



CHICAGO PLAN COMMISSION

Department of Planning and Development

Chicago Jesuit Academy Campus Expansion

**5050-98 and 5091-99 West Jackson Boulevard/235-313 South
Leamington Avenue/5043-5099 West Quincy Street (28th Ward)**

Chicago Jesuit Academy

October 20, 2022

Community Area Snapshot

COMMUNITY AREA INFORMATION:

- Located in the Austin Community Area

Demographics*

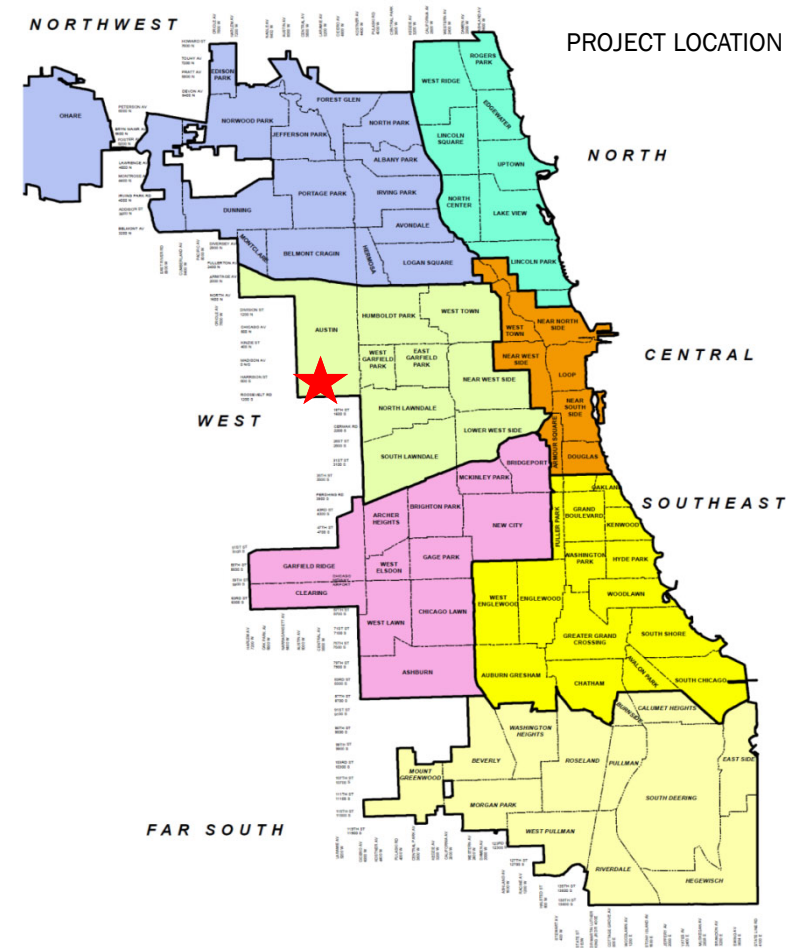
- 96,557 total population
- 40.8% residents age 20-49
- 32.7% age 50+
- 26.5 % age 19 and under
- 2.7 average household size
- \$33,515 median income

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



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



SITE CONTEXT PLAN

Planning Context



Austin Coming Together – Quality of Life Plan

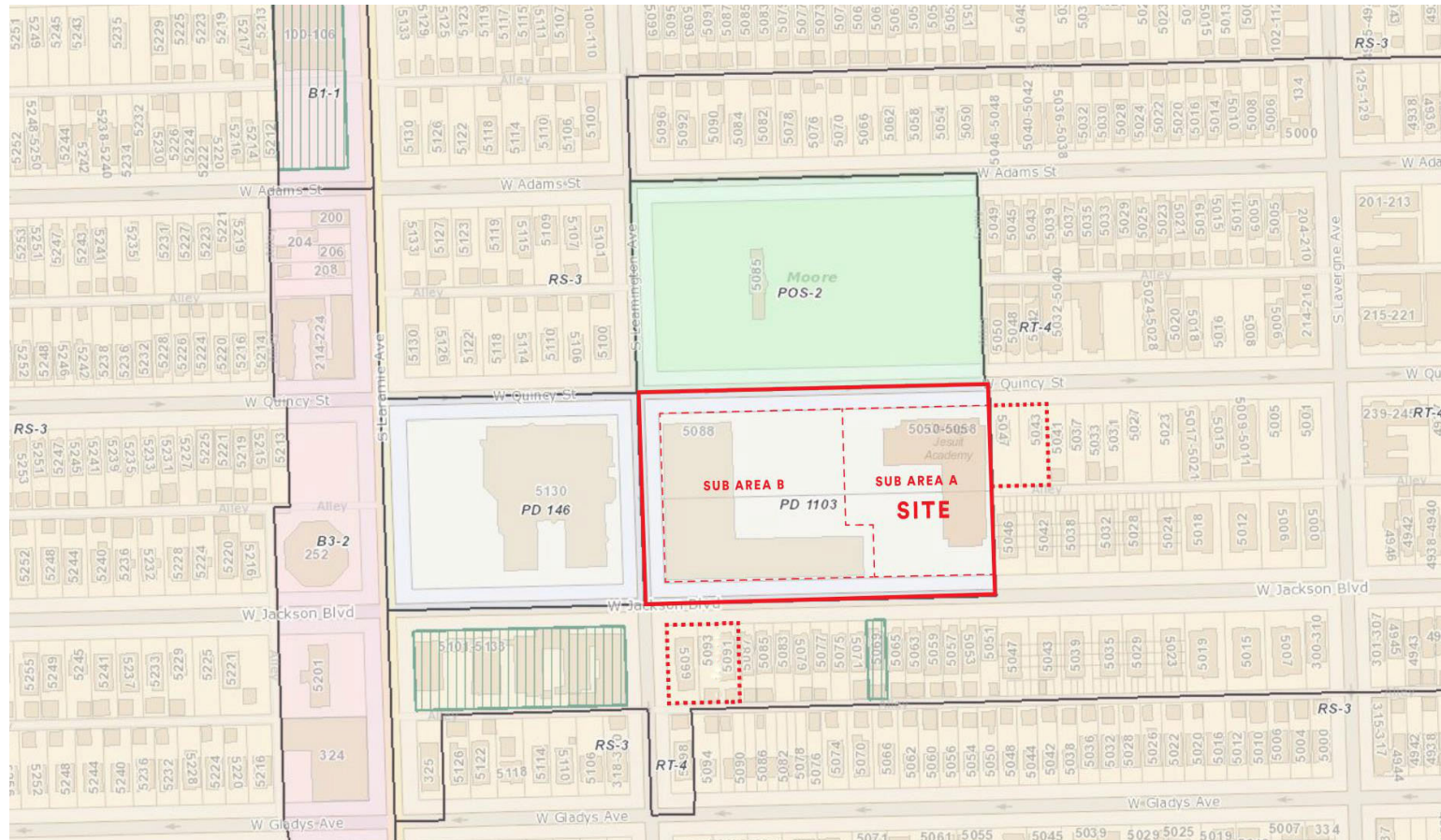
- 2018
- LISC Chicago

Increase Student enrollment in Austin neighborhood schools

Expand supportive programs for local youth's social, emotional, and physical wellbeing

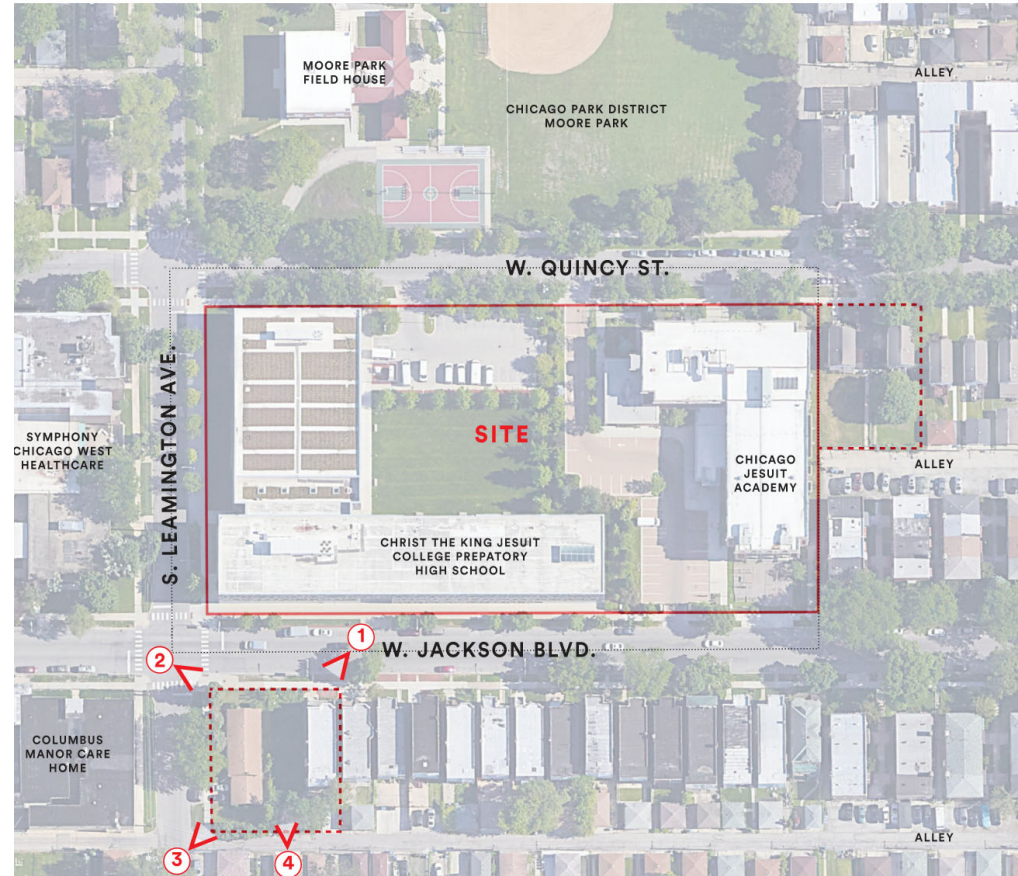
Zoning

- **Current Zoning:** PD 1103
- **Max Height:** 66' Sub-Area A
- **FAR:** 1.40
- **Net Site Area:** 165,215 sq ft
- **Surrounding Land Uses:**
 - Residential
 - Commercial
 - Institutional
 - Public Open Space



LAND USE CONTEXT

Pedestrian Context



Pedestrian Context



PEDESTRIAN CONTEXT



S Leamington Ave

Jackson Blvd

Quincy St

SITE CONTEXT



SITE CONTEXT

Project Timeline + Community Outreach

INTRODUCTION DATE: JULY 20, 2022

DATES OF PROJECT MEETINGS:

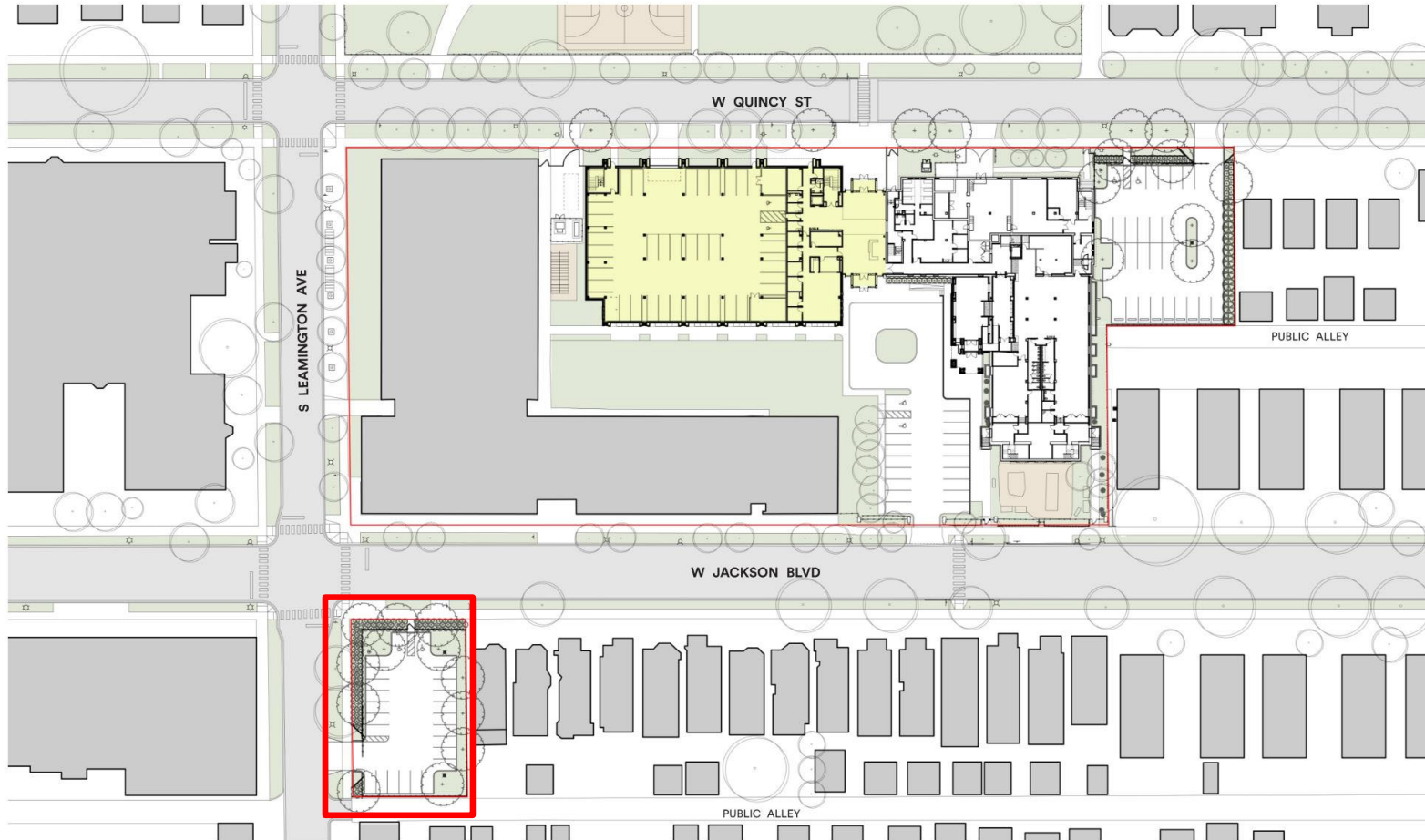
- April 20, 2021: Project Submittal and Discussion
- May – August 2021: Review process and project modifications:
- May – August 2021: Community Outreach and series of meetings

DPD PD REVIEW PROCESS

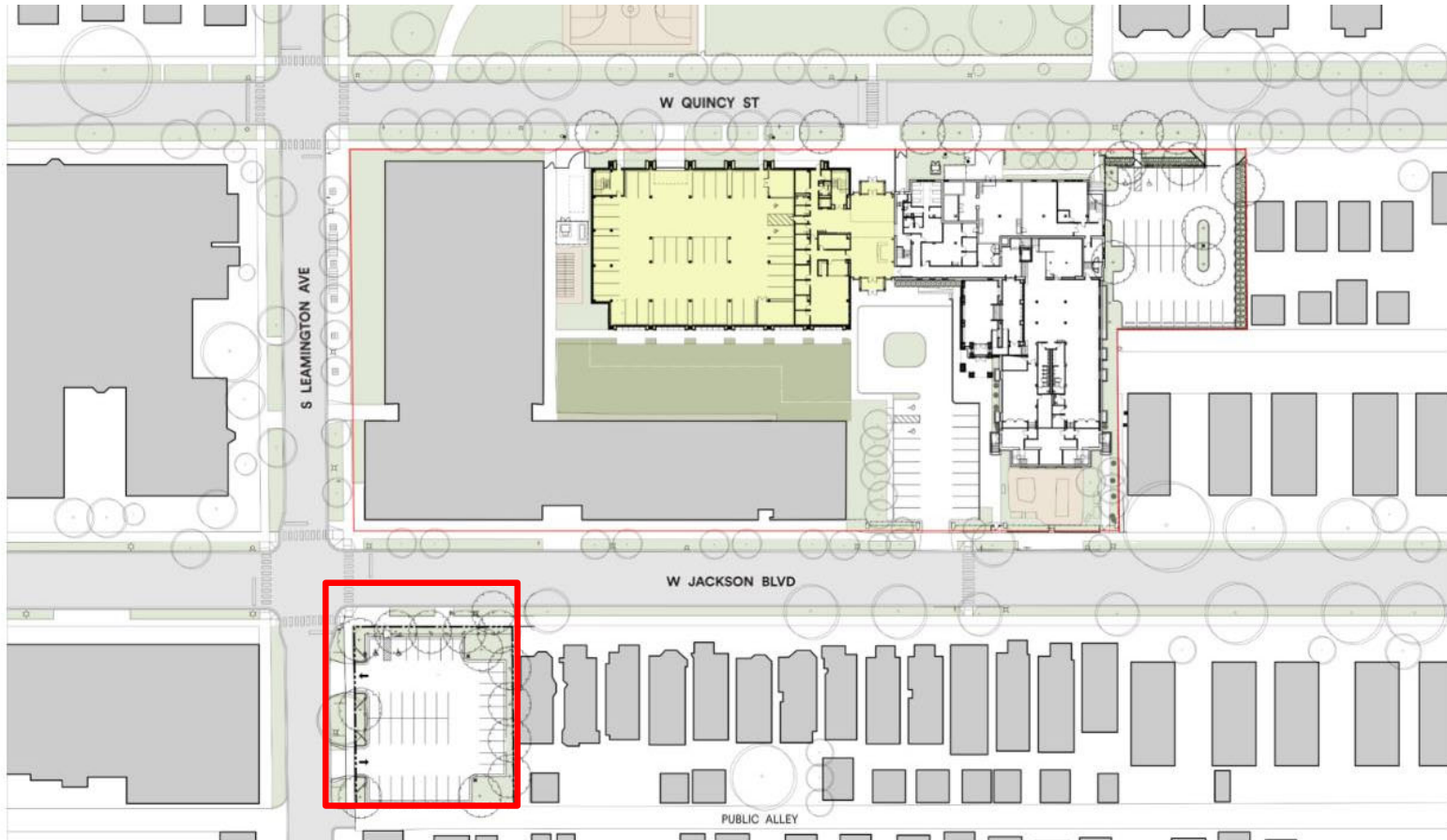
- July 2022: Intake Meeting
- July - September 2022: DPD Review

PROJECT CHANGES BASED ON FEEDBACK:

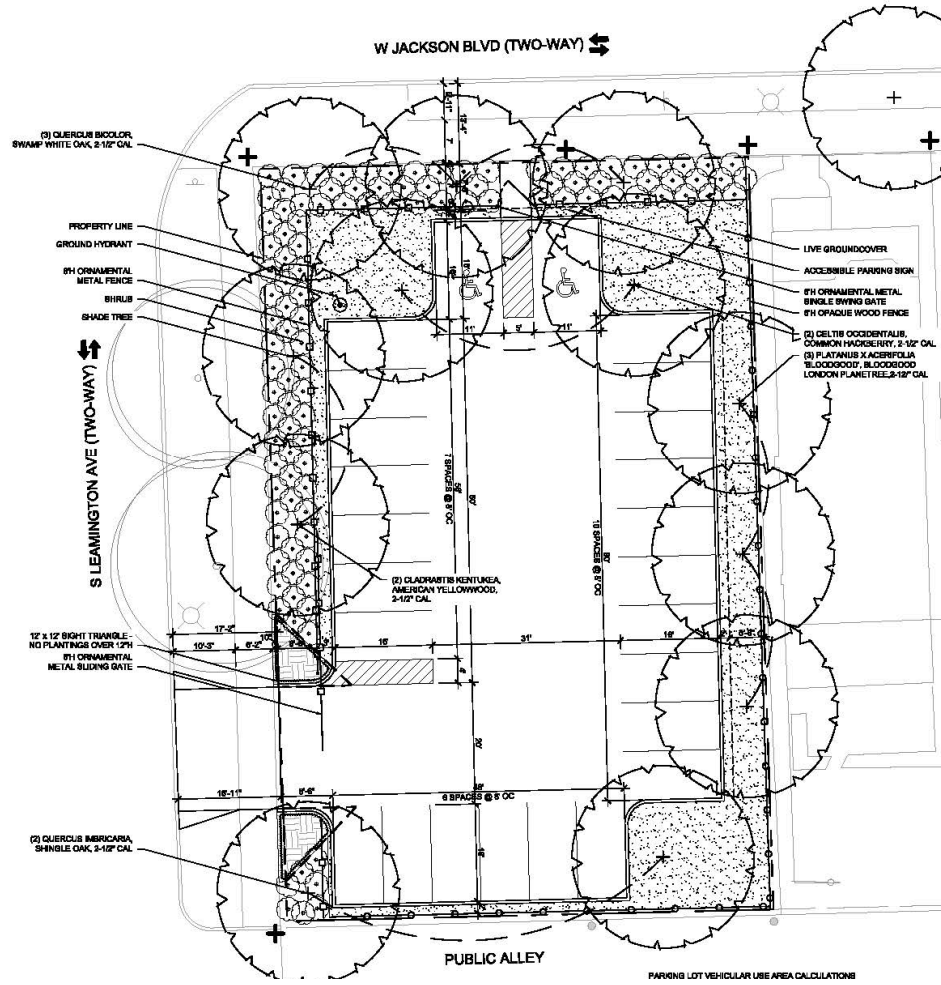
- Improved parking lot design and landscaping



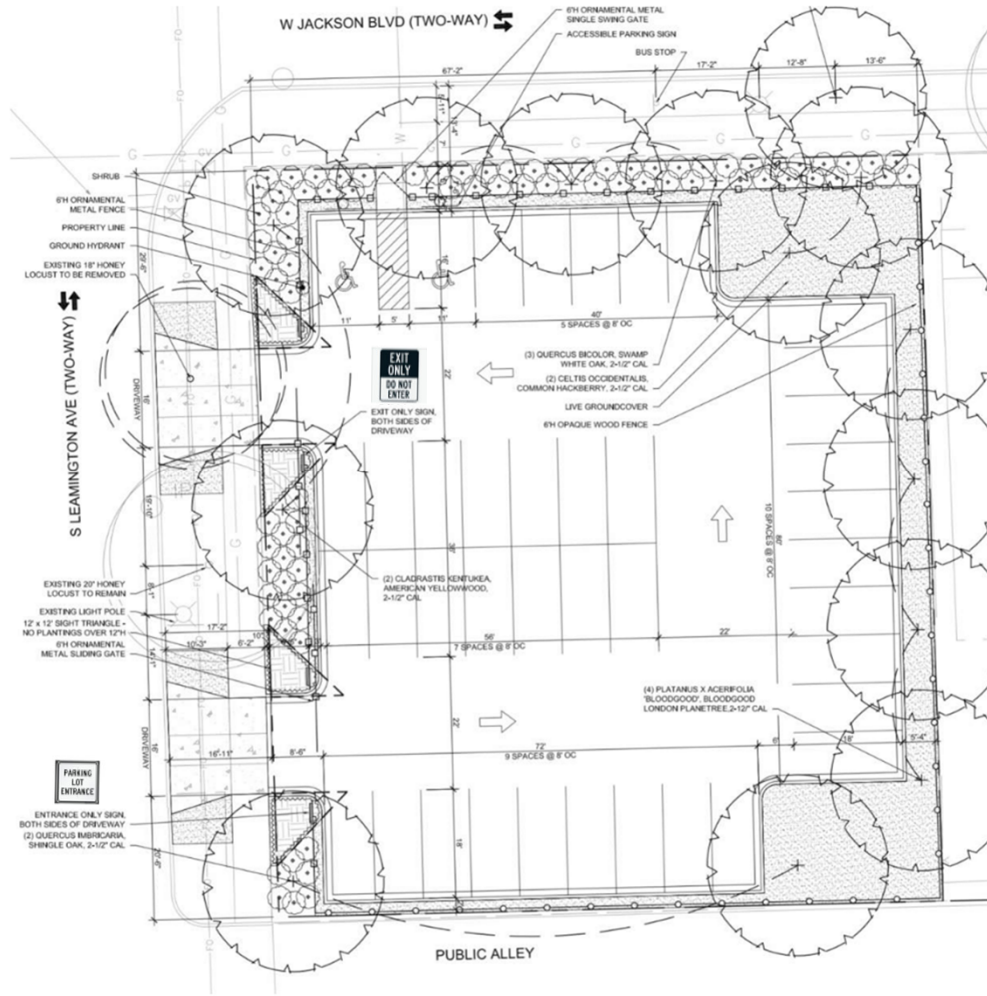
EXISTING PROPOSED SITE PLAN



AMENDED PROPOSED SITE PLAN



EXISTING PROPOSED SITE PLAN



AMENDED PROPOSED SITE PLAN

★ Transportation, Traffic & Parking

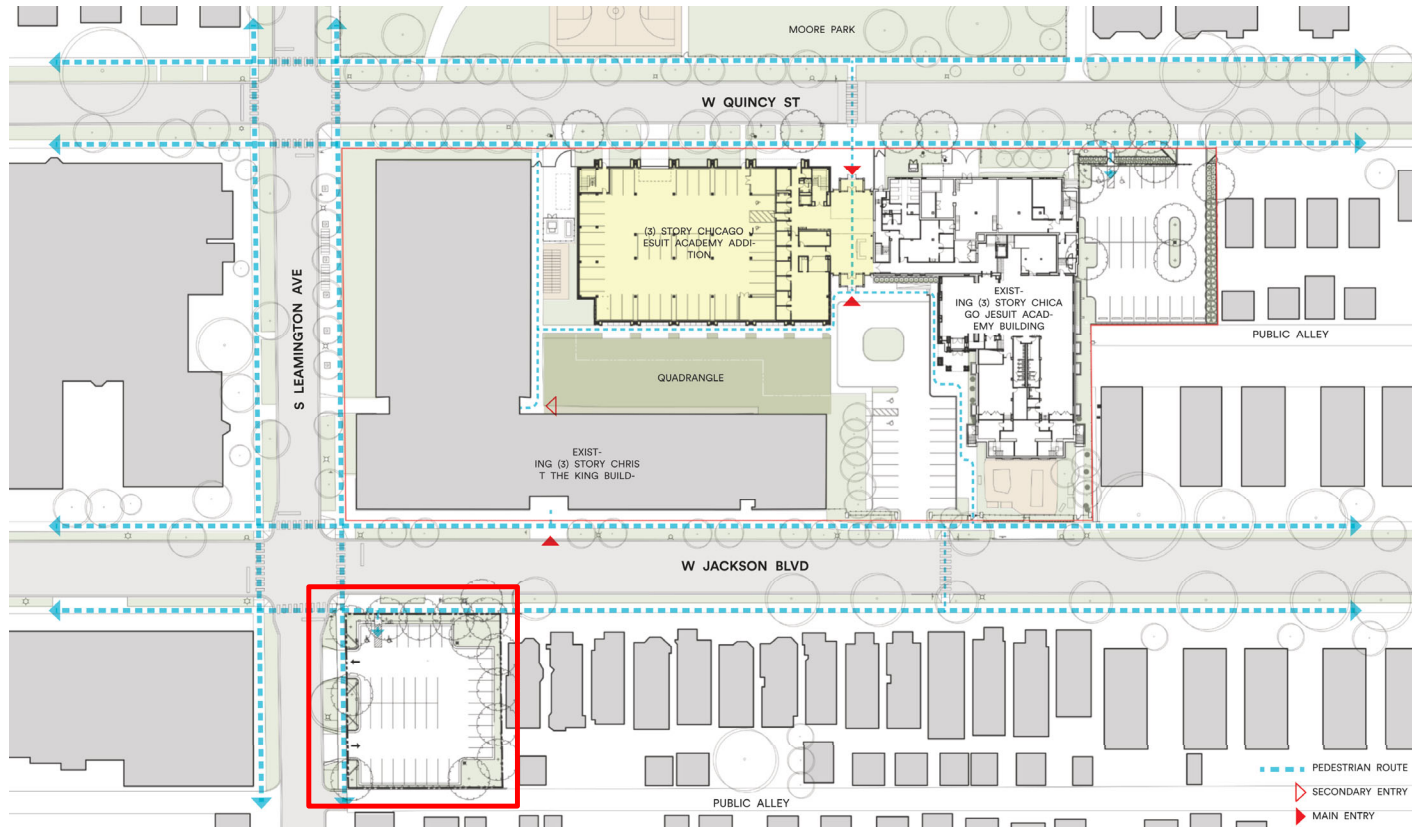
17-8-0904-A:

The parking lot has been designed with safe and efficient circulation of motor vehicles, while ensuring accessibility for persons with disabilities.

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.



PLANNED DEVELOPMENT STANDARDS AND GUIDELINES COMPLIANCE

Transportation, Traffic & Parking

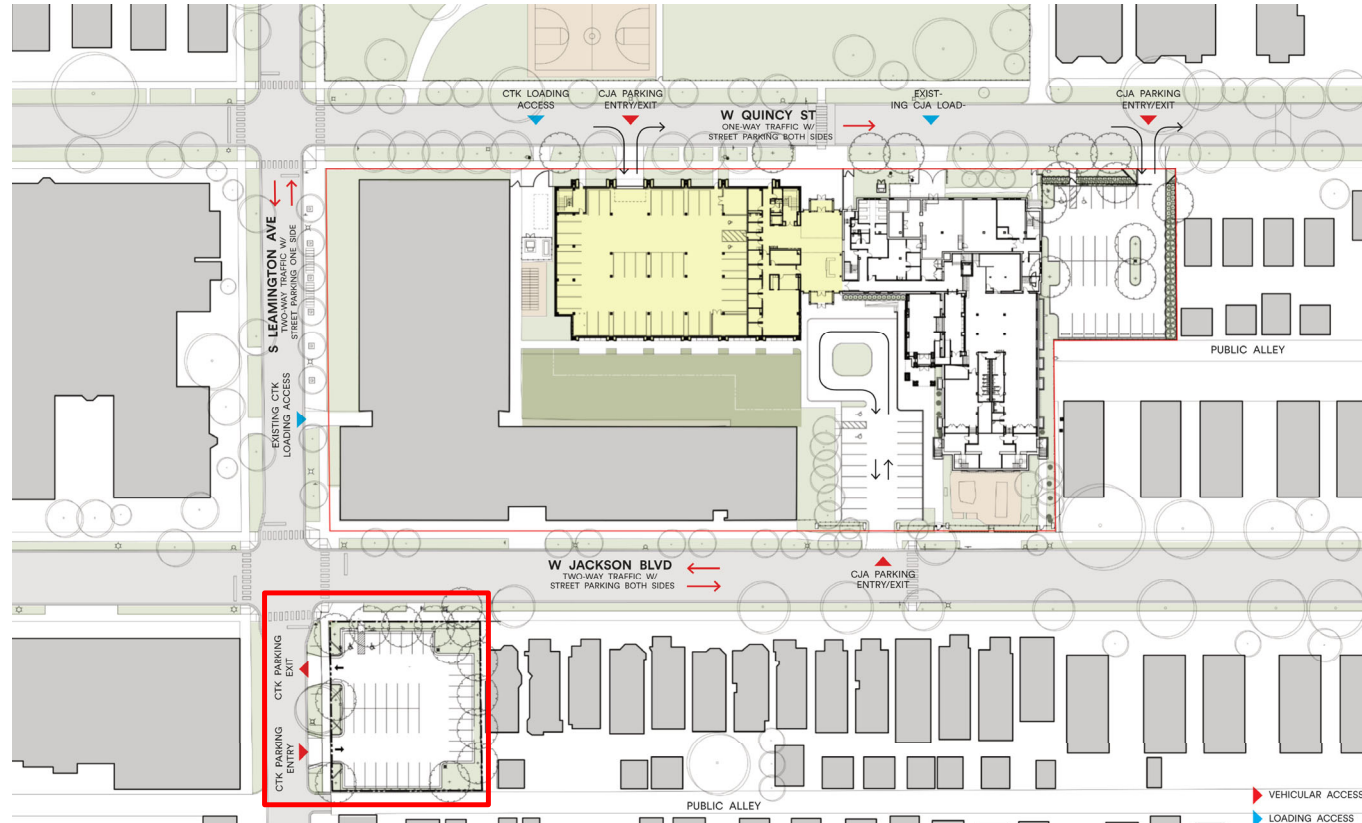
17-8-0904-B:

All streets and sidewalks will be reconstructed per CDOT standards.

17-8-0904-C:

Parking lots for this Proposed Project are broken up into smaller lots near and adjacent to project site for ease of pedestrian access.

All driveways to parking areas have been minimized, located and designed to maximize pedestrian safety and comfort.



PLANNED DEVELOPMENT STANDARDS AND GUIDELINES COMPLIANCE



Sustainability

- This Proposed Project complies with the City of Chicago's Sustainability requirements.
- Proposed Parking lot complies with the City of Chicago Stormwater Management Ordinance.

★ General Contractor 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:

- Parking Lot Cost: ~ \$500,000
- Parking Lot Construction Jobs: ~ 25

Community Engagement

- Additional off-street parking added in well-landscaped lot consistent with community input.



<https://technical.ly/dc/wp-content/uploads/sites/5/2019/04/diverse-team-e1572896545731.jpg>



DPD Recommendations

the proposed Institutional Planned Development is appropriate for the following reasons:

- The Proposed Planned Development 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)
- Promotes transit, pedestrian, and bicycle use; ensures accessibility for persons with disabilities and minimizes conflicts with existing traffic patterns, as well as Encourages shared parking (17-8-0904-A-1– A-7, 17-8-0904-C)
- All sides and areas of the buildings that are visible to the public are to be treated with materials, finishes, and architectural details that are of high-quality and appropriate for use on primary public-right-of-way-facing façade (17-8-0907-B-3)