

This ordinance shall take effect upon its passage and due publication.

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60 feet 60 feet 180 feet 160 feet 12 feet 12 feet

Maximum Building Height:

Townhouses and 3 unit buildings 3-Flats, 6-Flats & 9-Flats Condominium Buildings Senior Housing
Subarea 3 - Parking Subarea 4 - Parking

1 parking space per unit

2 parking spaces per unit

1 parking space per 3 units 20 spaces

Minimum Number of Off-Street Parking Spaces to be provided:

Condominium Units,

3, 6 and 9 flats & 3-unit buildings

Townhouses

Senior Units

2520 Building

Accessory to Mercy Hospital and Medical Center Subarea 3

Minimum: 370 spaces

Subarea 4

Minimum:

New construction as required per RM6 District

Minimum Periphery Setbacks: East 25th Street:

South Dr. Martin Luther King, Jr. Drive:

East 26th Street:

7 feet

10 feet 10 feet

APPLICANT: Mercy Hospital and Medical Center
ADDRESS: 300-368 E. 26th St.; 2500-2558 S. Dr. Martin Luther King Dr.; 301-367 E. 25th St.
INTRODUCTION DATE: April 2, 2014
REVISED/CPC DATE: August 21, 2014

FINAL FOR PUBLICATION

Residential-Institutional Planned Development No. 986, as amended PLANNED

DEVELOPMENT STATEMENTS

1. The area delineated herein as Residential-Institutional Planned Development Number 986 ("Planned Development") consists of approximately 411,572 square feet (9.45 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and affected Subareas are owned or controlled by the Applicant, Mercy Hospital and Medical Center (Subareas 3, 4, and part of Subarea 2), and Eastgate Village Homeowner's Association and Eastgate Condominium Association (part of Subarea 2).
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 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 than the applicant, the legal title holder 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 (or any subarea of this Planned Development, as applicable) are made, shall be under single ownership or designated control. Single designated control is defined section 17-8-0400 of the Zoning Ordinance.
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, assign or grantees.

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

Ingress or egress shall be pursuant to the plans 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.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.

APPLICANT: Mercy Hospital and Medical Center
ADDRESS: 300-368 E. 26th St.; 2500-2558 S. Dr. Martin Luther King Dr.; 301-367 E. 25th St.;
INTRODUCTION DATE: April 2, 2014 REVISED / CPC
DATE: August 21, 2014

1

FINAL

FINAL FOR PUBLICATION

4. This Plan of Development consists of these 17 Statements and the following items:

- Bulk Regulations and Data Table;
- Existing Zoning Map
- Surrounding Land Use Map
- Planned Development Boundary and Property Line Map
- Sub-Area Map
- Site Plan (General Site)
- Site Plan (Subareas 3 and 4)
- Landscape Plan (Schematic - Subareas 3 and 4 only)
- Landscape Plan (Partial #1 - Subarea 3)
- Landscape Plan (Partial #2 - Subareas 3 and 4)

Subareas 1, 1A and 2 are governed by Site Plans, Landscape Plans, Green Roof Plans, and Sections previously approved by the Department of Planning and Development, including but not limited to prior Site Plan, 'Minor Change' and Part II approvals. Note: Internal private roads adjacent to Subareas 2 and 3 are subject to the Site Plan (General Site) identified above.

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 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 Zoning Ordinance, this Planned Development Ordinance shall control.

5. The property is divided into five (5) subareas as described on the Subarea Map:

- Subarea 1 , Subarea 1 A, Subarea 2, Subarea 3 and Subarea 4

No Part II approval shall be granted for an individual building or buildings within a Subarea until the Commissioner of the Department of Planning and Development shall issue written approval of a Site Plan for the entire Subarea in which the proposed improvement is located. Site Plan approval is intended to assure that specific development proposals conform with this Planned Development and to assist the City in monitoring on-going development.

A Site Plan shall, at a minimum, provide the following information:

- Boundaries of development parcel or parcels;
- Building footprint or footprints;
- Building Facade Elevations and Heights;

APPLICANT: Mercy Hospital and Medical Center
ADDRESS: 300-368 E. 26th St.; 2500-2558 S. Dr. Martin Luther King Dr.; 301-367 E. 25th St.;
INTRODUCTION DATE: April 2, 2014 REVISED/CPC
DATE: August 21, 2014

2

FINAL FOR PUBLICATION

- Dimensions of all setbacks;
- Location and depiction of all parking spaces (including relevant dimensions);
- Location and depiction of all loading berths (including relevant dimensions);
- All drives, roadways and vehicular routes;
- All landscaping (including species and size);
- All pedestrian circulation routes and points of ingress/egress (including sidewalks);
- All site statistics applicable to the development parcel or parcels including:
 - o Floor area and floor area ratio as represented on submitted drawings;
 - o Lot coverage as represented on submitted drawings;
 - o Number of parking spaces provided;
 - o Number of loading berths provided;
 - o Uses of development parcel;

Changes or modifications to approved Site Plans may be made after approval of the Commissioner, so long as the Site Plan, as so changed or modified, substantially conforms with this Planned Development.

6. The following uses are permitted in the area delineated herein as a Residential-Institutional Planned Development:

Subareas 1, 1 A, and 2:

Residential uses including attached townhouses, multi-unit three (+3) units residential buildings; assisted living (elderly custodial care), and accessory uses. Residential use is expressly permitted below the second (2nd) floor.

Parking, Accessory and Accessory uses, as defined in Chicago Zoning Ordinance § 17-17-

0206

Subareas 3 and 4:

Parking, Accessory, and Non-Accessory (for hospital and medical center uses), including but not limited to small, manned and unmanned facilities and structures to control access to parking areas. Accessory uses, as defined in Chicago Zoning Ordinance § 17-17-0206

7. The improvements on the property shall be designed, installed and maintained in substantial conformance with the Site Plan, Landscape and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and

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INTRODUCTION DATE: April 2, 2014
REVISED / CPC DATE: August 21, 2014

FINAL FOR PUBLICATION

corresponding regulations and guidelines. Garbage cans shall be stored indoors in garages and said requirement shall be expressly stated in the condominium documents for each dwelling unit.

Low-rise residential structures (townhouses three (3) unit, three (3), six (6) and nine (9) flat buildings, sixty (60) feet or less in height), shall substantially conform to the standards for the case of interior drives where garage doors face garage doors, the minimum separation shall be twenty (20) feet including all upper-story living spaces, Section 17-9-0117-E5 of the Zoning Code notwithstanding. All deviations from the requirements of Section 17-9-0117 of the Zoning Code approved in this Planned Development, Statements, Bulk Regulations and Data Table and exhibits, are unique to this Planned Development and shall not provide precedent for any other application, whether planned development or not.

Because South Dr. Martin Luther King, Jr. Drive ("King Drive") is a significant part of the City's boulevard system, the facades of the buildings along King Drive should be richly articulated and constructed with quality materials. It is preferred that all facades along King Drive include the front unit/building entrance. In cases where the entrance does not face King Drive, windows, including bays, and doors must comprise at least seventeen and five-tenths percent (17.5%) of the King Drive facade.

8. On-Premise 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-Premise signs are prohibited within the boundary of the Planned Development.
9. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations established by the Federal Aviation Administration.

10. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply.
11. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, 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.
12. The Site and Landscape plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development.

APPLICANT: Mercy Hospital and Medical Center
ADDRESS: 300-368 E. 26th St.; 2500-2558 S. Dr. Martin Luther King Dr.; 301-367 E. 25th St.;
INTRODUCTION DATE: April 2, 2014 REVISED / CPC
DATE: August 21, 2014

4

FINAL FOR PUBLICATION

Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.

13. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Department of Streets and Sanitation, and the Department of Fleet and Facility Management, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
14. The terms and conditions of development under this the Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance 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 title holders and any ground lessors.
15. 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.
16. 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. At the time of a hearing before the Chicago Plan Commission, all developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Planning and Development. Aspects of the

proposed Planned Development that bring it into compliance with the Sustainable Development Policy include the following: Buildings already completed at the time of the approval of this amended Planned Development shall continue to comply with Green Roof Plans previously approved by the Department of Planning and Development, including but not limited to Site Plan, 'Minor Change' and Part II approvals. Any newly constructed buildings shall comply with the Department of Planning and Development Sustainable Development Policy.

17. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse for failure to construct the parking lot improvements in Subareas 3 and 4, the Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the Property to back to Residential Planned Development No. 986 as approved by ordinance enacted on February 11, 2004, and as subsequently modified by letters approving minor changes or other administrative relief.

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INTRODUCTION DATE: April 2, 2014 REVISED / CPC
DATE: August 21, 2014

FINAL FOR PUBLICATION

Residential-Institutional Planned Development No. 986, as amended BULK

REGULATIONS AND DATA TABLE

Gross Site Area: Net Sit Area:

Area in Public Right-of-Way:

Net Site Area per Subarea:

Subarea 1	Subarea 1A	Subarea 2	Subarea 3	Subarea 4
(3.09 acres)	(0.63 acres)	(1.03 acres)	(3.49 acres)	(1.21 acres)
536,421 square feet (12.31 acres)	411,572 square feet (9.45 acres)	124,849 square feet	(2.86 acres)	
134,610 square feet	27,045 square feet	44,754 square feet		
152,428 square feet	52,735 square feet			

Maximum Floor Area Ratio:

Maximum Dwelling Units:

Subarea Subarea 1 Subarea 1A Subarea 2 Subarea 3 Subarea 4

Maximum Floor Area Ratio

1.5

8.5

2.5

0.1

0.1

Maximum Dwelling Units

125

180

130

0

0

Maximum Lot Coverage:

APPLICANT: Mercy Hospital and Medical Center
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INTRODUCTION DATE: April 2, 2014 REVISED /
CPC DATE: August 21, 2014

7

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Existing Zoning Map

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ADDRESS: Mercy Hospital and Medical Center
INTRODUCTION DATE: April 2, 2014
DATE: August 21, 2014

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Surrounding Land Use Map

APPLICANT: Mercy Hospital and Medical Center
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INTRODUCTION DATE: April 2, 2014
REVISED / CPC DATE: August 21, 2014

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Planned Development Boundary and Property Line Map



(RECORD IS OF PUBLIC ROW)

APPLICANT: Mercy Hospital and Medical Center
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INTRODUCTION DATE: April 2, 2014
REVISED / CPC DATE: August 21, 2014

FINAL FOR PUBLICATION

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APPLICANT: Mercy Hospital and Medical Center
ADDRESS: 300-368 E. 26th St.; 2500-2558 S. Dr. Martin Luther King Dr.; 301-367 E. 25th St.
INTRODUCTION DATE: April 2, 2014
REVISED / CPC DATE: August 21, 2014

FINAL FOR PUBLICATION

Site Plan

(Subareas 3 and 4)

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(RECORD 66 00" PUBUC R.O.W)

APPLICANT: Mercy Hospital and Medical Center
ADDRESS: 300-368 E. 26th St.; 2500-2558 S. Dr. Martin Luther King Dr.; 301-367 E. 25th St.
INTRODUCTION DATE: April 2, 2014
REVISED / CPC DATE: August 21, 2014

FINAL FOR
PUBLI

Landscape Plan (Schematic -
Subareas 3 and 4 only)

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APPLICANT: Mercy Hospital and Medical Center
ADDRESS: 300-368 E. 26th St.; 2500-2558 S. Dr. Martin Luther King Dr.; 301-367 E. 25th St.
INTRODUCTION DATE: April 2, 2014
REVISED / CPC DATE: August 21, 2014

**FINAL FOR
PUBLICATION**

**Landscape Plan
(Partial #1 - Subarea 3)**

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 .EXISTING FENCE TO REMAIN -EXISTING TREES TO REMAIN -EXISTING SHRUB HEDGE TO REMAIN

APPLICANT: Mercy Hospital and Medical Center
ADDRESS: 300-368 E. 26th St.; 2500-2558 S. Dr. Martin Luther King Dr.; 301-367 E. 25th St.
INTRODUCTION DATE: April 2, 2014
REVISED / CPC DATE: August 21, 2014

**FINAL FOR
PUBLICATION**

**Landscape Plan (Partial
#2 - Subarea 4)**

APPLICANT: Mercy Hospital and Medical Center
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REVISED / CPC DATE: August 21, 2014