

PD 894

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

May 10, 2019

Talar A. Berberian
Thompson Coburn LLP
55 E. Monroe St., 37th Floor
Chicago, IL 60603

Re: Minor change for PD No. 894, Subarea A, Mt. Carmel HS bleachers, 1400 E. 65th St.

Dear Ms. Berberian:

Please be advised that your request for a minor change to Institutional Planned Development No. 894, ("PD 894") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 12 of PD 894.

Your client and the owner of all of the property within Subarea A of PD 894, the Society of Mount Carmel, is seeking a minor change to allow for a reduction in the rear setback for the construction of a bleacher system along the southern edge (E. 65th St.) of the PD. The south bleachers will be adjacent to the high school's existing football field, as shown on the attached drawings. Approximately 14 feet of the 17 feet wide bleachers will extend out and over the sidewalk/public way. The City of Chicago approved Ordinance O2018-8984 on December 12, 2018, to permit the use of the public way and the resulting removal of existing trees along E. 65th St. has been approved by the Department of Streets and Sanitation's Bureau of Forestry. The owner will relocate and reconstruct the existing sidewalk and install metal planking and lighting under the bleachers, as shown on the attached Section. Pursuant to Section 17-17-0309 of the Chicago Zoning Ordinance, recreational equipment is a permitted obstruction/projection into the required rear setback and pursuant to Section 17-9-0201-E, no structure located in a required rear setback may exceed 15 feet in height. The portion of the bleachers located in the rear yard has a height of 7'-0".

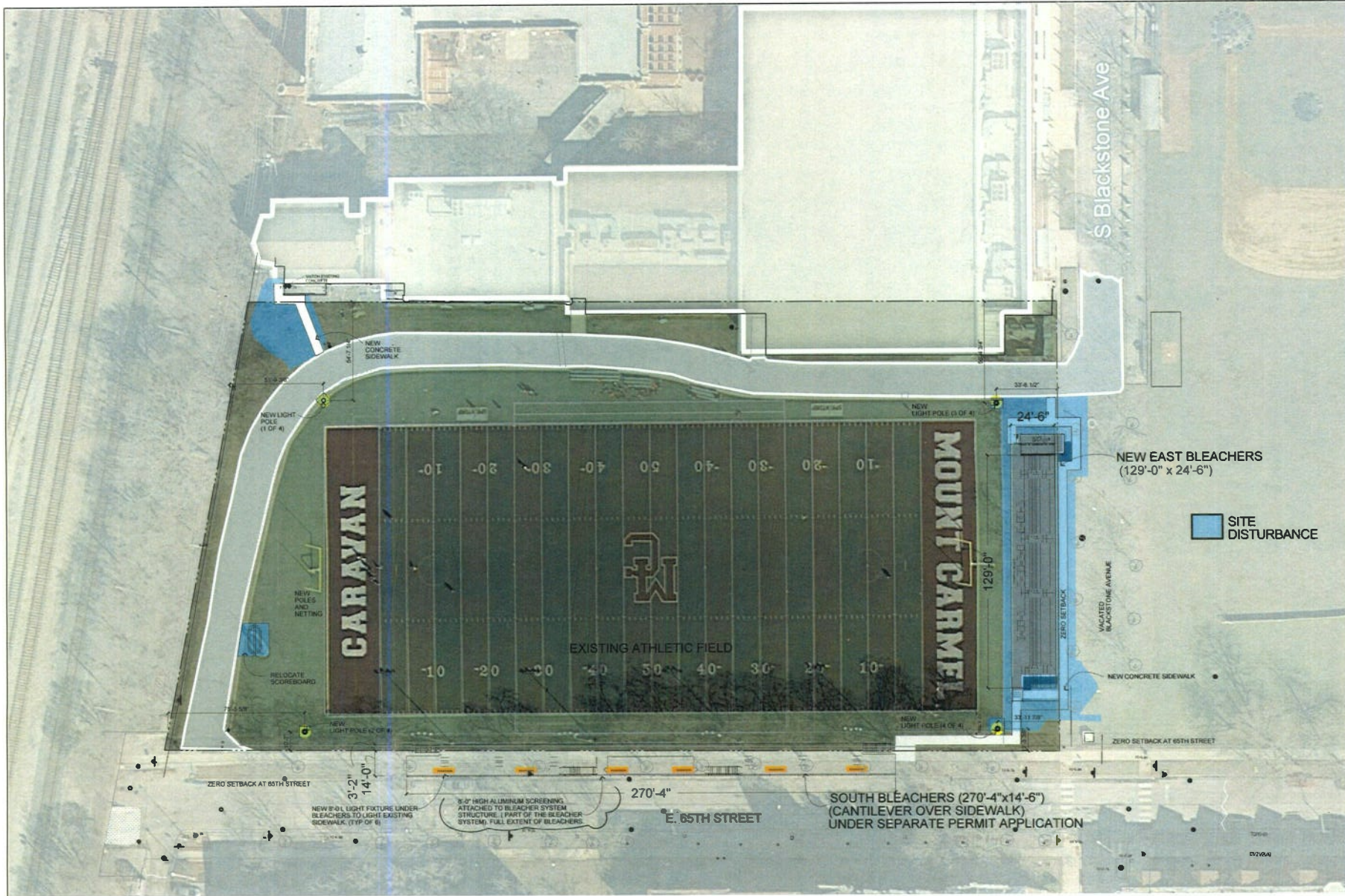
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 894, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor 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,


Patrick Murphey
Zoning Administrator

PM:tm

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



OVERALL SITE PLAN
SCALE 1/4"=1'-0"



NEW ATHLETIC FIELD IMPROVEMENTS FOR:
**MT. CARMEL
HIGH SCHOOL**
8410 SOUTH DANTE AVENUE, CHICAGO ILLINOIS

PROJECT NUMBER 219003
DATABASE 219003SITE.DB
DRAWN BY JMW
CHECKED BY

A1.0



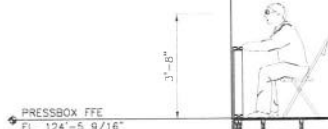
northern
Northern Builders, Inc.



Date	Description
4-10-2015	ISSUED FOR PERMIT
4-13-2015	PERMIT REVISIONS
4-28-2015	PERMIT REVISIONS
5-09-2015	PERMIT REVISIONS

ROOFTOP FILMING
PLATFORM WITH 42"
HIGH PERIMETER GUARD

10' PRESSBOX



PRESSBOX FFE
EL. 124'-5 9/16"

4'-11 11/16"

7'-9 7/8"

PROPERTY LINE

ALUM PLANKING TO STOP DOORS
FROM GOING ONTO PUBLIC SIDEWALK

6 6"-0" STRIP LIGHTING
FIXTURES IN THIS AREA

STEEL BEARING ELEV.
EL. 110'-1 1/8"

TOP OF WALKWAY
EL. 108'-2"

NO SEATING UNDER
THIS AREA

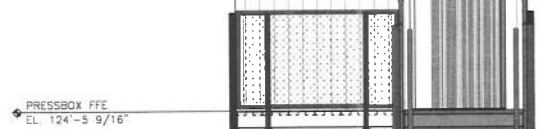
TOP OF CONCRETE
EL. 100'-0"

7'-8" 4'-0" 3'-1" 5'-9" 5'-1" 6'-11" 3'-0"

2 SECTION THRU PRESSBOX

ROOFTOP FILMING
PLATFORM WITH 42"
HIGH PERIMETER GUARD

10' PRESSBOX



PRESSBOX FFE
EL. 124'-5 9/16"

PROPERTY LINE

TOP OF PLATFORM

NEW PLANKING TO STOP DOORS
FROM GOING ONTO PUBLIC SIDEWALK

6 6"-0" STRIP LIGHTING
FIXTURES IN THIS AREA

STEEL BEARING ELEV.
EL. 110'-1 1/8"

TOP OF WALKWAY
EL. 108'-2"

NO SEATING UNDER
THIS AREA

TOP OF CONCRETE
EL. 100'-0"

7'-8" 4'-0" 3'-1" 5'-9" 5'-1" 6'-11" 3'-0"

1 SECTION THRU AISLE TO B₂ STAIR

PROJECT NAME
MT. CARMEL HIGH SCHOOL
CHICAGO, IL
35306



DANT CLAYTON
CORPORATION
1500 Bernheim Lane
Columbia, MO 65204-1926
Tel: 636-994-1926
WWW.DANTCLAYTON.COM

REV.	DATE	DESCRIPTION	BY	CHKD.	APP'D.
1		ISSUE FOR BIDDING			
2		ISSUE FOR CONSTRUCTION			
3					
4					
5					
6					
7					
8					
9					
10					

SHEET NUMBER
P-2.2
PART NUMBER
0260557





DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

June 15, 2012

Neil J. Kuenn
Keeley, Kuenn & Reid
150 North Wacker Drive
Chicago, IL 60606

Re: Administrative Relief request for Institutional Planned Development No. 894, Sub area B, Mt. Carmel High School Proposed Parking Lot Expansion at 1460 East 64th Street

Dear Mr. Kuenn:

Please be advised that your request for a minor change to Institutional Planned Development No. 894 has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development.

You are requesting, on behalf of the property owner, the Society of Mount Carmel, Inc., to expand the existing parking lot at the northwest corner of E. 64th St. and S. Blackstone Ave. The entire Planned Development requires a minimum of 83 off-street parking spaces. On August 23, 2004, a minor change was granted which allowed the subject parking lot to increase from 173 to 179 spaces.

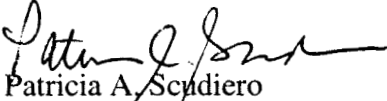
A revised Site and Landscape Plan, prepared by MeritCorp Engineering and dated February 1, 2012, shall be inserted into the main file. It shows 176 existing parking spaces plus 41 additional spaces due to the proposed expansion. Along with the 11 existing parking spaces located across from the subject site, along E. 64th St., this results in an total of 228 spaces within the Planned Development. An application under the Lake Michigan and Chicago Lakefront Protection Ordinance is scheduled to be heard by the Chicago Plan Commission on June 21, 2012.

With regard to your request, the Department of Housing and Economic Development has determined that allowing this proposed parking lot expansion 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. 894, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

This minor change is valid for 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,

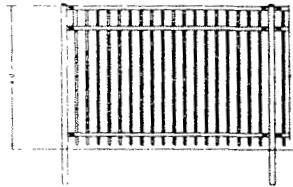

Patricia A. Scudiero
Zoning Administrator

PAS: HG: tm

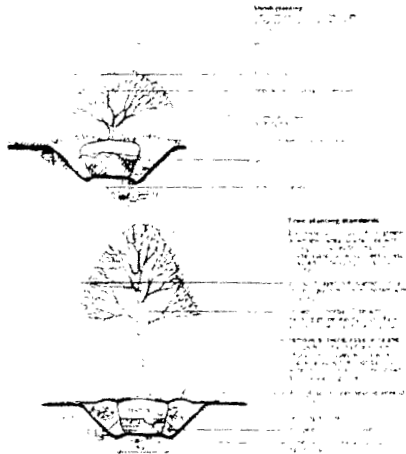
C: Mike Marmo, Erik Glass, Patrick Murphey, Main file

LANDSCAPE NOTES

- EXISTING TOPOGRAPHY AND TREES SHOWN OUTSIDE THE PROPOSED SITE AREA ARE TAKEN FROM SITE LANDSCAPE PLAN PREPARED BY OUR GROUP, DATED MAY 20, 2004. ALL EXISTING TREE LOCATIONS FOR THE ENTIRE SITE WERE VERIFIED PER A FIELD VISIT OCTOBER 3, 2011.
- ALL EXISTING TREES SHALL REMAIN AND BE PROTECTED PER THE CITY OF CHICAGO REQUIREMENTS.
- PROVIDE HOSE INBS EVERY 100 FEET PER THE CITY OF CHICAGO LANDSCAPE REQUIREMENTS.

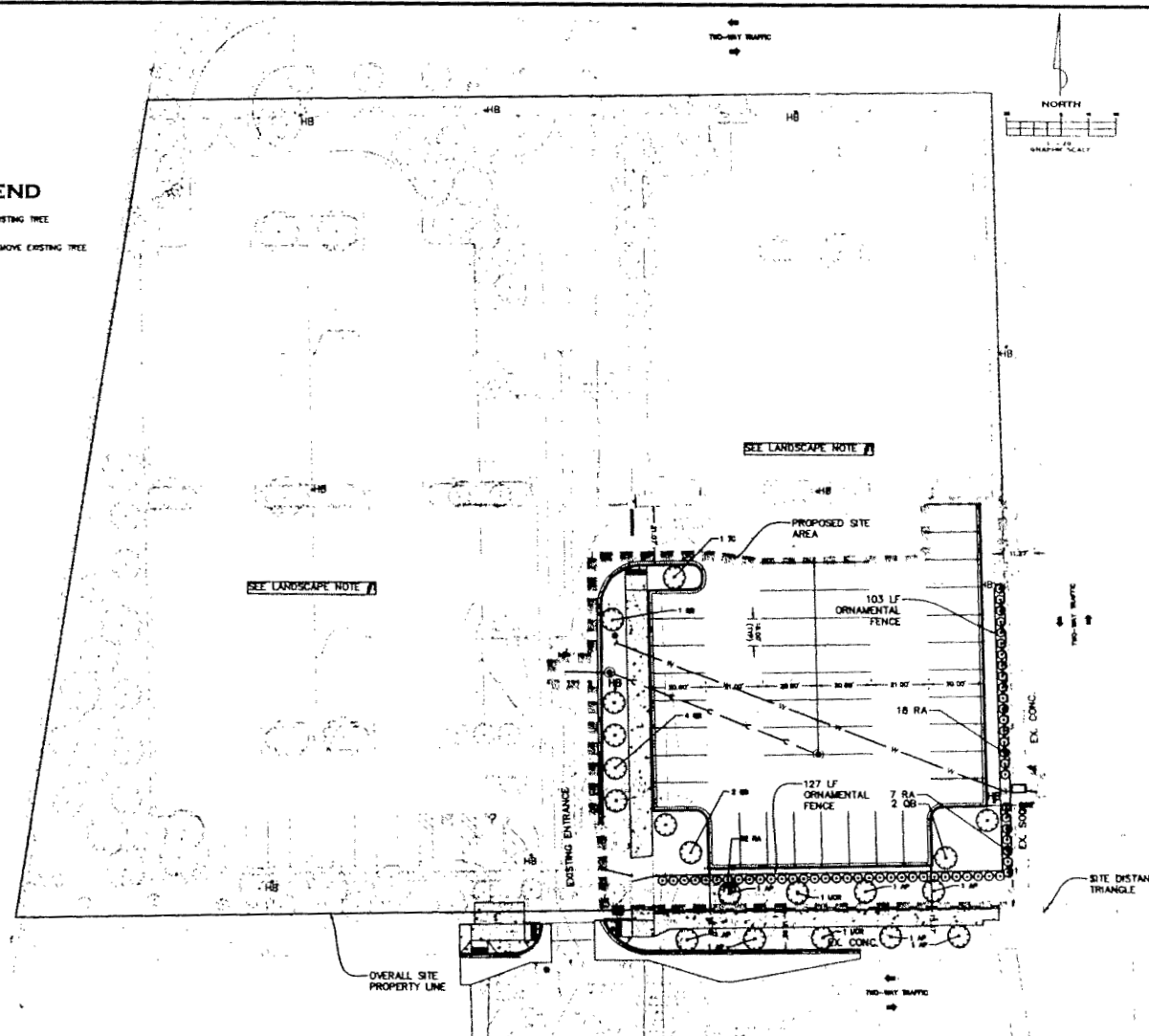


4' ORNAMENTAL METAL FENCE
NO SCALE



LEGEND

- EXISTING TREE
- REMOVE EXISTING TREE



SITE DATA PER CITY OF CHICAGO ORDINANCE		
DESCRIPTION	REQUIRED	PROVIDED
PROPOSED SITE AREA		23,280 SF
PROPOSED SITE AREA VEHICULAR USE AREA		13,823 SF
OVERALL SITE VEHICULAR USE AREA (PER LANDSCAPE PLAN, SEE NOTE #1)		35,827 SF
OVER SITE VEHICULAR USE AREA W/ PROPOSED SITE AREA		66,700 SF
MIN. AREA OF PARKING LOT INTERNAL PLANTING (10% OF TOTAL VEHICULAR AREA)	6,875 SF	6,272 SF (PER LANDSCAPE PLAN, SEE NOTE #1)
MIN. # OF PARKING LOT TREES (1 PER 125 SF OF INTERNAL PLANTING, MIN 2.5" CAL.)	58 TREES	58 TREES (INCLUDES TREES PER LANDSCAPE PLAN, SEE NOTE #1)

NEW TREE AND SHRUB PLANTING SCHEDULE						
TOTAL AMOUNT (APPROX)	ABBREVIATION	SCIENTIFIC	COMMON NAME	SIZE	ROOTING	SPACING
57	RA	RIVUS ALPNUM	REDGARD LINDEN	24"	88	4' OC
9	OB	QUERCUS BICOLOR	SWAMP WHITE OAK	2.5" CAL	88	AS SHOWN
1	TC	ILIX CORNATA	LITTLELEAF LINDEN	2.5" CAL	88	AS SHOWN
2	UCR	ULMUS CAMPNIFOLIA 'REGAL'	REGAL SMOOTHLEAF ELM	2.5" CAL	88	AS SHOWN
7	AP	ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN NORWAY MAPLE	2.5" CAL	88	AS SHOWN

SWORN STATEMENT BY OWNER
 I COMMIT TO THE MAINTENANCE OF REQUIRED LANDSCAPING IN THE FOLLOWING FORM:
 THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 1460 E. 64TH STREET, CHICAGO, ILLINOIS 60637 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.

SIGN: _____ DATE: _____

SWORN STATEMENT BY OWNER
 I COMMIT TO THE PROTECTION AND REPLACE OF REQUIRED LANDSCAPING IN THE FOLLOWING FORM:
 TESTING 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.

ALL PLANTINGS WILL BE COMPLETED BY JUNE 15, 2012.

SIGN: _____ DATE: _____



COPYRIGHT © 2011
MeritCorp

DRAWN BY: CLS
 CHECKED BY: _____
 SEAL: _____

DESCRIPTION:
 DATE: 09/28/2011 ISSUED TO CLIENT
 10/07/2011 REVISED PER CITY OF CHICAGO
 12/14/2011 REVISED PER CITY OF CHICAGO COMMENTS
 02/22/2012 LANDSCAPE PLAN REVIEWED PER CITY OF CHICAGO
 03/29/2012 REVISED PER CITY OF CHICAGO COMMENTS
 05/07/2012 REVISED PER CITY OF CHICAGO COMMENTS

MeritCorp
 1100 N. LAKE STREET, SUITE 1000
 CHICAGO, ILLINOIS 60610
 TEL: 312.467.1000
 FAX: 312.467.1001
 WWW.MERITCORP.COM

MOUNT CARMEL HIGH SCHOOL
 PARKING LOT EXPANSION
 1460 E. 64TH STREET
 FINAL ENGINEERING PLANS
 LANDSCAPE PLAN

PROJECT NO: M11511
 SHEET NO: 7/10

DRAFT - NOT FOR CONSTRUCTION



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Denise M. Casalino, P.E.
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>

August 23, 2004

Mr. Scott M. Boyle
DLR Group
222 South Riverside Plaza, Suite 2200
Chicago, IL 60606-6101

RE: Request for minor change to Institutional Planned
Development No. 894, Sub-area B; Lakefront No. 454
(1427-1461 East 63rd Place; Mt. Carmel High School)

Dear Mr. Boyle:

Please be advised that your request for minor changes to Institutional Planned Development No. 894, Lakefront No. 454 on behalf of the Society of Mount Carmel, has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of Chicago Zoning Ordinance and Statement No.12 of the Planned Development.

Specifically, you requested to substitute the Site Plan Layout (for Sub Area "B") drawing C2.1 dated July 16, 2004 by the DLR Group for the Partial Site Plan, Sub Area "B" attached to the Planned Development. This plan reflects modifications to the proposal to add a driveway onto East 64th Street and increase the number of parking spaces in the sub-area from 173 to 179. The driveway in question already exists on the site.

The Department has reviewed the request and has determined that the proposed modifications would be appropriate. Because a driveway already exists in this location, it would not have an impact on the current traffic conditions.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the requested minor change to Institutional Planned Development No. 894; Lakefront 454.

Very truly yours,

Denise M. Casalino, P.E.
Commissioner

cc: Bob Kunze, Steve Patterson, Michael Marmo, Tom Smith, Judy Minor-Jackson



*Reclassification Of Area Shown On Map Number 16-D.
(As Amended)
(Application Number 14052)*

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 R5 General Residence District and B4-4 Restricted Service District symbols and indications as shown on Map Number 16-D in the area bounded by:

East 63rd Place; South Blackstone Avenue; East 64th Street; a line 430 feet east of and parallel to South Blackstone Avenue; a line 248.5 feet north of and parallel to East 65th Street; a line 365 feet east of and parallel to South Blackstone Avenue; a line 137 feet north of and parallel to East 65th Street; a line 520 feet east of and parallel to South Blackstone Avenue; East 65th Street; and the east right-of-way line of the Canadian National Illinois Central Road,

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

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

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

Institutional Planned Development Number 894

Plan Of Development Statements.

1. The area delineated herein as Institutional Planned Development Number 894 consists of approximately six hundred forty-nine thousand eight hundred four (649,804) square feet (fourteen and ninety-two hundredths (14.92) acres) and is owned or controlled by the applicant, The Society of Mount Carmel.
2. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any

dedication or vacation of streets or alleys, or easements, or adjustments of rights-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 title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.1 1- 1 of the Chicago Zoning Ordinance, the property shall be under single ownership or under single designated control at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made. "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 plan of development consists of these fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Right-of-Way Adjustment Map; a Site Plan Key Plan and Partial Site Plans for Subareas "A", "B" and "C"; Partial Landscape Plans for Subareas "A", "B" and "C"; a Green Roof Plan; and Building Elevations dated December 11, 2003 prepared by DLR Group. Full size sets of the Site Plan, the Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The planned development is applicable to the area delineated hereto and these and no other zoning controls shall apply.
5. The following uses shall be permitted within the area delineated herein as "Institutional planned development": Subarea A: Educational and related facilities including a high school, field house, sports field and accessory uses; Subarea B: Educational and related facilities including accessory uses; Subarea C: Educational and related facilities, day care, priory, sports field and accessory uses.
6. Identification signs shall be permitted within the planned development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development.

7. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standard for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation.
8. In addition to the maximum height of the buildings and any appurtenance thereto prescribed in this planned development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
9. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements on the property shall be designed, installed and maintained in substantial conformance with the Site Plan, Landscape Plan and Building Elevations and in accordance with the parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. The applicant agrees to install a vegetative green roof (minimum three thousand six hundred (3,600) square feet) where appropriate in the area described on the Green Roof Plan.
11. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of natural resources. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within the Property in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System.
12. The terms, conditions and exhibits of this planned development ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the application for such a modification by the applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this planned development and the purposes underlying

the provision hereof. Any such modification of the requirements of this statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the planned development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance. Notwithstanding the provision of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes also may include a reduction in the minimum required distance between structures, a reduction in periphery setbacks, and an increase of the maximum percent of land covered.

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 ("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 approvals shall be granted pursuant to Section 11.1 1-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
14. Unless substantial construction has commenced within six (6) years following adoption of this planned development, and unless completion is thereafter diligently pursued, then this planned development shall expire and the zoning of the property shall automatically revert to that of the pre-existing R5 General Residence and B4-4 Restricted Service Districts.

[Bulk Regulations and Data Table; Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Right-of-Way Adjustment Plan; Site Plan -- Key Plan; Partial Site Plans; Partial Landscape Plans; Green Roof Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 16408 through 16423 of this Journal.]

Bulk Regulations And Data Table.

Institutional Planned Development No.**Bulk Regulations & Data Table**

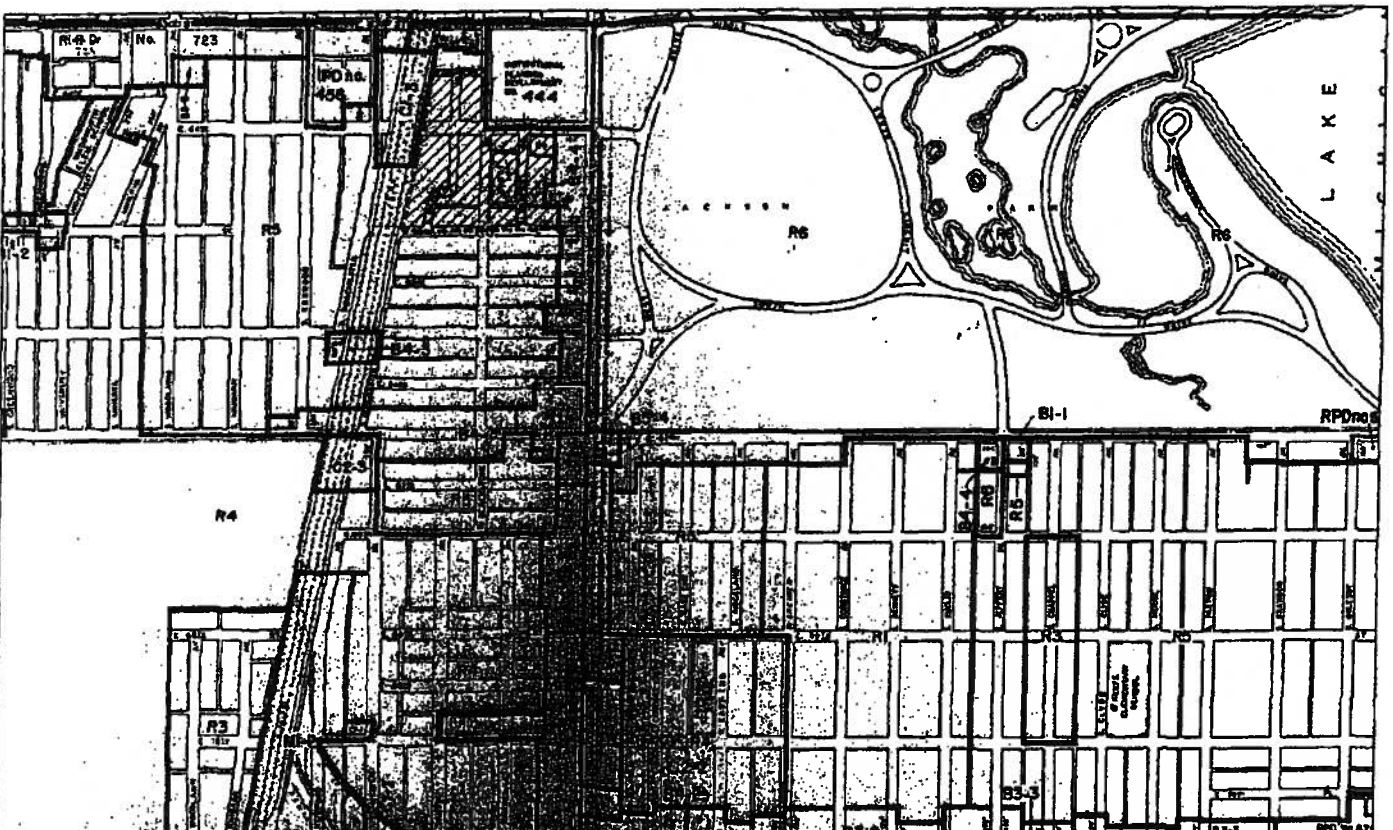
Description	gross areas (includes ROWs)		net site area (includes ROW to be vacated)		ROW to be vacated	adjacent ROW to remain public
	sf	acre	sf	acre	sf	sf
Site Areas						
Sub Area "A"	306,453	7.04	277,556	6.37	15,039	28,997
Sub Area "B"	127,683	2.93	100,756	2.31	14,846	26,927
Sub Area "C"	310,266	7.12	271,492	6.23	15,039	38,774
Total	744,402	17.09	649,804	14.92	44,924	94,538

Building Areas & FAR Data	sf	FAR
Sub Area "A"		
New Field House	80,000	
Exist. High School (3 Story Main Building & Cym)	65,747	
Exist. High School (2 Story Graham Center & 4 Story Chapel)	25,684	
Exist. High School (1 Story Student Center & 2 Story Classroom Wing)	27,310	
Sub Area "A" Total:	198,741	0.72
Sub Area "B"		
Existing School (2 story w/ basement)	38,325	
Sub Area "B" Total:	38,325	0.45
Sub Area "C"		
Existing Priory (2 story)	12,696	
Existing Day Care (1 story)	7,741	
Existing Baseball Concessions & Equipment (2 story)	1,800	
Sub Area "C" Total:	22,237	0.09
Total Building Area (Sum of Sub Areas "A, B, & C" above)	259,303	0.39

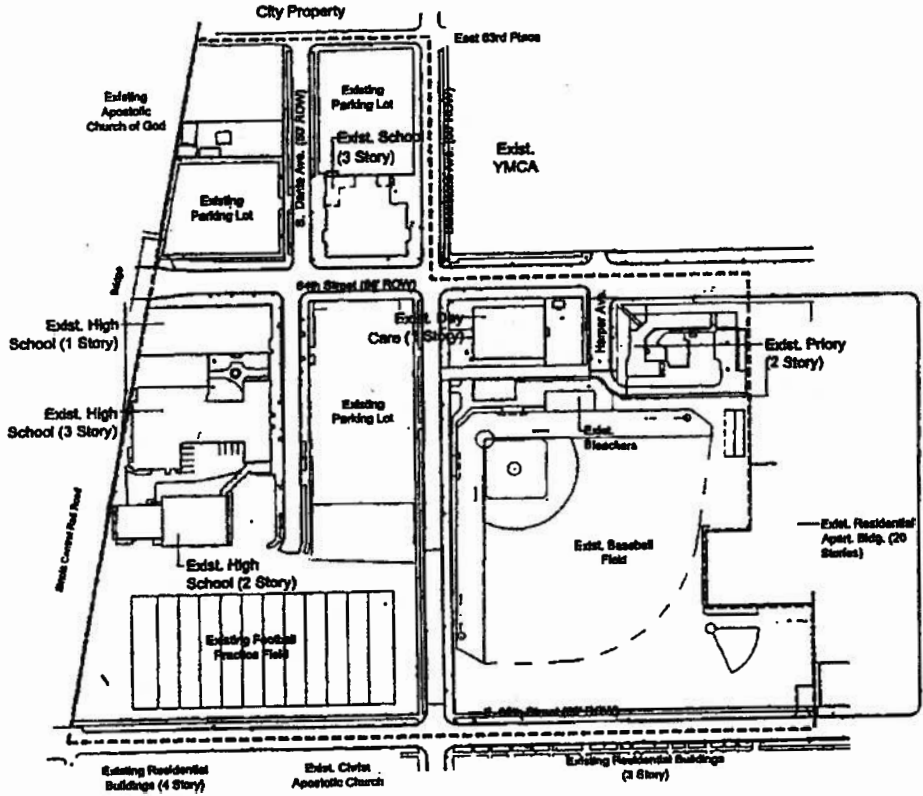
NOTE: ALL EXIST. BUILDINGS TO REMAIN. NO BUILDINGS ARE TO BE DEMOLISHED.

Max. Floor Area Ratio	0.6
Min. Number of Off-Street Parking Spaces	83 (1000 seat auditorium / 12)
Max. Required Building Setbacks	In accordance with Site Plan
Max. Building Height	In accordance with Building Elevations

Existing Zoning Map.



Existing Land-Use Map.

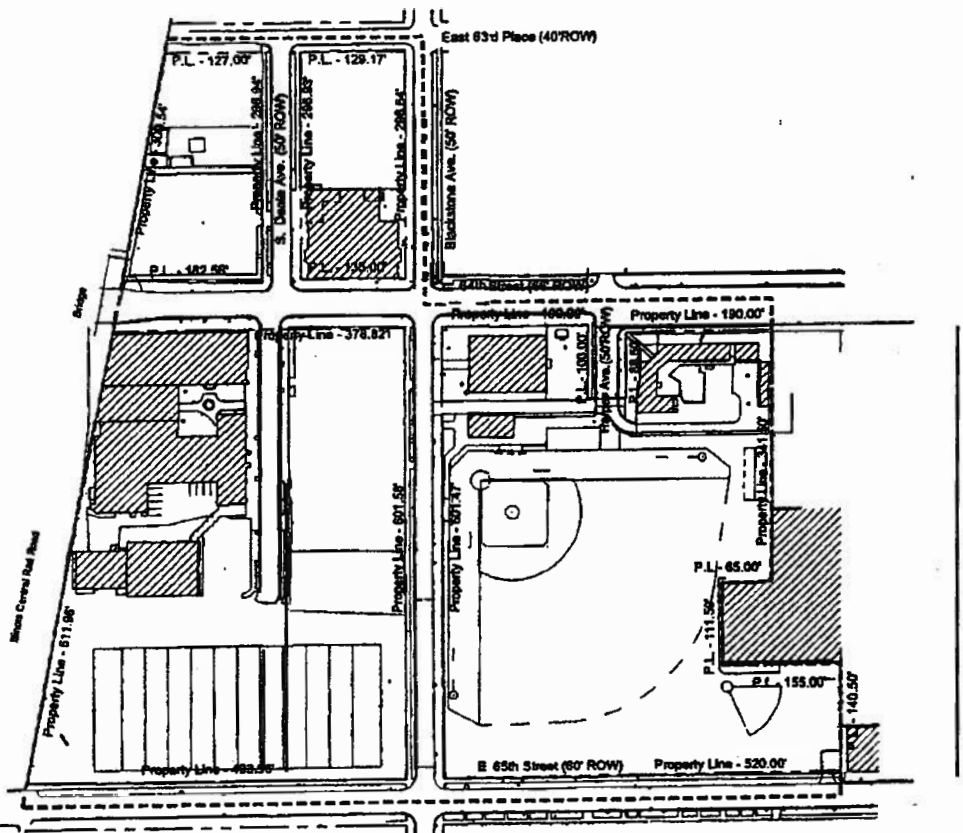


12/17/2003

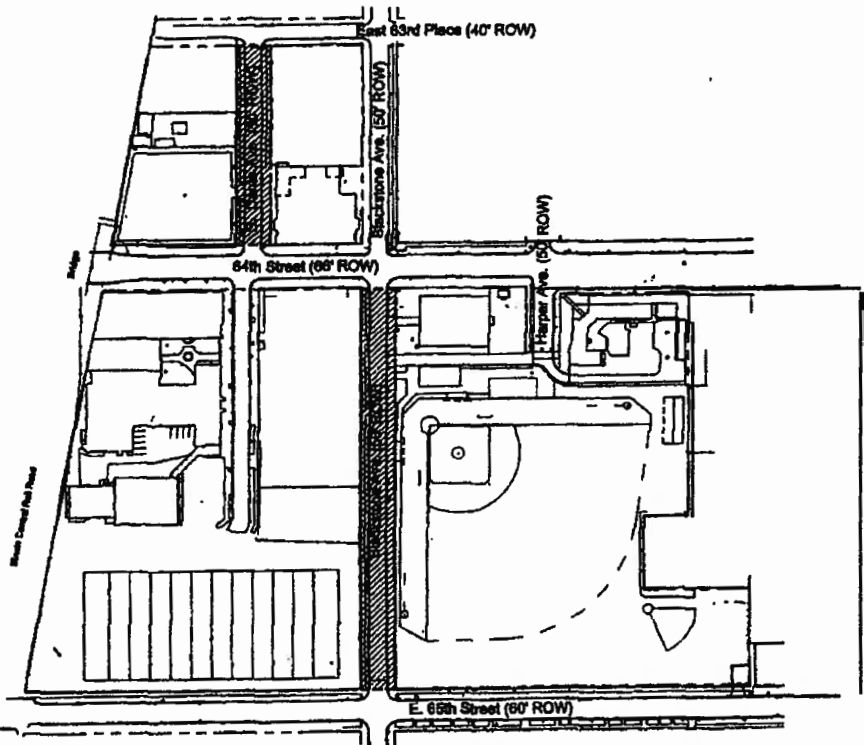
REPORTS OF COMMITTEES

16411

Planned Development Boundary
And Property Line Map.



Right-Of-Way Adjustment Plan.

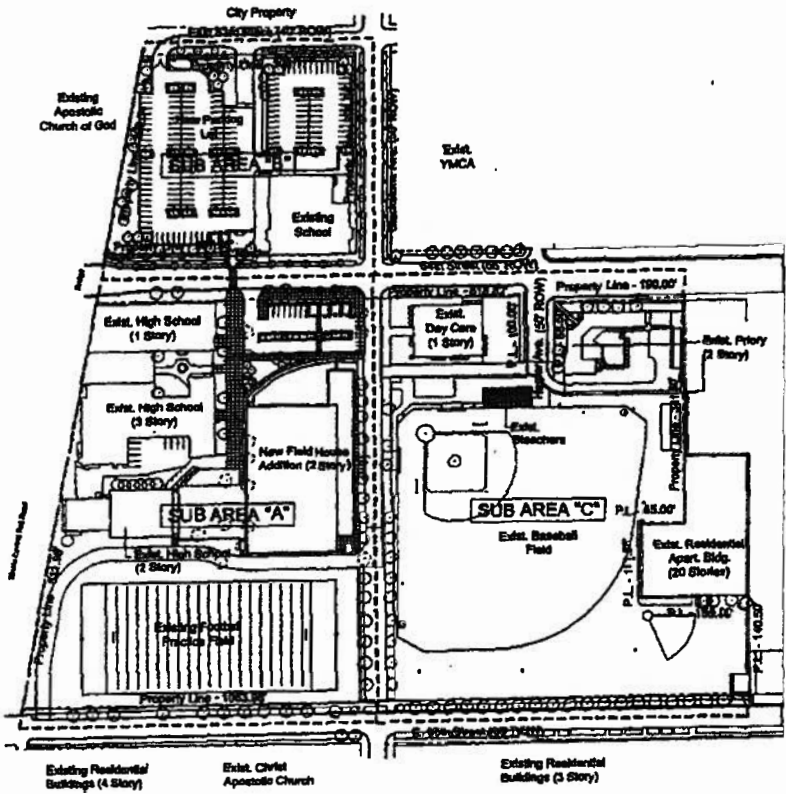


12/17/2003

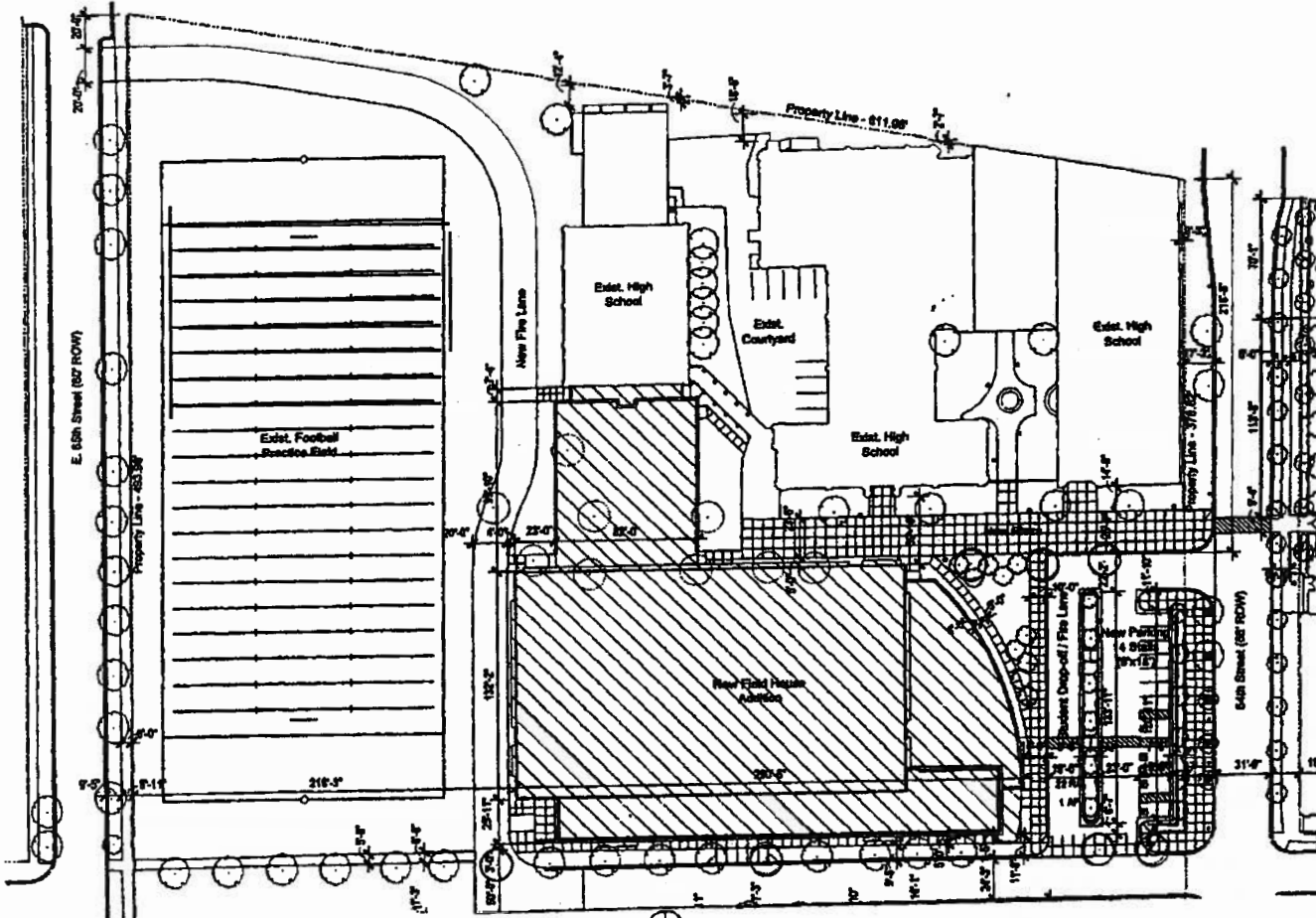
REPORTS OF COMMITTEES

16413

Site Plan -- Key Plan.



Partial Site Plan -- Subarea A.



Applicant: The Society of Mount Carmel
 Address: 1427-1461 East 63rd Place
 Architect: DLR Group, Inc.

Date: July 25, 2003
 Revised: December 11, 2003

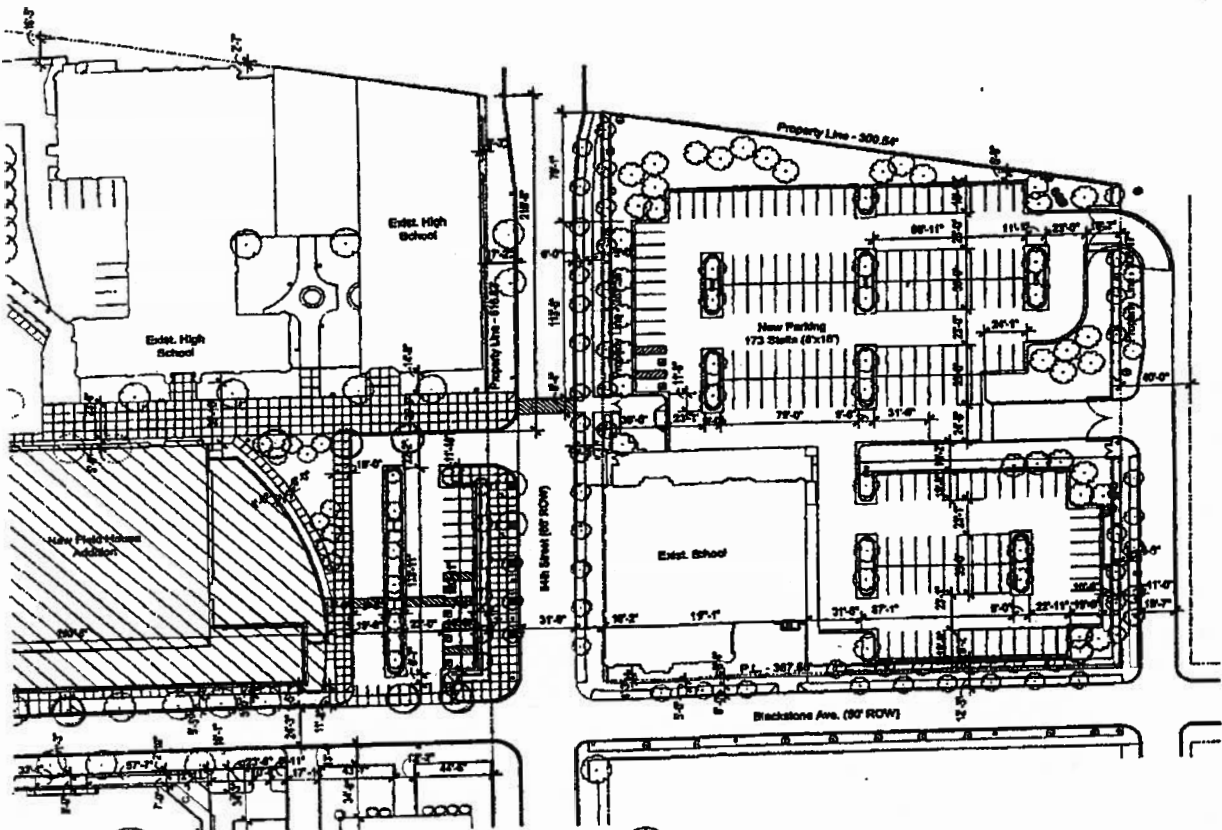
Planned Development - Partial Site Plan, Sub Area "A"

12/17/2003

REPORTS OF COMMITTEES

16415

Partial Site Plan -- Subarea B.



Applicant: The Society of Mount Carmel
 Address: 1427-1461 East 63rd Place

Date: July 25, 2003
 Revised: December 11, 2003

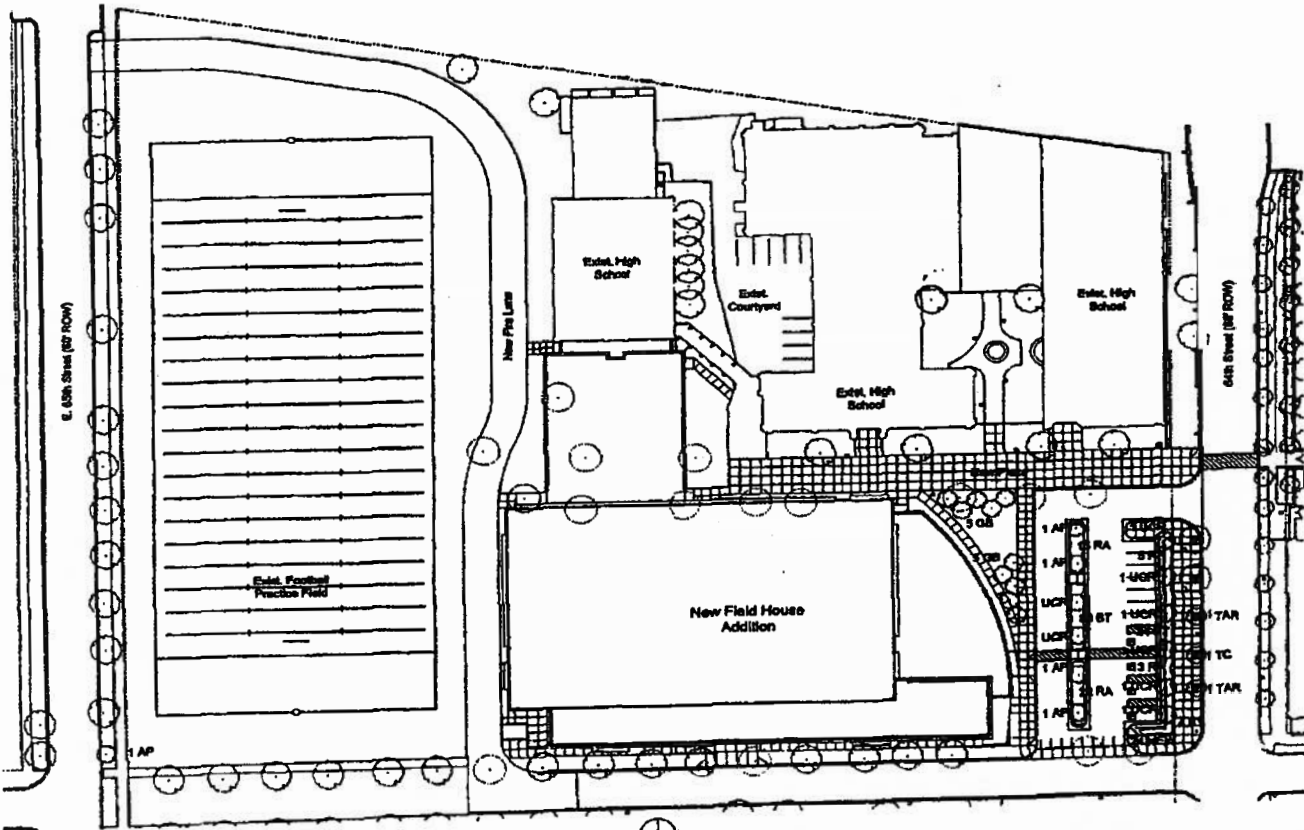
Planned Development - Partial Site Plan, Sub Area

12/17/2003

REPORTS OF COMMITTEES

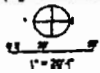
16417

Partial Landscape Plan -- Subarea A.



Applicant: The Society of Mount Carmel
 Address: 1427-1461 East 63rd Place
 Architect: DLR Group, Inc.

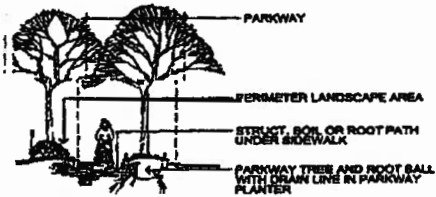
Date: July 25, 2003
 Revised: December 11, 2003



Planned Development - Partial Landscape Plan, Sub Area "A"

Partial Landscape Plan -- Subarea B.

SECTION AT PARKING LOT LANDSCAPE
SETBACK, TYPICAL AT ALL RIGHTS-OF-WAY IN
SUB AREAS "A" & "B"



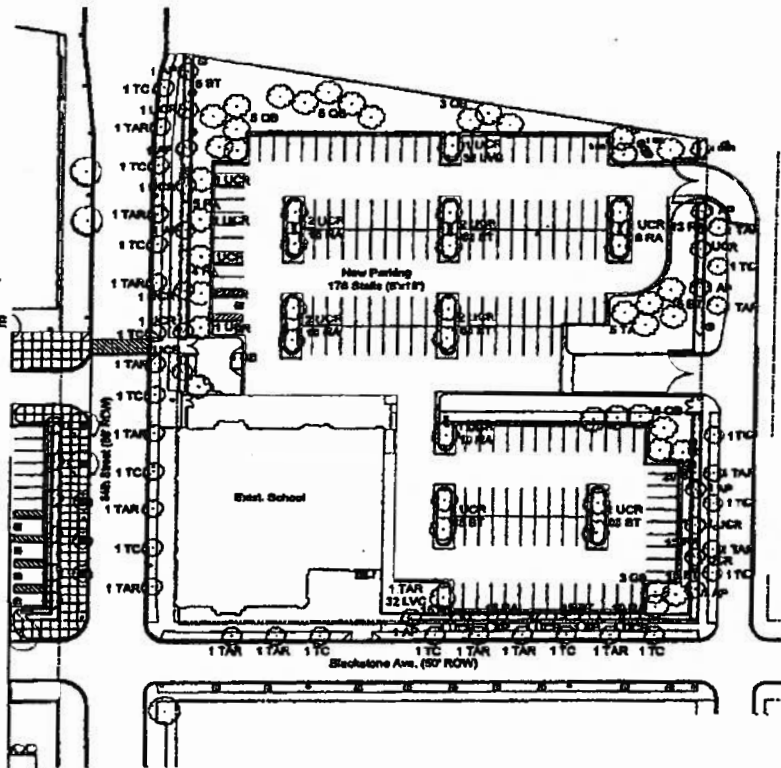
NEW TREE AND SHRUB PLANTING LEGEND

KEY	SCIENTIFIC	COMMON
AP	ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN NORWAY MAPLE
AS	ACER SACCHARUM	COLUMNAR SUGAR MAPLE
BT	BERBERIS THUNBERGII	JAPANESE BARBERRY
FA	FRAXINUS AMERICANA	WHITE ASH
FP	FRAXINUS PENNSYLVANICA	GREEN ASH
GB	GINKGO BILOBA (MALE ONLY)	GINKGO
HEW	HEMEROCALLIS 'EENIE WEENIE'	EENIE WEENIE DAYLILY
LVC	LIGUSTRUM VULGARE 'CHEYENNE'	COMMON PRIVET
QB	QUERCUS BICOLOR	SWAMP WHITE OAK
RA	RIBES ALPINUM	ALPINE CURRANT
TA	TALIA AMERICANA	AMERICAN LINDEN
TAR	T. AMERICANA 'REDMOND'	REDMOND LINDEN
TC	TILIA CORDATA	LITTLELEAF LINDEN
UCR	ULMUS CARPINIFOLIA 'REGAL'	REGAL SMOOTHLEAF ELM

NOTE: EXIST. LANDSCAPING DELINEATED AS HALF TONE
GREY & IS NOT KEYED.

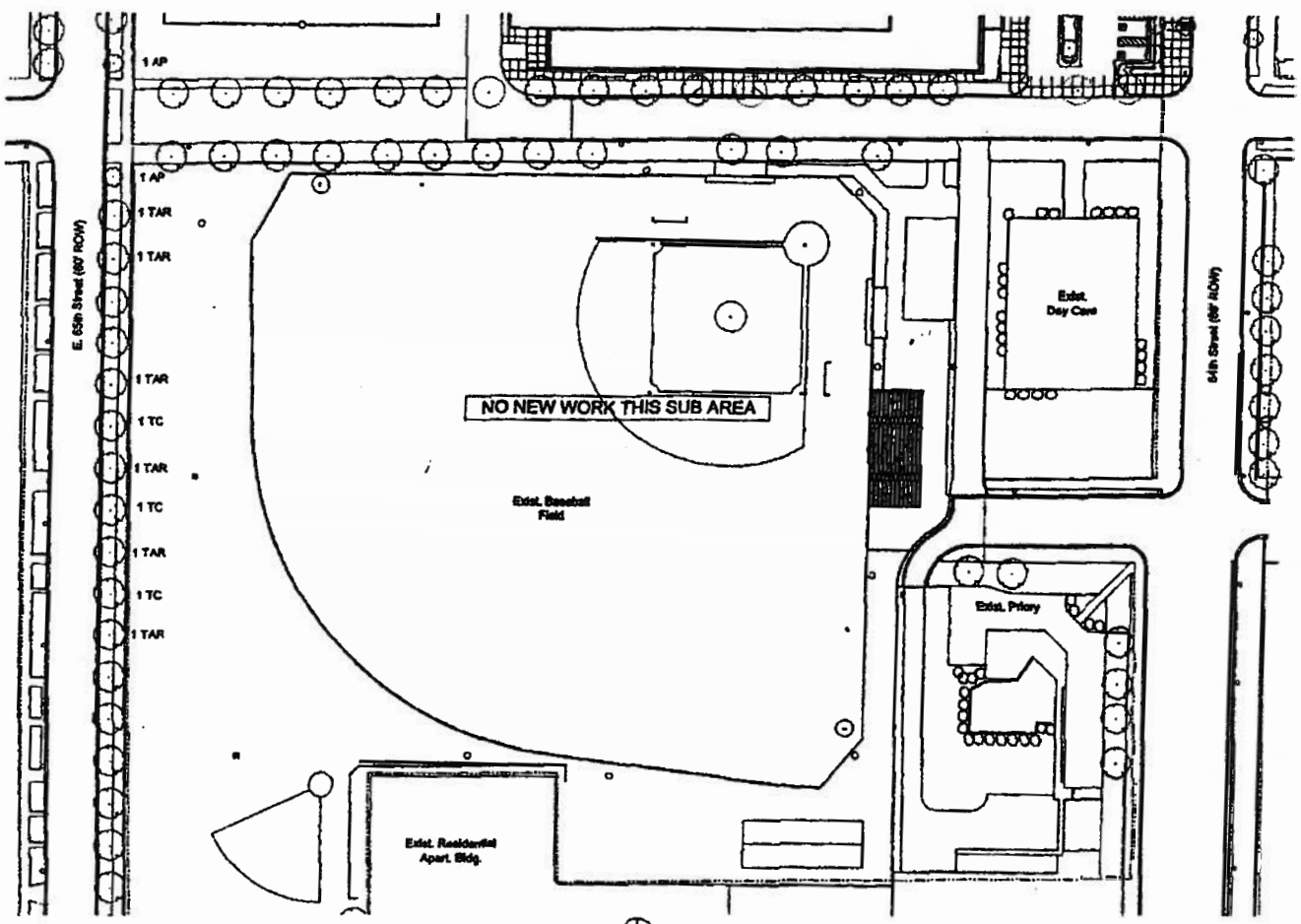
Applicant: The Society of Mount Carmel
Address: 1427-1461 East 63rd Place
Architect: DLR Group, Inc.

Date: July 26, 2003
Revised: December 11, 2003



Planned Development - Partial Landscape Plan, Sub Area "B"

Partial Landscape Plan -- Subarea C.



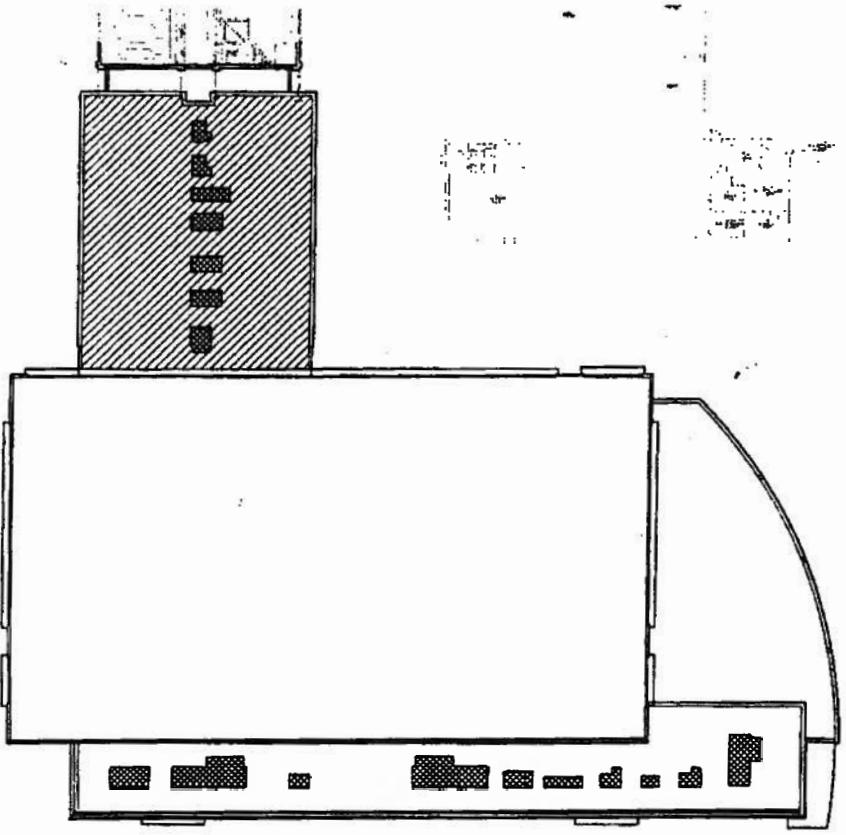
Applicant: The Society of Mount Carmel
 Address: 1427-1481 East 63rd Place
 Architect: DLR Group, Inc.

Date: July 25, 2003
 Revised: December 11, 2003

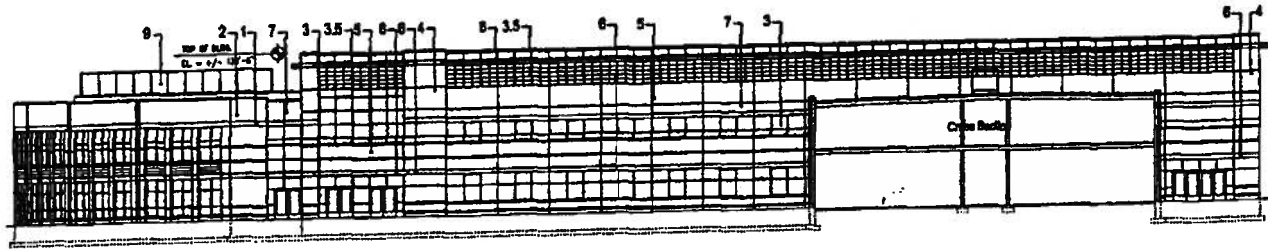


Planned Development - Partial Landscape Plan, Sub Area "C"

Green Roof Plan.

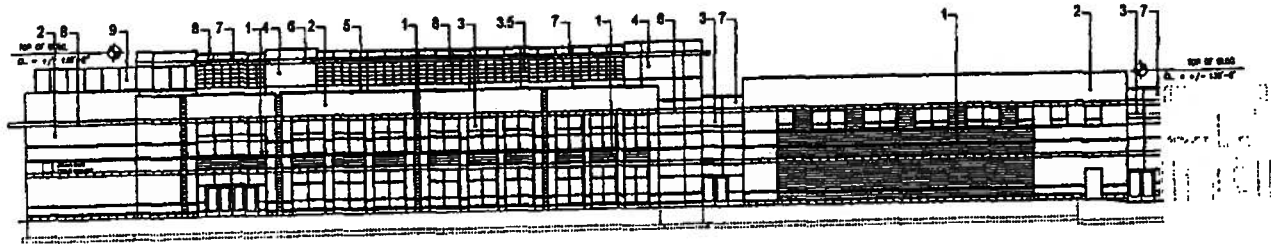


Building Elevations.
(Page 2 of 3)



West Elevation

9.8.17 scale: 1/8" = 1'-0"



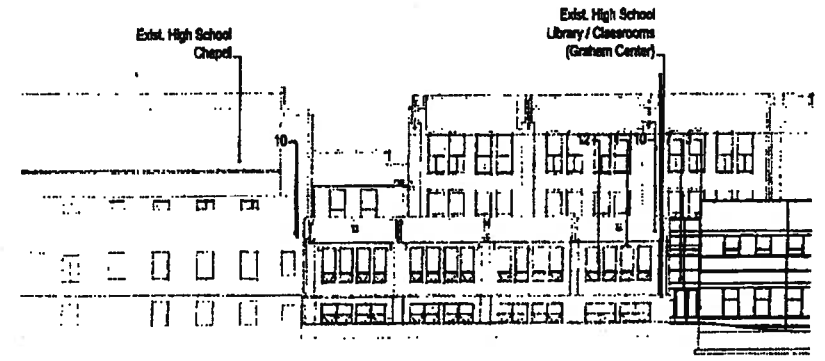
North Elevation

9.8.17 scale: 1/8" = 1'-0"

Building Elevations.
(Page 3 of 31)

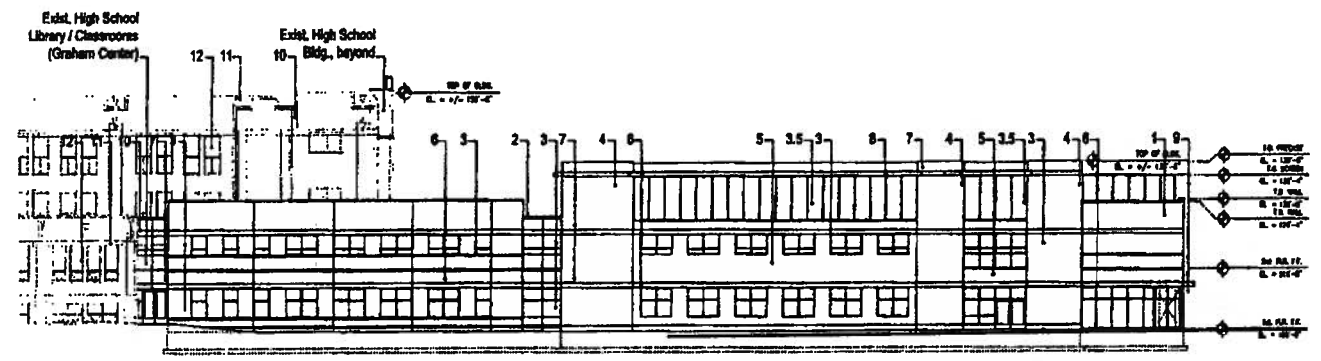
Exist. Material Legend		New Material Legend	
exist. modular brick	10	renaissance "limestone" detailing	1
exist. limestone detailing	11	modular brick (color to match exist.)	2
exist. operable glass windows	12	alum. storefront/window framing	3
		Kal-wall, translucent curtainwall glazing	3.5
		arch. precast concrete, finish 1	4
		arch. precast concrete, finish 2	5
		arch. precast concrete, finish 3	6
		composite glaz. wall panel	7
		eyebrow canopy	8
		mechanical screen wall	9

Note:
Targeted elevations are based upon 1st Floor Finish Floor
(±1. finish grade) of +100.00



Scale: 1/8" = 1'-0"

Rendered Partial South Elevation - West Part



Scale: 1/8" = 1'-0"

Rendered Partial South Elevation - East Part