



# CHICAGO PLAN COMMISSION – April 20<sup>th</sup>, 2023 Department of Planning and Development

Institutional Planned Development Application: Michele Clark High School

5101 W. Harrison Street (29th Ward/Ald. Chris Taliaferro)

**Applicant: Chicago Board of Education** 

### **Project Description**

#### The Applicant is proposing the following actions:

- Expand the existing campus of Michele Clark High School to include an adjacent vacant site for additional athletic facilities.
- Rezone the project area from a RT-4 Residential Two-Flat, Townhouse and Multi-Unit District and a M1-2 Limited Manufacturing/Business Park District to a B3-1 Community Shopping District and then to an Institutional Planned Development.
- Construct a new artificial turf football field, a 56-space parking lot, and a turf field with walking track.



### 5101 W. Harrison St.

**Project type:** Proposed institutional planned development

Ward: 29th / Alderman Chris Taliaferro

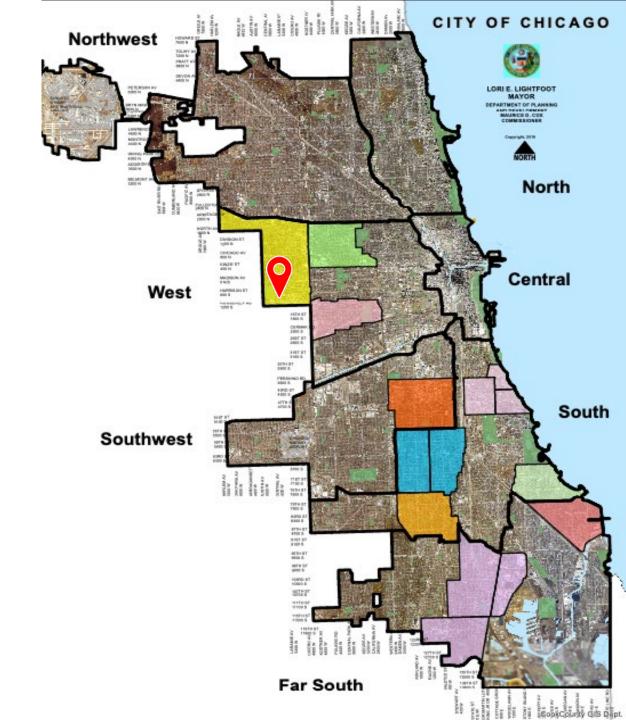
**Planning region:** West

Community area: Austin

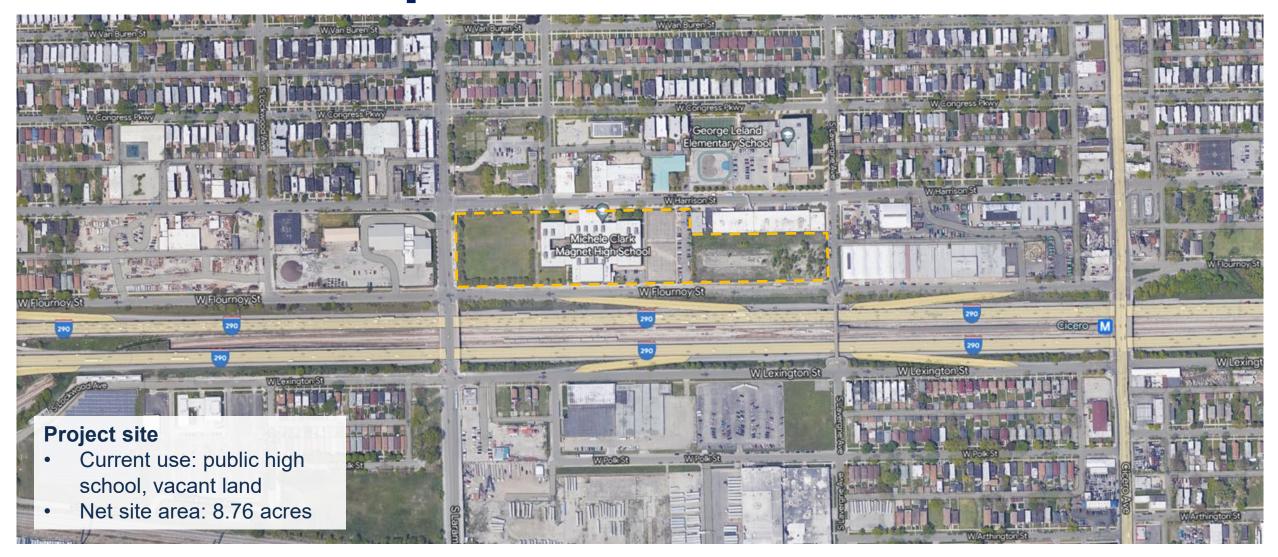
**ISW corridor?** No

#### **Community 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



# **Location Map**





# **Zoning Map**

**Existing zoning:** RT-4, M1-2

**Proposed rezoning:** B3-1 to

Institutional Planned

Development





### **Context Plan**

#### Michele Clark High School

- Constructed in 1971
- ~500 students
- 83 faculty and staff
- Existing two-story building
- Recently constructed tennis courts at Laramie





### PD Boundary Plan

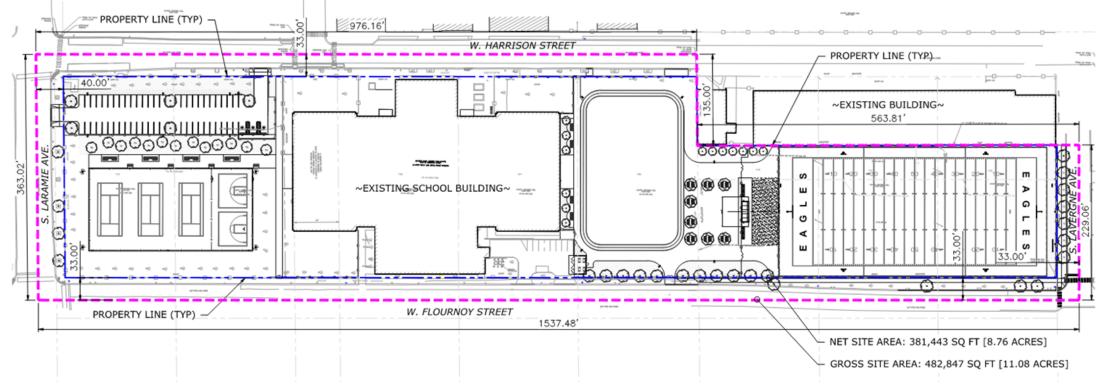
#### **PD Boundary Areas**

Gross Site Area: 8.76 Acres

Net site area: 11.08 Acres









## **Existing Conditions**



**FACING EAST FROM EAST PARCEL** 



**FACING NORTHWEST FROM EAST PARCEL** 



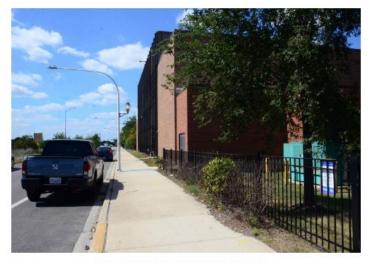
**FACING WEST FROM EAST PARCEL** 



**FACING EAST ALONG FLOURNOY** 



### **Existing Conditions**



**FACING WEST ALONG FLOURNOY** 



**FACING WEST AT WEST SIDE TENNIS COURTS** 



**FACING NORTH AT EAST ELEVATION AND TENNIS COURTS** 



**FACING SOUTH AT EAST SIDE TENNIS COURTS** 



### **Existing Conditions**



**FACING SOUTH ALONG HARRISON** 



FACING WEST ALONG HARRISON



**FACING SOUTH AT MAIN BUILDING ENTRY** 



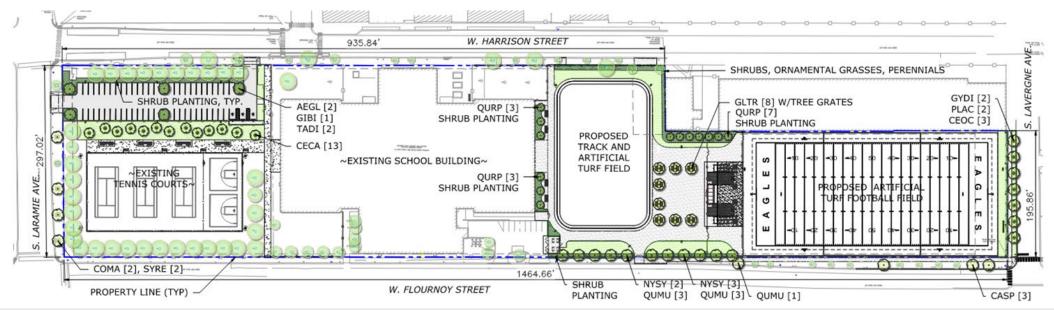
**FACING SOUTH AT WEST ELEVATION** 



## **Project Summary**

#### **Campus Expansion Details**

- Artificial turf football field for practice and non-varsity games
- Bleachers and press box for football field
- Artificial turf playfield and track
- 56-space parking lot with EV charger





### **Project Timeline & Outreach**

#### **Key Dates**

- •
- CPS IGA met with Alderman Taliaferro: 1/4/2022
- CPS Met with Chicago West Side NAACP Chapter: 2/10/2022
- CPS attended a Community Forum hosted at Michele Clark HS: 2/17/2022
- CPS met with Chicago West Side NAACP Chapter: 3/15/2022
- CPS attended the scope review meeting hosted at Michele Clark HS: 9/27/2022
- Introduced to City Council: 12/14/2022
- CPS IGA met with Alderman Taliaferro and received a Letter of Support: 2/27/2023
- Plan Commission: 04/20/2023
- Projected Substantial Completion of Construction: 12/2023

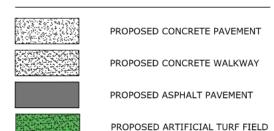


### Site Plan

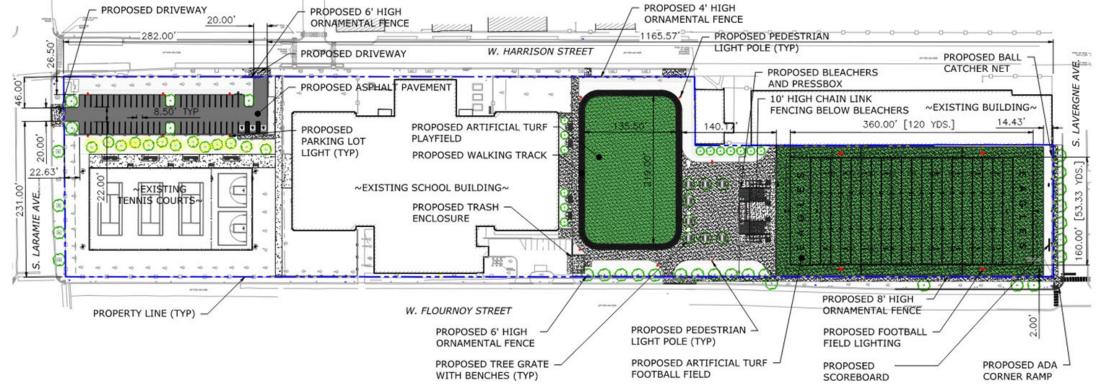
#### **Proposed Improvements**

- Artificial turf football and playfields
- Plaza space with landscaping and seating
- Right of way improvements
- New vehicular parking area

#### LEGEND



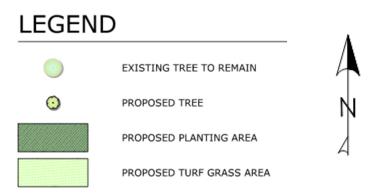


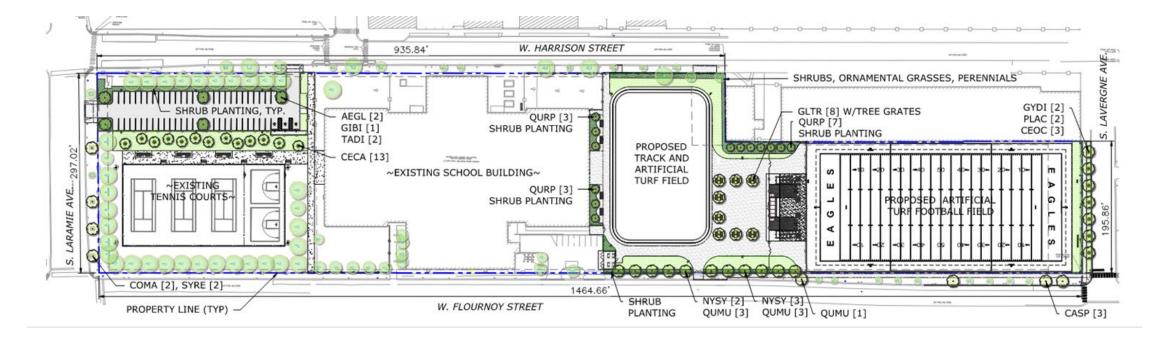




### Landscape Plan

- 14 street trees
- 43 internal tree plantings
- 27,458 sf of internal landscape area



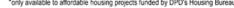




### Sustainable Development Policy

- 25 points required. Strategies include:
  - Working Landscapes
  - EV Charging Station
  - •80% Waste Diversion

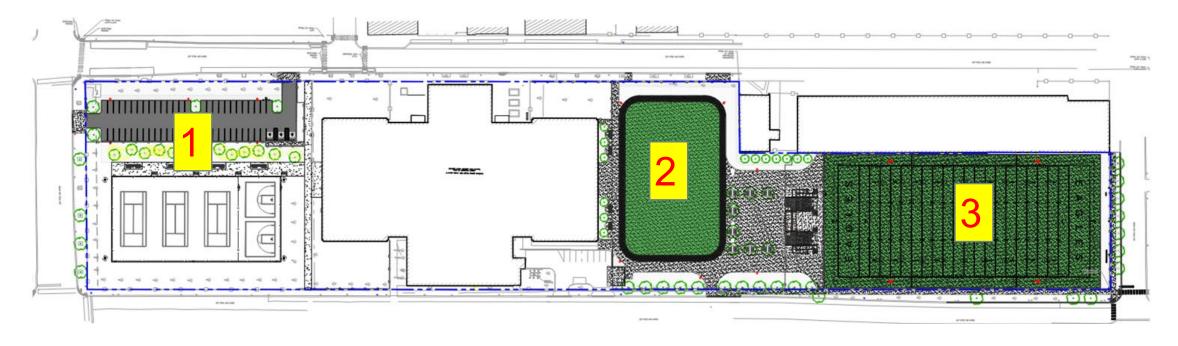
Compliance Options	Point	s Required		Sustainable Strategies Menu																$\Box$															
			Health	Energy							Stormwater						Landscapes			Green Roofs		Water		Transportation						Solid Waste	Work Force	Wild	llife		
		g				Choose one			Choose one		Choose		ne L								Choose one		Choose one										8:2 Workforce Development	Choose one	
Compliance Paths Options Without Certification	Starting Points	Number of Optional Points Required New Construction / Substantial Rehab / Moderate Reht	Achieve WELL Building Stan	2.1 Designed to earn 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%)	Onsite Renewable Energy Exceed Stormwater Ordin Exceed Stormwater Infiltrati 100% Stormwater Infiltrati 100% Sump Pump Capture & Re 100-year detention for lot-	4.1 Working Landscapes	4.2 Natural Landscapes	4.3 Tree Planting	4.4 Achieve Sustainable Sites Certification	Achieve Sustainable Sites Green Roof 50-100%		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	77 CTA Digital Displays	8.1 80% Waste Diversion	9.1 Bird Protection (Basic)	9.2 Bird Protection (Enhanced)						
All Options Available	0	100 / 50 / 25	40	30	20	30	40	50	10	20	10	20	40	5	5	-5(	5	<b>\( \)</b> 5	5	20	10	20	10	20	5	5	5	15	(10)	Ď	4	(10)	10	5	10
Options With Certification LEED Platinum	0.5	E1010	40	N/A	315	311	NIA	N/A	NIA	NIA	40	00	40	-	-		$\sim$	, I	NIA	20	40	20	NIA	NIA	NA	-	NA	NIA	بيد	,		NI)		-	10
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LEED Silver	80	20/0/0	40	NA NA	NA NA	NA NA	40	50	10	20	10	20	40	5	5	5	5	5 5	5	20	10	20	NA NA	20	NA NA	5	NA NA	NA NA	10	G E	5	10	10	5	10
Green Globes 4-Globes	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.	5	NA	NA NA	10	5	5	10	10	5	10
Green Globes 3-Globes	80	20/0/0	40	NA NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	NA.	5	20	10	20	NA NA	NA NA	NA NA	5	NA	NA	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	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 of															,		,	,	-	20		2.0		20			-			,	,			,	





# Stormwater Management

- The project is regulated for stormwater detention and includes three zones of stormwater management:
  - 1. Infiltration basin under western parking
  - 2. Infiltration basin under artificial turf playfield
  - 3. Infiltration basin under artificial turf football field





### **Economic & Community Benefits**

#### **Economic Benefits**

Project budget: \$16,000,000.00

Estimated construction employment: TBD

Local hiring: TBD

#### **Minority- and Women-owned Business Enterprises**

- Minimum of 30% Participation from Qualified Minority Business Enterprises
- Minimum of 7% Participation from Qualified Women Business Enterprises



### **DPD Recommendation**

DPD Recommendation: Approve zoning map amendment to rezone the site from RT-4 Residential Two-Flat, Townhouse and Multi-Unit District and a M1-2 Limited Manufacturing/Business Park District to a B3-1 Community Shopping District and then to an Institutional Planned Development to facilitate the expansion of the Michele Clark High School campus and allow for construction of a new artificial turf football field, a 56-space parking lot, and a turf field with walking track.

After reviewing application materials and analyzing with respect to the factors addressed in previous slides, DPD recommends approval for the amendment for the following justifications:

- Encourages unified planning and development (17-8-0102)
- Promotes economically beneficial development patterns that are compatible with the character of existing neighborhoods. (17-8-0103)
- Reinforces desirable urban features found within the surrounding area; creates seamless or gradual transitions in bulk and scale when high-intensity development occurs in or near areas with a lower-intensity character (17-8-0906)

It is the recommendation of the Department of Planning and Development that the application for a zoning map amendment from the Chicago Board of Education be approved and recommended for passage to the City Council Committee on Zoning, Landmarks and Building Standards.