DePaul College Prep High School
3246-3360 N. Campbell Ave. / 2500-2546 W. Melrose St. / 3237-3429 N. Rockwell St., Chicago, IL 60630, Chicago, IL (47th Ward)
DePaul College Prep Foundation
03/19/2020
CHICAGO PLAN COMMISSION
Department of Planning and Development

Amendment to Institutional Planned Development #1184
3246-3360 N. Campbell Ave./2500-2546 W. Melrose St./3237-3429 N. Rockwell St. (47th)
DePaul College Prep Foundation

19 March 2020
COMMUNITY AREA INFORMATION:

- North Center (Community Area #5)
  
  - Population is 35,789 people
    - Those under age 19 compose 25% of the population
    - Those under age 19 has increased 5% since 2010
  
  - Only 39.9% of households have multiple vehicles
    - 46% of the population primarily walks, bikes, or uses public transit
  
  - Institutional land uses comprises 76.2 acres (5.6%) of North Center
Project Timeline

• October 5, 2011 – Institutional Planned Development #1184 (PD #1184) is established
• October 3, 2019 – Open house
• **October 7, 2019 – Application filed to amend PD #1184**
• October 16, 2019 – Ordinance Introduced
• November 17, 2019 – Open house
• March 13, 2020 – Community outreach meeting
• March 19, 2020 – Chicago Plan Commission Meeting
EXISTING ZONING AND LAND USE CONTEXT MAP
DEPAUL COLLEGE PREP AT A GLANCE

- Grade schools in Chicago represented by the student body: 126
- ZIP codes represented in the DePaul Prep community: 49
- Size of the new campus of DePaul Prep: 17 acres
- Classes begin in August 2020
- Nearly 50% of our students are young women and men of color
- College acceptance rate for the class of 2019: 100%
- $10+ million in college scholarships received by the 109 graduates in the class of 2019
- 11 & 9 boys & girls athletic teams with 23 I.H.S.A. Regional championships won since 2014
- 74% of the student body identifies as Catholic
- 35 students have earned college credit via dual enrollment at DePaul University since 2016
- 23% of the freshman class received academic scholarships
- Teacher to student ratio: 11:1
- 35 students have earned college credit via dual enrollment at DePaul University since 2016
- A 13% increase from the class of 2022
- Freshmen in the class of 2023
- Available clubs and extra-curricular activities on campus:
  - 16,000+ service hours volunteered by students in 2018-19
  - 33 & 80% of students participate in clubs, extra-curricular activities, & athletics
Pedestrian Context

VIEW FROM NORTH CAMPBELL
Pedestrian Context

VIEW TOWARD NORTH CAMPBELL FROM CAMPUS
Pedestrian Context
Pedestrian Context

VIEW FROM NORTH ROCKWELL
Pedestrian Context
EXISTING BUILDING (DEVRY INSTITUTE) – EAST ELEVATION
EXISTING BUILDING (DEVRY INSTITUTE) – WEST ELEVATION
EXISTING BUILDING (CHAMBERLAIN) – NORTH ELEVATION
EXISTING BUILDING (CHAMBERLAIN) – SOUTH ELEVATION
EXISTING BUILDING (CHAMBERLAIN) – EAST ELEVATION
PROPOSED ATHLETICS ANNEX – NORTH ELEVATION
PROPOSED ATHLETICS ANNEX – SOUTH ELEVATION
PROPOSED ATHLETICS ANNEX – WEST ELEVATION
17-8-0904.A – GENERAL INTENT

The project promotes safe pedestrian, bicyclist, and vehicular circulation by proving adequate demarcation of traffic paths, bus loading areas, bike parking, and pedestrian pathways both through and around the project.

17-8-0904.B – TRANSPORTATION

All streets and sidewalks to be reconstructed or repaired to CDOT standards.

17-8-0904.C – PARKING

All parking internal to the site to be buffered through landscape design to adjacent public right of way. Parking to be shared amongst the entire site and will join existing parking areas with new and expanded lots.
**17-8-0909-A GENERAL INTENT**

The Project includes adequate, inviting, usable and accessible open space and recreation areas for students, employees and visitors. Substantial functional and landscaped open areas are provided.

**17-8-0909 DESIGN**

Open spaces adjacent to new and existing buildings are developed to be used by both small and large groups and are oriented for both visibility from the buildings on site, but also for open day light exposure.

Parkway trees are to be installed around the perimeter of the development in locations where the parkway width allows.

The surface parking lots will be meet all of the benchmarks set forth in the Chicago Zoning Ordinance in terms of internal planting requirements and setback requirements.
CURTAIN WALL

METAL PANEL

BRICK 1

BRICK 2
<table>
<thead>
<tr>
<th>Compliance Options</th>
<th>Points Required</th>
<th>Sustainable Strategies Menu</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Health</strong></td>
<td></td>
<td><strong>Energy</strong></td>
</tr>
<tr>
<td><strong>Compliance Paths</strong></td>
<td><strong>Options With Certification</strong></td>
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<tr>
<td><strong>All Options Available</strong></td>
<td>9 10 15 25</td>
<td>40 10 20 30 40 50 10 20 10 20 40 5 5</td>
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<td><strong>LEED Platinum</strong></td>
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<tr>
<td><strong>LEED Gold</strong></td>
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<td><strong>Green Globes 4-Globes</strong></td>
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<td>10 12 15 20 30</td>
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<td><strong>Green Globes 3-Globes</strong></td>
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<td><strong>Green Globes 2-Globes</strong></td>
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<td><strong>EarthCraft Building Challenge</strong></td>
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<td>0 10 15 20 30</td>
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<tr>
<td><strong>Green Building Challenge (EcoBuilding) (Silver)</strong></td>
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<td><strong>Enterprise Green Communities</strong></td>
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<td>20 30 40 50</td>
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<tr>
<td><strong>Passive House</strong></td>
<td>70</td>
<td>30 40 50</td>
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</tbody>
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*Sustainable Development Policy*
STORM DETENTION
Watertight Advanced Drainage System Stormtech system

STORMWATER SUMMARY:
RATE CONTROL
Required Detention: 36,481 CF
Provided Detention: 36,626 CF

VOLUME CONTROL
Existing Impervious Area: 79.1%
Proposed Impervious Area: 58.3%
Area Reduction: 20.8%
Project Timeline + Community Outreach

PD Application filed on October 7, 2019

Design Changes:
- Stormwater detention added due to high water table
- Site/Pedestrian enhancements were clarified in response to comments from DPD and CDOT
- Fence added around existing southern parking area

Summary of Community Outreach Presentations

**Ald. Matt Martin, 47th ward**
August 14, 2019: Ald. Martin and staff  
September 23, 2019: Ald. Martin and Chief of Staff  
March 3, 2020: Briefing with Ald. Martin and staff  
March 12, 2020: 47th ward Citizens Advisory Council

**Open Houses for community and prospective families**
Proposed campus plans presented in Q & A sessions with attendees
October 3, 2019: 845 attendees  
November 17, 2019: 1466 attendees

**New Campus Tours**
September 11, 2019: 60 attendees (new parents)  
October 15, 2019: 45 attendees (parent association)  
October 24, 2019: 30 attendees (principals from feeder elementary schools)  
December 2, 2019: 50 attendees (prospective parents)
Bulley & Andrews MBE/WBE Strategy:
• The project is targeting 26% MBE, 6% WBE, and 50% local workforce
• Bulley & Andrews has invited a number of MBE, WBE, and local Chicago builders to bid on the project, well exceeding the targets above.

Project Facts
• Project cost: $38,800,000
• Construction Jobs: 150
• Permanent Jobs: 107 faculty & staff
DPD Recommendations

• Continues the institutional use on site

• Promote transit, pedestrian and bicycle use (17-8-0904-A-2)

• Large fields of surface parking should be avoided. Large parking lots should be broken up into smaller “cells” or “pods” that are defined by buildings, landscaping and pedestrian paths (17-8-0904-C).

• Planned developments should where appropriate for the site, provide adequate, inviting, usable and accessible parks, open spaces and recreation areas for workers, visitors and residents and where appropriate, provide substantial landscaping of the open areas on the building and the site (17-8-0909-A-1&2).