

PD 1119

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

September 2, 2015

John J. George
Schuyler, Roche & Crisham, P.C.
Two Prudential Plaza
180 North Stetson Avenue
Suite 3700
Chicago, IL 60601

**Re: Administrative Relief request for Institutional Residential Planned Development
No. 1119, Sisters of Mercy Convent, 10044 S. Central Park Avenue**

Dear Mr. George:

Please be advised that your request for a minor change to Institutional Residential Planned Development No. 1119 ("PD 1119"), 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. 12 of PD 1119.

Your client and the owner of all of the property within PD 1119, the Sisters of Mercy of the Americas West Midwest Community Inc. ("SOM"), is seeking administrative relief for design revisions as a result of the proposed demolition of two wings of the old Convent building and the addition of a new facade and entryway.

SOM has completed construction of the new senior residential building, Mercy Circle, and those sisters that were living in the Convent wings of the old building have now relocated to Mercy Circle. SOM intends to now demolish the two Convent wings and remodel the areas where the old Convent connected to the Mercy Circle building with a new facade and entryway. In place of the Convent wings, SOM will add landscaping. The attached drawings, dated July 20, 2015, shall be inserted into the main file: Zoning Map, Land Use Map, Site Plan, Landscape Plan, and New Entrance Elevations.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed design revisions 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 Institutional Residential Planned Development No. 1119, 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.

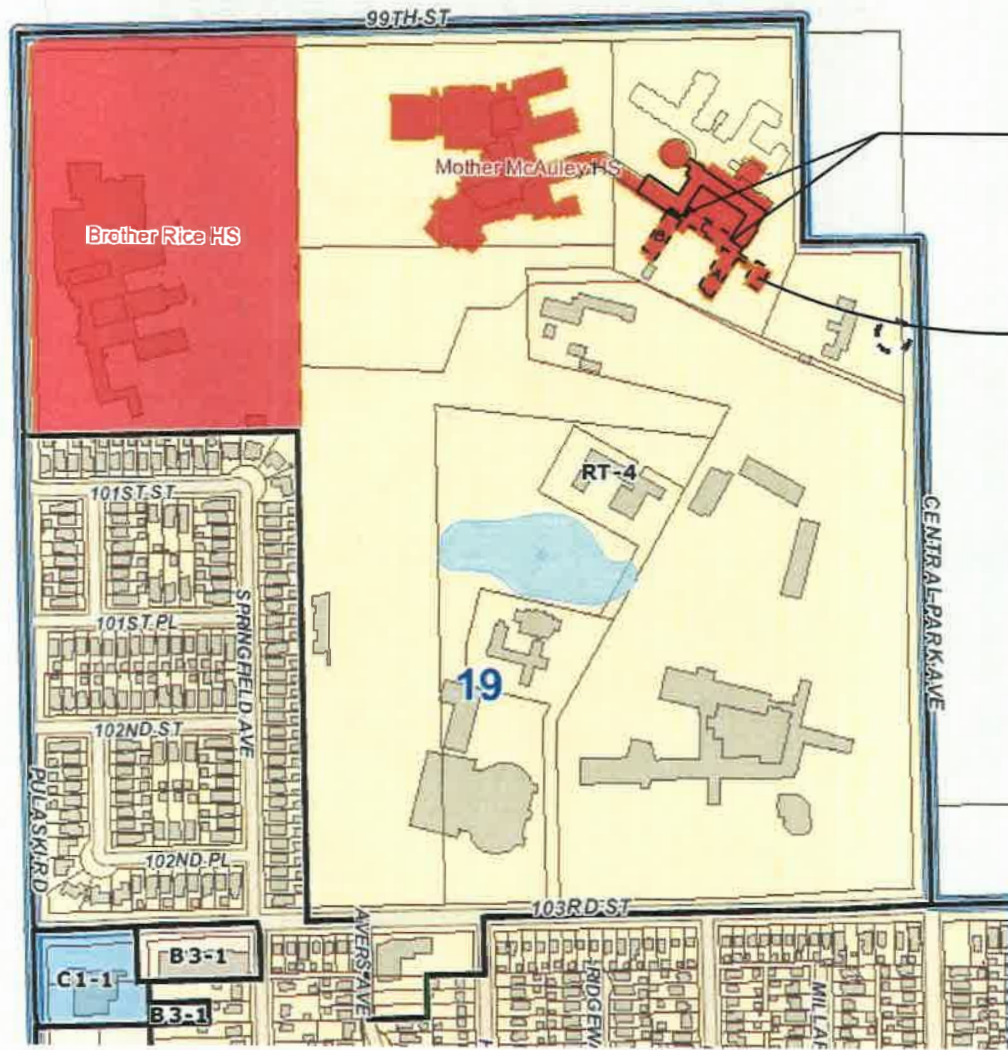
Sincerely,



Patricia A. Scudiero
Zoning Administrator

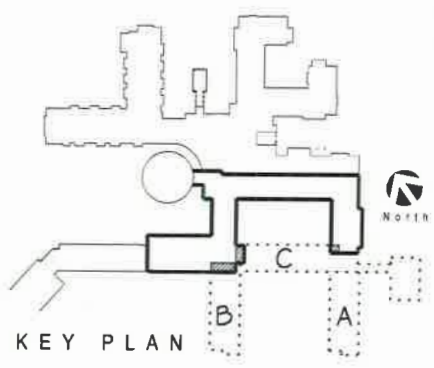
PAS:HG:tm

C: Mike Marmo, Erik Glass, Ron Daye, Main file



PROJECT LOCATIONS

DASHED LOCATIONS TO BE DEMOLISHED



ZONING MAP

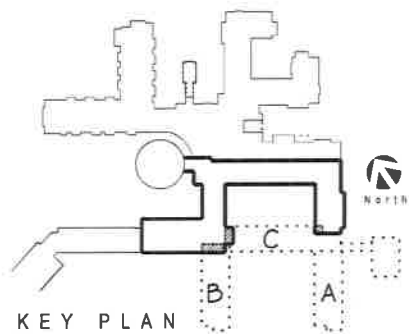
Applicant: Sisters of Mercy
 10044 S. Central Park Ave
 Chicago, Illinois

Project: Mercy Meeting Rooms Entrance

Date: 20 July 2015

1414 UNDERWOOD AVE
 WAUWATOSA, WI 53118

414.431.3131 TEL
 414.431.0231 FAX
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LAND USE MAP

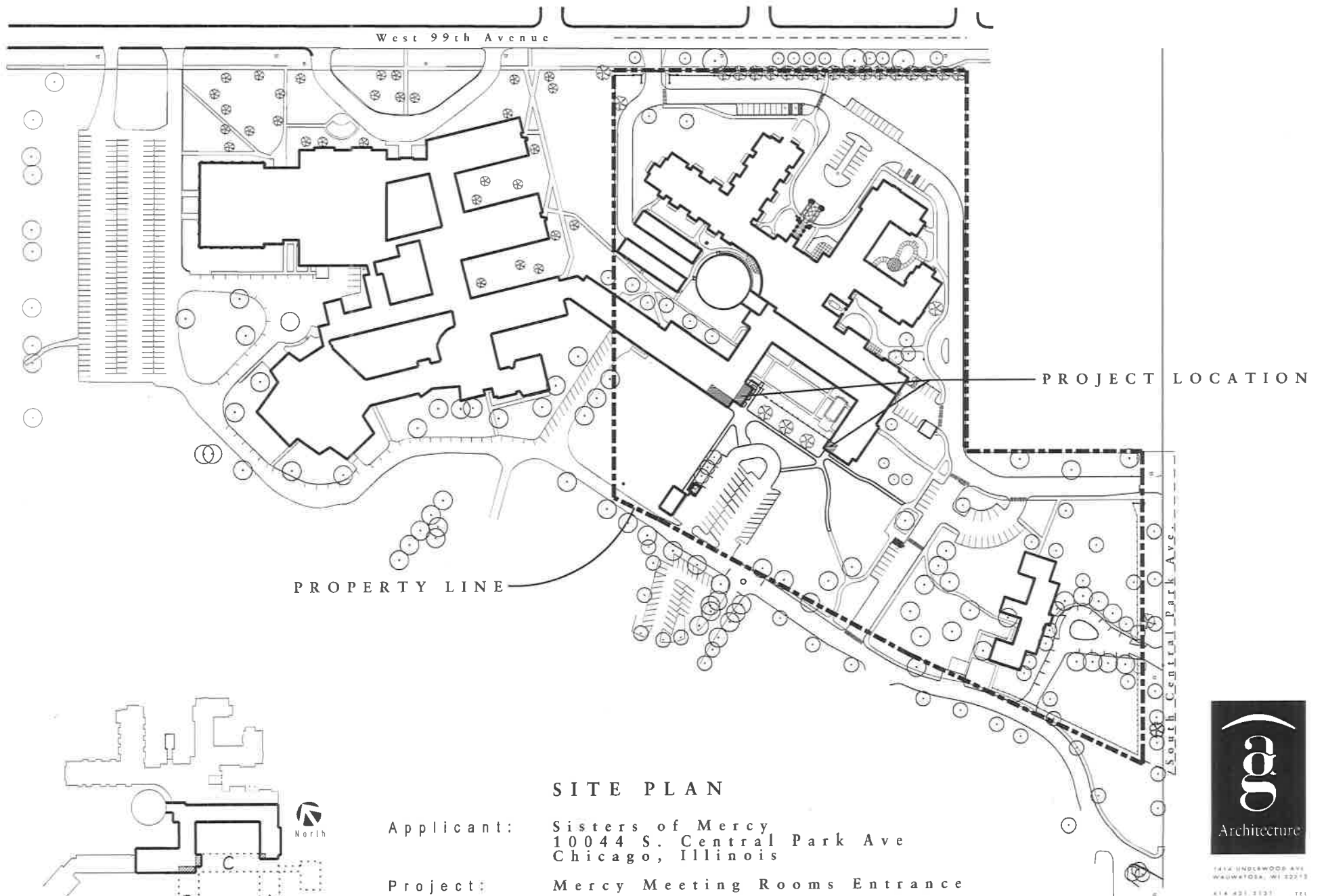
Applicant: Sisters of Mercy
 10044 S. Central Park Ave
 Chicago, Illinois

Project: Mercy Meeting Rooms Entrance

Date: 20 July 2015



1414 UNDERWOOD AVE.
 WAUKATOSHA, WI 53213
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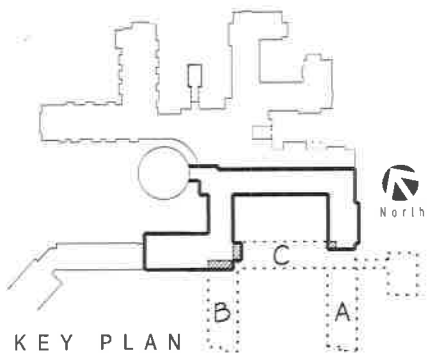


PROPERTY LINE

PROJECT LOCATION

West 99th Avenue

South Central Park Ave.



KEY PLAN

SITE PLAN

Applicant: Sisters of Mercy
 10044 S. Central Park Ave
 Chicago, Illinois

Project: Mercy Meeting Rooms Entrance

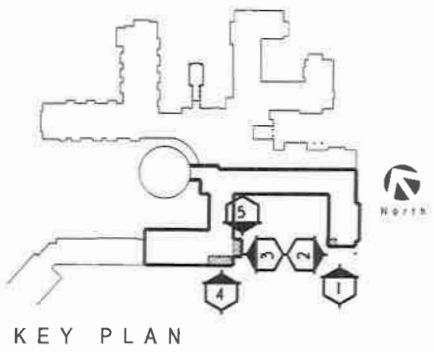
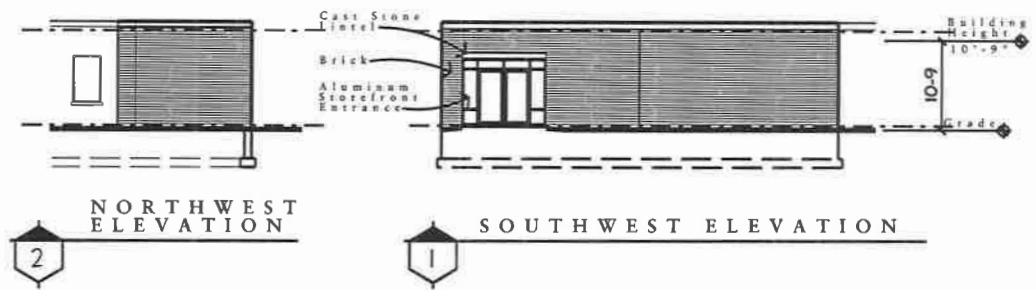
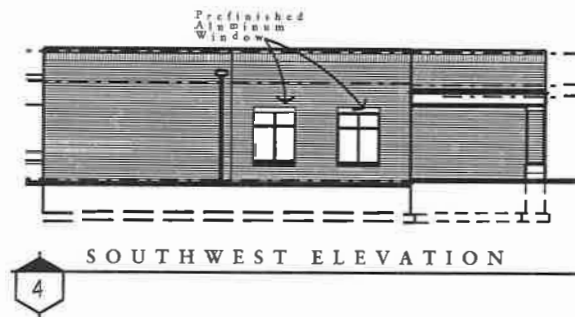
Date: 20 July 2015



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NEW ENTRANCE ELEVATIONS

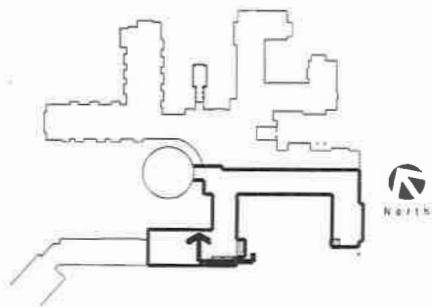
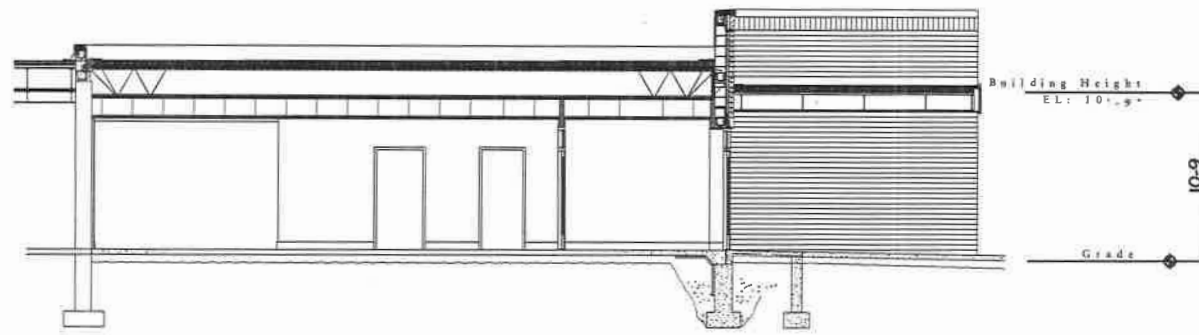
Applicant: Sisters of Mercy
 10044 S. Central Park Ave
 Chicago, Illinois

Project: Mercy Meeting Rooms Entrance

Date: 20 July 2015



1474 UNDERWOOD AVE
 WAUWATOSA, WI 53212
 478.481.8125 FAX
 478.481.8831 FAX
 WWW.ASARCH.COM



KEY PLAN

ENTRANCE/ LOBBY SECTION

Applicant: Sisters of Mercy
 10044 S. Central Park Ave
 Chicago, Illinois

Project: Mercy Meeting Rooms Entrance

Date: 20 July 2015



1474 WOODFORD AVE
 WAUWATOSA, WI 53222
 414.421.3121 FAX
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 WWW.GSDARCH.COM

17435

27430

JOURNAL--CITY COUNCIL--CHICAGO

5/9/2012

hereby amended by changing all of the B3-2 Community Shopping District symbols and indications as shown on Map Number 19-H in the area bounded by:

a line 55.68 feet south of and parallel to West Birchwood Avenue; the public alley next east of and parallel to North Western Avenue; a line 105.68 feet south of and parallel to West Birchwood Avenue; and North Western Avenue,

to those of a B2-3 Neighborhood Mixed-Use District.

SECTION 2. This ordinance takes effect after its passage and approval.

Reclassification Of Area Shown On Map No. 24-J.
(As Amended)
(Application No. 17435)
(Common Address: 10024 S. Central Park Ave.)

IRPD 1119,00

[SO2012-1304]

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 Institutional-Residential Planned Development Number 1119 symbols and indications as shown on Map Number 24-J in the area bounded by:

West 99th Street (City Limits); South Millard Avenue (City Limits); West 100th Street (City Limits); South Central Park Avenue (City Limits); a line from a point 1,165.83 feet south of the centerline of West 99th Street and the westerly right-of-way line of South Central Park Avenue to a point 989.80 feet south of the centerline of West 99th Street and 424.93 feet west of the centerline of South Central Park Avenue; a line from a point 989.80 feet south of the centerline of West 99th Street and 424.93 feet west of the centerline of South Central Park Avenue to a point 772.60 feet south of the centerline of West 99th Street and 829.11 feet west of the centerline of South Central Park Avenue; a line from a point 772.60 feet south of the centerline of West 99th Street and 829.11 feet west of the centerline of South Central Park Avenue to a point 738.33 feet south of the centerline of West 99th Street and 900 feet west of the centerline of South Central Park Avenue; and a line 900 feet west of and parallel to the centerline of South Central Park Avenue,

to those of Institutional-Residential Planned Development Number 1119, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in this Plan of Development herewith attached and made a part and to no others.

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:

*Institutional-Residential Planned Development
No. 1119, As Amended.*

Plan Of Development Statements.

1. The area delineated herein as Institutional-Residential Planned Development Number 1119, as amended, consists of approximately 595,421 square feet (13.669 acres). The property is owned by the Sisters of Mercy of the Americas West Midwest Community Inc. who has authorized Mercy Circle (the "Applicant") to file this application.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees, or grantees. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or its successors, assignees, or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this planned development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and if different than the Applicant, then to the owners of record title to all of the property and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the property, at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this planned development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the property and any ground lessors. An agreement among property owners, the board of directors of any property owners association, or a covenant binding property owners, may designate the authorized party for any future amendment, modification or change. The Applicant shall retain single designated control and shall be deemed to be the authorized party for any future amendment, modification or change until the Applicant shall designate in writing the party or parties authorized to make application for any future amendment, modification or change.
4. This plan of development consists of these sixteen (16) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; South, East, North and West Elevations, dated March 7, 2012 prepared by AG Architecture. Full-size sets of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Housing and Economic Development. The planned development is applicable to the area delineated hereto and these and no other zoning controls shall apply. In any

instance where a provision of the planned development conflicts with the Chicago Building Code, the Building Code shall control.

5. The following uses shall be permitted within the area delineated herein as "Institutional-Residential Planned Development": elderly residential units including independent living, memory care units, assisted living units and skilled nursing units, daycare, administrative offices, high school classrooms, accessory parking, non-accessory parking, and related uses.
6. On-premises business identification signs shall be permitted within the planned development subject to the review and approval of the Department of Housing and Economic Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Housing and Economic Development. Off-premises signs shall not be permitted in the planned development.
7. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Housing and Economic Development. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation.
8. In addition to the maximum height of the building and any appurtenance thereto prescribed in this planned development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
9. For purposes of floor area ratio ("FAR") calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The City of Chicago established a Part II Review Fee in the amount of Zero and 25/100 Dollars (\$0.25) per square feet for the total buildable square feet (floor area). The Part II Review Fee will be assessed by the Department of Housing and Economic Development during the actual Part II Review. The fee as determined by the Department of Housing and Economic Development staff at that time is final and binding on the Applicant and must be paid to the Department of Housing and Economic Development prior to the issuance of any Part II approval.
11. The improvements on the property shall be designed, installed and maintained in substantial conformance with the Site Plan, Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
12. The terms, conditions and exhibits of this planned development ordinance may be modified administratively by the Commissioner of the Department of Housing and Economic Development upon the application for such a modification by the Applicant and after a determination by the Commissioner of the Department of Housing and Economic Development that such a modification is minor, appropriate and consistent

with the nature of the improvements contemplated in this planned development and the purposes underlying the provisions hereof. Any such modification of the requirements of this planned development by the Commissioner of the Department of Housing and Economic Development shall be deemed to be a minor change in the planned development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.

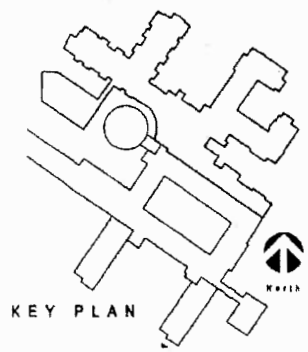
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of natural resources. The Applicant shall construct the building under the Leadership in Energy and Environmental Design ("LEED") Green Building Rating System. The Applicant shall provide a vegetated ("green") roof of at least 50 percent of the building's net roof area. "Net roof area" is defined as total roof area minus any required perimeter setbacks, rooftop structures, and roof-mounted equipment, approximately 27,400 square feet.
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 ("MOPD") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No building permit shall be granted by the Department of Construction and Permits until the Director of MOPD has approved detailed construction drawings for the building or improvement proposed to be constructed pursuant to the permit.
15. Notwithstanding any statement to the contrary, this planned development shall be subject to the provisions of Chapter 17-11 of the Chicago Zoning Ordinance governing landscaping and screening. In any instance where a provision of this planned development conflicts with landscape and screening provisions of the Chicago Zoning Ordinance, the Chicago Zoning Ordinance shall control. Nothing in this planned development is intended to waive the applicability of the landscape and screening provisions of the Chicago Zoning Ordinance.
16. Unless substantial construction has commenced within six years following adoption of this planned development, and unless completion is thereafter diligently pursued, then this planned development shall expire. If this planned development expires under the provisions of this section, then the zoning of the property shall automatically revert to that of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District.

[Bulk and Use Table; Zoning Map; Land-Use Map; Overall Site Plan; Garage Floor Plan; Overall Landscape; Planned Development Boundary and Property Map; Site Plan; Three-Story Section Independent Living; Three-Story Section Memory Support/Assisted Living/Skilled Nursing; Independent Living; Commons; Memory Care/Assisted Living/Skilled Nursing; and Garages referred to in these Plan of Development Statements printed on pages 27434 through 27462 of this *Journal*.]

17435

Bulk And Use Table.

Underlying Zoning District	RT-4	
Net Site Area	595,421	S.F. = 13.669 Acres
Area in the Public Right-of-Way	0	S.F. = 0
F.A.R.	0.430	
Setbacks from Property Line	In substantial conformance w/ the Site Plan (Minimum should not be less than 87'-0" from 99th St.)	
Maximum Percentage of Site Coverage	In substantial conformance w/ the Site Plan	
Maximum Number of Dwelling Units	110 Units	
Unit Breakdown	Independent Living Building = 44 units	
	Assisted Living Building = 66 units	
	(Assisted Living, Memory Support and Skilled Nursing)	
Total Parking Spaces	145	
Number of New Parking Spaces	82	
Number of Existing Parking Spaces	63 (Pre-school, Convent and Regional Center)	
Maximum Number of Loading Berths	2 (10'w x 25'l x 14'h)	
Maximum Height of Buildings (Per Zoning)	36' - 6"	



BULK AND USE MAP

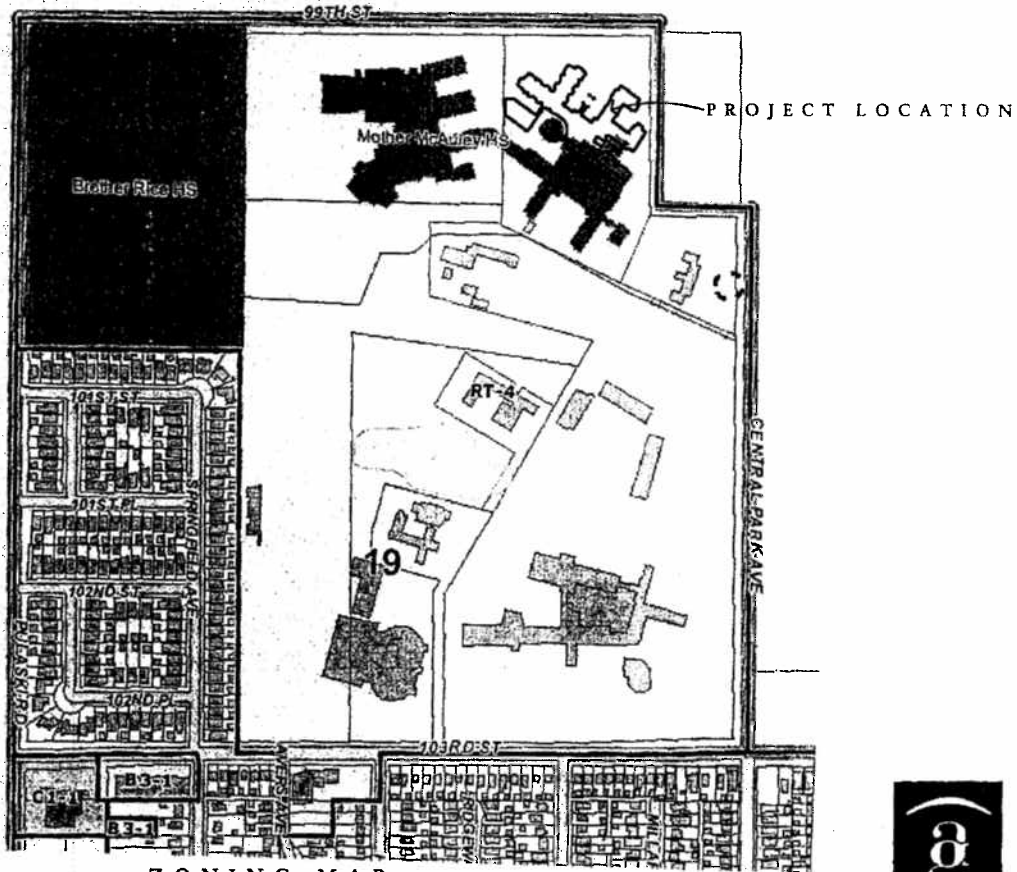
Applicant: Mercy Circle
 3659 W. 99th Street and
 10000 S. Central Park Avenue
 Chicago, Illinois

Project: Mercy Circle

Date: 7 March 2012



Zoning Map.



ZONING MAP

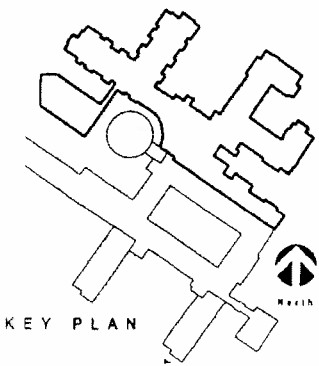
Applicant: Mercy Circle
 3659 W. 99th Street and
 10000 S. Central Park Avenue
 Chicago, Illinois

Project: Mercy Circle

Date: 7 March 2012

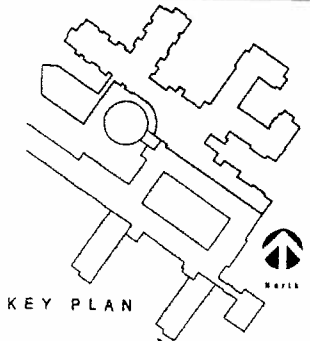
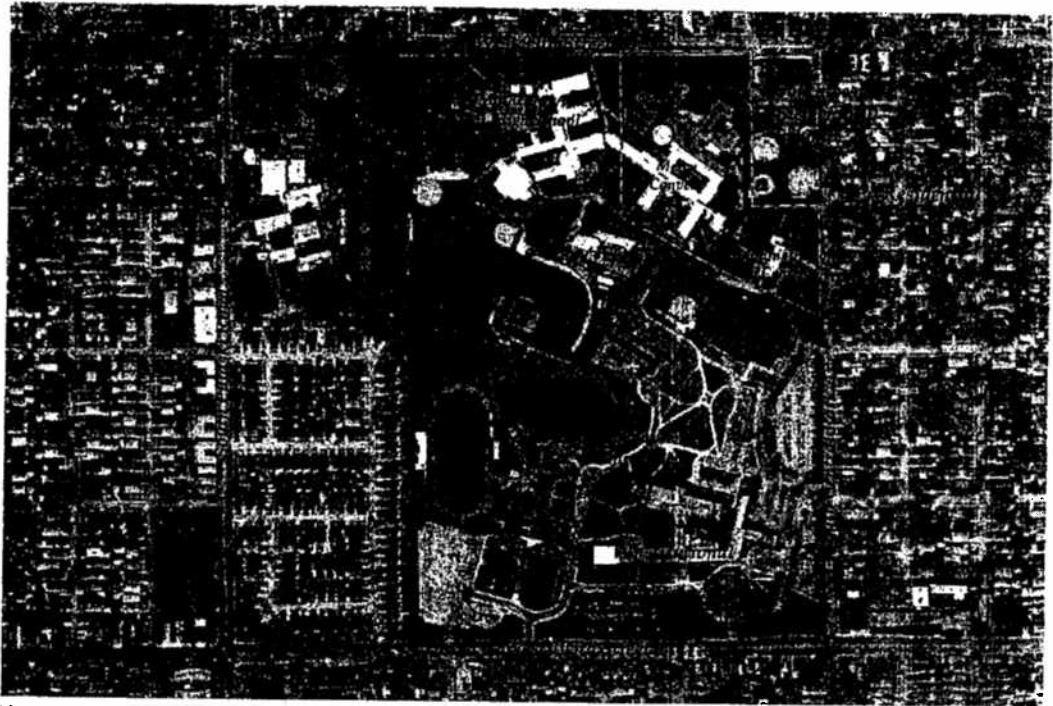


1112 GREENWOOD AVE
 WAUWATOSA, WI 53212
 414.221.2121 FAX
 414.221.8121 FAX
 WWW.ESDAARCH.COM



KEY PLAN

Land-Use Map.
(Page 1 of 2)



LAND USE MAP

Applicant: Mercy Circle
3659 W. 99th Street and
10000 S. Central Park Avenue
Chicago, Illinois

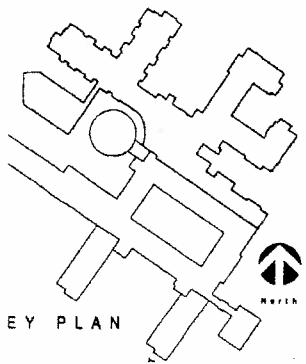
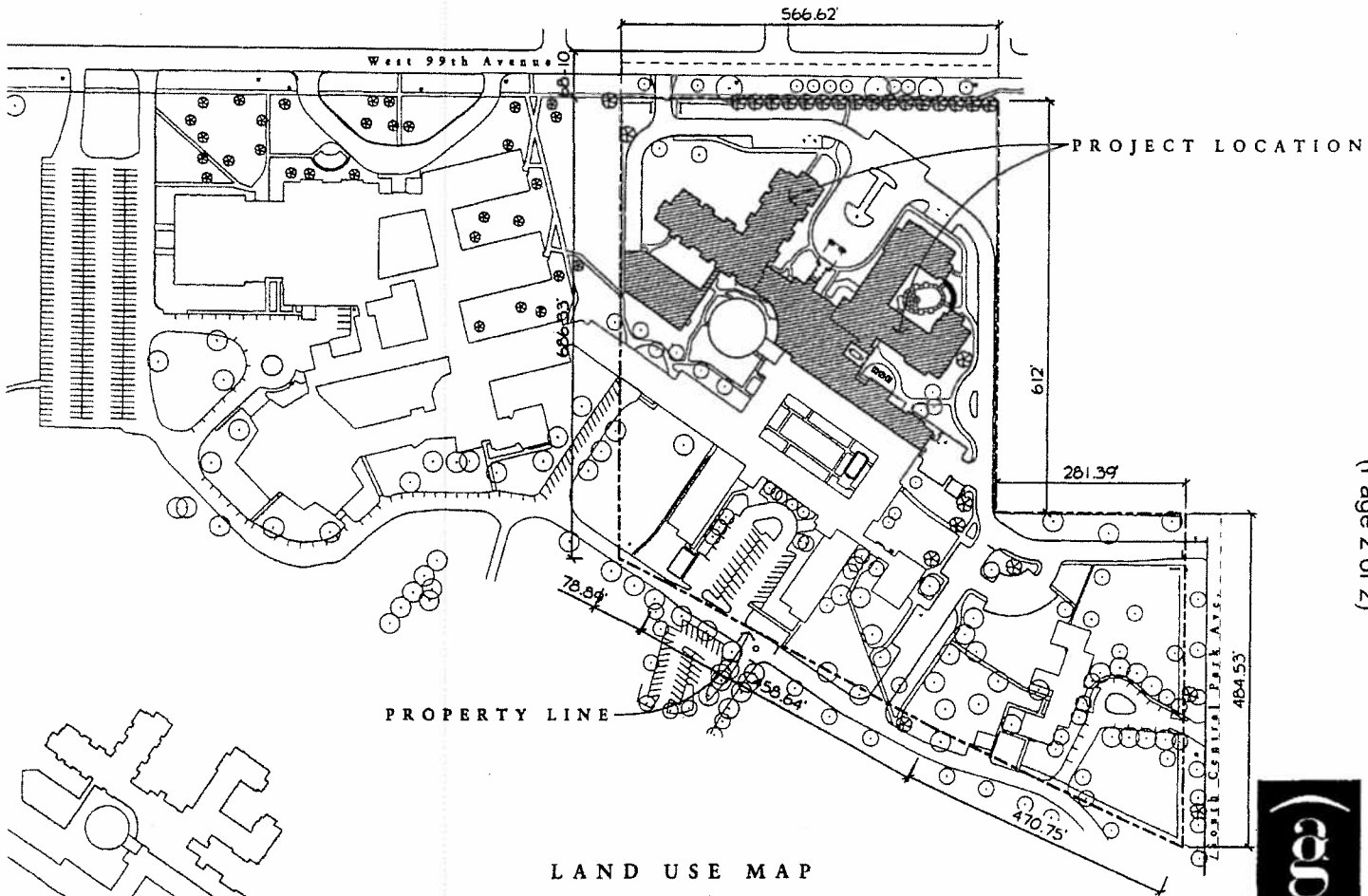
Project: Mercy Circle

Date: 7 March 2012



1514 UNDEMBERG AVE.
EVANSTON, IL 60201
TEL: 847.327.1111 FAX: 847.327.1111
WWW.ESEARCH.COM

Land-Use Map.
(Page 2 of 2)



LAND USE MAP

Applicant: Mercy Circle
 3659 W. 99th Street and
 10000 S. Central Park Avenue
 Chicago, Illinois

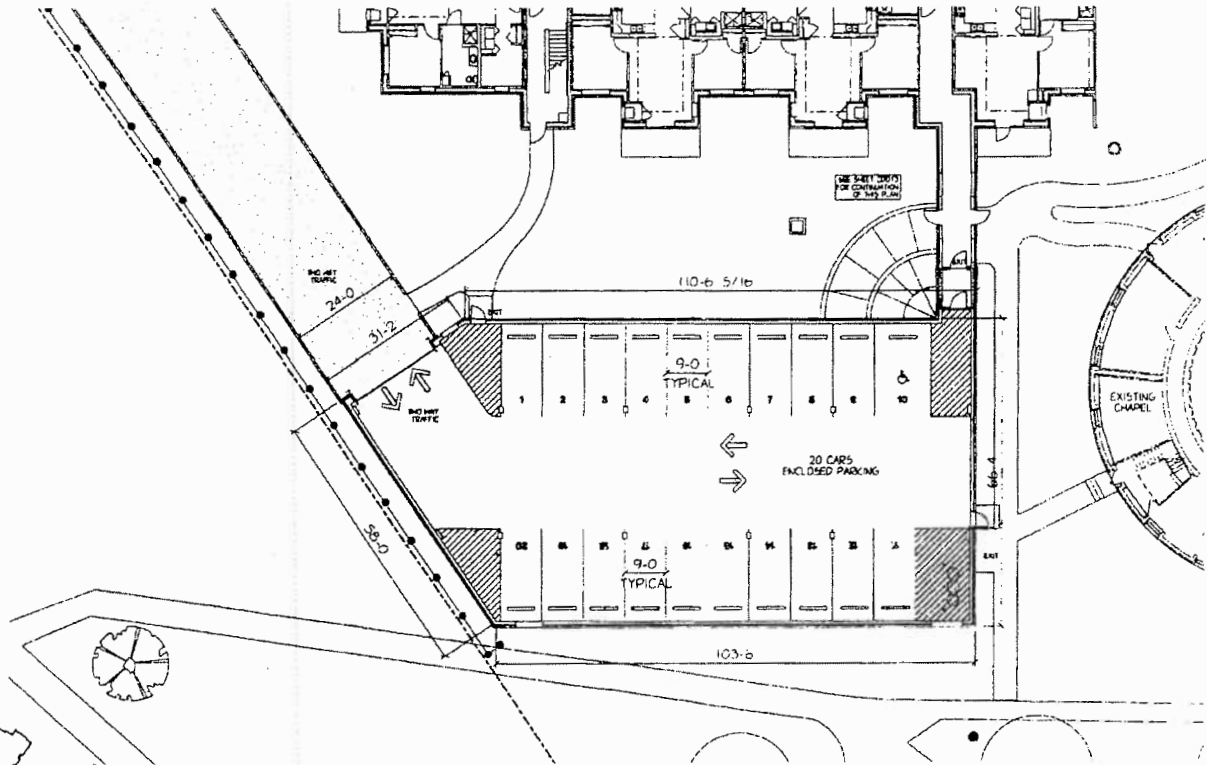
Project: Mercy Circle

Date: 7 March 2012



11114 UNIVERSITY AVE.
 WILMINGTON, DE 19811
 302.431.4111
 WWW.ASDARCH.COM

Garage Floor Plan.



GARAGE FLOOR PLAN

Applicant: Mercy Circle
3659 W. 99th Street and
10000 S. Central Park Avenue
Chicago, Illinois

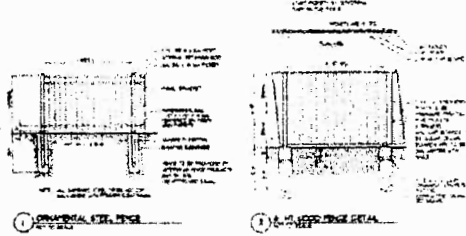
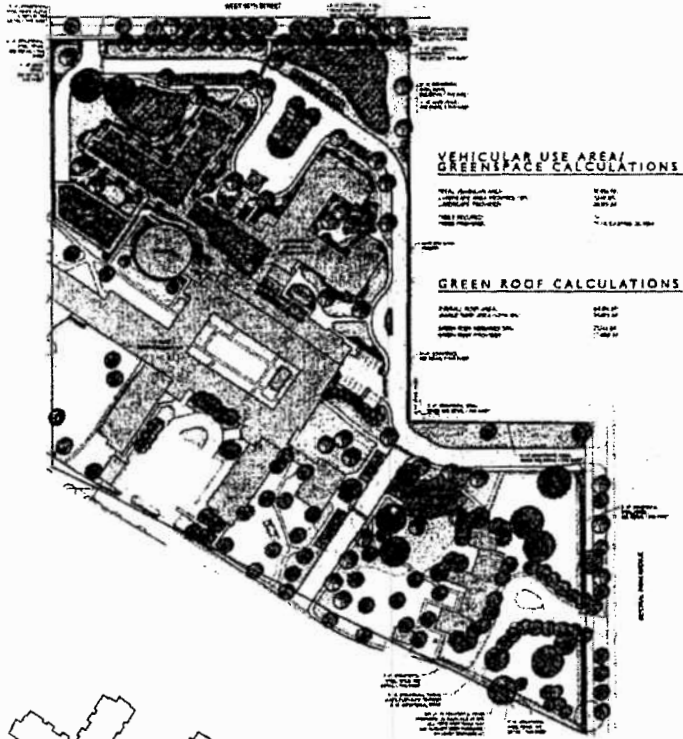
Project: Mercy Circle

Date: 7 March 2012



111 J. LAMBERT AVENUE
MILWAUKEE, WI 53213
TEL: 414.227.7227 FAX: 414.227.7222
WWW.GSDARCH.COM

Overall Landscape.



PLANT KEY

●	Tree	■	Planting Area
○	Shrub	■	Planting Area
●	Planting Area	■	Planting Area
●	Planting Area	■	Planting Area
●	Planting Area	■	Planting Area

PLANT PALETTE

Tree	Shrub	Planting Area
...

1" = 50' OVERALL LANDSCAPE

Sisters of Mercy
3659 W. 99th Street
10000 S. Central Park Avenue
Chicago, IL 60655-3132



DANIEL WEINMACH
&
PARTNERS LLP



1111 WASHINGTON AVE
EAST PALM BEACH, FL 33411
407.833.1111
WWW.G22ARCH.COM



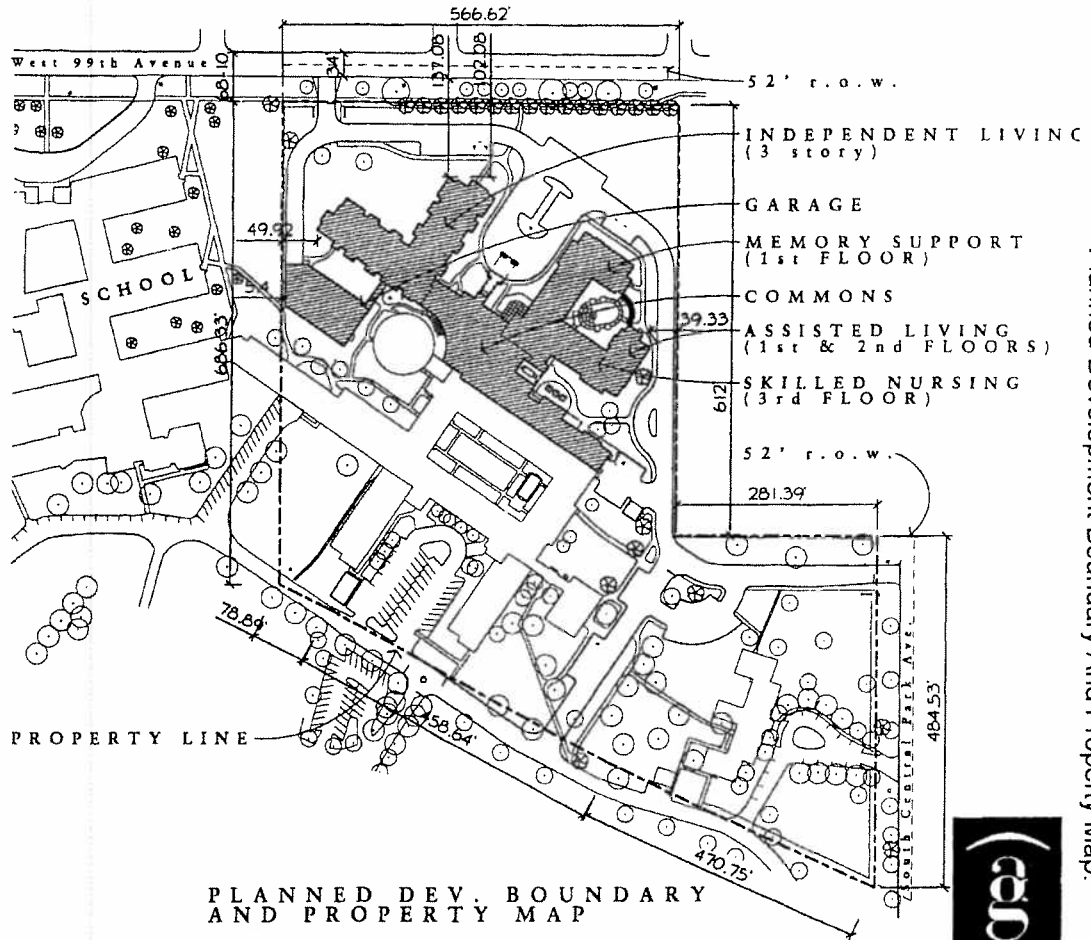
OVERALL LANDSCAPE

Applicant: Mercy Circle
3659 W. 99th Street and
10000 S. Central Park Avenue
Chicago, Illinois

Project: Mercy Circle

Date: 7 March 2012

Planned Development Boundary And Property Map.

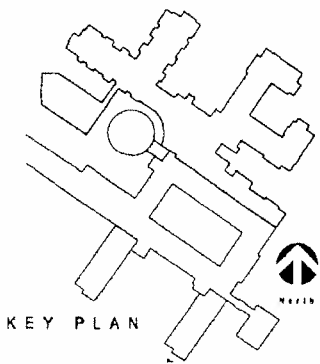


PLANNED DEV. BOUNDARY AND PROPERTY MAP

Applicant: Mercy Circle
 3659 W. 99th Street and
 10000 S. Central Park Avenue
 Chicago, Illinois

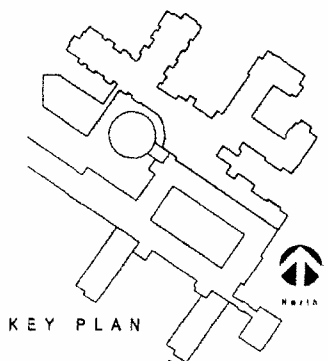
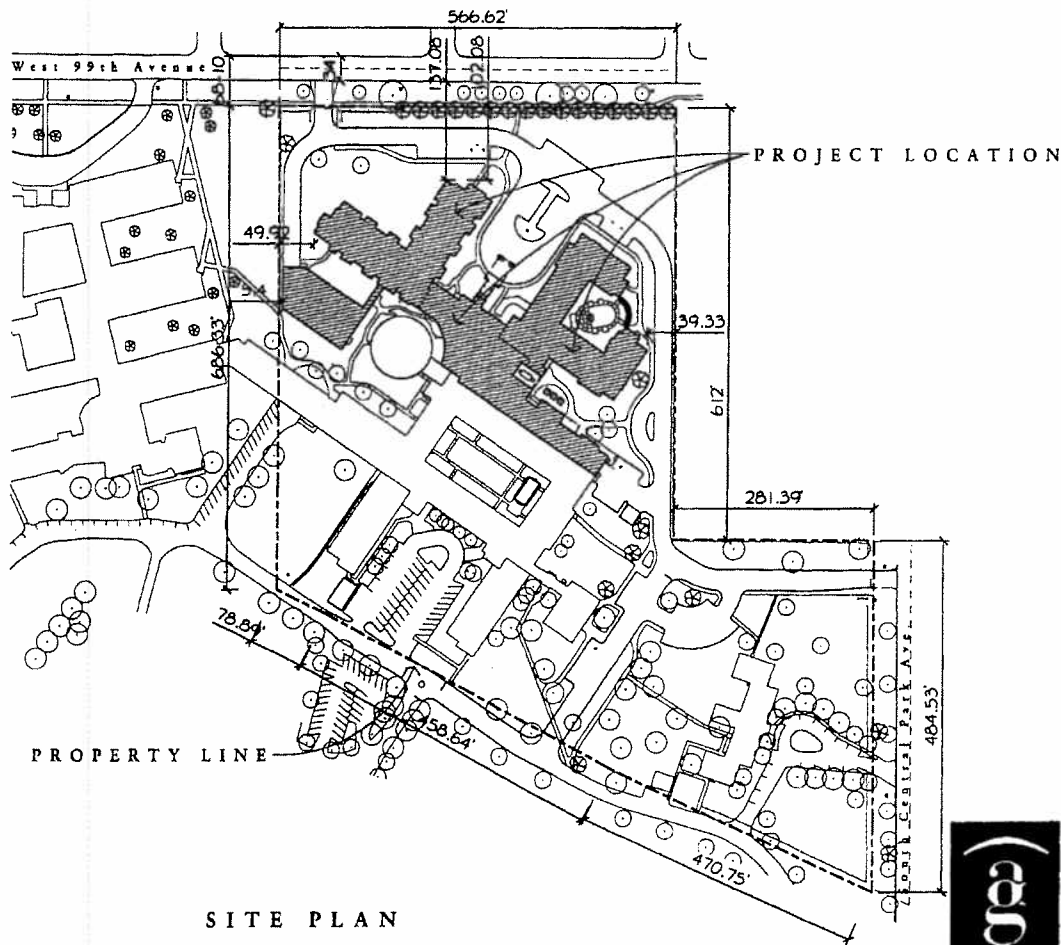
Project: Mercy Circle

Date: 7 March 2012



1111 UNDEVELOPED ST.
 MANWATOWIS, WI 53217
 414.231.2131
 WWW.CSOARCH.COM

Site Plan.



SITE PLAN

Applicant: Mercy Circle
 3659 W. 99th Street and
 10000 S. Central Park Avenue
 Chicago, Illinois

Project: Mercy Circle

Date: 7 March 2012



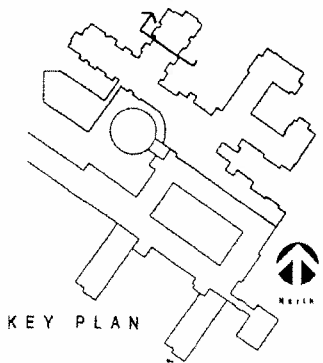
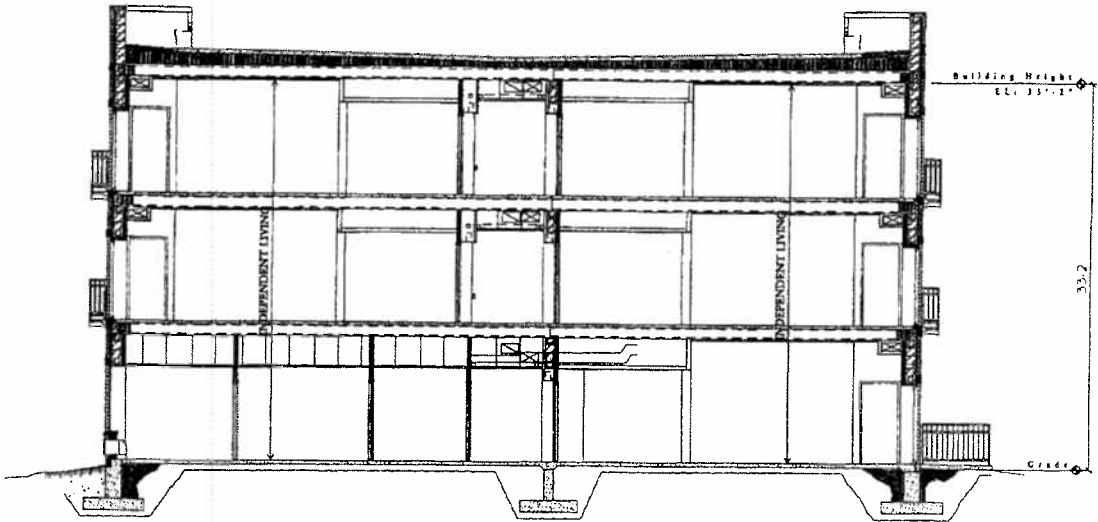
1414 UNDERWOOD AVE
 MADISON, IL, 61710
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 WWW.EADARCH.COM

5/9/2012

REPORTS OF COMMITTEES

27443

Three-Story Section Independent Living.



THREE STORY SECTION
INDEPENDENT LIVING

Applicant: Mercy Circle
3659 W. 99th Street
Chicago, Illinois

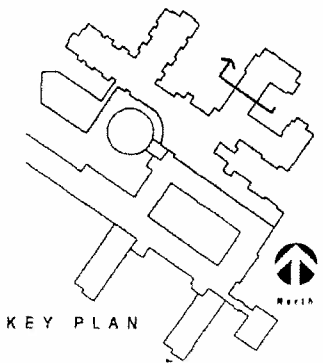
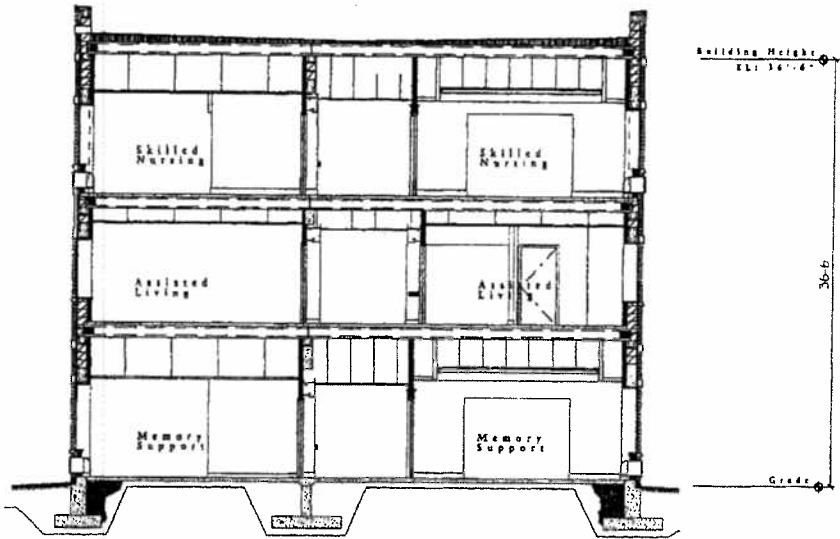
Project: Mercy Circle

Date: 7 March 2012



1111 WINDWOOD AVE
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Three-Story Section Memory Support/Assisted Living/Skilled Nursing.



KEY PLAN

THREE STORY SECTION
MEMORY SUPPORT/ASSISTED
LIVING/SKILLED NURSING

Applicant: Mercy Circle
 10000 S. Central Park Avenue
 Chicago, Illinois

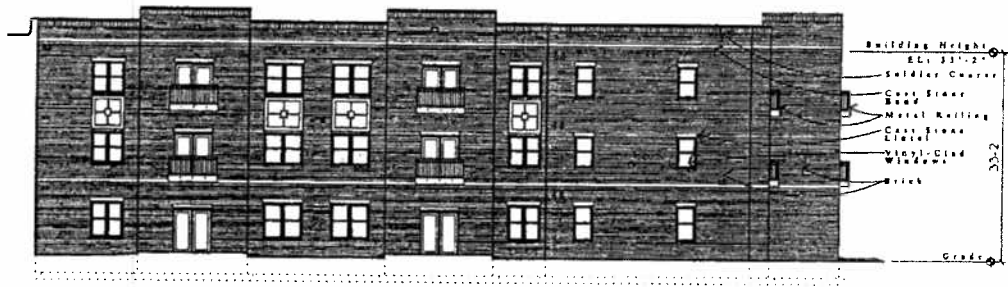
Project: Mercy Circle

Date: 7 March 2012

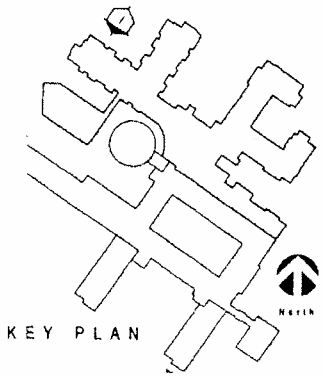


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Independent Living -- Northeast Elevation.
(Page 1 of 2)



NORTHEAST ELEVATION



INDEPENDENT LIVING

Applicant: Mercy Circle
 3659 W. 99th Street
 Chicago, Illinois

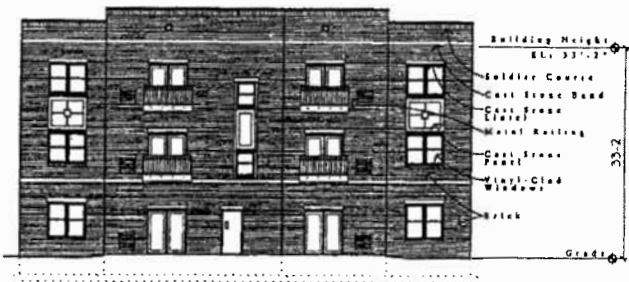
Project: Mercy Circle

Date: 7 March 2012



1111 WESTBLOOR AVE
 CHICAGO, ILLINOIS 60607
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 312.231.2421
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Independent Living -- Northeast Elevation.
(Page 2 of 2)



NORTHEAST ELEVATION



INDEPENDENT LIVING

Applicant: Mercy Circle
 3659 W. 99th Street
 Chicago, Illinois

Project: Mercy Circle

Date: 7 March 2012




5/9/2012

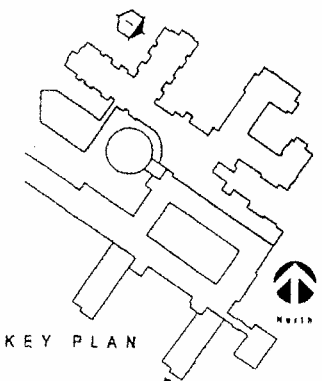
REPORTS OF COMMITTEES

27447

Independent Living -- Northwest Elevation.
(Page 1 of 2)



 NORTHWEST ELEVATION



INDEPENDENT LIVING

Applicant: Mercy Circle
3659 W. 99th Street
Chicago, Illinois

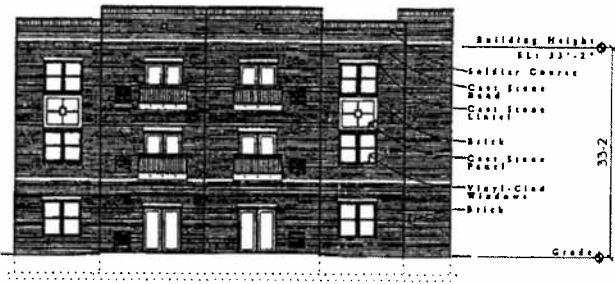
Project: Mercy Circle

Date: 7 March 2012

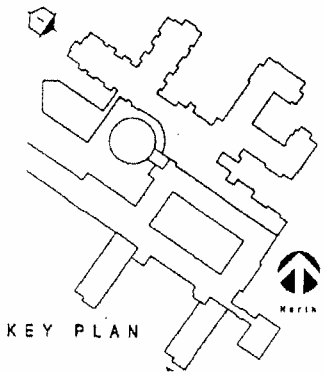


1414 WILSONWOOD AVE
WILSONWOOD, WI 53115
414 431 8111 FAX
414 431 8111 TEL
WWW.CASARCH.COM

Independent Living -- Northwest Elevation.
(Page 2 of 2)



NORTHWEST ELEVATION



INDEPENDENT LIVING

Applicant: Mercy Circle
 3659 W. 99th Street
 Chicago, Illinois

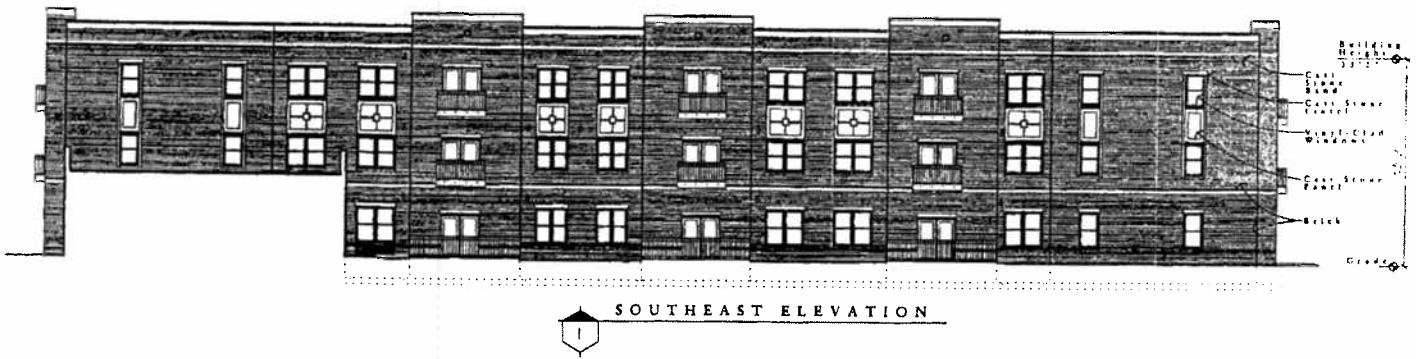
Project: Mercy Circle

Date: 7 March 2012

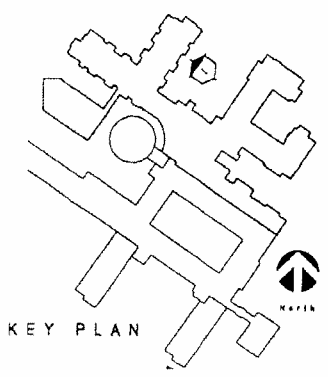


1114 UNBROOK AVE
 HAWAIIA, HI 96712
 808 935 2111
 808 935 8822
 WWW.GSDARCH.COM

Independent Living (Southeast Elevation).



SOUTHEAST ELEVATION



KEY PLAN

INDEPENDENT LIVING

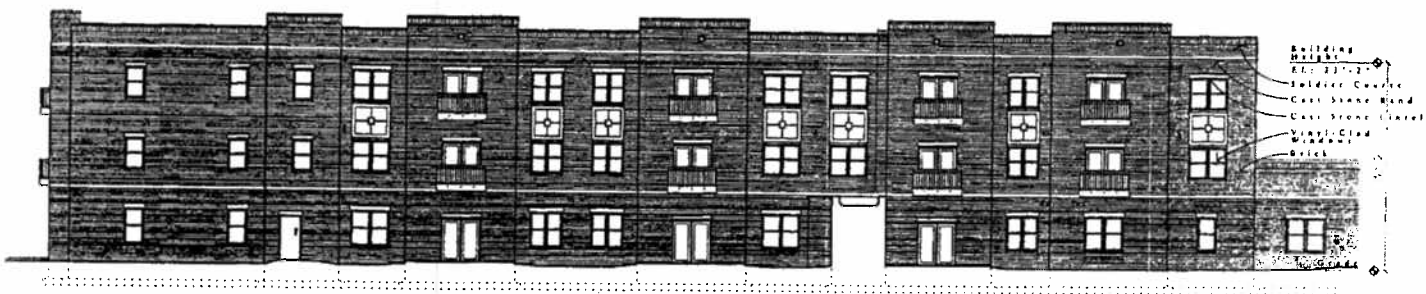
Applicant: Mercy Circle
 3659 W. 99th Street
 Chicago, Illinois

Project: Mercy Circle

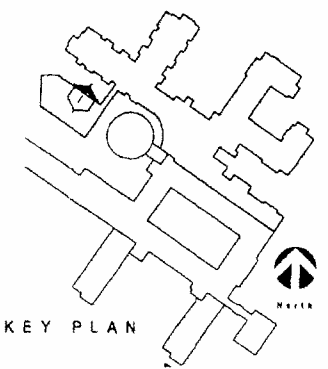
Date: 7 March 2012



Independent Living (Southwest Elevation)



SOUTHWEST ELEVATION



INDEPENDENT LIVING

Applicant: Mercy Circle
 3659 W. 99th Street
 Chicago, Illinois

Project: Mercy Circle

Date: 7 March 2012

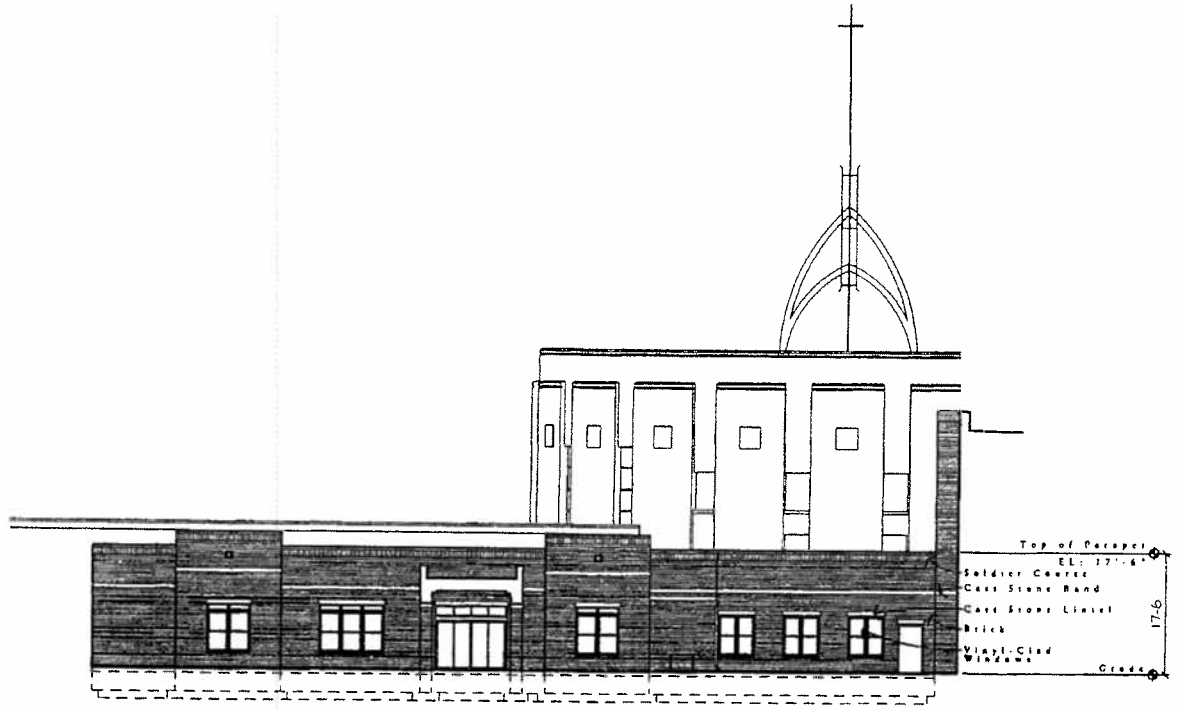


5/9/2012

REPORTS OF COMMITTEES

27451

Commons -- Northeast Elevation.



NORTHEAST ELEVATION

COMMONS

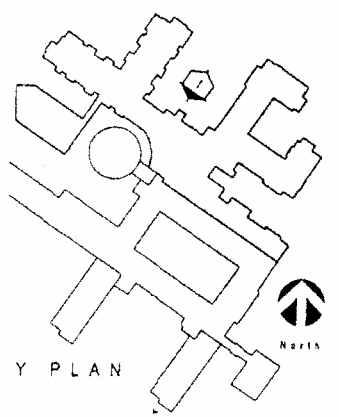
Applicant: Mercy Circle
 3659 W. 99th Street
 Chicago, Illinois

Project: Mercy Circle

Date: 7 March 2012

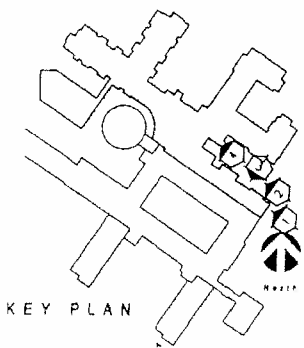
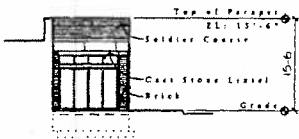
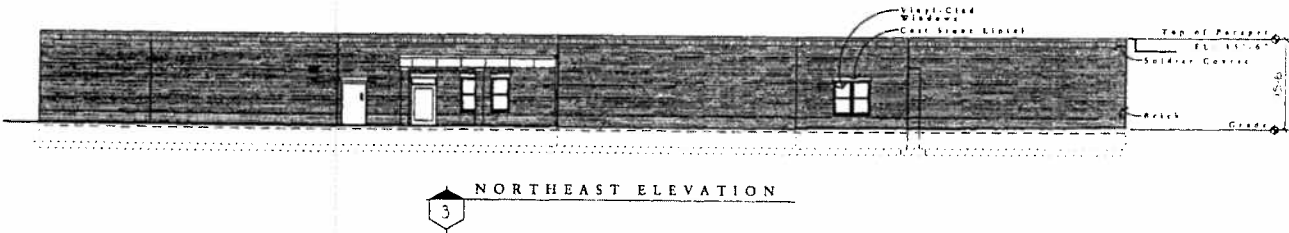
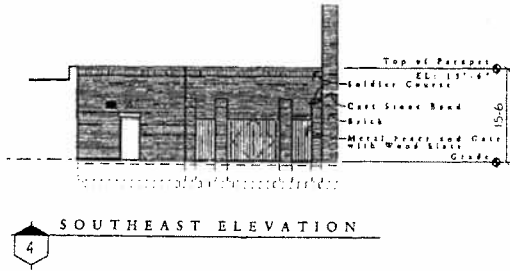


1414 UNDERWOOD AVE
 WAUKATONA, WI 53186
 414.221.2121 FAX
 414.431.8121 FAX
 WWW.EADARCH.COM



Y PLAN

Commons -- Northeast And Southeast Elevations.



COMMONS

Applicant: Mercy Circle
 10000 S. Central Park Avenue
 Chicago, Illinois

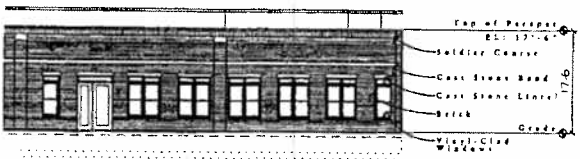
Project: Mercy Circle

Date: 7 March 2012

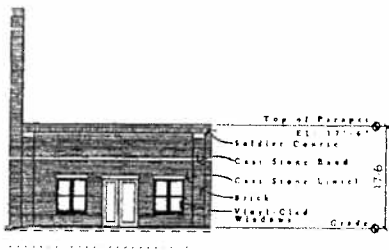


1111 UNREMODED AVE
 WILMINGTON, MI 48122
 (313) 231-2311 FAX
 WWW.CAND.ARC

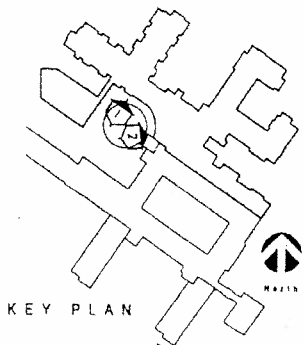
Commons -- West And Southwest Elevations.



WEST ELEVATION
2



SOUTHWEST ELEVATION
1



COMMONS

Applicant: Mercy Circle
 3659 W. 99th Street
 Chicago, Illinois

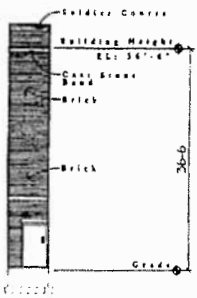
Project: Mercy Circle

Date: 7 March 2012

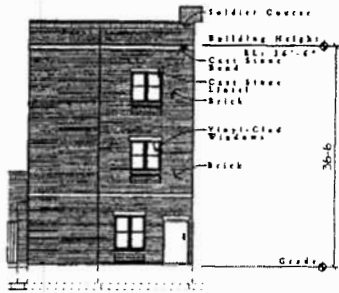


111 WOODHOLME AVE
 WILMETT, ILLINOIS 60091
 TEL: 708.261.1111
 FAX: 708.261.1111
 WWW.CAND.ARC.COM

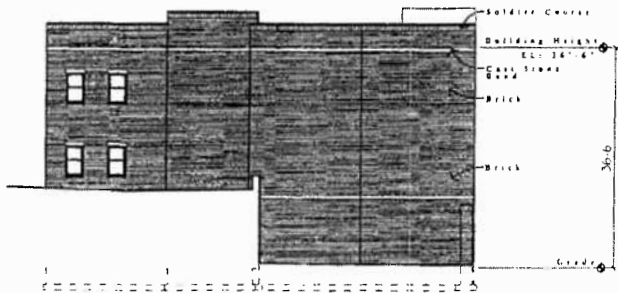
Memory Care/Assisted Living/Skilled Nursing -- Northeast, Southeast And Southwest Elevations.



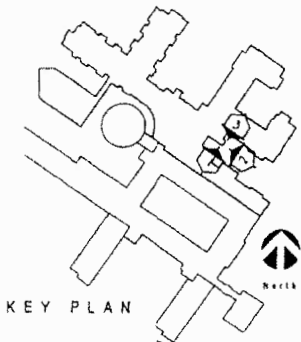
SOUTHWEST ELEVATION



SOUTHEAST ELEVATION



NORTHEAST ELEVATION



MEMORY CARE/ASSISTED LIVING / SKILLED NURSING

Applicant: Mercy Circle
 10000 S. Central Park Avenue
 Chicago, Illinois

Project: Mercy Circle

Date: 7 March 2012



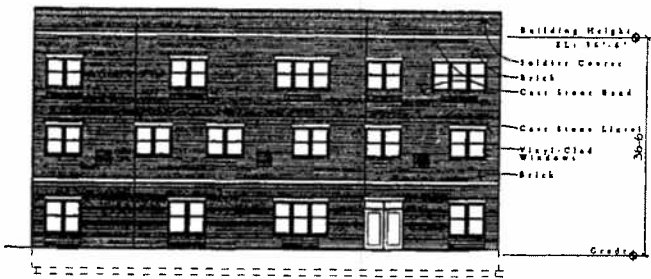
1111 WESTWICK AVENUE
 CHICAGO, ILLINOIS 60606
 TEL: 312.831.1111
 WWW.E2DARCHITECT.COM

5/9/2012

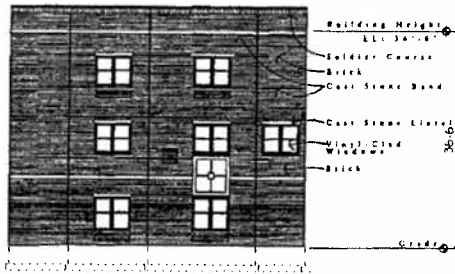
REPORTS OF COMMITTEES

27455

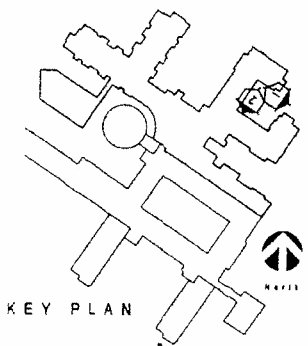
Memory Care/Assisted Living/Skilled Nursing --
Northeast And Northwest Elevations.



NORTHEAST ELEVATION
2



NORTHWEST ELEVATION
1



KEY PLAN

MEMORY CARE/ASSISTED LIVING/
SKILLED NURSING

Applicant: Mercy Circle
10000 S. Central Park Avenue
Chicago, Illinois

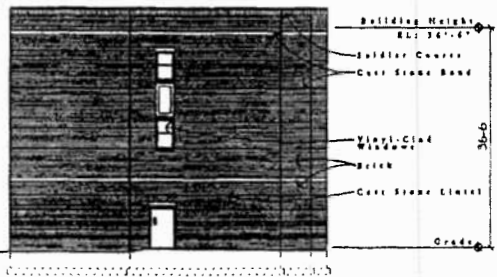
Project: Mercy Circle

Date: 7 March 2012

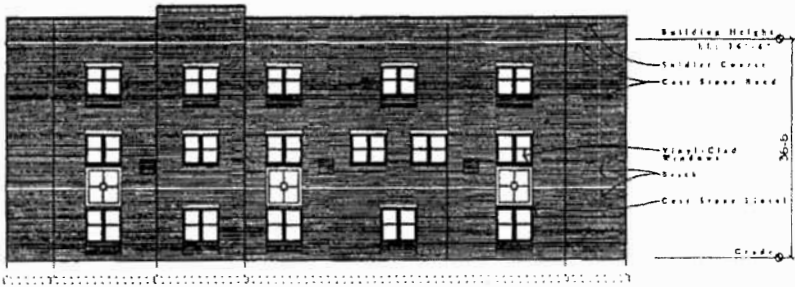


1111 UNDERWOOD AVE
EVANSTON, IL 60120
TEL: 847.437.1111 FAX: 847.437.1112
WWW.CSDARCH.COM

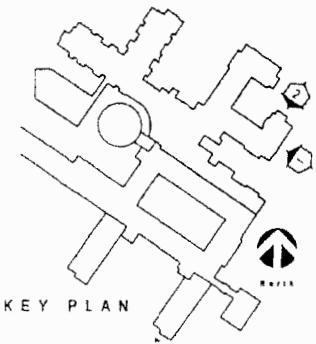
Memory Care/Assisted Living/Skilled Nursing --
Northeast And Southeast Elevations.



NORTHEAST ELEVATION



SOUTHEAST ELEVATION



KEY PLAN

MEMORY CARE/ASSISTED LIVING/
SKILLED NURSING

Applicant: Mercy Circle
 10000 S. Central Park Avenue
 Chicago, Illinois

Project: Mercy Circle

Date: 7 March 2012



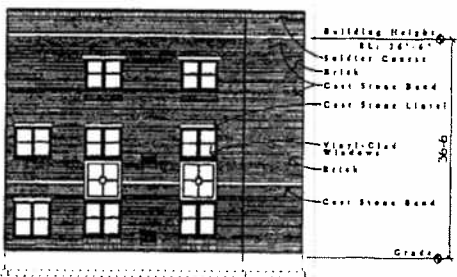
1111 W. WASHINGTON AVE
 CHICAGO, IL 60607
 312.221.2101 FAX
 WWW.CASARCH.COM

5/9/2012

REPORTS OF COMMITTEES

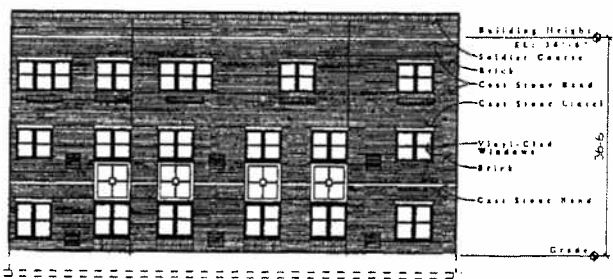
27457

Memory Care/Assisted Living/Skilled Nursing --
Southeast And Northwest Elevations.



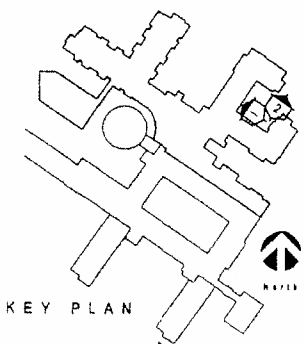
NORTHWEST ELEVATION

2



SOUTHEAST ELEVATION

1



KEY PLAN

MEMORY CARE/ASSISTED LIVING/
SKILLED NURSING

Applicant: Mercy Circle
10000 S. Central Park Avenue
Chicago, Illinois

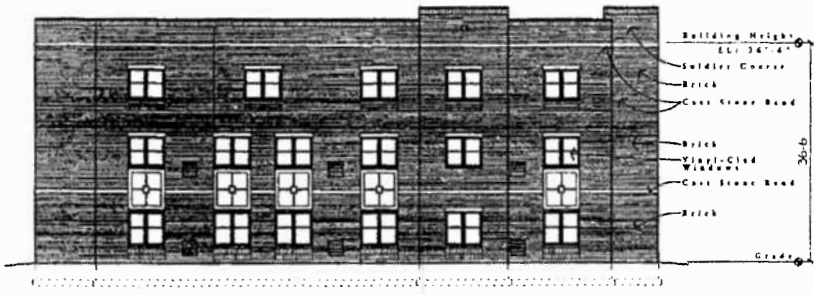
Project: Mercy Circle

Date: 7 March 2012

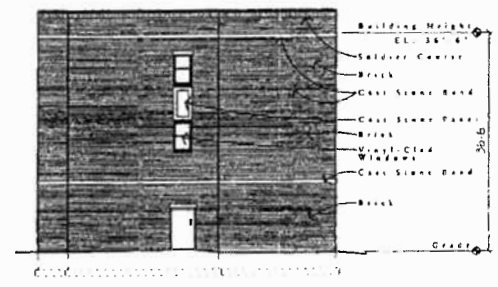


1117 ANDERSON AVENUE
MILWAUKEE, WI 53233
TEL: 414.224.2337 FAX:
WWW.EADARCH.COM

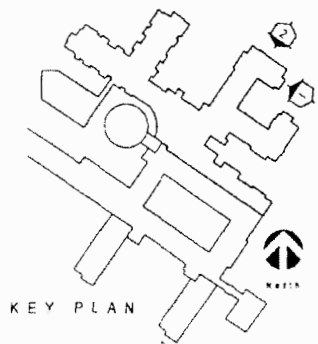
Memory Care/Assisted Living/Skilled Nursing --
Northeast And Southeast Elevations.



NORTHEAST ELEVATION



SOUTHEAST ELEVATION



MEMORY CARE/ASSISTED LIVING/
SKILLED NURSING

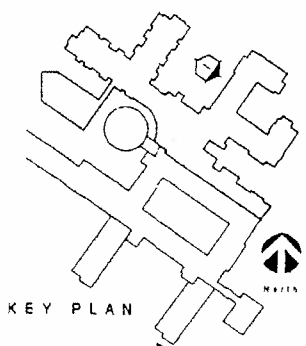
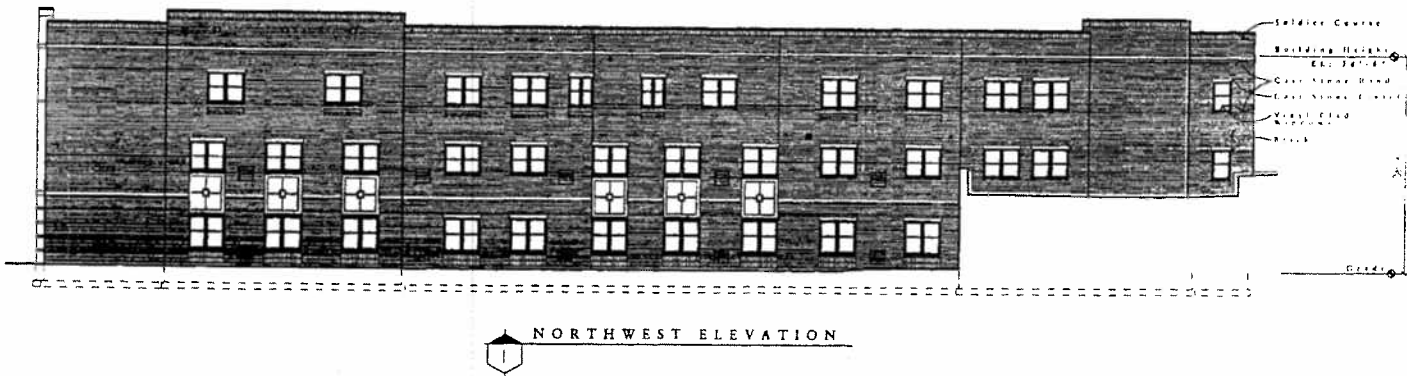
Applicant: Mercy Circle
 10000 S. Central Park Avenue
 Chicago, Illinois

Project: Mercy Circle

Date: 7 March 2012



Memory Care/Assisted Living/Skilled Nursing --
Northwest Elevation.



MEMORY CARE/ASSISTED LIVING/
SKILLED NURSING

Applicant: Mercy Circle
 10000 S. Central Park Avenue
 Chicago, Illinois

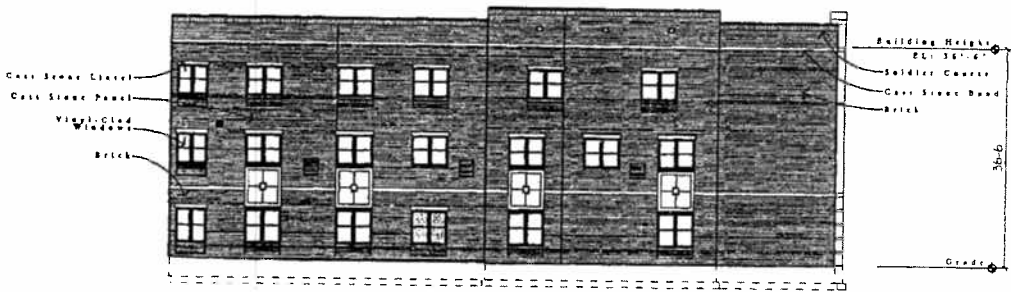
Project: Mercy Circle

Date: 7 March 2012

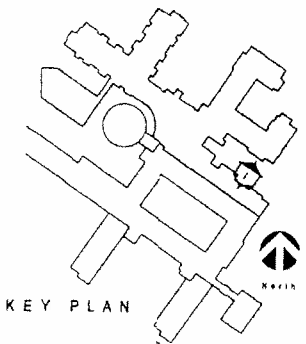


1000 N. LAUREL ST. SUITE 1000
 CHICAGO, ILLINOIS 60610
 TEL: 312.467.4333 FAX: 312.467.4334
 WWW.GSDARCHITECTURE.COM

Memory Care/Assisted Living/Skilled Nursing --
Southwest Elevation.



SOUTHWEST ELEVATION



KEY PLAN

MEMORY CARE/ASSISTED LIVING/
SKILLED NURSING

Applicant: Mercy Circle
10000 S. Central Park Avenue
Chicago, Illinois

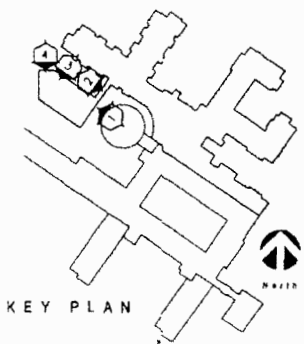
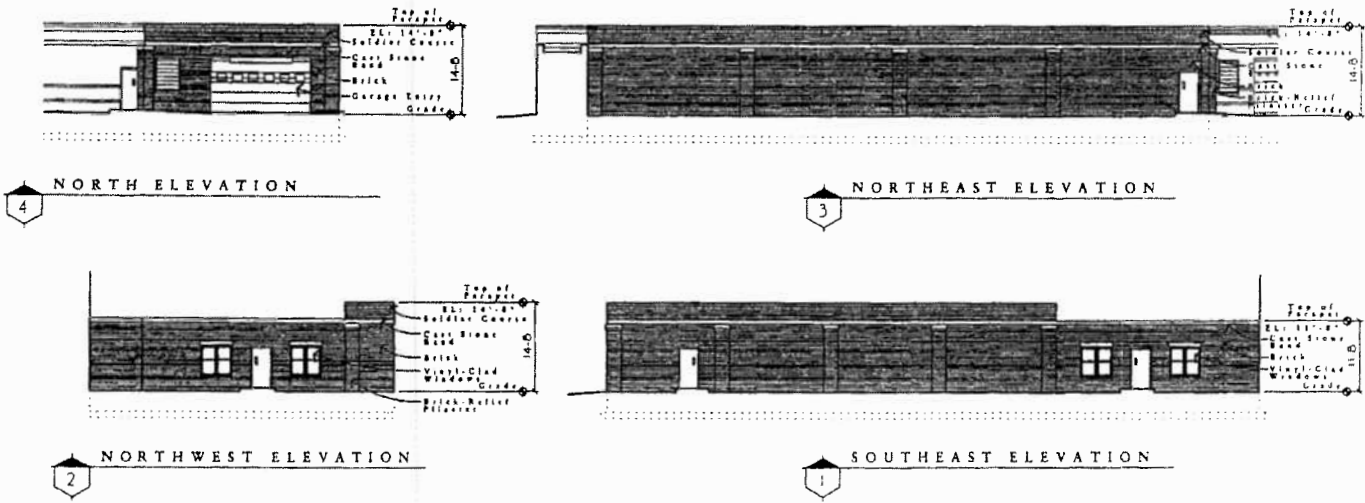
Project: Mercy Circle

Date: 7 March 2012



1111 WESTBROOK AVE
EVANSTON, IL 60201
630.331.3131
630.331.3132
WWW.CSDARCH.COM

Garages -- North, Northeast, Northwest
And Southeast Elevations.



GARAGES

Applicant: Mercy Circle
 3659 W. 99th Street
 Chicago, Illinois

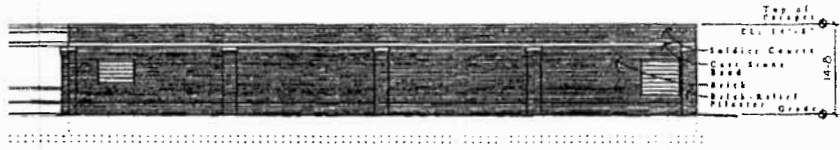
Project: Mercy Circle

Date: 7 March 2012

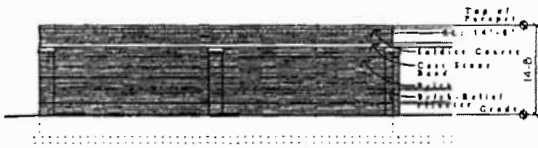


1111 WHEELER DRIVE, SUITE 100
 WILMINGTON, IL 60091
 815.481.2021 FAX 815.481.2022
 WWW.CANDARCH.COM

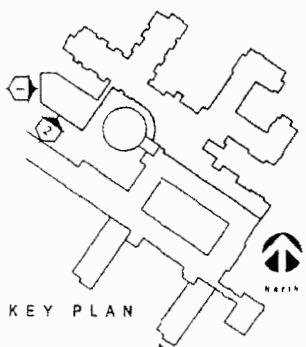
Garages -- West And Southwest Elevations.



SOUTHWEST ELEVATION
2



WEST ELEVATION
1



GARAGES

Applicant: Mercy Circle
 3659 W. 99th Street
 Chicago, Illinois

Project: Mercy Circle

Date: 7 March 2012





City of Chicago
Richard M. Daley, Mayor

Department of Zoning and
Land Use Planning

Patricia A. Scudiero
Commissioner

City Hall, Room 905
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-5777 (Voice)
(312) 744-6552 (FAX)
(312) 744-2950 (TTY)

<http://www.cityofchicago.org>

October 4, 2010

Mr. John J. George
Attorney At Law
Two First National Plaza
Suite 400
20 South Clark Street
Chicago, IL 60603-1903

Re: **Administrative Relief Request for Institutional Residential Planned Development No. 1119, Mercy Circle at 3659 West 99th Street and 10000 South Central Park Avenue**

Dear Mr. George:

Please be advised that your request for a minor change to Institutional Residential Planned Development No. 1119 has been considered by the Department of Zoning and Land Use Planning pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development (PD).

The Planned Development was approved by the City Council on September 10, 2008, and authorizes the construction of a senior residential building with a maximum of 212 dwelling units. Your client, Mercy Circle, now intends to reduce the size of the project, resulting in revised drawings which reflect the following changes:

- Reduce the total number of dwelling units from 212 to 146 units (54 independent living units, 44 assisted living units, 24 memory care units and 24 skilled nursing units).
- Reduce the total building square footage from approximately 307,180 square feet to approximately 176,409 square feet.
- Reduce the building height of the independent living wing from 5 stories to 3 stories. (The height of the assisted living/skilled nursing wing will remain 4 stories).
- Increase the setbacks from all property lines as follows: the setback from West 99th St. will increase from 113 feet to 122 feet; the setback from the North property line will increase from 78.6 feet to 87 feet; the setback from the East property line will increase from 36.3 feet to 39.99 feet; the setback from the West property line will increase from 4 feet to 5.4 feet.
- Reduce the number of new accessory parking spaces from 156 to 108.



16570

9/10/2008

REPORTS OF COMMITTEES

37537

Limit and perpendicular to West Juneway Terrace (also described as the west 32 feet of Lot 7, all of Lots 8 and 9, and the east 22 feet of Lot 10 in Block 1 in David P. O' Leary's Subdivision of part of the south half of the northeast quarter of Section 30, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois and areas to the mid-point of adjacent public rights-of-way),

to those of a B1-1 Neighborhood Shopping 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 Number 19-1.
(As Amended)
(Application Number 16665)

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 of the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 19-1 in the area bounded by:

West Fargo Avenue; a line 270 feet east of North Campbell Avenue; the alley next south of West Fargo Avenue; and a line 180 feet east of North Campbell Avenue,

to those of an RM4.5 Residential Multi-Unit District.

SECTION 2. This ordinance takes effect after its passage and approval.

Reclassification Of Area Shown On Map Number 24-J.
(As Amended)

(Application Number 16570) IRPO 1119

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 RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 24-J in the area bounded by:

West 99th Street (City Limits); South Millard Avenue (City Limits); West 100th Street (City Limits); South Central Park Avenue (City Limits); a line from a point 1,165.83 feet south of the centerline of West 99th Street and the westerly right-of-way line of South Central Park Avenue; to a point, 989.80 feet south of the centerline of West 99th Street and 424.93 feet west of the centerline of South Central Park Avenue; a line from a point 989.80 feet south of the centerline of West 99th Street and 424.93 feet west of the centerline of South Central Park Avenue; to a point, 772.60 feet south of the centerline of West 99th Street and 829.11 feet west of the centerline of South Central Park Avenue; a line from a point 772.60 feet south of the centerline of West 99th Street and 829.11 feet west of the centerline of South Central Park Avenue; to a point, 738.33 feet south of the centerline of West 99th Street and 900 feet west of the centerline of South Central Park Avenue; and a line 900 feet west of and parallel to the centerline of South Central Park Avenue,

to those of a Institutional Planned Development Number 1119 which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in this Plan of Development herewith attached and made a part and to no others.

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:

Institutional Residential Planned Development Number 1119.

Plan Of Development Statements.

1. The area delineated herein as Institutional Residential Planned Development Number 1119, consists of approximately five hundred ninety-five thousand four hundred twenty-one (595,421) square feet (thirteen point six six nine (13.669 acres)). The property is owned by the Sisters of Mercy of the Americas West Midwest Community Inc. who has authorized Mercy Circle (the "Applicant") to file this application.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this planned development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and if different than the Applicant, then to the owners of record title to all of the property and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the property, at the time any applications for amendments, modifications or changes (administrative,

legislative or otherwise) to this planned development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this planned development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the property and any ground lessors. An agreement among property owners, the board of directors of any property owners association, or a covenant binding property owners, may designate the authorized party for any future amendment, modification or change. The Applicant shall retain single designated control and shall be deemed to be the authorized party for any future amendment, modification or change until the Applicant shall designate in writing the party or parties authorized to make application for any future amendment, modification or change.

4. This plan of development consists of these sixteen (16) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Landscape/Green Roof Plan; South, East, North and West Elevations, dated August 21, 2008 prepared by AG Architects. Full-size sets of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The planned development is applicable to the area delineated hereto and these and no other zoning controls shall apply. In any instance where a provision of the planned development conflicts with the Chicago Building Code, the Building Code shall control.
5. The following uses shall be permitted within the area delineated herein as "Institutional Residential Planned Development" elderly residential units including independent living, memory care units, assisted living units and skilled nursing units, daycare, administrative offices, high school classrooms, accessory parking, non-accessory parking and related uses.
6. On-premise business identification signs shall be permitted within the planned development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development. Off-premises signs shall not be permitted in the planned development.
7. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation.
8. In addition to the maximum height of the building and any appurtenance thereto prescribed in this planned development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
9. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply.

10. The City of Chicago established a Part II Review Fee in the amount of Zero and 25/100 Dollars (\$0.25) per square feet for the total buildable square feet (floor area). The Part II Review Fee will be assessed by the Department of Planning and Development during the actual Part II Review. The fee as determined by the Department of Planning and Development staff at that time is final and binding on the applicant and must be paid to the Department of Planning and Development prior to the issuance of any Part II approval.
11. The improvements on the property shall be designed, installed and maintained in substantial conformance with the Site Plan, Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
12. The terms, conditions and exhibits of this planned development ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the application for such a modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this planned development and the purposes underlying the provisions hereof. Any such modification of the requirements of this planned development by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the planned development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of natural resources. The Applicant shall construct the building under the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. The Applicant shall provide a vegetated ("green") roof of least fifty percent (50%) of the building's net roof area. "Net roof area" is defined as total roof area minus any required perimeter setbacks, rooftop structures, and roof-mounted equipment, approximately forty thousand twenty (40,020) square feet.
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 ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No building permit shall be granted by the Department of Construction and Permits until the Director of M.O.P.D. has approved detailed construction drawings for the building or improvement proposed to be constructed pursuant to the permit.
15. Notwithstanding any statement to the contrary, this planned development shall be subject to the provisions of Chapter 17-11 of the Chicago Zoning Ordinance governing landscaping and screening. In any instance where a provision of this planned development conflicts with landscape and screening provisions of the Chicago Zoning Ordinance, the Chicago Zoning Ordinance shall control. Nothing in this planned development is intended to waive the applicability of the landscape and screening provisions of the Chicago Zoning Ordinance.

- 16. Unless substantial construction has commenced within six (6) years following adoption of this planned development, and unless completion is thereafter diligently pursued, then this planned development shall expire. If this planned development expires under the provisions of this section, then the zoning of the property shall automatically revert to that of RT4 Residential Two-Flat, Townhouse and Multi-Unit District.

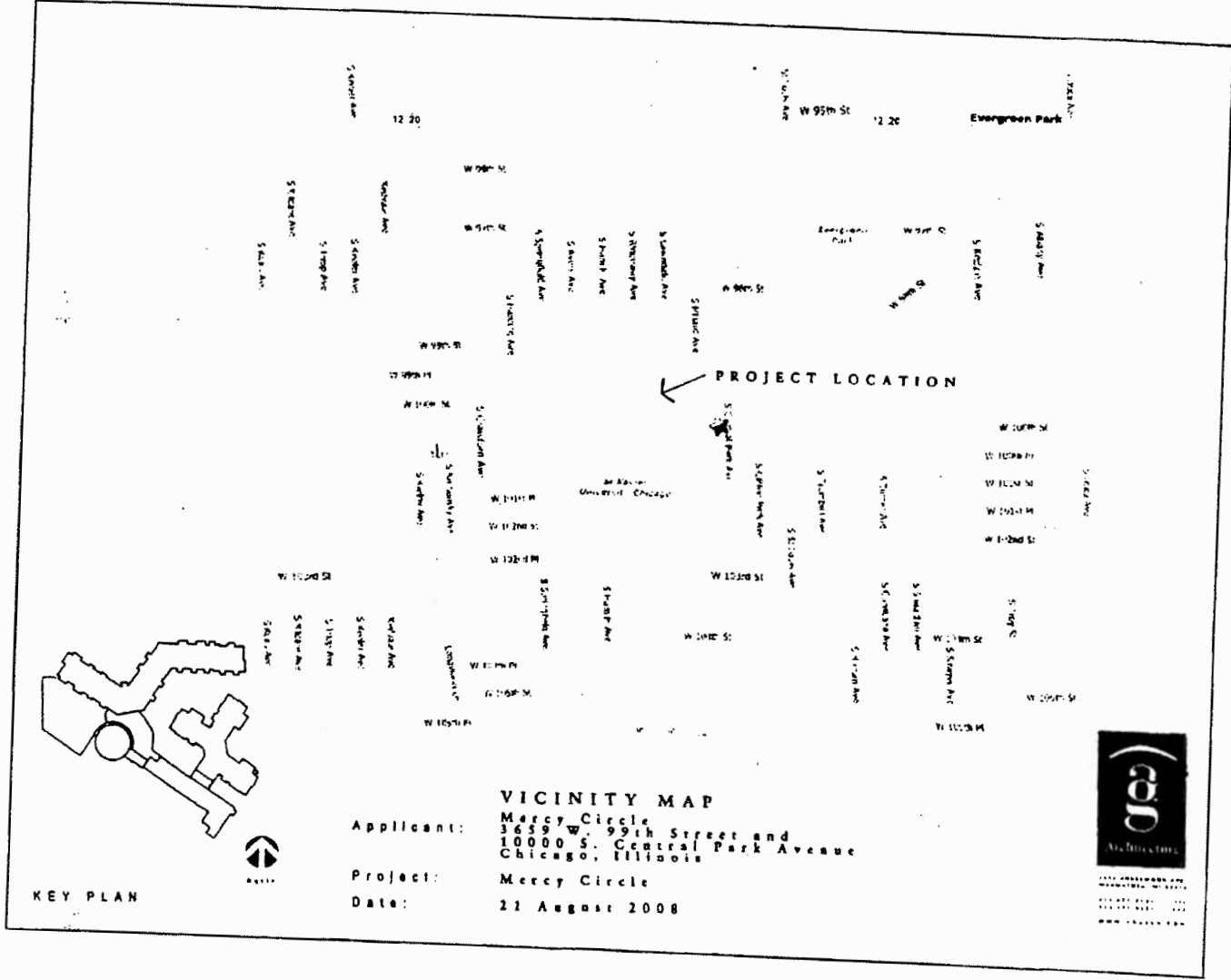
[Vicinity Map; Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Site Plan; Landscape Plans; Five Story Section; Building Elevations; and Chicago Builds Green Application referred to in these Plan of Development Statements printed on pages 37542 through 37577 of this *Journal*.]

Bulk and Use Table referred to in these Plan of Development Statements reads of follows:

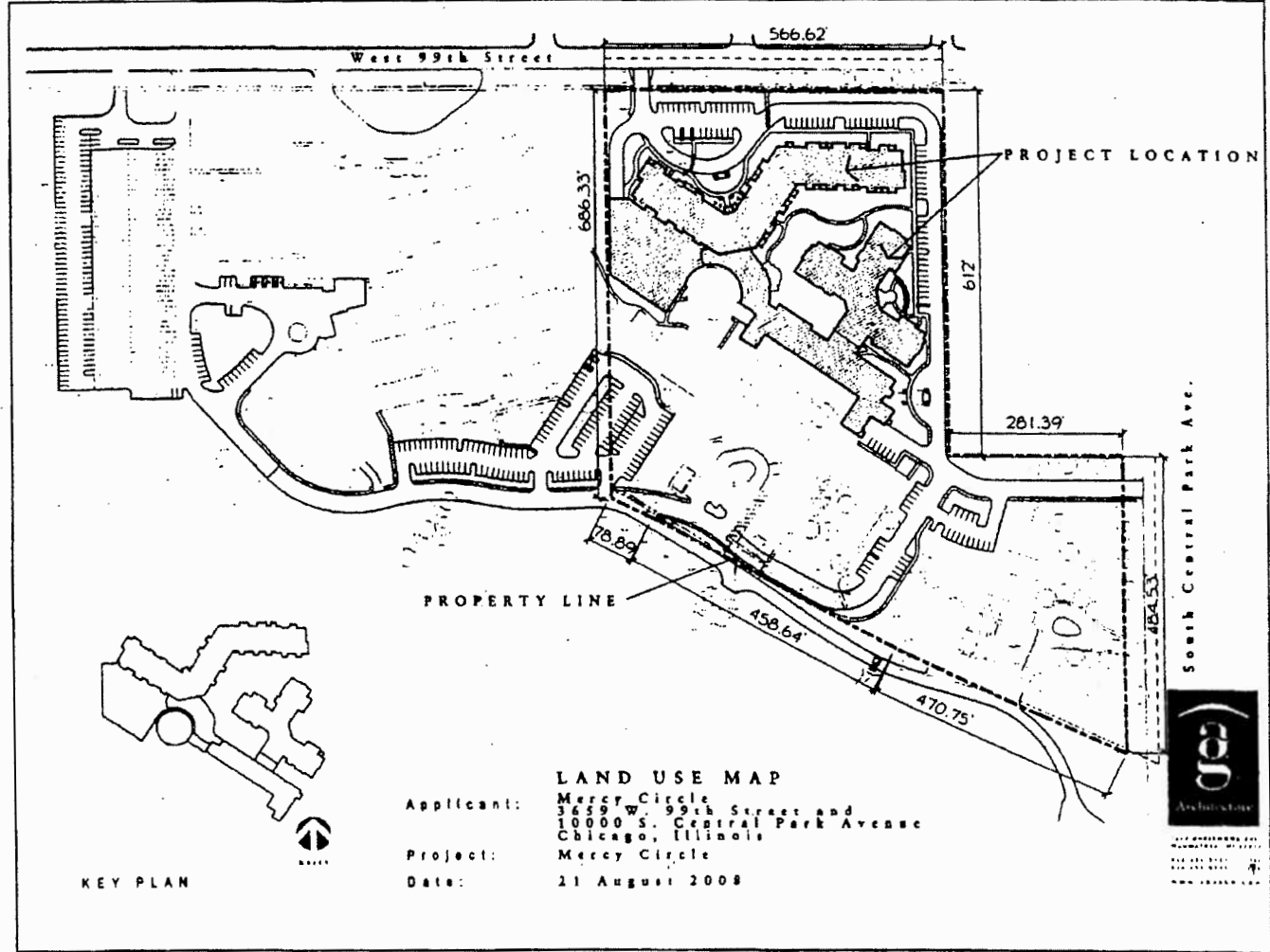
Bulk And Use Table.

Underlying Zoning District:	RT4
Net Site Area:	595,421 square feet = 13.669 acres
Area in the Public Right-of-Way:	0 square feet = 0 acres
Floor Area Ratio:	0.712
Setbacks from Property Line:	In substantial conformance with Site Plan (minimum should not be less than 87 feet, 6 inches from 99 th Street)
Maximum Percentage of Site Coverage:	In substantial conformance with the Site Plan
Maximum Number of Dwelling Units:	212 units
Maximum Number of Parking Spaces:	Accessory Parking = 35 existing spaces + 156 new spaces/Non-Accessory Parking = 34 spaces
Maximum Number of Loading Berths:	2 (10 feet wide by 25 feet long by 14 feet high)
Maximum Building Height:	In substantial conformance with the elevations (53 feet, 4 inches maximum)

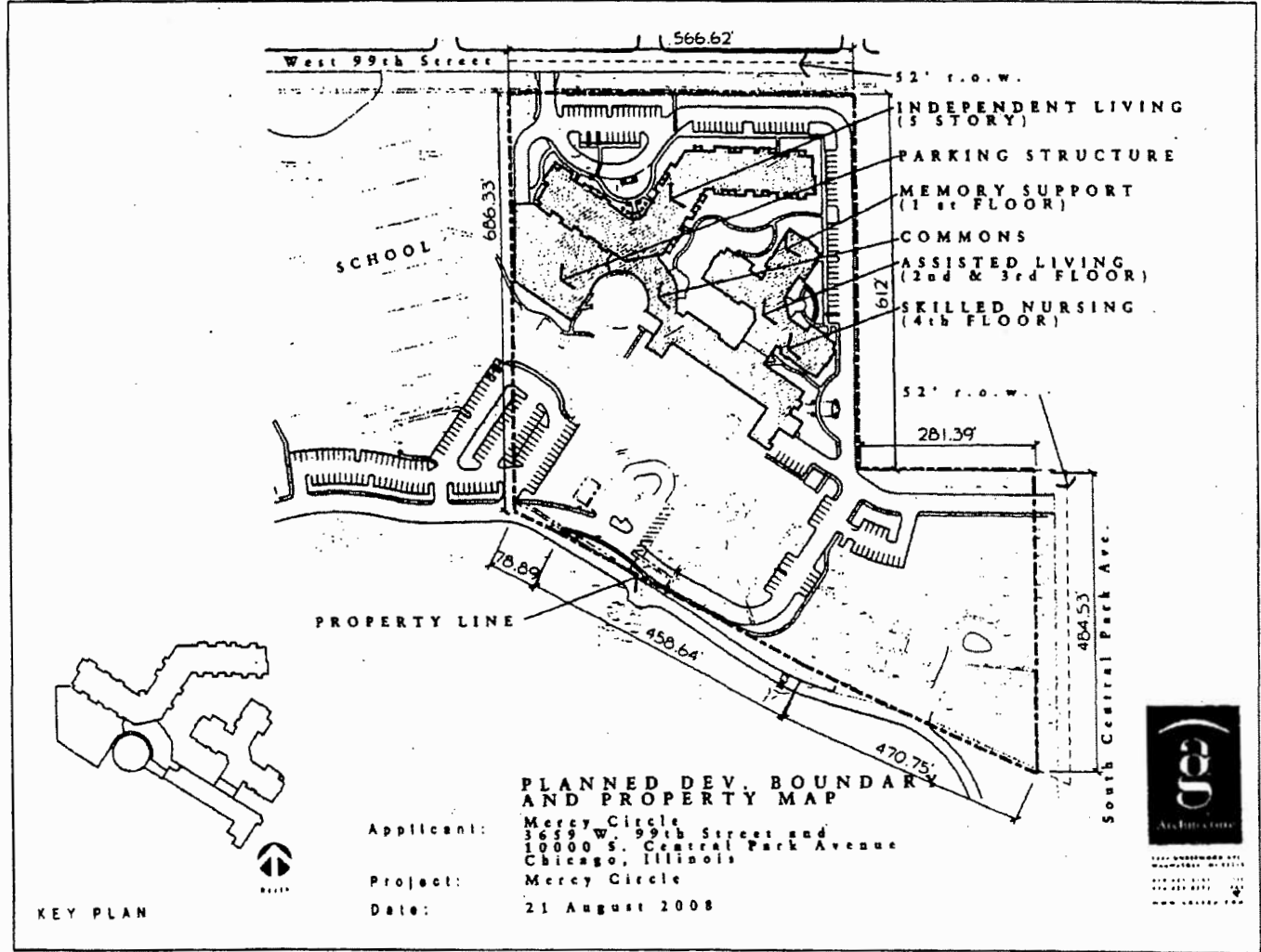
Vicinity Map.



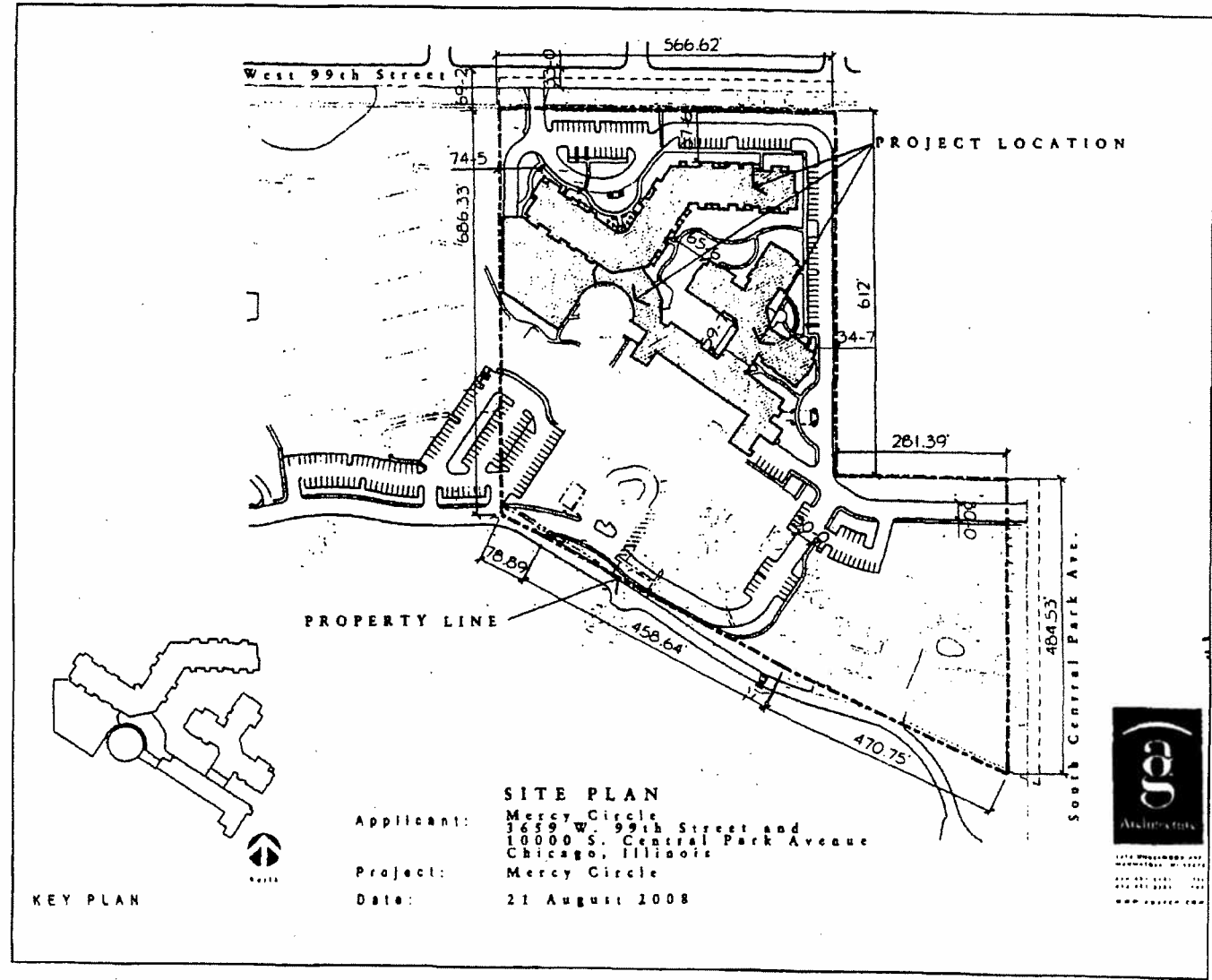
Land-Use Map.



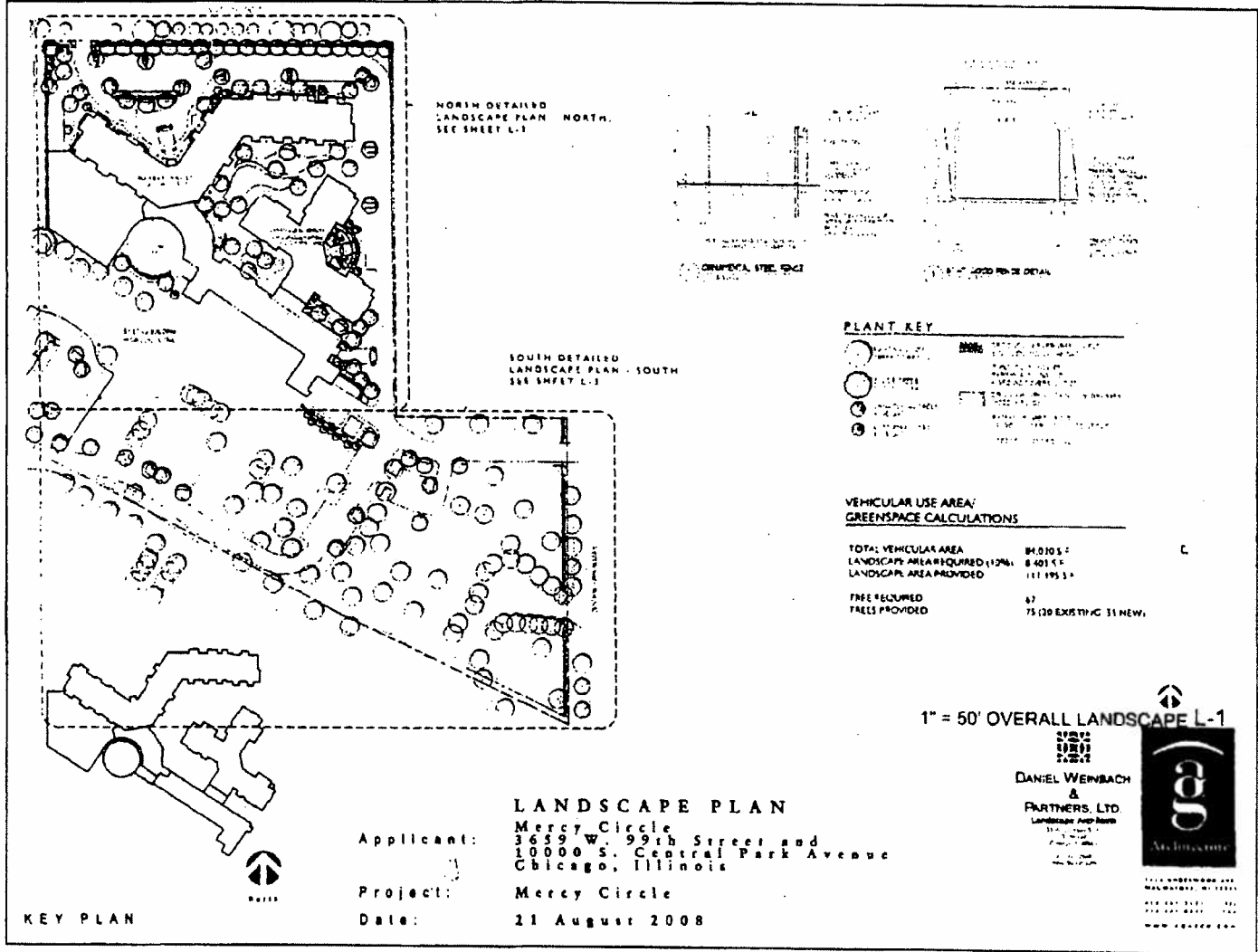
Planned Development Boundary
And Property Map.



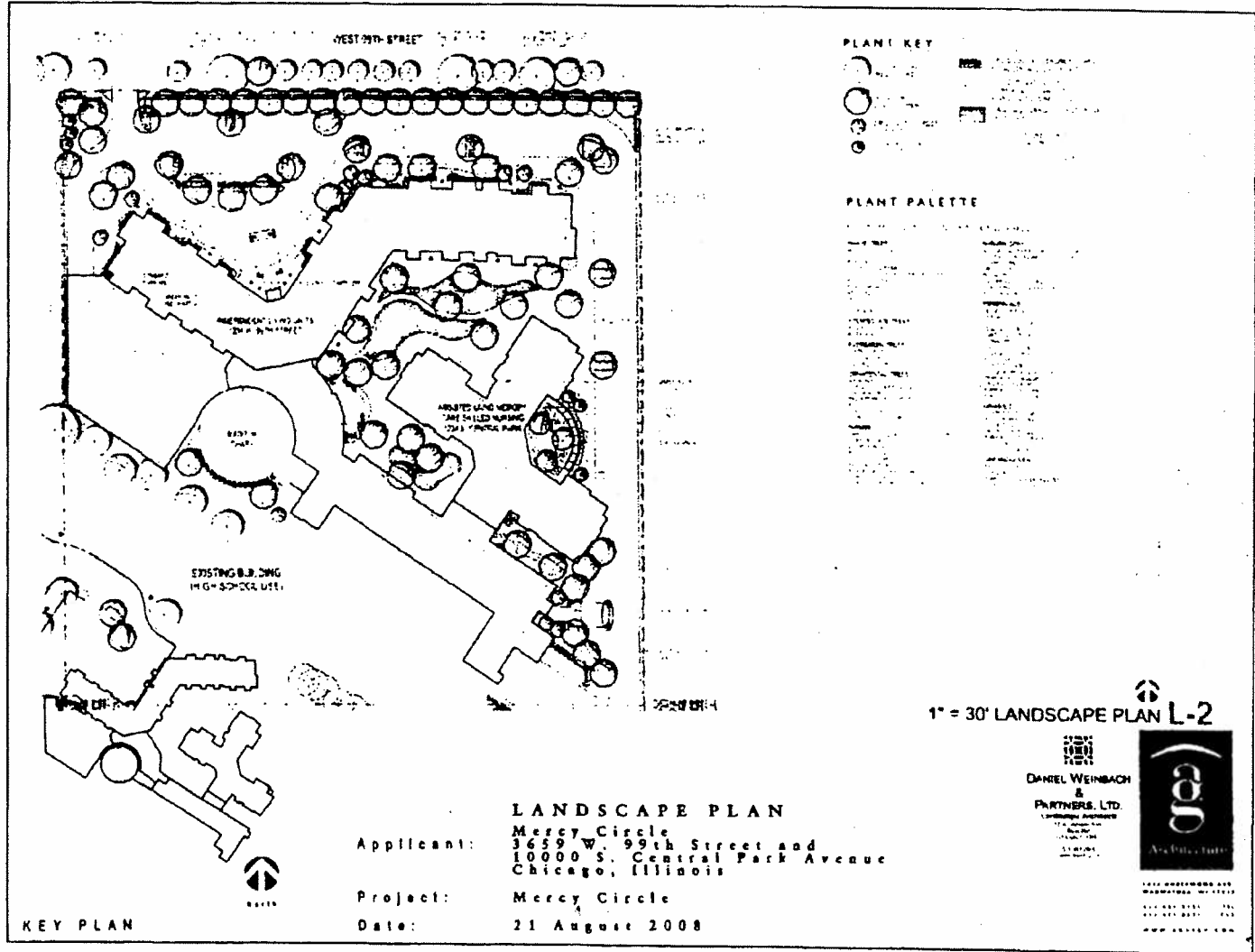
Site Plan.



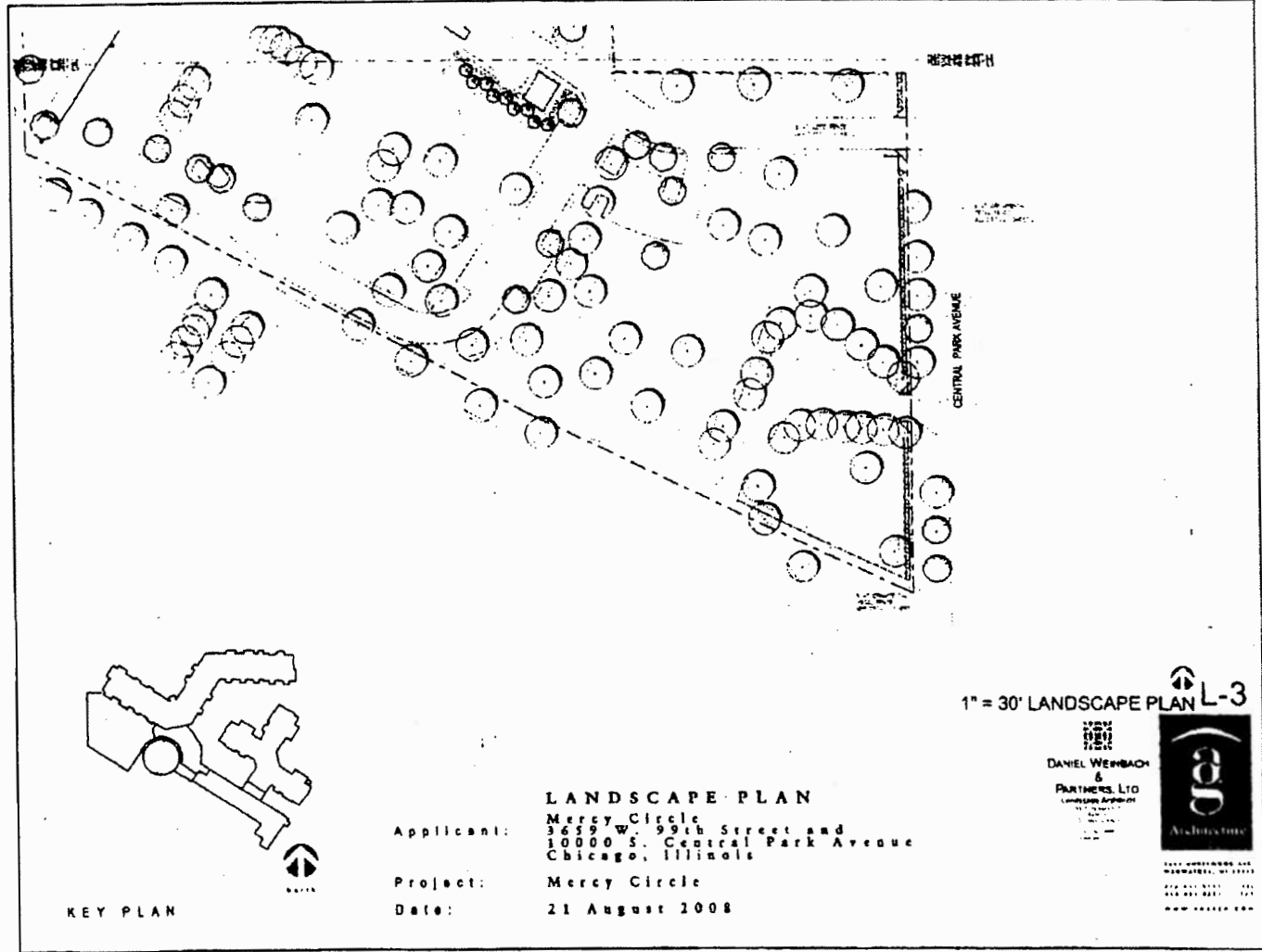
Landscape Plan -- Level 1.



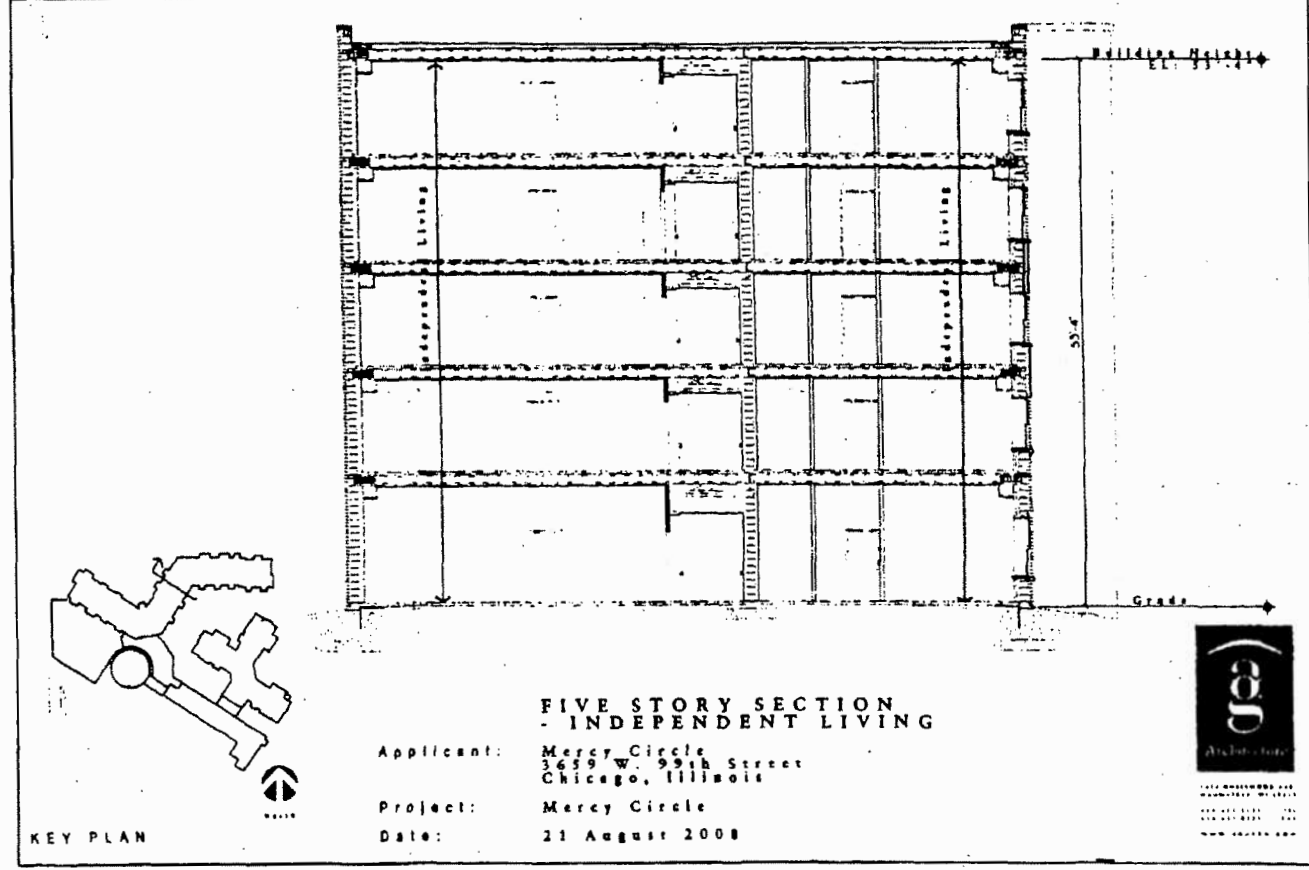
Landscape Plan -- Level 2.



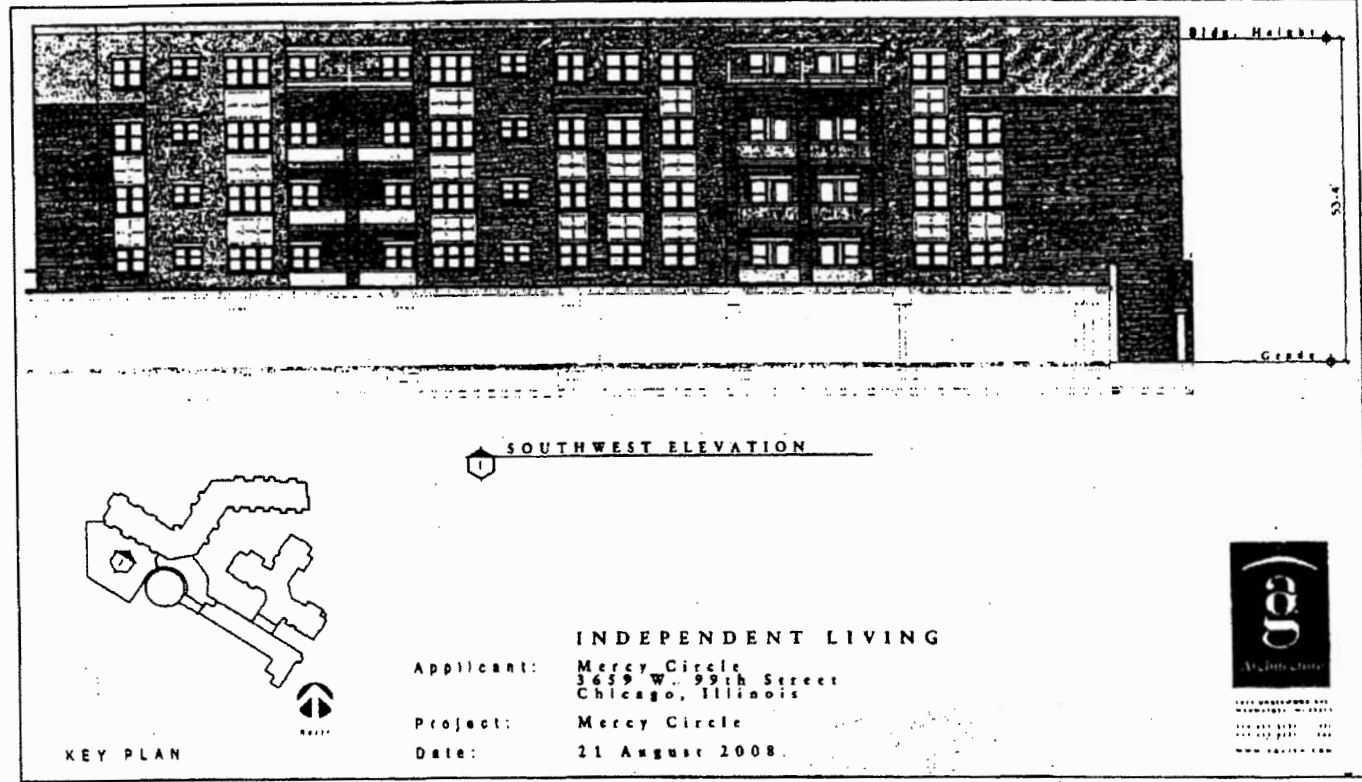
Landscape Plan -- Level 3.



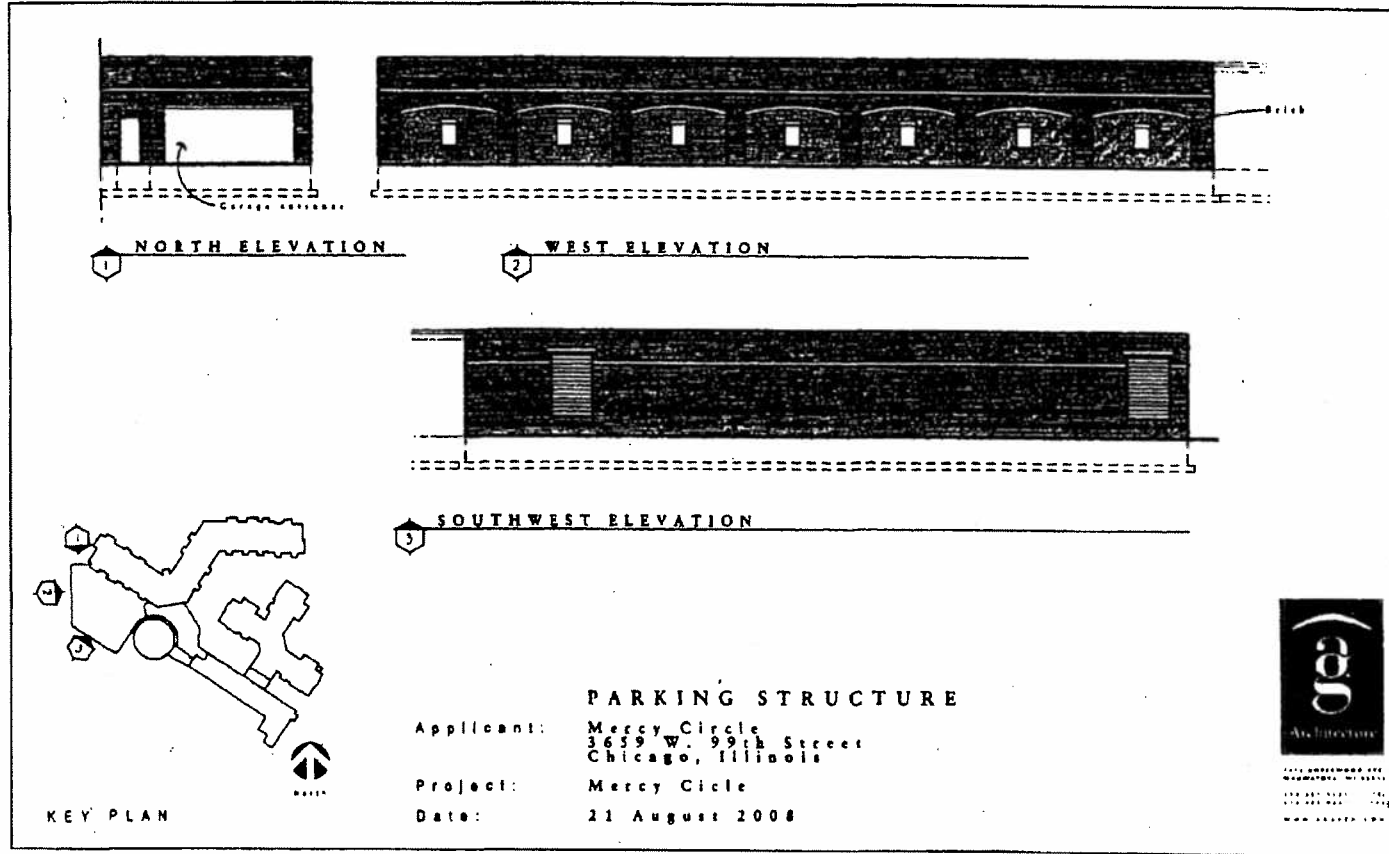
Five Story Section.



Independent Living -- Southwest Elevation.



Parking Structure -- North, South
And Southwest Elevations.



Independent Living -- South Elevation.

SOUTH ELEVATION

KEY PLAN

INDEPENDENT LIVING

Applicant: Mercy Circle
3459 W. 99th Street
Chicago, Illinois

Project: Mercy Circle

Date: 21 August 2008

ced
Architects

Independent Living -- Northwest Elevation.

KEY PLAN

NORTHWEST ELEVATION

Building Height: 53'-4"
Grade

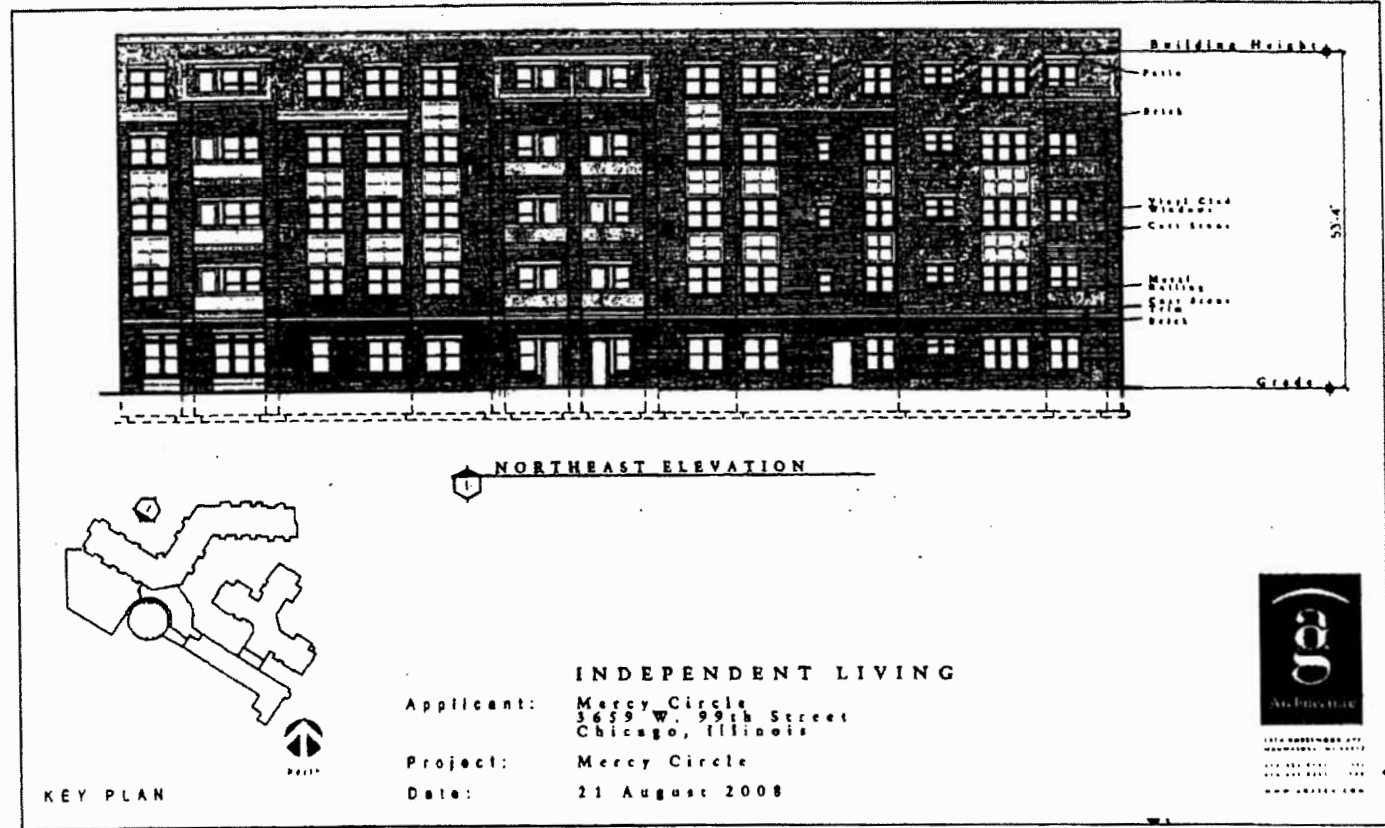
INDEPENDENT LIVING

Applicant: Mercy Circle
3659 W. 99th Street
Chicago, Illinois

Project: Mercy Circle

Date: 21 August 2008

Independent Living – Northeast Elevation.



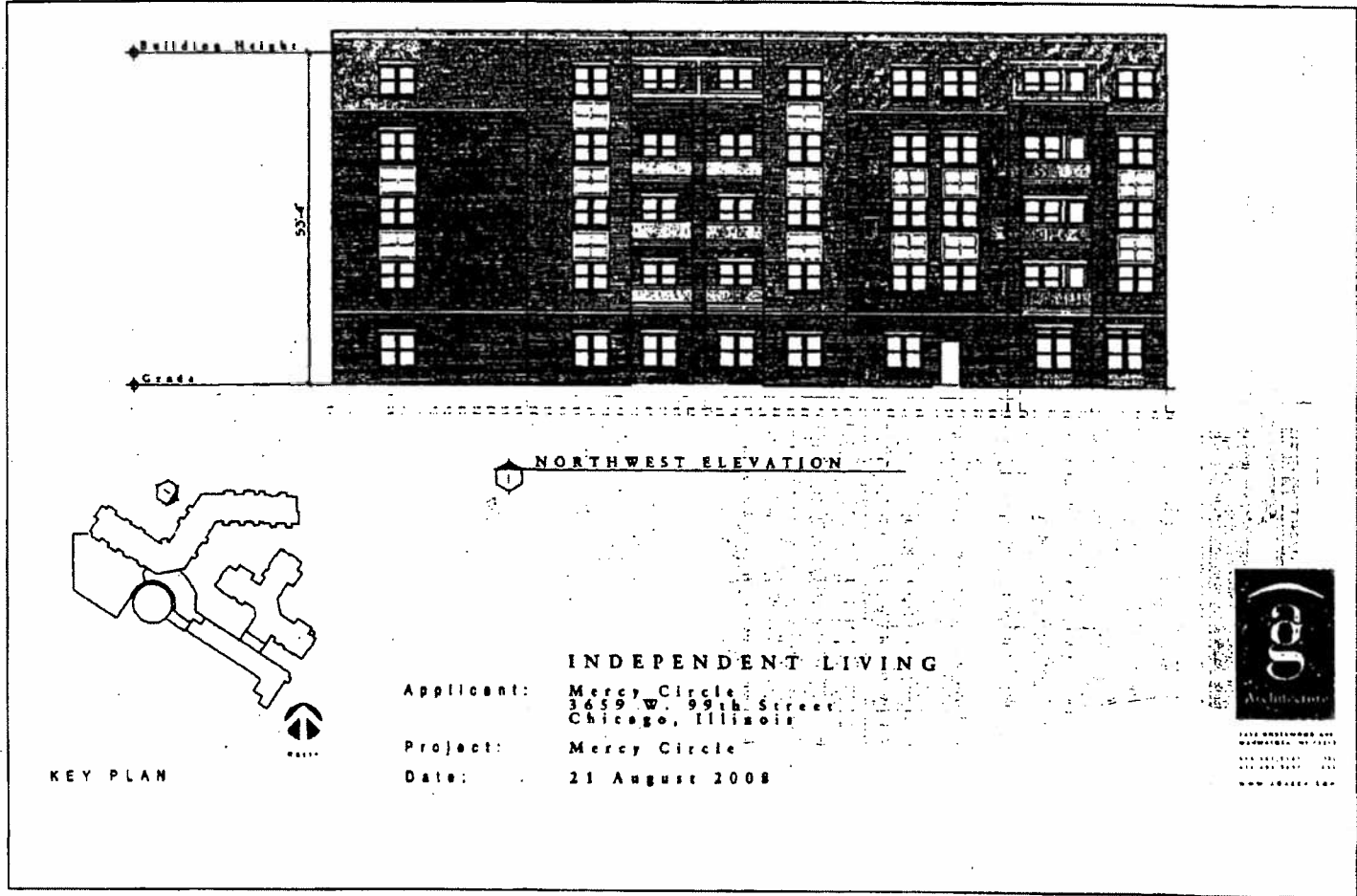
Independent Living -- Canopy Elevations
At North Elevation.

The architectural drawings include:

- NORTH ELEVATION:** A vertical elevation of a building with a height dimension of 53'-4". It features a ground level line and a street level line. A north arrow is located at the top left.
- CANOPY ELEVATIONS AT NORTH ELEVATION:** A series of four horizontal canopy profiles corresponding to the building's facade, showing different window and entrance treatments.
- KEY PLAN:** A site plan showing the building's location on a street grid, with a circle highlighting the specific area shown in the elevations.
- PROJECT INFORMATION:**

INDEPENDENT LIVING
Applicant: Mercy Circle
3659 W. 99th Street
Chicago, Illinois
Project: Mercy Circle
Date: 21 August 2008
- Logos:** A logo for 'Jea' (Chicago Environmental Architects) is located in the bottom right corner of the drawing area.

Independent Living – Northwest Elevation.



Independent Living - North Elevation.

53'-4"

NORTH ELEVATION

KEY PLAN

INDEPENDENT LIVING

Applicant: Mercy Circle
3659 W. 99th Street
Chicago, Illinois

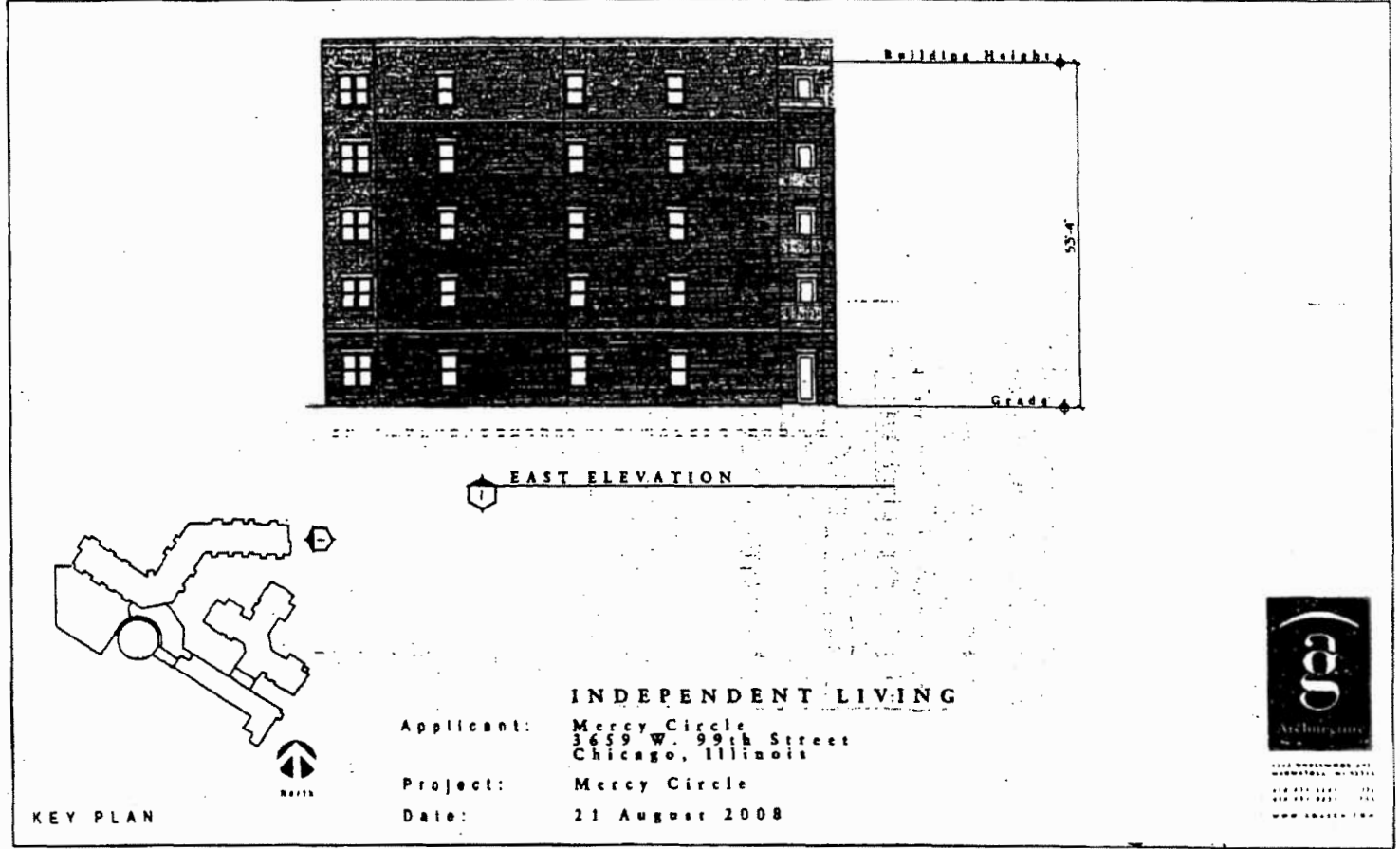
Project: Mercy Circle

Date: 21 August 2008

e3
Architecture

1111 WESTERN AVE.
MILWAUKEE, WI 53233
TEL: 414.224.3333
WWW.E3ARCH.COM

Independent Living -- East Elevation.



1111 WEST WASHINGTON AVENUE
 CHICAGO, ILLINOIS 60604
 TEL: 312.467.1111
 WWW.CAJARCH.COM



Independent Living -- Southeast Elevation.

SOUTHEAST ELEVATION

INDEPENDENT LIVING

Applicant: Mercy Circle
3659 W. 99th Street
Chicago, Illinois

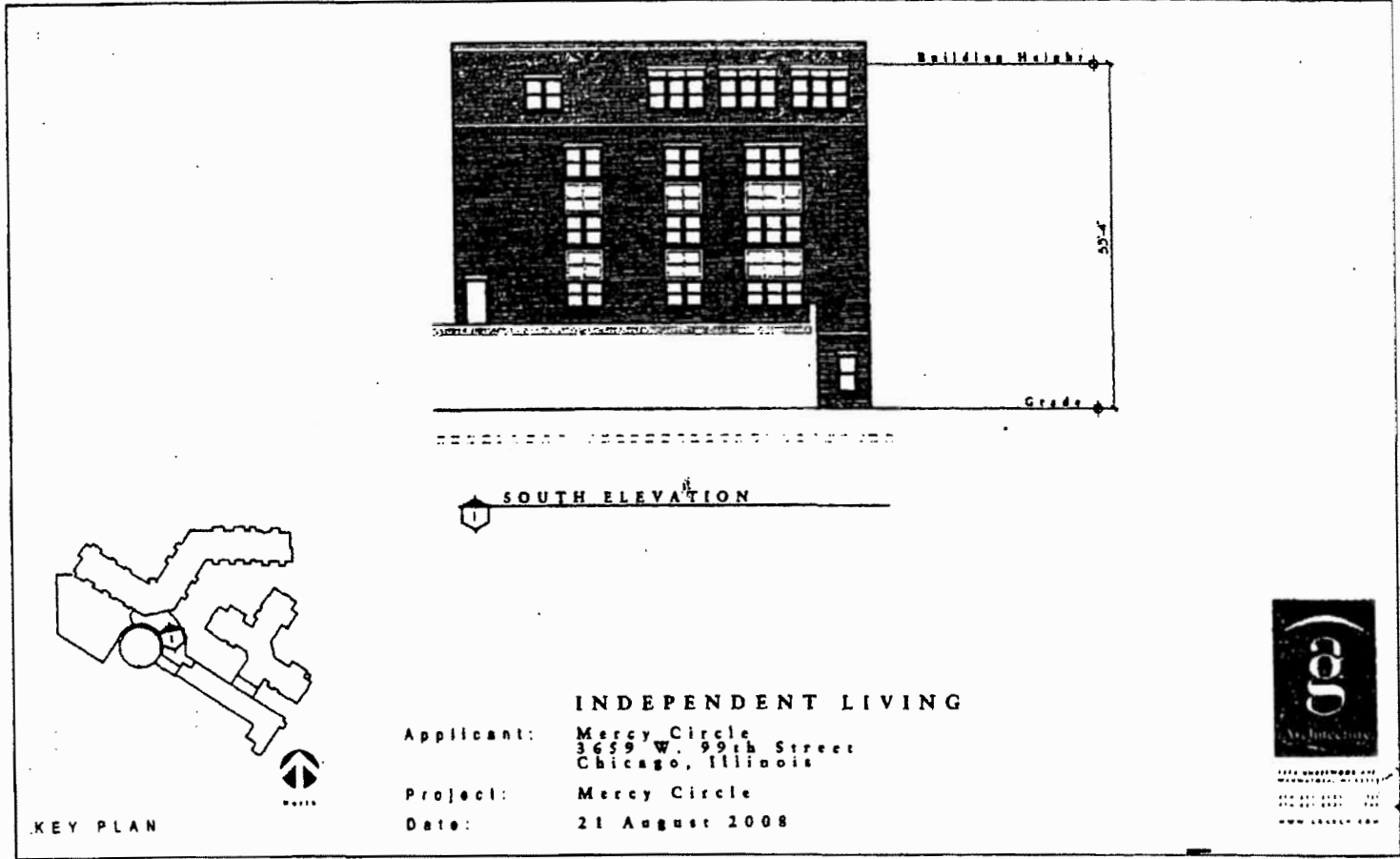
Project: Mercy Circle

Date: 21 August 2008

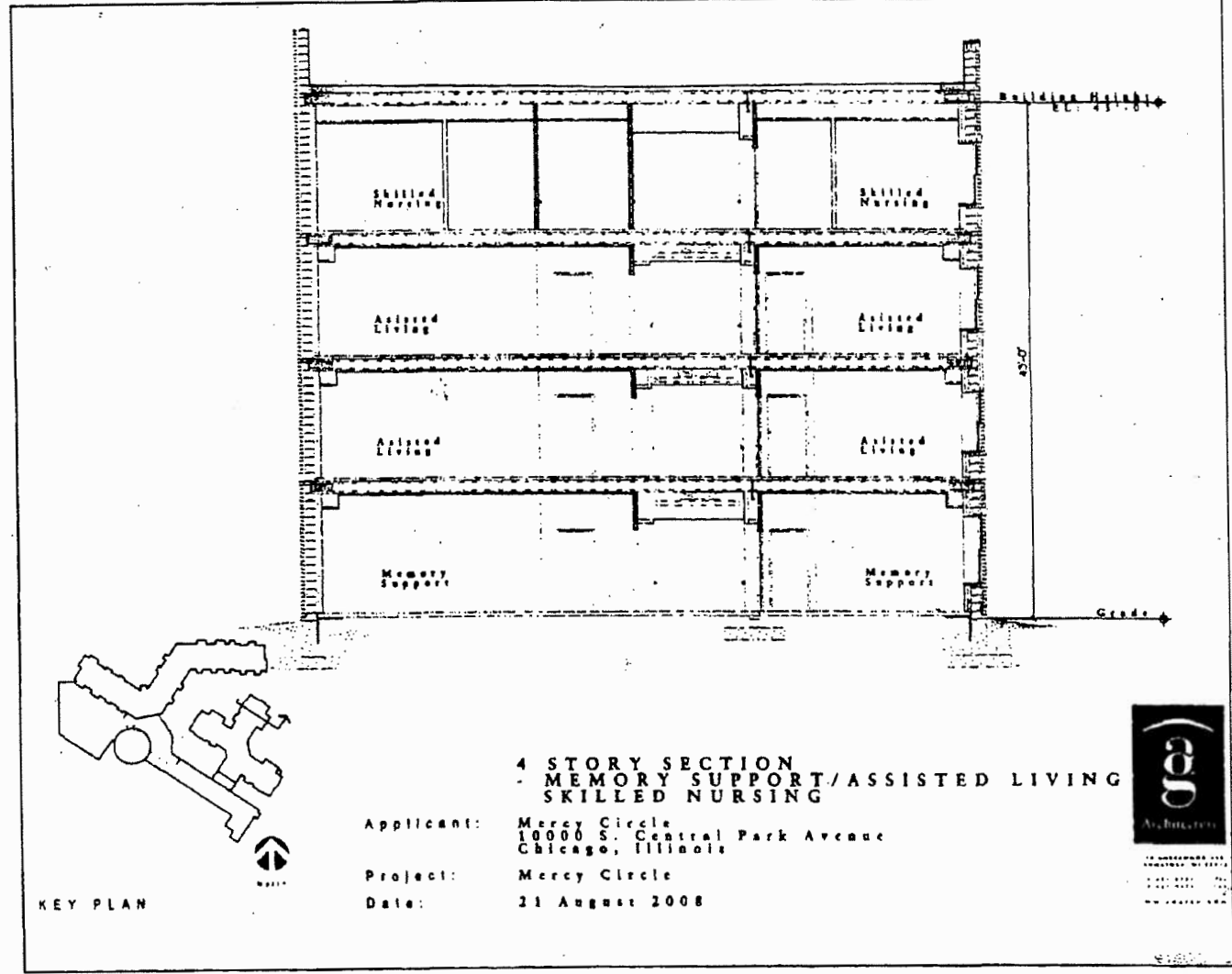
KEY PLAN

JCB
 ARCHITECTS
 1111 N. LA SALLE ST. SUITE 1000
 CHICAGO, IL 60610
 TEL: 312.467.1000
 FAX: 312.467.1001
 WWW.JCBARCHITECTS.COM

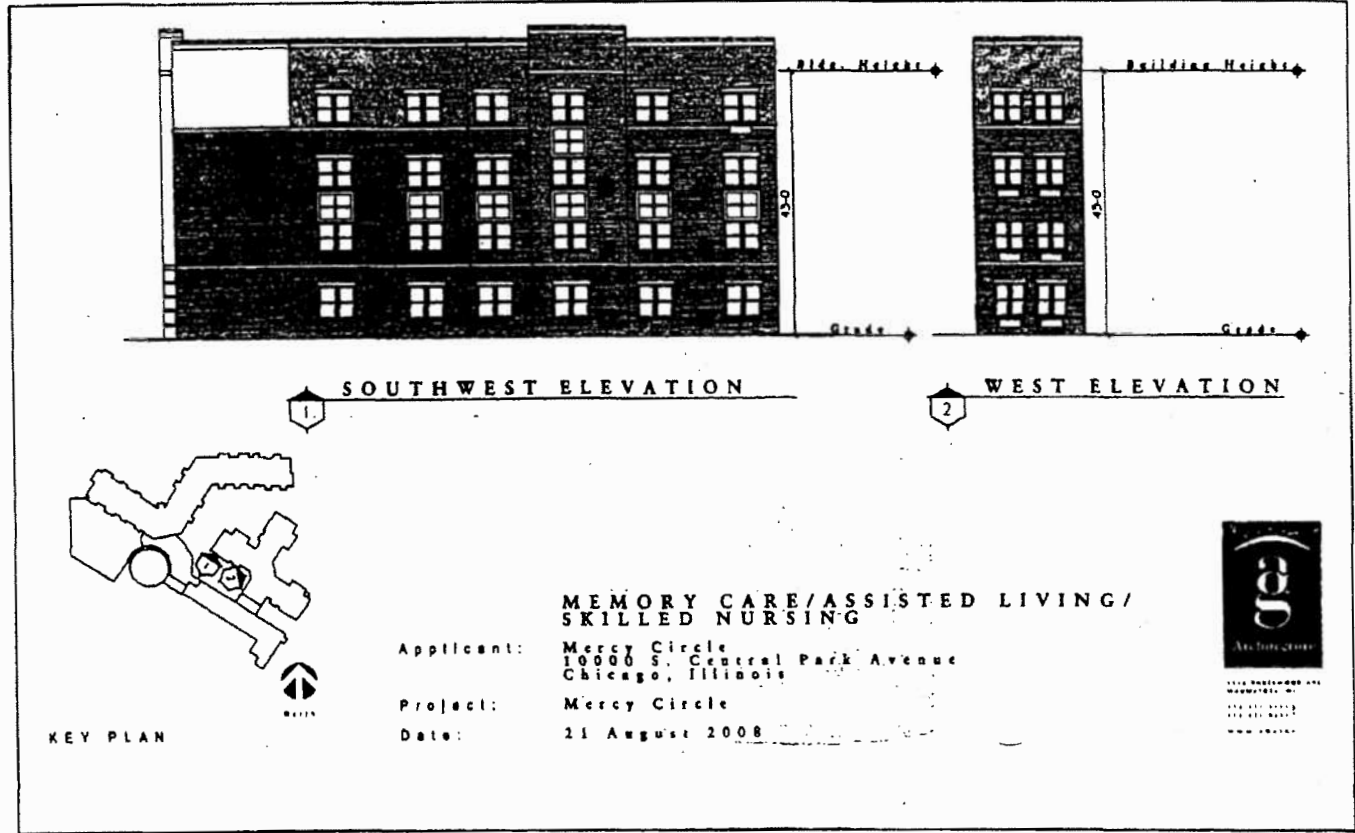
Independent Living -- South Elevation.



Four Story Section -- Memory Support/Assisted Living Skilled Nursing.



Memory Care/Assisted Living/Skilled Nursing -- Southwest Elevation.



Memory Care/Assisted Living/Skilled Nursing -- Northwest Elevation.

NORTHWEST ELEVATION

45-0

Grade

Building Height

KEY PLAN

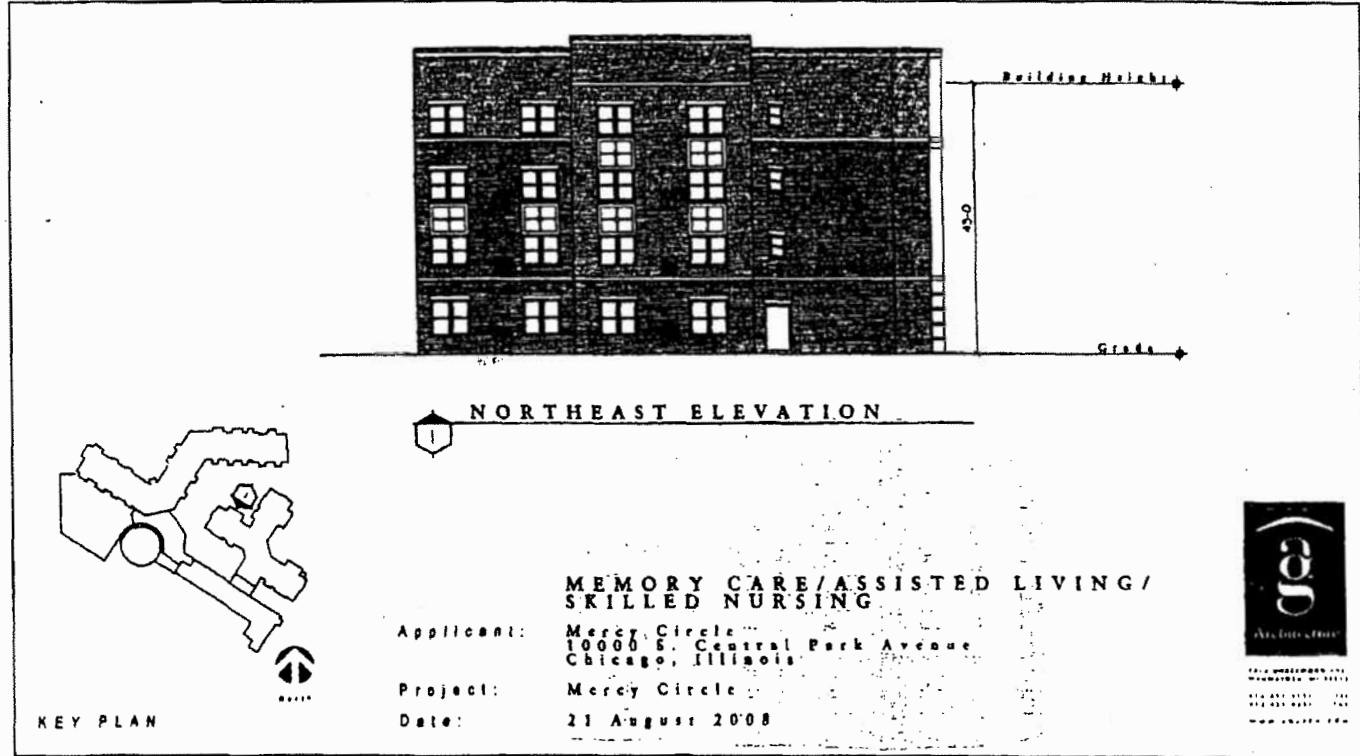
**MEMORY CARE/ASSISTED LIVING/
SKILLED NURSING**

Applicant: Mercy Circle
10000 S. Central Park Avenue
Chicago, Illinois

Project: Mercy Circle

Date: 21 August 2008

Memory Care/Assisted Living/Skilled Nursing -- Northeast Elevation.



Memory Care/Assisted Living/Skilled Nursing -- Northwest Elevation.

KEY PLAN

NORTHWEST ELEVATION

MEMORY CARE/ASSISTED LIVING / SKILLED NURSING

Applicant: Mercy Circle
10000 S. Central Park Avenue
Chicago, Illinois

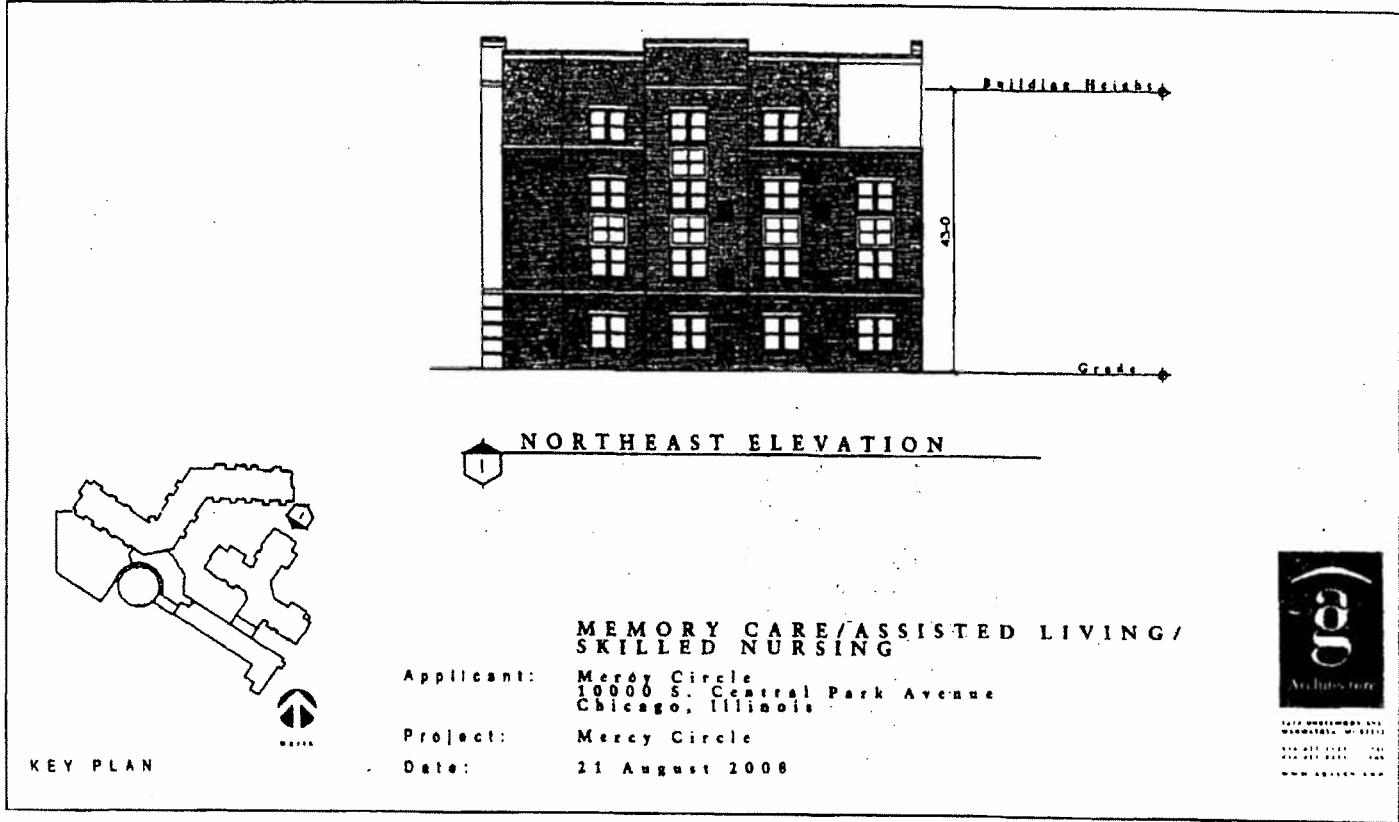
Project: Mercy Circle

Date: 21 August 2008

Building Height: 43'-0"

Grade

Memory Care/Assisted Living/Skilled Nursing -- Northeast Elevation.



Memory Care/Assisted Living/Skilled Nursing -- Southeast Elevation.

SOUTHEAST ELEVATION

Building Height: 43'-0"

Grade

KEY PLAN

**MEMORY CARE/ASSISTED LIVING/
SKILLED NURSING**

Applicant: Mercy Circle
10000 S. Central Park Avenue
Chicago, Illinois

Project: Mercy Circle

Date: 21 August 2008

Vertical text and stamp at the bottom right of the page.

Memory Care/Assisted Living/Skilled Nursing - East Elevation.

The architectural drawing includes a key plan on the left showing the building's location within a larger site. The central part features an 'EAST ELEVATION' of a multi-story brick building with a height dimension of 45.0 units from 'Grade' to the top. To the right of the elevation is a logo for 'JCS' with the tagline 'The Art of Care' and contact information for JCS Development LLC.

KEY PLAN

EAST ELEVATION

**MEMORY CARE/ASSISTED LIVING/
SKILLED NURSING**

Applicant: Mercy Circle
10000 S. Central Park Avenue
Chicago, Illinois

Project: Mercy Circle

Date: 21 August 2008

JCS
The Art of Care
JCS DEVELOPMENT LLC
10000 S. CENTRAL PARK AVENUE
CHICAGO, ILLINOIS 60658
TEL: 773.424.1000
WWW.JCSGROUP.COM

Memory Care/Assisted Living/Skilled Nursing -- Northeast Elevation.

NORTHEAST ELEVATION

Building Height
43'-0"
Grade

KEY PLAN

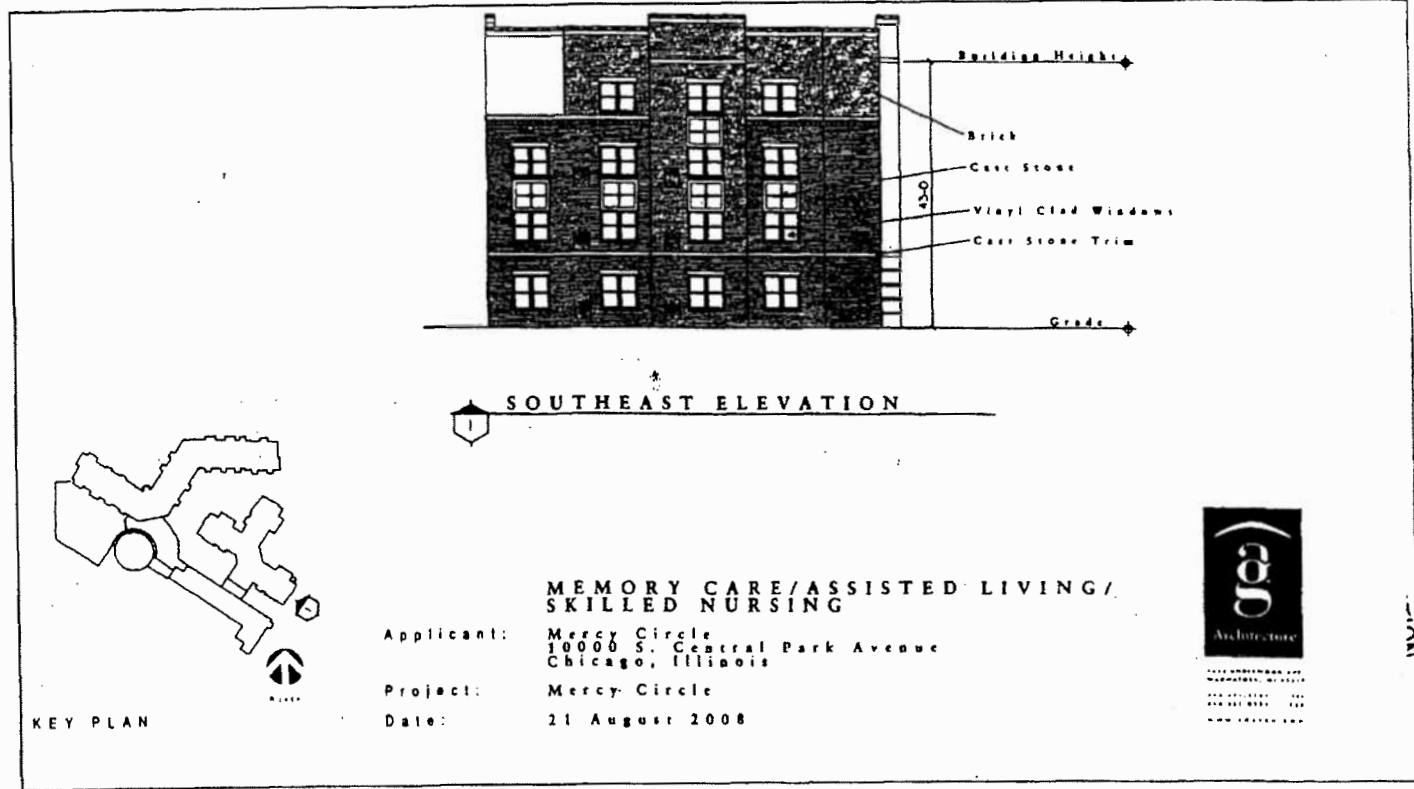
**MEMORY CARE/ASSISTED LIVING/
SKILLED NURSING**

Applicant: Mercy Circle
10000 S. Central Park Avenue
Chicago, Illinois

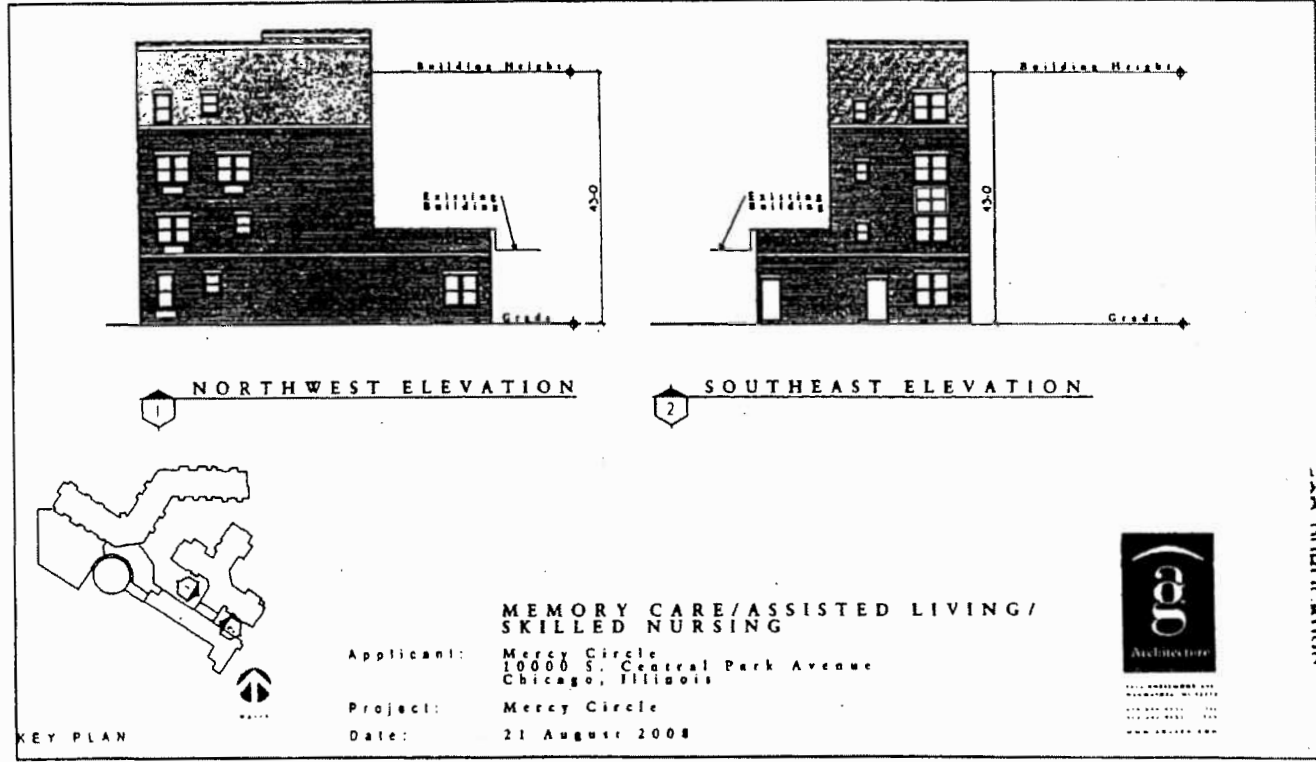
Project: Mercy Circle

Date: 21 August 2008

Memory Care/Assisted Living/Skilled Nursing -- Southeast Elevation.

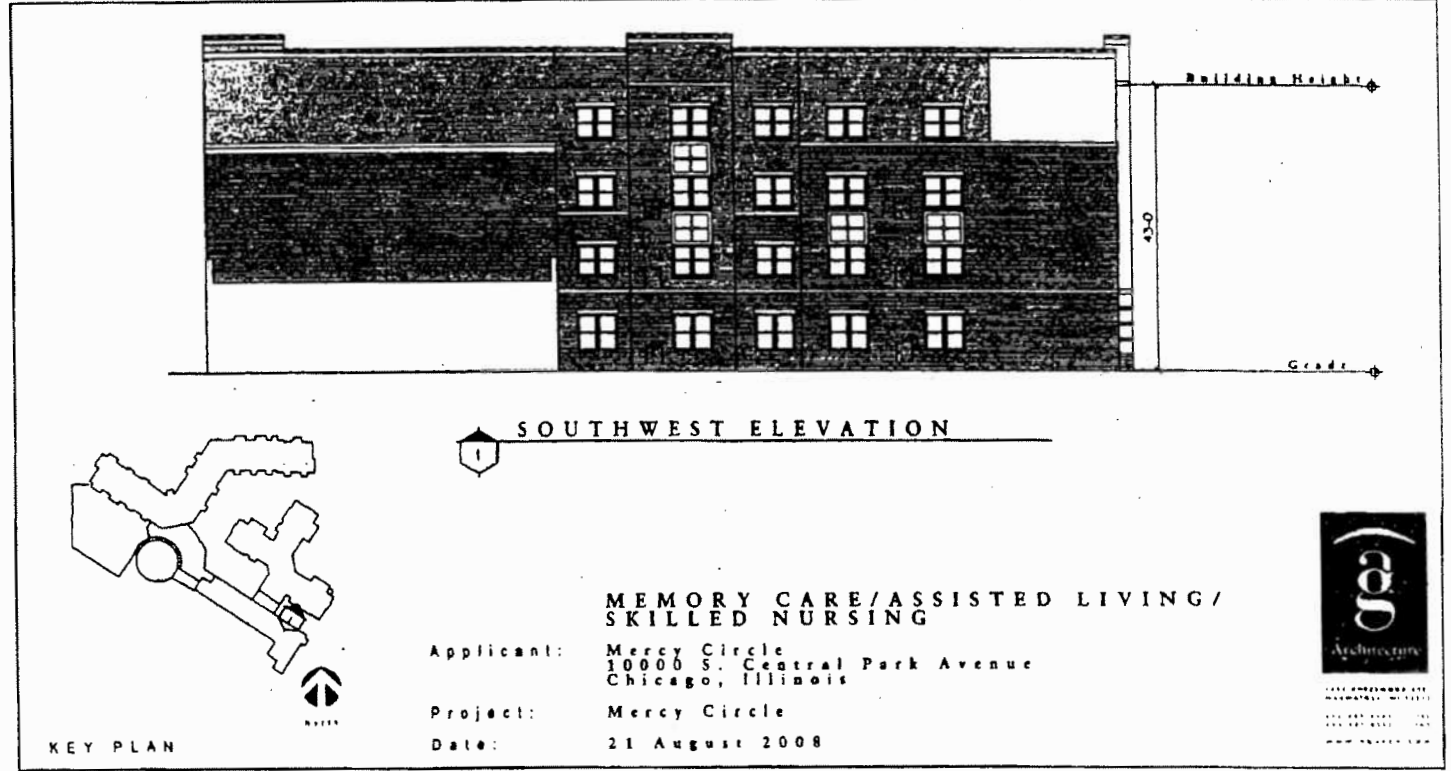


Memory Care/Assisted Living/Skilled Nursing --
Northwest And Southeast Elevations.

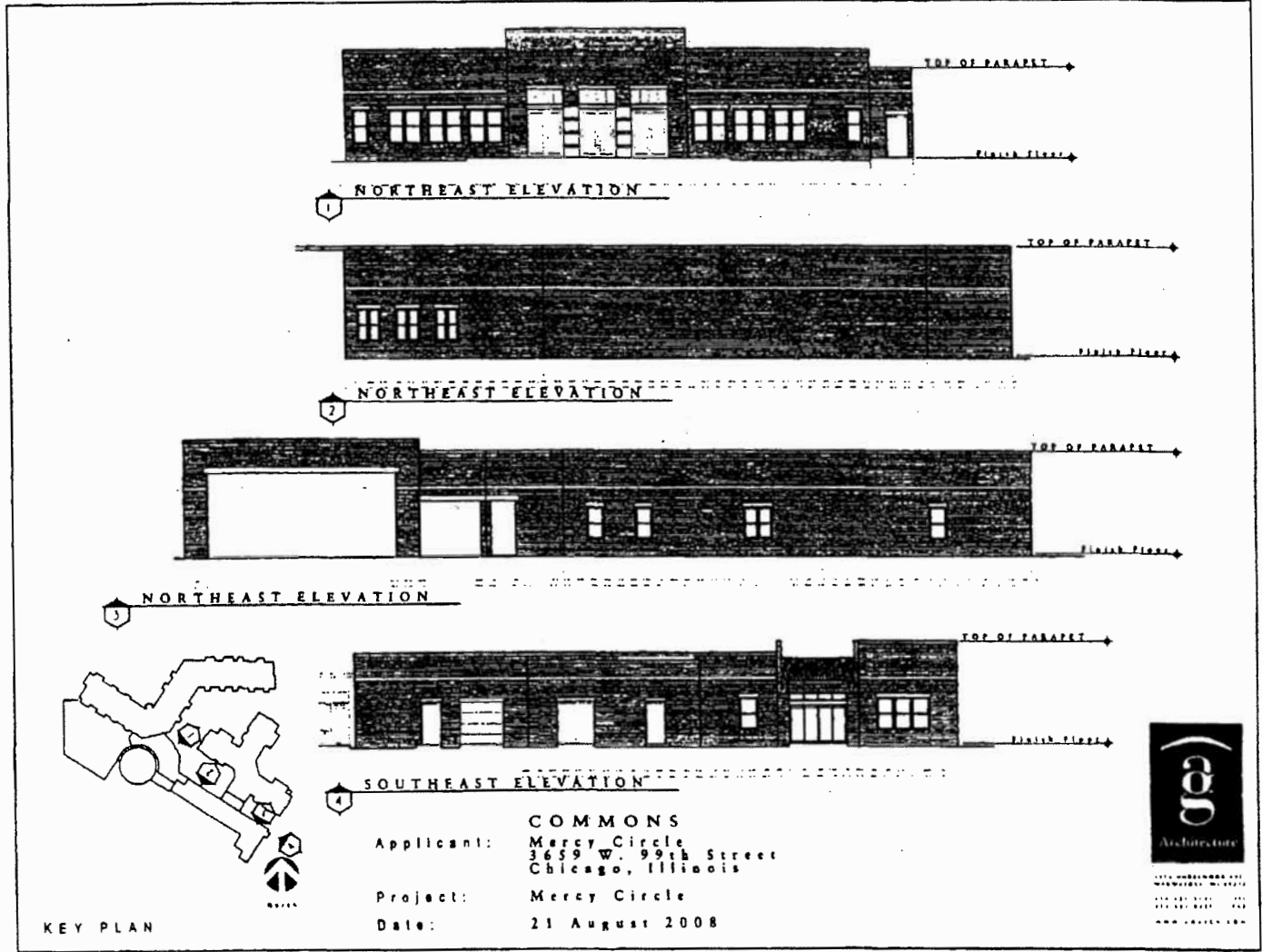


NOV 10 2008 10 54 AM

Memory Care/Assisted Living/Skilled Nursing - Southwest Elevation.



Commons -- Northeast And Southeast Elevations.



Chicago Builds Green.
(Page 1 of 3)

GREEN

Project Name:

Sisters of Mercy - Mercy Circle

Project Location:

** Street Number (if the address only includes one street number, please fill only the cell "From"):*

From*	To*	Direction:	Street Name:	Select Street Type:
10024		S	Central Park	Ave

Ward No: Community Area No:

19	
----	--

Project Type:

Check applicable:

Planned Development Redevelopment Agreement Zoning Change

PD No: RDA No: From: To:

Public project Landmark

Project Size:

Total land area in sq.ft.:	Total building(s) footprint in sq.ft.:	Total vehicular use area in sq.ft.:
595,421	174,478	138,351

DPD Project Manager:

Enter First Name Last Name

Dan Klaiber/Sarah Sheehan

BG/GR Matrix:

Select project category:

Res. < 4 units (Market rate)

Financial Incentives:

Check applicable:

TIF Empowerment Zone Grant Class L

GRIF Ind. Dev. Revenue Bonds Class 6b

SBIF Bank Participation Loan DOH

Land Sale Write Down

Density Bonus:

Check applicable:

<input type="checkbox"/> Public plaza & pocket park	<input type="checkbox"/> Water features in a plaza or pocket park
<input type="checkbox"/> Chicago Riverwalk improvements	<input type="checkbox"/> Setbacks above the ground floor
<input type="checkbox"/> Winter gardens	<input type="checkbox"/> Lower level planting terrace
<input type="checkbox"/> Indoor through-block connection	<input type="checkbox"/> Green roof
<input type="checkbox"/> Sidewalk widening	<input type="checkbox"/> Underground parking and loading
<input type="checkbox"/> Arcades	<input type="checkbox"/> Concealed above-ground parking

Chicago Builds Green.
(Page 2 of 3)

		Required per Zoning Code or Green Roof/Building Green Matrix	To be Provided by the development:
<i>Please fill, if applicable</i>			
Landscaping:			
	7' Landscape Setback	Square footage:	3,690
	Interior Landscape Area	Square footage:	111,495
	No. of Interior Trees		75
	No. of Parkway Trees		17
Open Space:			
	River Setback	Square footage:	0
	Private Open Space	Square footage:	282592
	Privately developed Public Open Space	Square footage:	0
Stormwater Management (At-grade volume control):			
	Permeable paving	Square footage:	24,000
	Raingarden	Check applicable:	<input checked="" type="checkbox"/>
	Filter strip		<input type="checkbox"/>
	Bioswale		<input type="checkbox"/>
	Detention pond		<input type="checkbox"/>
	Native landscaping	Square footage:	40,000
	Rain-water collection cistern/barrel	Gallons:	0
	Total impervious area reduction	Square footage:	0
Other sustainable surface treatments:			
	Green roof	Square footage:	40,020
	Energy Star roof	Square footage:	0
	High-albedo pavement	Square footage:	18,000
Transportation:			
	No. of accessory parking spaces		156
	Total no. of parking spaces (Accessory + Non- Acc.)		156
	No. of parking spaces dedicated to car sharing services (E.g.: I-Go, Zip-Car)		0
	No. of bicycle parking		33
	Within 600 ft of CTA or Metra station entrance	Check if applicable:	<input type="checkbox"/>

Chicago Builds Green.
(Page 3 of 3)

Building Certification:

Energy Star building	<input type="checkbox"/>	<input type="checkbox"/>
LEED certification	<input checked="" type="checkbox"/>	
LEED Certified		<input checked="" type="checkbox"/>
LEED Silver		<input type="checkbox"/>
LEED Gold		<input type="checkbox"/>
LEED Platinum		<input type="checkbox"/>
Chicago Green Homes	<input type="checkbox"/>	
Chicago Green Homes [one-star]		<input type="checkbox"/>
Chicago Green Homes [two-star]		<input type="checkbox"/>
Chicago Green Homes [three-star]		<input type="checkbox"/>

Energy efficiency strategies not captured above:

(IE: Other than Energy Star Roof - or Energy Star Building Certification)

The Mercy Circle Senior Living Community will meet and exceed ASHRAE/IESNA Standard 90.1-2004 by 21%, obtaining 4 points in the LEED-NC rating system as well as obtaining one Green Menu Item, Exceptional Energy Performance in the Chicago Green Permit Program. This will be achieved with the design of the building envelope and selection of the mechanical systems and lighting. In addition to the LEED-NC required Fundamental Commissioning, the Mercy Circle Senior Living Community is also contracted to receive Enhanced Commissioning.

Other sustainable strategies and/or Project Notes:

The Mercy Circle Senior Living Community will incorporate the following additional sustainable strategies.

Water efficiency and management strategies are incorporated in the design of the site, landscaping and building systems. This project will achieve one Green Menu Item, Exceptional Water Management in the Chicago Green Permit Program for retaining all stormwater on the site up to a 100 year storm event as well as reducing the potable water demand. The selection of efficient plumbing fixtures will reduce the water use by more than 30% when compared to the Energy Policy Act of 1992 and will achieve two points in LEED-NC.

Reduction of the use of virgin materials and waste will be achieved on this project with the selection of products and materials containing recycled content, by diverting 75% or more of the construction and demolition waste from the landfill, and incorporating a recycling program and allocated space with the building. This project will also select products and materials that extracted and manufactured locally to reduce the impacts from transportation.

A high level of indoor air quality will be met by HVAC monitoring, a Construction IAQ Management Plan and the selection of low VOC adhesives, paints, and carpet.

This project also incorporates bicycle storage, and showering and changing facilities, as well as preferred parking for Fuel-Efficient Vehicles to encourage use of alternate transportation.