



March 24, 2022

From: Rolando R. Acosta

Re: Responses to Michael Cotey's Questions

A. Next Steps/Future Meeting

1. Can we have a live Town Hall next? Zoom lacks the ability to express a concern as felt, not just stated. Perhaps hold it in the Immaculata auditorium.

RESPONSE: Not sure if this question is still relevant given all the meetings that were had. The meetings were held via Zoom due to Covid-19 restrictions.

B. Building Function

1. What benefit to this neighborhood does this project offer? [Your arguments make the case for individuals who would be living in the building, eventually. But can you make a case for how it benefits those who currently live here, especially considering the vocal opposition to the project?]

RESPONSE: Among the project's benefits are: 1) the rehabilitation of the landmark Immaculata Building; 2) as an underutilized building, its productive re-use that will help preserve it into the future; 3) residential reuse of that building is less traffic intensive than its reuse for a school that fully occupies the building; 4) the Senior Building provides housing for existing residents who may wish to move into such a facility within the same neighborhood or for relatives where their living nearby is desirable; 5) the development expands the tax base as it converts property tax exempt property to taxable property; and 6) increased development of urban sites and the reuse of existing building is considered environmentally friendly as it avoid urban sprawl and waste.



2. There is some confusion in the presentation about the target audience. You mention the % of 50-64 in the area, however that is not the target audience for this development, correct? It's 70-100. Can you address what % of the Uptown population that is?

RESPONSE: 12.5% of the Uptown population appears to be 70 or older. The 50-64 age range is relevant as it indicates anticipate future demand, and independent senior living can start as early as the 50-64 age group.

3. What is the evidence that there is a great need for seniors moving to a building at this location, vs. a mile or two away? [*What data has been gathered that seniors are asking for development in this area?]

RESPONSE: Census shows a large segment of the population is older and there few comparable senior buildings. There are only four comparable buildings within 2 miles of the site. The newest of which, The Admiral at the Lake, is located at the northern border of Uptown and a decade old – the other three are over 30 years old. Overall, we live in an aging society, people are living longer, and the need and demand for new modern senior living facilities is expected to grow over time

4. *Where is the evidence that the 46th ward needs this ~500 unit building/additional housing now and given the other recent developments completed or those in progress, which is over 1,100 units (, 4511 N Clark Street, 1039 W Lawrence, Montrose and Clarendon3636 N Lakeshore drive, 4447 Hazel, 4600 N Marine Drive)

The total units in the development, which has been reduced to 437, are of different types addressing different segments of the market (seniors vs. transit-oriented singles). Given the amenities and transit options in the area, the development team believes that there is more than sufficient demand to support the anticipated significant investment.

5. *Could you address the rationale to place a memory care unit at this location - near lakeshore drive. [I believe the implication here is that the traffic poses a risk to folks who are under memory care services, i.e. patients with dementia

RESPONSE: The memory care units are a common component of senior buildings, both based on general demand for those types of units and to allow for seniors that develop memory care issues later in life to age in place. Memory care patients are supervised for safety reasons.



6. Can you disclose more information about the rental units at Immaculata?

RESPONSE: Studios and one-bedroom units, with five two-bedroom units. Average unit size is 422 sf. with one-bedroom units as large as 759 sf. Other than the on-site affordable units, market rents are currently projected to average under \$1,500 per month, ranging from \$1,100 to \$2,500

C. Building Design

1. Why can't the main entrance be on Irving park?

RESPONSE: The main entrance to the Immaculata Building is and will remain on Irving Park, with another prominent entrance on Marine Dr. The Senior Building is a separate building and a direct connection from Irving Park is not possible given the landmark status of the Immaculata Building.

2. There is confusion about the height. The height was 23 stories as first proposed, then it jumped up to 27 [justified I think by a reduction in the width] and now it is back to 23. If I have that sequence correct, it seems there was concern at the initial proposal height of 23 stories, with a request to reduce, and that has obstensively reverted back to what was initially proposed. Is that correct?

RESPONSE: The initial building shown to Buena Park Neighbors in 2020 was rectilinear in shape, so it had a larger floor plate for the upper floors. After a review of the building by the City's landmark staff, it was decided that an "L" shape was preferred because of its reduced profile. That reduced the floor plate and increased its height. The current proposal at 22 stories is similar in height to the one presented in 2020 but with a smaller plate.

3. Why is the new building taller than existing historic buildings with state and National Register Status?

RESPONSE: The state and federal landmark entities review any proposed development in terms of potential negative impact on landmark structures. In this case, the project has been preliminarily reviewed by the both agencies, and also by the City's landmark staff, and found to be acceptable. None of the applicable regulations set a precise rule regarding height, as is suggested by your question.



4. How Green will this building be?

RESPONSE: The development will comply with the City's Sustainability Requirement, including updated energy codes and insulation requirements, low flow water fixtures, and energy efficient lighting. It promotes transit-oriented and non-vehicular modes of travel. It also will re-use an existing building and add development to an urban, improved site – both being important “green” elements.

5. *Is is [currently] difficult to turn into the existing entrance on Marine right now, are you planning on moving the bus stop? There traffic already is backed up at that entrance.

RESPONSE: Given that the traffic generated by the development is projected to be low and mostly off-peak, the use of the Marine entrance has been determined to be acceptable at the current location.

D. Traffic/Parking

1. Has a traffic study been done & if so, how do we get access to same? What about the school traffic from Disney? *Did the traffic study consider Cub traffic and festival traffic?

RESPONSE: Yes, a traffic study was done. It has been reviewed by CDOT, which found it acceptable and determined that no significant traffic impact will occur. The traffic study did consider Cubs traffic. It did not include festival traffic, but the evaluation of traffic is based on typical street peak-hours and not on special events.

2. Did the analysis take into account other developments like the New York and the 4600 building?

It did include the development at the New Yorker. It did not include the 4600 Marine building given the distance between the two buildings and because it was approved after the traffic study was performed. The study also does include an ambient growth factor to account for any general growth in traffic.

3. Will residents get Bittersweet city parking permits?

This is up to the City, but we have no objection to the buildings being excluded from the zone permits.



4. How many spaces are rented at AIC currently? [I suppose a follow up question could be - is it possible to match that in the building AND is there an accommodation that can be found during construction for these folks?]

RESPONSE: Rented spaces at AIC range from 25 to 35. We have committed to allocating 15 spaces in the development for use by Bittersweet residents or others in the community. If there are additional spaces available, we also have committed to making those available to Bittersweet residents/community.

5. *There is a sign at Bittersweet and Clarendon that tells drivers that AM and PM turns from Clarendon to Bittersweet, but the sign is ignored and not enforced by police. If the high rise is constructed in the Immaculata parking lot how will this rule be enforced?

RESPONSE: This is up to the City.

E. Approval Process

1. If the development gets approval from Planning and Development, how does the Ward's Zoning Board and the necessary voting by the board fit into this process? Or is it rendered a moot point?

RESPONSE: The Ward's Zoning Board provides a recommendation to the Alderman. The City's various bodies – Plan Commission, Landmarks Commission, City Council – make the final decision.

F. Construction

1. When is Construction planned to start [in the developer's ideal timeline], how long will it take?

RESPONSE: Pending approvals, construction would start in the Fall of 2022. It will take approximately 2 years to complete. It will take approximately 6 months to enclose the Senior Building, thereafter most construction will be interior to the buildings.



2. How has [/have] the recent events in Miami Beach affecting this development related to the existing historical building in the neighborhood?

RESPONSE: I am not aware of the construction practices in Miami Beach, but in Chicago it is common to have vibration monitoring during construction to avoid any impacts on nearby buildings, and such monitoring will occur in this case. It also is noteworthy that the foundation for the Senior Building will be constructed by drilling caissons, which is causes minimal vibration compared to driving sheet piles (what I believe was done in Miami Beach).

3. What assurances do we have that the drilling and the construction won't deteriorate the units and structures near the construction site? [*What steps will be taken by the contactors to prevent damage to the foundations of existing buildings during construction?]

RESPONSE: As stated above, vibration monitoring will be implemented.

4. What's the plan for construction? What can the residents on Bittersweet expect during this period in terms of impact on parking, traffic, accessibility? Being a one way street sandwiched among other busy streets, there is concern that the impact will be severe. [I was able to ask this question but it's here for posterity]

RESPONSE: The plan is to stage construction on-site. The project benefits from involving re-use of an existing building and having a large area available for on-site staging. We do not propose to occupy any of the street parking. As stated at our meeting, we are proposing to use to the fullest extent possible, the Marine Drive entrance and have construction related traffic occur off-peak.

G. Building in Relation to Existing Bittersweet Properties

1. Is it correct that the roof terrace will completely block the buildings that are on Bittersweet?

RESPONSE: The building will be setback 50 feet from the Bittersweet property line and 20 feet from the western property line. The 5th floor roof terrace is setback 61 feet from the western property line (common with the Pattington), with the upper floors setback approximately 120 feet from that property line.



2. Pedestrian access will be behind buildings on Bittersweet, correct? Can you address concerns over this increased traffic in regard to safety - what measures are the developers taking? How will we prevent loiterers, homeless people, etc. from making this place their new homes?

RESPONSE: Pedestrian access to the buildings is provided from multiple points. There is a connection proposed along the western property line that will allow residents in the development to walk from Bittersweet to Irving Park. That area will be monitored by building staff to avoid the concerns you raise.

3. How will the new construction impact Cook County real estate tax of existing buildings?

A particular building doesn't tend to impact other existing buildings given the differences among properties (new construction vs existing, low-rise vs high-rise, condo vs apartments, etc.). The development will add property tax revenue as the property is currently property tax exempt. After construction, the property is anticipated to generate over \$2.0 mm per year in new property taxes.