Corridor -- Subdistrict B classification.

[Existing Zoning Map, Existing Land-Use Map; Planned Development Boundary Map; Site/Landscape Plan; Building Elevation Drawings; and Building Cross Section Drawings referred to in these Plan of Development Statements printed on pages 40224 through 40232 of this Journal.]

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

*Manufacturing-Commercial Planned Development Number 757.**Bulk Regulations And Data Table.*

	Net Site Area		Maximum Floor Area Ratio
	Square Feet	Acres	
Subarea A:	82,982	1.91	4.58(A)
Subarea B:	35,750	0.82	0.92(A)
Total:	118,732	2.73	3.48(A)

	Square Feet	Acres
Net Site Area:	118,732	2.73
Public Rights-of-Way:	40,745	0.93
Gross Site Area:	159,477	3.66

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 Notes:

(A) Does not include any floor area devoted to parking.

8/30/2000

## REPORTS OF COMMITTEES

40223

	Subarea A	Subarea B
Maximum Percentage of Site Coverage:	82.5%	100%
Maximum Required Building Setbacks:	Per Site Plan	Per Site Plan
Maximum Building Height:	Per Building Elevation	Per Building Elevation
Maximum Number of Off-Street Parking Spaces:	141	422
Minimum Number of Off-Street Parking Spaces:	75(B)	76(B)
Minimum Number of Off-Street Loading Facilities:	4	1

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 Notes:

- (B) This calculation is based on one hundred ninety-eight thousand (198,000) square feet of the building within subarea being devoted to electronic data storage centers with one hundred eighty-five thousand three hundred fifty (185,350) square feet being devoted to office and retail uses.



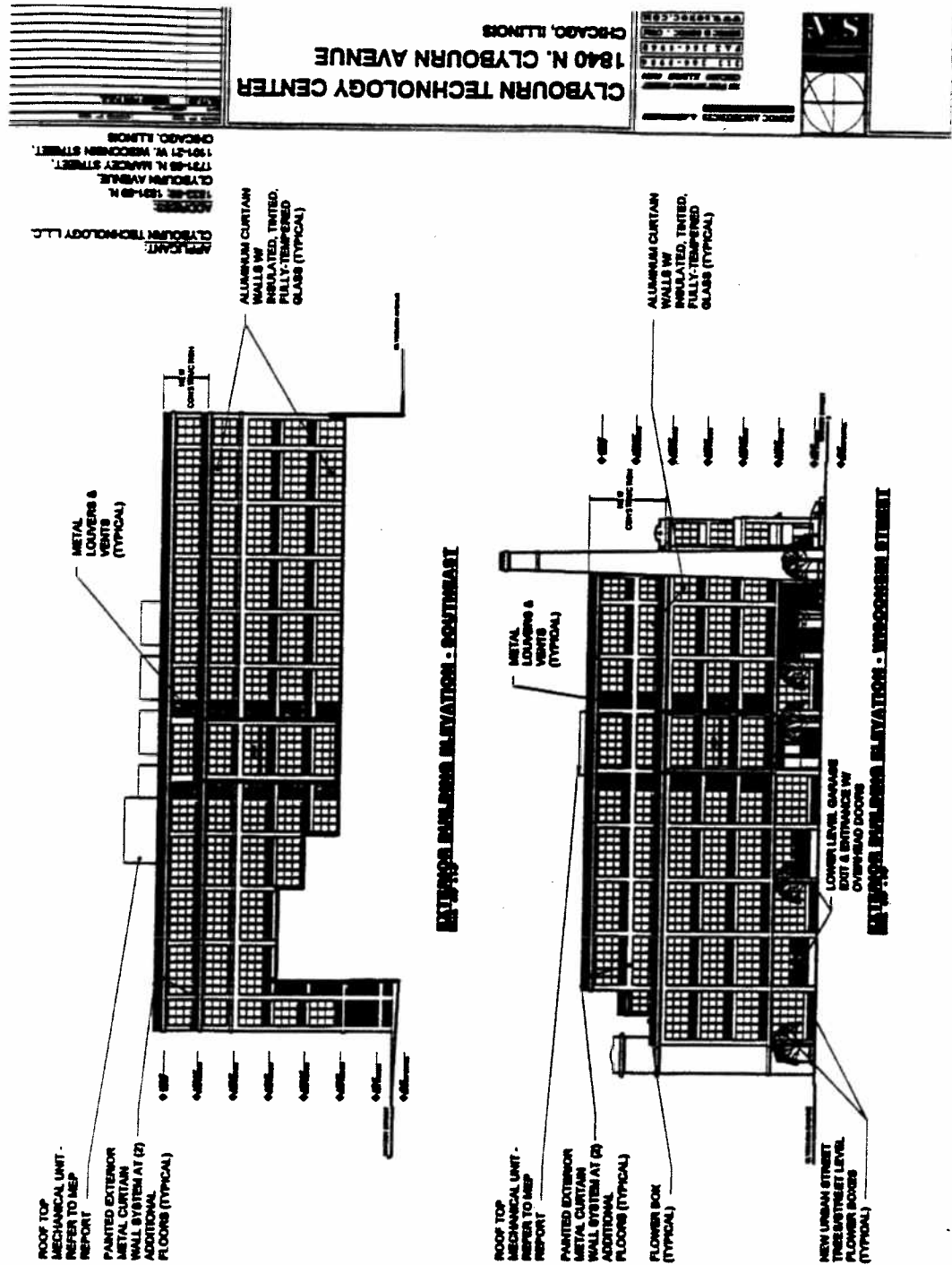




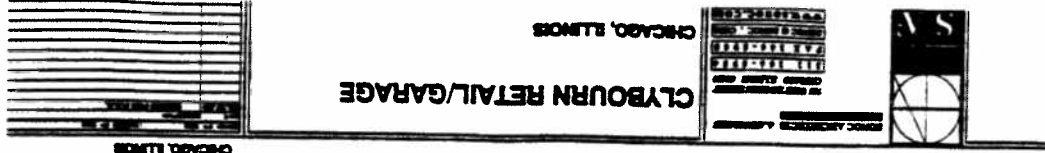




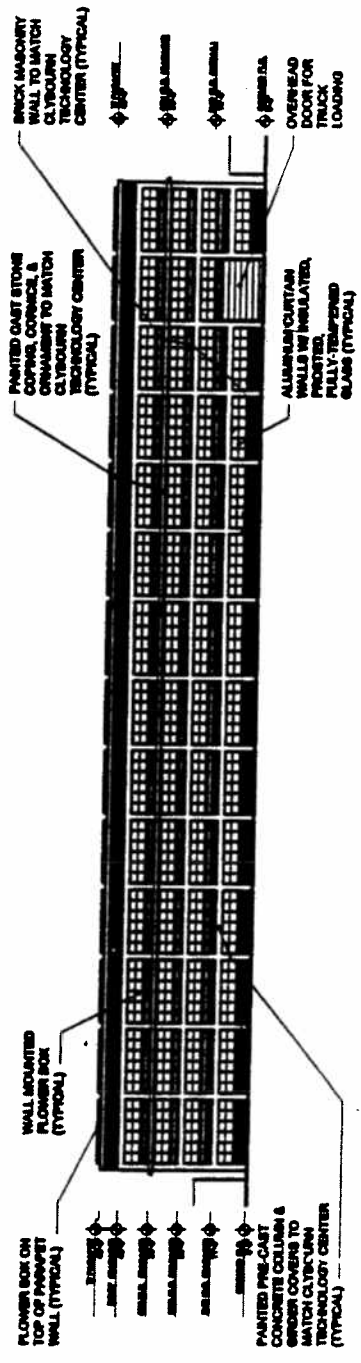
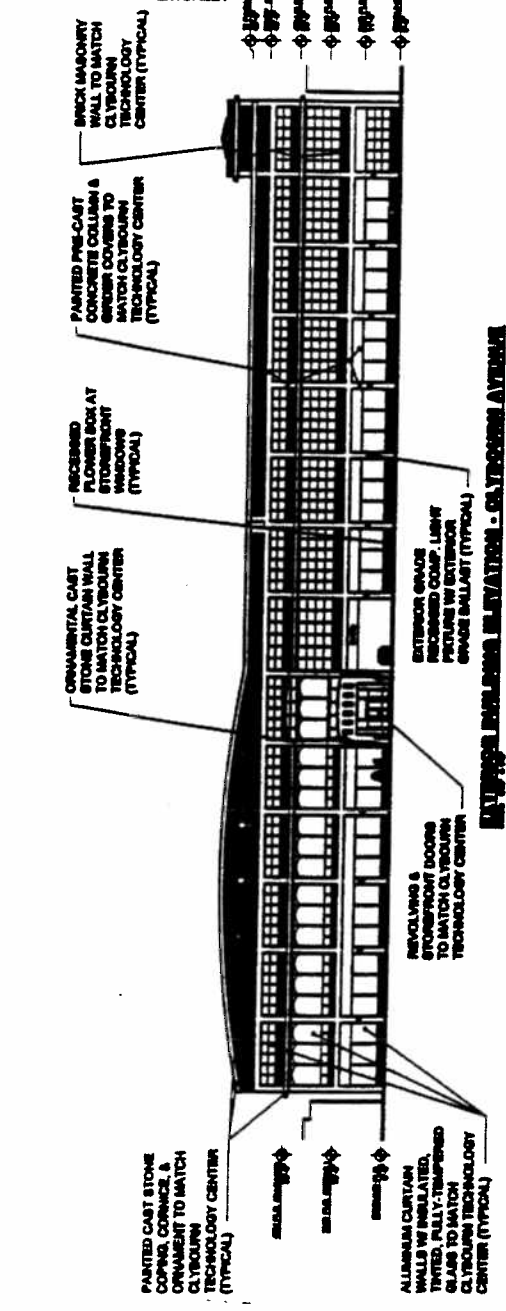
Building Elevations.  
(Page 2 of 4)



Building Elevations.  
(Page 3 of 4)



ADDRESS:  
1800 N. CLYBOURN AVENUE  
CLYBOURN AVENUE  
1791-1711 N. WOODSTOCK STREET,  
CHICAGO, ILLINOIS



**ALBANY BUILDING ELEVATION - ALBANY**

Building Elevations.  
(Page 4 of 4)

APPLICANT: CLYBOURN TECHNOLOGY L.L.C.  
ADDRESS: 1834-88 N. CLYBOURN AVENUE, CLYBOURN AVENUE, 1734-88 N. MARCEY STREET, 1784-88 N. MARCEY STREET, 1784-88 N. MARCEY STREET, CHICAGO, ILLINOIS

CHICAGO, ILLINOIS

CLYBOURN RETAIL/GARAGE

BRICK MASONRY WALL TO MATCH CLYBOURN TECHNOLOGY CENTER (TYPICAL)

PAINTED CAST STONE CORNICE, CROWN & CONVALENT TO MATCH CLYBOURN TECHNOLOGY CENTER (TYPICAL)

ALUMINUM CURTAIN WALLS W/ INSULATED, TINTED, FULLY-TEMPERED GLASS TO MATCH CLYBOURN TECHNOLOGY CENTER (TYPICAL)

PAINTED PRE-CAST CONCRETE COLUMN & GRINDER CONCRETE TO MATCH CLYBOURN TECHNOLOGY CENTER (TYPICAL)

ROOF TOP MECHANICAL UNIT

FLOWER BOX ON TOP OF PARAPET WALL (TYPICAL)

WALL MOUNTED FLOWER BOX (TYPICAL)

18" x 18" x 12" x 12" x 12"

18" x 18" x 12" x 12" x 12"

18" x 18" x 12" x 12" x 12"

18" x 18" x 12" x 12" x 12"

18" x 18" x 12" x 12" x 12"

EAST SIDE BUILDING ELEVATION - NORTH

BRICK MASONRY WALL TO MATCH CLYBOURN TECHNOLOGY CENTER (TYPICAL)

PAINTED CAST STONE CORNICE, CROWN & CONVALENT TO MATCH CLYBOURN TECHNOLOGY CENTER (TYPICAL)

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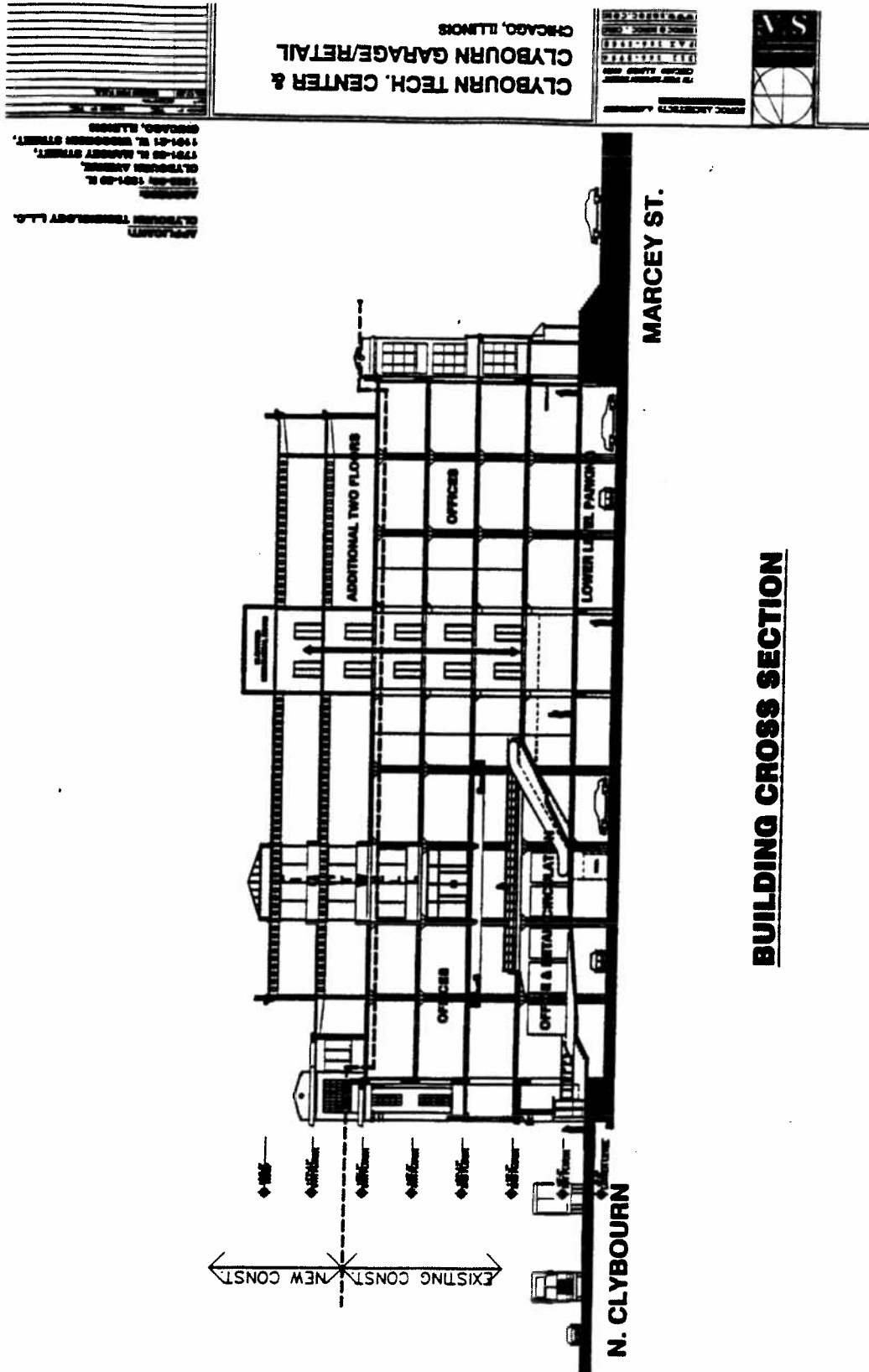
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18" x 18" x 12" x 12" x 12"

EAST SIDE BUILDING ELEVATION - SOUTH

Building Cross Section.



**BUILDING CROSS SECTION**