CHICAGO PLAN COMMISSION
Department of Planning and Development

4030 North Marine Drive/640 West Irving Park Road

Uptown / 46th Ward / Ald. Cappleman
KGiles LLC, Inc.
Perkins Eastman & Level Architecture, Inc.
Acosta Ezgur, LLC

July 21, 2022

Project Summary

Applicant requests a rezoning of the property from an RT-4 to an RM-6 then to a Residential Planned Development and also Approval under the Lake Michigan and Chicago Lakefront Protection Ordinance ("Lakefront Protection Ordinance")

The proposal contains two sub-areas:

Sub-Area A is improved with a four-story Landmark building commonly referred to as the Immaculata High School. The existing building will be re-purposed for 245 transit-focused residential dwellings units with 22 surface parking spaces.

Sub-Area B is currently a surface parking lot and a landscaped playground area on the west. A new 250'-tall, 192 units senior building is proposed for this area with the landscaped area on the west retained and a 96-space parking garage at the base of the new building.

The requested RM-6 zoning classification is consistent with the zoning and land use pattern along DuSable Lake Shore Drive and the proposed Planned Development is compliant with the Use, Bulk, Density and Intensity provisions of Section 17-8-0900.

The proposal also is in keeping with the applicable Purposes and Policies of the Lakefront Protection Ordinance, including Purpose 1 regarding promotion and protection of health, safety, comfort and general welfare and conservation of natural resources by re-purposing an existing building, providing new construction on an improved urban site and doing so in keeping with all applicable ordinances and regulations, including the Chicago Building Code and Landmark regulations.

In addition, the proposal is consistent Purpose 10 of the Lakefront Protection Ordinance as is is substantial compliance with the proposed underlying zoning regulations and no substantial conflict with the Purposes or Policies of the Lakefront Protection Ordinance is indicated.

Community Area Snap Shot

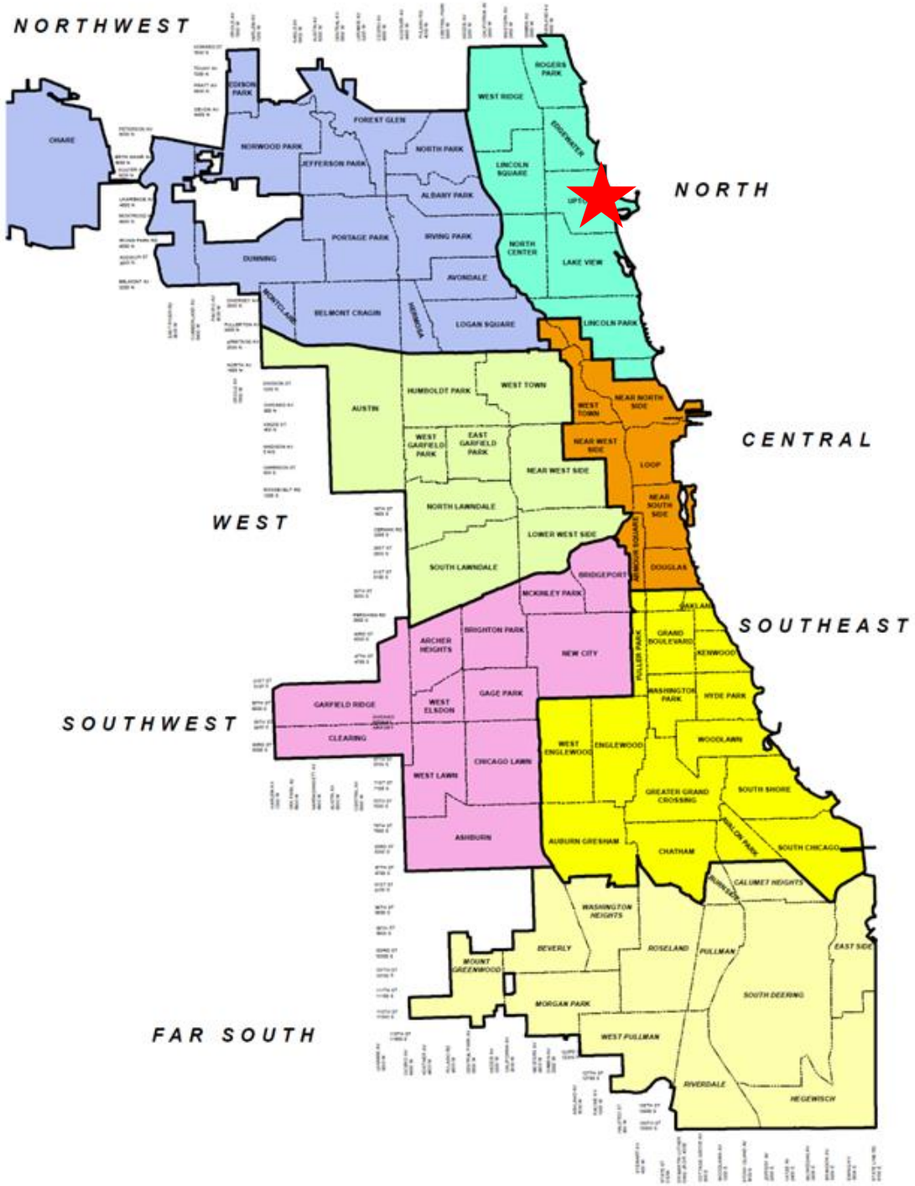
COMMUNITY DEMOGRAPHICS:

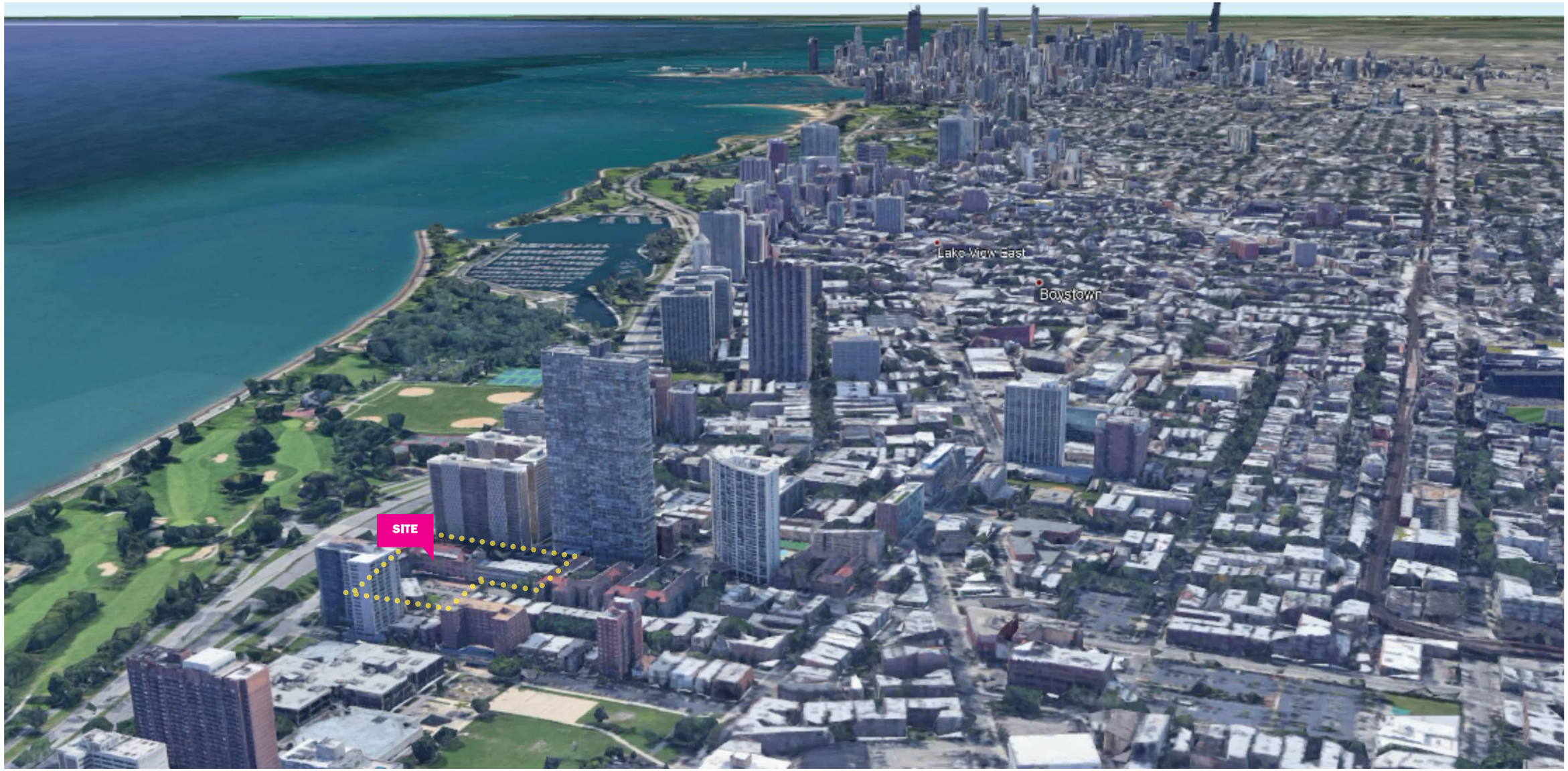
- Uptown Neighborhood Population 57,182
- Number of Households 32,215
- Average Household Size 1.7
- 34% ages of 20-34
- 29.4% ages 50 and Older
- Median Estimated Income $55,109

NEIGHBORHOOD HISTORIC CONTEXT:

- Historically been a residential area with a commercial corridor centered along Broadway.
- Since the 1950s it population became increasingly diverse due to its housing stock and the availability of public transit.
- The area along Marine Drive/DuSable Lake Shore Drive is characterized by high-rises with lower scale development to the west.

Source: https://www.cmap.illinois.gov/data/community-snapshots/encyclopedia.chicagohistory.org

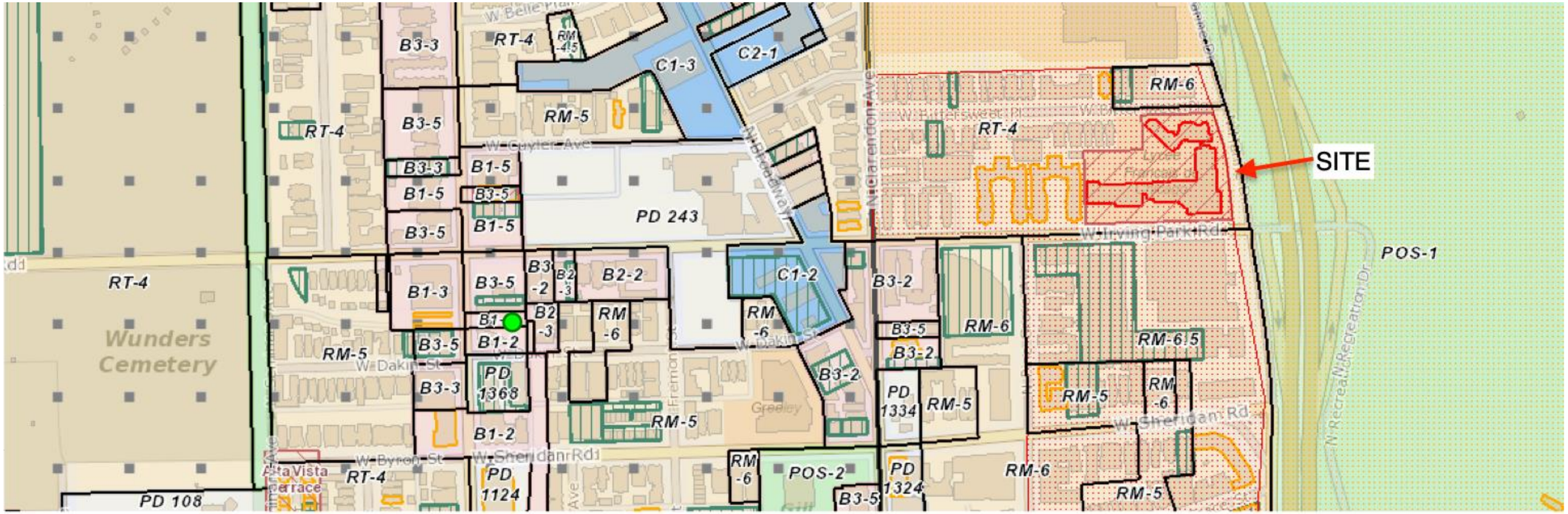




Site Context

Site Scale: NTS

SITE CONTEXT PLAN



Existing Zoning Map

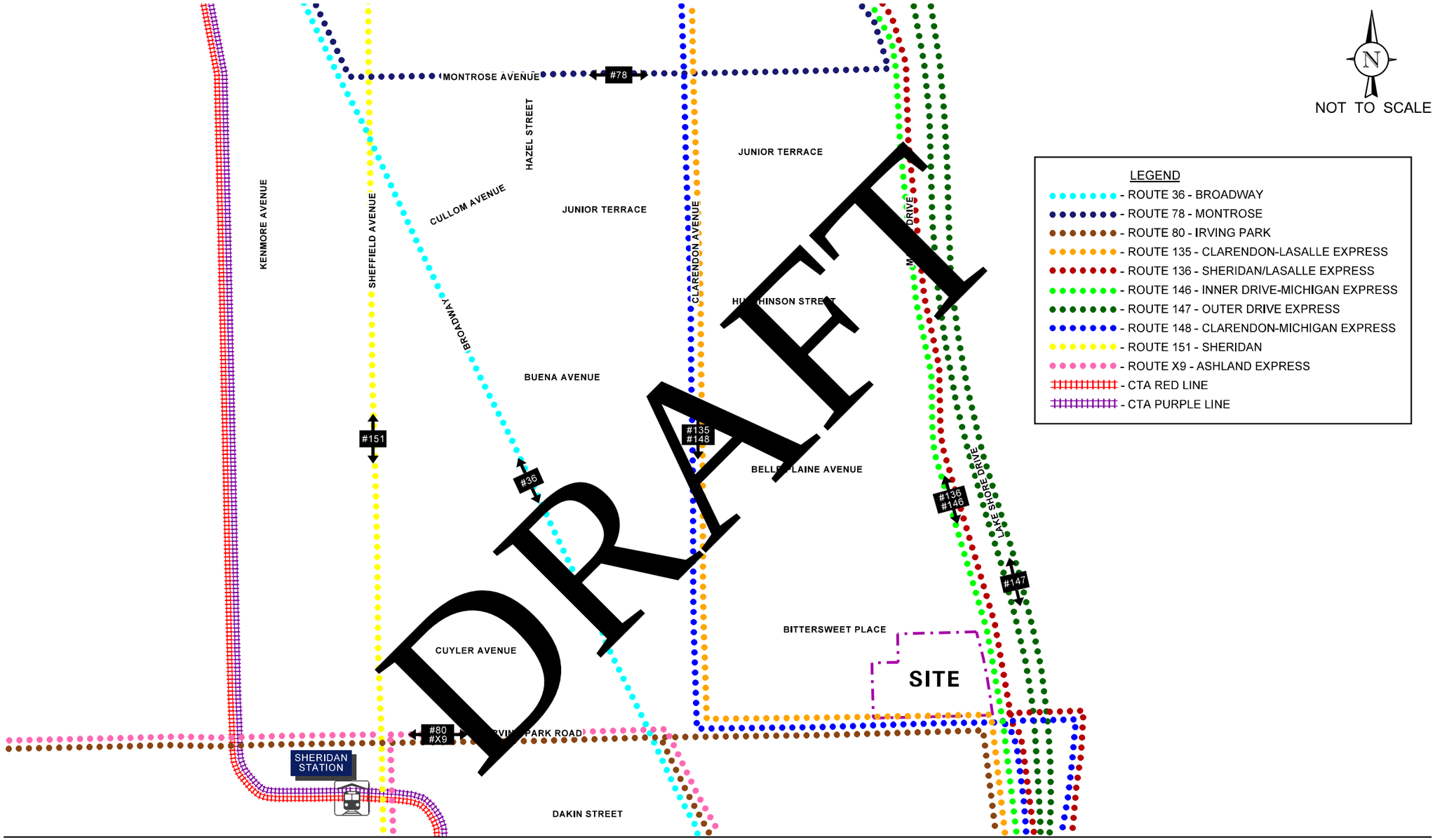
Scale: NTS

EXISTING ZONING MAP

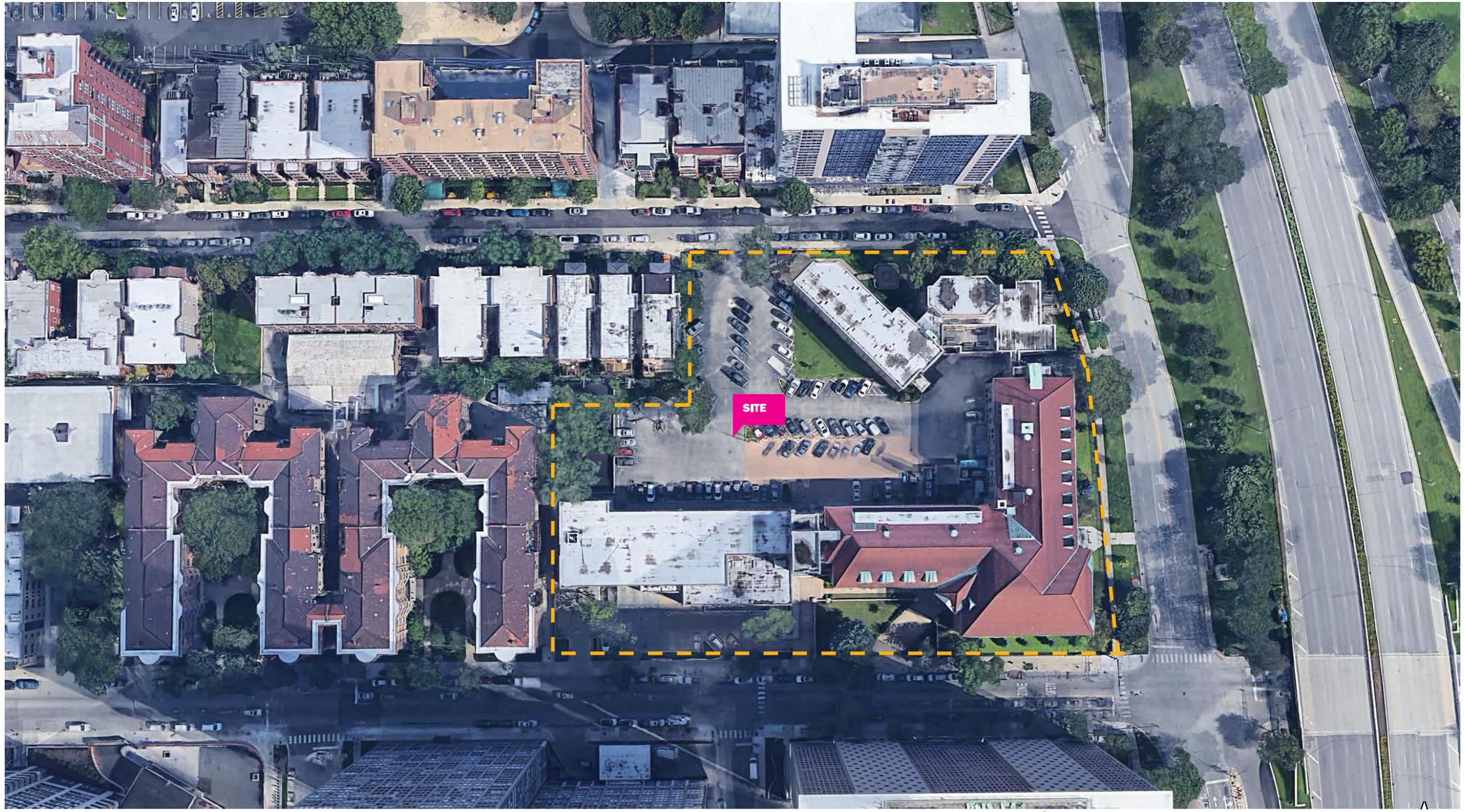
Land Use Map

Scale: NTS

LAND USE CONTEXT PLAN



PUBLIC TRANSPORTATION



EXISTING SITE PHOTOS - AERIAL

EXISTING SITE PHOTOS – VIEW FROM MARINE DRIVE

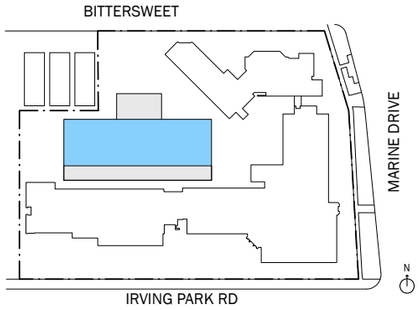
EXISTING SITE PHOTOS – VIEW ALONG BITTERSWEET (LEFT) AND IRVING PARK (RIGHT)

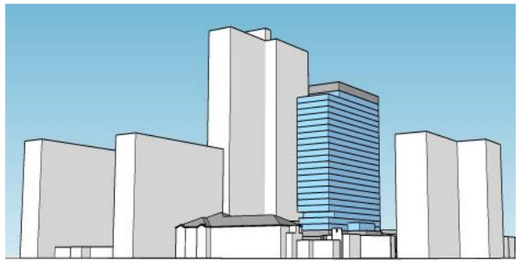
EXISTING SITE PHOTOS – PARKING LOT FRONTAGE ALONG BITTERSWEET AND INTERIORS

17-8-0906 Urban Design

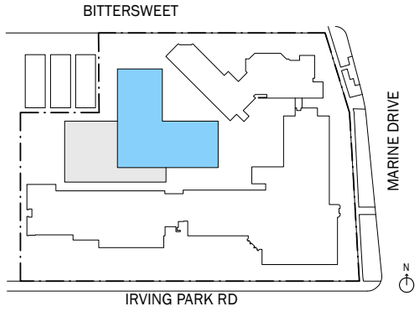
- Three alternatives massings explored
- Selected alternative key features
  - More slender N-S profile
  - Greater solar penetration
  - Fills void in north street way but provides separation
  - Greater separation from existing building
  - Greater separation from western neighbor (Pattington)
  - Improved visual interest from DuSable Lake Shore Drive

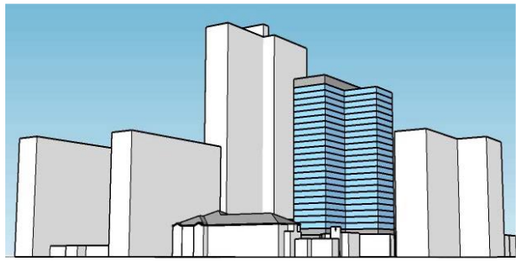
BAR SCHEME



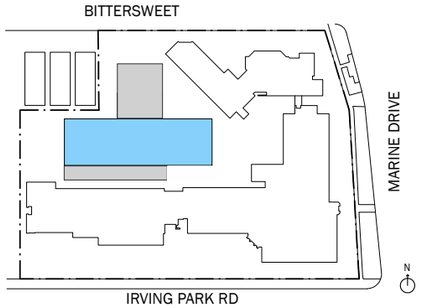


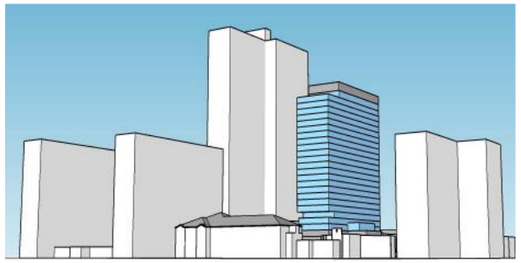
L-SCHEME
(APPROVED MASSING BY DPD ON 10/02/2020)

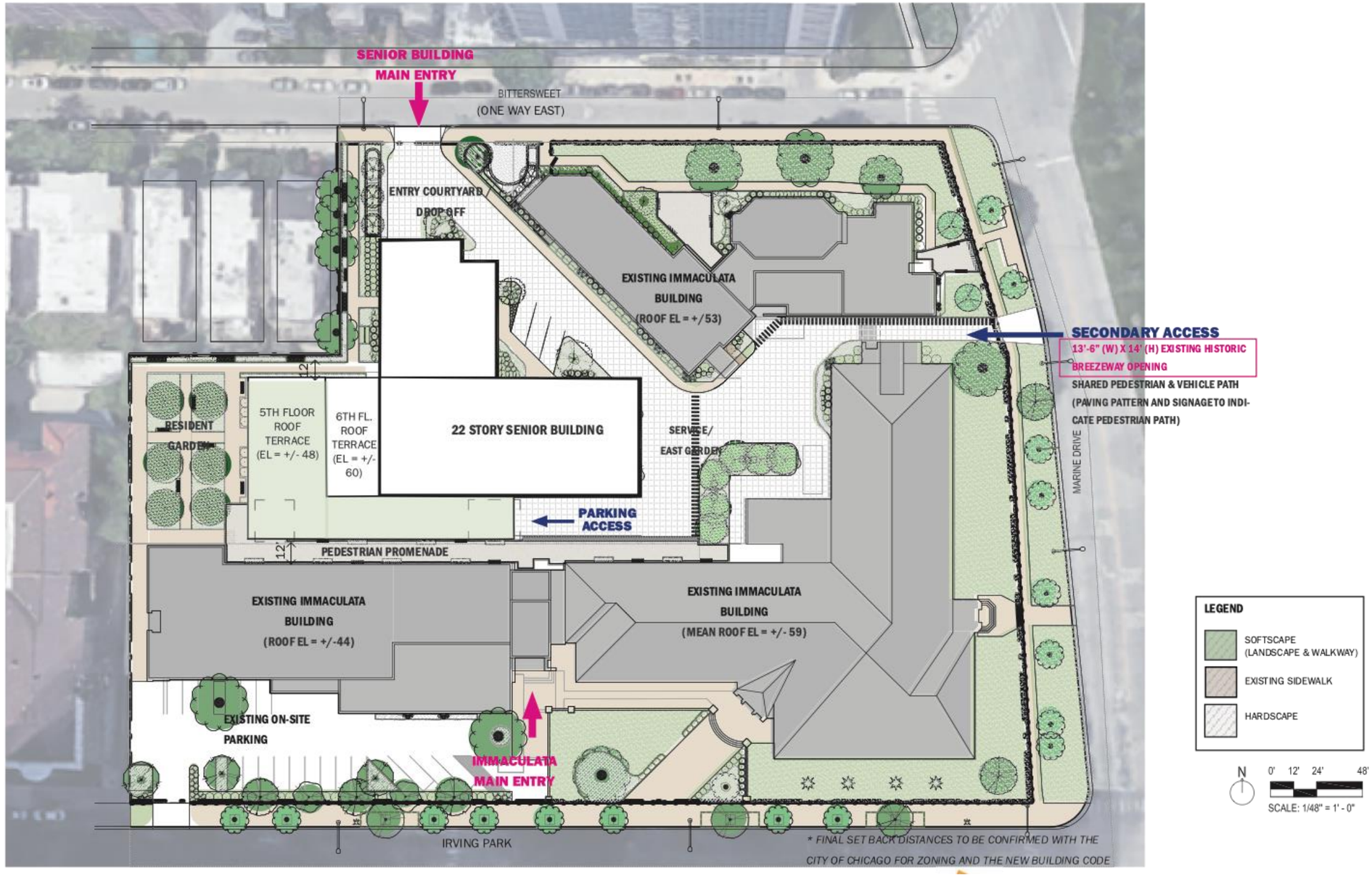




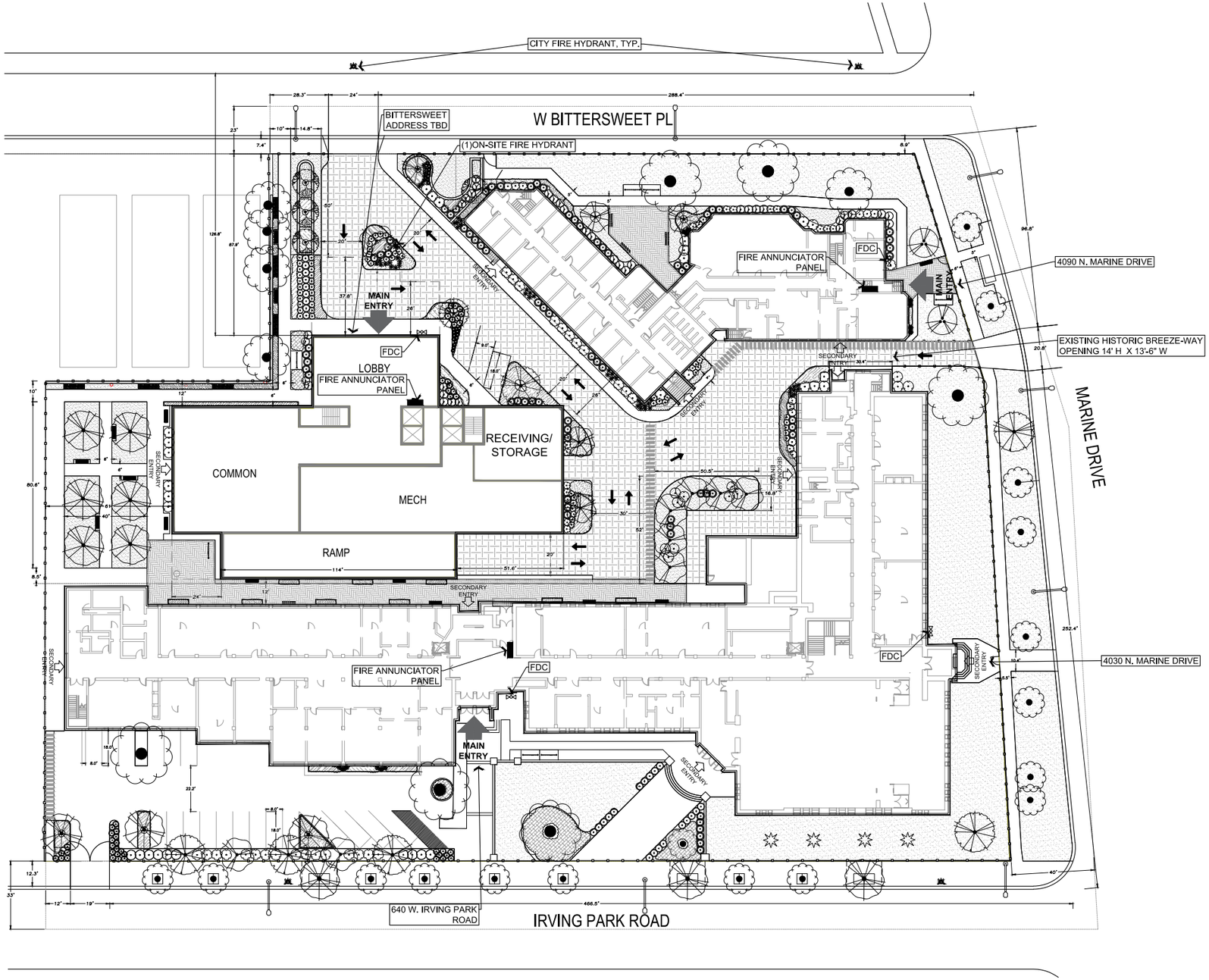
HYBRID SCHEME
(BAR TOWER + L BASE)






SENIOR BUILDING
MAIN ENTRY
BITTERSWEET
(ONE WAY EAST)
ENTRY COURTYARD / DROP OFF
EXISTING IMMACULATA BUILDING
(ROOF EL = +/53)
SECONDARY ACCESS
13'-6" (W) X 14' (H) EXISTING HISTORIC BREEZEWAY OPENING
SHARED PEDESTRIAN & VEHICLE PATH
(PAVING PATTERN AND SIGNAGE TO INDICATE PEDESTRIAN PATH)
RESIDENT GARDEN
5TH FLOOR ROOF TERRACE (EL = +/- 48)
6TH FL. ROOF TERRACE (EL = +/- 60)
22 STORY SENIOR BUILDING
SERVICE/ EAST GARDEN
PARKING ACCESS
PEDESTRIAN PROMENADE
12'
MARINE DRIVE
EXISTING IMMACULATA BUILDING
(ROOF EL = +/-44)
EXISTING IMMACULATA BUILDING
(MEAN ROOF EL = +/- 59)
EXISTING ON-SITE PARKING
IMMACULATA MAIN ENTRY
IRVING PARK
* FINAL SET BACK DISTANCES TO BE CONFIRMED WITH THE CITY OF CHICAGO FOR ZONING AND THE NEW BUILDING CODE
LEGEND
SOFTSCAPE (LANDSCAPE & WALKWAY)
EXISTING SIDEWALK
HARDSCAPE
N
0' 12' 24' 48'
SCALE: 1/48" = 1' - 0"

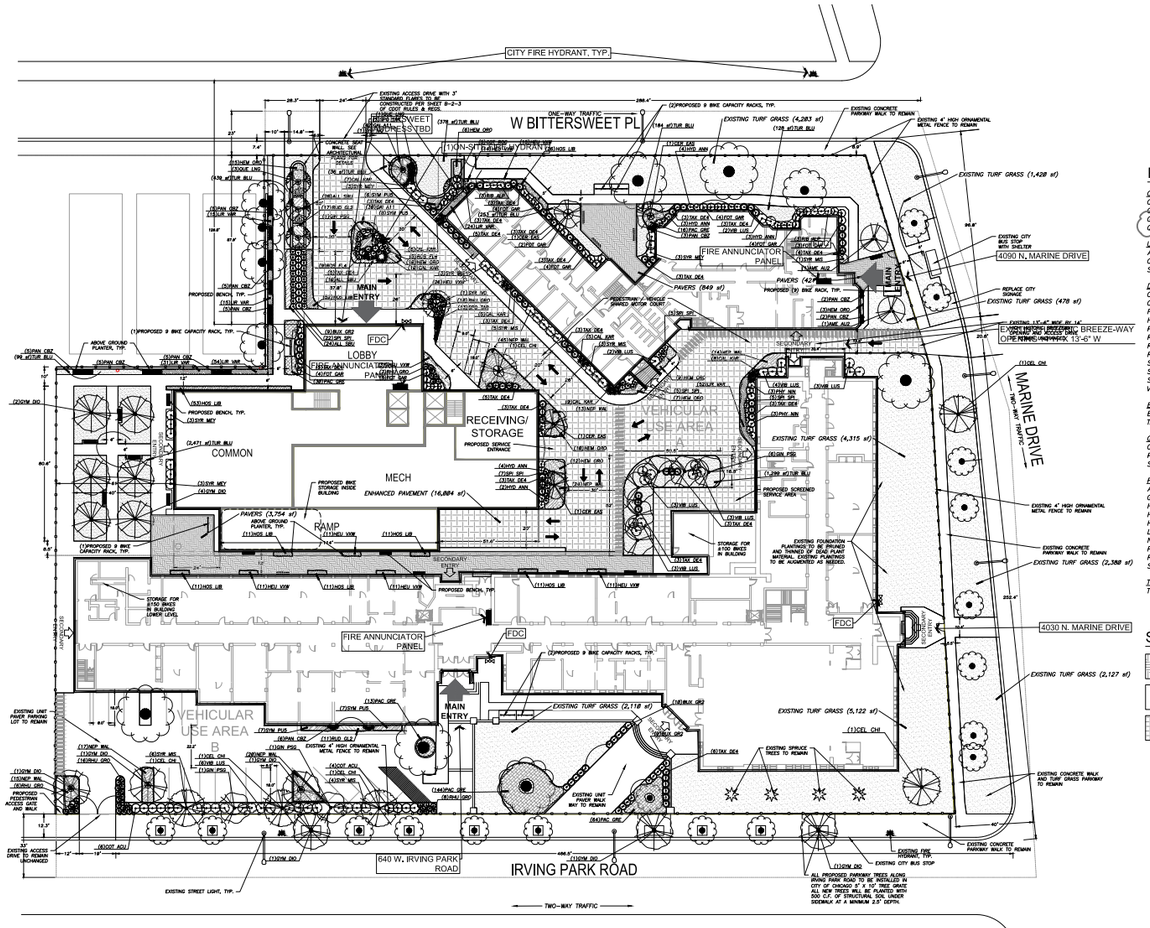
SITE ACCESS

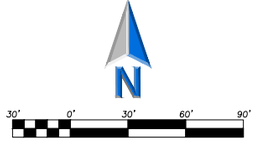


LEGEND:

- MAIN ENTRY
- SECONDARY ENTRY
- CITY FIRE HYDRANT
- ON-SITE FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION (FDC)
- ANNUNCIATOR PANEL
- FENCE / GATE (UNLOCKED)

SITE PLAN





PLANT SCHEDULE

CANOPY TREES	BOTANICAL / COMMON NAME	COND	SIZE	QTY
CEL CHI	CELTIS OCCIDENTALIS 'CHICAGOLAND' / CHICAGOLAND COMMON HACKBERRY	B & B	2.5" CAL.	6
~~GIN RSO~~	~~GINKGO BILOBA 'PRINCETON SENTRY' / PRINCETON SENTRY MAIDENHAIR TREE~~	~~B & B~~	~~2.5" CAL.~~	~~9~~
GYM DIO	GYMNOCLADUS DIOICA 'ESPRESSO' / KENTUCKY COFFEETREE	B & B	2.5" CAL.	12
QUE LNG	QUERCUS ROBUR X BICOLOR 'LONG' TM / REGAL PRINCE OAK	B & B	2.5" CAL.	4

UNDERSTORY TREES	BOTANICAL / COMMON NAME	COND	SIZE	QTY
AME AU2	AMELANCHIER CANADENSIS 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE SERVICEBERRY	B & B	8' HT.	2
CER EAS	CERCIS CANADENSIS / EASTERN REDBUD	B & B	2" CAL.	4
SYR IVO	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC	B & B	2.5" CAL.	2

DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME	COND.	SIZE	QTY
COT ACU	COTONEASTER ACUTIFOLIUS / PEKING COTONEASTER	B & B	36" HT.	10
COT ROC	COTONEASTER HORIZONTALIS 'HESSEI' / ROCK COTONEASTER	B & B	24" SPREAD.	5
FOT GAR	FOTHERGILLA GARDENII / DWARF FOTHERGILLA	B & B	36" HT.	30
HYD ANN	HYDRANGEA ARBORESCENS 'ANNABELLE' / ANNABELLE SMOOTH HYDRANGEA	B & B	36" HT.	16
PHY NIN	PHYSOCARPUS OPULIFOLIUS 'SUMMER WINE' / SUMMER WINE NINEBARK	CONT.	#5	6
RHU GRO	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	B & B	24" SPREAD	47
RIB ALP	RIBES ALPINUM / ALPINE CURRANT	B & B	30" HT.	6
ROS FL4	ROSA X 'FLOWER CARPET PINK' / ROSE	CONT.	#5	14
SPI SPI	SPIRAEA JAPONICA 'LITTLE PRINCESS' / LITTLE PRINCESS JAPANESE SPIREA	B & B	24" HT.	44
SYR MEY	SYRINGA MEYERI 'PALIBIN' / DWARF KOREAN LILAC	B & B	30" HT.	12
SYR MIS	SYRINGA PATULA 'MISS KIM' / MISS KIM LILAC	B & B	36" HT.	22
VIB LUS	VIBURNUM DENTATUM 'CHICAGO LUSTER' / CHICAGO LUSTER ARROWWOOD	B & B	36" HT.	26

EVERGREEN SHRUBS	BOTANICAL / COMMON NAME	COND.	SIZE	QTY
BUX GR2	BUXUS X 'GREEN VELVET' / BOXWOOD	B & B	24" HT.	28
TAX DE4	TAXUS X MEDIA / DENSE YEW	B & B	24" HT.	75

GRASSES	BOTANICAL / COMMON NAME	COND.	SIZE	QTY
CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	CONT.	#1	50
PAN CBZ	PANICUM VIRGATUM 'CAPE BREEZE' / CAPE BREEZE SWITCH GRASS	CONT.	#1	43
SPO TAR	SPOROBOLUS HETEROLEPIS 'TARA' / PRAIRIE DROPSEED	CONT.	#1	20

PERENNIALS	BOTANICAL / COMMON NAME	COND	SIZE	QTY
ALL SBU	ALLIUM X 'SUMMER BEAUTY' / SUMMER BEAUTY ORNAMENTAL ONION	CONT.	#1	54
GAI A11	GAILLARDIA X 'ARIZONA SUN' / BLANKET FLOWER	CONT.	#1	72
HEM ORO	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	CONT.	#1	72
HEU VIW	HEUCHERA X 'CARNIVAL WATERMELON' / CARNIVAL WATERMELON CORAL BELLS	CONT.	#1	136
HOS LIB	HOSTA X 'LIBERTY' / LIBERTY HOSTA	CONT.	#1	186
LIR VAR	LIRIOPE MUSCARI 'VARIEGATA' / VARIEGATED LILY TURF	CONT.	QUART	191
NEP WAL	NEPETA X FAASSENII 'WALKERS LOW' / WALKERS LOW CATMINT	CONT.	#1	148
PAC GRE	PACHYSANDRA TERMINALIS 'GREEN CARPET' / JAPANESE SPURGE	CONT.	QUART	267
RUD GL2	RUDBECKIA FULGIDA 'GLOSTRUM' / BLACK-EYED SUSAN	CONT.	#1	28
SYM PU5	SYMPHYOTRICHUM NOVAE-ANGLIAE 'PURPLE DOME' / NEW ENGLAND ASTER	CONT.	#1	28

TURF GRASS	BOTANICAL / COMMON NAME	COND	SIZE	QTY
TUR BLU	TURF SOD BLUEGRASS / KENTUCKY BLUEGRASS	ROLLED	SOD	5,288 SF

SITE MATERIALS SCHEDULE

	PAVERS	5,024 SF
	EXISTING TURF GRASS	22,155 SF
	ENHANCED PAVEMENT	16,004 SF

Vehicular Use Area A Landscape Data:

Vehicular Use Area:	18,857 S.F.
Interior Parking Lot Landscape Area Required:	1,414 S.F.
Interior Parking Lot Landscape Area Provided:	2,788 S.F.
Parking Lot Trees Required:	11
Parking Lot Trees Provided:	14

Vehicular Use Area B Landscape Data:

Vehicular Use Area:	9,249 S.F.
Interior Parking Lot Landscape Area Required:	693 S.F.
Interior Parking Lot Landscape Area Provided:	719 S.F.
Parking Lot Trees Required:	6
Parking Lot Trees Provided:	5

LANDSCAPE NOTES:

1. REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
2. REFER TO ARCHITECTURAL PLANS FOR BUILDING MIX, SIZE AND FOOTPRINT.
3. REFER TO ENGINEERING PLANS FOR DETENTION CALCULATIONS, UTILITY LOCATIONS, TOPOGRAPHIC INFORMATION AND THE LIKE.
4. LANDSCAPE PLAN ALL AREAS AND DIMENSIONS ARE ACCURATE FOR THE PURPOSE OF INSTALLING THE LANDSCAPE MATERIALS ONLY.
5. ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DUE TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. SUCH CHANGES MUST FIRST BE APPROVED BY THE CITY IN WRITING
6. ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHREDDED BARK MATERIAL TO A MINIMUM 3" DEPTH.
7. THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL PRESENTED ON THIS PLAN. IF ADDITIONAL TOP SOIL IS REQUIRED IT IS UP TO THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE, SPREAD AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.
8. ALL PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION 1000 VERMONT AVENUE, NW, SUITE 300 WASHINGTON, DC 20005. WWW.ANLA.ORG
9. NO GROWTH TO BE ALLOWED IN 12' BY 12' SITE TRIANGLES OVER 24" HIGH.
10. HOSE BIBS WILL BE PROVIDED ON THE BUILDING FOR THE PURPOSE OF WATERING THE LANDSCAPE MATERIAL. SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS.
11. ALL TREES TO BE PLANTED IN THE PARKWAY WILL BE HAND DUG ONLY, ANY AND ALL UTILITIES ENCOUNTERED DURING THE PLANTING OF THE PARKWAY TREES SHALL BE PROTECTED FROM DAMAGE. IF ANY UTILITIES ARE DAMAGED THE CONTRACTOR IS RESPONSIBLE FOR THE DAMAGE SHALL REPAIR ALL DAMAGES AND RESTORE THE DAMAGED PORTION OF THE UTILITY TO ITS PRE-CONSTRUCTION CONDITION.
12. ALL NEW TREES TO BE PLANTED IN THE IRVING PARK PARKWAY ARE TO BE PLANTED WITH 500 C.F. CO STRUCTURAL SOIL UNDER THE SIDEWALK EXTENDING FROM 12" OFF THE BACK OF CURB TO THE PROPERTY LINE. STRUCTURAL SOIL TO BE A MINIMUM 2.5' DEEP.

Schedule Of Planting:

Planting of this landscape plan shall occur on or before December 15th, 2023.

Sworn Statements By Owner:

1. The undersigned acknowledges that the landscape planting plan shown on the attached landscape plan(s) for the property at 640 W. Irving Park Road Chicago, IL 60613 has to the best of the undersigned applicant's knowledge, been designed and will be installed, maintained and replaced as required by current and subsequent owners in accordance with the requirements of Title 10, Chapter 32 of the Chicago Zoning Ordinance, and the Guide to the Chicago Landscape Ordinance.

2. Existing parkway and on-site interior trees are to be protected while project is under construction and will be replaced by current and subsequent owner if damaged.

Signature: _____

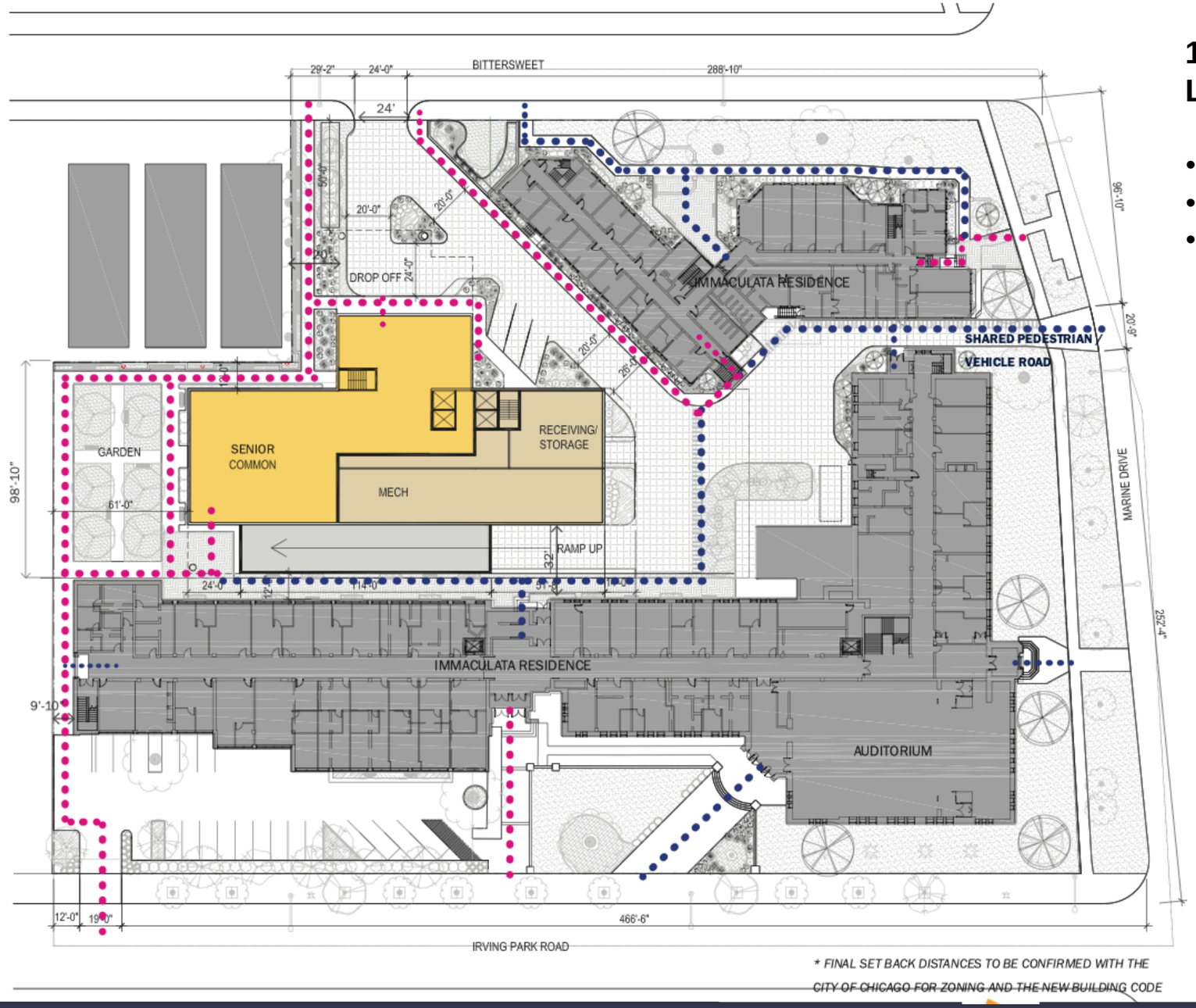
Sworn Statements By Registered Landscape Architect:

1. The undersigned landscape architect, registered in the State of Illinois, acknowledges that the landscape planting plan and construction details shown on the attached landscape plan(s) for the property at 640 W. Irving Park Road Chicago, IL 60613 has been designed in accordance with the requirements of Title 10, Chapter 32 of the Chicago Zoning Ordinance, and the Guide to the Chicago Landscape Ordinance.

Signature: _____

Steven S. Gregory, PLA, ASLA
Registered Landscape Architect
License Number: 157-00562
Expires: 8-31-21
New Expiration Date Pending
Landscape Title Act
Signed Into Law August 6, 2021.

LANDSCAPE PLAN



* FINAL SET BACK DISTANCES TO BE CONFIRMED WITH THE CITY OF CHICAGO FOR ZONING AND THE NEW BUILDING CODE

17-8-0905 Pedestrian Orientation
Lakefront Protection Ordinance Purpose 7

- Clear landscaped pedestrian routes provided
- Design accentuates entry locations
- New building nestled behind the existing Landmark, retaining familiar pedestrian experience along public sidewalk

RESIDENTIAL LIVING IN THE CITY

THE GROUND LEVEL ALLOWS FOR CLEAR PEDESTRIAN PATHWAYS TO BITTERSWEET AND IRVING PARK, WHILE PROVIDING NECESSARY FIRE DEPARTMENT ACCESS. THE ORGANIC LANDSCAPE AND OPEN SPACES ILLUSTRATES THE ACTIVE LIFESTYLE OF THE RESIDENTS IN AN URBAN SETTING.

LEGEND

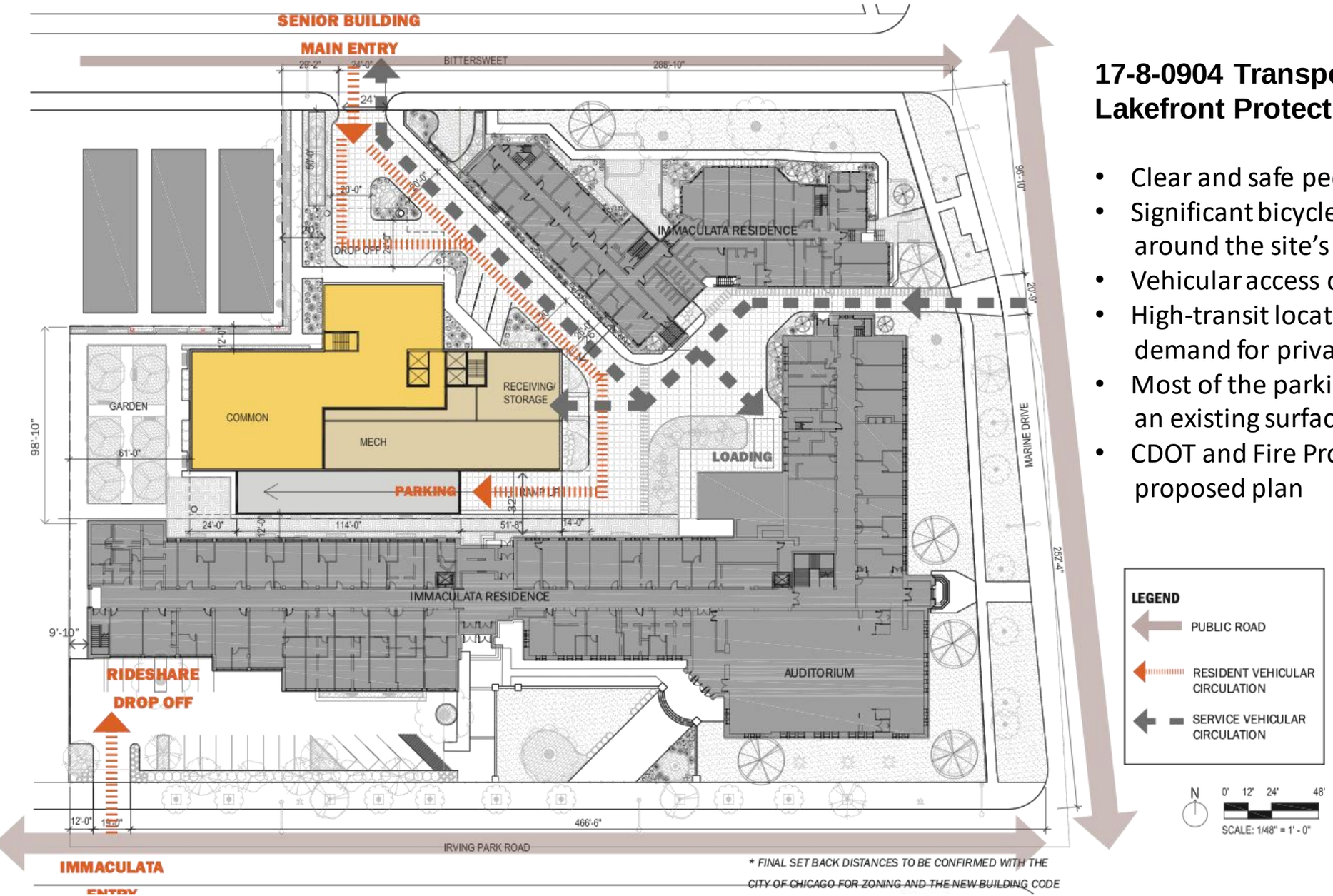
- PEDESTRIAN CONNECTIVITY
- SECONDARY PEDESTRIAN CONNECTIVITY

N

0' 12' 24' 48'

SCALE: 1/48" = 1' - 0"

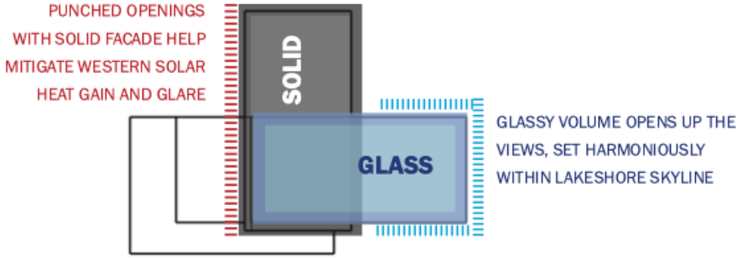
PEDESTRIAN ACCESS



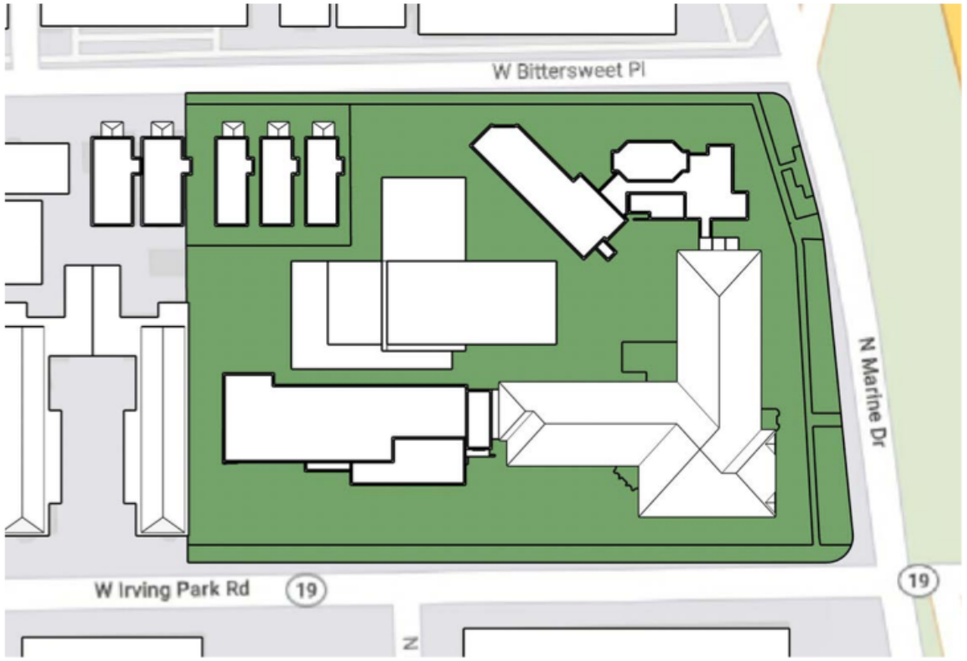
17-8-0904 Transportation, Traffic and Parking Lakefront Protection Ordinance

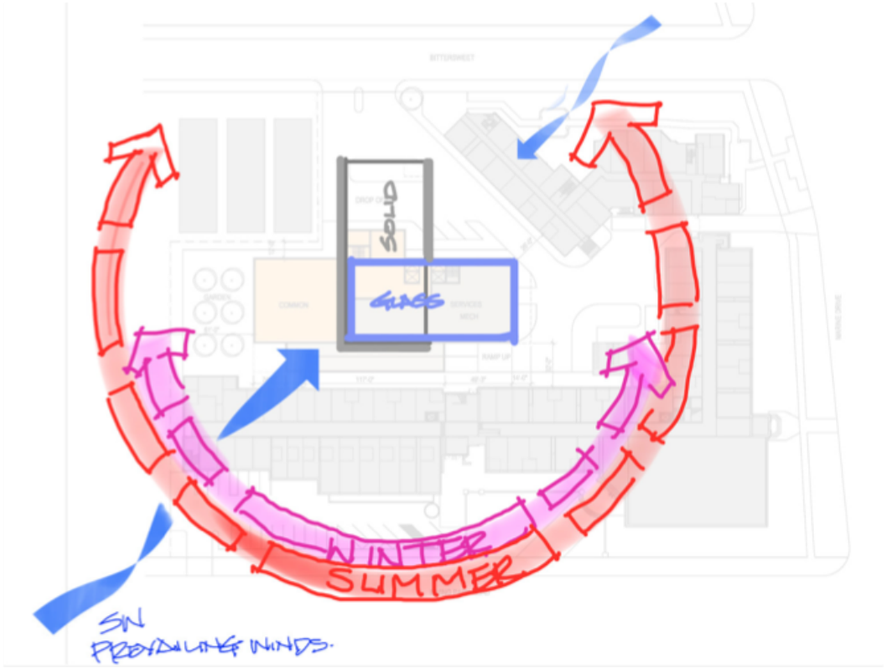
- Clear and safe pedestrian walkways provided
- Significant bicycle parking provided, including around the site's perimeter
- Vehicular access divided among different access points
- High-transit location and proposed uses selected to demand for private vehicle use
- Most of the parking is within a garage with balance in an existing surface lot to be further landscaped
- CDOT and Fire Protection Bureau have approved the proposed plan

VEHICULAR ACCESS



- INTERLOCKING OF SOLID AND GLASS VOLUMES RESPOND TO THE CLIMATIC, SITE, VIEWS, AND PROGRAM
- CLARITY OF MASSING
- CREATE VISUAL INTEREST FROM LAKESHORE DR.
- RESIDENT COMFORT FOR SUN & GLARE CONTROL
- RESIDENTIAL CHARACTERS

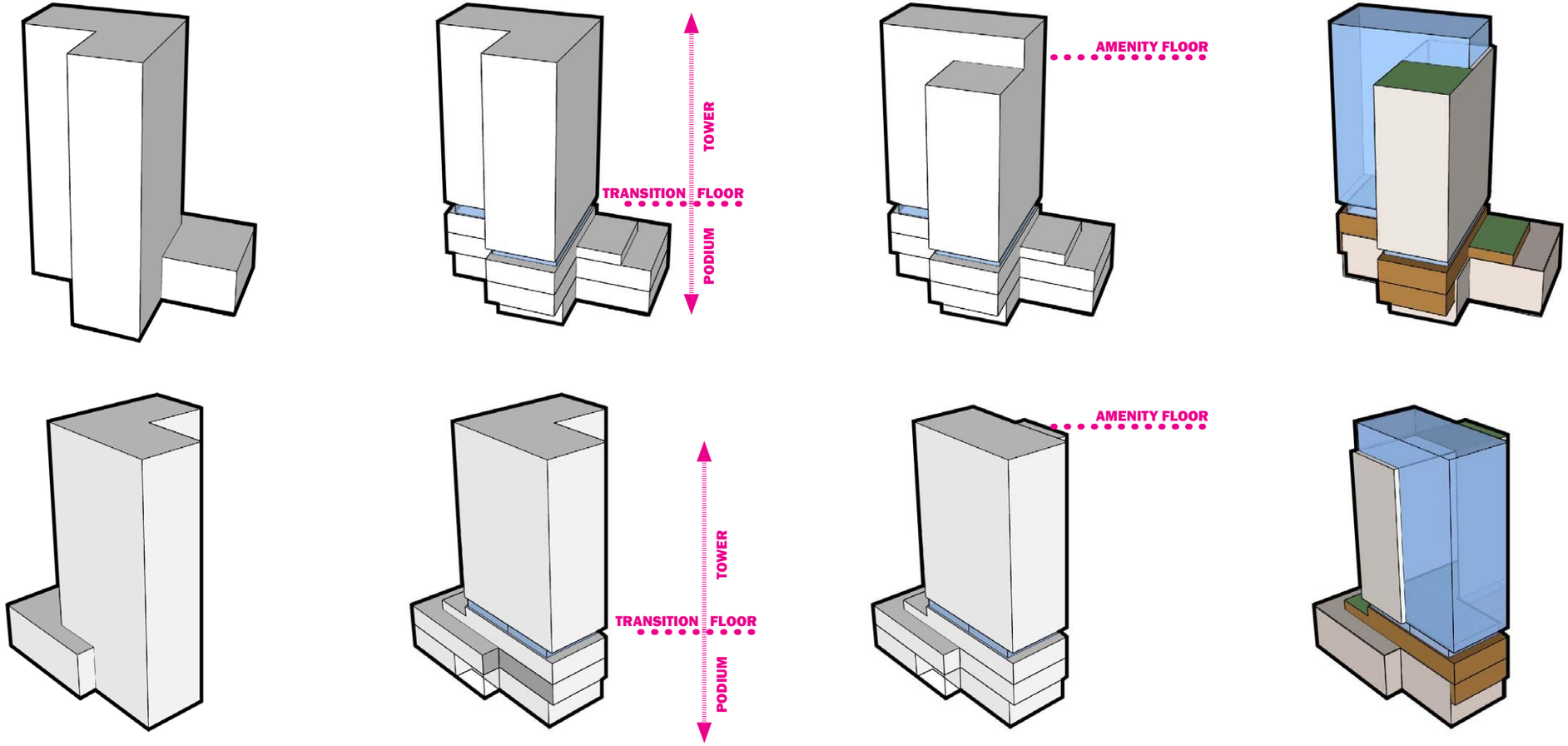




URBAN DESIGN

NORTH-WEST VIEWS

SOUTH-EAST VIEWS



01. L-SHAPE MASSING

- RESPONDING TO THE SITE PERIMETER
- CREATING PRESENCE ON BITTERSWEET

02. DIVISION OF PODIUM AND TOWER

- PODIUM RELATES TO PEDESTRIAN / HUMAN SCALE VOLUMES
- TOWER REFLECTS THE CONTEXTUAL SKYLINE ALONG LAKE SHORE DR.

03. SCULPTING OF THE TOWER

- WITH TOP FLOOR AMENITY LEVEL & MECHANICAL PENTHOUSE, TOP OF THE TOWER CREATES THE HIERARCHY OF VOLUMES

04. VOLUMETRIC APPLICATION OF FACADE MATERIALS

- USE OF THE SOLID MATERIALS FACING EAST/ WEST REDUCE SOLAR HEAT GAIN / GLARE
- GLASS VOLUME TOWARDS THE LAKE STANDS PROMINENT ALONG LAKE SHORE DRIVE
- PODIUM MATERIALITY & COLOR TO BLEND IN WITH THE SURROUNDING BUILDING

URBAN DESIGN – MASS AND FAÇADE ARTICULATION

17-8-0907 Building Design

- Complementary to existing Landmark and neighborhood context
- New building fenestration evokes differences between 1920s Landmark building and 1950s addition
- Clear distinction between base and upper floors
- Design approved by Permit Review Committee

RENDERING – MARINE DRIVE VIEW

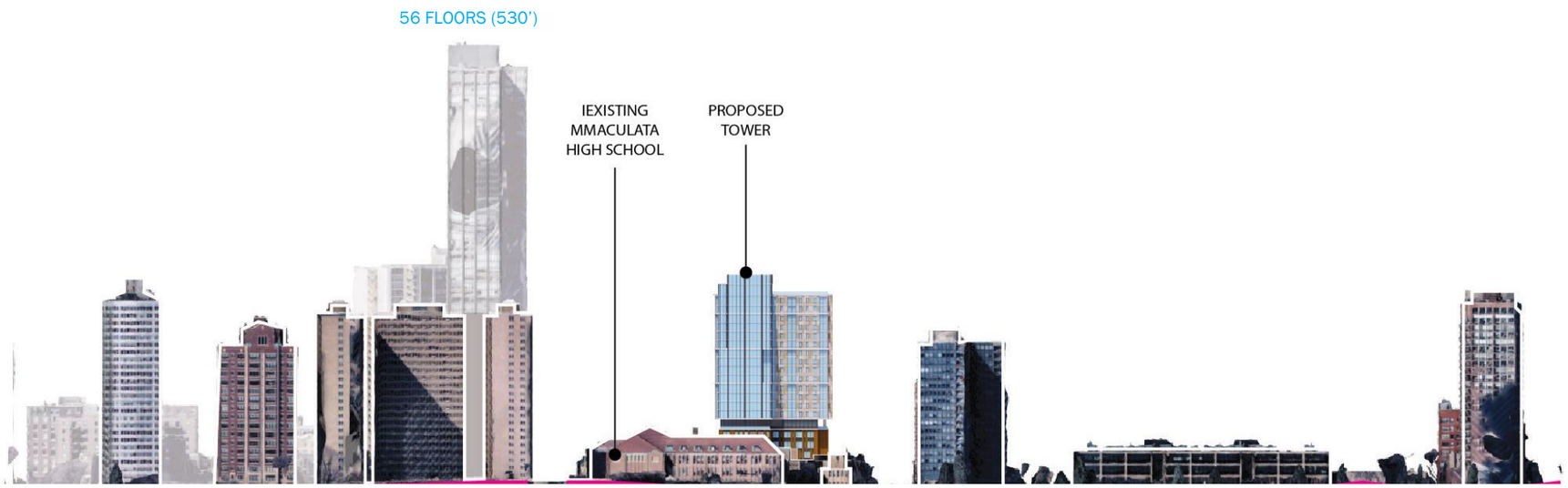
17-8-0907-B Context & Facades

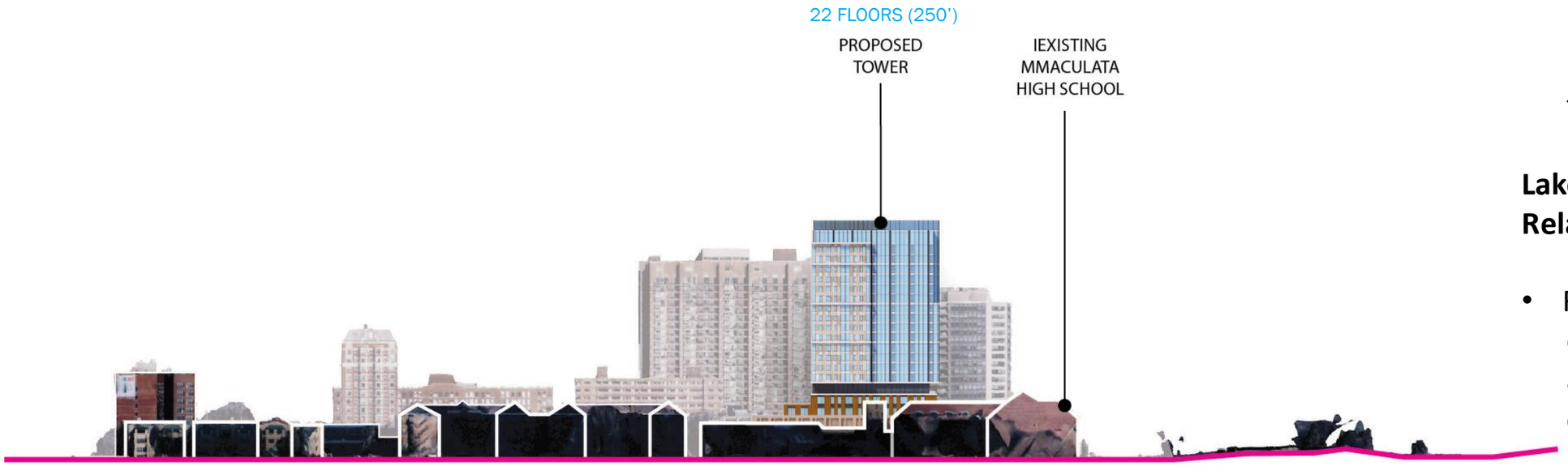
- Height transition provided to lower scale development to the west

- All sides of the building treated with high-quality materials, finishes and architectural details

RENDERING – IRVING PARK VIEW

RENDERING – VIEW FROM THE WEST





17-8-0907-B (1) Context

- Size and scale of new building consistent with pattern of development along DuSable Lake Shore Dr.

17-8-0907-C High-Rise Buildings

- Clear vertical appearance
- Sculpting and different façade treatments to reduce mass, add visual interest and respond to Landmark building fenestration

Lakefront Protection Policy 10 Relationship to Community Edge

- Retains consistent community edge by preserving Landmark and including a new building consistent with established pattern of development

URBAN DESIGN STREETSCAPE VIEW FROM EAST (TOP) AND FROM SOUTH (BOTTOM)

BITTERSWEET BASE ELEVATION

EAST ELEVATION – LOADING ENTRANCE

MARINE DRIVE ACCESS

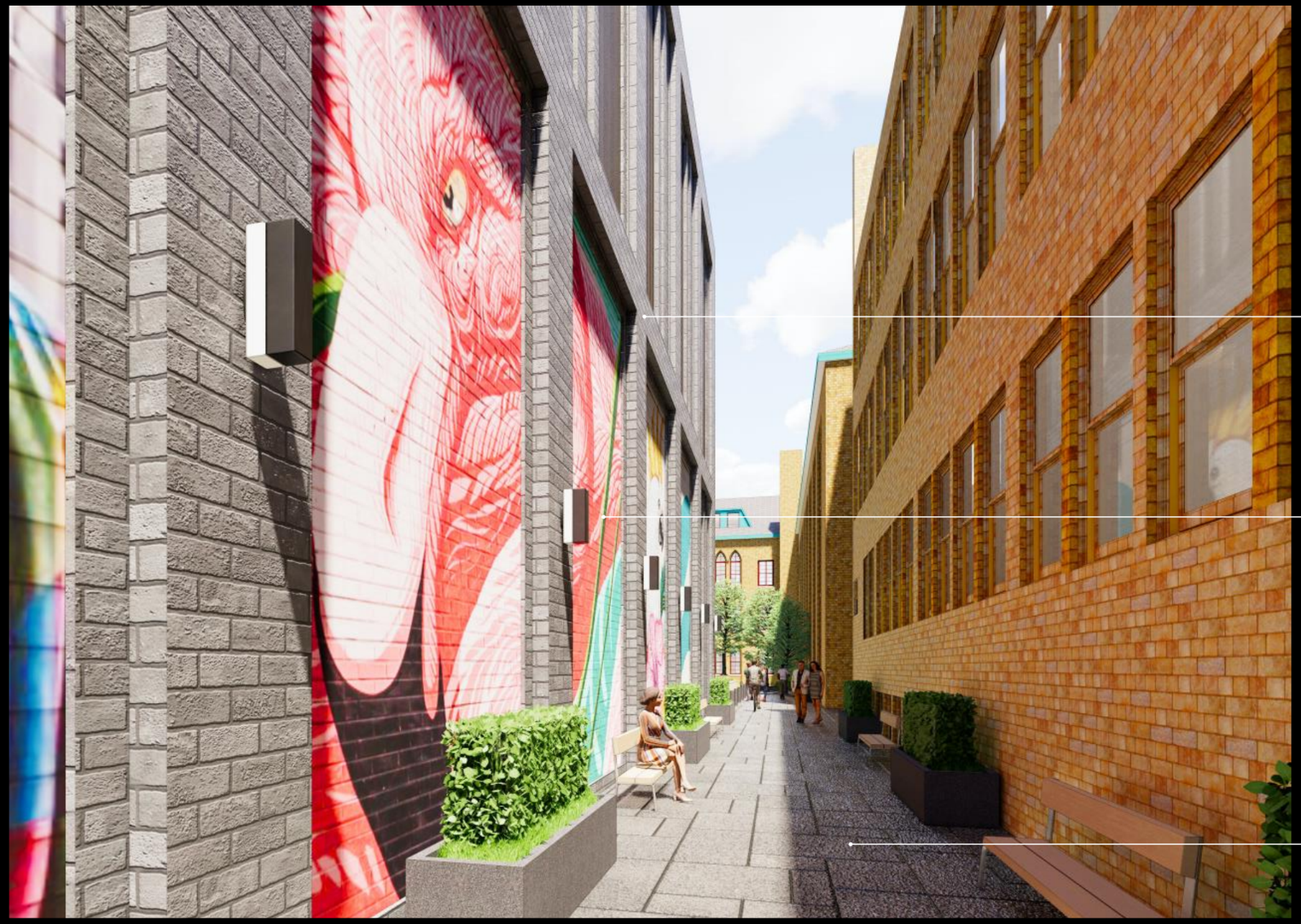
WEST GARDEN

IMMACULATA HIGH SCHOOL REDEVELOPMENT

PERKINS EASTMA

WESTERN BASE

SOUTH PROMENADE

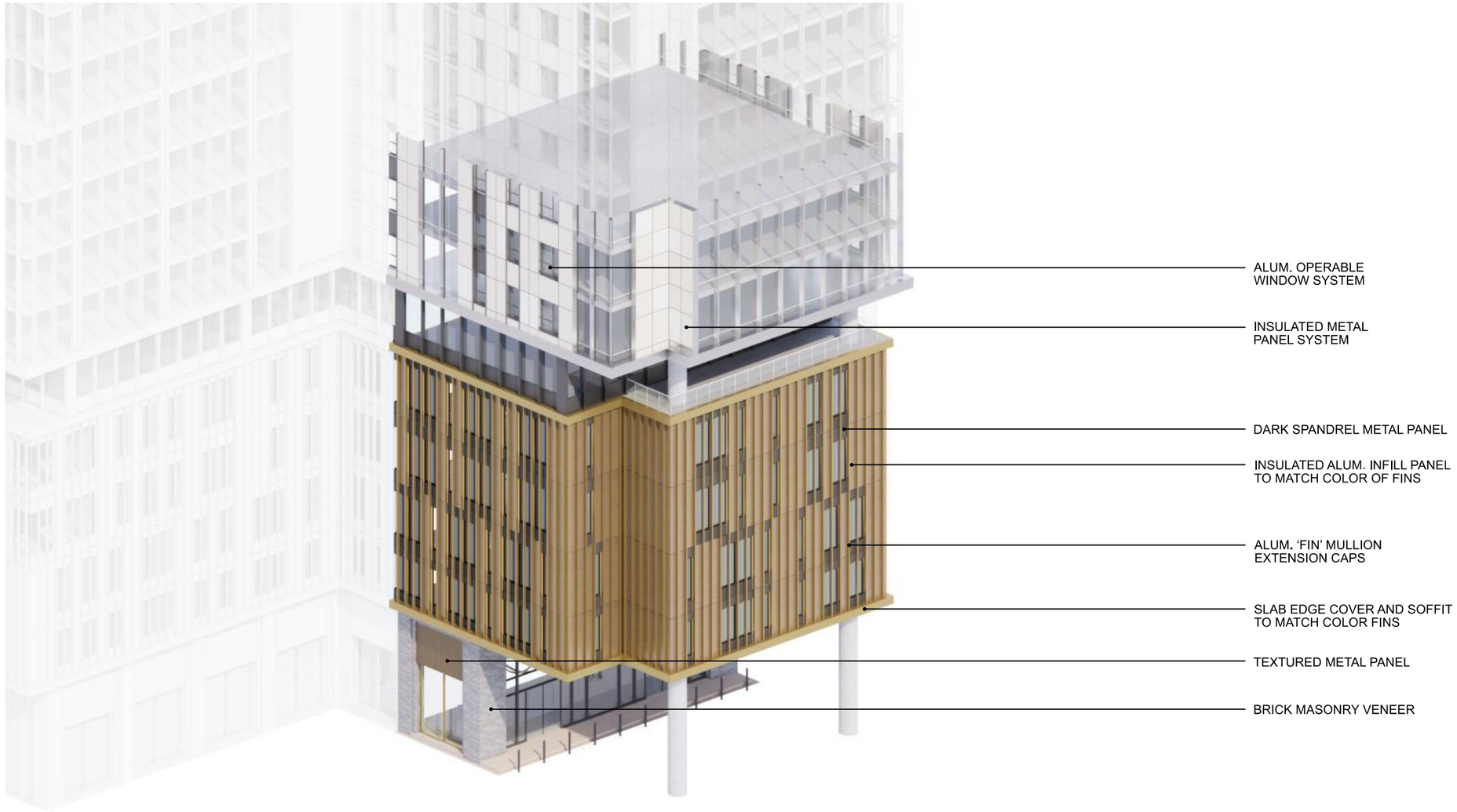


IMMACULATA HIGH SCHOOL REDEVELOPMENT

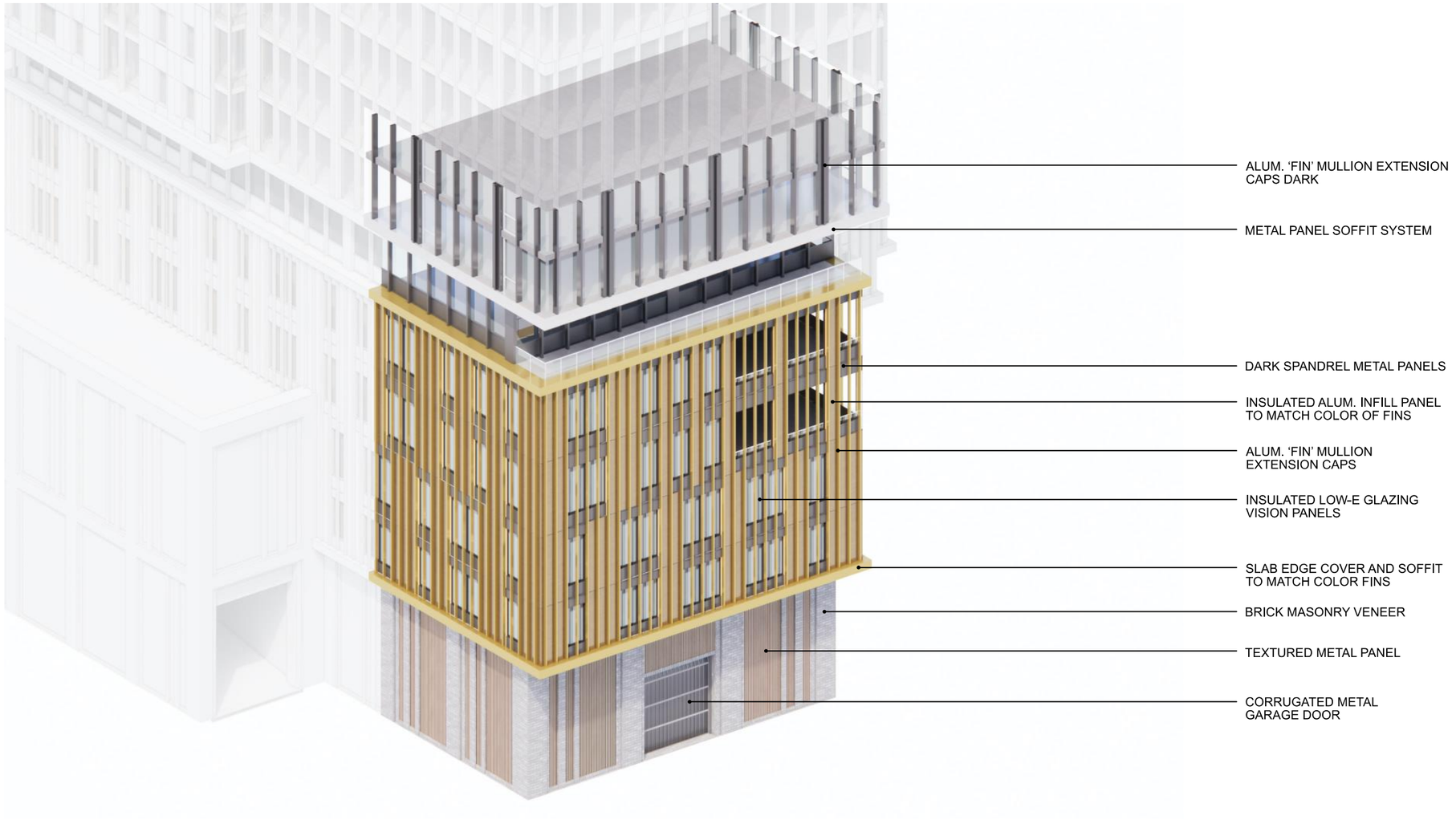
PERKINS EASTMAN

ESPLANADE BETWEEN BUILDINGS

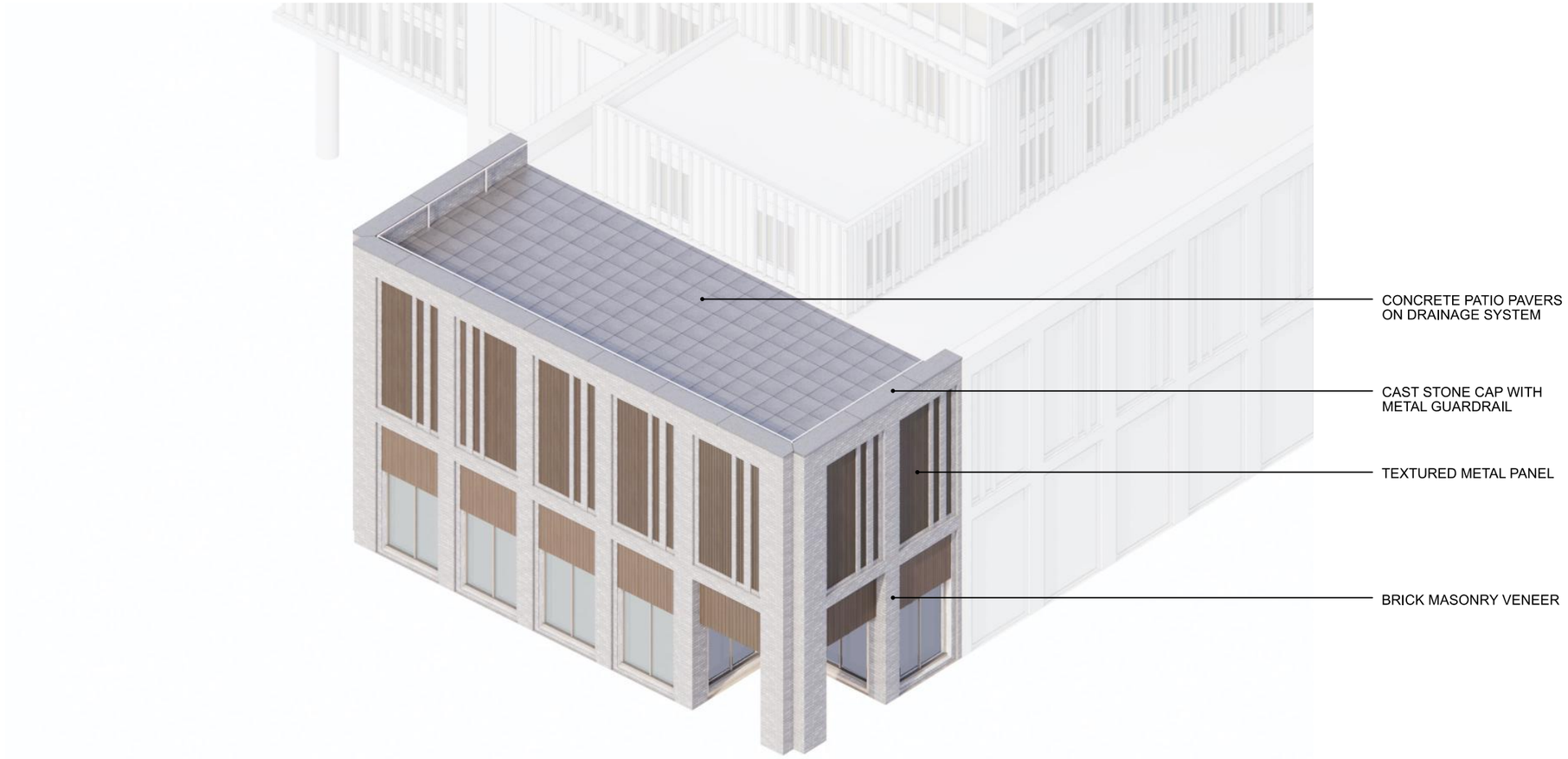
NORTH FACADE AXONOMETRIC VIEW

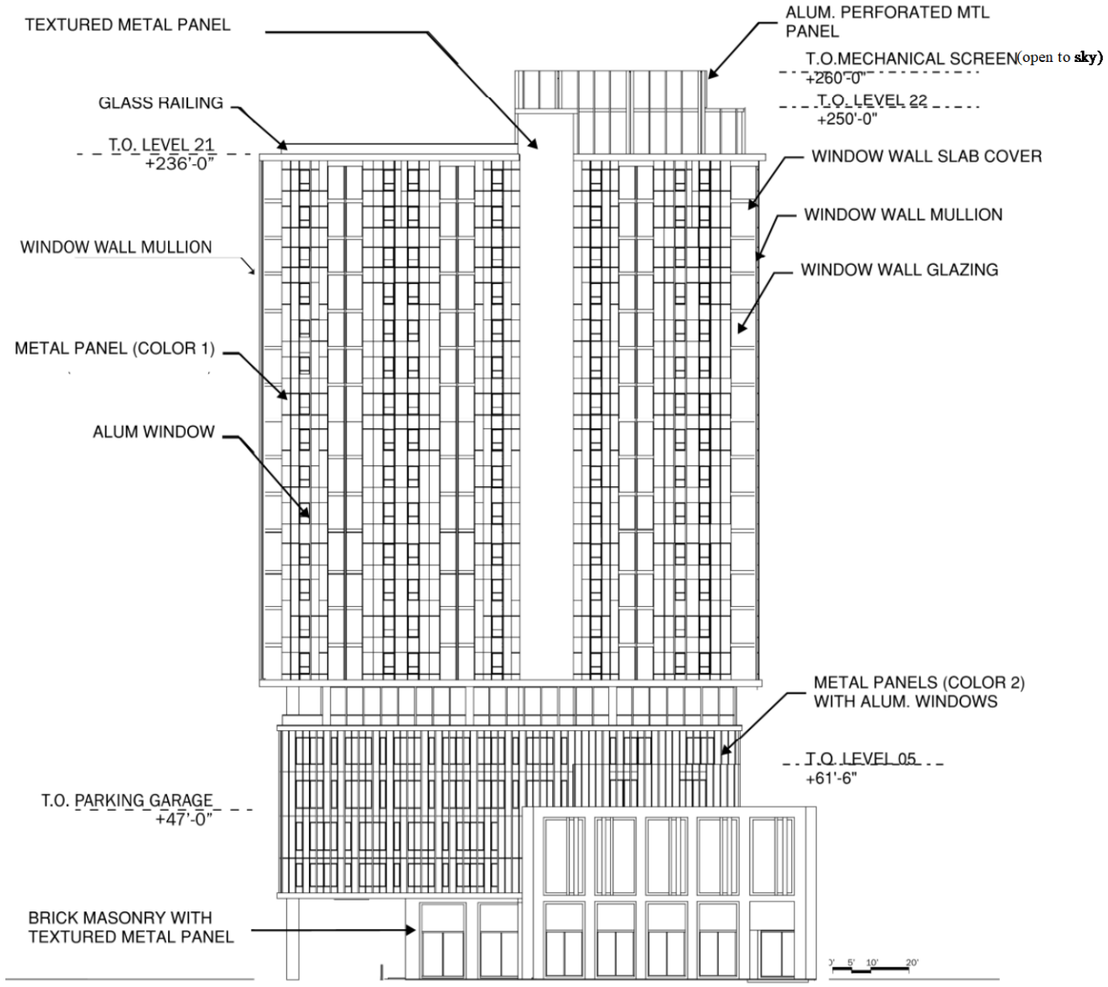


EAST FACADE AXONOMETRIC VIEW



WEST PODIUM FACADE AXONOMETRIC VIEW





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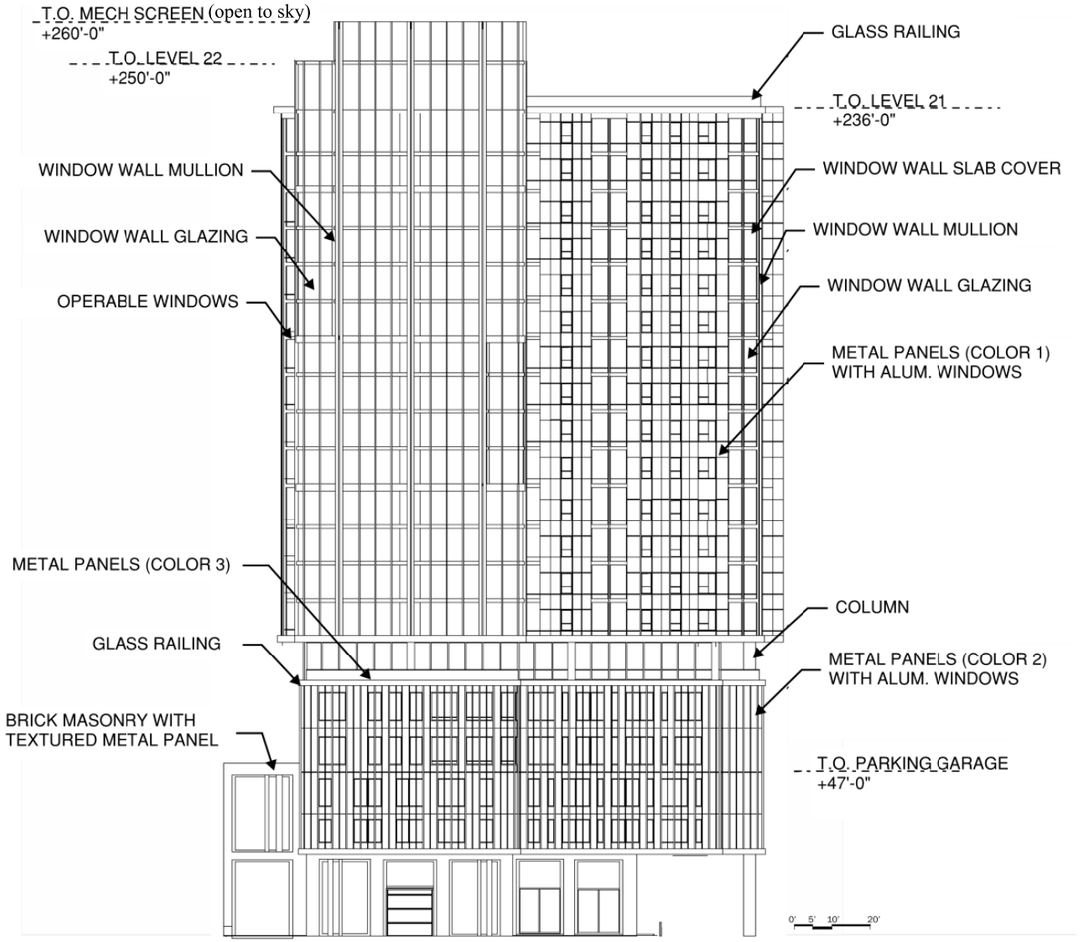
WEST ELEVATION

PERKINS EASTMAN



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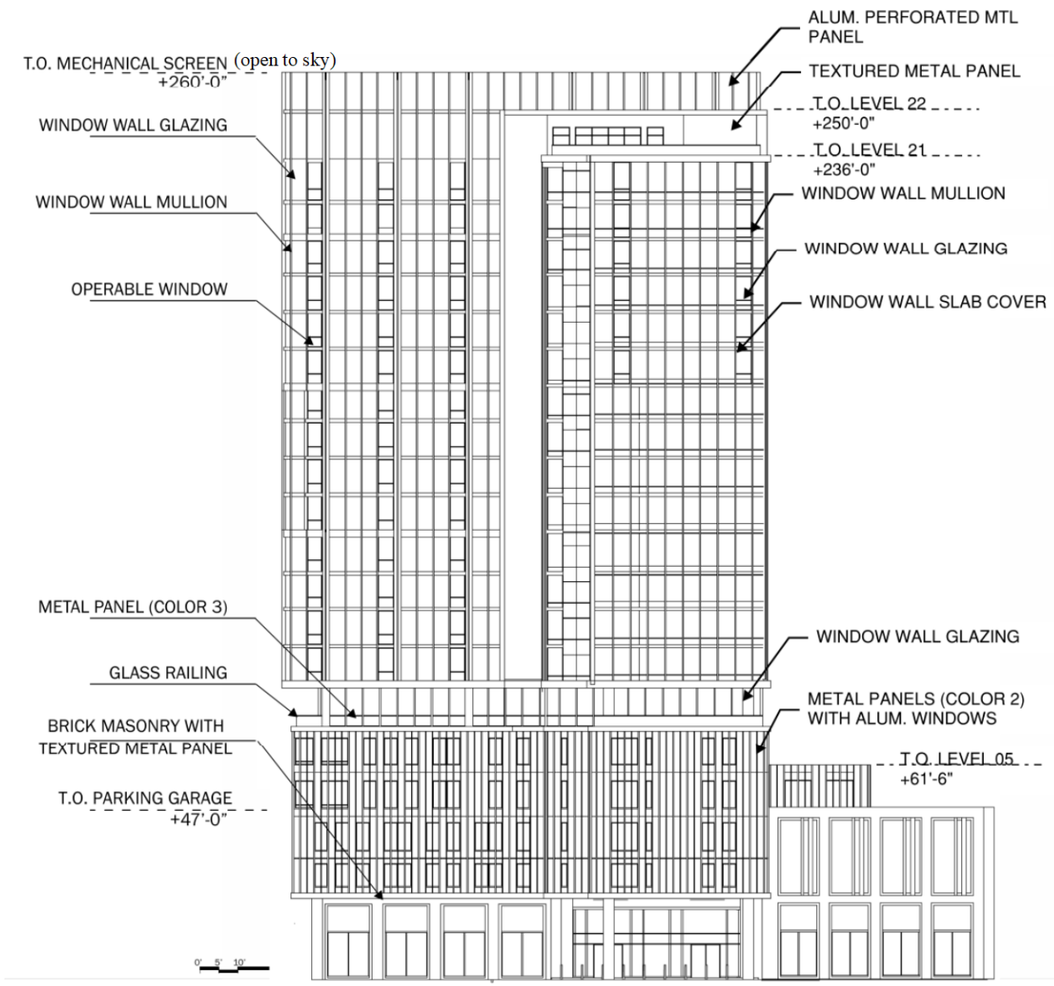
EAST ELEVATION

PERKINS EASTMAN

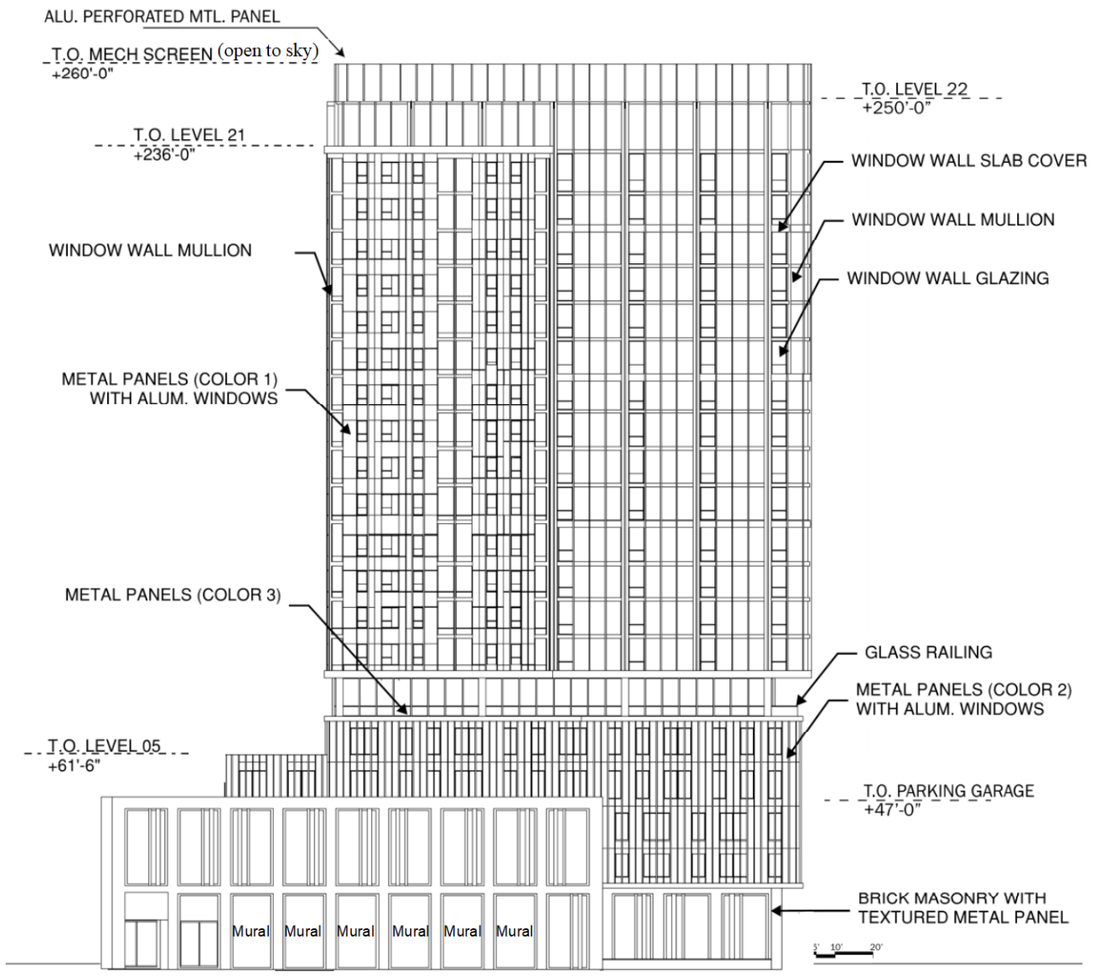
ELEVATIONS – SENIOR BUILDING



Scale: NTS

NORTH ELEVATION

PERKINS EASTMAN



Scale: NTS

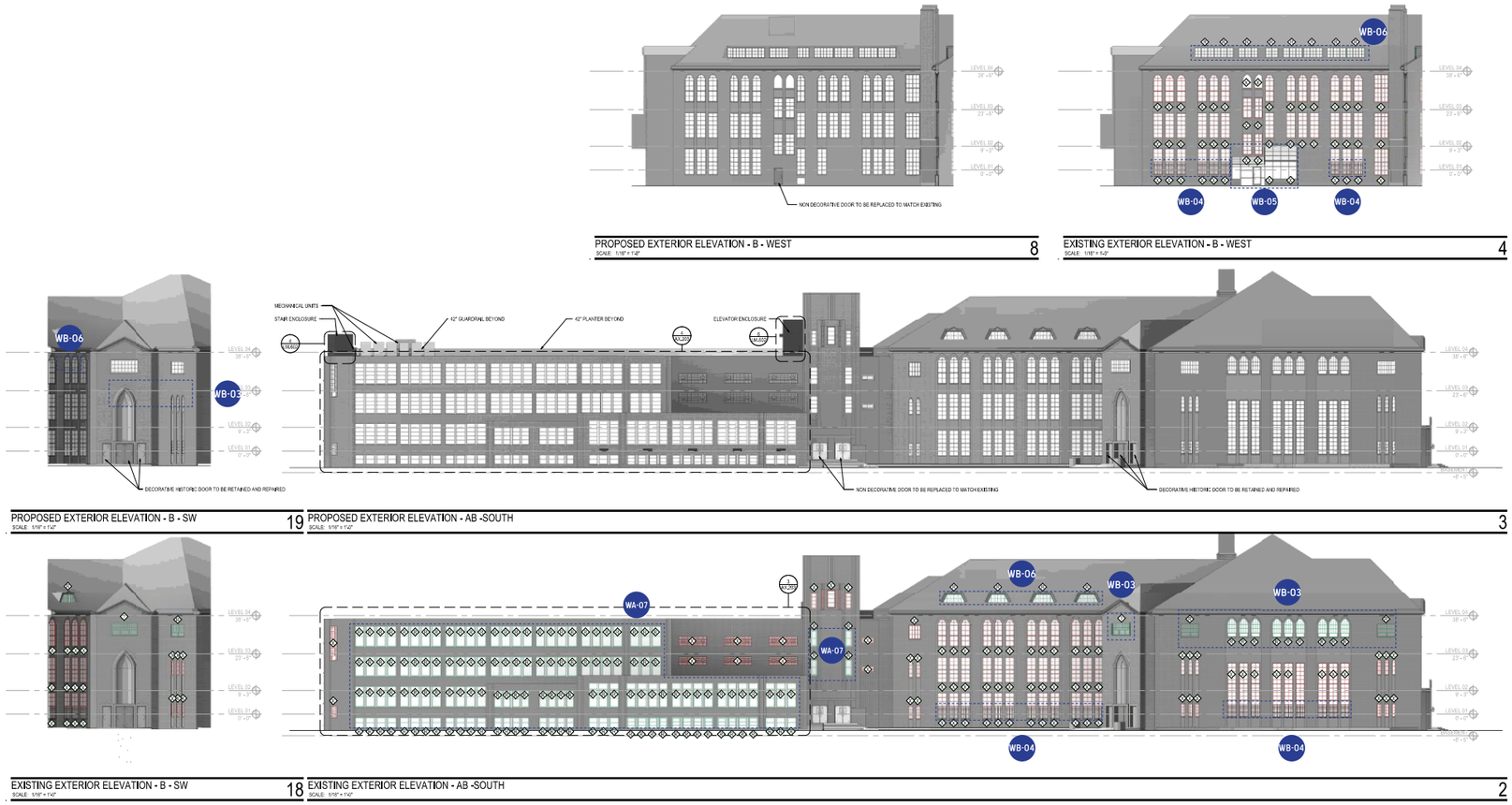
SOUTH ELEVATION

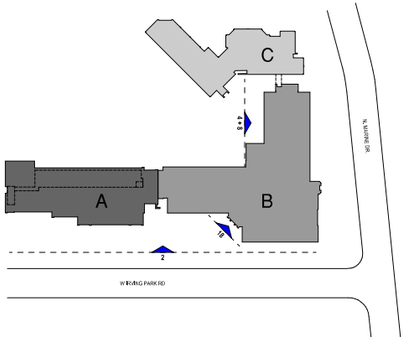
PERKINS EASTMAN

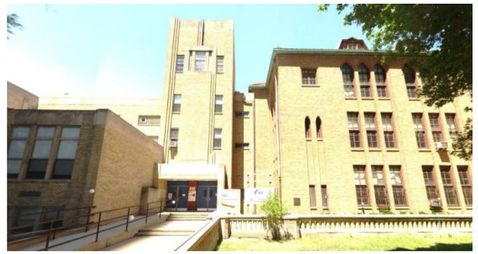
ELEVATIONS – SENIOR BUILDING

17-8-0911 Historic Resources

- Proposal involves adaptive Reuse of an existing Landmark Building, a priority under the Guidelines
- Proposed rehabilitation and new construction approved by Permit Review Committee of the Landmarks Commission







LEGEND

EXISTING WINDOWS TO BE RETAINED, WILL BE REPAIRED TO MATCH ORIGINAL, AND IMPROVE PERFORMANCE AS NECESSARY. STORM WINDOWS MAY BE ADDED.

REPLACE WINDOWS TO MATCH ORIGINAL CONFIGURATION

NOTES

ALL BUILDINGS:

1. SPOT TUCKPOINTING AND REPAIR, CONTRACTOR TO COORDINATE WITH LANDMARKS STAFF A MOCK-UP REVIEW OF TUCKPOINTING, REPAIR, AND CLEANING
2. DECORATIVE CLAY ROOF AND COPPER GUTTERS AND DOWNSPOUTS TO BE REPAIRED AS REQUIRED TO MATCH EXISTING
3. IF CLEANING IS REQUIRED, IT WILL BE DONE USING NON-ACIDIC CLEANER FORMULATED FOR HISTORIC MASONRY AND APPLIED BY A QUALIFIED CONTRACTOR.

WA-07 REPLACE WINDOWS TO MATCH ORIGINAL CONFIGURATION

WB-03 GYM WINDOWS WILL BE REPLACED WITH WINDOWS TO MATCH THE ORIGINAL INSTALL.

WB-04 NON-HISTORIC SECURITY GATES TO BE REMOVED

WB-06 ALL DORMER WINDOWS AT LEVEL 04 WILL BE REPLACED.

KGiles, LLC
640 W. Irving Park Rd.
Chicago, IL 60613

LEVEL
level architecture incorporated
1 N. Dearborn Street, Suite 700
Chicago, IL 60602
T. 312.242.3802

Date	Description

Seal / Signature

I CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION AND THAT THEY COMPLY TO THE BEST OF MY KNOWLEDGE AND BELIEF WITH THE CHICAGO BUILDING ORDINANCE OF THE CITY OF CHICAGO.

NOT FOR CONSTRUCTION

Project Name
IMMACULATA H.S. ADAPTIVE REUSE

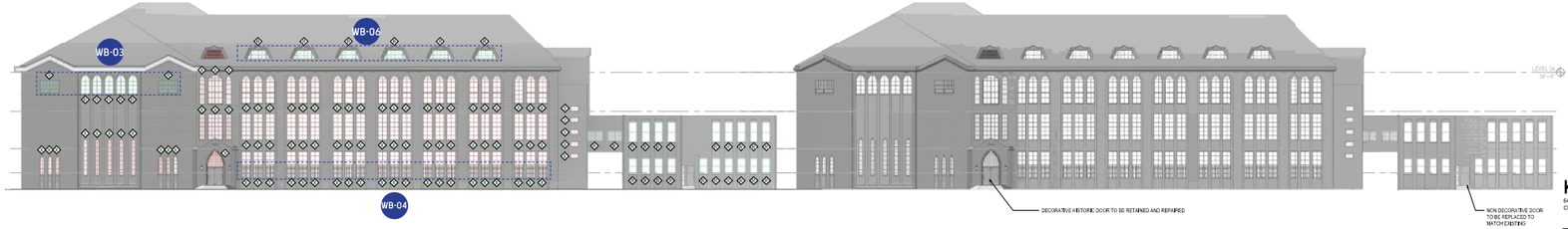
Project Number
19.19

Description
EXISTING AND PROPOSED ELEVATIONS

Scale
As indicated

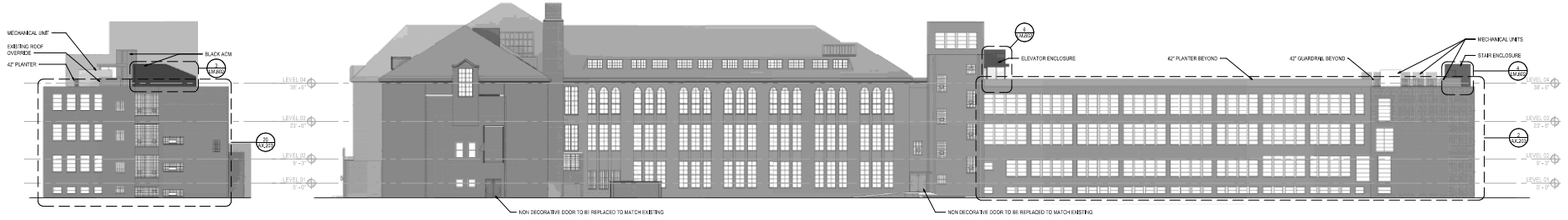
Sheet
AX.202

ELEVATIONS - IMMACULATA



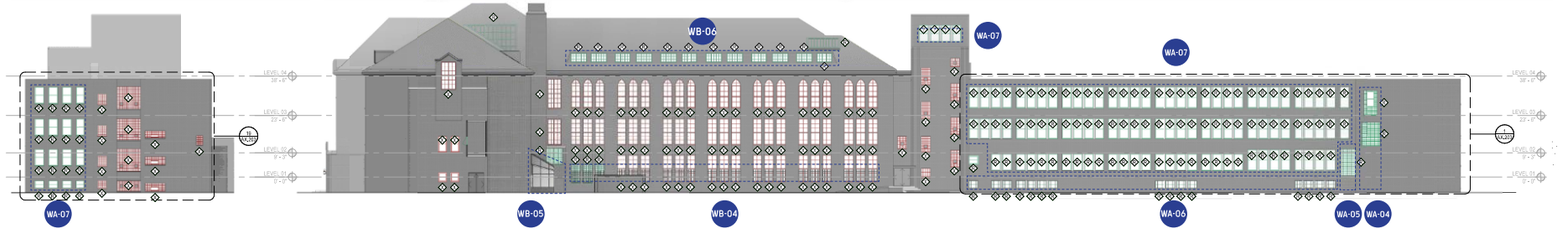
EXISTING EXTERIOR ELEVATION - BC - EAST 12
SCALE: 1/16" = 1'-0"

PROPOSED EXTERIOR ELEVATION - BC - EAST 4
SCALE: 1/16" = 1'-0"



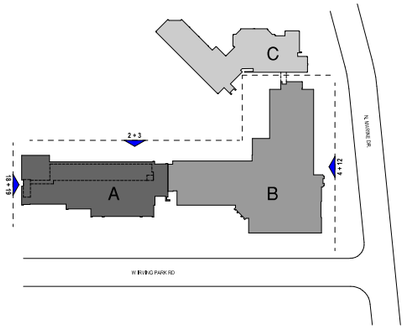
PROPOSED EXTERIOR ELEV - A - WEST 19
SCALE: 1/16" = 1'-0"

PROPOSED EXTERIOR ELEVATION - AB - NORTH 3
SCALE: 1/16" = 1'-0"



EXISTING EXTERIOR ELEV - A - WEST 18
SCALE: 1/16" = 1'-0"

EXISTING EXTERIOR ELEVATION - AB - NORTH 2
SCALE: 1/16" = 1'-0"



LEGEND

EXISTING WINDOWS TO BE RETAINED, WILL BE REPAIRED TO MATCH ORIGINAL AND IMPROVE PERFORMANCE AS NECESSARY. STORM WINDOWS MAY BE ADDED.

REPLACE WINDOWS TO MATCH ORIGINAL CONFIGURATION

NOTES

ALL BUILDINGS:

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WA-04 ADD MODERN DOUBLE-HUNG WINDOWS IN NEW MASONRY OPENINGS

WA-05 REPLACE GLASS BLOCK WINDOWS AT THIS LOCATION WITH MODERN DOUBLE-HUNG & FIXED WINDOWS

WA-06 NON-HISTORIC SECURITY GATES TO BE REMOVED

WA-07 REPLACE WINDOWS TO MATCH ORIGINAL CONFIGURATION

WB-03 GYM WINDOWS WILL BE REPLACED WITH WINDOWS TO MATCH THE ORIGINAL INSTALL.

WB-04 NON-HISTORIC SECURITY GATES TO BE REMOVED

WB-05 NON-HISTORIC STRUCTURE TO BE REMOVED

WB-06 ALL DORMER WINDOWS AT LEVEL 04 WILL BE REPLACED.

KGiles, LLC
640 W. Irving Park Rd.
Chicago, IL 60613

LEVEL
level architecture incorporated
1 N. Dearborn Street, Suite 700
Chicago, IL 60602
T. 312.242.3902

Date	Description

Seal / Signature

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NOT FOR CONSTRUCTION

Project Name
IMMACULATA H.S. ADAPTIVE REUSE

Project Number
19.19

Description
EXISTING AND PROPOSED ELEVATIONS

Scale
As indicated

Sheet
AX.201

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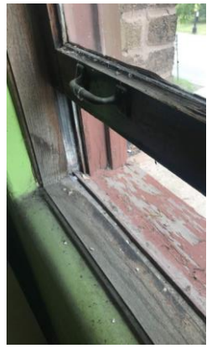
ELEVATIONS - IMMACULATA

WB-01 EXISTING WOOD WINDOWS TO BE RETAINED/RESTORED IN THE EVENT A 3RD PARTY CONFIRMS THE RESTORED PRODUCT, WITHOUT THE ADDITION OF AN INTERIOR STORM WINDOW, WILL PERFORM AT A LEVEL 90% OR HIGHER IN COMPARISON TO A NEW ALUMINUM WINDOW BY QUAKER WINDOWS

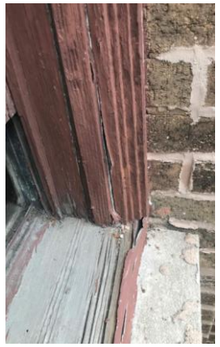
WB-02 SECURITY GRATES ARE A POST 1950'S ADD ON AND WILL BE REMOVED



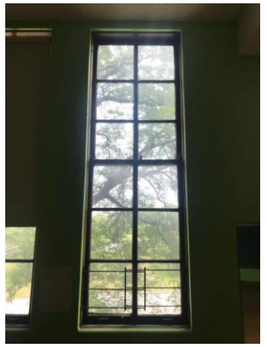
INTERIOR SILL CONDITION - ROT COMMON AT BOTTOM SASH RAIL

INTERIOR SILL CONDITION - MOST SILLS ROTTED TO SOME EXTENT

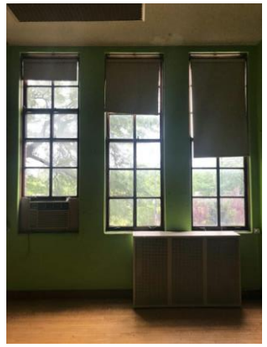
EXTERIOR SILL CONDITION - ROT COMMON AT BOTTOM SASH RAIL



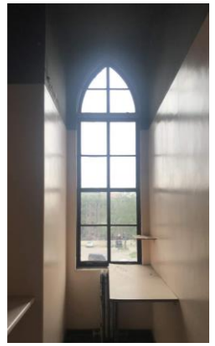
EXTERIOR SILL CONDITION - MOST SILLS ROTTED TO SOME EXTENT



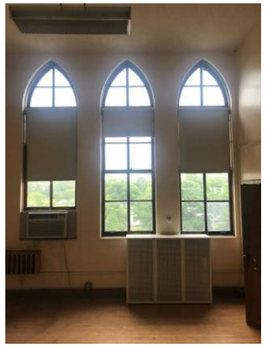
ORIGINAL WOOD WINDOWS FROM INTERIOR



ORIGINAL WOOD WINDOWS FROM INTERIOR



ORIGINAL WOOD WINDOWS FROM INTERIOR



ORIGINAL WOOD WINDOWS FROM INTERIOR

ORIGINAL WOOD WINDOWS TYPICAL OF THE 1920'S HIGH SCHOOL BUILDING

ORIGINAL WOOD WINDOWS TYPICAL OF THE 1920'S HIGH SCHOOL BUILDING

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840 N. Ashland Ave.
Chicago, IL 60613

LEVEL
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1 N. Dearborn Street, Suite 700
Chicago, IL 60602
T. 312.242.2802

Date	Description

Seal / Signature

I STATE THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION AND THAT THEY COMPLY TO THE BEST OF MY KNOWLEDGE OF THE CURRENT CHICAGO BUILDING CODE AND ORDINANCES OF THE CITY OF CHICAGO, ILLINOIS.

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Project Name
IMMACULATA H.S.
ADAPTIVE REUSE

Project Number
19.19

Description
EX WINDOW DETAILS

Scale

Sheet
LM.502

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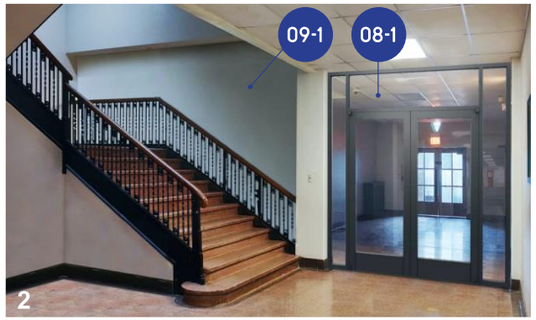
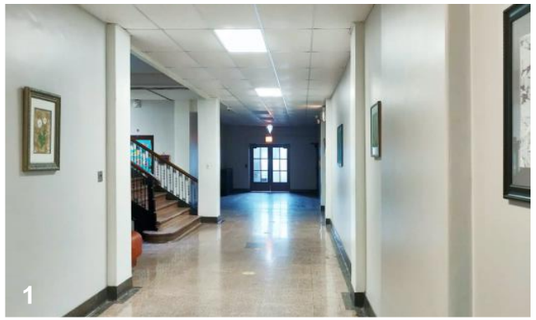
INTERIORS – IMMACULATA WINDOWS

PROPOSED LOOKING EAST AT STAIR B.1

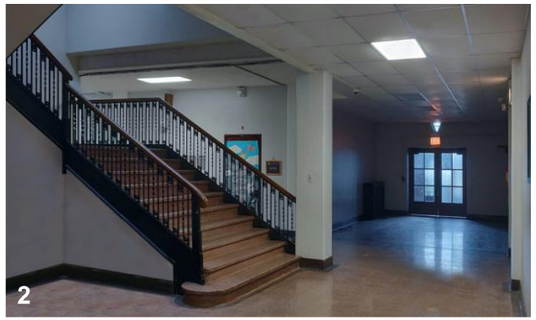


PROPOSED LOOKING EAST AT STAIR B.1 LANDING

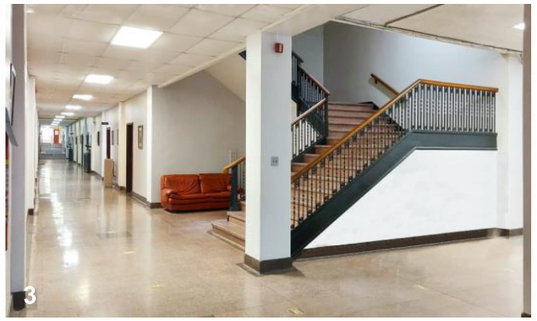
PROPOSED LOOKING WEST AT STAIR B.1



EXISTING LOOKING EAST AT STAIR B.1



EXISTING LOOKING EAST AT STAIR B.1 LANDING

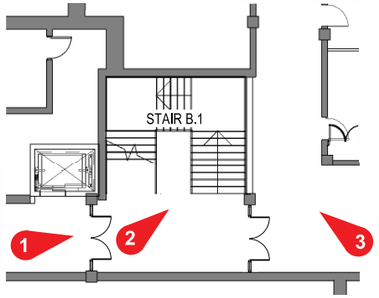


EXISTING LOOKING WEST AT STAIR B.1

ADDITIONAL NOTES:

08-1 **2 HOUR RATED ALUMINUM AND GLASS ENCLOSURE**

09-1 **2 HOUR RATED DRYWALL ENCLOSURE**



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LEVEL
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1 N. Dearborn Street, Suite 700
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IMMACULATA H.S.
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Description
EXISTING STAIR - PROPOSED B.1 ENCLOSURE

Scale

Sheet
LM.103

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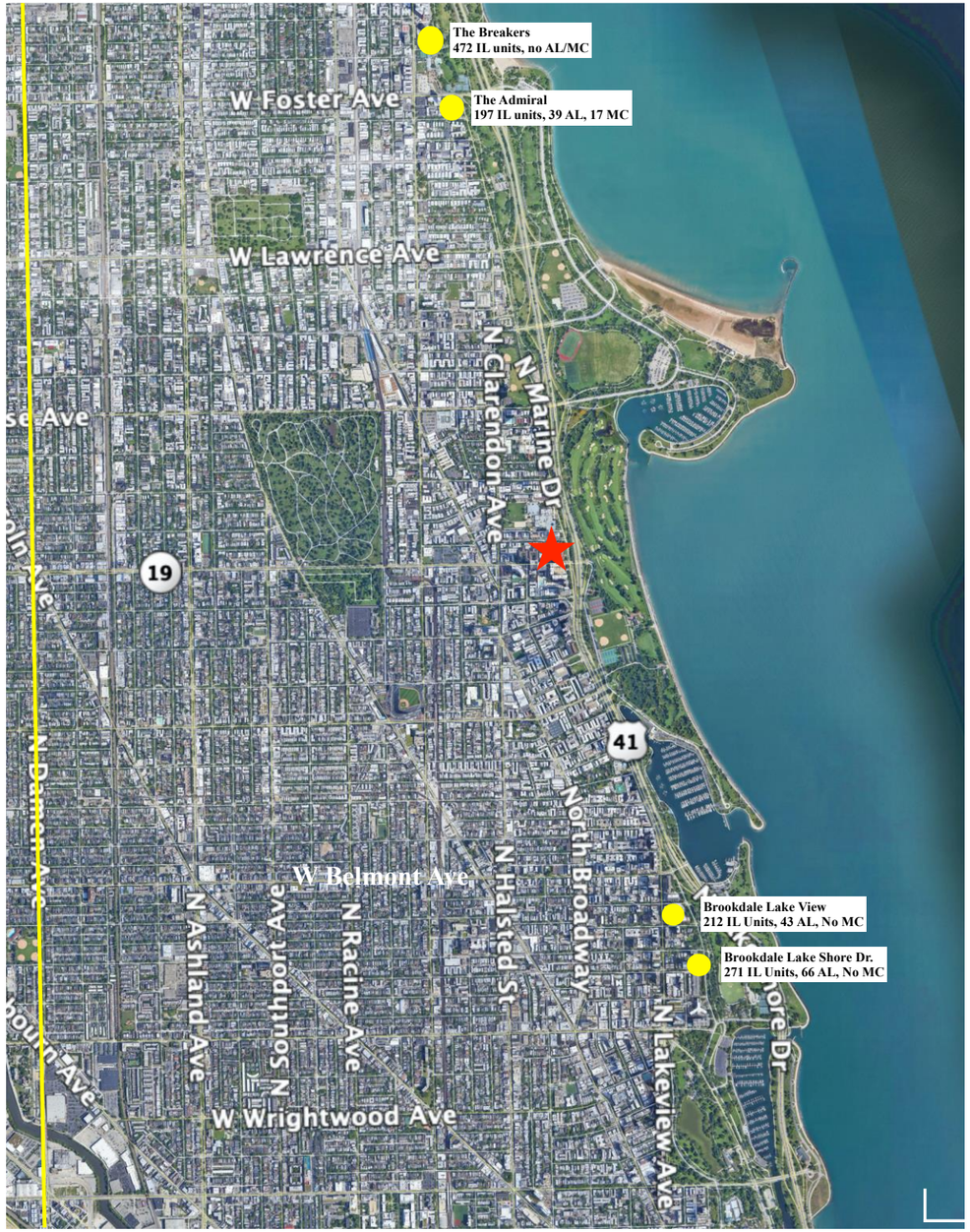
INTERIORS – IMMACULATA STAIRS AND CORRIDORS

Project Timeline + Community Outreach

- **Initial Meeting with Buena Park Neighbors ("BPN"):** 1/24/20
- **Pattington Condo Meeting:** 2/13/20
- **PD Amendment Intake:**
- **IL & FED Landmark Rev.:**
- **Uptown United Meeting:** 11/24/20
- **Lake Park Condo Town Hall:** 2/24/21
- **Park Place Towers Meeting:** 3/3/21
- **Bittersweet Neighbors Meeting:** 3/24/21
- **BPN Town Hall:** 5/25/21
- **PD & Lakefront App. Filing:** 6/25/21
- **Uptown United:** 6/30/21
- **BPN Town Hall:** 7/6/21
- **BPN Town Hall:** 5/4/22
- **Uptown United:** 5/25/22
- **46th Ward Z&D Comm. Meeting:** 6/14/22

BEFORE

AFTER



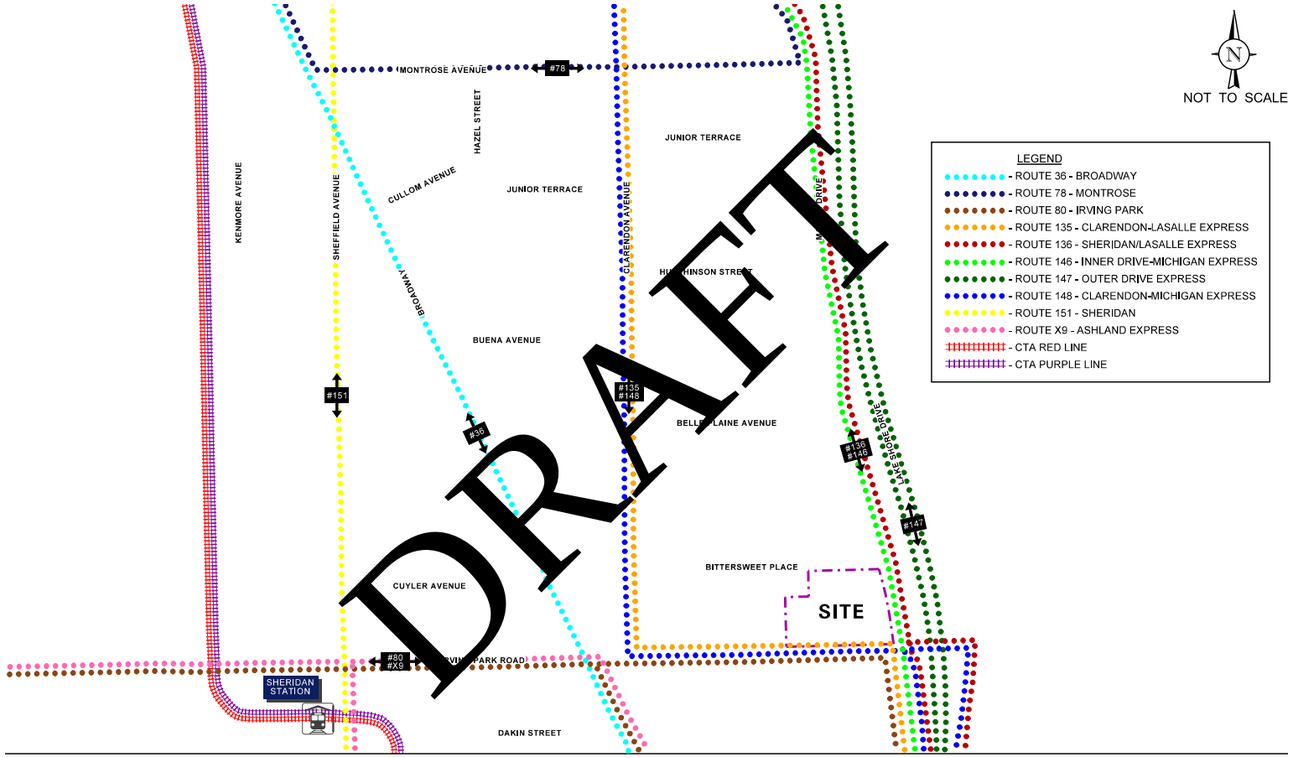
- Uptown population – 58,424
- 17.9% between 50 – 64 years of age
- Approximately 190,000 people in three area zip codes (60613, 60640, 60657)
- Only four comparable buildings within 2 miles
- The Admiral is only one in Uptown
- Only one of the buildings has Memory Care (Admiral with 17 units)
- Three of the four buildings (Breakers and both Brookdales) are over 30 years old

COMPARABLE SENIOR HOUSING IN AREA

TRAFFIC

17-8-0904 Transportation, Traffic Circulation & Parking
Lakefront Protection Ordinance Policy 11

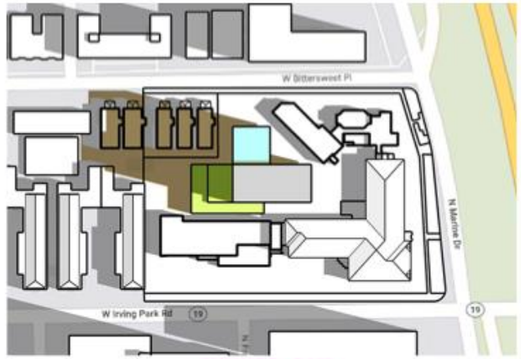
- High Transit location
- Lower traffic/parking demand (Seniors/Apartments)
- Van service for seniors
- Staff shifts off-peak
- Service vehicles off-peak
- Multiple points of access, with Marine access converted to in-bound only
- Staff and service to use Marine access
- On-site car sharing
- Ride-share directed to Irving lot



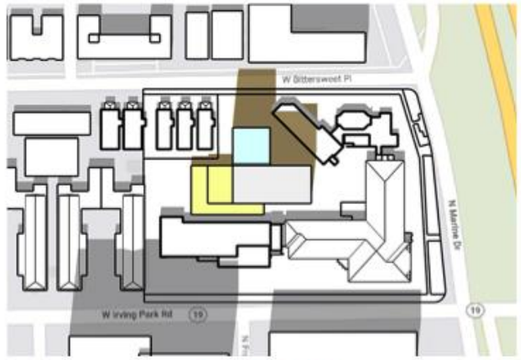
TRAFFIC

- Retain KLOA, a premier local traffic expert
- Counts performed and, due to Covid conditions, further calibrated based on CDOT historical counts
- CDOT Cubs games included in the study
- Traffic counts increased to account for general growth in area traffic
- Key conclusions:
  - Urban context and available alternative transportation modes will reduce generated trips
  - Development traffic traversing the Irving Park/Marine intersection will represent less than 2% of the total without a notable impact
  - Development traffic traversing the Bittersweet/Marine intersection during the morning peak hour represents less 3% of total with an impact of 5 seconds or less
  - Generally, all intersections will operate within design capacity
- CDOT Reviewed and Approved

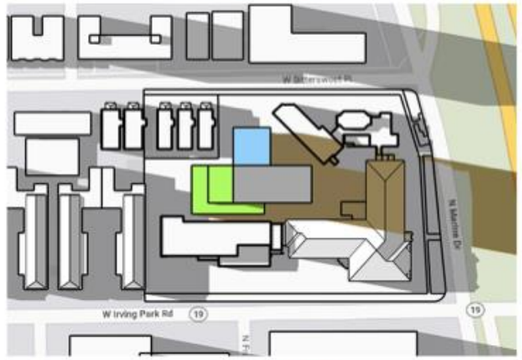
BEFORE



SUMMER - 9AM



SUMMER - NOON



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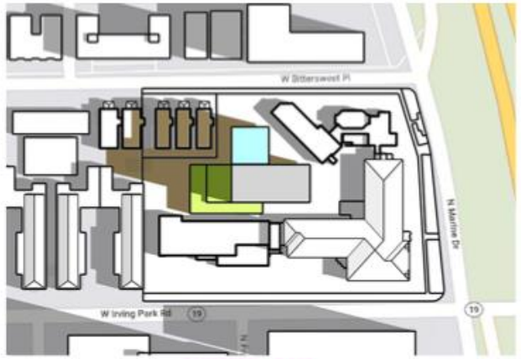

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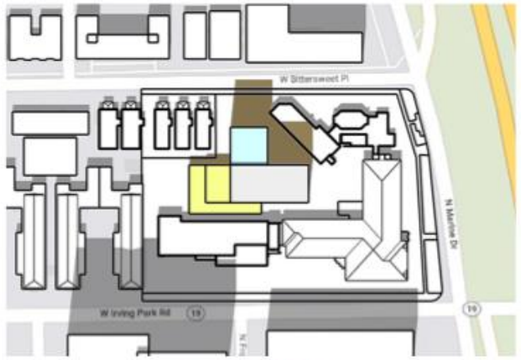

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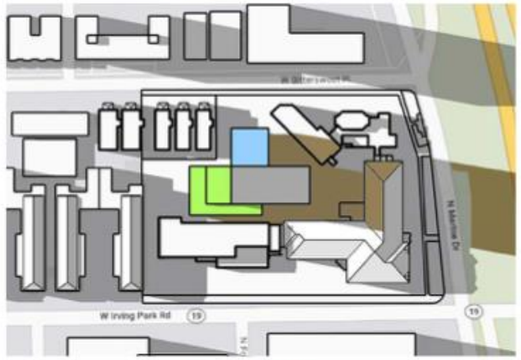


SUMMER - 5PM

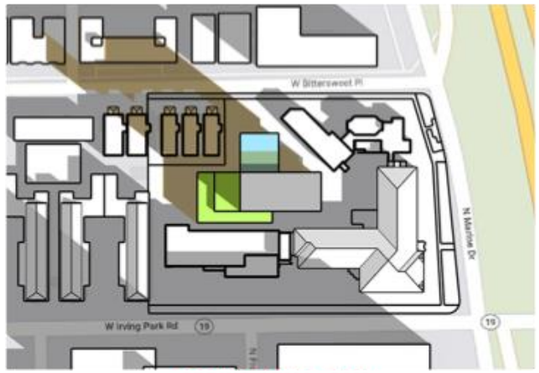
N

LEGEND

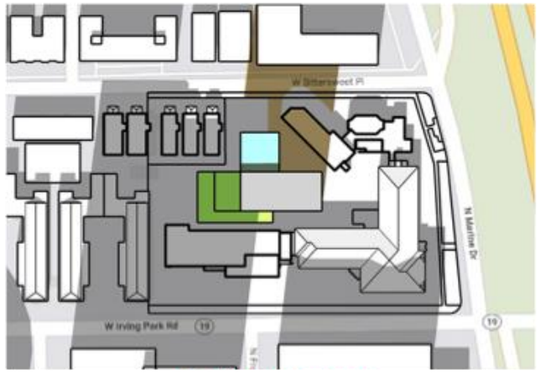
NEW SHADOWS BY THE NEW DEVELOPMENT

SHADOW INFORMATION

BEFORE



SPRING / FALL - 9AM



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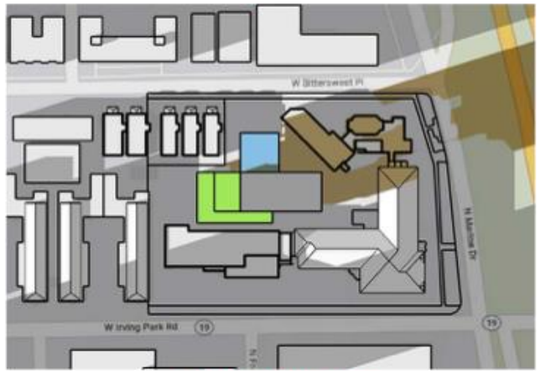
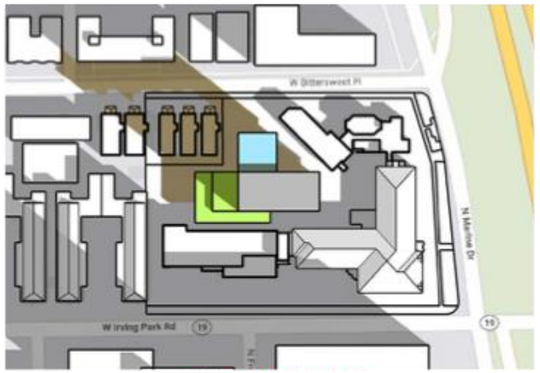


SPRING / FALL - 4PM

AFTER



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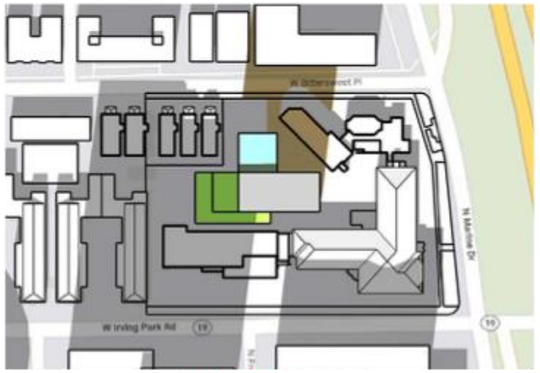

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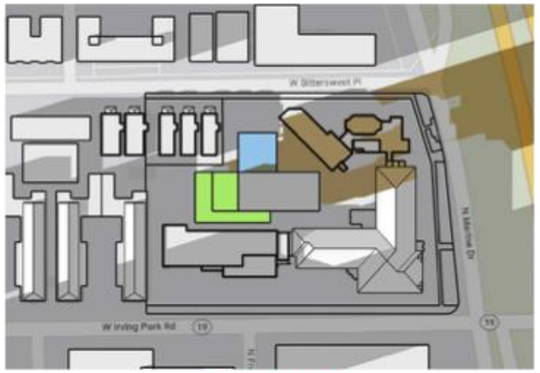


SPRING / FALL - 4PM

N

LEGEND

NEW SHADOWS BY THE NEW DEVELOPMENT

SHADOW INFORMATION

WIND ANALYSIS

- Dr. Roy Denoon – Vice President, Wind Loads & Effects for CPP, an industry leading wind consulting firm
- Review concludes that no appreciable off-site impacts from proposed building
- Key Factors
  - Dominant and stronger southwest winds
  - Northeastern winds less common and of lower strength
  - Existing buildings on the southside of Irving Park block southwesterly winds
  - Northeasterly wind impacts mitigated by existing Immaculata buildings, terraces, landscaping and separation from nearby buildings

- **Work with the Department of Planning & Development** to meet or exceed the Chicago Sustainable Development Policy consistent with 17-8-0908
- At least **100 points will be obtained** for the Senior Building and **50 points** for the Immaculata Building from a diverse array of strategies ranging from energy efficiency, stormwater reduction, natural landscapes, water conservation and transportation initiatives.
- It is notable that re-use of an existing building and further developing a currently impermeable urbanized site also are significant sustainable features

Chicago Sustainable Development Policy 2017 .01.12

DPD CHICAGO DEPARTMENT OF PLANNING & DEVELOPMENT

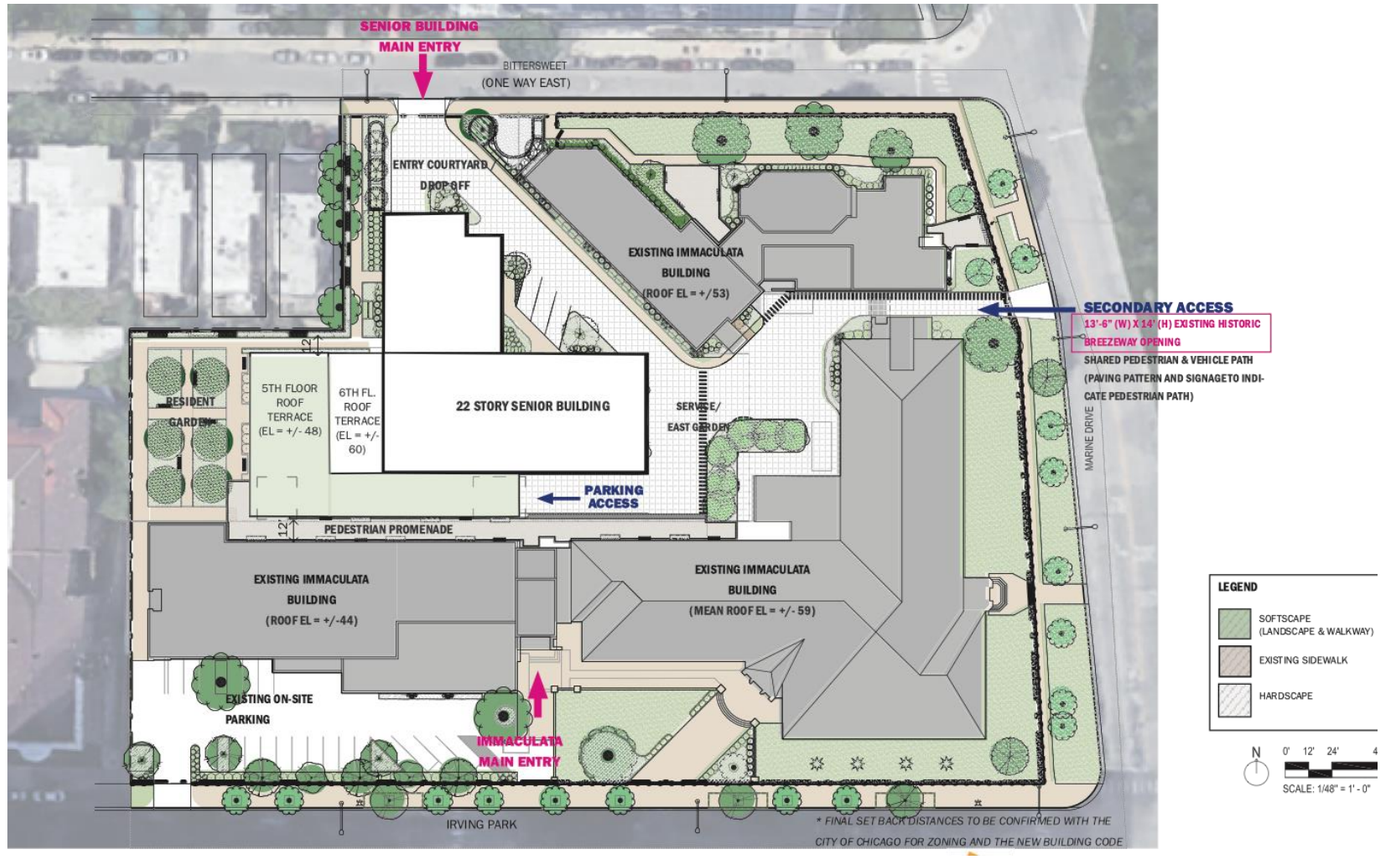
Compliance Options	Points Required		Sustainable Strategies Menu																														
			Health	Energy							Stormwater						Landscapes				Green Roofs		Water		Transportation							Solid Waste	Work Force	Wildlife	
						Choose one		Choose one			Choose one										Choose one		Choose one										Choose one		
Compliance Paths	Starting Points	Number of Optional Points Required (New Construction / Substantial Rehab / Increase Rehab)	1.1 Achieve WELL Building Standard	2.1 Designed to earn the Energy Star	2.2 Exceed Energy Code (6%)	2.3 Exceed Energy Code (18%)	2.4 Exceed Energy Code (25%)	2.5 Exceed Energy Code (40%)	2.6 Onsite Renewable Energy (3%)	2.7 Onsite Renewable Energy (5%)	3.1 Exceed Stormwater Ordinance by 25%	3.2 Exceed Stormwater Ordinance by 50%	3.3 100% Stormwater Infiltration	3.4 Sump Pump Capture & Reuse	3.5 100-year detention for lot-to-lot buildings	3.6 100-year Detention for Bypass	4.1 Working Landscapes	4.2 Natural Landscapes	4.3 Tree Planting	4.4 Achieve Sustainable Sites Certification	5.1 Green Roof 50-100%	5.2 Green Roof 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	7.7 CTA Digital Displays	8.1 80% Waste Diversion	8.2 Workforce Development	9.1 Bird Protection (Basic)	9.2 Bird Protection (Enhanced)
Options Without Certification																																			
All Options Available	0	100 / 50 / 25	40	30	20	30	40	50	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
Options With Certification																																			
LEED Platinum	95	5 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	5	NA	NA	NA	5	5	NA	10	5	10
LEED Gold	90	10 / 0 / 0	40	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	10	5	5	10	10	5	10
LEED Silver	80	20 / 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
Green Globes 4-Globes	90	10 / 0 / 0	40	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	10	5	5	10	10	5	10
Green Globes 3-Globes	80	20 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	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	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

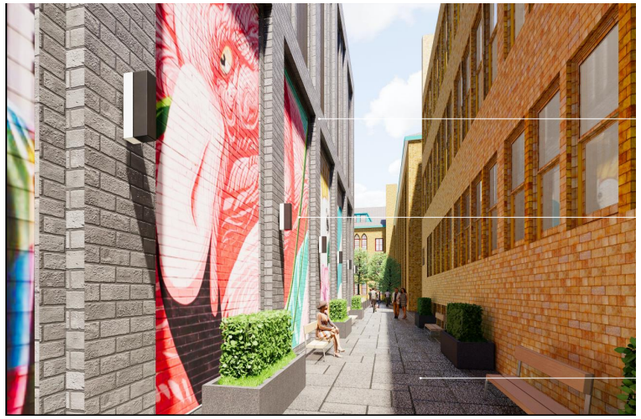
*only available to affordable housing projects funded by DPD's Housing Bureau

17-8-0909-A Open Space
ABUNDANT OPEN SPACE IS RETAINED ALONG THE SITE'S PERIMITER, WITH ADDITIONAL OPEN SPACE PROVIDED ON THE 4TH & 5TH LEVEL OF THE SENIOR BUILDING AND ON THE WESTERN ROOF OF THE IMMACULATA BUILDING.

17-8-0909-B Open Space Design
OPEN SPACES ARE ORIENTED IN A WAY THAT TAKES MAXIMUM ADVANTAGE OF SOUTHERN SUN EXPOSURES WHERE POSSIBLE AND . GROUND LEVEL OPEN SPACES ALLOW THE PUBLIC TO NAVIGATE THE SITE AND GATHER.

17-8-0909-C On-site Open Space & Amenities
THE RESIDENTIAL DEVELOPMENT PROVIDES AMPLE FITNESS, OPEN SPACE, & RECREATIONAL AMENITIES

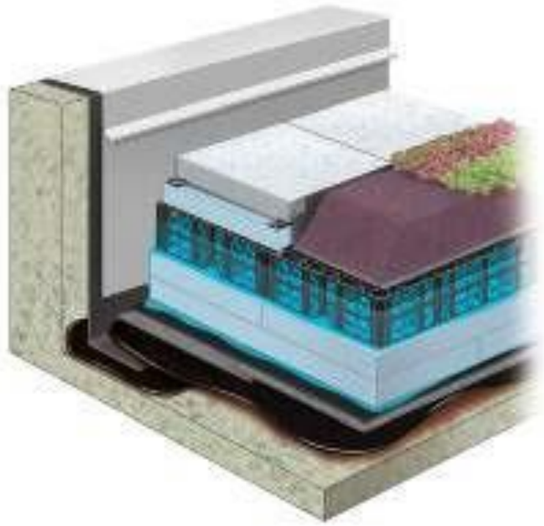


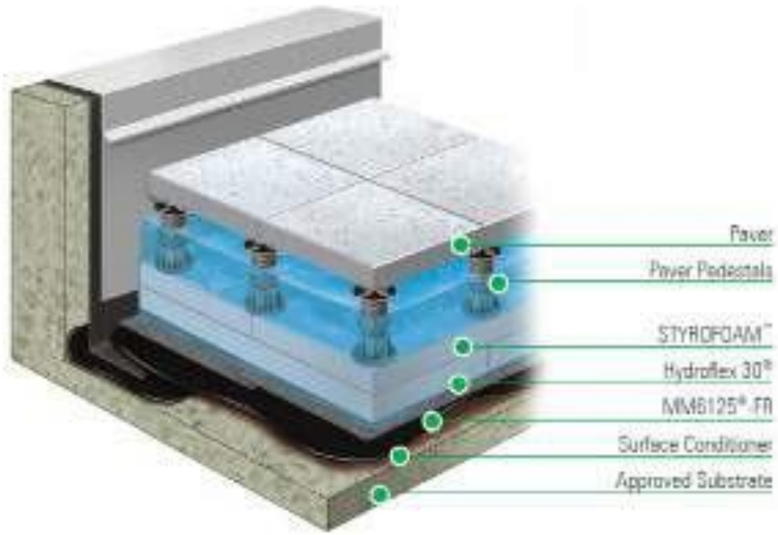


ZONING ORDINANCE: PARKS, OPEN SPACE, AND LANDSCAPING

STORMWATER MANAGEMENT 17-8-0908-B
& Lakefront Protection Policy 3 & Purpose 3
(water quality)

- Site connected to existing City sewer system
- Existing impermeable site except for western garden to be retained.
- The building will include Underground Detention designed to fill with stormwater during large storm events, slowly releasing it over a number of hours.
- Combined stormwater and sanitary discharged to be calibrated to equal existing site discharge during large storm events by decreasing stormwater flow to off-set increased sanitary flow.





STORMWATER MANAGEMENT ORDINANCE COMPLIANCE

- The Property is subject to the 2021 ARO requirements of 20%.
- **69 affordable units** to be provided on-site
  - **20 units** to be provided in the Senior Building
  .
  - **49 units** to be provided in the re-purposed Immaculata Building

GENERAL CONTRACTOR & DEVELOPER MBE/WBE STRATEGY:

- Work with Minority Contractors Associations to 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:

- **Project Cost:** ~$150 Million
- **Construction Jobs:** ~500
- **Permanent Jobs:** ~50
- **Annual Tax Contribution:** $2,000,000

PROJECT BENEFITS

- PROVIDES A HIGH-QUALITY, MODERN SENIOR BUILIDNG IN AN AREA WITHOUT ONE
- ALLOWS RESIDENT SENIORS TO AGE IN THEIR NEIGHBORHOOD
- EXISTING COMMUNITY RESIDENTS HAVE A NEIGHBORHOOD LOCATION FOR AGING RELATIVES
- PRESERVES AN EXISTING LANDMARK BUILDING, WITH IMPROVED ENVIRONMENTAL EFFICIENCY
- RETURNS PROPERTY TO TAX ROLLS, WITH AN ANNUAL INCREASE OF OVER A $2MM IN TAX REVENUE
- PROVIDES ADDITIONAL RESIDENTS TO SUPPORT AREA RETAIL
- PROVIDES ADDITIONAL JOBS
- 15 SPACES ALLOCTED TO BITTERSWEET RESIDENTS
- PROVIDES 69 ON-SITE AFFORDABLE UNITS, INCLUDING 20 AFFORDABLE SENIOR UNITS

Lakefront Protection - 14 Policies

1. Complete the publicly owned and locally controlled park system along the entire lakefront
2. Maintain and enhance the landscaped, spacious, and continuous character of the lakeshore parks
3. Continue to improve the water quality and ecological balance of Lake Michigan
4. Preserve the cultural, historical, and recreational heritage of the lakeshore parks
5. Maintain and improve the formal character and open water vista of Grant Park with no new above-ground structures permitted
6. Increase the diversity of recreational opportunities while emphasizing lake-oriented leisure activities
7. Protect and develop natural lakeshore park and water areas for wildlife habitation
8. Increase personal safety
9. Design all lake edge and lake construction to prevent detrimental shoreline erosion
10. Ensure a harmonious relationship between the lakeshore parks and community edges but in no instance allow private development east of Lake Shore Drive
11. Improve access to lakeshore parks and reduce vehicular traffic on secondary park roads
12. Strengthen the parkway characteristics of Lake Shore Drive
13. Ensure all port, water supply, and public facilities are designed to enhance lakefront character
14. Coordinate all public and private development within the water, park, and community zones

Lakefront Protection – 13 Purposes

1. Promote and protect the health, safety, comfort, convenience, and general welfare of the people and to conserve our natural resources
2. Identify and establish Lake Michigan and Chicago Protection District and divide District into several zones
3. Maintain and improve the purity and quality of the waters of Lake Michigan
4. Insure construction in the Lake or modification of the shoreline does not cause environmental or ecological damage or diminish water quality
5. Insure Lakefront Parks and the Lake are devoted only to public purposes and insure the integrity and expand quantity and quality of the Lakefront Parks
6. Promote and provide for continuous pedestrian movement along the shoreline
7. Promote and provide for pedestrian access to the Lake and the Lakefront Parks from and through adjacent areas at regular intervals of one-fourth mile and additional places wherever possible and protect and enhance vistas at these locations and wherever else possible
8. Promote and provide for improved public transportation access to the Lakefront
9. Ensure no roadway of expressway standards shall be permitted in the Lakefront Parks
10. To insure that development of properties adjacent to the Lake or Lakefront Parks is so defined and implemented, provided, however, that for properties within the Private Use Zone, permitted use, special use, lot area per dwelling, and floor area ratio provisions of the Zoning Ordinance shall govern except in the case of substantial conflict with the Fourteen Basic Polices of the this Ordinance
11. The appropriate public agency should acquire such properties or rights as may be necessary and desirable
12. Define and limit powers and duties of the administrative body and offices a provided herein
13. Nothing contain in the Lakefront Protection Ordinance shall be deemed a waiver, consent, licenses or permit otherwise required by law

DPD Lakefront Protection Recommendations

- DPD has determined that the Application has met the minimum requirements of Section 17-6 of the Chicago Zoning Code.

- DPD has found that the project is in compliance with the Policies and Purposes in Section 16-4-100 of the Lake Michigan and Chicago Lakefront Protection Ordinance.

DPD PD Recommendations

- The proposed development is in compliance with the Planned Development Standards and Guidelines (17-8-0900 & 17-13-0609-A)

- The proposed planned development promotes economically beneficial development patterns that are compatible with the character of existing neighborhood (17-8-0103);

- The proposal is designed to reinforce the desirable urban features found within the surrounding area (17-8-0906-A-1).

- The project promotes safe and efficient circulation of pedestrians, cyclists, and motor vehicles and minimizes conflicts with existing traffic patterns in the vicinity (17-8-0904-A- 1,2, 3 & 4);

- All sides and areas of the buildings that are visible to the public should 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).