



Office of the Chicago City
Clerk



SO2012-1304

Office of the City Clerk

City Council Document Tracking Sheet

Meeting Date:	3/14/2012
Sponsor(s):	Mendoza, Susana A. (Clerk)
Type:	Ordinance
Title:	Zoning Reclassification App No. 17435
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17, of the Municipal Code of Chicago, the Chicago Zoning Ordinance be amended by changing all the Institutional Residential Planned Development No. 1119 symbols and indications as shown on Map No. 24-J in the area bounded by

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

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

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

**INSTITUTIONAL RESIDENTIAL PLANNED DEVELOPMENT
NO. 1119, AS AMENDED
PLAN OF DEVELOPMENT**

STATEMENTS

1. The area delineated herein as Institutional Residential Planned Development No. 1119, as amended consists of approximately 595,421 square feet (13.669 acres). The property is owned by the Sisters of Mercy of the Americas West Midwest Community Inc. who has authorized Mercy Circle (the "Applicant") to file this application.

2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees, or grantees. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or its successors, assignees, or grantees and approval by the City Council.

3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and if different than the Applicant, then to the owners of record title to all of the Property and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of

APPLICANT: MERCY CIRCLE
ADDRESS: 10024 SOUTH CENTRAL PARK AVENUE
DATE: March 7, 2012
REVISED: April 19, 2012

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

4. This Plan of Development consists of these sixteen (16) Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; South, East, North and West Elevations, dated March 7, 2012 prepared by AG Architecture. Full-size sets of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Housing and Economic Development. The Planned Development is applicable to the area

APPLICANT: MERCY CIRCLE
ADDRESS: 10024 SOUTH CENTRAL PARK AVENUE
DATE: March 7, 2012
REVISED: April 19, 2012

delineated hereto and these and no other zoning controls shall apply. In any instance where a provision of the Planned Development conflicts with the Chicago Building Code, the Building Code shall control.

5. The following uses shall be permitted within the area delineated herein as "Institutional Residential Planned Development": elderly residential units including independent living, memory care units, assisted living units and skilled nursing units, day care, administrative offices, high school classrooms, accessory parking, non-accessory parking, and related uses.
6. On premise business identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Housing and Economic Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Housing and Economic Development. Off-Premises Signs shall not be permitted in the Planned Development.
7. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Housing and Economic Development. All work proposed in the Public Way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public

APPLICANT: MERCY CIRCLE
ADDRESS: 10024 SOUTH CENTRAL PARK AVENUE
DATE: March 7, 2012
REVISED: April 19, 2012

Way and in compliance with the Municipal Code of the City of Chicago. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation.

8. In addition to the maximum height of the building and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
9. For purposes of Floor Area Ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The City of Chicago established a Part II Review Fee in the amount of Zero and 25/100 Dollars (\$0.25) per square feet for the total buildable square feet (floor area). The Part II Review Fee will be assessed by the Department of Housing and Economic Development during the actual Part II Review. The fee as determined by the Department of Housing and Economic Development staff at that time is final and binding on the applicant and must be paid to the Department of Housing and Development prior to the issuance of any Part II approval.
11. The improvements on the Property shall be designed, installed and maintained in substantial conformance with the Site Plan, Landscape Plan and Building Elevations and

APPLICANT: MERCY CIRCLE
ADDRESS: 10024 SOUTH CENTRAL PARK AVENUE
DATE: March 7, 2012
REVISED: April 19, 2012

in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.

12. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Housing and Economic Development upon the application for such a modification by the Applicant and after a determination by the Commissioner of the Department of Housing and Economic Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this Planned Development by the Commissioner of the Department of Housing and Economic Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.

13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of natural resources. The Applicant shall construct the building under the Leadership in Energy and Environmental Design (LEED) Green Building Rating System. The Applicant shall provide a vegetated (“green”) roof of least fifty percent (50%) of the building’s net roof area. “Net roof area” is defined as total roof area minus any required

APPLICANT: MERCY CIRCLE
ADDRESS: 10024 SOUTH CENTRAL PARK AVENUE
DATE: March 7, 2012
REVISED: April 19, 2012

perimeter setbacks, roof top structures, and roof-mounted equipment, approximately 27,400 square feet.

14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables, and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities (MOPD) to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No building permit shall be granted by the Department of Construction and Permits until the Director of MOPD has approved detailed construction drawings for the building or improvement proposed to be constructed pursuant to the permit.

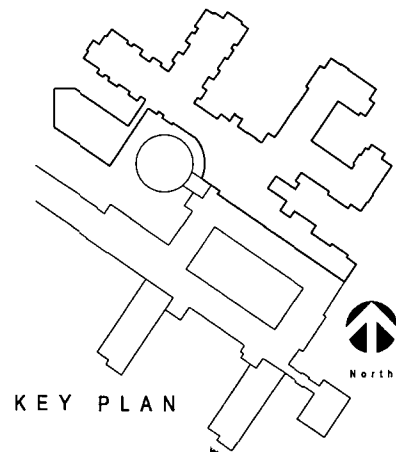
15. Notwithstanding any statement to the contrary, this Planned Development shall be subject to the provisions of Chapter 17-11 of the Chicago Zoning Ordinance governing landscaping and screening. In any instance where a provision of this Planned Development conflicts with landscape and screening provisions of the Chicago Zoning Ordinance, the Chicago Zoning Ordinance shall control. Nothing in this Planned Development is intended to waive the applicability of the landscape and screening provisions of the Chicago Zoning Ordinance.

APPLICANT: MERCY CIRCLE
ADDRESS: 10024 SOUTH CENTRAL PARK AVENUE
DATE: March 7, 2012
REVISED: April 19, 2012

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

APPLICANT: MERCY CIRCLE
ADDRESS: 10024 SOUTH CENTRAL PARK AVENUE
DATE: March 7, 2012
REVISED: April 19, 2012

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



BULK AND USE MAP

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

Project: Mercy Circle

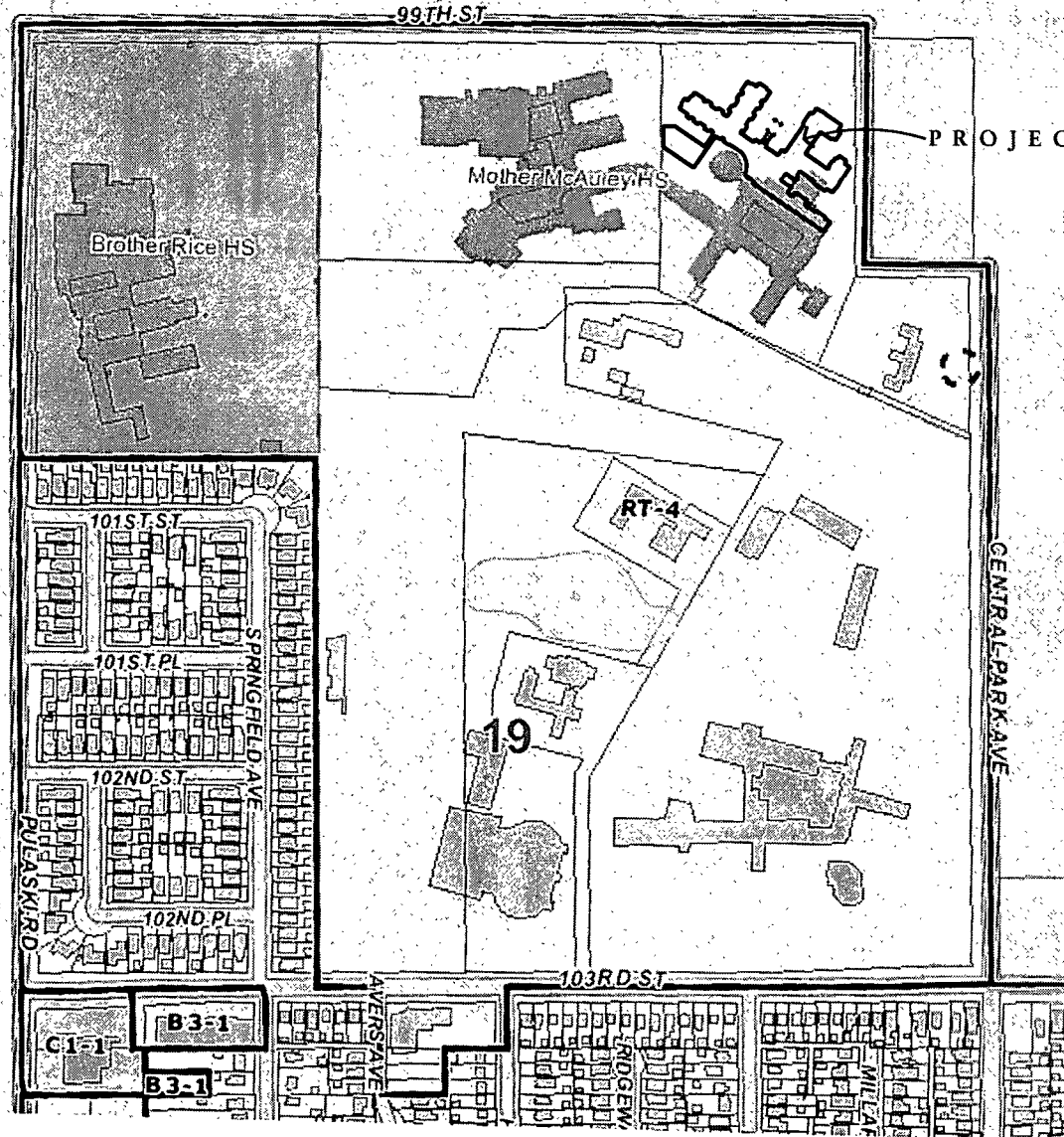
Date: 7 March 2012



1414 UNDERWOOD AVE.
WAUWATOSA, WI 53213

414.431.2121 TEL
414.431.0831 FAX
WWW.AGARCH.COM

FINAL FOR PUBLICATION



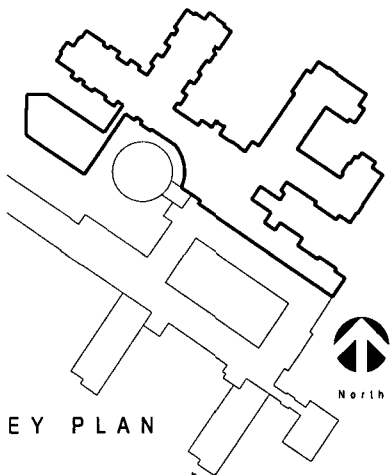
PROJECT LOCATION

ZONING MAP

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

Project: Mercy Circle

Date: 7 March 2012

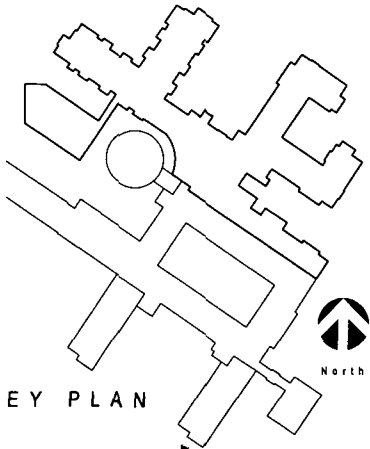


KEY PLAN

FINAL FOR PUBLICATION



1414 UNDERWOOD AVE.
 WAUWATOSA, WI 53213
 414.431.3131 TEL
 414.431.0531 FAX
 WWW.AGARCH.COM



KEY PLAN

LAND USE MAP

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

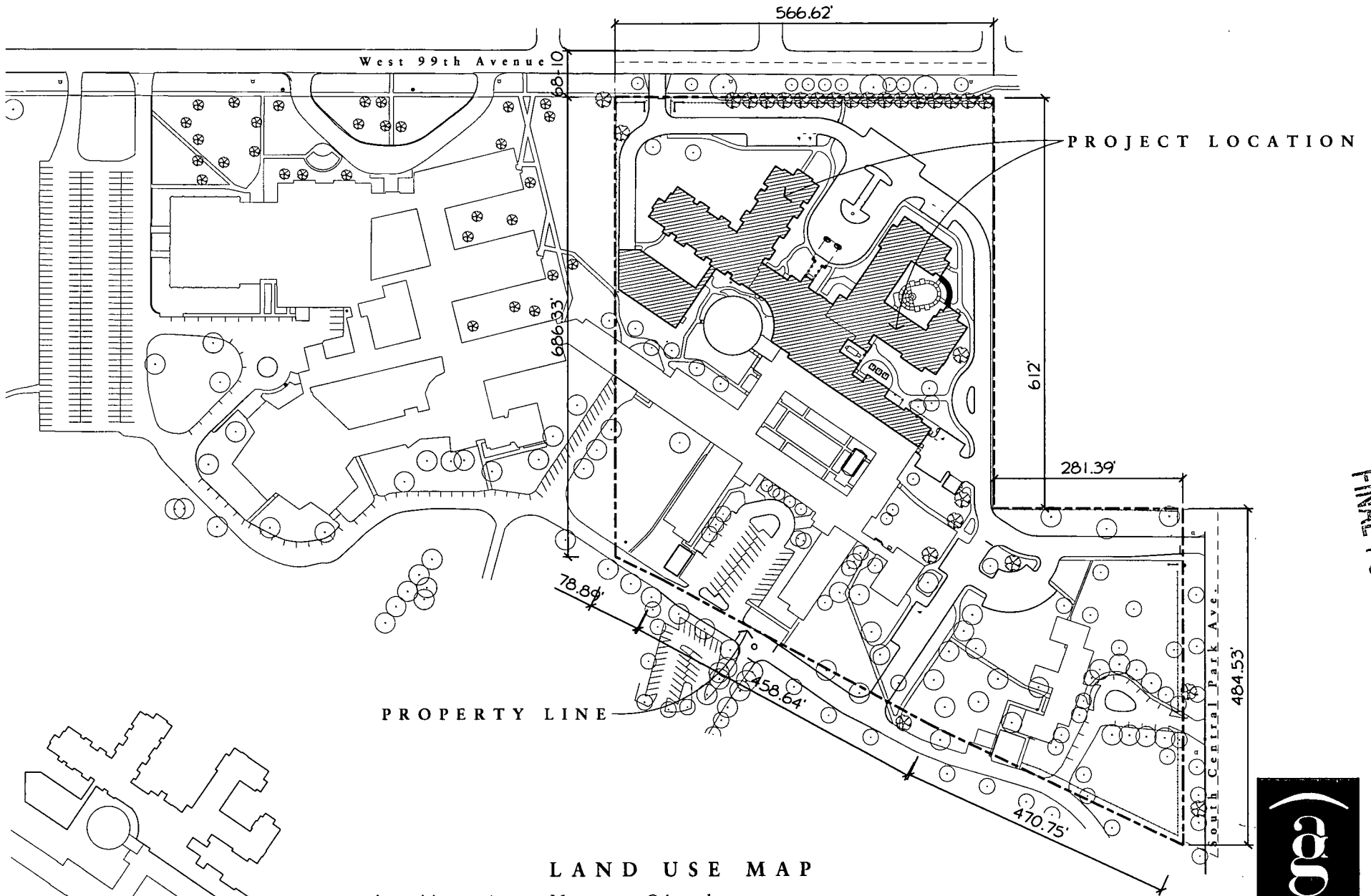
Project: Mercy Circle

Date: 7 March 2012

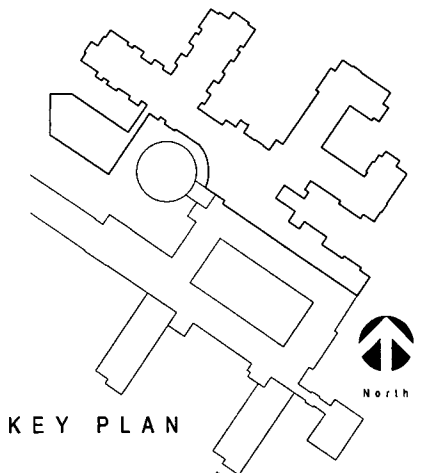
FINAL FOR PUBLICATION



1414 UNDERWOOD AVE
 WAUWATOSA, WI 53213
 414.431.2121 TEL
 414.431.0931 FAX
 WWW.GSARCH.COM



FINAL FOR PUBLICATION



LAND USE MAP

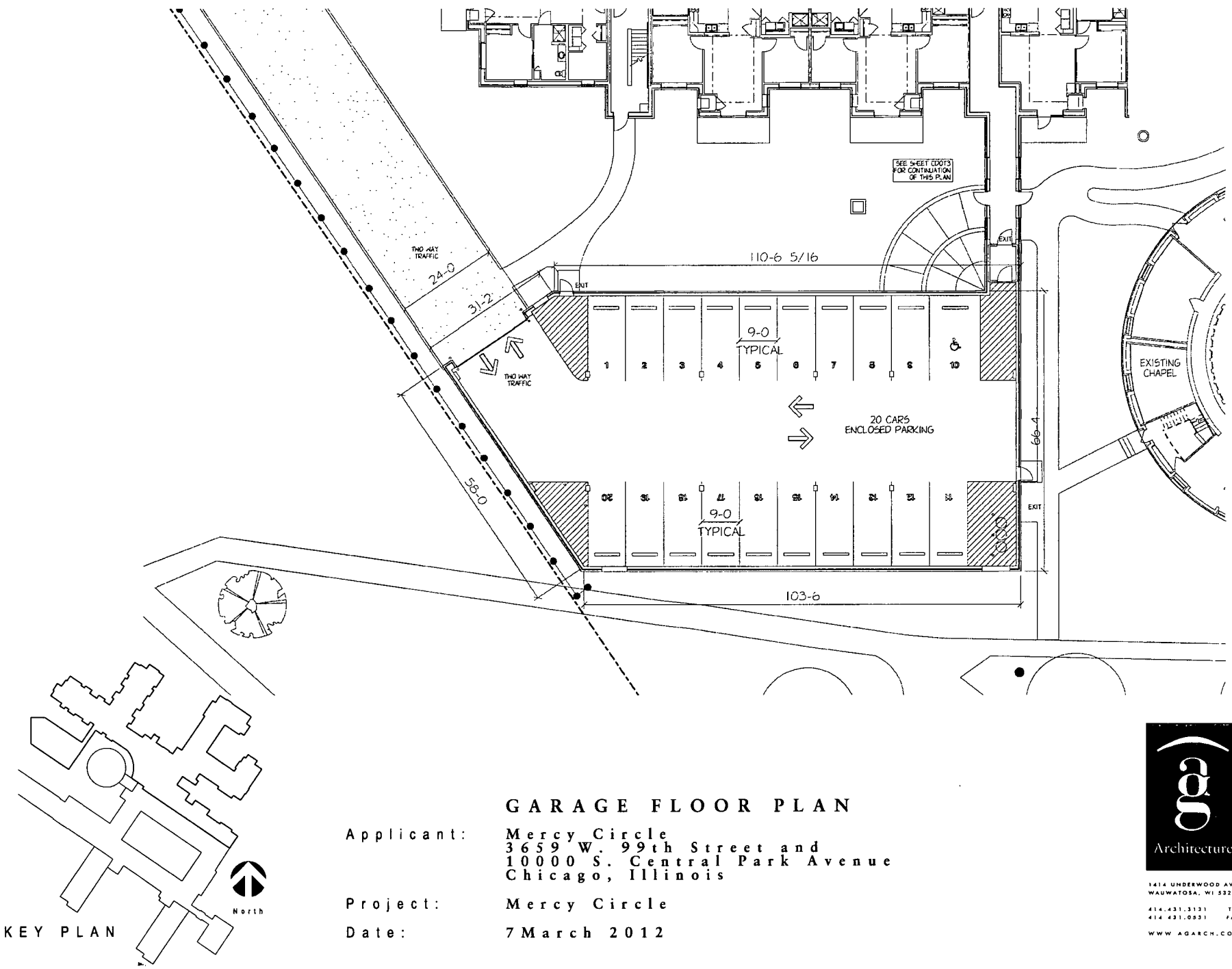
Applicant: Mercy Circle
 3659 W. 99th Street and
 10000 S. Central Park Avenue
 Chicago, Illinois

Project: Mercy Circle

Date: 7 March 2012



1414 UNDERWOOD AVE.
 WAUWATOSA, WI 53213
 414.431.9331 TEL
 414.431.0931 FAX
 WWW.AGARCH.COM



GARAGE FLOOR PLAN

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

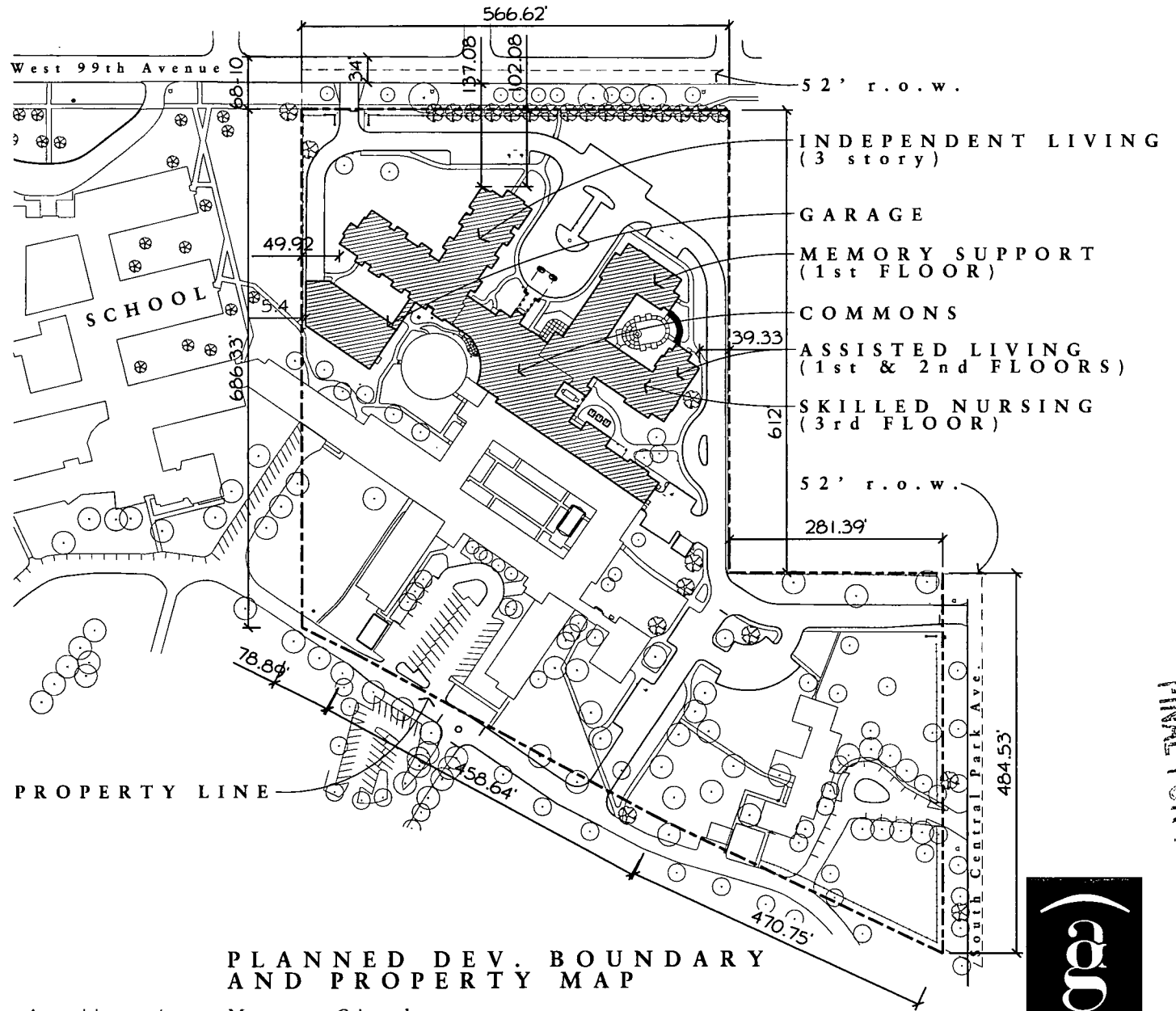
Project: **Mercy Circle**

Date: **7 March 2012**



1414 UNDERWOOD AVE.
 WAUWATOSA, WI 53213
 414.431.3131 TEL
 414.431.0931 FAX
 WWW.AGARCH.COM

FINAL FOR PUBLICATION

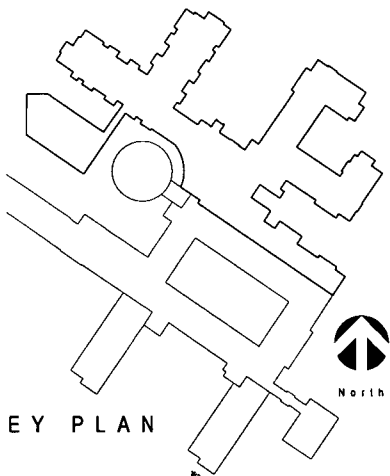


PLANNED DEV. BOUNDARY AND PROPERTY MAP

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

Project: Mercy Circle

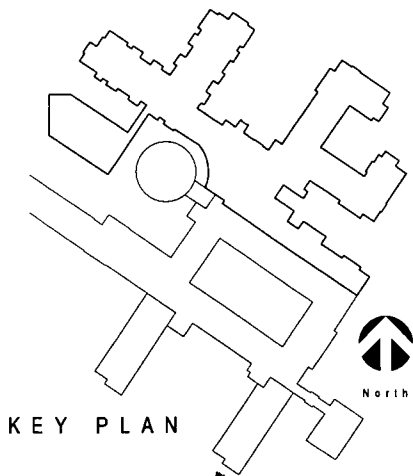
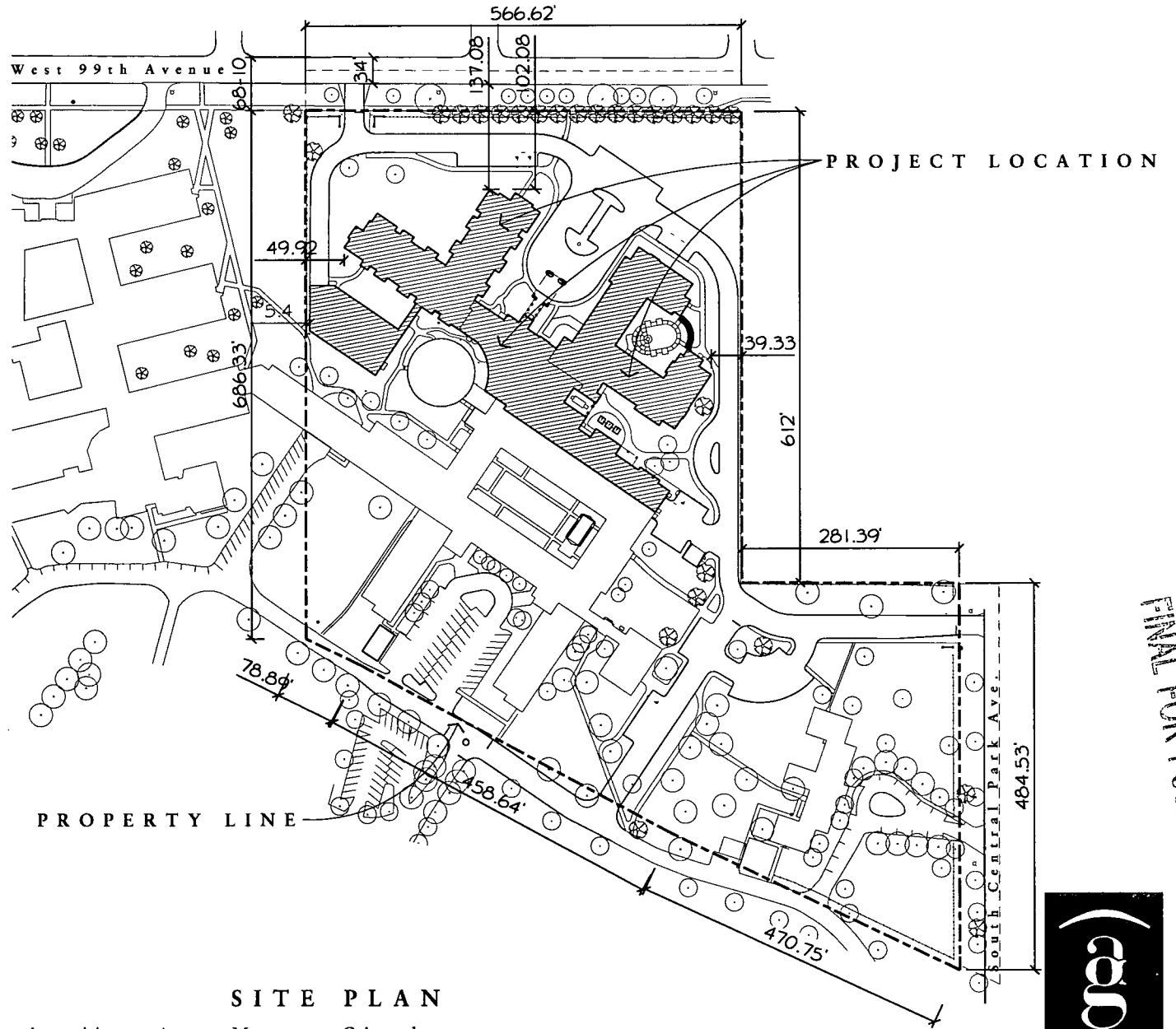
Date: 7 March 2012



FINAL FOR PUBLICATION



1414 UNDERWOOD AVE.
 WAUWATOSA, WI 53213
 414.431.3131 TEL
 414.431.0531 FAX
 WWW.AGARCH.COM



SITE PLAN

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

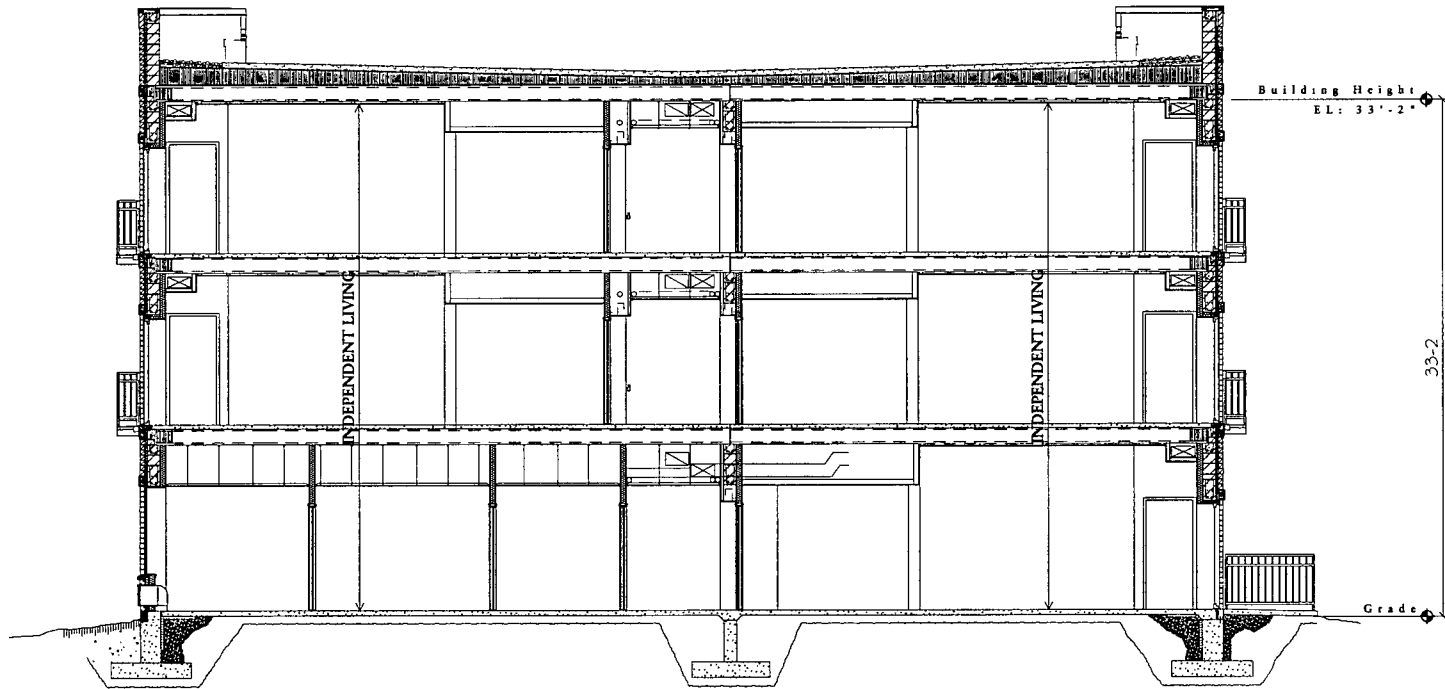
Project: Mercy Circle

Date: 7 March 2012

FINAL FOR PUBLICATION



1414 UNDERWOOD AVE.
 WAUWATOSA, WI 53213
 414.431.3131 TEL
 414.431.0531 FAX
 WWW.AGAECH.COM



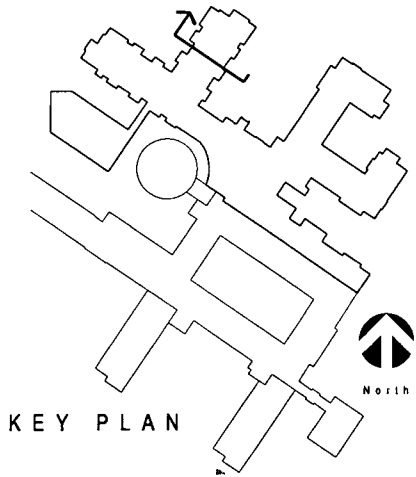
FINAL FOR PUBLICATION

THREE STORY SECTION
INDEPENDENT LIVING

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

Project: Mercy Circle

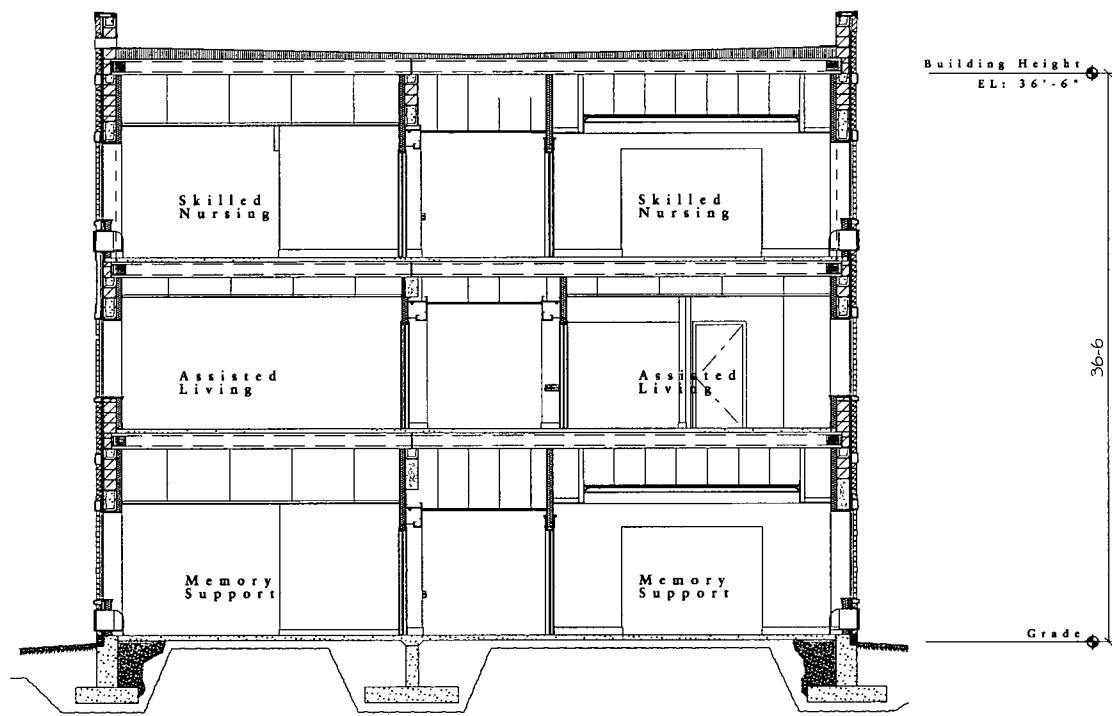
Date: 7 March 2012



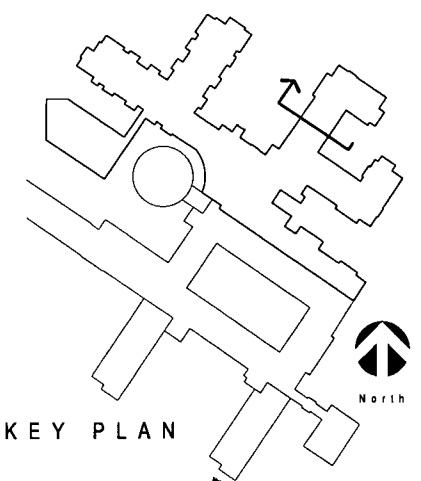
1414 UNDERWOOD AVE.
WAUWATOSA, WI 53213

414.431.3131 TEL
414.431.0531 FAX

WWW.AGAARCH.COM



FINAL FOR PUBLICATION



KEY PLAN

**THREE STORY SECTION
MEMORY SUPPORT/ASSISTED
LIVING/SKILLED NURSING**

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

Project: Mercy Circle

Date: 7 March 2012



1414 UNDERWOOD AVE.
 WAUWATOSA, WI 53213

414.431.3131 TEL
 414.431.0331 FAX

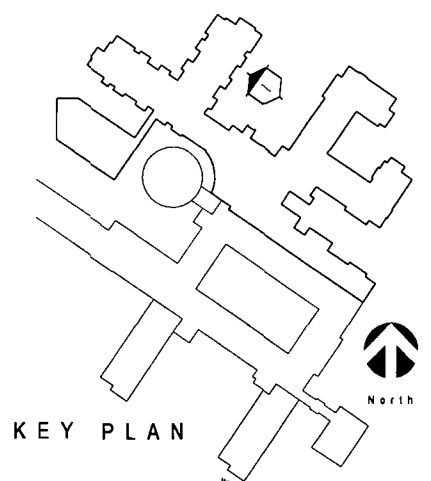
WWW.AGARCH.COM



SOUTHEAST ELEVATION



FINAL FOR PUBLICATION



KEY PLAN

INDEPENDENT LIVING

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

Project: Mercy Circle

Date: 7 March 2012



1414 UNDERWOOD AVS.
 WAUWATOSA, WI 53213

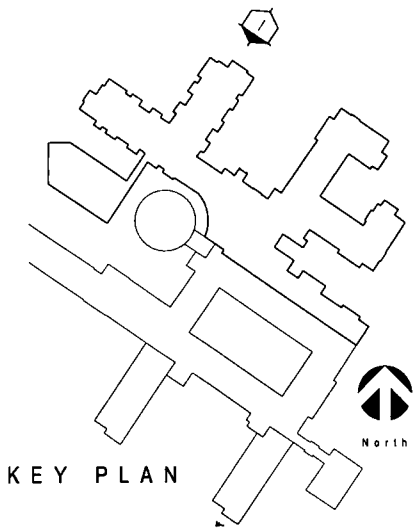
414.431.2131 TEL
 414.431.0331 FAX

WWW.AGARCH.COM

FINAL FOR PUBLICATION



NORTHEAST ELEVATION



KEY PLAN

INDEPENDENT LIVING

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

Project: Mercy Circle

Date: 7 March 2012



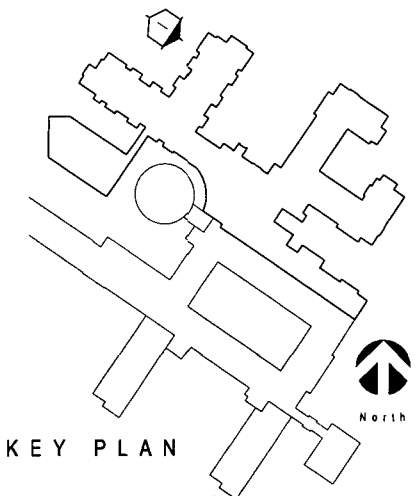
1414 UNDERWOOD AVE
 WAUWATOSA, WI 53213

414.431.3131 TEL
 414.431.0231 FAX

WWW.AGAECH.COM



NORTHWEST ELEVATION



INDEPENDENT LIVING

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

Project: Mercy Circle

Date: 7 March 2012



1414 UNDERWOOD AVE.
 WAUWATOSA, WI 53213

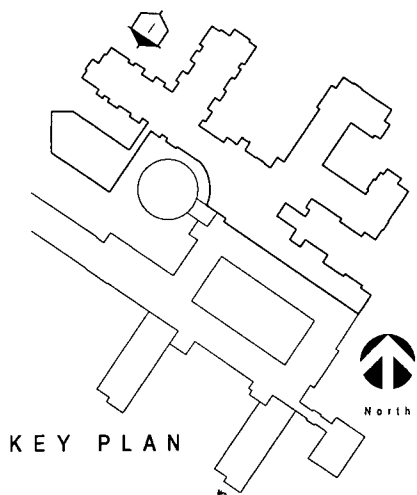
414.431.9131 TEL
 414.431.0531 FAX

WWW.AGARCH.COM

FINAL FOR PUBLICATION



NORTHEAST ELEVATION



INDEPENDENT LIVING

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

Project: Mercy Circle

Date: 7 March 2012

FINAL FOR PUBLICATION



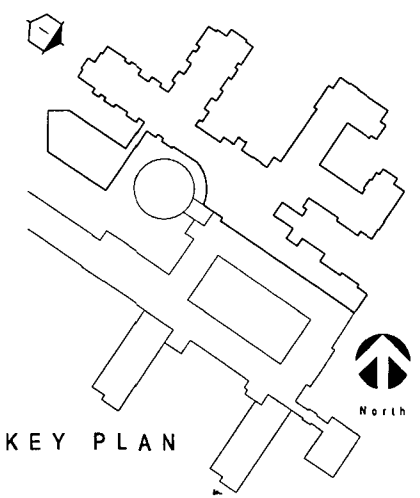
1414 UNDERWOOD AVE.
 WAUWATOSA, WI 53213

414.433.2131 TEL
 414.431.0531 FAX

WWW.AGATCH.COM




NORTHWEST ELEVATION



INDEPENDENT LIVING

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

Project: Mercy Circle

Date: 7 March 2012



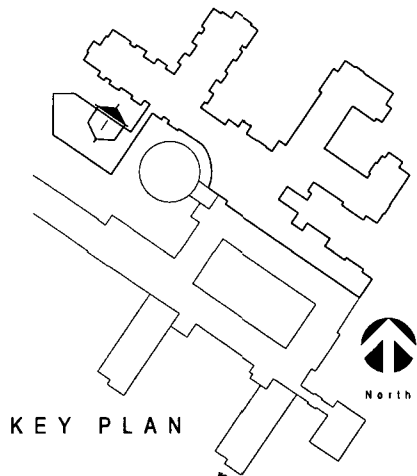
1414 UNDERWOOD AVE.
 WAUWATOSA, WI 53213
 414.431.3101 TEL
 414.431.0531 FAX
 WWW.AGARCH.COM

FINAL FOR PUBLICATION




SOUTHWEST ELEVATION

FINAL FOR PUBLICATION



INDEPENDENT LIVING

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

 Project: Mercy Circle
 Date: 7 March 2012

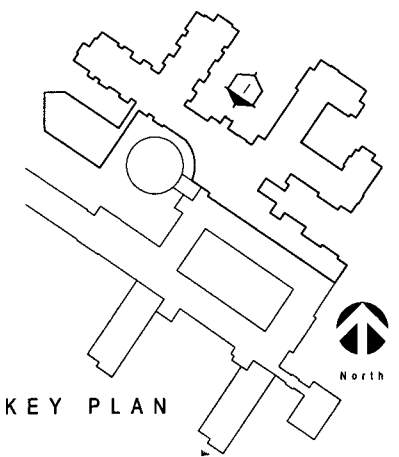


1414 UNDERWOOD AVE.
 WAUWATOSA, WI 53213
 414.431.2131 TEL
 414.431.0531 FAX
 WWW.AGARCH.COM




NORTHEAST ELEVATION

FINAL FOR PUBLICATION



KEY PLAN

COMMONS

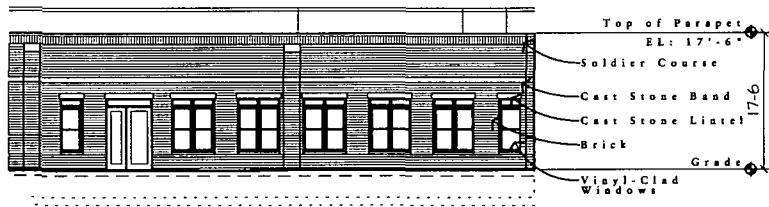
Applicant: Mercy Circle
 3659 W. 99th Street
 Chicago, Illinois

Project: Mercy Circle

Date: 7 March 2012

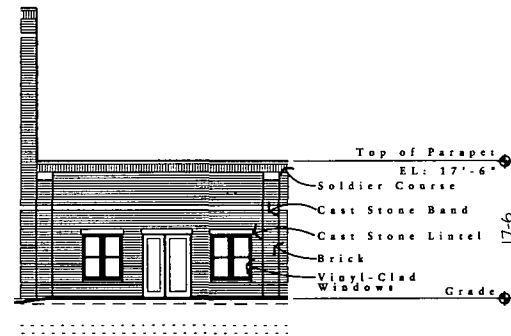


1414 UNDERWOOD AVE
 WAUWATOSA, WI 53213
 414.431.3131 TEL
 414.431.0531 FAX
 WWW.AGARCH.COM



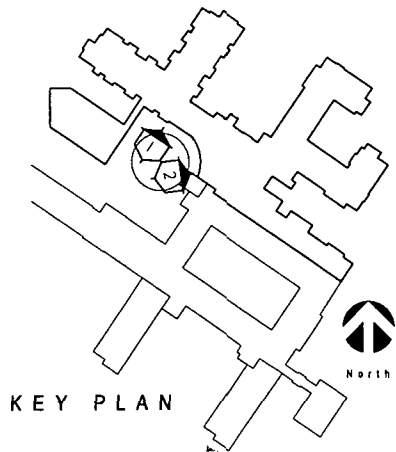
WEST ELEVATION

2



SOUTHWEST ELEVATION

1



KEY PLAN

COMMONS

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

Project: Mercy Circle

Date: 7 March 2012

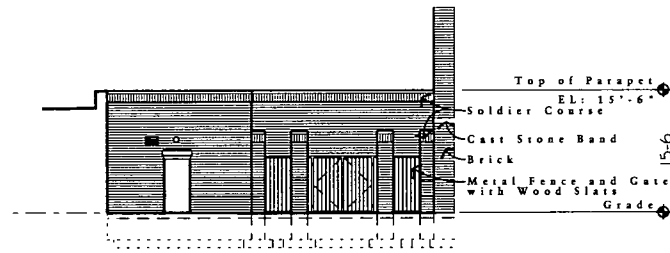


1414 UNDERWOOD AVE.
 WAUWATOSA, WI 53213

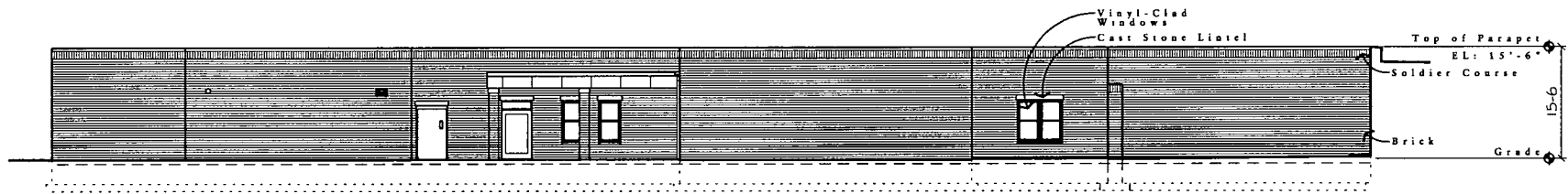
414.431.3131 TEL
 414.431.0231 FAX

WWW.AGARCH.COM

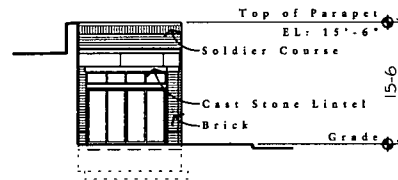
FINAL FOR PUBLICATION



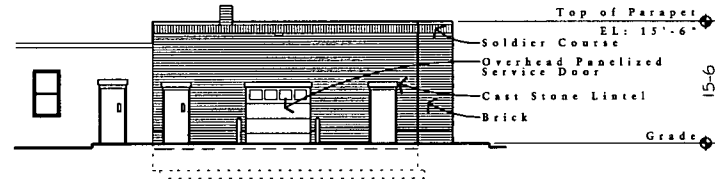
SOUTHEAST ELEVATION



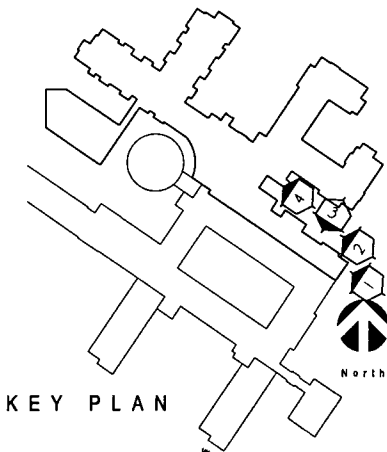
NORTHEAST ELEVATION



SOUTHEAST ELEVATION



SOUTHEAST ELEVATION



COMMONS

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

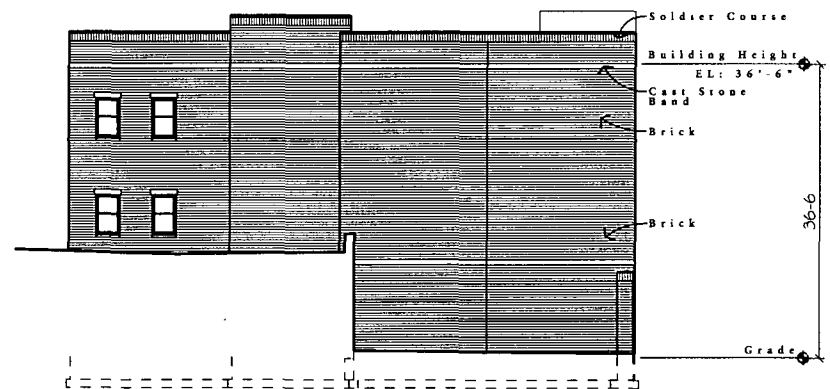
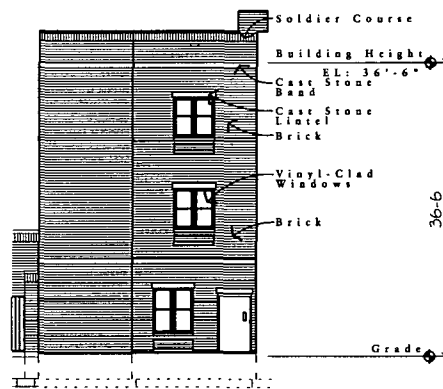
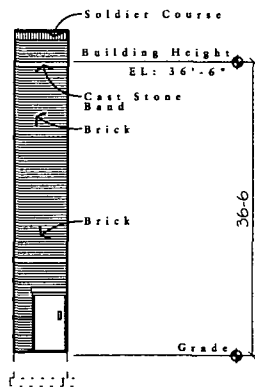
Project: Mercy Circle

Date: 7 March 2012



1414 UNDERWOOD AVE.
 WAUWATOSA, WI 53213
 414.431.3131 TEL
 414.431.0531 FAX
 WWW.AGARCH.COM

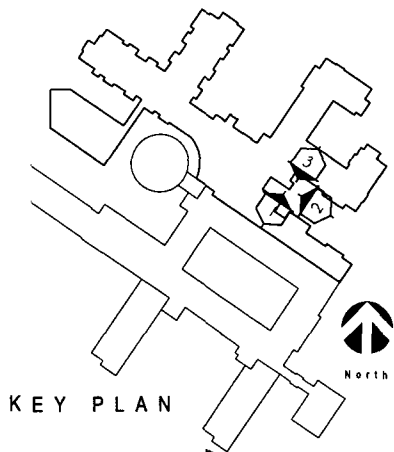
FINAL FOR PUBLICATION



3
SOUTHWEST ELEVATION

2
SOUTHEAST ELEVATION

1
NORTHEAST ELEVATION



MEMORY CARE/ASSISTED LIVING/
SKILLED NURSING

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

Project: Mercy Circle

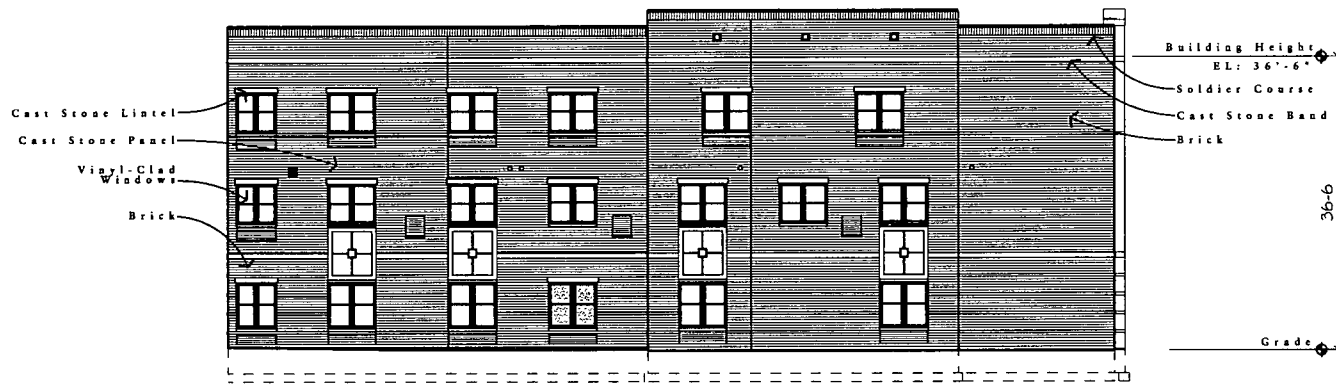
Date: 7 March 2012



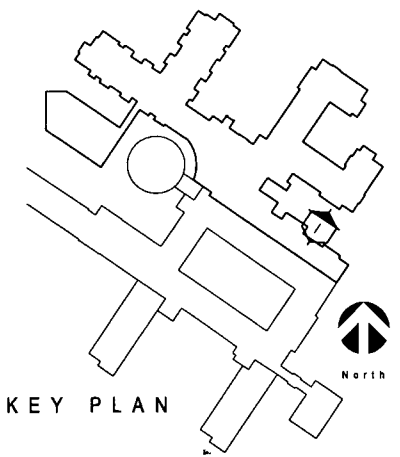
1414 UNDERWOOD AVE.
WAUWATOSA, WI 53212

414 431 3131 TEL
414 431 0331 FAX
WWW.GARCH.COM

FINAL FOR PUBLICATION



SOUTHWEST ELEVATION



MEMORY CARE/ASSISTED LIVING/
SKILLED NURSING

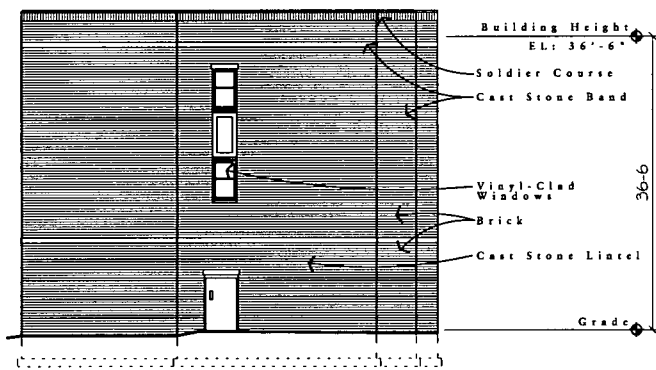
Applicant: Mercy Circle
 10000 S. Central Park Avenue
 Chicago, Illinois

Project: Mercy Circle

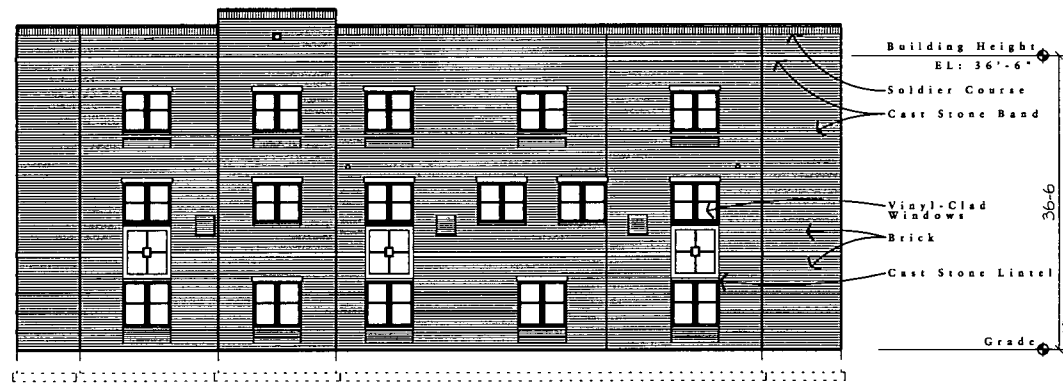
Date: 7 March 2012



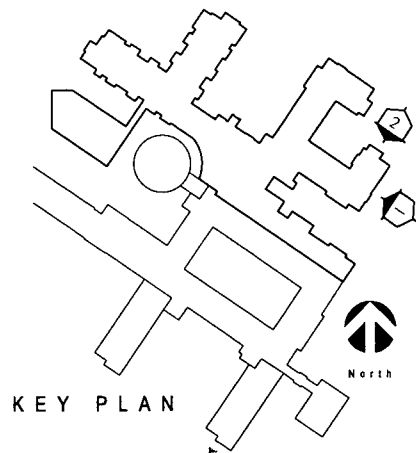
1414 UNDERWOOD AVE
 WAUWATOSA, WI 53213
 414.431.3131 TEL
 414.431.0931 FAX
 WWW.GAARCH.COM



NORTHEAST ELEVATION



SOUTHEAST ELEVATION



KEY PLAN

MEMORY CARE/ASSISTED LIVING/
SKILLED NURSING

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

Project: Mercy Circle

Date: 7 March 2012

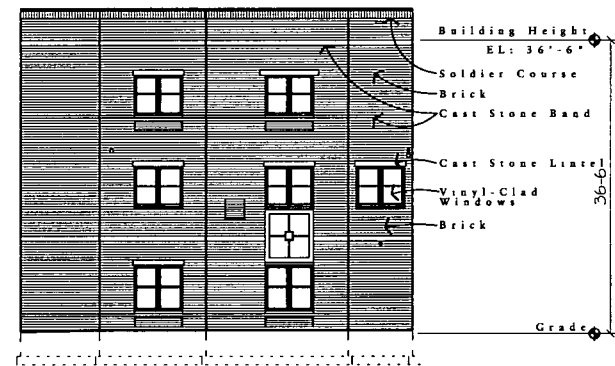


1414 UNDERWOOD AVE
WAUWATOSA, WI 53213
414.431.3131 TEL
414.431.0931 FAX
WWW.AGARCH.COM

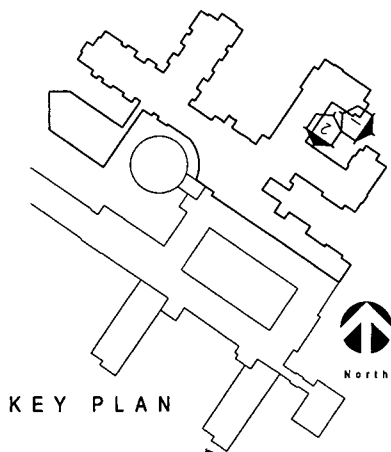
FINAL FOR PUBLICATION



NORTHEAST ELEVATION



NORTHWEST ELEVATION



KEY PLAN

MEMORY CARE/ASSISTED LIVING/
SKILLED NURSING

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

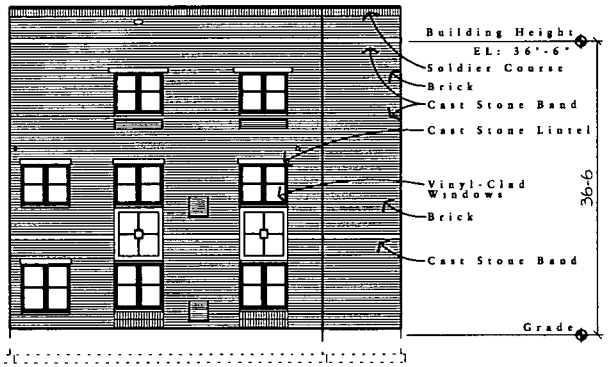
Project: Mercy Circle

Date: 7 March 2012

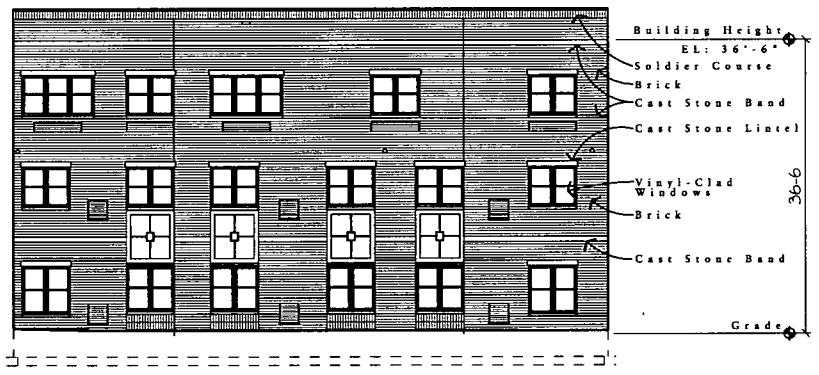


1474 UNDERWOOD AVE
WAUWATOSA, WI 53213
414.431.3131 TEL
414.431.0531 FAX
WWW.AGARCH.COM

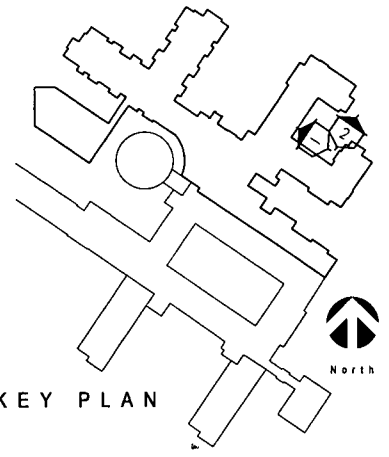
FINAL FOR PUBLICATION



NORTHWEST ELEVATION



SOUTHEAST ELEVATION



KEY PLAN

MEMORY CARE/ASSISTED LIVING/
SKILLED NURSING

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

Project: Mercy Circle

Date: 7 March 2012



1414 UNDERWOOD AVE.
WAUWATOSA, WI 53213

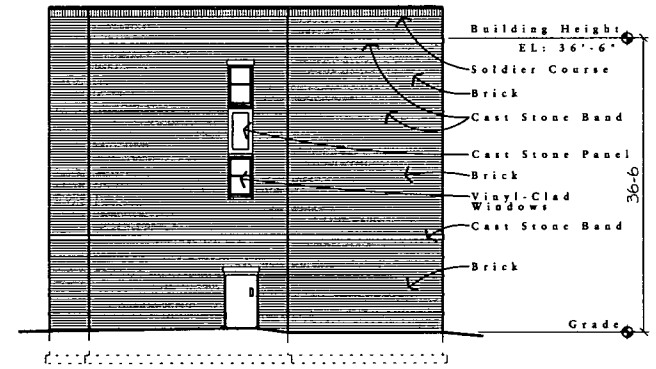
414.431.3131 TEL
414.431.0531 FAX

WWW.AGARCH.COM

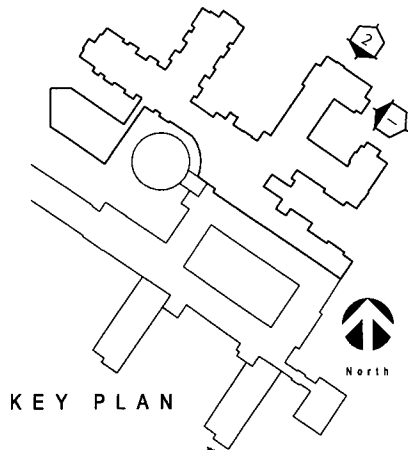
FINAL FOR PUBLICATION



NORTHEAST ELEVATION



SOUTHEAST ELEVATION



MEMORY CARE/ASSISTED LIVING/
SKILLED NURSING

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

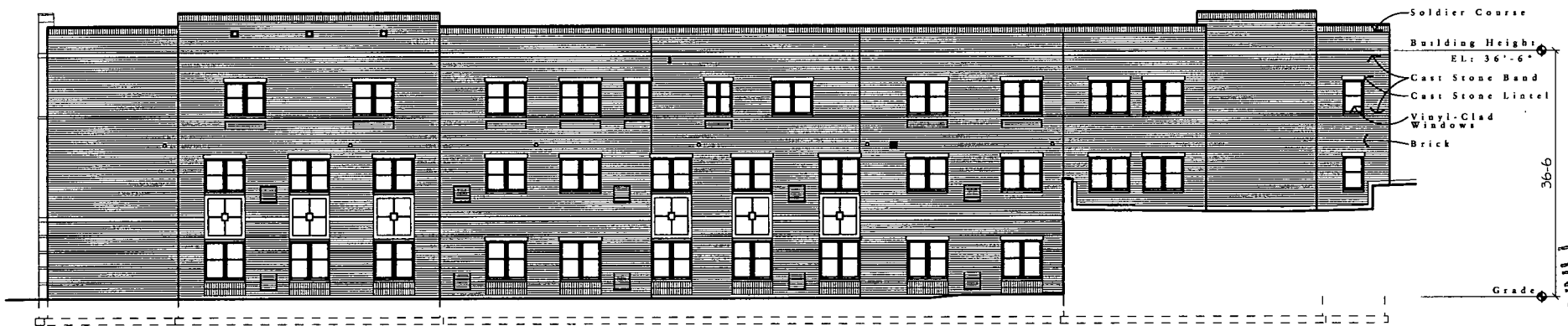
Project: Mercy Circle

Date: 7 March 2012

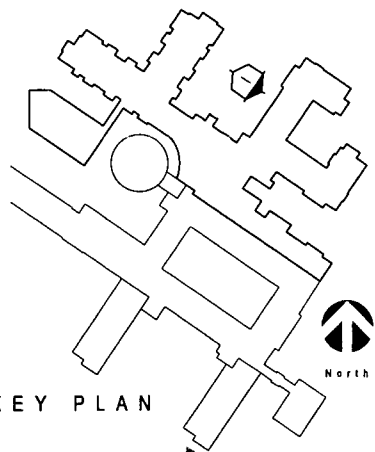


1414 UNDERWOOD AVE
WAUWATOSA, WI 53213
414.431.3131 TEL
414.431.0531 FAX
WWW.AGARCH.COM

FINAL FOR PUBLICATION



NORTHWEST ELEVATION



KEY PLAN

MEMORY CARE/ASSISTED LIVING/
SKILLED NURSING

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

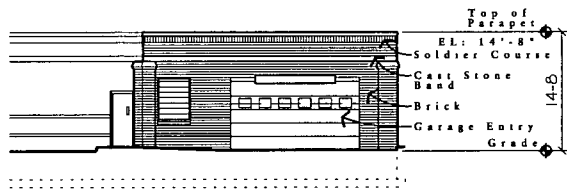
Project: Mercy Circle

Date: 7 March 2012



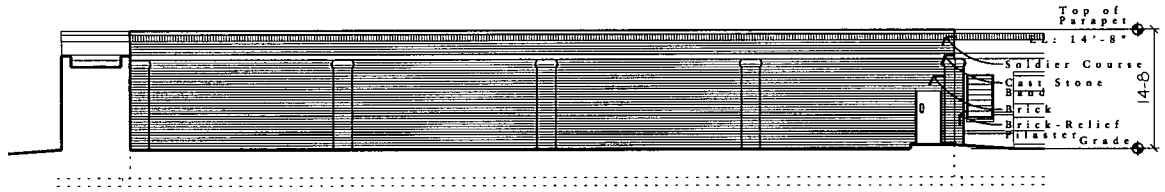
1414 UNDERWOOD AVE
WAUWATOSA, WI 53213
414.431.3131 TEL
414.431.0331 FAX
WWW.AGARCH.COM

FINAL FOR PUBLICATION



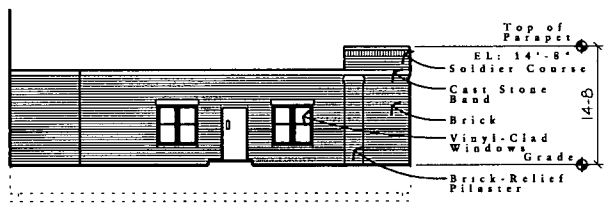
NORTH ELEVATION

4



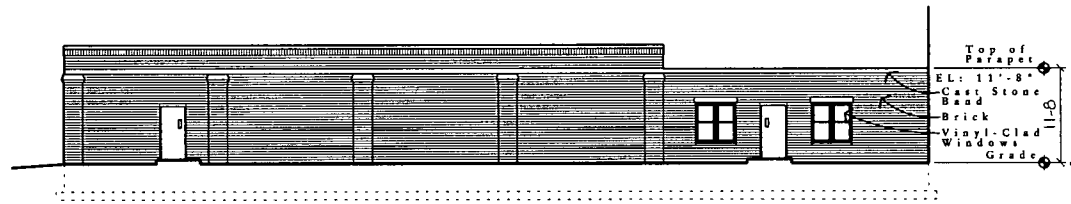
NORTHEAST ELEVATION

3



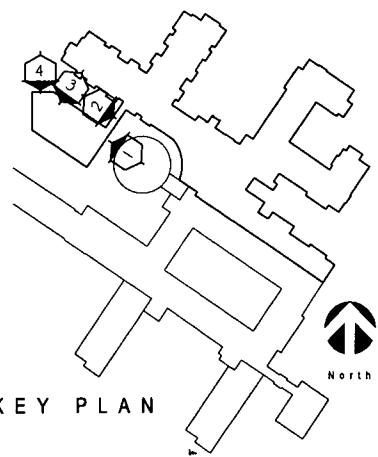
NORTHWEST ELEVATION

2



SOUTHEAST ELEVATION

1



KEY PLAN

GARAGES

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

Project: Mercy Circle

Date: 7 March 2012

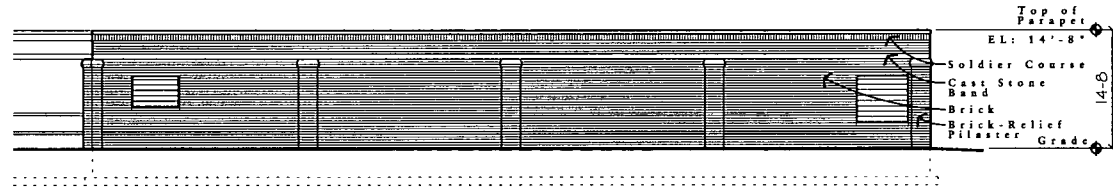


1414 UNDERWOOD AVE.
 WAUWATOSA, WI 53213

414.431.3121 TEL
 414.431.0931 FAX

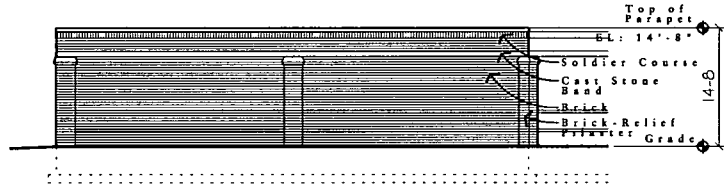
WWW.AGARCH.COM

FINAL FOR PUBLICATION



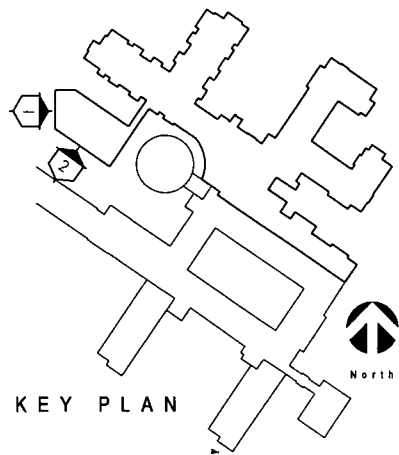
SOUTHWEST ELEVATION

2



WEST ELEVATION

1



KEY PLAN

GARAGES

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

Project: Mercy Circle

Date: 7 March 2012

FINAL FOR PERMITS



1414 UNDERWOOD AVE
 WAUWATOSA, WI 53213

414.431.3131 TEL
 414.431.0531 FAX

WWW.GSARCH.COM