



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

February 24, 2023

Douglas A. Mosser
HKM Architects + Planners
43 S. Vail Avenue
Arlington Heights, IL 60005

**Re: Minor change to PD 253, Rosemary Park at Misericordia Home
SE corner of W. Thome and N. Winchester Avenues**

Dear Mr. Mosser:

Please be advised that your request for a minor change to Residential Business Institutional Planned Development No. 253 ("PD 253") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement No. 12 of PD 253.

You are requesting a minor change on behalf of the sole property owner, Misericordia Home, for their Rosemary Park development. PD 253 was amended in 2021 and in 2022 a minor change was approved for 16 new residential buildings on their campus at the SE corner of W. Thome and N. Winchester Avenues. Several of the buildings are under construction and 14 of the 16 were to be 2-story buildings. You are now seeking to change the 1-story buildings (numbered 4 and 5 on attached, Revised Site Plan) to 2-stories. The attached Elevations are identical to those previously approved.

The Department of Planning and Development has determined that allowing the proposed substitution of 1-story to 2-story 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 PD 253, 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.

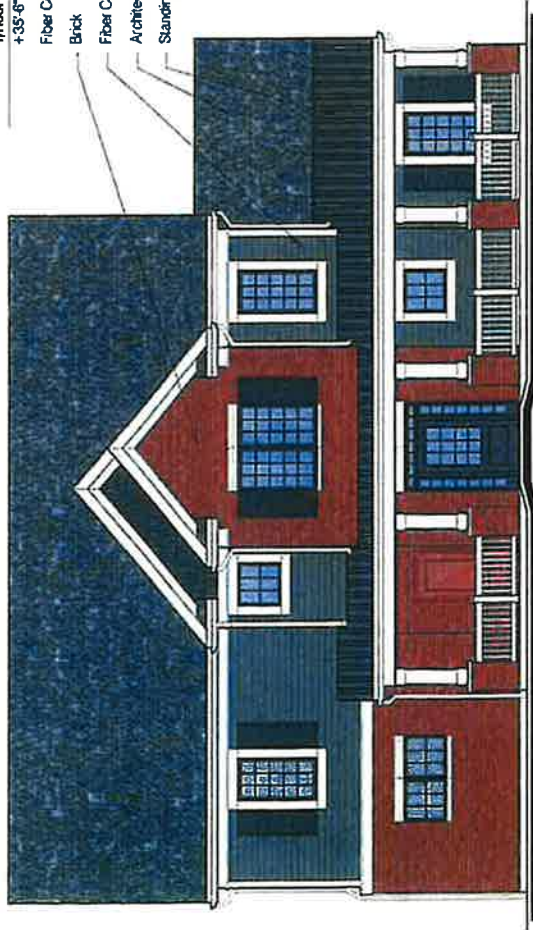
Sincerely,

Noah Szafraniec
Assistant Commissioner, Plan Commission

C: Mike Marmo, Janice Hill, Main file

Ti/Road
+35'-6"

Fiber Cement Shake Siding
Brick
Fiber Cement Lap Siding
Architectural Shingle Roof
Standing Seam Metal Roof



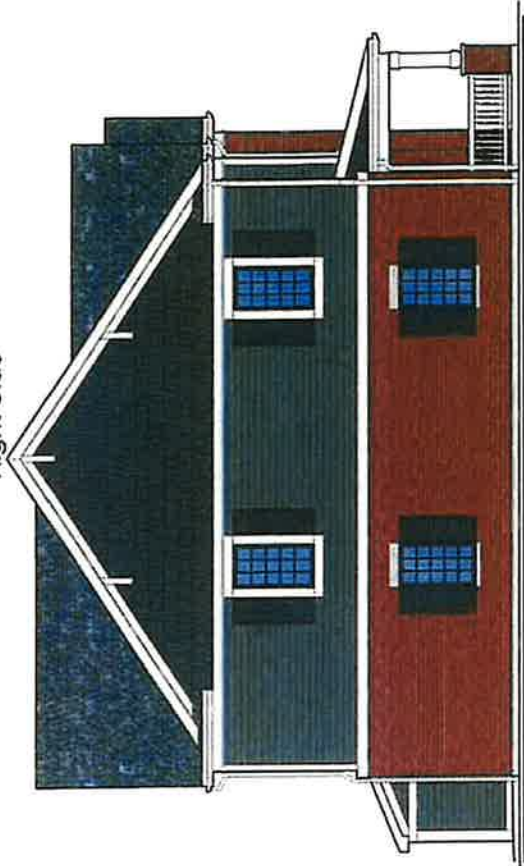
Mean Height From
Eave to Ridge
+28'-6"
(From Grade)

Right Side



Rear

Left Side



0 4' 8' 16'

Elevations - 2-Story C

January 28, 2021

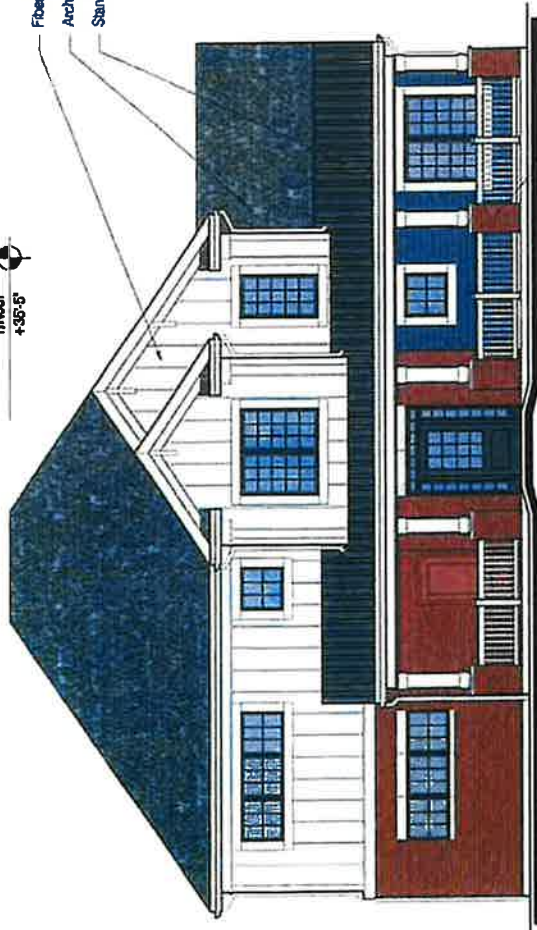
6300 N. Ridge Ave., Chicago, IL 60660

Architecture Planning Landscape Architecture



Rosemary Park

T/Roof
+35'-5"



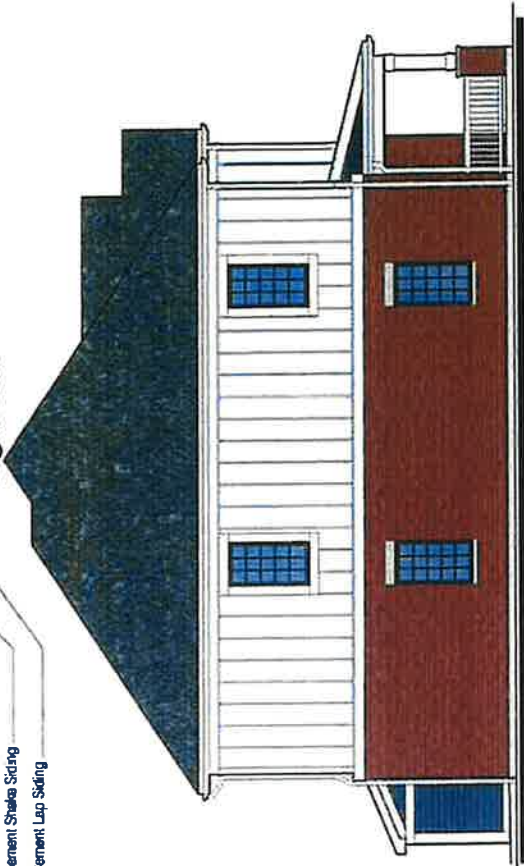
Fiber Cement Board & Batten Siding
Architectural Shingle Roof
Standing Seam Metal Roof

Front

Mean Height From
Curb to Ridge
+28'-8"
(From Grade)

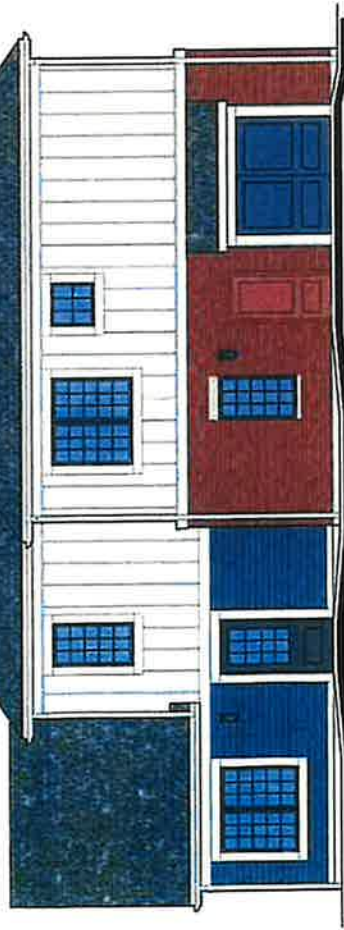
Right Side

Fiber Cement Shake Siding
Fiber Cement Lap Siding
Brick



Left Side

Rear



Elevations - 2-Story A
January 26, 2021

March 9, 2022

Douglas A. Mosser
HKM Architects + Planners
43 S. Vail Avenue
Arlington Heights, IL 60005

**Re: Minor Change to PD 253
Misericordia Home-Rosemary Park**

Dear Mr. Mosser:

Please be advised that your request for a minor change to Residential Institutional Planned Development No. 253 ("PD 253") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement Number 12 of the PD.

Misericordia Home, the sole owner of PD 253, is seeking a minor change for layout and design changes to Rosemary Park, a new 16-building development within the PD. The following changes are proposed:

- Remove one crosswalk from W. Thome Avenue and modify the crosswalk at W. Thome Avenue and N. Winchester Avenue per the Chicago Department of Transportation's ("CDOT") recommendation.
- Widen the private road and modify hydrant locations, per the Chicago Fire Department's recommendation.
- Add an emergency generator.
- Add swing and sling gates, all on private property, for security.
- Modify internal paths and slightly shift houses and trees, to allow greater accessibility.
- Add an exterior stair on the ranch homes for basement access.
- Add trash and recycling enclosures, pergolas, light poles, and planting beds.
- Adjust window and door locations due to interior layout changes.
- Adjust the building heights based on mechanical changes.

The following revised drawings are attached:

- | | |
|------------------------|------------------------|
| • Site Plan | • Elevations 2-story C |
| • Landscape Plan | • Elevation 2-story D |
| • Elevations 2-story A | • Elevations Ranch |
| • Elevations 2-story B | |

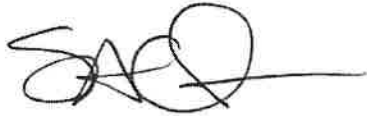
The Department of Planning and Development has determined that allowing the proposed site and design modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the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

Minor change
PD No. 253
March 9, 2022
Page 2

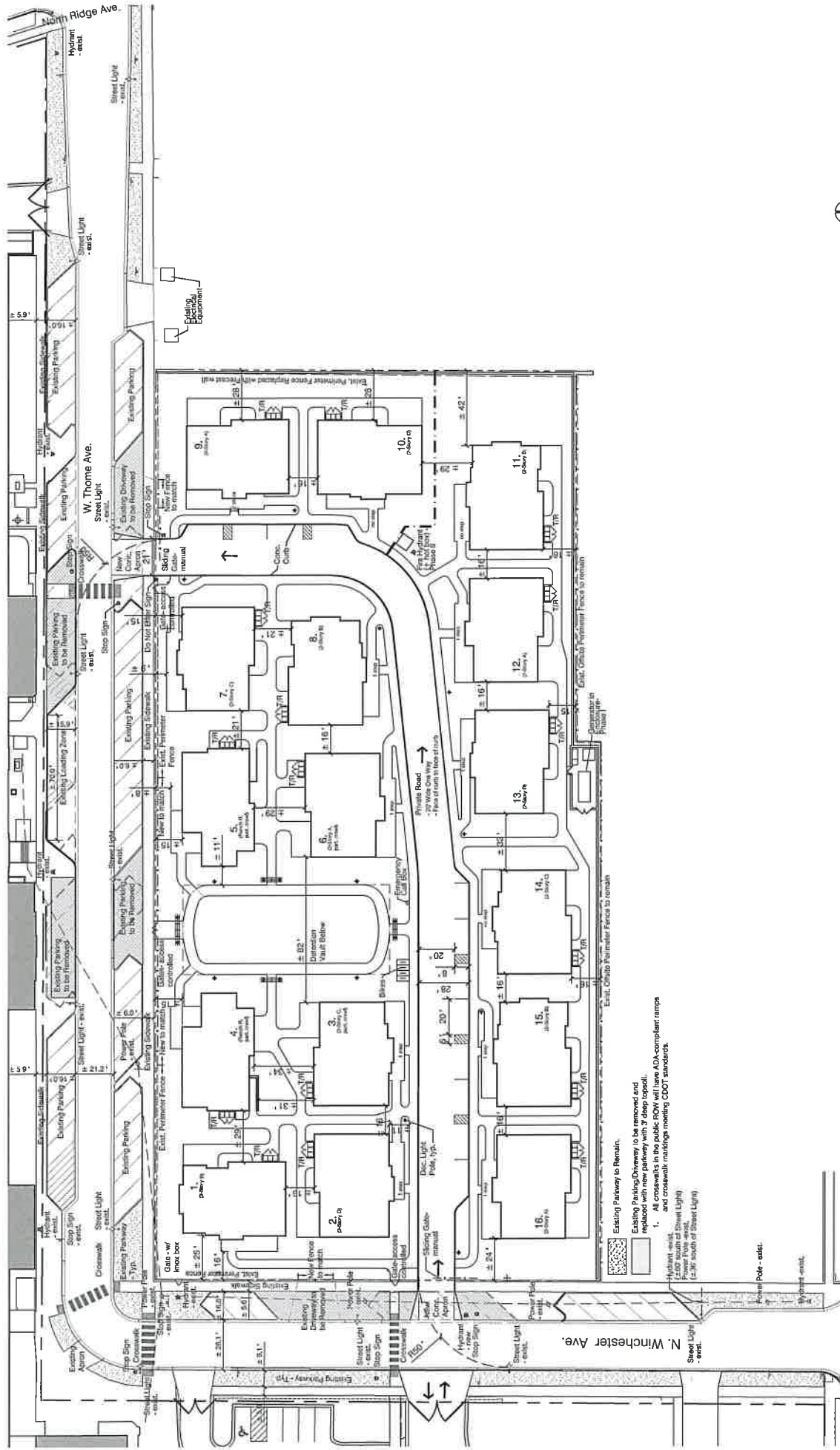
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 253, I hereby approve the foregoing minor change, but no other changes to this Planned Development. In addition, the proposed site changes have been reviewed and approved by CDOT.

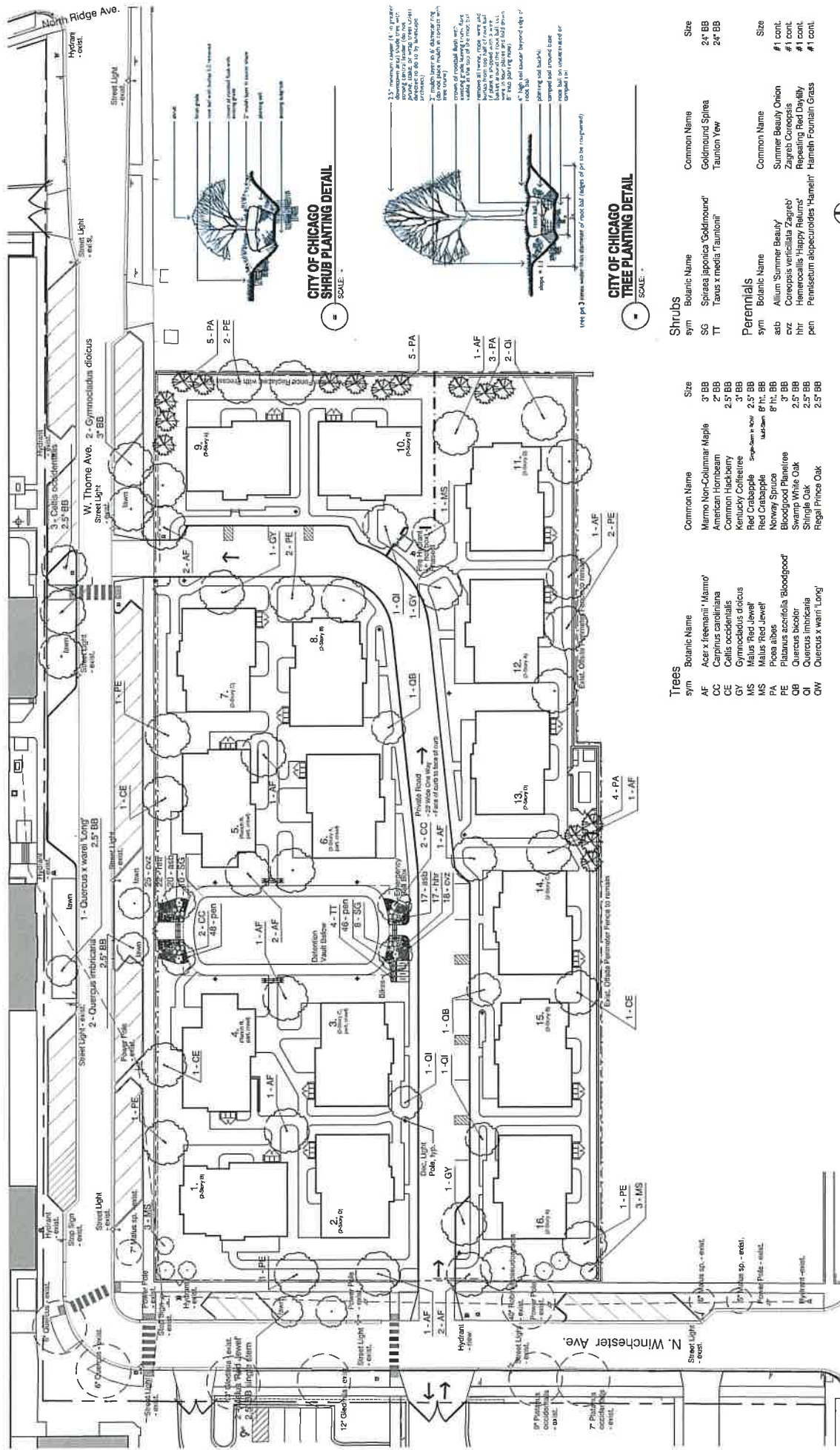
This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building 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,

A handwritten signature in black ink, appearing to read 'SAV', with a long horizontal line extending to the right.

Steven Valenziano
Assistant Zoning Administrator





Trees		
sym	Botanic Name	Size
AF	Acer x freemanii 'Mamm'	3' BB
CC	Carpinus caroliniana	2' BB
CE	Celtis occidentalis	2.5' BB
GY	Gymnocladus dioica	3' BB
MS	Malus 'Red Jewel'	2.5' BB
PA	Picea abies	8' Ht. BB
PE	Platanus acerifolia 'Bloodgood'	3' BB
QB	Quercus bicolor	2.5' BB
QW	Quercus imbricaria	2.5' BB
	Quercus x warril Long'	2.5' BB

Shrubs		
sym	Botanic Name	Size
SG	Spiraea japonica 'Goldmound'	24' BB
TT	Taxus x media 'Tauntoni'	24' BB

Perennials		
sym	Botanic Name	Size
ast	Allium 'Summer Beauty'	#1 cont.
cz	Coreopsis verticillata 'Zagreb'	#1 cont.
hr	Hemerocallis 'Happy Returns'	#1 cont.
pen	Penstemon alpestris 'Hannel'	#1 cont.



T/Roof
+35'-5"



Fiber Cement Board & Batten Siding
Architectural Shingle Roof
Standing Seam Metal Roof

Front

Mean Height From
Eave to Ridge
+28'-8"
(From Grade)



Fiber Cement Shake Siding
Fiber Cement Lap Siding
Brick

Rear



Right Side



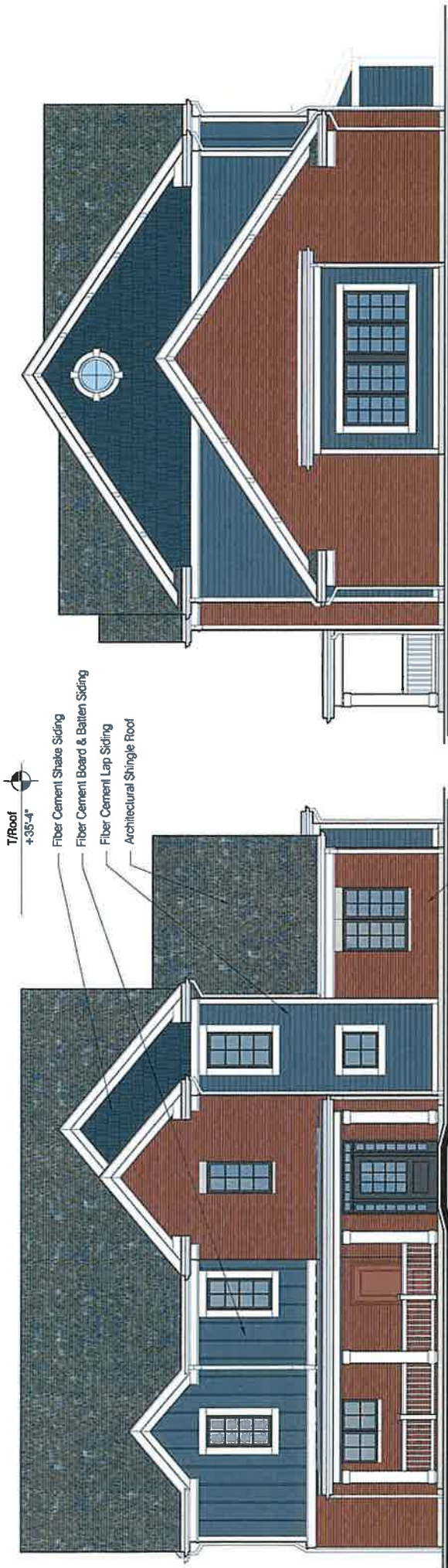
Mean Height From
Eave to Ridge
+28'-8"
(From Grade)



Left Side

0 4' 8' 16'

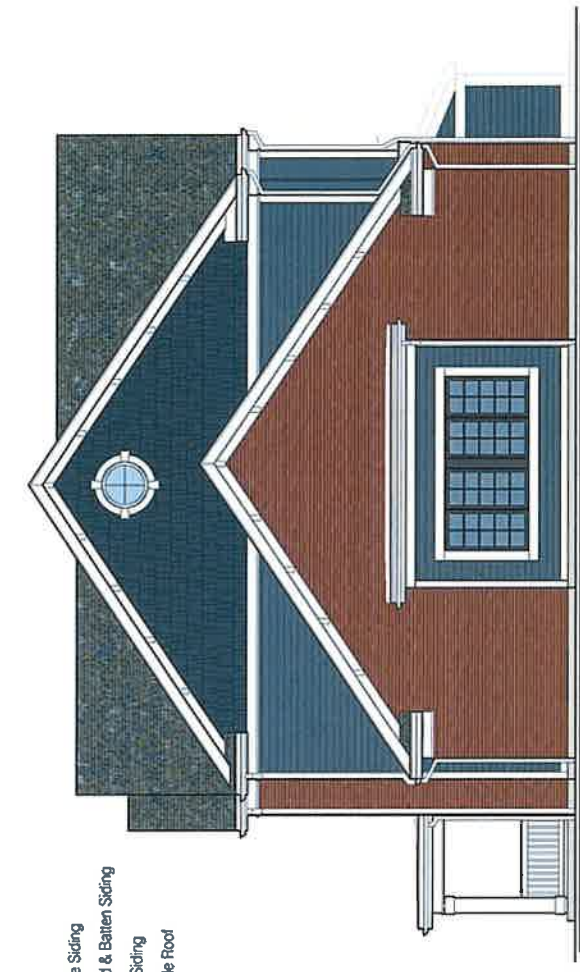
Elevations - 2-Story A
January 26, 2021



Front



Rear



Right Side



Left Side

0 4' 8' 16'
 Elevations - 2-Story B
 January 26, 2021

- T/Roof
+35'-6"
- Fiber Cement Shake Siding
- Brick
- Fiber Cement Lap Siding
- Architectural Shingle Roof
- Standing Seam Metal Roof



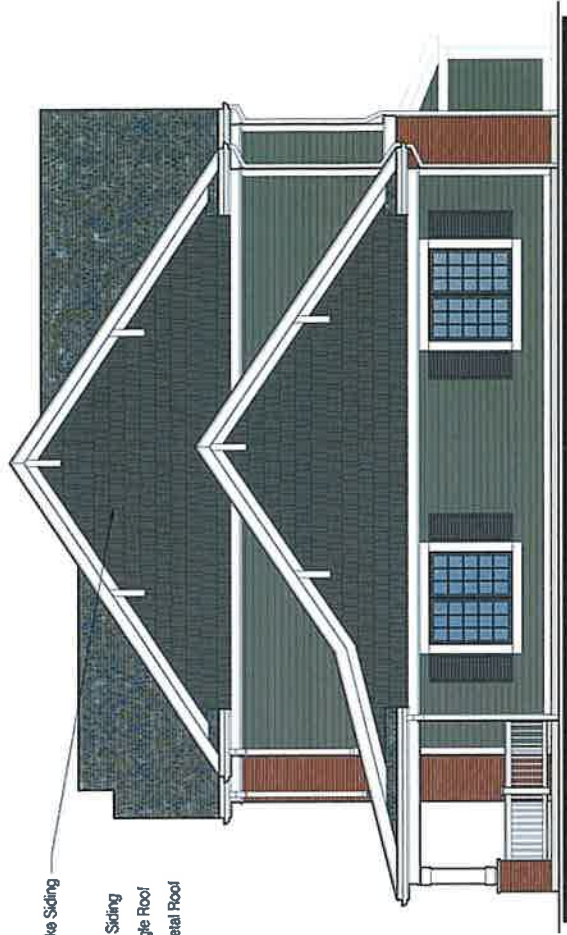
Front

Mean Height From
Eave to Ridge
+28'-3"
(From Grade)

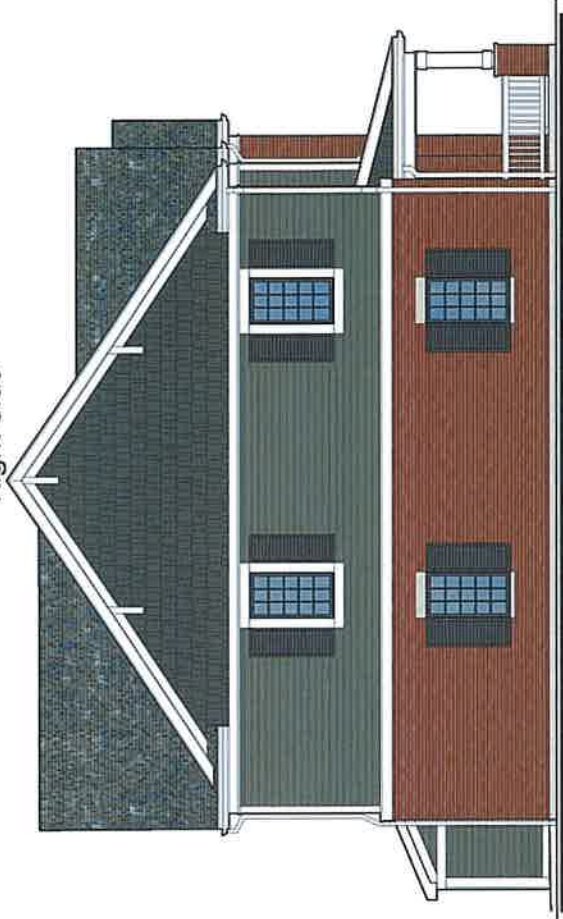
Right Side



Rear



Left Side



0 4' 8' 16'

Elevations - 2-Story C
January 26, 2021

T/Roof
+35'-4"



Fiber Cement Board & Batten Siding
Fiber Cement Shake Siding
Architectural Shingle Roof
Brick

Front

Mean Height From
Eave to Ridge
+28'-8"
(From Grade)

Right Side



Rear



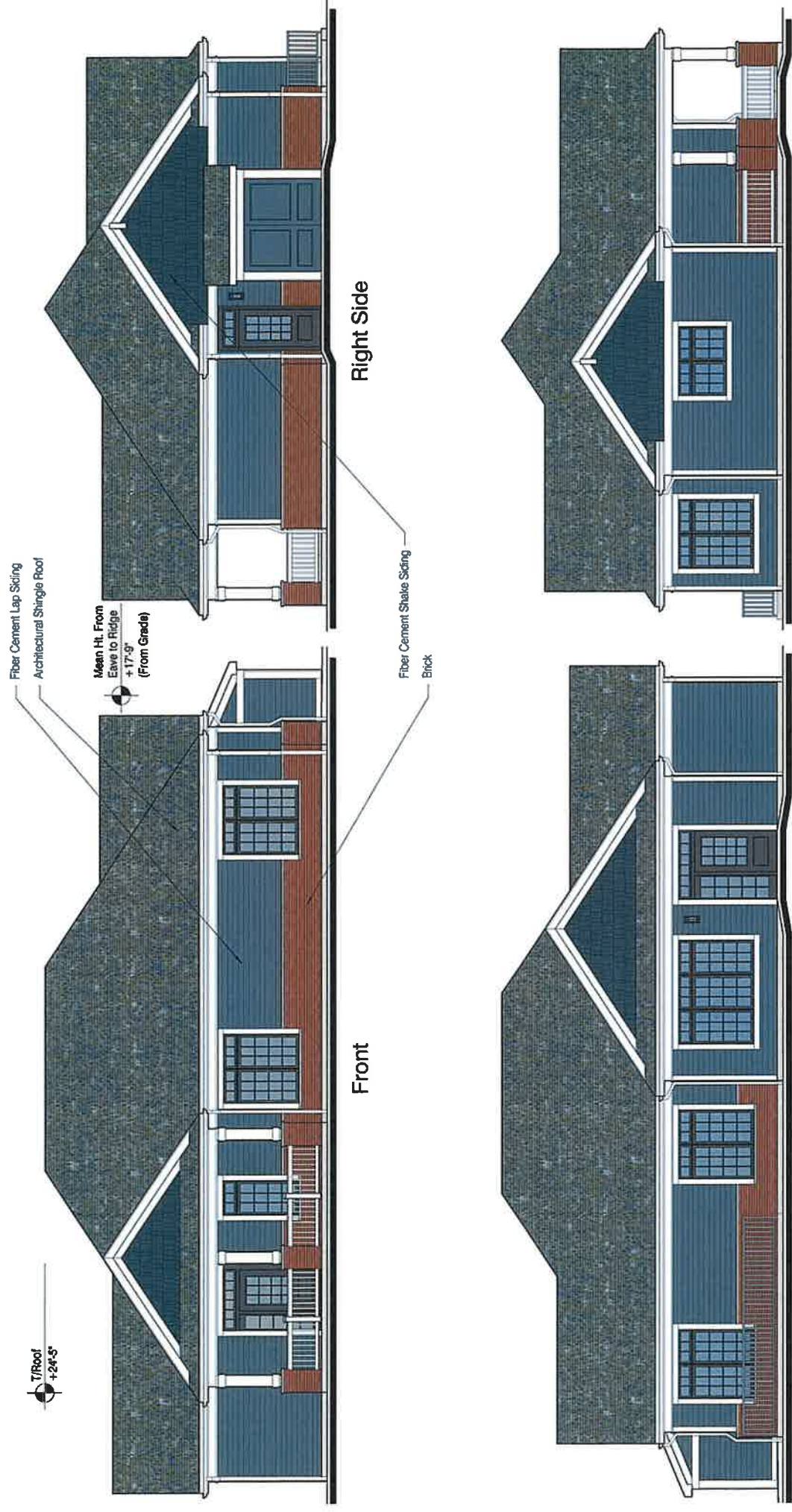
Right Side



Left Side

0 4' 8' 16'

Elevations - 2-Story D
January 26, 2021



0 4' 8' 16'

Elevations - Ranch

January 26, 2021

1/27/2021

REPORTS OF COMMITTEES

27325

Reclassification Of Area Shown On Map No. 15-H.
(As Amended)
(Application No. 20510)
(Common Address: 6300 N. Ridge Ave./1925 W. Thome Ave.)

R1PD253,99

[SO2020-4548]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 15-H in the area bounded by:

West Thome Avenue; a line 510 feet east of North Winchester Avenue; a line 246.30 feet south of West Thome Avenue; a line 508 feet east of North Winchester Avenue; a line 236.80 feet south of West Thome Avenue; a line 302 feet east of North Winchester Avenue; a line 250 feet south of West Thome Avenue; and North Winchester Avenue,

to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the RT4 Residential Two-Flat, Townhouse and Multi-Unit District and Residential-Institutional Planned Development Number 253, as amended, symbols and indications as shown on Map Number 15-H in the area bounded by:

West Devon Avenue, beginning at a point 297.70 feet east of North Hoyne Avenue; thence east for a distance of 503.83 feet; thence south for a distance of 179.49 feet; thence east for a distance of 637.53 feet; thence south for a distance of 94.77 feet; thence northeasterly for a distance of 145.04 feet; North Ridge Avenue; West Thome Avenue; a line 510 feet east of North Winchester Avenue; a line 246.30 feet south of West Thome Avenue; a line 508 feet east of North Winchester Avenue; a line 236.80 feet south of West Thome Avenue; a line 302 feet east of North Winchester Avenue; a line 250 feet south of West Thome Avenue; North Winchester Avenue; West Granville Avenue running westward for a distance of 705.87 feet; thence north for a distance of 519.14 feet; thence west for a distance of 6.00 feet; and thence north for a distance of 741.65 feet to West Devon Avenue,

to the designation of Residential-Institutional Planned Development Number 253, as amended, 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 attached hereto and made a part hereof 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:

Residential-Institutional Planned Development No. 253, As Amended.

Planned Development Statements.

1. The area delineated herein as Planned Development Number 253, as amended ("Planned Development") consists of approximately 1,387,188 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, Misericordia Home.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter

- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This plan of development consists of 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; Site Plan; Floor Plans (typical for 1925 West Thome Avenue); Landscape Plan; and Building Elevations for 1925 West Thome Avenue (North, South, East and West) prepared by HKM Architects and dated September 9, 2020, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.

Also incorporated herein by reference are the following:

- Exhibits set forth in the *Journal of the Proceedings of the City Council of the City of Chicago* for July 31, 1996, pages 27226 -- 27229; and
 - All site plan review and minor change approvals granted prior to the date of this amendment, and the exhibits attached thereto.
5. The following uses are permitted in the area delineated herein as a Planned Development: facilities for the developmentally disabled consisting of dormitories; intermediate care facility buildings; staff housing; classrooms and related training

facilities; private recreational facilities; communal activities and workshops; accessory retail sales; administrative and support offices; gardens; accessory parking; accessory uses.

6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 1,387,188 square feet and a base FAR of 1.2.
9. Upon review and determination, Part II review, pursuant to Section 17-13-0610, a Part II review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to

access for persons with disabilities and to promote the highest standard of accessibility.

14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.
15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of (i) 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II permit review for the project or any phase thereof, the applicant must submit to DPD (a) updates (if any) to the applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

16. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a zoning map amendment to rezone the Property to RT4 Residential Two-Flat, Townhouse and Multi-Unit District.

[Existing Zoning Map; Existing Land-Use Map; Boundary and Property Line Map; Misericordia Campus Master Plan; Site Plan; Landscape Plan; Front, Rear, Left and Right Building Elevations; and Perspective referred to in these Plan of Development Statements printed on pages 27331 through 27342 of this *Journal*.]

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

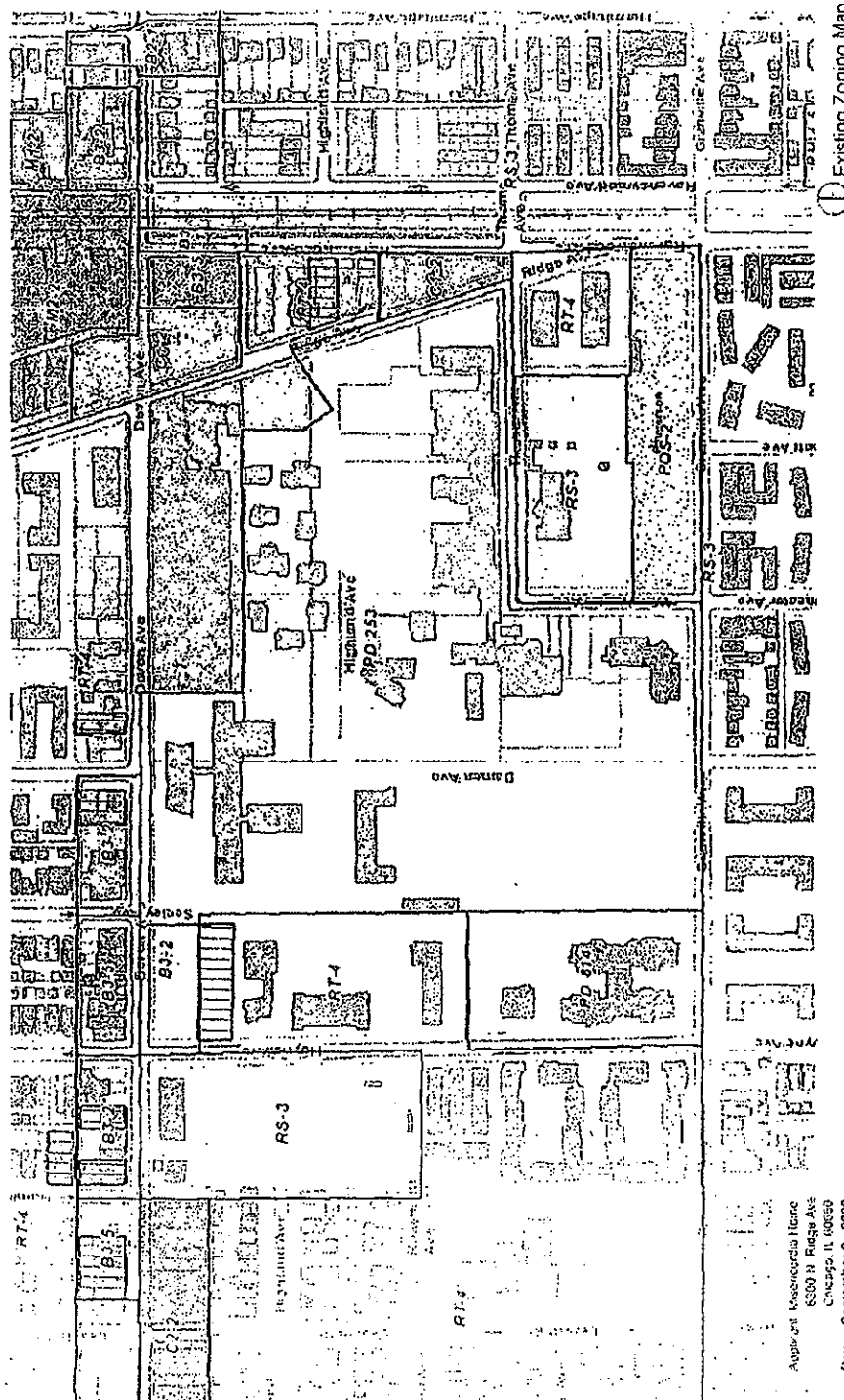
Residential-Institutional Planned Development No. 253, As Amended.

Bulk Regulations And Data Table.

Gross Site Area = Net Site Area + Areas Remaining In Public Right-Of-Way

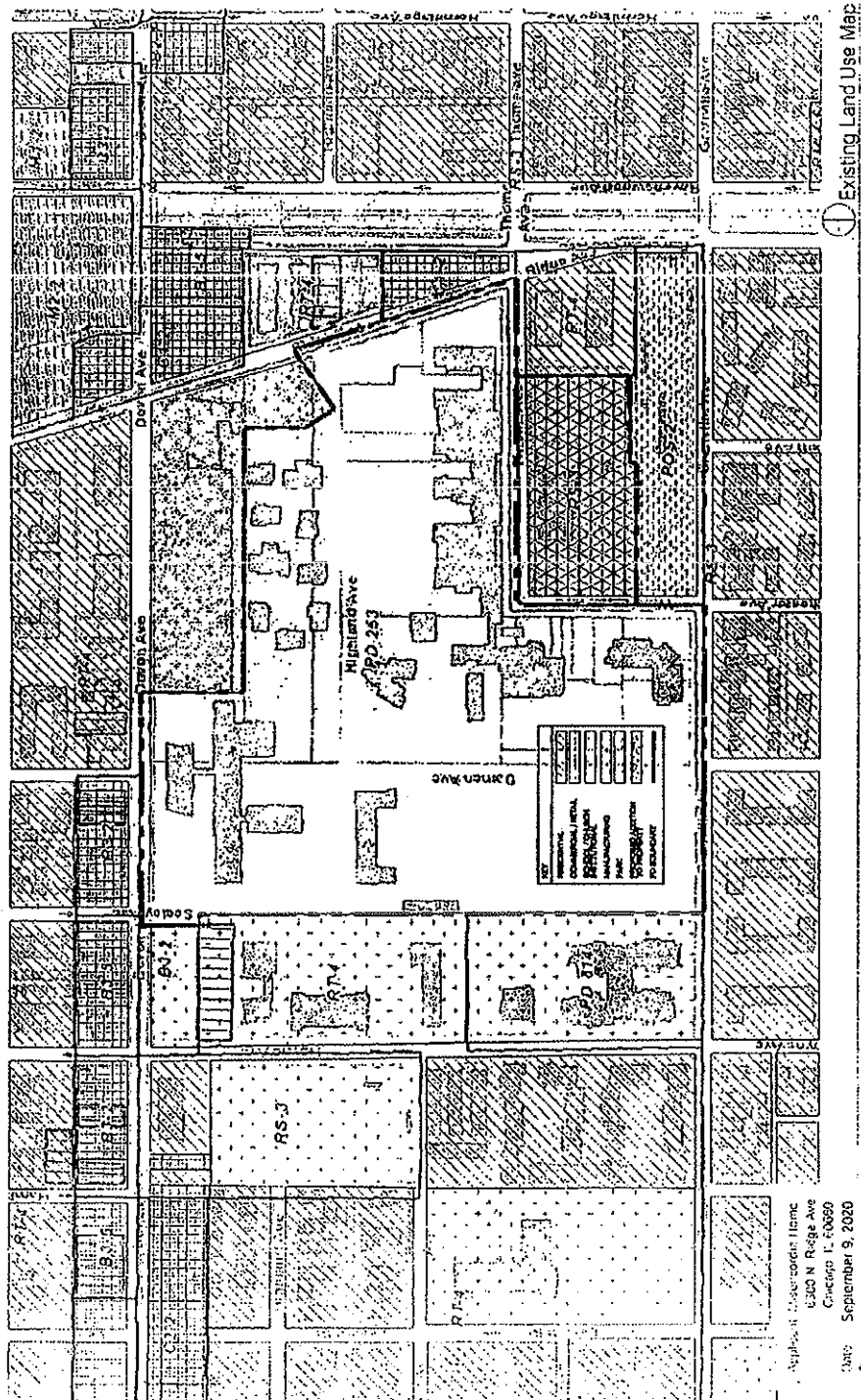
1,514,612 square feet (34.77 acres) = 1,387,188 square feet (31.84 acres) + 127,424 square feet (2.92 acres)

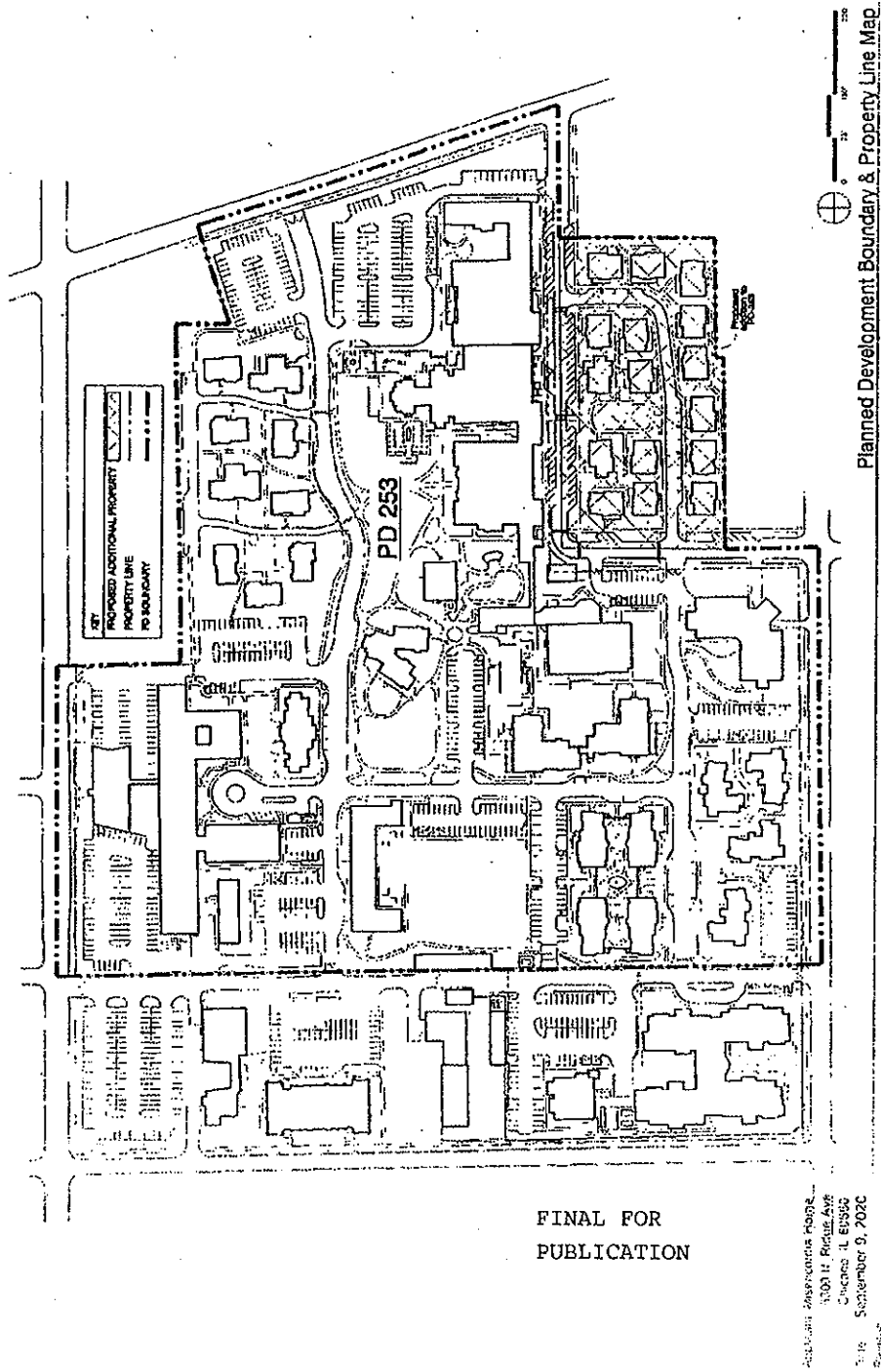
Permitted Uses:	In accordance with Statement 5
Net Site Area:	1,387,188 square feet/31.84 acres
Maximum Floor Area Ratio:	1.20
Maximum Building Height:	In accordance with the Building Elevations
Building Setbacks:	In accordance with the Site Plan
Minimum Number of Off-Street Parking Spaces:	317
Minimum Number of Off-Street Loading Spaces:	2
Minimum Number of Bicycle Parking Spaces:	32

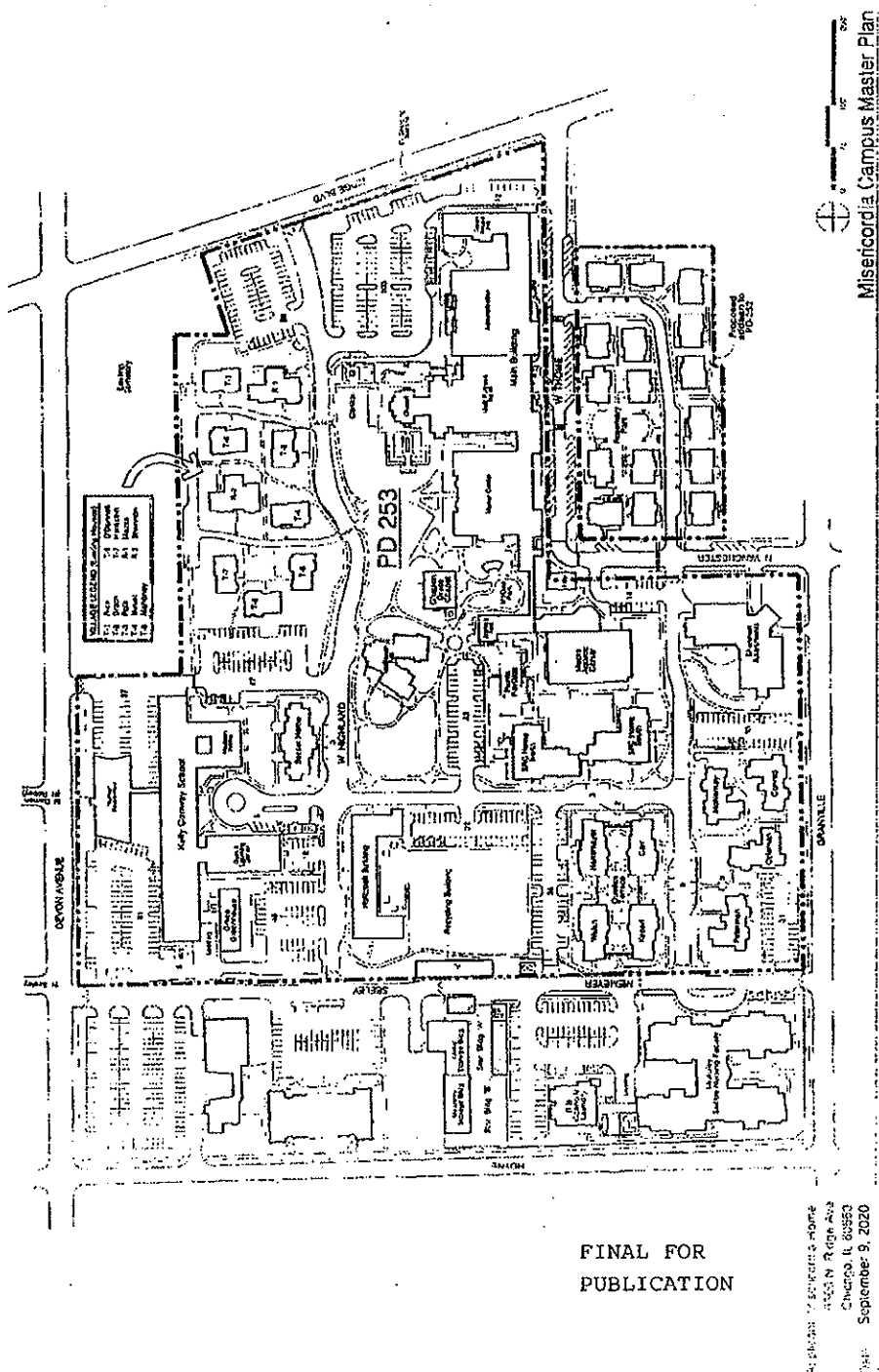


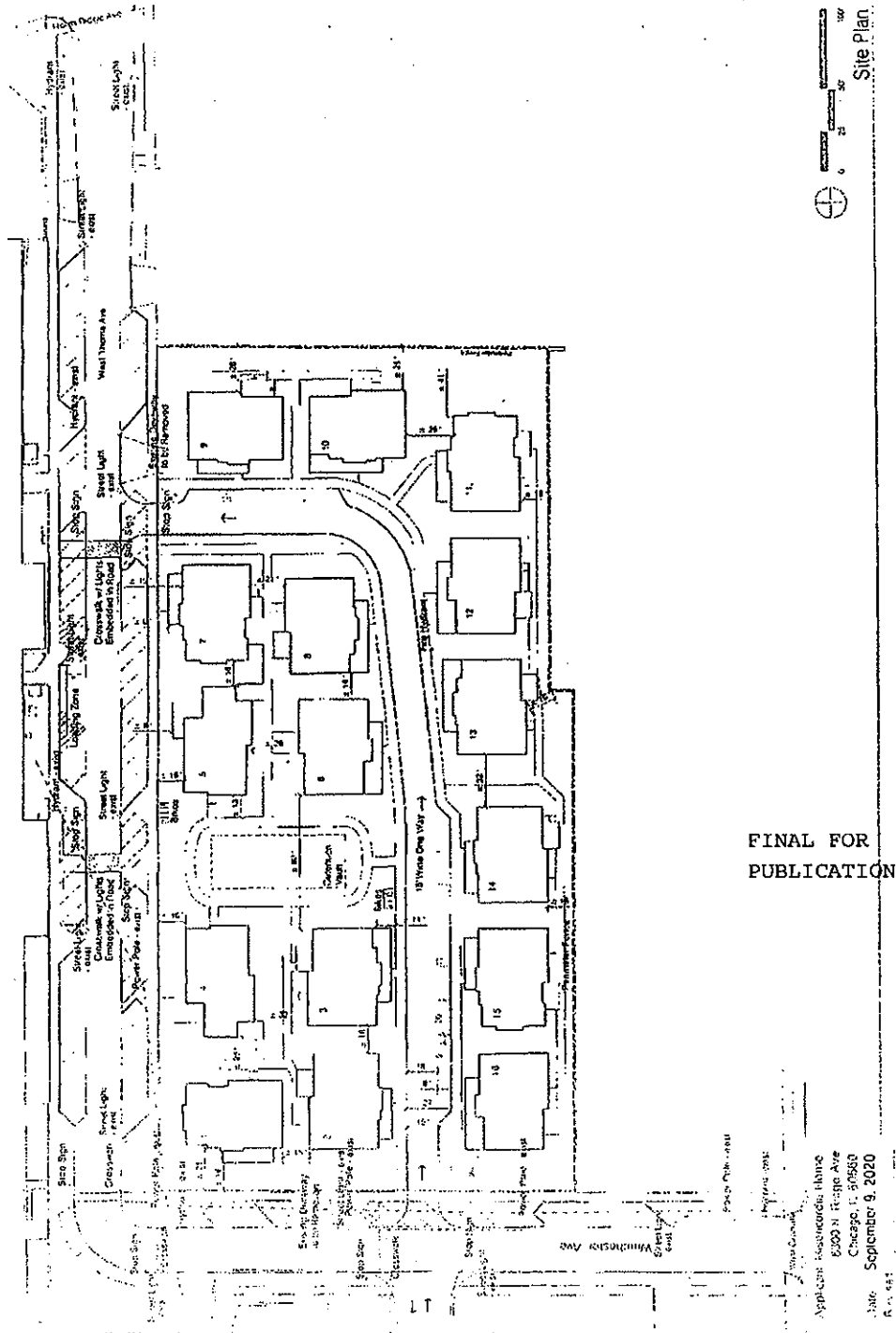
FINAL FOR
PUBLICATION

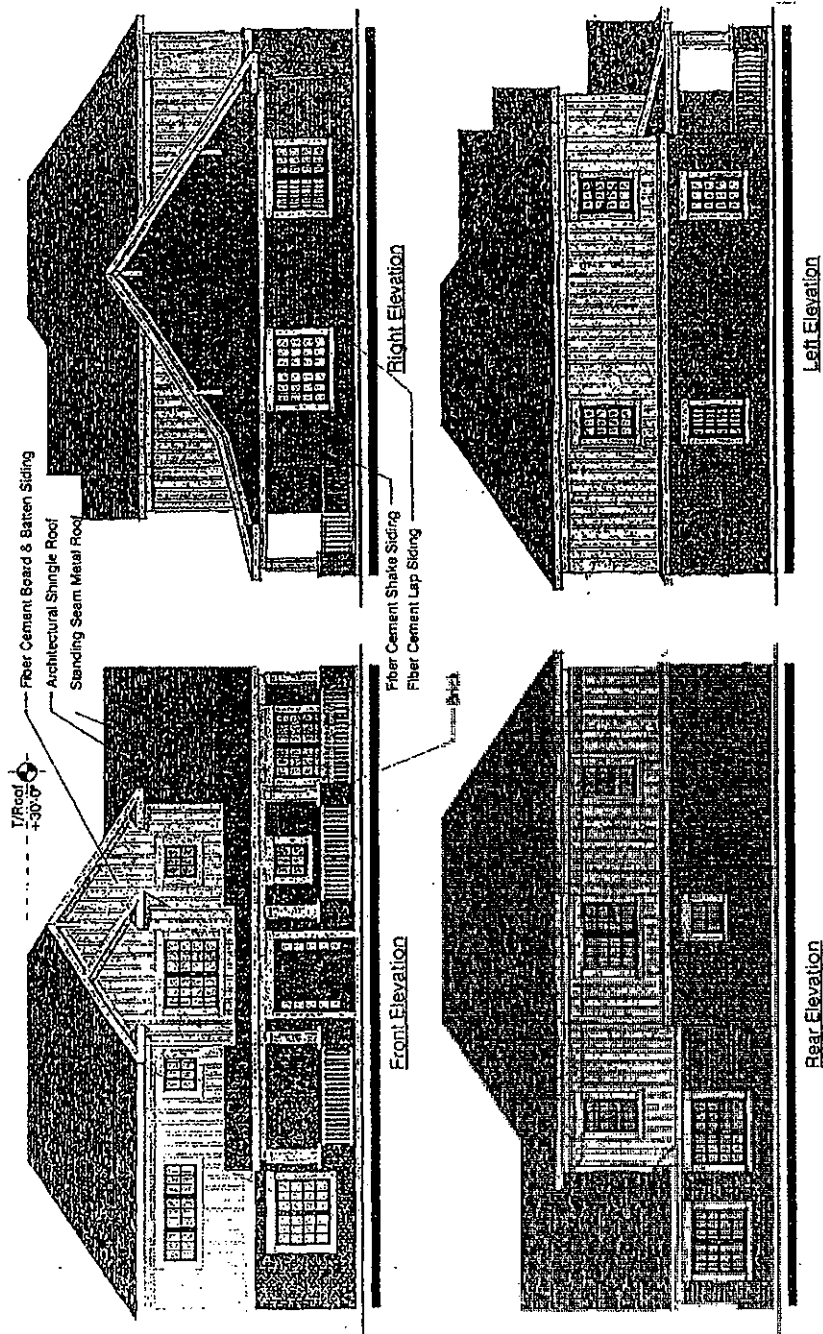
Applicant: Macquarria Home
6500 N. Ridge Ave
Chicago, IL 60630
Date: September 9, 2020
Revised:





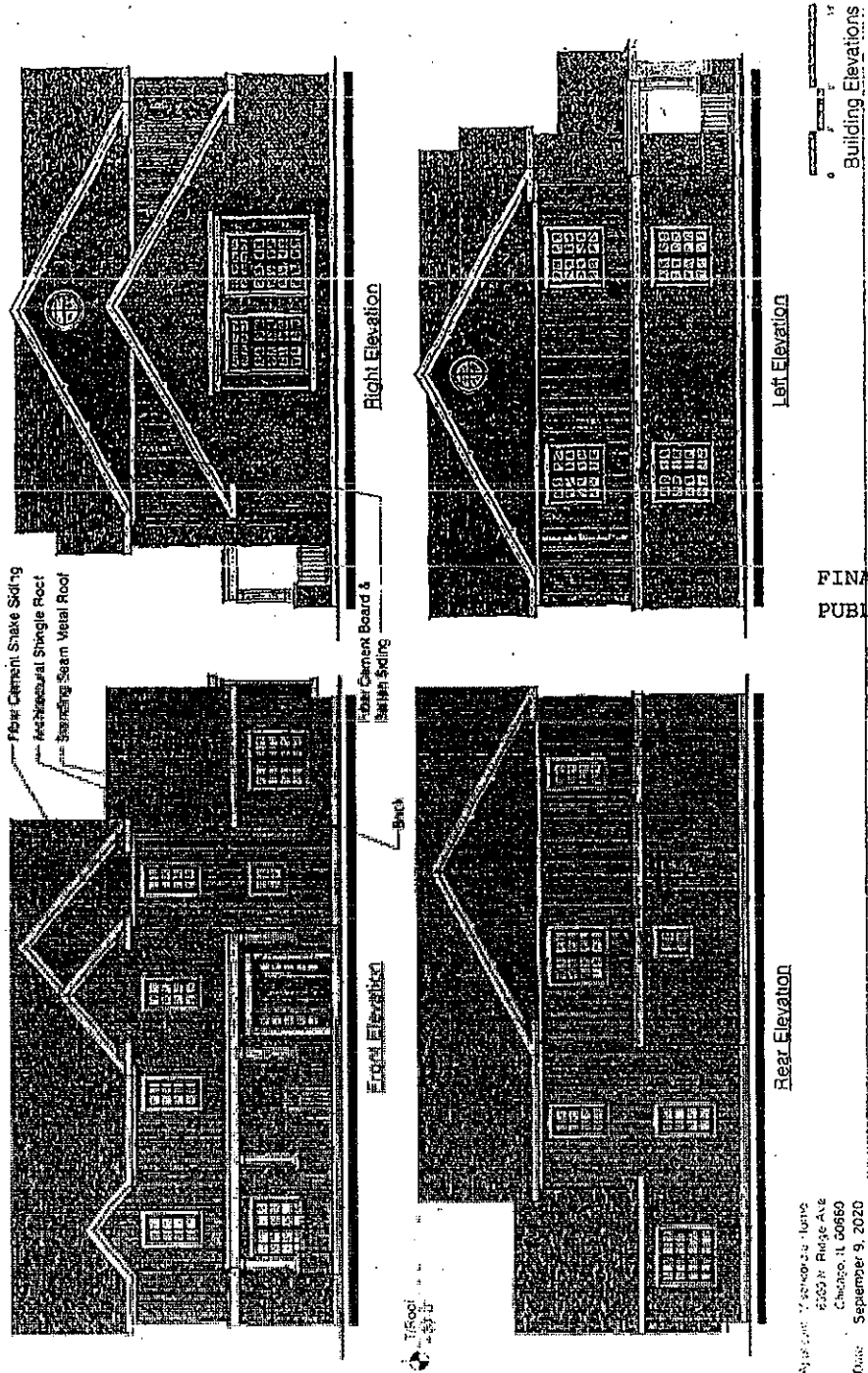


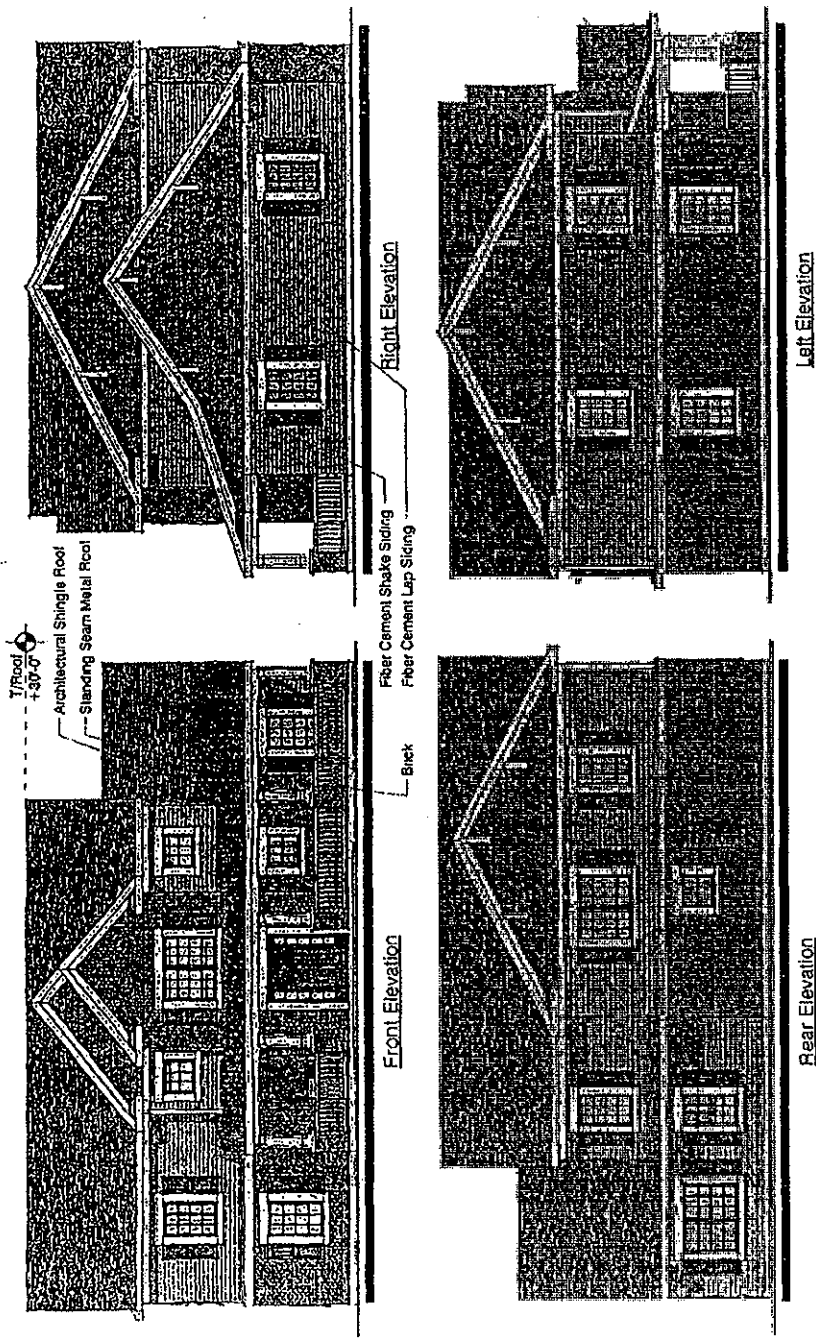




FINAL FOR
PUBLICATION

September 9, 2020

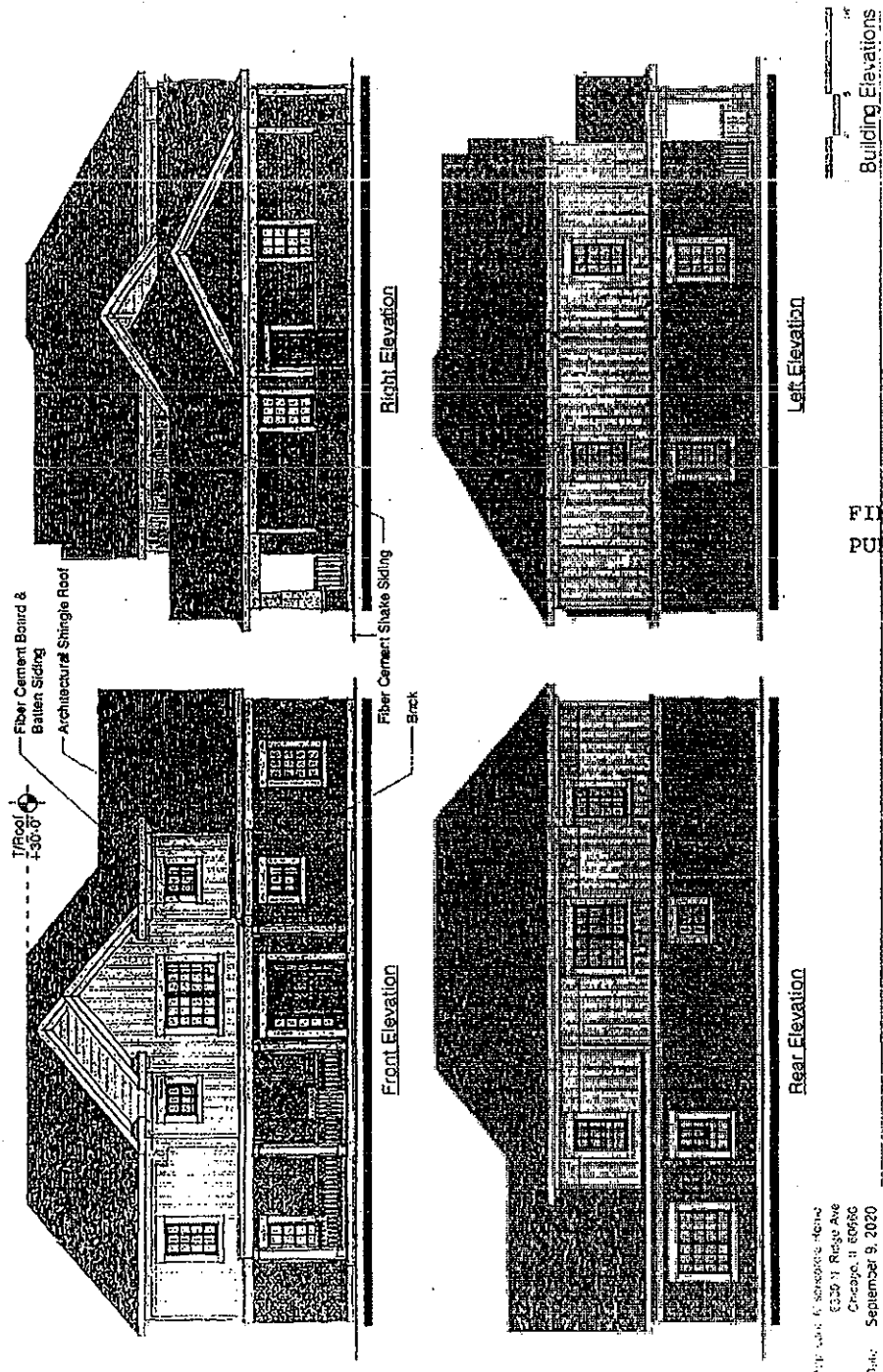


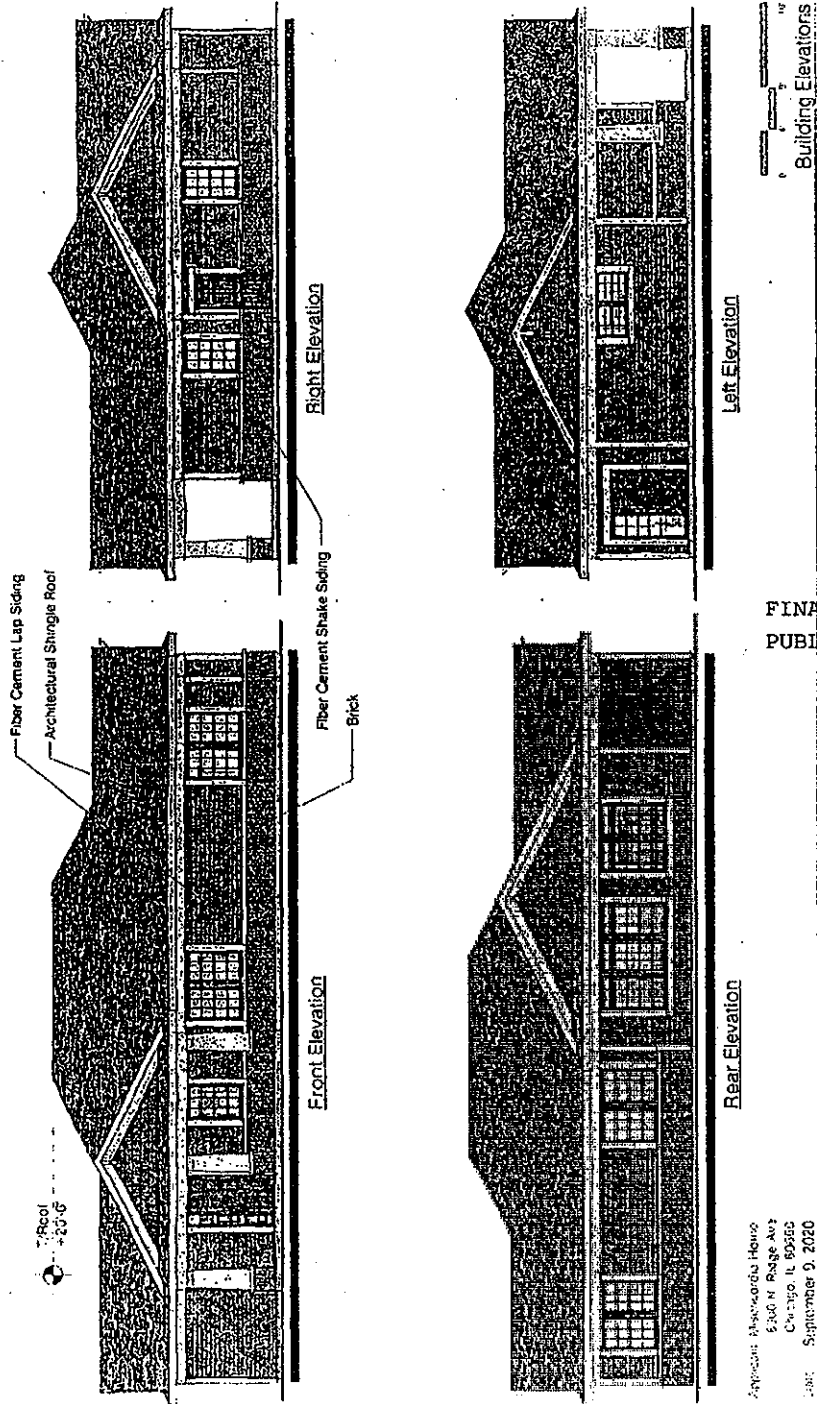


Building Elevations

FINAL FOR PUBLICATION

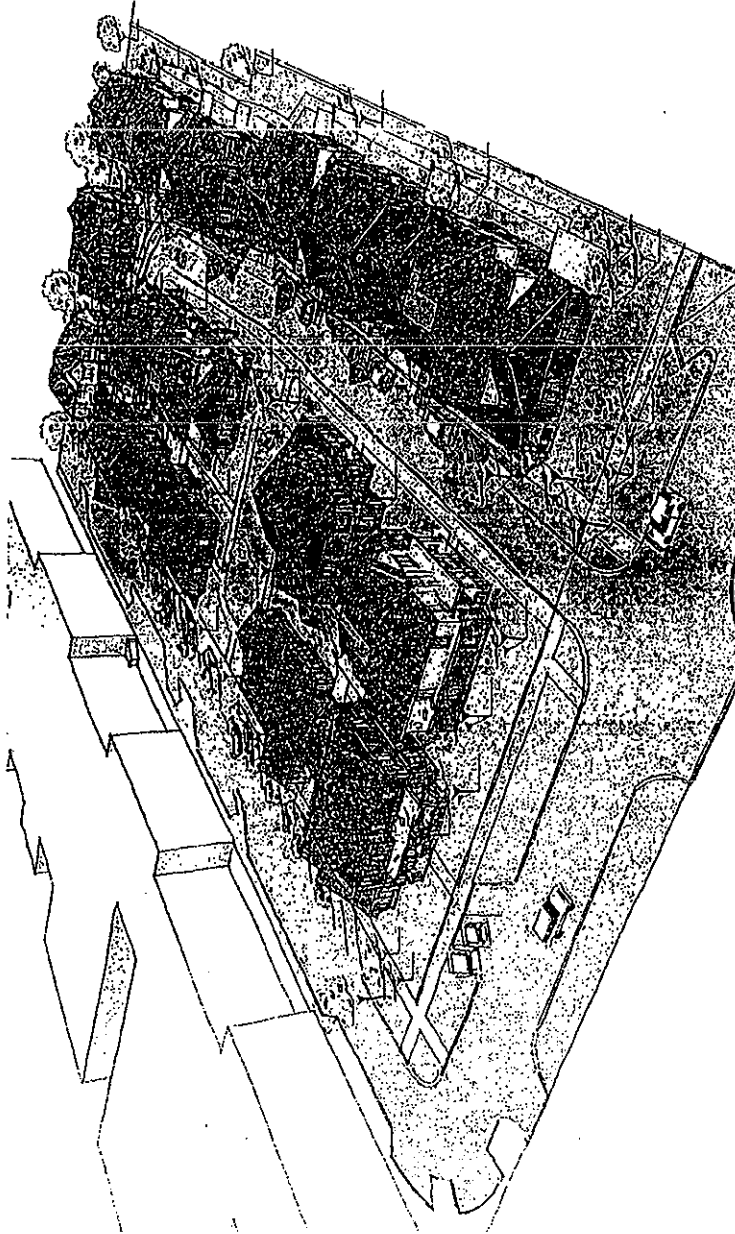
Architect: [Name]
630 N. Ridge Ave
Chicago, IL 60660
Date: September 9, 2020
Project: [Name]





FINAL FOR
PUBLICATION

Applicant: Blackwood House
6300 N. Ridge Ave.
Chicago, IL 60630
Date: September 9, 2020



Perspective

FINAL FOR
PUBLICATION

Applicant: [illegible]
 4,000 N. Ridge Ave.
 Chicago, IL 60630
 3-06, December 9, 2020



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

February 28, 2018

Douglas Mosser
HKM Architects + Planners LLC
43 South Vail Avenue
Arlington Heights, Illinois 60005

Re: Site Plan Approval for Misericordia Residential Facility, 1986 W. Highland Ave., Planned Development Number 253

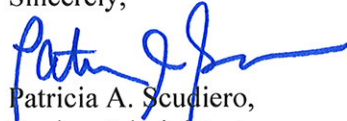
Dear Mr. Mosser:

The City of Chicago Department of Planning and Development (DPD) has reviewed the site plan submitted for the project identified above. The project consists of the construction of a two-story detached single-family residence with a basement, to be used as a 15-bed intermediate care facility for the developmentally disabled, located at 1986 W. Highland Avenue within Planned Development #253. The structure, with a total floor area of 10,834 square feet, will be located on the thirty-acre Misericordia campus at 6300 N. Ridge Road. The request for approval includes the following attached documents by HMK Architects:

- A-001: Title/Site Plan (12.22.2017)
- A-101: First Floor Plan (12.22.17)
- A-102: Second Floor Plan (12.22.17)
- A-200: Building Elevations (09.05.2017)
- L-100: Landscape Plan (09.05.17)
- Renderings of Building Elevations (06/29/17)

Upon review of the materials submitted, DPD has determined that the site plan is consistent with and satisfies the requirements of Planned Development #253. Accordingly, this site plan submittal for Institutional Planned Development #253 is hereby approved as conforming to the Planned Development as amended and passed by the Chicago City Council on July 31, 1996. It is understood that the Applicant will continue to coordinate with the Mayor's Office of People with Disabilities (MOPD) to ensure that plans are in compliance with accessibility standards.

Sincerely,



Patricia A. Scudiero,
Zoning Administrator

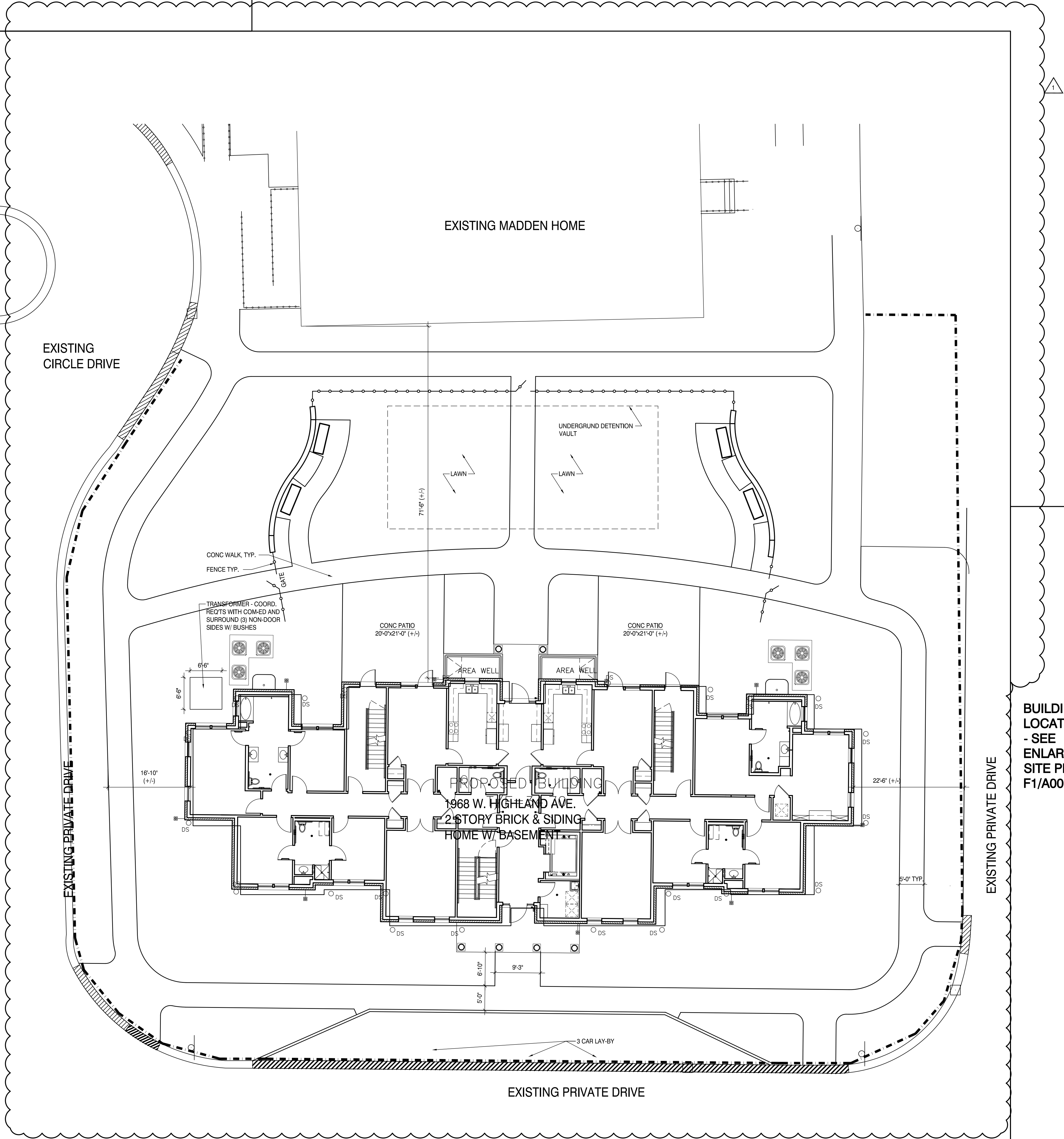
Originated by: Heidi Sperry

cc: Christopher Lonergan, HMK Architects
Mike Marmo (DPD)
Erik Glass (DPD)
Planned Development file

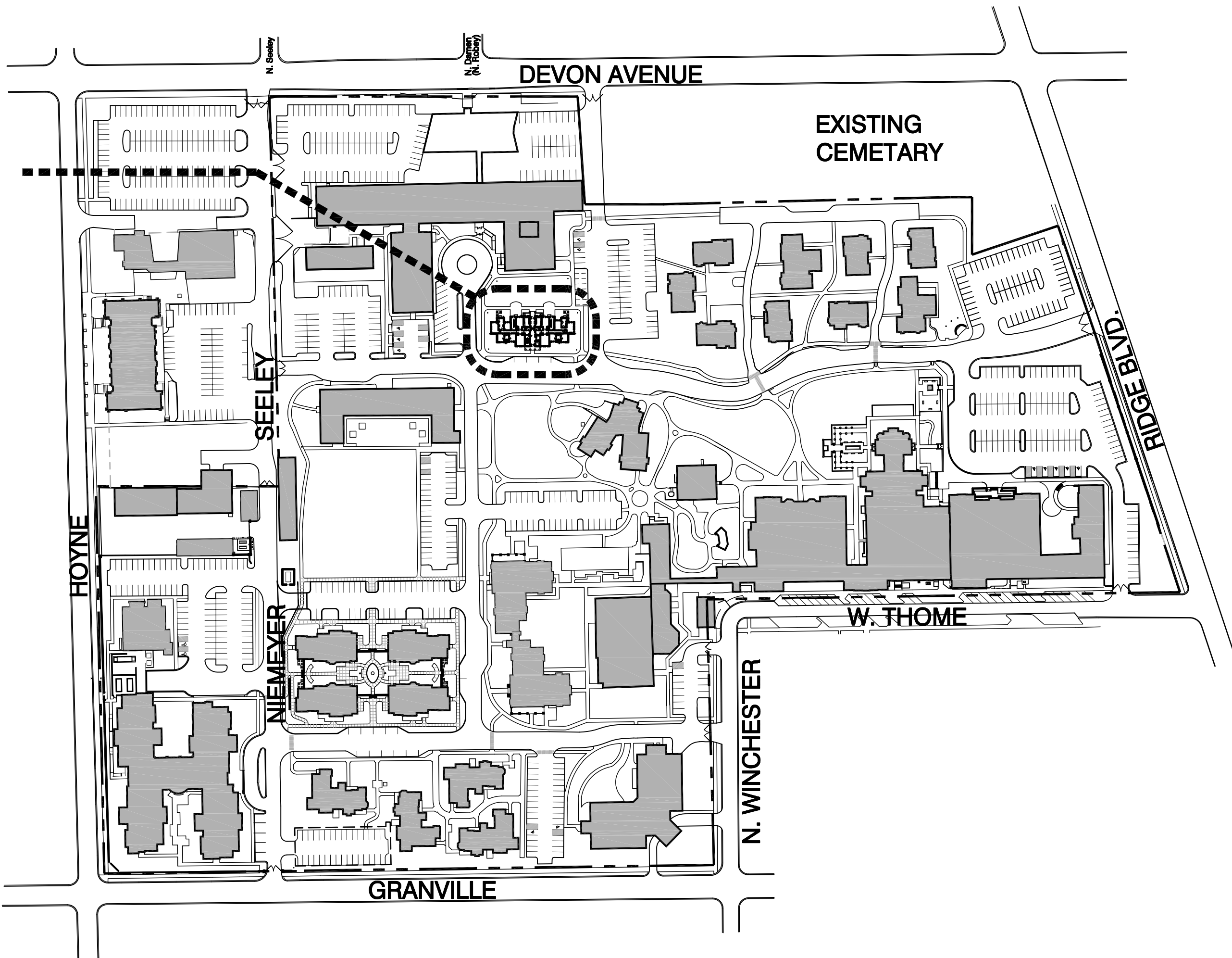
121 NORTH LASALLE STREET, ROOM 1000, CHICAGO ILLINOIS 60602

SITE PLAN GENERAL NOTES:

SEE ALSO, CIVIL DWGS. FOR SPECIFIC SITE INFORMATION.
ALL SIDEWALKS SHALL HAVE "CALIFORNIA FINISH".
IRRIGATION SYSTEM SHALL BE DESIGN-BUILD. G.C. TO COORDINATE SLEEVES UNDER SIDEWALKS WITH IRRIGATION SUB-CONTRACTOR.
SEE CIVIL AND MEP DWGS. FOR UTILITY INFORMATION.



BUILDING LOCATION
- SEE
ENLARGED
SITE PLAN,
F1/A001



ARCHITECTS + PLANNERS, INC.

43 South Vail Avenue
Arlington Heights, Illinois 60005
P 847.392.9200
F 847.392.9009

HKM DESIGN FIRM NO.: 184-001735 ©



6300 N. Ridge
Chicago, IL 60660-1099



DATE: 12/22/2017
EXPIRES: 11/30/2018

**Misericordia
Residence**
1968 W. Highland Ave.
Chicago, Illinois 60660

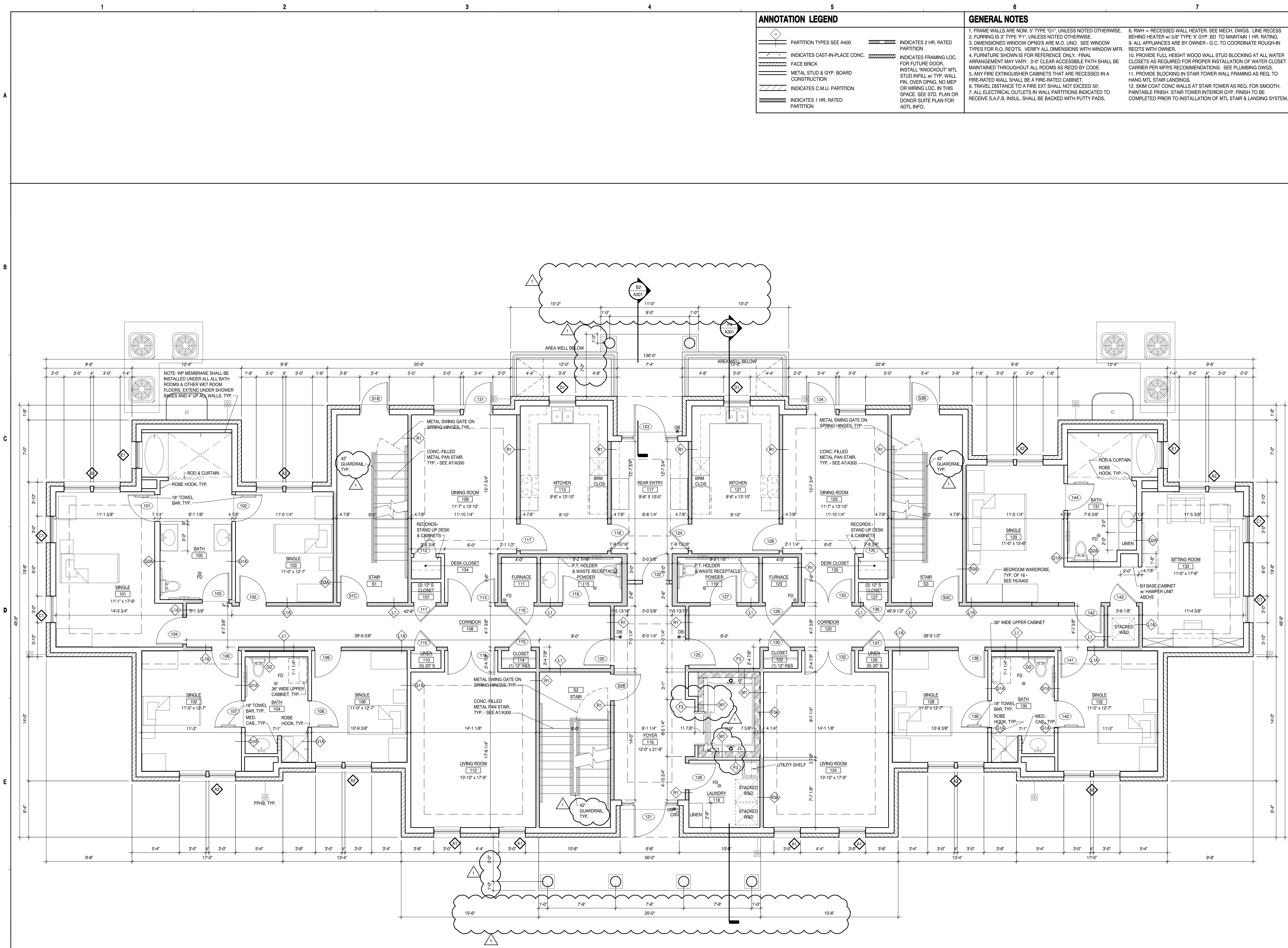
no.	revision	init.	date
1	ISSUED FOR PERMIT	CL	9-5-17
2	ISSUED COVER w/ ADDRESS	CL	11-29-17
3	PERMIT REVIEW COMMENTS	CL	12-22-17

Architectural Site Plan

date 8-1-17 drawn by CL checked by HKM

Job No. 15015R

Sheet No. A001



ANNOTATION LEGEND

- INDICATES CAST-IN-PLACE CONC.
- METAL STUD & GYP. BOARD CONSTRUCTION
- INDICATES C.M.U. PARTITION
- INDICATES 1 HR. RATED PARTITION
- INDICATES 2 HR. RATED PARTITION
- INDICATES FRAMING LOC. FOR FUTURE DOOR.
- INSTALL "KNOCKOUT" MTL STUD INFILL w/ TYP. WALL FIN. OVER OPNG. NO MEP OR WIRING LOC. IN THIS SPACE. SEE STD. PLAN OR DONOR SUITE PLAN FOR ADTL INFO.

GENERAL NOTES

- FRAME WALLS ARE NOM. 5" TYPE "O1" UNLESS NOTED OTHERWISE.
- FLOORING IS 3" TYPE "F1" UNLESS NOTED OTHERWISE.
- DIMENSIONED WINDOW OPNGS ARE M.O. UNO. SEE WINDOW TYPES FOR R.O. REQTS. VERIFY ALL DIMENSIONS WITH WINDOW MFR.
- FURNITURE SHOWN IS FOR REFERENCE ONLY. FINAL ARRANGEMENT MAY VARY. 3'-0" CLEAR ACCESSIBLE PATH SHALL BE MAINTAINED THROUGHOUT ALL ROOMS AS REQD BY CODE.
- ANY FIRE EXTINGUISHER CABINETS THAT ARE RECESSED IN A FIRE-RATED WALL SHALL BE A FIRE-RATED CABINET.
- TRAVEL DISTANCE TO A FIRE EXT SHALL NOT EXCEED 50'.
- ALL ELECTRICAL OUTLETS IN WALL PARTITIONS INDICATED TO RECEIVE S.A.F.B. INSUL. SHALL BE BACKED WITH PUTTY PADS.
- RWH = RECESSED WALL HEATER. SEE MECH. DWGS. LINE RECESS BEHIND HEATER w/ 5/8" TYPE "X" GYP. BD TO MAINTAIN 1 HR. RATING.
- ALL APPLIANCES ARE BY OWNER - G.C. TO COORDINATE ROUGH-IN REQTS WITH OWNER.
- PROVIDE FULL HEIGHT WOOD WALL STUD BLOCKING AT ALL WATER CLOSETS AS REQUIRED FOR PROPER INSTALLATION OF WATER CLOSET CARRIER PER MFR'S RECOMMENDATIONS. SEE PLUMBING DWGS.
- PROVIDE BLOCKING IN STAIR TOWER WALL FRAMING AS REQD. TO HANG MTL STAIR LANDINGS.
- SKIM COAT CONG WALLS AT STAIR TOWER AS REQD. FOR SMOOTH, PAINTABLE FINISH. STAIR TOWER INTERIOR GYP. FINISH TO BE COMPLETED PRIOR TO INSTALLATION OF MTL STAIR & LANDING SYSTEM.



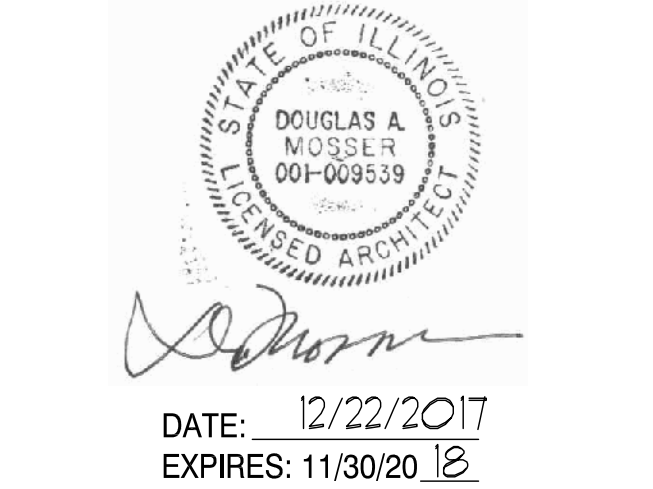
ARCHITECTS + PLANNERS, INC.

43 South Vall Avenue
Arlington Heights, Illinois 60005
P 847.392.9200
F 847.392.9009

HKM DESIGN FIRM NO.: 184-001735 ©



6300 N. Ridge
Chicago, IL 60660-1099



Misericordia Residence
1968 W. Highland Ave.
Chicago, Illinois 60660

no.	revision	init.	date
1	ISSUED FOR PERMIT	CL	9-5-17
2	ISSUED COVER w/ ADDRESS	CL	11-29-17
3	PERMIT REVIEW COMMENTS	CL	12-22-17

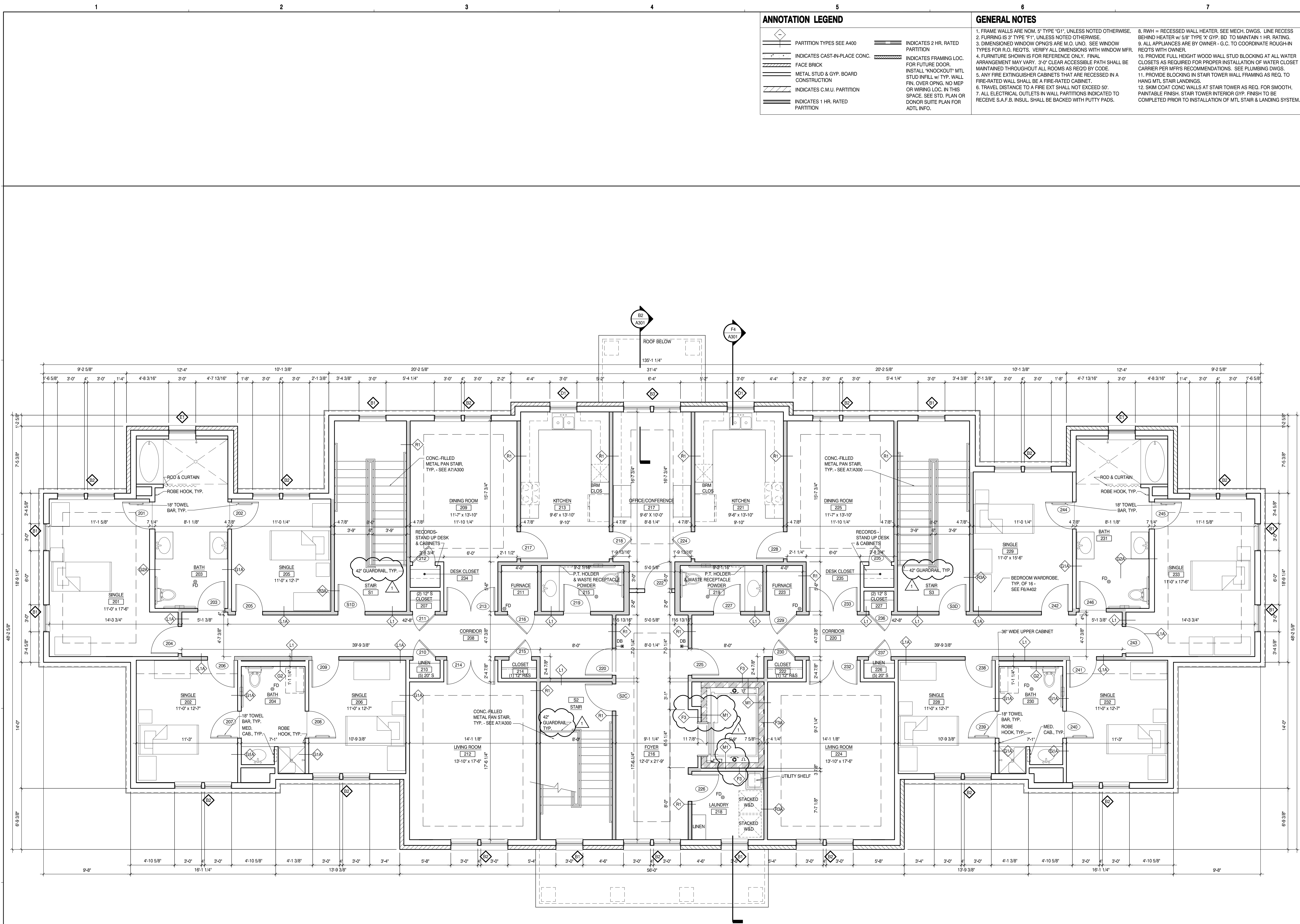
First Floor Plan

date 8-1-17 drawn by CL checked by HKM

Job No. 15015R

Sheet No. A101





ANNOTATION LEGEND

	PARTITION TYPES SEE A400		INDICATES 2 HR. RATED PARTITION
	INDICATES CAST-IN-PLACE CONC.		INDICATES FRAMING LOC. FOR FUTURE DOOR.
	FACE BRICK		MTL STUD INFILL w/ TYP. WALL FIN. OVER OPNG. NO MEP OR WIRING LOC. IN THIS SPACE. SEE STD. PLAN OR DONOR SUITE PLAN FOR ADTL INFO.
	METAL STUD & GYP. BOARD CONSTRUCTION		
	INDICATES C.M.U. PARTITION		
	INDICATES 1 HR. RATED PARTITION		

GENERAL NOTES

1. FRAME WALLS ARE NOM. 5" TYPE "O1" UNLESS NOTED OTHERWISE.
2. FURRING IS 3" TYPE "F1" UNLESS NOTED OTHERWISE.
3. DIMENSIONED WINDOW OPNGS ARE M.O. UNO. SEE WINDOW TYPES FOR R.O. REQTS. VERIFY ALL DIMENSIONS WITH WINDOW MFR.
4. FURNITURE SHOWN IS FOR REFERENCE ONLY. FINAL ARRANGEMENT MAY VARY. 3'-0" CLEAR ACCESSIBLE PATH SHALL BE MAINTAINED THROUGHOUT ALL ROOMS AS REQD BY CODE.
5. ANY FIRE EXTINGUISHER CABINETS THAT ARE RECESSED IN A FIRE-RATED WALL SHALL BE A FIRE-RATED CABINET.
6. TRAVEL DISTANCE TO A FIRE EXT SHALL NOT EXCEED 50'.
7. ALL ELECTRICAL OUTLETS IN WALL PARTITIONS INDICATED TO RECEIVE S.A.F.B. INSUL. SHALL BE BACKED WITH PUTTY PADS.
8. RW/H = RECESSED WALL HEATER. SEE MECH. DWGS. LINE RECESS BEHIND HEATER w/ 5/8" TYPE "X" GYP. BD TO MAINTAIN 1 HR. RATING.
9. ALL APPLIANCES ARE BY OWNER - G.C. TO COORDINATE ROUGH-IN REQTS WITH OWNER.
10. PROVIDE FULL HEIGHT WOOD WALL STUD BLOCKING AT ALL WATER CLOSETS AS REQUIRED FOR PROPER INSTALLATION OF WATER CLOSET CARRIER PER MFR'S RECOMMENDATIONS. SEE PLUMBING DWGS.
11. PROVIDE BLOCKING IN STAIR TOWER WALL FRAMING AS REQD. TO HANG MTL STAIR LANDINGS.
12. SKIM COAT CONO WALLS AT STAIR TOWER AS REQ. FOR SMOOTH, PAINTABLE FINISH. STAIR TOWER INTERIOR GYP. FINISH TO BE COMPLETED PRIOR TO INSTALLATION OF MTL STAIR & LANDING SYSTEM.



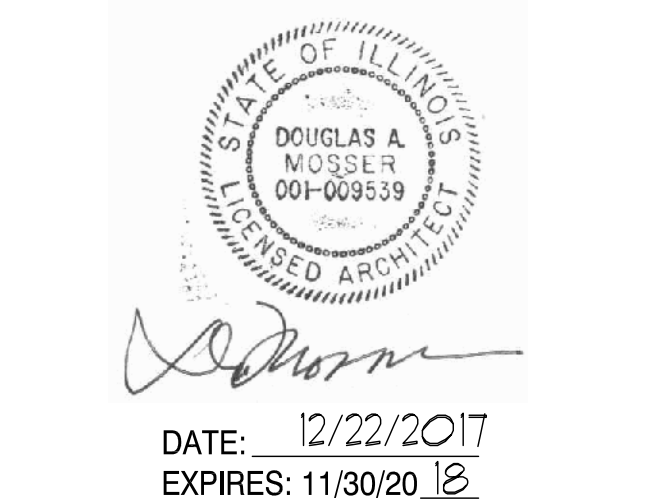
ARCHITECTS + PLANNERS, INC.

43 South Vall Avenue
Arlington Heights, Illinois 60005
P 847.392.9200
F 847.392.9009

HKM DESIGN FIRM NO.: 184-001735 ©



6300 N. Ridge
Chicago, IL 60660-1099



Misericordia Residence
1968 W. Highland Ave.
Chicago, Illinois 60660

no.	revision	init.	date
1	ISSUED FOR PERMIT	CL	9-5-17
2	ISSUED COVER w/ ADDRESS	CL	11-29-17
3	PERMIT REVIEW COMMENTS	CL	12-22-17

Second Floor Plan

date 8-1-17 drawn by CL checked by HKM

Job No. 15015R

Sheet No. A102



SHADE + EVERGREEN TREES			
PA	PLATANUS x ACERIFOLIA 'MORTON CIRCLE'	LONDON PLANETREE	3' BB
PI	PICEA ABIES	NORWAY SPRUCE	8' ht BB
QB	QUERCUS BICOLOR	SWAMP WHITE OAK	2.5' BB
UM	ULMUS 'MORTON GLOSSY'	TRUMPHELM	3' BB
ORNAMENTAL TREES			
BW	BETULA POPULIFOLIA 'WHITESPIRE'	WHITESPIRE BIRCH	MULTI-STEM 10' HT. BB
SP	SYRINGA PEKINENSIS 'ZHANG ZHIMING'	BEIJING GOLD TREE LILAC	8' HT. BB
FLOWERING SHRUB			
VJ	Viburnum x Juddii	Judd Viburnum	4' BB

A7 PLANT LIST
SCALE: NONE

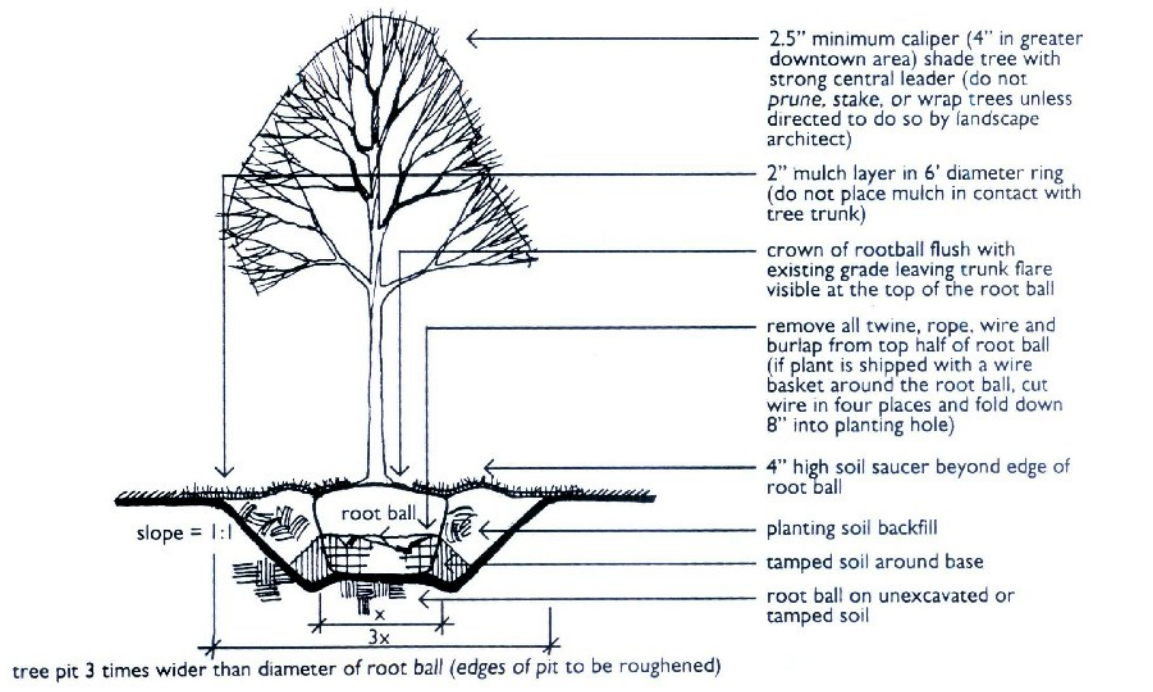
"THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN SHOWN ON THE ATTACHED LANDSCAPE PLAN(S) FOR THE PROPERTY AT 6300 N. RIDGE, CHICAGO ILLINOIS 60660-1099 HAS TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED AND WILL BE INSTALLED, MAINTAINED, AND REPLACED AS REQUIRED BY CURRENT AND SUBSEQUENT OWNERS IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE."

"EXISTING PARKWAY AND ON-SITE INTERIOR TREES ARE TO BE PROTECTED WHILE PROJECT IS UNDER CONSTRUCTION AND WILL BE REPLACED BY CURRENT AND SUBSEQUENT OWNER IF DAMAGED"

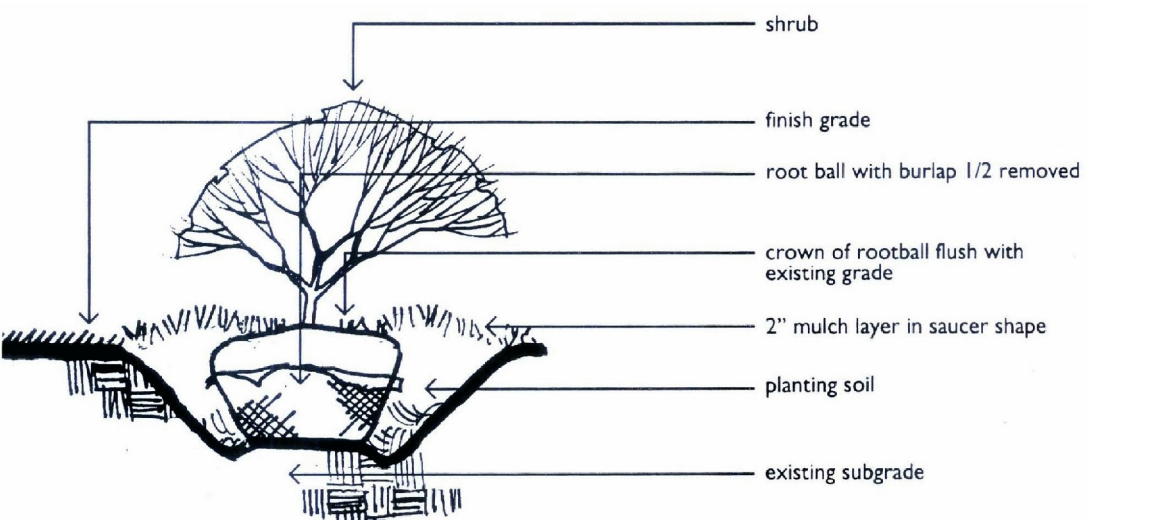
Handwritten signature: David V. Connolly
D.V. OF THE CITY OF CHICAGO

"THE UNDERSIGNED LANDSCAPE ARCHITECT, REGISTERED IN THE STATE OF ILLINOIS, ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN AND CONSTRUCTION DETAILS SHOWN ON THE ATTACHED LANDSCAPE PLAN(S) FOR THE PROPERTY AT 6300 N. RIDGE, CHICAGO ILLINOIS 60660-1099 HAS BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE."

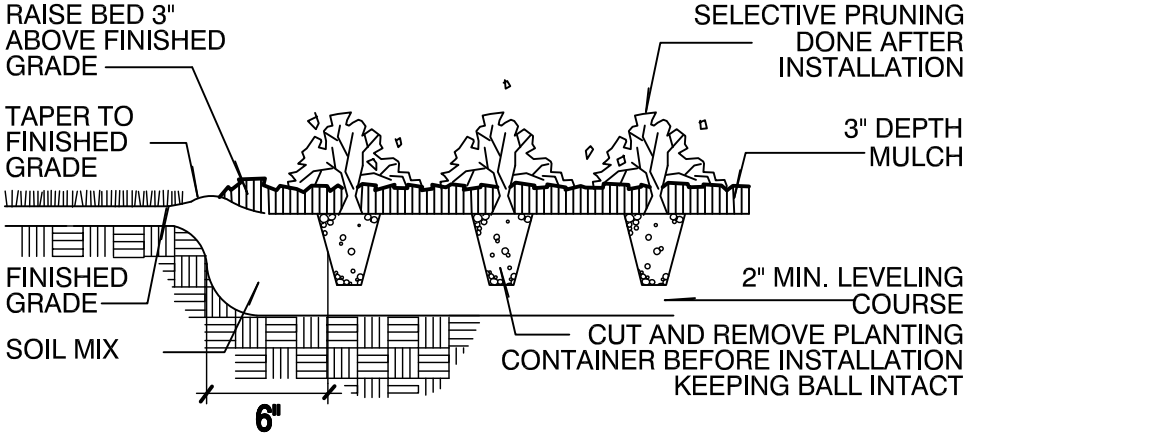
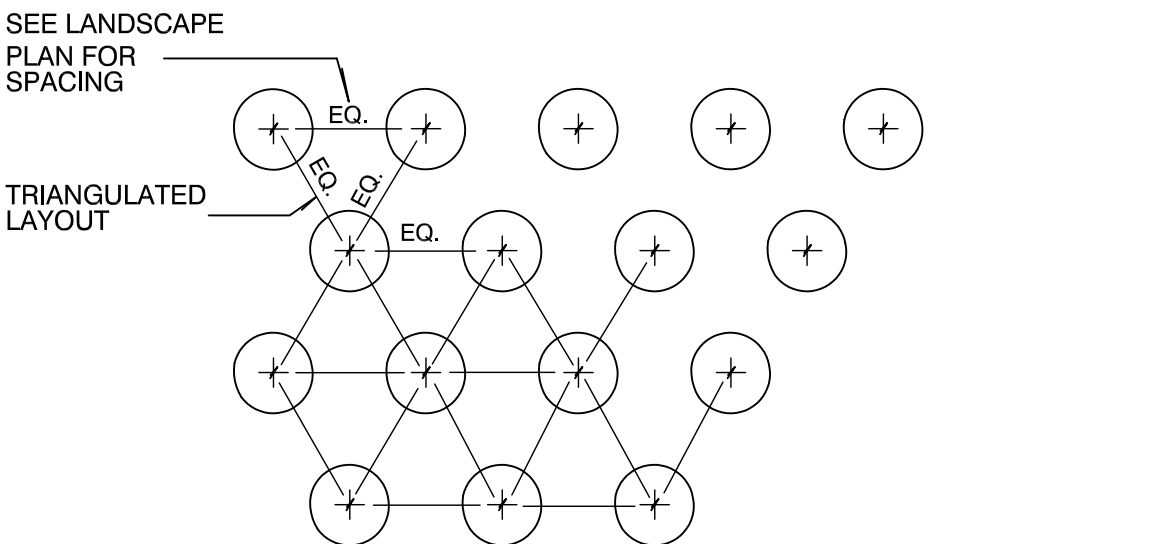
Handwritten signature: Mark H. Kurensky



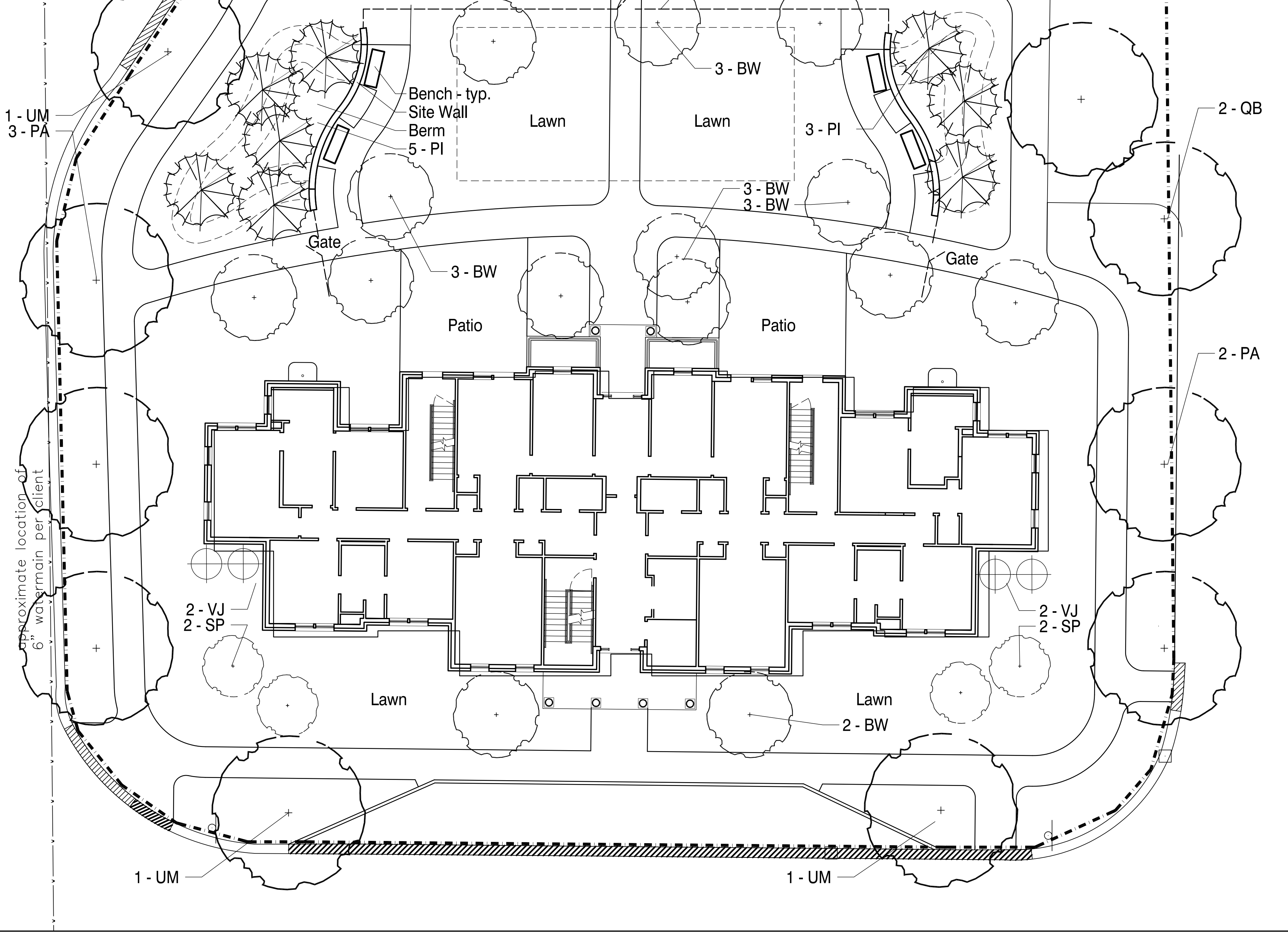
D7 CHICAGO TREE PLANTING DETAIL
SCALE: N.T.S.



E7 CHICAGO SHRUB PLANTING DETAIL
SCALE: N.T.S.



F7 PERENNIAL PLANTING DETAIL
SCALE: N.T.S.



ARCHITECTS + PLANNERS, INC.

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F 847.392.9009

HKM DESIGN FIRM NO.: 184-001735 ©



6300 N. Ridge
Chicago, IL 60660-1099



DATE: 9/5/17

Misericordia Residence
1968 W. Highland Ave.
Chicago, Illinois 60660

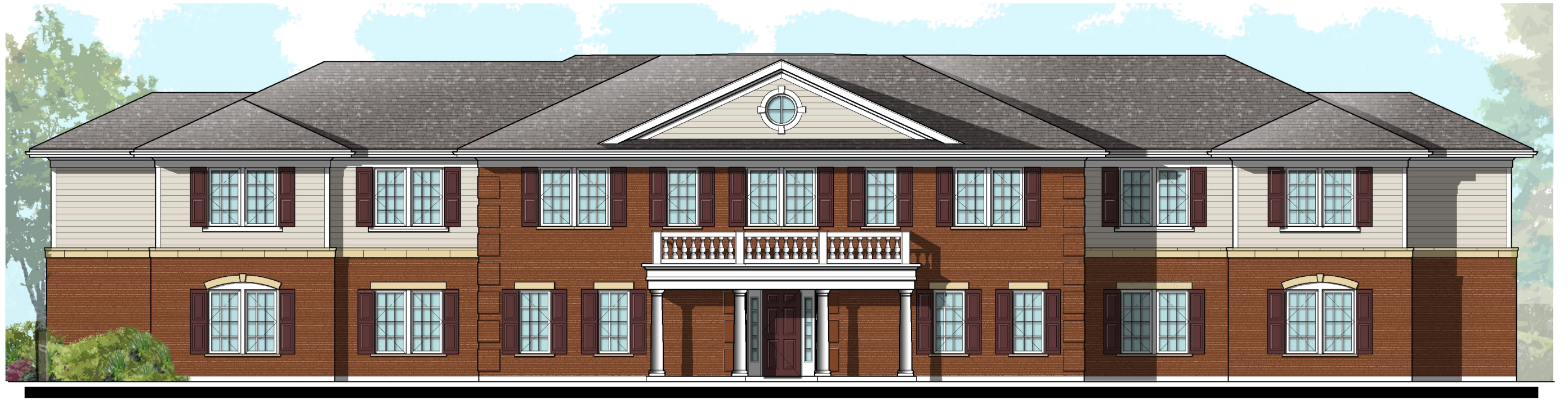
no.	revision	init.	date
1	ISSUED FOR PERMIT	CL	9-5-17
2	ISSUED COVER w/ ADDRESS	CL	11-29-17
3	PERMIT REVIEW COMMENTS	CL	12-22-17
4			
5			
6			
7			
8			
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10			

Landscape Layout

date 8-1-17 drawn by CL checked by HKM

Job No. **15015R**

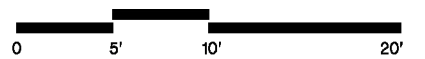
Sheet No. **L100**



Front Elevation



Right Side Elevation

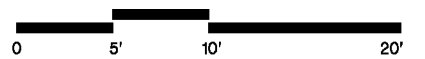




Rear Elevation



Left Side Elevation



Misericordia Floor Area Ratio Summary				Issued: 10/10/17	
			Floor Area of Buildings (S.F.)	Net Site Area (S.F.)	Floor Area Ratio (F.A.R.)
A	Main Building	1st Flr.	86,334		
		2nd Flr.	53,402		
B	Small Bldg behind Main	1-story	1,185		
C	Moore Aquatic	1st Flr.	17,100		
D	Gleason Chapel	1-story	3,550		
E	McGowan	1-story	7,375		
F	SRC North	1-story	7,882		
G	SRC South	1-story	7,719		
H	Shannon	1st Flr.	14,911		
		2nd Flr.	14,911		
		3rd Flr.	14,911		
I	Conrad	1-story	4,424		
J	Coleman	1-story	4,424		
K	McNerney	1-story	4,424		
L	Peterman	1-story	4,424		
M	Holbrook	1st Flr.	13,797		
		2nd Flr.	10,174		
N	Greenhouse	1-story	3,928		
P	School	1st Flr.	53,400		
		2nd Flr.	38,467		
Q	T-1	1st Flr.	2,605		
		2nd Flr.	2,605		
	T-2	1st Flr.	2,487		
		2nd Flr.	2,487		
	T-3	1st Flr.	2,580		
		2nd Flr.	2,580		
	T-4	1st Flr.	2,596		
		2nd Flr.	2,596		
	T-5	1st Flr.	2,443		
		2nd Flr.	2,443		
	T-6	1st Flr.	2,513		
		2nd Flr.	2,513		
	T-7	1st Flr.	2,473		
		2nd Flr.	2,473		
	R-1	1-story	4,105		
	R-2	1-story	4,455		
R	Maintenance	1-story	3,777		
S	Quinlan A	1st Flr.	4,404		
		2nd Flr.	3,644		
T	Quinlan B	1st Flr.	4,404		
		2nd Flr.	3,644		
U	Quinlan C	1st Flr.	4,404		
		2nd Flr.	3,644		
V	Quinlan D	1st Flr.	4,404		
		2nd Flr.	3,644		
W	Nursing	1st Flr.	33,952		

			Floor Area of Buildings (S.F.)	Net Site Area (S.F.)	Floor Area Ratio (F.A.R.)
		2nd Flr.	32,465		
X	R.B. Connolly Laundry	1st Flr.	5,120		
		2nd Flr.	5,120		
Y	Storage	1-story	4,553		
Z	Storage	1-story	3,673		
AA	Storage A	1-story	1,248		
BB	Storage B	1-story	2,340		
CC	Residence (Proposed)	1st Flr.	5,443		
		2nd Flr.	5,391		
	Total Building Floor Area in P.D. (S.F.)		545,970		
				1,268,732	0.43
Floor area ratio with proposed new buildings = 0.43, which is less than the allowed P.D. floor area ratio of 1.2.					



City of Chicago
Richard M. Daley, Mayor

Department of Planning and
Development

Arnold L. Randall
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
312 744-4190
312 744-2271 (FAX)
312 744-2578 (TTY)

<http://www.cityofchicago.org>

September 17, 2008

Mr. Douglas A. Mosser
HKM Architects and Planners, Inc.
43 South Vail Avenue
Arlington Heights, IL 60005

Re: **Site Plan Approval for Commercial-Business Planned
Development # 253**

Proposal: Construction of four group homes

Location: 6300 North Ridge (specifically north and east of
Neimeyer Drive and Granville Avenue)

Dear Mr. Mosser:

We have reviewed the Landscape Plan (dated September 10, 2008) Site Plans, and Exterior Elevations (dated May 15, 2008) all prepared by HKM Architects and Planners, Inc; submitted by you for the construction of four (4) group homes for the developmentally disabled. Each building will be a single story structure of 4,424 square feet, each with a full basement. Two of the buildings will be clad in brick, two will be clad in a combination of brick and cementitious siding. These plans are submitted in accordance with Statement No. 11 of Residential-Institutional Planned Development No. 253.

Upon review of the material submitted, the Department of Planning and Development has determined that these plans are consistent with and satisfy the requirements of the Plan of Development. Accordingly, this Site Plan submittal for a parcel within Residential-Institutional Planned Development #253, as amended, is hereby approved as conforming to the Plan of Development and passed by the Chicago City Council on July 31, 1996.

Sincerely,

Arnold L. Randall,
Commissioner

Originated by: Benet Haller
cc: Danita Childers, Mike Marmo, Val Zillig

NEIGHBORHOODS





City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Christopher R. Hill
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
<http://www.ci.chi.il.us>

July 14, 1999

Mr. Douglas A. Mosser
HKM Architects and Planners, Inc.,
18 West Campbell Street
Arlington Heights, Illinois 60005

Re: Site Plan Approval for Residential-Institutional
Planned Development No. 253, As Amended
Proposal: The construction of two intermediate care
facilities for the developmentally disabled at
Misericordia Home North.
Location: 6300 N. Ridge Avenue

Dear Mr. Mosser:

We have reviewed the Site/ Landscape Plan and Building Elevations submitted by you on behalf of Misericordia Home, for the construction of two (2) one-story intermediate care facility buildings for the developmentally disabled. The proposed "North Residence" at Misericordia Home North will contain fifteen (15) beds, and the "South Residence" which will connect to the south side of the North Residence, will contain another fifteen (15) beds for a total of thirty (30) beds proposed for the intermediate care of the developmentally disabled. These proposed structures will be constructed within the south central portion of the Planned Development area and adjacent to an existing pool building and greenhouse structure. Off-street parking for this project will be provided in existing parking lots to the north and west of these new buildings. These plans, prepared by HKM Architects and Planners, dated August 14, 1998 and May 17, 1999, are submitted in accordance with Statement No. 11 of Residential-Institutional Planned Development No. 253, as amended.

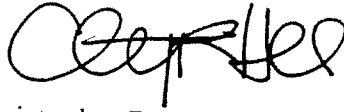
Upon the review of the material submitted by the Applicant, the Department of Planning and Development has determined that the Site/ Landscape Plan and Building Elevations are consistent with and satisfy the requirements of the Plan of Development.

GHBORHOODS



Accordingly, this Site Plan submittal for Residential-Institutional Planned Development No. 253, as amended, for the construction of two (2) proposed one-story intermediate care facility buildings for Misericordia Home North, is hereby approved as conforming to the Plan of Development as amended and passed by the Chicago City Council on July 31, 1996.

Very truly yours,

A handwritten signature in black ink, appearing to read "Chris Hill", written over a horizontal line.

Christopher R. Hill
Commissioner

cc: Jack Swenson
Paul Woznicki
Philip Levin
File

~~SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications as shown on Map No. 11-G in the area bounded by:~~

~~a point 305.56 feet north of the north line of West Montrose Avenue on the east line of North Clifton Avenue; thence 166.95 feet northeasterly to a point 150.40 feet from the south line of the north 30 feet of Lot 17; thence 150.40 feet southeasterly to the south line of the north 30 feet of Lot 17; thence 169.66 feet southeasterly to a point on the east line of North Clifton Avenue; and thence 150 feet to the point of beginning,~~

~~to those of a B4-3 Restricted Service 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 15-H. RJPD

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

No 253
As Amended.

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Residential-Industrial Planned Development No. 253 and R4 General Residence District symbols and indications as shown on Map No. 15-H in the area bounded by:

West Devon Avenue, beginning at a point 297.70 feet east of North Hoyne Avenue running eastward for a distance of 503.83 feet; thence south for a distance of 287.73 feet; thence east for a distance of 637.53 feet; thence south for a distance of 94.77 feet; thence northeasterly and perpendicular to North Ridge Avenue for a distance of 145.04 feet; North Ridge Avenue; West Thome Avenue; North Winchester Avenue; West Granville Avenue for a distance of 705.87 feet to a point 277.37 feet east of North Hoyne Avenue; and thence north and parallel to North Hoyne Avenue for a distance of 1,260.34 feet to West Devon Avenue,

to those of Residential-Institutional Planned Development No. 253, as amended, 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.

7/31/96

REPORTS OF COMMITTEES

A 3487

27219

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

Residential-Institutional Planned Development No. 253
Plan Of Development Statement.
(As Amended)

1. The area delineated herein as "Residential-Institutional Planned Development, No. 253, as amended" (the "Planned Development") consists of approximately 1,268,732 square feet (approximately 29.13 acres) of real property which is depicted on the attached Property Line and Planned Development Boundary Map (the "Property") and is owned by the Catholic Bishop of Chicago and controlled by Catholic Charities and Misericordia Home.
2. All applicable official reviews, approvals or permits required in connection with this Planned Development shall be obtained by the Applicant or its successors, assigns or grantees. Any dedication or vacation of streets, alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the Applicant 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 from the Applicant, the legal title holders 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 from the Applicant, the legal title holders and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time of 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.
4. This Planned Development consists of thirteen (13) statements, a Bulk Regulations and Data Table, an Existing Zoning Map, an Existing Land-Use Map, a Property Line and Planned Development Boundary Map and a Generalized Land-Use Map. The Planned Development is applicable to the area delineated herein and these and no other controls shall apply. The 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 permitted uses in the Planned Development are care facilities for the developmentally disabled consisting of: dormitories, group residential homes, staff housing; classrooms and related training facilities; private recreational facilities; communal activities and workshops involving public contact and incidental or accessory retail sales; administrative and support facilities; gardens; and off-street parking and related uses.
6. Identification and other necessary 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 signs, shall be permitted subject to review and approval of the Department of Planning and Development.
7. Off-street parking and loading facilities shall be provided in compliance with this Planned Development, subject to the review of the Department of Transportation and the approval of the Department of Planning and Development. A minimum of four percent (4%) of all parking spaces shall be designated for parking for the handicapped.
8. Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development.
9. In addition to the provisions of the Bulk Regulations and Data Table, the height restriction for any new construction shall be subject to:
 - a) height limitations as certified on Form FAA-117 or successor forms involved in the same subject matter and approved by the Federal Aviation Administration; and
 - b) airport zoning regulations as established by the Department of Planning and Development, Department of Aviation and Department of Law and approved by the City Council.

10. For purposes of maximum Floor Area Ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply; provided, however, that in addition to the other exclusions from floor area for purposes of determining F.A.R. permitted by the Chicago Zoning Ordinance, all floor area devoted to mechanical equipment rooms in excess of 5,000 square feet in a single location, regardless of placement in the building, shall be excluded.
11. Prior to the issuance by the Department of Planning and Development of a determination pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance ("Part II Approval") for development or redevelopment of the property, other than alterations to existing buildings which do not increase their height or alter their footprint, a site plan for the proposed development, including parking areas (the "Site Plan") shall be submitted to the Commissioner of the Department of Planning and Development (the "Commissioner") for approval. Review and approval of the Site Plan by the Commissioner is intended to assure that specific development proposals conform with this Planned Development. No Part II Approval for work for which a Site Plan must be submitted to the Commissioner shall be granted until the Site Plan has been approved by the Commissioner. Further, all Part II submittals shall be in compliance with the Chicago Landscape Ordinance.

If the Site Plan substantially conforms with the provisions of this Planned Development, the Commissioner shall approve said plan in writing within thirty (30) days of the submission of a complete application for approval thereof. If the Commissioner fails to make a written determination on a Site Plan within thirty (30) days after the submission of a complete application, then the Site Plan shall be deemed approved by the Commissioner. If the Commissioner determines within said thirty (30) day period that the Site Plan that was submitted does not substantially conform with the provisions of this Planned Development, the Commissioner shall advise the applicant in writing of the reasons for disapproval thereof no later than the expiration of the thirty (30) day period. The Commissioner shall thereafter make a final written determination on any resubmission within fourteen (14) days of its filing. The failure of the Commissioner to make a final written determination on any resubmission within fourteen (14) days of its filing shall be deemed an approval of the Site Plan by the Commissioner.

Following approval of a Site Plan by the Commissioner the approved plan shall be kept on permanent file with the Commissioner and shall be deemed to be an integral part of this Planned Development.

After approval of a Site Plan by the Commissioner, the approved Site Plan may be changed or modified pursuant to the provisions of Statement 12.

In the event of an inconsistency between the approved Site Plan and the terms of the Statements and Bulk Regulations and Data Table of this Planned Development in effect at the time of approval of such plan or of modifications thereto, the terms of the Statements and Bulk Regulations and Data Table of the Planned Development shall govern.

A Site Plan shall, at a minimum, provide the following information with respect to the proposed improvements:

- (a) the boundaries of the property;
- (b) the footprint of the improvements;
- (c) location and dimensions of all loading berths;
- (d) preliminary landscaping plan, with final landscaping plan to be approved at Part II stage;
- (e) all pedestrian circulation routes;
- (f) preliminary elevations of the improvements; and
- (g) statistical information applicable to the property limited to the following:
 - (i) floor area and floor area ratio;
 - (ii) uses to be established;
 - (iii) building heights; and
 - (iv) all setbacks, required and provided.

A Site Plan shall include such other information as may be necessary to illustrate conformance with the applicable provisions of this Planned Development. Factors to be considered by the Commissioner in determining conformance of the Site Plan to the provisions of this Planned Development are limited to the following guidelines:

- (a) Consistency of the proposed structure's setbacks with those to buildings within the Planned Development and other buildings in the immediate vicinity.
- (b) The extent to which the height of any proposed structure is compatible with the building height of other buildings

within the Planned Development and in the immediate vicinity.

- (c) The extent to which the architectural character of a proposed structure is compatible with other buildings in the Planned Development and in the immediate vicinity.
- (d) Impact of the proposed development on on-street parking in the area and the availability of transportation alternatives in addition to basic internal requirements established by code or determined by special analysis.
- (e) Impact upon utilities and other public and quasi-public services and facilities.
- (f) The provision of adequate landscaping of open areas (including contiguous public ways) to enhance the aesthetic quality of the urban environment and promote the economic and environmental benefits of landscaping.
- (g) Order and harmony in structural placement and design providing accessibility to natural light, circulating air, and urban vistas free of visual pollution, in relation to adjoining properties.
- (h) The distribution of bulk, density patterns and intensity of use to avoid undue concentration in any portion of the subject property which would adversely affect adjoining areas.
- (i) Existing volumes of traffic, capacities of existing and planned streets to accommodate said traffic, effects upon existing traffic and traffic capacity which will be generated by the proposed use, and available means of ameliorating traffic congestion and related air pollution.
- (j) Ingress and egress patterns affording ample access for fire department and other emergency and delivery vehicles, facilitating the safe and efficient circulation of pedestrians and vehicles and minimizing the conflict with existing traffic patterns in the vicinity.

An application for approval of a Site Plan shall be deemed complete if the Applicant submits to the Commissioner an application for approval which contains all the information listed immediately above and the Commissioner does not advise the Applicant in writing within ten (10) working days of the submission thereof that

the submitted application is incomplete and the specific information required to render the application complete.

12. The terms, conditions and (sub)exhibits of this Planned Development ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the Applicant and after a determination by the Commissioner that such a modification is minor, appropriate, consistent with the nature of the development of the Property contemplated in this Planned Development ordinance. Any such modification shall be deemed to be a minor change in the Planned Development ordinance as contemplated by Section 11.11-3(c) 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 which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all new buildings to be located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficient standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.

[Existing Zoning Map, Existing Land-Use Map, Property Line and Planned Development Boundary Map and Generalized Land-Use Map referred to in these Plan of Development Statements printed on pages 27226 through 27229 of this Journal.]

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

*Residential-Institutional Planned Development Number 253
Bulk Regulations And Data Table.
(As Amended)*

Net Site Area	Maximum F.A.R.	Maximum Percent Of Land Coverage
1,268,732 square feet	1.2	.5
29.126 acres		

Gross Site Area (1,369,996.79 square feet or 31.45 acres) = Net Site Area (1,268,732 square feet or 29.126 acres) + Area of Public Streets (101,265 square feet or 2.324 acres).

Maximum Permitted F.A.R. for
Total Net Site Area: 1.2.

Maximum Percentage of
Land Coverage: .5.

Off-street parking and loading requirements for proposed development within the Planned Development area shall be provided as authorized by the Plan of Development in accord with the R4 General Residence District classification of the Chicago Zoning Ordinance.

Minimum Periphery Building Setback: 15 feet
(except Existing Buildings)

Minimum Distance Between New Building
Facing Walls With Windows: 20 feet.

Reclassification Of Area Shown On Map Number 15-H.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C1-2 Restricted Commercial District symbols and indications as shown on Map No. 15-H in the area bounded by:

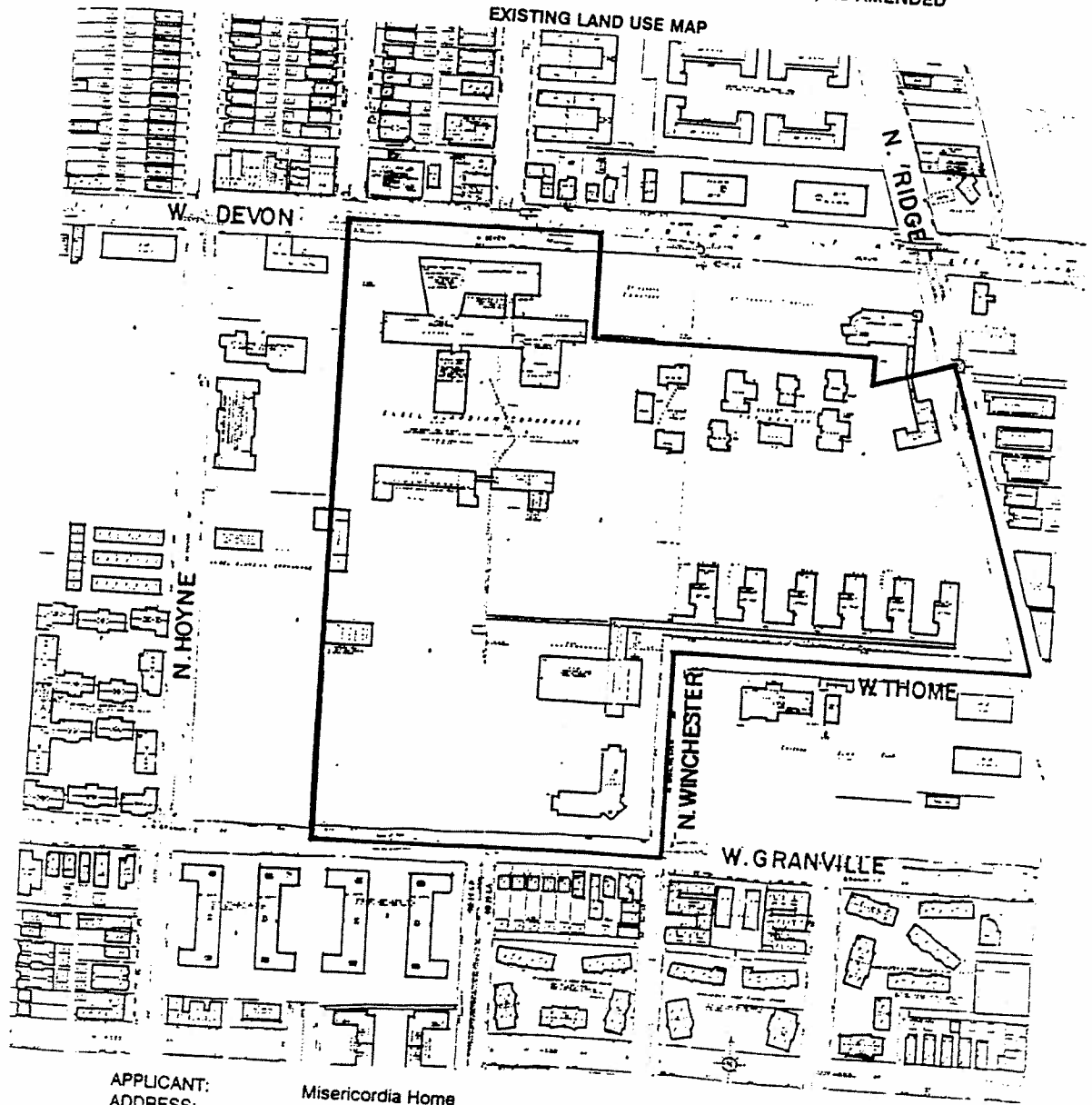
a line 100.10 feet north of West Thorndale Avenue; a line 148 feet east of North Ravenswood Avenue; West Thorndale Avenue; and North Ravenswood Avenue,

to those of an R4 General Residence 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.

Existing Land-Use Map.

RESIDENTIAL-INSTITUTIONAL PLANNED DEVELOPMENT NO. 253, AS AMENDED

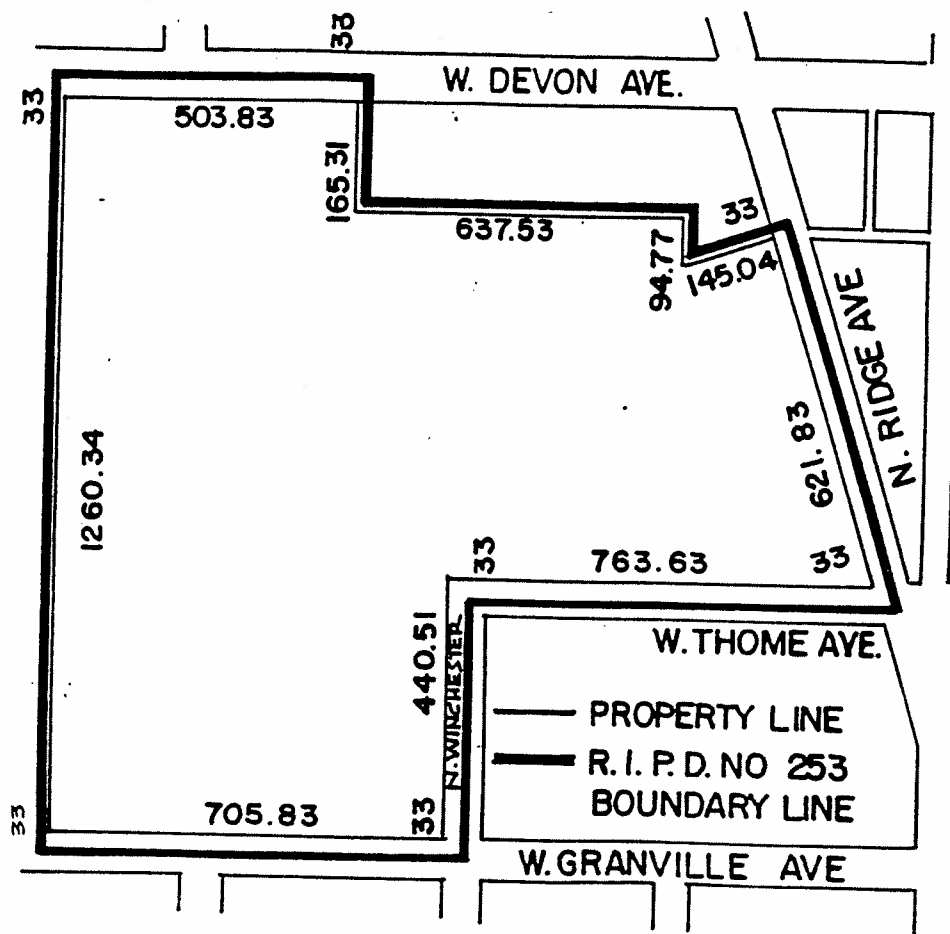


APPLICANT: Misericordia Home
 ADDRESS: W. Devon & N. Ridge Avs.
 DATE: March 6, 1996
 REVISED DATE: June 13, 1996

7/31/96

Property Line Map And Planned Development Boundary Map.

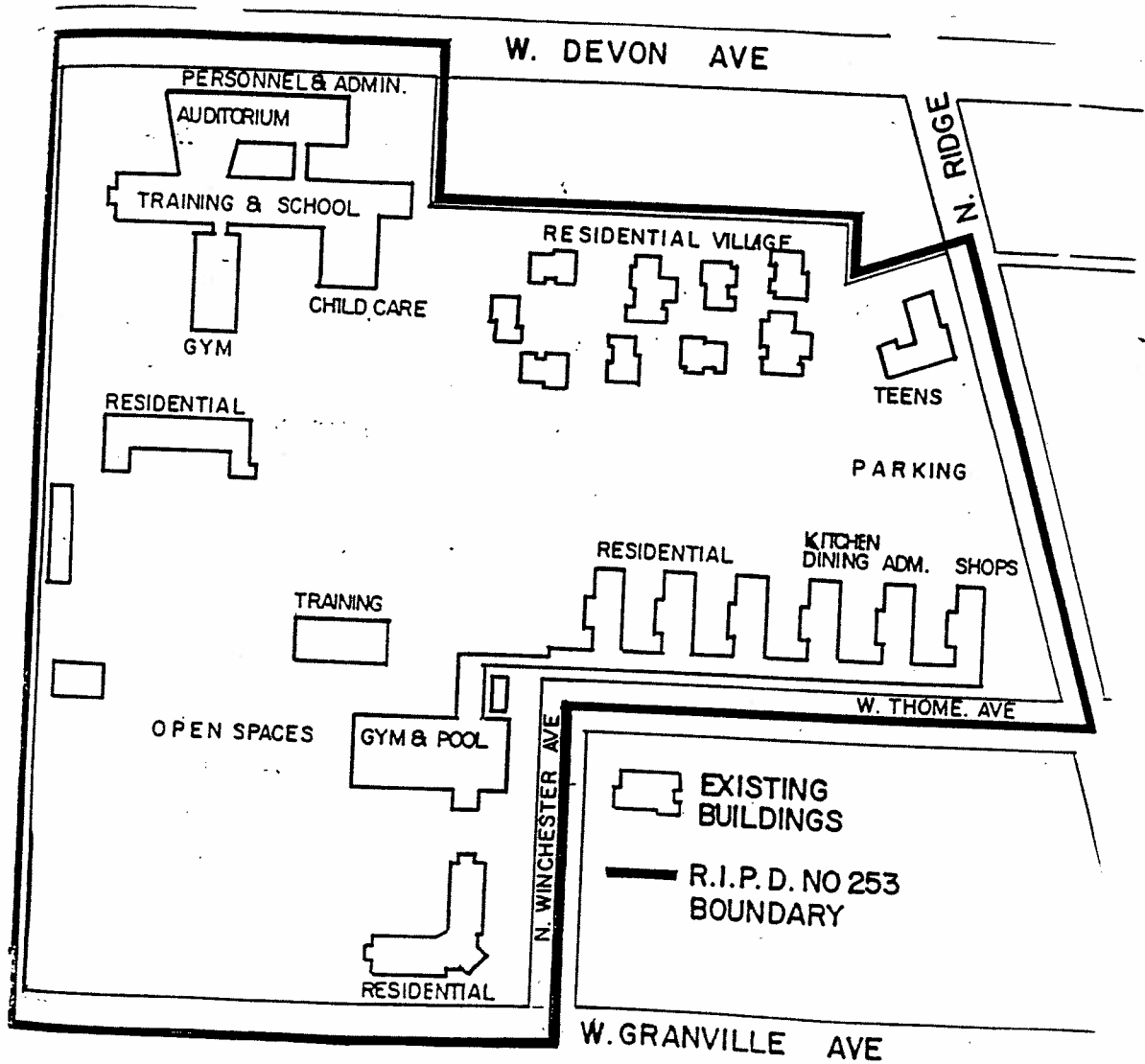
RESIDENTIAL-INSTITUTIONAL PLANNED DEVELOPMENT NO. 253, AS AMENDED
PROPERTY LINE MAP AND PLANNED DEVELOPMENT BOUNDARY MAP



APPLICANT: Misericordia Home
ADDRESS: W. Devon & N. Ridge Aves.
DATE: March 6, 1996
REVISED DATE: June 13, 1996

Generalized Land-Use Map.

RESIDENTIAL-INSTITUTIONAL PLANNED DEVELOPMENT NO. 253, AS AMENDED
GENERALIZED LAND USE MAP



APPLICANT: Misericordia Home
ADDRESS: W. Devon & N. Ridge Aves.
DATE: March 6, 1996
REVISED DATE: June 13, 1996

RESIDENTIAL-INSTITUTIONAL PLANNED DEVELOPMENT **No 253**
 PLAN OF DEVELOPMENT

STATEMENTS

1. The area delineated hereon as "Planned Development" is owned by the Catholic Bishop of Chicago and controlled by Catholic Charities of Chicago and Misericordia Home.
2. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development subject to the review of the Department of Planning.
3. Any dedication or vacation of streets or alleys or easements or any adjustment of right-of-way shall require a separate submittal on behalf of Misericordia Home or its successors, assignees or grantees and approval by the City Council.
4. The Applicant, Misericordia Home or its successors, assignees or grantees shall obtain all other official review, approvals and permits.
5. Misericordia Home has cared for developmentally disabled children for over a quarter century at 2916 West 47th Street and for five years at 6300 North Ridge Avenue. For over a hundred years, this site has been used as a child care facility long known as Angel Guardian Orphanage. Misericordia's present use and proposed development represents a furtherance of this tradition; caring for the disadvantaged of the Chicago area irrespective of race or religion.

 The use of land will be for a care facility for the developmentally disabled in a "Village" concept consisting of living accommodations in dormitories and group residential homes, staff housing; classroom and related training facilities; private recreational facilities; a "village center" with facilities for communal activities and workshops including shops where residents may participate in activities involving contact with the public and incidental or accessory retail sales, administrative and support facilities; group garden areas; and appropriate off-street parking. The intent is to provide the maximum opportunity for exposure to and experiencing of the living environment enjoyed by those not suffering from developmental disabilities, but with suitable control and security necessary for their protection and well being.
6. Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago to provide ingress and egress for emergency vehicles. There shall be no parking within such paved areas.
7. The information in the table attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as "Residential-Institutional Planned Development" and illustrates that the development of such area will be in accordance with the intent and purpose of the Chicago Zoning Ordinance.
8. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in relation to Planned Developments" as promulgated by the Commissioner of the Department of Planning, City and Community Development.
9. Identification signs may be permitted with the review and approval of the Commissioner of the Department of Planning and the approval of the Commissioner of the Department of Building.

APPLICANT: Misericordia Home

DATE: October 16, 1980

Reclassification of Area Shown on Map No. 14-F.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-2 Restricted Service District symbols and indications as shown on Map No. 14-F in area bounded by

W. Englewood Avenue and a line thereof extended where no street exists; the right of way of the Pennsylvania Railroad; W. 63rd Street; and S. Princeton Avenue

to those of an M1-2 Restricted Manufacturing 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 No. 14-I.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B2-1 Restricted Retail District symbols and indications as shown on Map No. 14-I in area bounded by

a line 150 feet north of and parallel to W. 62nd Street; S. Western Avenue; W. 62nd Street; the alley next west of and parallel to S. Western Avenue

to those of a B4-1 Restricted Service 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 No. 15-H.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications as shown on Map No. 15-H in area bounded by

a line 214.29 feet south of W. Devon Avenue; a line from a point 131.55 feet west of N. Ridge Avenue and 214.29 feet south of W. Devon Avenue, to a point 167 feet west of N. Ridge Avenue and 354.19 feet south of W. Devon Avenue; a line from a point 167 feet west of N. Ridge Avenue and 354.19 feet south of W. Devon Avenue, to a point 427 feet south of W. Devon Avenue and 136.3 feet west of and perpendicular to N. Ridge Avenue; a line from a point 427 feet south of W. Devon Avenue and 136.3 feet west of and perpendicular to N. Ridge Avenue to a point 499.11 feet north of W. Thome Avenue along the westerly line of N. Ridge Avenue; N. Ridge Avenue; W. Thome Avenue; N. Winchester Avenue; W. Granville Avenue; a line 705.87 feet west of N. Winchester Avenue; a line 384.47 feet north of W. Granville Avenue; a line 372.47 feet west of N. Winchester Avenue; a line 591.97 feet north of W. Granville Avenue; and a line 200.69 feet west of N. Winchester Avenue or the line thereof if extended where no street exists

to those of a Residential-Institutional Planned Development District, and a corresponding use district is hereby established in the area above described.

(Plan of Development printed on pages 5240-5244 of this Journal)

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

Reclassification of Area Shown on Map No. 18-G.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B2-2 Restricted Retail District symbols and indications as shown on Map No. 18-G in area bounded by

the alley next north of and parallel to W. 79th Street; S. Halsted St.; W. 79th Street; a line 117 feet west of and parallel to S. Halsted Street

to those of a B4-1 Restricted Service 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 No. 18-H.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B2-1 Restricted Retail District symbols and indications as shown on Map No. 18-H in the area bounded by

the alley next north of W. 79th Street; a line 57.55 feet west of and parallel to S. Marshfield Avenue; W. 79th Street; and a line 157.55 feet west of and parallel to S. Marshfield Avenue

to those of a B4-1 Restricted Service 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 No. 20-B.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 20-B in the area bounded by

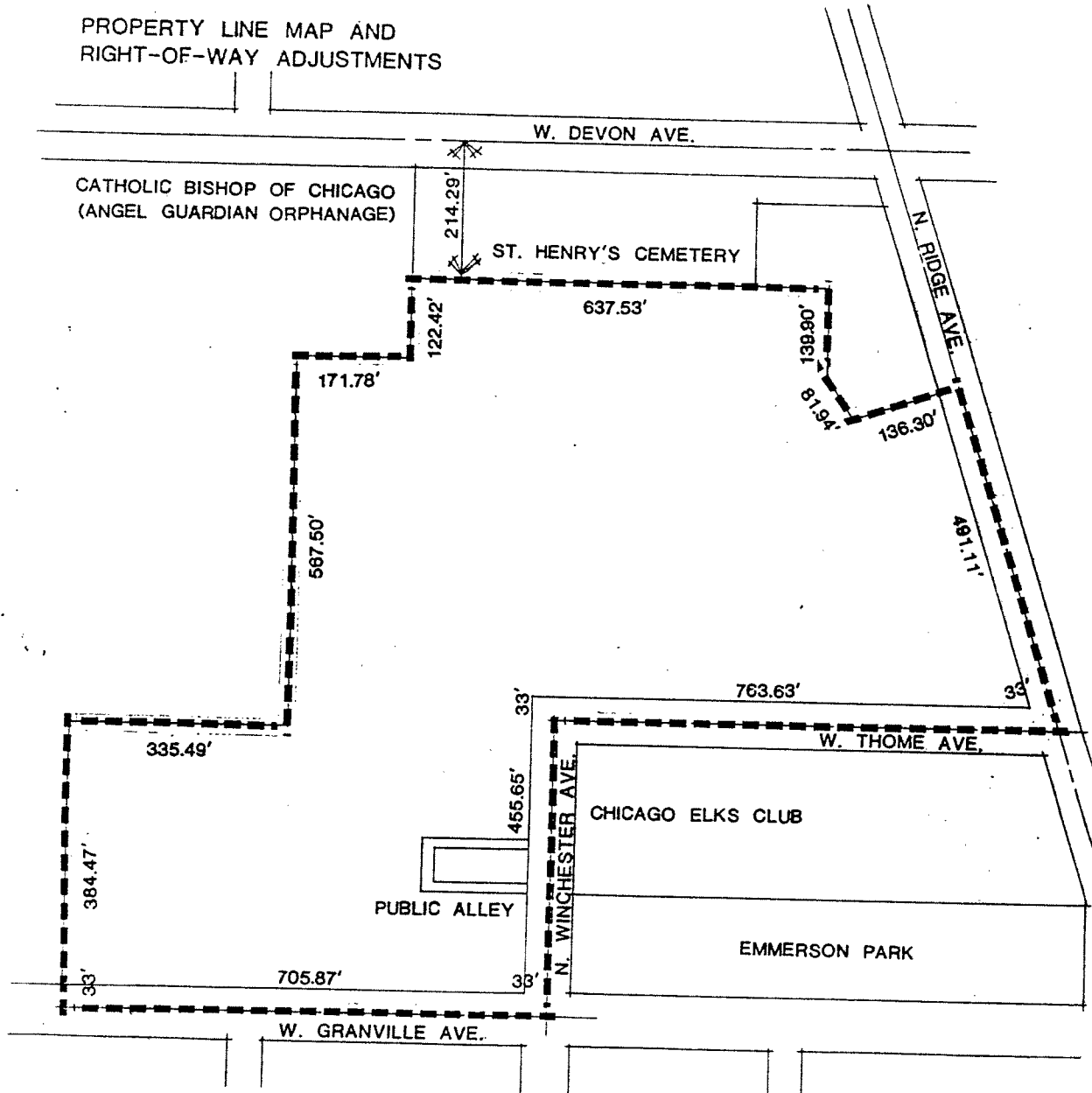
E. 83rd Street; S. Exchange Avenue; S. Commercial Avenue; and the northeast line of the alley next southwest of and parallel to S. Exchange Avenue or the line thereof if extended where no alley exists.

to the designation of an Institutional Planned Development which is hereby established in the area above described, subject to such use and bulk reg-

(continued on page 5245)

PLANNED DEVELOPMENT

PROPERTY LINE MAP AND
RIGHT-OF-WAY ADJUSTMENTS



--- PLANNED DEVELOPMENT BOUNDARY

APPLICANT: MISERICORDIA HOME
DATE: SEPTEMBER 22, 1980

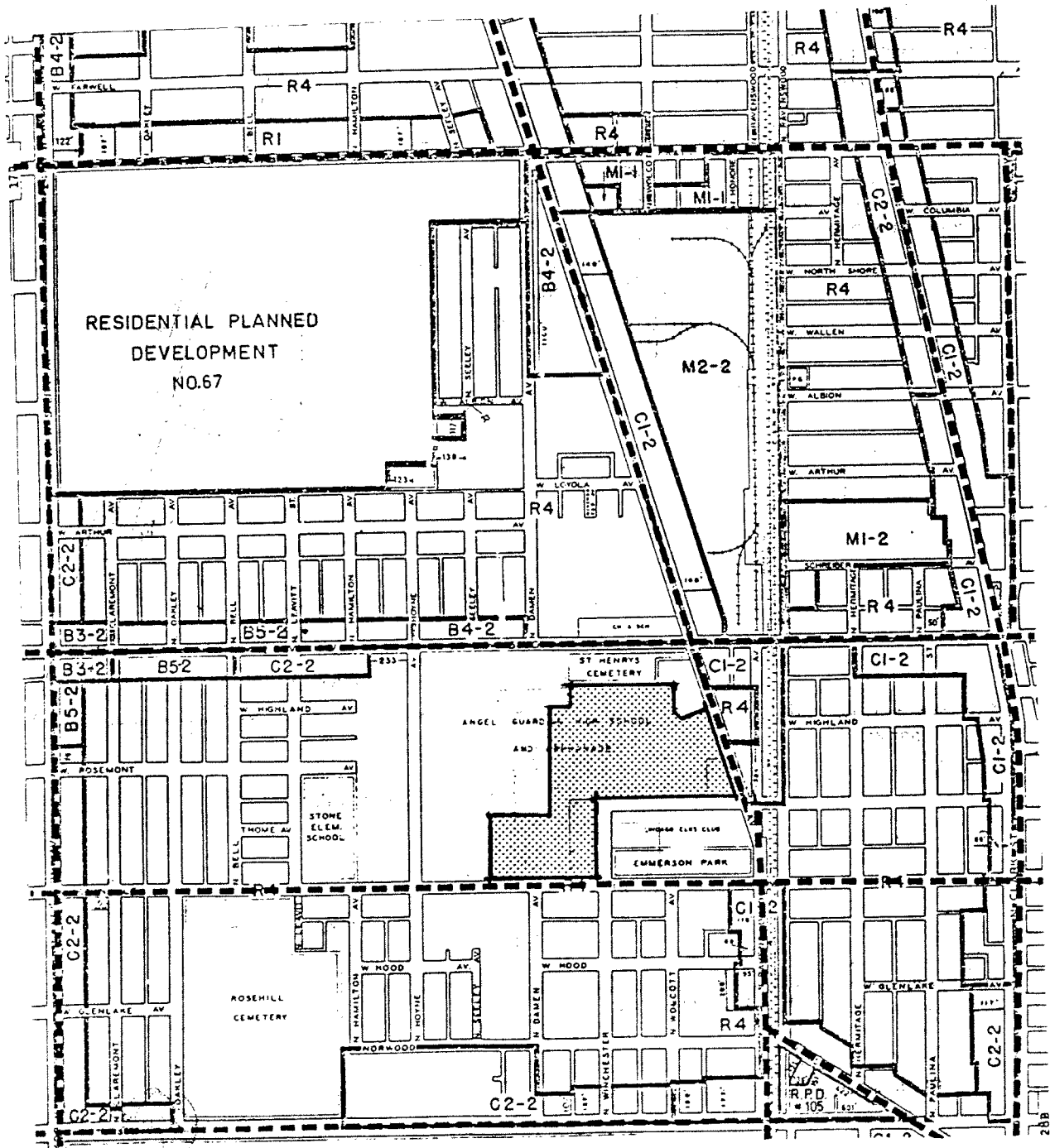


NORTH

SCALE: 1" = 200'

PLANNED DEVELOPMENT

EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



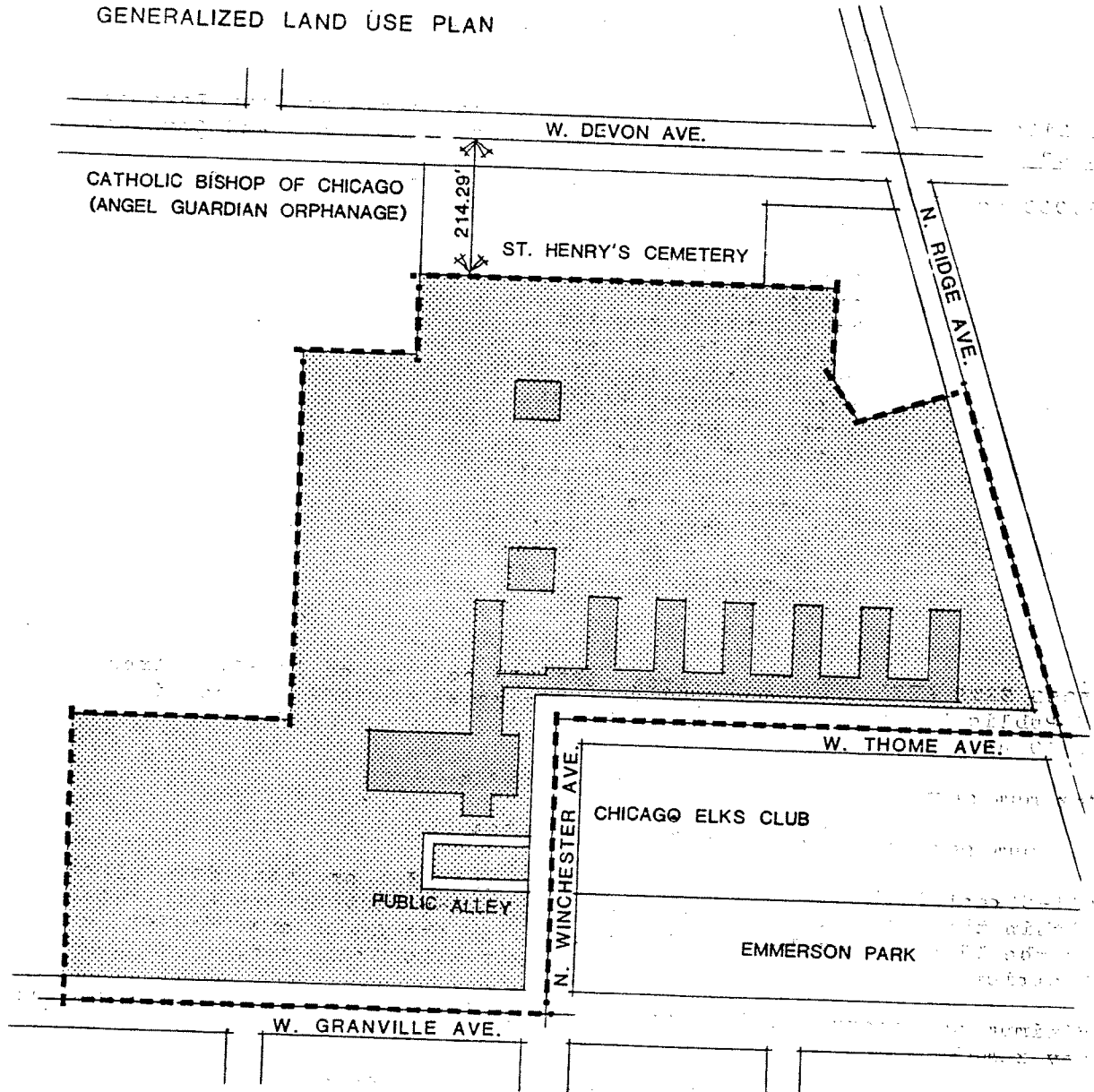
-  PROPOSED PLANNED DEVELOPMENT
-  ZONING DISTRICTS
-  PREFERENTIAL STREETS

APPLICANT: MISERICORDIA HOME
DATE: SEPTEMBER 22, 1980



PLANNED DEVELOPMENT

GENERALIZED LAND USE PLAN



- PLANNED DEVELOPMENT BOUNDARY
- CARE FACILITY: HOUSING, TRAINING FACILITIES, RECREATIONAL FACILITIES, OFF STREET PARKING
- EXISTING STRUCTURES TO REMAIN

APPLICANT: MISERICORDIA HOME
DATE: SEPTEMBER 22, 1980



NORTH

SCALE 1" = 200'

RESIDENTIAL-INSTITUTIONAL PLANNED DEVELOPMENT

USE AND BULK REGULATIONS DATA

<u>Net Site Area</u>	<u>General Description of Land Use</u>	<u>Maximum F.A.R.</u>	<u>Maximum Percent of Land Coverage</u>
899,953 sq. ft.	Care facility for the developmentally disabled consisting of: dormitories, group residential homes, staff housing, training facilities; recreational facilities; communal activities and workshops involving public contact and incidental or accessory retail sales; administrative and support facilities; gardens; off-street parking.	1.2	50

GROSS SITE AREA = Net Site Area (899,953 sq. ft. or 20.66) + Area of Public Streets (88,244 sq. ft. or 2.03 ac.) = 988.197 sq. ft. or 22.69 ac.

Maximum permitted F.A.R. for total Net Site Area: 1.2

Maximum percentage of Land Coverage: 50%

Off-Street Parking and loading requirements for proposed development within the Planned Development area shall be provided as authorized by the Plan of Development in accord with the R4 General Residence District classification of the Chicago Zoning Ordinance.

Minimum periphery building setback: 15 feet; except existing building may remain.

Minimum distance between facing walls with windows: 20 feet

Setback and yard requirements may be adjusted where required to permit conformance to the pattern of, or architectural arrangement related to, existing structures, or when necessary because of technical reasons, subject to the approval of the Department of Planning.

Applicant: Misericordia Home
Date: October 16, 1980