



CHICAGO PLAN COMMISSION

Department of Planning and Development

2032 N Clybourn Avenue

2032 N Clybourn (2nd Ward)

Annexation LLC

11/18/2021

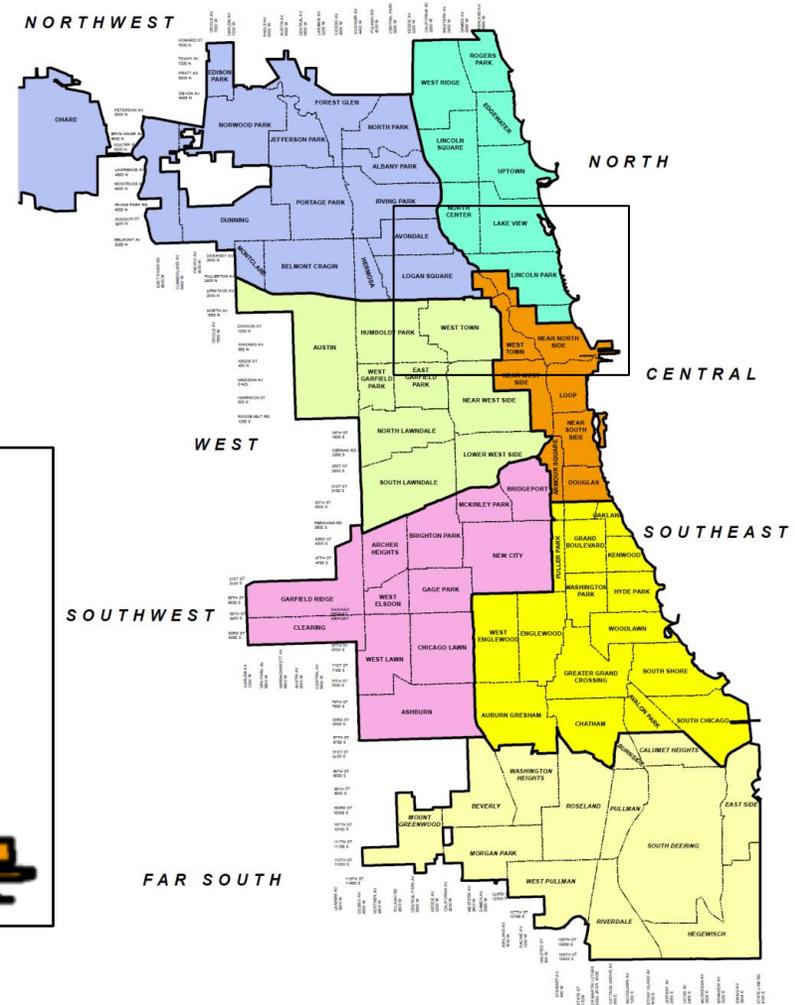
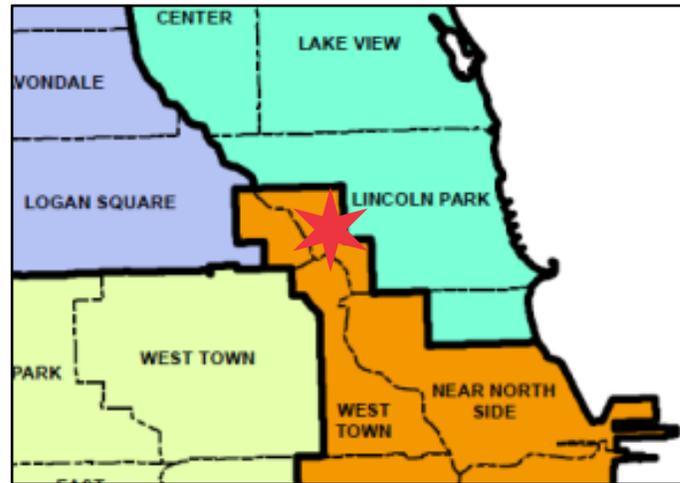
★ Community Area Snap Shot

COMMUNITY AREA INFORMATION:

- Central District
- Lincoln Park Community Area

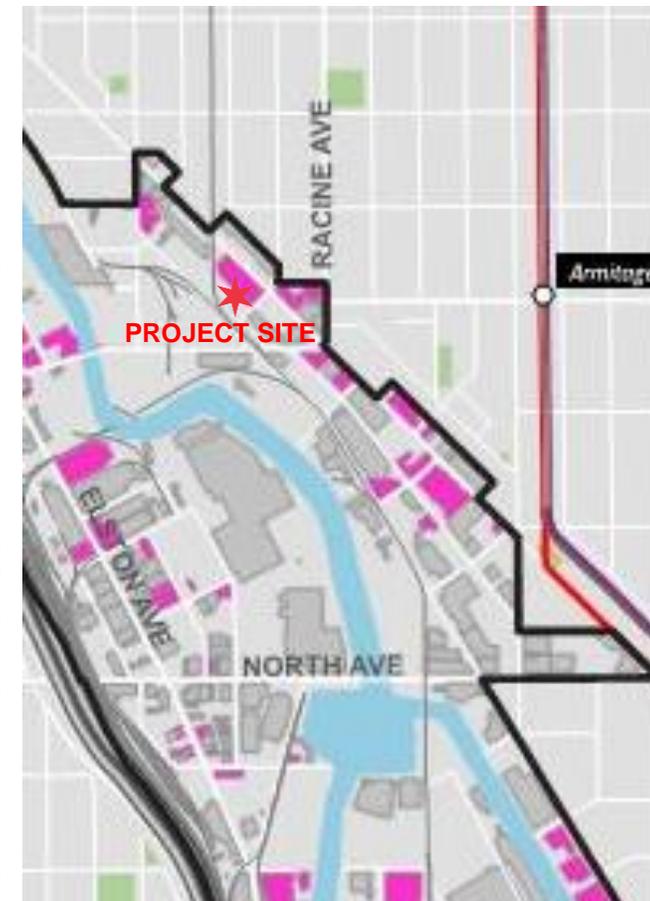
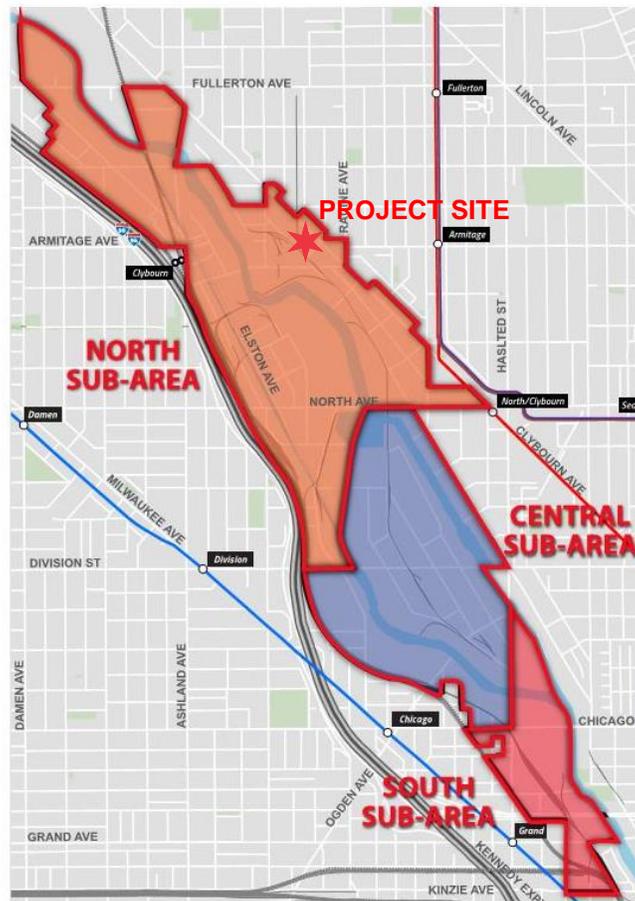
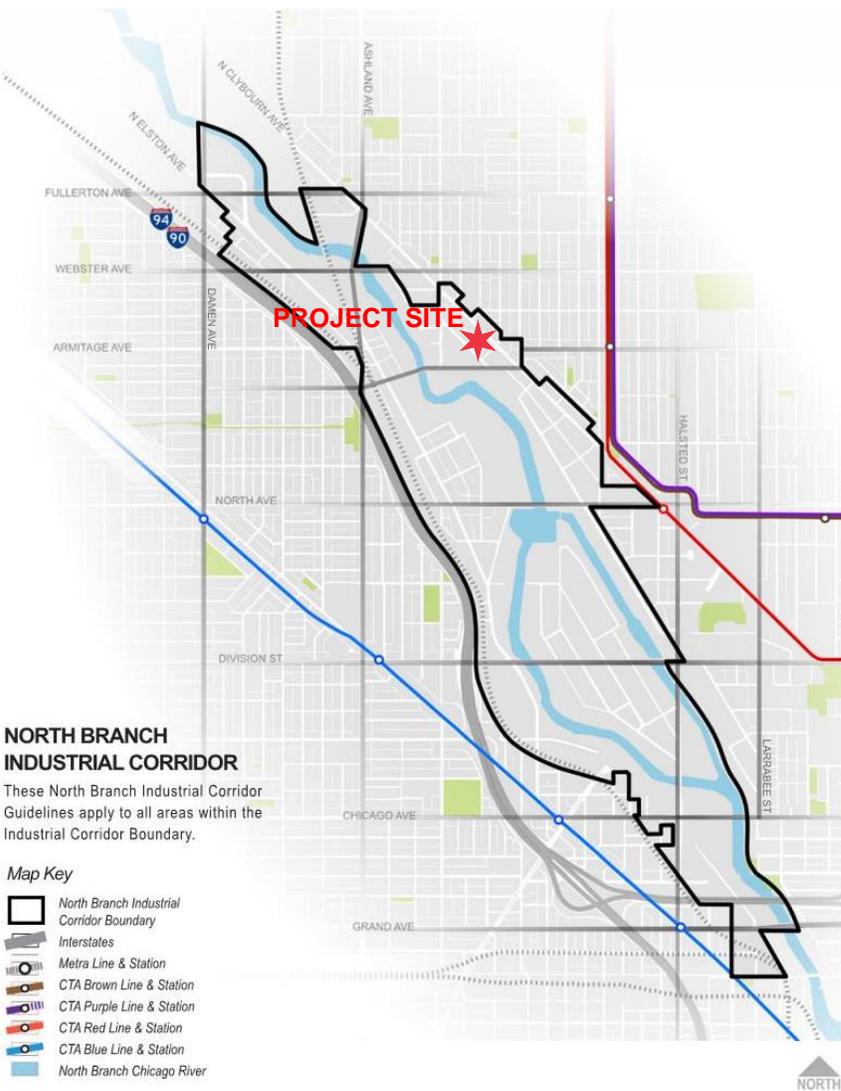
DEMOGRAPHICS:

- Total Population – 70,492
- Average Household Size – 1.9
- Median Age – 30.8
- 34 Years Old or Younger – 60.8%
- Median Income - \$115,389



Data is based on the Chicago Metropolitan Agency for Planning August 2021 Release

FINAL LAND USE FRAMEWORK





SITE CONTEXT AERIAL – View Looking Southeast



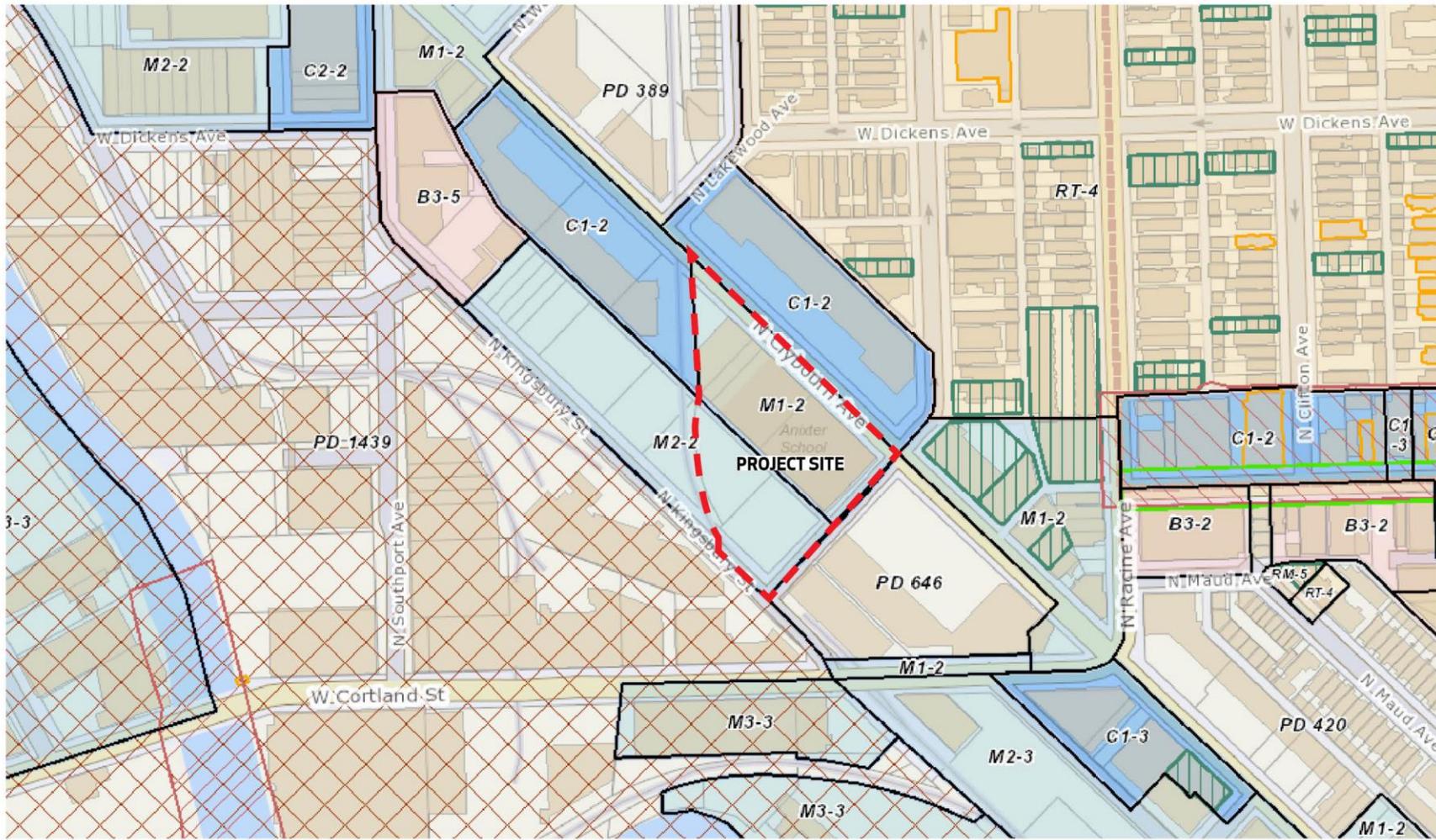
SITE CONTEXT – View Looking West



SITE CONTEXT – View Looking Northwest



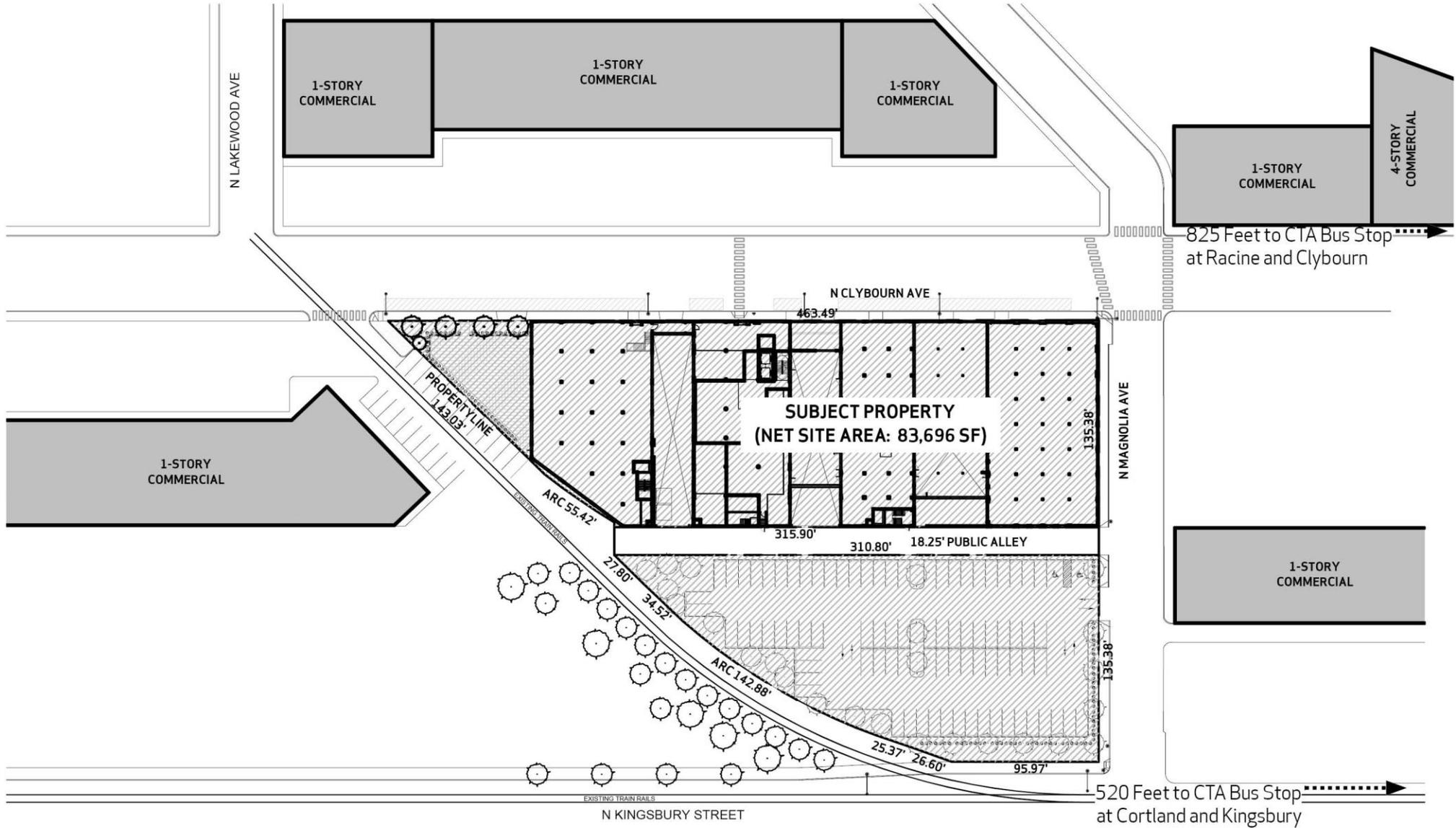
SITE CONTEXT AERIAL – View Looking Southeast



- Business
- Commercial
- Manufacturing
- Residential
- Planned Development
- Planned Manufacturing
- Downtown Mixed
- Downtown Core
- Downtown Residential
- Downtown Service
- Transportation
- Parks and Open Space



ZONING CONTEXT PLAN



Aerial View - Southwest



EXISTING CONDITION



AERIAL VIEW

NEW ROOFTOP ADDITION
EXISTING ROOF ELEVATION: APPROX. +48'-0"
PROPOSED ADDITION PARAPET ELEVATION: 61'-3"
PROPOSED ELEVATOR OVERRUN ELEVATION: 66'-3"

Pedestrian Context



EXISTING CONDITION



CLYBOURN AND MAGNOLIA LOOKING NORTHWEST

GENERAL FACADE NOTES

- 1 ALL MASONRY AND LIMESTONE TO BE CLEANED. ALL ELEVATIONS TO BE INSPECTED AND TUCKPOINTED AS NEEDED.
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CLYBOURN AND MAGNOLIA LOOKING SOUTHEAST

Pedestrian Context



CLYBOURN AND MAGNOLIA LOOKING SOUTHEAST

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Outdoor Space Concept



OUTDOOR SPACE FOR FUTURE BUILDING TENANT

Outdoor Space Concept

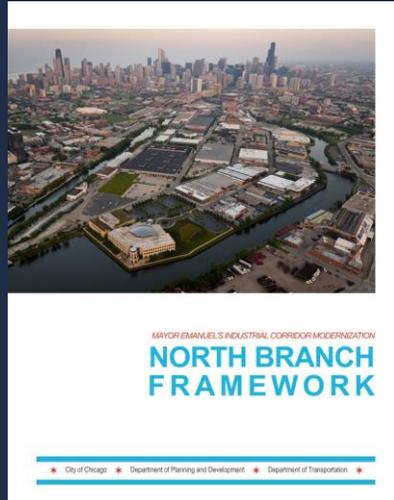


EXISTING CONDITION



OUTDOOR SPACE FOR FUTURE BUILDING TENANT

Planning Context



NORTH BRANCH FRAMEWORK

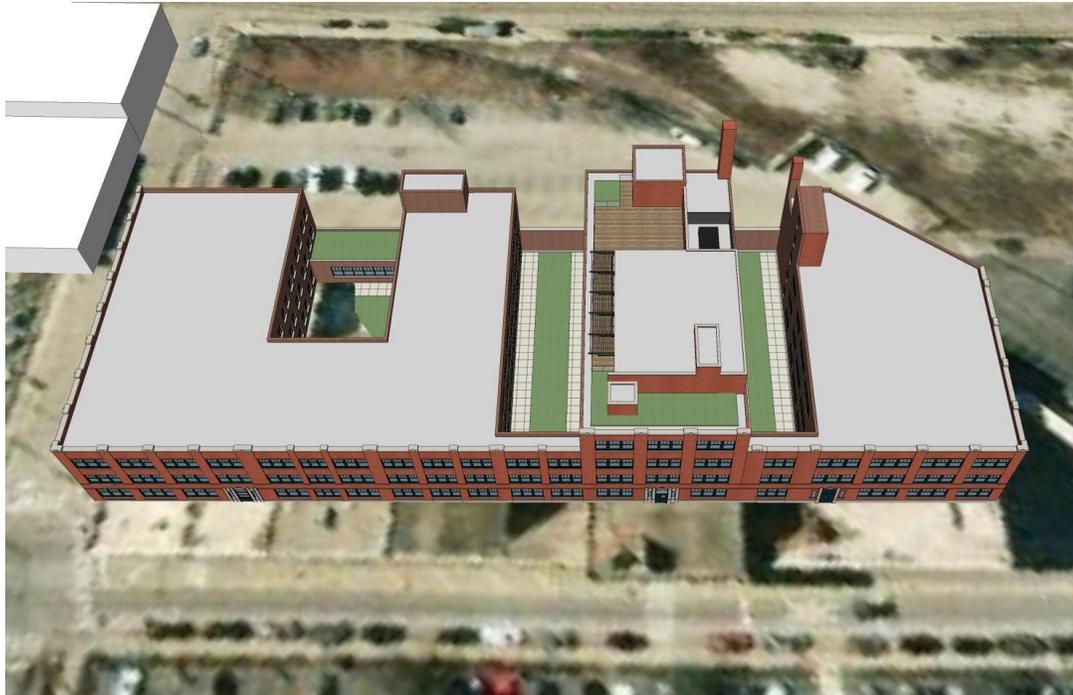
- Published May 18, 2017
- Chicago Department of Planning and Development
- Plan Goals Summary
 - Maintain the corridor as an economic engine and vital job center
 - Provide better access for all transportation modes
 - Enhance the area's unique natural and built environment

Project Timeline + Community Outreach

- Date of PD Filing: October 14, 2021
- Community Meeting with Sheffield Neighborhood Association: October 12, 2021
 - SNA provided a letter of support
- Approval from Landmarks Commission Permit Review Committee: November 4, 2021
 - Future Landmarks hearing scheduled for December 2, 2021

COMMISSION ON CHICAGO LANDMARKS FEEDBACK

The roof addition was reconfigured to increase the setback and obscure the new elevator overrun behind existing building massing



BEFORE



AFTER

DEPARTMENT OF PLANNING AND DEVELOPMENT FEEDBACK

The outdoor space was adjusted to provide landscape buffers along both open sides, with trees along Clybourn Ave. The glass railing was changed to an ornamental metal railing more in keeping with the industrial character of the neighborhood.



BEFORE



AFTER

DEPARTMENT OF PLANNING AND DEVELOPMENT FEEDBACK

Live/work units at the ground floor along Clybourn were reconfigured to set bedrooms back from the perimeter and give more square footage to the workspaces.



BEFORE



AFTER

CLYBOURN AVENUE



MAGNOLIA AVENUE



GROUND FLOOR PLAN

CLYBOURN AVENUE



TYPICAL FLOOR PLAN

CLYBOURN AVENUE

BLDG 5

BLDG 4

BLDG 3

BLDG 2

BLDG 1

A 20'-0" B 20'-0" C 20'-0" D 19'-8" E 28'-0" F 21'-7" G 21'-0" H 21'-0" J 32'-0" K 15'-10" L 15'-0" M 17'-0" N 19'-2" O 15'-0" P 15'-0" Q 19'-4" R 17'-4" S 17'-4" T 19'-4" U



MAGNOLIA AVENUE



CLYBOURN AVENUE



LOWER LEVEL PLAN

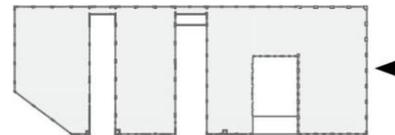


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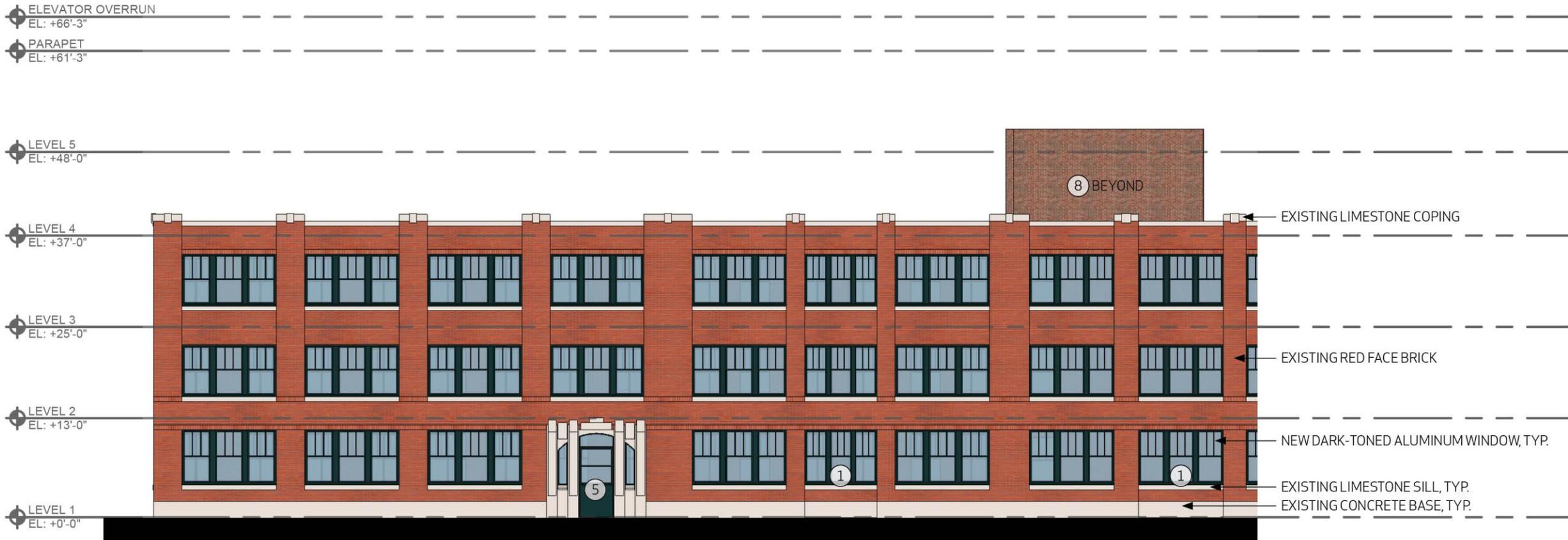
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KEY PLAN



SOUTHEAST ELEVATION

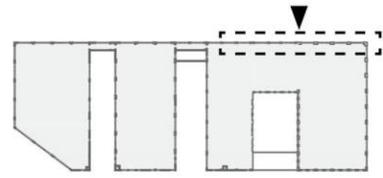


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NORTHEAST ELEVATION

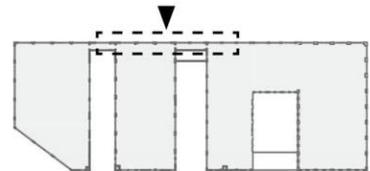


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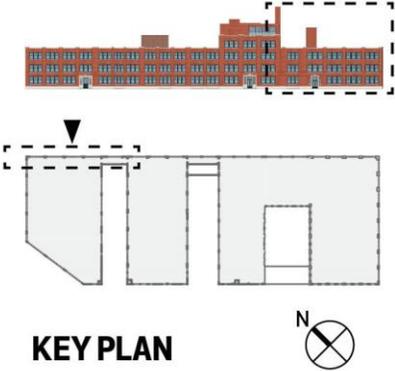


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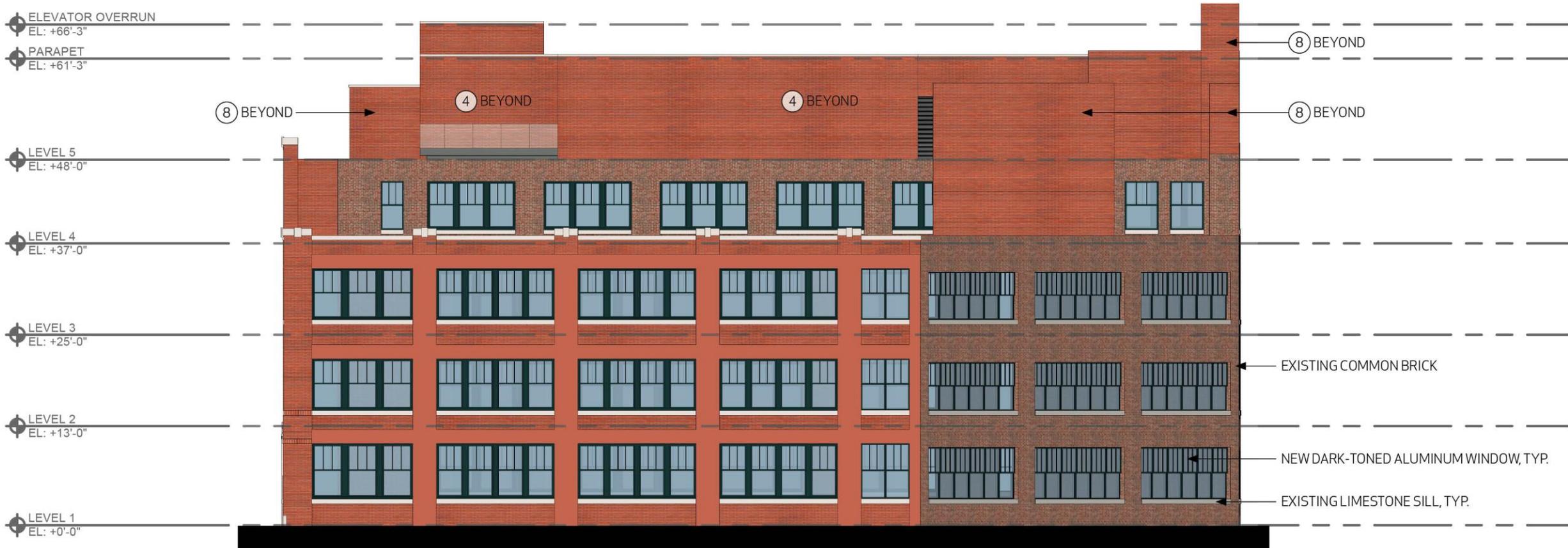
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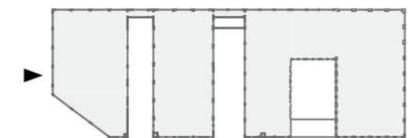


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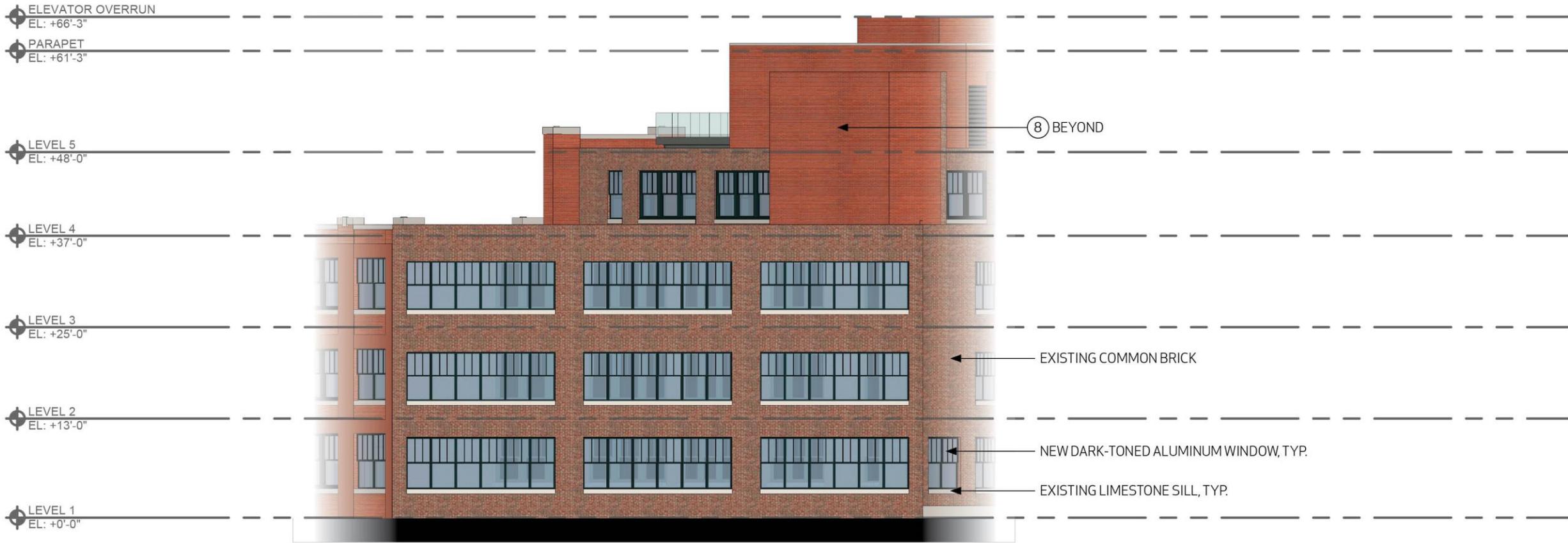
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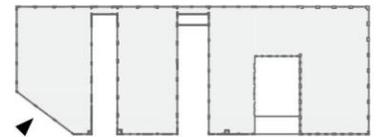


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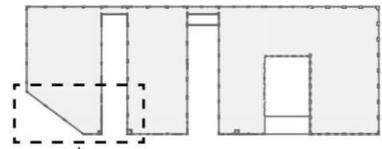


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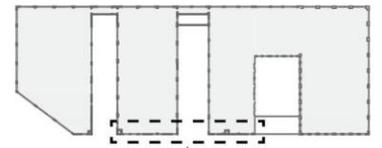


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KEY PLAN



SOUTHWEST ELEVATION

ELEVATOR OVERRUN
EL: +66'-3"

PARAPET
EL: +61'-3"

LEVEL 5
EL: +48'-0"

LEVEL 4
EL: +37'-0"

LEVEL 3
EL: +25'-0"

LEVEL 2
EL: +13'-0"

LEVEL 1
EL: +0'-0"



EXISTING COMMON BRICK

EXISTING LIMESTONE SILL, TYP.

NEW DARK-TONED ALUMINUM WINDOW, TYP.

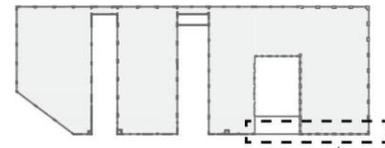
EXISTING CONCRETE BASE, TYP.

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- ⑧ EXISTING ELEVATOR/STAIR OVERRUN OR CHIMNEY
- ⑨ METAL ACOUSTICAL SCREEN AT MECHANICAL EQUIPMENT



KEY PLAN



SOUTHWEST ELEVATION

ELEVATOR OVERRUN
EL: +66'-3"

PARAPET
EL: +61'-3"

LEVEL 5
EL: +48'-0"

LEVEL 4
EL: +37'-0"

LEVEL 3
EL: +25'-0"

LEVEL 2
EL: +13'-0"

LEVEL 1
EL: +0'-0"



GENERAL FACADE NOTES

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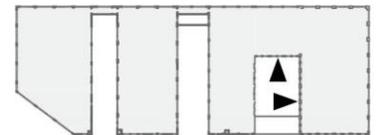
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EXISTING COMMON BRICK

EXISTING LIMESTONE SILL, TYP.

NEW DARK-TONED ALUMINUM WINDOW, TYP.



KEY PLAN



COURTYARD 'A' SOUTHEAST AND NORTHEAST ELEVATION

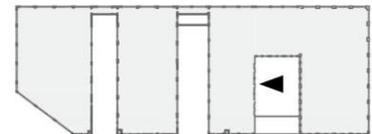


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KEY PLAN



COURTYARD 'A' NORTHWEST ELEVATION

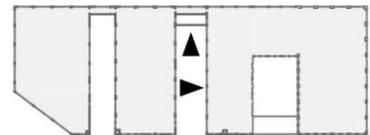


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KEY PLAN



COURTYARD 'B' SOUTHEAST AND NORTHEAST ELEVATION

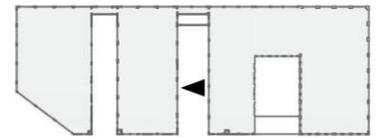


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KEY PLAN



COURTYARD 'B' NORTHWEST ELEVATION

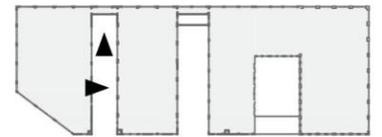


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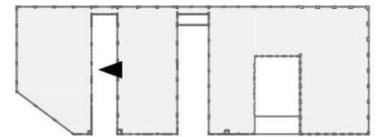


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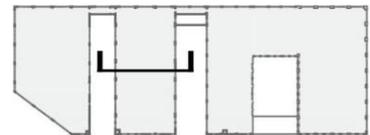
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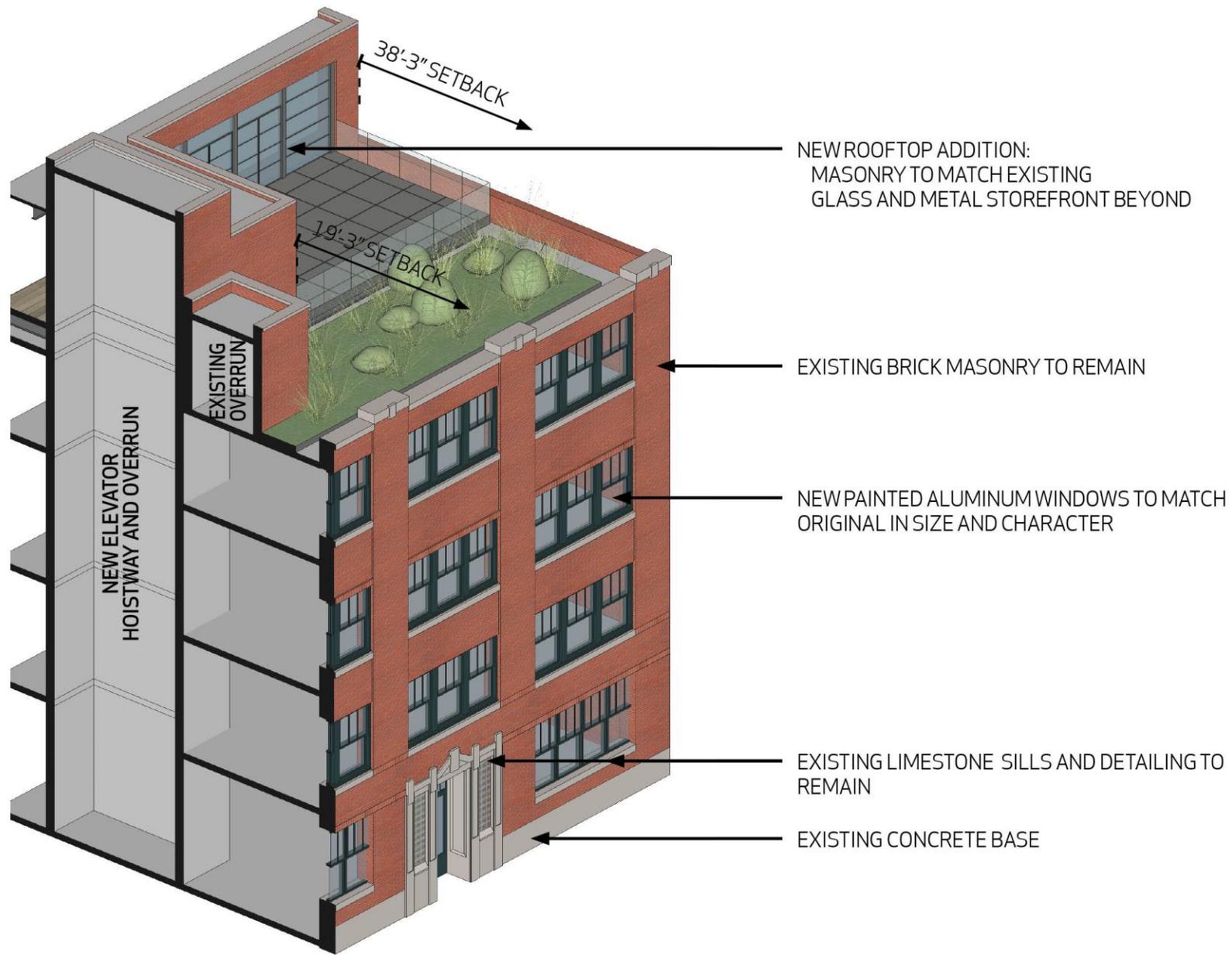
BUILDING SECTION



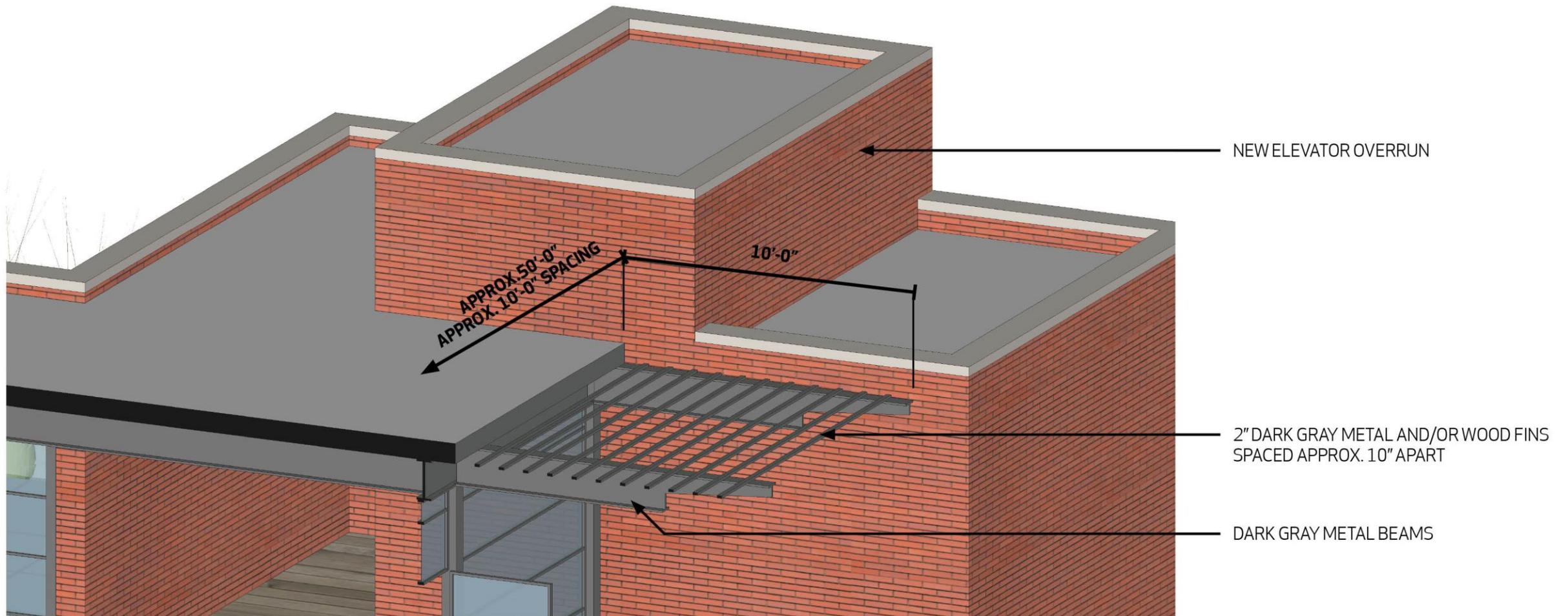
KEY PLAN



ENLARGED BUILDING SECTION



FAÇADE AXONOMETRIC



FAÇADE AXONOMETRIC AT ROOF ADDITION

17-8-0904-A:

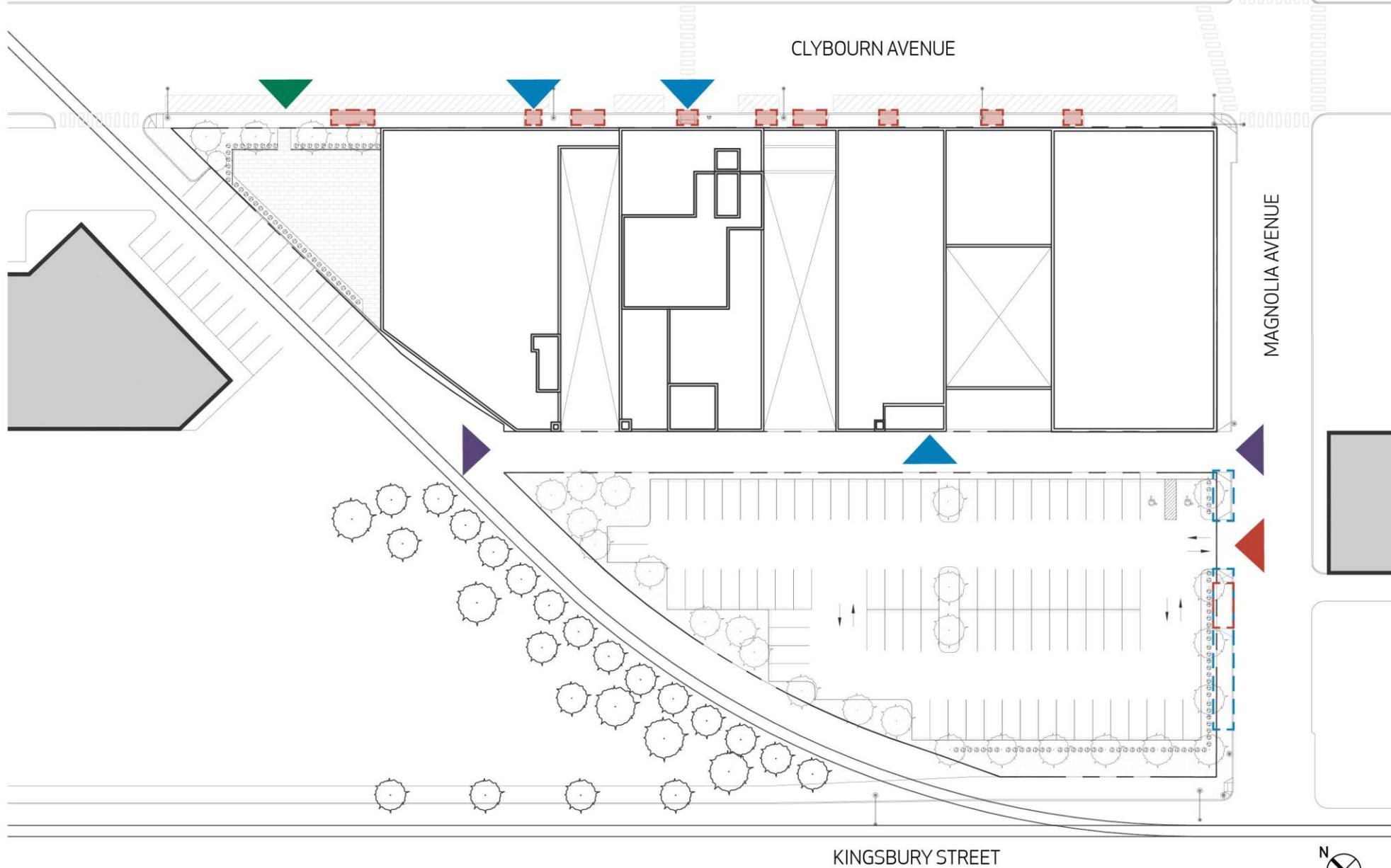
Existing curb cuts along Clybourn to be removed for improved accessibility pedestrian safety. Portions of the sidewalk along Magnolia are to be replaced. No new curb cuts are to be added.

17-8-0904-B:

All sidewalk and street work to be completed to CDOT standards.

17-8-0904-C:

Parking is located behind the existing building to minimize presence from Clybourn. Perimeter and internal landscaping pursuant to the Chicago Zoning Ordinance will screen parking from adjacent streets.



- PEDESTRIAN ENTRY
- PEDESTRIAN ENTRY TO OUTDOOR SPACE
- VEHICULAR ENTRY
- PUBLIC ALLEY ENTRY
- EXISTING SIDEWALK TO BE REPLACED
- EXISTING CURB CUT TO BE REMOVED
- EXISTING CURB CUT TO BE RELOCATED

KINGSBURY STREET



TRANSPORTATION, TRAFFIC, AND PARKING

17-8-0905-A:
New outdoor spaces activates currently unused portion of the site.

17-8-0905-B:
Existing entry doors will be replaced to match original design, bringing prominence to entryways.

17-8-0906-A:
New roof addition is set back from the existing building face to limit visibility.

17-8-0906-B:
Existing historic facades form a street wall.



17-8-0909-A:

Existing historic building limits opportunities for new open space. Open space will be provided at the northwest corner of the site.

17-8-0909-C:

Open space will be provided to residents at private courtyards and the roof terrace addition.

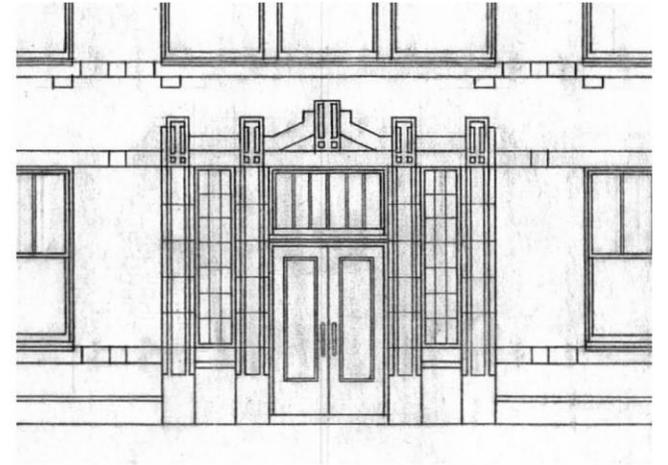




NEW MASONRY AND LIMESTONE SILLS TO MATCH EXISTING



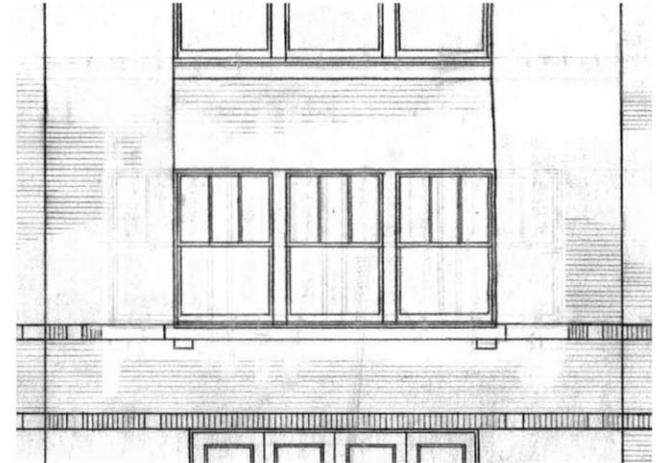
DARK ALUMINUM STOREFRONT AT ROOFTOP ADDITION



ENTRY DOORS TO BE RESTORED TO MATCH HISTORIC CHARACTER PER ORIGINAL DRAWINGS



DARK GRAY METAL AND/OR WOOD CANOPY



TYPICAL WINDOWS TO BE RESTORED TO MATCH HISTORIC CHARACTER PER ORIGINAL DRAWINGS

BUILDING MATERIALS

Chicago Sustainable Development Policy 2017.01.02

Compliance Options	Points Required		Sustainable Strategies Menu																																	
			Health	Energy						Stormwater				Landscapes			Green Roofs	Water	Transportation						Solid Waste	Work Force	Wildlife									
			Health	2.1	2.2	2.3	2.4	2.5	2.6	2.7	3.1	3.2	3.3	3.4	3.5	3.6	4.1	4.2	4.3	4.4	5.1	5.2	6.1	6.2	7.1	7.2	7.3	7.4	7.5	7.6	7.7	8.1	8.2	9.1	9.2	
Starting Points																																				
Number of Optional Points Required New Construction / Substantial Rehab / Moderate Rehab																																				
1.1 Achieve WELL Building Standard	40																																			
2.1 Designed to earn the Energy Star	30																																			
2.2 Exceed Energy Code (5%)	20																																			
2.3 Exceed Energy Code (10%)	30																																			
2.4 Exceed Energy Code (25%)	40																																			
2.5 Exceed Energy Code (40%)	50																																			
2.6 Onsite Renewable Energy (3%)	10																																			
2.7 Onsite Renewable Energy (5%)	20																																			
3.1 Exceed Stormwater Ordinance by 25%	10																																			
3.2 Exceed Stormwater Ordinance by 50%	20																																			
3.3 100% Stormwater Infiltration	40																																			
3.4 Sump Pump Capture & Reuse	5																																			
3.5 100-year detention for lot-to-lot buildings	5																																			
3.6 100-year Detention for Bypass	5																																			
4.1 Working Landscapes	5																																			
4.2 Natural Landscapes	5																																			
4.3 Tree Planting	5																																			
4.4 Achieve Sustainable Sites Certification	20																																			
5.1 Green Roof 50-100%	10																																			
5.2 Green Roof 100%	20																																			
6.1 Indoor Water Use Reduction (25%)	10																																			
6.2 Indoor Water Use Reduction (40%)	20																																			
7.1 Proximity to Transit Service	5																																			
7.2 Bikeshare Sponsorship	5																																			
7.3 Bike Parking Residential	5																																			
7.4 Bike Parking Commercial & Industrial	5																																			
7.5 EV Charging Stations	10																																			
7.6 EV Charger Readiness	5																																			
7.7 CTA Digital Displays	5																																			
8.1 80% Waste Diversion	10																																			
8.2 Workforce Development	10																																			
9.1 Bird Protection (Basic)	5																																			
9.2 Bird Protection (Enhanced)	10																																			



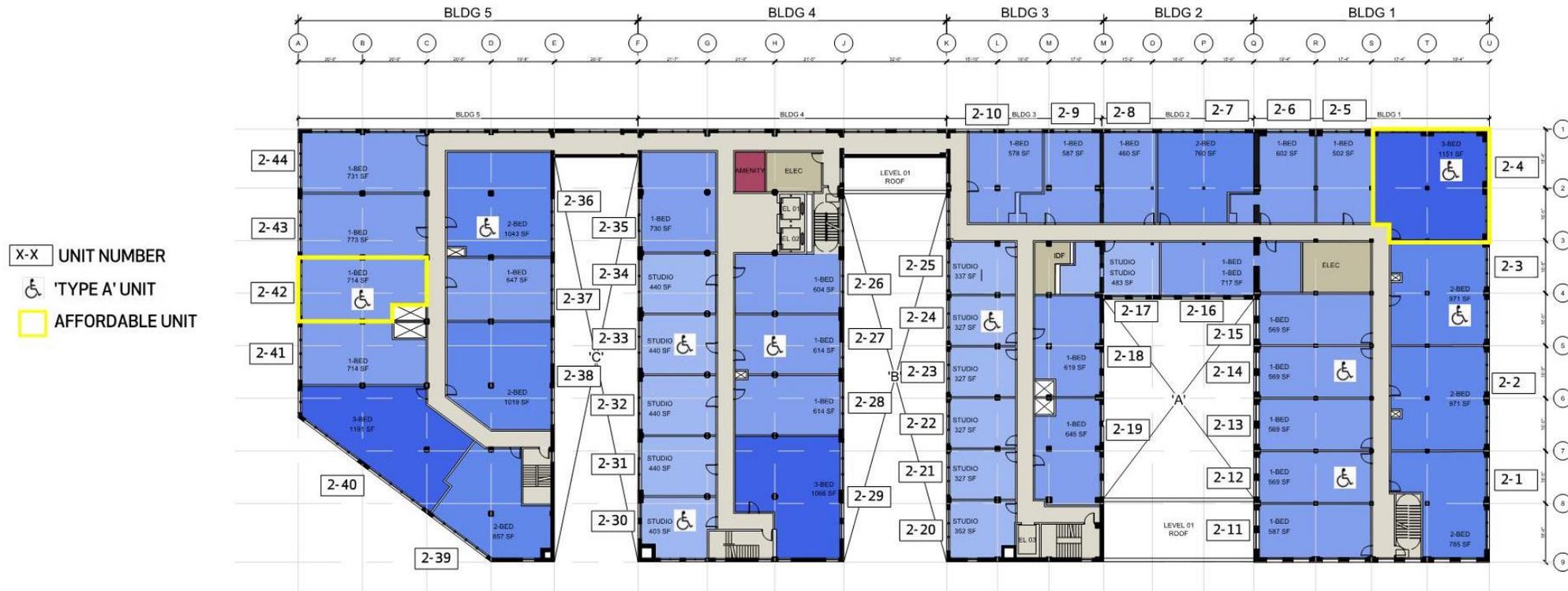
- Green roof
- Permeable pavers
- High-efficiency plumbing fixtures
- Bike parking and bikesharing
- EV-capable parking
- Proximity to public transit

- 2032 N Clybourn project will follow the 2016 Regulations for Sewer Construction and Stormwater Management.
- Existing building will meet the requirements for Existing Building Rehabilitation. The proposed runoff from the building will not exceed the existing runoff. This will be accomplished by the reduction of existing impervious area. Landscape areas will be added to the courtyards on the north side of the building. Additional landscape areas will be provided within newly created interior courtyards.
- New parking lot across the alley will meet the Stormwater Regulations for rate and volume control. Underground detention storage and an outlet control structure will be provided to meet the rate control requirement. Permeable pavement will be proposed to meet the volume control requirement.
- The project will meet the requirements for erosion and sediment control during construction. Erosion and sediment control BMPs will be installed and maintained during constructions to reduce or prevent the discharge of sediment and other pollutants in stormwater runoff from the project site.

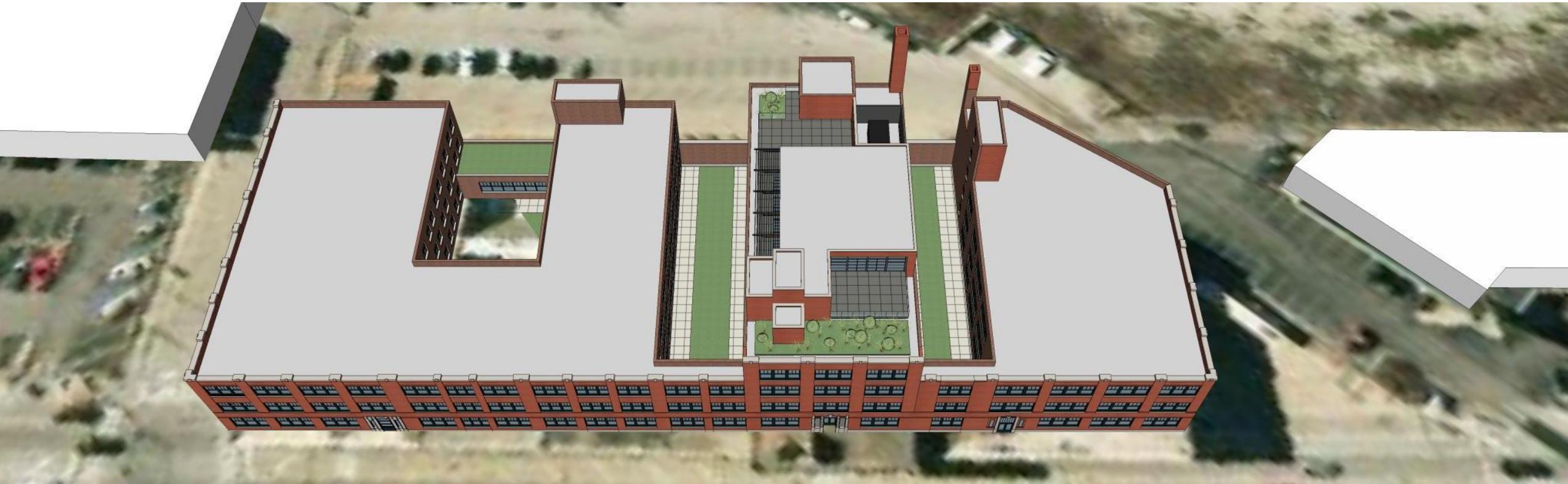
2021 ARO Applies

136 total units

- 10% provided at 30% AMI
- 50% (7 units) provided on-site (2 studios, 2 1BR, 2 2BR, 1 3BR)
- \$1,879,388 fee in lieu for remaining 7 units



- \$22m project cost
- 440 construction jobs
- 75 permanent jobs
- Commitment to Mayoral Executive Order 26/6/50% M/WBE and City hiring goals
- Preservation of historic industrial building
- 100% new property taxes
- Neighborhood-focused commercial space



ECONOMIC AND COMMUNITY BENEFITS

★ DPD Recommendations

The proposal:

- Will not adversely affect the continued industrial viability of the North Branch Industrial corridor (17-13-0403);
- Complies with the North Branch Framework Plan and is consistent with land use patterns in this portion of the North Branch Industrial Corridor (17-8-0903);
- Is compliant with the Planned Development Standards and Guidelines (17-8-0900 & 17-13-0609-A);
- Ensures a level of amenities appropriate to the nature and scale of the project (17-8-0104);
- Is designed to promote pedestrian interest, safety, and comfort (17-8-0905-A);
- Adaptively reuses a building that is identified as a character building in the North Branch Framework Plan, which the Applicant is pursuing Chicago Landmark designation for (17-8-0911); and,
- Is compatible with the character of the surrounding area in terms of uses, density, and building scale (17-13-0308-C & 17-13-0609-B).

