



CHICAGO PLAN COMMISSION Department of Planning and Development

Chicago Jesuit Academy Campus Expansion

5050-98 and 5093-99 West Jackson Boulevard/235-313 South Leamington Avenue/5043-5099 West Quincy Street (28th Ward)

Chicago Jesuit Academy



X Austin Community Area Snapshot



Demographics*

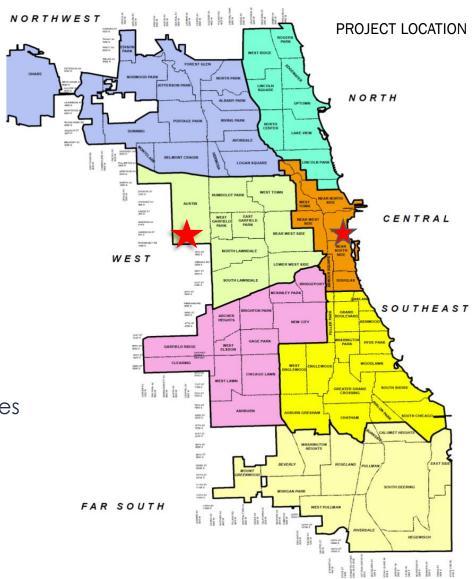
- 96,557 total population
- 40.8% residents age 20-49
- 32.7% age 50+
- 26.5 % age 19 and under
- 2.7 average household size
- \$33,515 median income

Land Use*

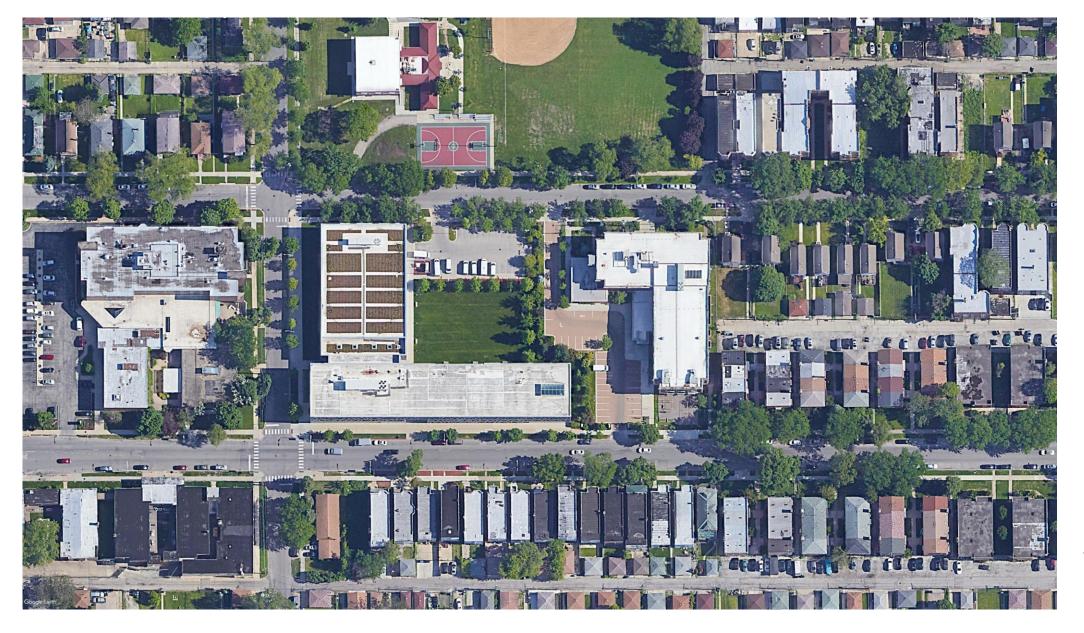
- Residential uses: 38.1%
- Commercial/Industrial: 14.7%
- Institutional: 4.6%

Transportation*

- 98.6%: High Walkability rating
- 100% High Transit Availability
- 66.6% of households have vehicles













Austin Coming Together – Quality of Life Plan

- 2018
- LISC Chicago

We Will Chicago Citywide Plan

- On-going
- DPD Chicago



• Current Zoning: PD 1103

• Max Height: 66'

• **FAR**: 1.40

• Gross Site Area: 161,534 sq ft

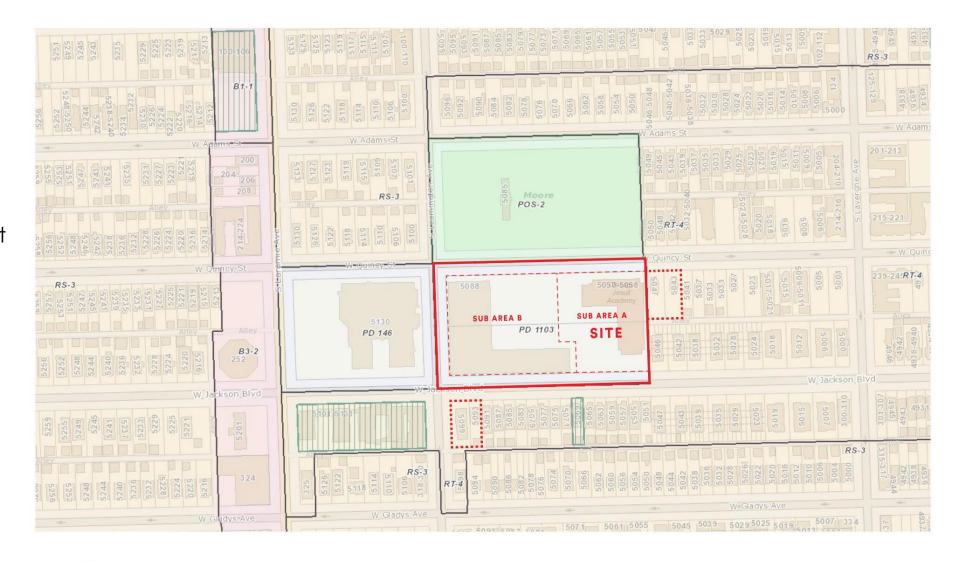
Surrounding Land Uses:

• Residential

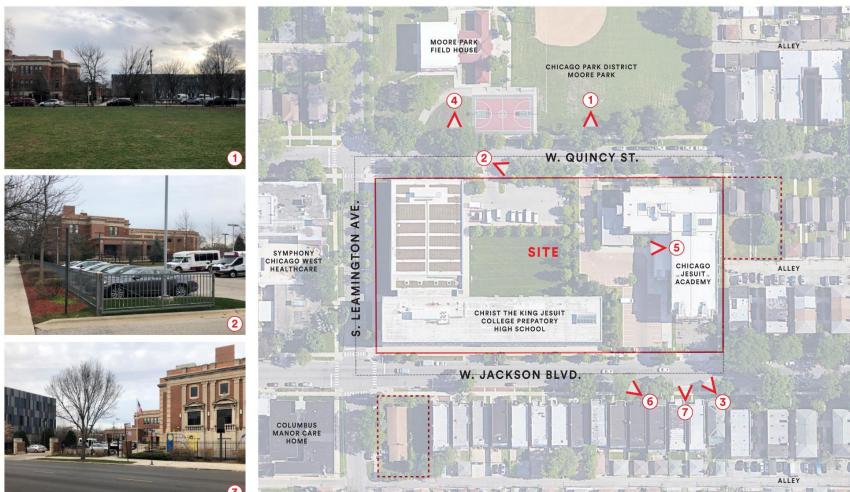
Commercial

Institutional

• Public Open Space







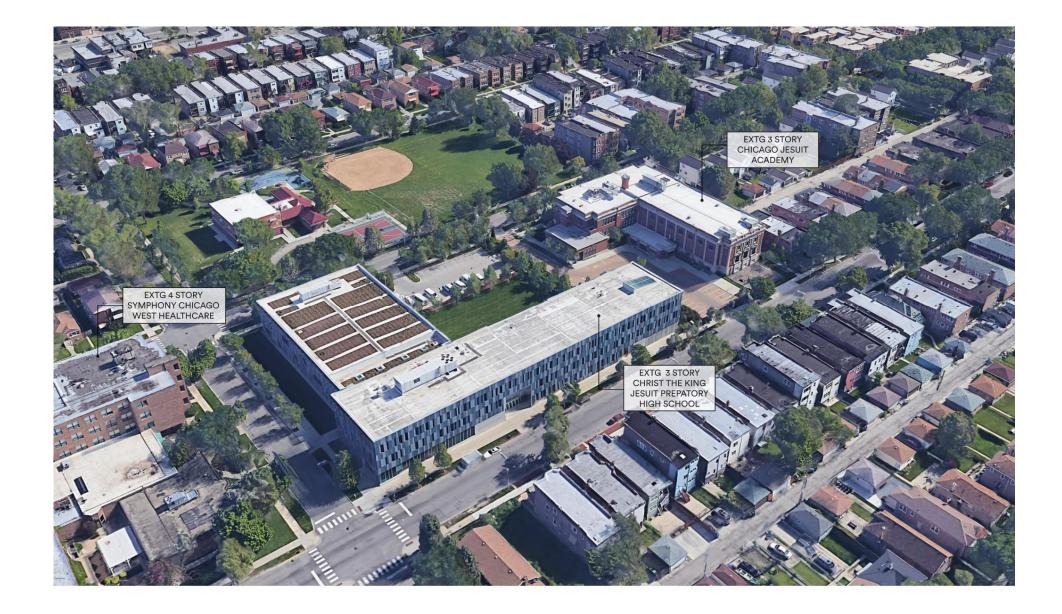




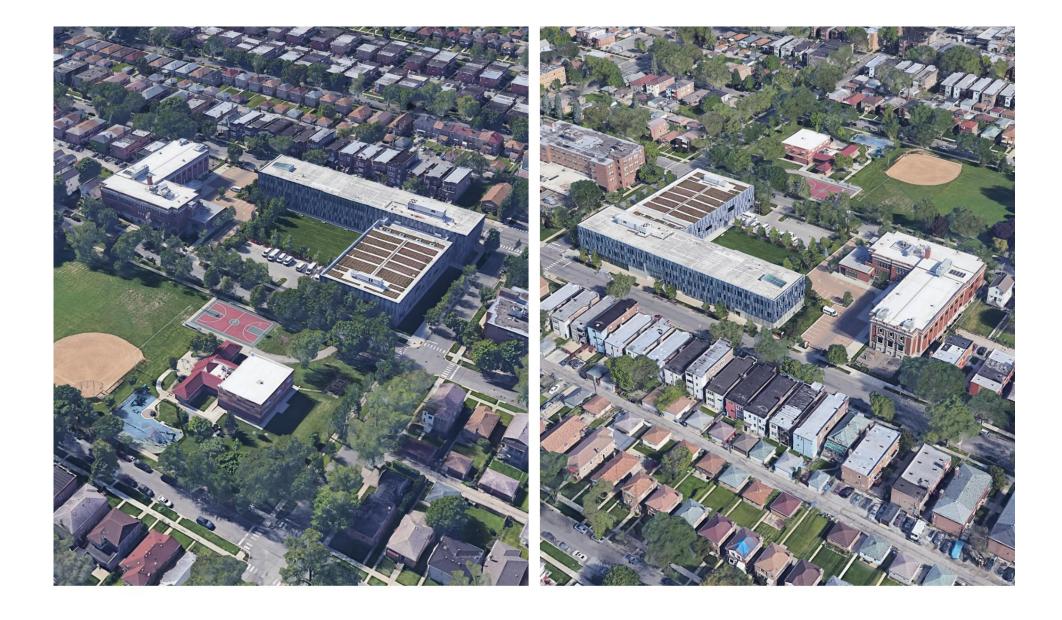












*Project Timeline + Community Outreach

28th Ward Development Review Process

- April 20, 2021: Project Submittal and Discussion
- May August 2021: Review process and project modifications:
- May August 2021: Community Outreach and series of meetings

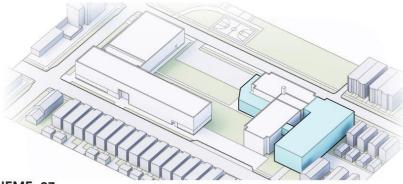
DPD PD Review Process

- April 22, 2021: Intake Meeting
- May August 2021: DPD Review
- June 2021: PD Filing

Modifications Based on Aldermanic/Community/DPD Input

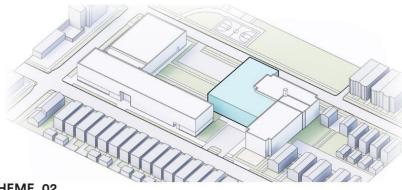
- Improvements to the building and façade design
- Improved parking lot design and landscaping
- Improvements to ground level & landscaping





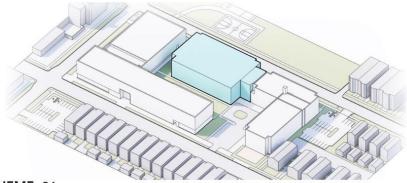
SCHEME 03

- . NORTH-SOUTH ORIENTED ADDITION EAST OF CJA'S EXISTING SCHOOL
- EXTENDS BEYOND EXISTING SUB AREA A BOUNDARY
- EXISTING CTK PARKING LOT REMAINS



SCHEME 02

- . 'L' SHAPED ADDITION TIGHT TO WEST FACE OF EXISTING CJA BUILDING
- 3 FLOORS
- WITHIN EXISTING SUB AREA A BOUNDARY
 EXISTING CTK PARKING LOT REMAINS

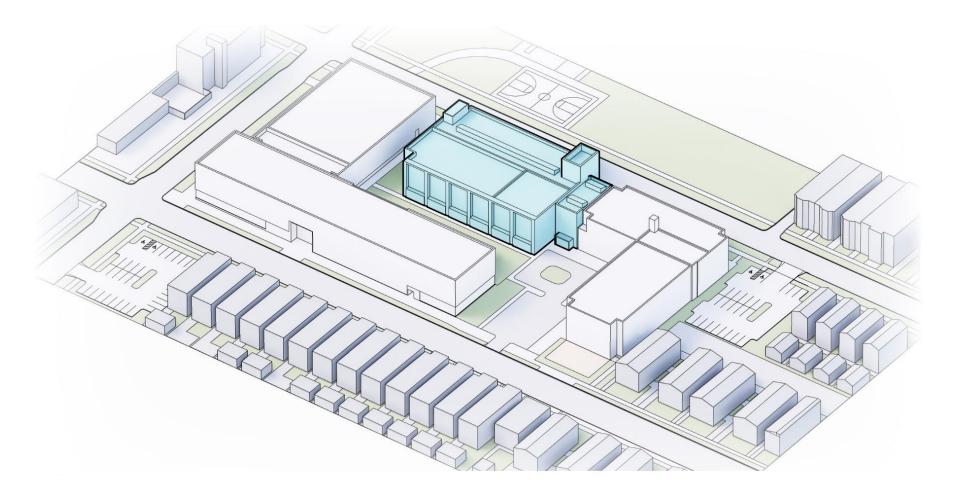


- SCHEME 01
- . EAST-WEST ORIENTED ADDITION WEST OF CJA'S EXISTING SCHOOL
- 3 FLOORS
- EXTENDS BEYOND EXISTING SUB AREA A BOUNDARY
- ADDITION BUILT ON EXISTING CTK PARKING LOT

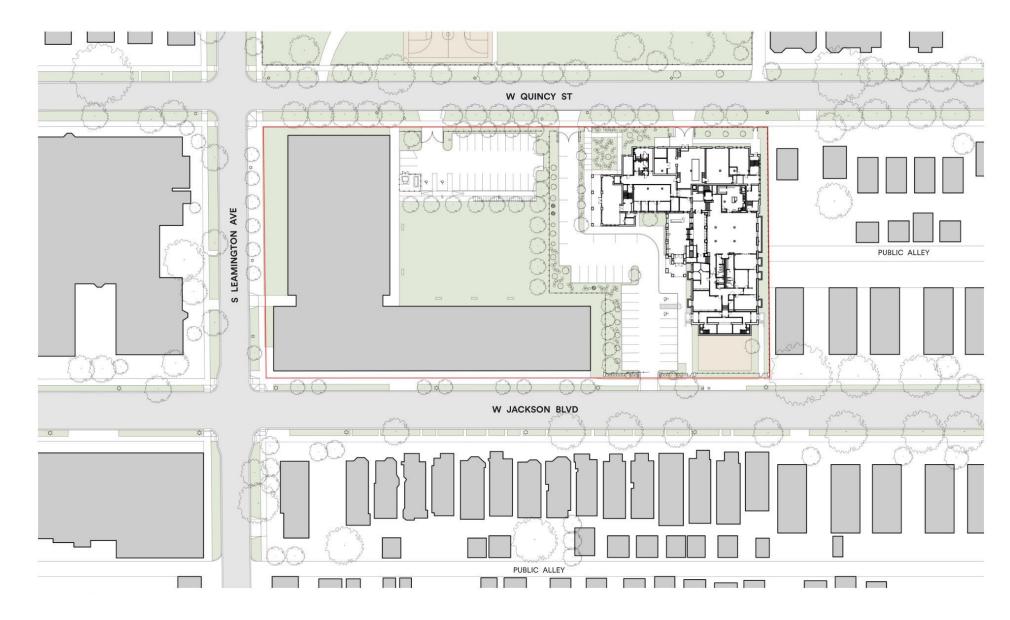


PREFERRED SCHEME - SCHEME 01

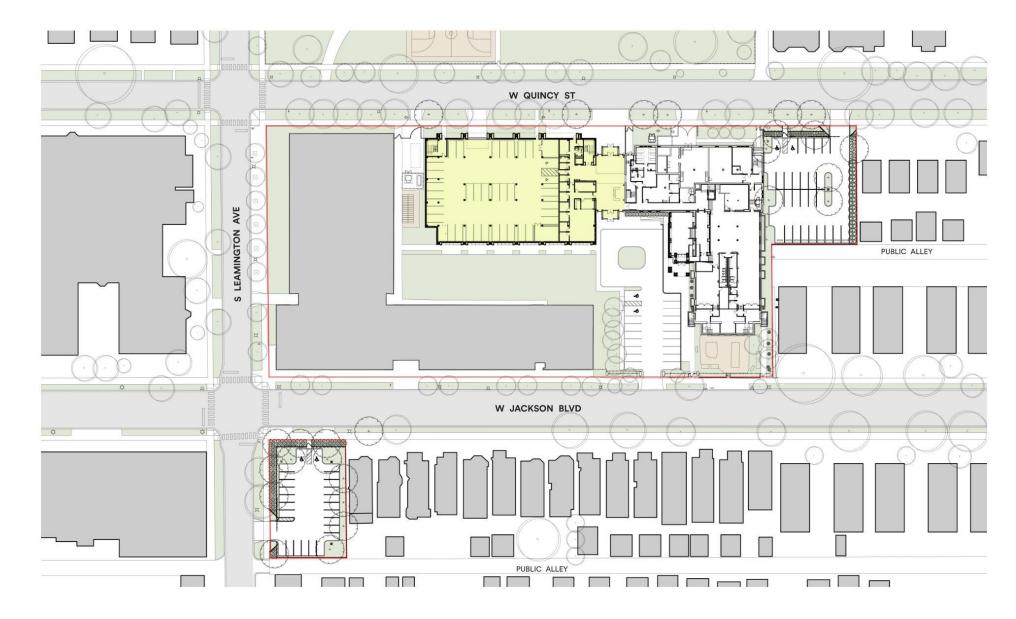
- (3) STORY, EAST-WEST ORIENTED ADDITION LOCATED WEST OF EXISTING CJA SCHOOL BUILDING
- ADDITION STRENGTHENS STREET EDGE, FILLING IN CTK'S EXISTING OFF-STREET PARKING LOT
- . NEW ENTRY ATRIUM PROVIDES CJA ACCESS TO BOTH W. QUINCY ST & W. JACKSON BLVD
- . MASSING PARTI CREATES A RICH CAMPUS STYLE 'QUADRANGLE' IN CONCERT WITH THE EXISTING CJA & CTK BUILDINGS
- . SOUTH FACADE ARTICULATED WITH LARGE RECESSED OPENINGS FOR GREATER SOLAR CONTROL & VISUAL RHYTHM



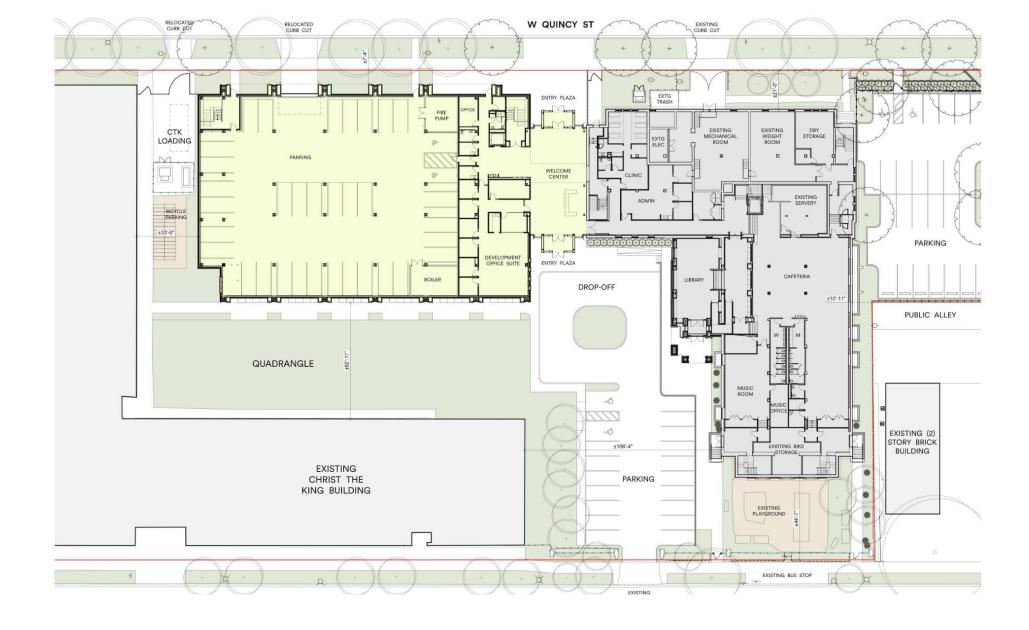


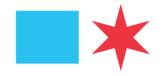












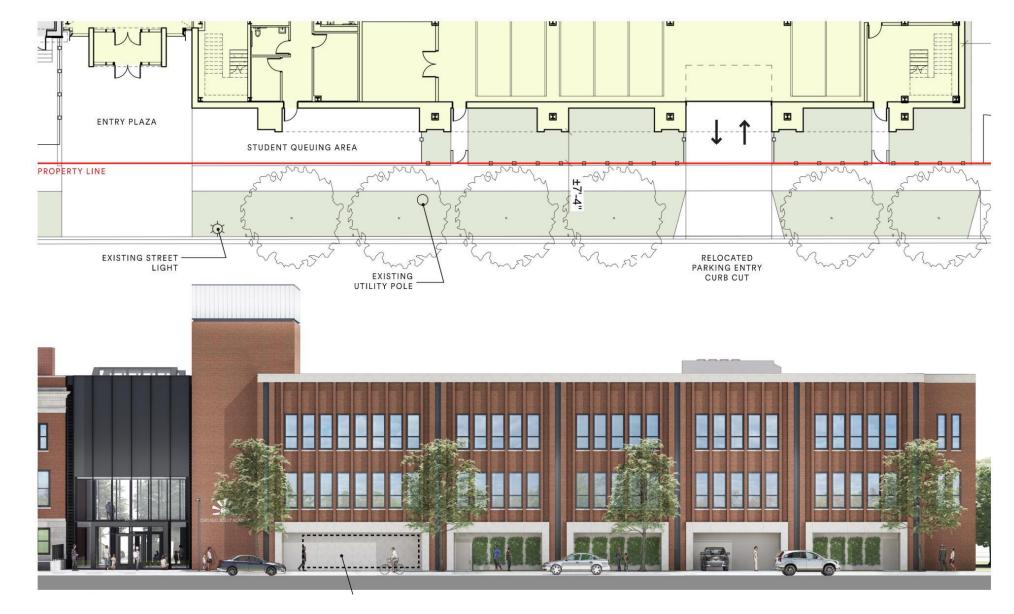






















































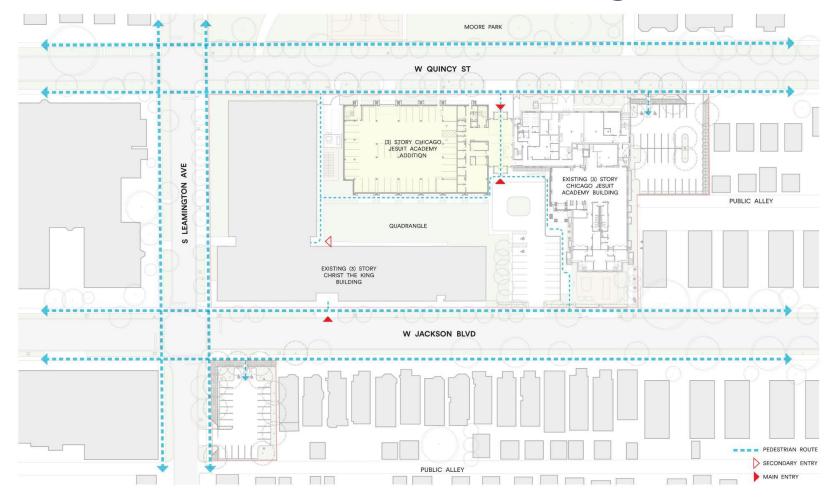
* Transportation, Traffic & Parking

17-8-0904-A:

The project promotes safe and efficient pedestrian, bicyclist & vehicular circulation by allocating visitor vehicular traffic into internal private drive

Adequate bicycle and vehicle parking is provided on-site

Existing traffic patterns are respected and new traffic will be mitigated by the location of the internal private drive and curbside drop-off/pick-up zones.





* Transportation, Traffic & Parking

17-8-0904-B:

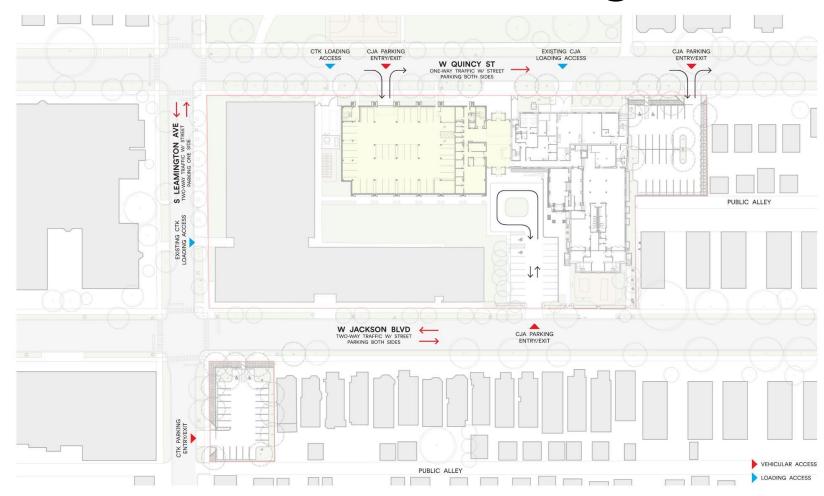
All streets and sidewalks will be reconstructed per CDOT standards.

17-8-0904-C:

Large parking lots should be broken up into smaller "cells" or "pods" that are defined by buildings, landscaping and pedestrian paths.

Parking should be located behind buildings or to the side of buildings.

Parking areas should be designed and laid out to maximize pedestrian safety and ease of connections to adjoining property.





- Proposed development will meet or exceed the Chicago Sustainable Development Policy
- Energy Star along with additional strategies are targeted and at least 100 points will be obtained from these strategies.
- Stormwater Management Ordinance Compliance

Chicago Sustainable Development Policy 2017.01.12

Compliance Options	Point	s Required		Sustainable Strategies Menu																																
			Health	Energy						Stormwater						Landscapes				Green Roofs		Water									Solid Waste	Work Force	Wild	life		
		ap.				Choo	e one		Choose one		Choose one		<u> </u>								Choose one		Choose one											Choose	Choose one	
Compliance Paths	Starting Points	Number of Optional Points Required New Construction / Substantial Rehab / Moderate Reha	1.1 Achieve WELL Building Standard	2.1 Designed to eam the Energy Star	2.2 Exceed Energy Code (5%)	2.3 Exeed Energy Code (10%)	2.4 Exeed Energy Code (25%)	2.5 Exeed Energy Code (40%)	2.6 Onsite Renewable Energy (3%)	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 buldings	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)	
Options Without Certification																																				
All Options Available Options With Certification	0	100 / 50 / 25	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	10	5	5	10	10	5	10	
LEED Platinum	95	5/0/0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	5	NA	NA	NA	5	5	NA	10	5	10	
LEED Gold	90	10/0/0	40	NA	NA	NA	NA NA	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10	
LEED Silver	80	20/0/0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	20	NA	5	NA	NA	10	5	5	10	10	5	10	
Green Globes 4-Globes	90	10/0/0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10	
Green Globes 3-Globes	80	20/0/0	40	NΔ	NΑ	NΔ	40	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NΑ	NΑ	NΑ	5	NΑ	NΔ	10	5	5	10	10	5	10	
Green Globes 2-Globes	70	30/0/0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	20	NA	5	NA	NA	10	5	5	10	10	5	10	
Living Building Challenge	100	0/0/0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	NA	NA	NA	NA	NA	NA	NA	NA	10	5	NA	NA	10	5	10	
Living Building Challenge Petal	90	10/0/0	40	NA	20	30	40	50	NA	NA	10	20	40	5	5	5	5	NA	5	20	10	20	10	20	NA	5	NA	NA	10	5	5	10	10	5	10	
Enterprise Green Communities*	80	20/0/0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	NA	NA	10	5	5	10	10	5	10	
PassiveHouse	70	30/0/0	40	NA	NA	NA.	NA.	NA.	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10	
*only available to affordable housing p				ng Burea					.0			v							,		.0		.0	20	3			J		, ,	J		.0	J		



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GENERAL CONTRACTOR & DEVELOPER MBE/WBE STRATEGY

- General Contractor will generate awareness and hiring among interested and qualified local contractors, minority and women-owned firms
- Encourage all awarded contractors to identify and utilize second and third tier MBE/WBE subcontractors, vendors & suppliers

PROJECT FACTS:

Project Cost: ~ \$25 Million

• Construction Jobs: ~ 200

• Permanent Jobs: ~ 75



 $\underline{https://technical.ly/dc/wp-content/uploads/sites/5/2019/04/diverse-team-e1572896545731.jp}$



DPD recommends that the proposed Institutional Planned Development is appropriate for the following reasons:

- 1. It complies with all Planned Development standards and guidelines (17-8-0900 and 17-13-0609-A);
- 2. It is compatible with the character of the surrounding area in terms of uses, density and building scale (17-13-0609-B). The materials, uses and density of the project are consistent with the surrounding land uses;
- 3. Public **infrastructure facilities and city services will be adequate** to serve the proposed development at the of occupancy (17-13-609-C);
- 4. The proposal is **compatible with surrounding zoning** (17-13-308-D). The existing planned development is compatible with other zoning districts including the planned developments and the proposed use is permitted and will not be modified.
- 5. The proposal **promotes transit, pedestrian and bicycle use, ensures accessibility** for persons of all mobilities and minimizes conflicts with existing traffic patterns in the vicinity (17-8-0904-A1)