



# **CHICAGO PLAN COMMISSION**

## **Department of Planning and Development**

**CHICAGO HOPE ACADEMY HIGH SCHOOL CAMPUS**

**731-99 SOUTH WASHTENAW AVE./2605-59 WEST HARRISON ST.  
(28<sup>th</sup> Ward)**

**CHICAGO HOPE ACADEMY/CHICAGO LIONS CHARITABLE  
ASSOCIATION**

4/15/2021



# Planning Context



## East Garfield Park Quality of Life Plan

Adopted: May 2005

Partner Agencies: LISC

### RECOMMENDATIONS

- Adaptively reuse vacant property within neighborhood
- Develop a wide range of educational choices
- Provide more “community schools” with after-school, community based programs.
- Expand youth recreation options.



## North Lawndale Quality of Life Plan

Adopted: May 2005

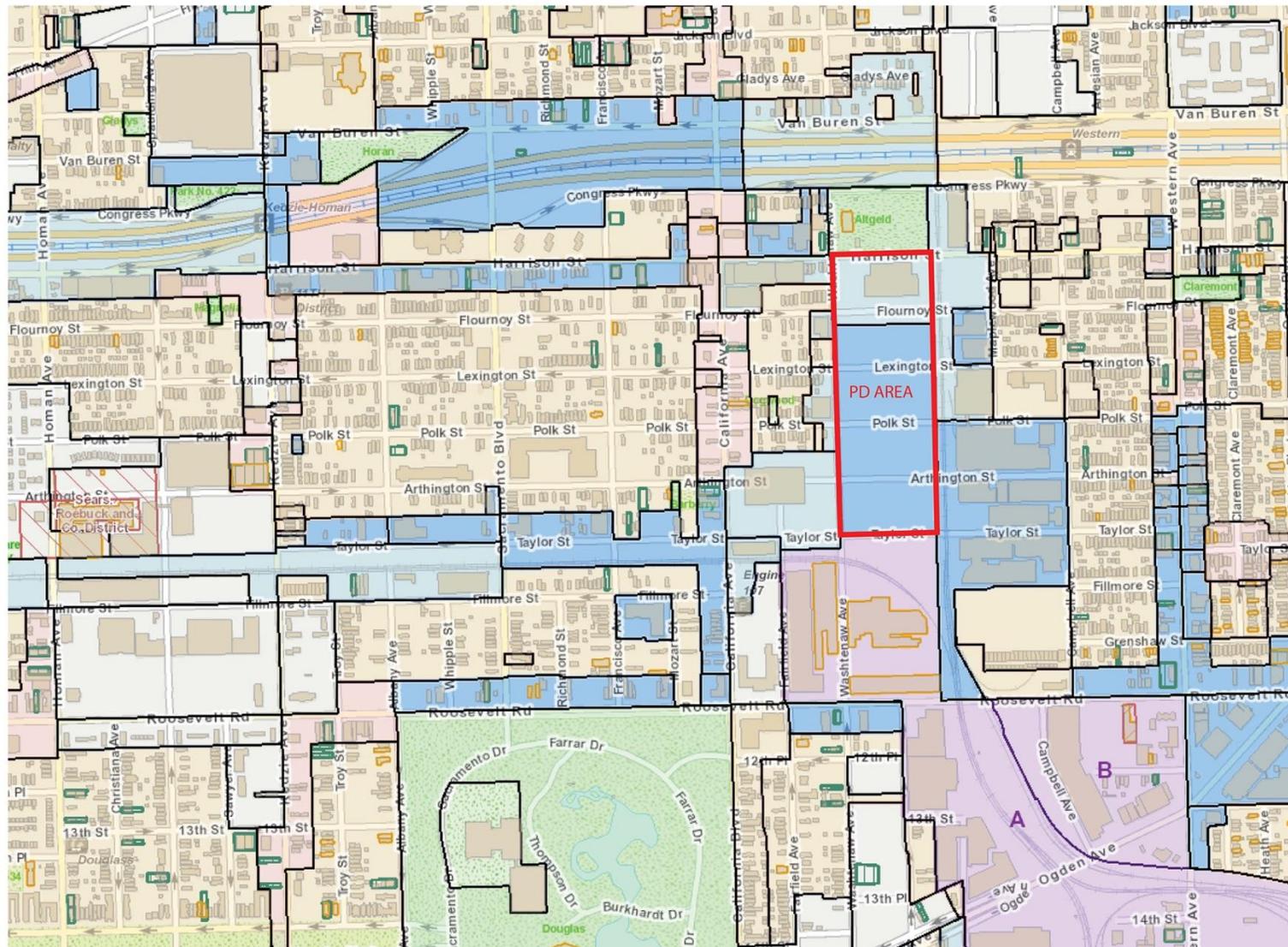
Partner Agencies: LISC

### RECOMMENDATIONS

- Construct playground and athletic facilities on vacant land.
- Develop partnerships between the community and local schools
- Provide new fitness opportunities.

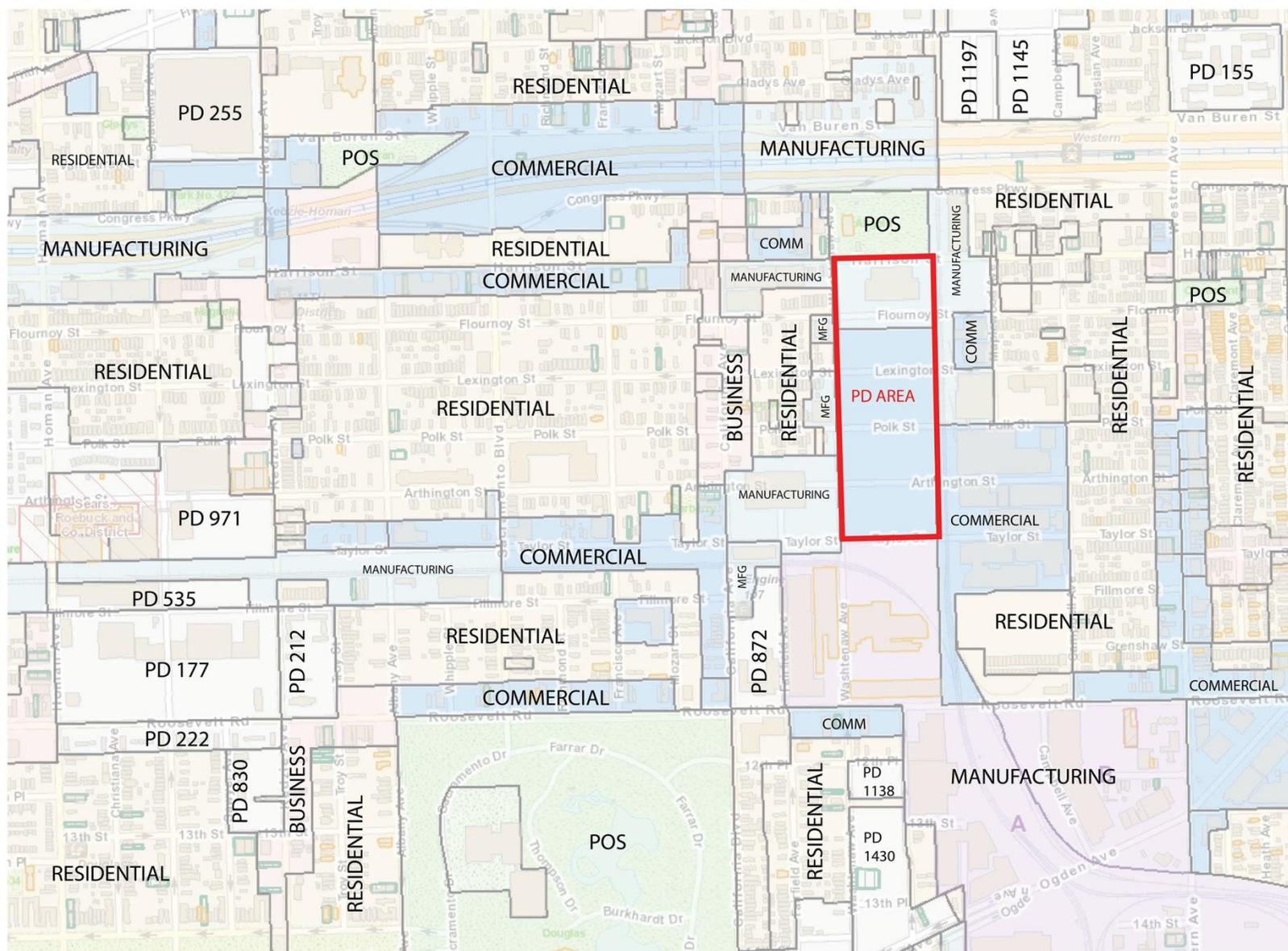
# Project Timeline + Community Outreach

- Date of PD Filing: September 9, 2019
- Date(s) of Community Meetings:
  - January 10, 2018
  - March 8, 2021
- Project Changes Based on Feedback:
  - Addition of community amenities including dog park, memorial wall, community courtyard, sports court, entry gathering terrace and playground.



EXISTING ZONING DISTRICTS

	MANUFACTURING		BUSINESS		RESIDENTIAL		PD BOUNDARY
	PLANNED MANUFACTURING		COMMERCIAL		PARKS & OPEN SPACE		



 PD BOUNDARY

# LAND USE CONTEXT PLAN



# Existing Pedestrian Context



HARRISON ST LOOKING EAST TOWARDS QUEST MULTISPORT



INTERSECTION OF HARRISON & WASHTENAW LOOKING SOUTH



WASHTENAW & FLOURNOY LOOKING SOUTH



WASHTENAW & FLOURNOY LOOKING NORTH



WASHTENAW & LEXINGTON LOOKING SOUTH / WEST



WASHTENAW & POLK LOOKING NORTH / EAST



WASHTENAW & POLK LOOKING WEST



WASHTENAW & POLK LOOKING SOUTH



POLK LOOKING EAST (SOUTH / EAST CORNER OF CHICAGO HOPE SITE)



POLK LOOKING SOUTH (CLCA SITE)



TAYLOR STREET LOOKING WEST TOWARDS BRINKS



TAYLOR STREET LOOKING SOUTH (S/W CORNER OF PD BOUNDARY)



**AERIAL VIEW FROM SW DIRECTION**





**URBAN DESIGN - VIEW FROM SW DIRECTION**



**URBAN DESIGN - VIEW FROM NW DIRECTION**



**VIEW FROM SE DIRECTION**





**VIEW OF LOBBY**



VIEW OF CHAPEL



**VIEW OF CAFETERIA**

**SECOND FLOOR PLAN**

**THIRD FLOOR PLAN**

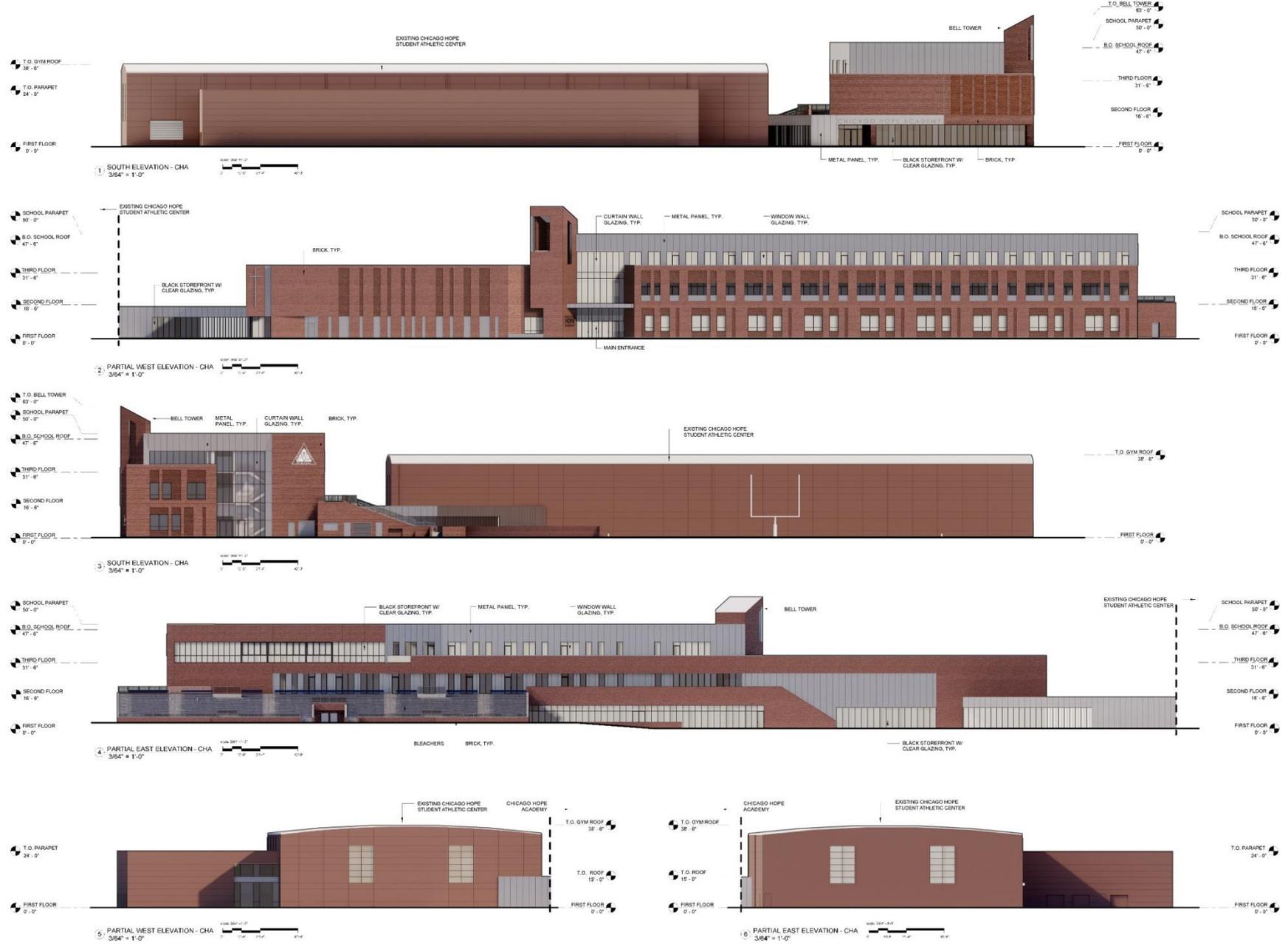


**VIEW OF CLASSROOM CORRIDOR**



**VIEW OF A TYPICAL CLASSROOM**





# BUILDING ELEVATIONS



WEST ELEVATION



EAST ELEVATION

FACE BRICK - MEDIUM  
IRONSPOT #46 SMOOTH



FACE BRICK - MEDIUM  
IRONSPOT #46 MATT



LOW-E GLAZING



METAL PANEL





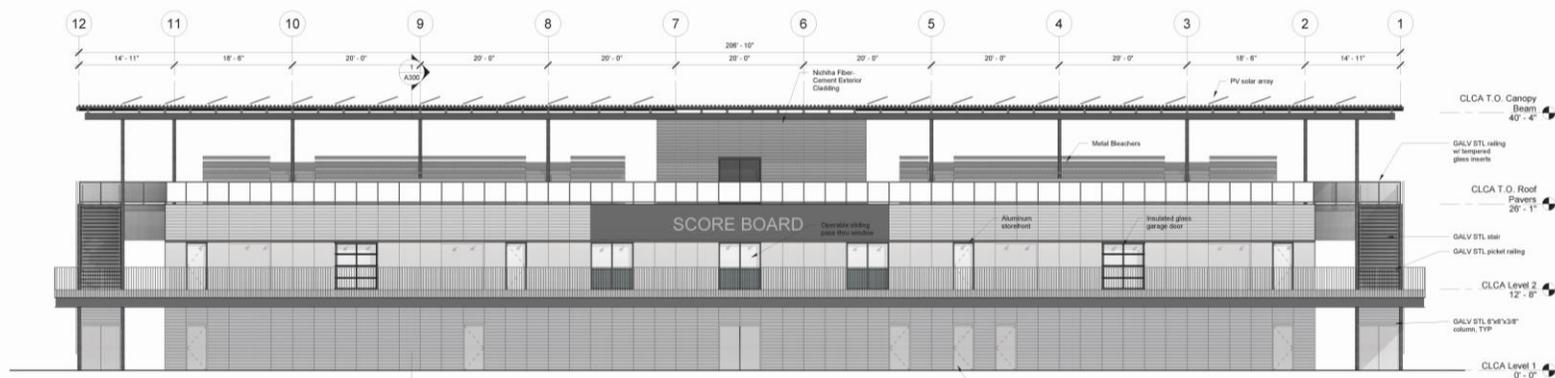
1 PROPOSED FIRST FLOOR PLAN  
 1/8" = 1'-0" (@ 30"x42")  
 SCALE 1/8" = 1'-0"



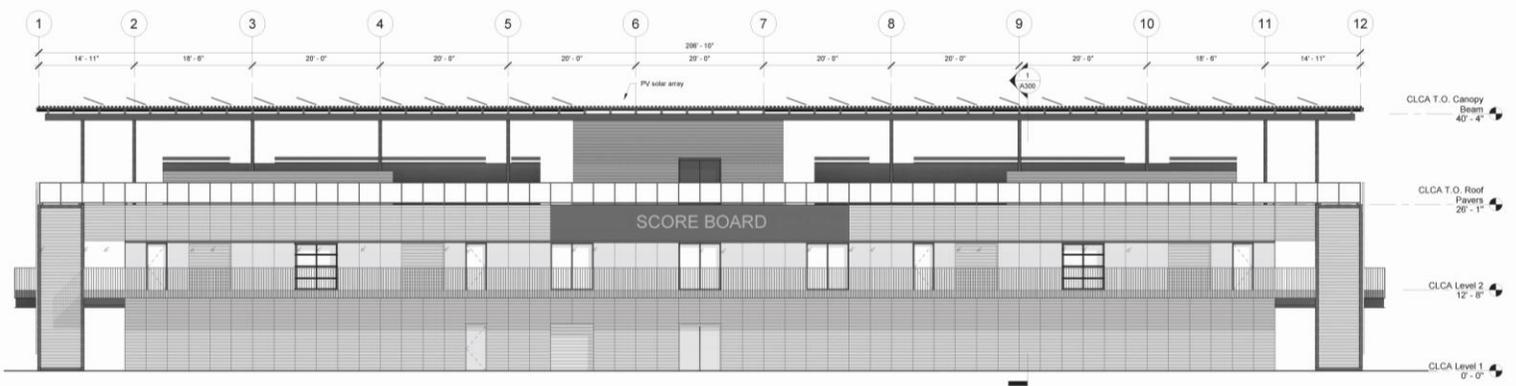
2 PROPOSED SECOND FLOOR PLAN  
 1/8" = 1'-0" (@ 30"x42")  
 SCALE 1/8" = 1'-0"

# FIELDHOUSE – FIRST & SECOND FLOOR PLAN

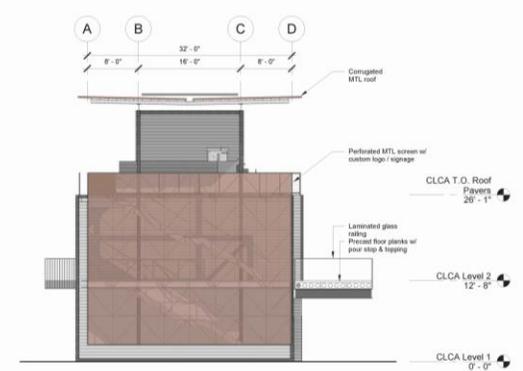




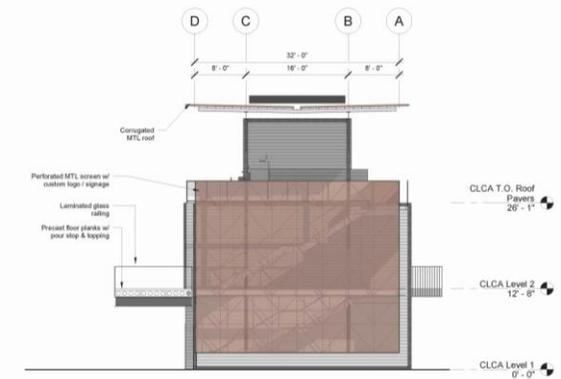
1 EAST ELEVATION - CLCA FIELDHOUSE  
1/8" = 1'-0"



4 WEST ELEVATION - CLCA FIELDHOUSE  
1/8" = 1'-0"



3 SOUTH ELEVATION - CLCA FIELDHOUSE  
1/8" = 1'-0"



2 NORTH ELEVATION - CLCA FIELDHOUSE  
1/8" = 1'-0"

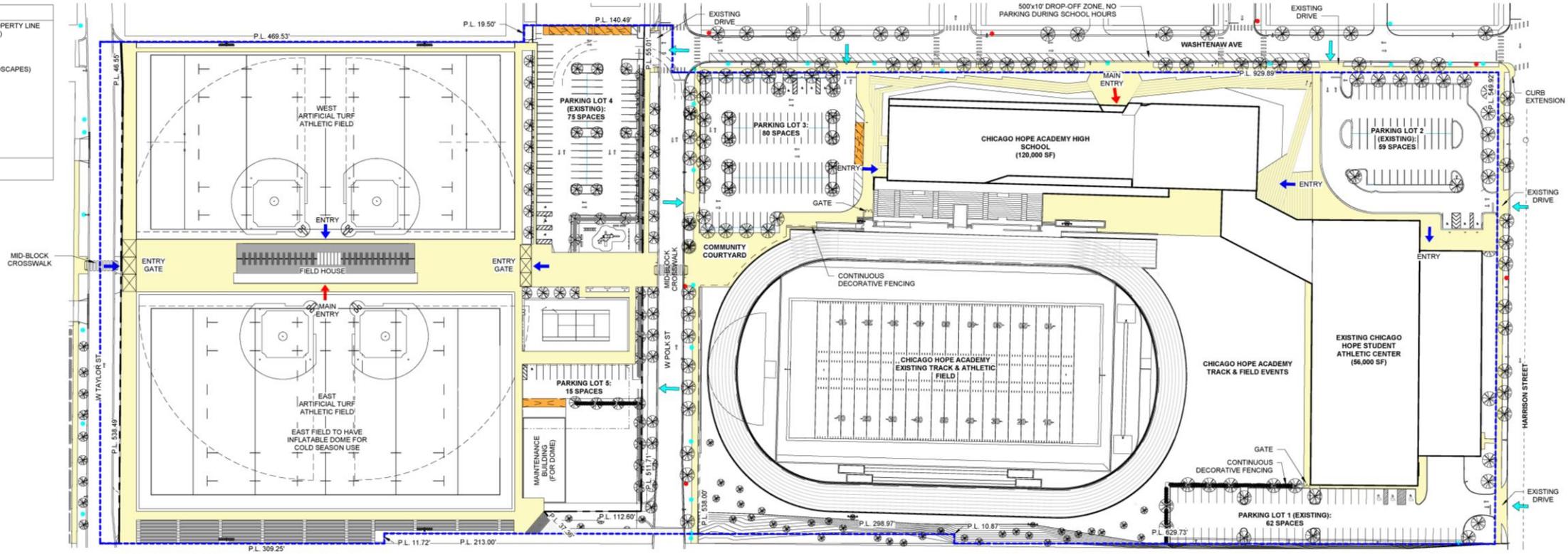
# FIELDHOUSE ELEVATIONS



**LEGEND**

- PLANNED DEVELOPMENT BOUNDARY (P.D.)
- PROPERTY LINE (P.L.)
- CAR DROP OFF ZONE
- PEDESTRIAN ACCESS (EXTERIOR SIDEWALKS & HARDSCAPES)
- LOADING ZONE 10'X50'
- ➔ MAIN BUILDING ENTRANCE
- ➔ BUILDING ENTRANCE / EXIT
- ➔ PARKING LOT ENTRANCE

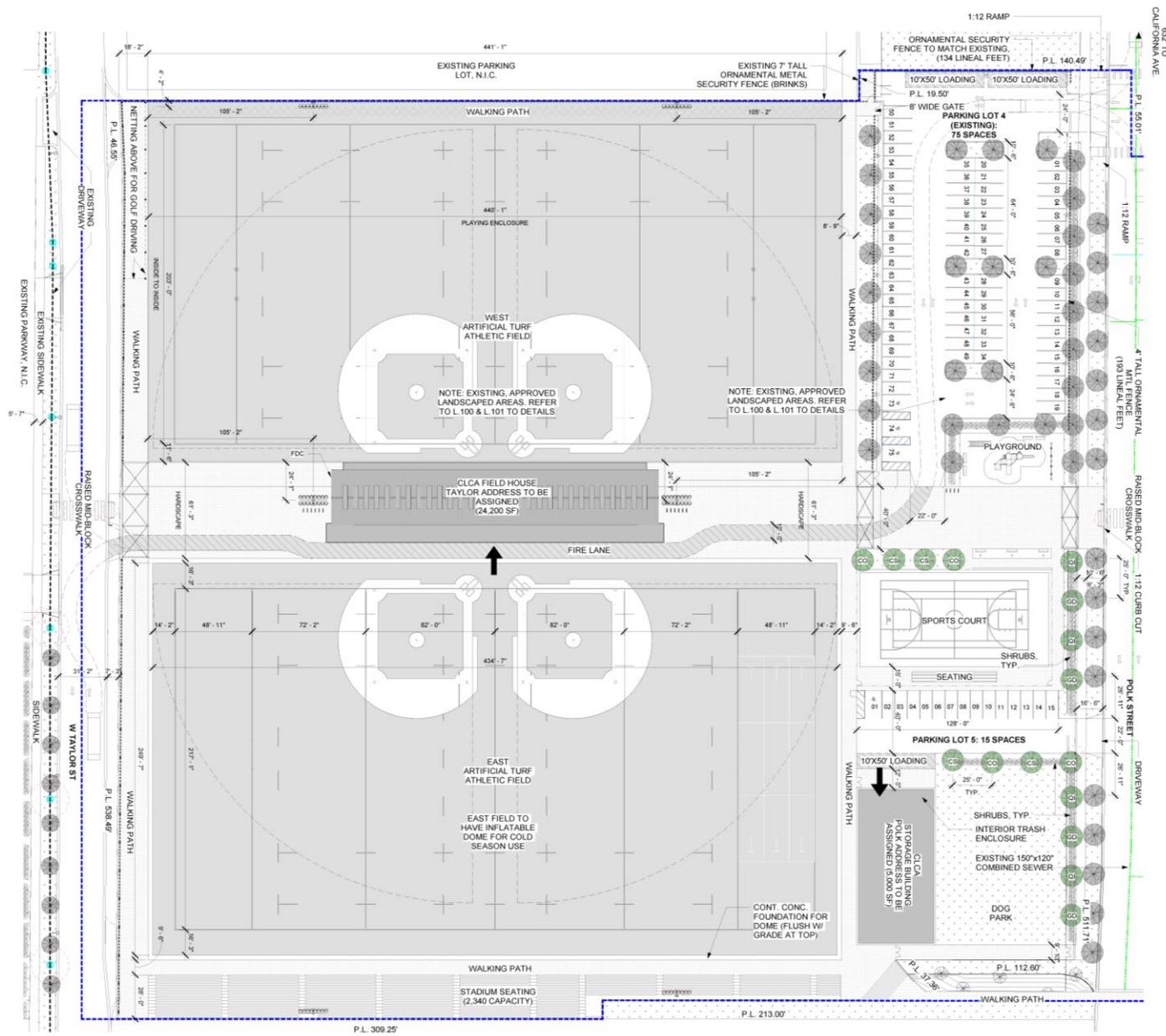
SEE A101 & A102 FOR ADDITIONAL SITE DETAIL  
SEE A104 - A106 FOR BUILDING PLANS



1 PEDESTRIAN AND VEHICULAR ACCESS PLAN  
1" = 60'-0"

# TRANSPORTATION, TRAFFIC, AND PARKING





1 LANDSCAPE PLAN (SOUTH)  
 1" = 30'-0"



# OPEN SPACE + LANDSCAPING – SOUTH SITE PLAN

## SUSTAINABLE FEATURES

1. Exceed Energy Code (10%) – 30 pts: This strategy involves exceeding the baseline model currently required in the Chicago Energy Conservation Code by a minimum of 10%.
2. Exceed Stormwater Ordinance (25%) – 10 pts.
3. Working Landscapes - 5 pts
4. Tree Planting - 5 pts
5. Proximity to Transit Service – 5 points
6. Indoor Water Use Reduction -10 pts
7. Bike Parking Commercial & Industrial – 5 pts.
8. EV Charging Stations – 10 pts
9. EV Charger Readiness – 5 pts
10. CTA Digital Displays – 5 pts.
11. 80% Water Waste Diversion – 10 pts.

## North Site Stormwater Detention:

- **Hope Student Athletic Center**
  - Stormwater detention provided in 2006.
  - Detention will be modified per adjusted tributary areas and will maintain existing release rates approved in 2006.
  - Portion of the existing detention from the south end of the Hope Student Athletic Center and parking lot on the east side will be routed to CHA detention. The volume control will be met by use of bioswales/rain gardens and permeable pavers. If infiltrating BMP's are not feasible, the detention tank will be oversized to include volume control.
- **Chicago Hope Academy existing Field & Track facilities**
  - Stormwater detention provided in 2016 and will remain unchanged.

## South Site Stormwater Detention:

- **West Athletic Fields & Parking Lot 4**
  - Stormwater detention approved (Permit OUC File #84162).
  - An oversized underground detention system will be provided.
- **East Athletic Fields & CLCA Fieldhouse**
  - Stormwater detention for the CLCA Fieldhouse and east fields will comply with city regulations.

## **PROJECT BENEFITS:**

**150 Construction Jobs  
80 Permanent Jobs  
37 million project budget**

### **The City's Participation Goals are:**

**26% Participation from Qualified Minority Business Enterprises  
6% Participation from Qualified Women Business Enterprises  
50% City Residency Hiring Goal  
7.5% Local Impact Area Hiring Goal**



# DPD Recommendations

- Promotes unified planning and development as evidenced through the site design, which strives to fit into the context and character of the immediate area with appropriate massing, and height Per 17-8-0102;
- Provides a high-quality urban design as evidenced by the materials chosen in the project, the creative use of textures and colors to break up the massing, the improvements to the façade of the existing Quest Multisport building so it matches the Chicago Hope Academy Per 17-08-105 ;
- Limits the use of blank featureless walls, and where blank areas are present it breaks up the façade by articulating the walls, adding contrasting brick and metal panels, and adding ground level landscaping to reduce the scale Per 17-8-0905-B-6;
- Ensure all sides and areas of the buildings that are visible to the public are treated with materials, finishes, and architectural details that are of high-quality and appropriate for use on primary public-right-of-way-facing façade Per 17-8-0907-B-3;
- Limits the amount of on-site parking, shields it from public street through landscaping and breaks-up large fields of parking into smaller pods that are defined by the buildings and pedestrian paths Per 17-8-0904-C
- Included significant perimeter landscaping and appropriate setbacks along Washtenaw Ave which are appropriate for a large institutional use Per 17-8-0909);
- Provides usable and accessible open space and recreation areas for workers, students and residents (per 17-8-0909-A-1) while also providing substantial landscaping for the open areas Per 17-8-0909-A-2
- Provides a level of amenities appropriate to the nature and scale of the project including accessible outdoor recreation space, youth programming along and publicly accessible playground, dog park and basketball/tennis courts Per 17-8-0104



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