



# City of Chicago



SO2016-6325

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	9/14/2016
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 11-F at 4600 N Clarendon Ave - App No. 18930
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

**ORDINANCE**

***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 be amended by changing all the Residential-Institutional Planned Development District No. 37 symbols and indications as shown on Map No. 11-F in the area bounded by

North Clarendon Avenue; West Lakeside Place; North Marine Drive; West Wilson Avenue; a line from a point 254.65 feet west of North Clarendon Avenue to a point 253.53 feet west of North Clarendon Avenue; the alley next north of West Wilson Avenue; North Clarendon Avenue; West Eastwood Avenue; a line from a point 249.4 feet west of North Clarendon Avenue to a point 247.51 west of North Clarendon Avenue; and West Leland Avenue,

to those of Residential-Institutional Planned Development No. 37, as Amended, which is hereby established in the area described, subject to such use and bulk regulations as are set forth in this Plan of Development herewith attached and made a part hereof and to no others.

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

Common Address of Property: 4600 North Clarendon Avenue

**RESIDENTIAL-INSTITUTIONAL PLANNED DEVELOPMENT No. 37,  
As AMENDED  
PLAN OF DEVELOPMENT STATEMENTS**

1. The area delineated herein as Residential-Institutional Planned Development No. 37, as Amended, ("R-IPD No. 37") is owned or controlled by multiple owners.
2. The off-street parking and loading facilities will be provided in compliance with this Plan of Development.
3. Any dedication of street or alleys or adjustments of the rights-of-way or consolidation or re-subdivision of parcels shall require a separate submittal of the owners and approval by the City Council.
4. All applicable review, approval or permits are required to be obtained by the owners.
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 service drives.
6. Use of land will consist of hospital, research, doctors' offices, apartments and related uses. Use of Subarea C parcel, as identified by the attached survey and commonly known as 4600 North Clarendon Avenue, shall include multi-family housing for a total of a 165 residential dwelling units including nine (9) residential dwelling units below the second floor.
7. The following information sets forth data concerning the property included in R-IPD No. 37 and data concerning a generalized land-use plan illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance as related to the B3-5 Community Shopping District and with regulations hereby made applicable thereto.
8. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and procedures in Relation to Planned Development Amendments" as promulgated by the Commissioner of the Department of planning and Development.
9. On-Premise signs or any other necessary signs may be permitted within the area Delineated herein as R-IPN No. 37 subject to the review and approval from the Department of Planning and Development ("Department").

Applicant: Horizon Group XX, LLC  
Address: 4600 North Clarendon Avenue  
Date: September 14, 2016  
Plan Commission: December 15, 2016

(2)

10. Horizon Group XX, LLC ("Applicant") has filed an application to amend R-I PD No. 37 with respect to the 4600 North Clarendon Avenue Property, as depicted on the attached "Property Exhibit". The following additional Statements A through M shall apply to the Subject Property and no other property within R-IPD No. 37, unless expressly stated otherwise.
  - A. This Planned development amendment, as applicable to the 4600 Clarendon Property, consists of these Statements A through M, a 4600 Clarendon Property Site Plan, Floor Plans, and Building Elevations, prepared by D J C & Associates LLC and dated September 14, 2016. These, and no other zoning controls, shall apply to the 4600 Clarendon Property. R-JPN No. 37 conforms to the intent and purpose of the Zoning Ordinance, Title 17 of the Municipal Code, and all requirements thereof, and satisfies the established criteria for approval as a planned development.
  - B. The uses on the 4600 Clarendon Property, permitted pursuant to this Planned Development amendment, shall permit a total of 165 residential dwelling units including nine (9) dwelling below the second floor and accessory uses.
  - C. On-premise signs shall be permitted on the 4600 Clarendon Property subject to the review and approval of the Department, consistent with the provisions of Section 17-12-12-010 *et seq.*, of the Municipal Code. Off-Premise Signs shall not be permitted.
  - D. Closure of all or part of any public street or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. All work proposed in the Public Way must be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Chicago Municipal Code.
  - E. The maximum height of any improvements on the 4600 Clarendon Property shall be designated on the Property Elevations. In addition to the maximum heights of the building and any appurtenances attached thereto prescribed in R-IPD No. 37, the height of any improvement also shall be subject, if applicable, to the height limitations as approved by the Federal Aviation Administration.
  - F. For purposes of floor area ratio ("FAR") calculations, the definitions in the Chicago Zoning Ordinance shall apply.
  - G. Subarea Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the Planned Development.

Applicant: Horizon Group XX, LLC  
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(3)

- H. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Owner(s) and applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
- I. The Applicant and Owner shall comply with Rules and Regulations for the maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitations, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
- J. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-06110-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Owner, its successors and assigns and, if different than the Applicant, the legal titleholder(s) and any ground lessors.
- K. 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 building and improvement 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 high standard of accessibility.
- L. 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, conserves energy and maximizes the preservation of natural resources. All development in any Subarea shall conform to the "City of Chicago's Sustainable Development Policy Matrix" in effect at the time of the Site Plan pursuant to this Planned Development.
- M. This Planned Development shall be governed by Section 17-13-0612 of the Chicago Zoning Ordinance. Should this Planned Development Ordinance, the Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the property to prior zoning that formed the basis of this amended Planned Development.

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Address: 4600 North Clarendon Avenue  
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Residential-Institutional Planned Development No. 37, as Amended  
Plan of Development

Bulk Regulations and Data Table

Gross Site Area:	352,684 square feet (8.11 acres)
Public Rights-of-Way:	54,433 square feet (1.24 acres)
Net Site Area for Entire PD:	298,251 square feet (6.87 acres)
Net Site Area by Subareas:	
Subarea A:	199,371 square feet (4.6 acres)
Subarea B:	65,722 square feet (1.51 acres)
Subarea C:	33,158 square feet (0.76 acres)
Maximum Floor Area Ratio for Entire PD:	2.3
Maximum Floor Area by Subareas:	
Subarea A:	3.0 (Hosp.); 5.0 (MOB)
Subarea B:	0.0
Subarea C:	6.0
Allowed Uses:	See Statement B for uses allowed in Subarea C
Maximum Number of Dwelling Units:	165 units permitted in Subarea C
Maximum Number of Hospital Beds:	373 beds permitted in Subarea A
Maximum Percentage of Site Coverage:	In accordance with the attached Site/Landscape Plan
Setbacks from Property Line:	In substantial conformance with the Site Plan for Subareas A, B, and C and Building Elevations for Subareas A and C.
Maximum Percentage of Site Coverage:	In substantial conformance with the Site Plan for Subarea A, B and C and Building Elevations for Subareas A and C.

(2)

## Minimum Number of Off-Street Parking Spaces:

Subarea A:	109 spaces
Subarea B:	779 (Hosp.) spaces 193 (MOB) spaces^
Subarea C:	29 spaces

## Minimum Number of Off-Street Loading Spaces:

Subarea A:	2 (Hosp.) spaces 2 (MOB) spaces
Subarea B:	0 spaces
Subarea C:	2 spaces

Maximum Building Height: In substantial conformance with the attached Building Elevations

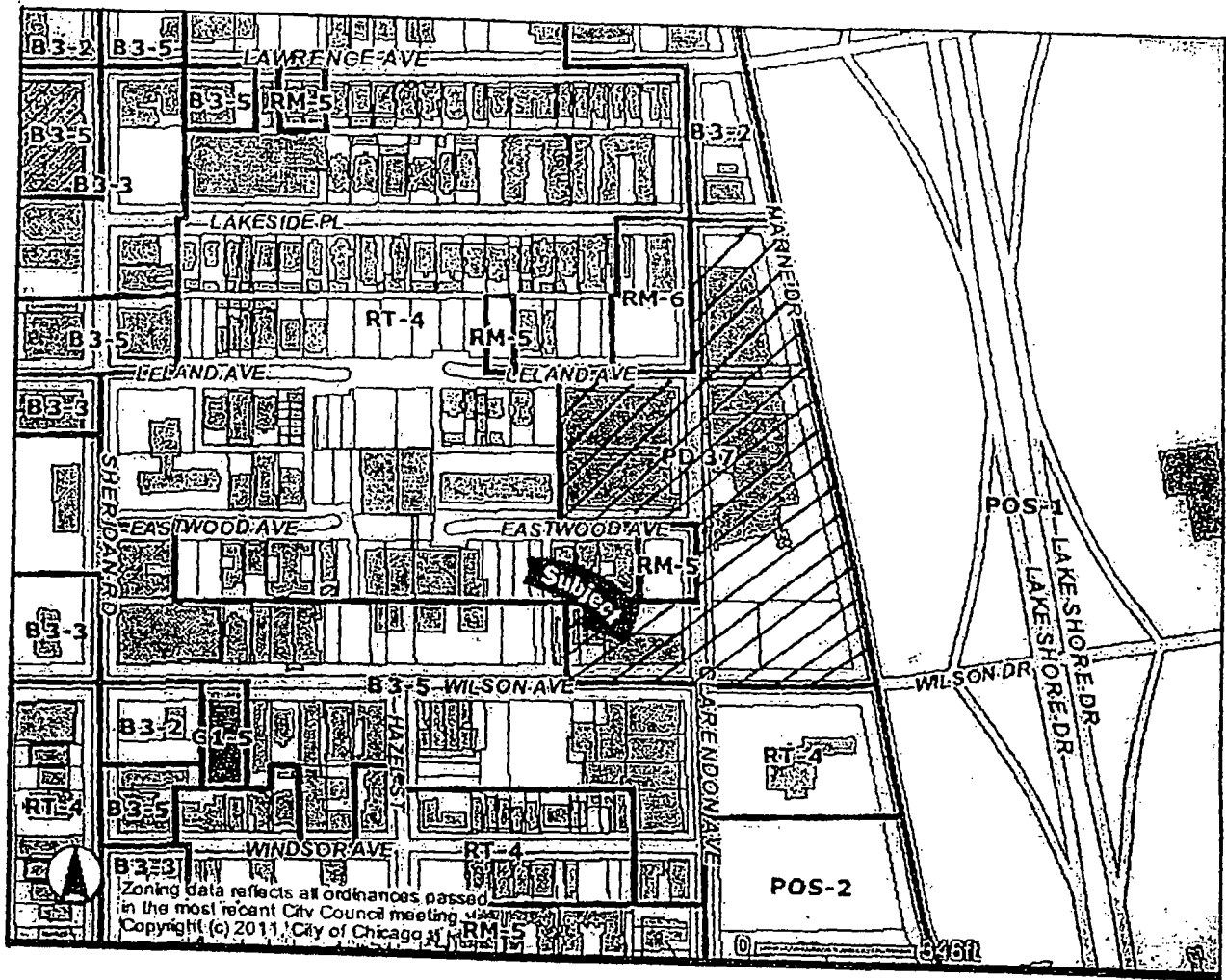
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[Ten (10) parking spaces were eliminated from the original P.D. and the existing P.D. will contain ten (10) non-accessory parking spaces for the 46<sup>th</sup> Ward residents with city issued permits and this Applicant will provide nine (9) off-street accessory parking spaces located in Subarea C.]^

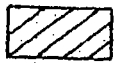
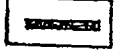
Applicant: Horizon Group XX, LLC  
Address: 4600 North Clarendon Avenue  
Date: September 14, 2016  
Plan Commission: December 15, 2016

RESIDENTIAL-INSTITUTIONAL PLANNED DEVELOPMENT No.37, AS AMENDED

ZONING MAP OF SUBJECT PROPERTY



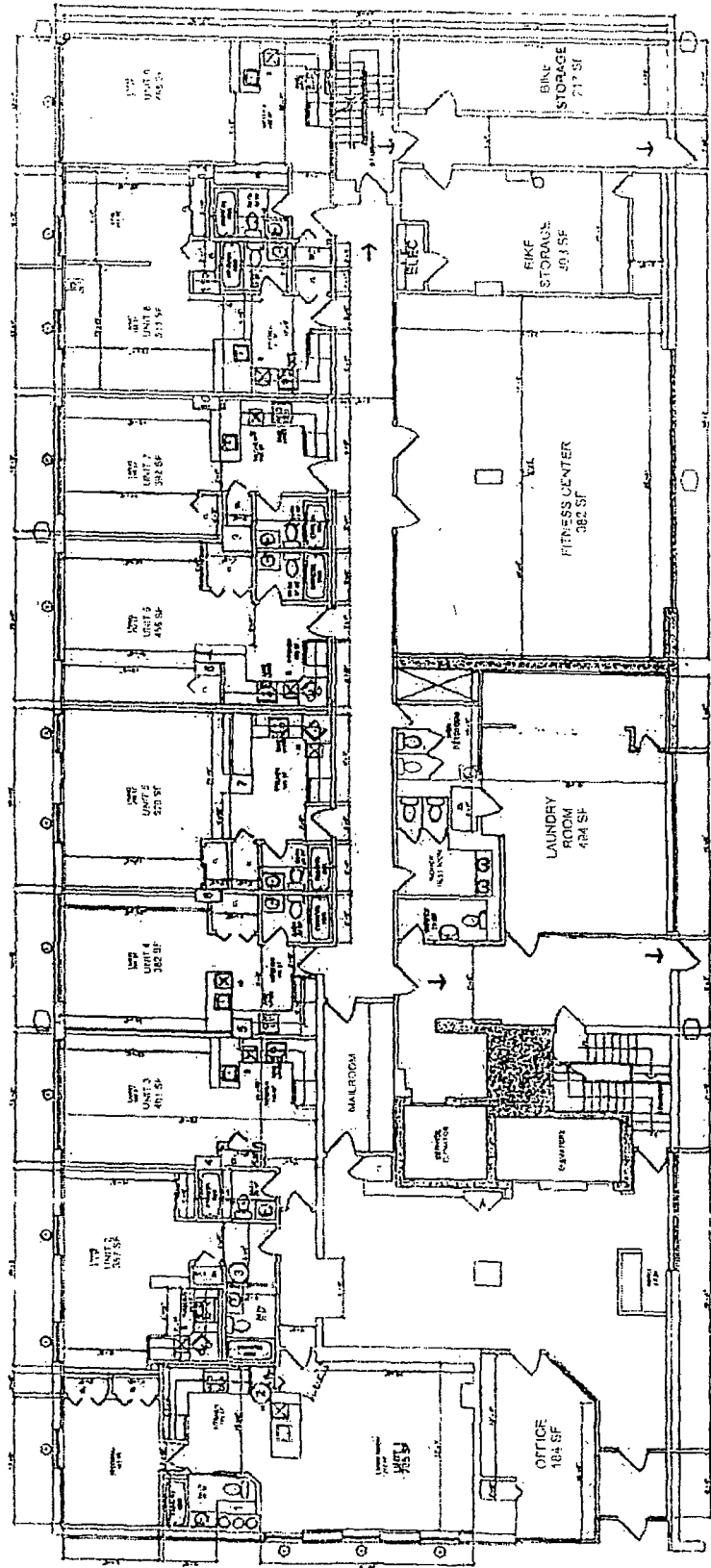
**LEGEND**

-  Boundary of the Subject Site
-  Zoning District Boundary Lines

Applicant: Horizon Group XX, LLC  
Address: 4600 North Clarendon Avenue  
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RESIDENTIAL-INSTITUTIONAL PLANNED DEVELOPMENT No. 37, AS AMENDED  
 PROPOSED GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN  
 N.T.S.

Applicant: Horizon Group XX, LLC  
 Address: 4600 North Clarendon Avenue  
 Date: September 14, 2016  
 Plan Commission: December 15, 2016

ARCHITECTURAL  
 PROPOSED  
 GROUND FLOOR

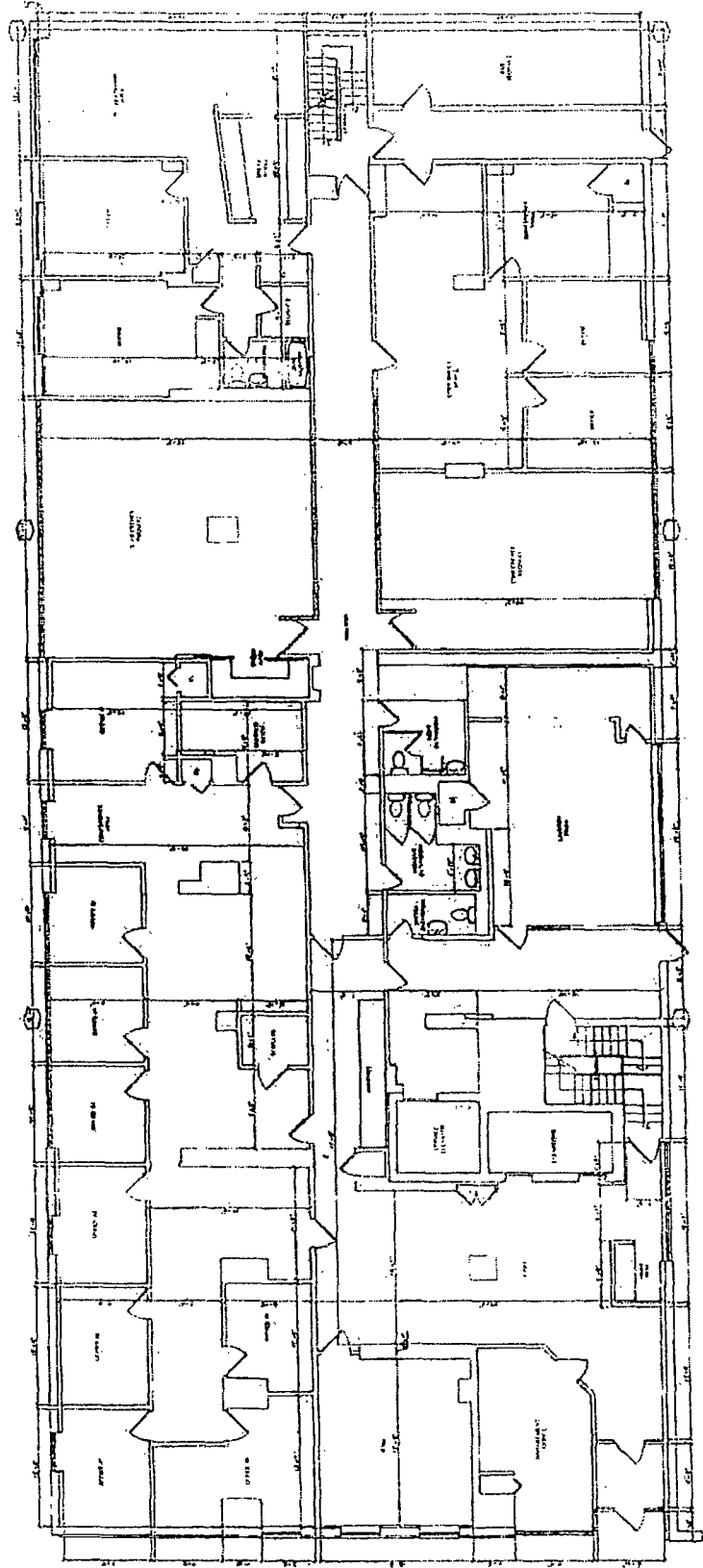
716 COVINGTON  
 4600 N. CLARENDON AVE.  
 CHICAGO, ILLINOIS 60630

THE CITY OF CHICAGO  
 DEPARTMENT OF PLANNING AND DEVELOPMENT  
 221 N. LAUREL STREET, 3RD FLOOR  
 CHICAGO, IL 60601

DATE: 09/14/16  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO.: [Number]

NO. 37, AS AMENDED

RESIDENTIAL-INSTITUTIONAL PLANNED DEVELOPMENT No. 37, AS AMENDED  
 EXISTING GROUND FLOOR PLAN



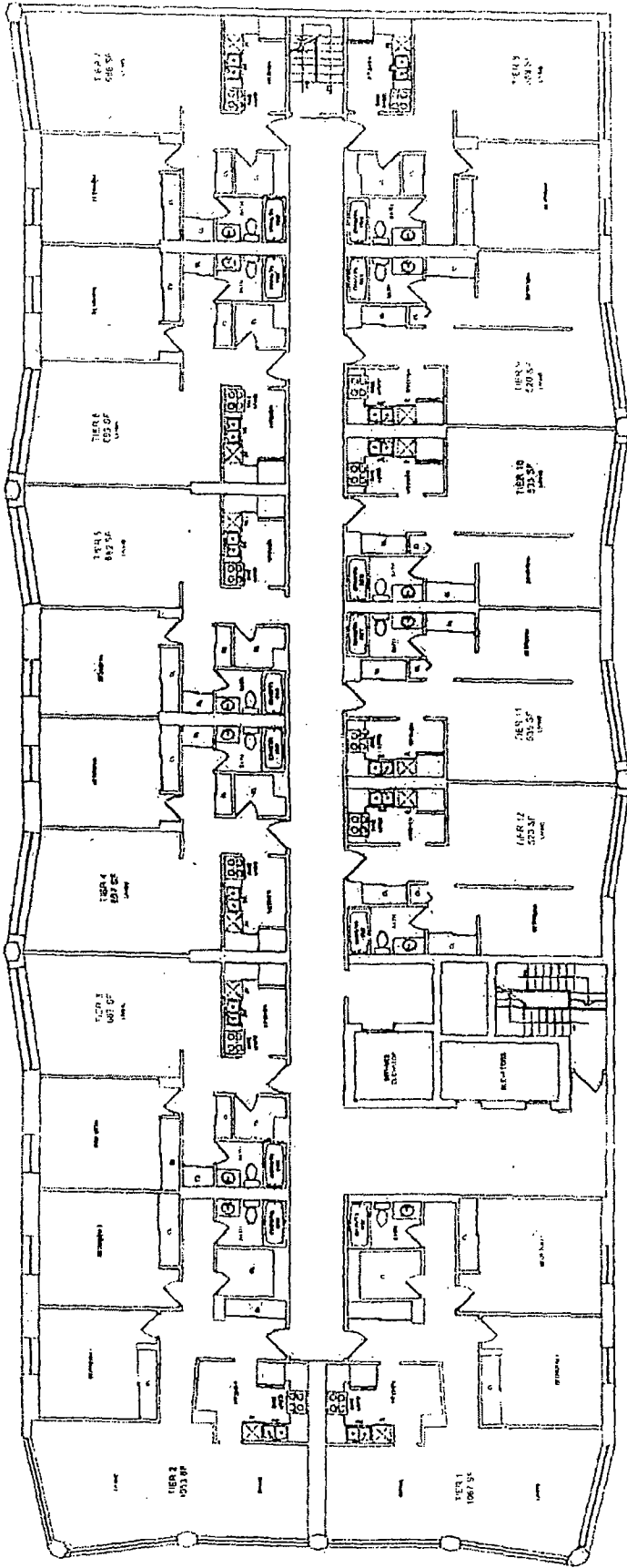
EXISTING GROUND FLOOR PLAN  
 NTS

Applicant: Horizon Group XX, LLC  
 Address: 4600 North Clarendon Avenue  
 Date: September 14, 2016  
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ARCHITECTURAL EXISTING GROUND FLOOR	THE COMPTON 4600 N. CLARENDON AVE. CHICAGO, IL 60640	RISE MANAGEMENT LLC 1000 N. LAUREL CHICAGO, IL 60642	1000 N. LAUREL CHICAGO, IL 60642	A-1
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DATE FOR AIR QUALITY

RESIDENTIAL-INSTITUTIONAL PLANNED DEVELOPMENT No. 37, AS AMENDED  
EXISTING TYPICAL FLOOR PLAN (FLOOR 2-14)



EXISTING TYPICAL (FLR 2-14) FLOOR PLAN  
N.T.S.

Applicant: Horizon Group XX, LLC  
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THE CORPORATION  
4600 N. CLARENDON AVE.  
C. 17403, 11th FLOOR

ARCHITECTURAL  
EXISTING  
TYPICAL FLOOR

DATE: 9/14/16  
PROJECT: 17403-11  
DRAWN BY: [Name]  
CHECKED BY: [Name]

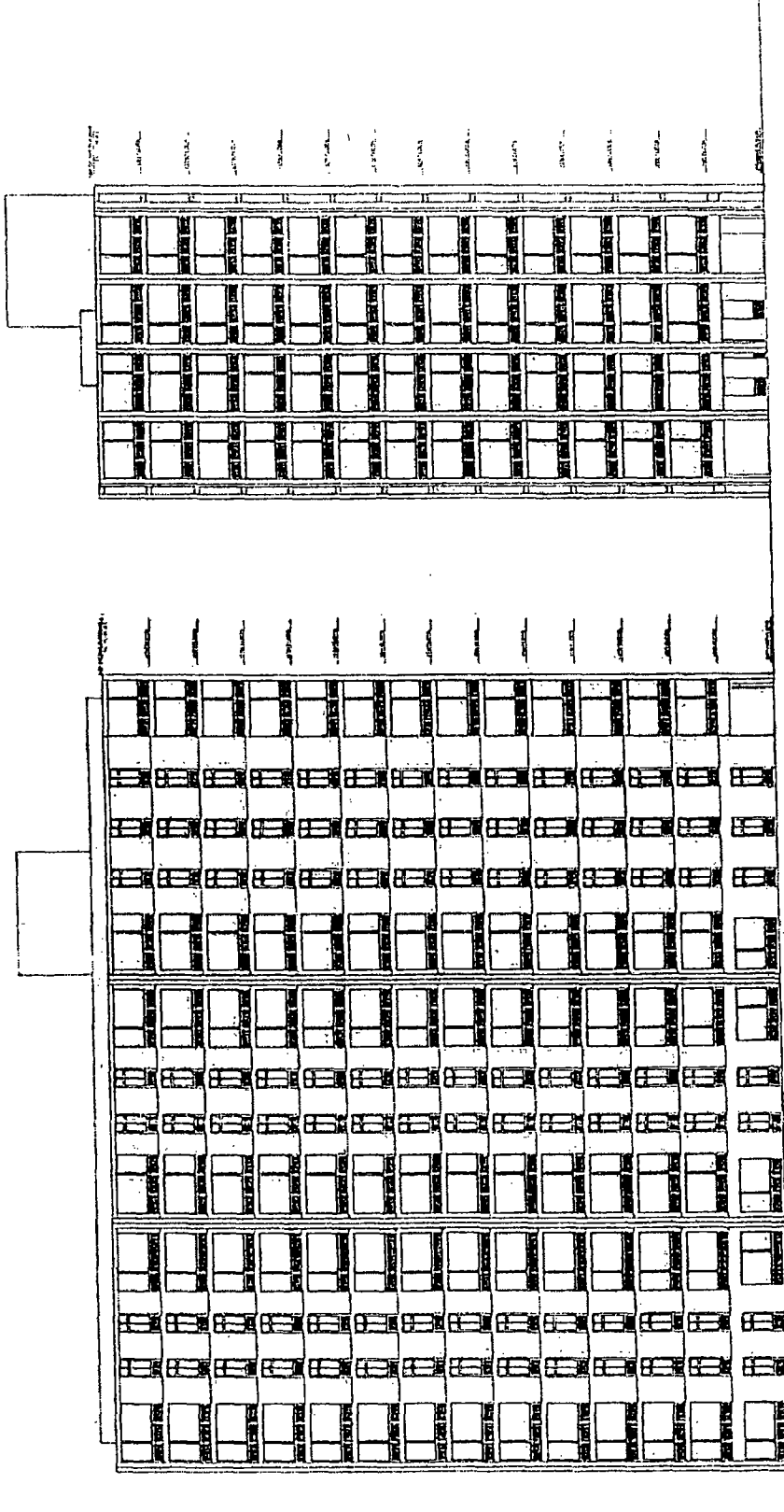
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DATE: 9/14/16  
PROJECT: 17403-11  
DRAWN BY: [Name]  
CHECKED BY: [Name]

DATE: 9/14/16  
PROJECT: 17403-11  
DRAWN BY: [Name]  
CHECKED BY: [Name]

RESIDENTIAL-INSTITUTIONAL PLANNED DEVELOPMENT No. 37, AS AMENDED

BUILDING ELEVATIONS



FRONT ELEVATION

SIDE ELEVATION

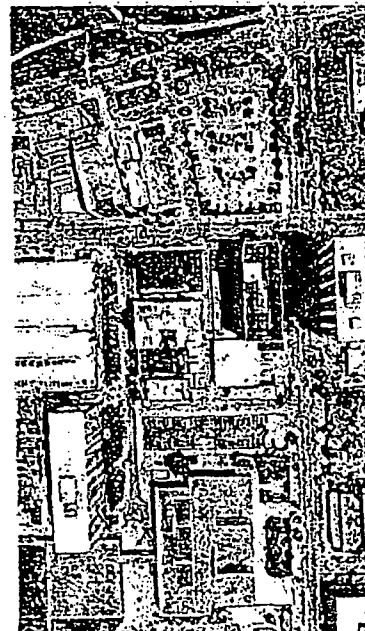
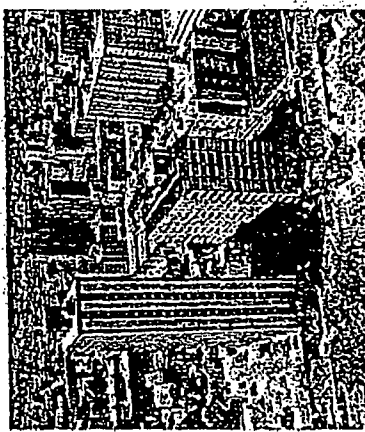
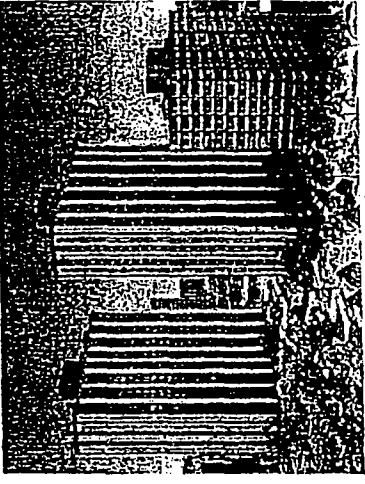
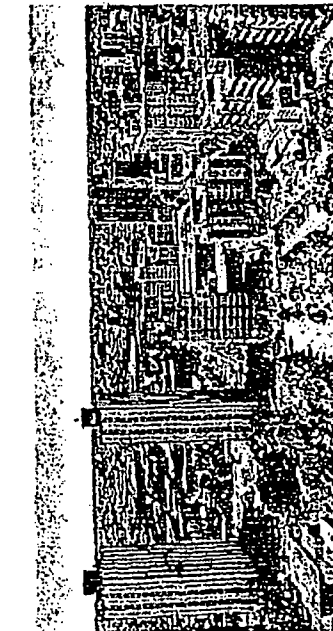
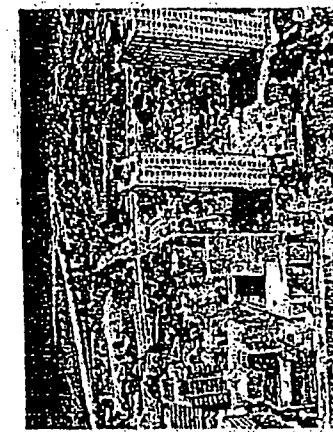
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THE COMPTON  
4600 N. CLARENDON AVE  
CHICAGO, IL 60641

ARCHITECTURAL  
ELEVATIONS

REG. &  
ASSOCIATES  
LLC  
111 WEST MONROE  
CHICAGO, IL 60604

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RESIDENTIAL-INSTITUTIONAL PLANNED DEVELOPMENT No. 37, AS AMENDED

ARCHITECTURAL PHOTOGRAPHS

**Applicant:** Horizon Group XX, LLC  
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