

Alderman James Cappleman's 46th Ward Zoning and Development Application

ALL APPLICABLE SECTIONS OF THIS FORM SHOULD BE COMPLETED AND SUBMITTED BEFORE A MEETING IS SCHEDULED WITH THE ALDERMAN'S OFFICE. IF INFO IS NOT IMMEDIATELY AVAILABLE BUT IS RELEVANT TO THE PROJECT WRITE, "FUTURE". ANY INFO NOT RELEVANT CAN BE MARKED, "N/A" OR BLANK.

Completed forms can be mailed, emailed or faxed to the 46th Ward office: 4544 N. Broadway Ave., Chicago IL, 60640
Email: info@james46.org Fax: 773-784-5033 (Subject: Development Application)

46th Ward Zoning and Development process summary for developers:

1. Fill out Application (below)
2. Meet with Alderman Cappleman
3. For large developments, meet with Ward Zoning & Development committee to present proposal
4. Present proposal at open public meeting
5. If necessary, attend meetings with neighborhood groups to address specific concerns
6. Meet with the Zoning and Development committee for final review
7. Decision announced by Alderman Cappleman the next business day
8. This process will conclude prior to any City of Chicago approvals
9. If a proposal is rejected, the developer may re-present the project with significant changes and at the discretion of the Alderman

The 46th Ward Zoning and Development Committee meets the last Monday of each month
For more information about the 46th Ward Zoning and Development process, please refer to the Developer and Committee Procedure Guidelines



Questions? Please call the 46th Ward Service office at 773-878-4646 or email tressa.feher@cityofchicago.org

[SECTION A] – PLEASE COMPLETE ALL RELEVANT CONTACT INFORMATION

General Information

Project Name: Immaculata High School Redevelopment

Date Submitted: 2-10-2021

Owner's Name: American Islamic College

Owner's Address: 640 W. Irving Park Road, Chicago, IL 60613

Owner's Phone Number: 773-281-4700

Owner's Fax Number: _____

Developer's Name: KGiles LLC, Inc. & Anthology Senior Living

Developer's Address: 1456 Ridge Rd., Highland Park, IL 60035 & 130 E. Randolph St., Ste 2100, Chicago, IL 60601

Developer's Phone Number: 312-952-1453 & 312-248-2078

Developer's Fax: _____

Developer's Website: Kgilesllc.com & anthologyseniorliving.com/

Architect's Name: Perkins Eastman & Level Architecture, Inc.

Contact: Jerry Walleck & Greg Gibson

Architect's Address: 209 S. LaSalle St., Chicago, IL 60604 & 1 N. Dearborn, Ste 700, Chicago, IL 60602

Architect's Phone Number: 312-755-1200 & 312-242-3802

Architect's Fax Number: _____

Architect of Record's Name: Same as above

Architect of Record's Address: _____

Architect of Record's Phone Number: _____

Architect of Record's Fax Number: _____

Architect of Record's Website: www.perkinseastman.com & levelincorporated.com

General Contractor's Name: TBD

Contact: _____

General Contractor's Address: _____

General Contractor's Phone Number: _____

General Contractor's Fax Number: _____

General Contractor's License Number: _____

Project Information

Type of Construction: Rehab New Construction Both None/Existing

Project Location/Address: 640 W. Irving Park Road

Brief description of project:

Rehabilitation of existing building into 265 apartments and construction of a new 27-story plus penthouse senior building with 230 units, including 60 units of assisted living and 32 units of memory care, with 118 off-street parking spaces

IF THE PROJECT IS AN EXISTING STRUCTURE WITH NO NEW CONSTRUCTION OR REHAB PLEASE FORGO THE
REMAINDER OF SECTION A AND CONTINUE TO SECTION B

Name of current owner of property:

American Islamic College

If the applicant is not the owner, please describe agreement with owner?:

Contract for purchase of the property.

If owned by land trust, name of beneficiary: N/A

Does the project include an Orange, Red, Landmark or National Register Historic Structure? If so, which?

 Existing buildings are a Chicago Landmark and on the National Register of Historic Places

Current Zoning Designation: RT-4

Do you plan to maintain the current zoning designation? Yes No

If, so please complete SECTION B.

Building Use(s): Single Family Apartment Condominium Townhouse Commercial Mixed Use Office

Institutional Other Elderly Housing

Lot dimensions: 313 ft on Bittersweet, 348 ft on Marine Dr., 467 ft. on Irving Park Road

Site Square Footage: 143,536 sq. ft.

Building Footprint: Existing: 50,972 sf, new bldg: 19,900 sf; total: 70,872 sf

Building Height: From grade at curb to bottom of the ceiling joist of the highest habitable level:

 307 ft.

From grade at curb to highest point of building (excluding chimneys, satellite dishes, HVAC units, etc):

 310 ft.

Height of each floor measured from finished floor to the finished ceiling and any below-grade space, including but not limited to

basement: Typical Residential floor - 9 ft., Lobby floor - approx. 13 ft.

Type of construction material to be used on all sides of the exterior:

Building base: masonry; Upper floors: predominantly glass with concrete structure

[SECTION B] – COMPLETE SECTION IF PROJECT IS REQUESTING FINANCIAL SUPPORT FROM THE CITY OF CHICAGO AND/OR AN ALDERMANIC APPROVAL REQUEST SUCH AS REQUESTS FOR:

1. CURB CUTS
2. A LOADING ZONE
3. ZONING CHANGE
4. ENCROACHMENT OF THE PUBLIC WAY
5. SIGNAGE PERMIT

Requests

Do you plan to maintain the current zoning designation? Yes No

If No, what would the proposed change be? Please list intended zoning designation and a brief description:

RM6 (due to FAR of approx. 2.78 and height) with a Planned Development

Will there be a request for curb cuts? Yes No Number: _____ Size _____

Location: Existing curb cuts on Bittersweet, Marine and Irving Park to be used.

Will there be a request for a loading zone? Yes No Size: _____

Location: _____

Will there be any encroachment of the public right of way?: Yes No If so, please describe:

Would any signage require a permit application/Aldermanic ordinance? Yes No If yes, what is the total square footage of sign area? Please include pictures (digital preferred) or renderings. _____

Are you seeking any financial assistance from the City of Chicago? Yes No If yes, please select all that apply:

TIF Assistance Requested amount: Yes No

Land write down or negotiated sale: Yes No

Tax Class L: Yes No

County Tax Abatement Program (e.g., Class 6- Industrial or 7- Commercial): Yes No

FOR ANY REQUESTS PLEASE INCLUDE ALL RELEVANT DOCUMENTATION

[SECTION C] – COMPLETE SECTION IF PROJECT INCLUDES NEW CONSTRUCTION

Please list all current and recent development projects:

Kgiles: 1140 S. Wabash - 320 units, Old Colony (406 S. Dearborn) - 130 units, 8 W. Monroe - 170 units,
1530 S. State - 316 units; Anthology Senior Living: Bolingbrook, IL - 128 units, Woodland Hills, CA - 190 units,
King of Prussia, PA - 192 units, McCandless, PA - 179 Units

Has the developer’s property(ies) been subject to legal action? Yes No

If so, please explain the circumstances of the legal action:

Has a traffic study been completed: Yes No In process.

If yes, please attach document.

How many on-site parking spaces will be provided? 118 (approx. 100 in new building and 18 on existing surface lot fronting Irving Park Rd.

How will they be accessed?

Spaces in new building will be accessed from Bittersweet and Marine Drive existing curb
cuts and Irving Park spaces from existing curb cut on that street

Will the project include bike parking and storage? Yes No

How will they be accessed?

Bittersweet and/or Marine

Where will the garbage dumpsters/cans for the property be located?:

For the new building, within the building. For existing building, in the on-site open area north of the building

Will the proposed project include any sustainable or “green” features such as a green roof, permeable pavement, car sharing, etc.? If so, please describe:

Existing building rehabilitation and new building will comply with the City’s Sustainability Requirements

Will this project create any jobs? Yes No

If yes, please describe:

FOR ANY REQUESTS PLEASE INCLUDE ALL RELEVANT DOCUMENTATION

[SECTION D] – SECTION MUST BE COMPLETED IF THE PROJECT FITS ANY OF THE FOLLOWING CRITERIA. BUILDINGS FITTING THESE CRITERIA MUST HAVE ALSO COMPLETED ALL PREVIOUS SECTIONS.

- 6. TIF FUNDING IS REQUESTED
- 7. PROJECT IS A PLANNED DEVELOPMENT
- 8. PROJECT COST IS GREATER THAN \$10 MILLION
- 9. PROJECT INCLUDES AFFORDABLE HOUSING UNITS

Has financing been secured for this project? Yes No

If yes, please briefly describe the nature of the financing, and attach any appropriate additional description and documentation.

Is the project within a TIF? If so, which? No

If TIF assistance is requested, briefly describe the amount and nature of the request and attach any appropriate documentation.

Is the proposed project a planned development? Yes No

If the project is a planned development, briefly describe and attach appropriate documentation:

The development will be limited to that shown on the attached drawings.

Have you met with the Department of Housing and Economic Development regarding the project? Yes No

Who is the DHED contact?: Michael Berkshire

Contact's Phone Number: 312-744-0363

Is the cost of this project above \$10 Million? Yes No

If yes, what is the total estimated cost of this project? _____

Does the project proposal include affordable housing units? Yes No

If yes, please describe the affordable housing component and attach any appropriate additional description and documentation.

10% of the units (excluding assisted living and memory care units) will be provided on-site as affordable units under the ARO.