



CHICAGO PLAN COMMISSION

Department of Planning and Development

Six Corners Development

3911-3985 N Milwaukee Ave; 4671-4777 W Irving Park Road
(45th Ward)

CSD Six Corners LLC

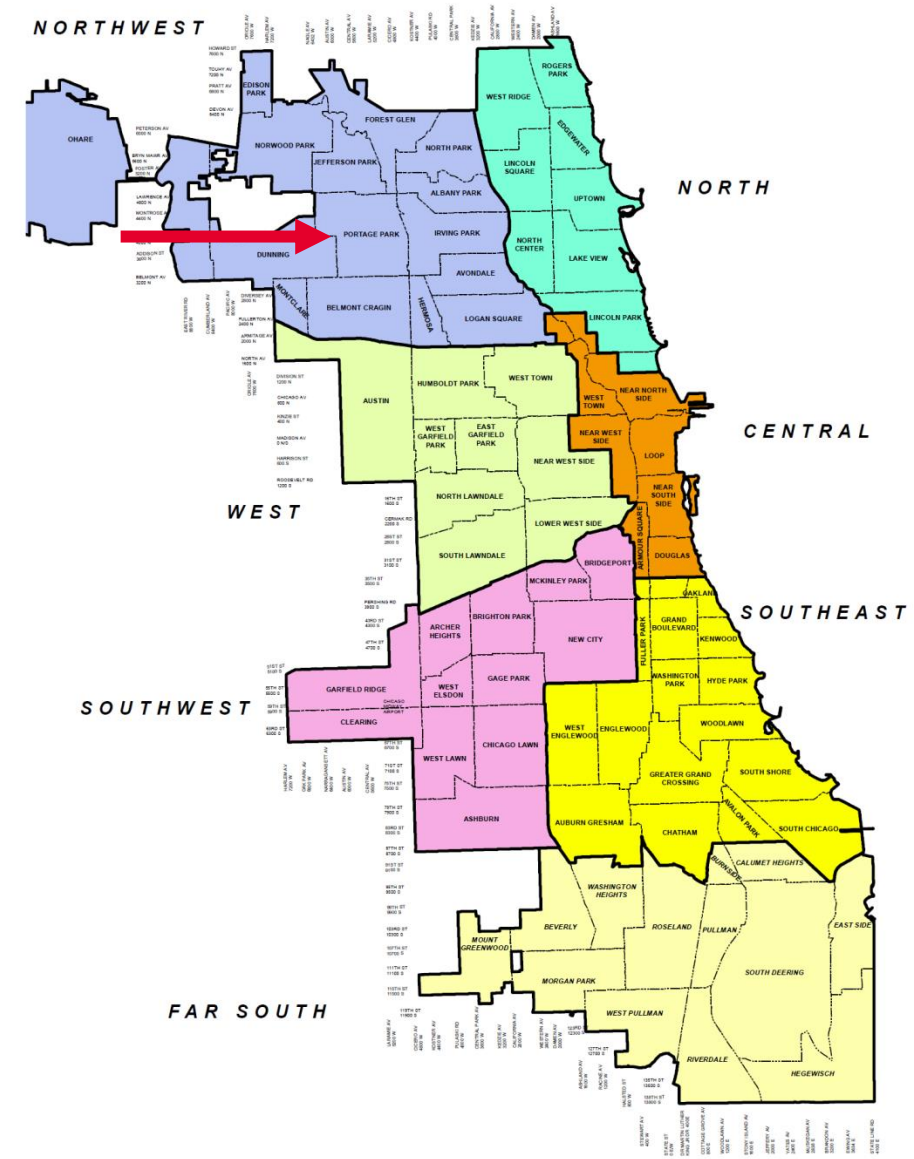
*TEMPLATE FOR CPC PRESENTATION
DPD STAFF WILL PRESENT SLIDES 1-7
APPLICANT TO PRESENT FROM SLIDE 8
AND BEYOND, DPD STAFF WILL ADD A FINAL
RECOMMENDATION SLIDE*

May 21, 2020

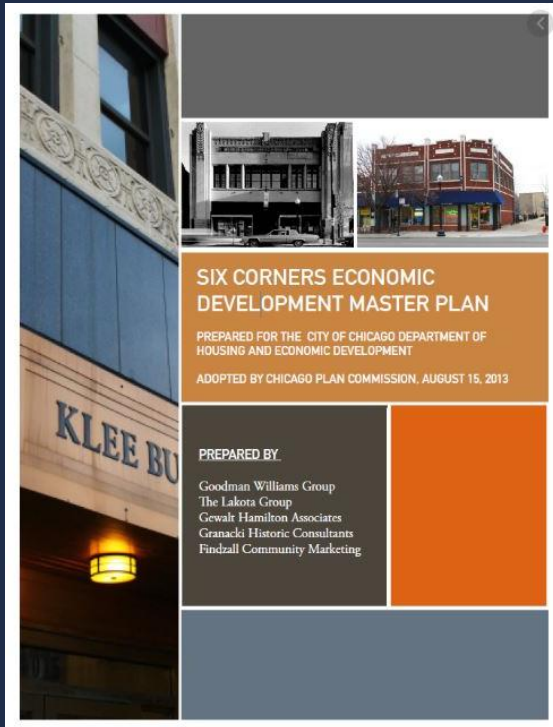
★ Community Area Snap Shot

- Demographics
 - Population: 64,841
 - Density: 16,292 people per square mile
 - Median Age: 37.9
- Cultural/Historical Context:

The Six Corners intersection is a commercial hub for the Northwest side of the city. It features prominent examples of art deco architecture, such as the Klee and Sears buildings, as well as the classical revival Portage Theater. This historic intersection eventually became the largest commercial center in Chicago, outside of the Loop.
- Proposed Zoning: B3-3
- Adjacent Zoning: B1-2, B1-3, B3-2, B3-3, RS-3, PD-617, PD-983



★ Planning Context



SIX CORNERS ECONOMIC DEVELOPMENT MASTER PLAN

- Adopted by Chicago Plan Commission in August 2013
- Organizations Involved:
 - Portage Park and Old Irving Park neighborhood associations
 - The Six Corners Association
 - Representatives from 45th & 38th aldermanic wards
 - Staff from the Department of Housing and Economic Development

★ Planning Context

SIX CORNERS ECONOMIC DEVELOPMENT MASTER PLAN



Guiding Principles:

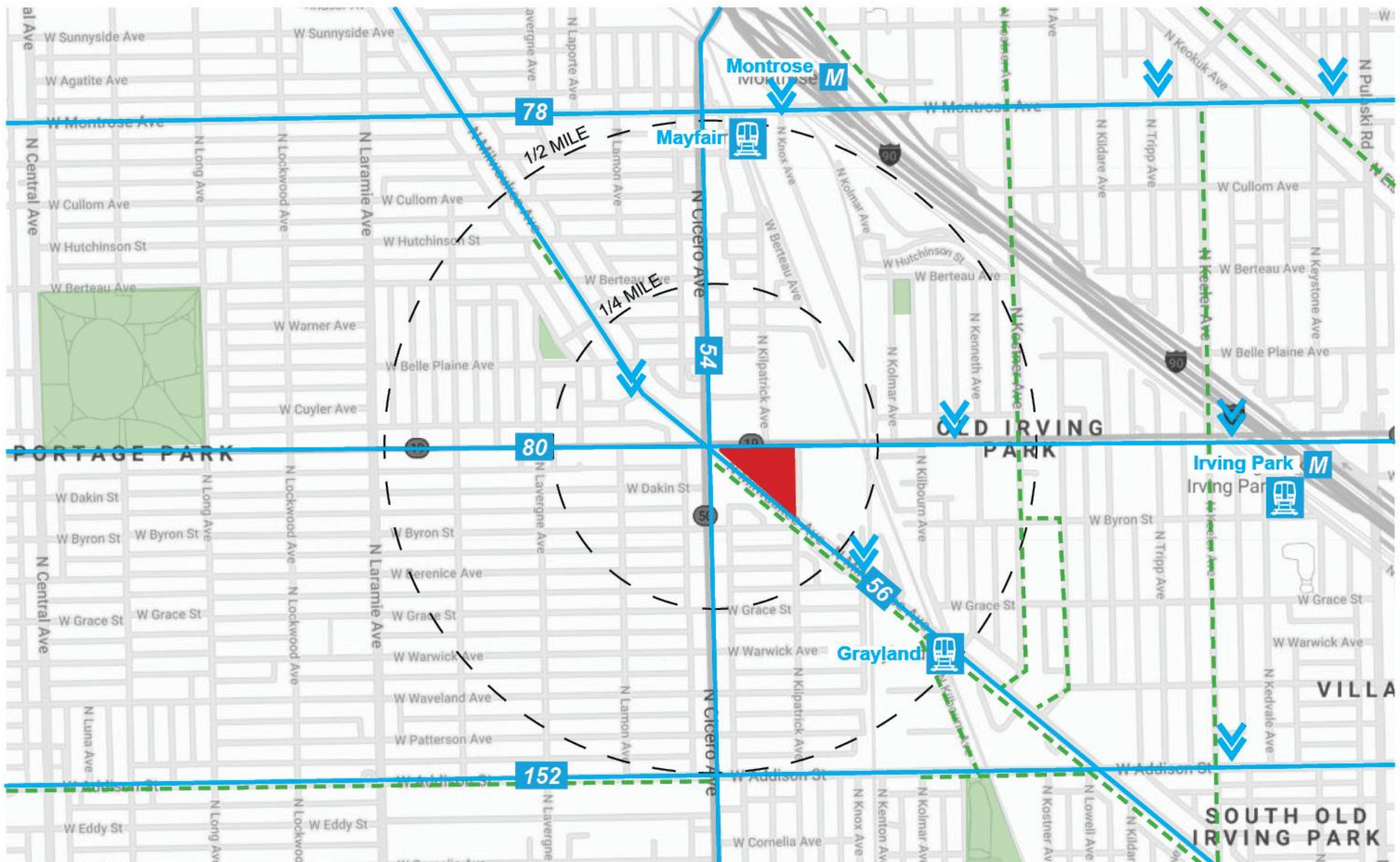
- **Attract more retail stores and businesses**
 - Adding 50,100 SF of retail and 200 permanent jobs
- **Recognize and enhance cultural and entertainment offerings**
 - Opportunities for public art installation, cultural events, and local organization displays
- **Upgrade building facades and storefront**
- **Redevelopment of key opportunity sites**
 - Subject parcel specifically identified in plan
 - Catalyst for development of other key sites
 - Proposal enhances economic livelihood
- **Enhanced pedestrian environment**
 - Corner plaza creates safer pedestrian environment
 - Mid-block connection improves connectivity
- **Develop attractive outdoor spaces that encourage patrons to gather**
 - New mid-block plaza creates dynamic public space

Project Timeline + Community Outreach

- PD Filing: April 16, 2019;
Amended PD Filing: April 11, 2020
- Community Meetings:
 - June 21, 2018; Sept 17, 2019; Feb. 18, 2020
- Numerous neighborhood meetings
- Letters of support from:
 - Portage Park Neighborhood Association
 - Six Corners Association
 - Greater Independence Park Neighborhood Association
 - Old Irving Park Association

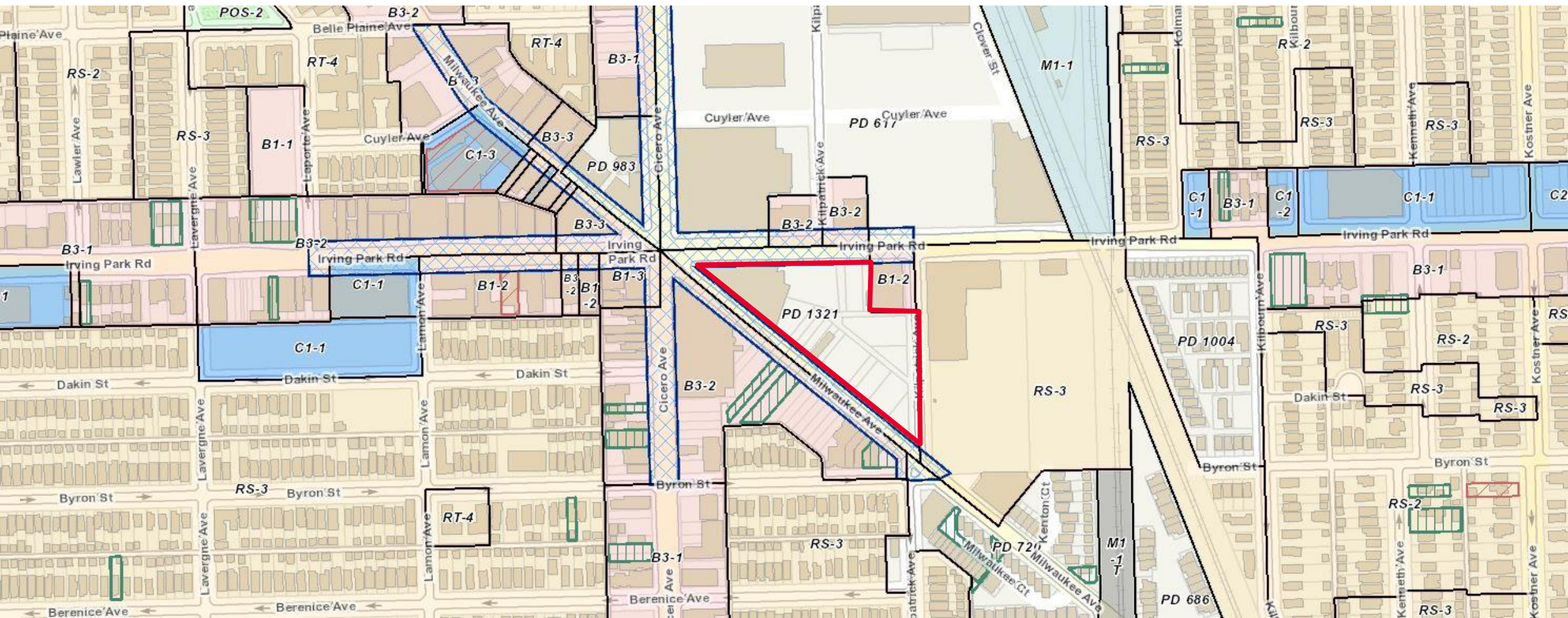
Project Changes Based on Alderman and Community Feedback:

- Increased Independent Living units from 103 to 114
- Decreased Assisted Living units from 114 to 98
- Increased affordable housing units from 10 to 11 (10%)
- Placed all affordable housing units on-site
- Decreased total units from 261 to 258

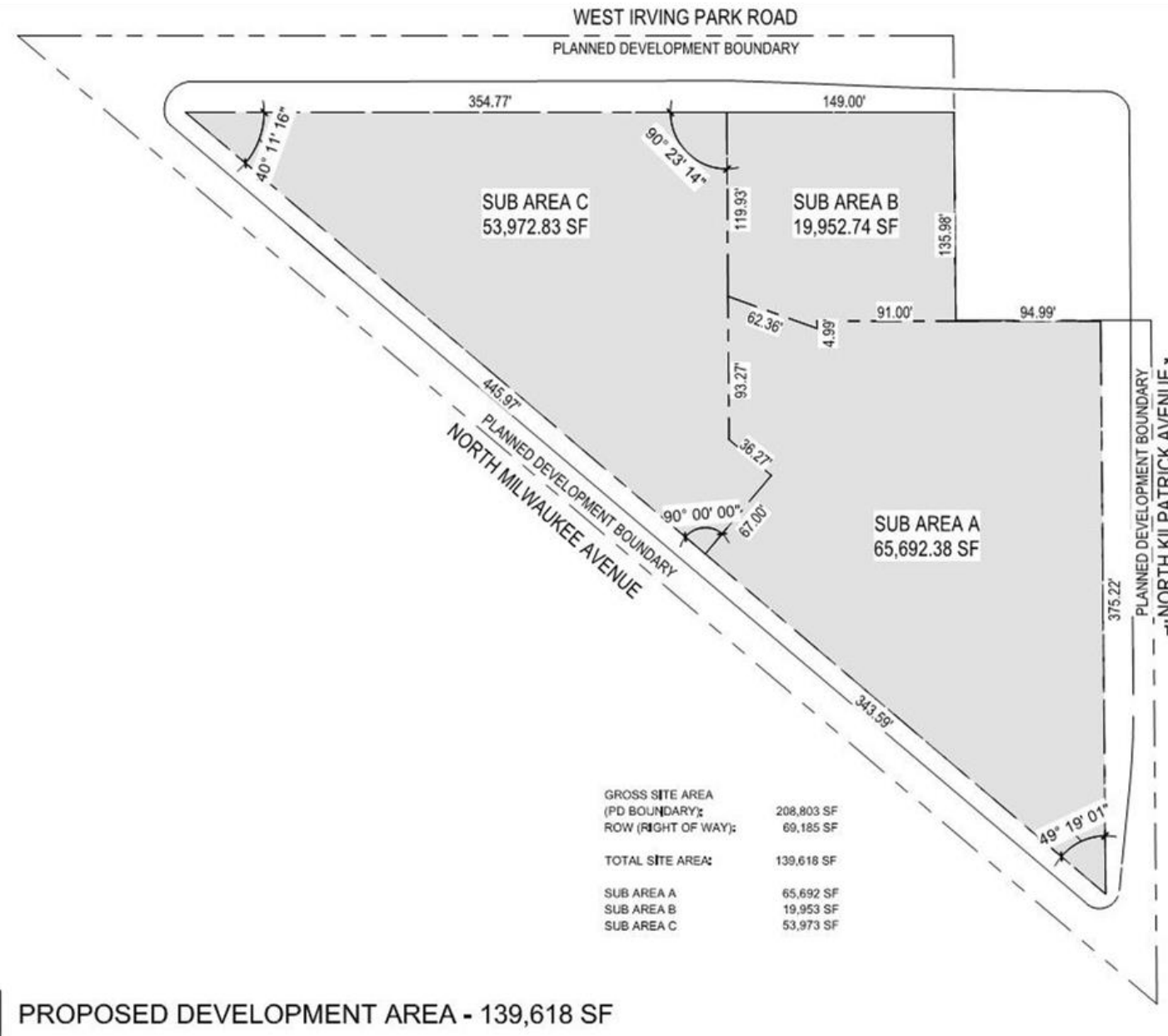


- PROJECT SITE
- 56 CTA BUS
- - - BIKE LANE
- ⇩ EXISTING DIVVY STATION
- M CTA BLUE LINE STOP
- 🚆 METRA STOP

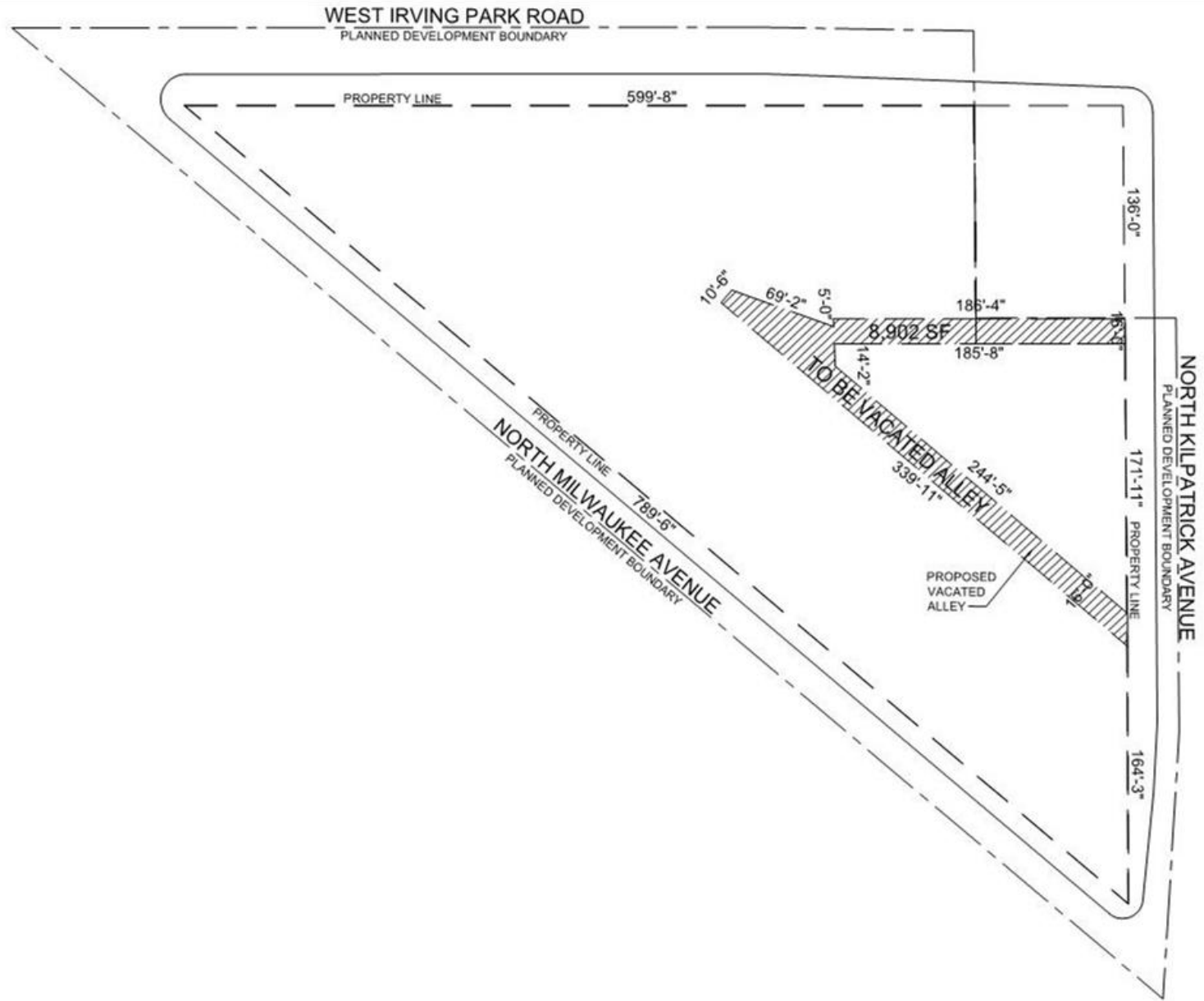
SITE CONTEXT PLAN



SITE CONTEXT – ZONING MAP



SITE CONTEXT – PD BOUNDARY AND SUB-AREA MAP



SITE CONTEXT – RIGHT-OF-WAY ADJUSTMENT MAP

Pedestrian Context



EXISTING INTERSECTION AT IRVING PARK & MILWAUKEE FACING EAST



EXISTING INTERSECTION AT IRVING PARK & MILWAUKEE FACING NORTH-WEST



EXISTING INTERSECTION AT IRVING PARK & KILPATRICK FACING WEST



EXISTING INTERSECTION AT KILPATRICK & MILWAUKEE FACING NORTH



Urban Design

- Per Pedestrian Street Guidelines:
 - Continue the streetscape along Milwaukee Avenue and Irving Park Road by abutting the building facades to the sidewalk
 - Provide active commercial space at the ground floor with large expanses of storefront windows that engage the streetscape
 - Provide no curb cuts along Milwaukee Avenue and Irving Park Road with vehicle access obscured from pedestrian streets
- Provide outdoor public spaces in the form of a landscaped plaza mid-block along Milwaukee Avenue and a plaza at the intersection of Six Corners
- Building massing and materials are complementary and scaled to the surrounding context



PROPOSED VIEW LOOKING EAST FROM SIX CORNERS INTERSECTION



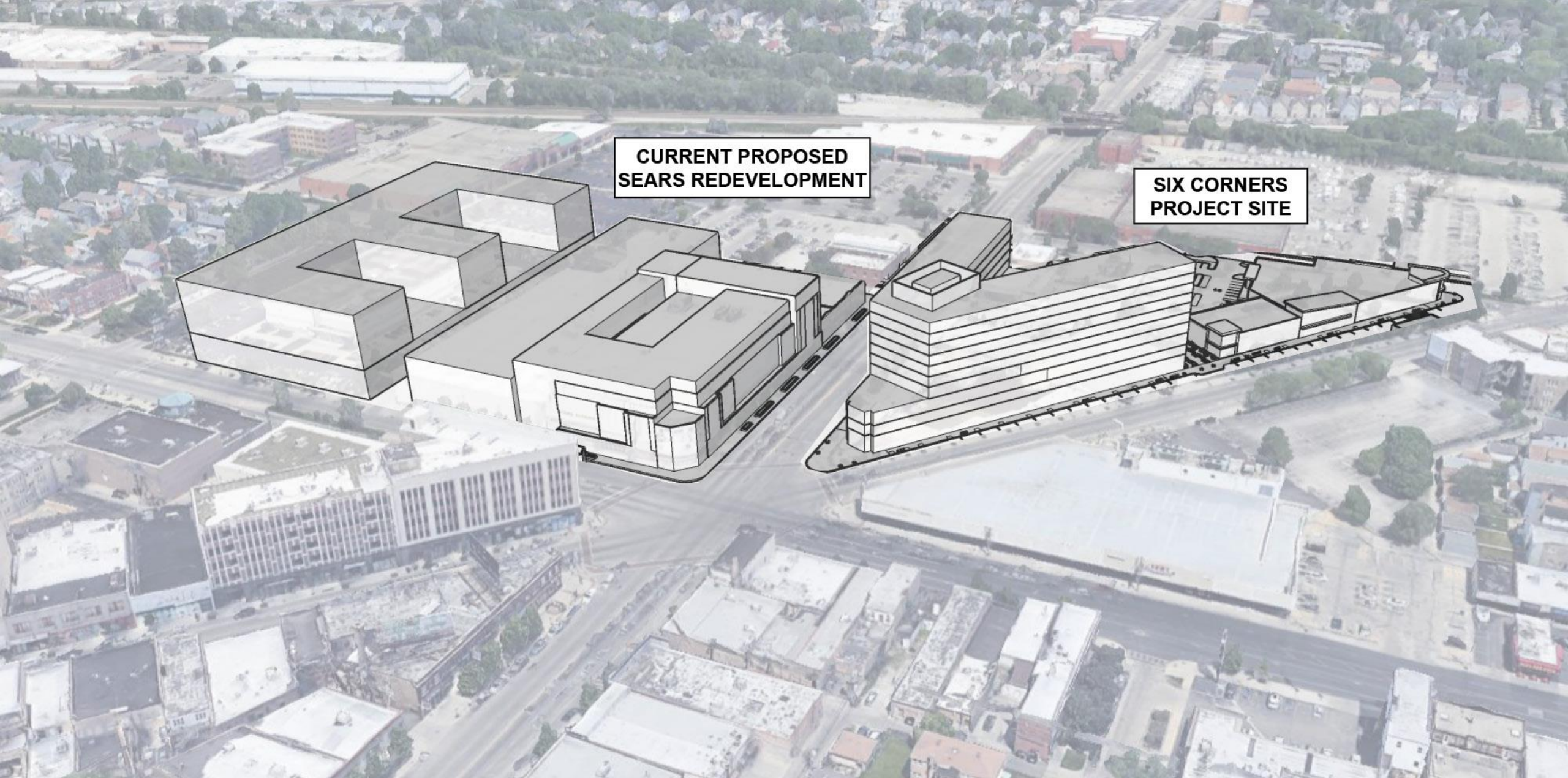
PROPOSED VIEW LOOKING ALONG MILWAUKEE AVENUE



PROPOSED VIEW LOOKING NORTH-WEST FROM KILPATRICK / MILWAUKEE INTERSECTION



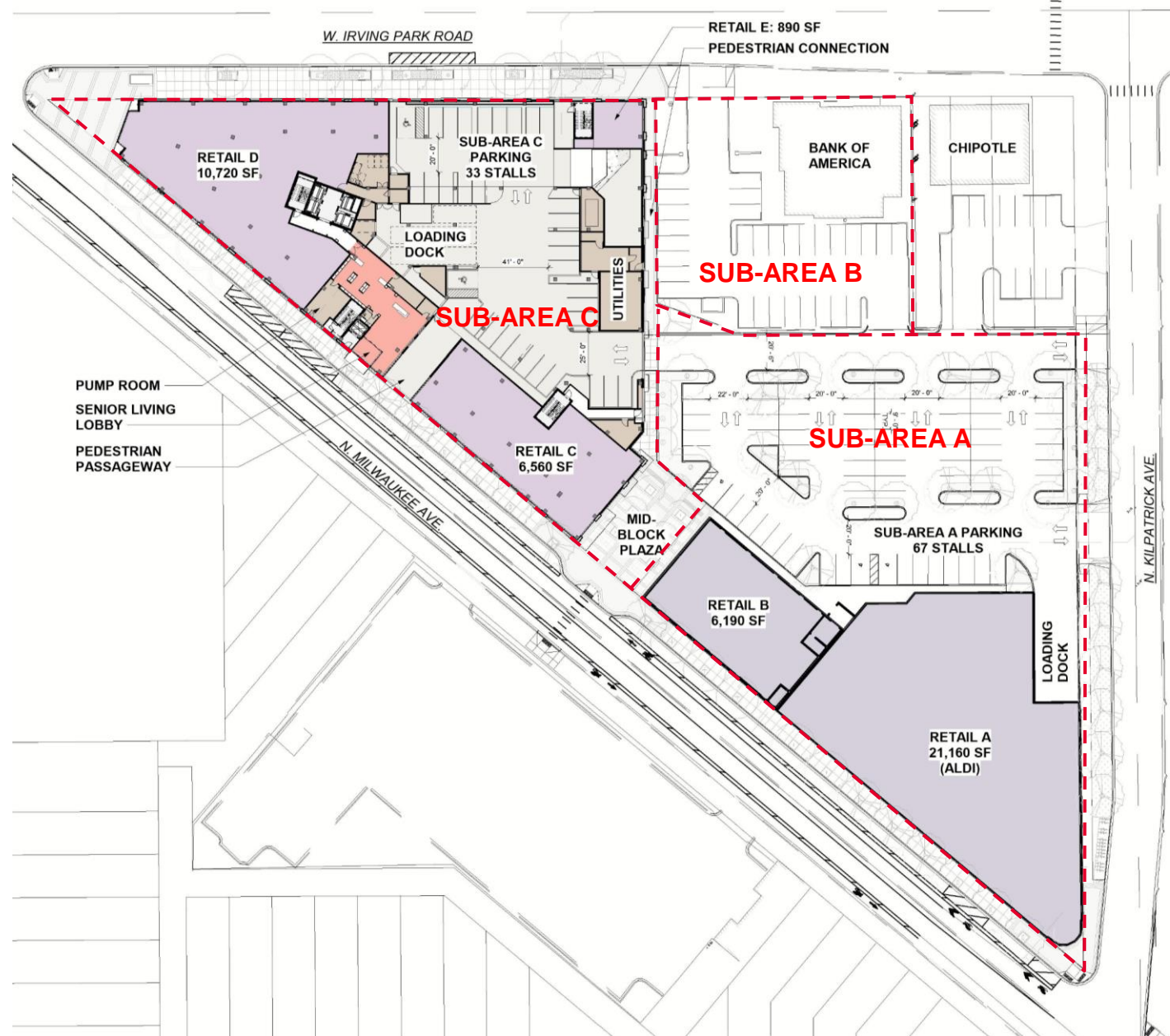
PROPOSED VIEW OF MID-BLOCK PLAZA ALONG MILWAUKEE AVENUE



**CURRENT PROPOSED
SEARS REDEVELOPMENT**

**SIX CORNERS
PROJECT SITE**

AERIAL VIEW FROM SOUTH-WEST DIRECTION

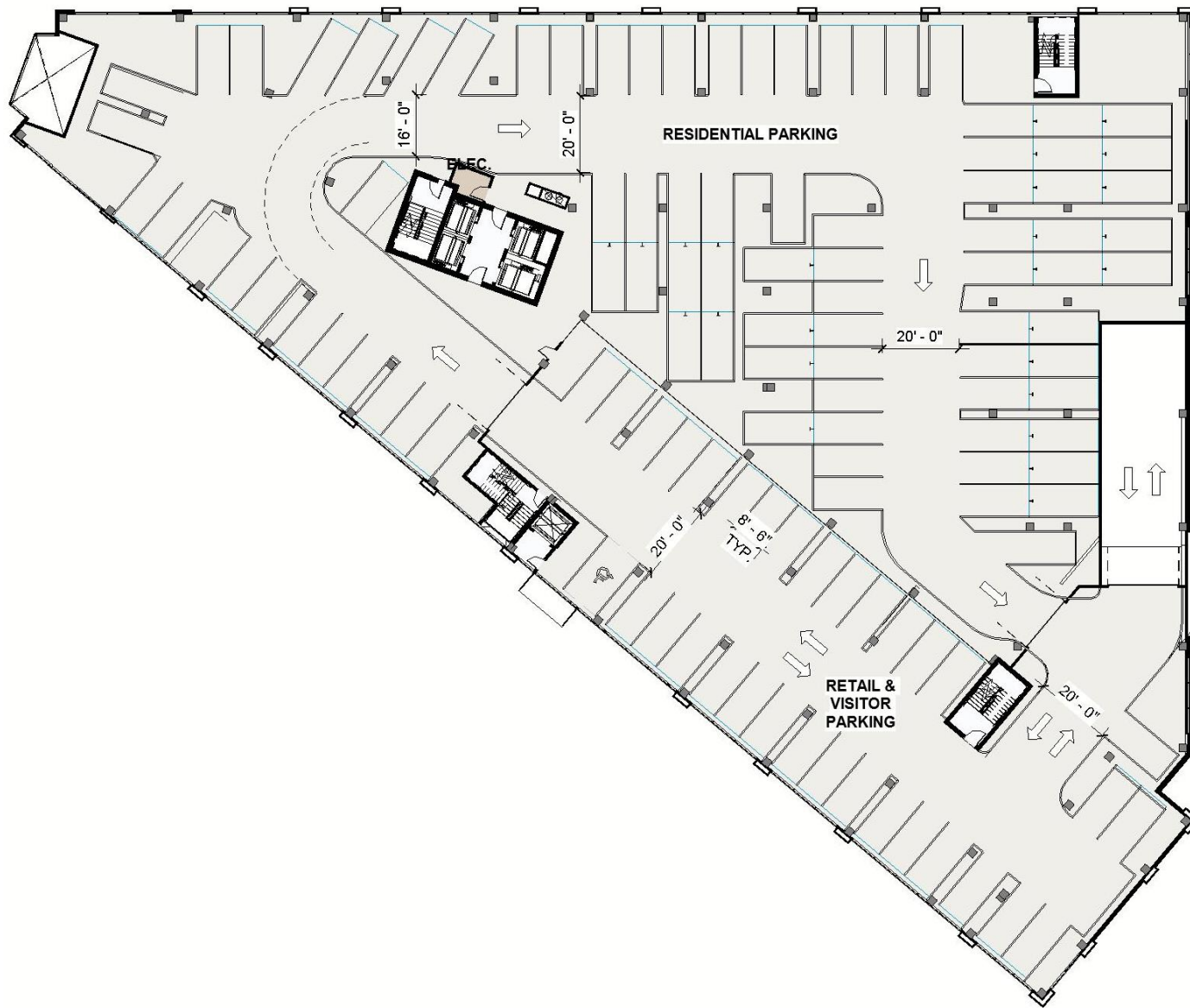


SUB-AREA A:
27,350 GSF RETAIL
67 PARKING STALLS

SUB-AREA B:
4,600 GSF RETAIL
27 PARKING STALLS
(no new construction)

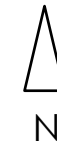
SUB-AREA C:
18,150 GSF RETAIL
258 SENIOR LIVING UNITS
• 114 INDEPENDENT UNITS
• 98 ASSISTED LIVING UNITS
• 46 MEMORY CARE UNITS
122 PARKING STALLS

TOTAL:
50,100 GSF RETAIL
216 PARKING STALLS



89 TOTAL PARKING STALLS

PARKING FLOOR PLAN (LEVEL 2) – SUB-AREA C



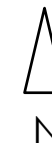
ASSISTED LIVING: 22 units

INDEPENDENT LIVING: 7 units

AMENITIES: 16,700 GSF

OUTDOOR DINING COURTYARD

AMENITY FLOOR PLAN (LEVEL 3) – SUB-AREA C



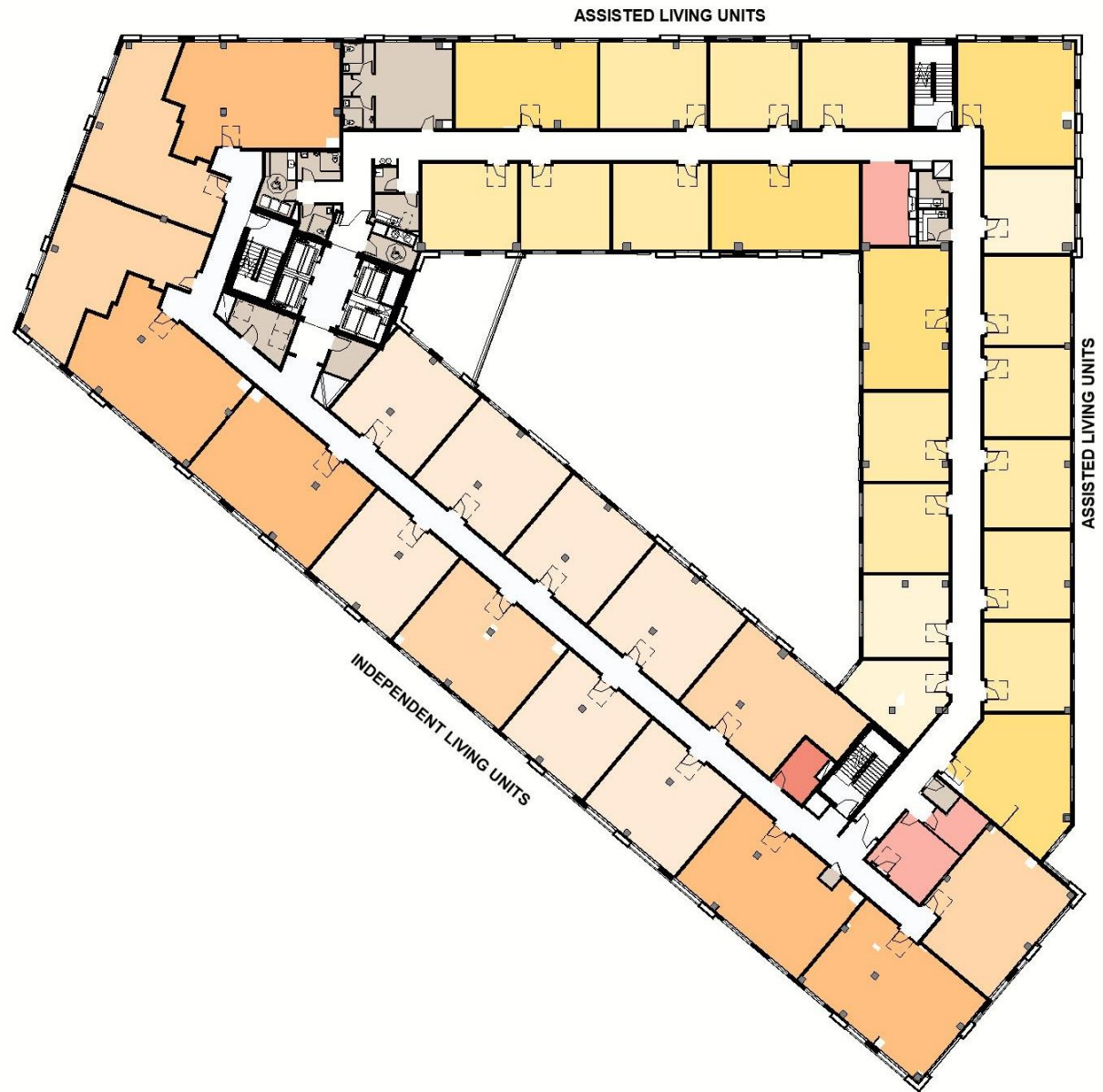
MEMORY CARE: 46 units

AMENITIES: 5,600 GSF

MEMORY CARE COURTYARD

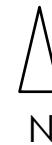
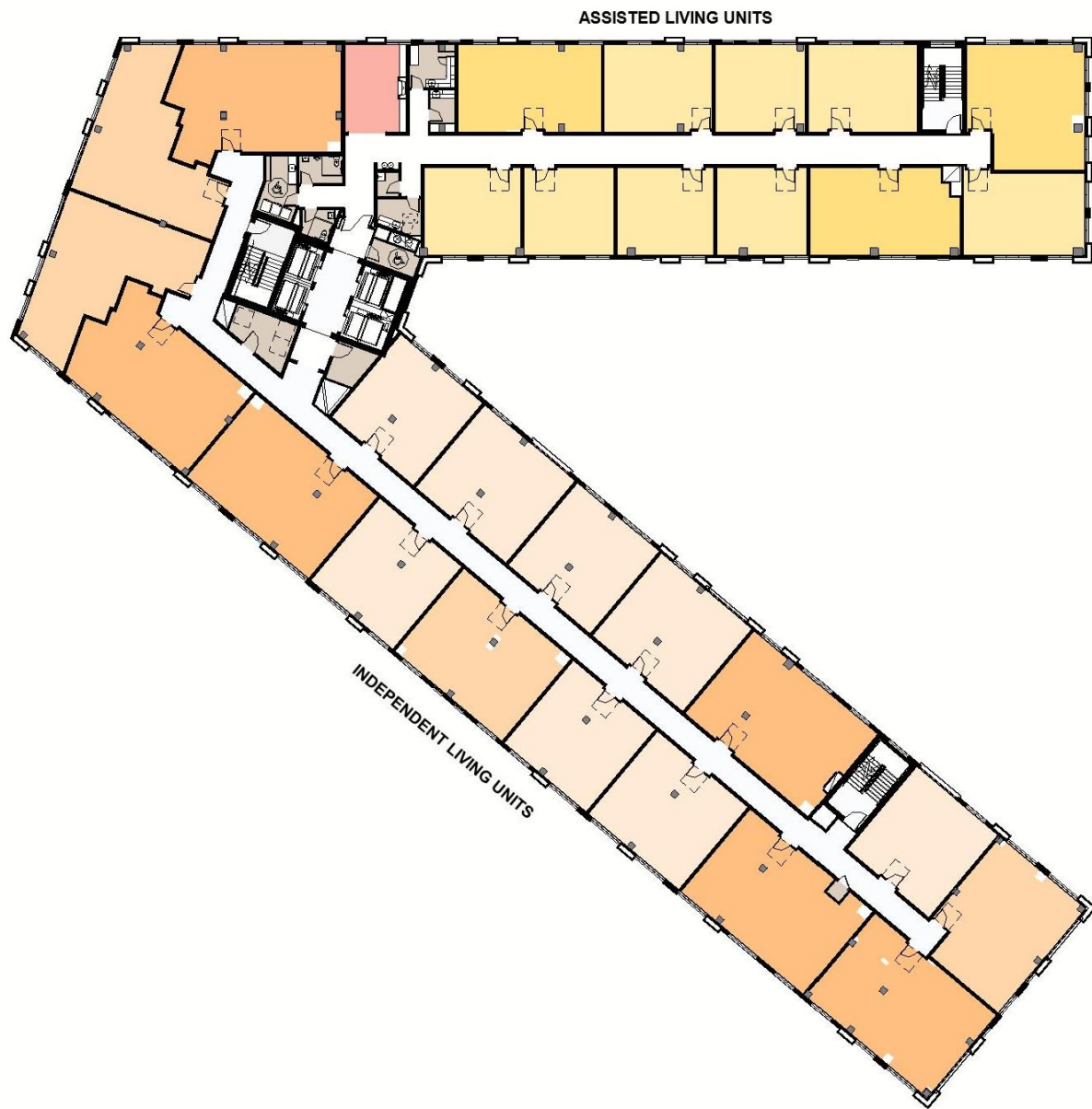
OUTDOOR TERRACE

AMENITY FLOOR PLAN (LEVEL 4) – SUB-AREA C



ASSISTED LIVING: 21 units

INDEPENDENT LIVING: 17 units



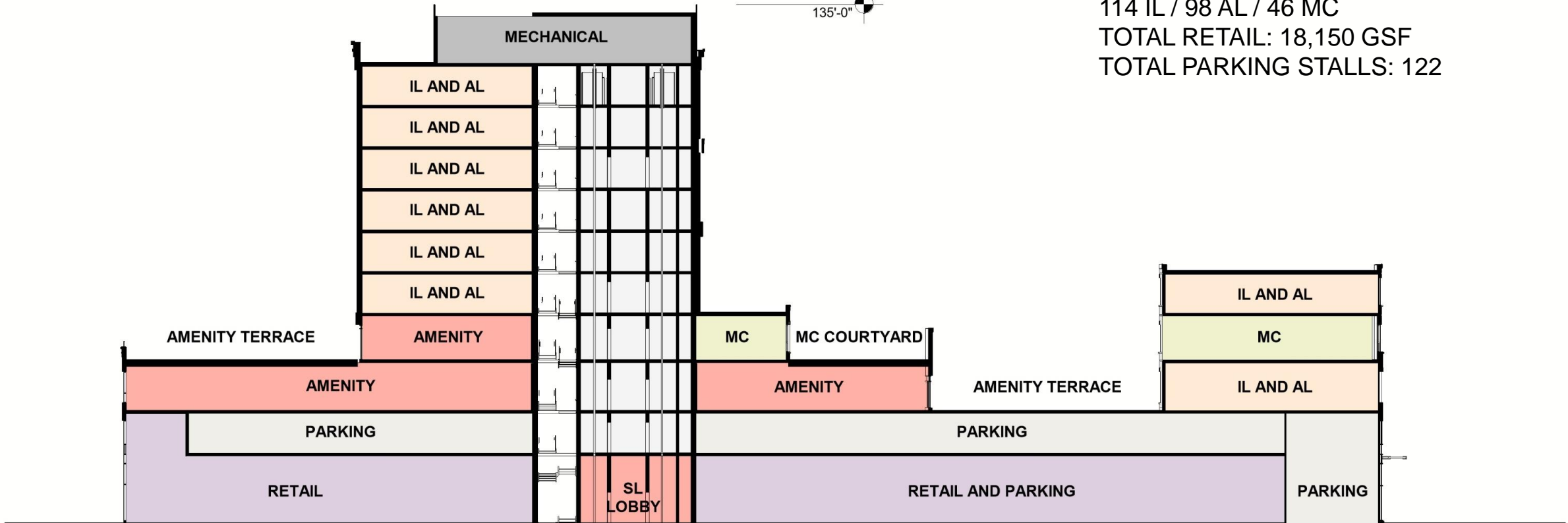
ASSISTED LIVING: 11 units

INDEPENDENT LIVING: 18 units



T.O. MECHANICAL
135'-0"

TOTAL UNIT COUNT: 258
114 IL / 98 AL / 46 MC
TOTAL RETAIL: 18,150 GSF
TOTAL PARKING STALLS: 122

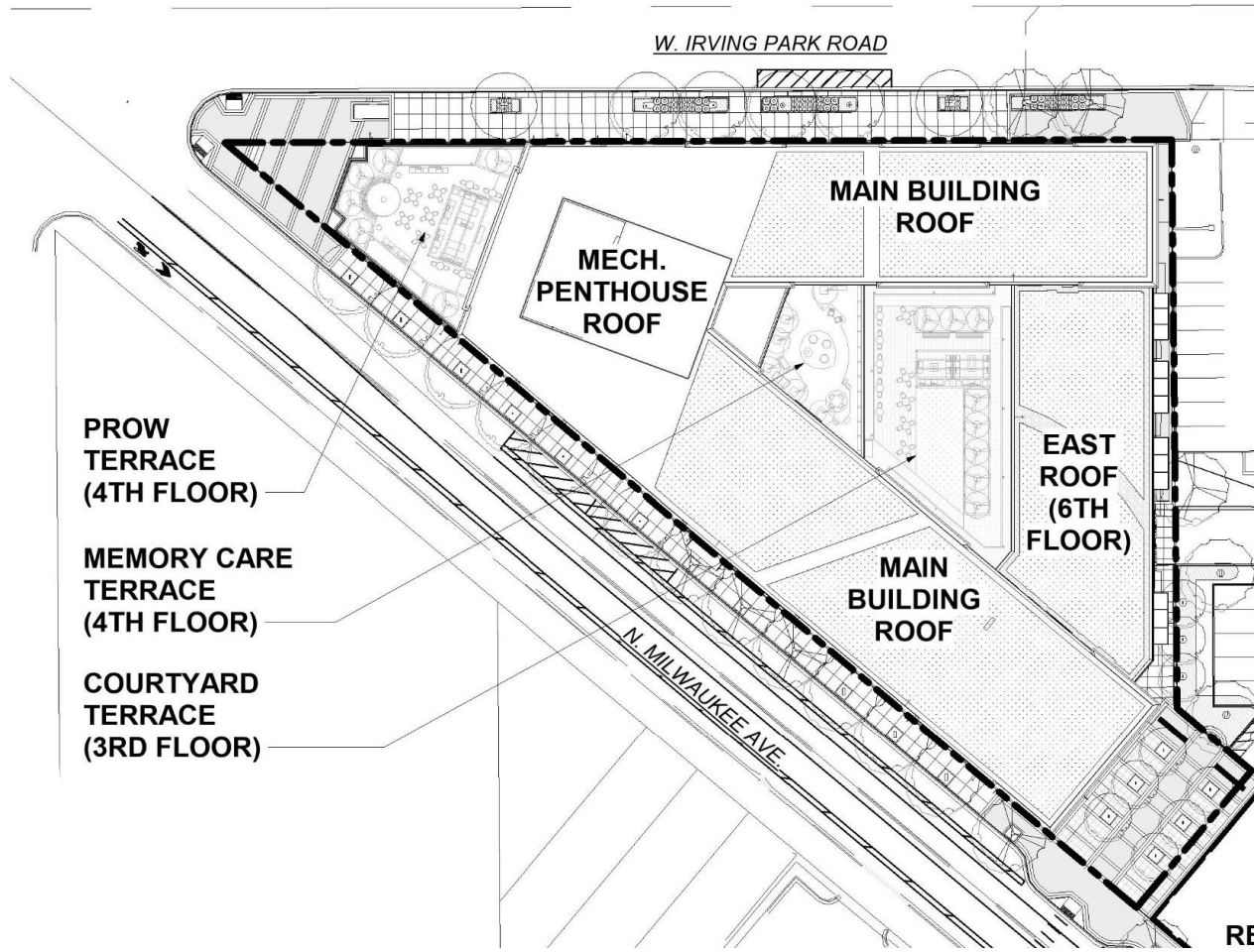


BUILDING SECTION – SUB-AREA C

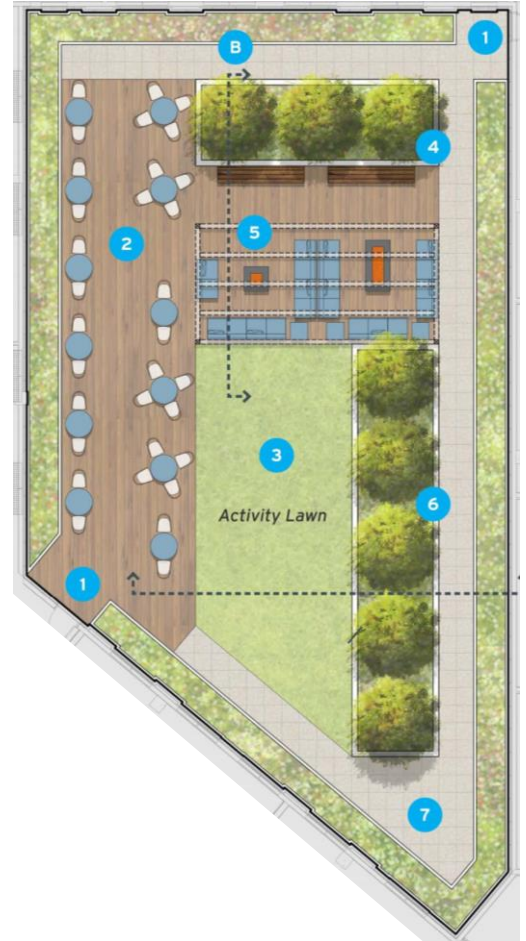
PROW TERRACE



MEMORY CARE TERRACE



COURTYARD TERRACE





SOUTH-WEST ELEVATION (MILWAUKEE AVENUE)



NORTH-WEST ELEVATION (MID-BLOCK PLAZA)



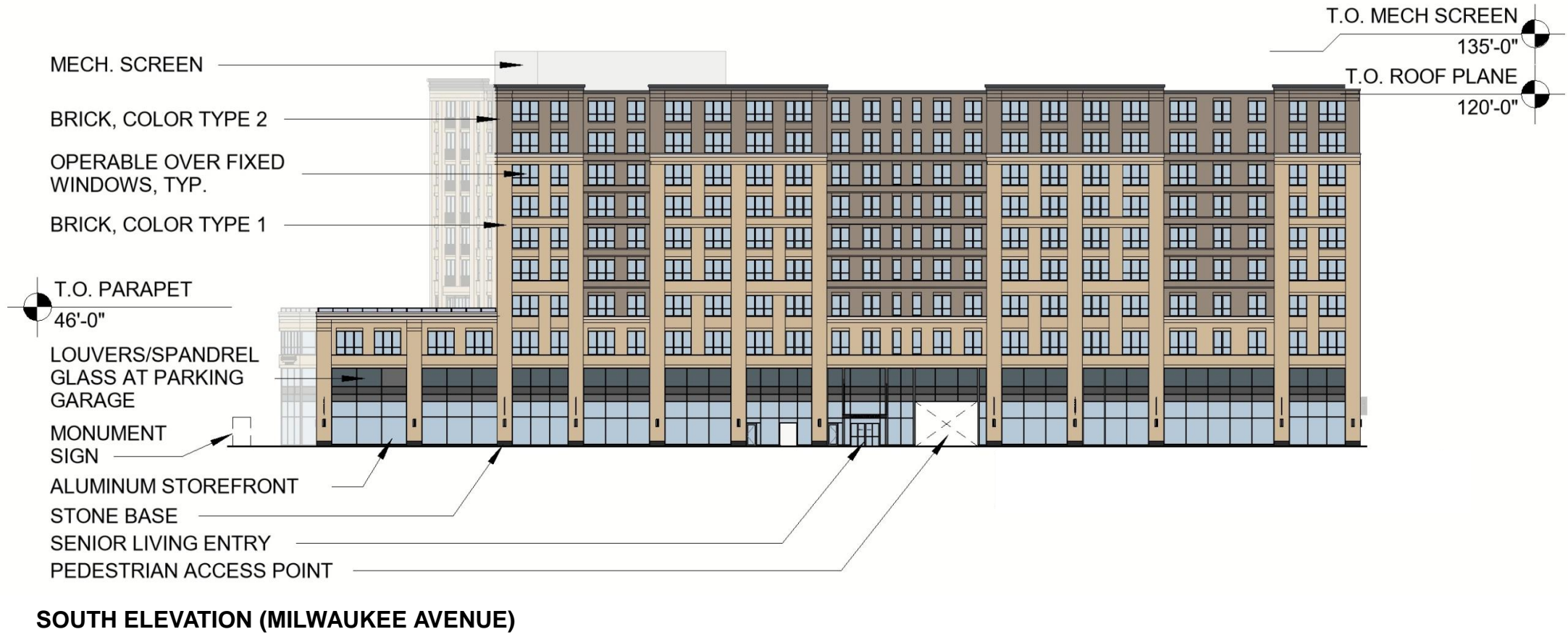
SOUTH-WEST ELEVATION (MILWAUKEE AVENUE)



EAST ELEVATION (KILPATRICK AVENUE)



NORTH ELEVATION





NORTH ELEVATION (IRVING PARK ROAD)



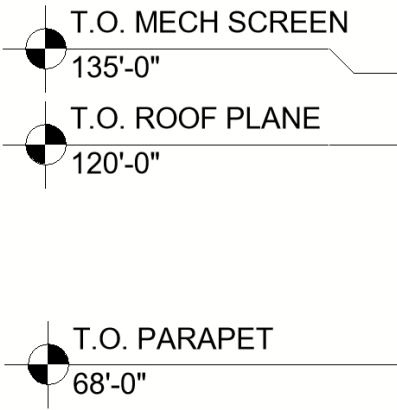
T.O. MECH SCREEN
135'-0"

T.O. ROOF PLANE
120'-0"

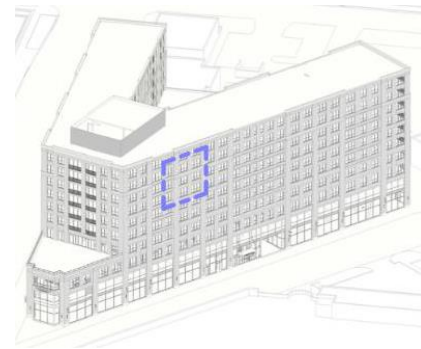
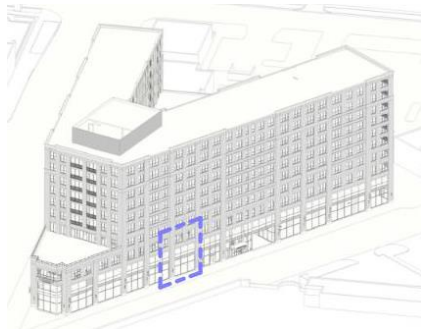
T.O. PARAPET
46'-0"



NORTH-WEST ELEVATION (SIX CORNERS INTERSECTION)



EAST ELEVATION



LEVEL 4: AMENITY

LEVEL 3: AMENITY

LEVEL 2: PARKING

LEVEL 1: RETAIL



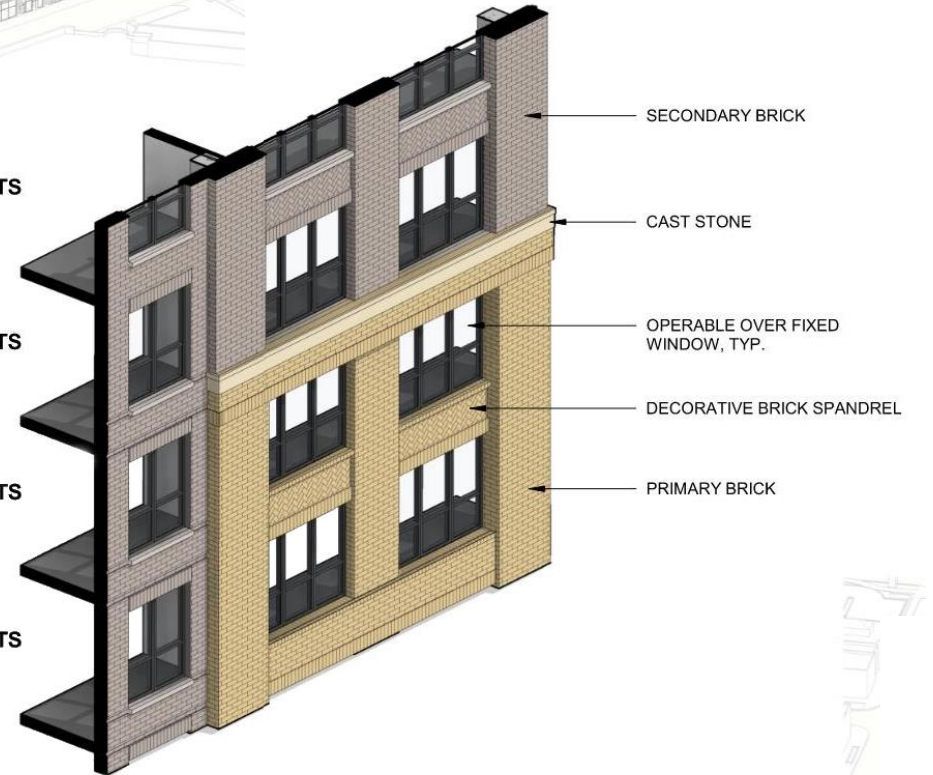
GROUND FLOOR

LEVEL 9: UNITS

LEVEL 8: UNITS

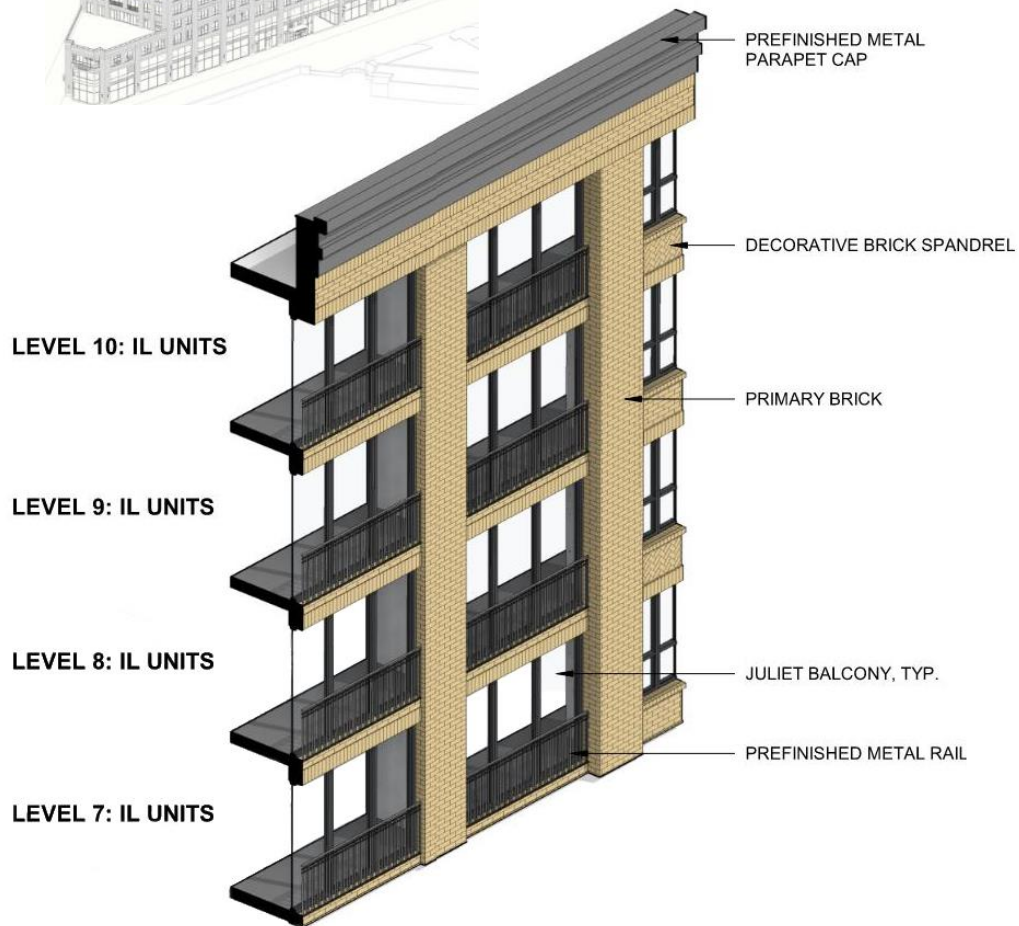
LEVEL 7: UNITS

LEVEL 6: UNITS

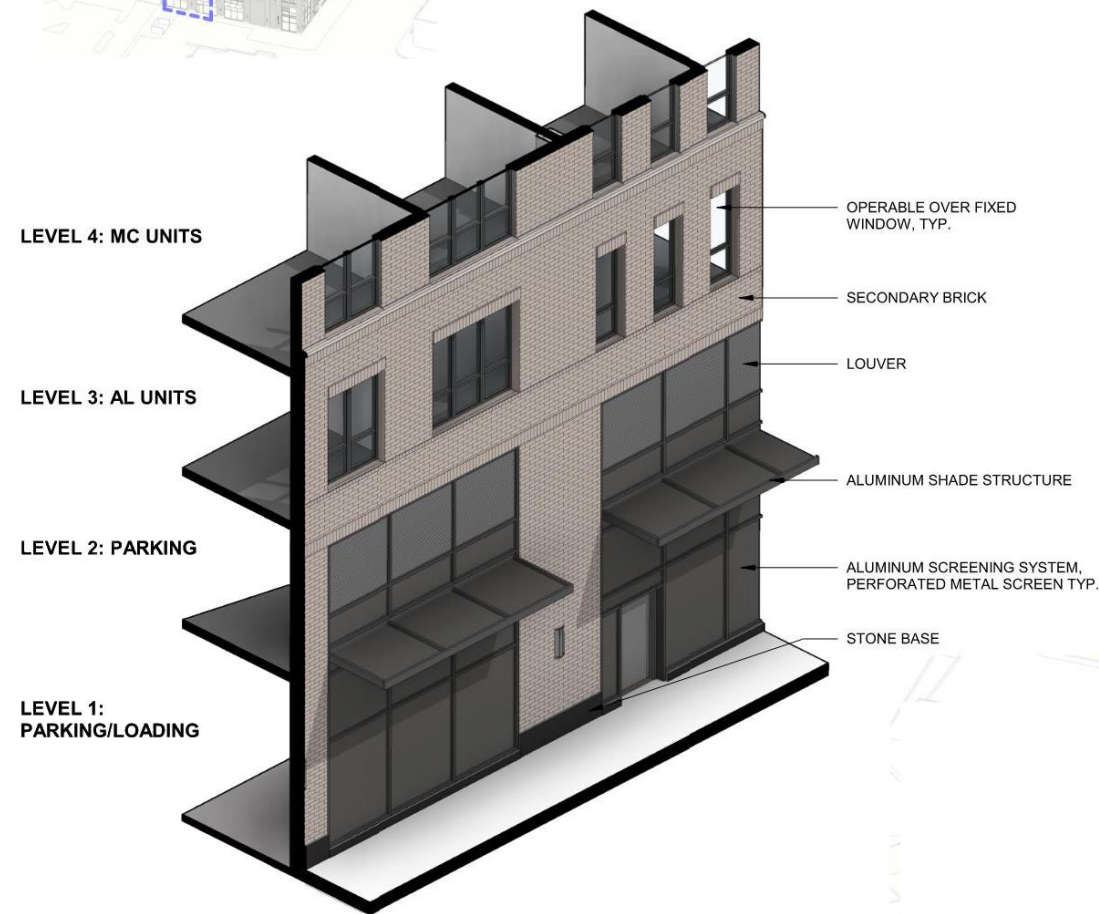


UPPER FLOORS

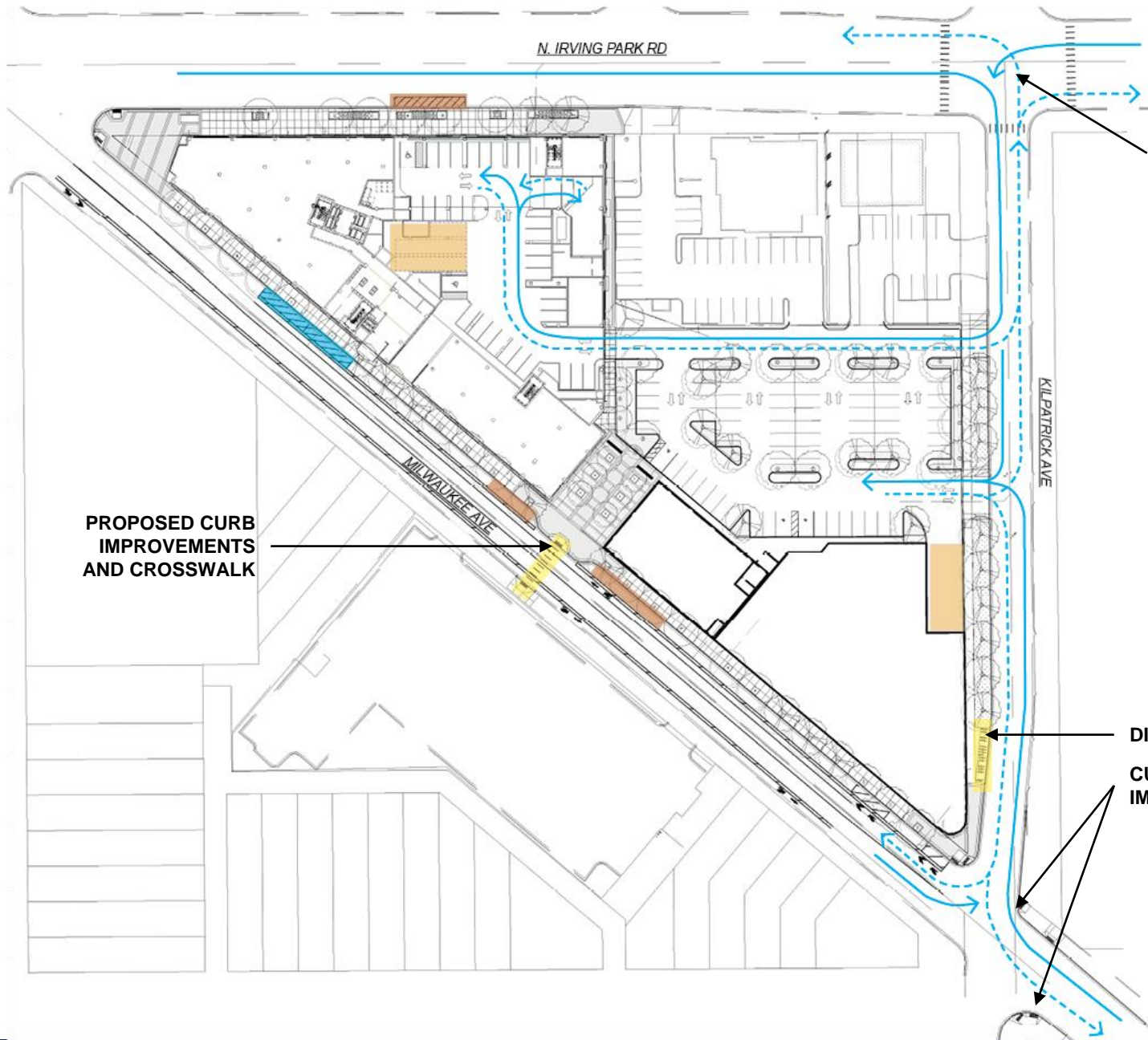
FAÇADE SECTION – SUB-AREA C



UPPER FLOORS at JULIET BALCONIES



EAST FAÇADE (PARKING GARAGE)



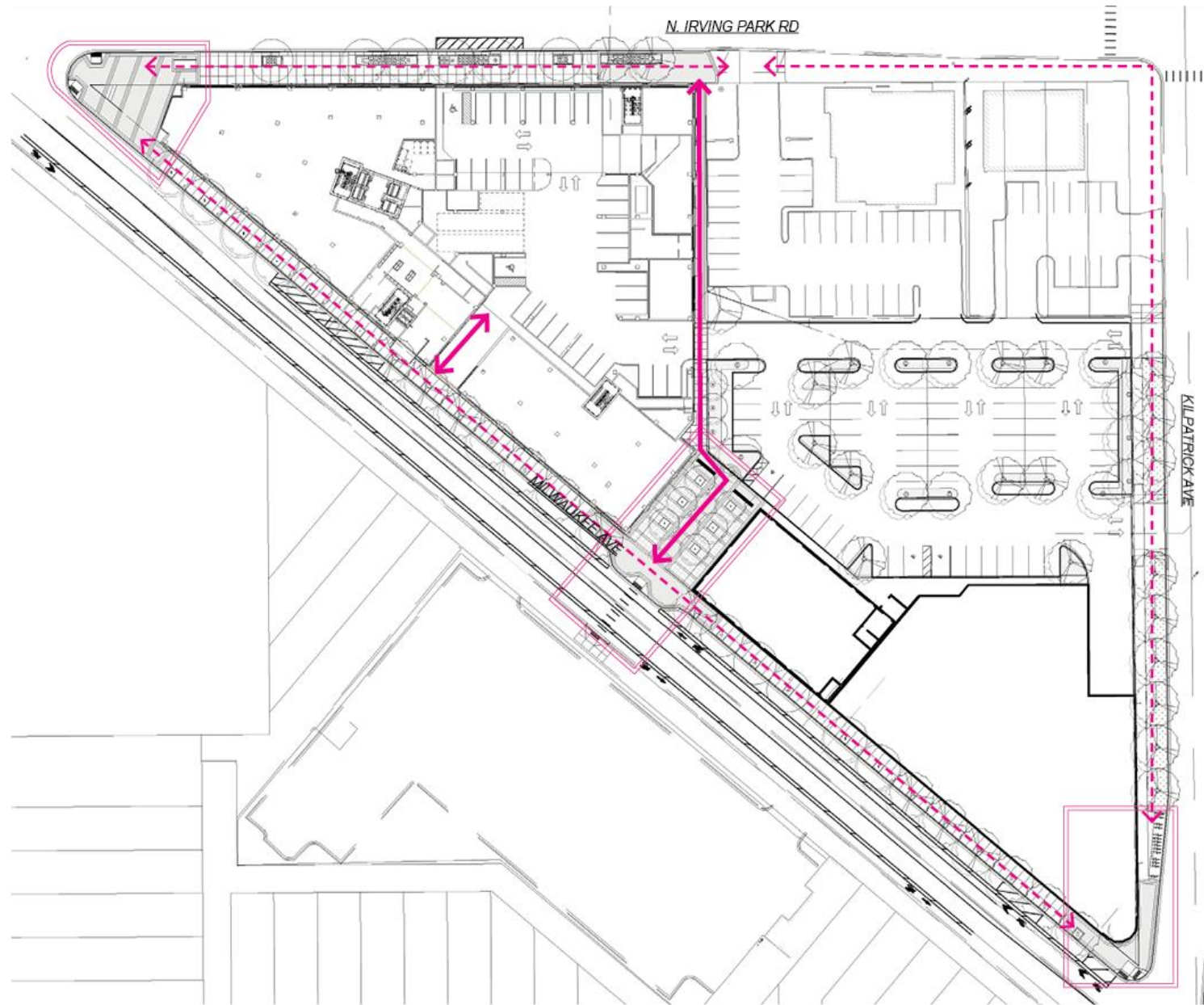
MODIFY EXISTING SIGNAL FOR LEFT-TURN ARROW ONTO KILPATRICK




- RETAIL LOADING BERTHS
- LOADING ZONE
- STANDING ZONE
- PARKING ENTRANCE ROUTE
- PARKING EXIT ROUTE

PROPOSED CURB IMPROVEMENTS AND CROSSWALK

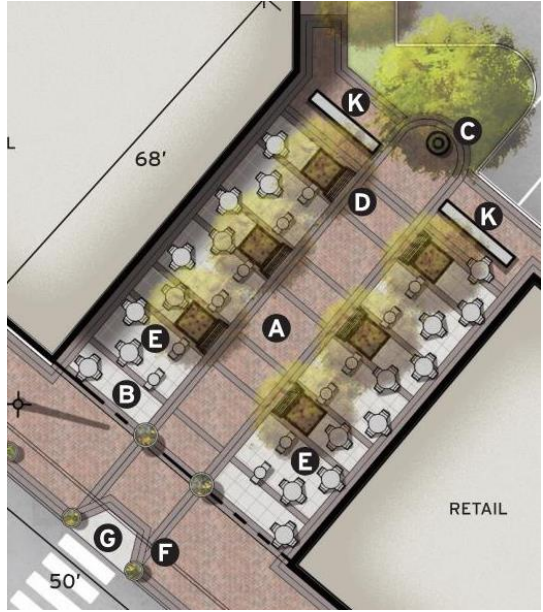
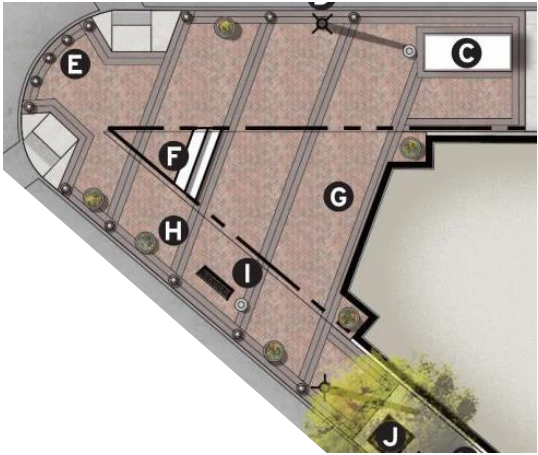
DIVVY STATION CURB IMPROVEMENTS

TRANSPORTATION, TRAFFIC, AND PARKING



-  PEDESTRIAN IMPROVEMENTS
-  EXISTING PEDESTRIAN ROUTE
-  NEW PEDESTRIAN ROUTE

PEDESTRIAN CONNECTIVITY



OPEN SPACE + LANDSCAPING

SUSTAINABILITY SUMMARY:

- **Work with the Department of Planning & Development** to meet or exceed the Chicago Sustainable Development Policy.
- At least **100 points will be obtained** from a wide array of strategies addressing stormwater reduction, landscaping initiatives, transportation, water conservation, and energy efficiency.

Compliance Options	Points Required		Sustainable Strategies Menu																																	
	Starting Points	Number of Optional Points Required New Construction / Substantial Rehab / Moderate Rehab	Health	Energy						Stormwater						Landscapes			Green Roofs		Water		Transportation						Solid Waste	Work Force	Wildlife					
Compliance Paths			1.1 Achieve WELL Building Standard	2.1 Designed to earn the Energy Star	Choose one			Choose one			Choose one			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	Choose one		Choose one		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	5	10	10	10	5	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	NA	NA	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	NA	5	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	10	10	5	10	5	10	

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

Affordable Housing Summary

- Work with the Department of Housing to provide 11 affordable units - 10% of Independent Living residences
- All affordable units will be located on site.
- Units will be reserved for households earning up to 60% of the Area Median Income.
- Rent includes a meal plan that provides a voucher that equates to one meal per day.
- Rent includes all maintenance and utilities except telephone
- Rent also includes: whole-person wellness programs, continuing educational programs, social programs, local transportation and housekeeping 2x per month

	Independent Living
Total Units	114
ARO Obligation	10%
ARO Units Provided	11



General Contractor & Developer MBE/WBE Strategy

- Work with the CEC, *Communities Empowered Through Construction*, to generate awareness and hiring among interested and qualified local contractors, minority and women-owned firms
- Companies Contacted to Date:
 - Business Leadership Council
 - Chicago Minority Supplier Development Council
 - Latin American Chamber of Commerce
- MBE Companies Hired:
 - RAM Fire Protection (Sub-Area C)
 - Cornerstone Expediter Services

GOALS:
26% MBE + 6% WBE
50% Chicago Residents



★ Project Facts & Community Benefits

- Project Cost: \$130 million
- Construction Jobs: 650+
- Permanent Jobs: 200+
- 20-year RE Tax Contribution: \$41 million
- Veterans Benefit: Community fee waived during first 12 months
- Schurz High School Scholarship: One-time \$100,000 contribution plus two internships each year
- Public Spaces: New plazas, public art, & pedestrian connections
- No TIF Funding requested





PROPOSED VIEW LOOKING EAST FROM SIX CORNERS INTERSECTION

DPD Recommendations (staff to complete)