

PD 138

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

February 20, 2026

Kristin Faust
Executive Director
Illinois Housing Development Authority
111 E. Wacker Dr., Suite 1000
Chicago, IL 60601

Re: PD 138, Sub area B-1, 4432-4458 N. Clarendon Avenue, Sarah's Circle

Dear Ms. Faust:

In response to a recent request from Steve Freidland on behalf of his client, Sarah's Circle, please be advised that the subject site is zoned Residential-Business Planned Development No. 138 ("PD 138") and located within Sub area B-1 of the Planned Development.

It is our understanding that Sarah's Circle is applying for affordable housing financing with the Illinois Housing Development Authority for a new 54 unit, seven-story building for single women (the "Project") at 4432-4458 N. Clarendon Ave.

A minor change and site plan approval for the proposed Project was approved by our department on Feb. 17, 2026. A Lakefront Protection application for the Project was approved by the Chicago Plan Commission on Feb. 19, 2026. The approved Site Plan and Elevations are attached.

The current zoning for this project is appropriate and will permit the proposed project. The project must comply with PD 138 and the Zoning Ordinance, and all permits must be obtained prior to the start of construction.

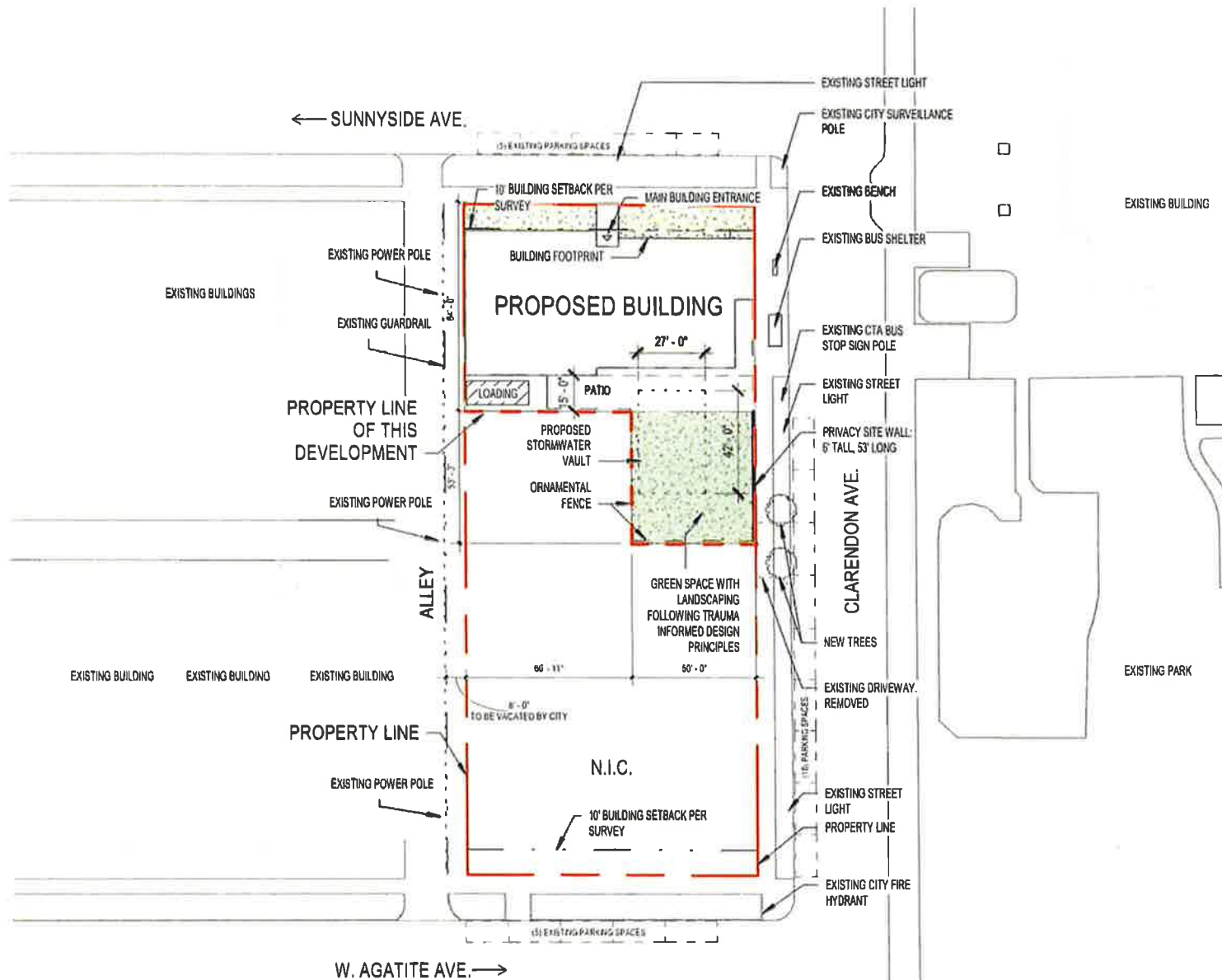
Sincerely,

Kyle Bartlett
Assistant Zoning Administrator

KB:tm

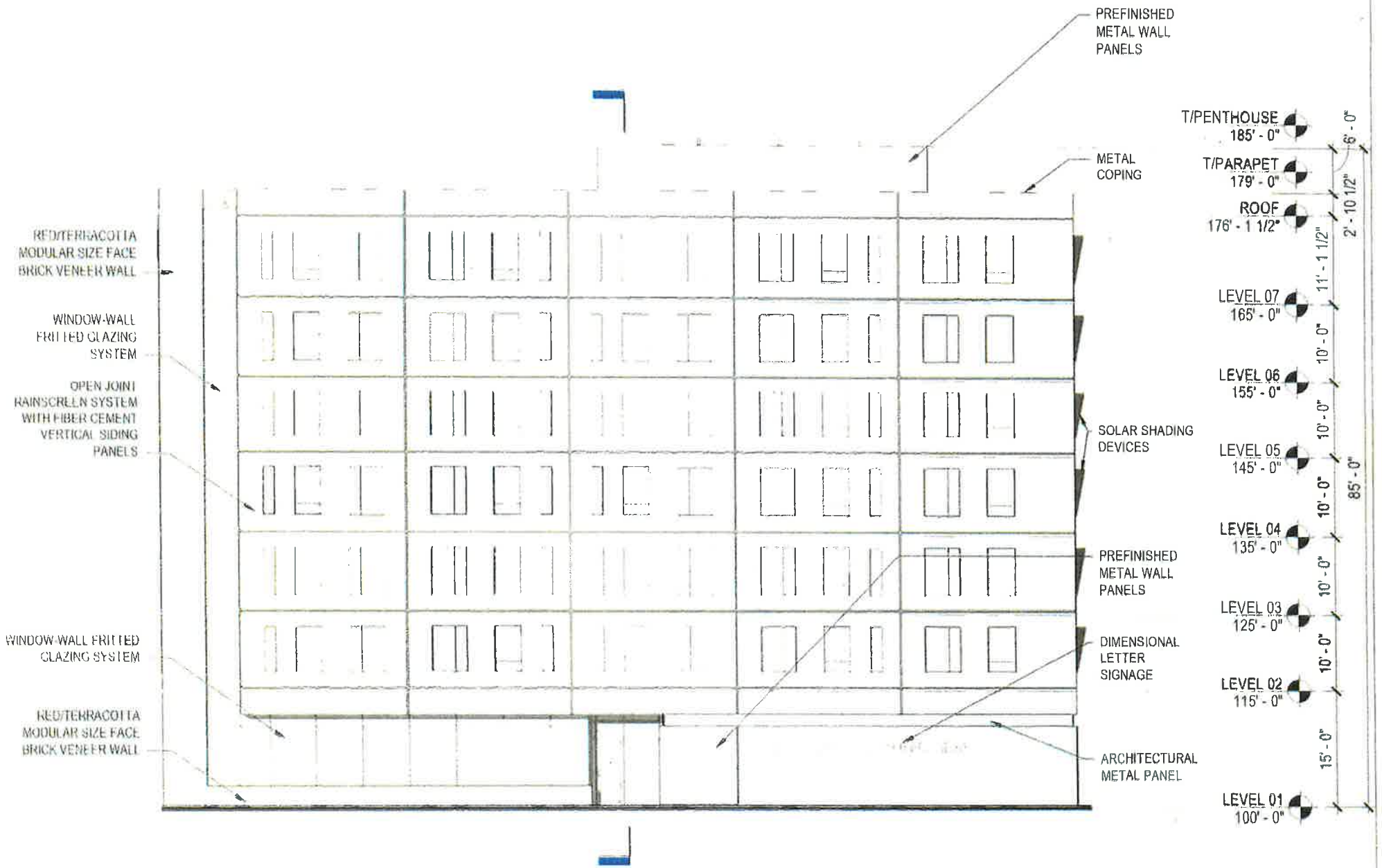
C: Steve Friedland, Kyle Bartlett, Noah Szafraniec, Omar Smailbegovic

FIGURE 3-2



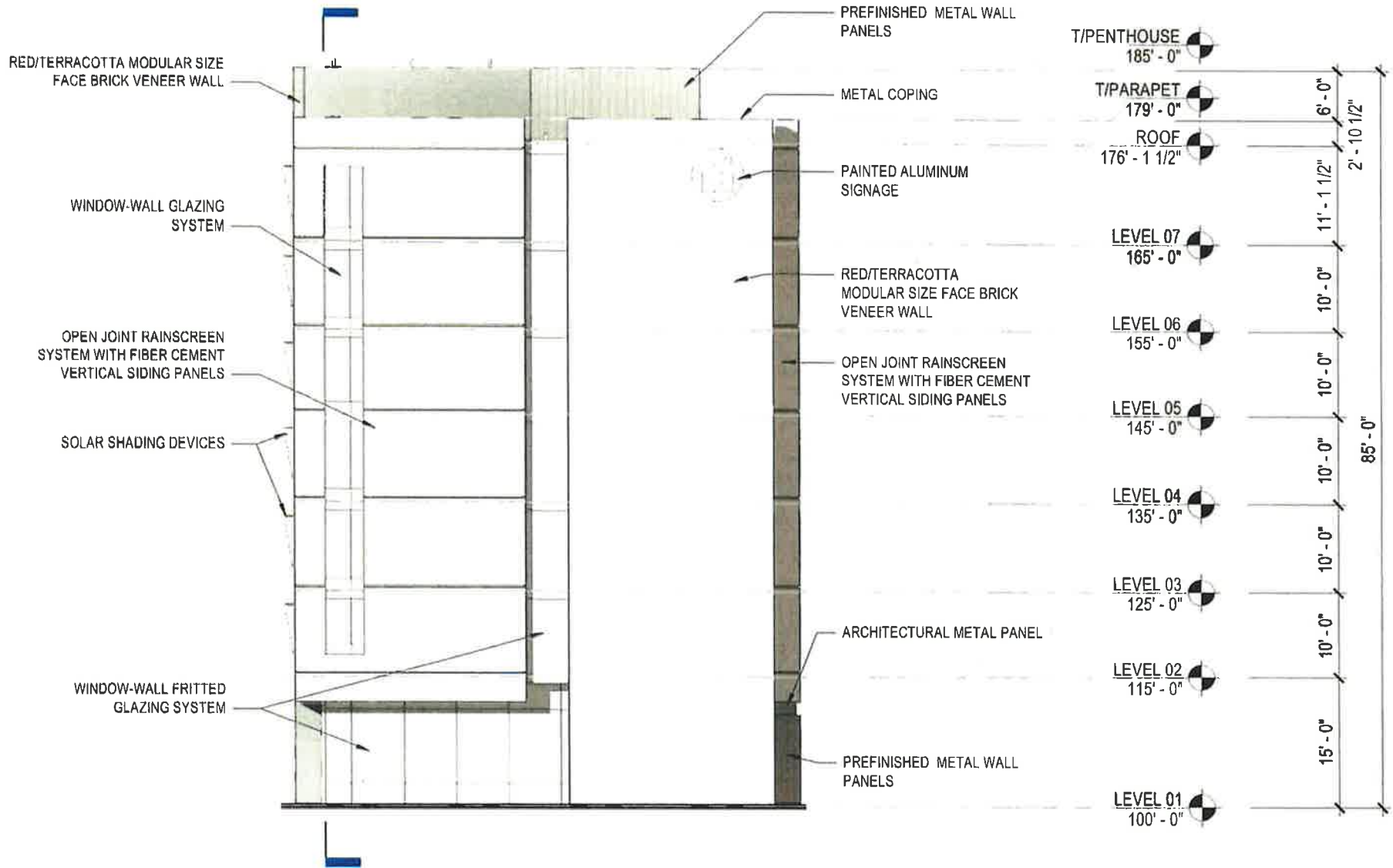
1" = 60'-0"

FIGURE 5-1



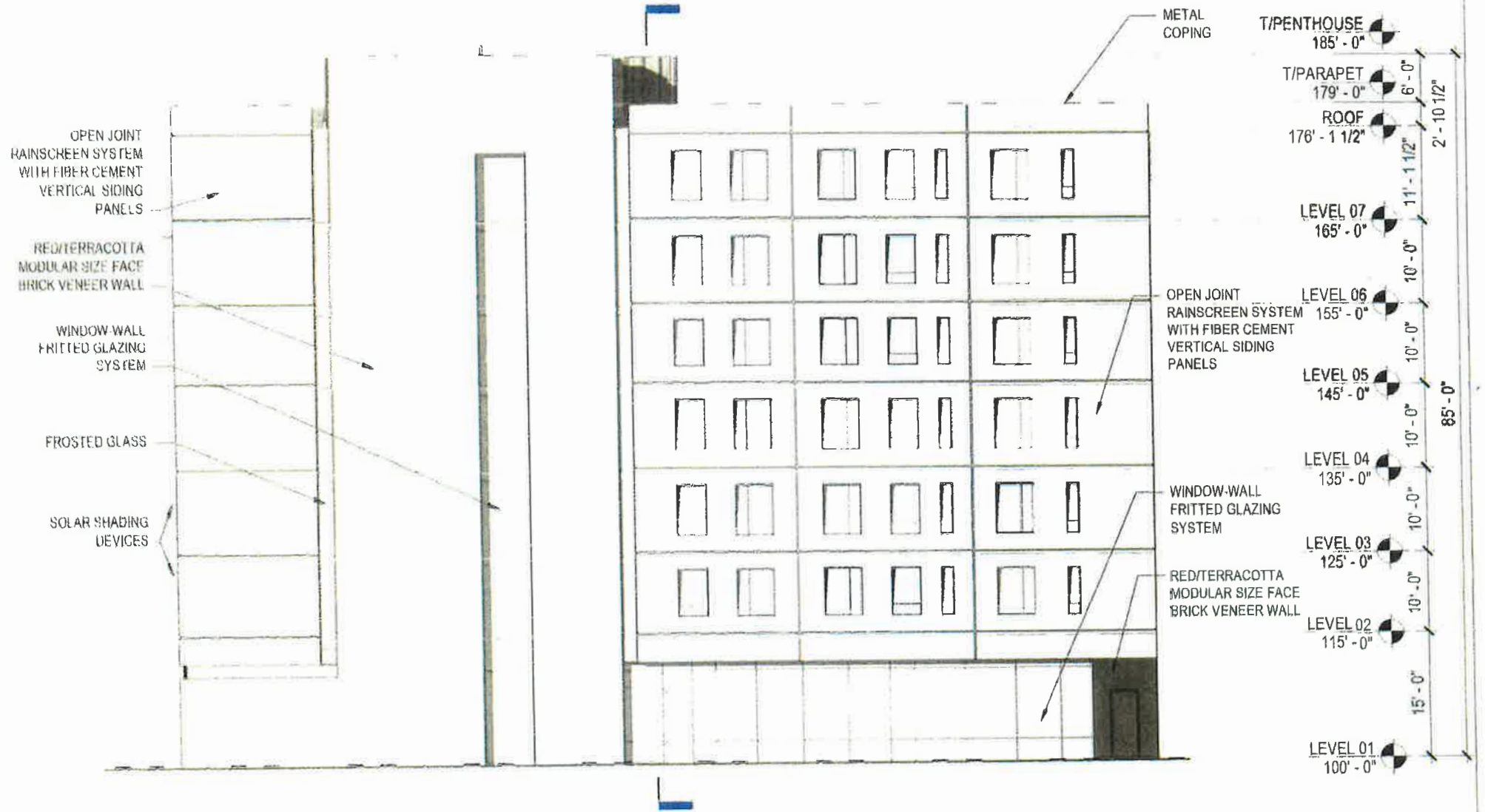
1/16" = 1'-0"

FIGURE 5-2



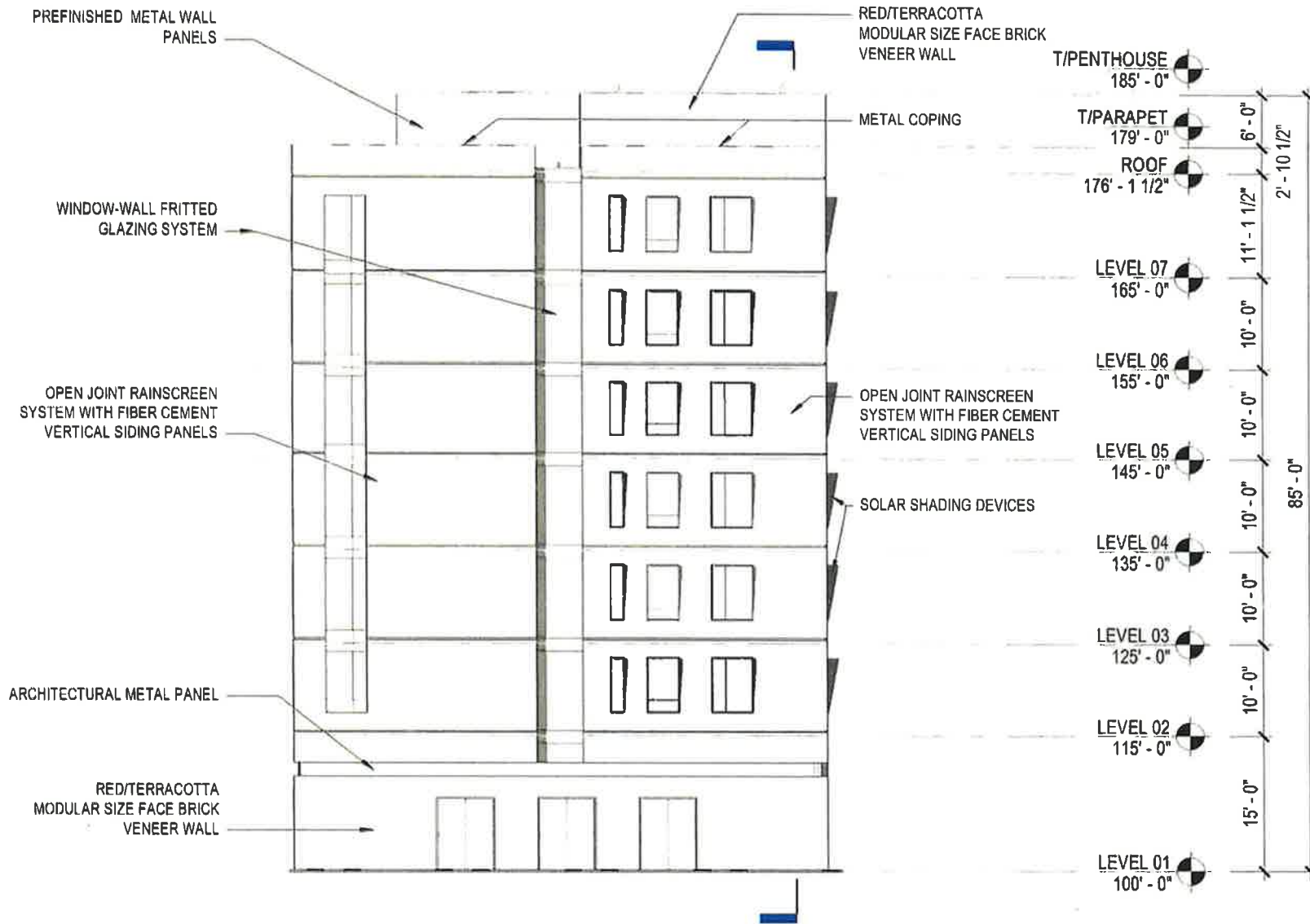
1/16" = 1'-0"

FIGURE 5-3



1/16" = 1'-0"

FIGURE 5-4



1/16" = 1'-0"



**DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO**

February 17, 2026

VIA EMAIL

Steven D. Friedland
Applegate & Thorne-Thomsen
425 S. Financial Pl. Ste. 1900
Chicago, IL 60605

**Re: Minor Change Request and Site Plan Review for Planned Development #138, Subarea B at
4432 N. Clarendon Avenue**

Dear Mr. Friedland:

Please be advised that your request for a minor change to Residential-Business Planned Development No. 138 (PD 138) and an associated site plan review has been considered by the Department of Planning & Development pursuant to section 17-13-0611 of the Chicago Zoning Ordinance and statement 13 of PD 138. This request is being submitted by Sarah's Circle, an Illinois not-for-profit corporation, with the written consent of the sole owner, Missionary Sisters of the Sacred Heart.

The City of Chicago Department of Planning and Development (DPD) has reviewed the request submitted for the project identified above. The applicant proposes to develop at least two buildings within subarea B, with room for a third to be potentially developed by another entity and seeks site plan approval for the first building with this request. The proposed building would contain 54 supportive housing units for single women.

The requested minor changes for Subarea B include the following:

- Divide Subarea B into two separate subareas to be called subareas B-1 and B-2.
- Reduction of the overall Floor Area Ratio (FAR) for Subarea B from 6.87 to 6.43 to be divided into a maximum FAR of 5.59 for Subarea B-1 and a maximum FAR of 8.39 for Subarea B-2.
- Reduction in the maximum number of dwelling units to 120 for Subarea B-1 and 90 for Subarea B-2, resulting in an overall reduction of the maximum number of dwelling units for PD 138 from 631 to 591.
- A change from a requirement for 160 off-street parking spaces in Subarea B to 0 off-street vehicular parking spaces for the first building in Subarea B-1, and off-street vehicular and bicycle parking to be provided in accordance with sections 17-10-0100 and 17-10-0200 of the Chicago Zoning Ordinance for any other buildings in Subarea B-1 and all buildings in Subarea B-2.
- A reduction of the maximum building height in Subarea B from 157 feet to 110 feet.
- An increase in the net site area of Subarea B from 31,608 square feet to 33,768 square feet, to be divided into 23,637 square feet of net site area for Subarea B-1 and 10,130 square feet of net site area for Subarea B-2. This change would result from and is contingent on the completion of the alley vacation with the Chicago Department of Transportation to reduce the width of the abutting public alley from 24 feet in width to 16 feet in width and the inclusion of the vacated area into the subject property.

121 NORTH LASALLE STREET, ROOM 1101, CHICAGO ILLINOIS 60602

The following attached documents are to be incorporated into PD 138 as new exhibits:

- Residential Business Planned Development No. 138 Bulk Regulations and Data Table
- Revised Subarea B Map

The requested site plan approval includes the following attached documents prepared by Perkins & Will:

- Site Plan
- Landscaping Plan
- Landscaping Details
- Landscaping/Site Details
- North, East, South, and West Elevations
- Bird Threat Collision Threat Study – inclusive of the Site Plan, North/East and South/West Elevations
- SE Conceptual Massing – Detailed with Notes

Regarding your request, the Department of Planning & Development has determined that allowing the proposed modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development and therefore, would constitute a minor change. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 138, I hereby approve the foregoing minor change, but no other changes to this development.

This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change commences within such period and thereafter diligently pursued to completion, including the completion of the alley vacation process and construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including the alley vacation and construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and come null and void.

Additionally, upon review of the material submitted, DPD has determined that the proposed site plan approval and the associated materials are consistent with and satisfy the requirements of PD 138, as amended, including the minor change. Additionally, the Site Plan has been approved by the Chicago Department of Transportation, The Chicago Fire Department, the Mayor's Office for People With Disabilities, and Stormwater from the Department of Buildings. Accordingly, the Site Plan submittal for Subarea B-1 within Residential-Business Planned Development No. 138 is hereby approved. Given that the subject site is within the Private Use Zone of the Lake Michigan and Chicago Lakefront Protection District, the proposed development of the site is regulated by Section 16-4-150 of the Lake Michigan and Chicago Lakefront Protection Ordinance and thus must be approved by the Chicago Plan Commission prior to the issuance of a building permit.

Sincerely,



Noah Szafraniec
Assistant Commissioner, Planned Developments and Plan Commission

cc: Michael Marmo, Stephen Nutt, Omar Smailbegovic, Janice Hill, Teresa McLaughlin, Main File

121 NORTH LASALLE STREET, ROOM 1101, CHICAGO ILLINOIS 60602

Residential Business Planned Development No. 138.

Bulk Regulations and Data Table

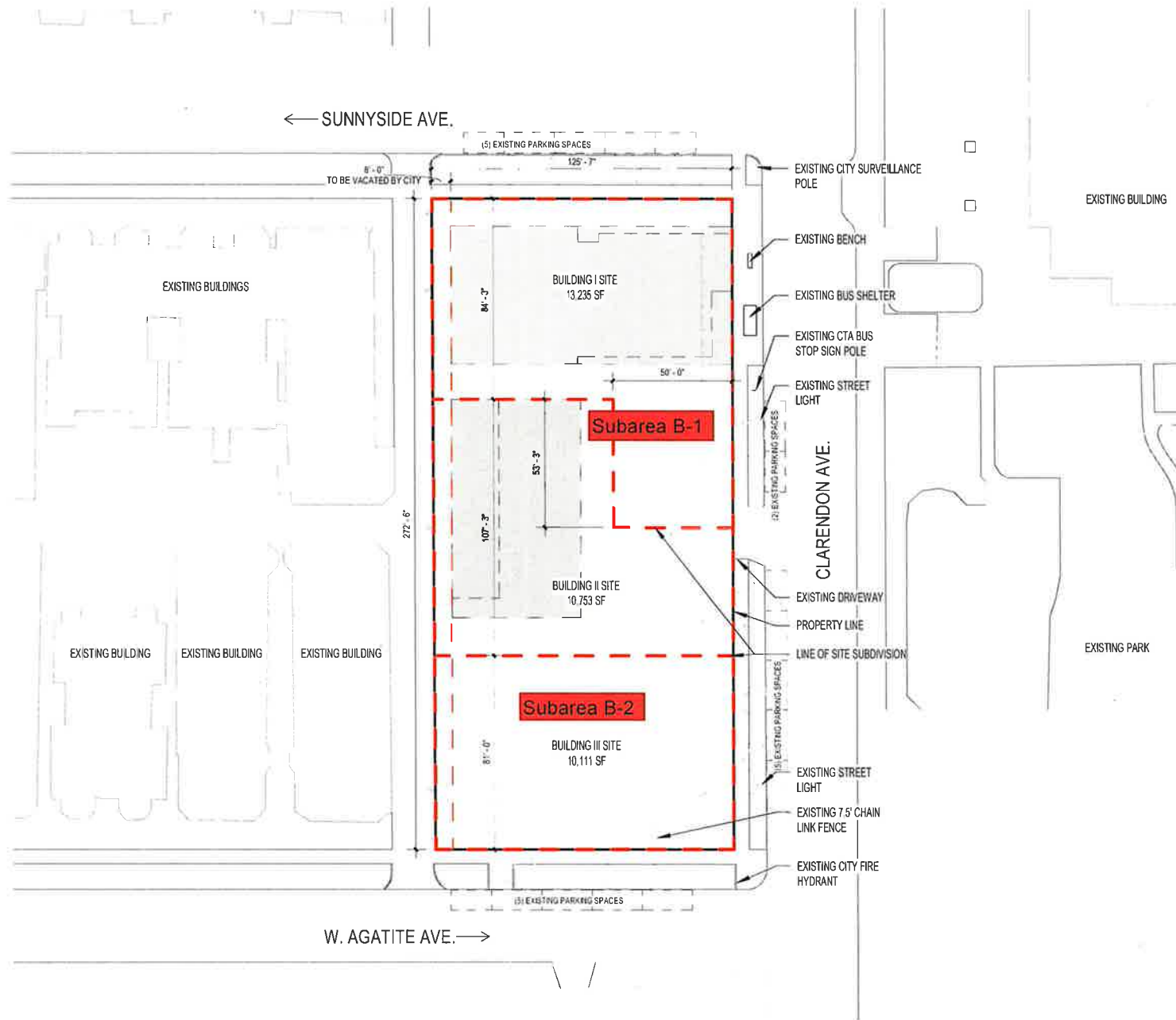
Gross Site Area (square feet)	195,591
Area Remaining in Public Way (square feet)	62,245
Area To Be Vacated (square feet)	2,160
Net Site Area (square feet):	133,346
Subarea A:	85,160
Subarea B:	33,767
Subarea B-1	23,637
Subarea B-2	10,130
Subarea C:	14,419
Maximum Floor Area Ratio (FAR):	5.0
Subarea A:	5.08
Subarea B:	6.43
Subarea B-1	5.59
Subarea B-2	8.39
Subarea C:	0.43
Maximum Number of Dwelling Units:	591 ¹
Subarea A:	381
Subarea B:	210
Subarea B-1	120

¹ Up to 37 percent of the total number of dwelling units in Subarea A may be efficiency units.

Subarea B-2	90
Subarea C:	0
Maximum Commercial Floor Area (net rentable square feet):	36,200
Subarea A:	30,000
Subarea B:	0
Subarea C:	6,200
Maximum Site Coverage:	Per Site Plans
Minimum Building Setbacks:	Per Site Plans
Minimum Number of Off-Street Parking Spaces:	
Subarea A:	275
Subarea B:	
Subarea B-1	For the first building in Subarea B1: 0 vehicular spaces and one bicycle space per dwelling unit For any other buildings in Subarea B1: Vehicular and bicycle parking requirements in accordance with the sections 17-10-0100 and 17-10-0200 of the Chicago Zoning Ordinance.
Subarea B-2	Vehicular and bicycle parking requirements in accordance with the sections 17-10-0100 and 17-10-0200 of the Chicago Zoning Ordinance.
Subarea C:	11
Minimum Number of Off-Street Loading Berths:	1, 10 feet by 50 feet; 1, 10 feet by 30 feet; and 3, 10 feet by 25 feet
Subarea A:	1, 10 feet by 50 feet; 1, 10 feet by 30 feet; and 2, 10 feet by 25 feet

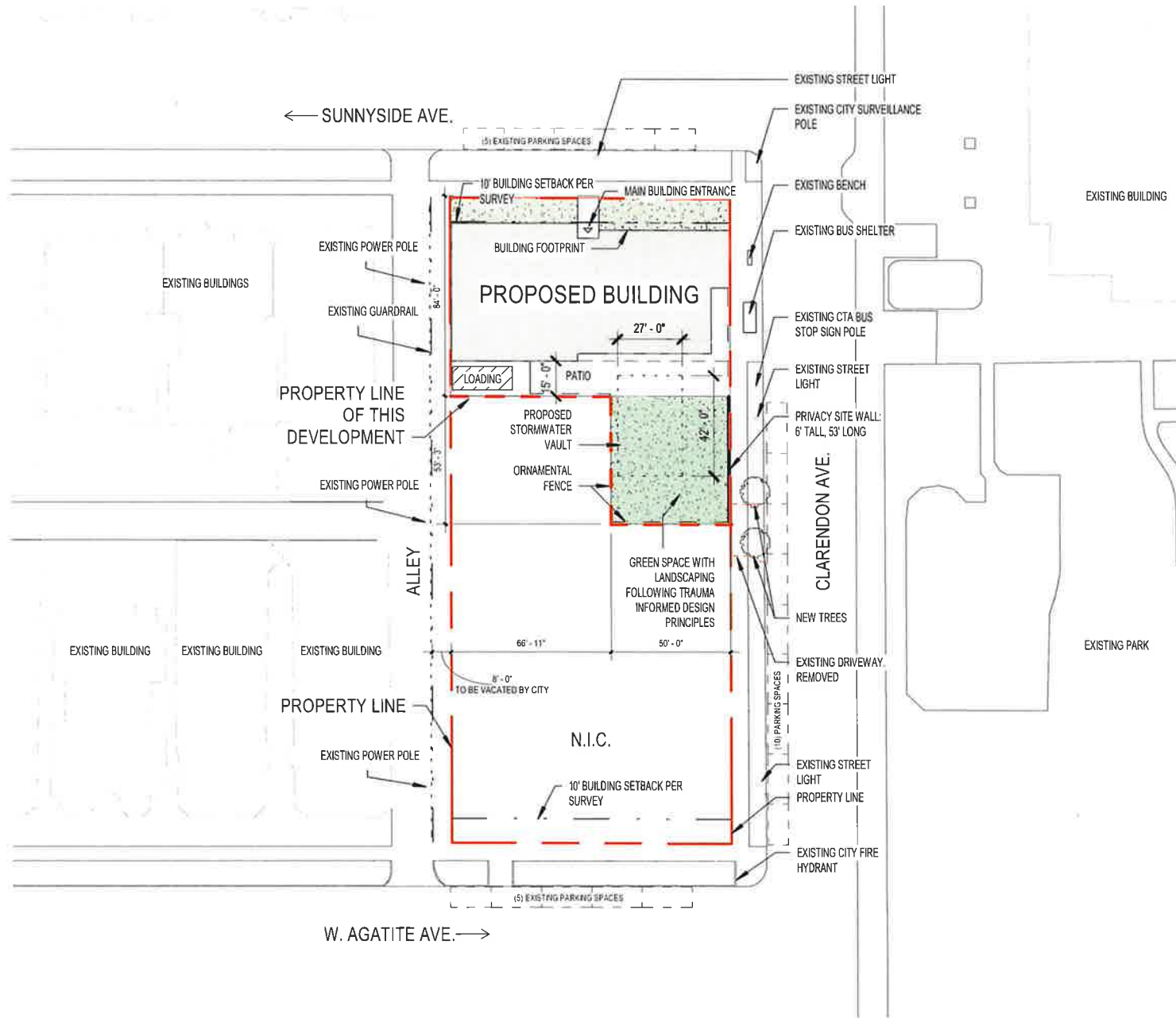
Subarea B:	
Subarea B-1	1, 10 feet by 25 feet
Subarea B-2	1, 10 feet by 25 feet
Subarea C:	1, 10 feet by 25 feet
Maximum Building Height:	
Subarea A:	284 feet
Subarea B:	110 feet
Subarea C:	20 feet

FIGURE 3-1



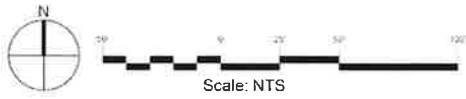
1" = 60'-0"

FIGURE 3-2













1" = 60'-0"

FIGURE 3-6



LEGEND:

- — — — — PROPERTY LINE
-  SHADE TREE
-  EXISTING TREE TO REMAIN
-  OPEN GREEN SPACE / LANDSCAPE AREA
-  BUILDING
-  PERENNIAL / GROUNDCOVER AREAS
-  CONCRETE PAVEMENT AND BASE
-  MULCH, 3" DEPTH
-  CONCRETE WALK AND BASE
-  6' HT. ORNAMENTAL FENCE
-  BIKE RACKS
- NOT IN CONTRACT

NOTES:

1. SEE THE PLANT SCHEDULE ON "LANDSCAPE DETAILS" SHEET
2. ALL REQUIRED LANDSCAPING WITHIN PUBLIC RIGHT-OF-WAY TO BE REPLACED, IF NEEDED, FOR A MINIMUM OF FIVE (5) YEARS BY THE ORIGINAL APPLICANT AND ANY SUBSEQUENT OWNERS.

Parkway Planting

Parkway Trees Required: <i>(at 1 tree per 25 LF)</i>	16	Trees required
Existing Parkway Trees:	10	
Proposed Parkway Trees:	1	
TOTAL PARKWAY TREES PROVIDED:	11	Trees provided

Note: The number of parkway trees provided may be less than the number of trees required due to locations and sizes of existing trees. New parkway trees have been added where practical.



NOT TO SCALE

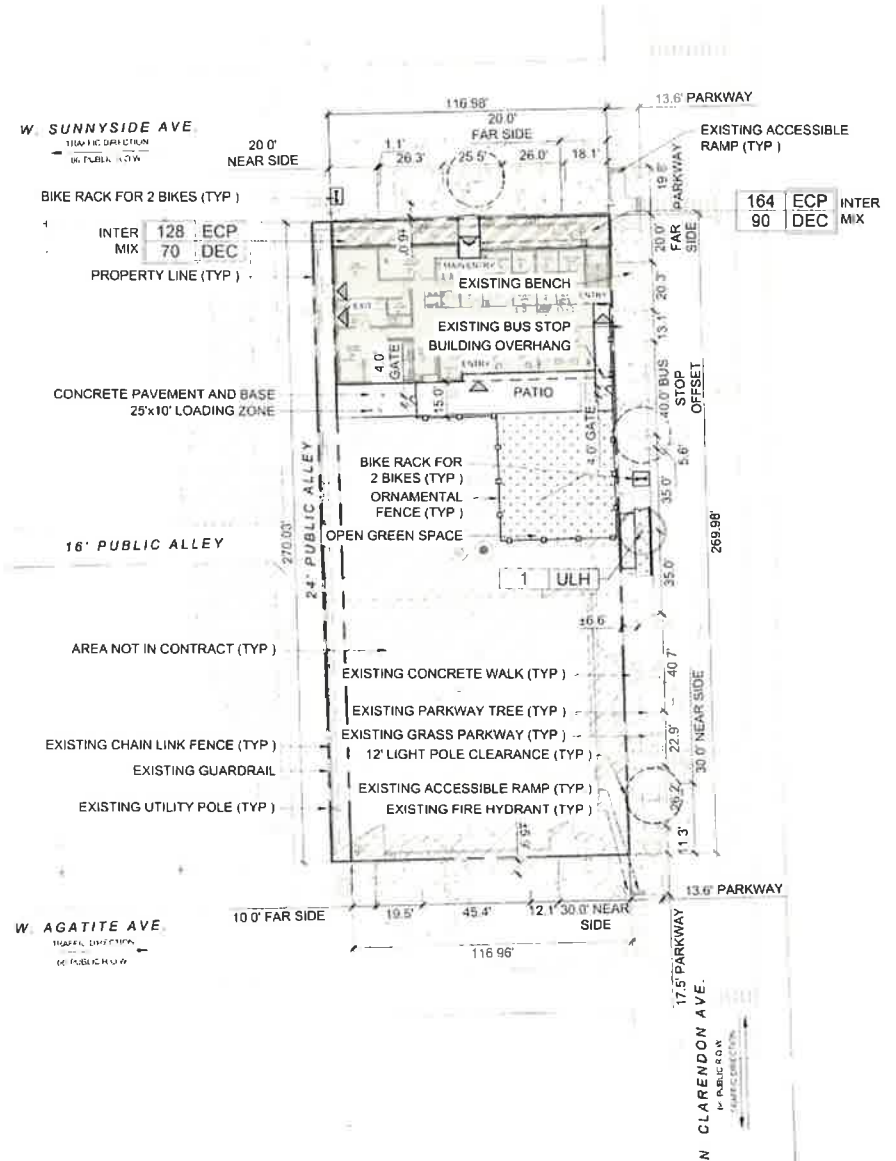
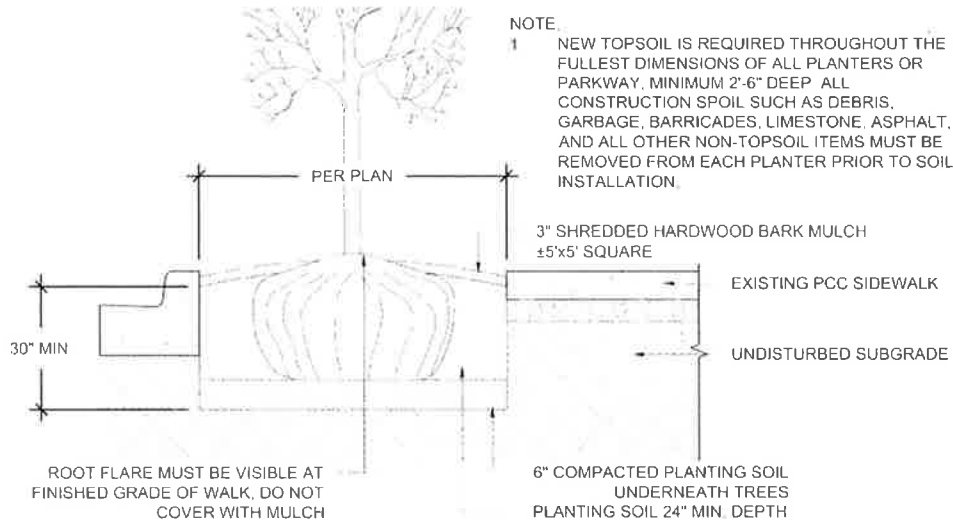
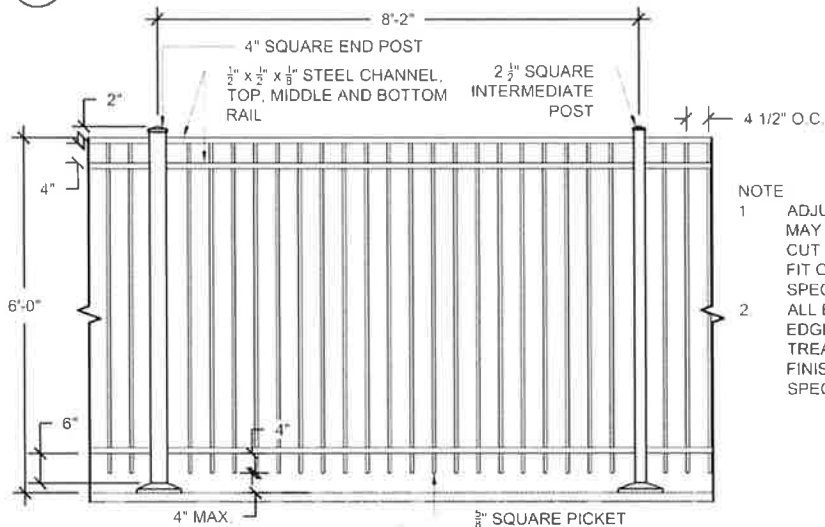


FIGURE 3-7

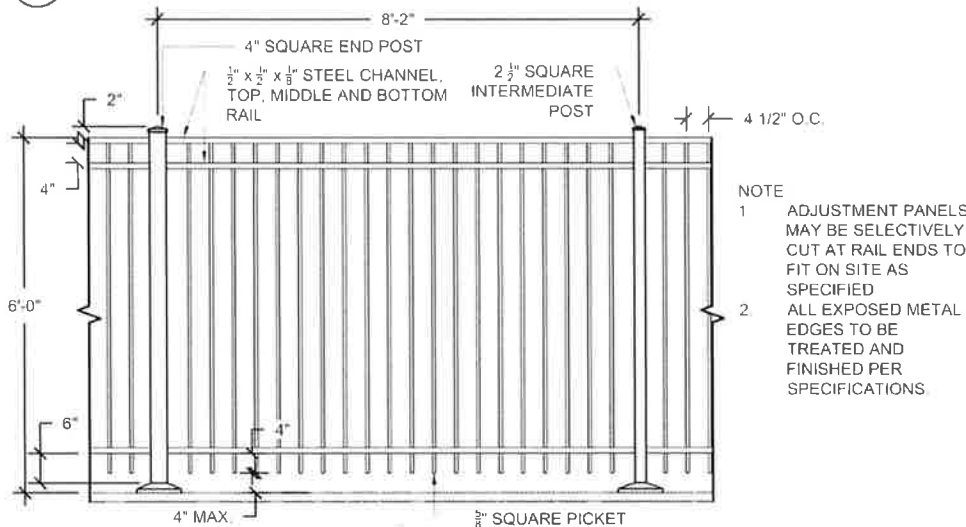


1 OPEN PIT PARKWAY TREE DETAIL
SCALE: NTS



2 GROUNDCOVER / PERENNIAL PLANTING DETAIL
SCALE: NTS

3 ORNAMENTAL FENCE - TYPICAL PANEL
SCALE: NTS



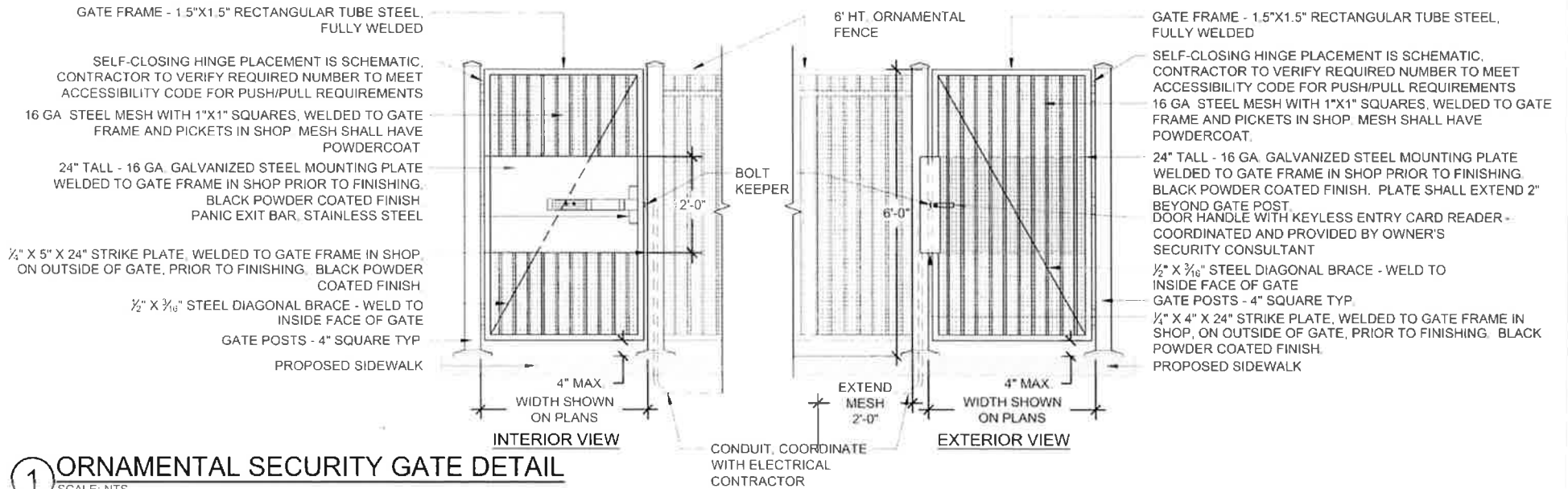
Plant Schedule

Sarah's Circle

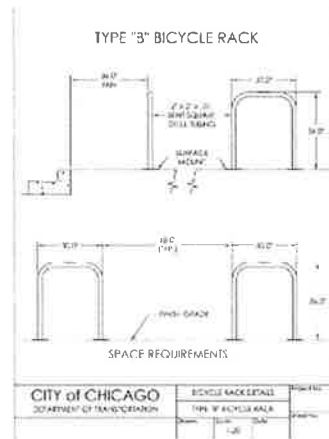
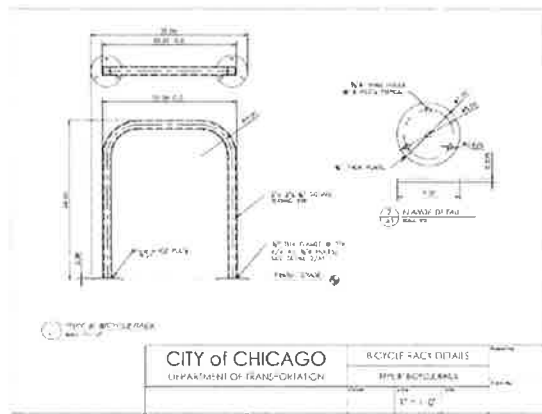
Qty.	Key	Botanical name	Common name	Size	Notes
SHADE TREES					
1	ULH	Ulmus x 'New Horizon'	New Horizon Hybrid Elm	2.5" B&B	Central leader
PERENNIALS					
292	ECP	Echinacea 'Prairie Splendor'	Prairie Splendor Coneflower	#1 Cont.	18" o.c.
160	DEC	Deschampsia cespitosa 'Goldtau'	Gold Dew Tufted Hair Grass	#1 Cont.	24" o.c.

NOT TO SCALE

FIGURE 3-8



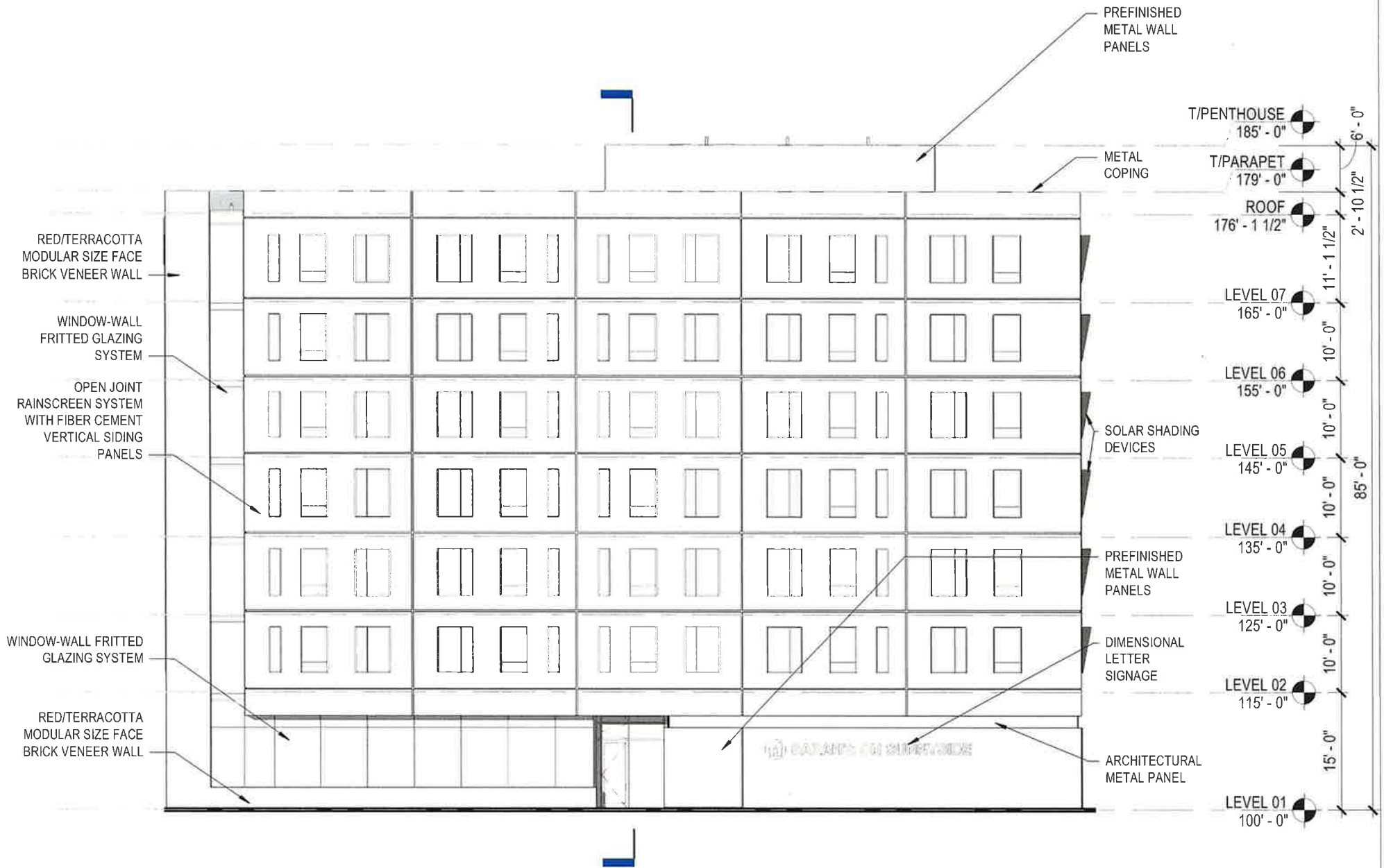
1 ORNAMENTAL SECURITY GATE DETAIL
SCALE: NTS



2 BIKE RACK DETAIL
SCALE: NTS

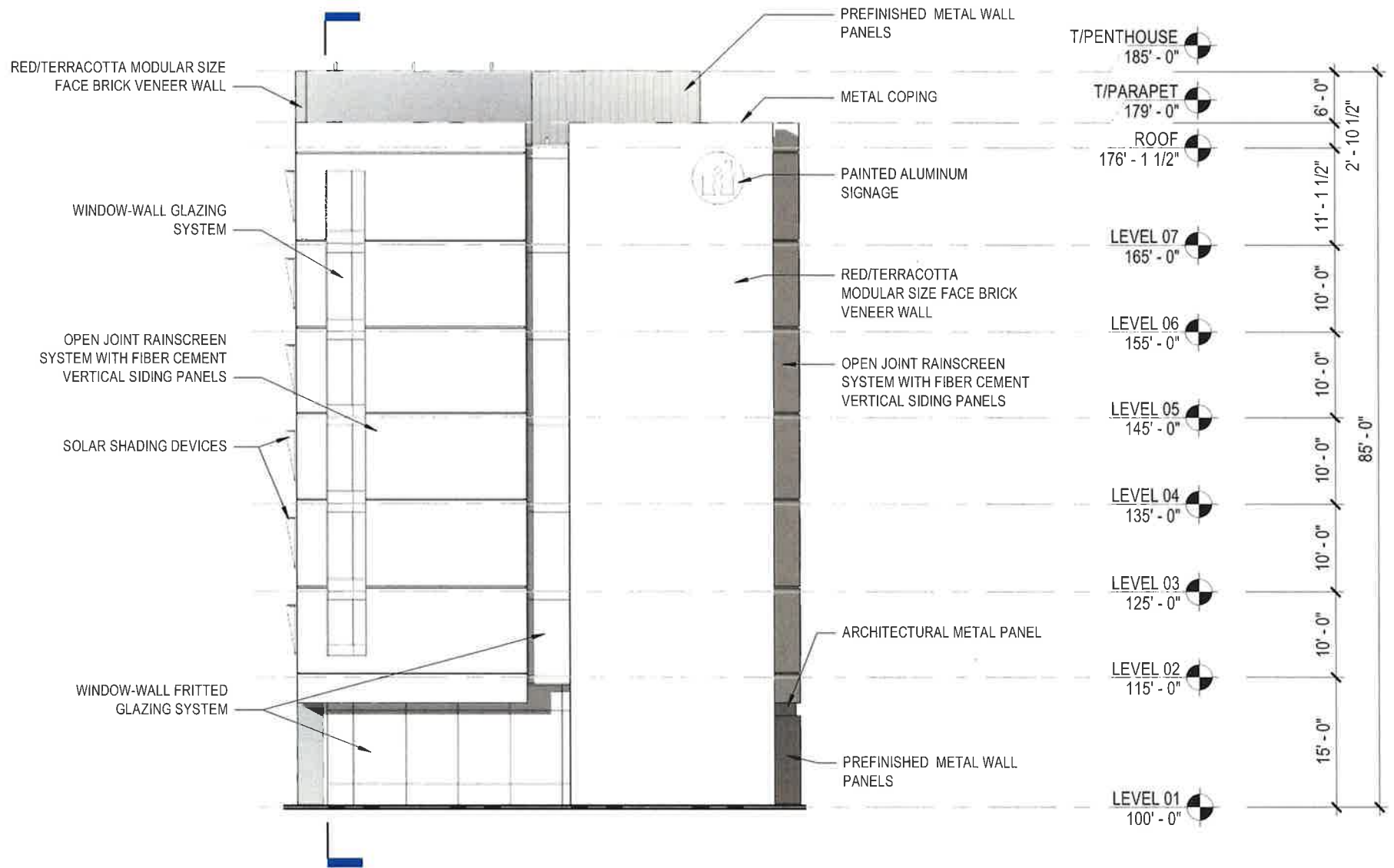
NOT TO SCALE

FIGURE 5-1



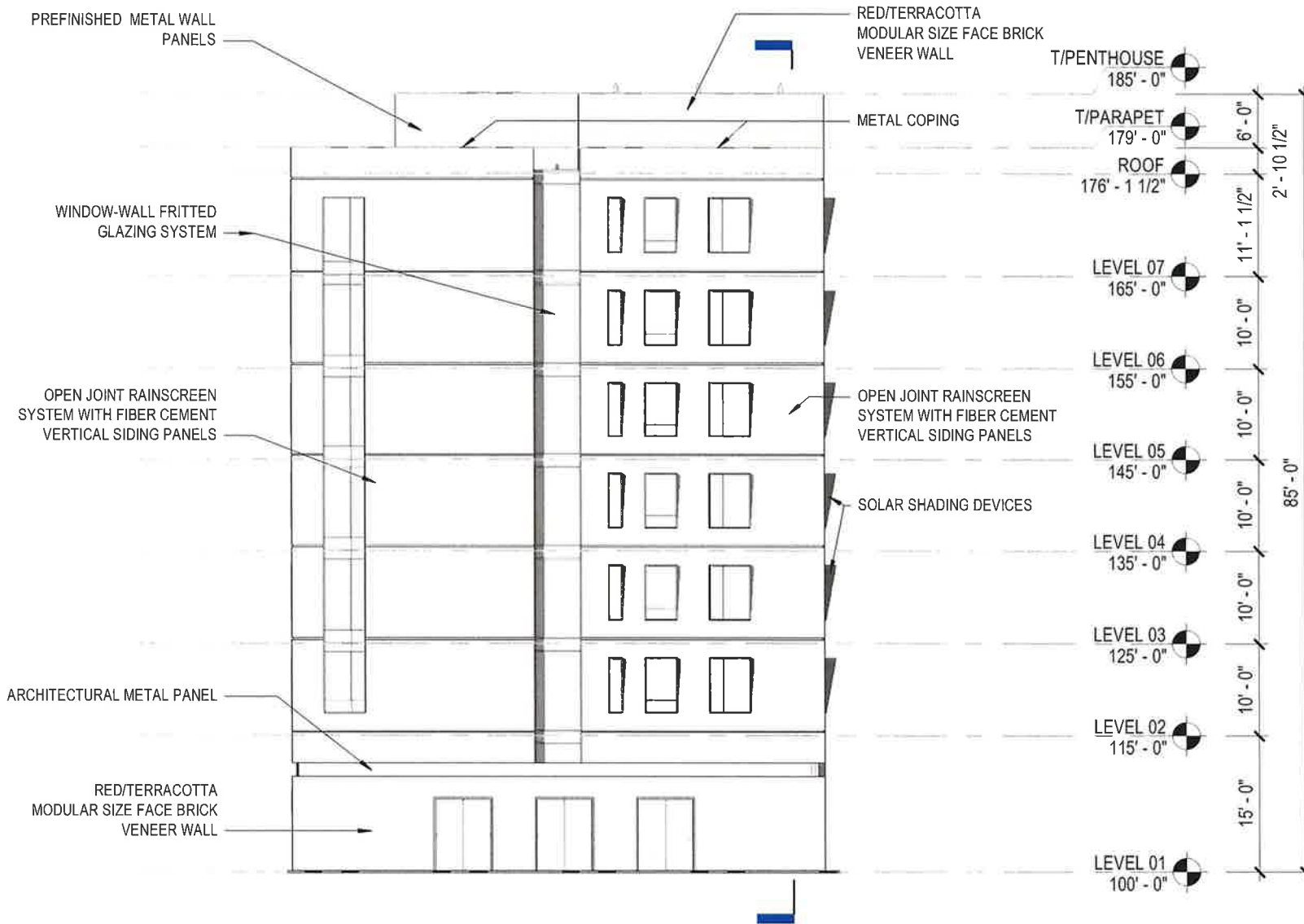
1/16" = 1'-0"

FIGURE 5-2



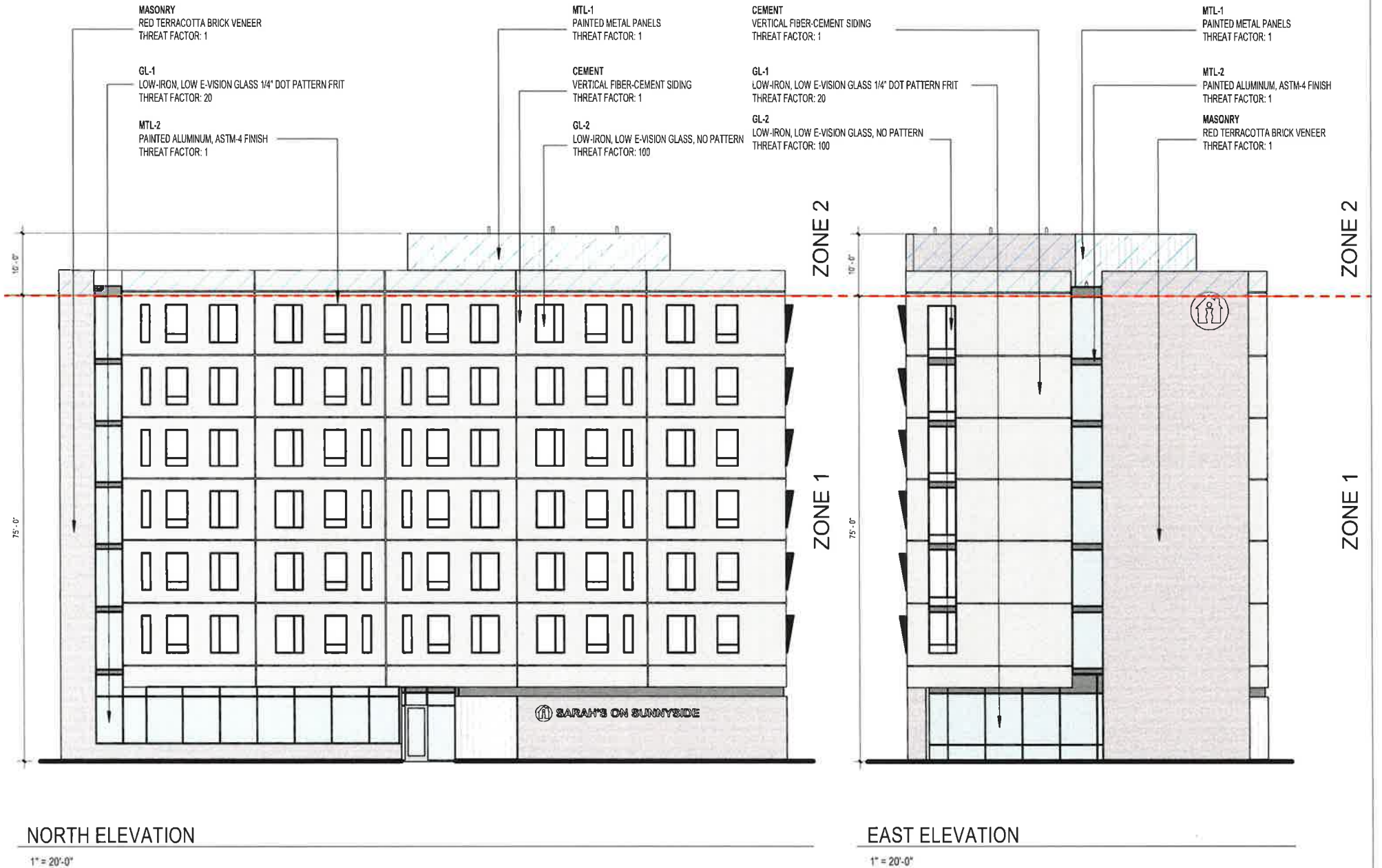
1/16" = 1'-0"

FIGURE 5-4



1/16" = 1'-0"

FIGURE 6-7



NORTH ELEVATION

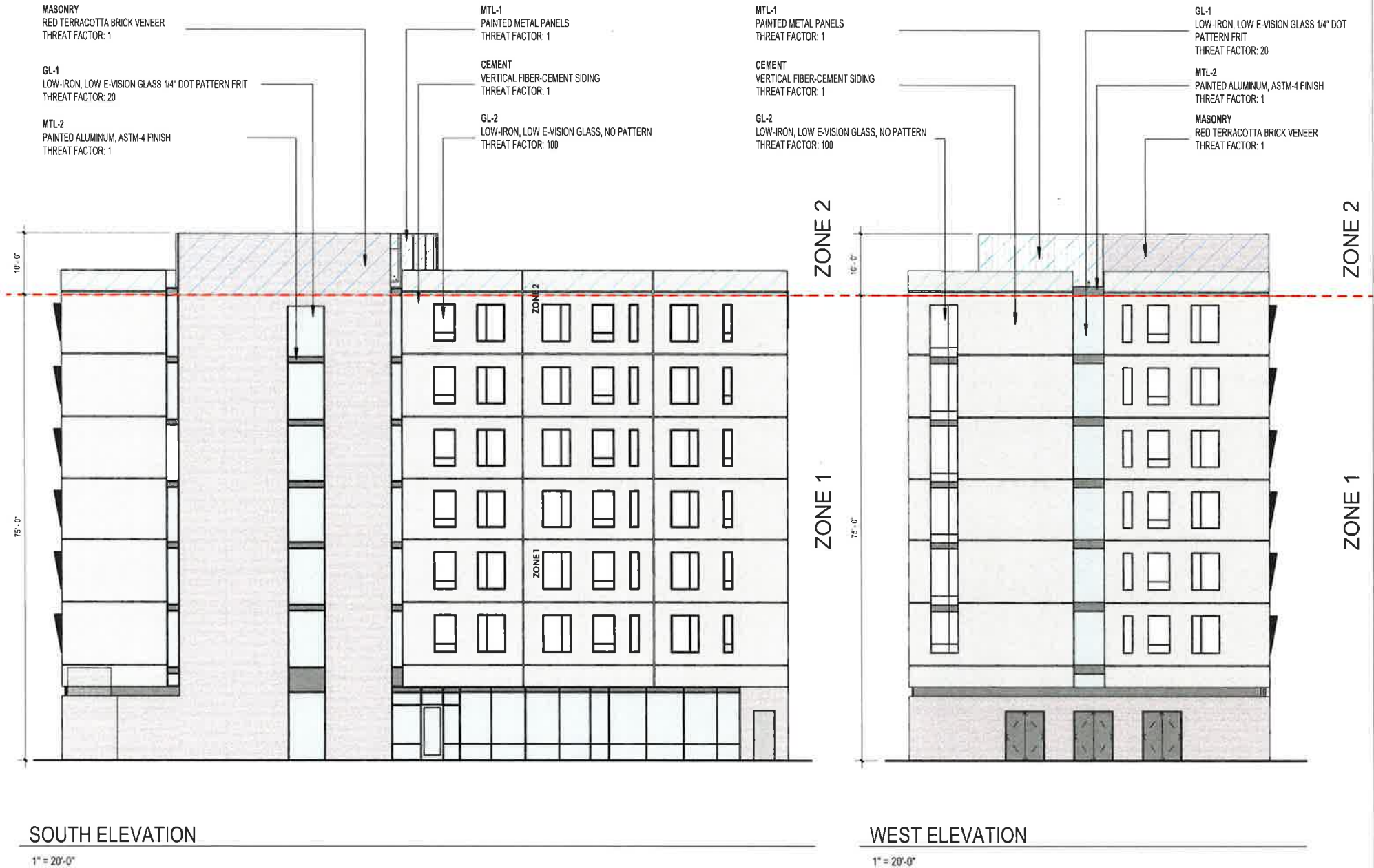
EAST ELEVATION

1" = 20'-0"

1" = 20'-0"

1" = 20'-0"

FIGURE 6-8



SOUTH ELEVATION

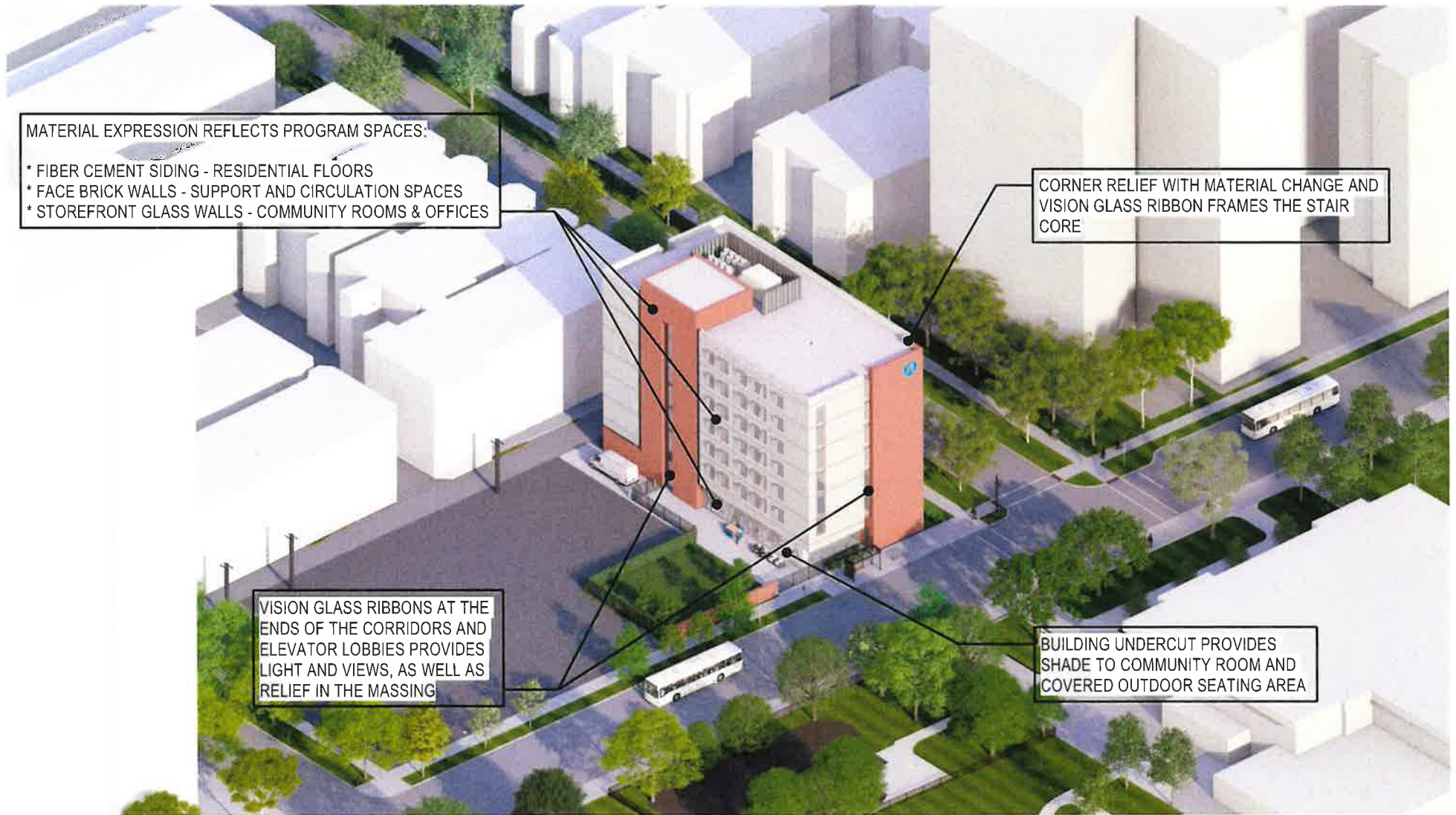
1" = 20'-0"

WEST ELEVATION

1" = 20'-0"

1" = 20'-0"

FIGURE 3-5



~~Reclassification Of Area Shown On Map No. 9-H.
(Application No. 20504)
(Common Address: 1755 W. Cornelia Ave.)~~

[O2020-4544]

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

~~SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 9-H in the area bounded by:~~

~~West Cornelia Avenue; a line 80 feet east of and parallel to North Ravenswood Avenue; the alley next south of and parallel to West Cornelia Avenue; and a line 25 feet east of and parallel to North Ravenswood Avenue,~~

~~to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit 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 Nos. 11-F And 11-G.
(As Amended)
(Application No. 20429)

R B P D 138, 99

(Common Address: 4400 -- 4424 And 4401 -- 4415 N. Clarendon Ave.)

[SO2020-3081]

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 Residential-Business Planned Development Number 138 symbols and indications as shown on Map Numbers 11-F and 11-G in the area bounded by to include:

West Sunnyside Avenue; North Clarendon Avenue; a line approximately 176.96 feet north of and parallel to West Montrose Avenue; a line approximately 85.01 feet east of and parallel to North Clarendon Avenue; a line approximately 162.96 feet north of and parallel to West Montrose Avenue; a line approximately 136.61 feet east of and parallel to North Clarendon Avenue; West Montrose Avenue; the public alley next west of and parallel to North Clarendon Avenue; a line approximately 154.33 feet south of and parallel to West Agatite Avenue; a line approximately 472.54 feet west of and parallel to North Clarendon Avenue; West Agatite Avenue; and the public alley next west of and parallel to North Clarendon Avenue,

to those of Residential-Business Planned Development Number 138, as amended.

SECTION 2. 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. 138, As Amended.

Planned Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number 138, as amended ("Planned Development") consists of approximately 195,591 gross square feet (approximately 131,186 net square feet) of property which is depicted on the Planned Development Boundary/Subarea Map referenced below (the "Property"). For purposes of this Planned Development, the Property consists of three subareas, delineated on the Planned Development Boundary/Subarea Map. Montrose and Clarendon LLC is the applicant ("Applicant") for this amended Planned Development, and is the owner of Subareas A and C, which are the subject of this amended Planned Development.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Municipal Code ("Municipal Code"), 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 of the Municipal Code.
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 ("CDOT") on behalf of the Applicant or its successors, assigns or grantees. Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans. Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Department of Planning and Development ("DPD") and CDOT. Closure of all or any public street or alley during demolition or construction

shall be subject to the review and approval of CDOT. All work proposed in the public way must be designed and constructed in accordance with the CDOT Construction Standards for Work in the Public Way and in compliance with the Municipal Code. Prior to the issuance of any Part II approval, the submitted plans must be approved by CDOT.

4. This plan of development consists of these seventeen (17) Statements, a Bulk Regulations and Data Table, a Subarea A Affordable Housing Profile Form, a Subarea B Affordable Housing Profile Form, the Administrative Approvals (defined below) and the following exhibits prepared by Hartshorne Plunkard Architecture (collectively, the "Plans"), all of which are incorporated herein and made a part hereof by this reference:
 - a. Existing Aerial Map;
 - b. Existing Land-Use Map;
 - c. Existing Zoning Map;
 - d. Planned Development Boundary/Subarea Map;
 - e. Overall Site/Landscape Plan;
 - f. Subarea A Site Plan;
 - g. Subarea A Landscape Plan;
 - h. Subarea B Site Plan;
 - i. Subarea B Landscape Plan;
 - j. Subarea B Interim Site/Landscape Plan;
 - k. Subarea C Site Plan;
 - l. Subarea C Landscape Plan;
 - m. Subarea A Green Roof Plan;
 - n. Subarea B Green Roof Plan;
 - o. Subarea C Green Roof Plan;
 - p. Subarea A 4th Floor Plan;
 - q. Subarea A Typical Floor Plan;

- r. Subarea B Typical Floor Plan;
- s. Subarea A East Elevation;
- t. Subarea A North Elevation;
- u. Subarea A South Elevation;
- v. Subarea A West Elevation;
- w. Subarea B East and West Elevations;
- x. Subarea B North and South Elevations; and
- y. Subarea C Elevations.

Full-sized copies of the Site/Landscape Plans and Building Elevations are on file with the Department of Planning and Development. The Subarea A Affordable Housing Profile Form, Subarea B Affordable Housing Profile Form, and the plans are not attached hereto, but are on file with the Department of Planning and Development.

The following minor change and site plan approval letters are hereby incorporated by reference and made part of this Planned Development (collectively, the "Administrative Approvals"):

- aa. Minor Change Approval to Mariah DiGrino dated July 3, 2019;
- bb. Administrative Relief to Daniel Retzner dated October 27, 2017; and
- cc. Administrative Relief to Mariah DiGrino dated October 21, 2016.

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 Municipal Code, and all requirements thereof, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Municipal Code, this Planned Development ordinance shall control.

5. The following uses are permitted within the Planned Development:

Subarea A:

Dwelling units located at or above the ground floor (multi-unit residential and townhouse); cultural exhibits and libraries; day care; lodge or private club;

community centers; recreation buildings and similar assembly use; postal service; religious assembly; school; animal services (sales and grooming and veterinary clinic); artist work or sales space; business equipment sales and service; business support services; communication service establishments; eating and drinking establishments; entertainment and spectator sports (indoor special event including incidental liquor sales and small venues (1 -- 149 occupancy)); banks; food and beverage retail sales (liquor sales as package goods and accessory use); medical service; office; personal service; dry cleaning (drop-off or pick-up); coin-operated laundromat; retail sales (general); sports and recreation (participant, indoor, physical fitness center, children's play center); valuable objects dealer; catering and shared kitchen; laundry/dry cleaning plant (maximum two employees); wireless communication facilities (co-located); accessory parking; non-accessory parking; and accessory and related uses.

Subarea B:

Dwelling units located at or above the ground floor (multi-unit residential); accessory parking; construction staging directly related to the provision of the improvements proposed for Subareas A and C; and accessory and related uses.

Subarea C:

colleges and universities; cultural exhibits and libraries; day care; lodge or private club; community centers, recreation buildings, and similar assembly use; postal service; religious assembly; school; animal services (sales and grooming and veterinary clinic); artist work or sales space; business equipment sales and service; business support services; communication service establishments; eating and drinking establishments; entertainment and spectator sports (indoor special event including incidental liquor sales and small venues (1 -- 149 occupancy)); banks; food and beverage retail sales (liquor sales as package goods and accessory use); medical service; office; personal service; dry cleaning (drop-off or pick-up); coin-operated laundromat; retail sales (general); sports and recreation (participant, outdoor, indoor, physical fitness center, children's play center); valuable objects dealer; catering and shared kitchen; laundry/dry cleaning plant (maximum two employees); wireless communication facilities (co-located); accessory parking; and, accessory and related uses.

6. Subsequent to the completion of construction or the provision of the improvements proposed for Subareas A and C and prior to the issuance of the final Certificate of Occupancy for the improvements proposed in Subarea A, either of the following conditions must be fulfilled: (i) Part II review, pursuant to Section 17-13-0610 of the Municipal Code, for the improvements proposed for Subarea B, as described in

Planned Development Statement 5 and the exhibits associated with this Planned Development, must have commenced; or, (ii) the improvements depicted in the Subarea B Interim Site/Landscape Plan, as described in the exhibits associated with this Planned Development, must be completely installed or otherwise provided by the following June 1st, if such Certificate of Occupancy for Subarea A is requested at such a time when seasonal weather conditions would not allow completion of the Subarea B Interim Site/Landscape Plan.

7. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of DPD. Off-premises signs are prohibited within the boundary of the Planned Development.
8. For purposes of height measurement, the definitions in the Municipal Code shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
9. The maximum permitted floor area ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of FAR calculations and measurements, the definitions in the Municipal Code shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a net site area of 131,186 square feet.
10. Upon review and determination, Part II review, pursuant to Section 17-13-0610 of the Municipal Code, a Part II review fee shall be assessed by DPD. The fee, as determined by staff at the time in accordance with the Municipal Code, 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.
11. 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 of the Municipal Code. Final landscape plan review and approval will be by DPD. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
12. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Information and Assets, and Buildings under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Municipal Code by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and the legal titleholders and any ground lessors.

14. 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.
15. 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 Planned Development will be LEED certified (Leadership in Energy and Environmental Design) and include a green roof over at least 50 percent of the net roof area; provided, however, that if any portion of this Planned Development receives tax increment financing, such portion shall be LEED certified and include a green roof over 100 percent of the net roof area of that portion.
16. The Applicant acknowledges and agrees that the rezoning the Property from Institutional Planned Development Number 138 and RM5 (Residential Multi-Unit District) to, first, the B3-5 (Community Shopping District), then back to Planned Development Number 138, for construction of this Planned Development triggers the requirements of Section 2-45-110 of the Municipal Code (the 2007 Affordable Requirements Ordinance or "ARO"). Any developer of a "residential housing project" within the meaning of the ARO must: (i) set aside 10 percent of the housing units in the residential housing project as affordable units ("Affordable Units") if the developer receives city land or zoning assistance, or 20 percent if the developer receives financial assistance, such as tax increment financing ("TIF"); (ii) pay a fee in lieu of the development of the Affordable Units; or (iii) any combination of (i) and (ii). The foregoing compliance options are referred to herein as Option (i), Option (ii) and Option (iii).

In Subarea A, the Applicant intends to construct a total of 381 dwelling units and has filed an application for TIF for the project. If the Applicant receives TIF funds, the Subarea A project will require 77 Affordable Units ($20 \text{ percent} \times 381 = 76.2$, rounded up = 77) under Option (i), or an in lieu fee ("Cash Payment") in the amount of \$7,700,000 ($77 \times \$100,000$) under Option (ii), or a combination under Option (iii). If the Applicant does not receive TIF funds, the Subarea A project will require 39 Affordable Units ($10 \text{ percent} \times 381 = 38.1$, rounded up = 39) under Option (i), or a Cash Payment in the amount of \$3,900,000 ($39 \times \$100,000$) under Option (ii), or a combination under Option (iii). The Applicant has elected to comply with the ARO in Subarea A through a combination under Option (iii), as described below and in the Affordable Housing Profile Form for Subarea A, referenced in Statement 4 above. First, the Applicant will provide 20 Affordable Units in Subarea A, regardless of whether the project receives TIF funds. If the Applicant receives TIF funds, 10 of the 20 Affordable Units will be affordable to households earning no more than 50 percent of the Chicago Primary Metropolitan Statistical Area Median Income ("AMI") and the other 10 will be affordable to households earning no more than 60 percent of AMI.

If the project does not receive TIF funds, all 20 Affordable Units will be affordable to households earning no more than 60 percent of AMI. Second, the Applicant will satisfy its remaining ARO obligation by making a Cash Payment in the amount of \$5,700,000 (77 required Affordable Units - 20 provided Affordable Units = 57 x \$100,000) if the Applicant receives TIF funds, or \$1,900,000 (39 required Affordable Units - 20 provided Affordable Units = 19 x \$ 100,000) if it does not.

In Subarea B, the Applicant intends to construct a total of 250 dwelling units without any TIF or other financial assistance from the city and has elected to comply with the ARO by making a Cash Payment in the amount of \$2,500,000 (250 dwelling units x 10 percent = 25 required Affordable Units x \$100,000 per unit), as set forth in the Affordable Housing Profile Form for Subarea B referenced in Statement 4 above.

At the time of each Part II review for Subarea A or Subarea B, Applicant may update and resubmit the applicable Affordable Housing Profile Form to DPD for review and approval. If the Applicant subsequently reduces or increases the number of dwelling units in either subarea, DPD may adjust the requirements of this Statement 16 (i.e., number of required Affordable Units and/or amount of Cash Payment) accordingly without amending the Planned Development. Prior to the issuance of any building permits within Subarea A or Subarea B, including, without limitation, excavation or foundation permits, the Applicant must make the required Cash Payment. The Applicant intends to develop Subarea A and Subarea B as separate projects in phases, and the Cash Payment for each subarea shall be calculated separately and paid at the time building permits are sought for the applicable subarea. In the case of Subarea A, where the Applicant is providing Affordable Units, the Applicant must also execute and record an affordable housing agreement in accordance with Section 2-45-110(i)(2) of the Municipal Code prior to the issuance of any building permits for Subarea A. The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against Subarea A, or the applicable portions thereof, and will constitute a lien against such property. The commissioner of DPD may enforce remedies for any breach of this Statement 16, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

17. This Planned Development shall be governed by Section 17-13-0612 of the Municipal Code. Should this Planned Development ordinance lapse, the Commissioner of DPD shall initiate a zoning map amendment to rezone the Property to the B3-5 (Community Shopping District).

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

*Residential Business Planned Development No. 138.**Bulk Regulations And Data Table.*

Gross Site Area, 195,591 square feet = Net Site Area, 131,186 square feet + Area Remaining in Public Way, 64,405 square feet

Net Site Area (square feet):	131,186
Subarea "A":	85,160
Subarea "B":	31,608
Subarea "C":	14,419
 Maximum Floor Area Ratio (FAR):	 5.0
Subarea "A":	5.08
Subarea "B":	6.87
Subarea "C":	0.43
 Maximum Floor Area (square feet):	 655,930
Subarea "A":	432,448
Subarea "B":	217,282
Subarea "C":	6,200
 Maximum Number of Dwelling Units:	 631 ⁽¹⁾
Subarea "A":	381
Subarea "B":	250
Subarea "C":	0

⁽¹⁾ Up to 37 percent of the total number of dwelling units may be efficiency units. Minimum Lot Area (MLA) per dwelling unit shall be calculated based on the overall net site area.

12/16/2020

REPORTS OF COMMITTEES

20429
25985

Maximum Commercial Floor Area (net rentable square feet):	36,200
Subarea "A":	30,000
Subarea "B":	0
Subarea "C":	6,200
Maximum Site Coverage:	Per Site Plans
Minimum Building Setbacks:	Per Site Plan
Minimum Number of Off-Street Parking Spaces:	446
Subarea "A":	275
Subarea "B":	160
Subarea "C":	11
Minimum Number of Off-Street Loading Berths:	1, 10 feet by 50 feet; 1, 10 feet by 30 feet; and 4, 10 feet by 25 feet
Subarea "A":	1, 10 feet by 50 feet; 1, 10 feet by 30 feet; and 2, 10 feet by 25 feet
Subarea "B":	1, 10 feet by 25 feet
Subarea "C":	1, 10 feet by 25 feet
Maximum Building Height (feet):	
Subarea "A":	284 feet
Subarea "B":	157 feet
Subarea "C":	20 feet



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

July 3, 2019

Mariah F. DiGrino
DLA Piper LLP
203 N. LaSalle St., Suite 1900
Chicago, IL 60601-1293

Re: Minor change request for PD 138, Subarea's A and C, Montrose and Clarendon


Dear Ms. DiGrino:

Please be advised that your request for a minor change to Subarea's A and C of Residential-Business Planned Development No. 138 ("PD 138"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement No. 13 of PD 138.

Your client and the owner of all of the property within Subarea's A and C, Montrose Clarendon Partners LLC, is seeking a minor change to allow for the following modifications to the bulk table and the proposed Subarea C building at 4401-15 N. Clarendon Ave.:

- A scrivener's error which resulted in a Subarea A maximum FAR of 4.42 rather than 5.08 has been corrected on the revised, attached Bulk Regulations and Data Table. There is no increase in the Subarea A maximum floor area, only a correction to a previous FAR error.
- Also on the revised Bulk Table, 200 SF of floor area has been transferred from Subarea A to Subarea C to accommodate a slight increase in the size of the proposed one-story commercial building within Subarea C at 4401-15 N. Clarendon Ave. The overall maximum commercial floor area has increased from 36,000 SF to 36,200 SF.
- The cladding materials and window fenestration of the Subarea C building have been changed from metal panels to cementitious lap siding with modular brick inserts as shown on the revised, attached Subarea C Elevations. (Shown tenant signage is not included as part of this approval).

With regard to your request, the Department of Planning and Development has determined that allowing the proposed modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD No. 138, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

Patrick Murphy
Zoning Administrator

C: Mike Marmo, Erik Glass, Main file

121 NORTH LASALLE STREET, ROOM 1000, CHICAGO, ILLINOIS 60602

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 138
BULK REGULATIONS AND DATA TABLE

Gross Site Area, 195,591 square feet = Net Site Area, 131,186 square feet + Area Remaining in Public Way, 64,405 square feet

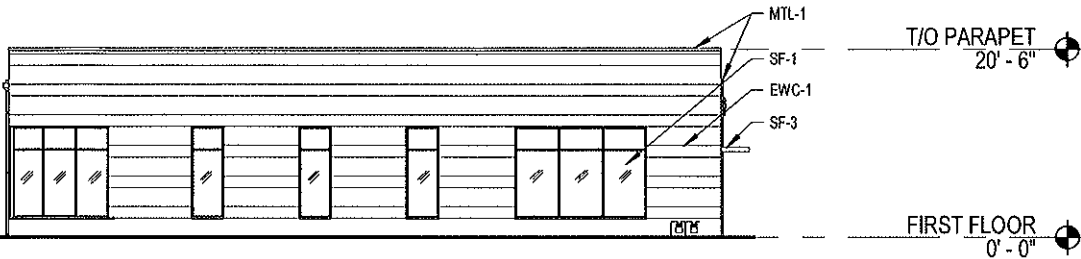
Net Site Area (sf)	131,186
Sub-Area A	85,160
Sub-Area B	31,608
Sub-Area C	14,419
Maximum Floor Area Ratio (FAR)	5.0
Sub-Area A	5.08
Sub-Area B	6.87
Sub-Area C	0.43
Maximum Floor Area (sf)	655,930
Sub-Area A	432,448
Sub-Area B	217,282
Sub-Area C	6,200
Maximum Number of Dwelling Units	631 ¹
Sub-Area A	381
Sub-Area B	250
Sub-Area C	0
Maximum Commercial Floor Area (net rentable square feet)	36,200
Sub-Area A	30,000
Sub-Area B	0
Sub-Area C	6,200
Maximum Site Coverage	Per Site Plans
Minimum Building Setbacks	Per Site Plan

¹ Up to 37% of the total number of dwelling units may be efficiency units. Minimum Lot Area (MLA) per dwelling unit shall be calculated based on the overall net site area.

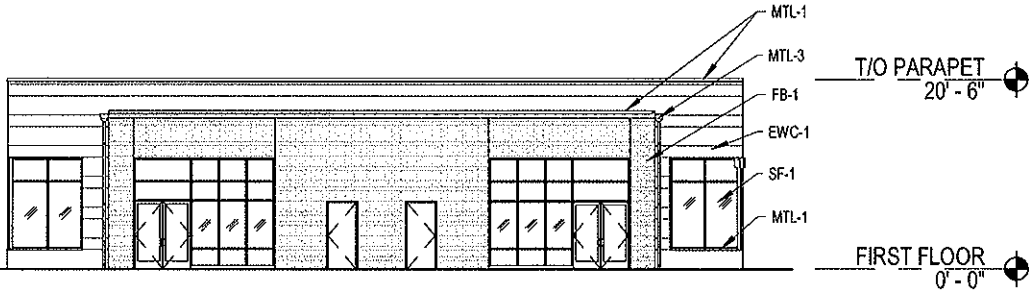
Applicant: Montrose Clarendon Partners, LLC
Address: 4400-58 and 4401-15 North Clarendon Avenue
Introduced: April 3, 2013
Plan Commission: January 21, 2016
Minor Change Request: June 27, 2019

Minimum Number of Off-Street Parking Spaces	446
Sub-Area A	275
Sub-Area B	160
Sub-Area C	11
Minimum Number of Off-Street Loading Berths	1 - 10' x 50'; 1 - 10' x 30'; and 4-10' x 25'
Sub-Area A	1 - 10' x 50'; 1 - 10' x 30'; and 2-10'x25'
Sub-Area B	1-10'x25'
Sub-Area C	1-10'x25'
Maximum Building Height (feet)	
Sub-Area A	284'
Sub-Area B	157'
Sub-Area C	20'

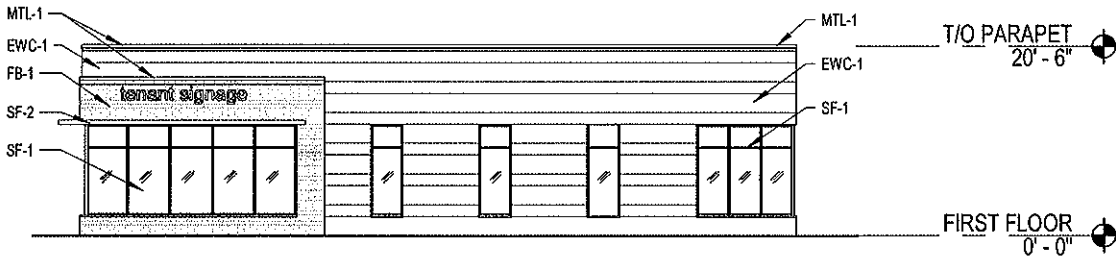
Applicant: Montrose Clarendon Partners, LLC
 Address: 4400-58 and 4401-15 North Clarendon Avenue
 Introduced: April 3, 2013
 Plan Commission: January 21, 2016
 Minor Change Request: June 27, 2019



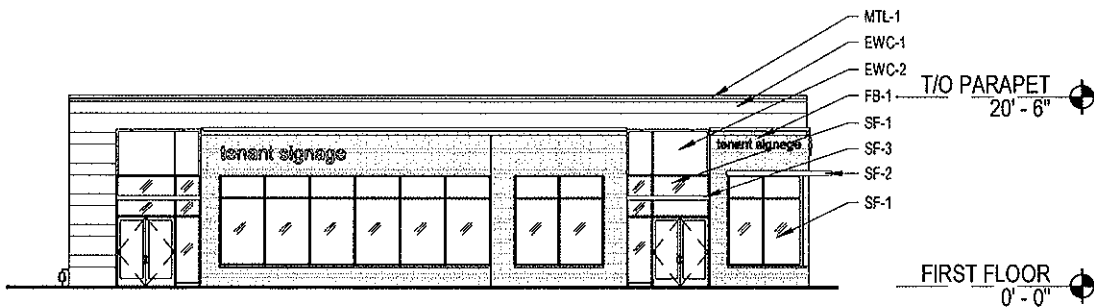
1 NORTH ELEVATION
1" = 20'-0"



2 EAST ELEVATION
1" = 20'-0"



3 SOUTH ELEVATION
1" = 20'-0"



4 WEST ELEVATION
1" = 20'-0"

EXTERIOR MATERIAL LEGEND	
ITEM	DESCRIPTION
EWC-1	CEMENTITIOUS LAP-SIDING
EWC-2	COMPOSITE METAL PANEL
FB-1	MODULAR FACE BRICK
SF-1	STOREFRONT GLAZING SYSTEM
SF-2	VERSOLEIL SUNSHADE OUTRIGGER SYSTEM FOR STOREFRONT
SF-3	VERSOLEIL SUNSHADE OUTRIGGER SYSTEM FOR STOREFRONT
GL-1	1" INSULATED GLASS UNITS, LOW E
MTL-1	METAL COPING AND TRIM
MTL-2	WINDOW SILL
MTL-3	GUTTERS & DOWNSPOUTS
PT-1	COATING ON FOUNDATION

APPLICANT: MONTROSE CLARENDON PARTNERS LLC
 ADDRESS: 4400-24, 4401-4415, 4432-4458 N. CLARENDON AVE.
 PD 138 MINOR CHANGE: JUNE 27, 2019
 SCALE: 1/20" = 1'-0"

SUB-AREA 'C' ELEVATIONS



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

October 27, 2017

Daniel Retzner
Hartshorne Plunkard Architecture
232 N. Carpenter Street
Chicago, IL 60607

**Re: Administrative Relief request for Planned Development No. 138, Subarea A
Garage door substitution at 807-811 W. Agatitie Ave.**

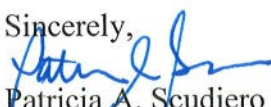
Dear Mr. Retzner:

Please be advised that your request for a minor change to Residential-Business Planned Development No. 138 ("PD 138"), Subarea A, as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of PD 138.

Your client and the owner of all of the property within Subarea A, Montrose Clarendon Partners LLC, is seeking administrative relief to allow for the previously approved two, all glass garage doors along the N. Clarendon Ave. elevation to be replaced with two metal doors.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed garage door substitution would create an adverse impact on the Planned Development and the surrounding neighborhood, and therefore, would not constitute a minor change. Based on this building's layout, the proposed building to be constructed across the street, and surrounding open space, the location of these garage doors is along a highly visible portion of the N. Clarendon Ave. façade. Additionally, the approved all glass doors are to be flanked by glass storefronts and a proposed artistic mural which may be constructed of tile and glass. While the proposed metal doors may be suitable for an alley location, their placement here would create an unattractive, negative appearance on the building and surrounding streetscape.

Therefore, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential-Business Planned Development No. 138, I hereby deny the foregoing minor change.

Sincerely,

Patricia A. Scudiero
Zoning Administrator

PAS:PM:tm
C: Mike Marmo, Erik Glass, Ashish Shah, Main file



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

October 21, 2016

Mariah F. DiGrino
DLA Piper LLP
203 N. LaSalle Street
Suite 1900
Chicago, IL 60601-1293

**Re: Administrative Relief request for Planned Development No. 138, Subarea A
Montrose and Clarendon Avenues**

Dear Ms. DiGrino:

Please be advised that your request for a minor change to Residential-Business Planned Development No. 138 ("PD 138"), Subarea A, as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of PD 138.

Your client and the owner of all of the property within Subarea A, Montrose Clarendon Partners LLC, is seeking administrative relief to allow for the following modifications to the proposed building to be constructed in Subarea A:

- The building cladding has been changed from exposed concrete with punched window openings to a glass window wall. Cladding around the parking base on the north and east elevations was changed from glass and metal panel to high density fiber cement panels.
- As a result of the community's request to remove project-specific loading from the alley immediately adjacent to this sub area to the west, the ground floor retail space was oriented so that back-of-house functions are located on the eastern portion of the sub area. After consultation with CDOT, it was determined that the associated retail loading space that was to be located near the southwest corner of the building, interior to the structured parking, should be relocated due to insufficient internal drive aisle clearance. Such loading is now to be provided directly to/from Clarendon Ave. . Those aforementioned back of house retail areas on the east and south elevations that had been previously shown as retail storefront with vision glass have now been changed to a brick veneer with an artistic mural panel. Once selected, the final mural design will be submitted to the City for approval. The former loading space near the interior southwest corner has been replaced with a stairwell and elevators.
- This retail orientation also resulted in the relocation of the main entrance to the southwest corner of the building and the provision of an enclosed café space, with outdoor seating, at the southeast corner. The overall Subarea A retail space remains 36,000 square feet.

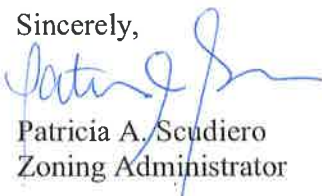
- Common area and external materials at the base of the sub area A building, along the residential lobby near the northeast corner of the building and along the eastern elevation, north of the parking garage entrance, have been revised.
- An increase in the maximum building height within Subarea A from 259 feet to 284 feet. The building has increased from 26 to 27 floors plus a mechanical penthouse.
- A reduction in the minimum number of off-street parking spaces within Subarea A from 278 to 275 spaces, and an overall reduction in parking spaces within the entire PD from 449 to 446 spaces, as a result of refinements to the elevator coordination.
- Adjustments to the green roof calculations based on the above modifications.

The attached, revised exhibits, dated October 12, 2016, shall be inserted in the main file: Bulk Regulations and Data Table, Subarea A Site Plan, Subarea A Partial 1st Floor Lobby Plan, Subarea A Green Roof Plan, Subarea A North Elevation, Subarea A South Elevation, Subarea A East Elevation, Subarea A West Elevation.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential- Business Planned Development No. 138, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,



Patricia A. Scudiero
Zoning Administrator

PAS:PM:tm

C: Mike Marmo, Erik Glass, Patrick Murphey, Main file

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 138
BULK REGULATIONS AND DATA TABLE

Gross Site Area, 195,591 square feet = Net Site Area, 131,186 square feet + Area Remaining in Public Way, 64,405 square feet

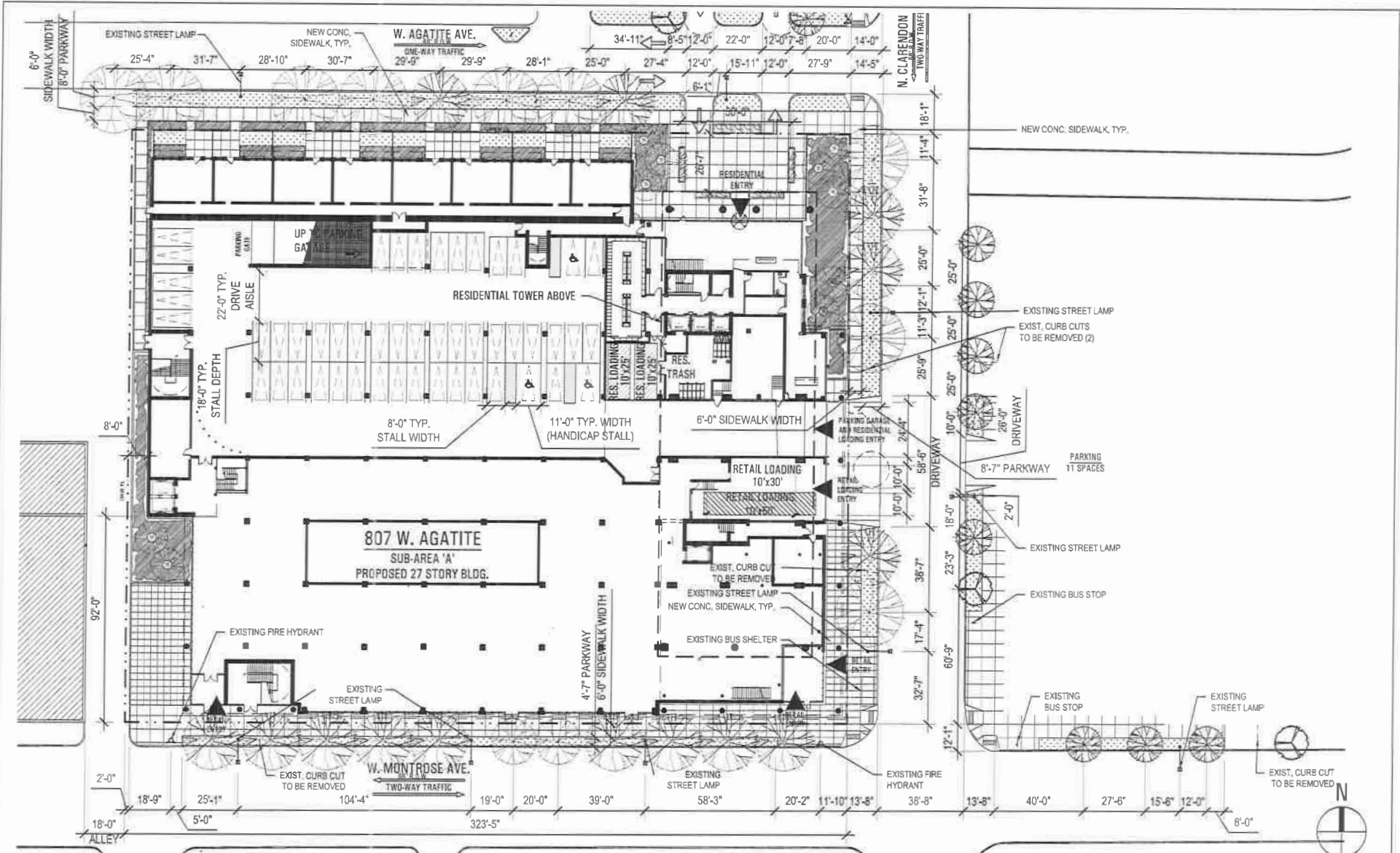
Net Site Area (sf)	131,186
Sub-Area A	85,160
Sub-Area B	31,608
Sub-Area C	14,419
Maximum Floor Area Ratio (FAR)	5.0
Sub-Area A	4.42
Sub-Area B	6.87
Sub-Area C	0.42
Maximum Floor Area (sf)	655,930
Sub-Area A	432,648
Sub-Area B	217,282
Sub-Area C	6,000
Maximum Number of Dwelling Units	631 ¹
Sub-Area A	381
Sub-Area B	250
Sub-Area C	0
Maximum Commercial Floor Area (net rentable square feet)	36,000
Sub-Area A	30,000
Sub-Area B	0
Sub-Area C	6,000
Maximum Site Coverage	Per Site Plans
Minimum Building Setbacks	Per Site Plan

¹ Up to 37% of the total number of dwelling units may be efficiency units. Minimum Lot Area (MLA) per dwelling unit shall be calculated based on the overall net site area.

Applicant: Montrose Clarendon Partners, LLC
 Address: 4400-58 and 4401-15 North Clarendon Avenue
 Introduced: April 3, 2013
 Plan Commission: January 21, 2016
 Updated Minor Change Request: October 12, 2016

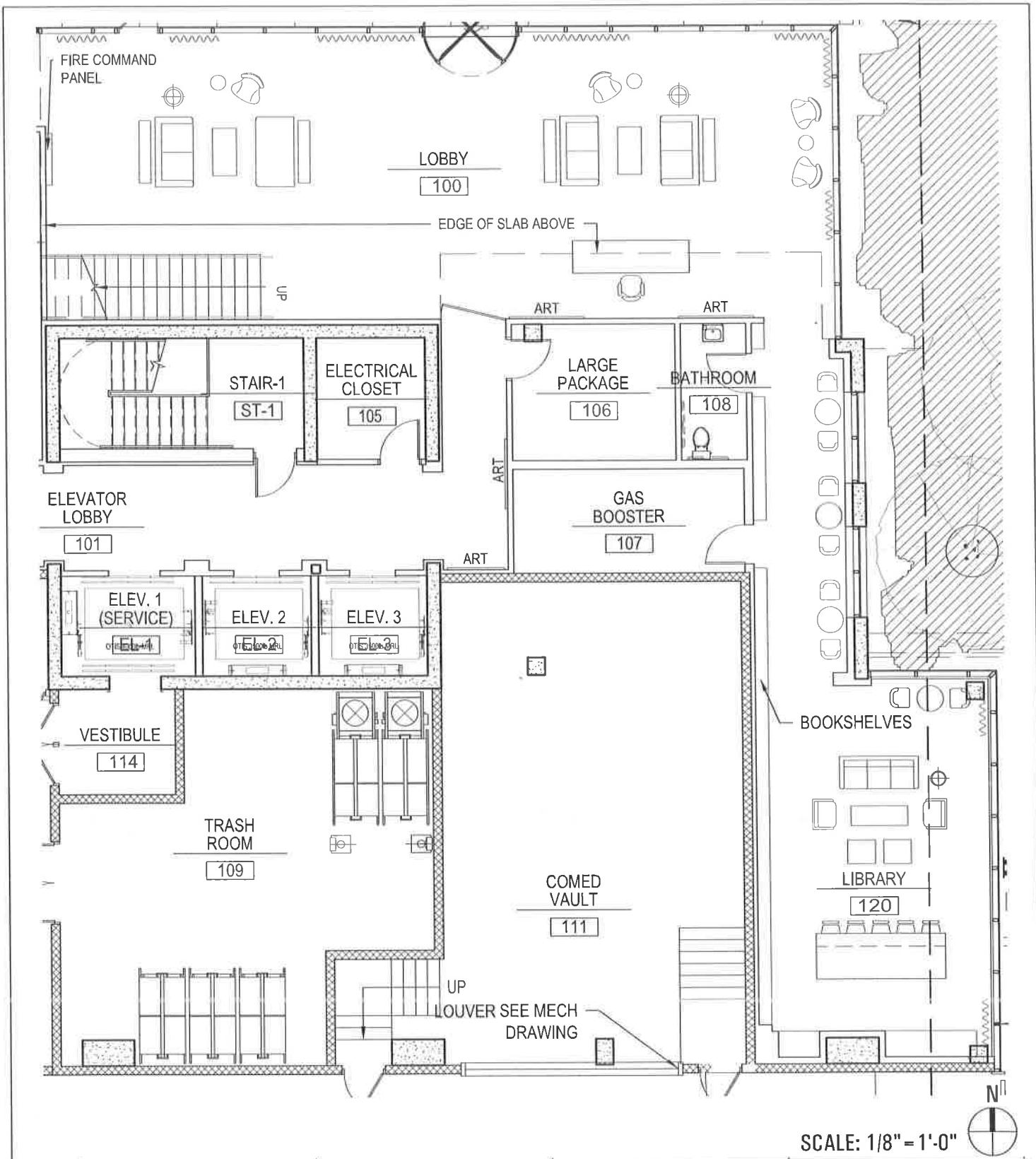
Minimum Number of Off-Street Parking Spaces	446
Sub-Area A	275
Sub-Area B	160
Sub-Area C	11
Minimum Number of Off-Street Loading Berths	1 - 10' x 50'; 1 - 10' x 30'; and 4- 10' x 25'
Sub-Area A	
Sub-Area B	1 - 10' x 50'; 1 - 10' x 30'; and 2- 10'x25'
Sub-Area C	1-10'x25' 1-10'x25'
Maximum Building Height (feet)	
Sub-Area A	284'
Sub-Area B	157'
Sub-Area C	20'

Applicant: Montrose Clarendon Partners, LLC
 Address: 4400-58 and 4401-15 North Clarendon Avenue
 Introduced: April 3, 2013
 Plan Commission: January 21, 2016
 Updated Minor Change Request: October 12, 2016



APPLICANT:	MONTROSE CLARENDON PARTNERS LLC	PD #138
ADDRESS:	804 W. MONTROSE, 807 & 811-829 W. AGATITE	
INTRODUCED:	APRIL 21, 2013	
REQUEST FOR MINOR CHANGE:	OCTOBER 12, 2016	SCALE: 1" = 60'-0"

SUB-AREA 'A' SITE PLAN



APPLICANT: MONTROSE CLARENDON PARTNERS LLC PD #138

ADDRESS: 804 W. MONTROSE, 807 & 811-829 W. AGATITE

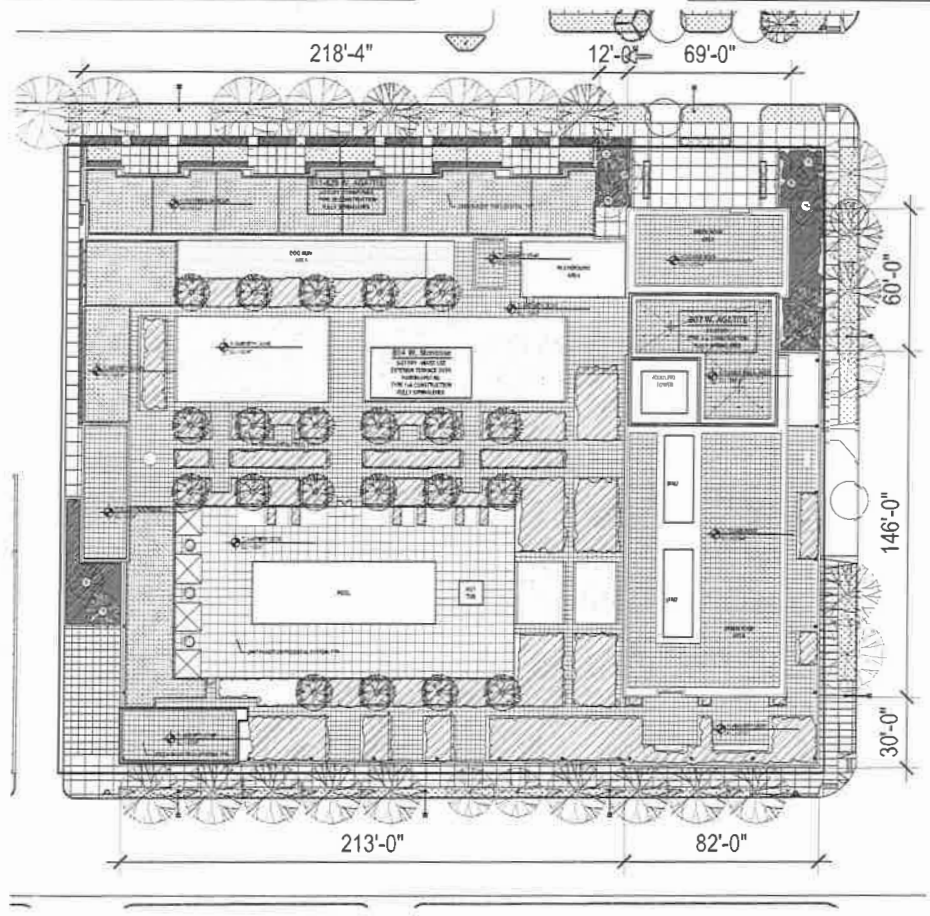
INTRODUCED: APRIL 21, 2013

REQUEST FOR MINOR CHANGE: OCTOBER 12, 2016


SUB-AREA 'A' PARTIAL 1ST FLOOR LOBBY PLAN

GREEN ROOF CALCULATION - SUB-AREA 'A'	
GROSS ROOFTOP AREA -	73,290 SF
LESS ESTIMATED MECHANICAL AREA -	5,102 SF
LESS ESTIMATED POOL AREA -	2,115 SF
ESTIMATED NET ROOFTOP AREA -	66,073 SF
ESTIMATED HARDSCAPED	
OUTDOOR AMENITY AREA -	20,285 SF
ESTIMATED PLANTED ROOF AREA -	43,593 SF
ESTIMATED ROOF AMENITY AREA -	63,878 SF
ESTIMATED NET GREEN ROOF % -	68%

LEGEND	
	- GREEN ROOF TRAY
	- LAWN/PLANTER
	- PEDESTAL PAVER (2 SIZES)
	- LOW PLANTERS
	- PLAYGROUND SURFACE
	- SYNTHETIC TURF



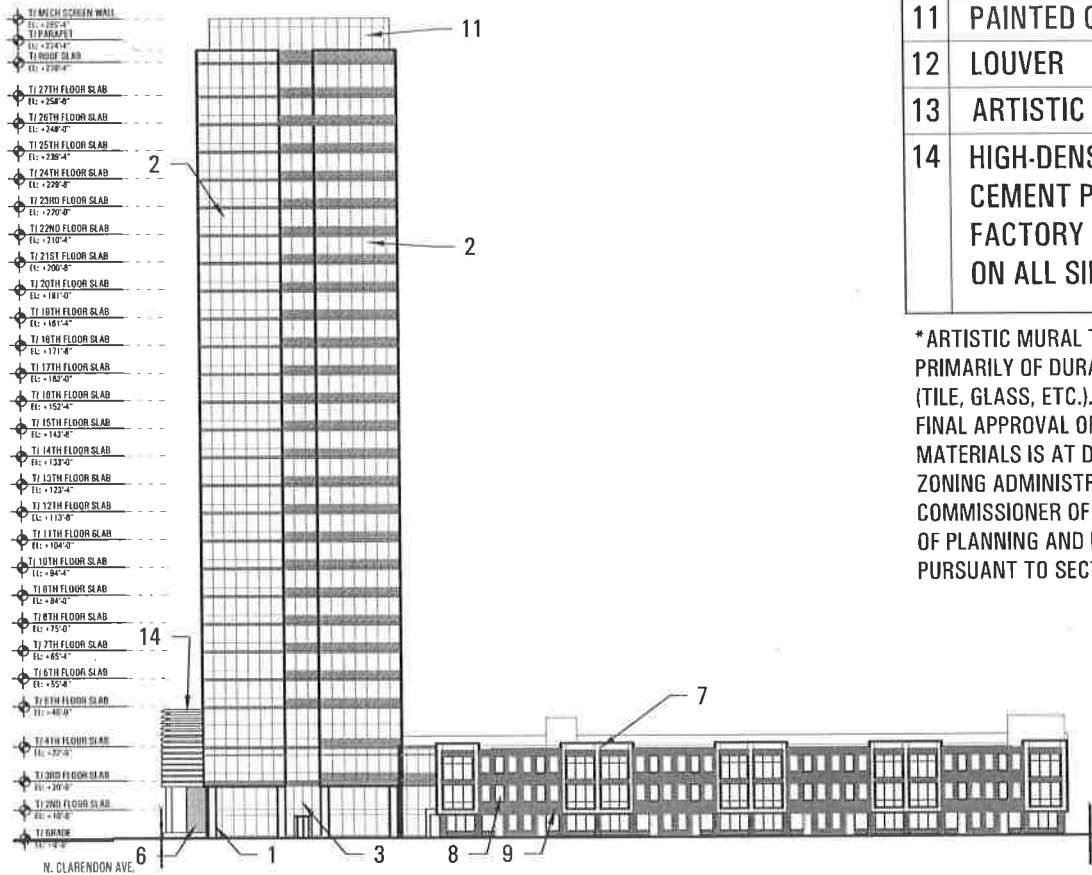
SCALE: 1" = 60'-0"



APPLICANT:	MONTROSE CLARENDON PARTNERS LLC	PD #138
ADDRESS:	804 W. MONTROSE, 807 & 811-829 W. AGATITE	
INTRODUCED:	APRIL 21, 2013	
REQUEST FOR MINOR CHANGE:	OCTOBER 12, 2016	

SUB-AREA 'A' GREEN ROOF PLAN

LEGEND	
1	CONCRETE COLUMN
2	GLASS WINDOW WALL
3	GLASS STOREFRONT
4	GLASS RAILING
5	GLASS/METAL PANEL
6	NORMAN BRICK
7	METAL PANEL
8	PUNCHED WINDOW
9	MODULAR BRICK
10	GLASS GARAGE DOOR
11	PAINTED CONCRETE
12	LOUVER
13	ARTISTIC MURAL*
14	HIGH-DENSITY FIBER CEMENT PANELS - FACTORY FINISHED ON ALL SIDES



* ARTISTIC MURAL TO BE CONSTRUCTED PRIMARILY OF DURABLE MATERIALS (TILE, GLASS, ETC.). FINAL DESIGN TBD. FINAL APPROVAL OF SUCH DESIGN AND MATERIALS IS AT DISCRETION OF THE ZONING ADMINISTRATOR OR COMMISSIONER OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT, PURSUANT TO SECTION 17-13-0800.

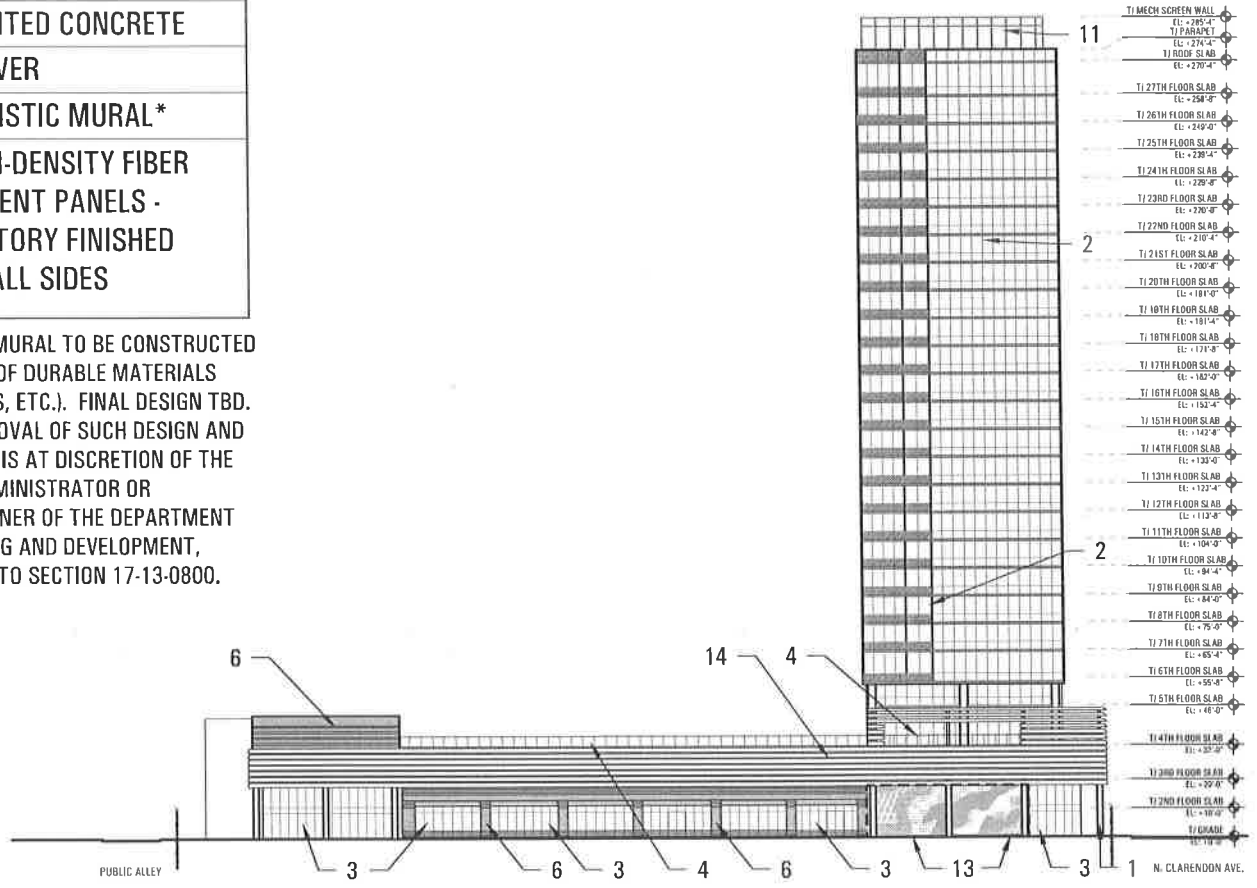
1 NORTH ELEVATION
SCALE: 1/64" = 1'-0"

APPLICANT:	MONTROSE CLARENDON PARTNERS LLC	PD #138
ADDRESS:	804 W. MONTROSE, 807 & 811-829 W. AGATITE	
INTRODUCED:	APRIL 21, 2013	
REQUEST FOR MINOR CHANGE:	OCTOBER 12, 2016	

SUB-AREA 'A'
NORTH ELEVATION

LEGEND	
1	CONCRETE COLUMN
2	GLASS WINDOW WALL
3	GLASS STOREFRONT
4	GLASS RAILING
5	GLASS/METAL PANEL
6	NORMAN BRICK
7	METAL PANEL
8	PUNCHED WINDOW
9	MODULAR BRICK
10	GLASS GARAGE DOOR
11	PAINTED CONCRETE
12	LOUVER
13	ARTISTIC MURAL*
14	HIGH-DENSITY FIBER CEMENT PANELS - FACTORY FINISHED ON ALL SIDES

*ARTISTIC MURAL TO BE CONSTRUCTED PRIMARILY OF DURABLE MATERIALS (TILE, GLASS, ETC.). FINAL DESIGN TBD. FINAL APPROVAL OF SUCH DESIGN AND MATERIALS IS AT DISCRETION OF THE ZONING ADMINISTRATOR OR COMMISSIONER OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT, PURSUANT TO SECTION 17-13-0800.



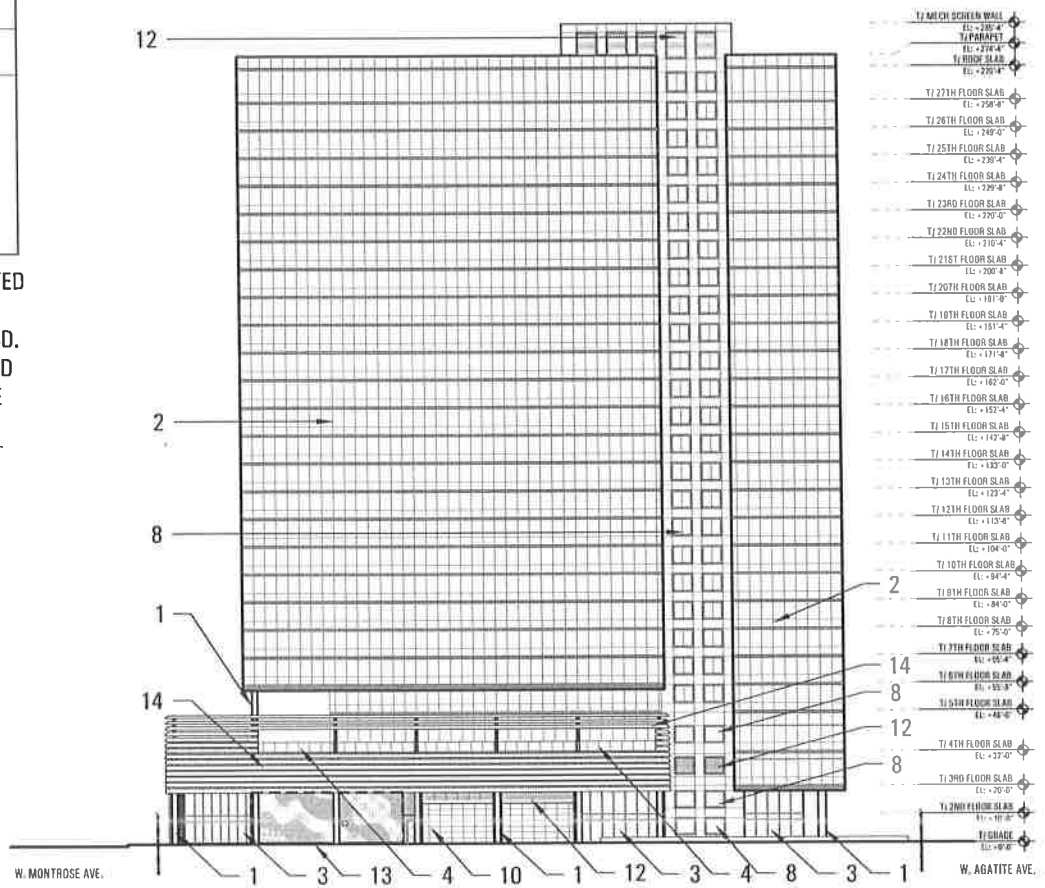
1 SOUTH ELEVATION
SCALE: 1/64" = 1'-0"

APPLICANT:	MONTROSE CLARENDON PARTNERS LLC	PD #138
ADDRESS:	804 W. MONTROSE, 807 & 811-829 W. AGATITE	
INTRODUCED:	APRIL 21, 2013	
REQUEST FOR MINOR CHANGE:	OCTOBER 12, 2016	

SUB-AREA 'A'
SOUTH ELEVATION

LEGEND	
1	CONCRETE COLUMN
2	GLASS WINDOW WALL
3	GLASS STOREFRONT
4	GLASS RAILING
5	GLASS/METAL PANEL
6	NORMAN BRICK
7	METAL PANEL
8	PUNCHED WINDOW
9	MODULAR BRICK
10	GLASS GARAGE DOOR
11	PAINTED CONCRETE
12	LOUVER
13	ARTISTIC MURAL*
14	HIGH-DENSITY FIBER CEMENT PANELS - FACTORY FINISHED ON ALL SIDES

*ARTISTIC MURAL TO BE CONSTRUCTED PRIMARILY OF DURABLE MATERIALS (TILE, GLASS, ETC.). FINAL DESIGN TBD. FINAL APPROVAL OF SUCH DESIGN AND MATERIALS IS AT DISCRETION OF THE ZONING ADMINISTRATOR OR COMMISSIONER OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT, PURSUANT TO SECTION 17-13-0800.



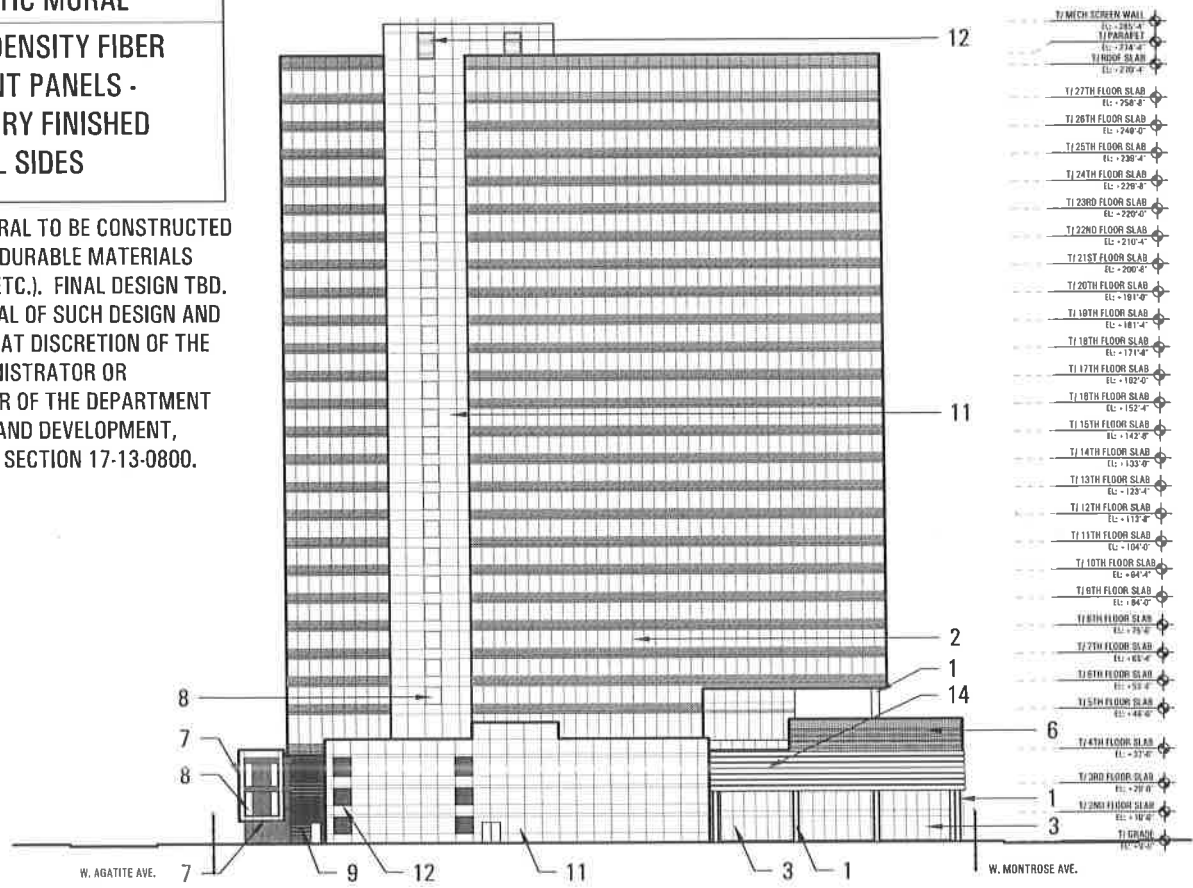
1 EAST ELEVATION
SCALE: 1/64" = 1'-0"

APPLICANT:	MONTROSE CLARENDON PARTNERS LLC	PD #138
ADDRESS:	804 W. MONTROSE, 807 & 811-829 W. AGATITE	
INTRODUCED:	APRIL 21, 2013	
REQUEST FOR MINOR CHANGE:	OCTOBER 12, 2016	

SUB-AREA 'A'
EAST ELEVATION

LEGEND	
1	CONCRETE COLUMN
2	GLASS WINDOW WALL
3	GLASS STOREFRONT
4	GLASS RAILING
5	GLASS/METAL PANEL
6	NORMAN BRICK
7	METAL PANEL
8	PUNCHED WINDOW
9	MODULAR BRICK
10	GLASS GARAGE DOOR
11	PAINTED CONCRETE
12	LOUVER
13	ARTISTIC MURAL *
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*ARTISTIC MURAL TO BE CONSTRUCTED PRIMARILY OF DURABLE MATERIALS (TILE, GLASS, ETC.). FINAL DESIGN TBD. FINAL APPROVAL OF SUCH DESIGN AND MATERIALS IS AT DISCRETION OF THE ZONING ADMINISTRATOR OR COMMISSIONER OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT, PURSUANT TO SECTION 17-13-0800.



1 WEST ELEVATION
SCALE: 1/64" = 1'-0"

APPLICANT:	MONTROSE CLARENDON PARTNERS LLC	PD #138
ADDRESS:	804 W. MONTROSE, 807 & 811-829 W. AGATITE	
INTRODUCED:	APRIL 21, 2013	
REQUEST FOR MINOR CHANGE:	OCTOBER 12, 2016	

SUB-AREA 'A'
WEST ELEVATION

17707

2/10/2016

REPORTS OF COMMITTEES

18829

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE BY RECLASSIFICATION OF
AREA SHOWN ON MAP NOS. 11-F AND 11-G.

(As Amended)

(Application No. 17707)

(Common Address: 4400 -- 4458 N. Clarendon Ave.

And 4401 -- 4415 N. Clarendon Ave.)

PD 138,09

[SO2013-2478]

(Committee Meeting Held February 9, 2016)

The Committee on Zoning, Landmarks and Building Standards submitted the following report:

CHICAGO, February 10, 2016.

To the President and Members of the City Council:

Presenting a report for your Committee on Zoning, Landmarks and Building Standards which held a meeting on February 9, 2016, the following items were passed by a majority of the members present:

Page 1 contains four Mayoral appointments as members of the Electrical Commission, one appointment as a member of the Zoning Board of Appeals and also the designation of a chairman to Zoning Board of Appeals.

Page 1 also contains one text amendment regarding venues for private events.

Pages 1 through 4 contain various map amendments regarding land use.

Page 4 contains numerous signs over 100 feet in diameter and 24 feet above grade, one off-premises sign and one landmark designation.

I hereby move for passage of the proposed substitute ordinance transmitted herewith.

Respectfully submitted,

(Signed) DANIEL S. SOLIS,
Chairman.

On motion of Alderman Solis, the said proposed substitute ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Hopkins, Dowell, Burns, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Burke, Lopez, Foulkes, D. Moore, Curtis, O'Shea, Cochran, Brookins, Muñoz, Zalewski, Scott, Solis, Burnett, Ervin, Taliaferro, Reboyras, Santiago, Waguespack, Mell, Ramirez-Rosa, Villegas, Mitts, Sposato, Laurino, O'Connor, Napolitano, Reilly, Smith, Tunney, Arena, Cappleman, J. Moore, Silverstein -- 45.

Nays -- Aldermen Moreno, Pawar, Osterman -- 3.

Alderman Beale moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

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 Institutional Planned Development Number 138 and RM5 Residential Multi-Unit District symbols and indications as shown on Map Numbers 11-F and 11-G in the area bounded by:

West Sunnyside Avenue; North Clarendon Avenue; a line approximately 176.96 feet north of and parallel to West Montrose Avenue; a line approximately 85.01 feet east of and parallel to North Clarendon Avenue; a line approximately 162.96 feet north of and parallel to West Montrose Avenue; a line approximately 136.61 feet east of and parallel to North Clarendon Avenue; West Montrose Avenue; the public alley next west of and parallel to North Clarendon Avenue; a line approximately 154.33 feet south of and parallel to West Agatite Avenue; a line approximately 472.54 feet west of and parallel to North Clarendon Avenue; West Agatite Avenue; the public alley next west of and parallel to North Clarendon Avenue,

to those of B3-5 Community Shopping District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the B3-5 Community Shopping District symbols and indications as shown on Map Numbers 11-F and 11-G in the area bounded by:

West Sunnyside Avenue; North Clarendon Avenue; a line approximately 176.96 feet north of and parallel to West Montrose Avenue; a line approximately 85.01 feet east of and parallel to North Clarendon Avenue; a line approximately 162.96 feet north of and parallel to West Montrose Avenue; a line approximately 136.61 feet east of and parallel to North Clarendon Avenue; West Montrose Avenue; the public alley next west of and parallel to North Clarendon Avenue; a line approximately 154.33 feet south of and parallel to West Agatite Avenue; a line approximately 472.54 feet west of and parallel to North Clarendon Avenue; West Agatite Avenue; the public alley next west of and parallel to North Clarendon Avenue,

to those of Residential-Business Planned Development Number 138.

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.

Planned Development No.138.

Standard Planned Development Statements.

1. The area delineated herein as Planned Development Number 138 ("Planned Development") consists of approximately 195,591 gross square feet (approximately 131,186 net square feet) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). For purposes of this Planned Development, the Property consists of three subareas delineated on the attached Planned Development Boundary/Subarea Map as Subarea A, Subarea B and Subarea C. The Property is owned by the Missionary Sisters of the Sacred Heart ("Owner"). The "Applicant" for purposes of this Planned Development with respect to Subarea A and Subarea C is Montrose Clarendon Partners LLC, with the authorization of the Owner. The Owner is the "Applicant" for purposes of this Planned Development with respect to Subarea B.
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 Municipal Code ("Municipal Code"), 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 of the Municipal Code.
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 ("CDOT") on behalf of the Applicant or its successors, assigns or grantees. Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans. Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Department of Planning and Development ("DPD") and CDOT. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of CDOT. All work proposed in the public way must be designed and constructed in accordance with the CDOT Construction Standards for Work in the Public Way and in compliance with the Municipal Code. Prior to the issuance of any Part II Approval, the submitted plans must be approved by CDOT.

4. This plan of development consists of these 17 Statements, a Bulk Regulations and Data Table, a Subarea A Affordable Housing Profile Form, a Subarea B Affordable Housing Profile Form and the following exhibits, prepared by Hartshorne Plunkard Architecture: an Existing Aerial Map; an Existing Land-Use Map; an Existing Zoning Map; a Planned Development Boundary/Subarea Map; an Overall Site/Landscape Plan; a Subarea A Site Plan; a Subarea A Landscape Plan; a Subarea B Site Plan; a Subarea B Landscape Plan; a Subarea B Interim Site/Landscape Plan; a Subarea C Site Plan; a Subarea C Landscape Plan; a Subarea A Green Roof Plan; a Subarea B Green Roof Plan; a Subarea C Green Roof Plan; a Subarea A 4th Floor Plan; a Subarea A Typical Floor Plan; a Subarea B Typical Floor Plan; Subarea A East Elevation; Subarea A North Elevation; Subarea A South Elevation; Subarea A West Elevation; Subarea B East and West Elevations; Subarea B North and South Elevations; and, Subarea C Elevations dated January 21, 2016 submitted herein (collectively, the "Plans"). Full-sized copies of the Site/Landscape Plans and Building Elevations are on file with DPD. 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 Municipal Code and all requirements thereof, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Municipal Code, this Planned Development Ordinance shall control.
5. The following uses are permitted within the Planned Development:
 - Subarea A: dwelling units located at or above the ground floor (multi-unit residential and townhouse); cultural exhibits and libraries; day care; postal service; business support services; eating and drinking establishments; banks; food and beverage retail sales (liquor sales as package goods and accessory use); medical service; office; personal service; dry cleaning (drop-off or pick-up); retail sales (general); sports and recreation (participant, indoor, physical fitness center); wireless communication facilities (co-located); accessory parking; non-accessory parking; and, accessory and related uses.
 - Subarea B: dwelling units located at or above the ground floor (multi-unit residential); accessory parking; construction staging directly related to the provision of the improvements proposed for Subareas A and C; and, accessory and related uses.
 - Subarea C: day care; postal service; business support services; eating and drinking establishments; banks; food and beverage retail sales (liquor sales as package goods and accessory use); medical service; office; personal service; dry cleaning (drop-off or pick-up); retail sales (general); sports and recreation (participant, outdoor, indoor, physical fitness center, children's play center); wireless communication facilities (co-located); accessory parking; and, accessory and related uses.
6. Subsequent to the completion of construction of the provision of the improvements proposed for Subareas A and C and prior to the issuance of the final Certificate of Occupancy for the improvements proposed in Subarea A, either of the following conditions must be fulfilled: (i) Part II Review, pursuant to Section 17-13-0610 of the Municipal Code, for the improvements proposed for Subarea B, as described in Planned Development Statement 5 and the exhibits associated with this Planned Development,

must have commenced; or, (ii) the improvements depicted in the Subarea B Interim Site/Landscape Plan, as described in the exhibits associated with this Planned Development, must be completely installed or otherwise provided by the following June 1st, if such Certificate of Occupancy for Subarea A is requested at such a time when seasonal weather conditions would not allow completion of the Subarea B Interim Site/Landscape Plan.

Prior to the issuance of the final Certificate of Occupancy for the improvements proposed in Subarea A, the Applicant commits to provide left turn lanes and actuated left turn arrows on the east and west approaches of West Montrose Avenue at its intersection with North Clarendon Avenue.

7. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of DPD. Off-premises signs are prohibited within the boundary of the Planned Development.
8. For purposes of height measurement, the definitions in the Municipal Code shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
9. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of FAR calculations and measurements, the definitions in the Municipal Code shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 131,186 square feet.
10. Upon review and determination, Part II Review, pursuant to Section 17-13-0610 of the Municipal Code, a Part II Review fee shall be assessed by DPD. The fee, as determined by staff at the time in accordance with the Municipal Code, 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.
11. 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 of the Municipal Code. Final landscape plan review and approval will be by DPD. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
12. 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.
13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Municipal Code by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and the legal titleholders and any ground lessors.

14. 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.
15. 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 Planned Development will be LEED certified (Leadership in Energy and Environmental Design) and include a green roof over at least 50 percent of the Net Roof Area; provided, however, that if any portion of this Planned Development receives tax increment financing, such portion shall be LEED certified and include a green roof over 100 percent of the Net Roof Area of that portion.
16. The Applicant acknowledges and agrees that the rezoning of the Property from Institutional Planned Development 138 and RM5 (Residential Multi-Unit District) to, first, the B3-5 (Community Shopping District), then back to Planned Development 138, for construction of this Planned Development triggers the requirements of Section 2-45-110 of the Municipal Code (the 2007 Affordable Requirements Ordinance or "ARO"). Any developer of a "residential housing project" within the meaning of the ARO must: (i) set aside 10 percent of the housing units in the residential housing project as affordable units ("Affordable Units") if the developer receives city land or zoning assistance, or 20 percent if the developer receives financial assistance, such as tax increment financing ("TIF"); (ii) pay a fee in lieu of the development of the Affordable Units; or (iii) any combination of (i) and (ii). The foregoing compliance options are referred to herein as Option (i), Option (ii), and Option (iii).

In Subarea A, the Applicant intends to construct a total of 381 dwelling units and has filed an application for TIF for the project. If the Applicant receives TIF funds, the Subarea A project will require 77 Affordable Units (20 percent x 381 = 76.2, rounded up = 77) under Option (i), or an in lieu fee ("Cash Payment") in the amount of \$7,700,000 (77 x \$100,000) under Option (ii), or a combination under Option (iii). If the Applicant does not receive TIF funds, the Subarea A project will require 39 Affordable Units (10 percent x 381 = 38.1, rounded up = 39) under Option (i), or a Cash Payment in the amount of \$3,900,000 (39 x \$100,000) under Option (ii), or a combination under Option (iii). The Applicant has elected to comply with the ARO in Subarea A through a combination under Option (iii), as described below and in the Affordable Housing Profile Form for Subarea A attached hereto. First, the Applicant will provide 20 Affordable Units in Subarea A, regardless of whether the project receives TIF funds. If the Applicant receives TIF funds, 10 of the 20 Affordable Units will be affordable to households earning no more than 50 percent of the Chicago Primary Metropolitan Statistical Area Median Income ("AMI") and the other 10 will be affordable to households earning no more than 60 percent of AMI. If the project does not receive TIF funds, all 20 Affordable Units will be affordable to households earning no more than 60 percent of AMI. Second, the Applicant will satisfy its remaining ARO obligation by making a Cash Payment in the amount of \$5,700,000 (77 required Affordable Units - 20 provided Affordable Units = 57 x \$100,000) if the Applicant receives TIF funds, or \$1,900,000 (39 required Affordable Units - 20 provided Affordable Units = 19 x \$100,000) if it does not.

In Subarea B, the Applicant intends to construct a total of 250 dwelling units without any TIF or other financial assistance from the city, and has elected to comply with the ARO by making a Cash Payment in the amount of \$2,500,000 (250 dwelling units x 10 percent = 25 required Affordable Units x \$100,000 per unit), as set forth in the Affordable Housing Profile Form for Subarea B attached hereto.

At the time of each Part II Review for Subarea A or Subarea B, Applicant may update and resubmit the applicable Affordable Housing Profile Form to DPD for review and approval. If the Applicant subsequently reduces or increases the number of dwelling units in either subarea, DPD may adjust the requirements of this Statement 16 (i.e., number of required Affordable Units and/or amount of Cash Payment) accordingly without amending the Planned Development. Prior to the issuance of any building permits within Subarea A or Subarea B, including, without limitation, excavation or foundation permits, the Applicant must make the required Cash Payment. The Applicant intends to develop Subarea A and Subarea B as separate projects in phases, and the Cash Payment for each subarea shall be calculated separately and paid at the time building permits are sought for the applicable subarea. In the case of Subarea A, where the Applicant is providing Affordable Units, the Applicant must also execute and record an affordable housing agreement in accordance with Section 2-45-110(i)(2) of the Municipal Code prior to the issuance of any building permits for Subarea A. The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against Subarea A, or the applicable portions thereof, and will constitute a lien against such property. The commissioner of DPD may enforce remedies for any breach of this Statement 16, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

17. This Planned Development shall be governed by Section 17-13-0612 of the Municipal Code. Should this Planned Development ordinance lapse, the commissioner of DPD shall initiate a zoning map amendment to rezone the Property to the B3-5 (Community Shopping District).

[Existing Site Aerial Map; Existing Zoning Map; Existing Land-Use Map; Boundary/Subarea Map; Site/Landscape Plan; Site Plans; Landscape Plans; Interim Site Plan; Plant Legend; Green Roof Plans; Subarea A 4th Floor Plan; Typical Floor Plans; and Building Elevations referred to in these Plan of Development Statements printed on pages 18843 through 18866 of this *Journal*.]

Bulk Regulation and Data Table and 2007 Affordable Housing Profile Form (Rental) and worksheet for Bonus Calculation for Subareas A and B referred to in these Plan of Development Statements read as follows:

*Planned Development No. 138.**Bulk Regulations And Data Table.*

Gross Site Area, 195,591 square feet = Net Site Area, 131,186 square feet + Area Remaining in Public Way, 64,405 square feet

Net Site Area (sf)	131,186
Sub-Area A	85,160
Sub-Area B	31,608
Sub-Area C	14,419
Maximum Floor Area Ratio (FAR)	5.0
Sub-Area A	4.42
Sub-Area B	6.87
Sub-Area C	0.42
Maximum Floor Area (sf)	655,930
Sub-Area A	432,648
Sub-Area B	217,282
Sub-Area C	6,000
Maximum Number of Dwelling Units	631 ¹
Sub-Area A	381
Sub-Area B	250
Sub-Area C	0
Maximum Commercial Floor Area (net rentable square feet)	36,000
Sub-Area A	30,000
Sub-Area B	0
Sub-Area C	6,000

¹ Up to 37% of the total number of dwelling units may be efficiency units. Minimum Lot Area (MLA) per dwelling unit shall be calculated based on the overall net site area.

Maximum Site Coverage	Per Site Plans
Minimum Building Setbacks	Per Site Plan
Minimum Number of Off-Street Parking Spaces	449
Sub-Area A	278
Sub-Area B	160
Sub-Area C	11
Minimum Number of Off-Street Loading Berths	1 - 10' x 50'; 1 - 10' x 30'; and, 4 - 10' x 25'
Sub-Area A	
Sub-Area B	1 - 10' x 50'; 1 - 10' x 30'; and, 2 - 10' x 25'
Sub-Area C	1 - 10' x 25' 1 - 10' x 25'
Maximum Building Height (feet)	
Sub-Area A	259'
Sub-Area B	157'
Sub-Area C	20'

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2007 Affordable Housing Profile Form (Rental)

Submit this form to the Department of Planning & Development (DPD) for projects that are subject to the 2007 ARO. Projects submitted after October 13, 2015 – or that do not receive City Council approval by July 13, 2016 – will be subject to the 2015 ARO. More information is online at www.cityofchicago.org/ARO.

This completed form should be returned to: Kara Breems, DPD, 121 N. LaSalle Street, Chicago, IL 60602. E-mail: kara.breems@cityofchicago.org Telephone: (312) 744-6476

Date:

SECTION 1: DEVELOPMENT INFORMATION

Development Name: Montrose & Clarendon

Development Address: Montrose & Clarendon

Ward: 46th

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

Type of City involvement:
(check all that apply)

- City Land
- Financial Assistance (If receiving TIF assistance, will TIF funds be used for housing construction? *) *if yes, please provide copy of the TIF Eligible Expenses
- Zoning increase and/or PD

SECTION 2: DEVELOPER INFORMATION

Developer Name: Harlem Irving Companies Inc., JDL Development LLC

Developer Contact (Project Coordinator): Rick Filler, James Letchinger

Developer Address: 4104 N. Harlem Avenue, Norridge, IL 60706

Email address: RFiller@HarlemIrving.com

Telephone Number: 773 625 3036

SECTION 3: DEVELOPMENT INFORMATION

a) Affordable units required

For ARO projects: $\frac{381}{\text{Total units}} \times 10\%^* = 77$ (always round up)
total affordable units required
*20% if TIF assistance is provided

For Density Bonus projects: _____ X 25% = _____
Bonus Square Footage* Affordable sq. footage required

*Note that the maximum allowed bonus is 20% of base FAR in dash-5; 25% in dash-7 or -10; and 30% of base FAR in dash-12 or -16 (www.cityofchicago.org/zoning for zoning info).

b) building details

In addition to water, which of the following utilities will be included in the rent (circle applicable):

Cooking gas electric gas heat electric heat other (describe on back)

Is parking included in the rent for the: affordable units? yes no market-rate units? yes no

If parking is not included, what is the monthly cost per space? 200 _____

Estimated date for the commencement of marketing: February, 2018

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Estimated date for completion of construction of the affordable units: April, 2018

For each unit configuration, fill out a separate row, as applicable (see example).

	Unit Type*	Number of Units	Number of Bedrooms/Unit	Total Square Footage/Unit	Expected Market Rent	Proposed Affordable Rent*	Proposed Level of Affordability (60% or less of AMI)	Unit Mix OK to proceed?
Example	1 bed/1 bath	4	1	800	\$1000	759	60%	
Affordable Units	PLEASE SEE ATTACHED ADDENDUM							<input type="checkbox"/>
								<input type="checkbox"/>
								<input type="checkbox"/>
Market Rate Units						N/A	N/A	<input type="checkbox"/>
						N/A	N/A	<input type="checkbox"/>
						N/A	N/A	<input type="checkbox"/>

*Rent amounts updated annually in the "City of Chicago's Maximum Affordable Monthly Rent Chart"

SECTION 4: PAYMENT IN LIEU OF UNITS

When do you expect to make the payment -in-lieu? May, 2016
 (typically corresponds with issuance of building permits) Month/Year

For ARO projects, use the following formula to calculate payment owed:

$$\frac{381}{\text{Number of total units in development}} \times 10\% = \frac{77 \text{ afford less 20 built}}{\text{(round up to nearest whole number)}} \times \$100,000 = \$5,700,000$$

Amount owed

For Density Bonus projects, use the following formula to calculate payment owed:

$$\text{Bonus Floor Area (sq ft)} \times 80\% \times \$ \text{median price per base FAR foot} = \$ \text{Amount owed}$$

(from table below)

Submarket (Table for use with the Density Bonus fees-in-lieu calculations)	Median Land Price per Base FAR Foot
Loop: Chicago River on north/west; Congress on south; Lake Shore Dr on east	\$31
North: Division on north; Chicago River on south/west; Lake Shore Dr. on east	\$43
South: Congress on north; Stevenson on south; Chicago River on west; Lake Shore Dr. on east	\$22
West: Lake on north; Congress on south; Chicago River on east; Racine on west	\$29

Authorization to Proceed (to be completed by Developer & DPD)

[Signature] * 11-24-15
 Kara Breems, DPD Date
[Signature]
 Developer/Project Manager Date 11.24.15

* assuming project receives City council approval by 7.13.2016

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	Unit Type*	Number of Units	Number of Bedrooms/ Unit	Total Square Footage/Unit	Expected Market Rent	Proposed Affordable Rent*	Proposed Level of Affordability (60% or less of AMI)	Unit Mix OK to proceed?
Example	1 bed/1 bath	4	1	800	\$ 1,000	\$ 759	60%	
Affordable Units	Studio	3	0	561	\$ 1,688	\$ 636	50%	YES ↓
	Studio	4	0	561	\$ 1,688	\$ 769	60%	
	1 Bed	6	1	759	\$ 2,079	\$ 674	50%	
	1 Bed	5	1	759	\$ 2,079	\$ 817	60%	
	2 bed	1	2	945	\$ 2,637	\$ 809	50%	
	2 bed	1	2	945	\$ 2,637	\$ 980	60%	
Market Rate Units	Studio	123	0	561	\$ 1,688	N/A	N/A	
	1 Bed	187	1	759	\$ 2,079	N/A	N/A	
	2 bed	43	2	945	\$ 2,637	N/A	N/A	
	Twnhm	8	3	2204	\$ 5,510	N/A	N/A	

FINAL FOR PUBLICATION

2007 Affordable Housing Profile Form (Rental)

Submit this form to the Department of Planning & Development (DPD) for projects that are subject to the 2007 ARO. Projects submitted after October 13, 2015 – or that do not receive City Council approval by July 13, 2016 – will be subject to the 2015 ARO. More information is online at www.cityofchicago.org/ARO.

This completed form should be returned to: Kara Breems, DPD, 121 N. LaSalle Street, Chicago, IL 60602. E-mail: kara.breems@cityofchicago.org Telephone: (312) 744-6476

Date:

SECTION 1: DEVELOPMENT INFORMATION

Development Name: Montrose & Clarendon - Subarea B

Development Address: Clarendon & Agatite

Ward: 46th

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

Type of City involvement:

(check all that apply)

City Land

Financial Assistance (If receiving TIF assistance, will TIF funds be used for housing construction?) *if yes, please provide copy of the TIF Eligible Expenses

Zoning increase and/or PD

SECTION 2: DEVELOPER INFORMATION

Developer Name: Harlem Irving Companies Inc., JDL Development

Developer Contact (Project Coordinator): Rick Filler, James Letchinger

Developer Address: 4104 N. Harlem Avenue, Norridge, IL

Email address: RFiller@HarlemIrving.com

Telephone Number: 773 625 3036

SECTION 3: DEVELOPMENT INFORMATION

a) Affordable units required

For ARO projects:	$\frac{250}{\text{Total units}} \times 10\%^* = 25$	(always round up)
		total affordable units required
*20% if TIF assistance is provided		

For Density Bonus projects:	$\text{Bonus Square Footage}^* \times 25\% =$	Affordable sq. footage required
*Note that the maximum allowed bonus is 20% of base FAR in dash-5; 25% in dash-7 or -10; and 30% of base FAR in dash-12 or -16 (www.cityofchicago.org/zoning for zoning info).		

b) building details

In addition to water, which of the following utilities will be included in the rent (circle applicable):

Cooking gas electric gas heat electric heat other (describe on back)

Is parking included in the rent for the: affordable units? yes no market-rate units? yes no

If parking is not included, what is the monthly cost per space? 200 _____

Estimated date for the commencement of marketing: To be determined

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Estimated date for completion of construction of the affordable units: To be determined

For each unit configuration, fill out a separate row, as applicable (see example).

	Unit Type*	Number of Units	Number of Bedrooms/Unit	Total Square Footage/Unit	Expected Market Rent	Proposed Affordable Rent*	Proposed Level of Affordability (60% or less of AMI)	Unit Mix OK to proceed?
<i>Example</i>	1 bed/1 bath	4	1	800	\$1000	759	60%	
Affordable Units								<input type="checkbox"/>
								<input type="checkbox"/>
								<input type="checkbox"/>
Market Rate Units	Studio	100	0	561	\$1688	N/A	N/A	<input type="checkbox"/>
	1 Bed	122	1	759	\$2079	N/A	N/A	<input type="checkbox"/>
	2 Bed	28	2	945	\$2637	N/A	N/A	<input type="checkbox"/>

*Rent amounts updated annually in the "City of Chicago's Maximum Affordable Monthly Rent Chart"

SECTION 4: PAYMENT IN LIEU OF UNITS

When do you expect to make the payment -in-lieu? To be determined
 (typically corresponds with issuance of building permits) Month/Year

For ARO projects, use the following formula to calculate payment owed:

$$\frac{250}{\text{Number of total units in development}} \times 10\% = \frac{25}{\text{(round up to nearest whole number)}} \times \$100,000 = \$2,500,000$$

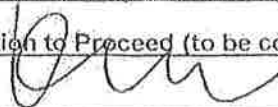
Amount owed

For Density Bonus projects, use the following formula to calculate payment owed:

$$\text{Bonus Floor Area (sq ft)} \times 80\% \times \$ \text{median price per base FAR foot (from table below)} = \$ \text{Amount owed}$$

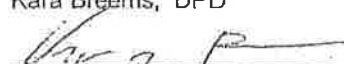
Submarket (Table for use with the Density Bonus fees-in-lieu calculations)	Median Land Price per Base FAR Foot
Loop: Chicago River on north/west; Congress on south; Lake Shore Dr on east	\$31
North: Division on north; Chicago River on south/west; Lake Shore Dr. on east	\$43
South: Congress on north; Stevenson on south; Chicago River on west; Lake Shore Dr. on east	\$22
West: Lake on north; Congress on south; Chicago River on east; Racine on west	\$29

Authorization to Proceed (to be completed by Developer & DPD)


 Kara Breems, DPD

Date

12/3/15


 Developer/Project Manager

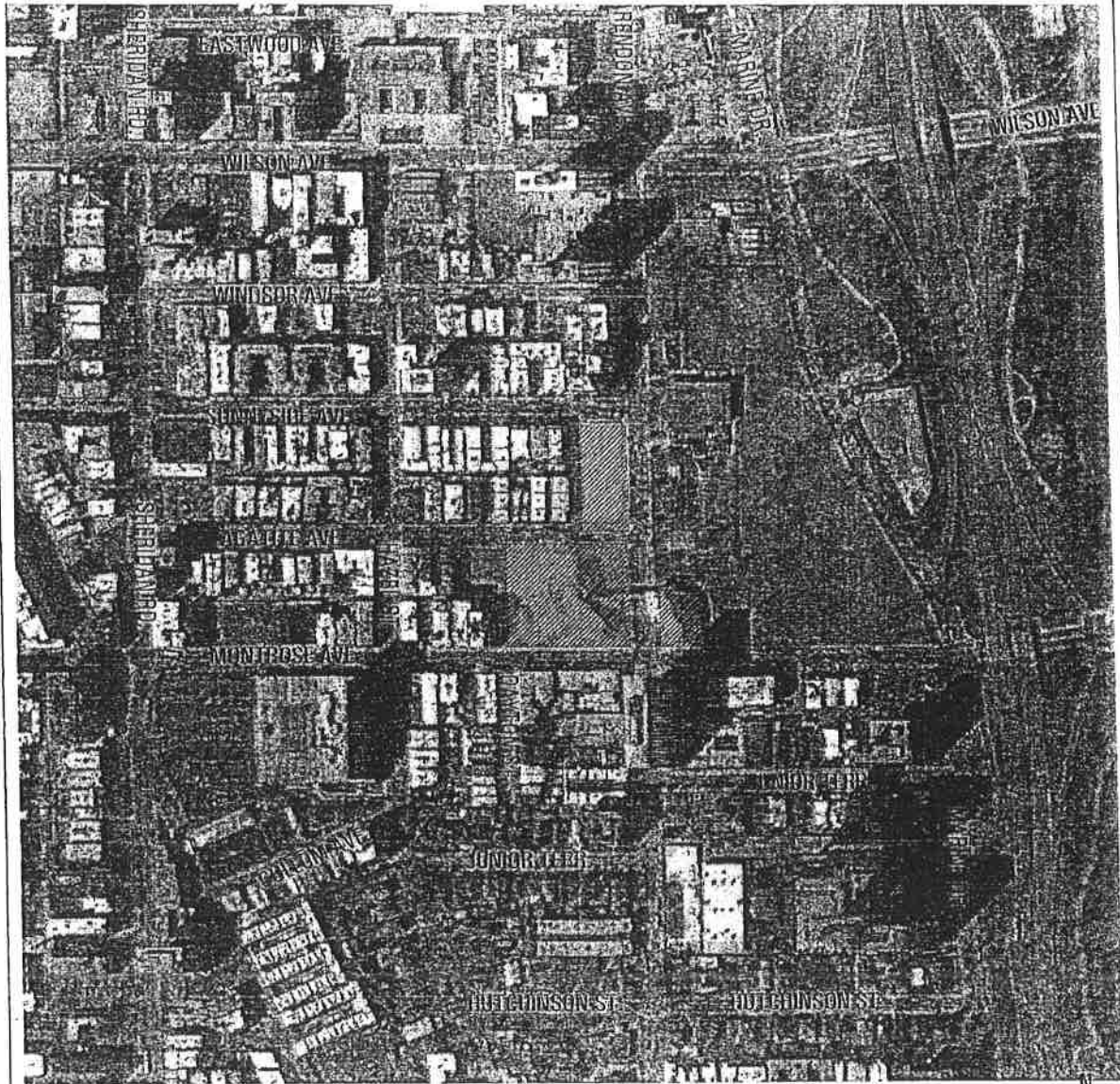
Date

11/25/15

Nirvana G. Ferguson

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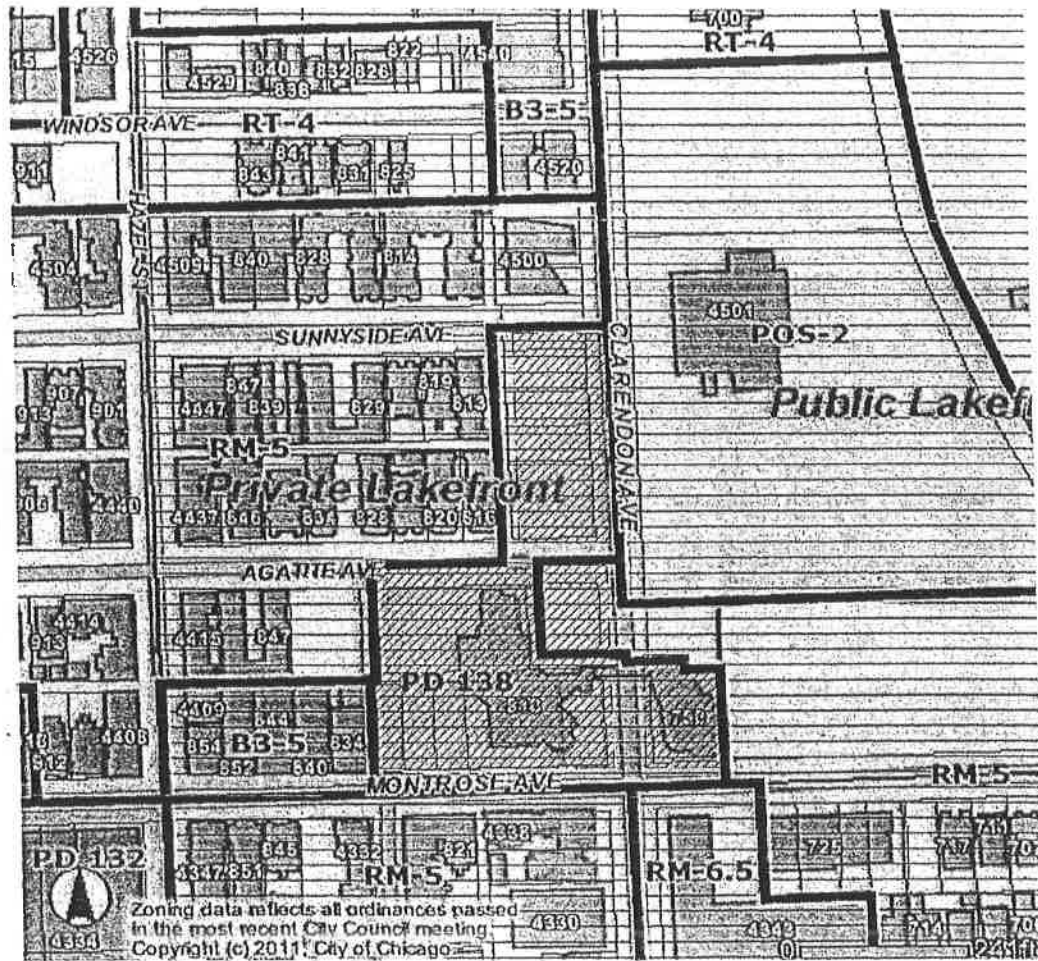
LEGEND
SUBJECT PREMISES



APPLICANT: MONTROSE CLARENDON PARTNERS LLC	EXISTING SITE AERIAL MAP
ADDRESS: 4400-24, 4401-4415, 4432-4458 N. CLARENDON AVE	
INTRODUCED: APRIL 21, 2013	
PLAN COMMISSION: JANUARY 21, 2016 SCALE: 1"=400'-0"	

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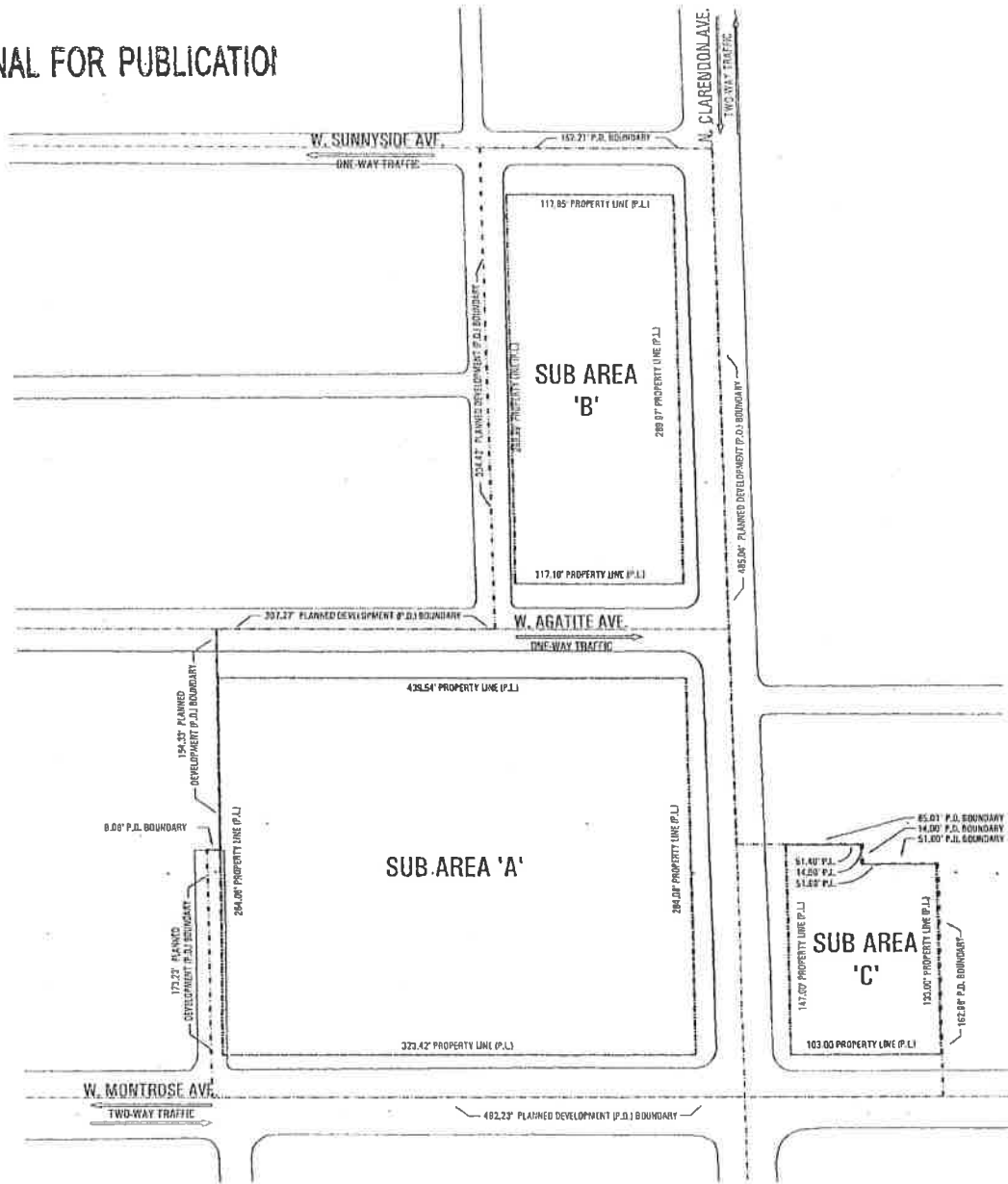
LEGEND
SUBJECT PREMISES



APPLICANT:	MONTROSE CLARENDON PARTNERS LLC
ADDRESS:	4400-24, 4401-4415, 4432-4458 N. CLARENDON AVE.
INTRODUCED:	APRIL 21, 2013
PLAN COMMISSION:	JANUARY 21, 2016
SCALE:	1"=250'-0"

EXISTING ZONING MAP

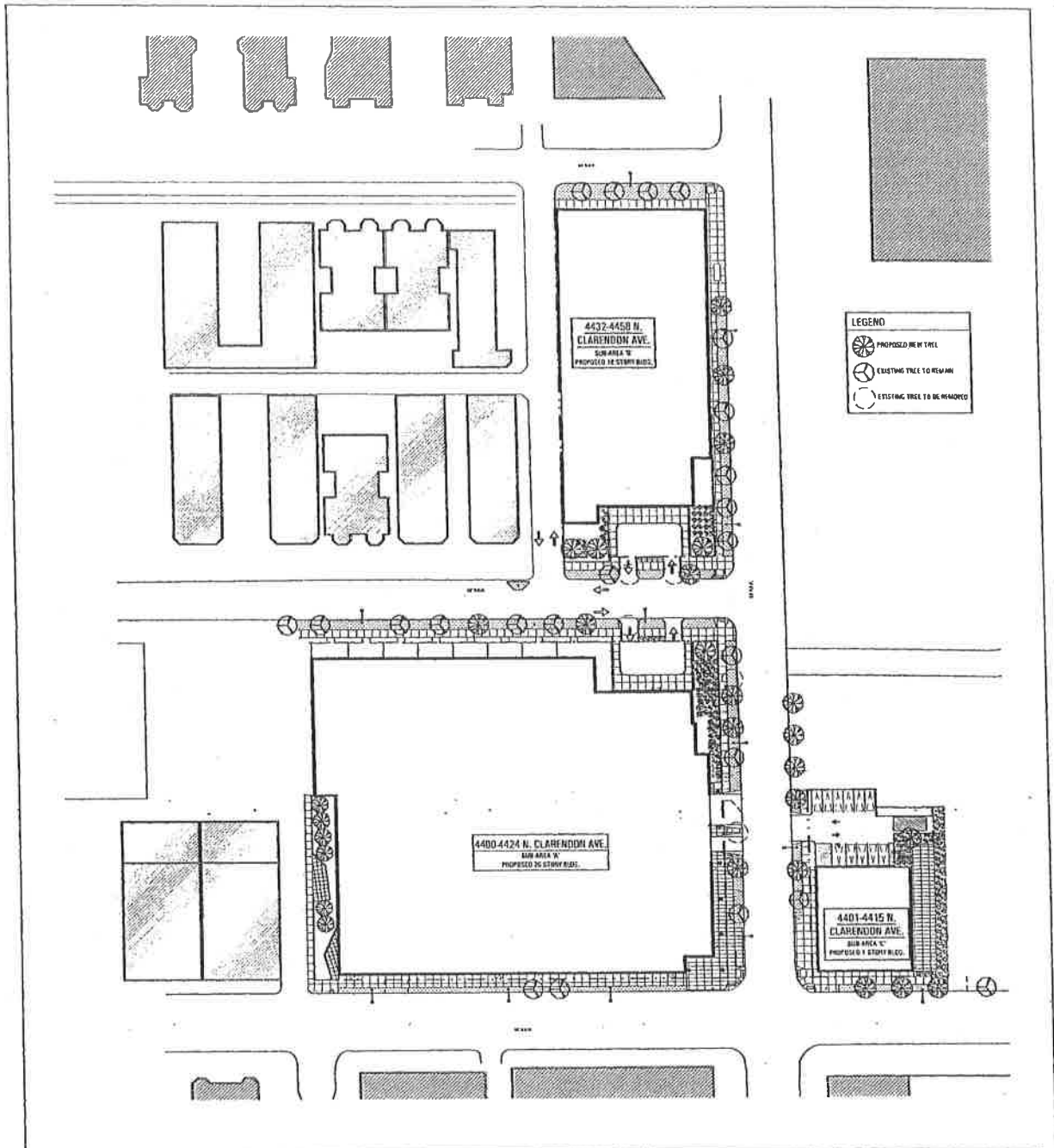
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APPLICANT: MONTROSE CLARENDON PARTNERS LLC
 ADDRESS: 4400-24, 4401-4415, 4432-4458 N. CLARENDON AVE
 INTRODUCED: APRIL 21, 2013
 PLAN COMMISSION: JANUARY 21, 2016

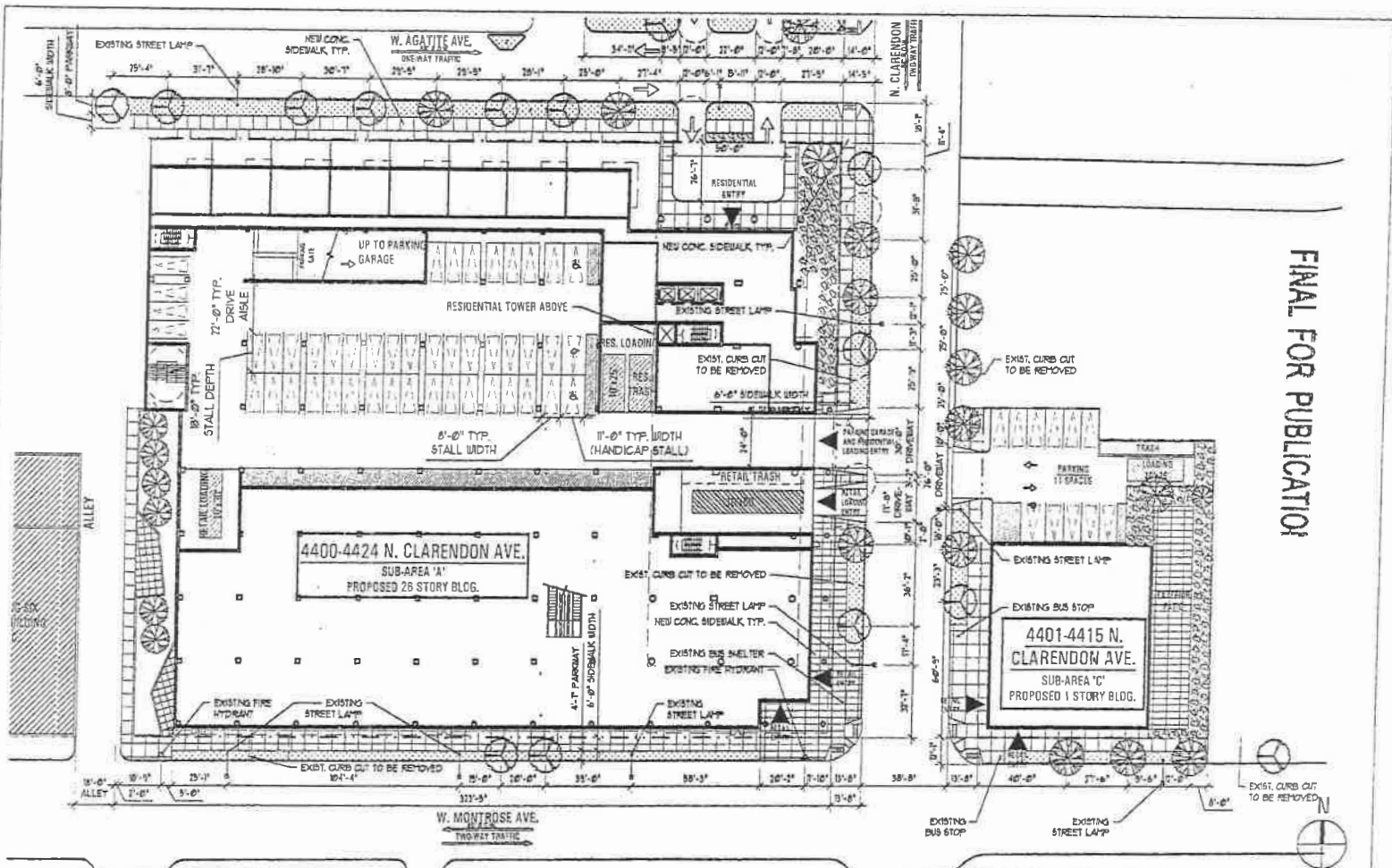
**PLANNED DEVELOPMENT
BOUNDARY/ SUB-AREA MAP**

SCALE: 1" = 100'-0"



APPLICANT: MONTROSE CLARENDON PARTNERS' LLC	SITE/ LANDSCAPE PLAN
ADDRESS: 4400-24, 4401-4415, 4432-4458 N. CLARENDON AVE.	
INTRODUCED: APRIL 21, 2013	
PLAN COMMISSION: JANUARY 21, 2016 SCALE: 1" = 100'-0"	

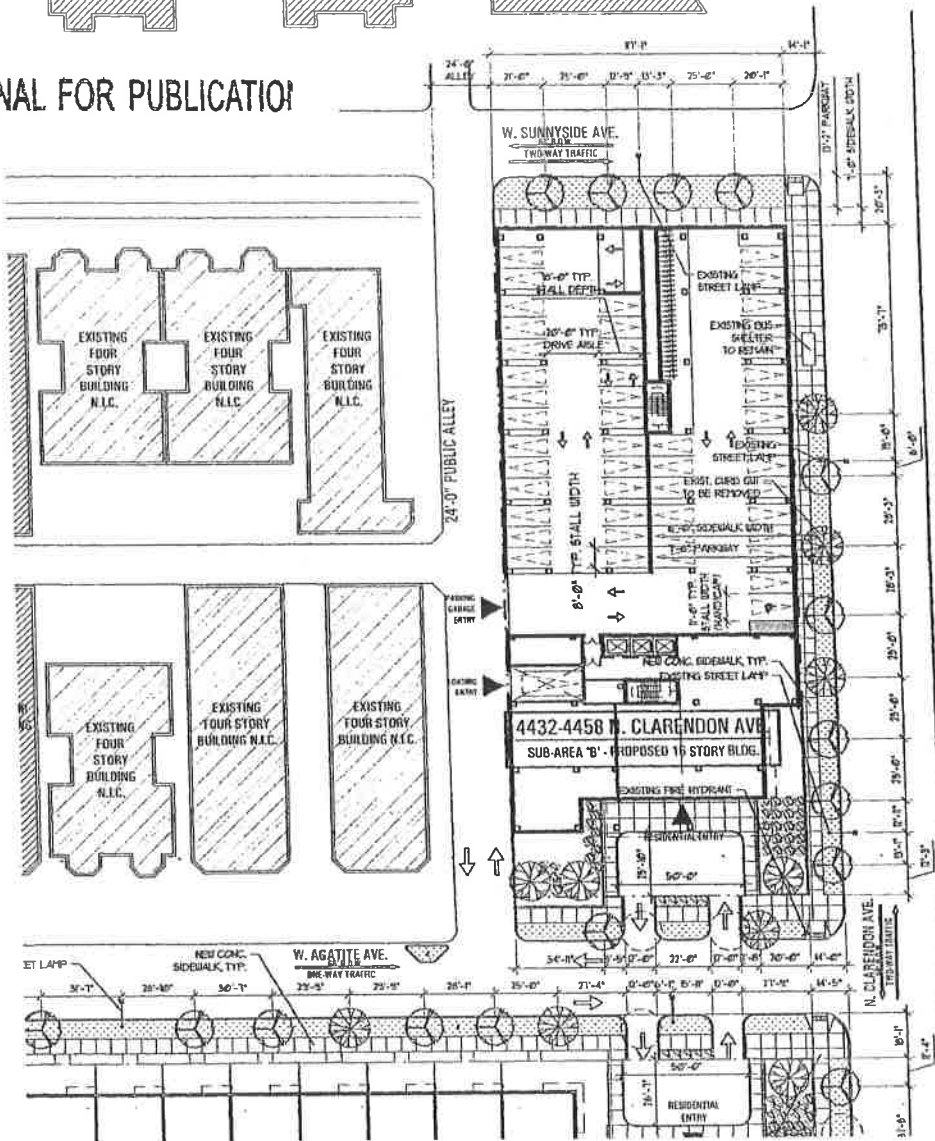
FINAL FOR PUBLICATION



APPLICANT:	MONTROSE CLARENDON PARTNERS LLC
ADDRESS:	4400-24, 4401-4415, 4432-4458 N. CLARENDON AVE.
INTRODUCED:	APRIL 21, 2013
PLAN COMMISSION:	JANUARY 21, 2016
	SCALE: 1" = 60'-0"

SUB-AREA 'A' & 'C'
SITE PLAN

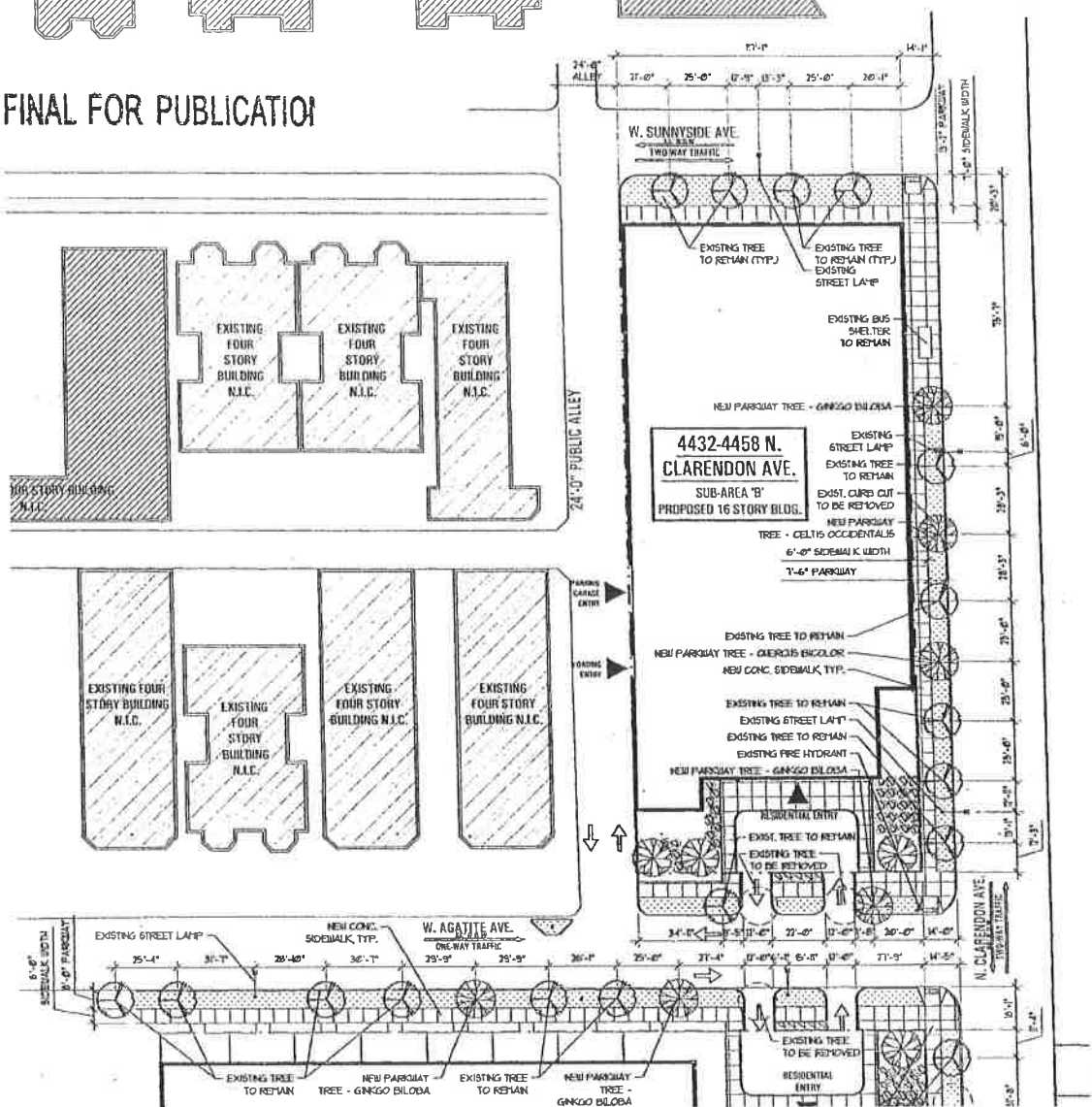
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APPLICANT: MONTROSE CLARENDON PARTNERS LLC
 ADDRESS: 4400-24, 4401-4415, 4432-4458 N. CLARENDON AVE.
 INTRODUCED: APRIL 21, 2013
 PLAN COMMISSION: JANUARY 21, 2016 SCALE: 1" = 60'-0"

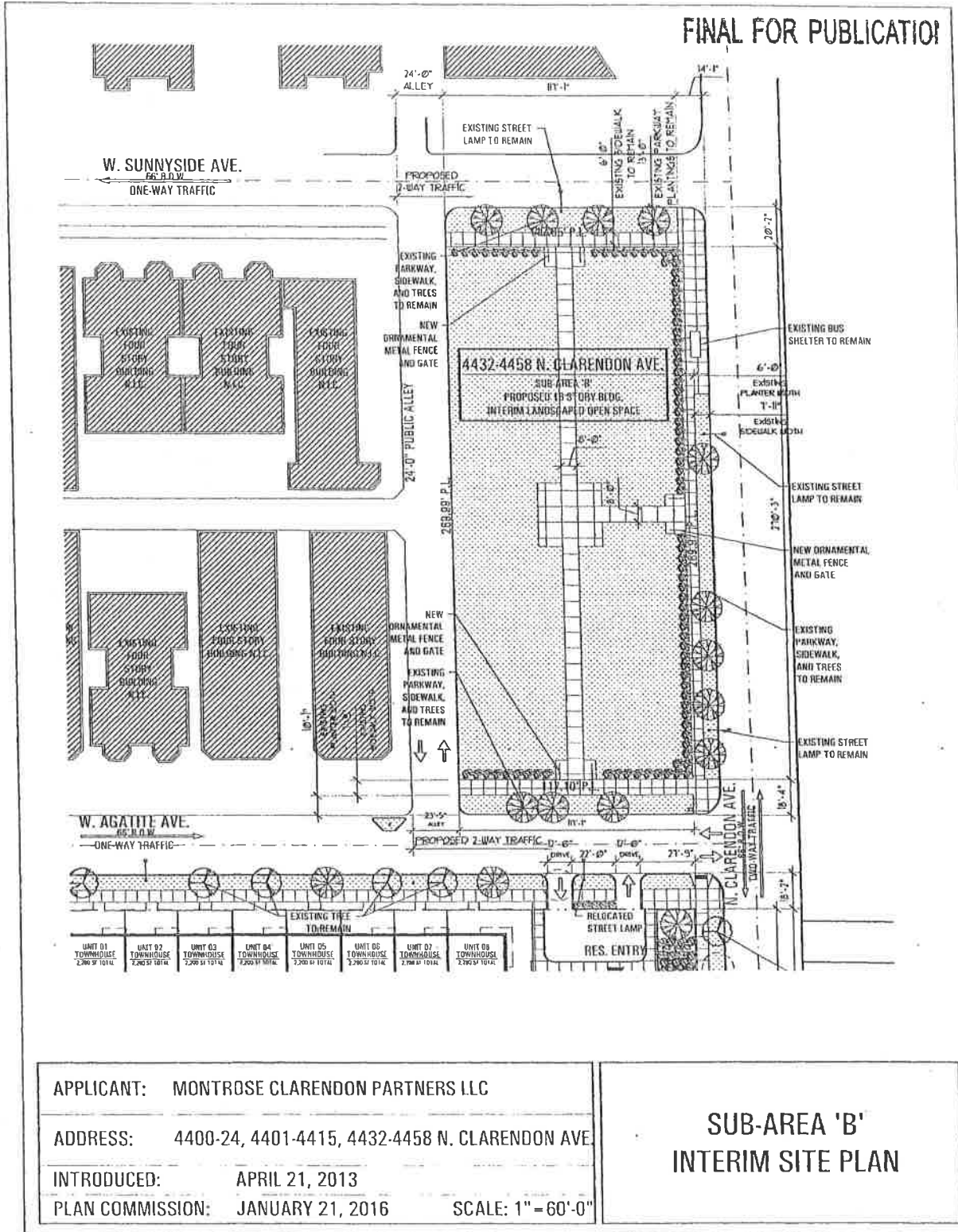
SUB-AREA 'B'
SITE PLAN

FINAL FOR PUBLICATION



APPLICANT:	MONTROSE CLARENDON PARTNERS LLC	
ADDRESS:	4400-24, 4401-4415, 4432-4458 N. CLARENDON AVE.	
INTRODUCED:	APRIL 21, 2013	
PLAN COMMISSION:	JANUARY 21, 2016	SCALE: 1" = 60'-0"

SUB-AREA 'B'
LANDSCAPE PLAN



APPLICANT: MONTROSE CLARENDON PARTNERS LLC
 ADDRESS: 4400-24, 4401-4415, 4432-4458 N. CLARENDON AVE.
 INTRODUCED: APRIL 21, 2013
 PLAN COMMISSION: JANUARY 21, 2016

**SUB-AREA 'B'
INTERIM SITE PLAN**

SCALE: 1" = 60'-0"

FINAL FOR PUBLICATION

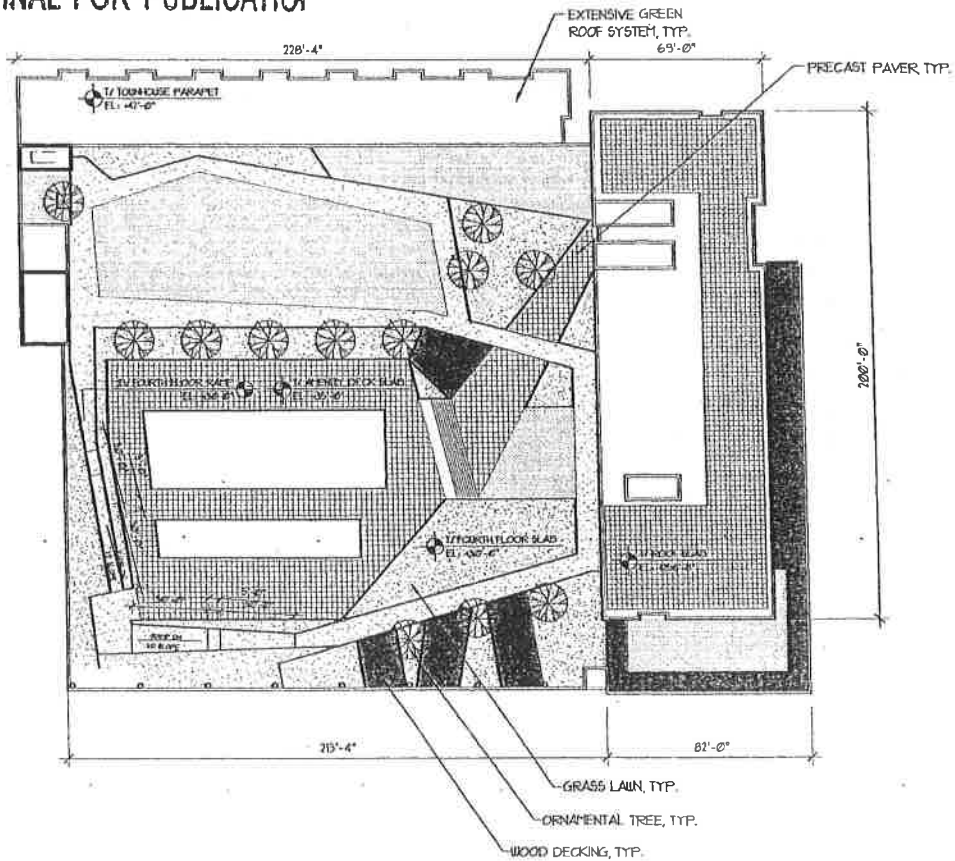
	CODE	BOTANICAL NAME	COMMON NAME	QTY	CAL	HT	SPRD	ROOT	REMARKS
TREES	BPW	BETULA POPULIFOLIA 'WHITESPICE'	WHITESPICE BIRCH	-	-	12'	-	B&B	MULTI-STEP, 5 STEPS MINIMUM
	COC	CELTIS OCCIDENTALIS 'CHICAGOLAND'	CHICAGO LAND COMMON HACKBERRY	-	2.5'	-	-	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	GS	GINKGO BILOBA	GINKGO	-	2.5'	-	-	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	GD	GYNOCLEADON DIOICUS	KENTUCKY COFFEE TREE	-	2.5'	-	-	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	OB	QUERCUS ROBUR	SWAMP WHITE OAK	-	2.5'	-	-	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
ORNL TREES	TAR	TILIA AMERICANA 'REDHONEY'	REDHONEY LINDA	-	2.5'	-	-	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	UCMG	LELIS CARPINIFOLIA 'MORTON GLOSSY'	TURKEY ELM	-	3.5'	-	-	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	AGAB	AMELANCHER X GRANDIFLORA 'AUT. BRILLIANCE'	AUTUMN BRILLIANCE APPL. SERVICE BERRY	-	-	8'	-	B&B	MULTI-STEP, 5 STEPS MINIMUM
	OCA	CRUCE CANADENSIS	EASTERN REDBUD / AMERICAN REDBUD	-	-	8'	-	B&B	MULTI-STEP, 5 STEPS MINIMUM
	CYWK	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING GREEN HAWTHORN	-	-	8'	-	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY, SPRING ORG ONLY
SHRUBS	PS	HALLS SCINDROLIFOLIUM	GOLDEN RAINBOW CRABAPPLE	-	-	8'	-	B&B	CLUMP FORM
	BOFD	BIKOUBA DAMODE 'PINK DELIGHT'	PINK DELIGHT BUTTERFLY BUSH	-	-	36"	-	#5	
	BRGW	BURKE FRIBO VAR. KOR. 'WINTERGREEN'	WINTERGREEN LITTLELEAF KOR. BOXWOOD	-	-	18"	-	#3	
	HPT	HYDRANGEA PANICULATA 'TARDIVA'	TARDIVA HYDRANGEA	-	-	36"	-	B&B	
	JCSV	JUNIPERUS CHENSIS VAR. TARGENTIS 'VIBROS'	GREEN SARGENT JUNIPER	-	-	34"	-	#5	
	LAGL	NIUS ALPHATICA 'GOLD-LOW'	GOLD-LOW BURNING	-	-	34"	-	#5	
	LAGP	NIUS ALPHATICA 'GREEN MOUND'	GREEN MOUND ALPINE CURLIANT	-	-	24"	-	#5	
	BPKO	ROSA X 'PINK KNOCKOUT'	PINK KNOCKOUT ROSE	-	-	24"	-	#3	
	BRKO	ROSA X 'RED KNOCKOUT'	RED KNOCKOUT ROSE	-	-	24"	-	#3	
	RTB	RHEU TYPHANA 'SANTIGER'	TIGER EYES CUTLEAF STAGHORN	-	-	34"	-	#5	
	SGC	SPARGAN X BINALBA 'COKERLANE'	COKERLANE SPIEA	-	-	24"	-	B&B	
	SHF	STRONGA HETZELI 'PALIDUM'	DWARF KOREAN URICAC	-	-	34"	-	B&B	
	THL	TAKUS X NEBA 'TAUNTONI'	TAUNTONI YEW	-	-	36"	-	B&B	
	VJ	VIBURNUM X JUDDS	JUDS FRAGRANT VIBURNUM	-	-	36"	-	#3	
	GRASSES	CAET	CALAMAGROSTIS ACUTIBLADA 'KARL FORSTER'	KARL FORSTER FEATHER REED GRASS	-	-	-	-	#1
PVE		PANICUM VIRGATUM 'SHERMANSOAK'	SHERMANSOAK REED SWITCH GRASS	-	-	-	-	#1	3'-0" ON CENTER
PAH		Pennisetum alopecuroides 'HARDY'	HARDY DWARF FOUR-TAIN GRASS	-	-	-	-	#1	3'-0" ON CENTER
PH		SPONDOXUS HETEROGLOSSUS	FRANKIE DROPSIDE	-	-	-	-	#1	1'-0" ON CENTER
PERENNIALS / GROUNDCOVER	BYK	CO-RANZA PURPUREA 'WHITE KISS HIGH'	WHITE KISS HIGH PURPLE CORNFLOWER	-	-	-	-	#1	1'-0" ON CENTER
	HPFP	HELIOPSIS ESCROLETTA 'PALACE PURPLE'	PALACE PURPLE CORAL BELLS	-	-	-	-	#1	1'-0" ON CENTER
	HSE	HOSTA SEBOLDIANA 'ELEGANT'	ELEGANT SEBOLDIANA HOSTA	-	-	-	-	#1	2'-0" ON CENTER
	HPFW	HOSTA SEBOLDIANA 'FRANCIS WILLIAMS'	FRANCIS WILLIAMS SEBOLDIANA HOSTA	-	-	-	-	#1	2'-0" ON CENTER
	HST	HYPNOCALLIS SPECIOSA 'FOX'	DATUM	-	-	-	-	#1	1'-0" ON CENTER
	HF	HECTA X MASSONI	CATHART	-	-	-	-	#1	1'-0" ON CENTER
	HFB	HECTA X MASSONI 'BLOW'	VICTOR'S LITTLE BUZZY	-	-	-	-	#1	1'-0" ON CENTER

<p>APPLICANT: MONTROSE CLARENDON PARTNERS LLC</p> <p>ADDRESS: 4400-24, 4401-4415, 4432-4458 N. CLARENDON AVE.</p> <p>INTRODUCED: APRIL 21, 2013</p> <p>PLAN COMMISSION: JANUARY 21, 2016</p>	<p>PLANT LEGEND</p> <p>SCALE: N.T.S.</p>
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GREEN ROOF CALCULATION - SUB-AREA 'A'	
GROSS ROOFTOP AREA -	73,787 SF
LESS ESTIMATED MECHANICAL AREA -	5,102 SF
LESS ESTIMATED POOL AREA -	4,141 SF
ESTIMATED NET ROOFTOP AREA -	64,544 SF
ESTIMATED HARDSCAPED	
OUTDOOR AMENITY AREA -	22,443 SF
ESTIMATED PLANTED ROOF AREA -	42,101 SF
ESTIMATED ROOF AMENITY AREA -	64,544 SF
ESTIMATED NET GREEN ROOF % =	65%

LEGEND	
	= GREEN ROOF TRAY
	= LAWN/PLANTER
	= PEDESTAL PAVER - COLOR #1
	= PEDESTAL PAVER - COLOR #2
	= WALKING/ JOGGING TRACK






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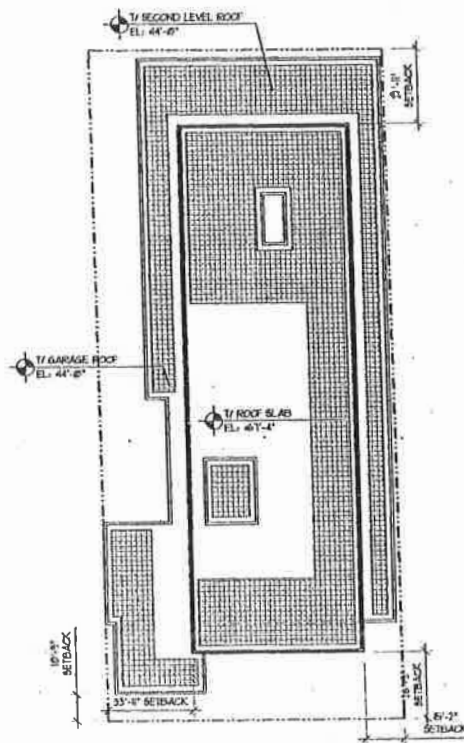
APPLICANT:	MONTROSE CLARENDON PARTNERS LLC
ADDRESS:	4400-24, 4401-4415, 4432-4458 N. CLARENDON AVE.
INTRODUCED:	APRIL 21, 2013
PLAN COMMISSION:	JANUARY 21, 2016
	SCALE: 1" = 60'-0"

SUB-AREA 'A' GREEN ROOF PLAN

GREEN ROOF CALCULATION - SUB-AREA 'B'	
GROSS ROOFTOP AREA -	24,230 SF
LESS ESTIMATED MECHANICAL AREA -	4,930 SF
LESS ESTIMATED PRIVATE TERRACE AREA -	2,800 SF
ESTIMATED NET ROOFTOP AREA -	16,500 SF
ESTIMATED HARDSCAPED	
OUTDOOR AMENITY AREA -	0 SF
ESTIMATED PLANTED ROOF AREA -	16,500 SF
ESTIMATED GREEN ROOF AREA -	16,500 SF
ESTIMATED NET GREEN ROOF % -	100%






LEGEND	
	- GREEN ROOF TRAY
	- LAWN/PLANTER
	- PEDESTAL PAVER - COLOR #1
	- PEDESTAL PAVER - COLOR #2
	- WALKING/ JOGGING TRACK

FINAL FOR PUBLICATION

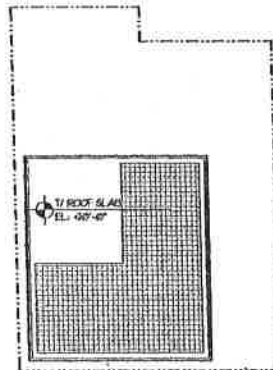


<p>APPLICANT: MONTROSE CLARENDON PARTNERS LLC</p> <p>ADDRESS: 4400-24, 4401-4415, 4432-4458 N. CLARENDON AVE.</p> <p>INTRODUCED: APRIL 21, 2013</p> <p>PLAN COMMISSION: JANUARY 21, 2016</p>	<p>SUB-AREA 'B' GREEN ROOF PLAN</p> <p>SCALE: 1" = 60'-0"</p>
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GREEN ROOF CALCULATION - SUB-AREA 'B'	
GROSS ROOFTOP AREA -	6,003 SF
LESS ESTIMATED MECHANICAL AREA -	1,425 SF
LESS ESTIMATED PRIVATE TERRACE AREA -	0 SF
ESTIMATED NET ROOFTOP AREA -	4,578 SF
ESTIMATED HARDCAPED	
OUTDOOR AMENITY AREA -	0 SF
ESTIMATED PLANTED ROOF AREA -	4,578 SF
ESTIMATED GREEN ROOF AREA -	4,578 SF
ESTIMATED NET GREEN ROOF % -	100%

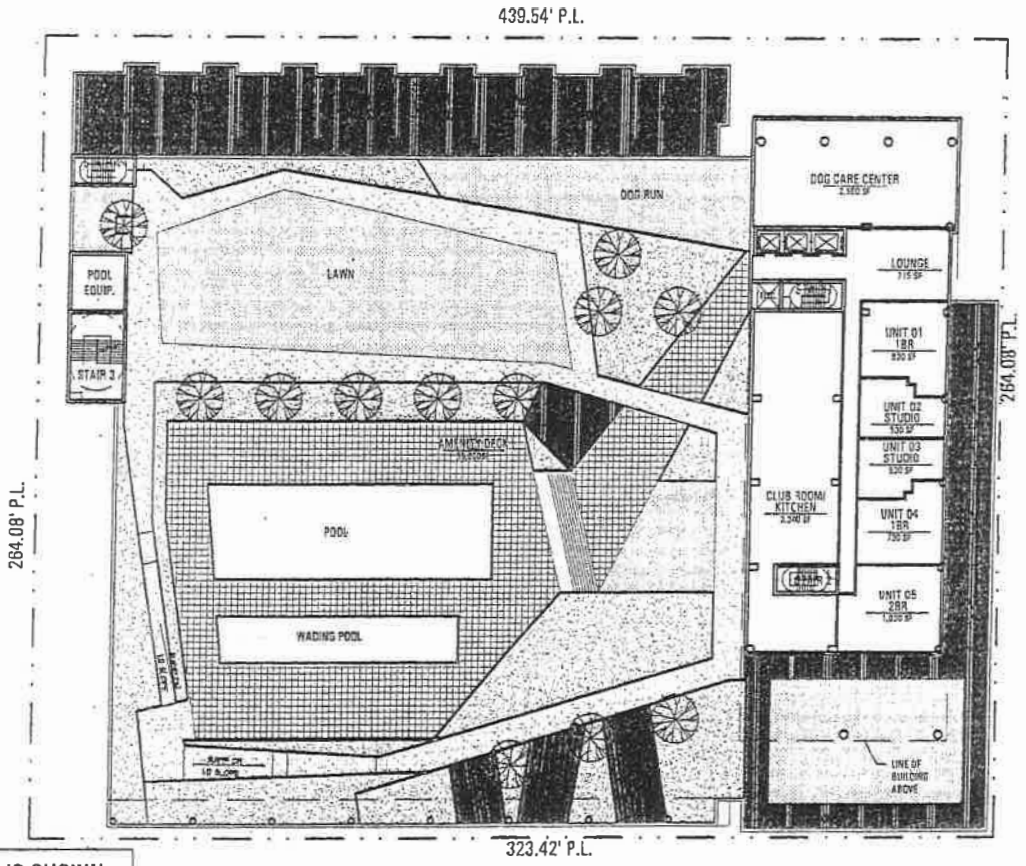
LEGEND	
	= GREEN ROOF TRAY
	= LAWN/PLANTER
	= PEDESTAL PAVER - COLOR #1
	= PEDESTAL PAVER - COLOR #2
	= WALKING/ JOGGING TRACK

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<p>APPLICANT: MONTROSE CLARENDON PARTNERS LLC</p> <p>ADDRESS: 4400-24, 4401-4415, 4432-4458 N. CLARENDON AVE.</p> <p>INTRODUCED: APRIL 21, 2013</p> <p>PLAN COMMISSION: JANUARY 21, 2016</p>	<p>SCALE: 1" = 60'-0"</p> <p>SUB-AREA 'C' GREEN ROOF PLAN</p>
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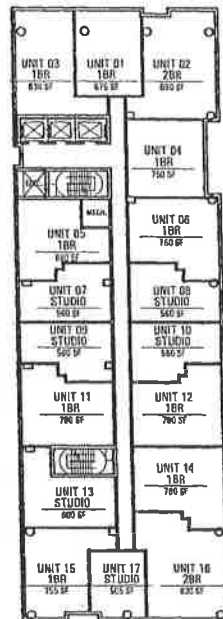
NOTE: INTERIOR LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

APPLICANT:	MONTROSE CLARENDON PARTNERS LLC
ADDRESS:	4400-24, 4401-4415, 4432-4458 N. CLARENDON AVE.
INTRODUCED:	APRIL 21, 2013
PLAN COMMISSION:	JANUARY 21, 2016

SCALE: 1" = 50'

SUB-AREA 'A'
4TH FLOOR PLAN

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NOTE: INTERIOR LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.



APPLICANT: MONTROSE CLARENDON PARTNERS LLC

ADDRESS: 4400-24, 4401-4415, 4432-4458 N. CLARENDON AVE.

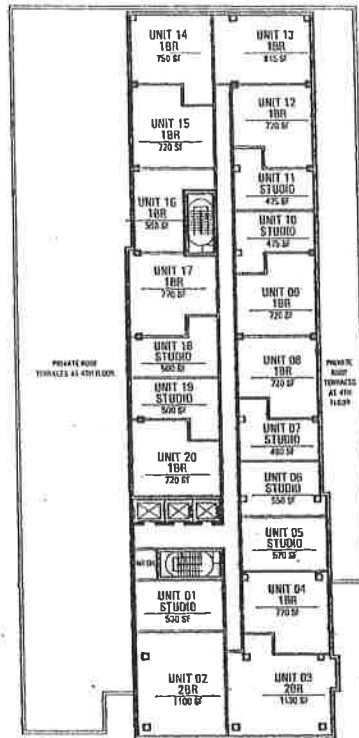
INTRODUCED: APRIL 21, 2013

PLAN COMMISSION: JANUARY 21, 2016

SCALE: 1" = 50'

SUB-AREA 'A'
TYPICAL FLOOR PLAN

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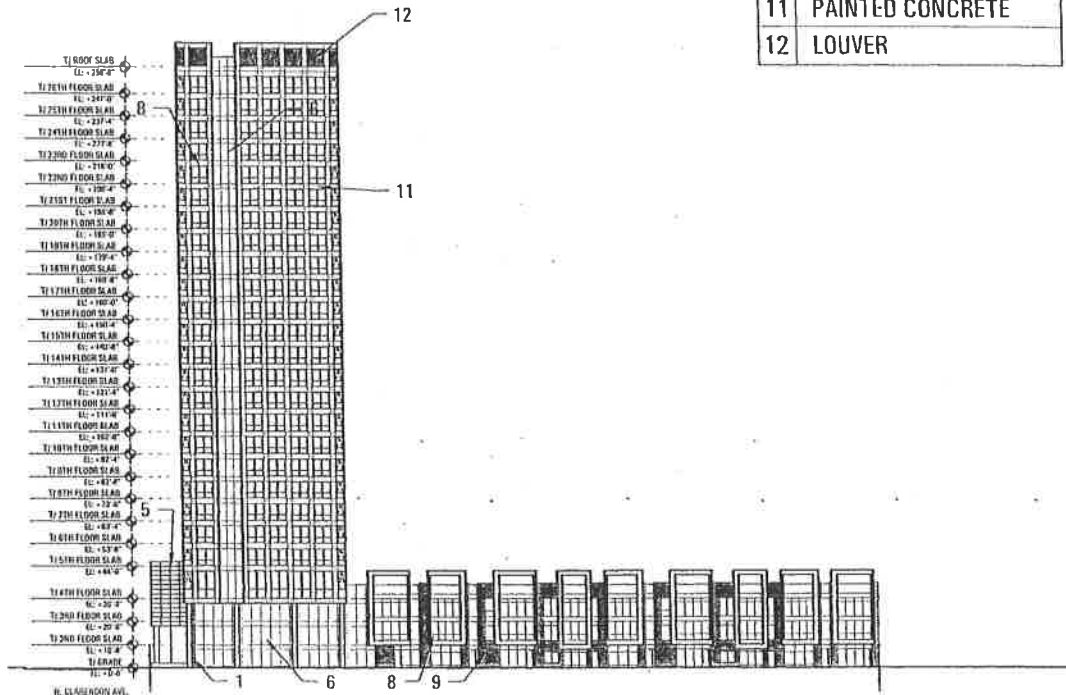
NOTE: INTERIOR LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.



APPLICANT: MONTROSE CLARENDON PARTNERS LLC		SUB-AREA 'B' TYPICAL FLOOR PLAN
ADDRESS: 4400-24, 4401-4415, 4432-4458 N. CLARENDON AVE.		
INTRODUCED: APRIL 21, 2013		
PLAN COMMISSION: JANUARY 21, 2016	SCALE: 1" = 50'	

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LEGEND	
1	CONCRETE COLUMN
2	GLASS WINDOW WALL
3	GFRC PANEL
4	GLASS RAILING
5	GLASS/METAL PANEL
6	GLASS CURTAIN WALL
7	METAL PANEL
8	PUNCHED WINDOW
9	MODULAR BRICK
10	GLASS GARAGE DOOR
11	PAINTED CONCRETE
12	LOUVER



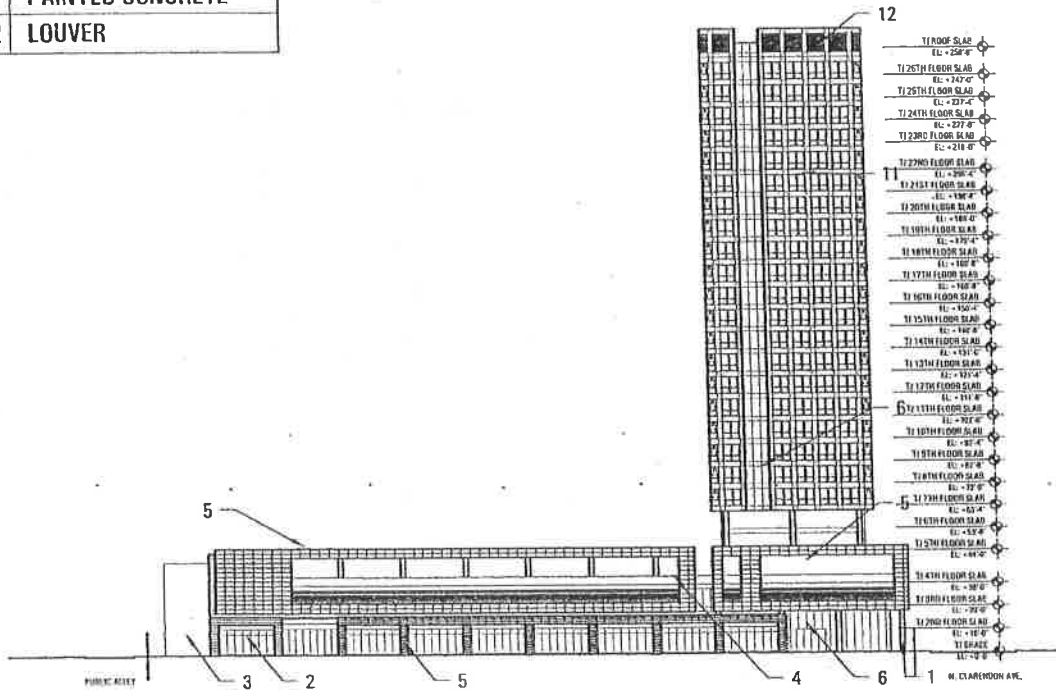
1 NORTH ELEVATION
SCALE: 1/64" = 1'-0"

APPLICANT: MONTROSE CLARENDON PARTNERS LLC
 ADDRESS: 4400-24, 4401-4415, 4432-4458 N. CLARENDON AVE.
 INTRODUCED: APRIL 21, 2013
 PLAN COMMISSION: JANUARY 21, 2016 SCALE: 1/64" = 1'-0"

SUB-AREA 'A'
 NORTH ELEVATION

FINAL FOR PUBLICATION

LEGEND	
1	CONCRETE COLUMN
2	GLASS WINDOW WALL
3	GFRC PANEL
4	GLASS RAILING
5	GLASS/METAL PANEL
6	GLASS CURTAIN WALL
7	METAL PANEL
8	PUNCHED WINDOW
9	MODULAR BRICK
10	GLASS GARAGE DOOR
11	PAINTED CONCRETE
12	LOUVER

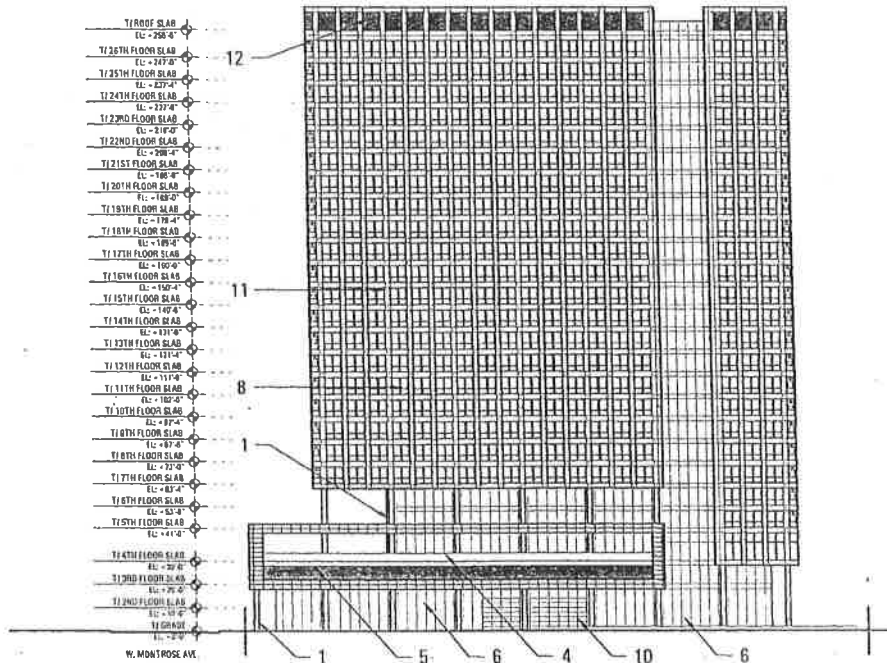


1 SOUTH ELEVATION
SCALE: 1/64" = 1'-0"

APPLICANT:	MONTROSE CLARENDON PARTNERS LLC	<p>SUB-AREA 'A' SOUTH ELEVATION</p>
ADDRESS:	4400-24, 4401-4415, 4432-4458 N. CLARENDON AVE.	
INTRODUCED:	APRIL 21, 2013	
PLAN COMMISSION:	JANUARY 21, 2016 SCALE: 1/64" = 1'-0"	

FINAL FOR PUBLICATION

LEGEND	
1	CONCRETE COLUMN
2	GLASS WINDOW WALL
3	GFRC PANEL
4	GLASS RAILING
5	GLASS/METAL PANEL
6	GLASS CURTAIN WALL
7	METAL PANEL
8	PUNCHED WINDOW
9	MODULAR BRICK
10	GLASS GARAGE DOOR
11	PAINTED CONCRETE
12	LOUVER



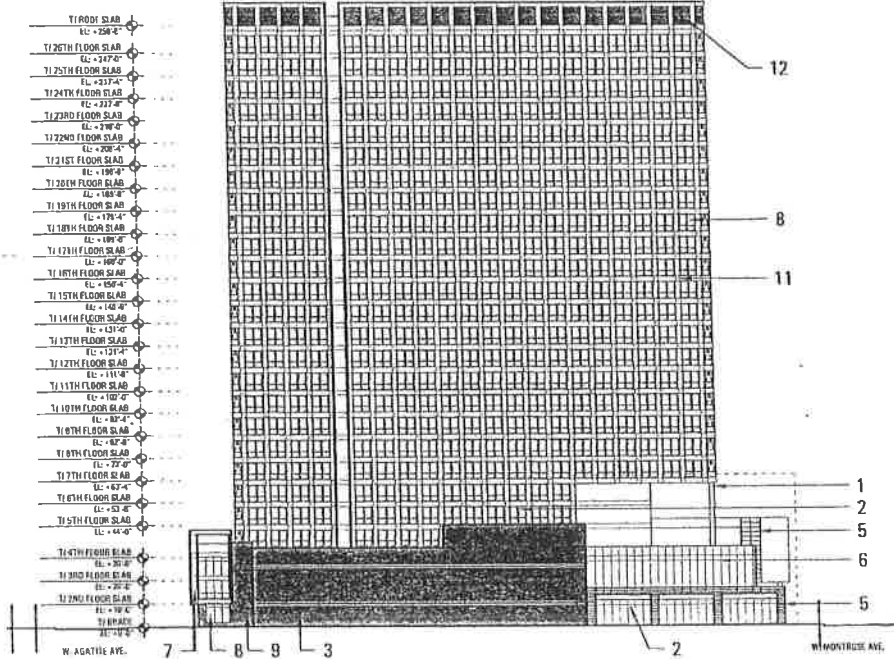
① EAST ELEVATION
SCALE: 1/64" = 1'-0"

APPLICANT:	MONTROSE CLARENDON PARTNERS LLC
ADDRESS:	4400-24, 4401-4415, 4432-4458 N. CLARENDON AVE.
INTRODUCED:	APRIL 21, 2013
PLAN COMMISSION:	JANUARY 21, 2016
	SCALE: 1/64" = 1'-0"

SUB-AREA 'A'
EAST ELEVATION

FINAL FOR PUBLICATION

LEGEND	
1	CONCRETE COLUMN
2	GLASS WINDOW WALL
3	GFRG PANEL
4	GLASS RAILING
5	GLASS/METAL PANEL
6	GLASS CURTAIN WALL
7	METAL PANEL
8	PUNCHED WINDOW
9	MODULAR BRICK
10	GLASS GARAGE DOOR
11	PAINTED CONCRETE
12	LOUVER

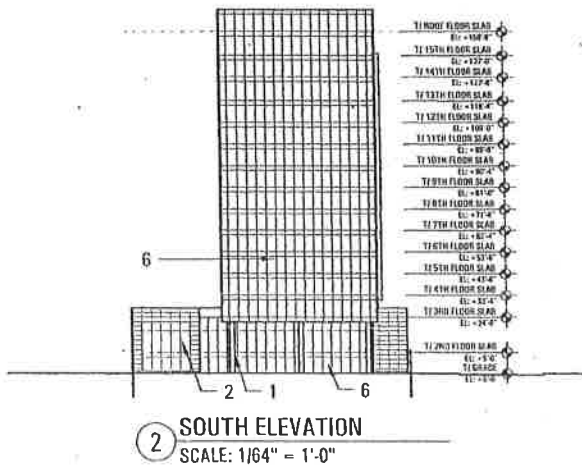
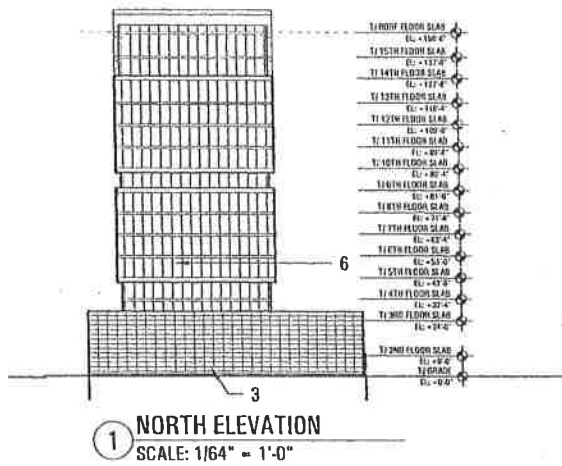


1 WEST ELEVATION
SCALE: 1/64" = 1'-0"

<p>APPLICANT: MONTROSE CLARENDON PARTNERS LLC</p> <p>ADDRESS: 4400-24, 4401-4415, 4432-4458 N. CLARENDON AVE.</p> <p>INTRODUCED: APRIL 21, 2013</p> <p>PLAN COMMISSION: JANUARY 21, 2016</p>	<p>SCALE: 1/64" = 1'-0"</p> <p>SUB-AREA 'A'</p> <p>WEST ELEVATION</p>
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FINAL FOR PUBLICATION

LEGEND	
1	CONCRETE COLUMN
2	GLASS WINDOW WALL
3	GFRC PANEL
4	GLASS RAILING
5	GLASS/METAL PANEL
6	GLASS CURTAIN WALL
7	METAL PANEL
8	PUNCHED WINDOW
9	MODULAR BRICK
10	GLASS GARAGE DOOR
11	METAL GARAGE DOOR

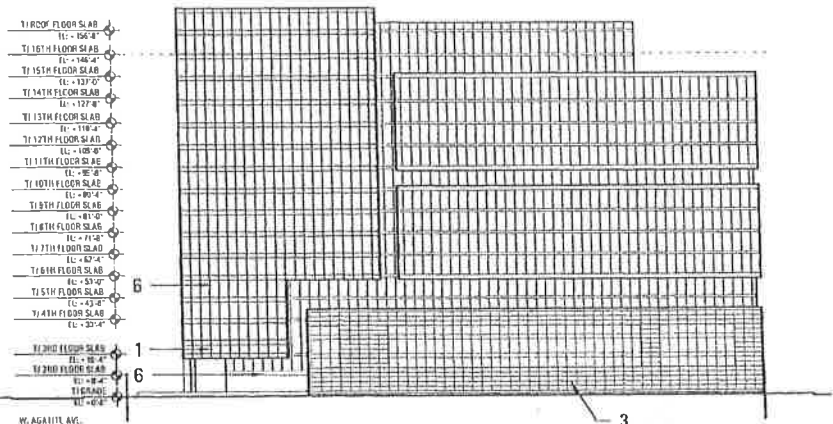


APPLICANT:	MONTROSE CLARENDON PARTNERS LLC		
ADDRESS:	4400-24, 4401-4415, 4432-4458 N. CLARENDON AVE.		
INTRODUCED:	APRIL 21, 2013		
PLAN COMMISSION:	JANUARY 21, 2016	SCALE:	1/64" = 1'-0"

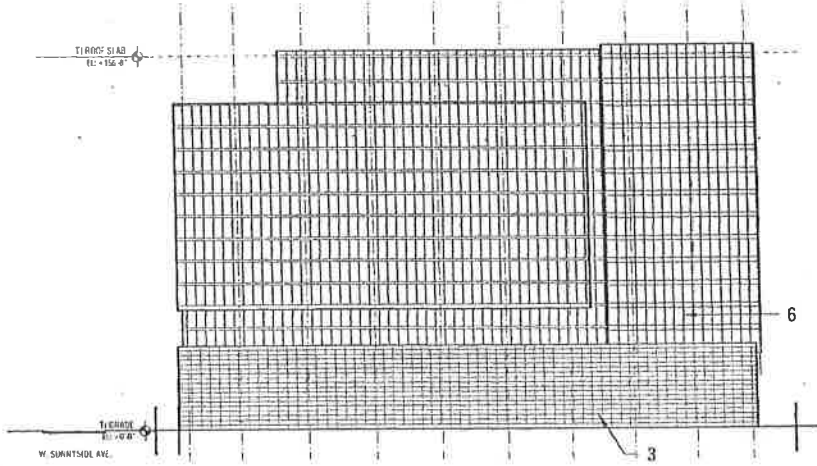
SUB-AREA 'B'
NORTH AND SOUTH
ELEVATIONS

FINAL FOR PUBLICATION

LEGEND	
1	CONCRETE COLUMN
2	GLASS WINDOW WALL
3	GFRC PANEL
4	GLASS RAILING
5	GLASS/METAL PANEL
6	GLASS CURTAIN WALL
7	METAL PANEL
8	PUNCHED WINDOW
9	MODULAR BRICK
10	GLASS GARAGE DOOR
11	METAL GARAGE DOOR



1 EAST ELEVATION
SCALE: 1/64" = 1'-0"



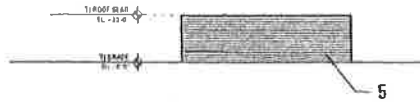
2 WEST ELEVATION
SCALE: 1/64" = 1'-0"

APPLICANT: MONTROSE CLARENDON PARTNERS LLC
ADDRESS: 4400-24, 4401-4415, 4432-4458 N. CLARENDON AVE.
INTRODUCED: APRIL 21, 2013
PLAN COMMISSION: JANUARY 21, 2016 SCALE: 1/64" = 1'-0"

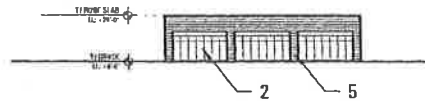
SUB-AREA 'B'
EAST AND WEST ELEVATIONS

FINAL FOR PUBLICATION

LEGEND	
1	CONCRETE COLUMN
2	GLASS WINDOW WALL
3	GFRC PANEL
4	GLASS RAILING
5	GLASS/METAL PANEL
6	GLASS CURTAIN WALL
7	METAL PANEL
8	PUNCHED WINDOW
9	MODULAR BRICK
10	GLASS GARAGE DOOR
11	METAL GARAGE DOOR



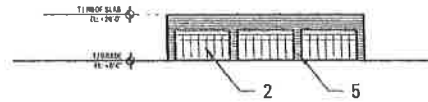
1 NORTH ELEVATION
SCALE: 1/64" = 1'-0"



2 EAST ELEVATION
SCALE: 1/64" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/64" = 1'-0"



4 WEST ELEVATION
SCALE: 1/64" = 1'-0"

APPLICANT:	MONTROSE CLARENDON PARTNERS LLC
ADDRESS:	4400-24, 4401-4415, 4432-4458 N. CLARENDON AVE
INTRODUCED:	APRIL 21, 2013
PLAN COMMISSION:	JANUARY 21, 2016 SCALE: 1/64" = 1'-0"

SUB-AREA 'C'
ELEVATIONS

to the designation of a 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 hereof and to no others.

[Plan of Development printed on pages 2645-2649 of this Journal]

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

Reclassification of Area Shown on Map No. 9-I.

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 No. 9-I in the area bounded by

a line 361 feet north of and parallel to W. Byron Street; the alley next east of and parallel to N. Kedzie Avenue, a line 161 feet north of and parallel to W. Byron Street; and N. Kedzie Avenue

to those of a C1-1 Restricted Commercial 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 Nos. 11-F and 11-G.

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 R7 General Residence District symbols and indications as shown on Map Nos. 11-F and 11-G in the area bounded by

the north line of W. Sunnyside Avenue, or the line thereof if extended where no street exists; N. Clarendon Avenue; W. Agatite Avenue; a line 85 feet west of N. Clarendon Avenue; a line 105 feet south of W. Agatite Avenue; N. Clarendon Avenue; a line 147 feet north of W. Montrose Avenue; a line 51.40 feet east of N. Clarendon Avenue; a line 133 feet north of W. Montrose Avenue; a line 103 feet east of N. Clarendon Avenue; W. Montrose Avenue; a line 341.42 feet west of N. Clarendon Avenue; W. Agatite Avenue and the alley next west of and parallel to N. Clarendon Avenue

to the designation of an Institutional 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.

[Plan of Development printed on pages 2650-2654 of this Journal]

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

Reclassification of Area Shown on Map No. 11-P.
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 R2 Single Family Residence District symbols and indications as shown on Map No. 11-P in the area bounded by

N. Pueblo Avenue; W. Montrose Avenue; N. Chester Avenue and a line 285 feet north of and parallel to W. Montrose Avenue

to the designation of a Residential 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.

[Plan of Development printed on pages 2655-2659 of this Journal]

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

Reclassification of Area Shown on Map No. 11-P.

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 R1 and R2 Single Family Residence District symbols and indications as shown on Map No. 11-P in the area bounded by

W. Wilson Avenue; a line 115 feet east of and parallel to N. Delphia Avenue; a line 500 feet south of and parallel to W. Wilson Avenue and N. Pueblo Avenue

to the designation 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 hereof and to no others.

[Plan of Development printed on pages 2660-2664 of this Journal]

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

Reclassification of Area Shown on Map No. 12-E.

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 R5 General Residence District symbols and indications as shown on Map No. 12-E in the area bounded by

E. 50th Street; S. St. Lawrence Avenue; E. 51st Street; S. Washington Park Court; E. 50th Place; a line 299.5 feet east of the east line of Dr. Martin Luther King Jr. Drive; the alley next north of and parallel to E. 50th Place and the alley next west of S. Vincennes Avenue

to the designation of an Institutional-Residential 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.

[Plan of Development printed on pages 2665-2669 of this Journal]

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

138

As Amended, January 8, 1976

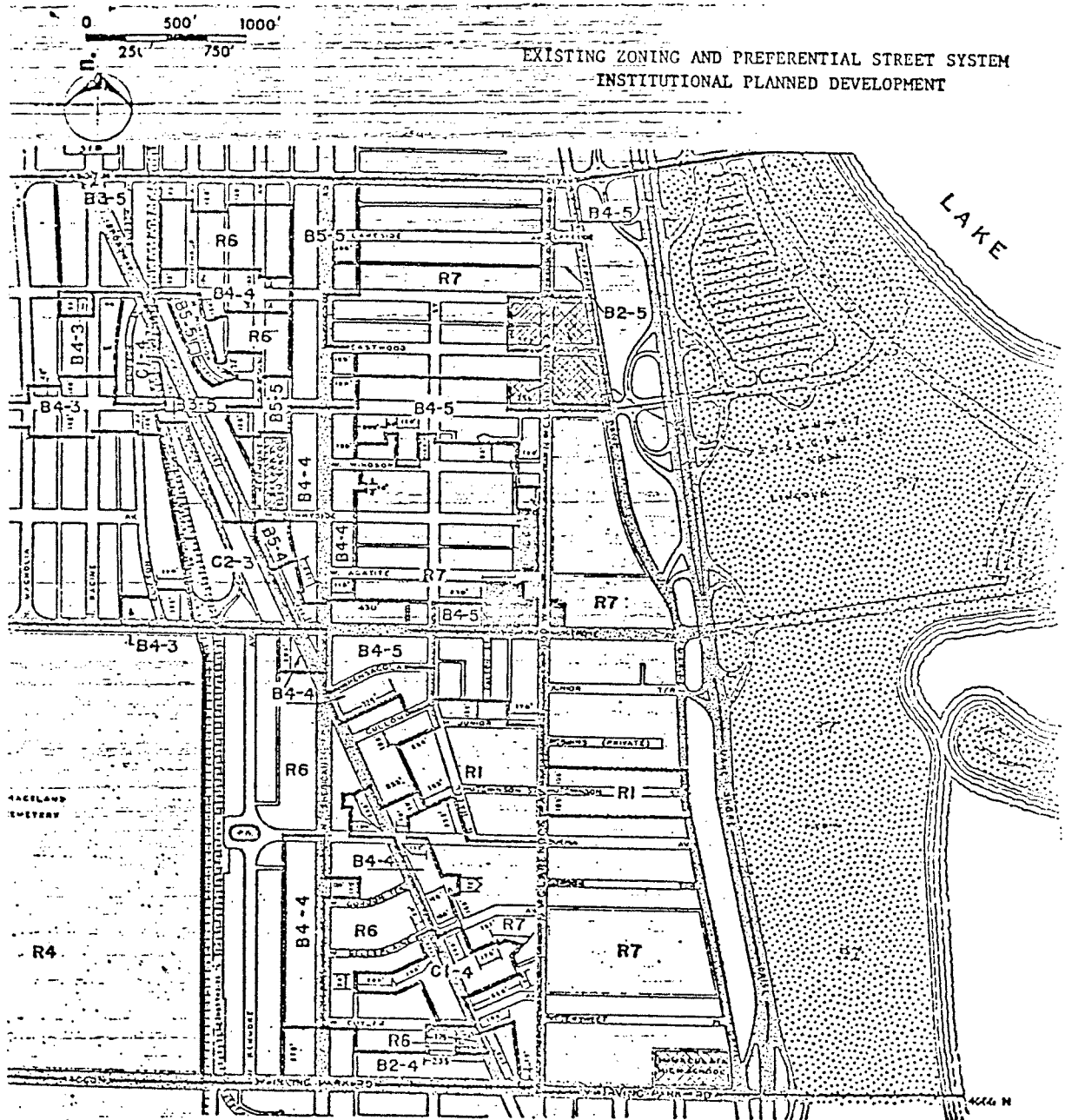
INSTITUTIONAL PLANNED DEVELOPMENT # 138STATEMENTS

1. The area delineated hereon as a "Institutional Planned Development" is owned or controlled by COLUMBUS-CUNEO-CABRINI MEDICAL CENTER, an Illinois Not-For-Profit Corporation.
2. Off-street parking and loading facilities will be provided in compliance with the Plan of Development.
3. Any dedication of streets or alleys or adjustments of the rights-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the applicant, COLUMBUS-CUNEO-CABRINI MEDICAL CENTER.
4. All applicable reviews, approvals, licenses or permits are required to be obtained by the applicant, COLUMBUS, CUNEO-CABRINI MEDICAL CENTER.
5. Service drives or any other ingress or egress shall be adequately designed and paved in accord with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking permitted within such paved areas. Ingress and egress for the service drive for the new structure is to be located on W. Montrose Avenue. Ingress and egress for the Clarendon Avenue parking lot is to be located on N. Clarendon Avenue.
6. Use of land will consist of hospital, and related uses as authorized by the Chicago Zoning Ordinance.





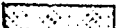
Laboratories or research facilities contained therein shall be governed by performance standards as authorized under the M1 zoning district of the Chicago Zoning Ordinance.
7. Identification and other necessary signs may be permitted, subject to review of and approval by the Department of Development and Planning and the Department of Buildings.
8. The following information sets forth data concerning the property included in said Planned Development and data concerning a generalized land use plan (site plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance with regulations hereby made applicable thereto.
9. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development", as promulgated by the Commissioner of Development and Planning.

APPLICANT: COLUMBUS-CUNEO-CABRINI MEDICAL CENTER

DATE: October 20, 1975



LEGEND




-  ZONING DISTRICTS
-  PREFERENTIAL STREET SYSTEM
-  PROPOSED INSTITUTIONAL PLANNED DEVELOPMENT
-  PUBLIC PARKS
-  OTHER PUBLIC, QUASI-PUBLIC AND PRIVATE INSTITUTIONS AND FACILITIES

APPLICANT:

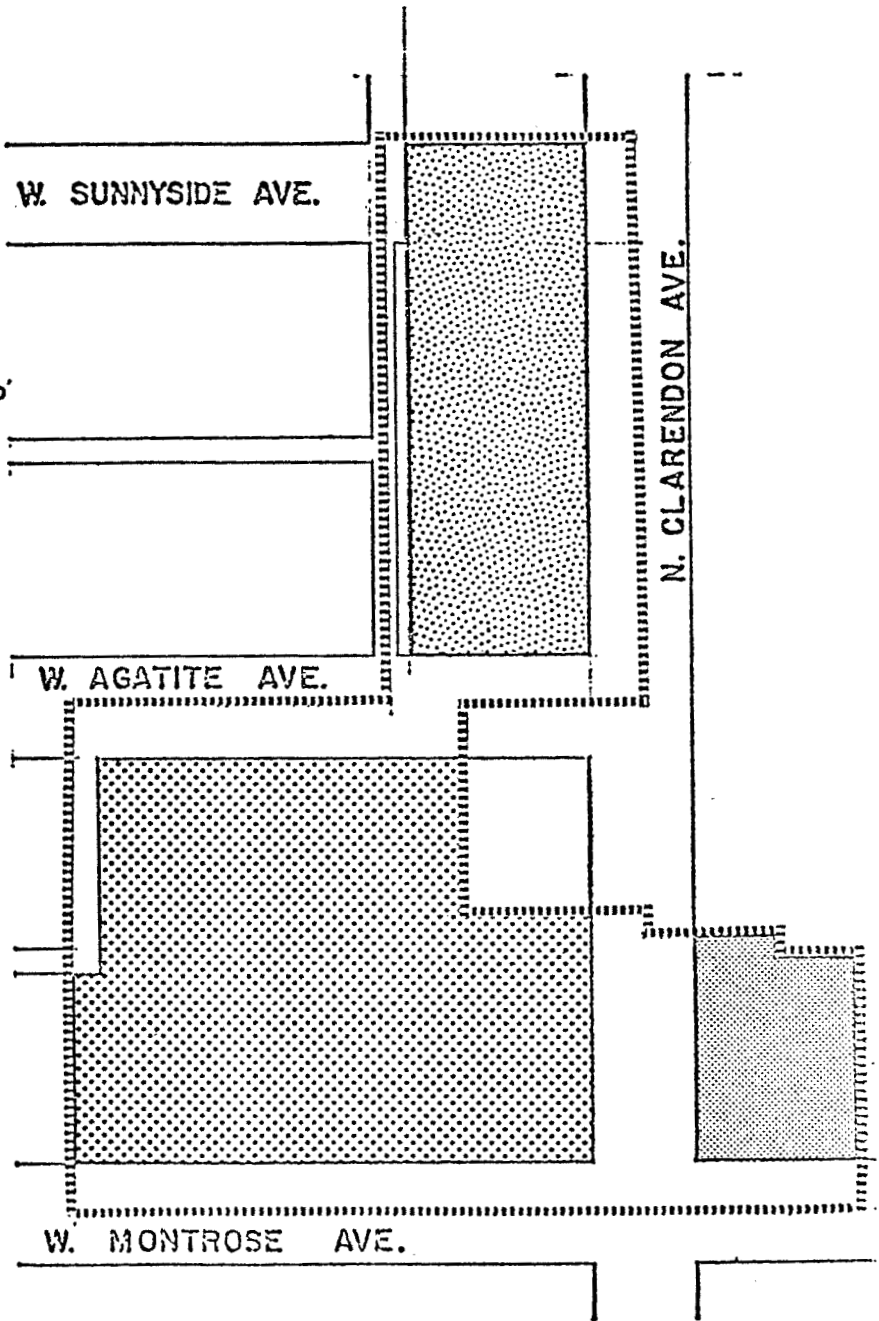
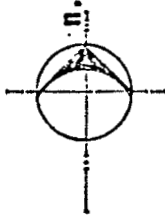
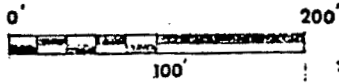
DATE:

GENERALIZED LAND USE PLAN
INSTITUTIONAL PLANNED DEVELOPMENT

L E G E N D

-  HOSPITAL and RELATED USES
-  HOSPITAL PARKING
-  HOSPITAL, RELATED USES and PARKING

SCALE



APPLICANT:

DATE:

PLANNED DEVELOPMENT USE AND BULK REGULATIONS

INSTITUTIONAL PLANNED DEVELOPMENT

Net Site Area		General Description of Land Use and Type	Max. F.A.R.	Max. % of Land Covered
Square Feet	Acres			
132,460	3.04	Hospital and Related Uses	1.7	20%

THE ABOVE NOTED REGULATIONS RELATE TO THE ULTIMATE DEVELOPMENT WITHIN THE PLANNED DEVELOPMENT AREA. INTERIM STAGES OF DEVELOPMENT MAY EXCEED THESE PERMITTED STANDARDS, SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF DEVELOPMENT & PLANNING.

Gross Site Area = Net Site Area of 132,460 square feet (3.04 acres) plus Area of Right-of-Way of Public Streets and Alleys of 52,489.52 square feet (1.20 acres) plus Alley to be dedicated of 2,232 square feet (.05 acres) = 187,181.52 square feet (4.29 acres).

Maximum permitted F.A.R. for Total Net Site Area = 1.7

Present Population:

A. . Medical and Related Uses.

- 1. Number of Hospital Beds 171
- 2. Number of Attending Doctors 6
- 3. Number of Employees (Maximum in one shift) 185

Future Population:

A. Medical and Related Uses.

- 1. Number of Hospital Beds 124) total beds - 220
- 2. Number of Long Term Care Beds 96)
- 3. Number of Attending Doctors 6
- 4. Number of Employees (Maximum in one shift) 205

Minimum number of off-street parking spaces: 142

Off-street loading requirements for Hospital and Related Uses: 2 Loading Docks

Minimum Periphery Setbacks:

As set forth in attached Plan of Development

SETBACK AND YARD REQUIREMENTS MAY BE ADJUSTED WHERE REQUIRED TO PERMIT CONFORMANCE TO THE PATTERN OF, OR ARCHITECTURAL ARRANGEMENT RELATED TO, EXISTING STRUCTURES, OR WHEN NECESSARY BECAUSE OF TECHNICAL REASONS, SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF DEVELOPMENT & PLANNING.

Maximum percent of land covered (for total Net Site Area) = 20%

APPLICANT: COLUMBUS-CUNEO-CABRINI MEDICAL CENTER

DATE: October 20, 1975