

PD 1168

Table of Contents	2
03/13/2015 Minor Change	2
Exhibits	4
06/30/2010 PD Adoption	11
Ordinance	12
Statements	13
Bulk Table	17
Exhibits	18



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

March 13, 2015

Joseph M. Antunovich, AIA
President
Antunovich Associates
224 West Huron Street
Suite 7 East
Chicago, IL 60654

**Re: Administrative Relief request for Institutional Planned Development No. 1168
Proposed Kroc Corps Community Center at 1200-1358 West 119th Street**

Dear Mr. Antunovich:

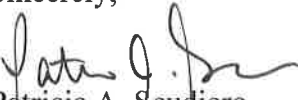
Please be advised that your request for a minor change to Institutional Planned Development No. 1168 ("PD 1168"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of PD 1262.

Your client and the owner of all of the property within PD 1168, The Salvation Army, is seeking administrative relief to allow for the addition of two small maintenance buildings at their Ray & Joan Kroc Corps Community Center at 1200-1358 West 119th Street. The two small buildings will be located along W. 1118th Street, on the north side of the campus and immediately adjacent to and connected to the north parking lot. They will be approximately 2,200 SF and 3,500 SF each, and will be clad in stucco. The addition of these two buildings will not exceed the Planned Development's maximum permitted height, floor area ratio, or percentage of land coverage. The following drawings, prepared by your firm, and dated March 4, 2015, shall be inserted into the main file: Partial Site Plans (Drawing's 1 and 2), Floor Plans – Buildings 1 & 2, Exterior Elevations – Building 1 (Drawing's 4 and 5), and Exterior Elevations – Building 2 (Drawing's 6 and 7).

With regard to your request, the Department of Planning and Development has determined that allowing the proposed maintenance buildings 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 Planned Development No. 1168, 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.

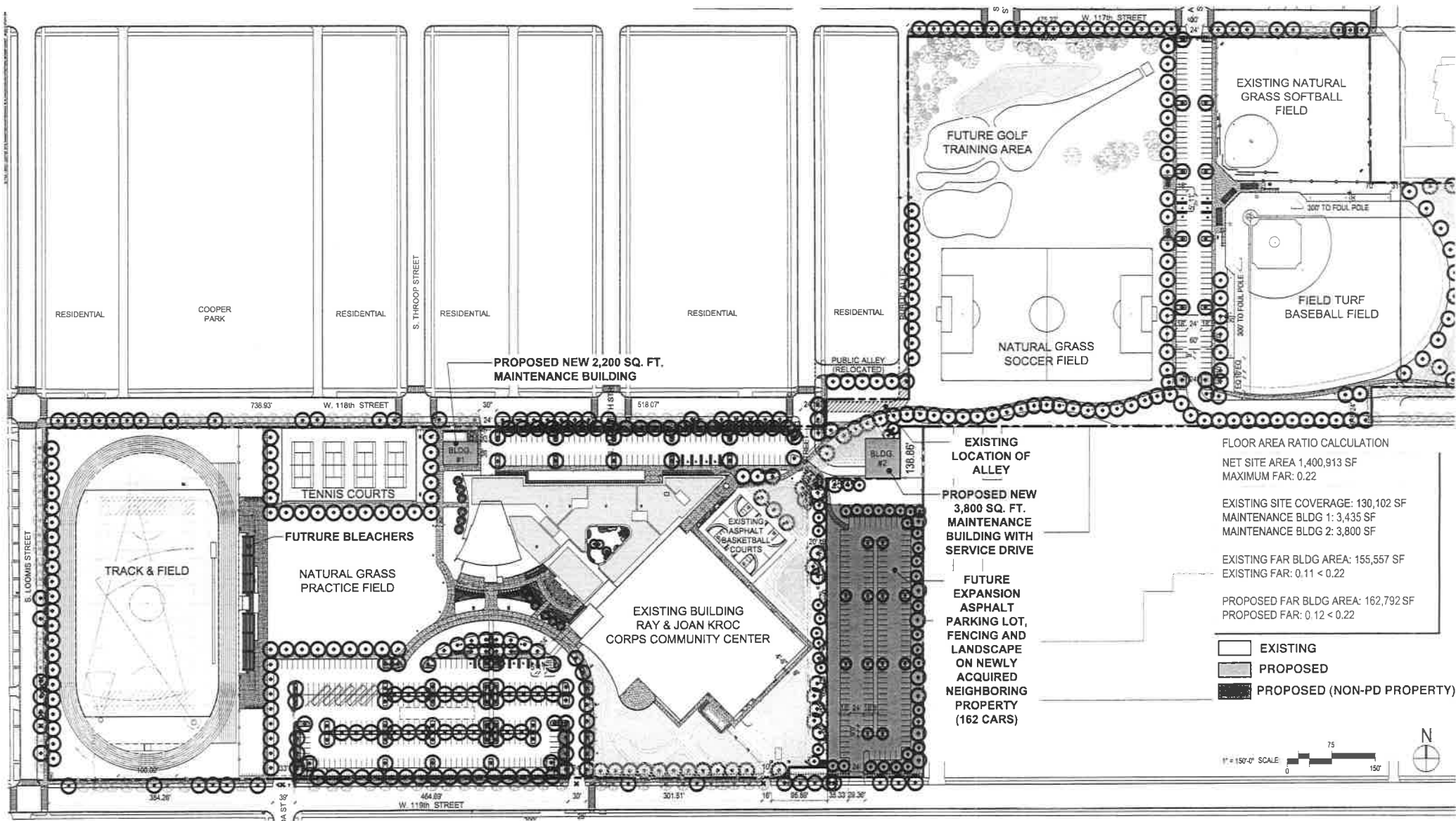
Sincerely,



Patricia A. Scudiero
Zoning Administrator

PAS:HG:tm

C: Mike Marmo, Erik Glass, Fred Deters, Main file



FLOOR AREA RATIO CALCULATION

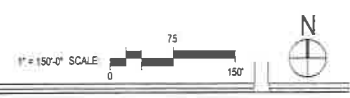
NET SITE AREA 1,400,913 SF
 MAXIMUM FAR: 0.22

EXISTING SITE COVERAGE: 130,102 SF
 MAINTENANCE BLDG 1: 3,435 SF
 MAINTENANCE BLDG 2: 3,800 SF

EXISTING FAR BLDG AREA: 155,557 SF
 EXISTING FAR: 0.11 < 0.22

PROPOSED FAR BLDG AREA: 162,792 SF
 PROPOSED FAR: 0.12 < 0.22

EXISTING
 PROPOSED
 PROPOSED (NON-PD PROPERTY)



RAY & JOAN KROC CORPS COMMUNITY CENTER - MAINTENANCE BUILDINGS

1250 West 119th Street, Chicago, Illinois 60643

Architect: **Arup**
 224 West Huron Street, Chicago, IL 60654
 Phone: 312-266-1125 Fax: 312-266-7122

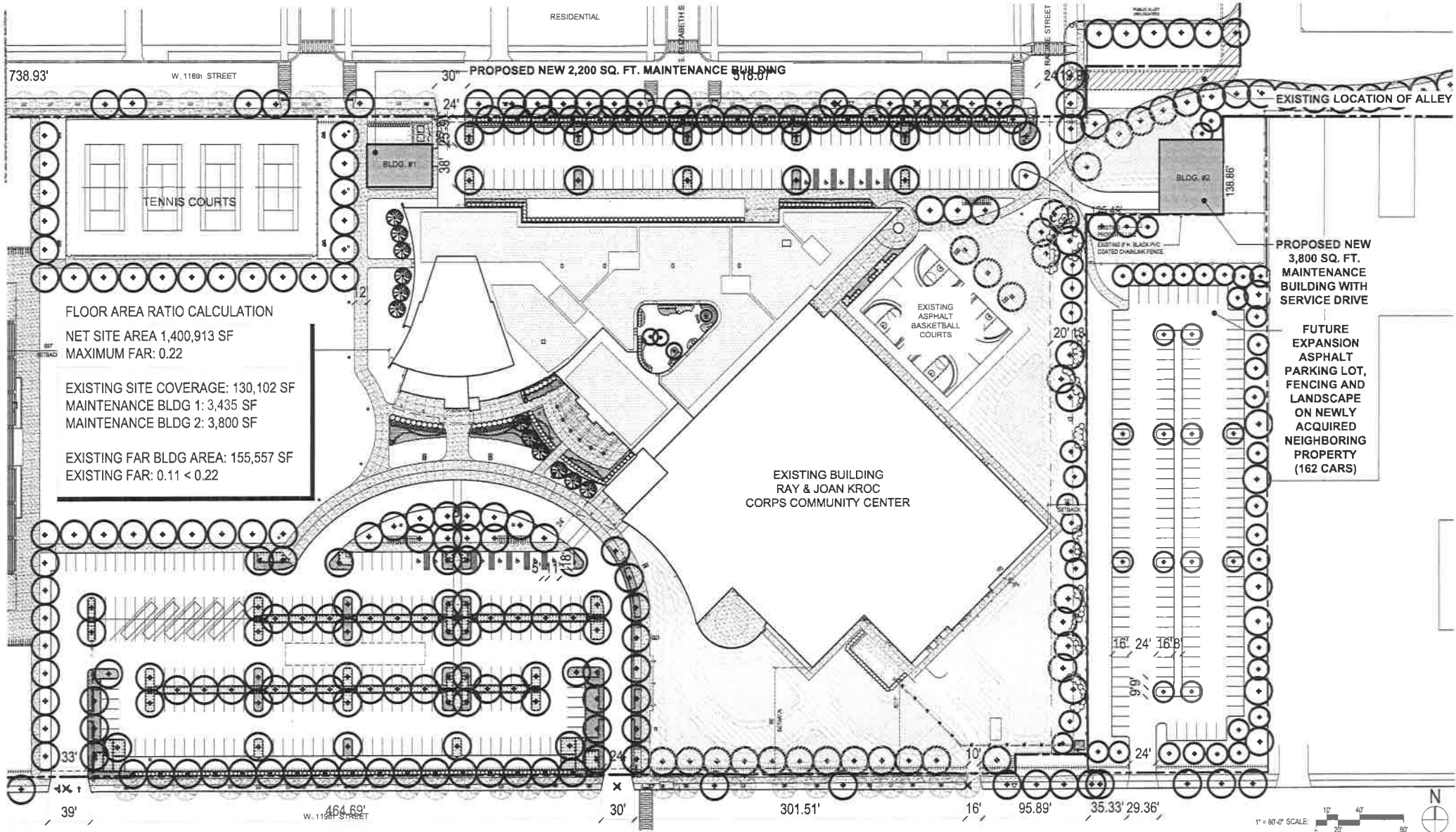
Owner: **The Salvation Army - USA Central Territory**
 10 West Algonquin Road, Des Plaines, Illinois 60015
 Phone: 773-465-0151 Fax: 773-424-6718

Partial Site Plan

3.04.2015

THE INFORMATION PROVIDED ON THIS DRAWING IS FROM DOCUMENTATION AVAILABLE AND MAY NOT REFLECT ACTUAL FIELD CONDITIONS. SERVICE CHANGES AND UTILITIES PROVIDED BY THE LANDOWNER FOR THE BASE BUILDING MAY EXIST WITHIN THE TOWN'S DENSED PREMISES. IT SHALL BE THE RESPONSIBILITY OF THE TOWN TO FIELD VERIFY ALL INFORMATION SHOWN. THE DESIGNER HAS ASSUMED NO RESPONSIBILITY AS TO THE ACCURACY AND CORRECTNESS OF ANY DIMENSIONS OR SQUARE FOOTAGES. ALL DIMENSIONS AND SQUARE FOOTAGES SHALL BE FIELD VERIFIED BY THE TOWN IN THE FIELD.

1.



RAY & JOAN KROC CORPS COMMUNITY CENTER - MAINTENANCE BUILDINGS

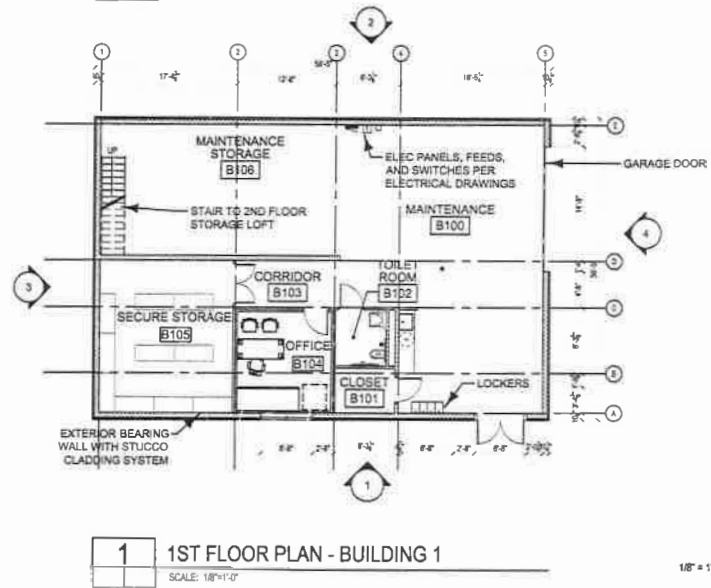
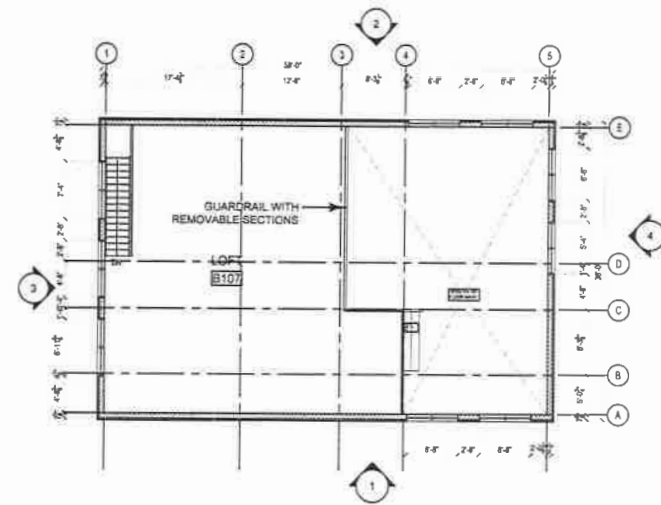
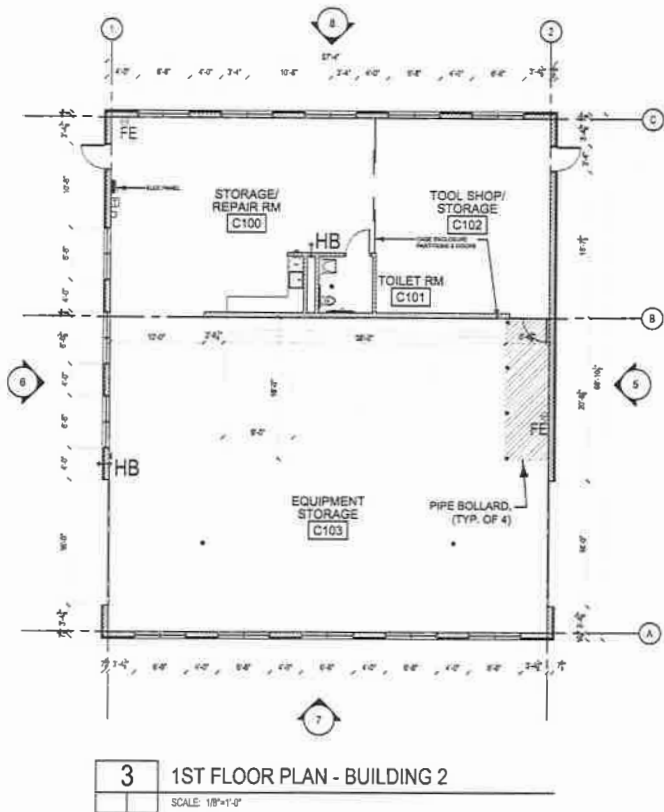
1250 West 119th Street, Chicago, Illinois 60643

Antunovich Associates - Architect
 Owner - The Salvation Army - USA Central Territory
 224 West Huron Street, Chicago, IL 60654
 Phone: 312-266-1126 Fax: 312-266-7123
 10 West Algosham Road, Des Plaines, Illinois 60016
 Phone: 773-896-0151 Fax: 773-824-6718

3.4.2015
 THE INFORMATION PROVIDED ON THIS DRAWING IS FROM DOCUMENTATION AVAILABLE AND MAY NOT REFLECT ACTUAL FIELD CONDITIONS. SERVICE CHANGES AND UTILITIES PROVIDED BY THE LANDOWNER FOR THE BASE BUILDING MAY EXIST WITHIN THE TOWNLOT'S BOUNDARY PERMITS. IT SHALL BE THE RESPONSIBILITY OF THE TOWNLOT TO FIELD VERIFY ALL INFORMATION SHOWN. THE DESIGNER, OWNER AND ARCHITECT MAKE NO REPRESENTATIONS AS TO THE ACCURACY AND CORRECTNESS OF ANY DIMENSIONS OR SQUARE FOOTAGES. ALL DIMENSIONS AND SQUARE FOOTAGES SHALL BE FIELD VERIFIED BY THE TOWNLOT IN THE FIELD.

Partial Site Plan

2.



RAY & JOAN KROC CORPS COMMUNITY CENTER - MAINTENANCE BUILDINGS

1250 West 119th Street, Chicago, Illinois 60643

Attworch Associates - Architect
224 West Huron Street, Chicago, IL 60654
Phone: 312-286-1126 Fax: 312-286-7122

Owner - The Salvation Army - USA Central Territory
10 West Algonquin Road, Des Plaines, Illinois 60015
Phone: 773-985-0151 Fax: 773-624-6718

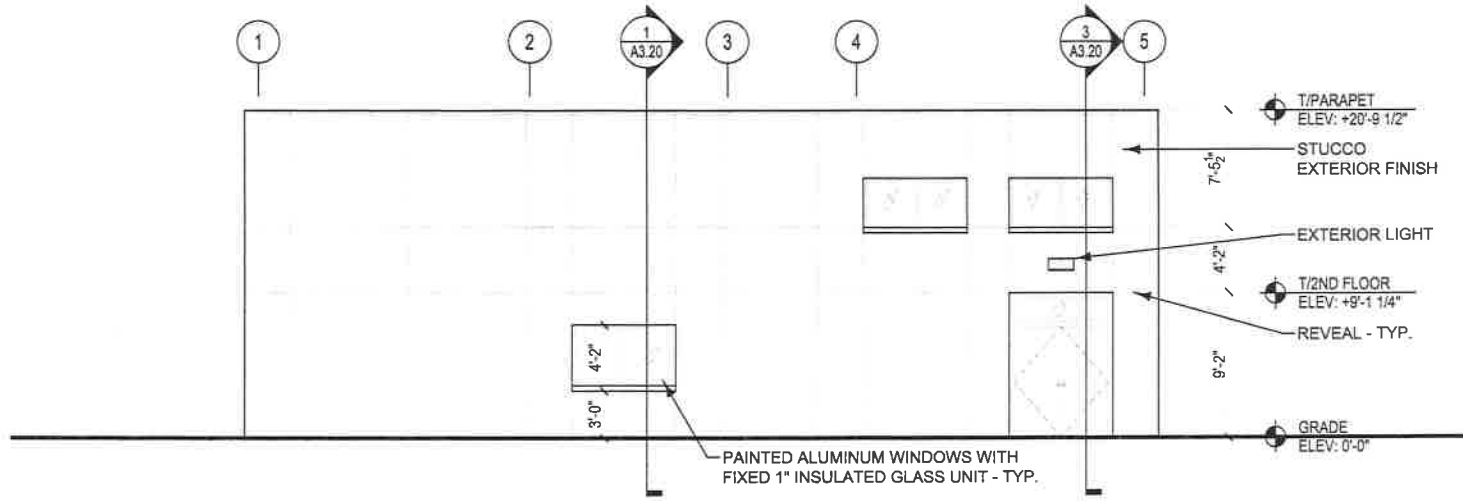


Floor Plans - Buildings 1 & 2

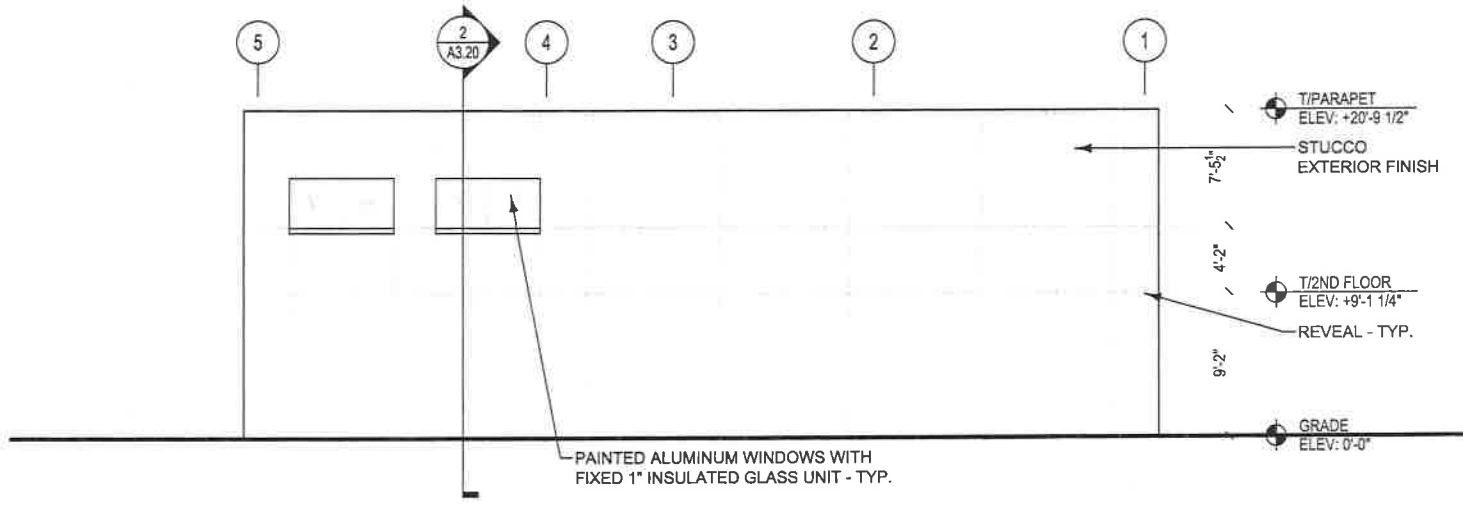
3.4.2015

3.

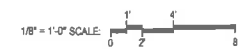
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1 BLDG 1 - SOUTH ELEVATION



2 BLDG 1 - NORTH ELEVATION



Exterior Elevations - Building 1

3.4.2015

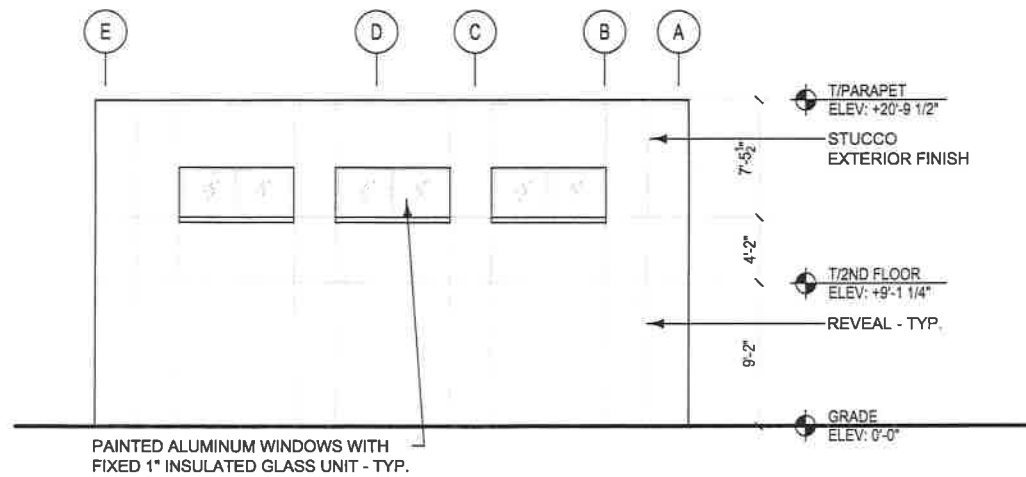
RAY & JOAN KROC CORPS COMMUNITY CENTER - MAINTENANCE BUILDINGS

1250 West 119th Street, Chicago, Illinois 60643

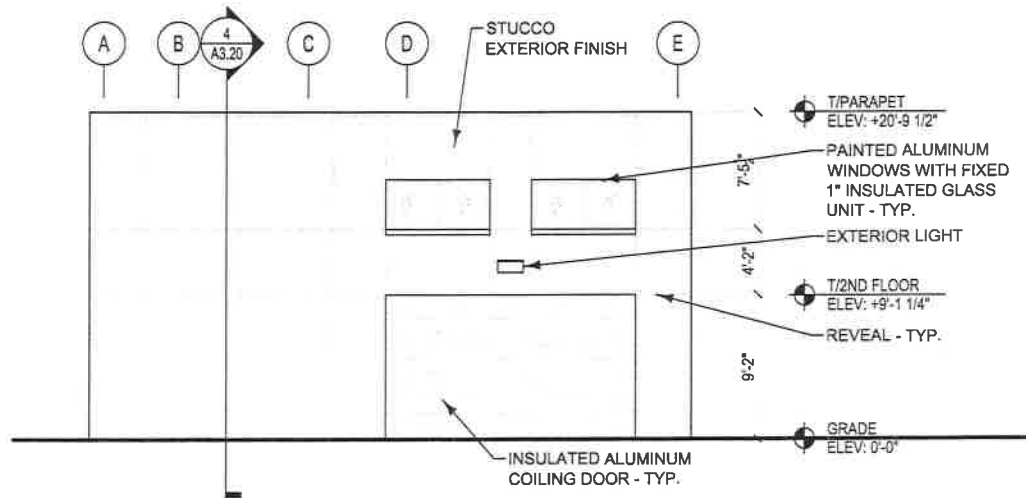
Architect: Aronovich Associates - Chicago, IL 60654
 Owner: The Salvation Army - USA Central Territory
 224 West Huron Street, Chicago, IL 60654
 Phone: 312-286-1126 Fax: 312-286-7123
 10 West Algonquin Road, Des Plaines, Illinois 60018
 Phone: 773-895-0151 Fax: 773-824-6718

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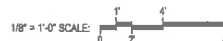
4.



3 BLDG 1 - WEST ELEVATION



4 BLDG 1 - EAST ELEVATION



Exterior Elevations - Building 1

3.4.2015

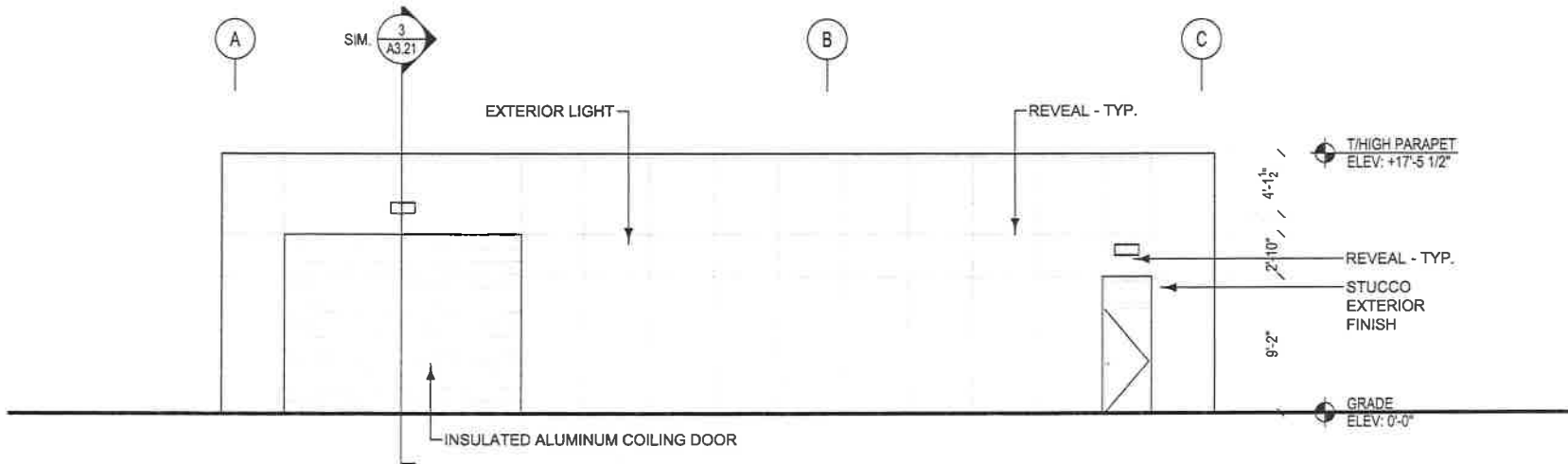
RAY & JOAN KROC CORPS COMMUNITY CENTER - MAINTENANCE BUILDINGS

1250 West 119th Street, Chicago, Illinois 60643

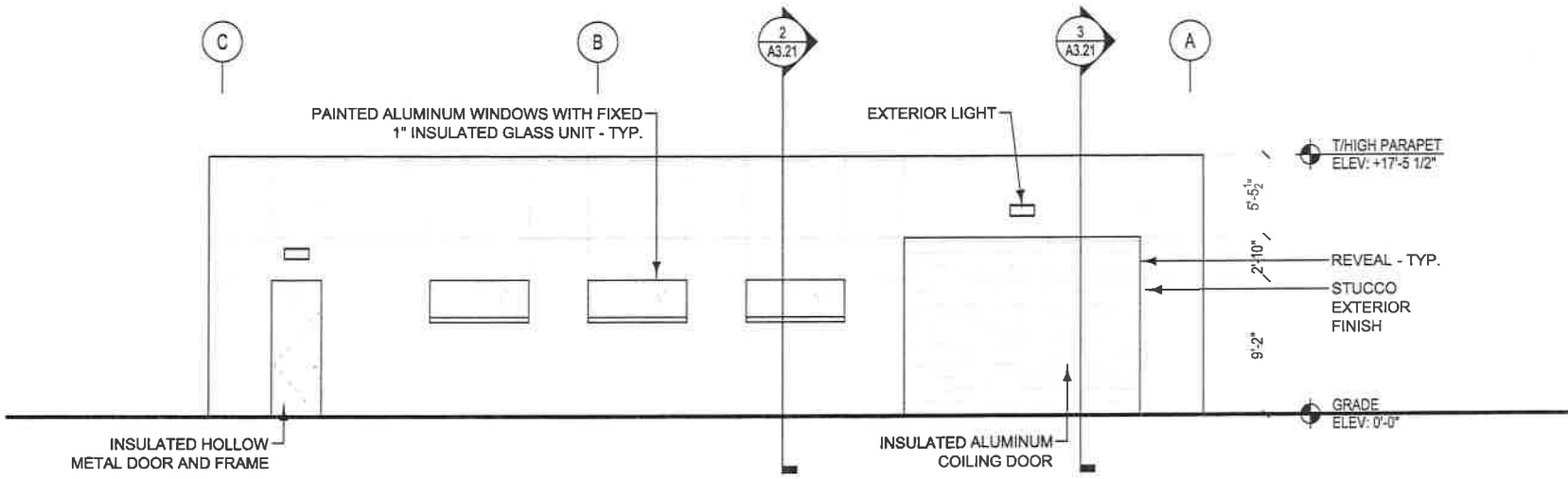
Architect: Antunovich Associates - Chicago, IL 60654
 Owner: The Salvation Army - USA Central Territory
 224 West Huron Street, Chicago, IL 60654
 Phone: 312-286-1126 Fax: 312-285-7123
 10 West Algonquin Road, Oak Plain, Illinois 60015
 Phone: 773-986-0151 Fax: 773-824-6718

THE INFORMATION PROVIDED ON THIS DRAWING IS FROM DOCUMENTATION AVAILABLE AND MAY NOT REFLECT ACTUAL FIELD CONDITIONS. SERVICE CHANGES AND UTILITIES PROVIDED BY THE LANDLORD FOR THIS BASE BUILDING MAY EXIST WITHIN THE TOWNMATS DRAWING PERIMETER. IT SHALL BE THE RESPONSIBILITY OF THE TOWNMATS TO FIELD VERIFY ALL INFORMATION SHOWN. THE DEVELOPER AND ARCHITECT MAKE NO REPRESENTATIONS AS TO THE ACCURACY AND CORRECTNESS OF ANY DIMENSIONS OR SQUARE FOOTAGES. ALL DIMENSIONS AND SQUARE FOOTAGES SHALL BE FIELD VERIFIED BY THE TOWNMATS IN THE FIELD.

5.



5 BLDG 2 - EAST ELEVATION



6 BLDG 2 - WEST ELEVATION

1/8" = 1'-0" SCALE: 0 2 4

Exterior Elevations - Building 2

3.4.2015

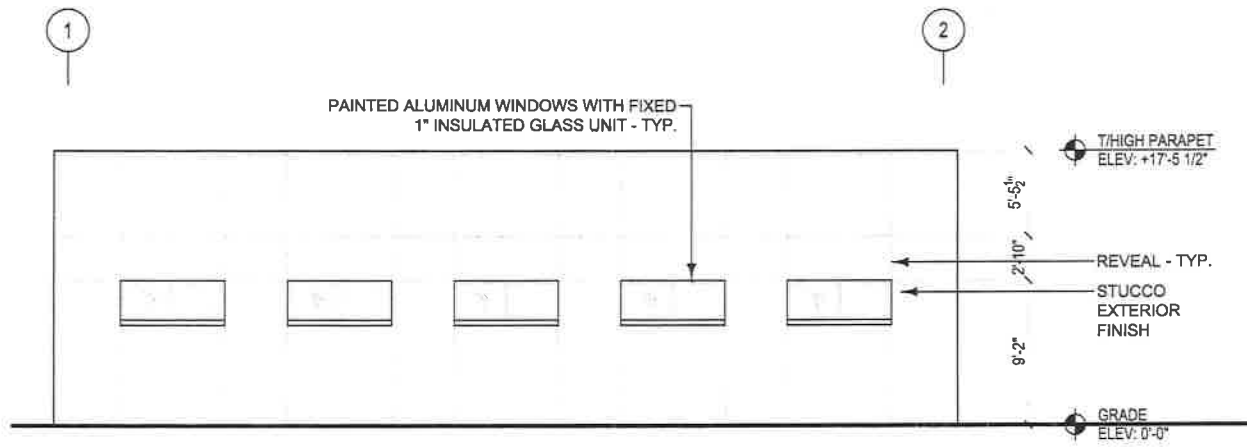
RAY & JOAN KROC CORPS COMMUNITY CENTER - MAINTENANCE BUILDINGS

1250 West 119th Street, Chicago, Illinois 60643

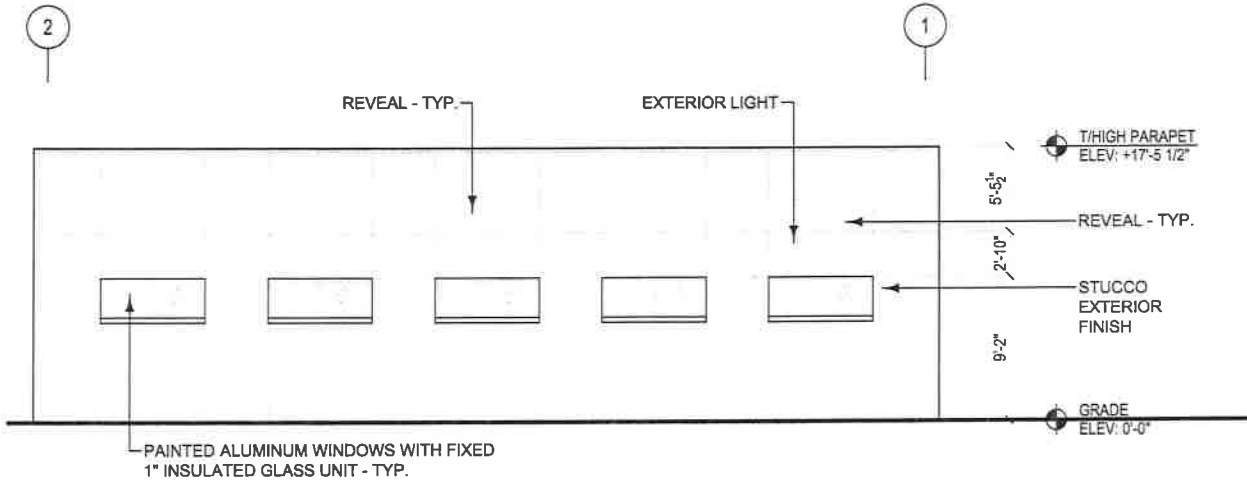
Architect: Anisovich Associates - Chicago, IL 60654
 Owner: The Salvation Army - USA Central Territory
 224 West Huron Street, Chicago, IL 60654
 Phone: 312-286-1125 Fax: 312-286-7123
 10 West Algonquin Road, Oak Park, Illinois 60015
 Phone: 773-965-0151 Fax: 773-824-6714

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6.



7 BLDG 2 - SOUTH ELEVATION



8 BLDG 2 - NORTH ELEVATION

1/8" = 1'-0" SCALE: 0 2 4 8

Exterior Elevations - Building 2

3.4.2015

RAY & JOAN KROC CORPS COMMUNITY CENTER - MAINTENANCE BUILDINGS

1250 West 119th Street, Chicago, Illinois 60643

Antoniovich Associates - Architect
 224 West Huron Street, Chicago, IL 60654
 Phone: 312-286-1126 Fax: 312-286-7123

Owner - The Salvation Army - USA Central Territory
 10 West Algoplain Road, Des Plaines, Illinois 60018
 Phone: 773-495-0151 Fax: 773-424-9718

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7.

16967

~~Reclassification Of Area Shown On Map No. 28-A.
(Application Number A-7615)
(Common Address: 3737 E. 114th St.)~~

[O2010-3132]

~~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 RS2 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 28-A in the area bounded by:~~

~~East 114th Street; South Avenue H; East 115th Street; and South Avenue G,
to those of a B3-1 Community Shopping District.~~

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

~~Reclassification Of Area Shown On Map No. 28-A.
(Application No. A-7616)
(Common Address: E. 114th St., From S. Avenue G to S. Avenue E.)~~

[O2010-3133]

~~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 B3-1 Community Shopping District symbols and indications as shown on Map Number 28-A in the area bounded by:~~

~~East 114th Street; South Avenue G; East 115th Street; and South Avenue E,
to those of an RS2 Residential Single-Unit (Detached House) District.~~

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

~~Reclassification Of Area Shown On Map No. 28-G.
(As Amended)~~

~~(Application No. 16967)
(Common Address: 1200 -- 1358 W. 119th St., 1035 --
1145 W. 117th St., 11700 -- 11760 S. Carpenter St.,
1014 -- 1024 And 1149 -- 1359 W. 118th St.,
11801 -- 11857 S. Loomis Ave., And
11801 -- 11809 S. Racine Ave.)~~

IPD1168

[SO2010-3134]

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

SECTION 1. That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing the current Planned Manufacturing Development Number 10 District symbols and indications as shown on Map Number 28-G in the area bounded by:

West 119th Street; South Loomis Street; West 118th Street; South Racine Avenue; a line 46 feet north of the south line of West 118th Street; the alley lying next east of South Racine Avenue; West 117th Street; the west line of South Carpenter Street; a line 248.51 feet south of the south line of West 117th Street; the alley next east of South Carpenter Street; West 118th Street; a line 191.29 feet west of the alley next west of South Morgan Street; a line 662.78 feet south of the south line of West 117th Street as measured along the west line of South Carpenter Street; the west line of the alley next east of South Racine Avenue; a line 88.97 feet south of the south line of West 118th Street; and the east line of South Racine Avenue,

to those of a C3-1 Commercial Manufacturing and Employment District.

SECTION 2. That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the C3-1 Commercial Manufacturing and Employment District symbols and indications as shown on Map Number 28-G in the area bounded by:

West 119th Street; South Loomis Street; West 118th Street; South Racine Avenue; a line 46 feet north of the south line of West 118th Street; the alley lying next east of South Racine Avenue; West 117th Street; the west line of South Carpenter Street; a line 248.51 feet south of the south line of West 117th Street; the alley next east of South Carpenter Street; West 118th Street; a line 191.29 feet west of the alley next west of South Morgan Street; a line 662.78 feet south of the south line of West 117th Street as measured along the west line of South Carpenter Street; the west line of the alley next east of South Racine Avenue; a line 88.97 feet south of the south line of West 118th Street; and the east line of South Racine Avenue,

to those of Institutional Planned Development 1168, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

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

Plan of Development Statements referred to in this ordinance read as follows:

Institutional Planned Development No. 1168.

Plan Of Development Statements.

1. The area delineated herein as an Institutional Planned Development (the "Planned Development"), consists of approximately one million four hundred thousand nine hundred thirteen (1,400,913) square feet or thirty-two and sixteen hundredths (32.16) acres of real property depicted on the attached Planned Development Boundary, Property Line and Right-of-Way Adjustment Map (the "Property"). The Property is owned or controlled by The Salvation Army, an Illinois corporation (the "Applicant").
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant. 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 titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property shall, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, 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 the Applicant, its successors or assigns. Nothing herein shall prohibit or in any way restrict the alienation, sale or any transfer of all or any portion of the Property or any rights, interests or obligations therein.
4. This Planned Development consists of sixteen (16) statements; a Bulk Regulations and Data Table; an Existing Zoning and Street System Map; an Existing Land-Use Area Plan; a Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; a Generalized Land-Use Map; and the following plans prepared by Antunovich Associates dated June 17, 2010: Parcel Diagram, Initial Phase-Overall Parcel Site Plan, Initial Phase-West Parcel Plan, Initial Phase-East Parcel Plan, Initial Phase-Public Access Diagram, Initial Phase-Ground Floor Plan, Initial Phase-Green Roof Plan, Initial Phase Building Elevations (7 sheets), Initial Phase-Overall West Parcel Landscape Plan, Initial Phase-Overall East Parcel Landscape Plan, Initial Phase-Enlarged West

Parcel Landscape Plan (3 sheets), Initial Phase-Landscape Ordinance Analysis, Initial Phase-Existing Tree Key, Initial Phase-Plant List, Master Plan-Overall Site Plan, Master Plan-West Parcel, Master Plan-East Parcel, Master Plan-Public Access Diagram, Master Plan-Ground Floor Plan, Master Plan-Green Roof Plan, Master Plan Building Elevations (3 sheets), Master Plan-Overall West Parcel Landscape Plan, Master Plan-Overall East Parcel Landscape Plan, Master Plan-Enlarged West Parcel Landscape Plan (3 sheets), Master Plan-Enlarged East Parcel Landscape Plan (2 sheets), Master Plan-Landscape Ordinance Analysis, Master Plan-Existing Tree Key, Master Plan-Plant List. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.

5. The following uses are permitted in the Planned Development: Religious worship and assembly; community center; business, professional and administrative offices; recreation buildings, structures and facilities; education; food pantry; theater; day care; job training; food service; cafes and concession stands; small, medium and large entertainment and spectator sport venues; indoor and outdoor participant sports and recreation; wireless communication facilities; and accessory parking and accessory uses. Any portion of the Property may be utilized on an interim basis for construction staging, the storage of construction material and parking for the various phases of development of the Property.
6. On-premise signs and temporary signs such as construction and marketing signs shall be permitted within this Institutional Planned Development subject to the review and approval of the Department of Zoning and Land Use Planning ("Department"). No off-premise signs are permitted within the Planned Development.
7. Any service drives or other means of ingress or egress, including emergency vehicle access, shall be adequately designed, constructed, and paved in accordance with the Municipal Code of Chicago and the regulations of the Chicago Department of Transportation in effect at the time of construction. There shall be no parking within such paved areas or within fire lanes. Ingress and egress shall be subject to the review and approval of the Chicago Department of Transportation and the Department of Zoning and Land Use Planning. 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. 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.
8. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply.

9. In addition to the maximum heights of the buildings and any appurtenance attached thereto prescribed in this Planned Development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration. For purposes of measuring building height, the Chicago Zoning Ordinance shall apply.
10. Upon Part II Review, a Part II Review Fee shall be assessed by the Department of Zoning and Land Use Planning pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance. The fee as determined by staff at the time is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
11. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Zoning and Land Use Planning (the "Commissioner") upon the request of the Applicant and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the development of the Property contemplated herein. Any such modification shall be deemed a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.
12. The improvements on the Property shall be designed, constructed and maintained in substantial conformance with the plans described in Statement 4, and in accordance with the Parkway Tree Provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. 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. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development subject to review of the Department of Zoning and Land Use Planning.
13. The Applicant acknowledges that it is in the public interest to design, construct and renovate all buildings in a manner that provides healthier environments, reduces operating costs and conserves energy and resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in a manner, generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. The Applicant shall obtain L.E.E.D. certification and agrees to install and maintain a vegetated ("green") roof system of approximately twenty-eight thousand (28,000) square feet in the Initial Plan and thirty-three thousand (33,000) square feet in the Master Plan (a minimum of twenty-five percent (25%) of net flat roof area in each instance).
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 issued by the Department of Buildings until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement proposed to be constructed pursuant to the permit.

15. The Applicant will comply with the Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of the Department of Streets and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.
16. Unless substantial construction of the Initial Phase improvements contemplated on the Property by this Planned Development has commenced within six (6) years of the effective date hereof and unless completion of those improvements is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to the Planned Manufacturing Development Number 10 district.

[Existing Zoning and Street System; Existing Land-Use Area Plan; Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Generalized Land-Use Plan; Parcel Diagram; Initial Phase -- Overall Parcel Site Plans; Public Access Diagram; Ground Floor Plans; Initial Phase -- Green Roof Plan; Initial Phase Building Elevations; Initial Phase -- Overall West Parcel Landscape Plans; Initial Phase -- Landscape Ordinance Analysis, Initial Phase -- Existing Tree Key; Initial Phase -- Plant List; Master Plan -- East and West Parcels; Master Plan -- Public Access Diagram; Master Plan -- Ground Floor Plan; Master Plan -- Green Roof Plan; Master Plan -- Building Elevations; Master Plan -- Overall East Parcel Landscape Plan; Master Overall West Parcel Landscape Plan; Master Plan -- Enlarged West Parcel Landscape Plan; Master Plan -- Enlarged East Parcel Landscape Plan; Master Plan -- Landscape Ordinance Analysis; Master Plan -- Tree List; Master Plan -- Plant List; Chicago Builds Green Form -- Initial Phase and Chicago Builds Green -- Master Plan referred to in these Plan of Development Statements printed on pages 95773 through 95823 of this *Journal*.]

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

16967

95772

JOURNAL--CITY COUNCIL--CHICAGO

6/30/2010

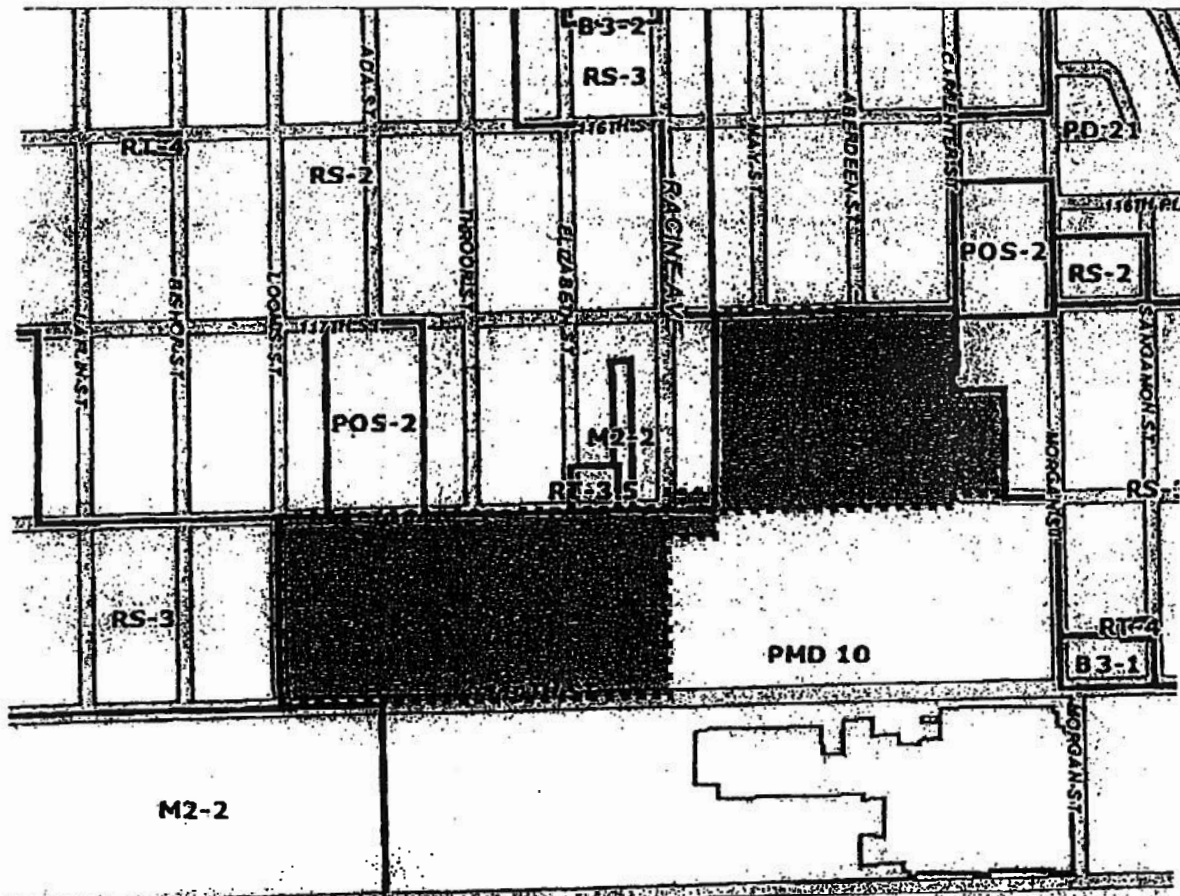
Institutional Planned Development No. 1168.

Plan Of Development

Bulk Regulations And Data Table.

	Square Feet	Acres
Net Site Area:	1,400,913	32.16
Public Rights-of-Way:	168,058	3.86
Gross Site Area:	1,568,971	36.02
Maximum Permitted Floor Area Ratio:	0.22	
Maximum Percent of Land Coverage:	0.20	
Minimum Number of Parking Spaces:	250	
Minimum Number of Off-Street Loading Spaces:	2 (10 feet by 25 feet)	
Maximum Building Setbacks:		
From West 117 th and 119 th Streets:	40 feet	
From all other property lines:	20 feet	
Maximum Building Height:	45 feet	
Percentage of net roof area holding vegetative roof system:	25%	

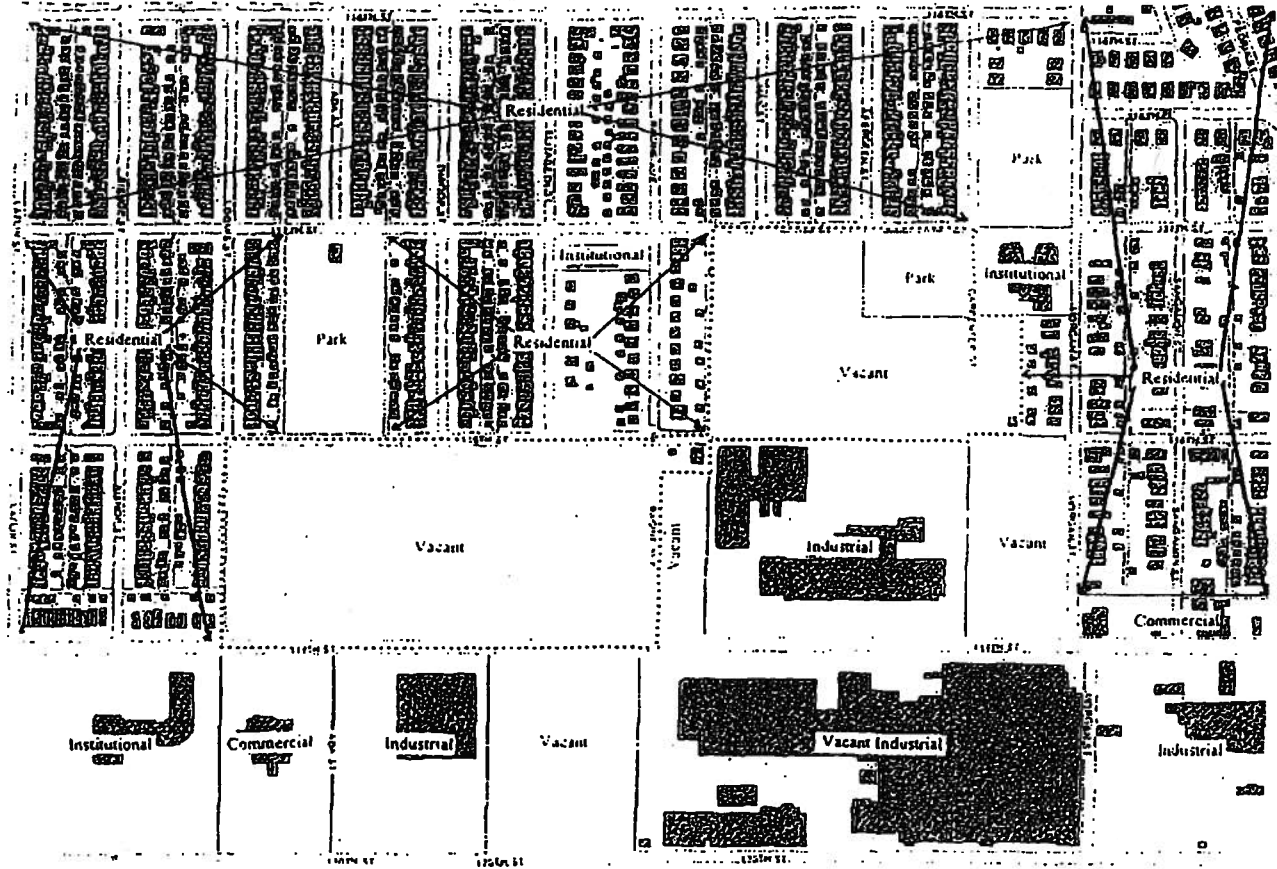
Existing Zoning And Street System.



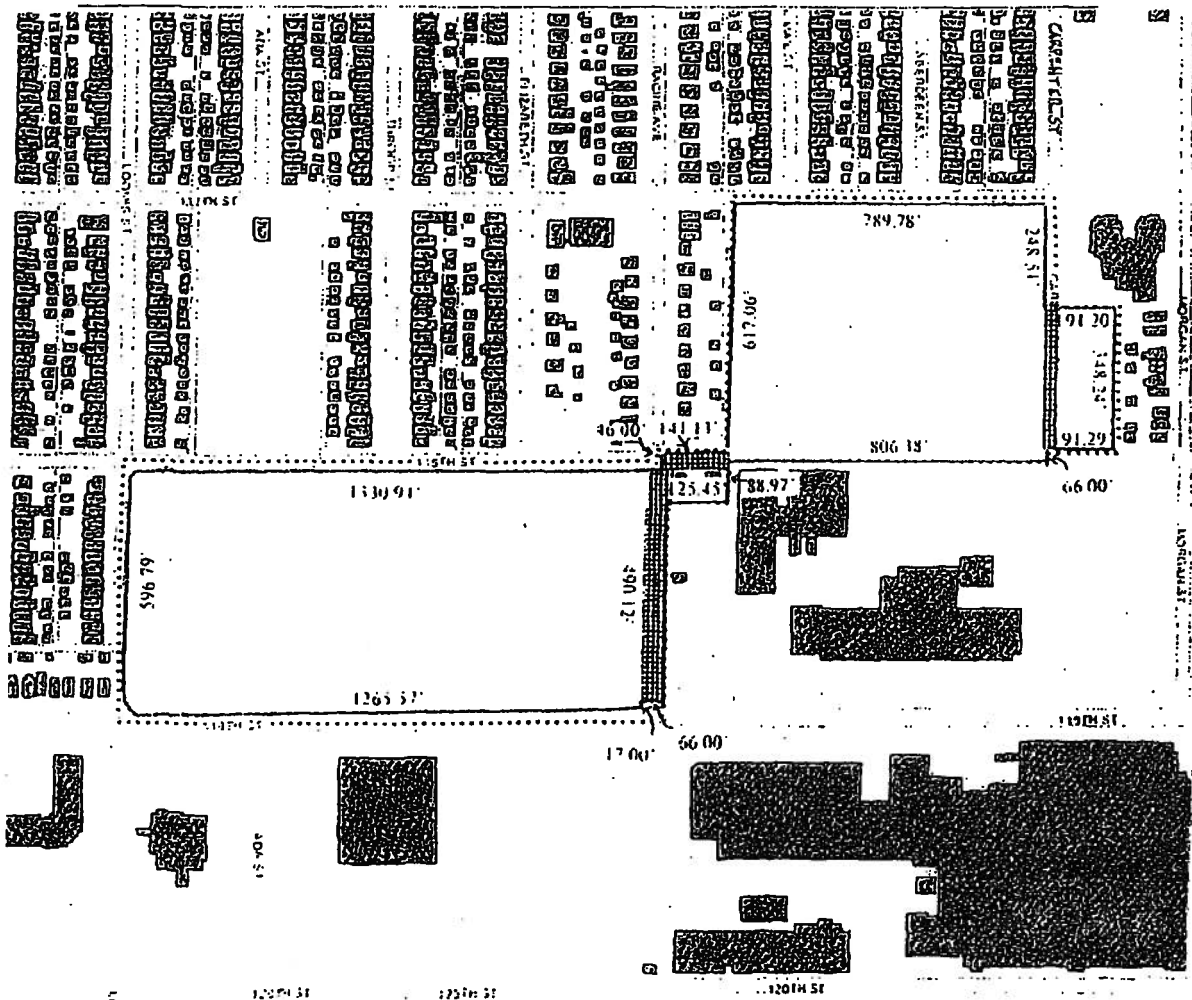
RS-2
Zoning data reflects all ordinances
passed prior to May 13th, 2009
Copyright (c) 2009, City of Chicago

0 425R




Existing Land-Use Area Plan.



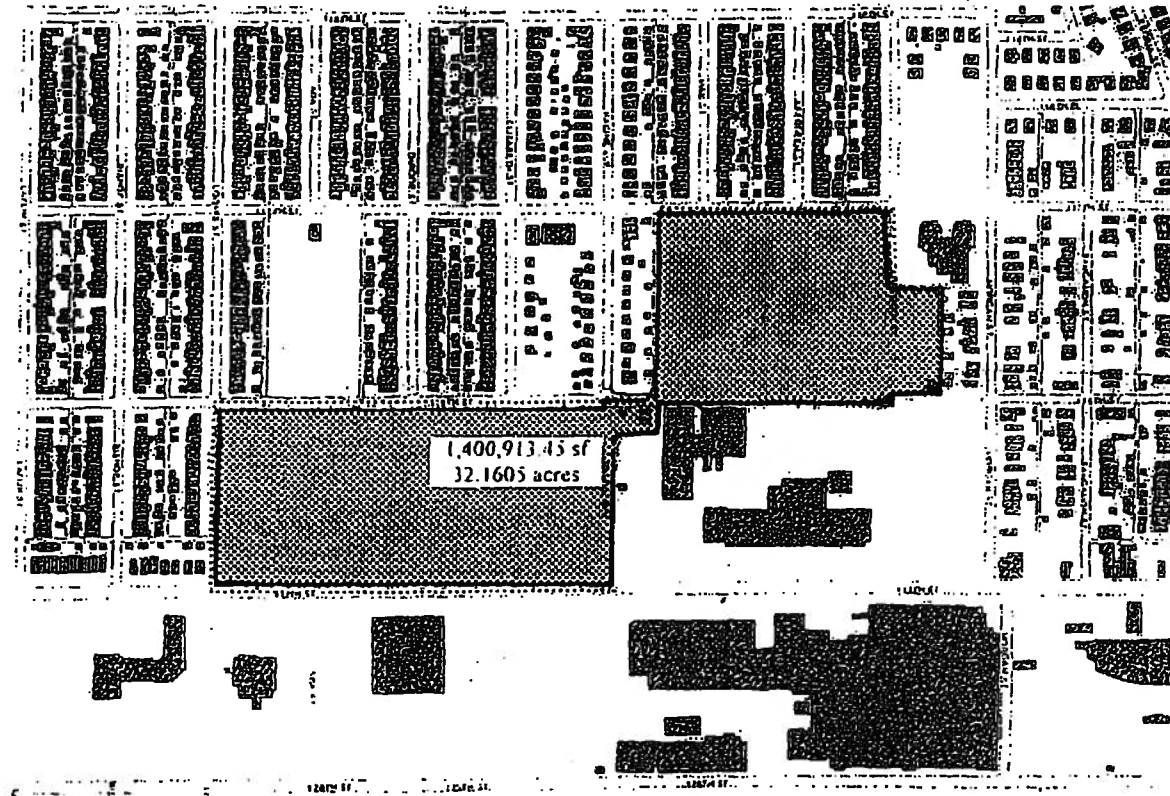
Planned Development Boundary, Property Line
And Right-Of-Way Adjustment Map.



Legend

-  Planned Development Boundary
-  Property Line
-  Rights-of-Way to be Vacated

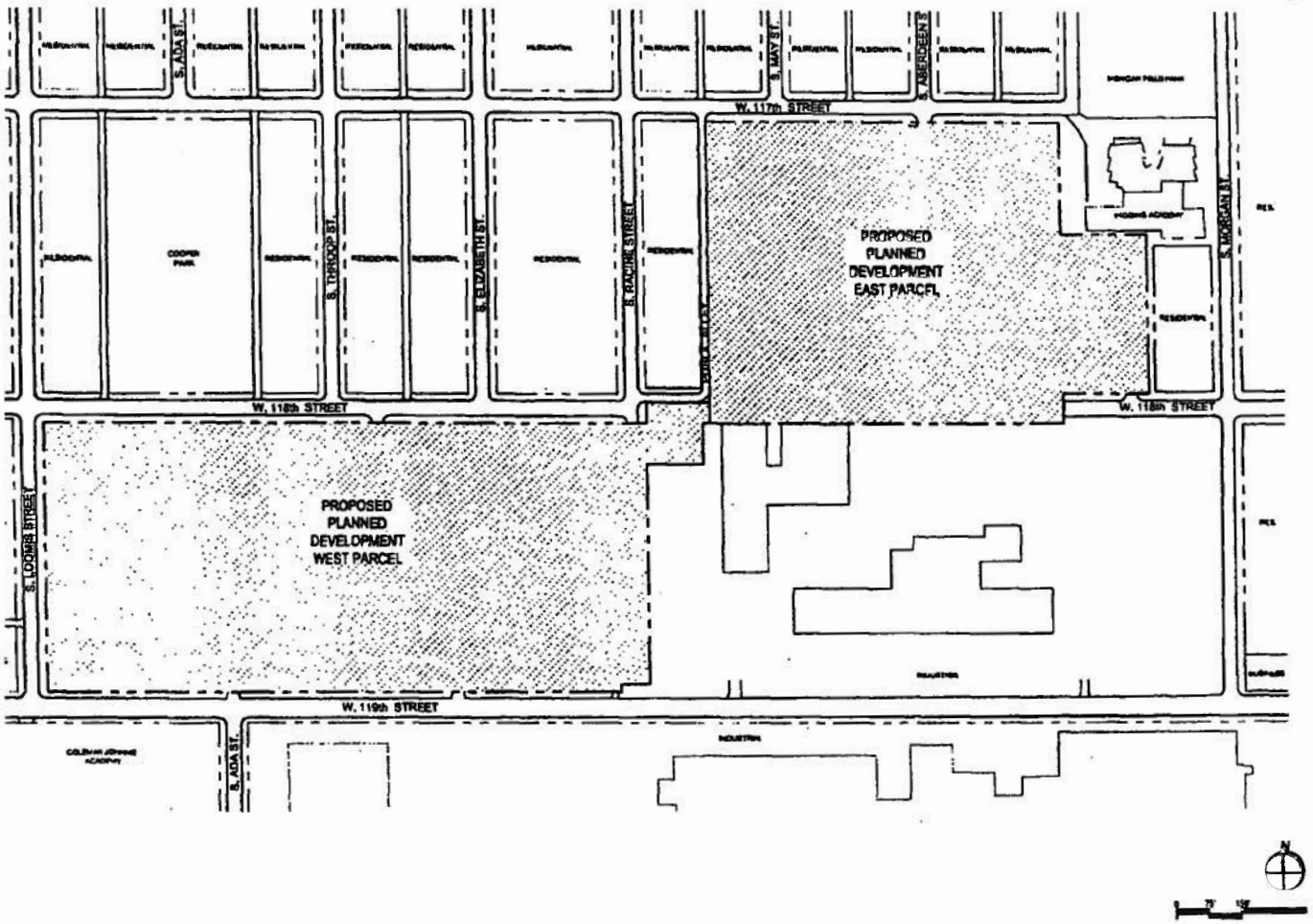
Generalized Land-Use Plan.



Legend

- Planned Development Boundary
- Property Line
- ▨ See Statement #5

Parcel Diagram.

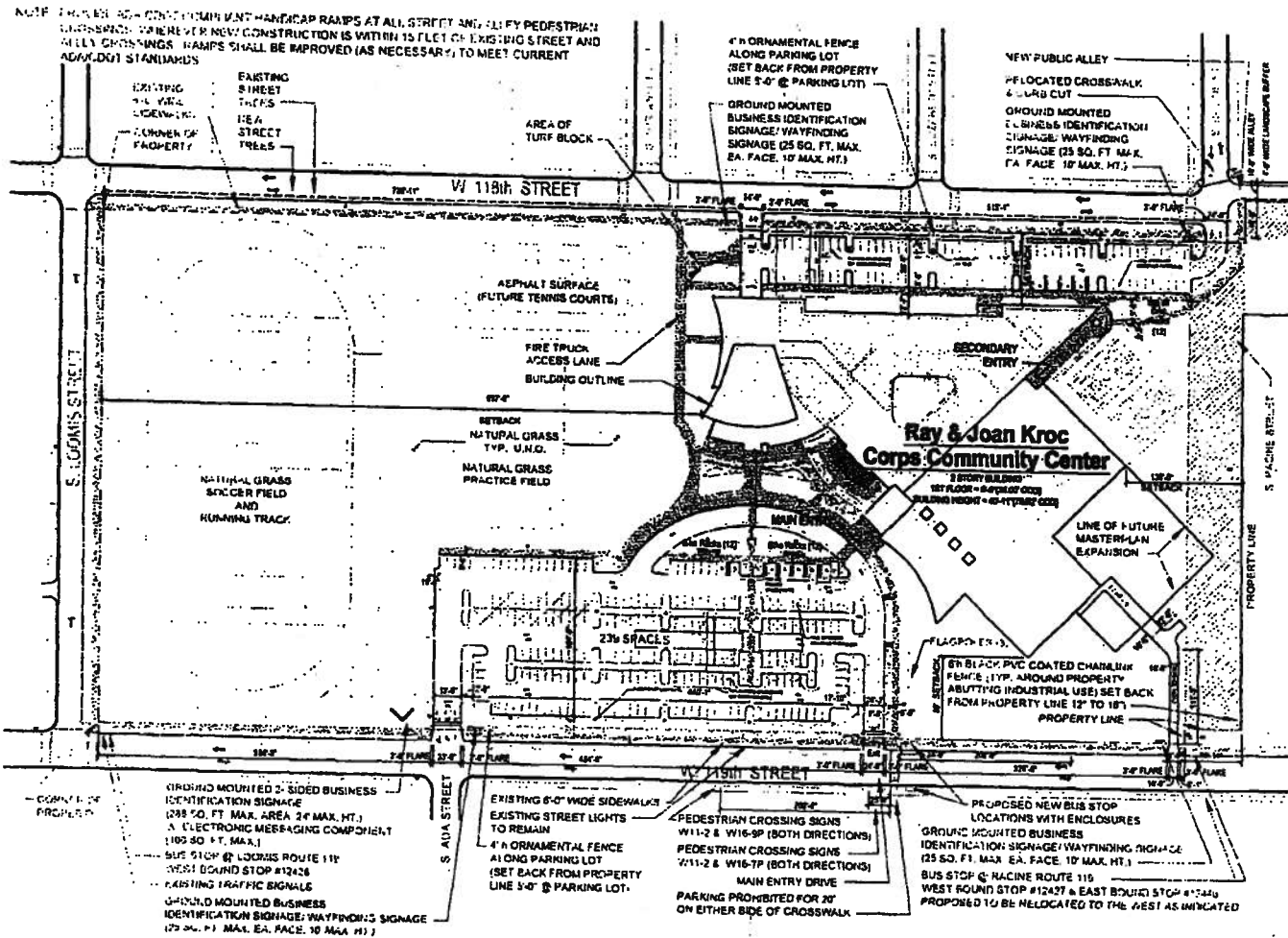


6/30/2010

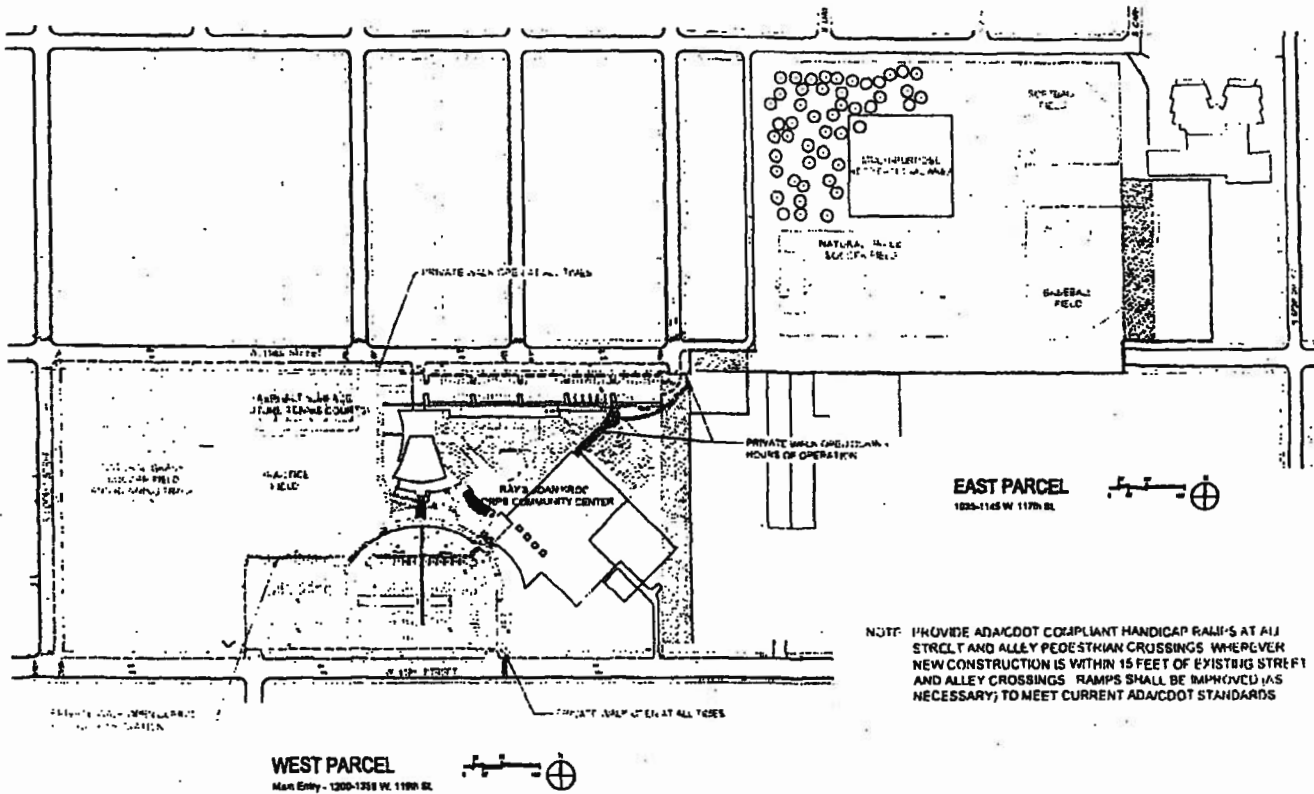
REPORTS OF COMMITTEES

95779

Initial Phase - West Parcel Plan.



Initial Phase - Public Access Diagram.

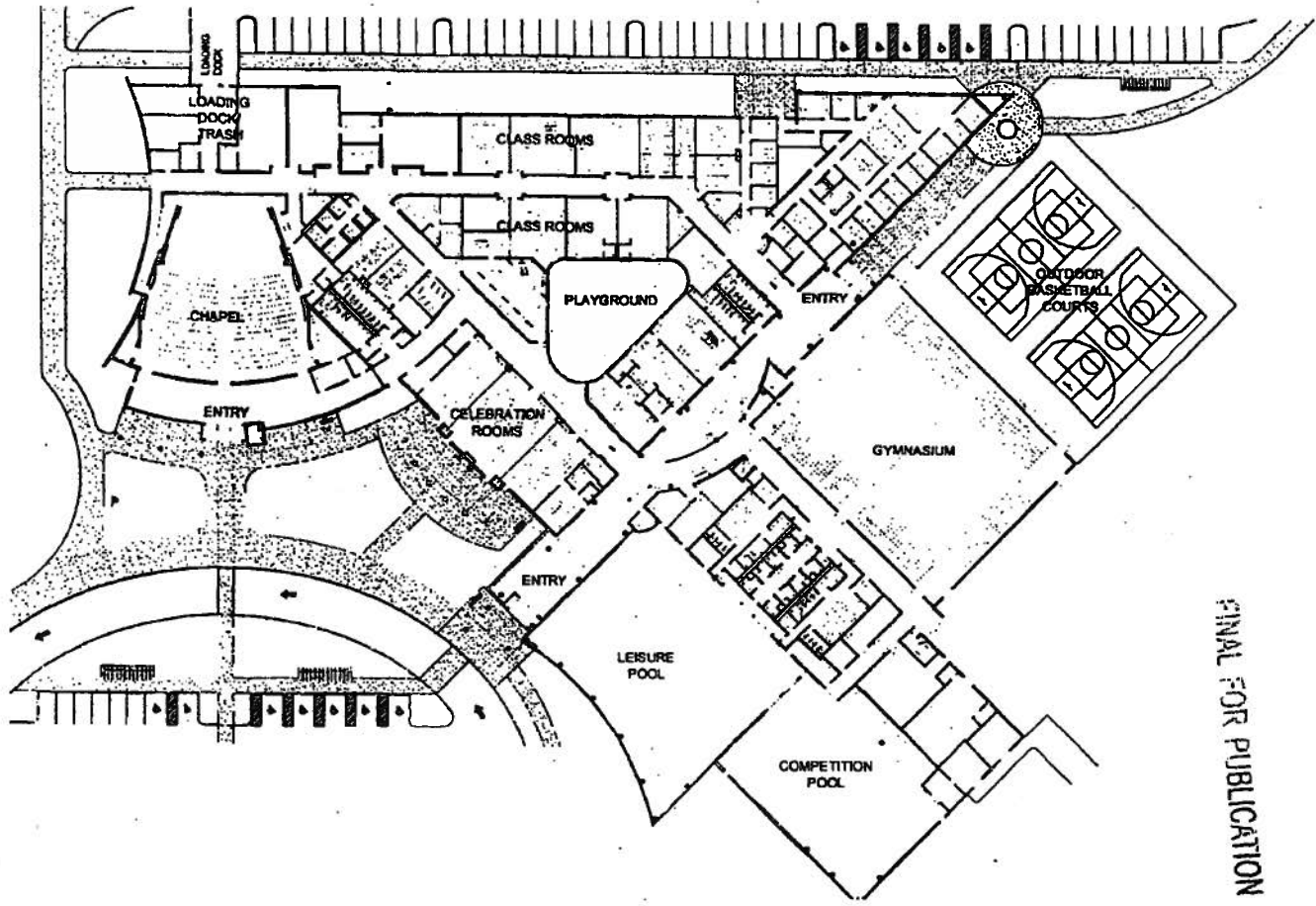


NOTE: PROVIDE ADA/CDOT COMPLIANT HANDICAP RAMPS AT ALL STREET AND ALLEY PEDESTRIAN CROSSINGS. WHEREVER NEW CONSTRUCTION IS WITHIN 15 FEET OF EXISTING STREET AND ALLEY CROSSINGS, RAMPS SHALL BE IMPROVED (AS NECESSARY) TO MEET CURRENT ADA/CDOT STANDARDS.

WEST PARCEL
Main Entry - 1200-1250 W. 119th St.

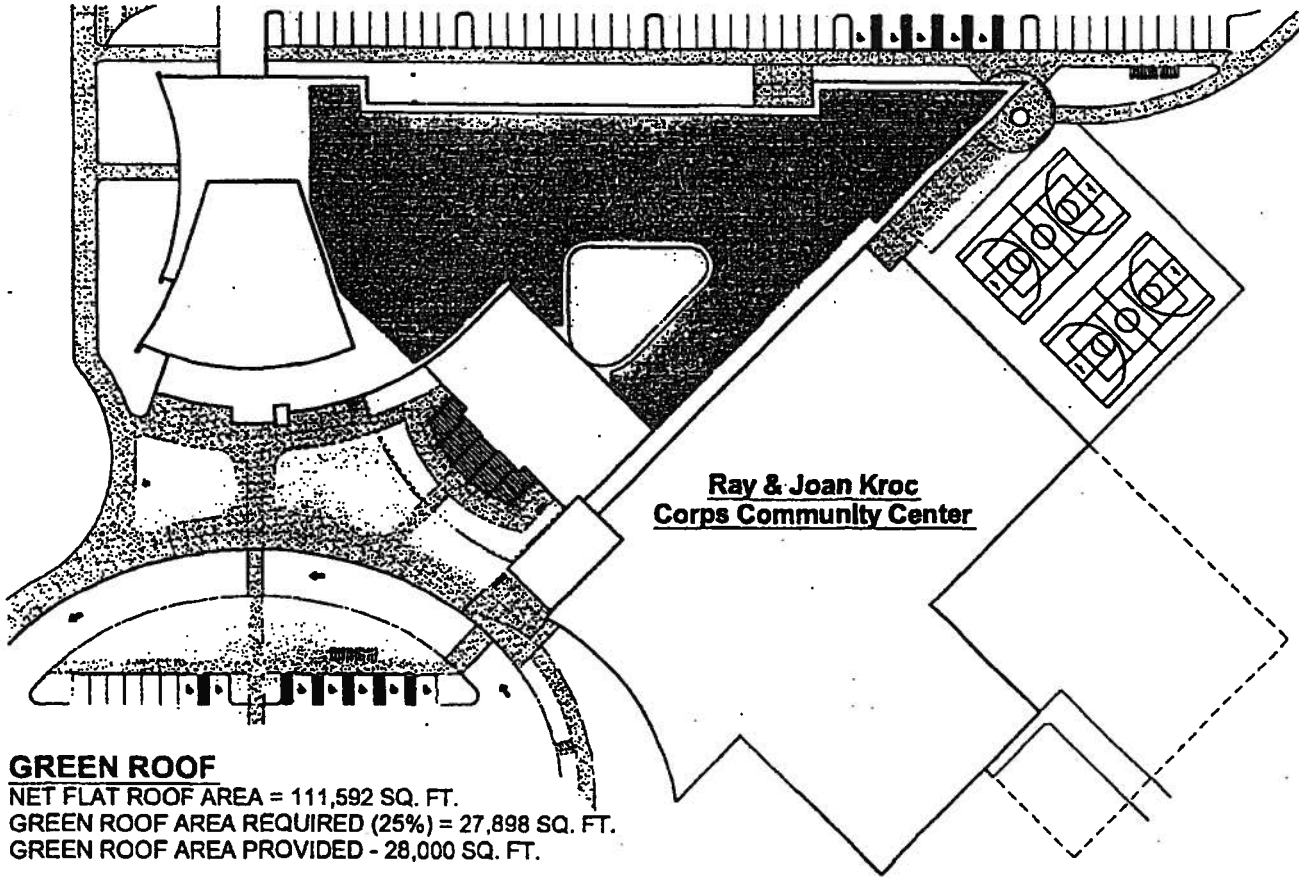
INITIAL PLAN - Public Access Diagram

Initial Phase -- Ground Floor Plan.



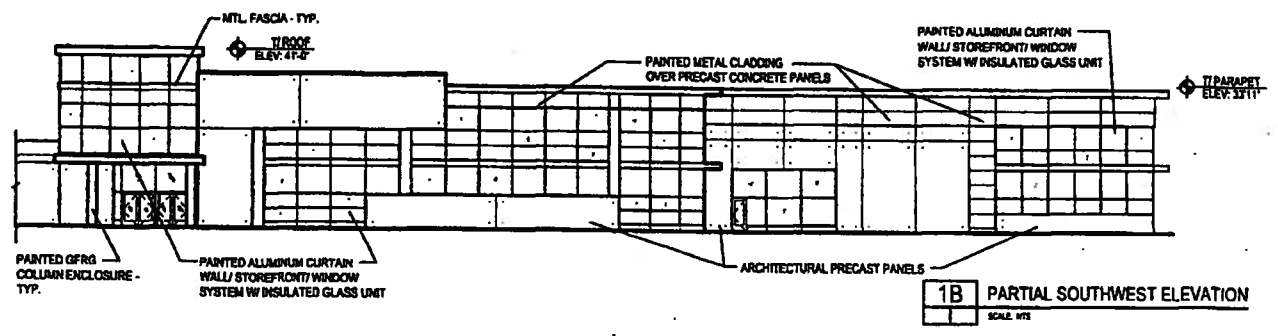
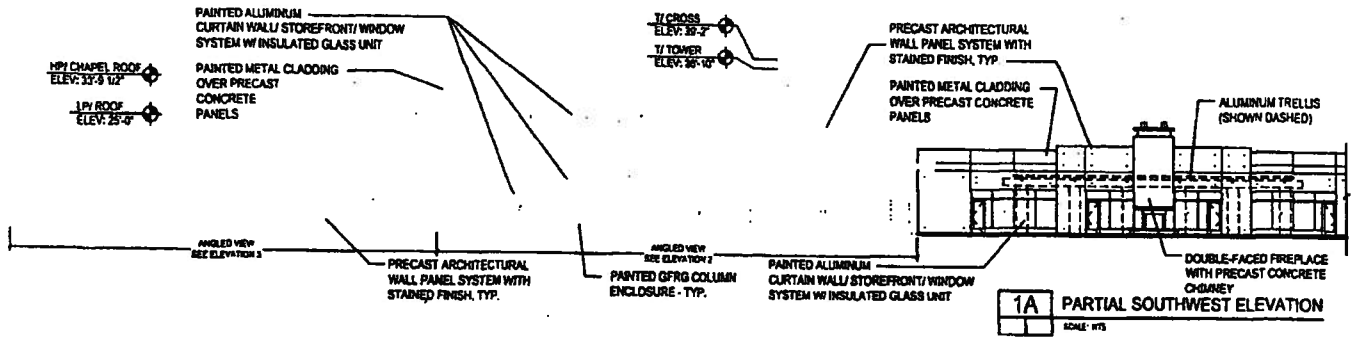
FINAL FOR PUBLICATION

Initial Phase -- Green Roof Plan.

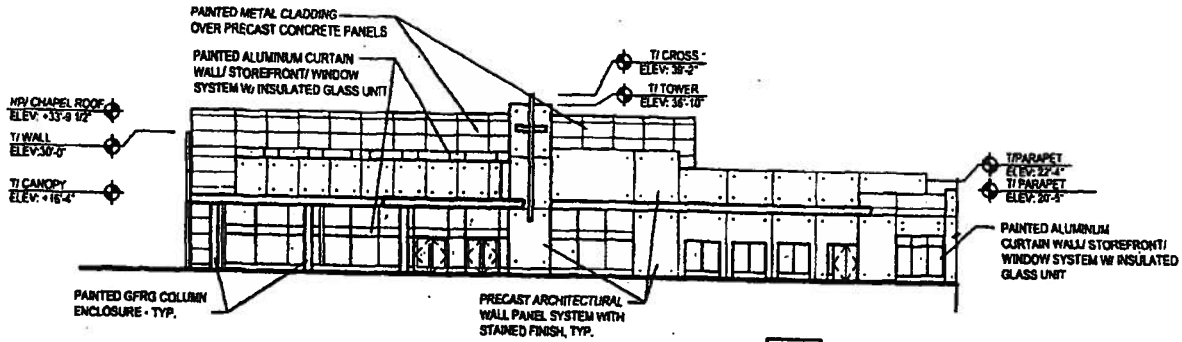


GREEN ROOF
NET FLAT ROOF AREA = 111,592 SQ. FT.
GREEN ROOF AREA REQUIRED (25%) = 27,898 SQ. FT.
GREEN ROOF AREA PROVIDED - 28,000 SQ. FT.

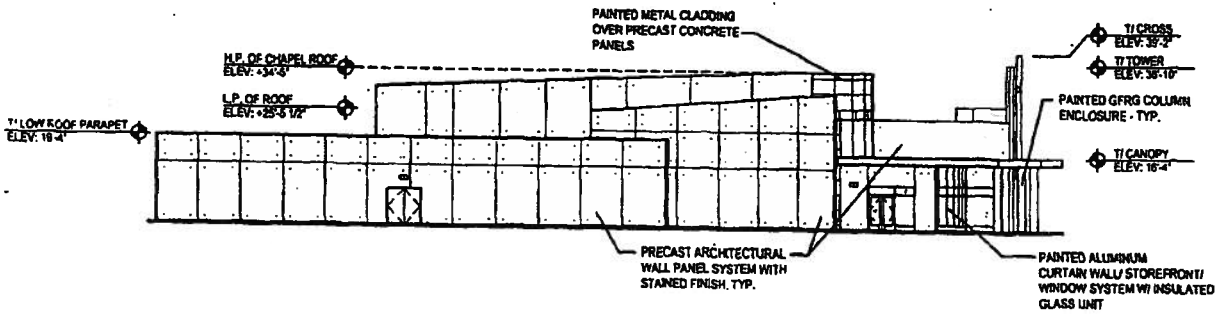
Initial Phase Building Elevations.
(Page 1 of 7)



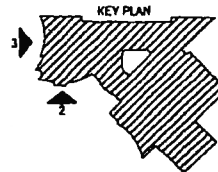
Initial Phase Building Elevations.
(Page 2 of 7)



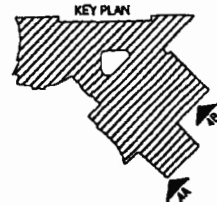
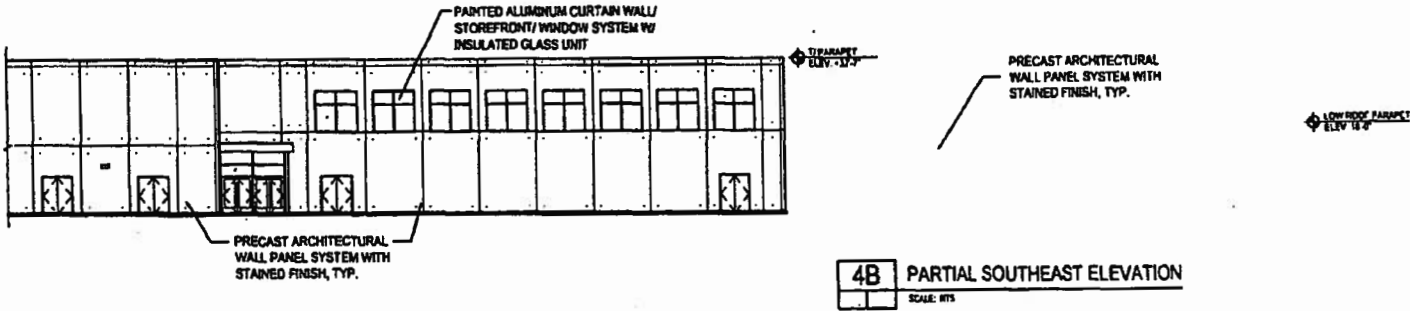
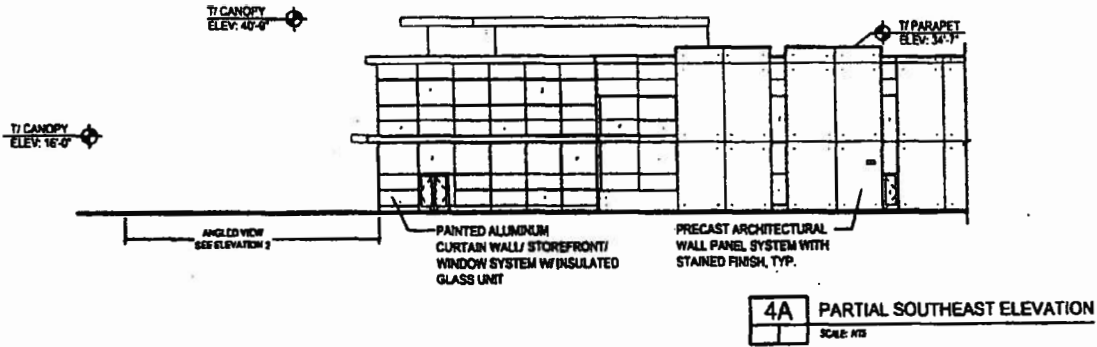
2 PARTIAL SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 PARTIAL WEST ELEVATION
SCALE: 1/8" = 1'-0"



Initial Phase Building Elevations.
(Page 3 of 7)

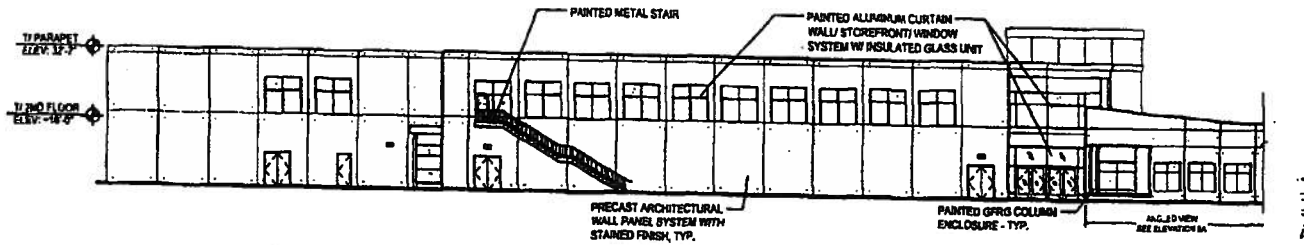


6/30/2010

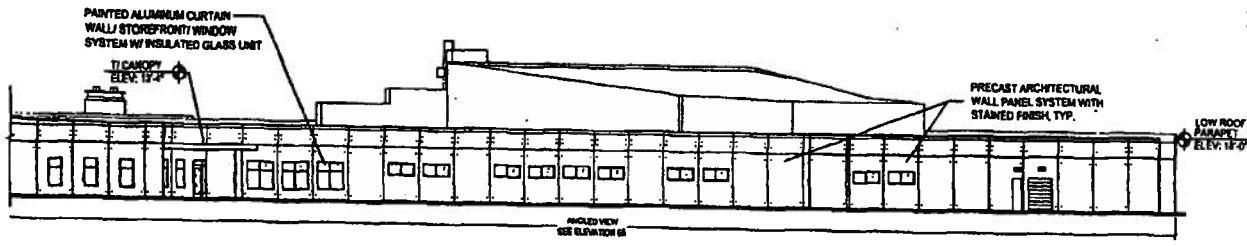
REPORTS OF COMMITTEES

95787

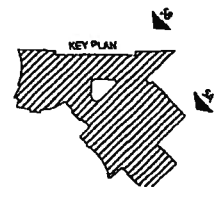
Initial Phase Building Elevations.
(Page 4 of 7)



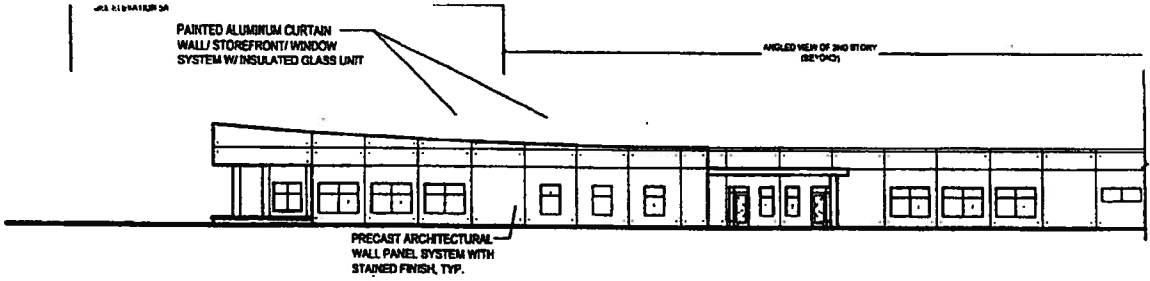
5A PARTIAL NORTHEAST ELEVATION
SCALE: 1/8" = 1'-0"



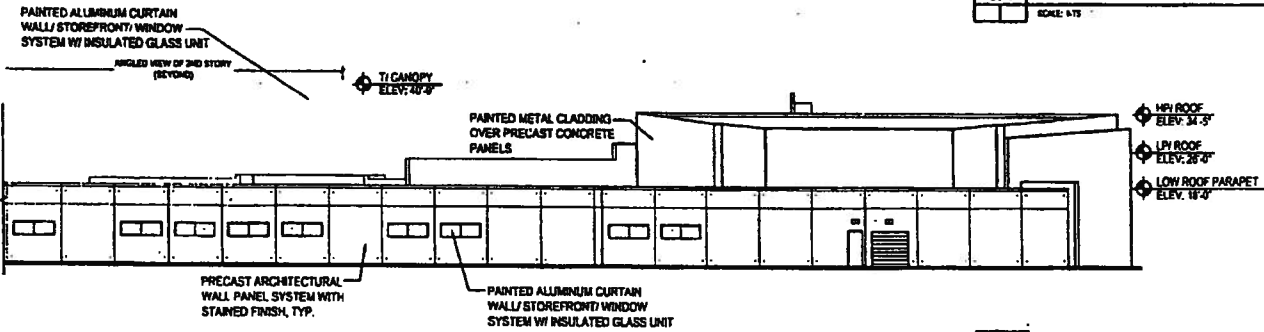
5B PARTIAL NORTHEAST ELEVATION
SCALE: 1/8" = 1'-0"



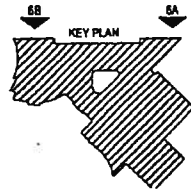
Initial Phase Building Elevations.
(Page 5 of 7)



6A PARTIAL NORTH ELEVATION
SCALE: 1/8"



6B PARTIAL NORTH ELEVATION
SCALE: 1/8"

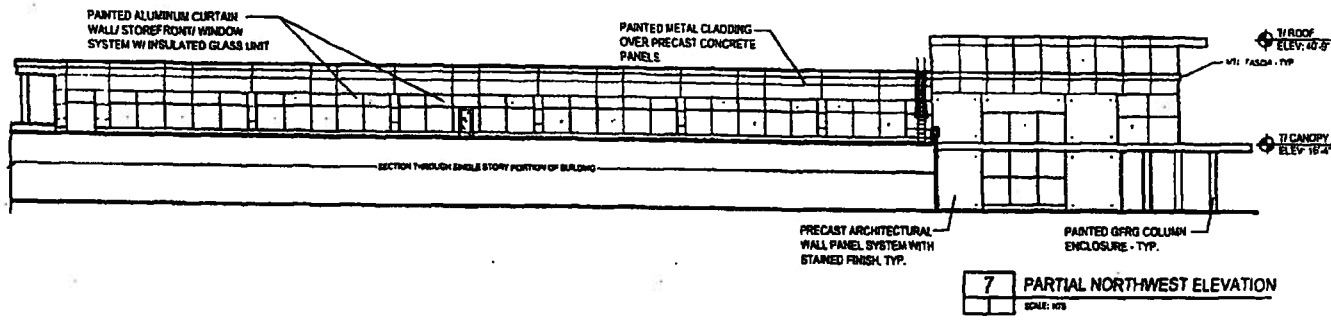


6/30/2010

REPORTS OF COMMITTEES

95789

Initial Phase Building Elevations.
(Page 6 of 7)

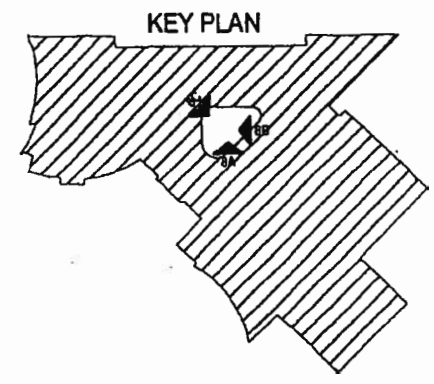
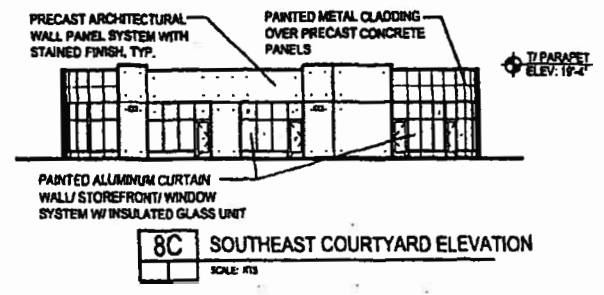
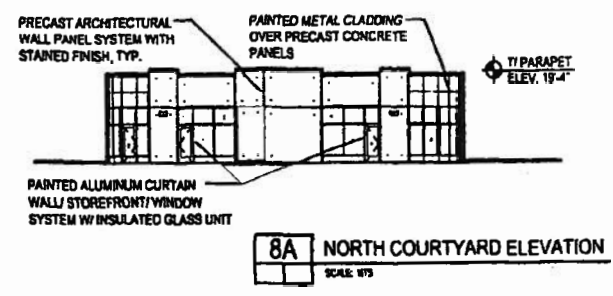
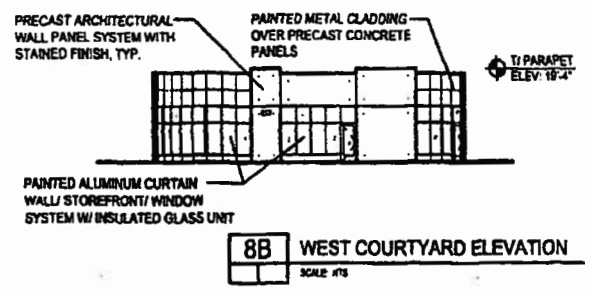


7 PARTIAL NORTHWEST ELEVATION
SCALE: 1/8"

FINAL FOR PUBLICATION



Initial Phase Building Elevations.
(Page 7 of 7)

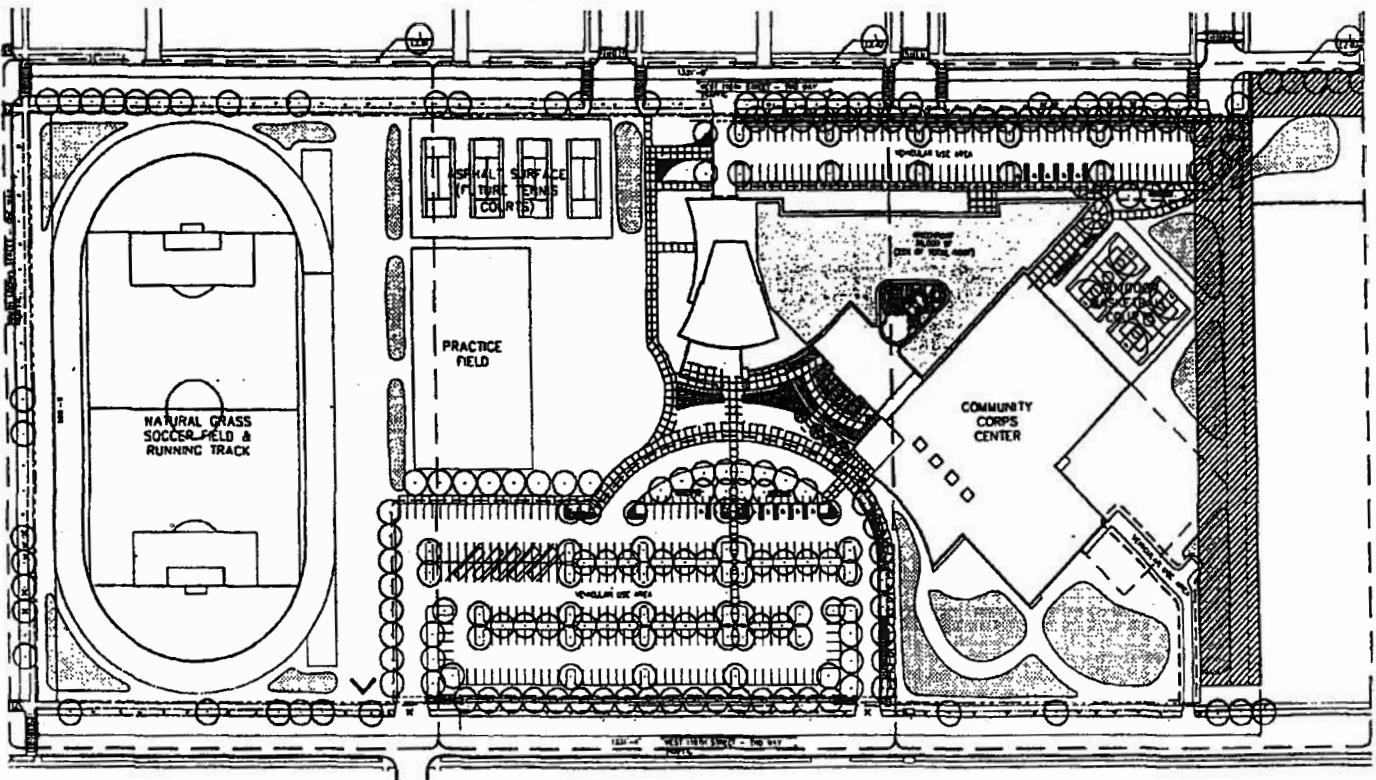


6/30/2010

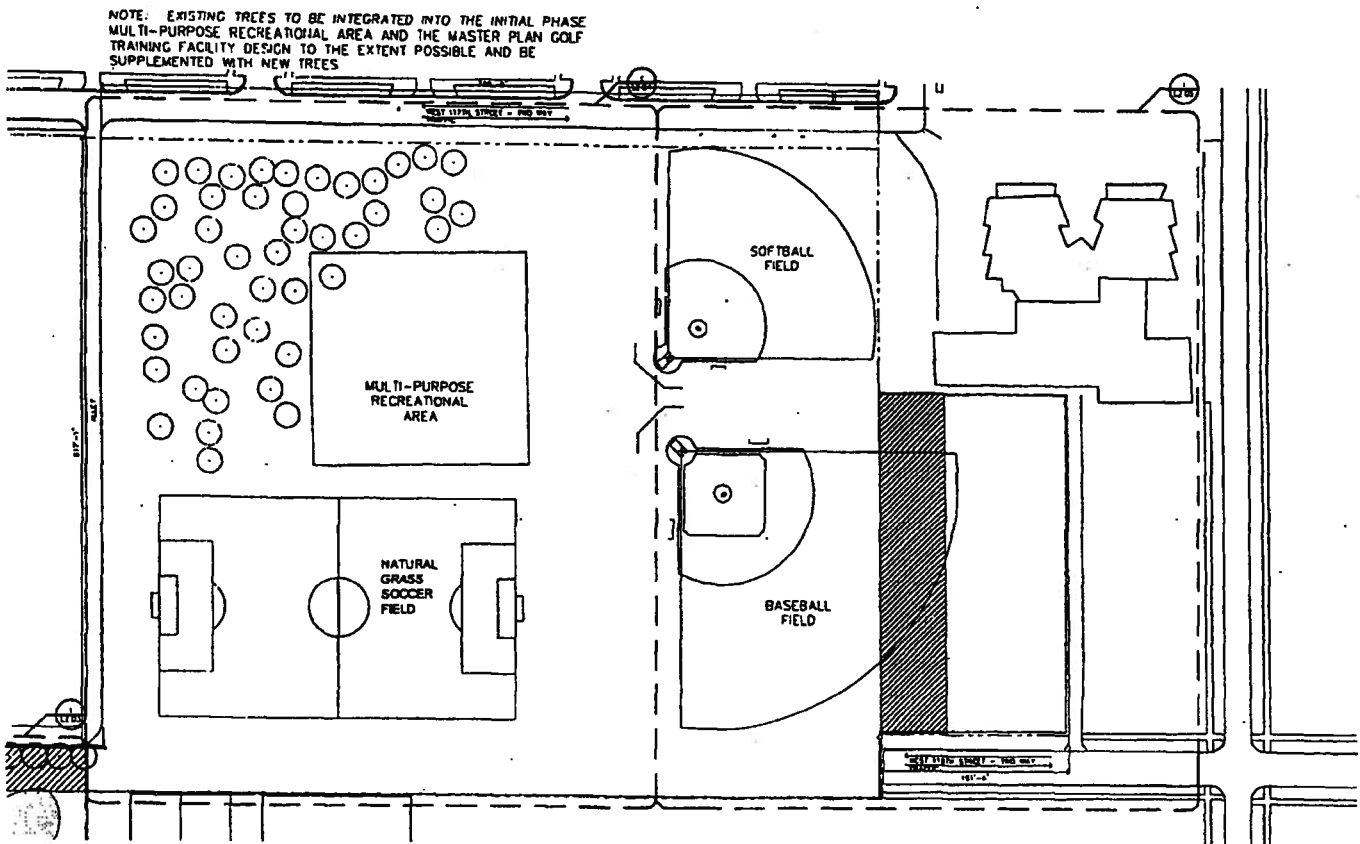
REPORTS OF COMMITTEES

95791

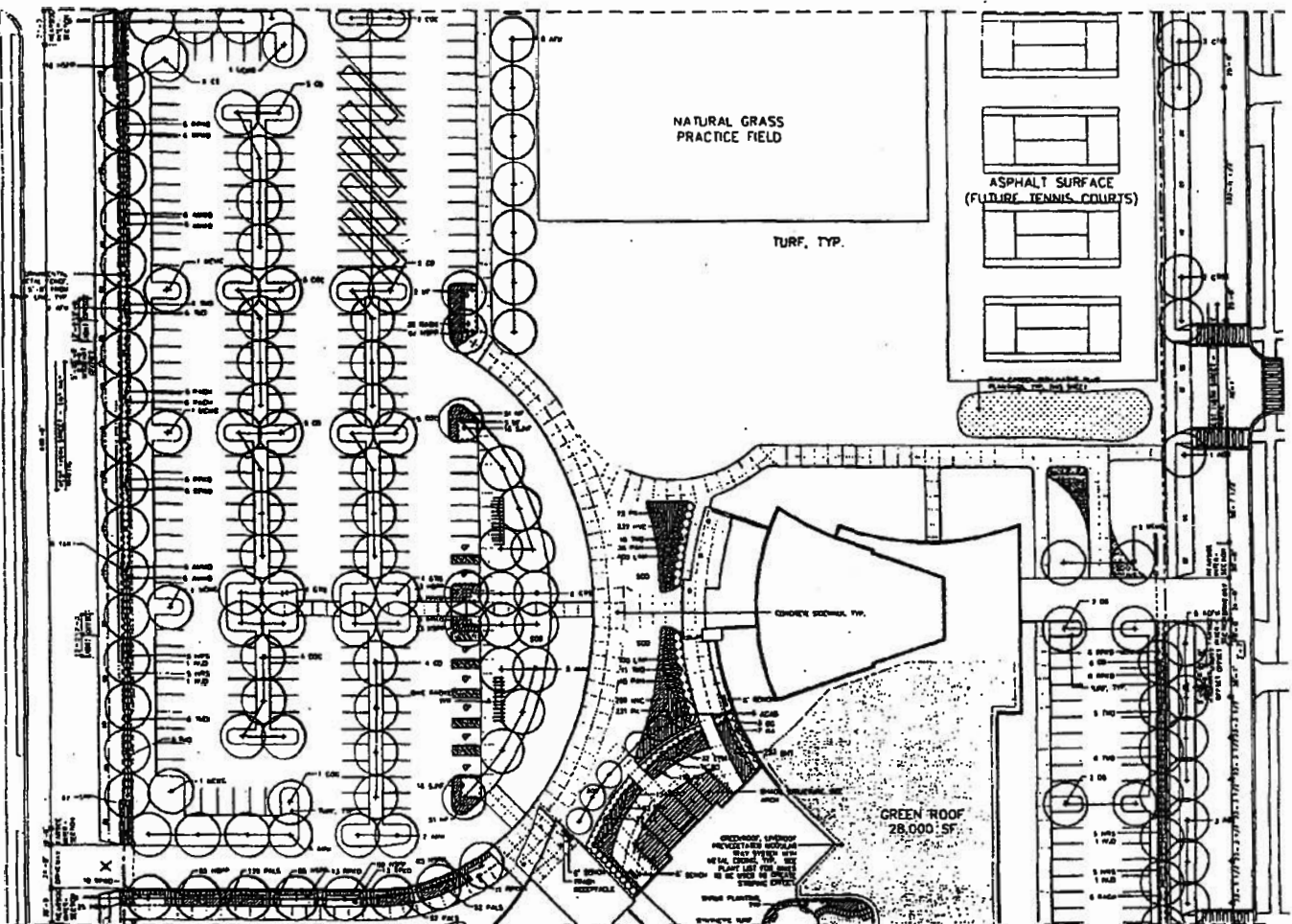
Initial Phase -- Overall West Parcel Landscape Plan.



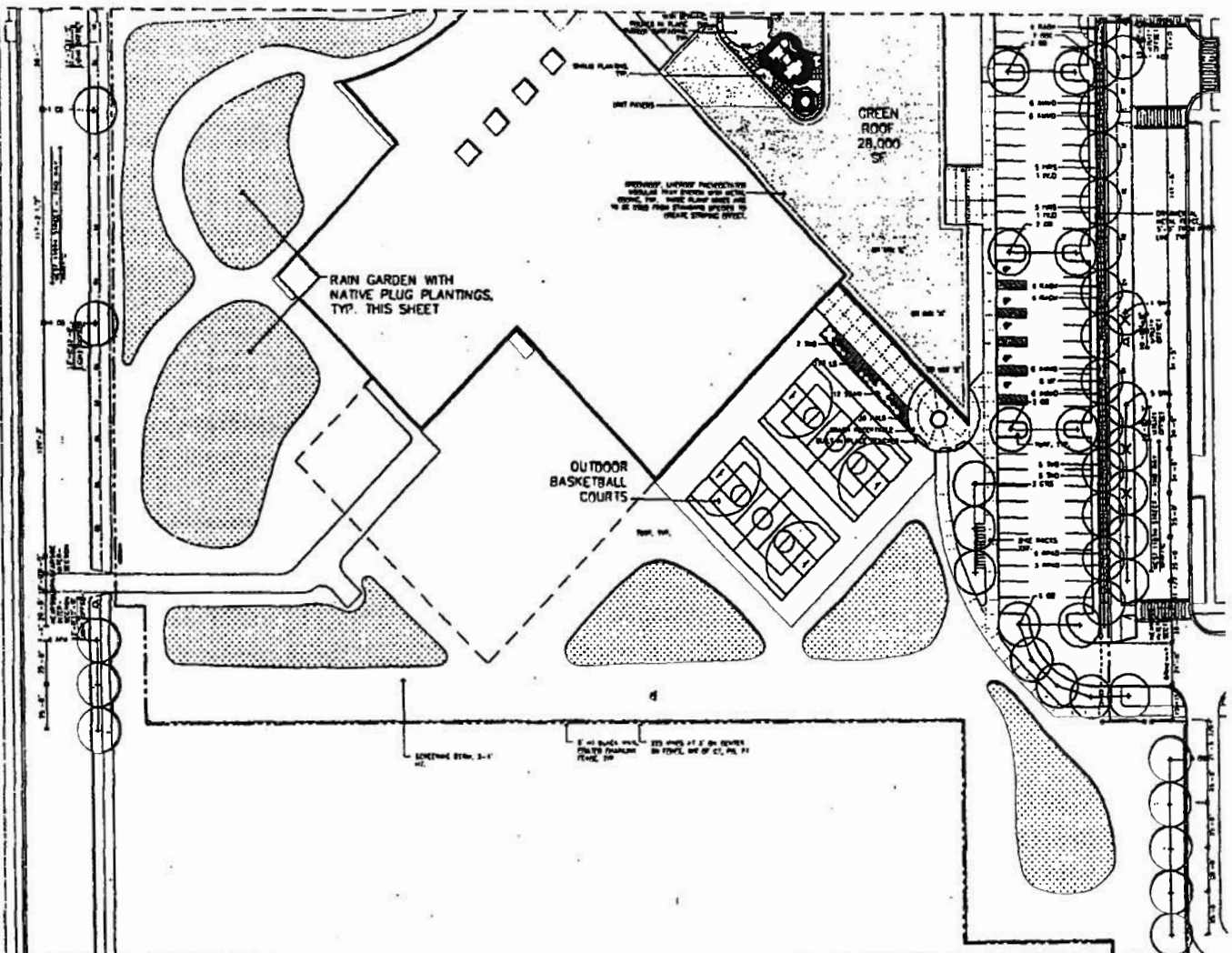
Initial Phase -- Overall East Parcel Landscape Plan.



Initial Phase -- Enlarged West Parcel Landscape Plan.
(Page 2 of 3)



Initial Phase -- Enlarged West Parcel Landscape Plan.
(Page 3 of 3)



LANDSCAPE ORDINANCE ANALYSIS

PARKWAY PLANTING

WEST 118TH STREET

LENGTH (LINEAR FEET) 1,231'-0"
 NUMBER OF TREES REQUIRED (1 PER 25 LF) 53
 NUMBER OF EXISTING TREES TO REMAIN 21
 NUMBER OF ADDITIONAL TREES TO BE PROVIDED 32 TREES ARE PROVIDED. ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO EXISTING TREES AND OFFSETS FROM DRIVEWAYS, LIGHTPOLES, HYDRANTS, UTILITY POLES, AND THE INTERSECTION.

SOUTH LOUIS STREET

LENGTH (LINEAR FEET) 598'-0"
 NUMBER OF TREES REQUIRED (1 PER 25 LF) 24
 NUMBER OF EXISTING TREES TO REMAIN 15
 NUMBER OF ADDITIONAL TREES TO BE PROVIDED 7 ADDITIONAL TREES ARE PROVIDED. ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO EXISTING TREES AND OFFSETS FROM LIGHTPOLES AND INTERSECTIONS.

WEST 119TH STREET

LENGTH (LINEAR FEET) 1,231'-0"
 NUMBER OF TREES REQUIRED (1 PER 25 LF) 53
 NUMBER OF EXISTING TREES TO REMAIN 24
 NUMBER OF ADDITIONAL TREES TO BE PROVIDED 29 TREES ARE PROVIDED. ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO EXISTING TREES AND OFFSETS FROM DRIVEWAYS, LIGHTPOLES, HYDRANTS, AND THE INTERSECTION.

PARKWAY PLANTING

WEST 117TH STREET

NA THE SITE IS NOT BEING DEVELOPED AT THIS TIME.

WEST 118TH STREET

NA THE SITE IS NOT BEING DEVELOPED AT THIS TIME.

VEHICULAR USE AREA SCREENING

WEST 118TH STREET

LENGTH (LINEAR FEET) 989'-0"
 NUMBER OF TREES REQUIRED (1 PER 25 LF) 39
 NUMBER OF EXISTING TREES TO REMAIN 0
 NUMBER OF ADDITIONAL TREES TO BE PROVIDED 39. ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO DRIVEWAYS AND RIGHT TRIANGLES.

SCREENING

VEHICULAR USE AREA IS SCREENED FROM PUBLIC FLOW BY A CONTINUOUS HEDGE OF SHRUBS.

WEST 119TH STREET

LENGTH (LINEAR FEET) 628'-0"
 NUMBER OF TREES REQUIRED (1 PER 25 LF) 25
 NUMBER OF EXISTING TREES TO REMAIN 0
 NUMBER OF ADDITIONAL TREES TO BE PROVIDED 25. ADDITIONAL TREES ARE PROVIDED. ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO DRIVEWAYS AND RIGHT TRIANGLES.

SCREENING

VEHICULAR USE AREA IS SCREENED FROM PUBLIC FLOW BY A CONTINUOUS HEDGE OF SHRUBS.

VEHICULAR USE AREA SCREENING

WEST 117TH STREET

NA

WEST 118TH STREET

NA

VEHICULAR USE AREA INTERNAL PLANTING

WEST 118TH STREET

TOTAL VEHICULAR USE AREA 29,950 SF
 INTERNAL PLANTING AREA REQUIRED (7.5% OF 29,950) 2,246 SF
 INTERNAL PLANTING AREA PROPOSED 3,236 SF
 NUMBER OF TREES REQUIRED (2.246 / 125) 18
 NUMBER OF EXISTING TREES TO REMAIN 0
 NUMBER OF ADDITIONAL TREES TO BE PROVIDED 20

WEST 119TH STREET -- MAIN AREA

TOTAL VEHICULAR USE AREA 83,102 SF
 INTERNAL PLANTING AREA REQUIRED (10% OF 83,102) 8,310 SF
 INTERNAL PLANTING AREA PROPOSED 28,025 SF
 NUMBER OF TREES REQUIRED (8,310 / 125) 71
 NUMBER OF EXISTING TREES TO REMAIN 0
 NUMBER OF ADDITIONAL TREES TO BE PROVIDED 77

WEST 119TH STREET -- LOADING

TOTAL VEHICULAR USE AREA 2,992 SF
 INTERNAL PLANTING AREA REQUIRED 0 SF
 INTERNAL PLANTING AREA PROPOSED 0 SF
 NUMBER OF TREES REQUIRED (0.0 / 125) 0
 NUMBER OF EXISTING TREES TO REMAIN 0
 NUMBER OF ADDITIONAL TREES TO BE PROVIDED 0

VEHICULAR USE AREA INTERNAL PLANTING

WEST 117TH STREET

NA

WEST 118TH STREET

NA

EXISTING TREES 1: SOUTH LOOMIS STREET
STREET & WEST 118TH STREET

	NUMBER	SIZE	SPECIES	CONDITION	REMARKS
SOUTH LOOMIS STREET	1	4"	WHITE ASH	FAIR	TO REMAIN
	2	4"	WHITE ASH	POOR	TO REMAIN
	3	3"	AMUR MAPLE	FAIR	TO BE REMOVED
	4	3"	AMUR MAPLE	POOR	TO BE REMOVED
	5	3"	AMUR MAPLE	FAIR	TO BE REMOVED
	6	3"	AMUR MAPLE	FAIR	TO BE REMOVED
	7	3"	AMUR MAPLE	FAIR	TO BE REMOVED
	8	3"	KENTUCKY COFFEETREE	POOR	TO BE REPLACED BY CITY
	9	3"	KENTUCKY COFFEETREE	FAIR	TO REMAIN
	10	3"	KENTUCKY COFFEETREE	GOOD	TO REMAIN
	11	3"	CATALPA	GOOD	TO REMAIN
	12	3"	CATALPA	GOOD	TO REMAIN
	13	3"	CATALPA	GOOD	TO REMAIN
	14	3"	CATALPA	FAIR	TO REMAIN
	15	3"	HONEYLOCUST	FAIR	TO REMAIN
	16	3"	HONEYLOCUST	FAIR	TO REMAIN
	17	3"	HONEYLOCUST	FAIR	TO REMAIN
	18	3"	GREEN ASH	FAIR	TO REMAIN
	19	3"	GREEN ASH	FAIR	TO REMAIN
	20	3"	GREEN ASH	DEAD	TO BE REPLACED BY CITY
WEST 118TH STREET	21	3"	HONEYLOCUST	GOOD	TO REMAIN
	22	3"	SWAMP WHITE OAK	GOOD	TO REMAIN
	23	3"	SWAMP WHITE OAK	GOOD	TO REMAIN
	24	3"	NORWAY MAPLE	FAIR	TO REMAIN
	25	3"	WHITE ASH	GOOD	TO REMAIN
	26	3"	WHITE ASH	GOOD	TO REMAIN
	27	3"	HONEYLOCUST	GOOD	TO REMAIN
	28	3"	HONEYLOCUST	GOOD	TO REMAIN
	29	3"	HONEYLOCUST	GOOD	TO REMAIN
	30	3"	HONEYLOCUST	GOOD	TO REMAIN
	31	3"	HONEYLOCUST	FAIR	TO REMAIN
	32	3"	AMUR MAPLE	GOOD	TO REMAIN
	33	3"	AMUR MAPLE	GOOD	TO REMAIN
	34	3"	CATALPA	GOOD	TO REMAIN
	35	3"	CATALPA	GOOD	TO REMAIN
	36	3"	WASHINGTON HAWTHORN	GOOD	TO REMAIN
	37	3"	WHITE ASH	GOOD	TO REMAIN
	38	3"	WHITE ASH	GOOD	TO REMAIN
	39	3"	WHITE ASH	GOOD	TO REMAIN
	40	3"	WHITE ASH	GOOD	TO REMAIN
	41	3"	HONEYLOCUST	POOR	TO BE REMOVED
	42	3"	HONEYLOCUST	FAIR	TO BE REMOVED
	43	3"	AMUR MAPLE	POOR	TO BE REMOVED
	44	3"	AMUR MAPLE	POOR	TO BE REMOVED

EXISTING TREES 2: WEST 119TH STREET
& WEST 117TH STREET

	NUMBER	SIZE	SPECIES	CONDITION	REMARKS	
WEST 119TH STREET	45	2"	HACKBERRY	FAIR	TO REMAIN	
	46	2"	HONEYLOCUST	FAIR	TO REMAIN	
	47	2"	HACKBERRY	FAIR	TO REMAIN	
	48	2"	HONEYLOCUST	GOOD	TO REMAIN	
	49	2"	HACKBERRY	FAIR	TO REMAIN	
	50	2"	ELM	DEAD	TO BE REPLACED BY CITY	
	51	2"	ELM	GOOD	TO REMAIN	
	52	2"	HACKBERRY	POOR	TO REMAIN	
	53	2"	AUTUMN BLAZE MAPLE	DEAD	TO BE REMOVED	
	54	2"	HONEYLOCUST	DEAD	TO BE REPLACED BY CITY	
	55	2"	ELM	GOOD	TO REMAIN	
	56	2"	CANADA RED CHERRY	DEAD	TO BE REPLACED BY CITY	
	57	2"	AUTUMN BLAZE MAPLE	POOR	TO REMAIN	
	58	2"	HONEYLOCUST	GOOD	TO REMAIN	
	59	2"	ELM	GOOD	TO REMAIN	
	60	2"	CHERRY	DEAD	TO BE REPLACED BY CITY	
	61	2"	AUTUMN BLAZE MAPLE	DEAD	TO BE REPLACED BY CITY	
	62	2"	HONEYLOCUST	FAIR	TO REMAIN	
	63	2"	ELM	GOOD	TO REMAIN	
	64	2"	CHERRY	DEAD	TO BE REPLACED BY CITY	
	65	2"	AUTUMN BLAZE MAPLE	DEAD	TO BE REPLACED BY CITY	
	66	2"	HONEYLOCUST	FAIR	TO REMAIN	
	67	2"	ELM	GOOD	TO REMAIN	
	68	2"	CHERRY	DEAD	TO BE REPLACED BY CITY	
	69	2"	AUTUMN BLAZE MAPLE	DEAD	TO BE REPLACED BY CITY	
	70	2"	HONEYLOCUST	GOOD	TO BE REMOVED	
	71	2"	AUTUMN BLAZE MAPLE	DEAD	TO BE REPLACED BY CITY	
	72	2"	AUTUMN BLAZE MAPLE	DEAD	TO BE REPLACED BY CITY	
	73	2"	KENTUCKY COFFEETREE	FAIR	TO REMAIN	
	74	2"	AUTUMN BLAZE MAPLE	DEAD	TO BE REPLACED BY CITY	
	75	2"	CHERRY	DEAD	TO BE REPLACED BY CITY	
	76	2"	HACKBERRY	DEAD	TO BE REPLACED BY CITY	
	77	2"	KENTUCKY COFFEETREE	FAIR	TO REMAIN	
	78	2"	AUTUMN BLAZE MAPLE	DEAD	TO BE REPLACED BY CITY	
	79	2"	LINDEN	DEAD	TO BE REPLACED BY CITY	
	80	2"	AUTUMN BLAZE MAPLE	FAIR	TO REMAIN	
	WEST 117TH STREET	81	36"	LINDEN	GOOD	TO REMAIN
		82	10"	SILVER MAPLE	FAIR	TO REMAIN
		83	10"	SILVER MAPLE	POOR	TO REMAIN

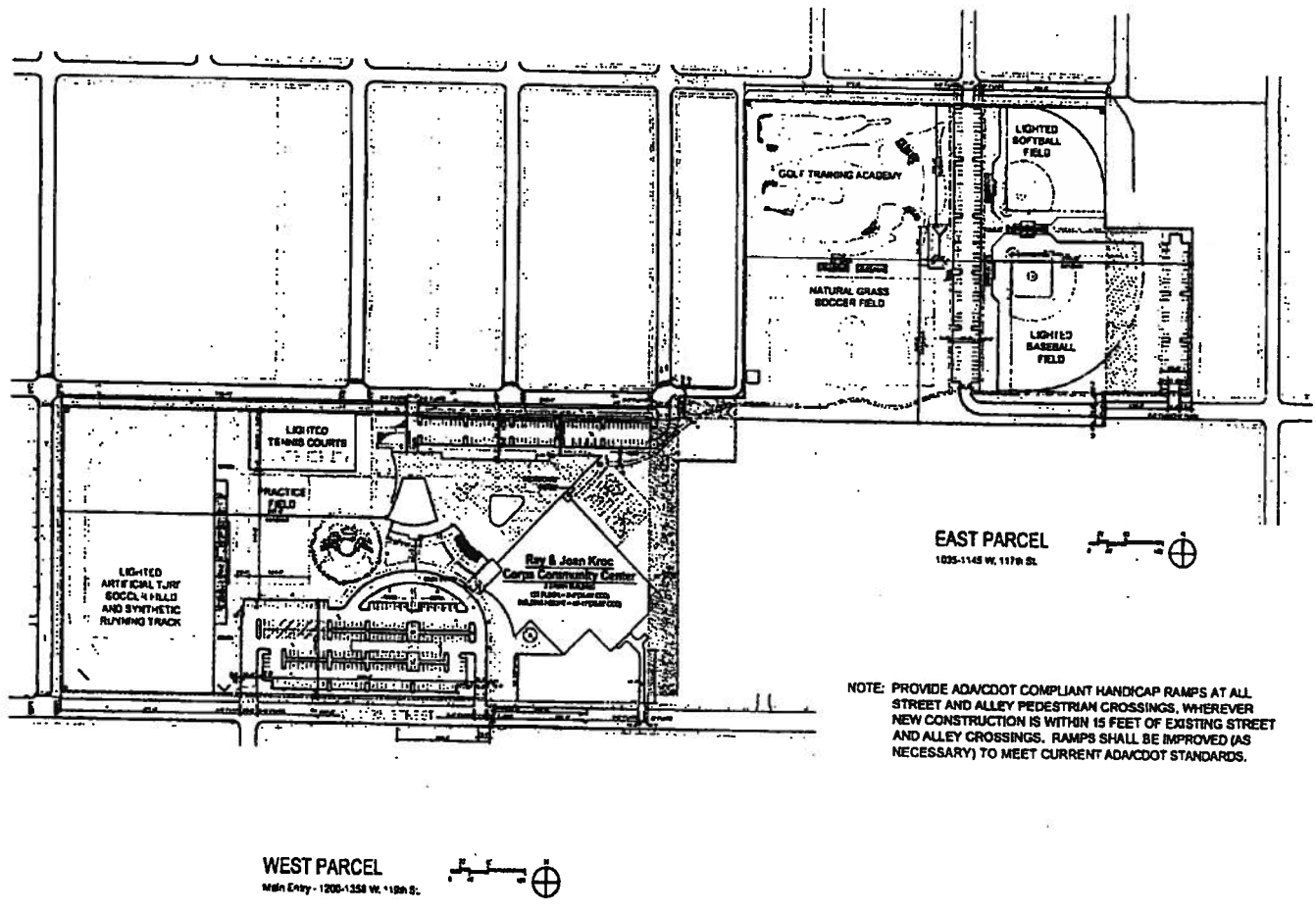
Initial Phase -- Existing Tree Key.

6/30/2010

REPORTS OF COMMITTEES

95797

Master Plan - Overall Site Plan.

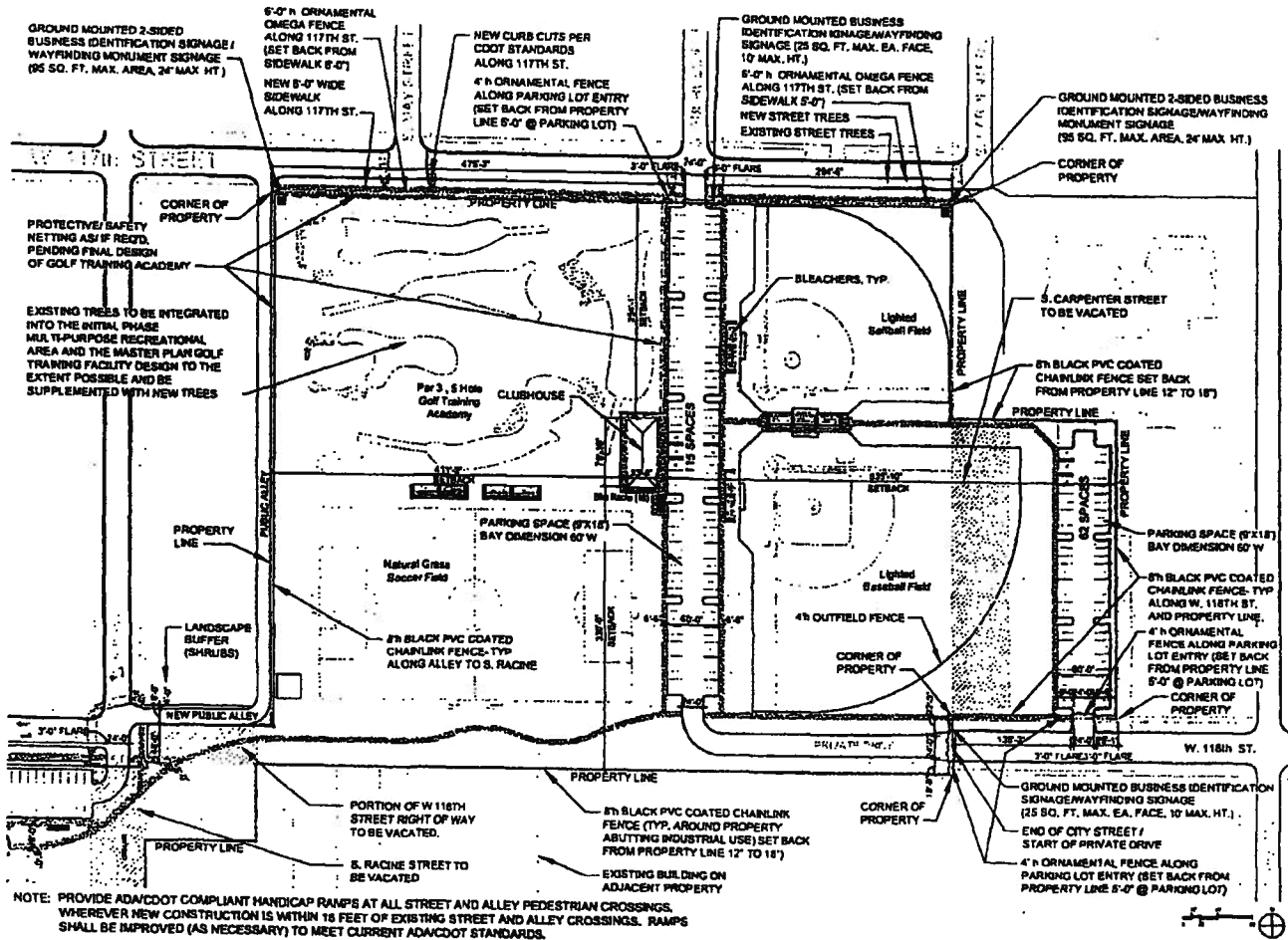


WEST PARCEL
Main Entry - 1200-1250 W. 119th St.

EAST PARCEL
1035-1145 W. 117th St.

NOTE: PROVIDE ADA/CDOT COMPLIANT HANDICAP RAMPS AT ALL STREET AND ALLEY PEDESTRIAN CROSSINGS, WHEREVER NEW CONSTRUCTION IS WITHIN 15 FEET OF EXISTING STREET AND ALLEY CROSSINGS. RAMPS SHALL BE IMPROVED (AS NECESSARY) TO MEET CURRENT ADA/CDOT STANDARDS.

Master Plan -- East Parcel.



GROUND MOUNTED 2-SIDED BUSINESS IDENTIFICATION SIGNAGE/WAYFINDING MONUMENT SIGNAGE (35 SQ. FT. MAX. AREA, 24' MAX. HT.)

6'-0" ORNAMENTAL OMEGA FENCE ALONG 117TH ST. (SET BACK FROM SIDEWALK 8'-0")
NEW 8'-0" WIDE SIDEWALK ALONG 117TH ST.

NEW CURB CUTS PER CDDOT STANDARDS ALONG 117TH ST.
4" ORNAMENTAL FENCE ALONG PARKING LOT ENTRY (SET BACK FROM PROPERTY LINE 5'-0" @ PARKING LOT)

GROUND MOUNTED BUSINESS IDENTIFICATION SIGNAGE/WAYFINDING SIGNAGE (25 SQ. FT. MAX. EA. FACE, 10' MAX. HT.)
6'-0" ORNAMENTAL OMEGA FENCE ALONG 117TH ST. (SET BACK FROM SIDEWALK 8'-0")
NEW STREET TREES
EXISTING STREET TREES

GROUND MOUNTED 2-SIDED BUSINESS IDENTIFICATION SIGNAGE/WAYFINDING MONUMENT SIGNAGE (35 SQ. FT. MAX. AREA, 24' MAX. HT.)

PROTECTIVE/SAFETY NETTING AS I/F REQ'D. PENDING FINAL DESIGN OF GOLF TRAINING ACADEMY

EXISTING TREES TO BE INTEGRATED INTO THE INITIAL PHASE MULTI-PURPOSE RECREATIONAL AREA AND THE MASTER PLAN GOLF TRAINING FACILITY DESIGN TO THE EXTENT POSSIBLE AND BE SUPPLEMENTED WITH NEW TREES

Par 3, 5 Hole Golf Training Academy

CLUBHOUSE

BLEACHERS, TYP.
Lighted Softball Field

S. CARPENTER STREET TO BE VACATED

8" BLACK PVC COATED CHAINLINK FENCE SET BACK FROM PROPERTY LINE 12" TO 18"

PARKING SPACE (67x117) BAY DIMENSION 60' W

Lighted Baseball Field

PARKING SPACE (67x118) BAY DIMENSION 60' W

8" BLACK PVC COATED CHAINLINK FENCE-TYP ALONG W. 116TH ST. AND PROPERTY LINE

4" ORNAMENTAL FENCE ALONG PARKING LOT ENTRY (SET BACK FROM PROPERTY LINE 5'-0" @ PARKING LOT) - CORNER OF PROPERTY

8" BLACK PVC COATED CHAINLINK FENCE-TYP ALONG ALLEY TO S. RACINE

4" OUTFIELD FENCE

CORNER OF PROPERTY

W. 116th St.

PORTION OF W 116TH STREET RIGHT OF WAY TO BE VACATED.

S. RACINE STREET TO BE VACATED

8" BLACK PVC COATED CHAINLINK FENCE (TYP. AROUND PROPERTY ADJUTING INDUSTRIAL USE) SET BACK FROM PROPERTY LINE 12" TO 18")

CORNER OF PROPERTY

GROUND MOUNTED BUSINESS IDENTIFICATION SIGNAGE/WAYFINDING SIGNAGE (25 SQ. FT. MAX. EA. FACE, 10' MAX. HT.)
END OF CITY STREET / START OF PRIVATE DRIVE
4" ORNAMENTAL FENCE ALONG PARKING LOT ENTRY (SET BACK FROM PROPERTY LINE 5'-0" @ PARKING LOT)

NOTE: PROVIDE ADA/CDDOT COMPLIANT HANDICAP RAMPS AT ALL STREET AND ALLEY PEDESTRIAN CROSSINGS, WHEREVER NEW CONSTRUCTION IS WITHIN 16 FEET OF EXISTING STREET AND ALLEY CROSSINGS. RAMPS SHALL BE IMPROVED (AS NECESSARY) TO MEET CURRENT ADA/CDDOT STANDARDS.

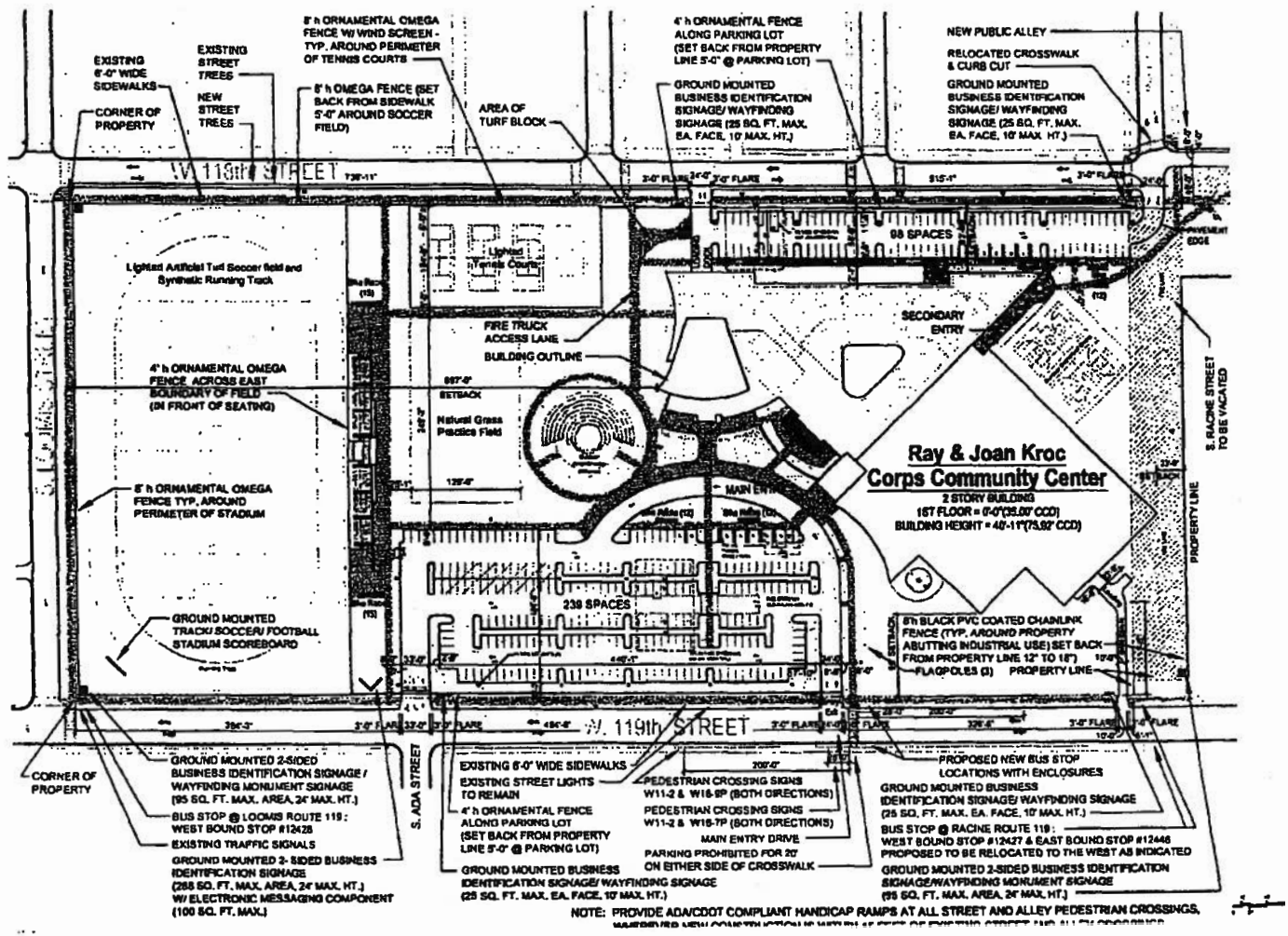


6/30/2010

REPORTS OF COMMITTEES

95801

Master Plan - West Parcel.



EXISTING 6'-0" WIDE SIDEWALKS

EXISTING STREET TREES
NEW STREET TREES

8' H ORNAMENTAL OMEGA FENCE W/ WIND SCREEN - TYP. AROUND PERIMETER OF TENNIS COURTS
8' H OMEGA FENCE (SET BACK FROM SIDEWALK 5'-0" AROUND SOCCER FIELD)

AREA OF TURF BLOCK

4' H ORNAMENTAL FENCE ALONG PARKING LOT (SET BACK FROM PROPERTY LINE 5'-0" @ PARKING LOT)

GROUND MOUNTED BUSINESS IDENTIFICATION SIGNAGE/ WAYFINDING SIGNAGE (25 SQ. FT. MAX. EA. FACE, 10' MAX. HT.)

NEW PUBLIC ALLEY

RELOCATED CROSSWALK & CURB CUT
GROUND MOUNTED BUSINESS IDENTIFICATION SIGNAGE/ WAYFINDING SIGNAGE (25 SQ. FT. MAX. EA. FACE, 10' MAX. HT.)

W. 119th STREET

Lighted Artificial Turf Soccer field and Synthetic Running Track

4' h ORNAMENTAL OMEGA FENCE ACROSS EAST BOUNDARY OF FIELD (IN FRONT OF SEATING)

8' h ORNAMENTAL OMEGA FENCE TYP. AROUND PERIMETER OF STADIUM

GROUND MOUNTED TRACK/ SOCCER/ FOOTBALL STADIUM SCOREBOARD

FIRE TRUCK ACCESS LANE

BUILDING OUTLINE

Natural Grass Practice Field

Ray & Joan Kroc
Corps Community Center
2 STORY BUILDING
187 FLOOR = 147(35.07 CDD)
BUILDING HEIGHT = 40-11(73.82 CDD)

238 SPACES

6" BLACK PVC COATED CHAINLINK FENCE (TYP. AROUND PROPERTY ABUTTING INDUSTRIAL USE) SET BACK FROM PROPERTY LINE 12' TO 18' (FLAGPOLES @) PROPERTY LINE

CORNER OF PROPERTY

GROUND MOUNTED 3-SIDED BUSINESS IDENTIFICATION SIGNAGE / WAYFINDING MONUMENT SIGNAGE (95 SQ. FT. MAX. AREA, 24' MAX. HT.)
BUS STOP @ LOOMIS ROUTE 119: WEST BOUND STOP #12428
EXISTING TRAFFIC SIGNALS
GROUND MOUNTED 3-SIDED BUSINESS IDENTIFICATION SIGNAGE (288 SQ. FT. MAX. AREA, 24' MAX. HT.) W/ ELECTRONIC MESSAGING COMPONENT (100 SQ. FT. MAX.)

EXISTING 6'-0" WIDE SIDEWALKS
EXISTING STREET LIGHTS TO REMAIN

4' h ORNAMENTAL FENCE ALONG PARKING LOT (SET BACK FROM PROPERTY LINE 5'-0" @ PARKING LOT)

GROUND MOUNTED BUSINESS IDENTIFICATION SIGNAGE/ WAYFINDING SIGNAGE (25 SQ. FT. MAX. EA. FACE, 10' MAX. HT.)

PEDESTRIAN CROSSING SIGNS W11-2 & W18-9P (BOTH DIRECTIONS)
PEDESTRIAN CROSSING SIGNS W11-2 & W18-1P (BOTH DIRECTIONS)

MAIN ENTRY DRIVE
PARKING PROHIBITED FOR 20' ON EITHER SIDE OF CROSSWALK

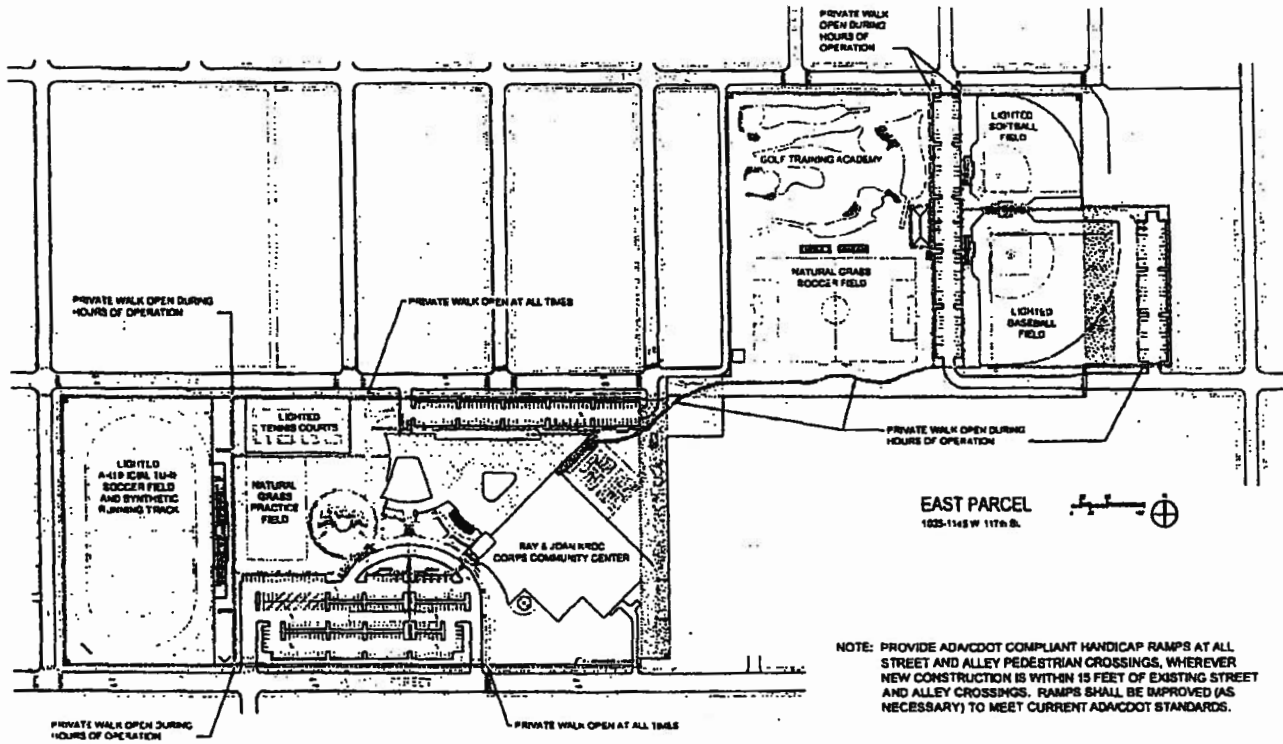
PROPOSED NEW BUS STOP LOCATIONS WITH ENCLOSURES
GROUND MOUNTED BUSINESS IDENTIFICATION SIGNAGE/ WAYFINDING SIGNAGE (25 SQ. FT. MAX. EA. FACE, 10' MAX. HT.)

BUS STOP @ RACINE ROUTE 119: WEST BOUND STOP #12427 & EAST BOUND STOP #12448
PROPOSED TO BE RELOCATED TO THE WEST AS INDICATED

GROUND MOUNTED 3-SIDED BUSINESS IDENTIFICATION SIGNAGE/ WAYFINDING MONUMENT SIGNAGE (95 SQ. FT. MAX. AREA, 24' MAX. HT.)

NOTE: PROVIDE ADA/COD COMPLIANT HANDICAP RAMPS AT ALL STREET AND ALLEY PEDESTRIAN CROSSINGS, MAINTAINED NEW ADA/COD COMPLIANT CURBS AND SIDEWALKS AT ALL STREET AND ALLEY PEDESTRIAN CROSSINGS.

Master Plan -- Public Access Diagram.



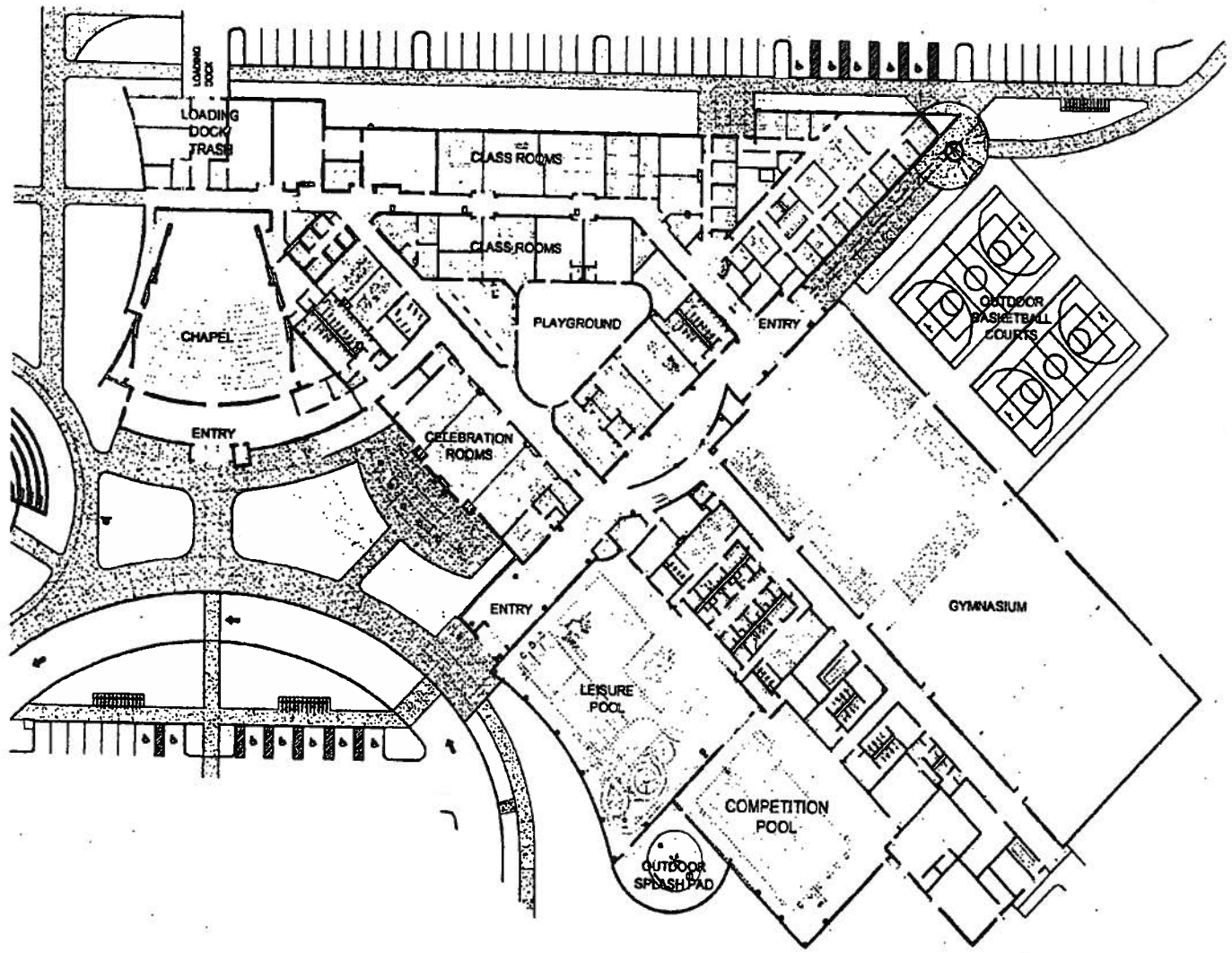
NOTE: PROVIDE ADA/CDOT COMPLIANT HANDICAP RAMPS AT ALL STREET AND ALLEY PEDESTRIAN CROSSINGS, WHEREVER NEW CONSTRUCTION IS WITHIN 15 FEET OF EXISTING STREET AND ALLEY CROSSINGS. RAMPS SHALL BE IMPROVED (AS NECESSARY) TO MEET CURRENT ADA/CDOT STANDARDS.

WEST PARCEL
Main Entry - 1200-1258 W. 119th St.

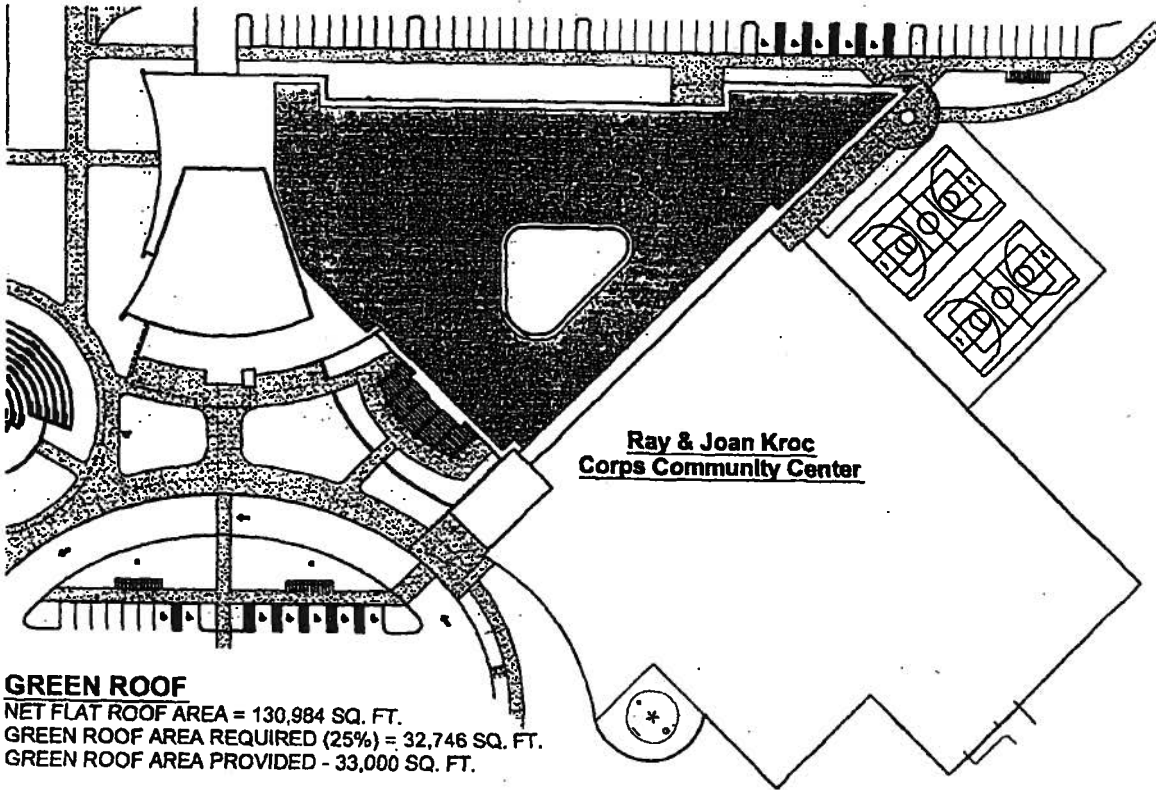
MASTER PLAN - Public Access Diagram

- PRIVATE WALK OPEN AT ALL TIMES
- PRIVATE WALK OPEN DURING HOURS OF OPERATION

Master Plan -- Ground Floor Plan.



Master Plan -- Green Roof Plan.



**Ray & Joan Kroc
Corps Community Center**

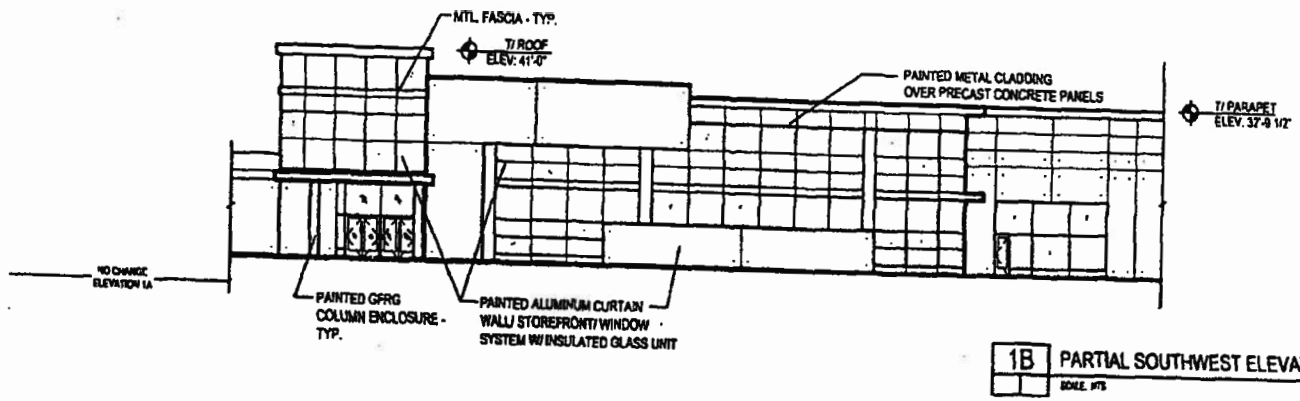
GREEN ROOF

NET FLAT ROOF AREA = 130,984 SQ. FT.

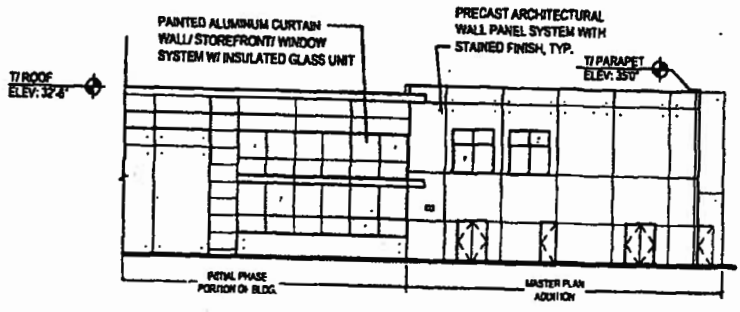
GREEN ROOF AREA REQUIRED (25%) = 32,746 SQ. FT.

GREEN ROOF AREA PROVIDED - 33,000 SQ. FT.

Master Plan Building Elevations.
(Page 1 of 3)

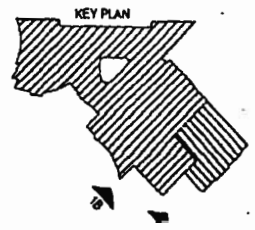


1B PARTIAL SOUTHWEST ELEVATION
SCALE: 1/8" = 1'-0"



1C PARTIAL SOUTHWEST ELEVATION
SCALE: 1/8" = 1'-0"

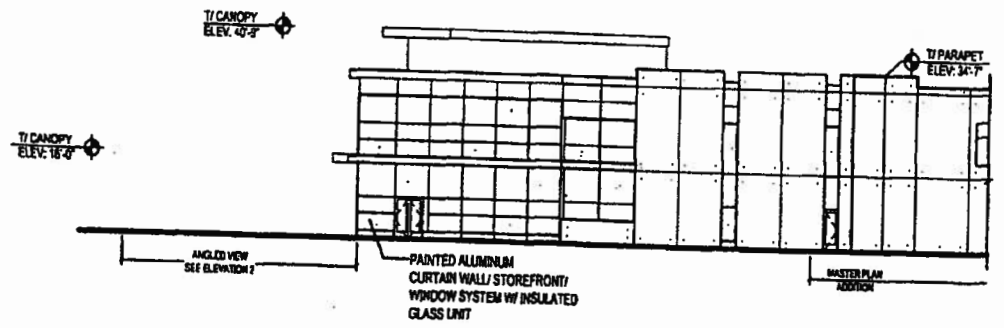
FINAL FOR PUBLICATION



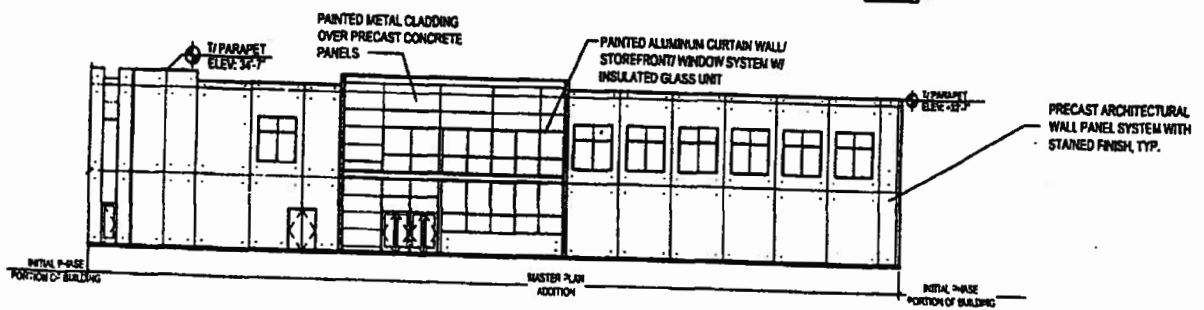
NOTE: NO CHANGE TO INITIAL PHASE ELEVATIONS UNLESS NOTED OTHERWISE.

Master Plan Building Elevations.
(Page 2 of 3)

FINAL FOR PUBLICATION

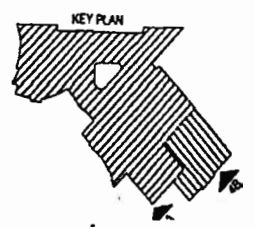


4A PARTIAL SOUTHEAST ELEVATION
SCALE: 1/8"



4B PARTIAL SOUTHEAST ELEVATION
SCALE: 1/8"

NOTE: NO CHANGE TO INITIAL PHASE ELEVATIONS UNLESS NOTED OTHERWISE.

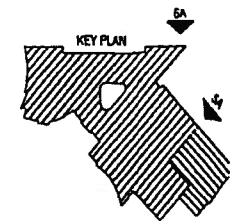
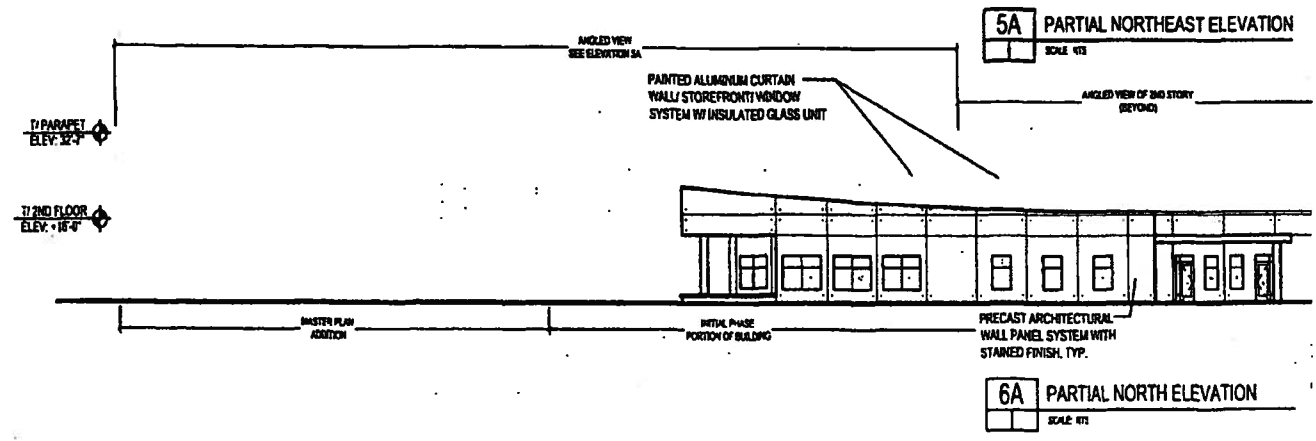
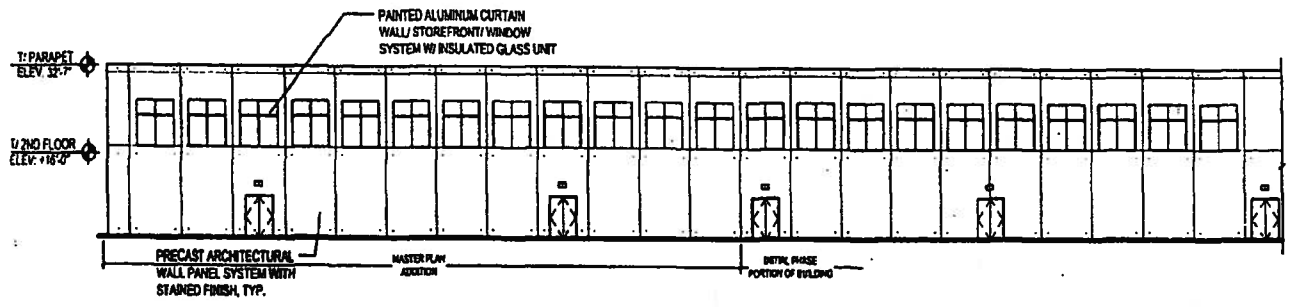


6/30/2010

REPORTS OF COMMITTEES

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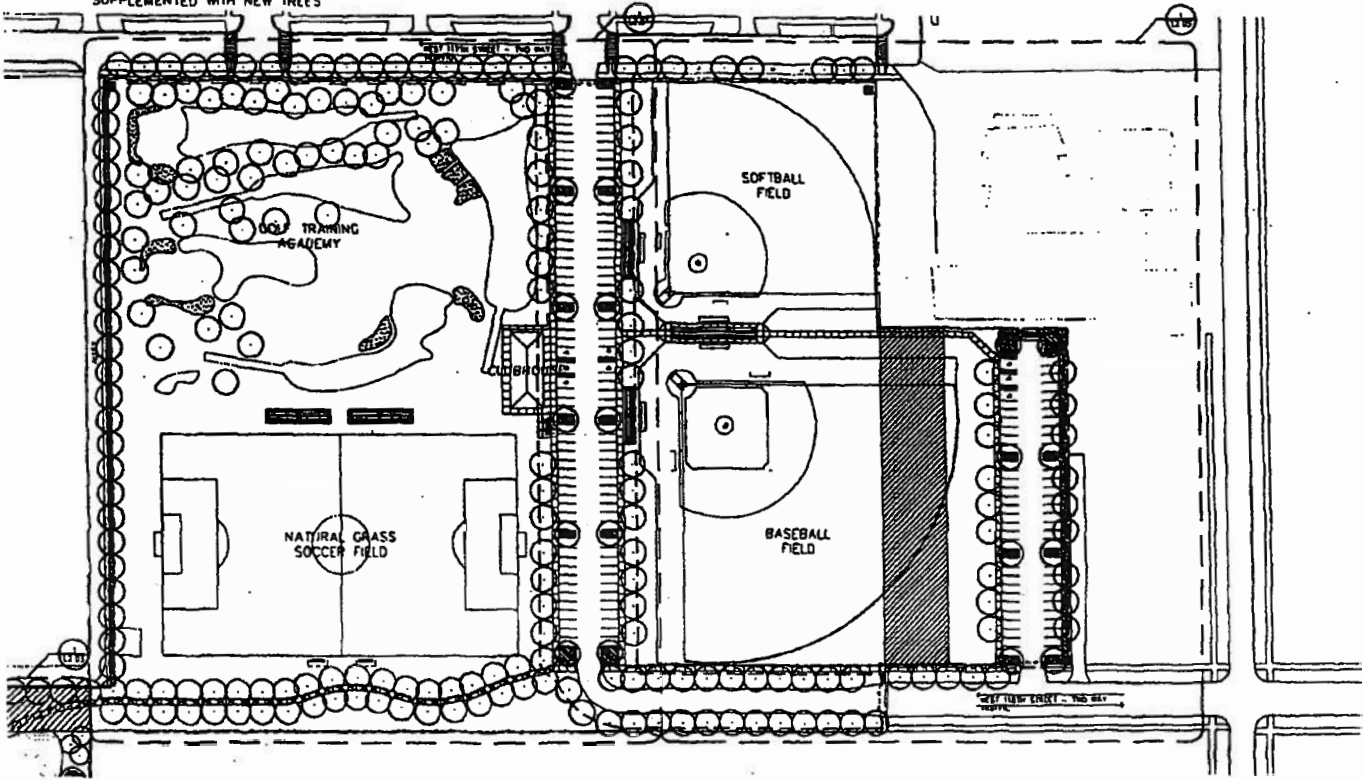
Master Plan Building Elevations.
(Page 3 of 3)



NOTE: NO CHANGE TO INITIAL PHASE ELEVATIONS
UNLESS NOTED OTHERWISE.

Master Plan -- Overall East Parcel Landscape Plan.

NOTE: EXISTING TREES TO BE INTEGRATED INTO THE INITIAL PHASE MULTI-PURPOSE RECREATIONAL AREA AND THE MASTER PLAN GOLF TRAINING FACILITY DESIGN TO THE EXTENT POSSIBLE AND BE SUPPLEMENTED WITH NEW TREES

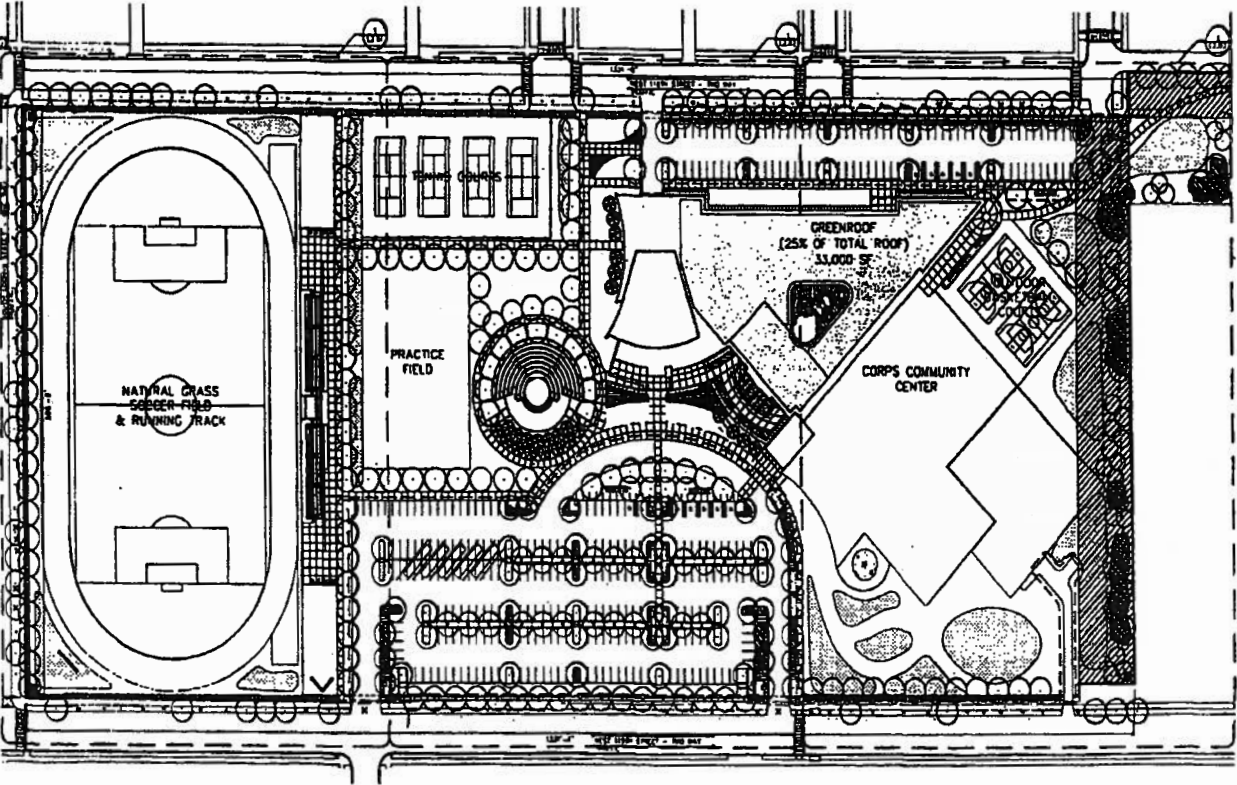


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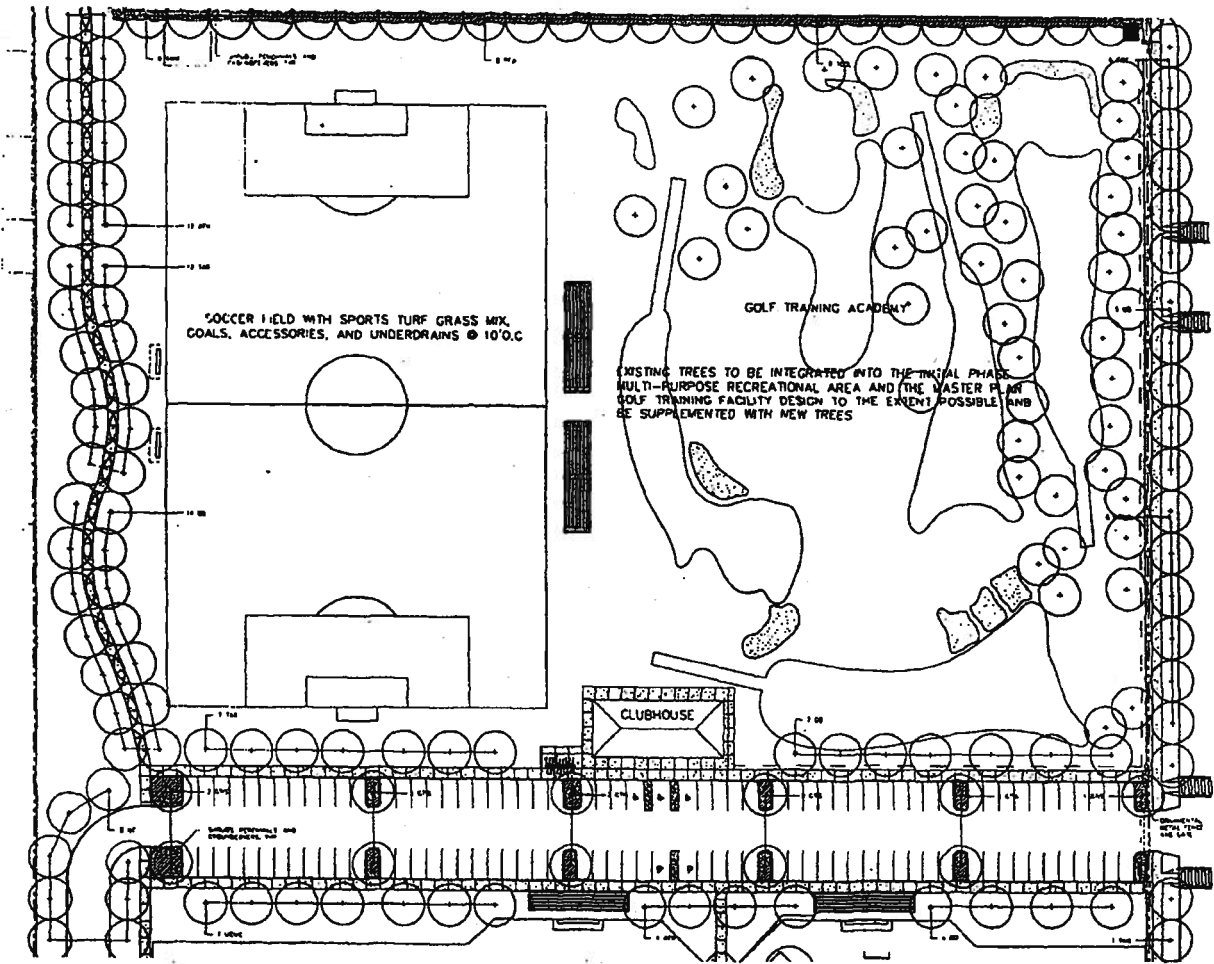
REPORTS OF COMMITTEES

95809

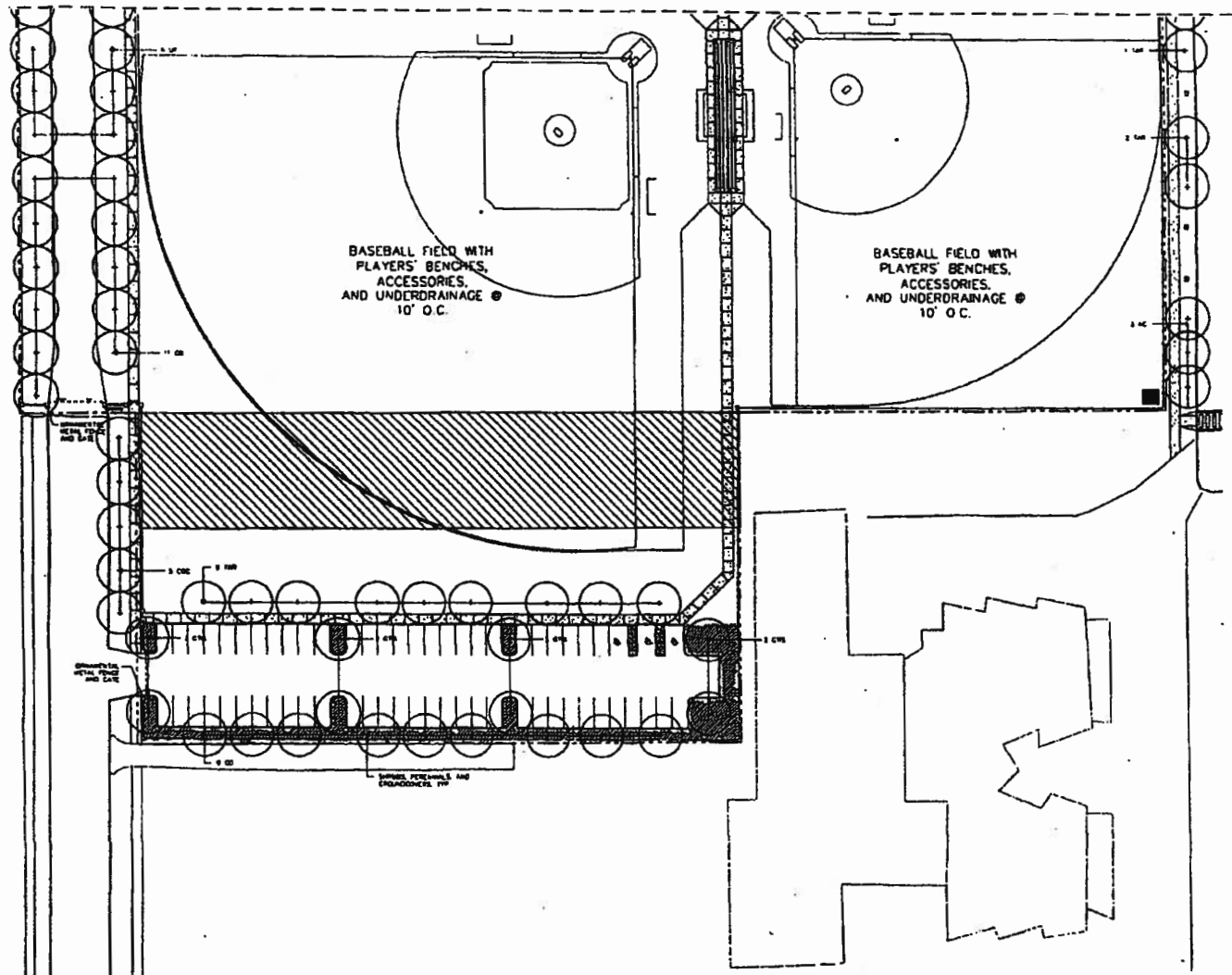
Master Plan -- Overall West Parcel Landscape Plan.



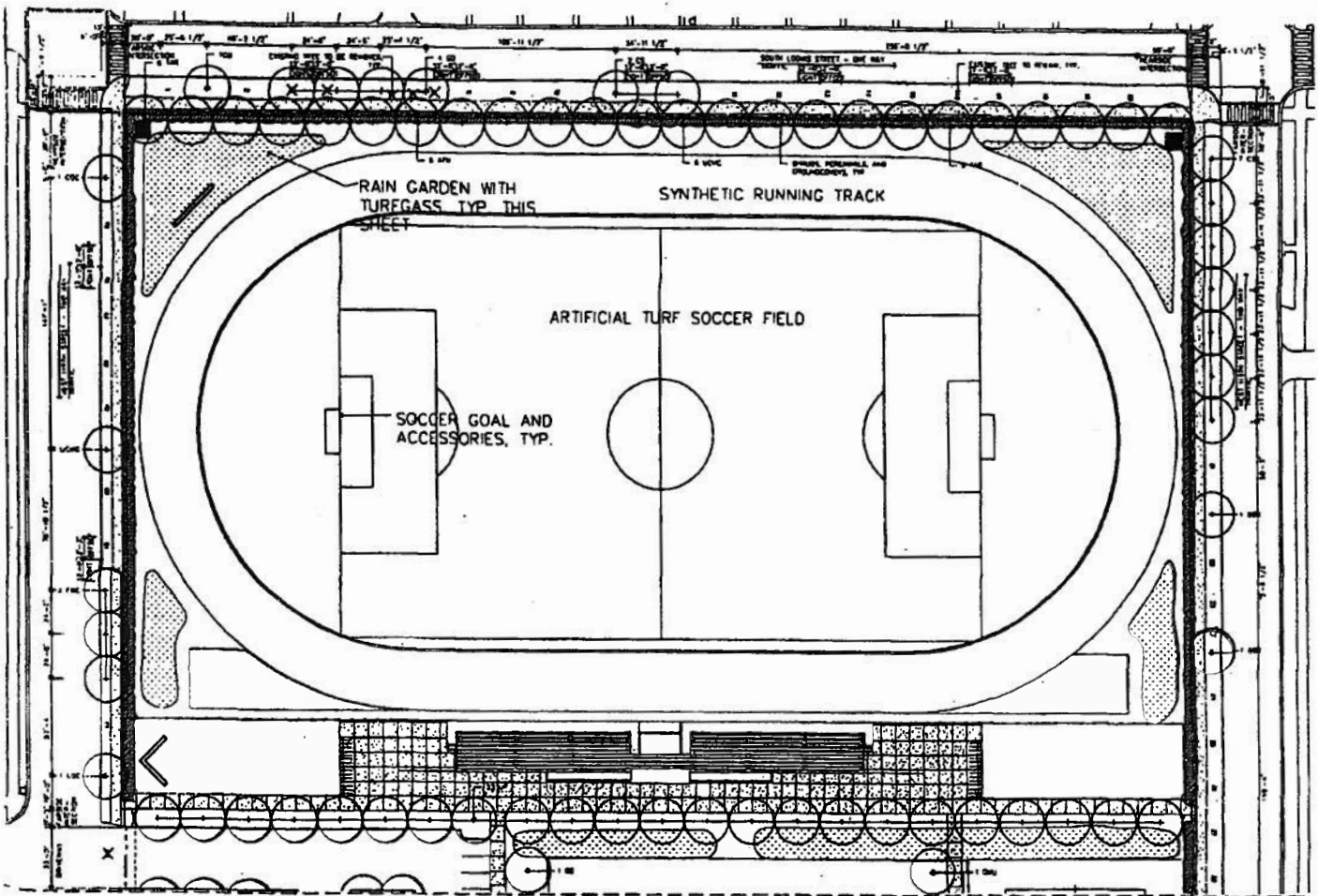
Master Plan -- Enlarged East Parcel Landscape Plan.
(Page 1 of 2)



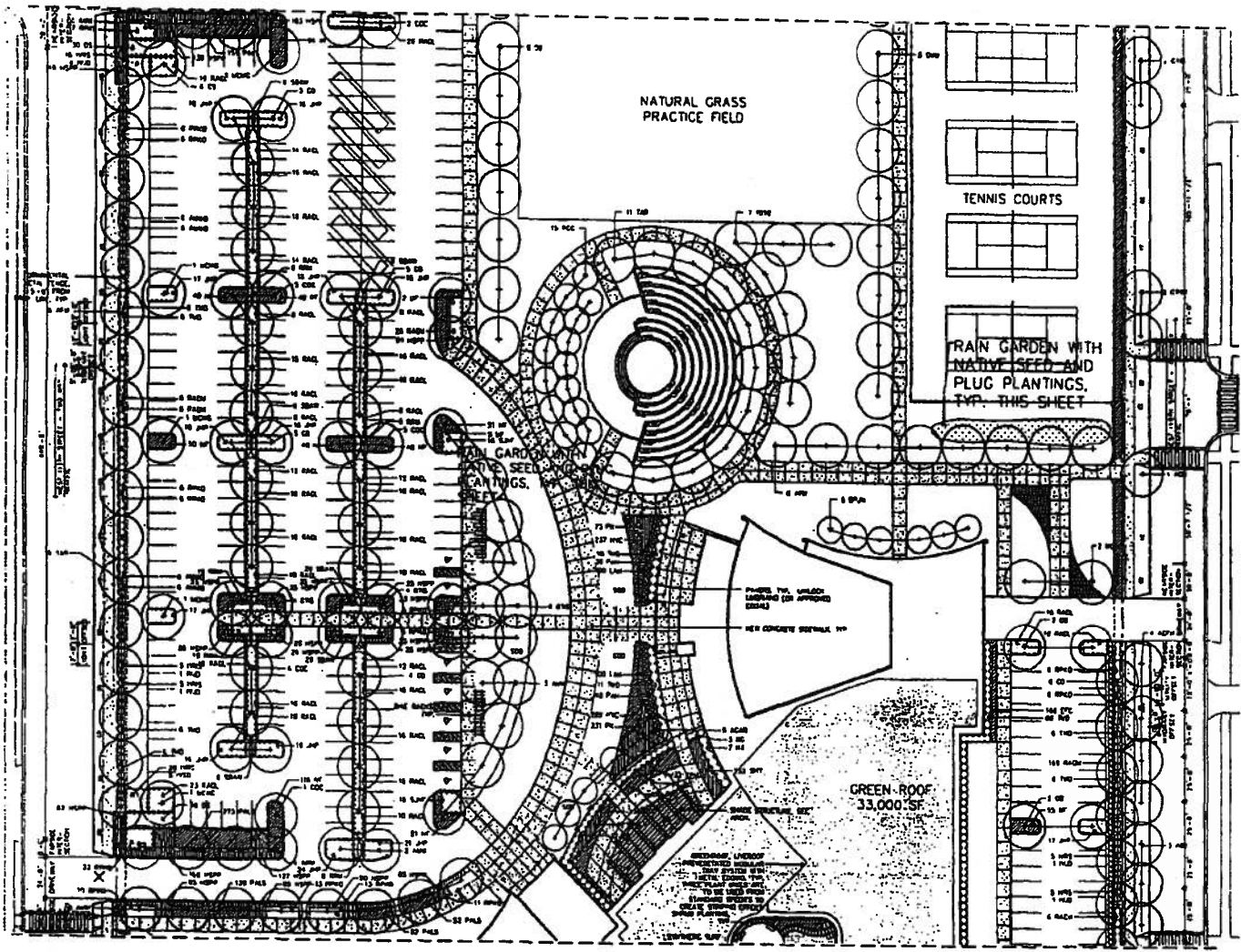
Master Plan -- Enlarged East Parcel Landscape Plan.
(Page 2 of 2)



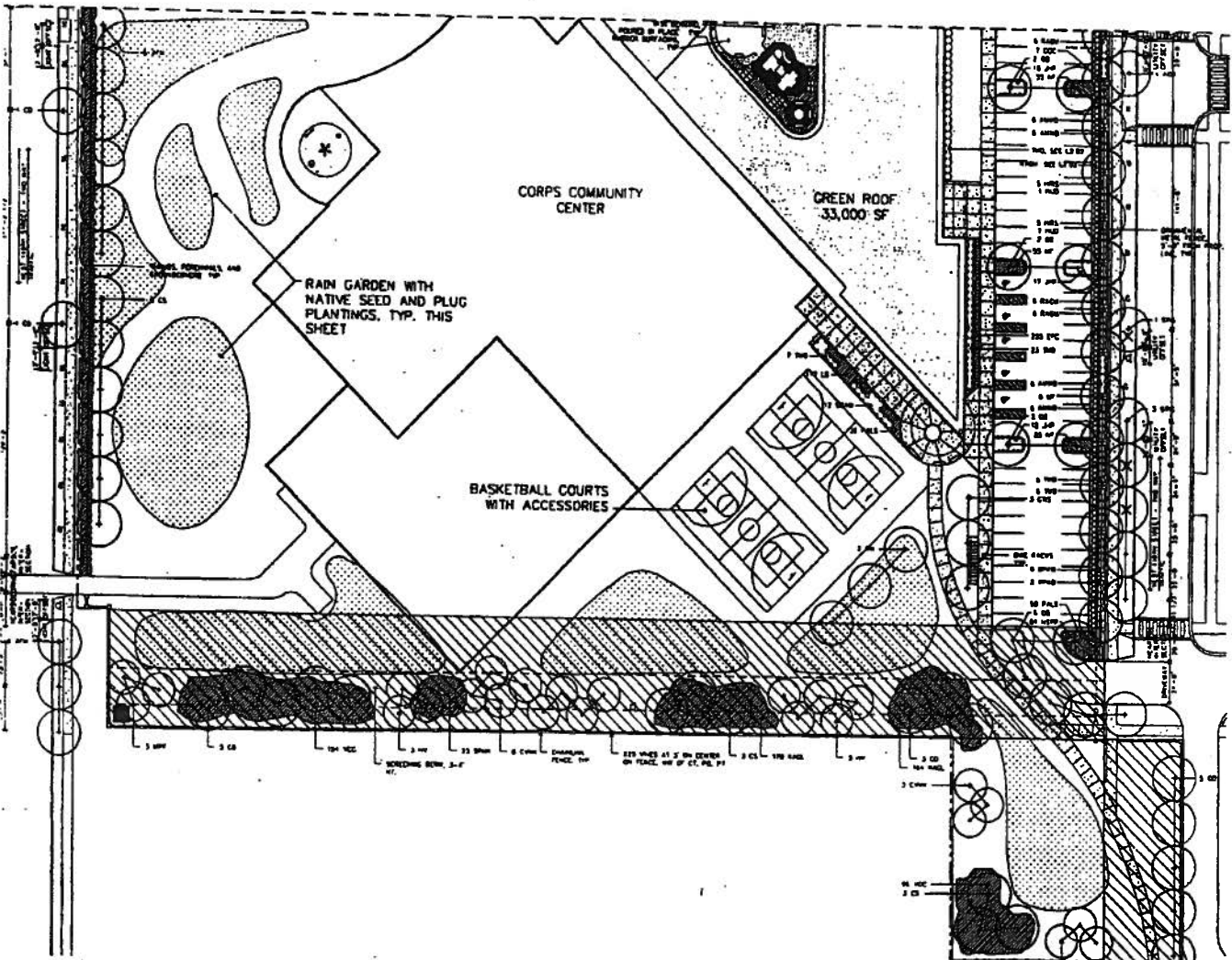
Master Plan -- Enlarged West Parcel Landscape Plan.
(Page 1 of 3)



Master Plan -- Enlarged West Parcel Landscape Plan.
(Page 2 of 3)



Master Plan -- Enlarged West Parcel Landscape Plan.
(Page 3 of 3)



LANDSCAPE ORDINANCE ANALYSIS

MASTER PLAN - OVERALL WEST PARCEL

PARKWAY PLANTING

WEST 118TH STREET	
LENGTH (LINEAR FEET)	1,331'-0"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	53
NUMBER OF EXISTING TREES TO REMAIN	21
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	32 TREES ARE PROVIDED. ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO EXISTING TREES AND OFFSETS FROM DRIVEWAYS, LIGHTPOLES, HYDRANTS, UTILITY POLES, AND THE INTERSECTION.
SOUTH LOOMS STREET	
LENGTH (LINEAR FEET)	599'-0"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	24
NUMBER OF EXISTING TREES TO REMAIN	15
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	7 ADDITIONAL TREES ARE PROVIDED. ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO EXISTING TREES, LIGHTPOLES AND INTERSECTIONS.
WEST 119TH STREET	
LENGTH (LINEAR FEET)	1,331'-0"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	53
NUMBER OF EXISTING TREES TO REMAIN	34
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	19 TREES ARE PROVIDED. ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO EXISTING TREES AND OFFSETS FROM DRIVEWAYS, LIGHTPOLES, HYDRANTS, AND THE INTERSECTION.

VEHICULAR USE AREA SCREENING

WEST 118TH STREET	
LENGTH (LINEAR FEET)	589'-0"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	23
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	19. ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO DRIVEWAYS AND SIGHT TRIANGLES. VEHICULAR USE AREA IS SCREENED FROM PUBLIC FLOW BY A CONTINUOUS HEDGE OF SHRUBS.
SCREENING	
WEST 119TH STREET	
LENGTH (LINEAR FEET)	529'-0"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	21
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	17. ADDITIONAL TREES ARE PROVIDED. ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO DRIVEWAYS AND SIGHT TRIANGLES. VEHICULAR USE AREA IS SCREENED FROM PUBLIC FLOW BY A CONTINUOUS HEDGE OF SHRUBS.
SCREENING	

VEHICULAR USE AREA INTERNAL PLANTING

WEST 118TH STREET	
TOTAL VEHICULAR USE AREA	29,950 SF
INTERNAL PLANTING AREA REQUIRED (7.5% OF 29,950)	2,246 SF
INTERNAL PLANTING AREA PROPOSED	3,216 SF
NUMBER OF TREES REQUIRED (0.246 / 125)	18
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	20
WEST 119TH STREET - MAIN AREA	
TOTAL VEHICULAR USE AREA	89,102 SF
INTERNAL PLANTING AREA REQUIRED (10% OF 89,102)	8,910 SF
INTERNAL PLANTING AREA PROPOSED	20,856 SF
NUMBER OF TREES REQUIRED (8,910 / 125)	71
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	71
WEST 119TH STREET - LOADING DOCK	
TOTAL VEHICULAR USE AREA	2,202 SF
INTERNAL PLANTING AREA REQUIRED	0 SF
INTERNAL PLANTING AREA PROPOSED	0 SF
NUMBER OF TREES REQUIRED (0.910 / 125)	0
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	0

MASTER PLAN - OVERALL EAST PARCEL

PARKWAY PLANTING

WEST 117TH STREET	
LENGTH (LINEAR FEET)	787'-0"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	32
NUMBER OF EXISTING TREES TO REMAIN	3
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	29 NEW ADDITIONAL ARE PROVIDED. ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO EXISTING TREES, OFFSETS FROM DRIVEWAYS, LIGHTPOLES, HYDRANTS, AND INTERSECTIONS.
WEST 118TH STREET	
LENGTH (LINEAR FEET)	191'-4"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	8
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	8 ADDITIONAL TREES ARE PROVIDED. ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO OFFSETS FROM DRIVEWAYS.

VEHICULAR USE AREA SCREENING

WEST 117TH STREET	
LENGTH (LINEAR FEET)	69'-0"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	3
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	1 ADDITIONAL TREE IS PROVIDED. ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO SIGN AND DRIVEWAY. VEHICULAR USE AREA IS SCREENED FROM PUBLIC FLOW BY A CONTINUOUS HEDGE OF SHRUBS.
SCREENING	
WEST 118TH STREET	
LENGTH (LINEAR FEET)	87'-0"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	3
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	3. ADDITIONAL TREES ARE PROVIDED.
SCREENING	
VEHICULAR USE AREA IS SCREENED FROM PUBLIC FLOW BY A CONTINUOUS HEDGE OF SHRUBS.	

VEHICULAR USE AREA INTERNAL PLANTING

WEST 117TH STREET	
TOTAL VEHICULAR USE AREA	41,220 SF
INTERNAL PLANTING AREA REQUIRED (10% OF 41,220)	4,122 SF
INTERNAL PLANTING AREA PROPOSED	25,253 SF
NUMBER OF TREES REQUIRED (4.122 / 125)	33
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	63
WEST 118TH STREET	
TOTAL VEHICULAR USE AREA	18,411 SF
INTERNAL PLANTING AREA REQUIRED (7.5% OF 18,411)	1,381 SF
INTERNAL PLANTING AREA PROPOSED	4,068 SF
NUMBER OF TREES REQUIRED (1.381 / 125)	11
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	11

EXISTING TREES 1: SOUTH LOOMIS STREET & WEST 118TH STREET

NUMBER	SIZE	SPECIES	CONDITION	REMARKS
1	4"	WHITE ASH	FAIR	TO REMAIN
2	4"	WHITE ASH	POOR	TO REMAIN
3	3"	AMUR MAPLE	FAIR	TO BE REMOVED
4	3"	AMUR MAPLE	POOR	TO BE REMOVED
5	3"	AMUR MAPLE	FAIR	TO BE REMOVED
6	3"	AMUR MAPLE	FAIR	TO BE REMOVED
7	3"	AMUR MAPLE	FAIR	TO BE REMOVED
8	3"	KENTUCKY COFFEETREE	POOR	TO BE REPLACED BY CITY
9	3"	KENTUCKY COFFEETREE	FAIR	TO REMAIN
10	3"	KENTUCKY COFFEETREE	GOOD	TO REMAIN
11	3"	CATALPA	GOOD	TO REMAIN
12	3"	CATALPA	GOOD	TO REMAIN
13	3"	CATALPA	GOOD	TO REMAIN
14	3"	CATALPA	FAIR	TO REMAIN
15	3"	HONEYLOCUST	FAIR	TO REMAIN
16	3"	HONEYLOCUST	FAIR	TO REMAIN
17	3"	HONEYLOCUST	FAIR	TO REMAIN
18	3"	GREEN ASH	FAIR	TO REMAIN
19	3"	GREEN ASH	FAIR	TO REMAIN
20	3"	GREEN ASH	DEAD	TO BE REPLACED BY CITY
21	3"	HONEYLOCUST	GOOD	TO REMAIN
22	3"	SWAMP WHITE OAK	GOOD	TO REMAIN
23	3"	SWAMP WHITE OAK	GOOD	TO REMAIN
24	3"	NORWAY MAPLE	FAIR	TO REMAIN
25	3"	WHITE ASH	GOOD	TO REMAIN
26	3"	WHITE ASH	GOOD	TO REMAIN
27	3"	HONEYLOCUST	GOOD	TO REMAIN
28	3"	HONEYLOCUST	GOOD	TO REMAIN
29	3"	HONEYLOCUST	GOOD	TO REMAIN
30	3"	HONEYLOCUST	GOOD	TO REMAIN
31	3"	HONEYLOCUST	FAIR	TO REMAIN
32	3"	AMUR MAPLE	GOOD	TO REMAIN
33	3"	AMUR MAPLE	GOOD	TO REMAIN
34	3"	CATALPA	GOOD	TO REMAIN
35	3"	CATALPA	GOOD	TO REMAIN
36	3"	WASHINGTON HAWTHORN	GOOD	TO REMAIN
37	3"	WHITE ASH	GOOD	TO REMAIN
38	3"	WHITE ASH	GOOD	TO REMAIN
39	3"	WHITE ASH	GOOD	TO REMAIN
40	3"	WHITE ASH	GOOD	TO REMAIN
41	3"	HONEYLOCUST	POOR	TO BE REMOVED
42	3"	HONEYLOCUST	FAIR	TO BE REMOVED
43	3"	AMUR MAPLE	POOR	TO BE REMOVED
44	3"	AMUR MAPLE	POOR	TO BE REMOVED

EXISTING TREES 2: WEST 119TH STREET & WEST 117TH STREET

NUMBER	SIZE	SPECIES	CONDITION	REMARKS
45	2"	HACKBERRY	FAIR	TO REMAIN
46	2"	HONEYLOCUST	FAIR	TO REMAIN
47	2"	HACKBERRY	FAIR	TO REMAIN
48	2"	HONEYLOCUST	GOOD	TO REMAIN
49	2"	HACKBERRY	FAIR	TO REMAIN
50	2"	ELM	DEAD	TO BE REPLACED BY CITY
51	2"	ELM	GOOD	TO REMAIN
52	2"	HACKBERRY	POOR	TO REMAIN
53	2"	AUTUMN BLAZE MAPLE	DEAD	TO BE REMOVED
54	2"	HONEYLOCUST	DEAD	TO BE REPLACED BY CITY
55	2"	ELM	GOOD	TO REMAIN
56	2"	CANADA RED CHERRY	DEAD	TO BE REPLACED BY CITY
57	2"	AUTUMN BLAZE MAPLE	POOR	TO REMAIN
58	2"	HONEYLOCUST	GOOD	TO REMAIN
59	2"	ELM	GOOD	TO REMAIN
60	2"	CHERRY	DEAD	TO BE REPLACED BY CITY
61	2"	AUTUMN BLAZE MAPLE	DEAD	TO BE REPLACED BY CITY
62	2"	HONEYLOCUST	FAIR	TO REMAIN
63	2"	ELM	GOOD	TO REMAIN
64	2"	CHERRY	DEAD	TO BE REPLACED BY CITY
65	2"	AUTUMN BLAZE MAPLE	DEAD	TO BE REPLACED BY CITY
66	2"	HONEYLOCUST	FAIR	TO REMAIN
67	2"	ELM	GOOD	TO REMAIN
68	2"	CHERRY	DEAD	TO BE REPLACED BY CITY
69	2"	AUTUMN BLAZE MAPLE	DEAD	TO BE REPLACED BY CITY
70	2"	HONEYLOCUST	GOOD	TO BE REMOVED
71	2"	AUTUMN BLAZE MAPLE	DEAD	TO BE REPLACED BY CITY
72	2"	AUTUMN BLAZE MAPLE	DEAD	TO BE REPLACED BY CITY
73	2"	KENTUCKY COFFEETREE	FAIR	TO REMAIN
74	2"	AUTUMN BLAZE MAPLE	DEAD	TO BE REPLACED BY CITY
75	2"	CHERRY	DEAD	TO BE REPLACED BY CITY
76	2"	HACKBERRY	DEAD	TO BE REPLACED BY CITY
77	2"	KENTUCKY COFFEETREE	FAIR	TO REMAIN
78	2"	AUTUMN BLAZE MAPLE	DEAD	TO BE REPLACED BY CITY
79	2"	LINDEN	DEAD	TO BE REPLACED BY CITY
80	2"	AUTUMN BLAZE MAPLE	FAIR	TO REMAIN
81	36"	LINDEN	GOOD	TO REMAIN
82	10"	SILVER MAPLE	FAIR	TO REMAIN
83	10"	SILVER MAPLE	POOR	TO REMAIN

Master Plan -- Tree List.

	CODE	BOTANICAL NAME	COMMON NAME	QTY	CAL	HT	SPRD	ROOT	REMARKS	
TREES	AC	ACER SACCABINUM	REDICE MAPLE	2	2 1/2"	-	-	888	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY	
	ADAM	ABQUAGNE A CANADA MONTICORDY	FOUR MOUNTAIN RED HORSECHESNUT	4	2 1/2"	-	-	888	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY	
	AM	ACER R. FREEMANI MARSH	MARSH MAPLE	48	2 1/2"	-	-	888	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY	
	AGAS	AMELANCHIER B. GRANDIFLORA NUTLAIN BRILLIANCE	AUTUMN BRILLIANCE APPLE DOBSONBERRY	1	-	12'	-	888	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY	
	AS	ACER B. OBERHA	AMER MAPLE	1	2 1/2"	-	-	888	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY	
	ASB	ACER NORTONII VICTORY	STATE KINGS MAPLE	20	2 1/2"	-	-	888	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY	
	ASB	ACER PLATANIFOLIA VIRE. JACOBUS VICTORY	REDTICKLE AND VIGOR STATE TREE	1	-	12'	-	888	MA 11-STEEL 4.0 STRENGTH	
	CCG	QRM THE GROUNDWATER IN CHICAGO AND	CHICAGO AND GROUNDWATER	48	2 1/2"	-	-	888	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY	
	CA	CATALPA SPECIOSA	NORTHERN CATALPA	22	2 1/2"	-	-	888	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY	
	CVK	CRATAEGUS VIGORIS VICTORY TREE	ROSTER KING GREEN HAWTHORN	51	-	8'	-	888	MA 11-STEEL 4.0 STRENGTH	
	CS	QUERCUS AGARICIFOLIA	ROBTARTY OAK	30	2 1/2"	-	-	888	SMALL STRAIGHT TRUNK, SPECIMEN QUALITY	
	CTR	OLESTRA VINCIGRACE VMA. VIGORIS STATE	ROYAL YORKER OAK	40	2 1/2"	-	-	888	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY	
	IV	FRAXINUS VIRGINIANA	COMMON WHITE OAK	3	-	8'	-	888	MA 11-STEEL 4.0 STRENGTH	
	MPV	MALUS PRINCEPS	PRINCEPS CRABAPPLE	3	-	8'	-	888	MA 11-STEEL 4.0 STRENGTH	
	MS	MALUS BACCATA	BARRETT CRABAPPLE	3	-	8'	-	888	MA 11-STEEL 4.0 STRENGTH	
	PO	PRUNUS GALEYANA VICTORY	ARTISANAL PLUM	1	2 1/2"	-	-	888	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY	
	POC	PRUNUS GALEYANA VICTORY	CHARLOTTE PLUM	18	2 1/2"	-	-	888	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY	
	OR	QUERCUS BICOLOR	SWAMP WHITE OAK	32	2 1/2"	-	-	888	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY	
	OU	QUERCUS BUNNIFLORA	BUR OAK	1	-	8'	-	888	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY	
	OUA	QUERCUS ALBA	CHAMPLAIN OAK	4	2 1/2"	-	-	888	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY	
	SPS	STYRACIA BRUNDELLATA TERRY BLU	TERRY BLUE ANGENE TREE LILAC	1	2 1/2"	-	-	888	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY	
	TAM	TILIA AMERICANA VICTORY	REDWOOD AMERICAN LINDEN	10	2 1/2"	-	-	888	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY	
	TCO	TILIA CORNIDA GOLDEN	GOLDEN LINDEN	1	2 1/2"	-	-	888	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY	
	TOR	TAMARIX GIBBERNA VICTORY	SWAMP Tamarix	1	2 1/2"	-	-	888	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY	
	UO	ULMUS CARPINIFOLIA VICTORY	TRUMPETER	22	2 1/2"	-	-	888	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY	
	UP	ULMUS B. GIBBERNA	TRUMPETER	30	2 1/2"	-	-	888	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY	
	SHRUBS	ASB	ACER PLATANIFOLIA VICTORY	REDTICKLE AND VIGOR STATE TREE	-	-	12'	-	888	MA 11-STEEL 4.0 STRENGTH
		BO	BURNING BUSH	CHICAGO AND BURNING BUSH	-	-	12'	-	888	MA 11-STEEL 4.0 STRENGTH
		CA	CATALPA SPECIOSA	NORTHERN CATALPA	-	-	12'	-	888	MA 11-STEEL 4.0 STRENGTH
		HA	HEDERA HELIX	COMMON ivy	-	-	12'	-	888	MA 11-STEEL 4.0 STRENGTH
		IV	FRAXINUS VIRGINIANA	COMMON WHITE OAK	-	-	12'	-	888	MA 11-STEEL 4.0 STRENGTH
		MS	MALUS BACCATA	BARRETT CRABAPPLE	-	-	12'	-	888	MA 11-STEEL 4.0 STRENGTH
		PO	PRUNUS GALEYANA VICTORY	ARTISANAL PLUM	-	-	12'	-	888	MA 11-STEEL 4.0 STRENGTH
		POC	PRUNUS GALEYANA VICTORY	CHARLOTTE PLUM	-	-	12'	-	888	MA 11-STEEL 4.0 STRENGTH
		OU	QUERCUS BICOLOR	SWAMP WHITE OAK	-	-	12'	-	888	MA 11-STEEL 4.0 STRENGTH
OUA		QUERCUS ALBA	CHAMPLAIN OAK	-	-	12'	-	888	MA 11-STEEL 4.0 STRENGTH	
SPS		STYRACIA BRUNDELLATA TERRY BLU	TERRY BLUE ANGENE TREE LILAC	-	-	12'	-	888	MA 11-STEEL 4.0 STRENGTH	
TAM		TILIA AMERICANA VICTORY	REDWOOD AMERICAN LINDEN	-	-	12'	-	888	MA 11-STEEL 4.0 STRENGTH	
TCO		TILIA CORNIDA GOLDEN	GOLDEN LINDEN	-	-	12'	-	888	MA 11-STEEL 4.0 STRENGTH	
TOR		TAMARIX GIBBERNA VICTORY	SWAMP Tamarix	-	-	12'	-	888	MA 11-STEEL 4.0 STRENGTH	
UO		ULMUS CARPINIFOLIA VICTORY	TRUMPETER	-	-	12'	-	888	MA 11-STEEL 4.0 STRENGTH	
UP		ULMUS B. GIBBERNA	TRUMPETER	-	-	12'	-	888	MA 11-STEEL 4.0 STRENGTH	
PERENNIALS		CT	CLEMATIS TENNENSIS	SWEET AUTUMN CLEMATIS	-	-	-	-	F1	2" SPACING ALONG FENCE
		PC	PERNITIA PERNITIA	PERNITIA	-	-	-	-	F1	2" SPACING ALONG FENCE
		PC	PERNITIA PERNITIA	PERNITIA	-	-	-	-	F1	2" SPACING ALONG FENCE
		PC	PERNITIA PERNITIA	PERNITIA	-	-	-	-	F1	2" SPACING ALONG FENCE
	PC	PERNITIA PERNITIA	PERNITIA	-	-	-	-	F1	2" SPACING ALONG FENCE	
	PC	PERNITIA PERNITIA	PERNITIA	-	-	-	-	F1	2" SPACING ALONG FENCE	
	PC	PERNITIA PERNITIA	PERNITIA	-	-	-	-	F1	2" SPACING ALONG FENCE	
	PC	PERNITIA PERNITIA	PERNITIA	-	-	-	-	F1	2" SPACING ALONG FENCE	
	PC	PERNITIA PERNITIA	PERNITIA	-	-	-	-	F1	2" SPACING ALONG FENCE	
	PC	PERNITIA PERNITIA	PERNITIA	-	-	-	-	F1	2" SPACING ALONG FENCE	
PC	PERNITIA PERNITIA	PERNITIA	-	-	-	-	F1	2" SPACING ALONG FENCE		

PLANT LIST

NOTE: QUANTITIES ON THE PLANT LIST ARE PROVIDED FOR INFORMATION ONLY. PLANT QUANTITIES UNDER THE CONTRACT ARE INDICATED ON THE PLANS. IN THE EVENT OF ANY DISCREPANCIES, THE CONTRACT SHALL BE BASED ON THE QUANTITIES SHOWN ON THE PLANS.

	BOTANICAL NAME	COMMON NAME	ROOT	REMARKS
INFO. AVAILABLE FROM THE PLANT LIST	SEEDS ALBIS VIGORIS	COMMON DARTER	2" PLUG	15% COVERAGE PER MODULE
	SEEDS CALIFORNICA VIGORIS	SUNSET GLOD BELL	2" PLUG	2 PER MODULE
	SEEDS SPURSUM VIGORIS	FULDAQUIT BELL	2" PLUG	25% COVERAGE PER MODULE
	SEEDS SPURSUM VIGORIS	SCHROEDER BELL	2" PLUG	25% COVERAGE PER MODULE
	SEEDS SPURSUM VIGORIS	WOOD DOG	2" PLUG	25% COVERAGE PER MODULE
	SEEDS SPURSUM VIGORIS	WYBY HEART	2" PLUG	2 PER MODULE
	SEEDS SPURSUM VIGORIS	WYBY HEART	2" PLUG	2 PER MODULE
	SEEDS SPURSUM VIGORIS	WYBY HEART	2" PLUG	2 PER MODULE
	SEEDS SPURSUM VIGORIS	WYBY HEART	2" PLUG	2 PER MODULE
	SEEDS SPURSUM VIGORIS	WYBY HEART	2" PLUG	2 PER MODULE
LANDSCAPE PLANT PALETTE (FROM THE PLANT LIST)	SEEDS SPURSUM VIGORIS	WYBY HEART	2" PLUG	2 PER MODULE
	SEEDS SPURSUM VIGORIS	WYBY HEART	2" PLUG	2 PER MODULE
	SEEDS SPURSUM VIGORIS	WYBY HEART	2" PLUG	2 PER MODULE
	SEEDS SPURSUM VIGORIS	WYBY HEART	2" PLUG	2 PER MODULE
	SEEDS SPURSUM VIGORIS	WYBY HEART	2" PLUG	2 PER MODULE
	SEEDS SPURSUM VIGORIS	WYBY HEART	2" PLUG	2 PER MODULE
	SEEDS SPURSUM VIGORIS	WYBY HEART	2" PLUG	2 PER MODULE
	SEEDS SPURSUM VIGORIS	WYBY HEART	2" PLUG	2 PER MODULE
	SEEDS SPURSUM VIGORIS	WYBY HEART	2" PLUG	2 PER MODULE
	SEEDS SPURSUM VIGORIS	WYBY HEART	2" PLUG	2 PER MODULE

EXTENSIVE GREEN ROOF PLANT LIST

NOTE: FOR QUANTITIES, AREA TAKES-OFFS CAN BE CALCULATED BY REFERRING TO THE LOCATIONS INDICATED ON THE PLANS.

LANDSCAPE AREAS	DEPTH IN INCHES
LANDSCAPE AREAS	
PLANTING BEDS - GRASSES, PYRETHRA 5 AND GROUNDCOVER	4" TOP SOIL
PLANTING BEDS - MEDIUM AND SMALL SHRUBS	12" PLANTING MIX
SHRUBS AND ORNAMENTAL TREES	PER TREE INSTALLATION DETAIL

SOIL DEPTH CHART
NOTE: THE CONTRACTOR IS TO SUPPLY 20% 1/2" SAND TO THE DEPTHS INDICATED ON THE CHART ABOVE.

Chicago Builds Green -- Initial Phase.

(Page 1 of 3)

CHICAGO BUILDS GREEN

Project Name:

Ray & Joan Croc Corps Community Center -Initial Phase

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
1250		W	119 th	St

Ward No: Community Area No:

34	53
----	----

Project Type:

Check applicable:

Planned Development
 Redevelopment Agreement
 Zoning Change
 Public project
 Landmark

↳ PD No:
 ↳ RDA No:
 ↳ From: To:

Project Size:

Total land area in sq.ft.:	Total building(s) footprint in sq.ft.:	Total vehicular use area in sq.ft.:
1,400,913	114,472	122,044

DPD Project Manager:

Enter First Name Last Name

Fred Deters

BG/GR Matrix:

Select project category

Inst. School, Com. Center

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:

Public plaza & pocket park
 Water features in a plaza or pocket park
 Chicago Riverwalk Improvements
 Setbacks above the ground floor
 Winter gardens
 Lower level planting terrace
 Indoor through-block connection
 Green roof
 Sidewalk widening
 Underground parking and loading
 Arcades
 Concealed above-ground parking

Chicago Builds Green – Initial Phase.
(Page 2 of 3)

Required per Zoning Code or Green Roof/Building Green Matrix To be Provided by the development:

Please fill if applicable

Landscaping:

7' Landscape Setback	Square footage:	7,672	13,081
Interior Landscape Area	Square footage:	11,156	29,893
No. of Interior Trees		89	161
No. of Parkway Trees		130	173

Open Space:

River Setback	Square footage:	0	0
Private Open Space	Square footage:	0	1164397
Privately developed Public Open Space	Square footage:	0	0

Stormwater Management (At-grade volume control):

Permeable paving	Square footage:	0
Raingarden	Check applicable:	<input checked="" type="checkbox"/>
Filter strip		<input checked="" type="checkbox"/>
Bioswale		<input type="checkbox"/>
Detention pond		<input type="checkbox"/>
Native landscaping	Square footage:	0
Rain-water collection cistern/barrel	Gallons:	0
Total impervious area reduction	Square footage:	0

Other sustainable surface treatments:

Green roof	Square footage:	27,898	29,000
Energy Star roof	Square footage:	0	0
High-albedo pavement	Square footage:		0

Transportation:

No. of accessory parking spaces	Per PD-250	337
Total no. of parking spaces (Accessory + Non-Acc.)		337
No. of parking spaces dedicated to car sharing services (E.g.: I-Go, Zip-Car)	0	0
No. of bicycle parking	34	36
Within 600 ft of CTA or Metra station entrance	Check if applicable:	<input type="checkbox"/>

Chicago Builds Green -- Initial Phase.
(Page 3 of 3)

Building Certification:

Energy Star building	<input type="checkbox"/>	<input type="checkbox"/>
LEED certification	<input 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)

- Roof will be covered with high albedo surfaces to reduce the heat island effect of built environment.
- Reducing electrical demand through selecting fixtures that have a low wattage per square foot and through daylight harvesting (lighting along the perimeter will have sensors to dim fixture where natural daylight is sufficient).
- A major influence in selecting mechanical systems/equipment will be based on energy efficiency and life cycle cost.

Other sustainable strategies and/or Project Notes:

- Clean up and development of a brownfield site.
- Installation of only low emitting materials to maintain a healthier indoor air quality.
- The owner will implement a recycling program for the Community Center which will also be used as an educational demonstration for the community.
- Selection of interior finishes and surfaces will be made for longevity, this will reduce the life cycle cost of the overall building and minimize future need to dispose of materials in the landfill.
- Construction debris will be reduced and will be recycled at greater than 75%
- The site will provide alternative transportation options; proximity to the Metra station and a CTA bus stop, bicycle parking and preferred parking for low-emitting and fuel-efficient vehicles.
- Recycled and regional materials will be used, for example a majority of the building envelope and interior corridors contain concrete which comes from local materials and the roof truss and beams will contain recycled steel.
- Ultra Low Flow plumbing fixtures to reduce water consumption.
- Rainwater will also be collected in raingardens and bioswales throughout the site to reduce water flow into the city sewers and to supplement irrigation to portions of the site.
- 25 % of the Net Flat roof area will be covered with a Green Roof to retain portions of water from rain and slow the remaining water down from entry into the city sewers.

Chicago Builds Green – Master Plan.
(Page 1 of 3)

CHICAGO BUILDS GREEN FINAL FOR PUBLICATION

Project Name:

Ray & Joan Croc Corps Community Center -- Master Plan

Project Location:

* Street Number (if the address only includes one street number, please fill only the cell "From"):
 From: 1250 To: Direction: W Street Name: 119th Select Street Type: St

Ward No. Community Area No:
 34 53

Project Type:

Check applicable:
 Planned Development Redevelopment Agreement Zoning Change
 PD No: TBD RDA No: From: To:
 Public project Landmark

Project Size:

Total land area in sq.ft.: 1,400,913 Total building(s) footprint in sq.ft.: 134,459 Total vehicular use area in sq.ft.: 180,865

DPD Project Manager:

Enter First Name Last Name
 Fred Deters

BG/GR Matrix:

Select project category:
 Inst. School, Com. Center

Financial Incentives:

Check applicable:
 TIF Empowerment Zone Grant Class L
 GRIF Ind. Dev. Revenue Bonds Class 6p
 SBIF Bank Participation Loan DOH
 Land Sale Write Down

Density Bonus:

Check applicable:
 Public plaza & pocket park Water features in a plaza or pocket park
 Chicago Riverwalk improvements Setbacks above the ground floor
 Winter gardens Lower level planting terrace
 Indoor through-block connection Green roof
 Sidewalk widening Underground parking and loading
 Arcades Concealed above-ground parking

Chicago Builds Green -- Master Plan.
(Page 2 of 3)

FINAL PLAN

Landscaping:

7' Landscape Setback
Interior Landscape Area
No. of Interior Trees
No. of Parkway Trees

	Required per Zoning Code or Green Roof/Building Green Matrix	To be Provided by the development:
Square footage:	8,540	13,886
Square footage:	16,659	59,302
	133	494
	214	204

Open Space:

River Setback
Private Open Space
Privately developed Public Open Space

Square footage:	0	0
Square footage:	0	1085569
Square footage:	0	0

Stormwater Management (At-grade volume control):

Permeable paving
Raingarden
Filter strip
Bioswale
Detention pond
Native landscaping
Rain-water collection cistern/barrel
Total impervious area reduction

Square footage:	0
Check applicable:	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
Square footage:	0
Gallons:	0
Square footage:	0

Other sustainable surface treatments:

Green roof
Energy Star roof
High-albedo pavement

Square footage:	32,746	33,000
Square footage:	0	0
Square footage:		0

Transportation:

No. of accessory parking spaces
Total no. of parking spaces (Accessory + Non- Acc.)
No. of parking spaces dedicated to car sharing services (E.g.: I-Go, Zip-Car)
No. of bicycle parking
Within 600 ft of CTA or Metra station entrance

Per PD: 250	514
	514
0	0
50	84
Check if applicable:	<input type="checkbox"/>

Chicago Builds Green -- Master Plan.
(Page 3 of 3)

Building Certification:

Energy Star building	<input type="checkbox"/>	<input type="checkbox"/>
LEED certification	<input 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:

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

- Roof will be covered with high albedo surfaces to reduce the heat island effect of built environment.
- Reducing electrical demand through selecting fixtures that have a low wattage per square foot and through daylight harvesting (lighting along the perimeter will have sensors to dim fixture where natural daylight is sufficient).
- A major influence in selecting mechanical systems/equipment will be based on energy efficiency and life cycle cost.

Other sustainable strategies and/or Project Notes:

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- The site will provide alternative transportation options, proximity to the Metra station and a CTA bus stop, bicycle parking and preferred parking for low-emitting and fuel-efficient vehicles.
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