

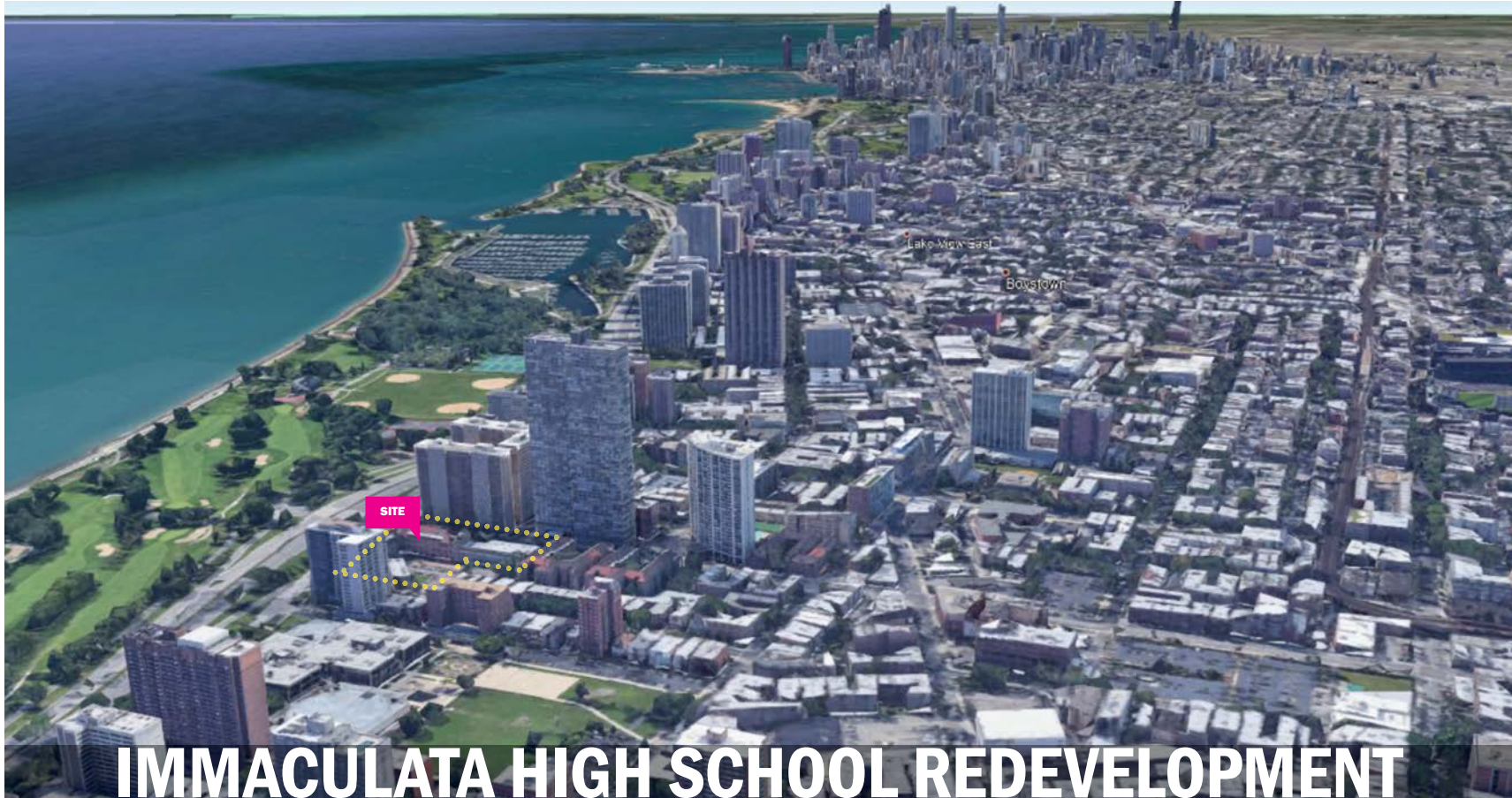


BUENA PARK  neighbors

TOWN HALL MEETING

MAY 25, 2021

IMMACULATA HIGH SCHOOL REDEVELOPMENT



kGiles

LEVEL

PERKINS —  
EASTMAN

## PROJECT TEAM

### K GILES, LLC

- Over 30 years experience in Chicago development
- Significant expertise in historic adaptive re-use transforming buildings into vibrant residential communities
- Among its Chicago projects are:
  - Old Colony Building, 37 West Van Buren – 130 units
  - 8 W Monroe – 170 units
  - Dearborn Tower, 1530 S State – 316 units
  - 888 S Michigan Ave – 40 units
  - 1140 South Wabash – 320 units



## IMMACULATA HIGH SCHOOL REDEVELOPMENT

### CA SENIOR LIVING

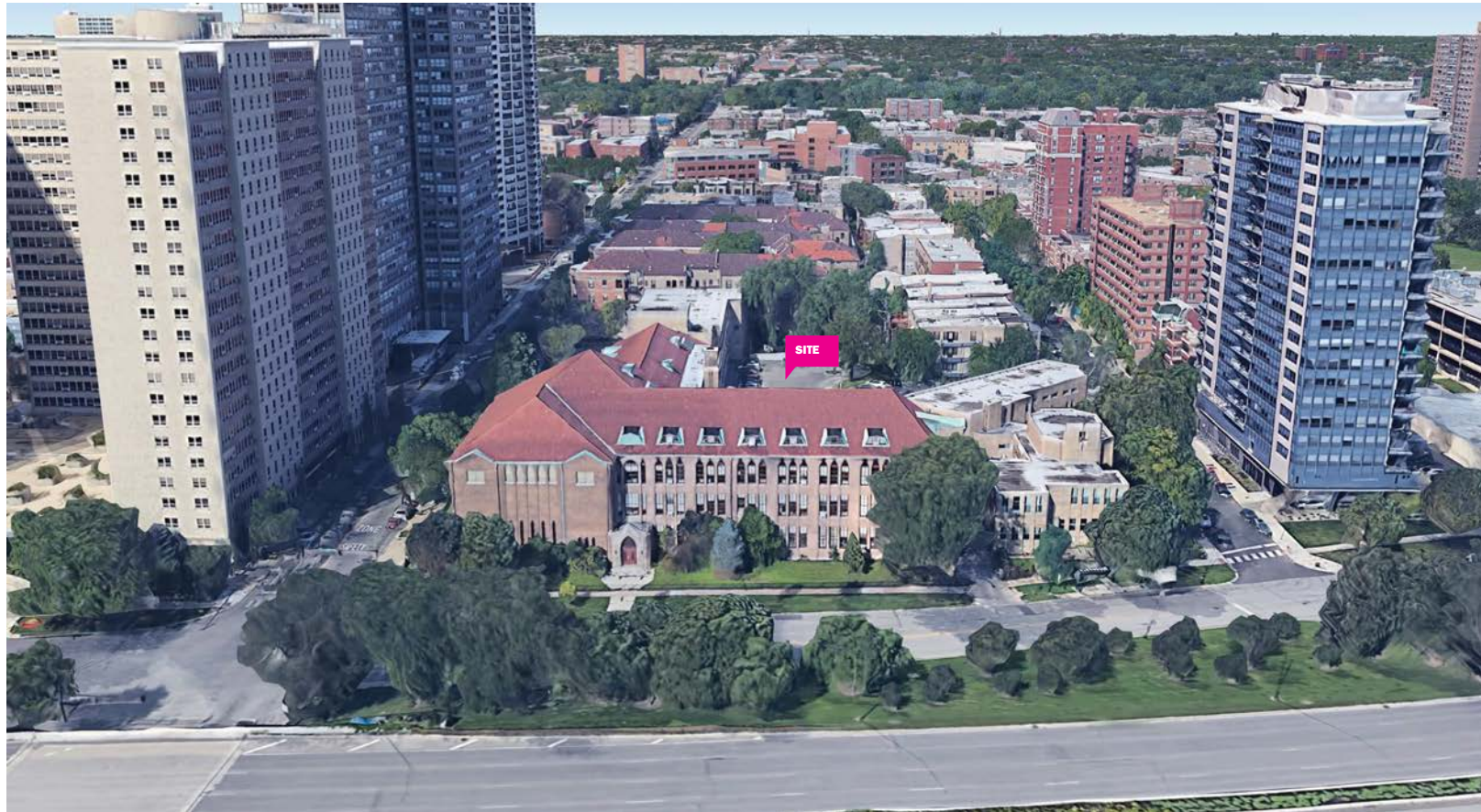
- Developer/Owner/Operator of over 7,000 senior units in twelve states
- A Division of CA Ventures, a multi-national, Chicago-based real estate investment company
- Ample shared amenities and best in class technology in all senior developments
- Among its projects are:
  - Woodland Hills, CA – 190 units
  - King of Prussia, PA – 192 units
  - McCandless, PA – 179 units
  - Bolingbrook, IL – 128 units





**EXISTING SITE INFORMATION**

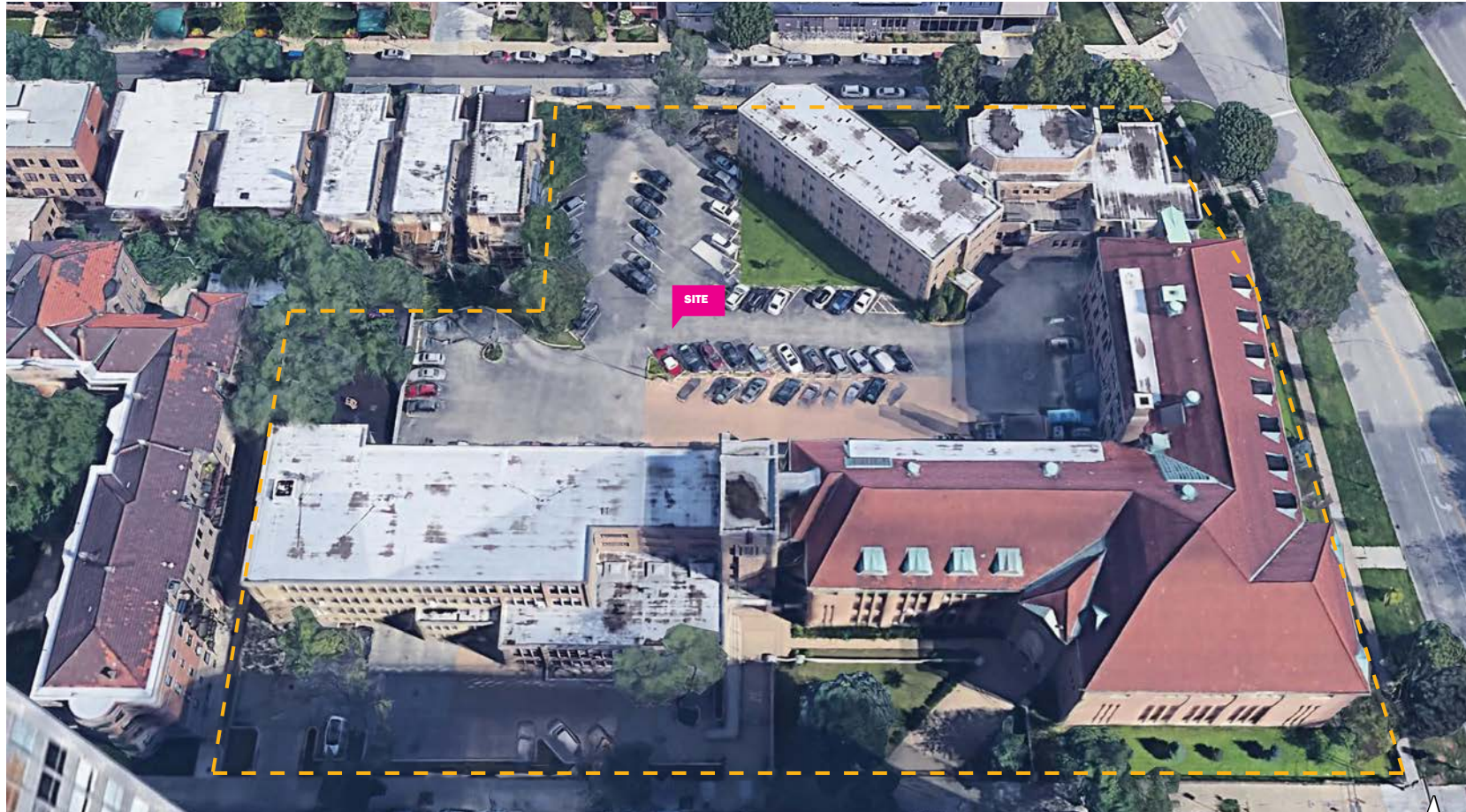
**IMMACULATA HIGH SCHOOL REDEVELOPMENT**





## EXISTING SITE INFORMATION

## IMMACULATA HIGH SCHOOL REDEVELOPMENT



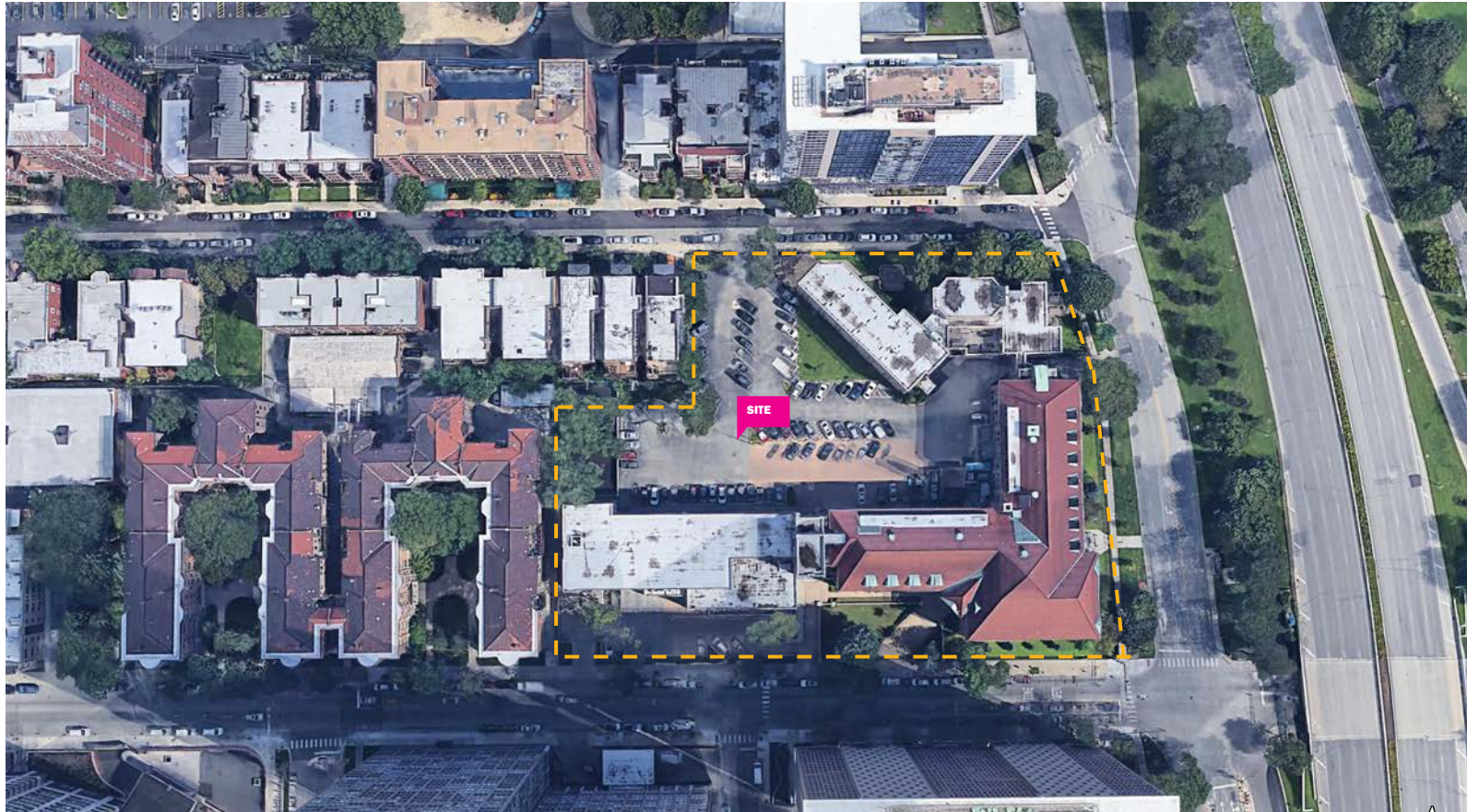
kGiles LEVEL

PERKINS —  
EASTMAN



## EXISTING SITE INFORMATION

## IMMACULATA HIGH SCHOOL REDEVELOPMENT



kGiles LEVEL

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## EXISTING SITE VIEWS

## IMMACULATA HIGH SCHOOL REDEVELOPMENT



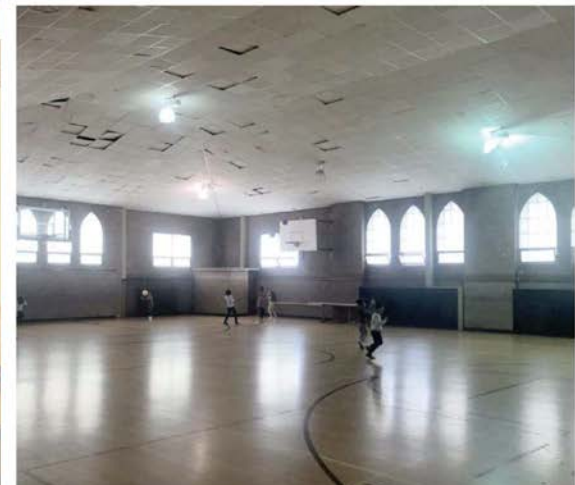
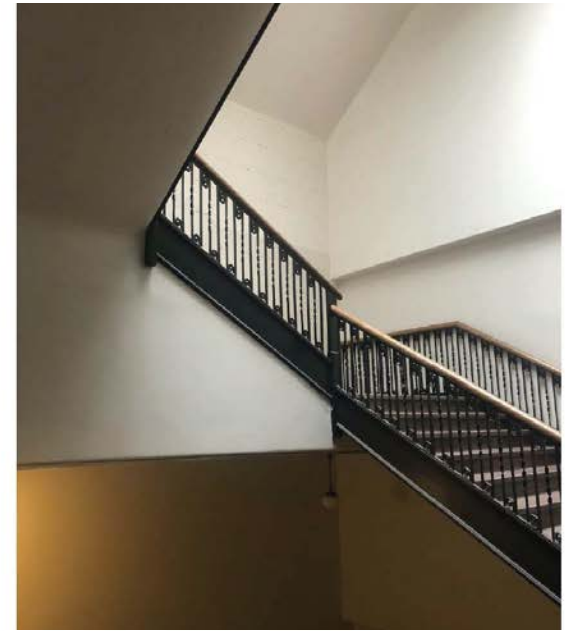
EXISTING SITE - LOOKING SOUTH FROM BITTERSWEET AT PARKING LOT ENTRANCE



EXISTING SITE - LOOKING WEST ALONG BITTERSWEET FROM PARKING LOT ENTRANCE



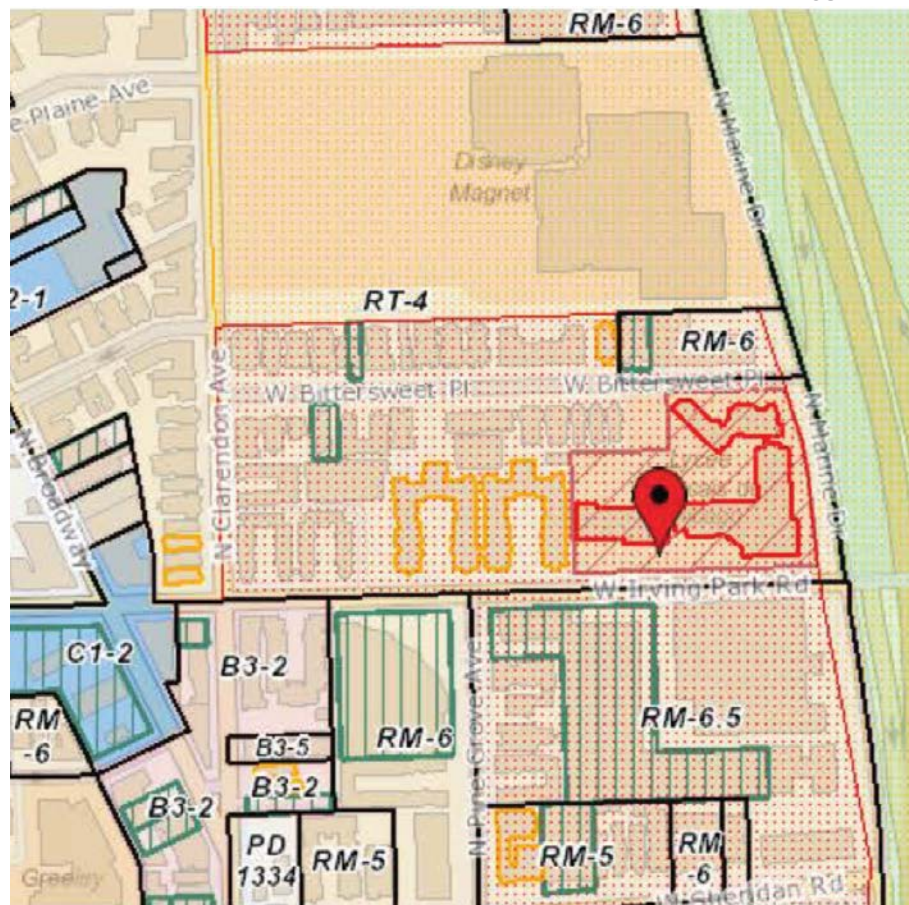
IMMACULATA HIGH SCHOOL  
EXISTING PHOTOS





**ZONING MAP**

**IMMACULATA HIGH SCHOOL REDEVELOPMENT**



KGiles LEVEL

PERKINS —  
EASTMAN

AREA LAND USE MAP

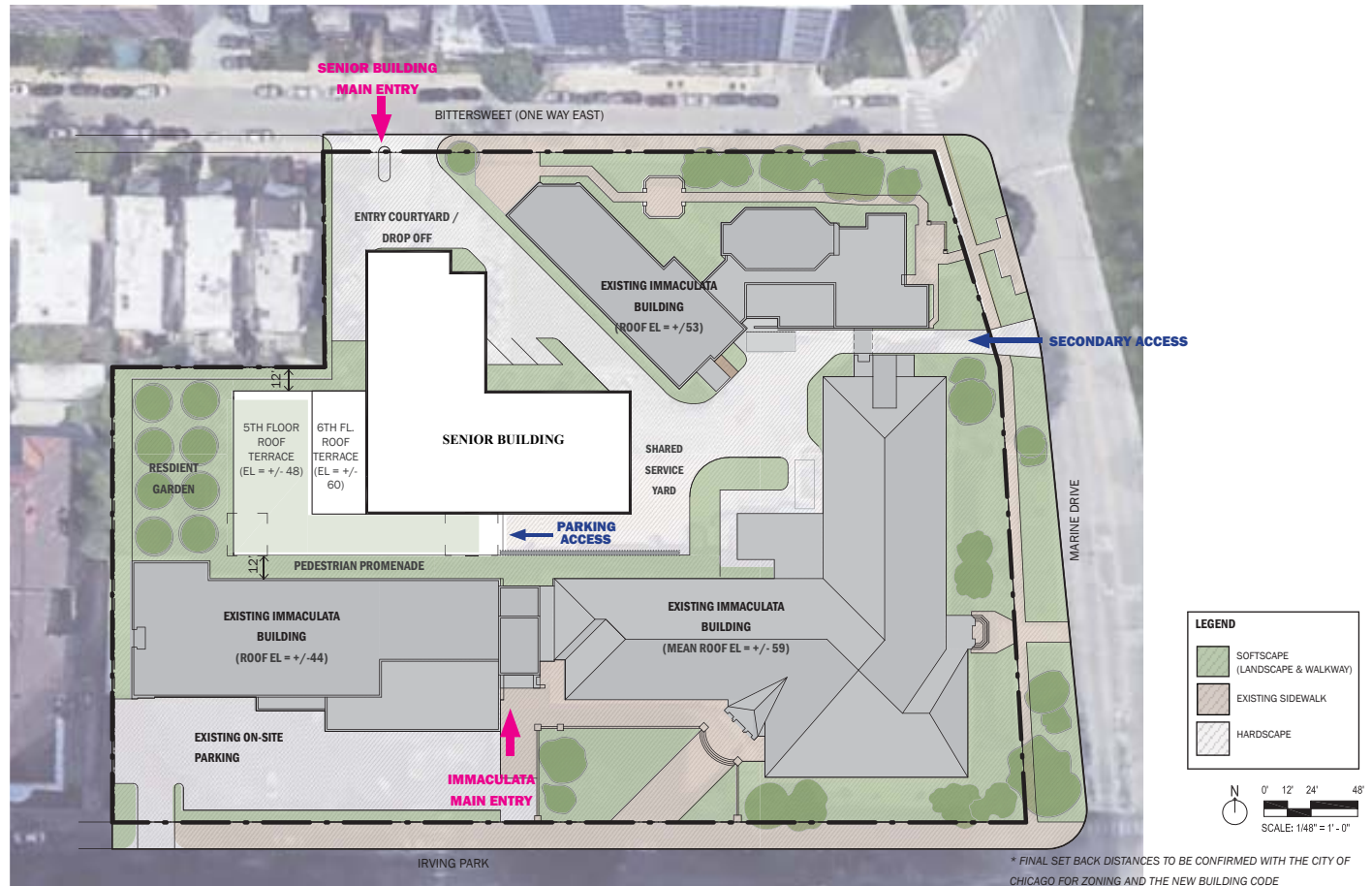
IMMACULATA HIGH SCHOOL REDEVELOPMENT





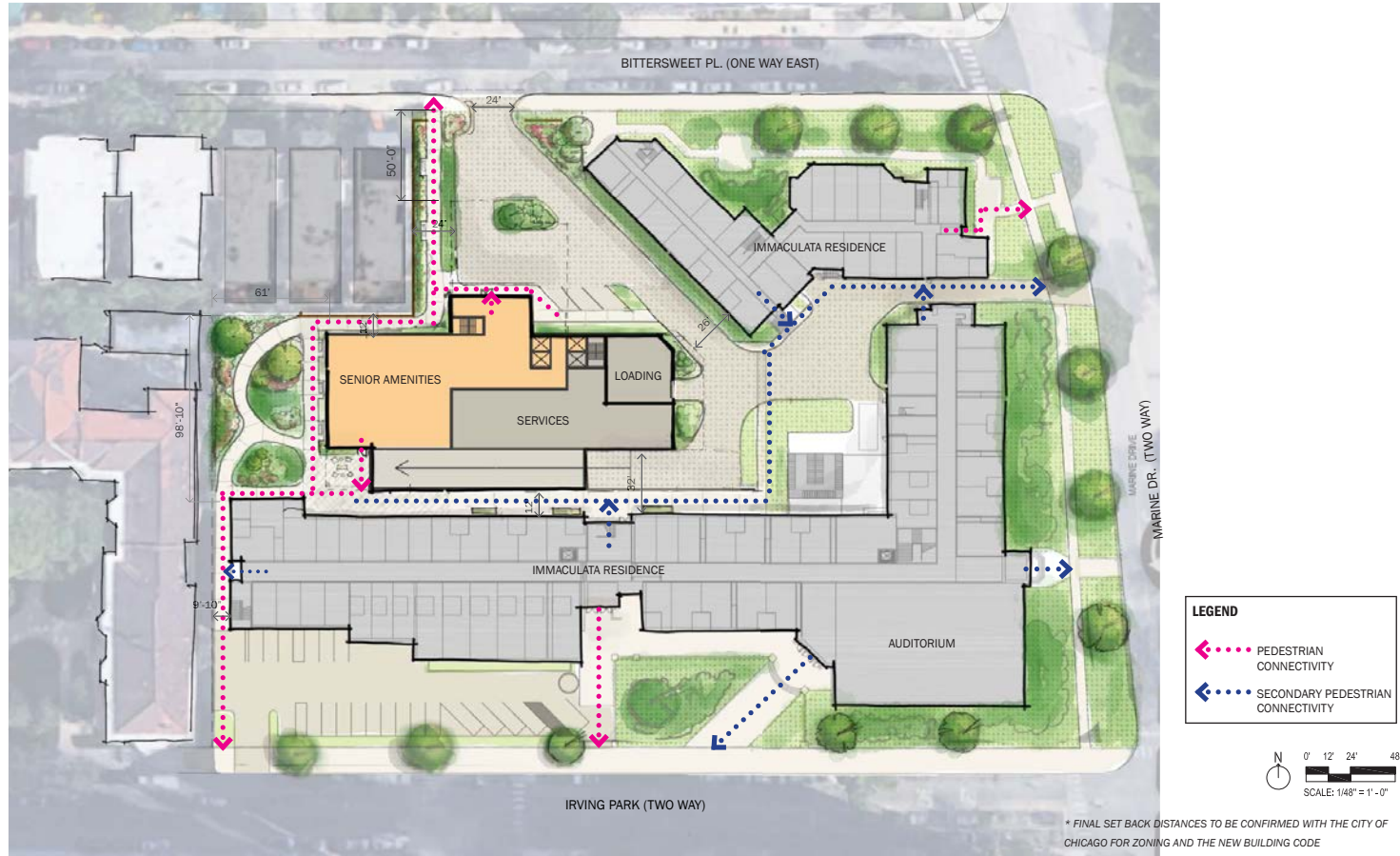
## PROPOSED SITE PLAN

## IMMACULATA HIGH SCHOOL REDEVELOPMENT



## PROPOSED GROUND FLOOR PLAN : PEDESTRIAN CONNECTION

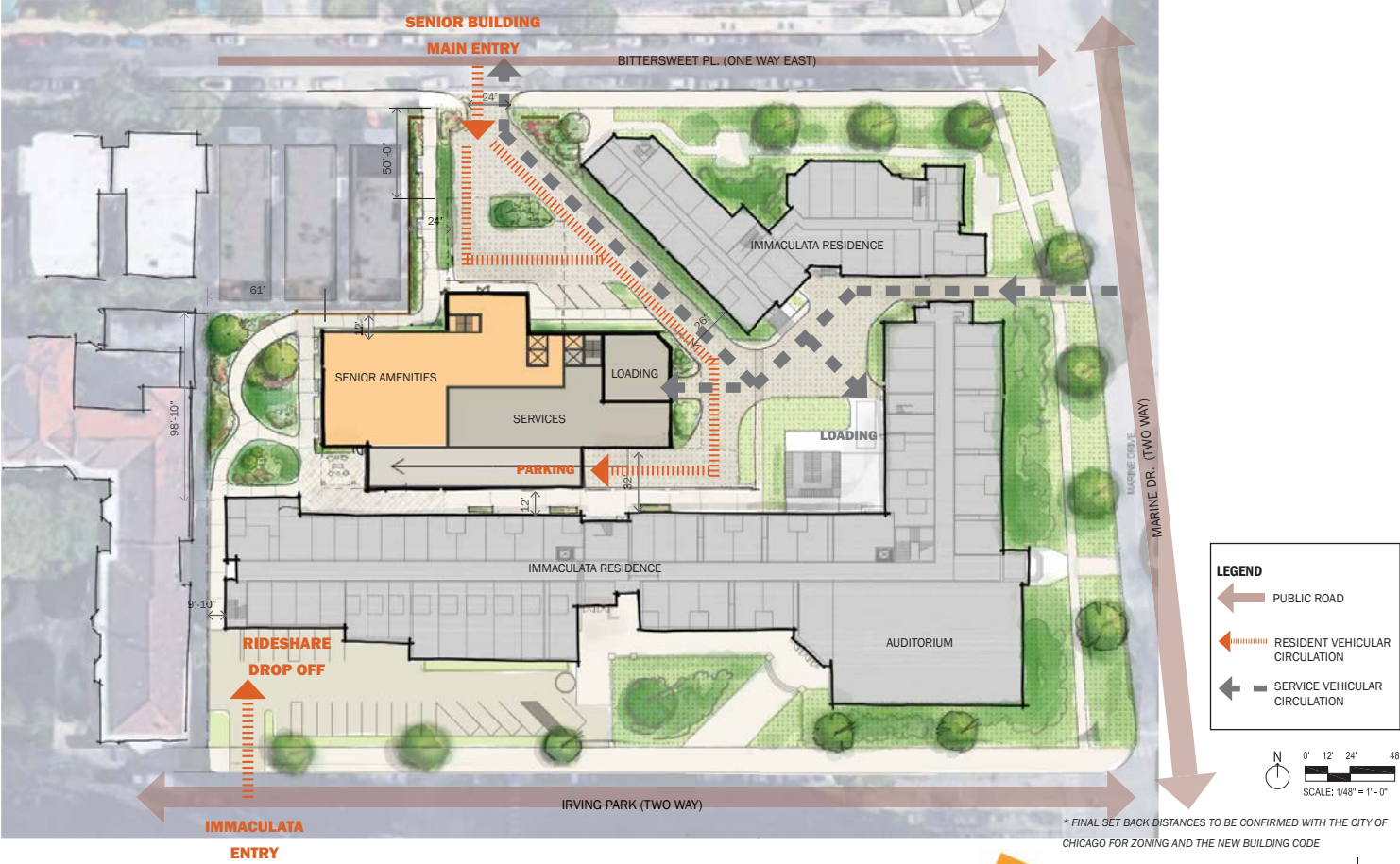
## IMMACULATA HIGH SCHOOL REDEVELOPMENT





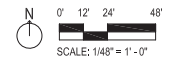
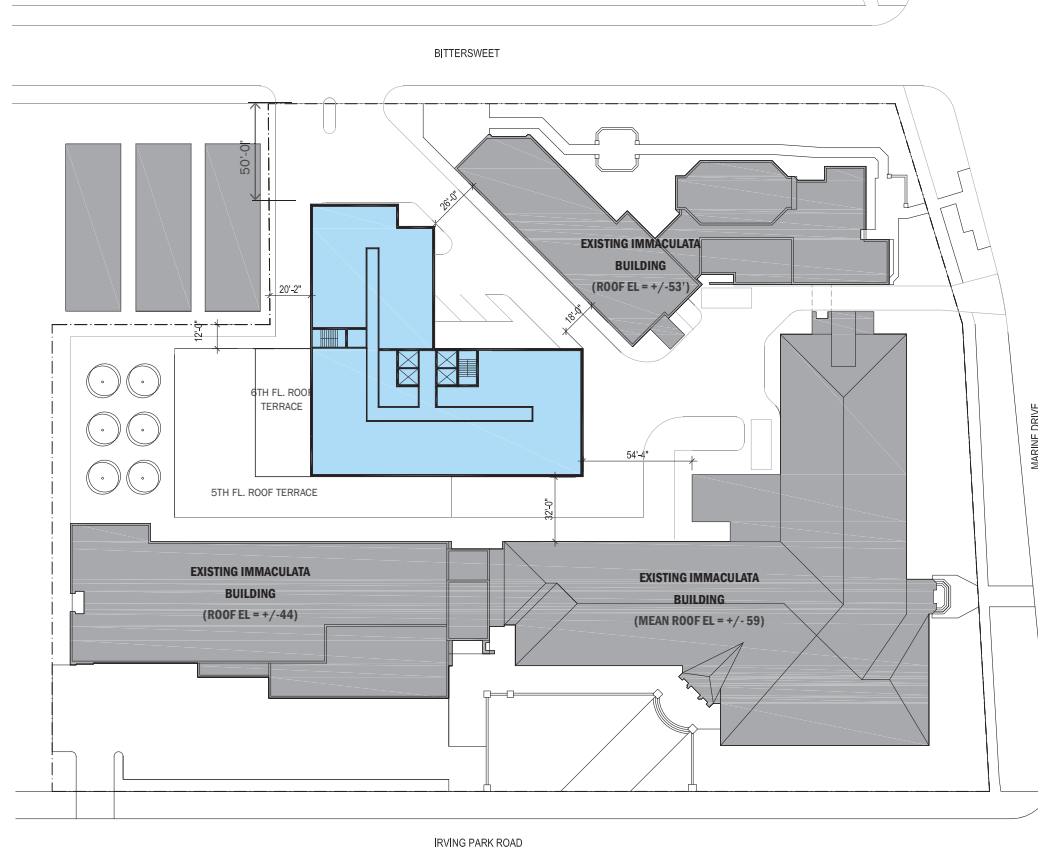
PROPOSED GROUND FLOOR PLAN : VEHICLE CIRCULATION

IMMACULATA HIGH SCHOOL REDEVELOPMENT



**PROPOSED SENIOR BUILDING TYPICAL RESIDENTIAL FLOOR PLAN**

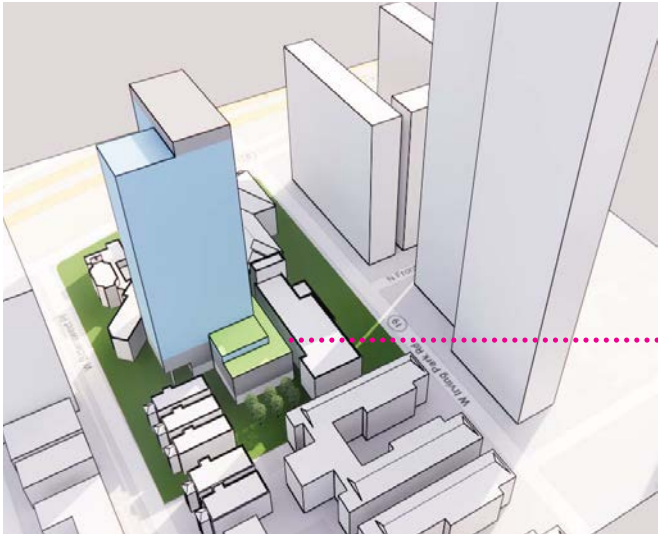
**IMMACULATA HIGH SCHOOL REDEVELOPMENT**



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



ACTIVATING PEDESTRIAN CONNECTIVITY : CONCEPT VIEWS



IMMACULATA HIGH SCHOOL REDEVELOPMENT



A. VIEW FROM EAST



B. VIEW FROM WEST GARDEN

\*PROPOSED BUILDING IS CONCEPTUAL MASS-  
ING STUDY ONLY, AND SUBJECT TO CHANGE

**VIEW LOOKING WEST ON MARINE DRIVE - BEFORE**





**VIEW LOOKING WEST ON MARINE DRIVE - UPDATED**



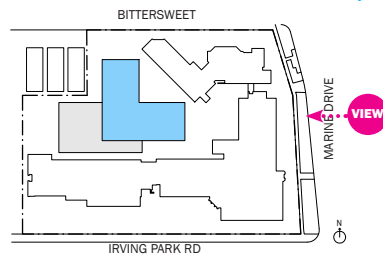
**VIEW LOOKING WEST ON MARINE DRIVE - COMPARISON**



**BEFORE  
(27-STORY)**

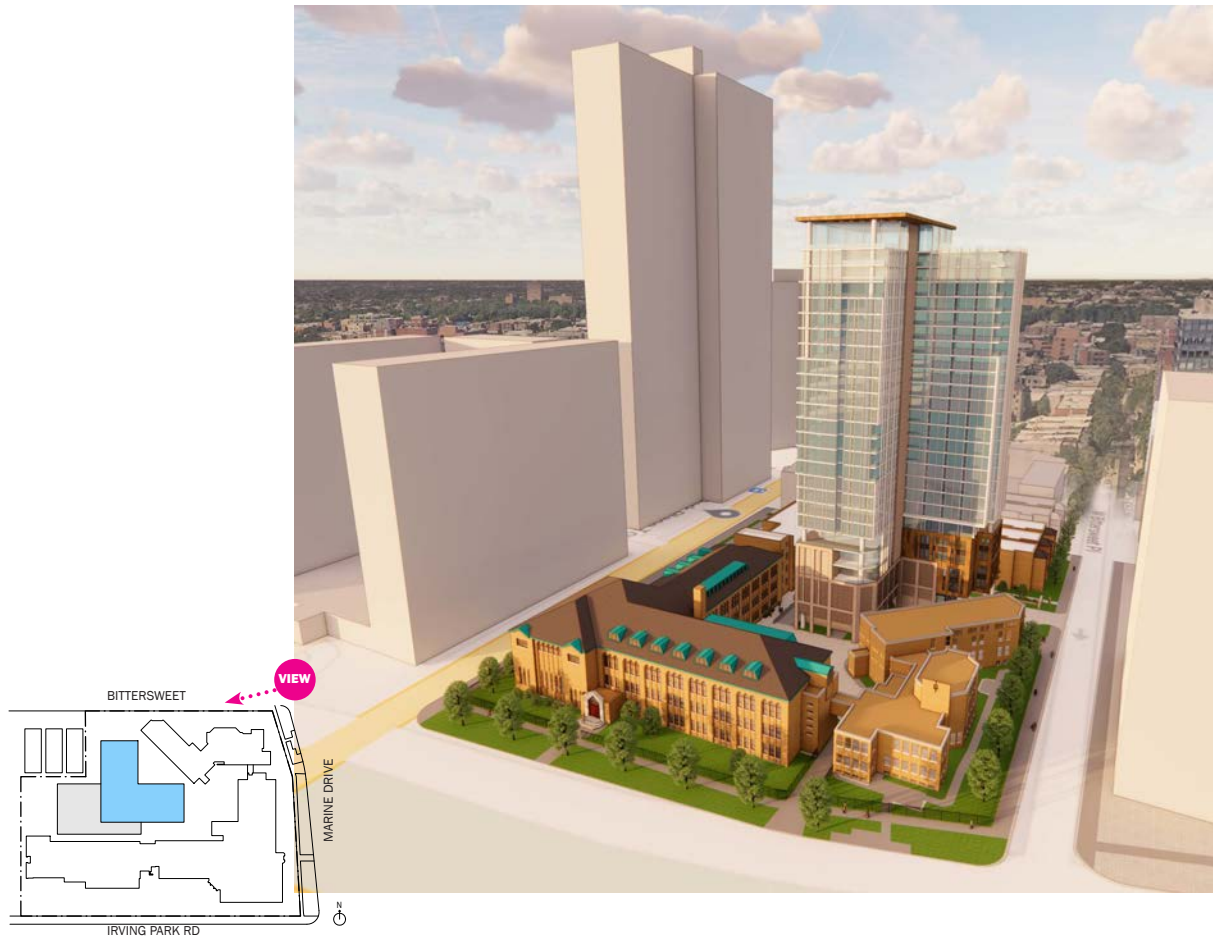


**AFTER  
(23-STORY)**

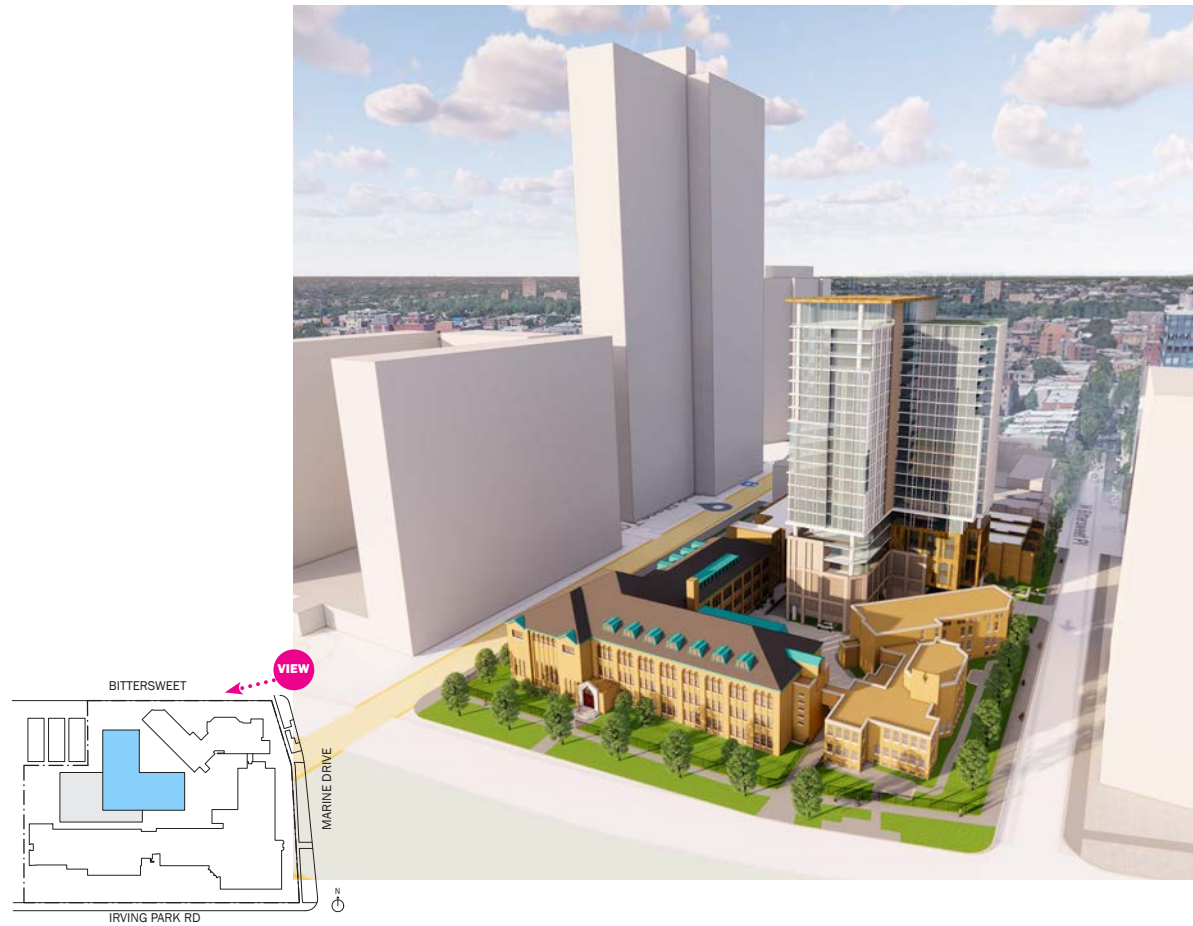




**VIEW LOOKING WEST ON MARINE DRIVE - BEFORE**



**VIEW LOOKING WEST ON MARINE DRIVE - AFTER**





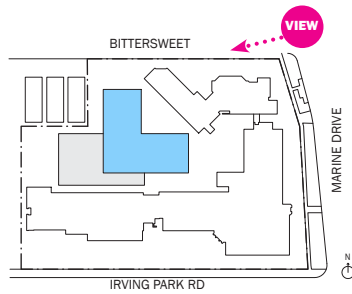
**VIEW LOOKING WEST ON MARINE DRIVE - AFTER**



**BEFORE  
(27-STORY)**



**AFTER  
(23-STORY)**



**PEDESTRIAN VIEW ON IRVING PARK - BEFORE**



**PEDESTRIAN VIEW ON IRVING PARK - AFTER**





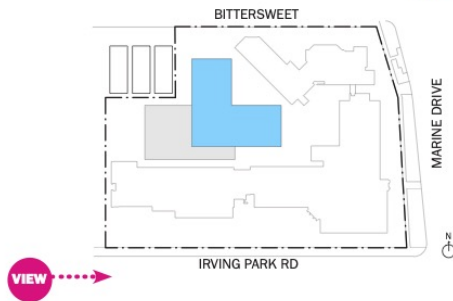
## PEDESTRIAN VIEW ON IRVING PARK - COMPARISON



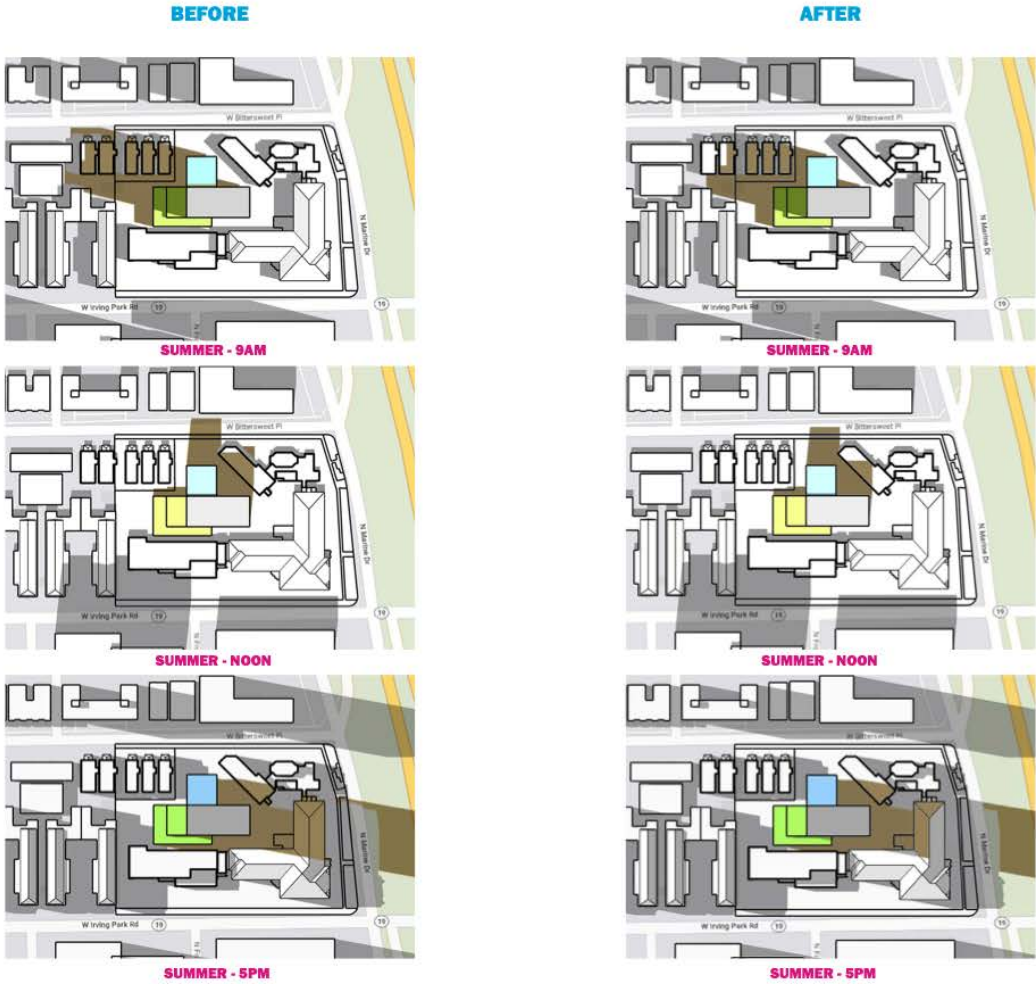
**BEFORE  
(27-STORY)**



**AFTER  
(23-STORY)**



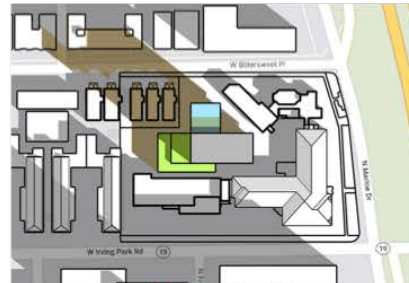
PRELIMINARY SUN STUDIES - SUMMER



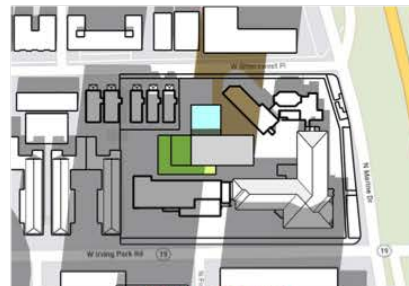
## PRELIMINARY SUN STUDIES - SPRING/FALL

## IMMACULATA HIGH SCHOOL REDEVELOPMENT

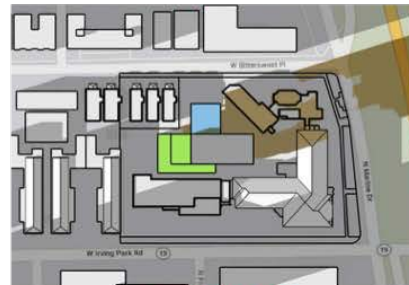
### BEFORE



SPRING / FALL - 9AM

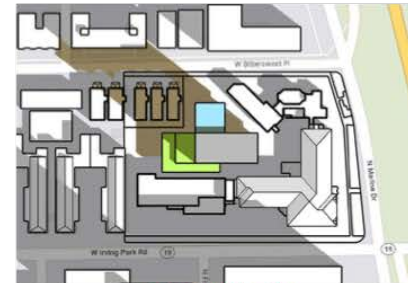


SPRING / FALL - NOON

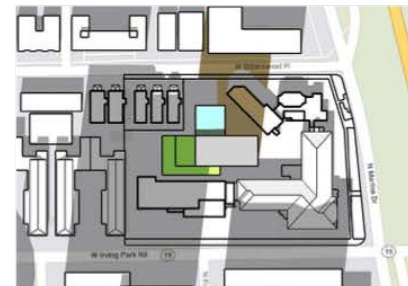


SPRING / FALL - 4PM

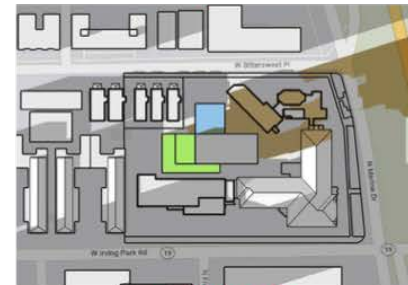
### AFTER



SPRING / FALL - 9AM




SPRING / FALL - NOON



SPRING / FALL - 4PM



#### LEGEND

 NEW SHADOWS BY THE NEW DEVELOPMENT



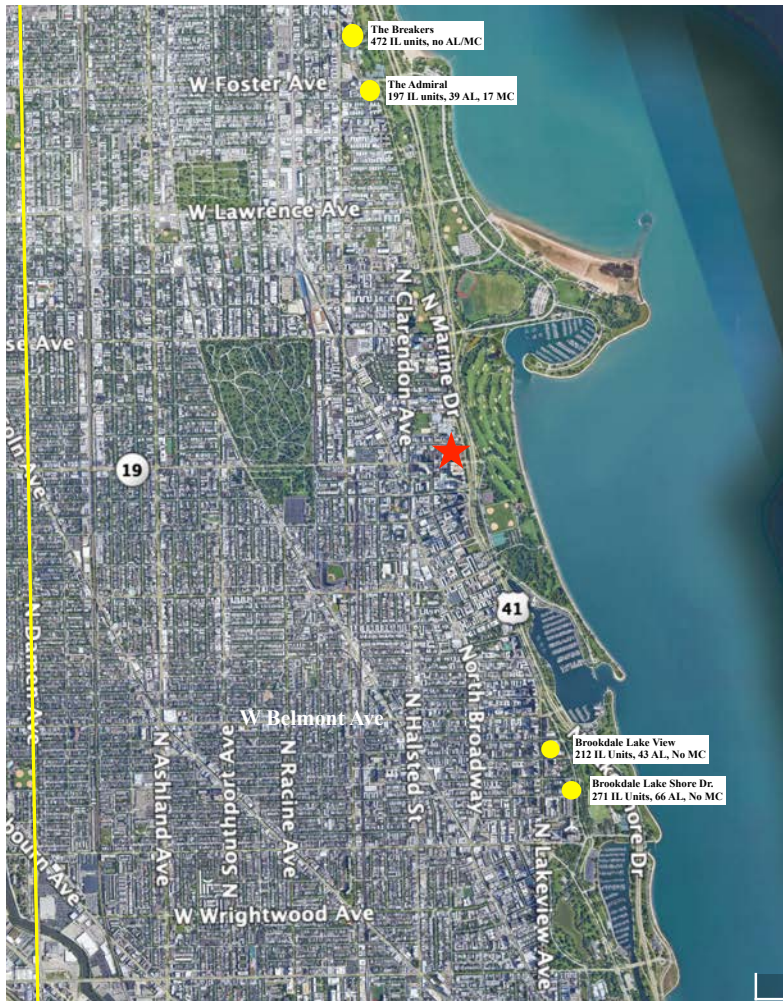
kGiles



PERKINS  
EASTMAN



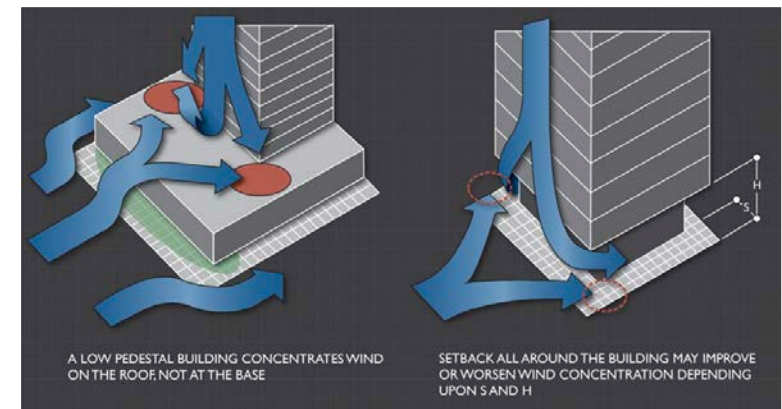
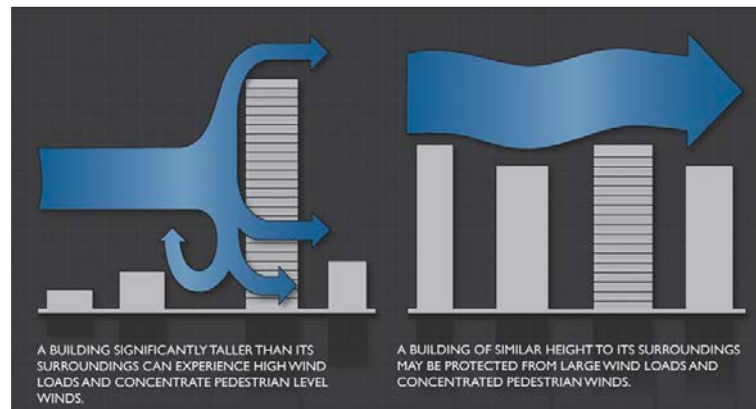
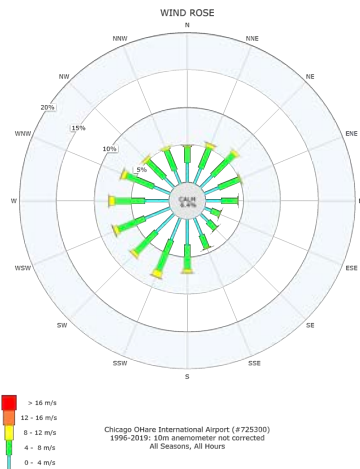
## NEED FOR SENIOR HOUSING



- 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
- None 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

# 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



## **SEWER AND ELECTRIC CAPACITY**

### **SEWER CAPACITY**

- Reviewed by Eriksson Engineering Associates, LTD over 25 years of local experience
- Existing sewer connected to main in Bittersweet
- Currently no on-site water detention
- Chicago Stormwater Retention Ordinance requires on-site detention
- On-site detention will be sized to prevent any increased combined storm and sanitary flow
- Stormwater detention achieved through underground tanks and landscaping
- Initially reviewed by City's Water Management personnel and approach acceptable

### **ELECTRIC SERVICE**

- Reviewed Ken Seaton , The Seaton Group, Inc. – over 30 years with ComED, 20 years as consultant
- Service to new building from existing vault in Bittersweet currently only serving 4100 N. Marine Drive
- Existing Immaculata service from poles will be removed/relocated underground
- Any capacity increase to be provided at Developer's cost
- No service disruption to existing customers (including cable service)

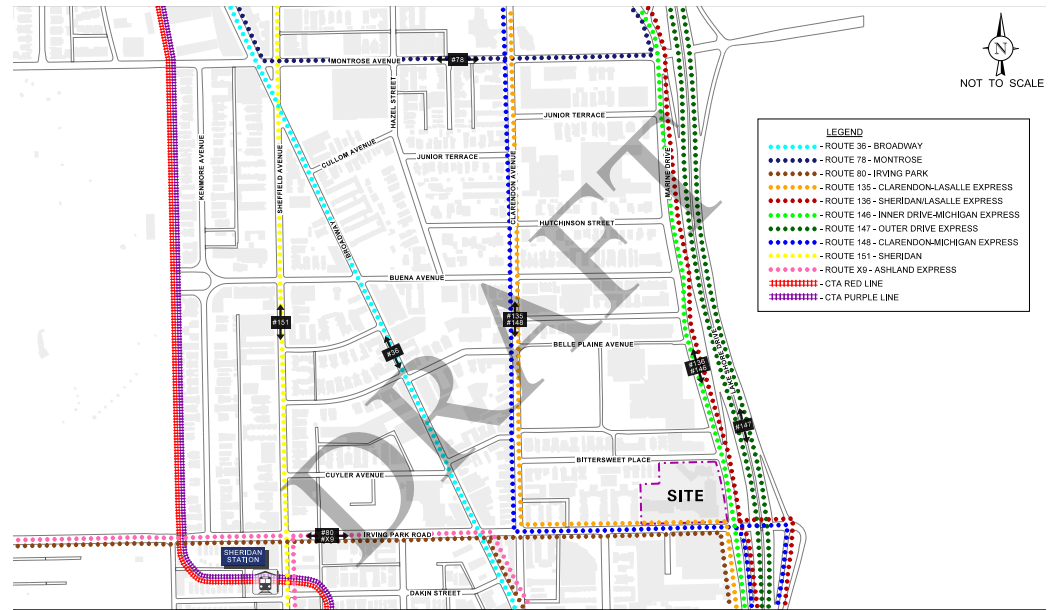


## **ENVIRONMENTAL SUSTAINABILITY**

- Preserves an existing Landmark building
- New building urban in-fill on an existing paved area
- Transit-Oriented Development
- Sustainability Features include:
  - Working Landscaping – Native Species
  - Ample bike Parking
  - Electric Car Charging Stations
  - Improved Windows and Electrical Systems
  - Construction Waste Diversion
  - LED Lights, Low-Flow Fixtures
  - Heat Island Mitigation – New Building

## TRAFFIC

- 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



## **PROJECT BENEFITS**

- PROVIDES A HIGH-QUALITY, MODERN SENIOR BUILDING 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
- RETAINS THE ABILITY FOR EXCESS PARKING TO BE AVAILABLE TO BITTERSWEET RESIDENTS
- PROVIDES 38 ON-SITE AFFORDABLE UNITS, INCLUDING 13 AFFORDABLE SENIOR UNITS