

PD 1505

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5/26/2021

REPORTS OF COMMITTEES

20196
30989

Reclassification Of Area Shown On Map No. 2-1.

(As Amended)

(Application No. 20196)

(Common Address: 731 -- 799 S. Washtenaw Ave./2605 -- 2659 W. Harrison St.)

IPD 1505

[SO2019-6843]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the M1-1 Limited Manufacturing/Business Park District and C1-2 Neighborhood Commercial District symbols and indications as shown on Map Number 2-1 in the area bounded by:

the centerline of West Harrison Street; the west boundary of the Union Pacific Railroad right-of-way; the centerline of West Polk Street; the west boundary of the Union Pacific Railroad right-of-way; the north line of West Taylor Street; a line that is parallel to and 19.50 feet east of the west line of vacated South Washtenaw Avenue; the south line of the first 16-foot east/west alley south of West Polk Street; the west line of vacated South Washtenaw Avenue; the centerline of West Polk Street; and the centerline of South Washtenaw Avenue,

to those of a C3-3 Commercial, Manufacturing and Employment District and then to an Institutional Planned Development which is hereby established in the area described.

SECTION 2. This ordinance takes effect after its passage and publication.

Plan of Development Statements referred to in this ordinance read as follows:

Standard Planned Development Statements.

The Planned Development Statements describe the legal regulations and conditions that will control the development of the proposed project. The following statements shall be included in the ordinance; any proposed changes to these statements must be discussed and reviewed with the Chicago Department of Planning and Development.

1. The area delineated herein as Institutional Planned Development Number 1505 ("Planned Development") consists of a net site area of approximately 859,371 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicants, Chicago Hope Academy and Chicago Lions Charitable Association.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights

granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.

3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must

be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This plan of development consists of 18 Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Overall Site Plan; Proposed Site Plan (North Half); Proposed Site Plan (South Half); Pedestrian and Vehicular Access Plan; Floor Plans (Chicago Hope Academy); Roof Plan; Floor Plans (CLCA Fieldhouse); Building Elevations -- Chicago Hope Academy (North, South, East and West); Building Elevations -- CLCA Fieldhouse (North, South, East and West); Metal Screen (CLCA Fieldhouse); Landscape Plans (CLCA Athletic Fields (dated August 26, 2018)); Landscape Plan (North) and Landscape Plan (South) and Typical CDOT Details prepared by Team A and dated (date of Plan Commission presentation), submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses are permitted in the area delineated herein as a Planned Development (to be determined) (list uses as they are defined in the Chicago Zoning Ordinance):
 - Accessory parking
 - Parks and recreation
 - Community centers, recreation buildings and similar assembly use and
 - Community garden
 - School
 - Spectator sports, large venue (1,000+ capacity)
 - Sports and recreation, participant, outdoor and indoor
 - Vocational training

6. The Applicants plan to include amenities for the use and enjoyment of the community within their proposed campus development. Such amenities will include:
 - Dog park
 - Community courtyard
 - Memorial, flags and donor recognition wall
 - Entry gathering terrace
 - Playground
 - Sports court
7. The overall development will include two hundred ninety-one (291) accessory parking spaces.
8. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. All signs, logos and any crosses will be placed at a height of no more than 50 feet above grade. Off-premises signs are prohibited within the boundary of the Planned Development.
9. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
10. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 859,371 square feet and a base FAR of 1.0.
11. Upon review and determination, Part II review, pursuant to Section 17-13-0610, a Part II review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
12. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.

13. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
14. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
15. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
16. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
17. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of (i) 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II permit review for the project or any phase thereof, the applicant must submit to DPD (a) updates (if any) to the applicant's preliminary outreach plan; (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the

ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts; and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

18. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a zoning map amendment to rezone the Property to a C3-3 Community, Manufacturing and Employment District.

[Cover Sheet; Existing Zoning Districts; Existing Land-Use Map; Boundary Map; Overall Site Plan; North and South Site Plans; Pedestrian and Vehicular Access Plan; First, Second and Third Floor Plans; Roof Plans; Proposed First and Second Floor Plans; Proposed Roof Deck Plan; Proposed Roof Plan; Building Elevations; Building Section; Metal Screen -- CLCA Fieldhouse; Landscape Details; North and South Landscape Plans; Typical CDOT Details; and Chicago Sustainable Development Policy 2017 referred to in these Plan of Development Statements printed on pages 30996 through 31020 of this *Journal*.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Institutional Planned Development No. 1505.

Bulk Regulations And Data Table.

Gross Site Area:	958,340 square feet
Area of Public Right-of-Way:	98,969 square feet
Net Site Area:	859,371 square feet
Proposed Floor Area Ratio:	1.0

Maximum Floor Area Ratio:	1.0
Allowed Uses:	All uses identified in Statement Number 5
Bleacher Seating:	3,864 bleacher seats (further defined below) <ul style="list-style-type: none"> -- Athletic Field Occupancy: 2,340 seats -- Fieldhouse Occupancy: 240 seats -- School Stadium Occupancy: 1,284 seats
Number of Off-Street Parking Spaces:	291 spaces (as further defined below) <ul style="list-style-type: none"> -- Existing Lot 1: 62 spaces -- Existing Lot 2: 59 spaces -- Proposed Lot 3: 80 spaces -- Existing Lot 4: 75 spaces -- Proposed Lot 5: 15 spaces <li style="padding-left: 40px;">Total: 291 spaces
Bicycle Parking:	21 bicycle spaces (North) 32 bicycle spaces (South) Total: 53 bicycle spaces
Number of Loading Berths:	One (1) 10 feet by 50 feet (school); three (3) 10 feet by 50 feet (athletic fields)
Maximum Building Height:*	50 feet (proposed school) 45 feet (proposed fieldhouse) 63 feet by 6 inches (proposed bell tower)*
Minimum Setbacks:	In accordance with plans

* Only the proposed bell tower shall be permitted to exceed 50 feet, with a maximum height of 63 feet, 6 inches. The maximum heights of the proposed school and fieldhouse are noted above.

FINAL FOR PUBLICATION

30996

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0003	AERIAL PHOTO (NORTH)
0004	AERIAL PHOTO (SOUTH)
0005	AERIAL PHOTO (EAST)
0006	AERIAL PHOTO (WEST)
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0008	EXISTING LAND USE
0009	PLANNED DEVELOPMENT ZONING
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CHICAGO HOPE ACADEMY + CHICAGO LIONS CHARITABLE ASSOCIATION
 PLAN COMMISSION MEETING
 04.15.2021

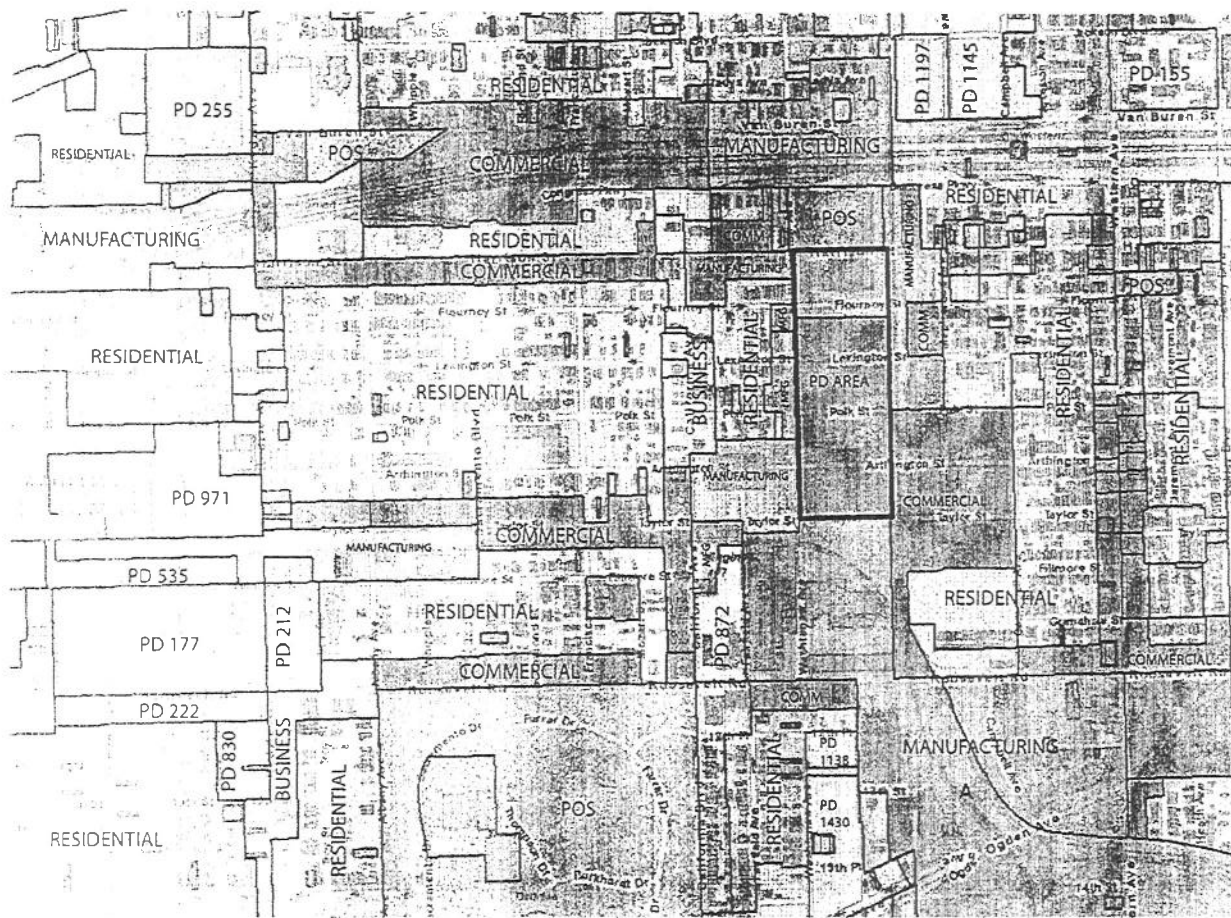
5/26/2021

COVER
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CHICAGO HOPE ACADEMY + CHICAGO LIONS CHARITABLE ASSOCIATION
 731-799 S Washenaw Ave.,
 Chicago, IL 60612

PROJECT: CHICAGO HOPE ACADEMY + CHICAGO LIONS CHARITABLE ASSOCIATION
 ARCHITECT: [unreadable]
 DATE: 04/15/2021

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PD BOUNDARY

EXISTING LAND USE

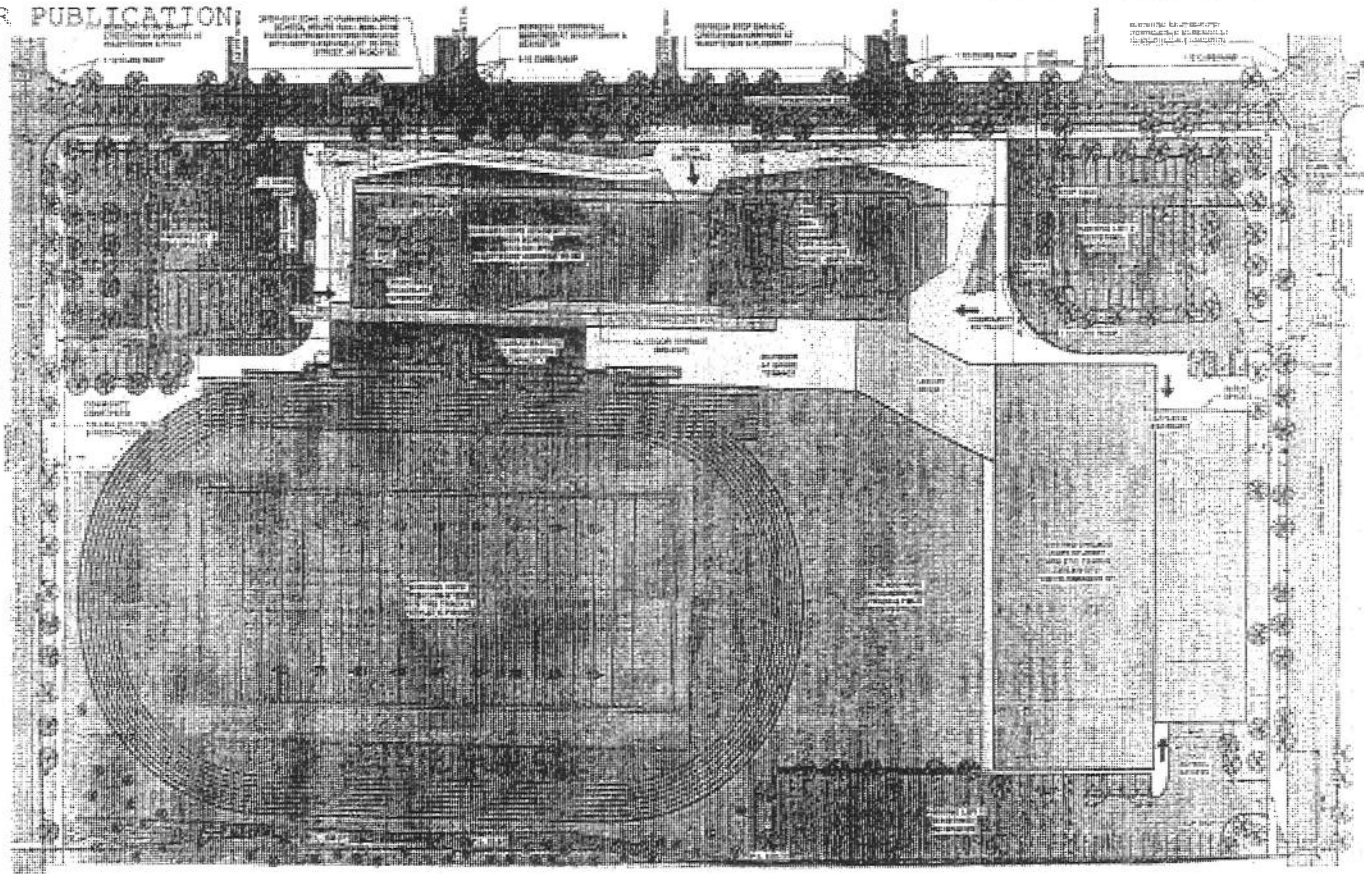
G009

CHICAGO HOPE ACADEMY + CHICAGO LIONS CHARITABLE ASSOCIATION

731-799 S Washlenaw Ave.,
Chicago, IL 60612

DATE	FILE	APPROVED	DATE
05/26/2021	05/26/2021	05/26/2021	05/26/2021
05/26/2021	05/26/2021	05/26/2021	05/26/2021
05/26/2021	05/26/2021	05/26/2021	05/26/2021

- CHICAGO FIRE DEPARTMENT SITE REVIEW CHECKLIST**
1. Mean area of each building shown on site plan
 2. Mean area of each building shown on site plan
 3. Mean area of each building shown on site plan
 4. Mean area of each building shown on site plan
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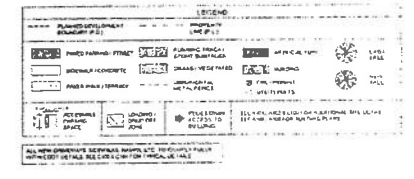
SITE PLAN (SHEET 1)
1:32" = 1'-0"

LANDSCAPE NOTES

1. ALL LANDSCAPING IS TO CONFORM TO CITY OF CHICAGO LANDSCAPE MAINTENANCE CODES.
2. SEE LANDSCAPE ARCHITECT'S SPECIFICATIONS FOR LANDSCAPE MAINTENANCE CODES.
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5. SEE LANDSCAPE ARCHITECT'S SPECIFICATIONS FOR LANDSCAPE MAINTENANCE CODES.

PARKING LOT 1		PARKING LOT 2		PARKING LOT 3	
REQUIRED NUMBER OF SPACES	10 SPACES	REQUIRED NUMBER OF SPACES	10 SPACES	REQUIRED NUMBER OF SPACES	10 SPACES
ACTUAL NUMBER OF SPACES	10 SPACES	ACTUAL NUMBER OF SPACES	10 SPACES	ACTUAL NUMBER OF SPACES	10 SPACES

USE & AREA SCHEDULE	CHICAGO CODE REFERENCE
OFFICE	CHICAGO CODE REFERENCE
RETAIL	CHICAGO CODE REFERENCE
RESIDENTIAL	CHICAGO CODE REFERENCE
INDUSTRIAL	CHICAGO CODE REFERENCE
RECREATION	CHICAGO CODE REFERENCE
UTILITY	CHICAGO CODE REFERENCE
OTHER	CHICAGO CODE REFERENCE



SITE PLAN - NORTH
A101

CHICAGO HOPE ACADEMY + CHICAGO LIONS CHARITABLE ASSOCIATION
731-739 S Washlenaw Ave.,
Chicago, IL 60612

OWNER: CHICAGO HOPE ACADEMY + CHICAGO LIONS CHARITABLE ASSOCIATION
ARCHITECT: [Firm Name]

5/26/2021

REPORTS OF COMMITTEES

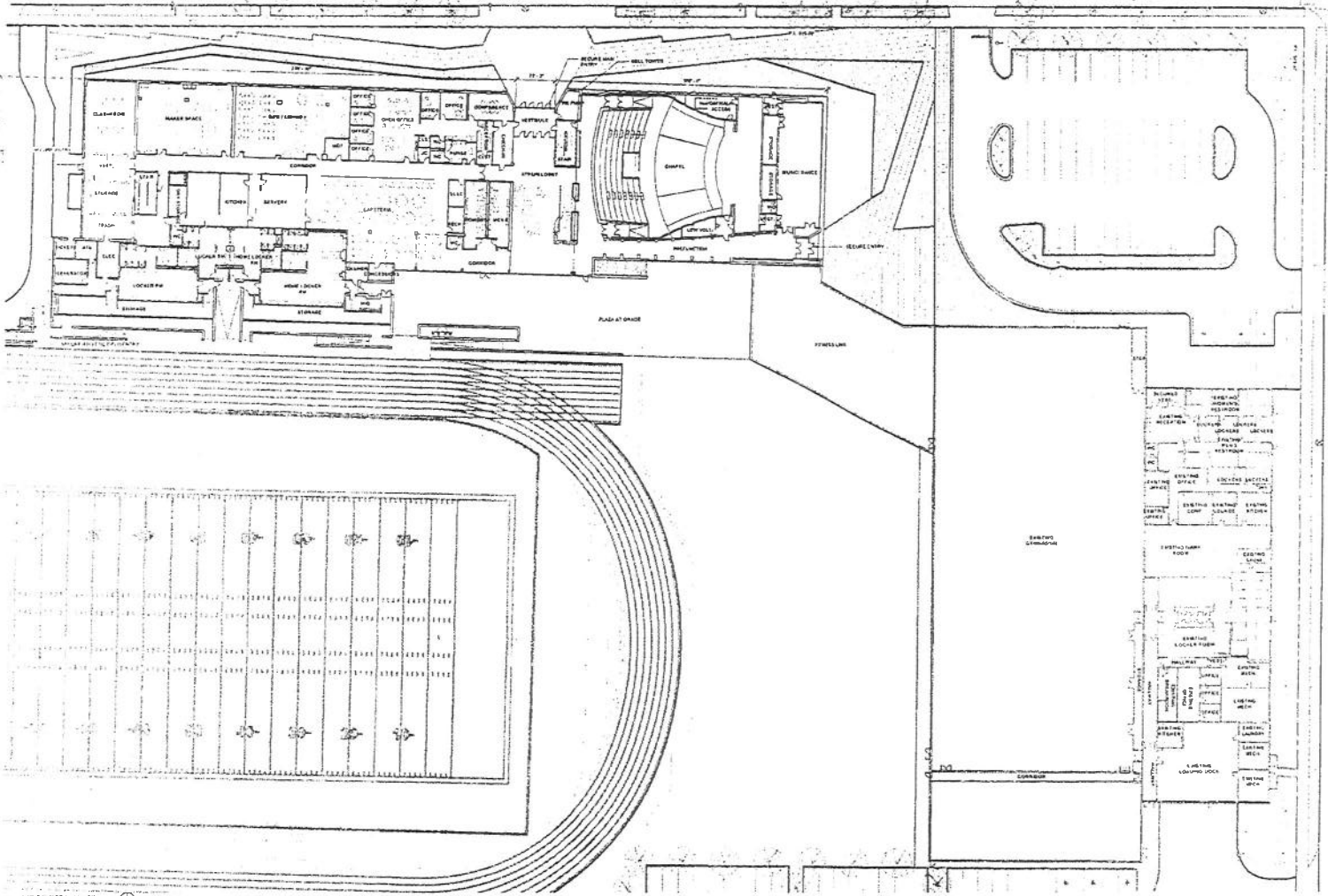
31001

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31004

JOURNAL--CITY COUNCIL--CHICAGO

5/26/2021



FLOOR PLANS - CHICAGO HOPE ACADEMY

A104

NO.	REV.	DATE	BY
1	0	05/26/2021	...
2	1	05/26/2021	...
3	2	05/26/2021	...
4	3	05/26/2021	...

CHICAGO HOPE ACADEMY + CHICAGO LIONS CHARITABLE ASSOCIATION

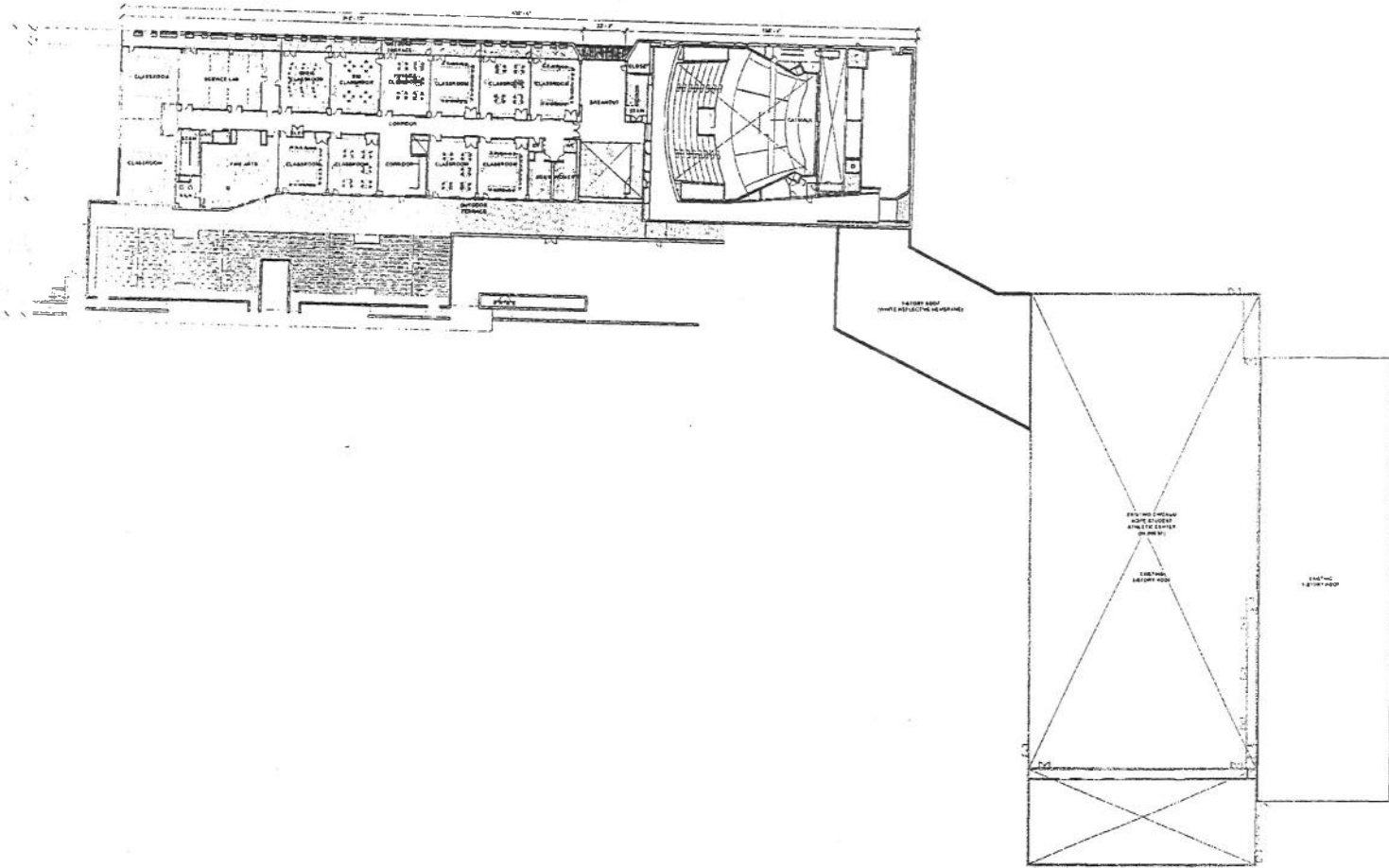
731-799 S Washnaw Ave.,
Chicago, IL 60612

NO.	DESCRIPTION	DATE	BY
1
2
3
4

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5/26/2021

REPORTS OF COMMITTEES



SECOND FLOOR PLAN - PD
SCALE: 1/8" = 1'-0"

FLOOR PLANS - CHICAGO HOPE
ACADEMY

A105

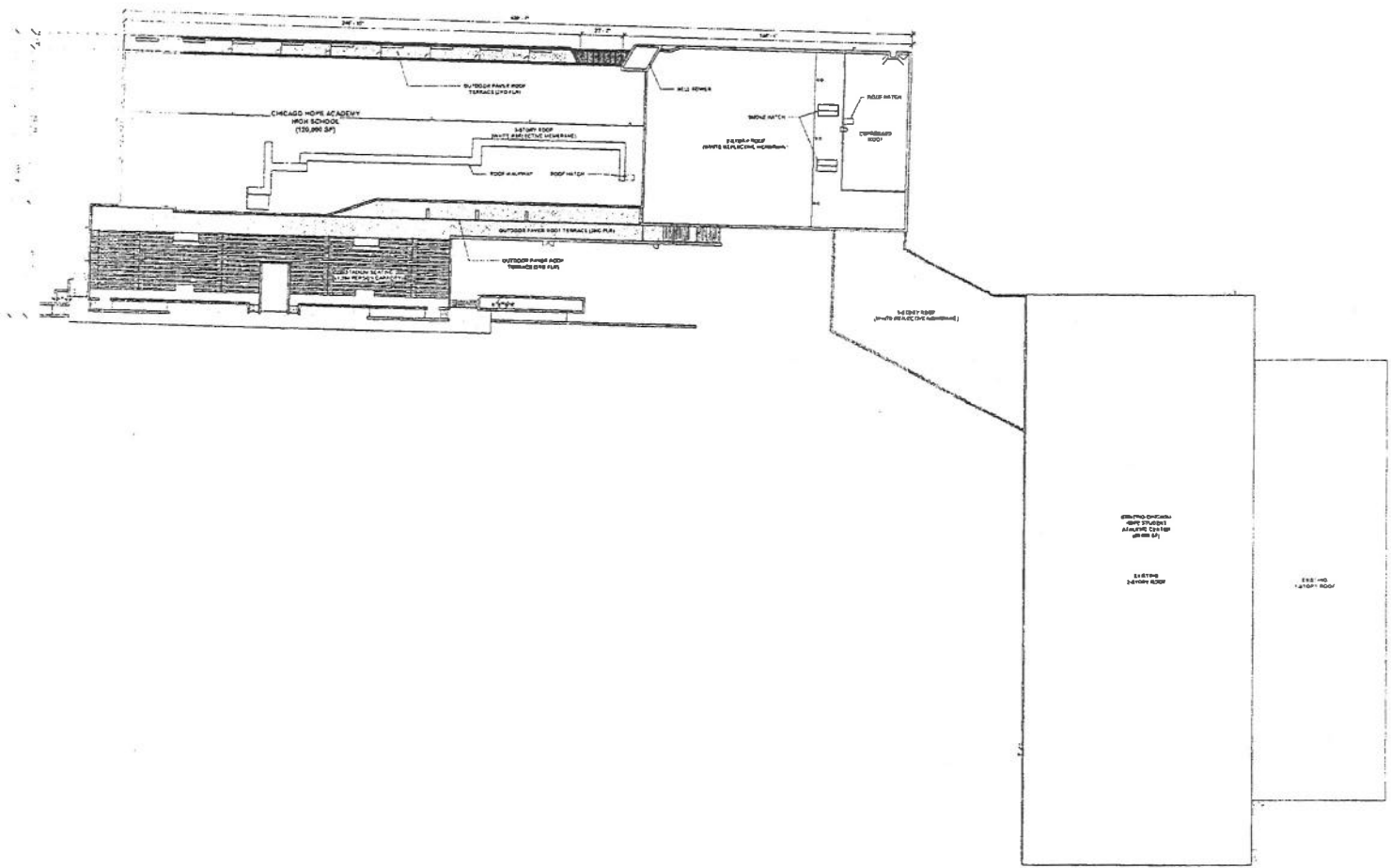
CHICAGO HOPE ACADEMY + CHICAGO LIONS CHARITABLE ASSOCIATION
731-799 S Washenaw Ave.,
Chicago, IL 60612

OWNER: CHICAGO HOPE ACADEMY
731-799 S WASHENAW AVENUE
CHICAGO, IL 60612

ARCHITECT: GRIFFIN
200 N. LA SALLE ST., 11TH FLOOR
CHICAGO, IL 60610
PH: 312.467.1100
WWW.GRIFFINARCHITECTS.COM

31005

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5/26/2021

REPORTS OF COMMITTEES

31007

ROOF PLAN

A107

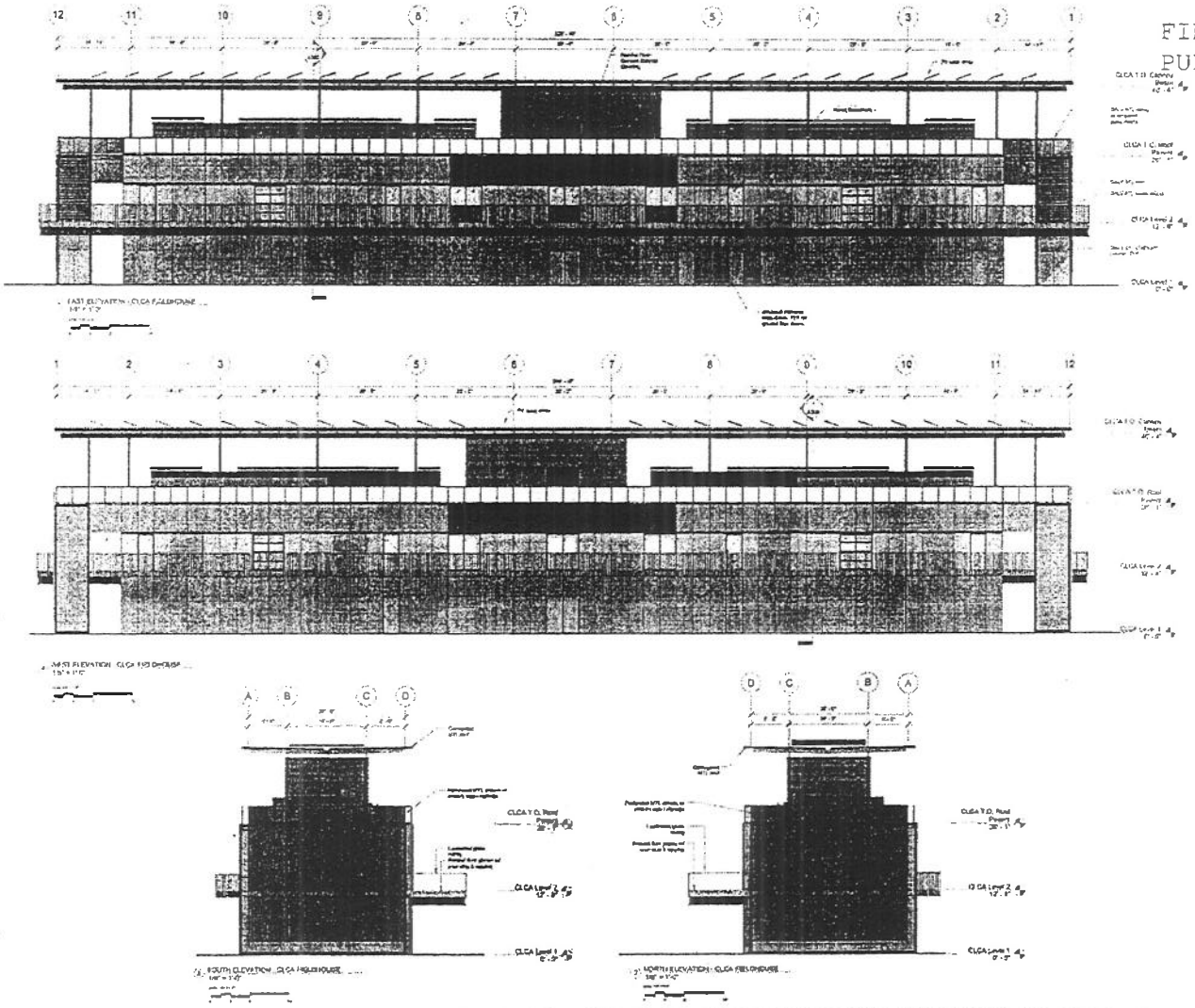
ROOF PLAN - P1
Scale: 1/8" = 1'-0"

NO.	DESCRIPTION	DATE
1	PRELIMINARY	05/26/2021
2	REVISED	05/26/2021
3	REVISED	05/26/2021
4	REVISED	05/26/2021

CHICAGO HOPE ACADEMY + CHICAGO LIONS CHARITABLE ASSOCIATION
 731-799 S Washenaw Ave.,
 Chicago, IL 60612

NO.	DESCRIPTION	DATE
1	PRELIMINARY	05/26/2021
2	REVISED	05/26/2021
3	REVISED	05/26/2021
4	REVISED	05/26/2021

FINAL FOR PUBLICATION



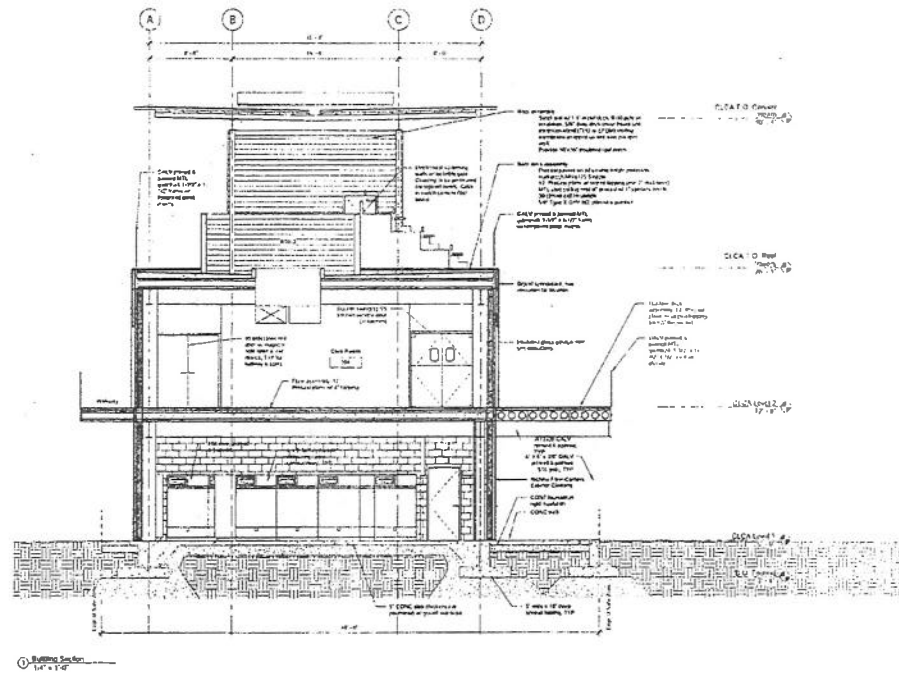
ELEVATIONS - CLCA FIELDHOUSE
A201

NO.	REVISION	DATE
1	ISSUED FOR PERMITS	05/26/2021
2	FOR CONSTRUCTION	05/26/2021
3	FOR CONSTRUCTION	05/26/2021
4	FOR CONSTRUCTION	05/26/2021

CHICAGO HOPE ACADEMY + CHICAGO LIONS CHARITABLE ASSOCIATION

731-799 S Washenaw Ave.,
Chicago, IL 60612

NO.	REVISION	DATE
1	ISSUED FOR PERMITS	05/26/2021
2	FOR CONSTRUCTION	05/26/2021
3	FOR CONSTRUCTION	05/26/2021
4	FOR CONSTRUCTION	05/26/2021



BUILDING SECTION - CLCA
FIELDHOUSE

A202

NO.	REVISION	DATE
1	ISSUED FOR PERMITS	07/20/21
2	REVISION FOR PERMITS	07/20/21
3	REVISION FOR PERMITS	07/20/21
4	REVISION FOR PERMITS	07/20/21

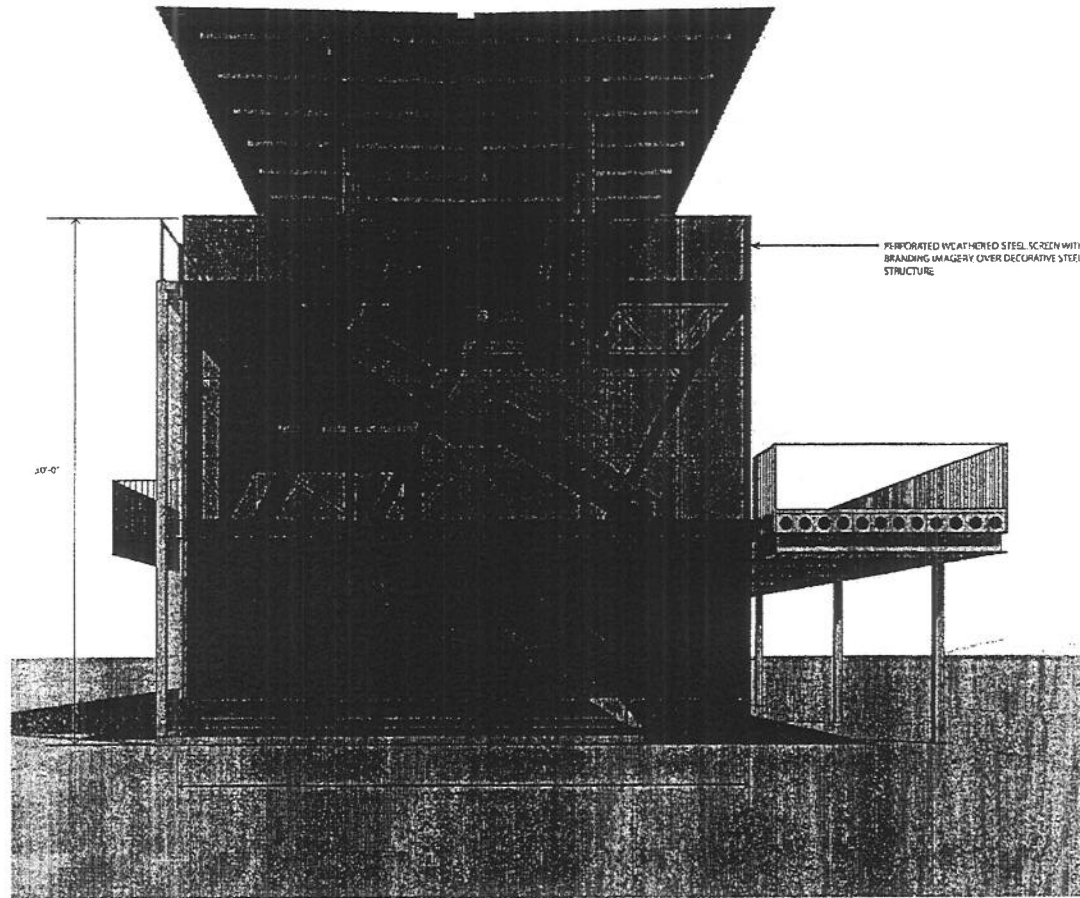
CHICAGO HOPE ACADEMY + CHICAGO LIONS CHARITABLE ASSOCIATION

731-799 S Washtenaw Ave.,
Chicago, IL 60612

NO.	REVISION	DATE
1	ISSUED FOR PERMITS	07/20/21
2	REVISION FOR PERMITS	07/20/21
3	REVISION FOR PERMITS	07/20/21
4	REVISION FOR PERMITS	07/20/21

NO.	REVISION	DATE
1	ISSUED FOR PERMITS	07/20/21
2	REVISION FOR PERMITS	07/20/21
3	REVISION FOR PERMITS	07/20/21
4	REVISION FOR PERMITS	07/20/21

FINAL FOR PUBLICATION



METAL SCREEN - CLCA
FIELDHOUSE

A203

CHICAGO HOPE ACADEMY + CHICAGO LIONS CHARITABLE ASSOCIATION
731-799 S Washenaw Ave,
Chicago, IL 60612

DATE: 5/26/2021
TIME: 10:00 AM
PROJECT: CHICAGO HOPE ACADEMY + CHICAGO LIONS CHARITABLE ASSOCIATION
DRAWING: METAL SCREEN - CLCA FIELDHOUSE
SCALE: 1/8" = 1'-0"

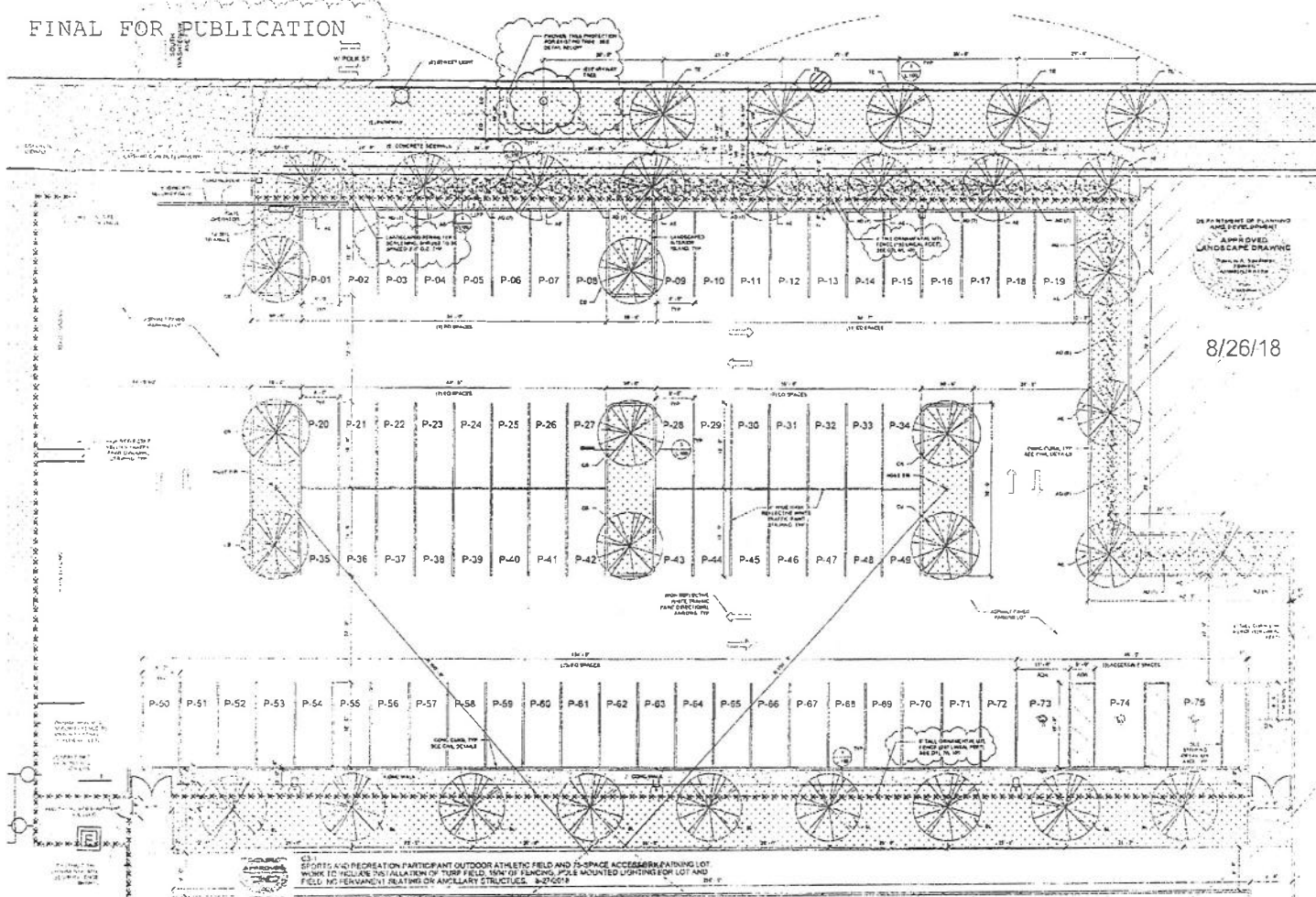
REVISIONS:
NO. DESCRIPTION
1. INITIAL DESIGN
2. REVISED DESIGN
3. REVISED DESIGN

5/26/2021

REPORTS OF COMMITTEES

31013

FINAL FOR PUBLICATION



AS PART OF THE SUBMITTAL OF THIS DRAWING, THE DESIGNER HAS REVIEWED THE PROJECT AND HAS DETERMINED THAT THE PROJECT IS IN ACCORDANCE WITH THE CITY OF CHICAGO'S LANDSCAPE DESIGN REQUIREMENTS. THE DESIGNER'S REVIEW IS LIMITED TO THE INFORMATION PROVIDED AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED.

8/26/18

STANDARD PLAN APPROVAL



DESIGNER: [Name]
 DATE: 8/26/18
 PROJECT: CLCA ATHLETIC FIELD & PARKING LOT

CLCA ATHLETIC FIELD & PARKING LOT
 2637 W POLK STREET
 CHICAGO, IL 60612

SCALE: 1/8" = 1'-0"

LANDSCAPE PLAN

L.101

5/26/2021

REPORTS OF COMMITTEES

31015

Landscape Statement of Compliance
 I, the undersigned, have prepared this landscape plan in accordance with the City of Chicago's Landscape Design Requirements. I have reviewed the project and have determined that the project is in accordance with the City of Chicago's Landscape Design Requirements. The designer's review is limited to the information provided and does not constitute a guarantee of the accuracy of the information provided.

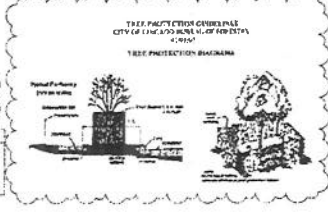
Owner Statement of Compliance
 I, the undersigned, have reviewed this landscape plan and have determined that the project is in accordance with the City of Chicago's Landscape Design Requirements. I have reviewed the project and have determined that the project is in accordance with the City of Chicago's Landscape Design Requirements. The designer's review is limited to the information provided and does not constitute a guarantee of the accuracy of the information provided.

PLAN LEGEND

ADORNED FINISH	GRAVEL
CONCRETE	IRREGULAR SHAPE
COMBINATION FINISH	IRREGULAR SHAPE
30" HIGH CHAIN LINK FENCE	IRREGULAR SHAPE
30" HIGH ALUMINUM FENCE	IRREGULAR SHAPE
30" HIGH WOOD FENCE	IRREGULAR SHAPE

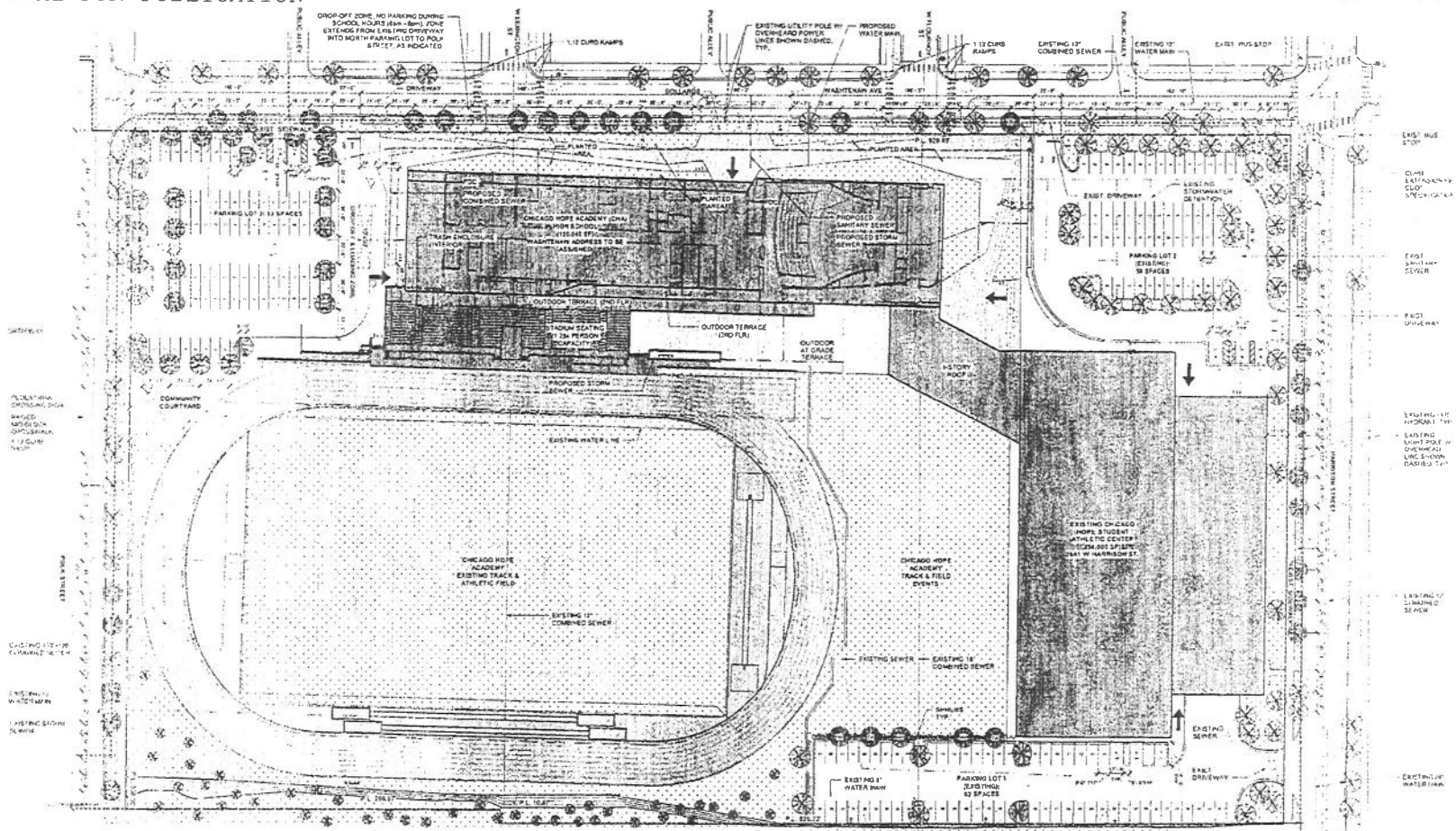
INTERIOR PLANTING REQUIREMENTS

TOTAL PLANTING AREA: 1,000 SQ FT
 MINIMUM PLANTING: 1" DBH
 MINIMUM PLANTING: 2" DBH
 MINIMUM PLANTING: 3" DBH
 MINIMUM PLANTING: 4" DBH
 MINIMUM PLANTING: 5" DBH



LANDSCAPE WITH IT

NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
01	ADORNED FINISH	100	SQ FT	1.00	100.00
02	CONCRETE	100	SQ FT	1.00	100.00
03	COMBINATION FINISH	100	SQ FT	1.00	100.00
04	30" HIGH CHAIN LINK FENCE	100	LINEAL FT	1.00	100.00
05	30" HIGH ALUMINUM FENCE	100	LINEAL FT	1.00	100.00
06	30" HIGH WOOD FENCE	100	LINEAL FT	1.00	100.00



LANDSCAPE PLAN NORTH

DATE: 5/26/2021

SCALE: 1/8" = 1'-0"

PROJECT: CHICAGO HOPE ACADEMY + CHICAGO LIONS CHARITABLE ASSOCIATION

LOCATION: 731-799 S WASHTENAW AVE., CHICAGO, IL 60612

DESIGNED BY: [Firm Name]

DATE: 5/26/2021

INTERIOR PLANTING AND CARE REQUIREMENTS

PLANTING AREA	PLANTING SPECIES	PLANTING DATE	CARE REQUIREMENTS
PARKING LOT 1	SPRING PLANTING	15' x 15' SPACES	PLANTING DATE: 15' x 15' SPACES
PARKING LOT 2	SPRING PLANTING	15' x 15' SPACES	PLANTING DATE: 15' x 15' SPACES
PARKING LOT 3	SPRING PLANTING	15' x 15' SPACES	PLANTING DATE: 15' x 15' SPACES

CONTRACTOR LANDSCAPE PLANT LIST

PLANT	QUANTITY	NOTES
1. SPRING PLANTING	15' x 15' SPACES	PLANTING DATE: 15' x 15' SPACES
2. SPRING PLANTING	15' x 15' SPACES	PLANTING DATE: 15' x 15' SPACES
3. SPRING PLANTING	15' x 15' SPACES	PLANTING DATE: 15' x 15' SPACES

LEGEND

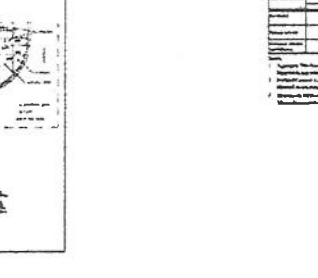
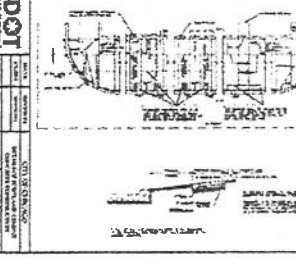
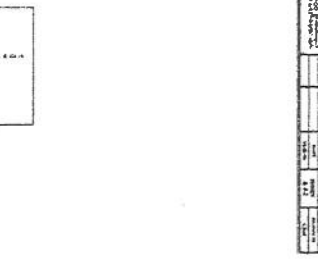
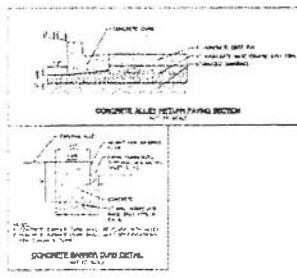
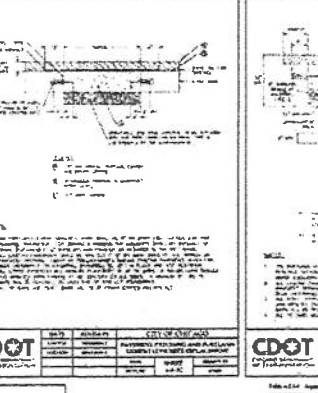
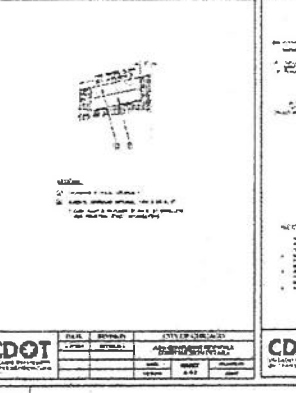
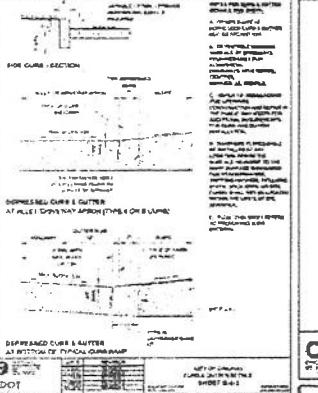
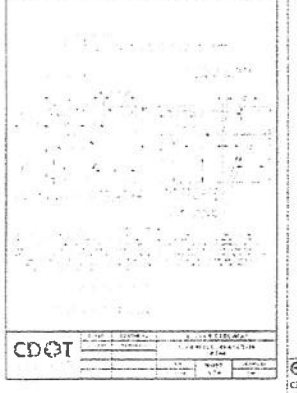
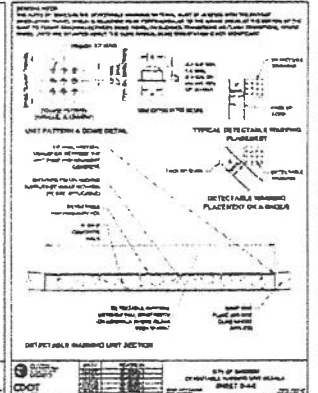
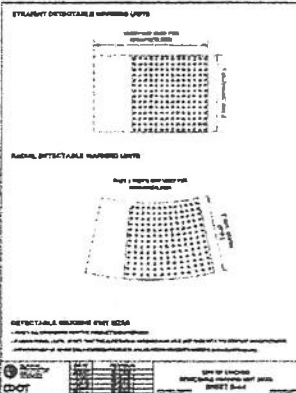
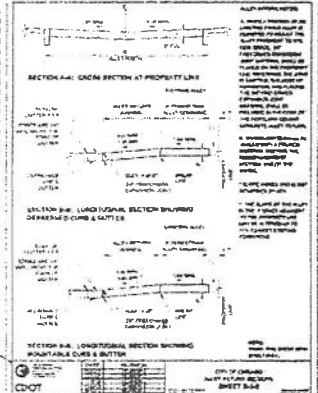
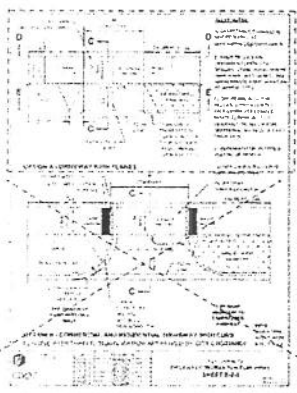
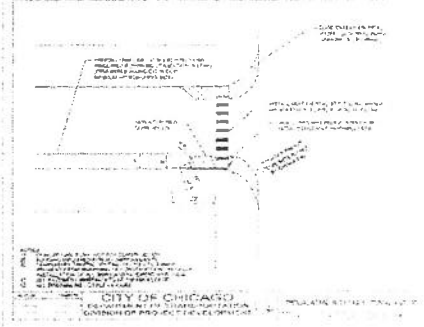
SYMBOL	DESCRIPTION
[Symbol]	PLANNED DEVELOPMENT
[Symbol]	EXISTING DEVELOPMENT
[Symbol]	EXISTING WATER MAIN
[Symbol]	EXISTING SEWER
[Symbol]	EXISTING STORM SEWER
[Symbol]	EXISTING 12" COMBINED SEWER
[Symbol]	EXISTING 12" WATER MAIN
[Symbol]	EXISTING 12" GAS
[Symbol]	EXISTING 12" ELECTRIC
[Symbol]	EXISTING 12" TELEPHONE
[Symbol]	EXISTING 12" CABLE
[Symbol]	EXISTING 12" FIBER OPTIC
[Symbol]	EXISTING 12" RAINWATER
[Symbol]	EXISTING 12" SLOPE
[Symbol]	EXISTING 12" CURB
[Symbol]	EXISTING 12" DRIVEWAY
[Symbol]	EXISTING 12" SIDEWALK
[Symbol]	EXISTING 12" BIKEWAY
[Symbol]	EXISTING 12" TRAIL
[Symbol]	EXISTING 12" PATH
[Symbol]	EXISTING 12" STAIR
[Symbol]	EXISTING 12" RAMP
[Symbol]	EXISTING 12" ELEVATOR
[Symbol]	EXISTING 12" ESCALATOR
[Symbol]	EXISTING 12" MECHANICAL
[Symbol]	EXISTING 12" ELECTRICAL
[Symbol]	EXISTING 12" TELECOMMUNICATIONS
[Symbol]	EXISTING 12" OTHER

LANDSCAPE PLAN-NORTH
L.102

CHICAGO HOPE ACADEMY + CHICAGO LIONS CHARITABLE ASSOCIATION
731-799 S Washtenaw Ave., Chicago, IL 60612

DATE: 5/26/2021
SCALE: 1/8" = 1'-0"
PROJECT: CHICAGO HOPE ACADEMY + CHICAGO LIONS CHARITABLE ASSOCIATION
LOCATION: 731-799 S WASHTENAW AVE., CHICAGO, IL 60612
DESIGNED BY: [Firm Name]

FINAL FOR PUBLICATION



NO.	DATE	DESCRIPTION
1	5/26/2021	ISSUED FOR CONSTRUCTION
2	5/26/2021	ISSUED FOR CONSTRUCTION
3	5/26/2021	ISSUED FOR CONSTRUCTION
4	5/26/2021	ISSUED FOR CONSTRUCTION
5	5/26/2021	ISSUED FOR CONSTRUCTION
6	5/26/2021	ISSUED FOR CONSTRUCTION
7	5/26/2021	ISSUED FOR CONSTRUCTION
8	5/26/2021	ISSUED FOR CONSTRUCTION
9	5/26/2021	ISSUED FOR CONSTRUCTION
10	5/26/2021	ISSUED FOR CONSTRUCTION

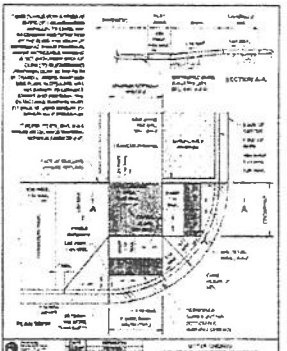
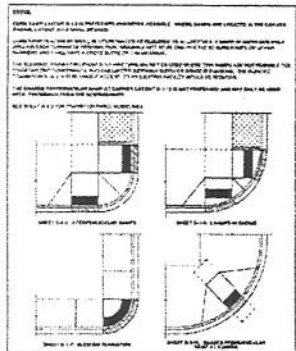
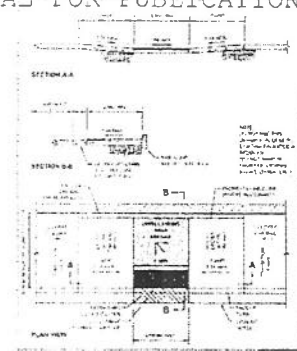
TYPICAL CDOT DETAILS
C100

NO.	DESCRIPTION	DATE
1	ISSUED FOR CONSTRUCTION	5/26/2021
2	ISSUED FOR CONSTRUCTION	5/26/2021
3	ISSUED FOR CONSTRUCTION	5/26/2021
4	ISSUED FOR CONSTRUCTION	5/26/2021
5	ISSUED FOR CONSTRUCTION	5/26/2021
6	ISSUED FOR CONSTRUCTION	5/26/2021
7	ISSUED FOR CONSTRUCTION	5/26/2021
8	ISSUED FOR CONSTRUCTION	5/26/2021
9	ISSUED FOR CONSTRUCTION	5/26/2021
10	ISSUED FOR CONSTRUCTION	5/26/2021

CHICAGO HOPE ACADEMY + CHICAGO LIONS CHARITABLE ASSOCIATION
 731-799 S Washtenaw Ave.,
 Chicago, IL 60612

NO.	DATE	DESCRIPTION
1	5/26/2021	ISSUED FOR CONSTRUCTION
2	5/26/2021	ISSUED FOR CONSTRUCTION
3	5/26/2021	ISSUED FOR CONSTRUCTION
4	5/26/2021	ISSUED FOR CONSTRUCTION
5	5/26/2021	ISSUED FOR CONSTRUCTION
6	5/26/2021	ISSUED FOR CONSTRUCTION
7	5/26/2021	ISSUED FOR CONSTRUCTION
8	5/26/2021	ISSUED FOR CONSTRUCTION
9	5/26/2021	ISSUED FOR CONSTRUCTION
10	5/26/2021	ISSUED FOR CONSTRUCTION

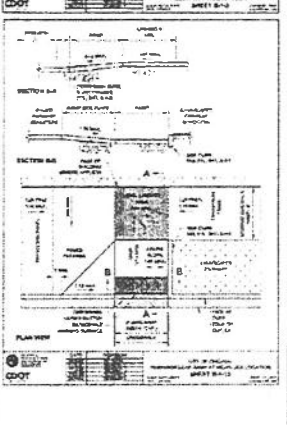
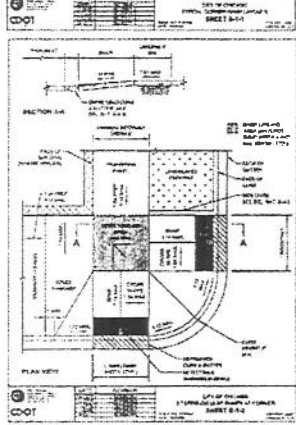
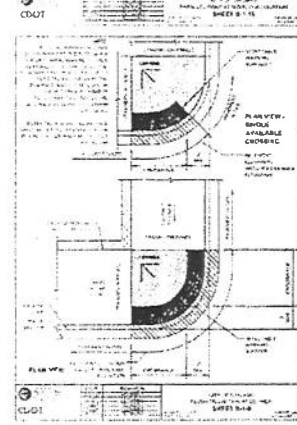
NO.	DATE	DESCRIPTION
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2	5/26/2021	ISSUED FOR CONSTRUCTION
3	5/26/2021	ISSUED FOR CONSTRUCTION
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7	5/26/2021	ISSUED FOR CONSTRUCTION
8	5/26/2021	ISSUED FOR CONSTRUCTION
9	5/26/2021	ISSUED FOR CONSTRUCTION
10	5/26/2021	ISSUED FOR CONSTRUCTION



SLOPE CONVERSION CHART

% SLOPE	SLOPE RATIO	INCHES PER FOOT	DEGREE PLAT
1	1:100	1"	0.573
2	1:50	2"	1.105
3	1:33 1/3	3"	1.670
4	1:25	4"	2.188
5	1:20	5"	2.747
6	1:16 2/3	6"	3.316
7	1:14 2/7	7"	3.894
8	1:12 1/2	8"	4.472
9	1:11 1/3	9"	5.051
10	1:10	10"	5.631
12	1:8 1/3	12"	6.603
15	1:6 2/3	15"	7.660
20	1:5	20"	9.000
25	1:4	25"	10.296
30	1:3 1/3	30"	11.547
35	1:3	35"	12.702
40	1:2 2/3	40"	13.764
45	1:2 1/3	45"	14.705
50	1:2	50"	15.548
60	1:1 1/2	60"	17.321
70	1:1 1/3	70"	18.706
80	1:1 1/4	80"	19.944
90	1:1	90"	21.000

NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO SPECIFICATIONS AND THE IBC.
 4. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF CHICAGO DEPARTMENT OF PUBLIC WORKS.



APPROVED DETECTABLE WARNING PRODUCTS

CDOT
 DIVISION OF TRANSPORTATION
 CHICAGO, ILLINOIS

DATE: 5/26/2021

QTY OF CHANGED APPROVED DETECTABLE WARNING PRODUCT LIST

NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO SPECIFICATIONS AND THE IBC.
 4. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF CHICAGO DEPARTMENT OF PUBLIC WORKS.

TYPICAL CDOT DETAILS

C101

NO.	DESCRIPTION	DATE
1	ISSUED FOR CONSTRUCTION	05/26/21
2	ISSUED FOR CONSTRUCTION	05/26/21
3	ISSUED FOR CONSTRUCTION	05/26/21
4	ISSUED FOR CONSTRUCTION	05/26/21
5	ISSUED FOR CONSTRUCTION	05/26/21
6	ISSUED FOR CONSTRUCTION	05/26/21
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8	ISSUED FOR CONSTRUCTION	05/26/21
9	ISSUED FOR CONSTRUCTION	05/26/21
10	ISSUED FOR CONSTRUCTION	05/26/21

CHICAGO HOPE ACADEMY + CHICAGO LIONS CHARITABLE ASSOCIATION

731-799 S Washenaw Ave.,
 Chicago, IL 60612

NO.	DESCRIPTION	DATE
1	ISSUED FOR CONSTRUCTION	05/26/21
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8	ISSUED FOR CONSTRUCTION	05/26/21
9	ISSUED FOR CONSTRUCTION	05/26/21
10	ISSUED FOR CONSTRUCTION	05/26/21



Compliance Options	Points Required	Sustainable Strategies Menu																											
		Health		Energy					Stormwater				Landscapes			Green Roofs		Water		Transportation					Solid Waste	Work Force	Wildlife		
Compliance Paths	Starting Points	1.1 Achieve WELL Building Standard		2. Exceed Energy Code (5%)					3. Exceed Stormwater Ordinance by 25%				4.1 Working Landscapes			5.1 Green Roof 5%-100%		6.1 Indoor Water Use Reduction (25%)		7. Proximity to Transit Services					8.1 80% Waste Diversion	9.2 Workforce Development	10.1 Bird Protection (Basic)		
All Options Available	0	100	50	25	40	30	40	50	10	20	10	20	40	5	5	5	20	10	20	10	20	5	5	5	10	10	5	10	
LEED Platinum	95	50	0	0	40	NA	NA	NA	NA	NA	10	20	40	5	5	5	20	10	20	NA	NA	NA	5	5	NA	10	5	10	
LEED Gold	80	10	0	0	40	NA	NA	NA	NA	50	10	20	40	5	5	5	20	10	20	NA	NA	NA	5	5	NA	10	5	10	
LEED Silver	80	20	0	0	40	NA	NA	NA	NA	40	50	10	20	5	5	5	20	10	20	NA	NA	NA	5	5	NA	10	5	10	
Green Globes 4-3obes	90	10	0	0	40	NA	NA	NA	NA	50	10	20	40	5	5	5	20	10	20	NA	NA	NA	5	5	NA	10	5	10	
Green Globes 3-3obes	80	20	0	0	40	NA	NA	NA	NA	40	50	10	20	5	5	5	20	10	20	NA	NA	NA	5	5	NA	10	5	10	
Green Globes 2-3obes	70	30	0	0	40	NA	NA	NA	NA	40	50	10	20	5	5	5	20	10	20	NA	NA	NA	5	5	NA	10	5	10	
Living Building Challenge	100	50	0	0	40	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Living Building Challenge Petal	90	10	0	0	40	NA	20	30	40	50	NA	NA	NA	10	5	5	5	20	10	20	10	20	NA	5	5	10	10	5	10
Enterprise Green Communities*	80	20	0	0	40	NA	NA	NA	NA	NA	10	20	40	5	5	5	20	10	20	10	20	10	20	5	5	10	10	5	10
PassiveHouse	70	30	0	0	40	NA	NA	NA	NA	10	20	40	5	5	5	20	10	20	10	20	10	20	5	5	10	10	5	10	

*only available to affordable housing projects funded by DPD's Housing Bureau

Planned Development Projects (PD) - New Construction	100 points required
TIF Funded Development Projects (TIF) - New Construction*	100 points required
DPD Housing, Multi-Family (>5 units) Projects (DPD-H MF) - New Construction	100 points required
PD, TIF, DPD-H MF and Class 1 - Renovation Projects*	
Moderate Renovation Projects	25 points required
Substantial Renovation Projects	50 points required

*does not apply to TIF assistance of less than \$1M (including but not limited to TIF-ANIP, TIF Purchase Rehab, Streamlined TIF and SBIF programs)

Moderate Renovation Projects = projects including partial or minor upgrades to building systems and minor repairs to the exterior envelope
 Substantial Renovation Projects = projects including new and/or upgraded building systems and extensive repairs to the exterior envelope