

**REPORT
to the
CHICAGO PLAN COMMISSION
from the
DEPARTMENT OF PLANNING AND DEVELOPMENT
JANUARY 21, 2016**

**FOR APPROVAL: PROPOSED AMENDMENT TO PLANNED DEVELOPMENT 138
(APPLICATION 17707) AND LAKE MICHIGAN AND CHICAGO
LAKEFRONT PROTECTION ORDINANCE (APPLICATION 627)**

**APPLICANTS: MONTROSE CLARENDON PARTNERS, LLC AND MISSIONARY
SISTERS OF THE SACRED HEART**

LOCATION: 4400 BLOCK OF NORTH CLARENDON AVENUE

Pursuant to the provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, the Department of Planning and Development hereby submits this report and recommendation regarding a proposed amendment to Planned Development 138 for your review and recommendation to the Chicago City Council. The application for this amendment to the Zoning Ordinance was introduced into the City Council on April 10, 2013. Proper legal notice of the public hearing on this application was published in the Chicago Sun-Times on January 6, 2016; the co-applicants, Montrose Clarendon Partners, LLC and Missionary Sisters of the Sacred Heart (Applicant), were separately notified of this hearing.

The Applicant proposes to amend this planned development through the demolition of all existing structures and the construction of two new high-rise buildings and one single-story, retail structure. The resulting project will provide one building at the northwest corner of West Montrose and North Clarendon Avenues (Sub-Area A) containing a maximum of 381 residential units, 30,000 square feet of commercial space and 278 parking spaces with a maximum height of 259'. A second building will be constructed at the northwest corner of West Agatite and North Clarendon Avenues (Sub-Area B) and will contain a maximum of 250 residential units and 160 parking spaces with a maximum height of 157'. The property at the northeast corner of West Montrose and North Clarendon Avenues (Sub-Area C) will be improved with a 6,000 square foot, single-story, retail structure with 11 surface parking spaces. The Applicant is requesting that the subject property be rezoned from RM-5 (Residential Multi-Unit District) and PD 138 to B3-5 (Community Shopping District) prior to re-establishing this planned development as Planned Development 138, as amended.

This request is being submitted as a mandatory amendment to an existing planned development, pursuant to Sections 17-13-0611-A(1-3) and 17-13-0611-B, of the Chicago Municipal Code, due to the proposed change in the character of the development, the increase in the maximum permitted floor area ratio and the introduction of dwelling units. In addition, the subject site is located within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District; therefore, the proposed development of the site is

also regulated by Section 16-4-100.

PROJECT BACKGROUND

Montrose Clarendon Partners, LLC, is the contract purchaser and has filed both applications with the consent of the current owners, the Missionary Sisters of the Sacred Heart, which is also a co-applicant to this application. The 4.76-acre subject site consists of two currently vacant structures that, along with an adjacent surface parking lot and passive open space, comprise the campus of the former Cuneo Hospital/Columbus Maryville Academy Shelter, all of which has been closed since 2005.

SITE AND AREA DESCRIPTION

The subject property is located within the 46th Ward, the Uptown Community Area and the Montrose/Clarendon Tax Increment Finance District. It is surrounded by property zoned RM-5 to the north; property zoned RM-5 and RM-6.5 to the south; Clarendon Park to the east (a portion of which is zoned POS-2, Parks and Open Space District, and another portion of which is zoned RM-5); and property zoned RM-5 and B3-5 to the west.

As previously mentioned, the site is located within the boundaries of the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District; but, it is not located within the boundaries of a Chicago Landmark District nor does it contain a designated local or national landmark structure or site.

The area is served by the Chicago Transit Authority's bus routes #36 (Broadway), #78 (Montrose), #135 (Clarendon/LaSalle Express), #136 (Sheridan/LaSalle Express), #144 (Marine/Michigan Express), #145 (Wilson/Michigan Express), #146 (Inner Drive/Michigan Express); #148 (Clarendon/Michigan Express) and #151 (Sheridan) and the CTA rail station at Wilson on the Red Line; all with stops located within approximately ½-mile of this development.

PROJECT DESCRIPTION

The Applicant is proposing to transform this shuttered hospital campus through the demolition of all existing structures and the construction of various new buildings in order to create a new mixed-use development along Clarendon Park in Uptown.

The development proposal consists of the demolition of the existing buildings and construction of two new high-rise buildings and one single-story, retail structure. The resulting project will provide one building at the northwest corner of West Montrose and North Clarendon Avenues (Sub-Area A) containing a maximum of 381 residential units, 30,000 square feet of commercial space and 278 parking spaces with a maximum height of 259'. A second building will be constructed at the northwest corner of West Agatite and North Clarendon Avenues (Sub-Area B) and will contain a maximum of 250 residential units and 160 parking spaces with a maximum height of 157'. The property at the northeast corner of West Montrose and North Clarendon Avenues (Sub-Area C) will be improved with a 6,000 square foot, single-story, retail structure with 11 surface parking spaces.

The total project cost is \$125 million. The project is expected to generate an estimated 500

construction jobs and ultimately 65 permanent jobs, once complete. The project is anticipated to be constructed in phases, the first of which will consist of the construction of the building at the northwest corner of West Montrose Avenue and North Clarendon Avenue (Sub-Area A), containing a maximum of 381 residential units, 30,000 square feet of commercial space and 278 parking spaces with a maximum height of 259', and development of the property at the northeast corner of West Montrose and North Clarendon Avenues (Sub-Area C), with a 6,000 square foot, single-story, retail structure with 11 surface parking spaces. This first phase is positioned to break ground by July 2016, with residential occupancy, along with retail functions, beginning by July 2018. The second phase, located at the northwest corner of West Agatite and North Clarendon Avenues (Sub-Area B), will contain a maximum of 250 residential units and 160 parking spaces with a maximum height of 157' and will be constructed at a currently undetermined future date.

DESIGN

The Sub-Area A tower is planned to be architectural concrete with punched window openings and sections of glass curtain wall. The base will be glass storefront with glass fiber reinforced concrete panels, architectural louvers, metal panels and opaque glass along the south and east facades. The tower is situated at the east end of the site, on the main corner of West Montrose Avenue and North Clarendon Avenue, where the main retail entrance will also be located; three-story townhomes are proposed along West Agatite Avenue to provide a softer, residential, exterior to the tower's base, more in line with the scale and character of development further west on Agatite. The tower's amenity deck will be found on the roof of the parking and retail structure, the walls of which are marked by cutouts which will provide a visual connection between the residents and activity on the adjacent streets and park space to the south and east.

The Sub-Area B tower is planned to be glass with masonry and glass fiber reinforced concrete panels at the base. The single-story building in Sub-Area C is planned to be a one-story glass and metal panel building.

LANDSCAPING

The perimeter of project, including some portions along public alleys, will include both shrubbery and street tree plantings. The entirety of Planned Development 138, as amended, will meet the requirements of the Chicago Landscape Ordinance. More specifically, each of the towers is proposed to include recessed vehicular courtyards accessed directly from West Agatite Avenue. Both courtyards will provide a landscape island for pedestrian relief while crossing the ingress and egress driveways. A pocket park will also be located at the southwest corner of Sub Area A, along the alley at the southwestern boundary of this planned development. Finally, while an end user has not been identified for Sub Area C, the site plan provides for both an active and landscaped patio area adjacent to the Clarendon Park tennis courts.

ACCESS/CIRCULATION

Drop-off courtyards are proposed for each of the new towers, both directly aligned with each other and accessed off of West Agatite Avenue. The Sub-Area A tower includes a parking garage with a maximum of 278 spaces, along with both retail and residential

loading areas, all accessed via two adjacent curb cuts located mid-block on North Clarendon, between West Agatite and West Montrose Avenues. The Sub-Area B tower includes a 160-space parking garage; vehicular access to such, along with to this building's associated residential loading areas, will be made available from the adjacent public alley. To help accommodate the residential, guest and retail vehicular circulation patterns proposed in this plan, while minimizing the impact on the lower density, residential character of West Agatite Avenue, the Department of Transportation has approved two-way traffic on both West Sunnyside and West Agatite Avenues, between North Clarendon Avenue and the alley immediately to the west of Sub-Area B. Parking and loading for the proposed Sub-Area C single-story retail building will be provided in a surface lot which will be accessed directly off of North Clarendon Avenue, across from the dual driveways serving the Sub-Area A tower.

Individuals traveling on foot, bicycle or via some other non-vehicular means, or from any number of the nearby public transportation options, will be able to access all portions of the development from all adjacent public rights-of-way from any direction. Bicycle stalls (173) will be provided throughout the project, including within the parking structures and in proximity to the retail uses in the project, all located off of the adjacent public rights-of-way.

SUSTAINABILITY

Through the provision of green roofs, currently designed to cover 100% of the net roof area, and the attainment of Leadership in Energy and Environmental Design (LEED) certification for all three proposed buildings, the project will exceed the guidelines of the Sustainable Policy of the Department of Planning and Development.

BULK/USE/DENSITY

The proposed maximum Floor Area Ratio for Planned Development 138, as amended, is 5.0. However, within PD 138 are three sub areas, with FAR ranges as follows:

- Sub Area A – 4.42 FAR
- Sub Area B – 6.87 FAR
- Sub Area C – 0.42 FAR

The project will include a total of 631 residential units, which, based on the Minimum Lot Area requirements found in Section 17-3-0402 and the provision of a maximum of 37% of the units as efficiencies, is 15% below the maximum number of units allowable on-site.

The maximum allowable height to the top of highest floor containing occupied units within Sub-Area A is 259', within Sub-Area B is 157' and within Sub-Area C is 20'; the Sub-Area A and B respective elevator shaft overruns will have a maximum height of 267' and 167'. All height maximums are in accordance with the stipulations of Section 17-3-0408-A, as it pertains to buildings with 100' or more of lot frontage and ground floor commercial space within a B3-5 zoning district.

RECOMMENDATION

The Department of Planning and Development has reviewed the project materials

submitted by the Applicant and compared this proposal for redevelopment of these underutilized parcels to the requirements of the Chicago Municipal Code and existing development in the community. The area around this project is a diverse mix of institutional, open space, residential and retail developments and is in very close proximity to Clarendon Park, Lake Michigan, Lake Shore Drive and Montrose Harbor. Based on the entirety of the department's analysis, DPD has concluded that this proposal is appropriate for this site, and supports this development, for the following reasons:

- 1) Public review of this proposal (per Section 17-8-0101) was afforded at the December 13, 2012; November 25, 2013; January 6, 2014; and, November 30, 2015 community meetings hosted by the 46th Ward Alderman and Montrose Clarendon Partners, LLC;
- 2) Unified planning and development for the entire project area (per 17-8-0102) helped produce a final proposal that focuses on movements through, and activity internal to, the site, as well as, that which occurs in the surrounding neighborhood;
- 3) Promotion of economically beneficial development patterns that are compatible with the character of existing neighborhoods (per 17-8-0103), as evidenced by the proposed uses being akin to the character of the immediate community;
- 4) Provides a level of amenities appropriate to the nature and scale of the project (per 17-8-0104) with the residential and commercial parking and recreational provisions designed to serve the project's residents and guests while also allowing public access to portions of the site's open space all while being in accordance with the stipulations of the Chicago Zoning Ordinance;
- 5) Through a flexible application of selected bulk, use and development standards a creative, urban design (per 17-8-0105) has been provided in the various heights, elevation details and building variety;
- 6) Promotes transit, pedestrian and bicycle use (per 17-8-0904-A-2), ensures accessibility for persons with disabilities (per 17-8-0904-A-3) and minimizes conflict with existing traffic patterns in the vicinity (per 17-8-0904-A-4), as evidenced through its proximity to public transit, the accommodations made for bicycle parking, the site's level of pedestrian accessibility and adherence to stipulations of the Americans with Disabilities Act and the provisions made for internal loading, truck stacking and parking access;
- 7) Properly screens associated parking (per 17-08-0904-C-2) in shared facilities (per 17-08-0904-C-3), as evidenced through the proposed parking being partially screened with retail and residential units and designed to accommodate all uses in the planned development;
- 8) Provides safe and attractive walkways and pedestrian routes (per 17-8-0905-A-1) with active street-level spaces and avoids blank walls within proposed buildings to engage pedestrian interest (per 17-8-0905-A-2 and 17-8-0905-A-3) and emphasizes building entries through architecture and design (per 17-8-0905-A-4), as evidenced by the perimeter sidewalks and internal pathways that connect the proposal with the surrounding network of sidewalks and pathways, the visibility of the retail space and residential lobby areas from the adjacent public rights-of-way and the distinct rooflines, entryways, lobbies and drop-off areas;
- 9) Provides doors, windows and active street-level uses adjacent to public rights-of-way (per 17-8-0905-B-1), locates primary pedestrian entries at sidewalk level (per

- 17-8-0905-B-2) and avoids large expanses of blank walls by partially screening the parking garage (per 17-8-0905-B-3), particularly in areas expected to receive large amounts of pedestrian activity (per 17-8-0905-B-4), as evidenced by the significant presence of glass and residential entry-points in the façade of all sides of the base, particularly along portions of the site that are directly adjacent to the sidewalks which are expected to receive the highest amount of pedestrian activity, construction to the edge of the site's property lines, the provision of access to all elements of the buildings through their respective drop-off courtyards and from other adjacent sidewalks and other development details described in the answers to questions 7 and 8 above;
- 10) Creates gradual transitions in bulk and scale (per 17-8-0906-A-2), as evidenced through the placement of the tallest (259') tower near other similar structures near the intersection of West Montrose and North Clarendon Avenues, while locating the shorter (157') tower near less vertically imposing structures further north on Clarendon Avenue and keeping the parcel adjacent to Clarendon Park at a maximum of 30', which is comparable to the existing Clarendon Park Fieldhouse located just to the north and within the park;
 - 11) Places buildings on the corner(s), close to both street frontages and locates parking areas and driveways away from said corner(s) (per 17-8-0906-B-4), as evidenced by the base and tower locations at-grade and associated vehicular access points found away from primary pedestrian entry points;
 - 12) Service areas should be located away from the street and away from residential buildings and entrances (per 17-8-0906-D), as evidenced by the location of such uses internal to each tower and, in Sub Area C, a screened area of the parking lot;
 - 13) Architectural design should articulate and enhance buildings, especially those located at intersections, due to their prominence and visibility (per 17-8-0907-A-3) and all sides and areas of the buildings that are visible to the public should be treated with materials, finishes and architectural details that are of high-quality and appropriate for use on primary street-facing façade (per. 17-8-0907-A-4), as evidenced by the relationship of the tower and its base to the nearby intersection of West Montrose and North Clarendon Avenues and through the material callouts in this report and on the accompanying elevations;
 - 14) Promotes environmentally sustainable development practices (per 17-8-0908-A), as evidenced through the presence of a green roof covering 100% of the roof net site area and the achievement of Leadership in Energy and Environmental Design (LEED) Certification, exceeding the guidelines of the Sustainable Policy of the Department of Planning and Development; and,
 - 15) Provides inviting and usable open space (per 17-8-0909-A-1) that maximizes exposure to sunlight (per 17-8-0909-B-1) and includes numerous on-site amenities (per 17-8-0909-C) for residents, guests and the general public (per 17-8-0910), as evidenced by both the recreational and other activity areas (indoor and outdoor) being established on the fourth level of the building at the intersection of West Montrose and North Clarendon Avenues for residents of this development and their guests and, separately, through the pocket park that will be located at the southwest corner of Sub Area A, along the alley at the southwestern boundary of this planned development.

The project meets the purpose and criteria set forth in the Chicago Zoning Ordinance and its adoption would not have any adverse impact on the public's health, safety or welfare, specifically:

- 1) Per 17-13-0308-A, the site lies within the boundaries of the Montrose Clarendon Tax Increment Financing Redevelopment Area, which was approved by the Chicago City Council on February 26, 2010. The corresponding Land Use Plan contemplated redevelopment of this site in a mixed-use manner, including multi-family residential, retail and commercial development. This proposal will achieve that goal and further the objectives of the TIF Plan by improving the physical and economic conditions of this area, as well as, providing the City and its citizens with increased activity, new job opportunities and an expanded tax base.
- 2) Per 17-13-0308-B, this amendment is compatible with other commercial and residential developments, as well as, the zoning districts in the immediate areas around this subject.
- 3) Per 17-13-0308-C, commercial and residential developments located in this area of Uptown and with good transit connectivity can be marked by dense, high-rise structures, akin to the project currently being proposed.
- 4) Per 17-13-0308-D, the proposed underlying zoning for this planned development is consistent with other zoning districts, both adjacent to this site and in the immediate area.
- 5) Per 17-13-0308-E, the public infrastructure facilities and City services will be adequate to serve the proposed development at the time of occupancy and the project will comply with the requirements for access in case of fire and other emergencies. The proposed project has been reviewed by the Mayor's Office for People with Disabilities and the Department of Transportation and all requested changes have been made. Copies of this application have been circulated to other City departments and agencies and no comments have been received which have not been addressed in the application.

The Department of Planning and Development has also reviewed the project materials submitted by the Applicant with regards to the Policies and Purposes of the Lake Michigan and Chicago Lakefront Protection Ordinance and has concluded that the proposed development would be in compliance with the applicable Policies of the Lakefront Plan of Chicago and the Purposes of the Lake Michigan and Chicago Lakefront Protection Ordinance, as they apply to development in the Private Use Zone, specifically:

- Policy No. 3 (Continue to improve the water quality and ecological balance of Lake Michigan) – This project will comply with all applicable City and Metropolitan Water Reclamation District regulations pertaining to the management of wastewater and storm water runoff and will not negatively impact the purity and quality of the waters of Lake Michigan.
- Policy No. 8 (Increase personal safety) – The project will bring increased pedestrian activity and lighting to the area through the replacement of existing, underutilized buildings with a new, active, residential and retail community.
- Policy No. 14 (Coordinate all public and private development within the water, park and community zones) – This site is located within the Private Use Zone and the development has been coordinated with the appropriate City departments and

community to minimize the impact of construction and to ensure it remains in context with the surrounding neighborhood.

With respect to the Policies and Purposes not enumerated here, the Department of Planning and Development has determined that they are either not applicable to development in the Private Use Zone or that the proposed project will not have a detrimental effect on the Lake Michigan shoreline or any wildlife habitats therein. The proposed project also does not contemplate the introduction of new roadways directly connecting to the lakefront, does not reduce existing open space and does not interfere with existing access to, or use of, Lake Michigan and its park system.

Based on the foregoing, the Department of Planning and Development has the following dual recommendation:

- 1) That this application for an amendment to Planned Development 138 be approved and that the recommendation to the City Council Committee on Zoning, Landmarks and Building Standards be "Passage Recommended, as Amended"; and,
- 2) That this application, being in conformance with the provisions of the Lake Michigan and Chicago Lakefront Protection Ordinance, be approved, subject to compliance with the Site and Landscape Plans and Building Elevations dated January 21, 2016 and presented before you today.

Bureau of Zoning and Land Use
Department of Planning and Development



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

**4400 BLOCK OF NORTH CLARENDON AVENUE
PROPOSED AMENDMENT TO RESIDENTIAL BUSINESS
PLANNED DEVELOPMENT NO. 138 (APPLICATION NO. 17707) AND
LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE
(APPLICATION NO. 627)**

RESOLUTION

- WHEREAS,** the co-Applicants, Montrose Clarendon Partners, LLC and the Missionary Sisters of the Sacred Heart, have submitted an application seeking approval for a development pursuant to the regulations and requirements of the Lake Michigan and Chicago Lakefront Protection Ordinance; and,
- WHEREAS,** the co-Applicants, have submitted an application seeking approval for an amendment to Planned Development No. 138; and,
- WHEREAS,** the co-Applicants are proposing to construct a 259'-tall tower that will contain 381 residential units, 30,000 square feet of commercial space and 278 parking spaces; a 157'-tall tower that will contain 250 residential units and 160 parking spaces; and, a 6,000 square foot, single-story, retail structure with 11 surface parking spaces; and,
- WHEREAS,** the co-Applicants' request for development approval pursuant to the regulations and requirements of the Lake Michigan and Chicago Lakefront Protection Ordinance was filed with the Department of Planning and Development on April 4, 2013; and,
- WHEREAS,** the co-Applicants' request to amend and re-establish Planned Development No. 138 as Planned Development No. 138, as amended, was introduced to the City Council on April 10, 2013; and,
- WHEREAS,** proper legal notice of the hearing for both applications before the Plan Commission was published in the Chicago Sun-Times no later than January 6, 2016; the co-Applicants were separately notified of this hearing and the proposed zoning application and associated application pursuant to the regulations and requirements of the Lake Michigan and Chicago Lakefront Protection Ordinance were considered at a public hearing by this Plan Commission on January 21, 2016; and,
- WHEREAS,** the Plan Commission has reviewed the applications with respect to the applicable provisions of the Zoning Ordinance and the Lake Michigan and Chicago Lakefront

Protection Ordinance and finds that the proposal will be consistent with said provisions; and,

WHEREAS, the Department of Planning and Development recommended approval of both applications, with the recommendations and explanations contained in the written report dated January 21, 2016, a copy of which is attached hereto and made a part hereof; and,

WHEREAS, the Plan Commission has fully reviewed the applications and all informational submissions associated with the proposed amendment and request for development approval, the report and recommendation of the Commissioner of the Department of Planning and Development and all other testimony presented at the public hearing held on January 21, 2016, giving consideration to the Zoning Ordinance and the Lake Michigan and Chicago Lakefront Protection Ordinance.

NOW, THEREFORE, BE IT RESOLVED BY THE CHICAGO PLAN COMMISSION:

1. THAT the above-stated recitals to this resolution together with the report of the Commissioner of the Department of Planning and Development be adopted as the findings of fact of the Plan Commission regarding this Lake Michigan and Chicago Lakefront Protection Ordinance application; and,
2. THAT the above-stated recitals to this resolution together with the report of the Commissioner of the Department of Planning and Development be adopted as the findings of fact of the Plan Commission regarding this zoning map amendment application; and,
3. THAT the final application dated January 21, 2016, be approved as being in conformance with the provisions, terms and conditions of the corresponding Lake Michigan and Chicago Lakefront Protection Ordinance application; and,
4. THAT the final application dated January 21, 2016, be approved as being in conformance with the provisions, terms and conditions of the corresponding zoning application; and,
5. THAT this Plan Commission recommends approval to the City Council Committee on Zoning, Landmarks and Building Standards of the final zoning application dated January 21, 2016.

Martin Cabrera, Jr.
Chairman
Chicago Plan Commission

PD No. 138
LMCLPO No. 627
Approved: January 21, 2016

ORDINANCE

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 No. 138 and RM-5 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 No. ____.


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

LEGEND	
	SUBJECT PREMISES



APPLICANT:	MONTROSE CLARENDON PARTNERS LLC	
ADDRESS:	4400-24, 4401-4415, 4432-4458 N. CLARENDON AVE.	
DATE:	JUNE 21, 2013	
REVISED:	JULY 30, 2015	SCALE: 1" = 400'-0"

EXISTING SITE AERIAL MAP

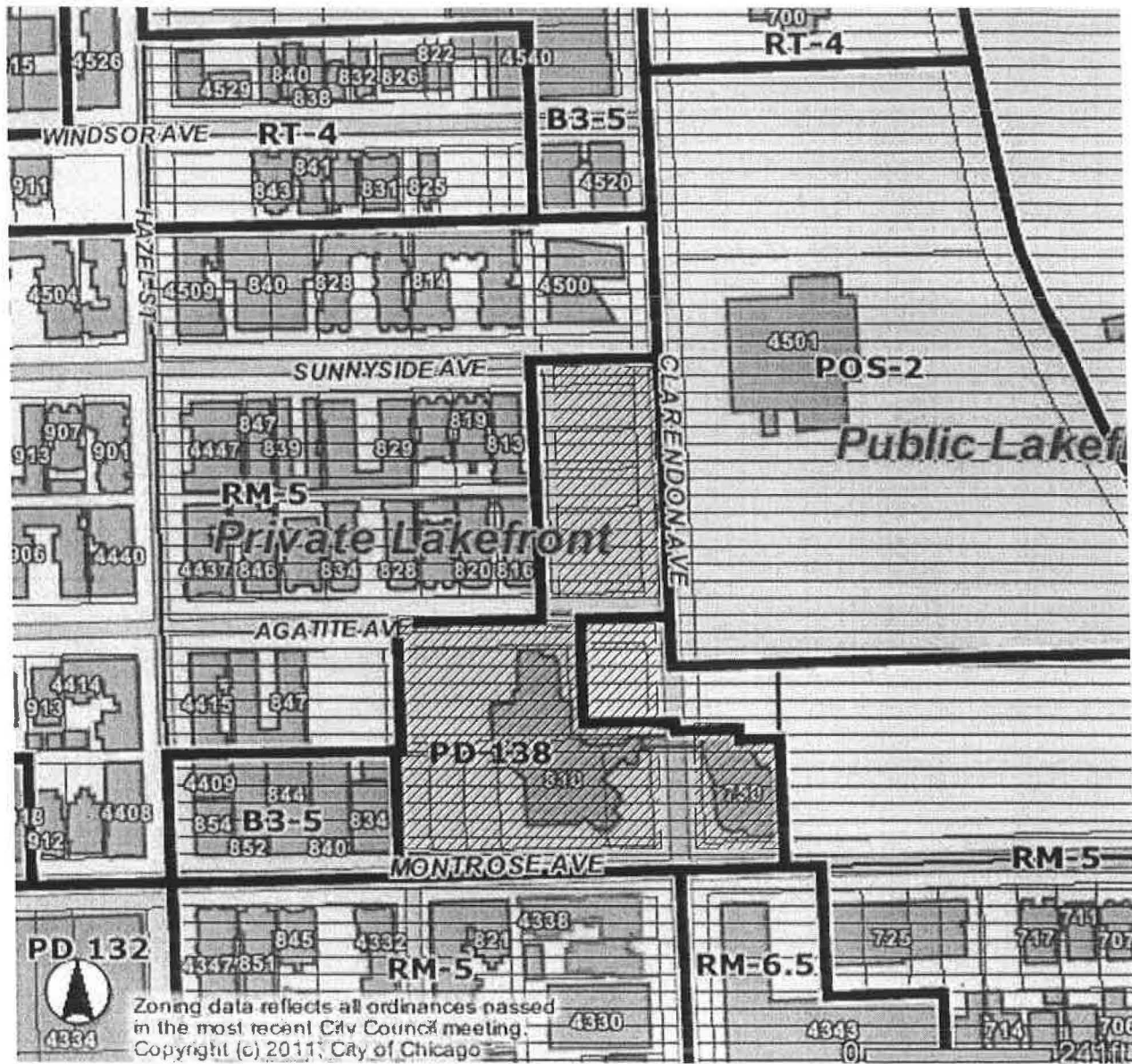
LEGEND	
	SUBJECT PREMISES
I	INSTITUTIONAL
C	BUSINESS/COMMERCIAL
R	RESIDENTIAL



APPLICANT:	MONTROSE CLARENDON PARTNERS LLC	
ADDRESS:	4400-24, 4401-4415, 4432-4458 N. CLARENDON AVE.	
DATE:	JUNE 21, 2013	
REVISED:	JULY 30, 2015	SCALE: 1" = 250'-0"

EXISTING LAND USE MAP

LEGEND	
	SUBJECT PREMISES

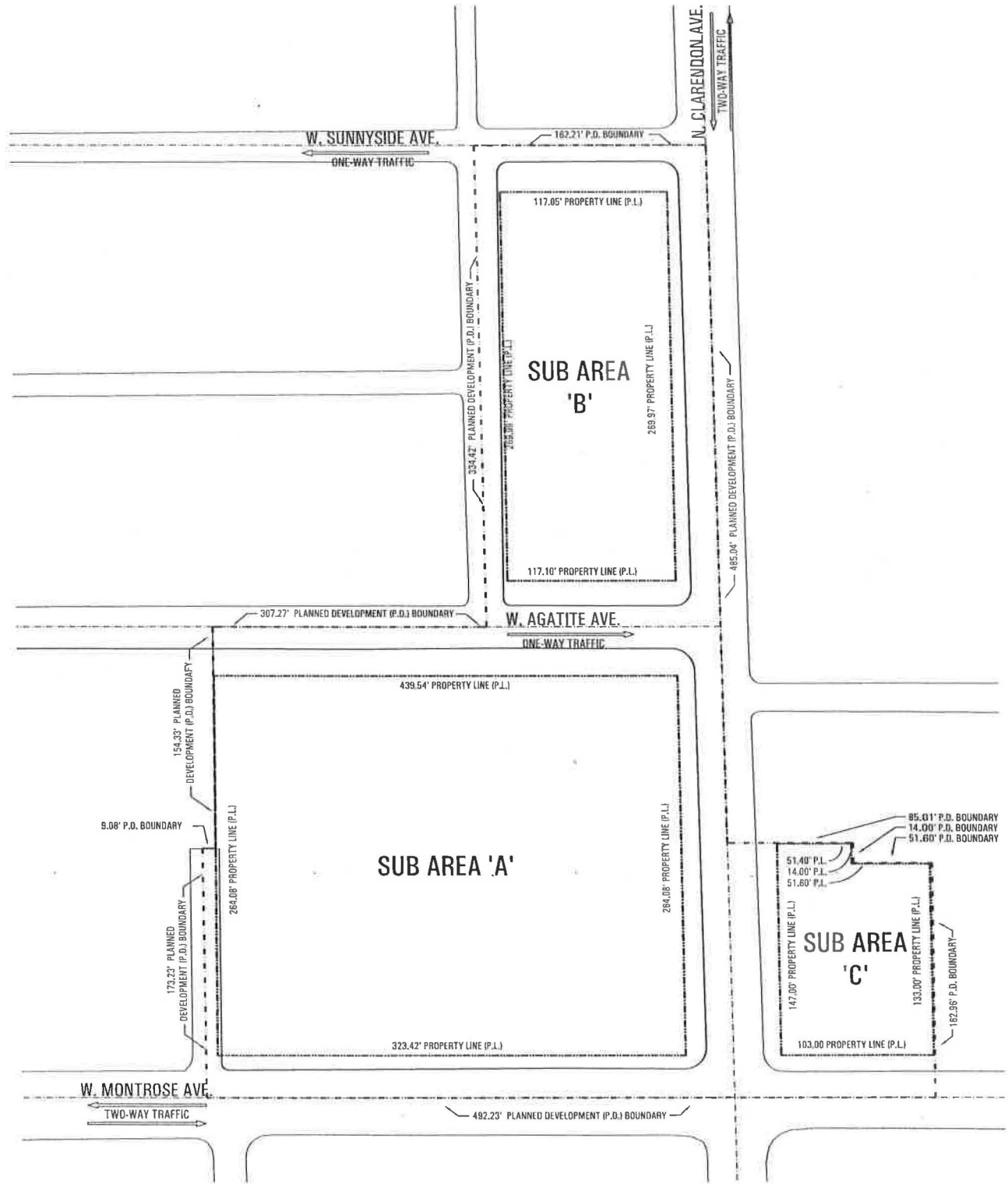


Zoning data reflects all ordinances passed in the most recent City Council meeting.
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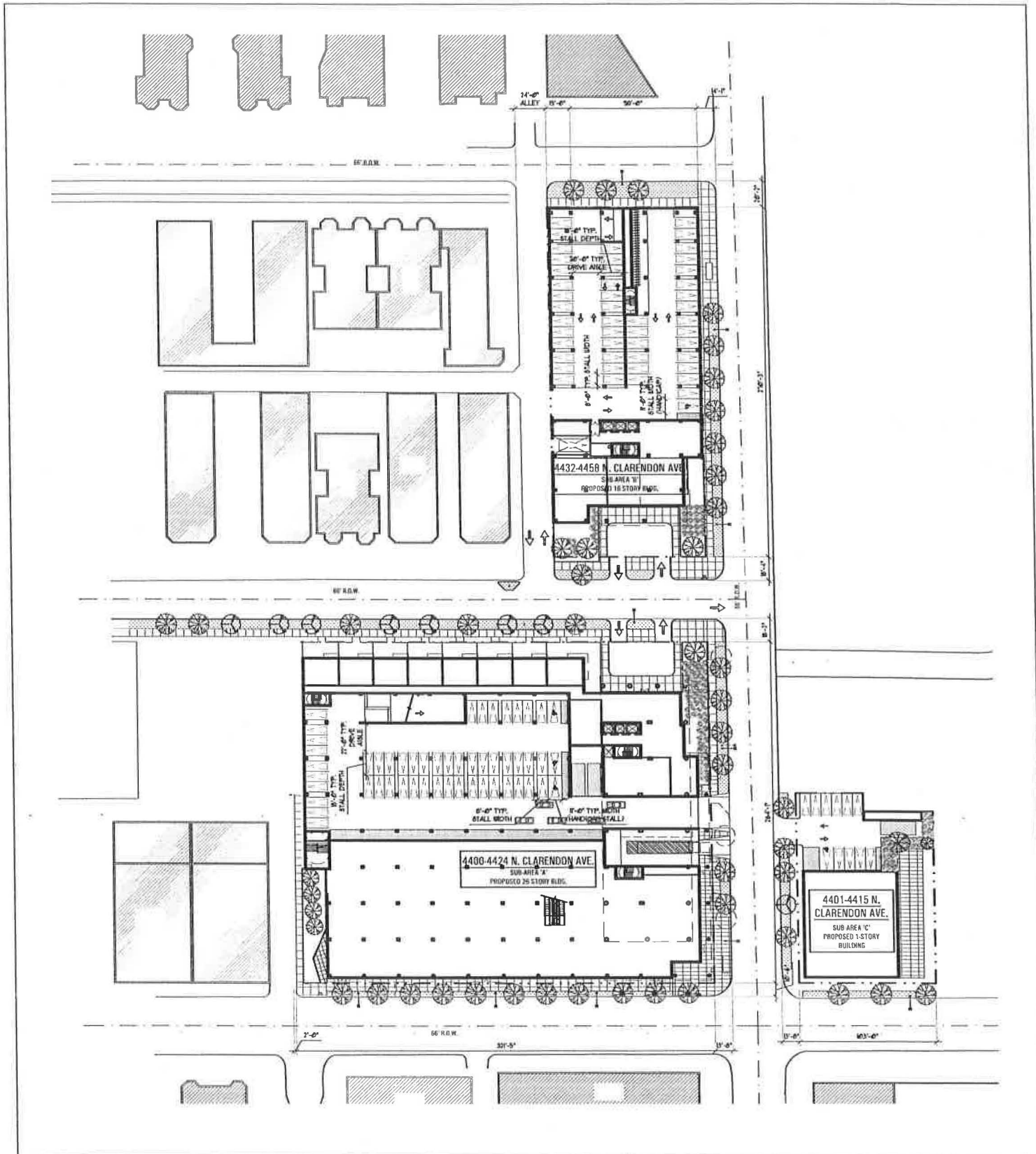
APPLICANT:	MONTROSE CLARENDON PARTNERS LLC	
ADDRESS:	4400-24, 4401-4415, 4432-4458 N. CLARENDON AVE.	
DATE:	JUNE 21, 2013	
REVISED:	JULY 30, 2015	SCALE: 1"=250'-0"

EXISTING ZONING MAP



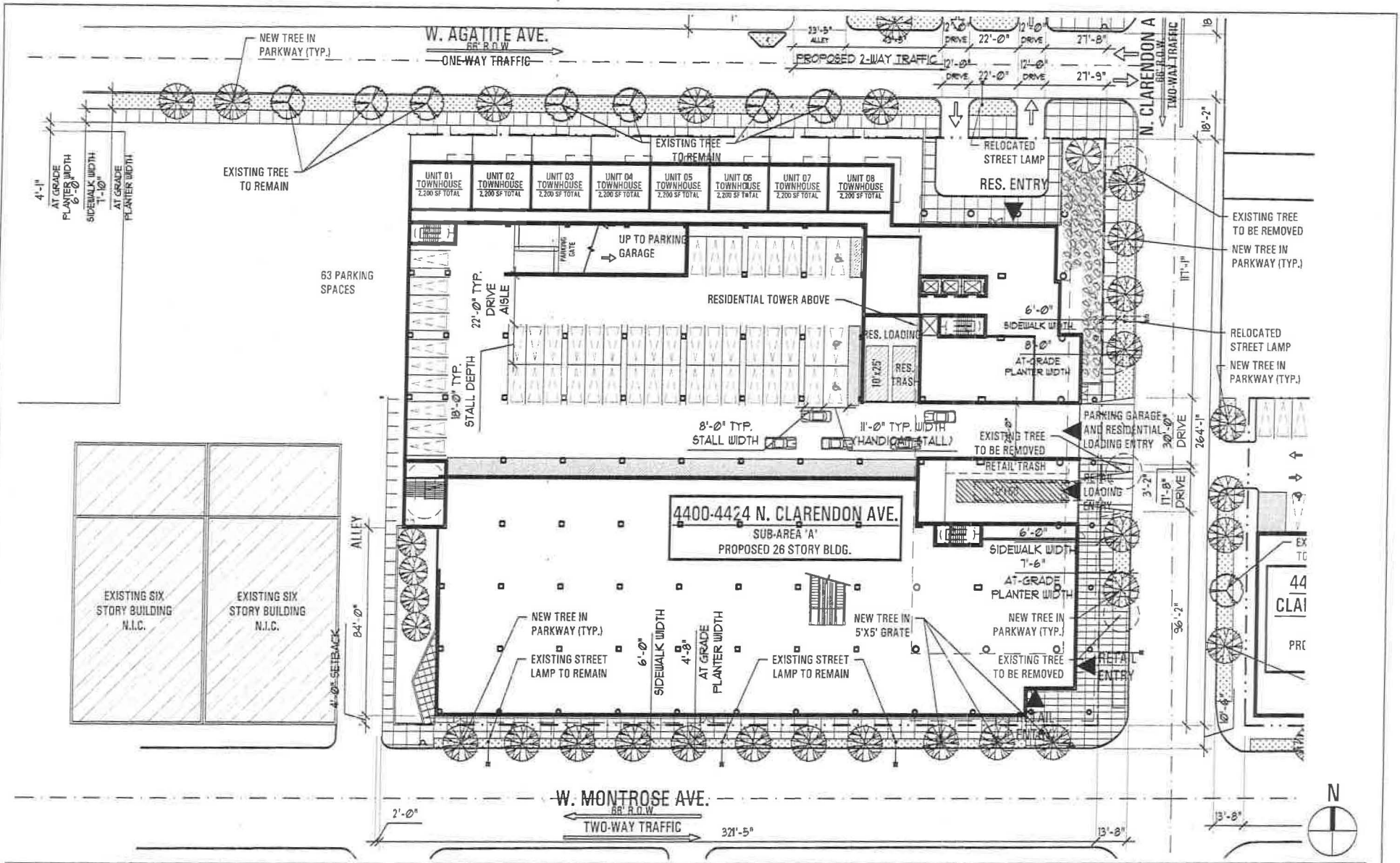
APPLICANT:	MONTROSE CLARENDON PARTNERS LLC	
ADDRESS:	4400-24, 4401-4415, 4432-4458 N. CLARENDON AVE.	
DATE:	JUNE 21, 2013	
REVISED:	JULY 30, 2015	SCALE: 1" = 100'-0"

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



APPLICANT:	MONTROSE CLARENDON PARTNERS LLC	
ADDRESS:	4400-24, 4401-4415, 4432-4458 N. CLARENDON AVE.	
DATE:	JUNE 21, 2013	
REVISED:	JULY 30, 2015	SCALE: 1" = 100'-0"

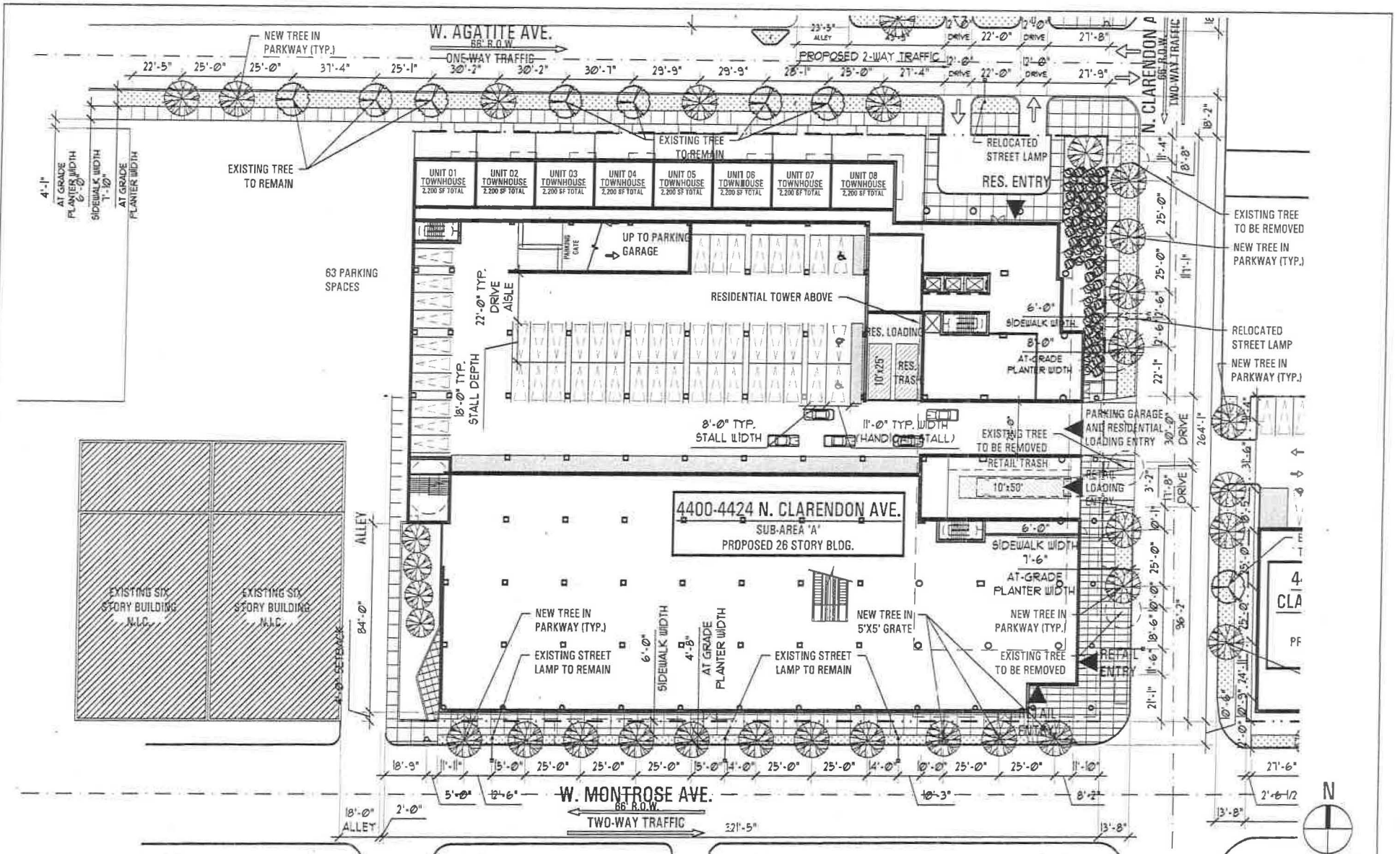
SITE/ LANDSCAPE PLAN



APPLICANT:	MONTROSE CLARENDON PARTNERS LLC
ADDRESS:	800 W. MONTROSE
DATE:	JUNE 21, 2013
REVISED:	JULY 30, 2015

SUB-AREA 'A'
SITE PLAN

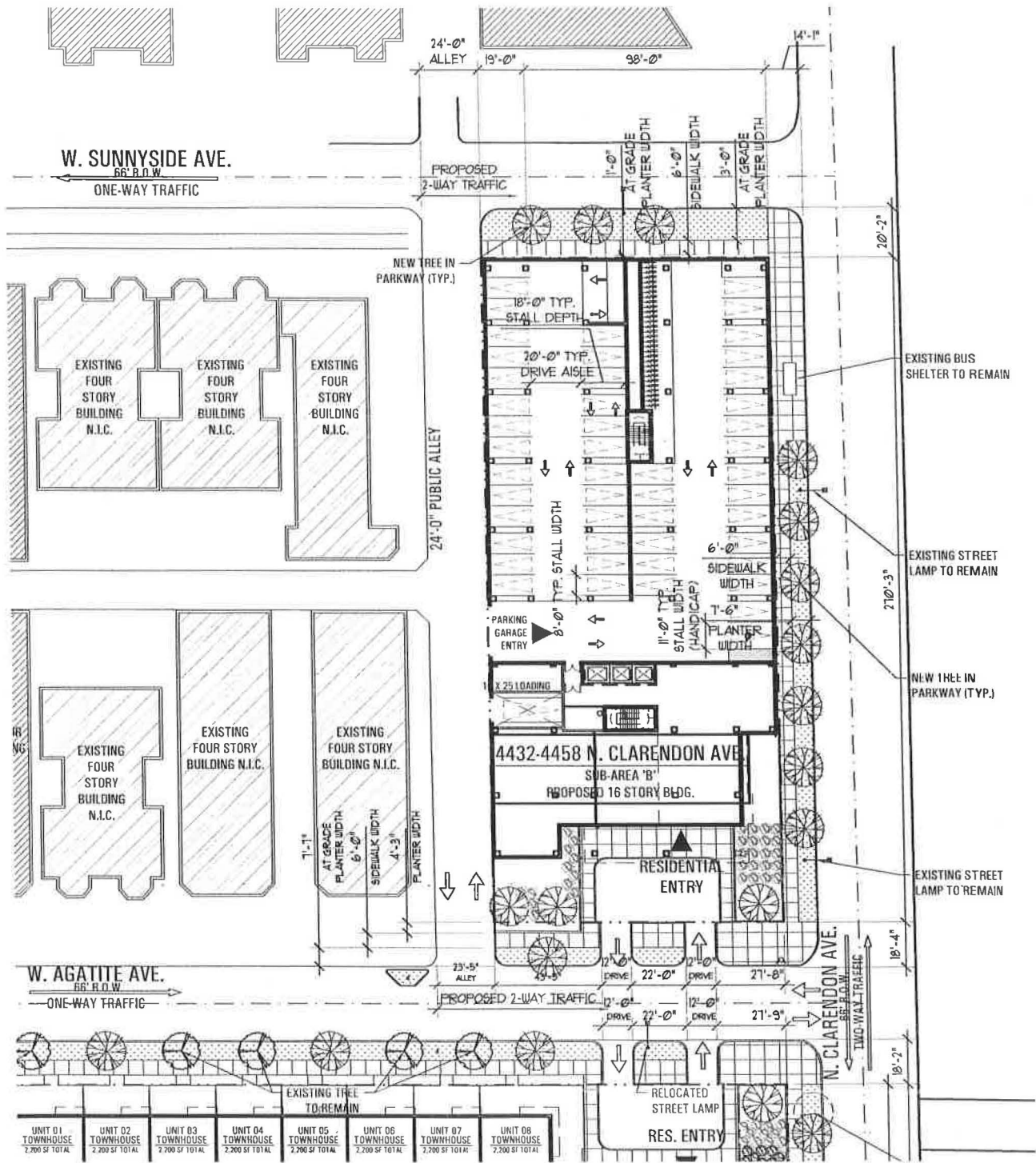
SCALE: 1" = 60'-0"



APPLICANT:	MONTROSE CLARENDON PARTNERS LLC
ADDRESS:	800 W. MONTROSE
DATE:	JUNE 21, 2013
REVISED:	JULY 30, 2015

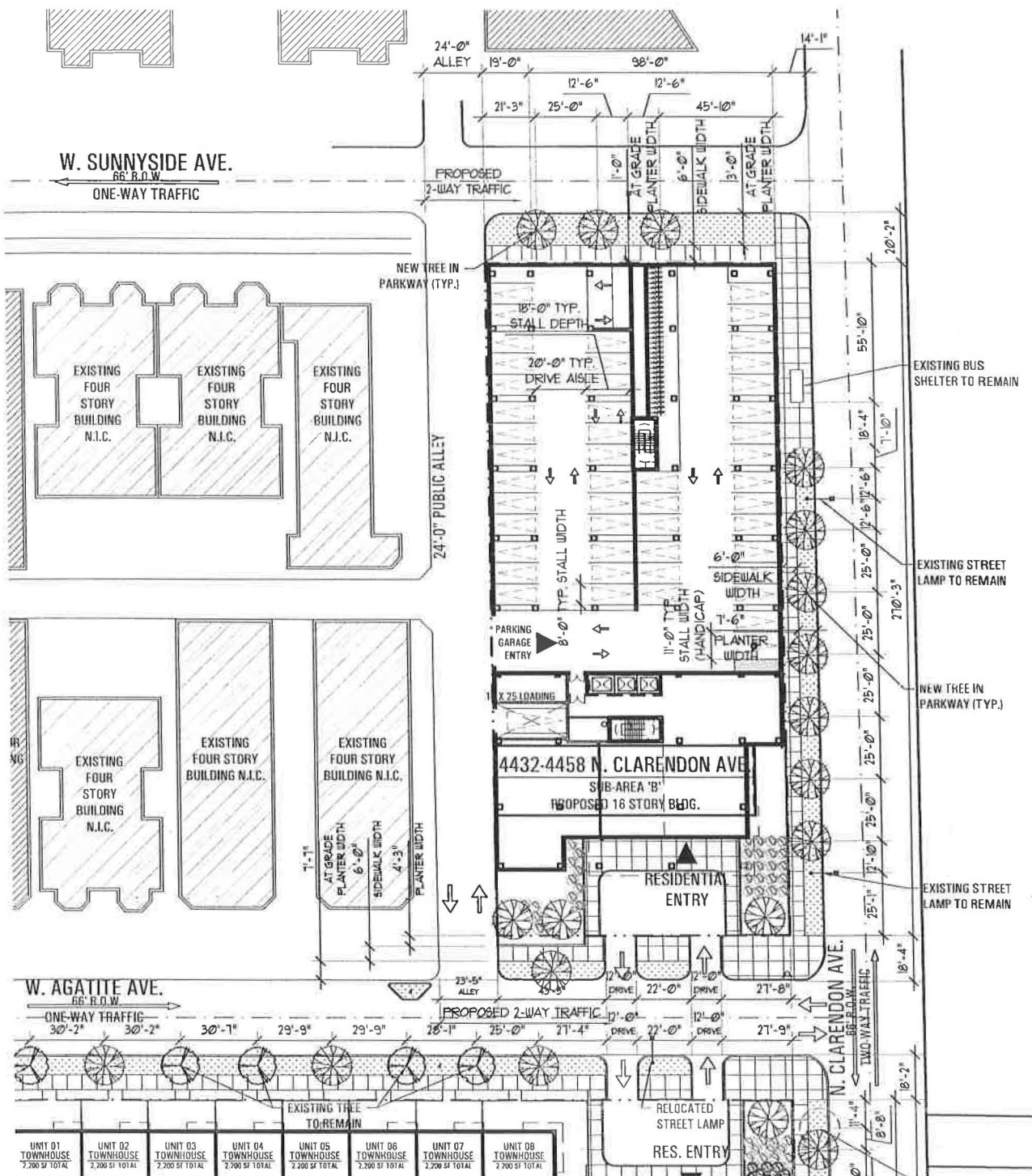
SCALE: 1" = 60'-0"

SUB-AREA 'A' LANDSCAPE PLAN



UNIT 01 TOWNHOUSE 2,200 SF TOTAL	UNIT 02 TOWNHOUSE 2,200 SF TOTAL	UNIT 03 TOWNHOUSE 2,200 SF TOTAL	UNIT 04 TOWNHOUSE 2,200 SF TOTAL	UNIT 05 TOWNHOUSE 2,200 SF TOTAL	UNIT 06 TOWNHOUSE 2,200 SF TOTAL	UNIT 07 TOWNHOUSE 2,200 SF TOTAL	UNIT 08 TOWNHOUSE 2,200 SF TOTAL
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APPLICANT:	MONTROSE CLARENDON PARTNERS LLC	<h2>SUB-AREA 'B' SITE PLAN</h2>
ADDRESS:	4400-24, 4401-4415, 4432-4458 N. CLARENDON AVE.	
DATE:	JUNE 21, 2013	
REVISED:	JULY 30, 2015	
SCALE: 1" = 60'-0"		

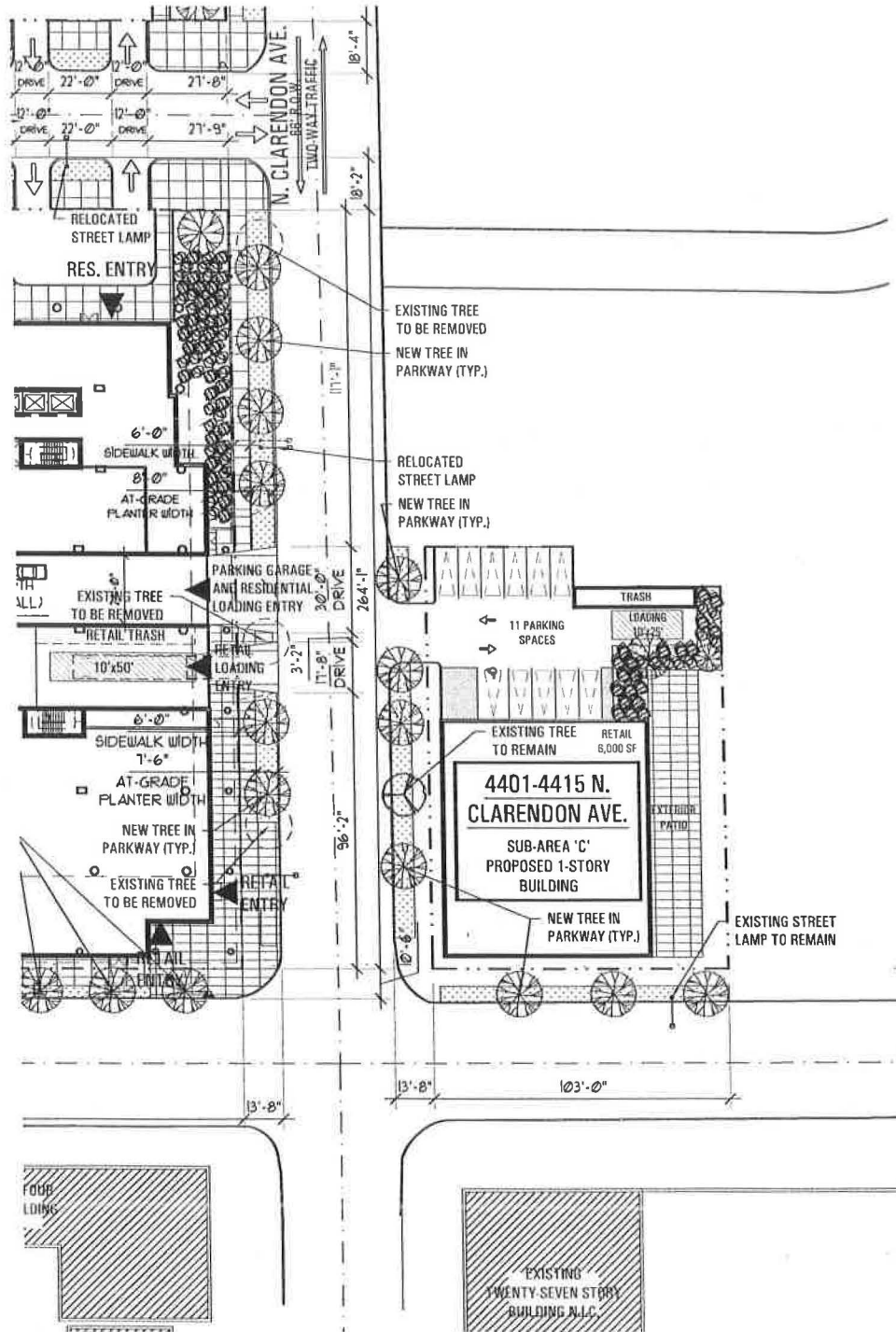


UNIT 01 TOWNHOUSE 2,200 SF TOTAL	UNIT 02 TOWNHOUSE 2,200 SF TOTAL	UNIT 03 TOWNHOUSE 2,200 SF TOTAL	UNIT 04 TOWNHOUSE 2,200 SF TOTAL	UNIT 05 TOWNHOUSE 2,200 SF TOTAL	UNIT 06 TOWNHOUSE 2,200 SF TOTAL	UNIT 07 TOWNHOUSE 2,200 SF TOTAL	UNIT 08 TOWNHOUSE 2,200 SF TOTAL
--	--	--	--	--	--	--	--

APPLICANT:	MONTROSE CLARENDON PARTNERS LLC
ADDRESS:	4400-24, 4401-4415, 4432-4458 N. CLARENDON AVE.
DATE:	JUNE 21, 2013
REVISED:	JULY 30, 2015

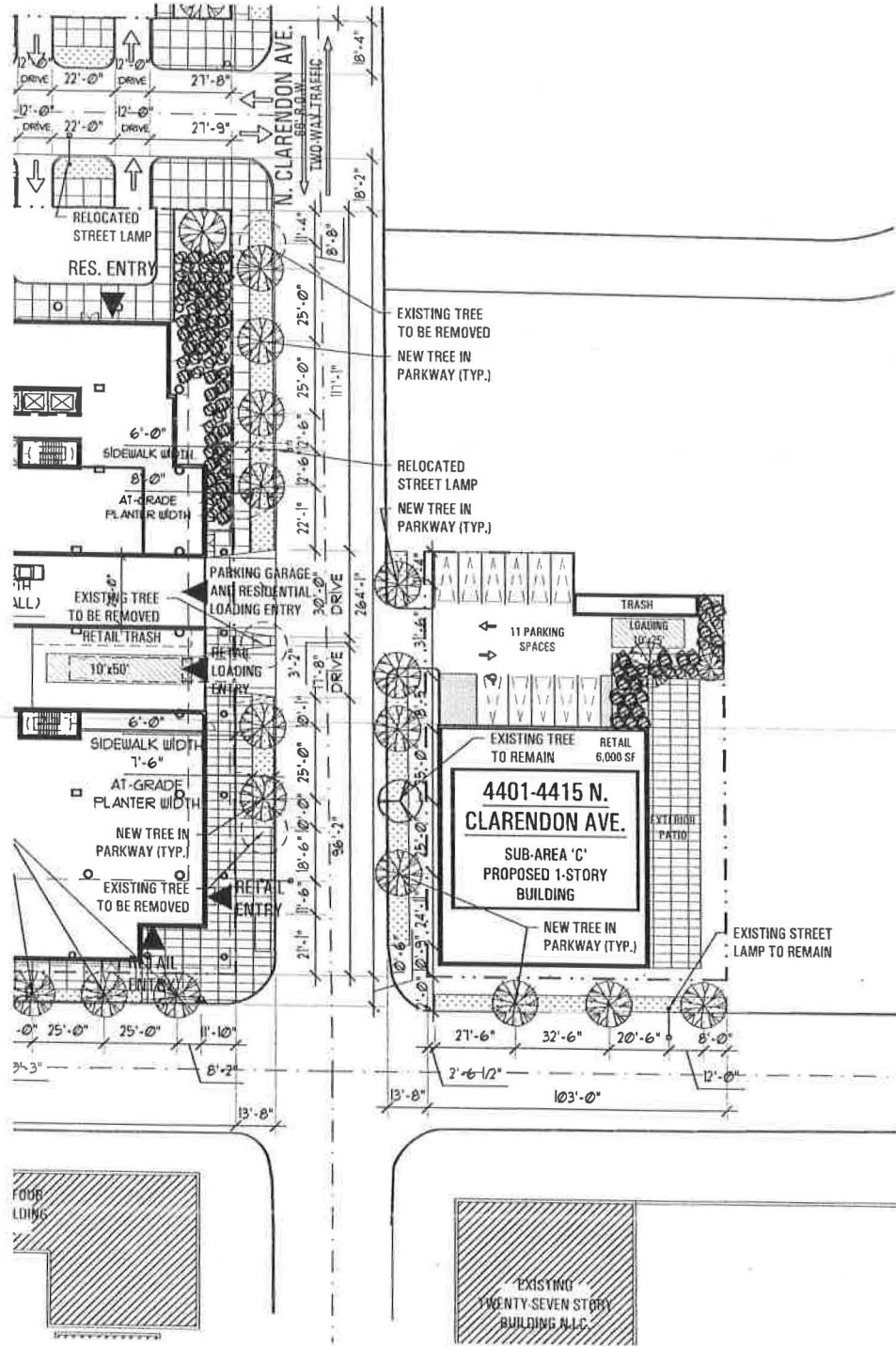
SCALE: 1" = 60'-0"

SUB-AREA 'B' LANDSCAPE PLAN



APPLICANT:	MONTROSE CLARENDON PARTNERS LLC
ADDRESS:	4400-24, 4401-4415, 4432-4458 N. CLARENDON AVE.
DATE:	JUNE 21, 2013
REVISED:	JULY 30, 2015
	SCALE: 1" = 60'-0"

**SUB-AREA 'C'
SITE PLAN**



APPLICANT: MONTROSE CLARENDON PARTNERS LLC

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

DATE: JUNE 21, 2013

REVISED: JULY 30, 2015

SCALE: 1" = 60'-0"

SUB-AREA 'C' LANDSCAPE PLAN



GREEN ROOF CALCULATION - SUB-AREA 'A'

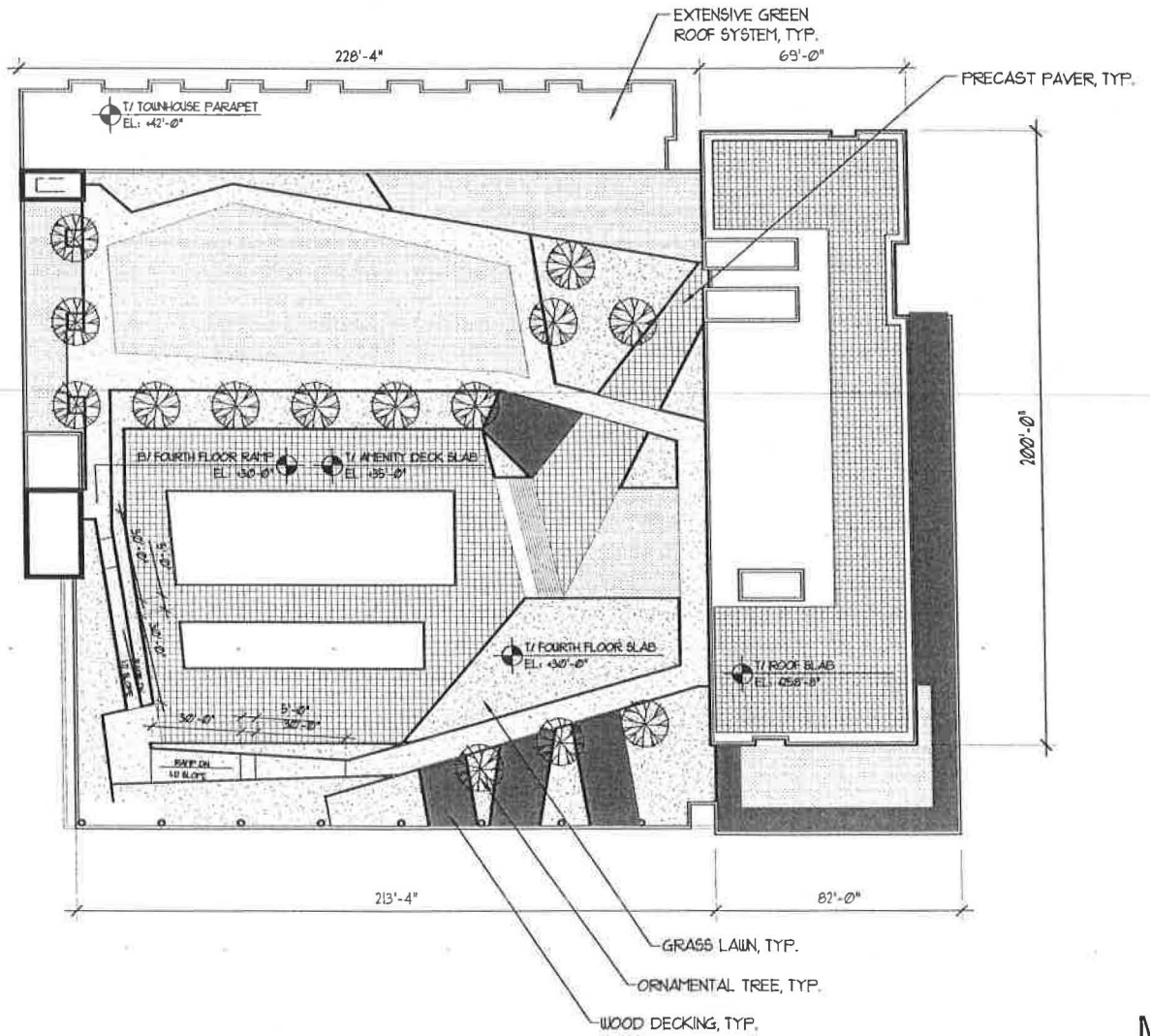
GROSS ROOFTOP AREA =	73,787 SF
LESS ESTIMATED MECHANICAL AREA =	5,102 SF
LESS ESTIMATED POOL AREA =	4,141 SF
ESTIMATED NET ROOFTOP AREA =	64,544 SF

ESTIMATED HARDSCAPED	
OUTDOOR AMENITY AREA =	22,443 SF
ESTIMATED PLANTED ROOF AREA =	42,101 SF
ESTIMATED GREEN ROOF AREA =	64,544 SF

ESTIMATED NET GREEN ROOF % = 100%

LEGEND

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



APPLICANT: MONTROSE CLARENDON PARTNERS LLC

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

DATE: JUNE 21, 2013

REVISED: JULY 30, 2015

SCALE: 1" = 60'-0"

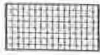




SUB-AREA 'A' GREEN ROOF PLAN

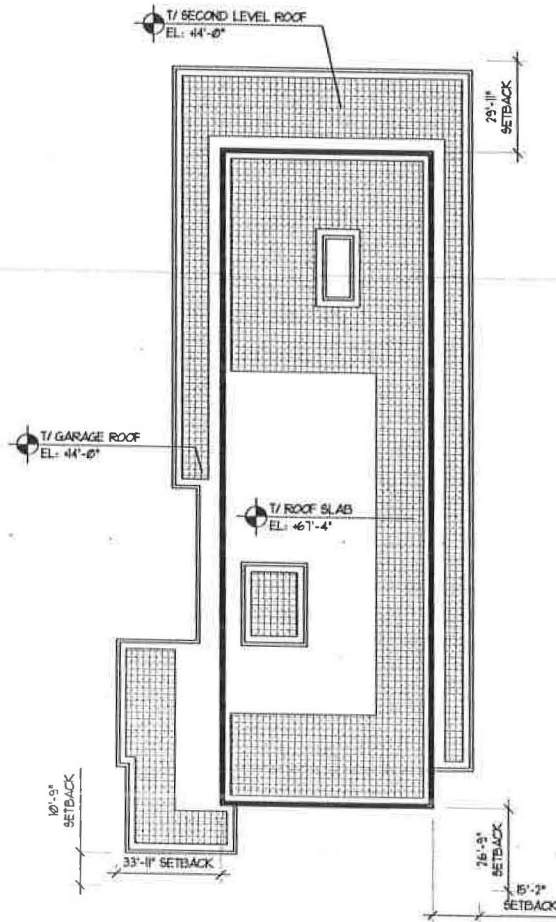
GREEN ROOF CALCULATION - SUB-AREA 'B'

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



APPLICANT: MONTROSE CLARENDON PARTNERS LLC
 ADDRESS: 4400-24, 4401-4415, 4432-4458 N. CLARENDON AVE.
 DATE: JUNE 21, 2013
 REVISED: JULY 30, 2015

SCALE: 1" = 60'-0"

SUB-AREA 'B' GREEN ROOF PLAN

GREEN ROOF CALCULATION - SUB-AREA 'B'

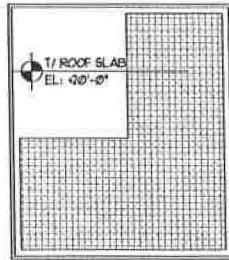
GROSS ROOFTOP AREA = 6,003 SF
 LESS ESTIMATED MECHANICAL AREA = 1,425 SF
 LESS ESTIMATED PRIVATE TERRACE AREA = 0 SF
 ESTIMATED NET ROOFTOP AREA = 4,578 SF

ESTIMATED HARDSCAPED
 OUTDOOR AMENITY AREA = 0 SF
 ESTIMATED PLANTED ROOF AREA = 4,578 SF
 ESTIMATED GREEN ROOF AREA = 4,578 SF

ESTIMATED NET GREEN ROOF % = 100%

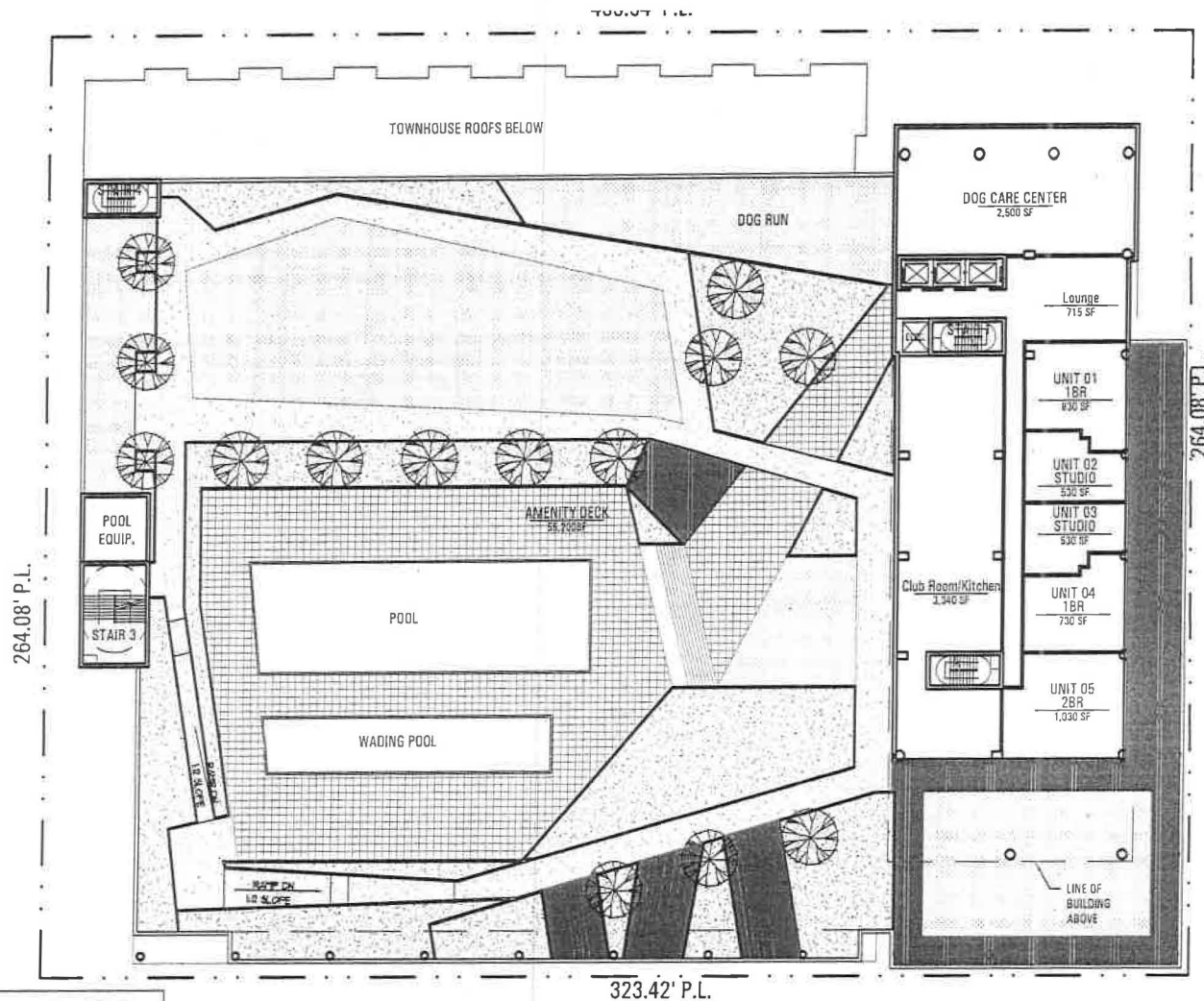
LEGEND

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



APPLICANT:	MONTROSE CLARENDON PARTNERS LLC	
ADDRESS:	4400-24, 4401-4415, 4432-4458 N. CLARENDON AVE.	
DATE:	JUNE 21, 2013	
REVISED:	JULY 30, 2015	SCALE: 1" = 60'-0"

SUB-AREA 'C' GREEN ROOF PLAN



NOTE: INTERIOR LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

APPLICANT: MONTROSE CLARENDON PARTNERS LLC

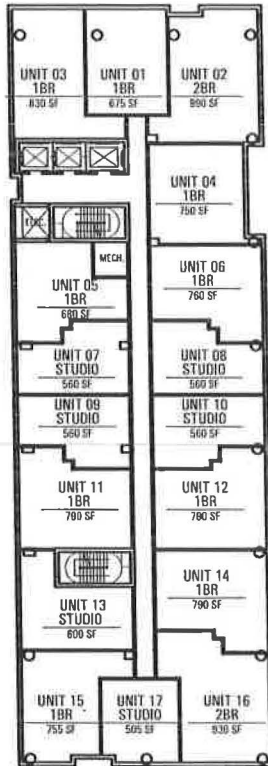
ADDRESS: 4400-24, 4401-4415, 4432-4458 N. CLARENDON AVE.

DATE: JUNE 21, 2013

REVISED: JULY 30, 2014

SCALE: 1" = 50'

**SUB-AREA 'A'
4TH FLOOR PLAN**



NOTE: INTERIOR LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.



APPLICANT: MONTROSE CLARENDON PARTNERS LLC

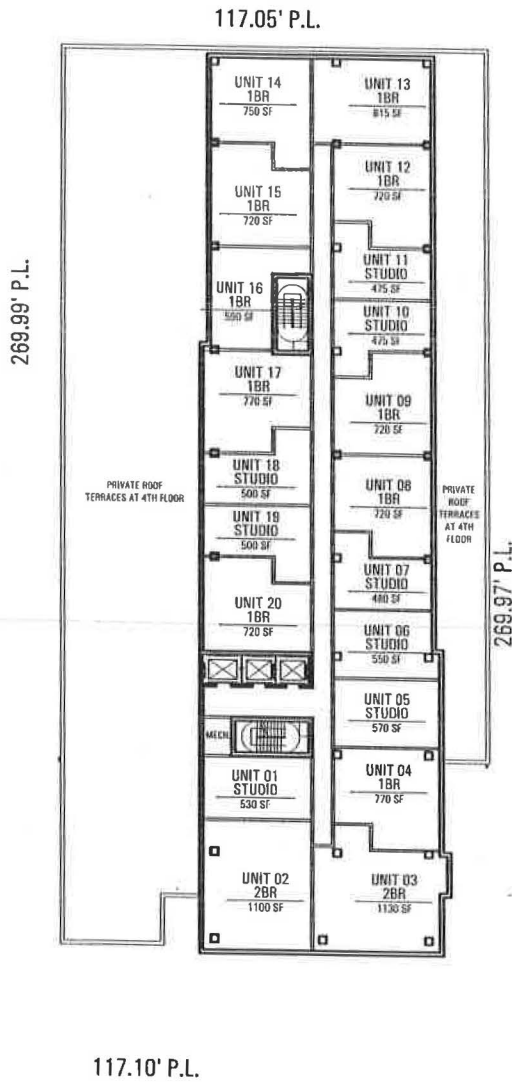
ADDRESS: 4400-24, 4401-4415, 4432-4458 N. CLARENDON AVE.

DATE: JUNE 21, 2013

REVISED: JULY 30, 2015

SCALE: 1" = 50'

SUB-AREA 'A' TYPICAL FLOOR PLAN



NOTE: INTERIOR LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

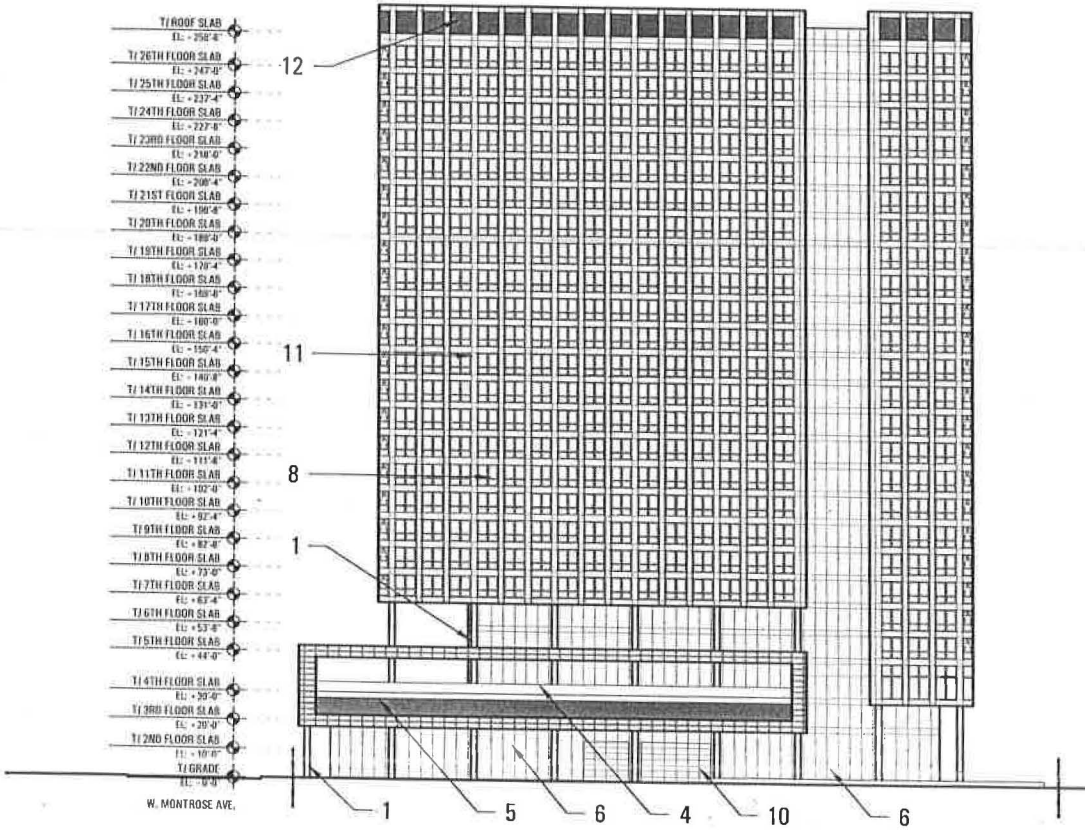


APPLICANT:	MONTROSE CLARENDON PARTNERS LLC
ADDRESS:	4400-24, 4401-4415, 4432-4458 N. CLARENDON AVE.
DATE:	JUNE 21, 2013
REVISED:	JULY 30, 2015

SCALE: 1" = 50'

SUB-AREA 'B' TYPICAL FLOOR PLAN

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



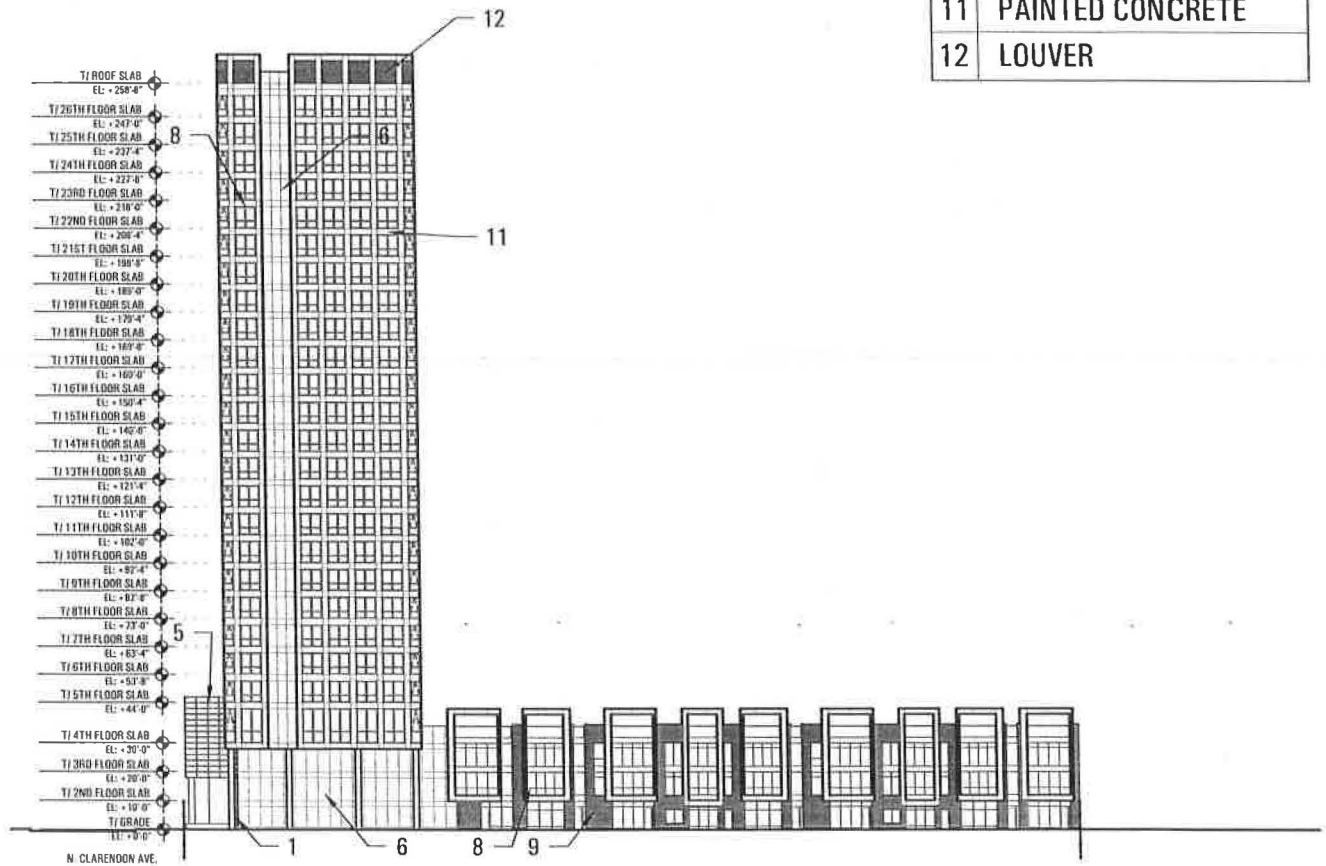
1 EAST ELEVATION
SCALE: 1/64" = 1'-0"

APPLICANT:	MONTROSE CLARENDON PARTNERS LLC
ADDRESS:	4400-24, 4401-4415, 4432-4458 N. CLARENDON AVE.
DATE:	JUNE 21, 2013
REVISED:	JULY 30, 2015

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

SUB-AREA 'A'
EAST ELEVATION

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

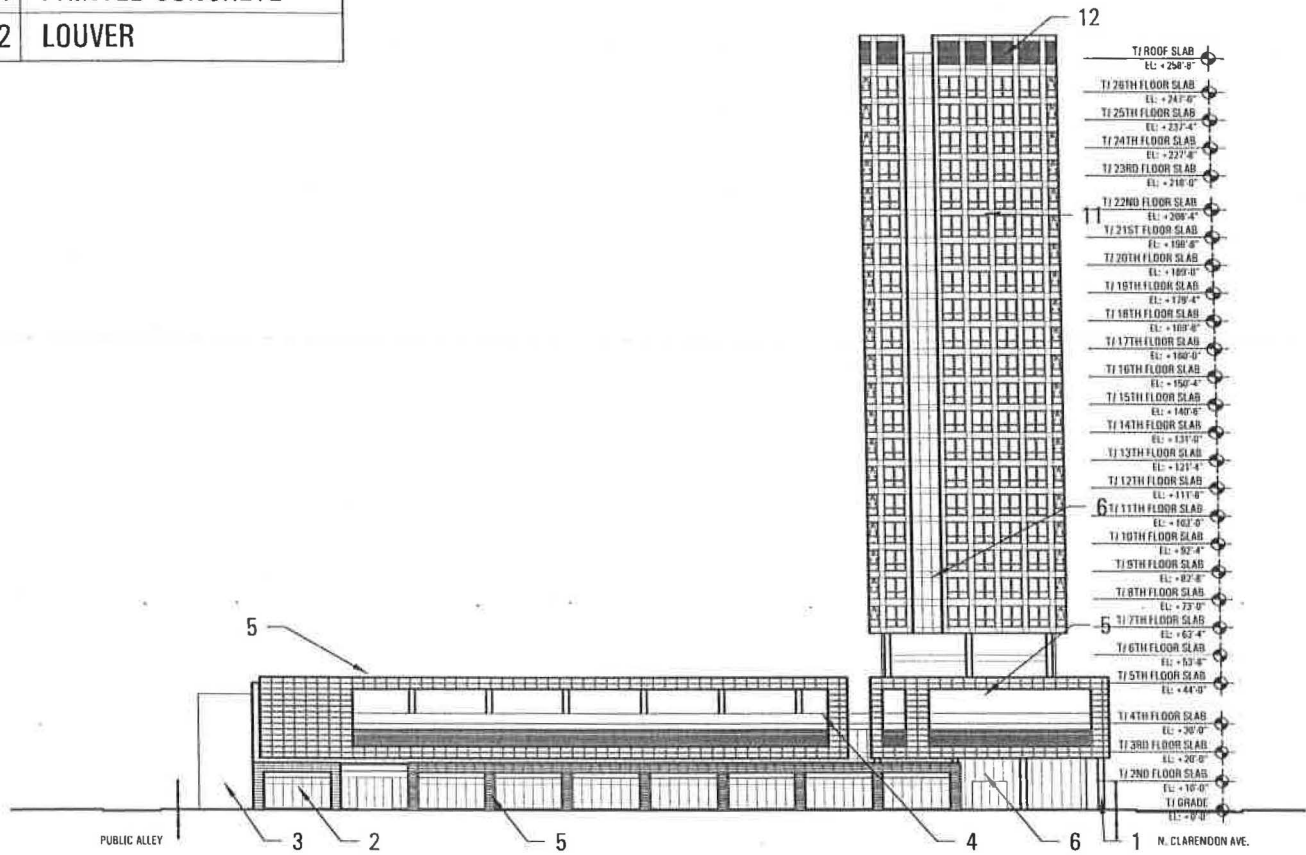


1 NORTH ELEVATION
 SCALE: 1/64" = 1'-0"

APPLICANT:	MONTROSE CLARENDON PARTNERS LLC	
ADDRESS:	4400-24, 4401-4415, 4432-4458 N. CLARENDON AVE.	
DATE:	JUNE 21, 2013	
REVISED:	JULY 30, 2015	SCALE: 1/64" = 1'-0"

SUB-AREA 'A'
NORTH ELEVATION

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



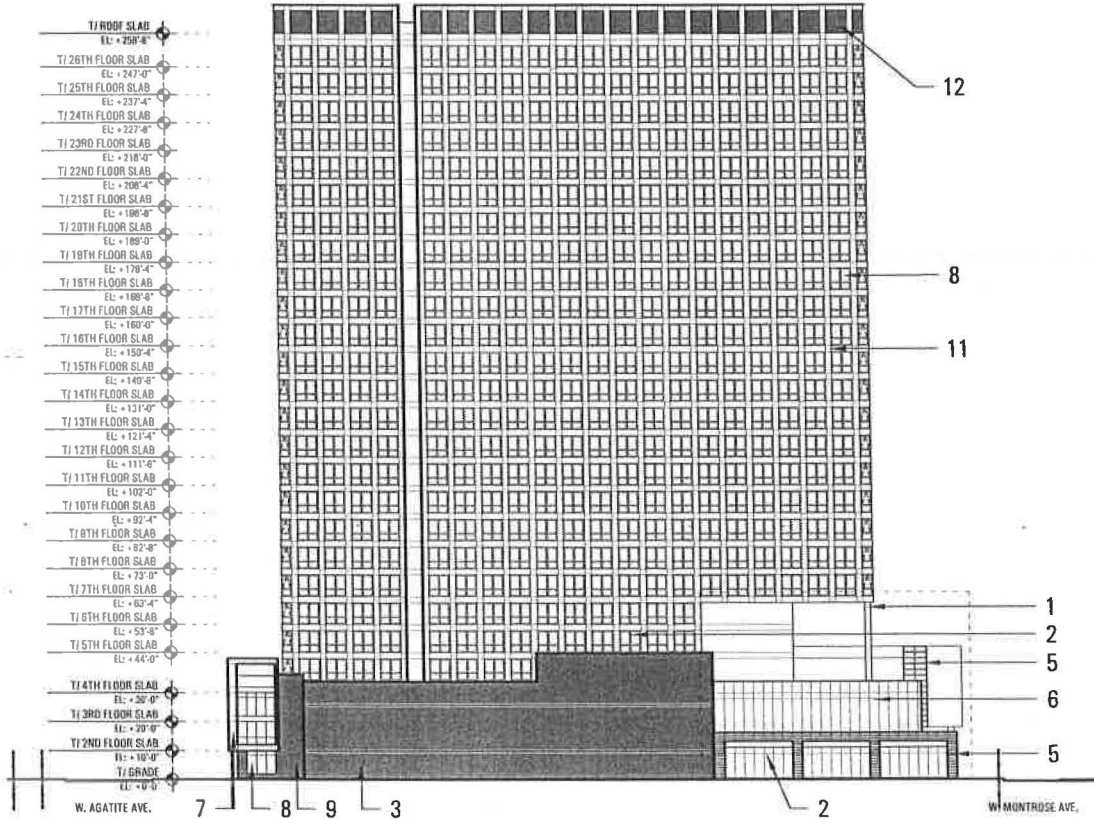
① SOUTH ELEVATION
SCALE: 1/64" = 1'-0"

APPLICANT:	MONTROSE CLARENDON PARTNERS LLC
ADDRESS:	4400-24, 4401-4415, 4432-4458 N. CLARENDON AVE.
DATE:	JUNE 21, 2013
REVISED:	JULY 30, 2015

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

SUB-AREA 'A'
SOUTH ELEVATION

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

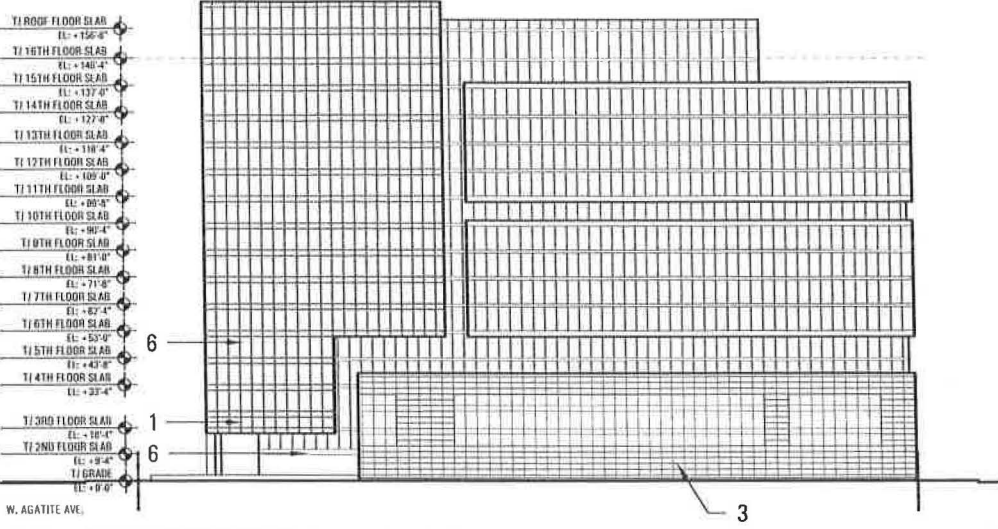


1 WEST ELEVATION
SCALE: 1/64" = 1'-0"

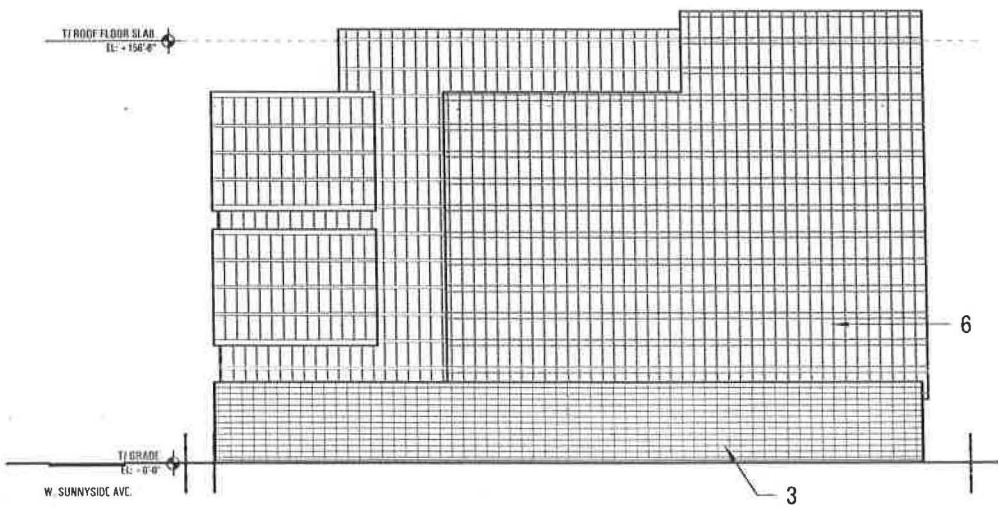
APPLICANT:	MONTROSE CLARENDON PARTNERS LLC	
ADDRESS:	4400-24, 4401-4415, 4432-4458 N. CLARENDON AVE.	
DATE:	JUNE 21, 2013	
REVISED:	JULY 30, 2015	SCALE: 1/64" = 1'-0"

SUB-AREA 'A'
WEST ELEVATION

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"



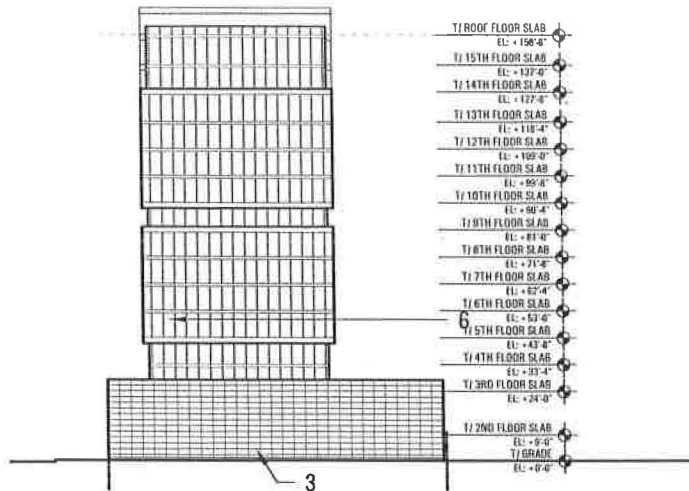
2 WEST ELEVATION
SCALE: 1/64" = 1'-0"

APPLICANT:	MONTROSE CLARENDON PARTNERS LLC
ADDRESS:	4400-24, 4401-4415, 4432-4458 N. CLARENDON AVE.
DATE:	JUNE 21, 2013
REVISED:	JULY 30, 2015

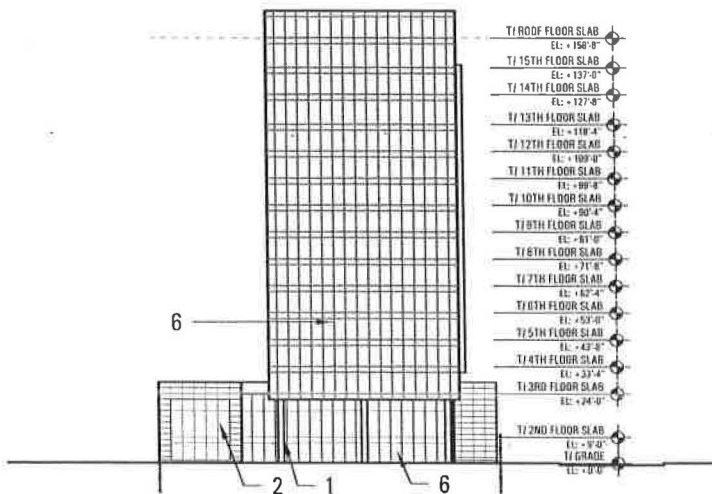
SCALE: 1/64" = 1'-0"

**SUB-AREA 'B'
EAST AND WEST
ELEVATIONS**

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"

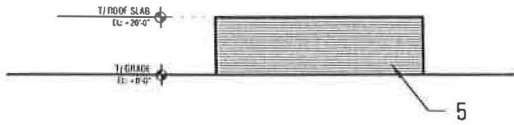


2 SOUTH ELEVATION
SCALE: 1/64" = 1'-0"

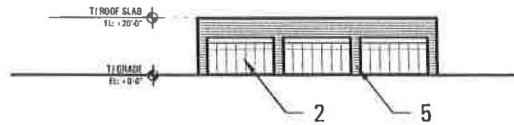
APPLICANT:	MONTROSE CLARENDON PARTNERS LLC	
ADDRESS:	4400-24, 4401-4415, 4432-4458 N. CLARENDON AVE.	
DATE:	JUNE 21, 2013	
REVISED:	JULY 30, 2015	SCALE: 1/64" = 1'-0"

SUB-AREA 'B'
NORTH AND SOUTH
ELEVATIONS

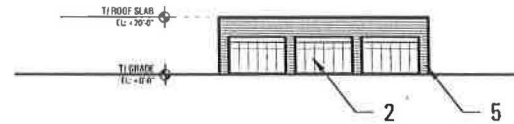
LEGEND	
1	CONCRETE COLUMN
2	GLASS WINDOW WALL
3	GFRC PANEL
4	GLASS RAILING
5	GLASS/METAL PANEL
6	GLASS CURTAIN WALL
7	METAL PANEL
8	PUNCHED WINDOW
9	MODULAR BRICK
10	GLASS GARAGE DOOR
11	METAL GARAGE DOOR



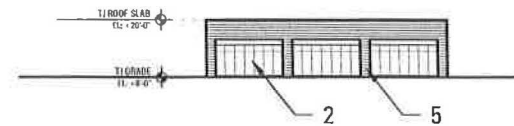
① NORTH ELEVATION
SCALE: 1/64" = 1'-0"



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.	
DATE:	JUNE 21, 2013	
REVISED:	JULY 30, 2015	SCALE: 1/64" = 1'-0"

**SUB-AREA 'C'
ELEVATIONS**