



# **CHICAGO PLAN COMMISSION**

## **Department of Planning and Development**

**Benito Juarez High School**

**1450-1510 W. Cermak Rd. and 2150 S. Laflin St. (25<sup>th</sup> Ward)**

**Board of Education**

January 20, 2022



# Lower West side Community Area Snapshot

## Demographics\*

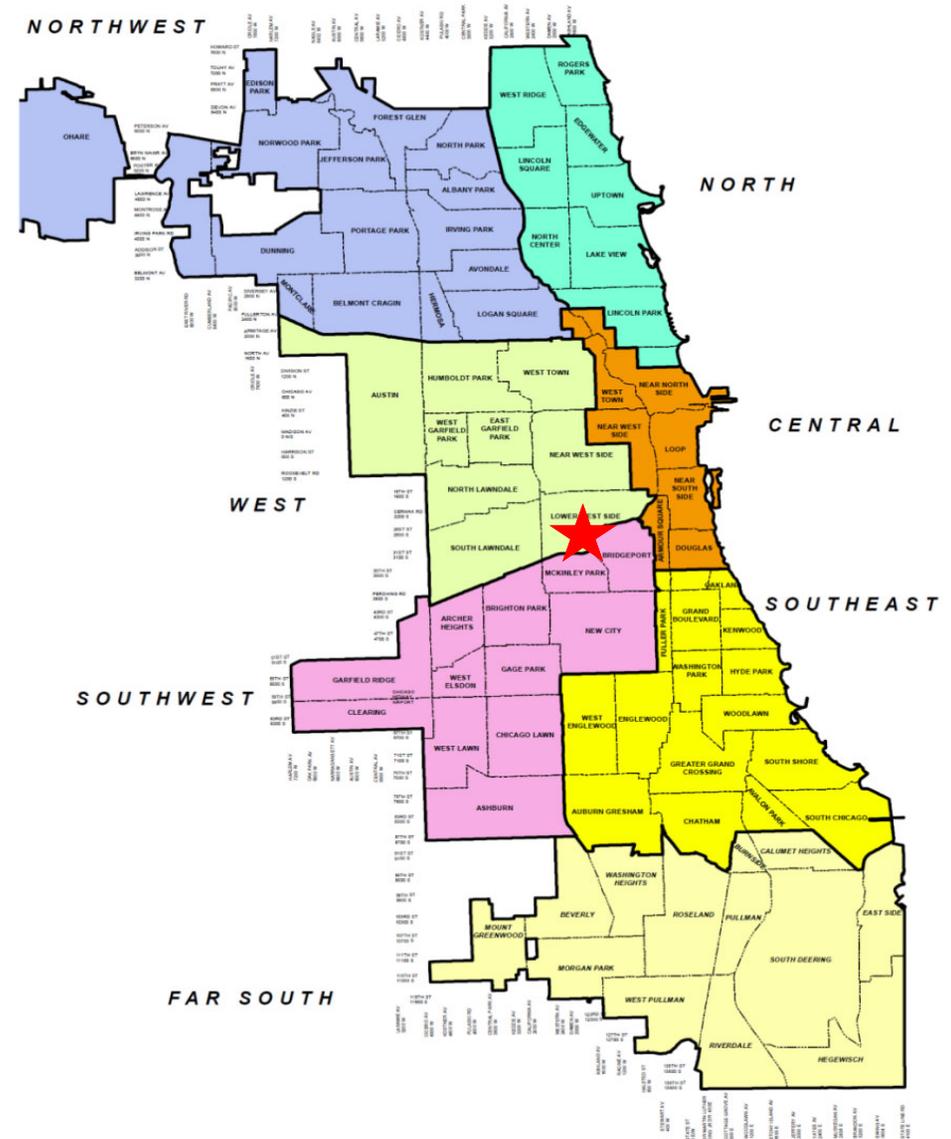
- 33,751 total population
- 53.9% residents age 20-49
- 24.6 % age 50+
- 21.5 % age 19 and under
- 2.4 average household size
- \$52,104 median income

## Land Use\*

- Residential uses: 15.5 %
- Commercial/Industrial: 29.6 %
- Institutional: 5.2 %
- Transportation and Other: 37.7%

## Transportation\*

- 97.7 %: High Walkability rating
- 100 % High Transit Availability
- 69.4 % of households have vehicles



\*CMAQ Community Data Snapshot: Austin, Chicago Community Area June 2020 Release

## PROJECT SCOPE

Current project scope consists of a site maintenance project that includes the following items:

- Asphalt pavement resurfacing of two vehicular use areas
- Permeable paver maintenance and repair
- ADA upgrades
- Bollard and fencing improvements
- Trash enclosure
- Landscaping (trees/shrubs)

## PROJECT MEETINGS/APPROVALS

Meetings/approvals have been completed with the following agencies:

- Department of Water Management: Per meeting with DWM in Fall 2021, the project is not regulated for stormwater detention and there is minimal sewer work in the current scope.
- Mayor's Office for People with Disabilities: MOPD has completed a preliminary review of the project during an online meeting completed Fall 2021.
- The project contains several existing fire lanes from the original PD approval in 2007. The Chicago Fire Department has reviewed and stamped the latest project plans that include the maintenance, fencing and bollard work currently proposed.
- Chicago Department of Transportation PRC has been notified of the project and takes no exception to the current maintenance work proposed.

## PROJECT TIMELINE

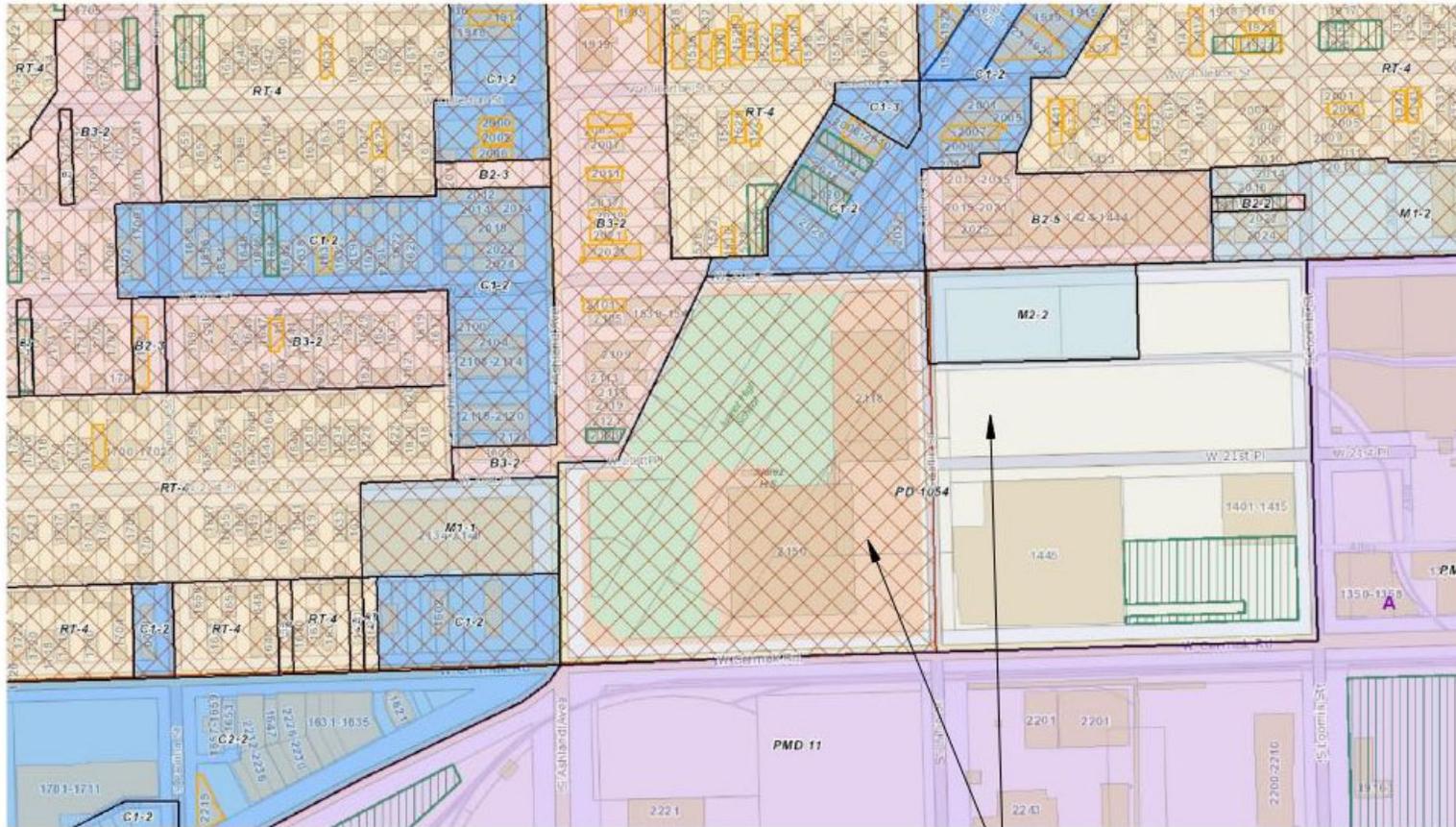
- Design: Fall 2021
- Bid: January 2022
- Phase II Permitting: Feb – May 2022
- Construction: June – Aug 2022

## PROJECT M/WBE GOALS FOR CONSTRUCTION CONTRACT

- 30% MBE
- 7% WBE



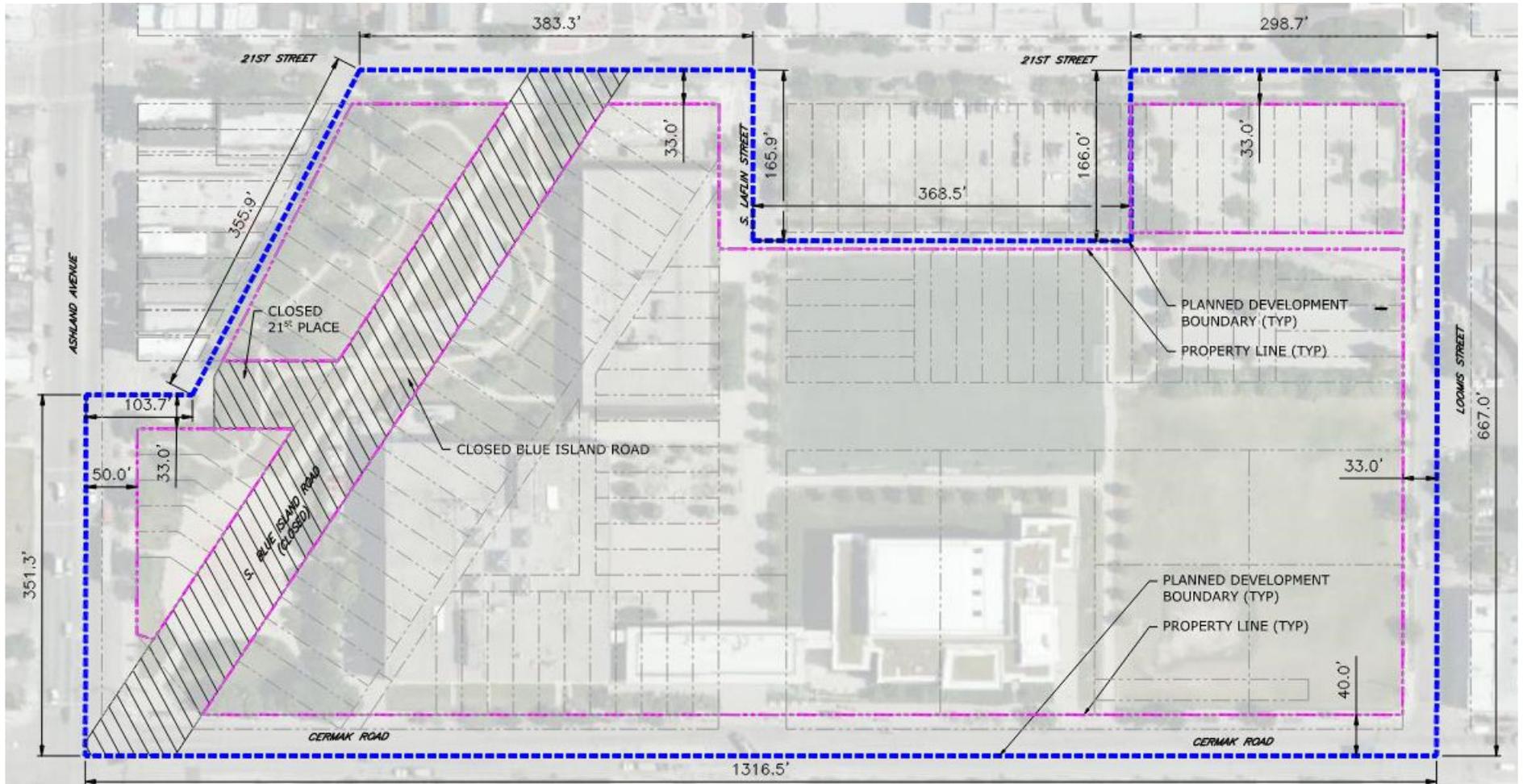


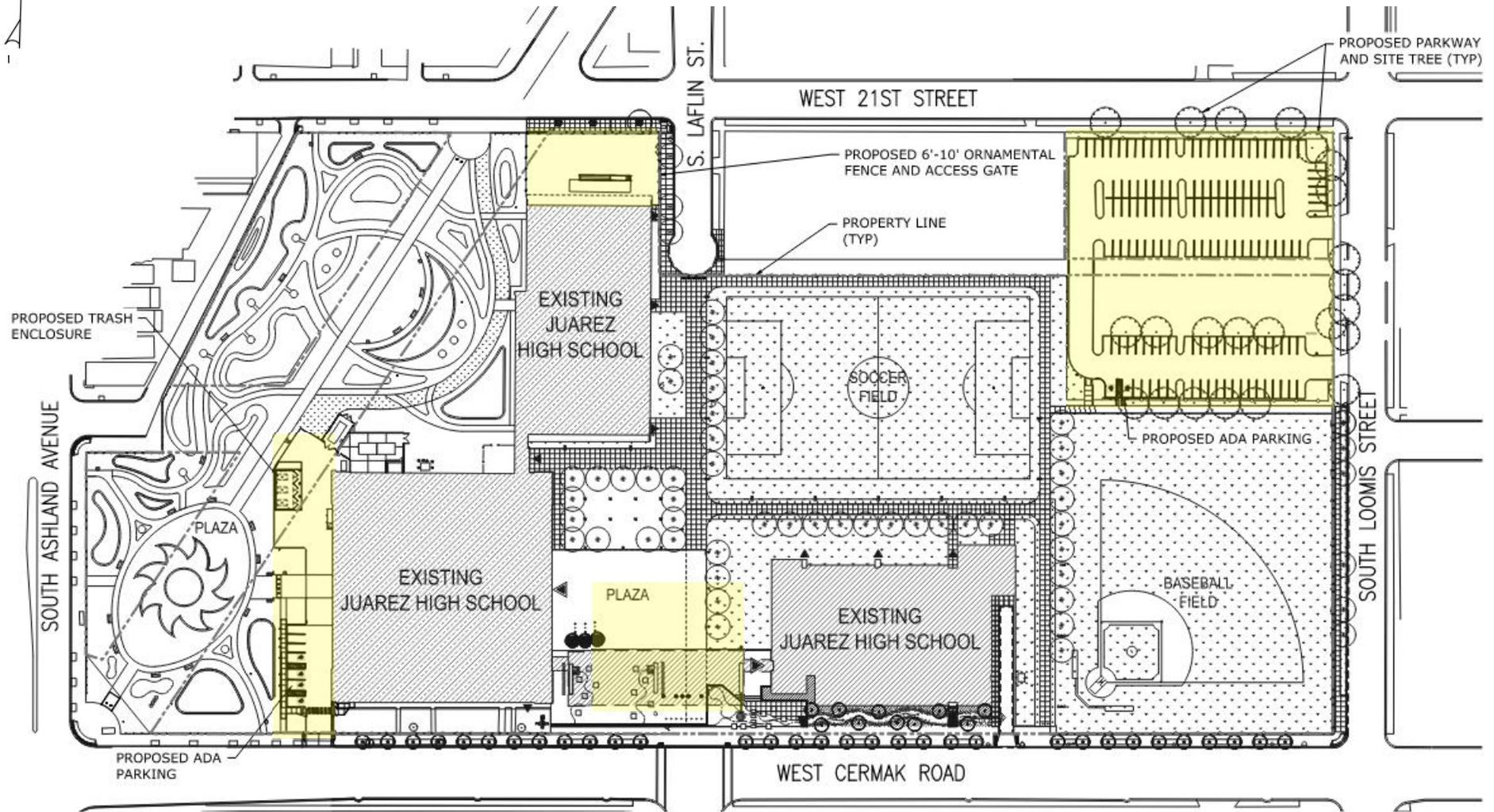


PROJECT SITE  
PD 1054

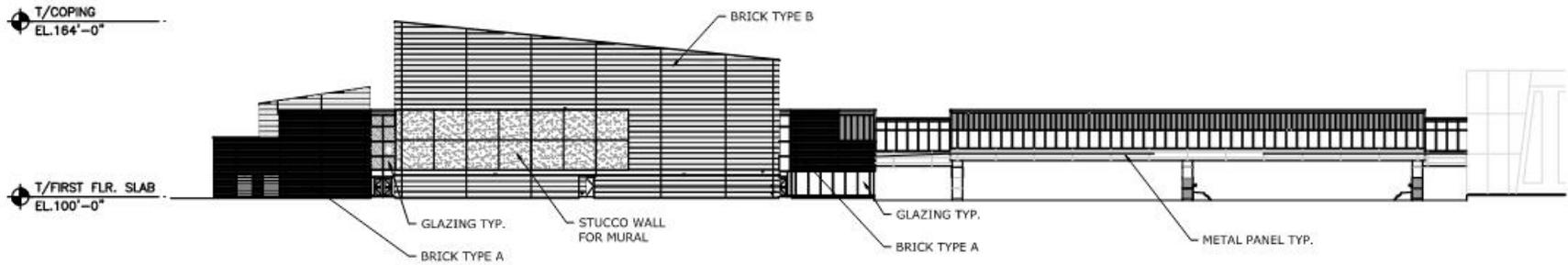


-  PROPERTY LINE
-  PARK
-  SCHOOL BUILDING
-  SCHOOL PARKING/LOADING
-  SCHOOL OPEN SPACE/PROGRAM USE
-  COMMERCIAL
-  MIXED COMMERCIAL/RESIDENTIAL
-  RESIDENTIAL

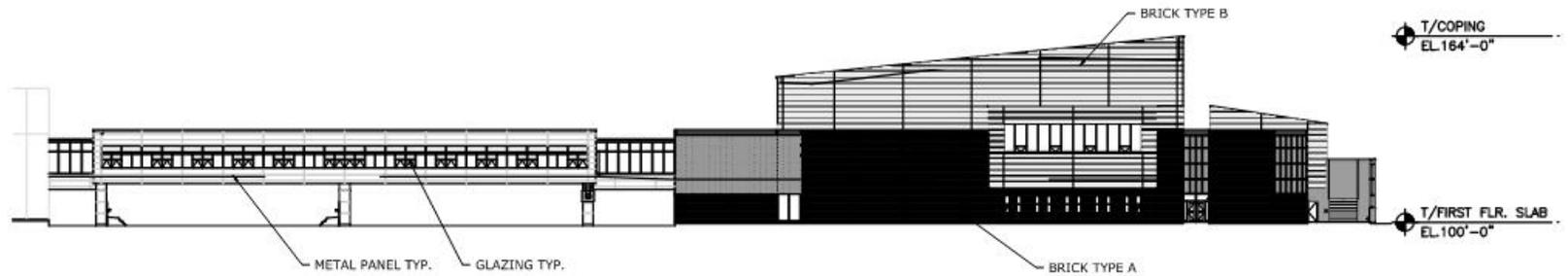




NOTE: HIGHLIGHTED AREAS INDICATE THE APPROXIMATE PROJECT LIMITS FOR THE 2022 PROPOSED SCOPE OF WORK.

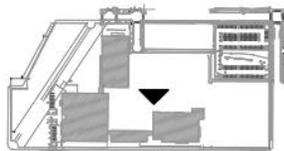


# NORTH ELEVATION

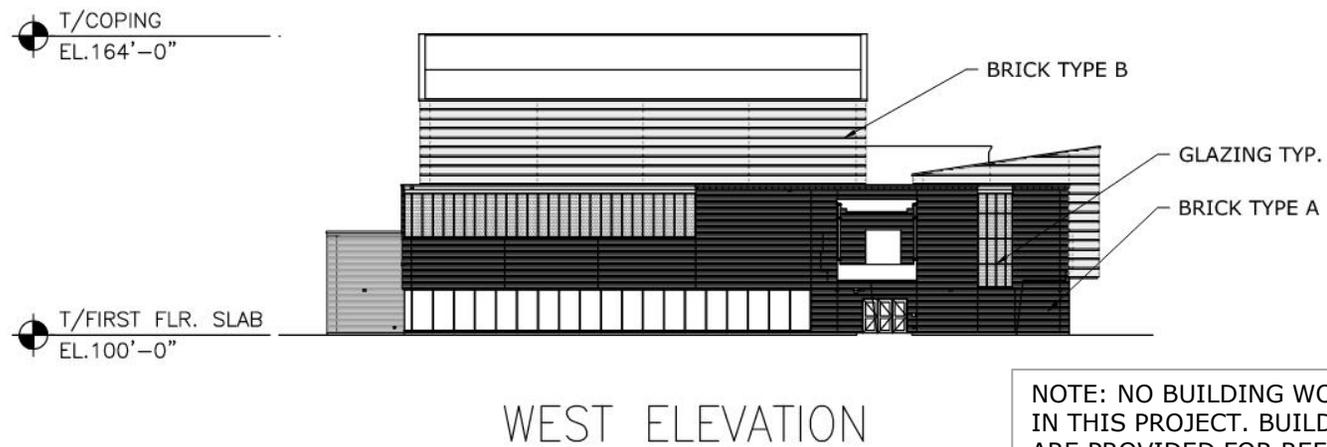


# SOUTH ELEVATION

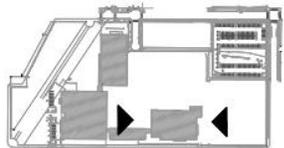
NOTE: NO BUILDING WORK IS PROPOSED IN THIS PROJECT. BUILDING ELEVATIONS ARE PROVIDED FOR REFERENCE ONLY.



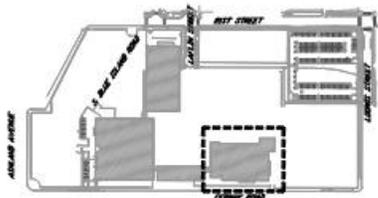
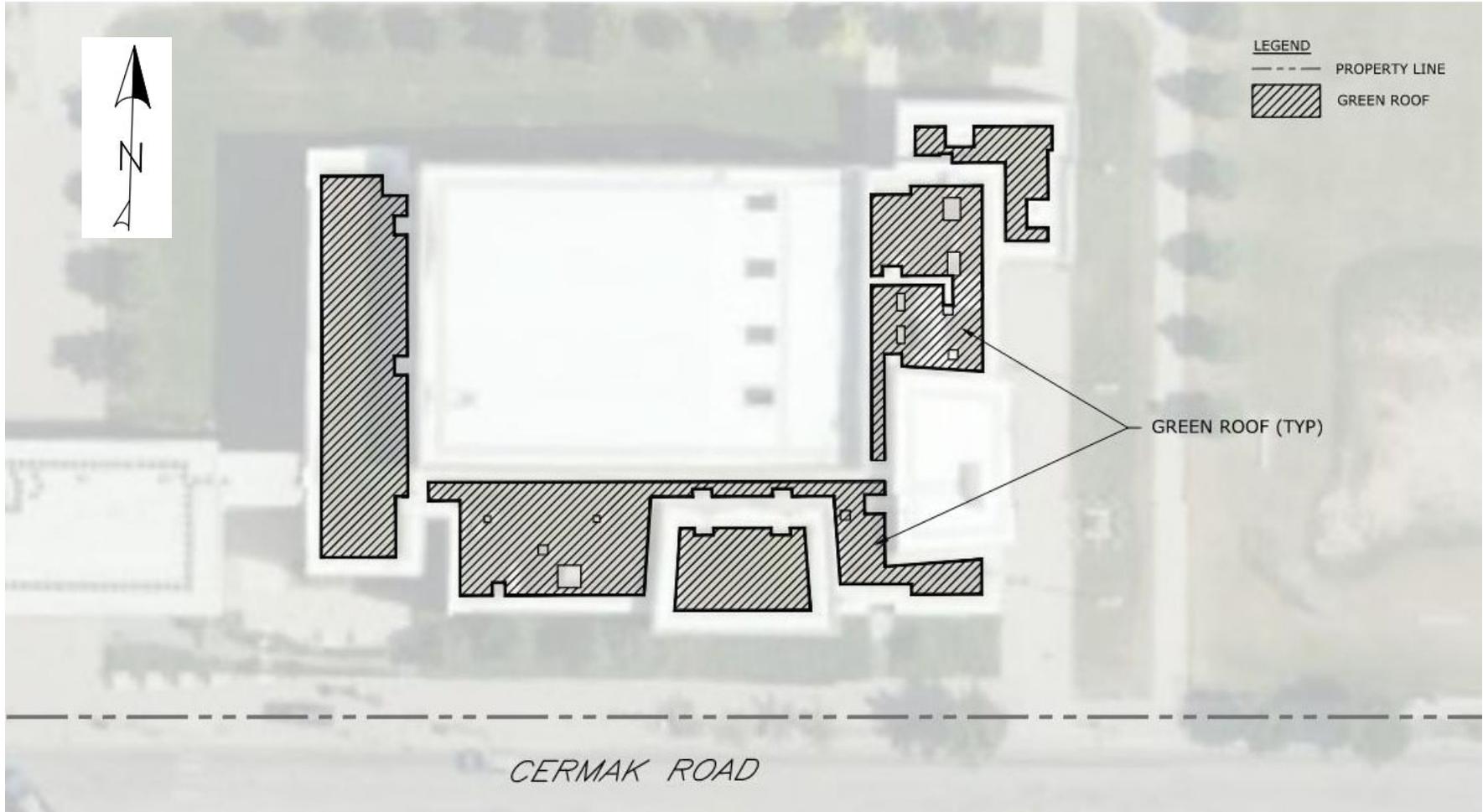
KEY MAP



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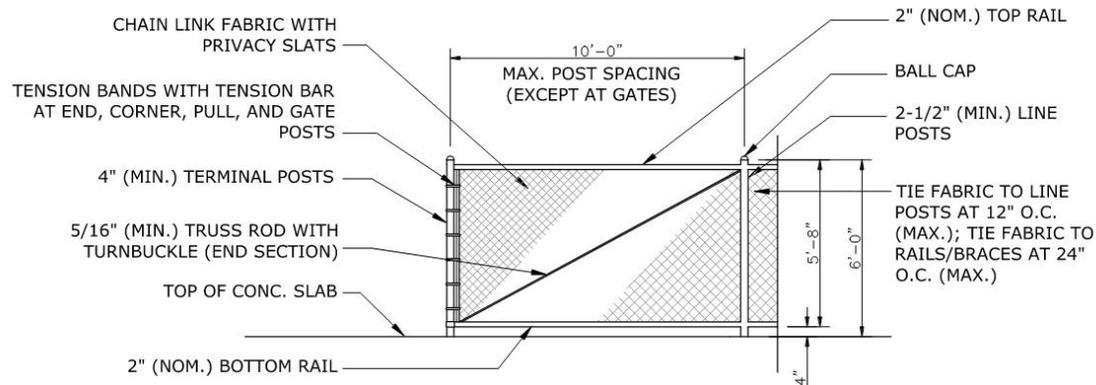


KEY MAP

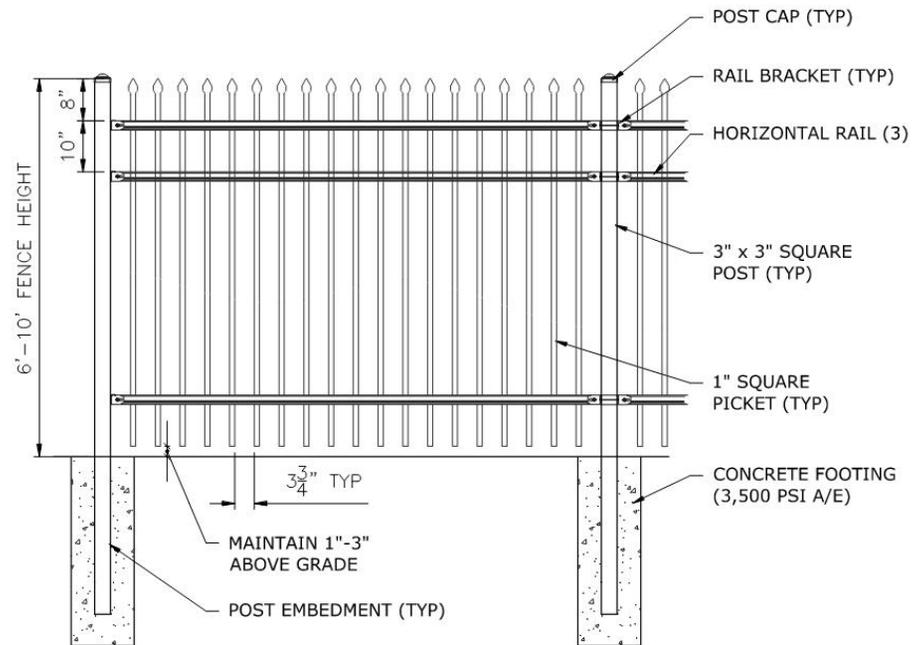


KEY MAP

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**CHAIN LINK FENCE  
AT TRASH ENCLOSURE**



**6' ORNAMENTAL FENCE**

NOTE: FENCE DETAILS PERTAIN TO CURRENT PROPOSED SCOPE OF WORK.