



CHICAGO PLAN COMMISSION

Department of Planning and Development

Misericordia Campus Expansion

1925 W Thome/ 6300 N Ridge

40th Ward

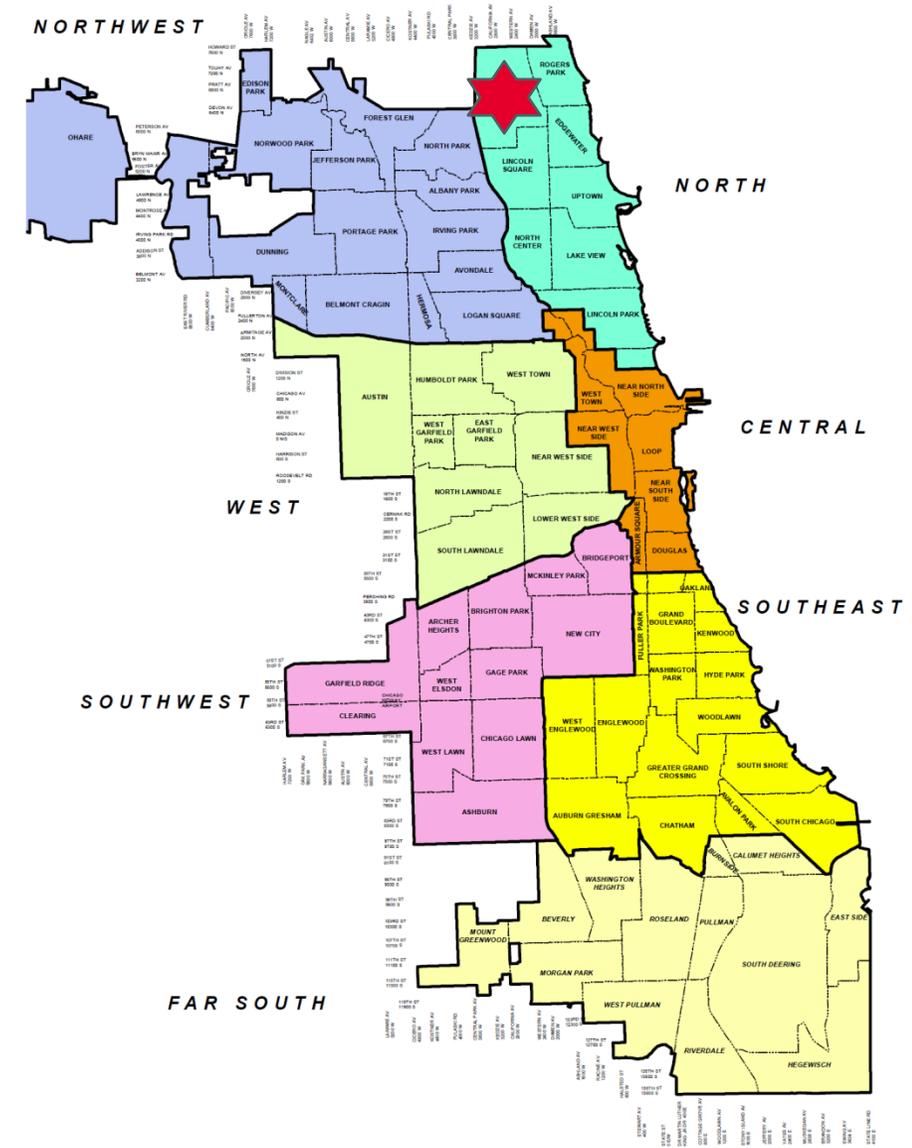
Misericordia Homes

12.17.2020

★ Community Area Snap Shot

COMMUNITY AREA INFORMATION:

- West Ridge
- Total Population: 77,212
 - 51.7% White non-Hispanic
 - 18.4% Hispanic or Latino
 - 13.4% Black non-Hispanic
 - 22% Asian non-Hispanic
- Median Income: \$52,039

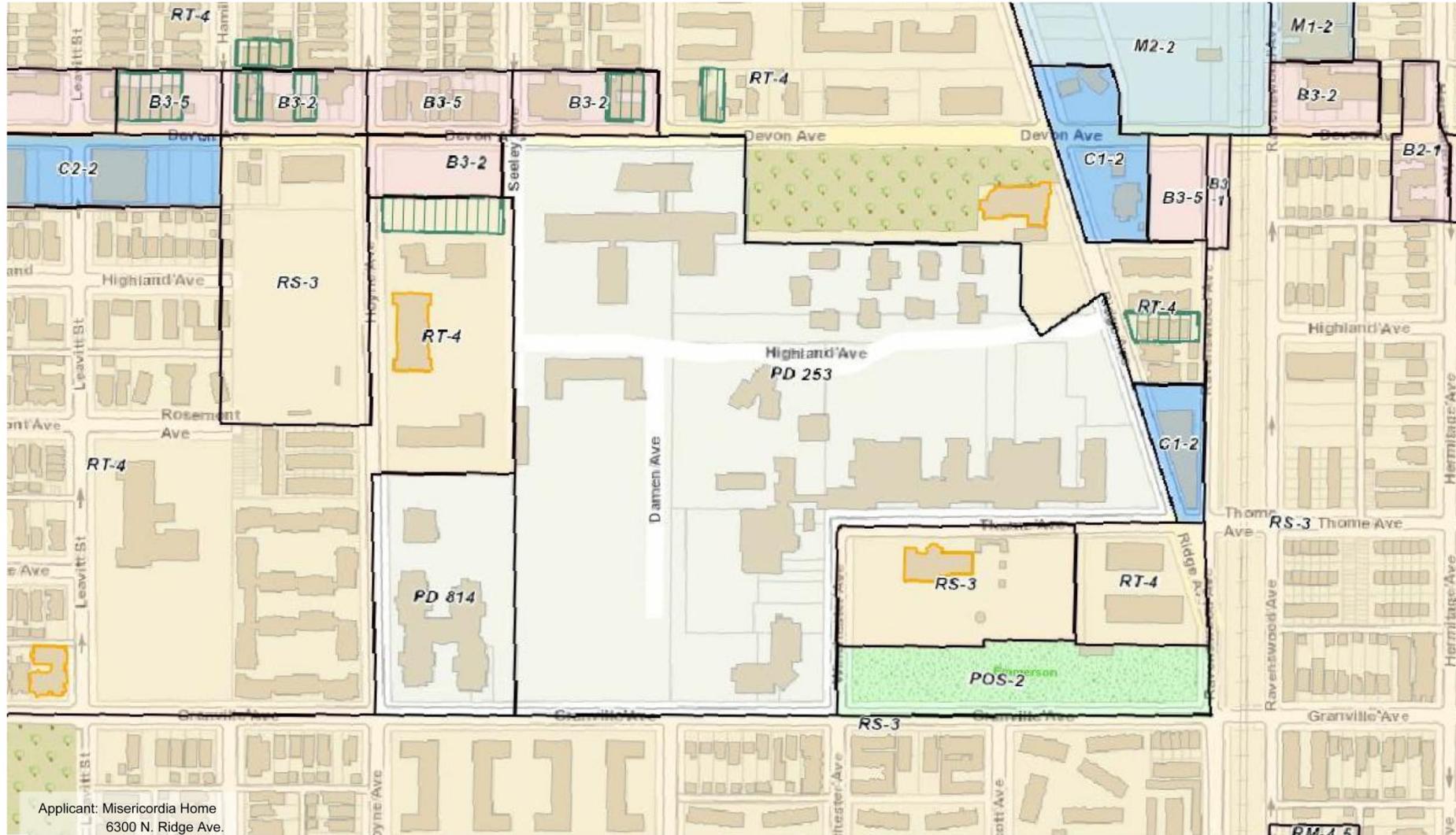


SOURCE: CMAP COMMUNITY DATA SNAPSHOT; WEST RIDGE, CHICAGO COMMUNITY AREA, JUNE 2020 RELEASE



Project Timeline + Community Outreach

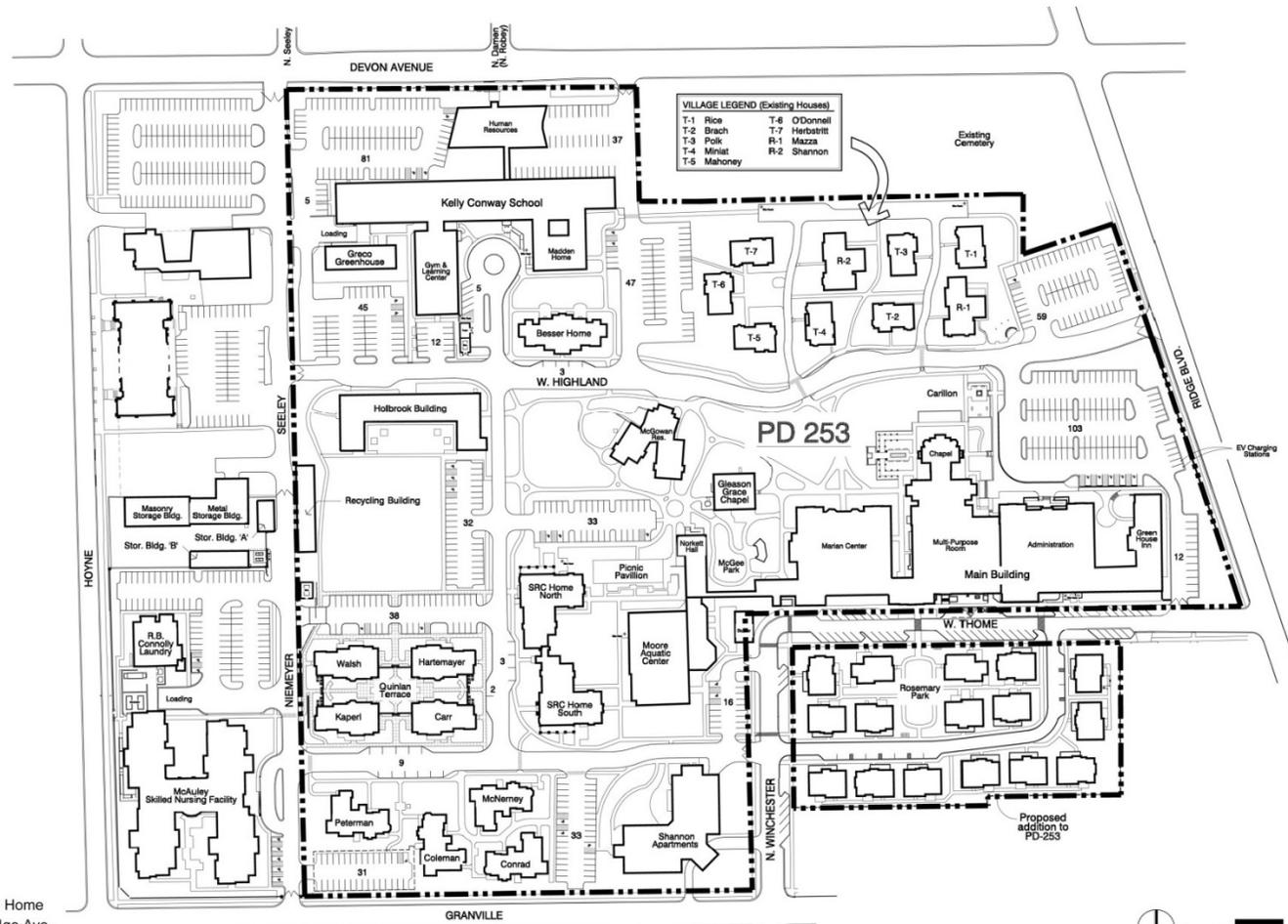
- Date of PD Filing: September 9, 2020
- Date of Community Meeting: January 8, 2020
- **Bullet Points of Project Changes Based on Feedback**
- **Provide Before and After Renderings If Applicable**



Applicant: Misericordia Home
 6300 N. Ridge Ave.
 Chicago, IL 60660
 Date: September 9, 2020
 Revised: _____

Existing Zoning Map

SITE CONTEXT PLAN



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0 75' 150' 300'
 Misericordia Campus Master Plan

★ Pedestrian Context



Winchester Ave.



Winchester Ave.



Thome Ave.



Thome Ave.

★ Pedestrian Context

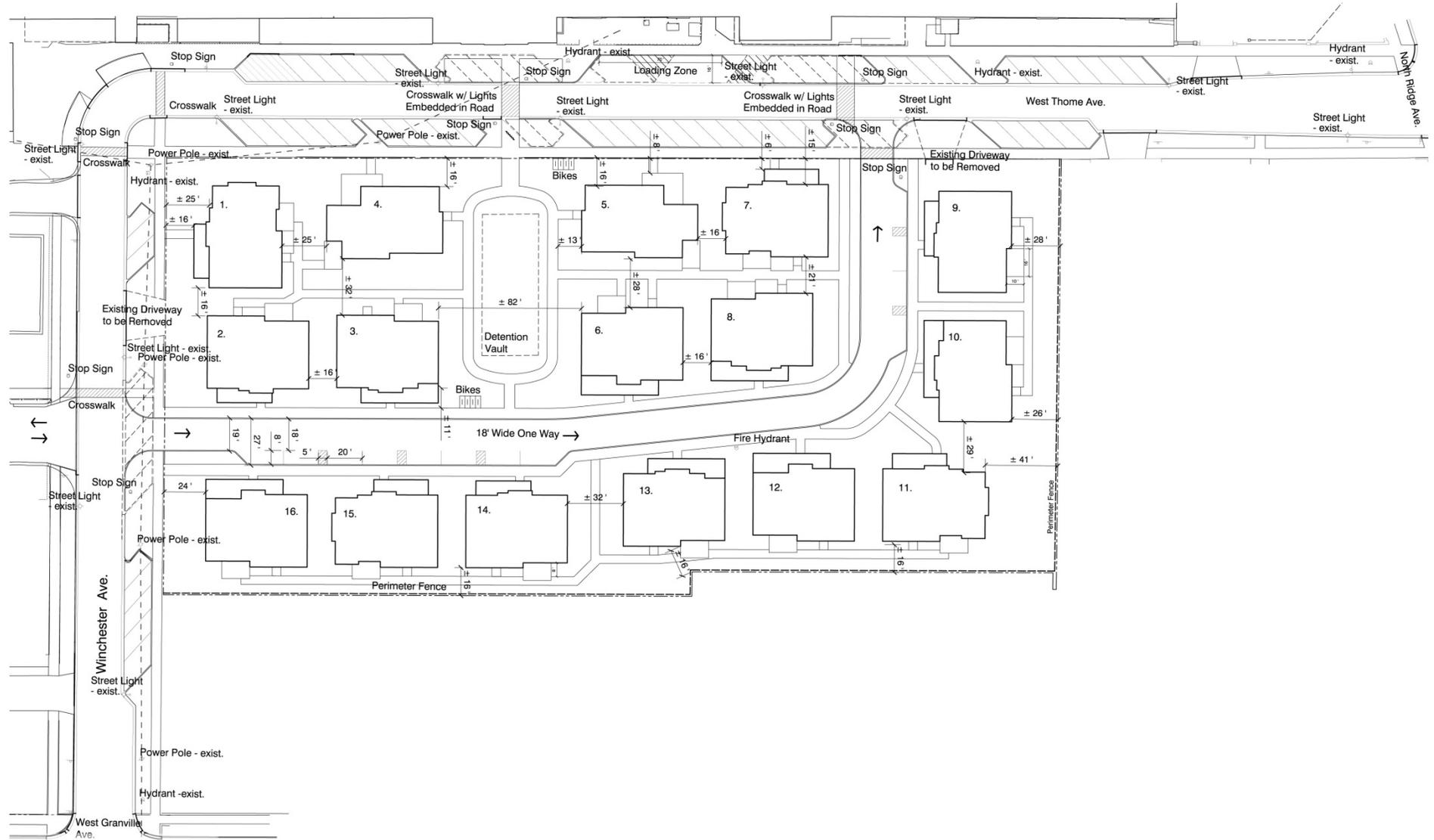




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Perspective

AERIAL VIEW FROM SOUTHWEST DIRECTION

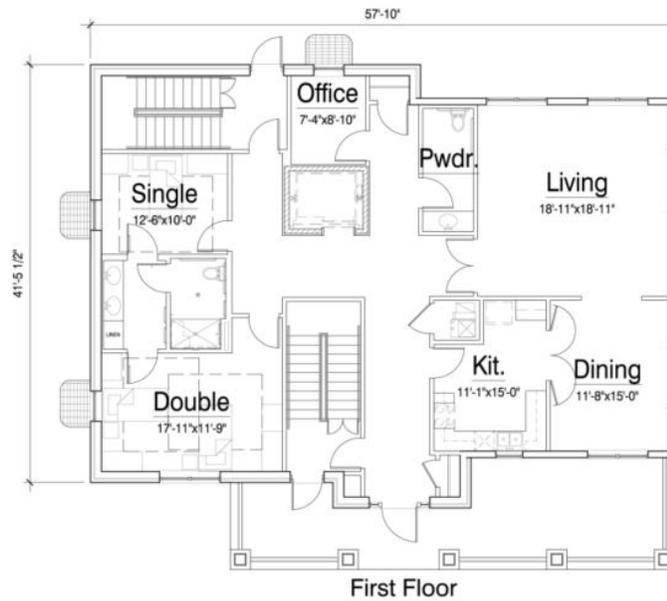
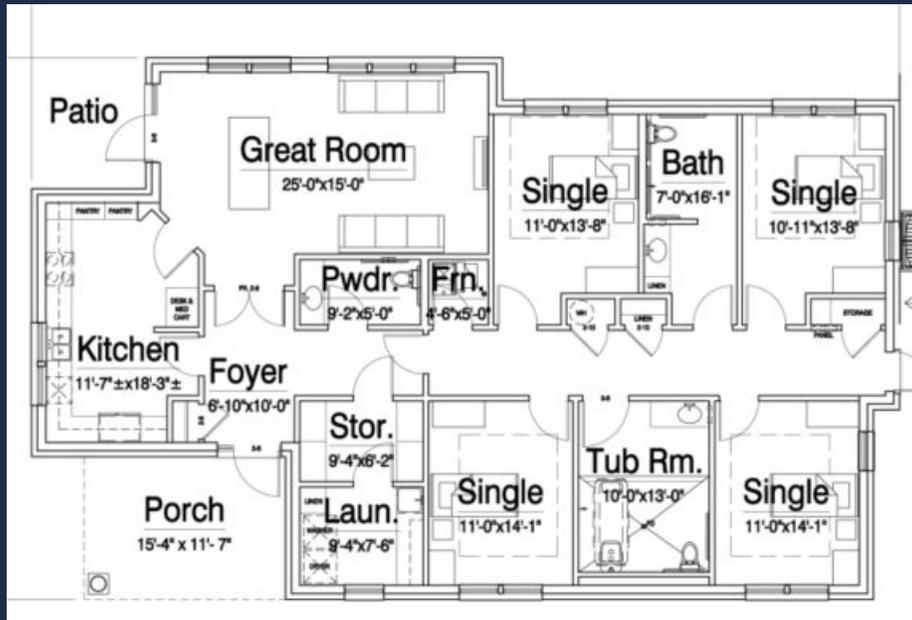


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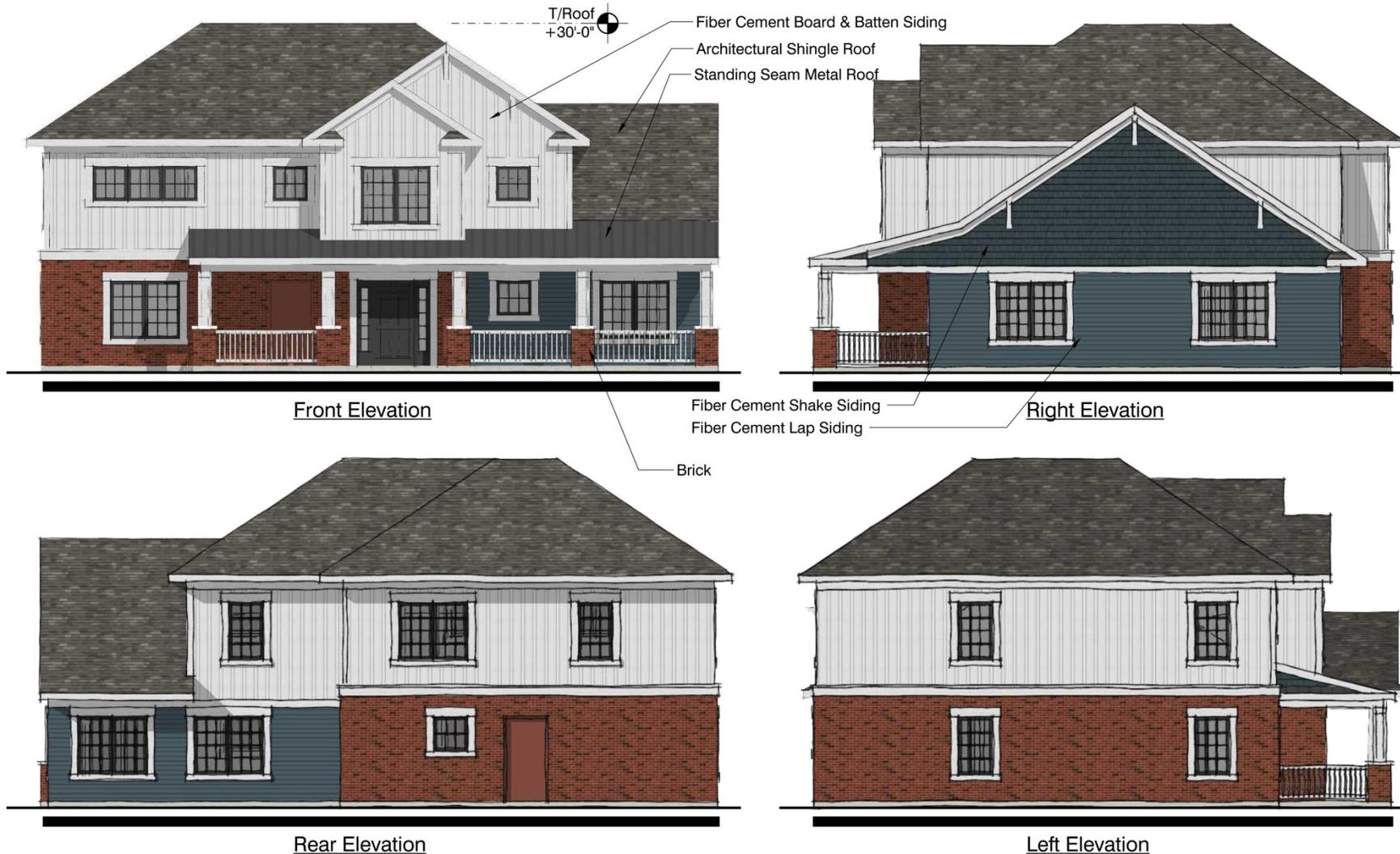


Site Plan

SITE + GROUND FLOOR PLAN

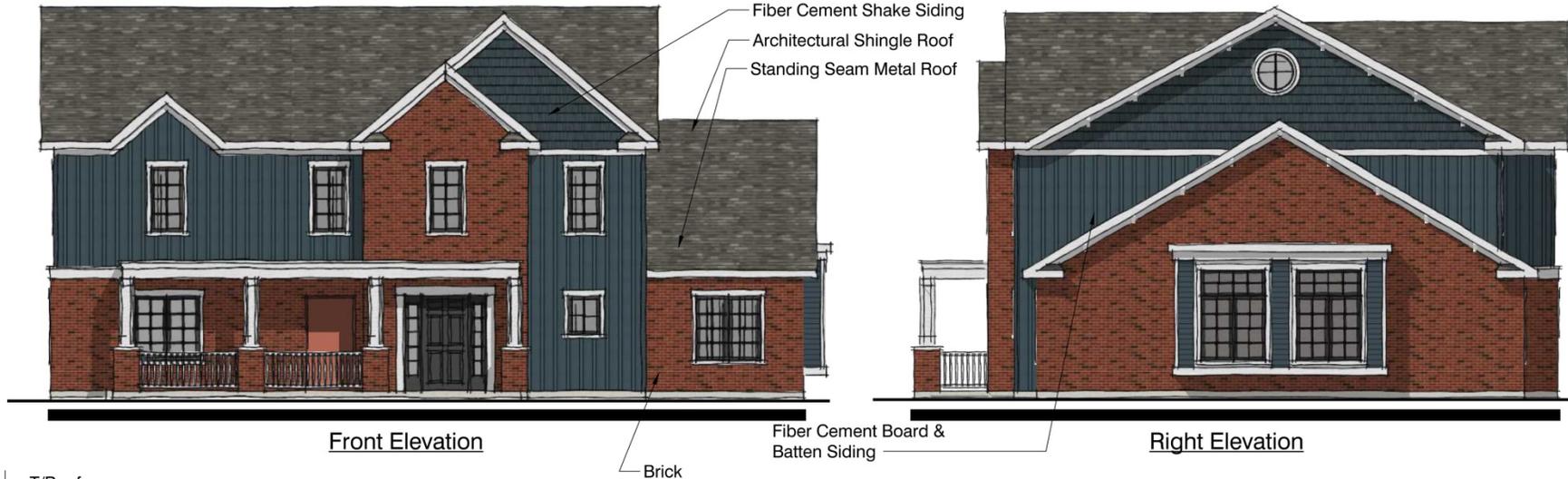


TYPICAL FLOOR PLANS



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BUILDING ELEVATIONS



Front Elevation

Right Elevation

T/Roof
+30'-0"



Rear Elevation

Left Elevation

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BUILDING ELEVATIONS



Front Elevation

Right Elevation



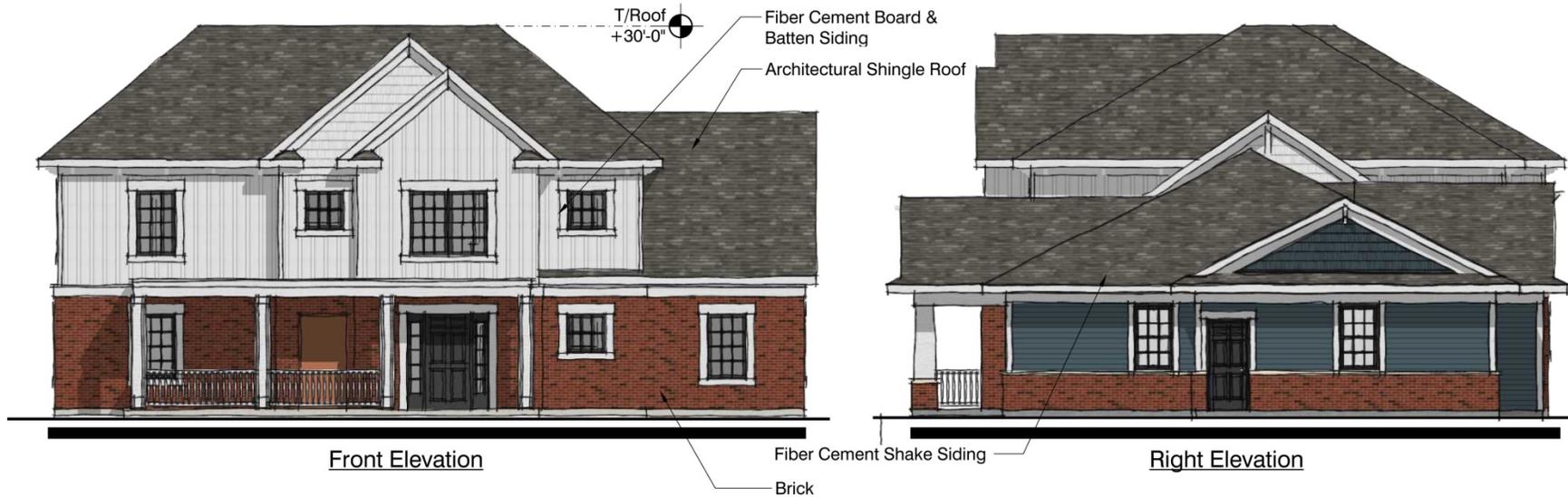
Rear Elevation

Left Elevation

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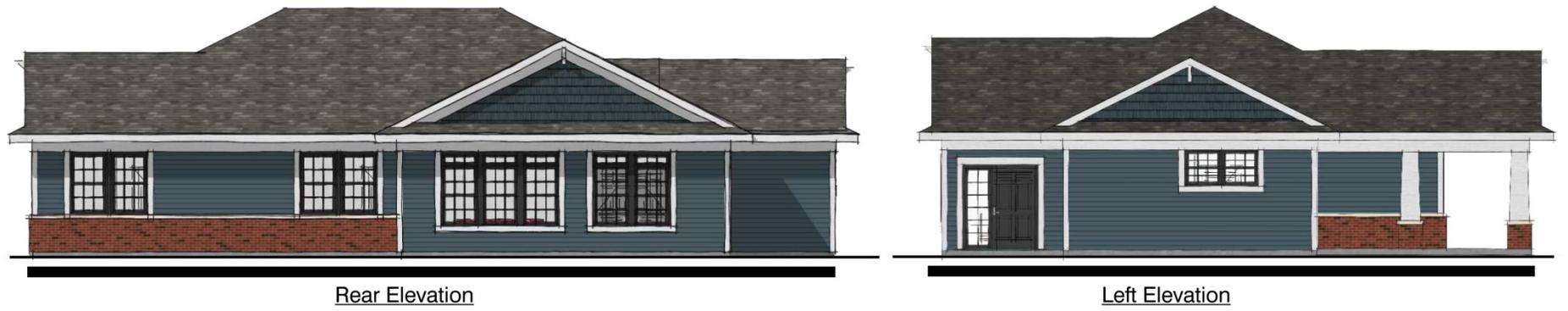
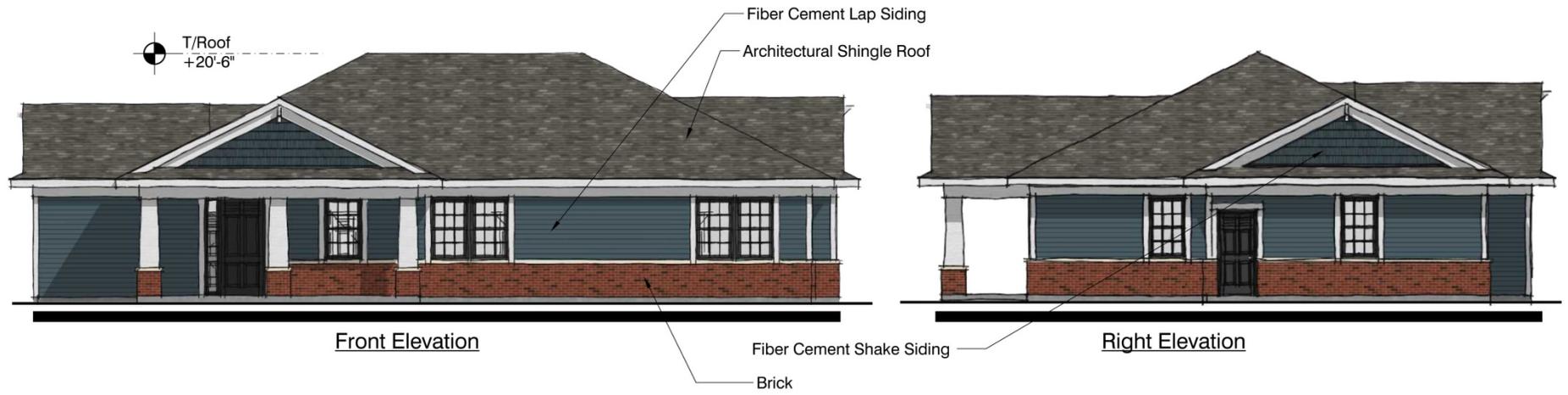


BUILDING ELEVATIONS



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17-8-0904 Transportation, Traffic Circulation and Parking.

17-8-0904-A General Intent. *Planned developments* should:

1. promote the safe and efficient circulation of pedestrians, cyclists and *motor vehicles*; **WE COMPLY**
2. promote transit, pedestrian and bicycle use; **WE COMPLY**
3. ensure accessibility for persons with disabilities; **WE COMPLY**
4. minimize conflict with existing traffic patterns in the vicinity; **WE COMPLY**
5. minimize and mitigate traffic congestion associated with the proposed development; **WE COMPLY**
6. provide safe and ample access for emergency and delivery vehicles, while minimizing the adverse visual impact of vehicular service areas; and **WE COMPLY**
7. provide adequate bicycle and vehicle parking, while minimizing the adverse visual impact of any off-street parking areas. **WE COMPLY**

17-8-0904-B Transportation. NO NEW STREETS ARE PROPOSED

17-8-0904-C Parking. NO PARKING LOTS ARE PROPOSED

17-8-0905 Pedestrian-Orientation.

17-8-0905-A General Intent. *Planned developments* should be designed to promote pedestrian interest, safety and comfort by:

1. creating safe and attractive walkways and pedestrian routes; **WE COMPLY**
2. providing street-level spaces within buildings that are designed to accommodate active uses or to otherwise engage pedestrian interest; **WE COMPLY**
3. avoiding blank walls, especially near sidewalks; and **WE COMPLY**
4. emphasizing building entries through architecture and design. **WE COMPLY**

17-8-0905-B Building Features.

1. Buildings should be located abutting the sidewalk with doors, windows and active uses adjacent to it. Exceptions are appropriate when building setbacks would allow the widening of a narrow sidewalk or where a large site allows a plaza or open space. **WE COMPLY**

2. Primary pedestrian entrances should be located at sidewalk level. These entrances should be obvious to pedestrians by forming a significant focal element of the building, and such features should help provide building identity and presence on the *street*. **WE COMPLY**

3. Active uses such as retail or residential, as appropriate, should be employed to screen parking garages from view and to ensure active uses at sidewalk level. **WE COMPLY**

4. Large expanses of blank walls should be avoided, particularly in areas where pedestrian movement is expected. **WE COMPLY**

5. For grade-level retail, a minimum of 60% of the street-facing building *façade* between 2 feet and 8 feet in height should be comprised of clear, non-reflective windows that allow views of indoor commercial space or product display areas. **NOT APPLICABLE- NO RETAIL PROPOSED**

6. If solid windowless walls are necessary in limited instances because of a building's use or activity, they should be articulated with architectural or material relief, planters, landscaping and other elements that reduce building scale at ground level and add to the building's visual interest. **NOT APPLICABLE – NO WINDOWLESS WALLS**

7. Building *façades* at pedestrian level should be appropriately scaled within the context of the existing streetscape. This may include, by way of example and not limitation, breaking up a long *façade* with vertical bays or proportioning a curtain wall with additional mullions. **WE COMPLY**

8. Adequate sidewalk widths should be maintained to ensure pedestrian clear zones with a width appropriate for the level of pedestrian activity expected. **WE COMPLY**

17-8-0906 Urban Design.

17-8-0906-A General Intent. *Planned developments* should be designed to:

1. reinforce desirable urban features found within the surrounding area, such as siting patterns, massing arrangements and streetscape characteristics;
2. create seamless or gradual transitions in *bulk* and scale when high-intensity development occurs in or near areas with a lower-intensity character; and
3. ensure that *signs* associated with the development are appropriate to the scale and character of the development and the surrounding area.

17-8-0906-B Building Orientation and Massing.

1. Building orientation and massing should create active “*street* or building walls” lining the sidewalk. **WE COMPLY**

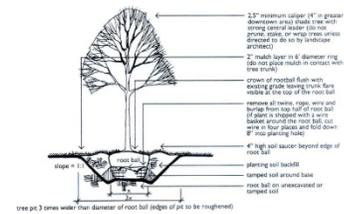
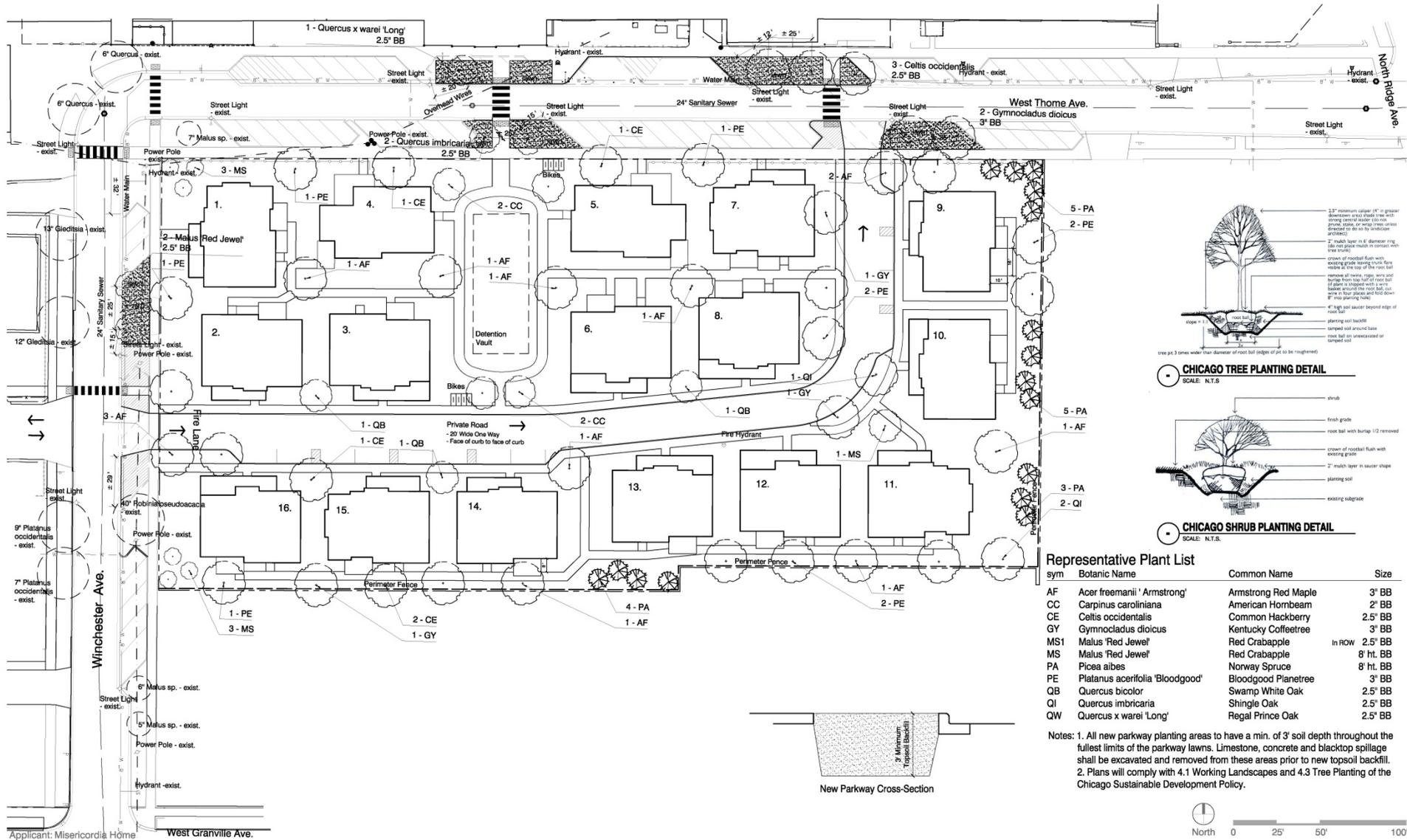
2. Buildings should be aligned with neighboring buildings, located close to the sidewalk and close to one another. **WE COMPLY**

3. Where a *street* wall exists, its continuity must be reinforced with the new development. Gaps between buildings that interrupt the *street* wall should be avoided. **WE COMPLY**

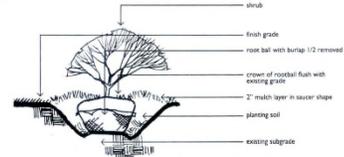
4. As the development pattern of the area permits, buildings on corner sites should be located close to both *street frontages* to help “hold” and give prominence to the corner. Parking areas and driveways should not be located at corners. **WE COMPLY**

5. Large retail developments and shopping centers should help reinforce the characteristics of urban *streets* by placing liner buildings (outlot buildings) near the *street*/public sidewalk. Such liner buildings should contain retail/commercial uses. **NOT APPLICABLE- NO PROPOSED RETAIL**

6. Multiple-building developments should provide separation distances between buildings that are adequate to protect public safety and to ensure privacy and open space for residents of the development. Setbacks and separation distances within *planned developments* should be at least as large as would otherwise be required for similar buildings located outside of a *planned development*. **WE COMPLY**



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

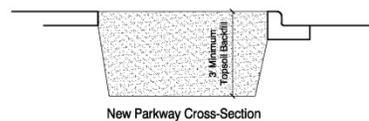


CHICAGO SHRUB PLANTING DETAIL
SCALE: N.T.S.

Representative Plant List

sym	Botanic Name	Common Name	Size
AF	<i>Acer freemanii</i> 'Armstrong'	Armstrong Red Maple	3' BB
CC	<i>Carpinus caroliniana</i>	American Hornbeam	2' BB
CE	<i>Celtis occidentalis</i>	Common Hackberry	2.5' BB
GY	<i>Gymnocladus dioica</i>	Kentucky Coffeetree	3' BB
MS1	<i>Malus 'Red Jewel'</i>	Red Crabapple	In ROW 2.5' BB
MS	<i>Malus 'Red Jewel'</i>	Red Crabapple	8' ht. BB
PA	<i>Picea abies</i>	Norway Spruce	8' ht. BB
PE	<i>Platanus acerifolia</i> 'Bloodgood'	Bloodgood Planetree	3' BB
QB	<i>Quercus bicolor</i>	Swamp White Oak	2.5' BB
QI	<i>Quercus imbricaria</i>	Shingle Oak	2.5' BB
QW	<i>Quercus x warei</i> 'Long'	Regal Prince Oak	2.5' BB

Notes: 1. All new parkway planting areas to have a min. of 3' soil depth throughout the fullest limits of the parkway lawns. Limestone, concrete and blacktop spillage shall be excavated and removed from these areas prior to new topsoil backfill.
2. Plans will comply with 4.1 Working Landscapes and 4.3 Tree Planting of the Chicago Sustainable Development Policy.



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Revised: 12.08.2020

Landscape Plan

17-8-0907 Building Design.

17-8-0907-A General Intent. WE COMPLY

1. Design excellence is expected in buildings located in *planned developments*.
2. The creativity and flexibility inherent in *planned developments* require building designs that uniquely respond to the program and location.
3. Building designs should respond to the most up-to-date sustainability and good urban design practices, including but not limited to, energy efficiency and effective landscape where appropriate.

17-8-0907-B General Guidelines.

1. The existing context of a site should be respected in the design of adjacent new construction. This includes the existing general size, shape and scale, site plan and materials of surrounding properties. High- rise buildings or towers should respect the context and scale of surrounding buildings with setbacks at appropriate heights which will also reduce the apparent mass from street level. **WE COMPLY**
2. Buildings located at intersections should have prominent design and lighting programs, due to their visibility. **WE COMPLY**
3. All sides and areas of buildings that are visible to the public should be treated with materials, finishes and architectural details that are of high-quality and appropriate for use on the primary street-facing *façade*. **WE COMPLY**

Chicago Sustainable Development Policy 2017_{.01.12}



DPD
CHICAGO DEPARTMENT OF
PLANNING & DEVELOPMENT

Misericordia Unity/Rosemary Park Parcel Development - 100 Points

Compliance Options	Points Required	Sustainable Strategies Menu																																		
		Health		Energy					Stormwater					Landscapes			Green Roofs		Water		Transportation						Solid Waste	Work Force	Wildlife							
		1.1 Achieve WELL Building Standard	2.1 Designed to earn the Energy Star	2.2 Exceed Energy Code (5%)	2.3 Exceed Energy Code (10%)	2.4 Exceed Energy Code (25%)	2.5 Exceed Energy Code (40%)	2.6 Onsite Renewable Energy (5%)	2.7 Onsite Renewable Energy (5%)	3.1 Exceed Stormwater Ordinance by 25%	3.2 Exceed Stormwater Ordinance by 50%	3.3 100% Stormwater Infiltration	3.4 Sump Pump Capture & Reuse	3.5 100-year detention for lot-to-lot buildings	3.6 100-year Detention for Bypass	4.1 Working Landscapes	4.2 Natural Landscapes	4.3 Tree Planting	4.4 Achieve Sustainable Sites Certification	5.1 Green Roof 50-100%	5.2 Green Roof 100%	6.1 Indoor Water Use Reduction (25%)	6.2 Indoor Water Use Reduction (40%)	7.1 Proximity to Transit Service	7.2 Bikeshare Sponsorship	7.3 Bike Parking Residential	7.4 Bike Parking Commercial & Industrial	7.5 EV Charging Stations	7.6 EV Charger Readiness	7.7 CTA Digital Displays	8.1 80% Waste Diversion	8.2 Workforce Development	9.1 Bird Protection (Basic)	9.2 Bird Protection (Enhanced)		
Compliance Paths	Starting Points	Number of Optional Points Required (see Construction Administration Sub-1, Measure Report)																																		
Options Without Certification		40	30	20	30	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	5	5	5	10	10	5	10		
All Options Available	8	100	10	25																																
Options With Certification		40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	5	NA	NA	NA	10	5	5	10	10	5	10
LEED Platinum	85	5	0	0																																
LEED Gold	90	10	0	0																																
LEED Silver	80	20	0	0																																
Green Globes 4-Globes	90	10	0	0																																
Green Globes 3-Globes	80	20	0	0																																
Green Globes 2-Globes	70	30	0	0																																
Living Building Challenge	100	0	0	0																																
Living Building Challenge Petal	90	10	0	0																																
Enterprise Green Communities*	80	20	0	0																																
Passive House	70	30	0	0																																

*only available to affordable housing projects funded by DPD's Housing Bureau



MISERICORDIA

Heart of Mercy

6300 N. Ridge • Chicago, IL 60660-1017 • (773) 973-6300 • FAX (773) 973-5214 • www.misericordia.org

July 14, 2020

Mr. Maurice Cox
Commissioner
Department of Planning and Development
City of Chicago
121 North LaSalle Street
Room 1000
Chicago, Illinois 60602

RE: Proposed Amendment to IRPD No. 253

Dear Commissioner Cox,

Please accept this correspondence as our M/WBE and City Resident Hiring participation proposal letter in connection with the above-referenced matter. Our goal is to meet the recommended levels of (i) 26% MBE and 6% WBE participation (measured against the total construction budget for the project), and (ii) 50% city resident hiring (measured against the total construction work hours for the project). Our efforts in this regard will include outreach to the M/WBE Assist Agencies on the list maintained by the city and also direct outreach to M/WBE firms through our general contractor, Walsh Construction, which has extensive experience working with many such firms. Walsh Construction also has considerable experience in city resident hiring through its strong relationships with the numerous subcontractors with which it regularly works. We are confident that, with such assistance, the above-described participation goals can be attained.

Please accept my thanks for your consideration.

Sincerely,

Sister Rosemary Connelly, RSM
Executive Director



DPD Recommendations

DPD has concluded that **this proposal is appropriate for this site and supports this development** for the following reasons:

Promotes economically beneficial development patterns (per 17-8-0103);

Promotes unified planning and development (per 17-8-0102);