



CHICAGO PLAN COMMISSION

Department of Planning and Development

AMENDMENT TO PLANNED DEVELOPMENT No. 617

Rehabilitation of the former Sears Six Corners Building

4712 – 4738 W. Irving Park Road

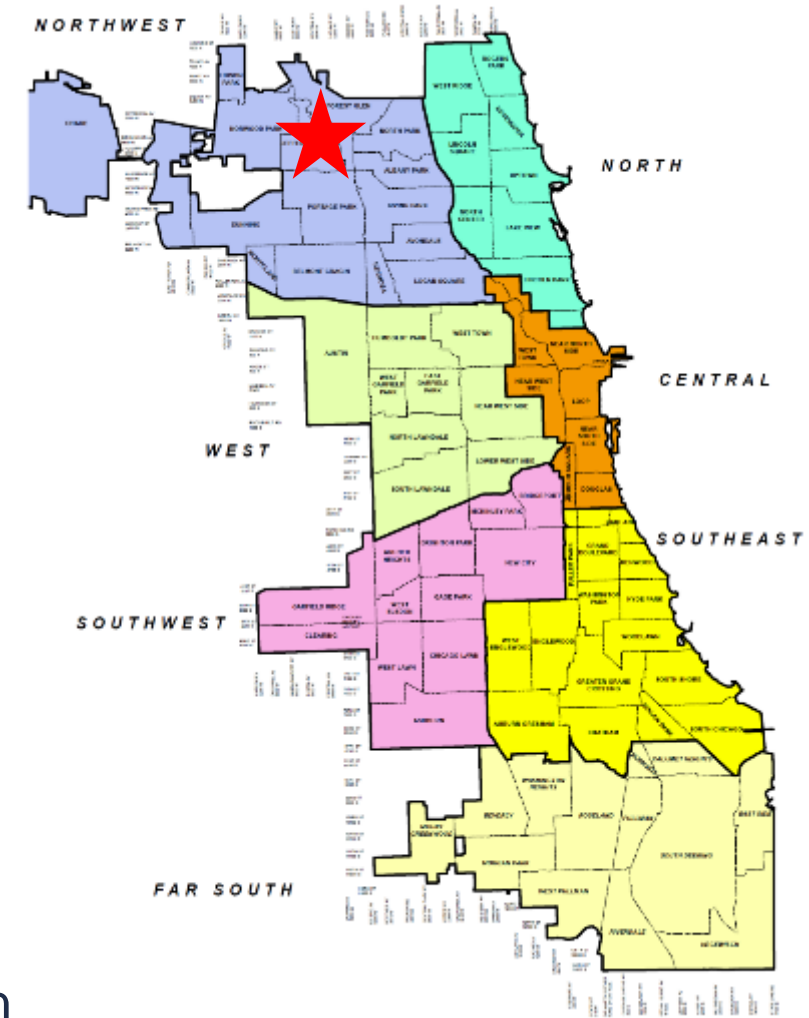
Six Corners Real Estate Devt., LLC

8/19/2021

★ Community Area Snapshot

PORTAGE PARK INFORMATION:

- The Portage Park community area has an increasing racially and ethnically diverse population with 42.8% of households speaking non-English languages at home.
- 82.5% of housing in Portage Park was built before 1969.
- Renter-occupied housing and owner-occupied housing are split (34.3% vs. 65.7%).
- 65.3% of residents drive alone to work, which is a higher rate than the city (48.8%).





HISTORIC SEARS BUILDING



VIEW OF EXISTING SEARS BUILDING



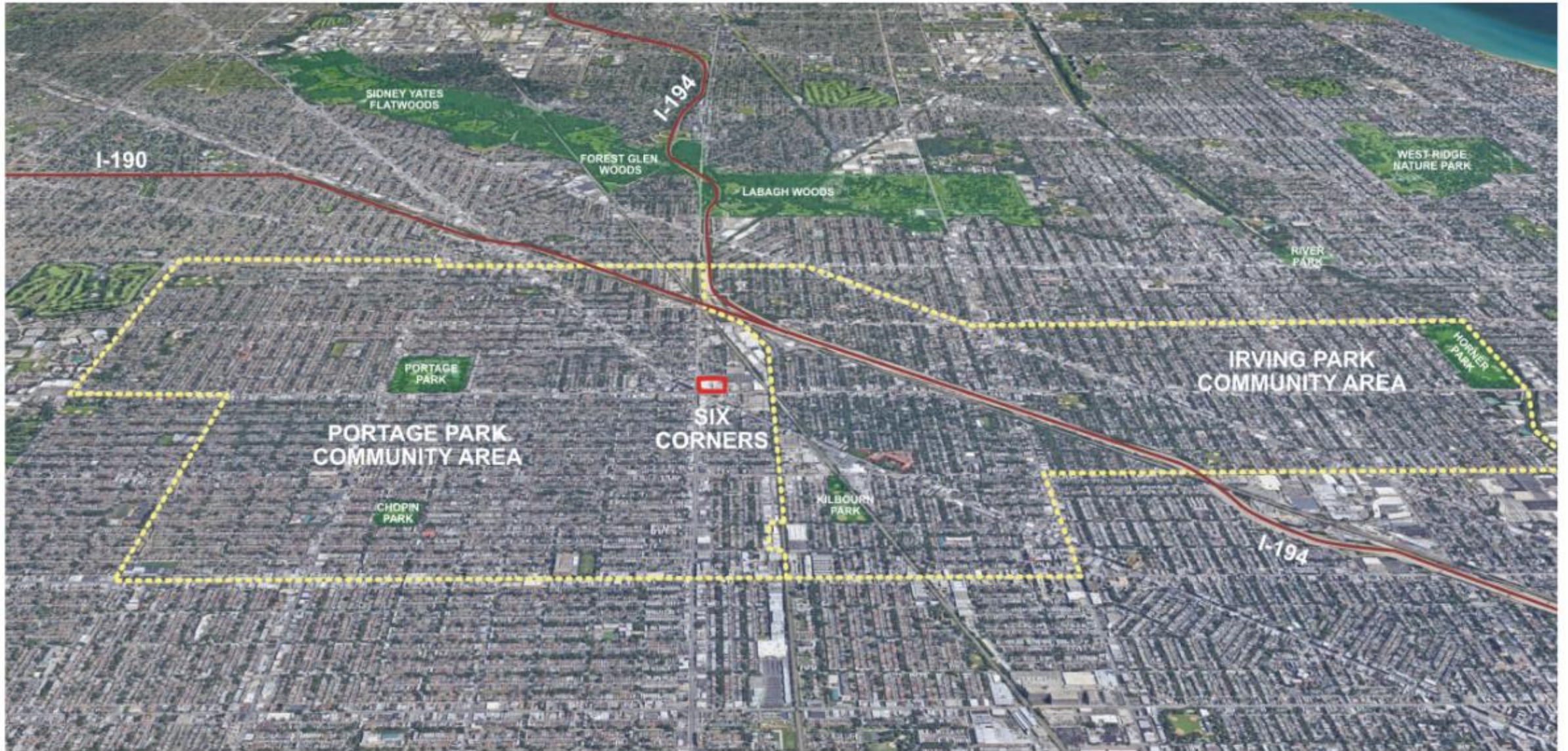
CONCEPTUAL STORE FRONT VIEW

A proposed amendment to Business Planned Development 617, submitted by Six Corners Real Estate Devt., LLC, for the property generally located at **4712-4738 W Irving Park Road**.

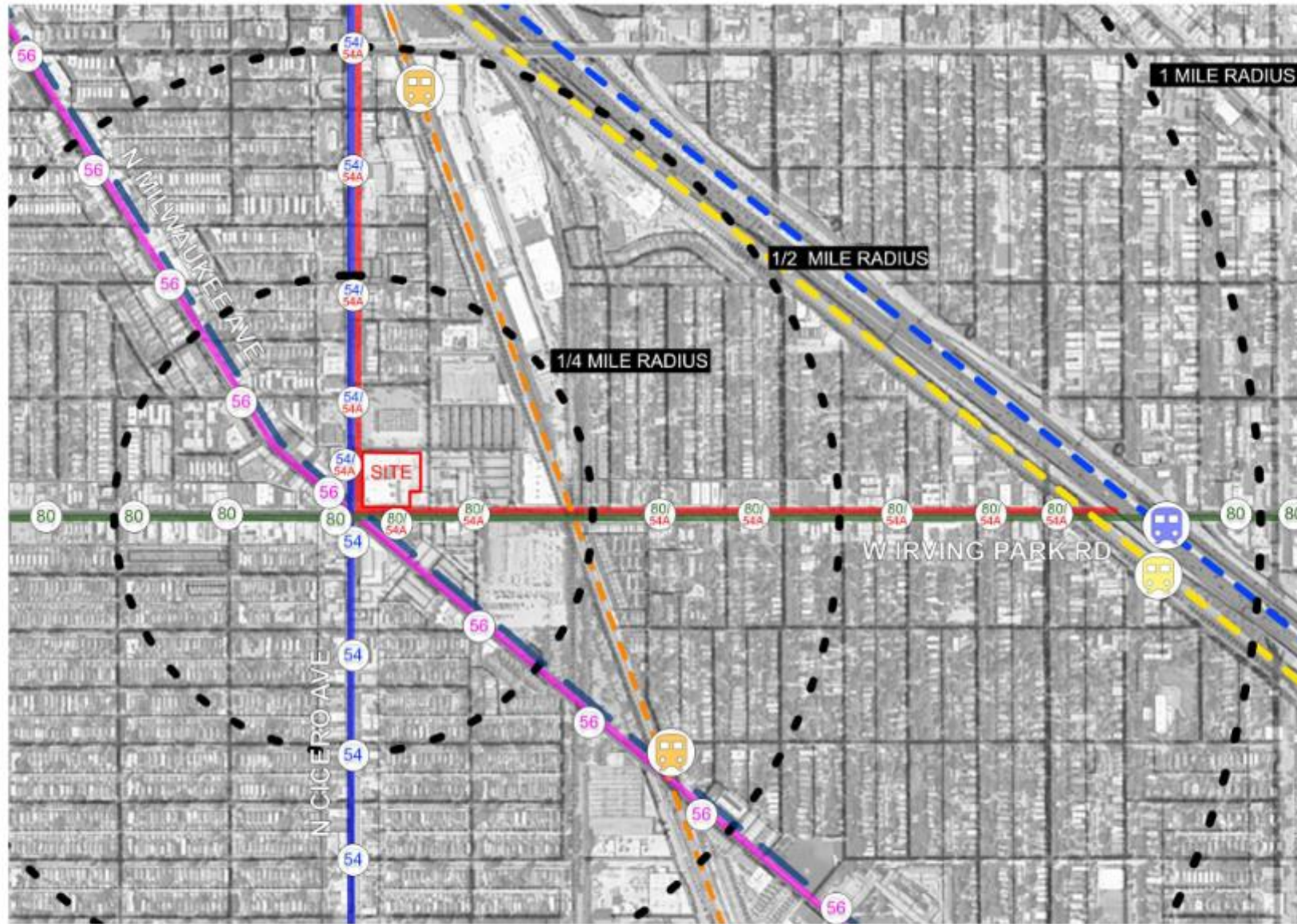
The Applicant proposes to **amend Business Planned Development 617** to create three subareas within the preexisting planned development boundaries with an underlying B3-3 (Community Shopping District) zoning classification. The B3-3 zoning will allow for expanded uses, including residential dwelling units, across the site.

Proposed physical improvements to the former Sears department store building include additions of habitable floor area and an outdoor amenity space at the roof level, new window openings, façade rehabilitation, and reconstruction of the northern portion of the parcel for structured parking and an additional mixed-use commercial/residential space.

The project will result in approximately **50,000sf of ground floor commercial retail with a total of 207 dwelling units** on the four floors above. The proposed building height, with additions, is **97'-0" to the top of the 6th floor roof plus 15'-7" to the top of the rooftop mechanical screening**. The building's parking garage is proposed to accommodate **275 automobiles and 207 bicycles**. Pedestrian walkway improvements and additional landscaping to be provided along the Cuyler private roadway immediately north of the building site.



VICINITY PLAN



LEGEND

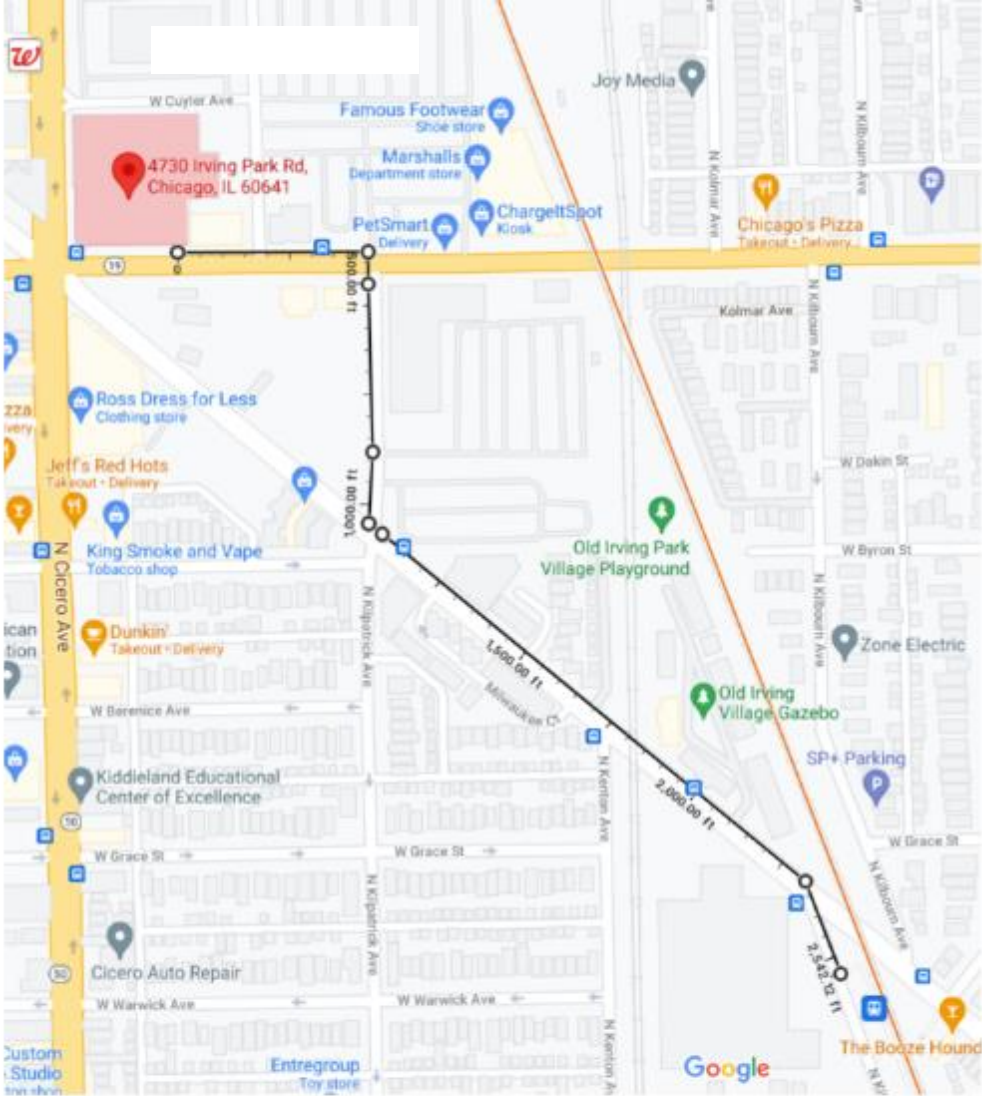
-  CTA TRAIN STOP - IRVING PARK BLUE LINE
-  CTA TRAIN STOP - UNION PACIFIC/ NORTHWEST LINE
-  METRA TRAIN STOP - GRAYLAND MD-N LINE
-  CTA BUS ROUTE 54A
-  CTA BUS ROUTE 80
-  CTA BUS ROUTE 56
-  CTA BUS ROUTE 54
-  CITY OF CHICAGO BIKE PATH
-  CTA BUS STOP - ROUTE 80/54A
-  CTA BUS STOP - ROUTE 80
-  CTA BUS STOP - ROUTE 56
-  CTA BUS STOP - ROUTE 54
-  CTA BUS STOP - ROUTE 54/54A

NOTE:

SITE IS WITHIN 2,640' OF METRA RAIL STATION ENTRANCE ALLOWING FOR MINIMUM OFF-STREET AUTOMOBILE PARKING FOR RESIDENTIAL TO BE REDUCED BY 50% (CHICAGO MUNICIPAL CODE 17-10-01-2-B) AND TO EARN 5 POINTS FOR PROXIMITY TO TRANSIT SERVICE (CHICAGO SUSTAINABLE DEVELOPMENT STRATEGY 7.1)

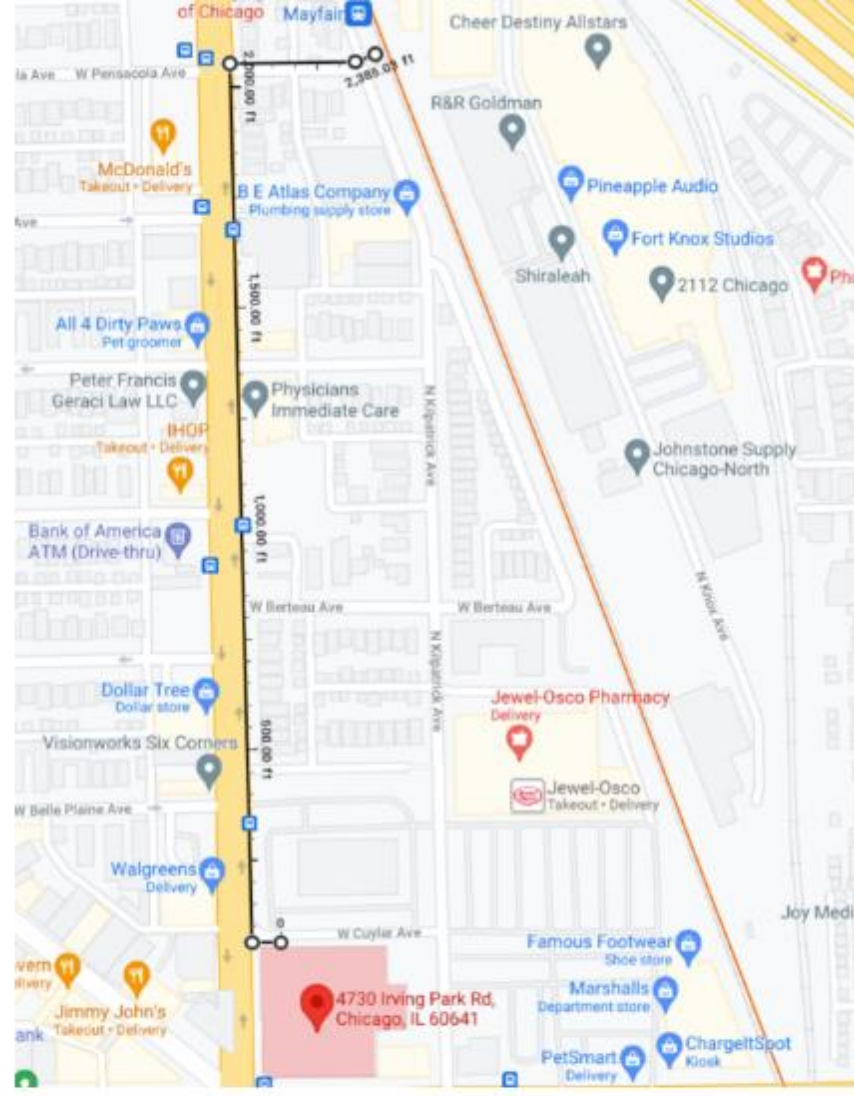
NOTE:

SITE IS WITHIN 2,640' OF METRA RAIL STATION ENTRANCE ALLOWING FOR MINIMUM OFF-STREET AUTOMOBILE PARKING FOR RESIDENTIAL TO BE REDUCED BY 50% (CHICAGO MUNICIPAL CODE 17-10-01-2-B) AND TO EARN 5 POINTS FOR PROXIMITY TO TRANSIT SERVICE (CHICAGO SUSTAINABLE DEVELOPMENT STRATEGY 7.1)



TOTAL DISTANCE: 2,542 FT

PATH TO GRAYLAND STATION



TOTAL DISTANCE: 2,385 FT

PATH TO MAYFAIR STATION

Chicago Municipal Code 17-10-01-2-B Transit-Served Locations: Within 2,640 feet of a CTA or METRA rail station entrance or CTA bus line corridor roadway segment when the subject building is located along a pedestrian street or a pedestrian retail street.

LOCAL TRANSIT PROXIMITY

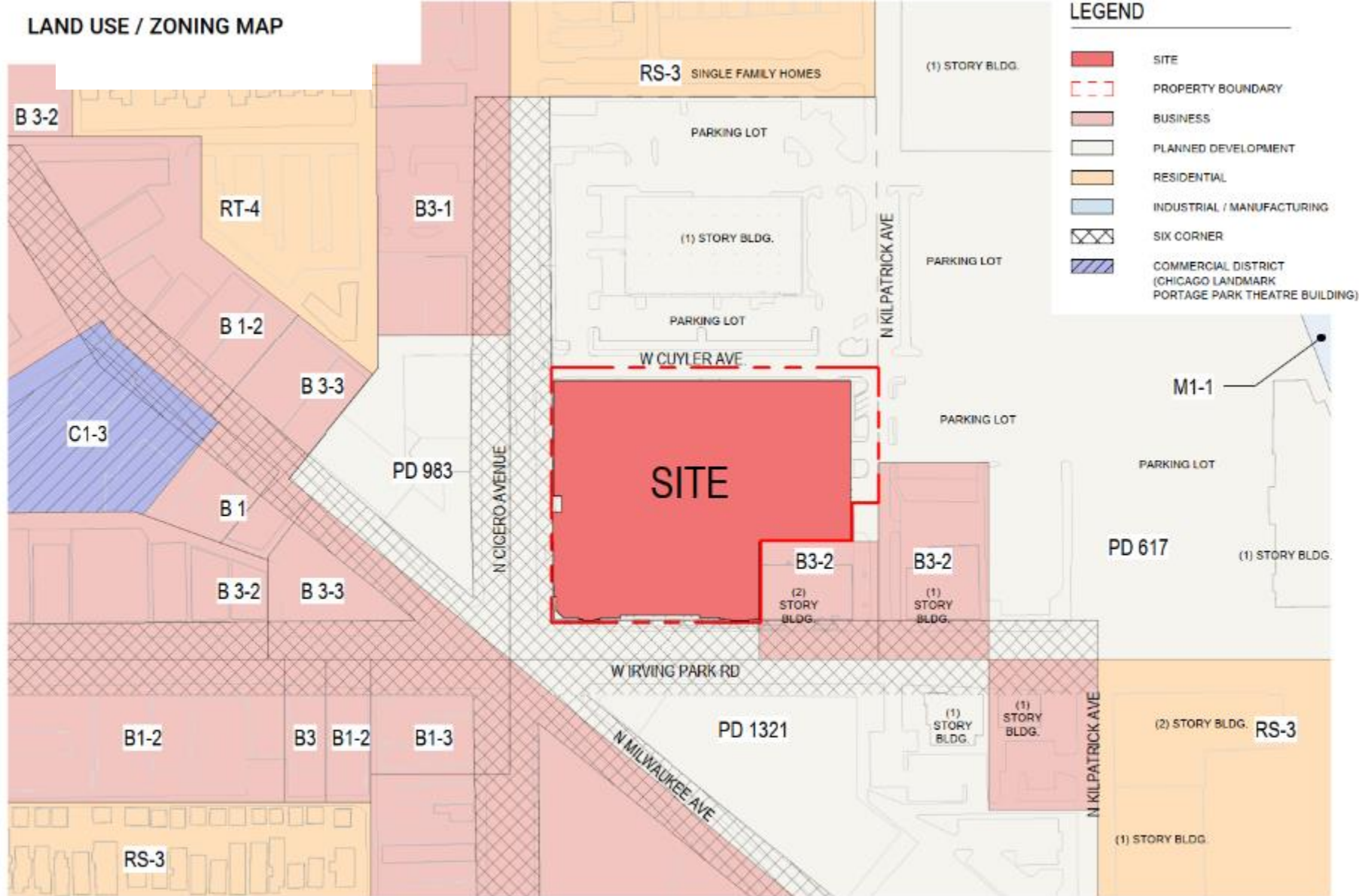
SITE AREA - PARCEL B

SUB AREA B - 111,978 SF 2.57 ACRES
SUB AREA C - 148,316 SF 3.40 ACRES
TOTAL AREA - 260,294 SF 5.97 ACRES



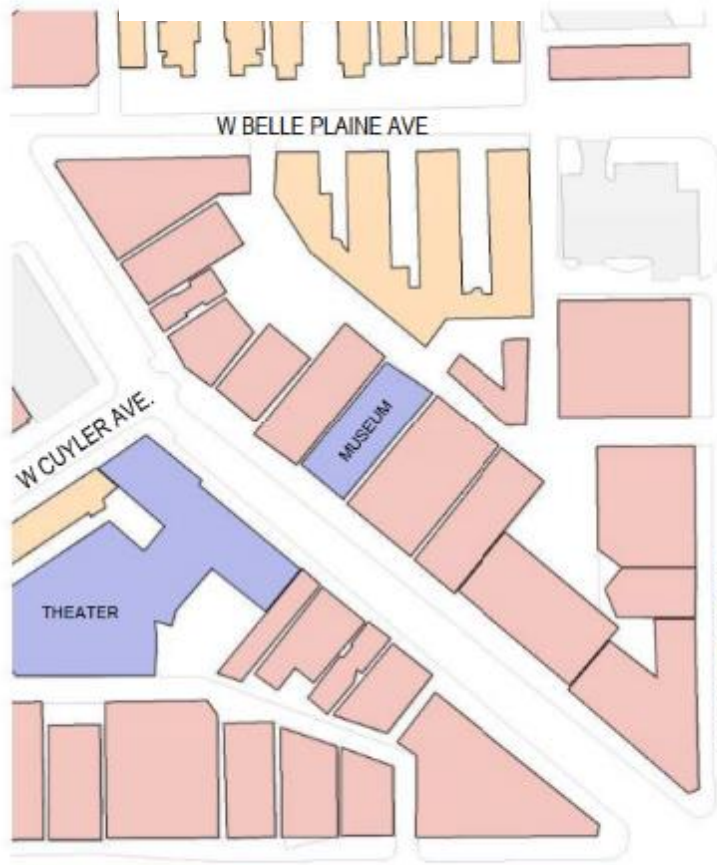
SUBAREA PLAN

LAND USE / ZONING MAP



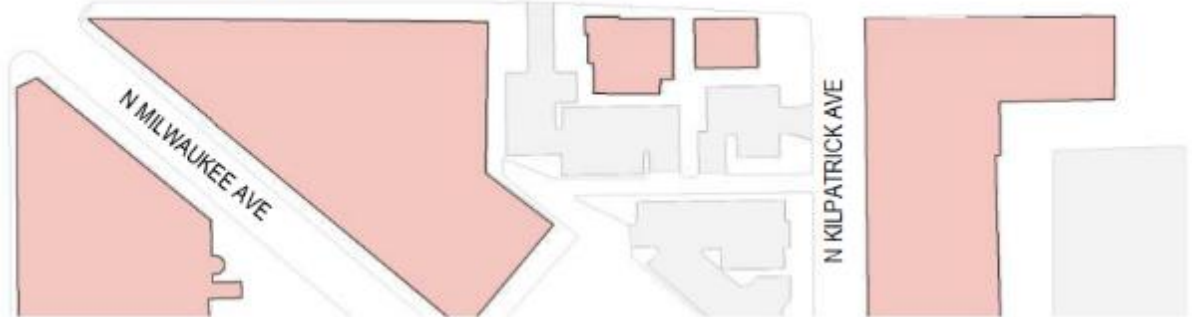
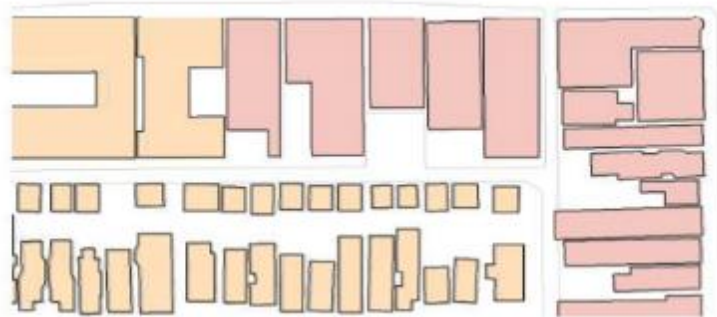
LAND USE AND ZONING PLAN

STREET LEVEL USE

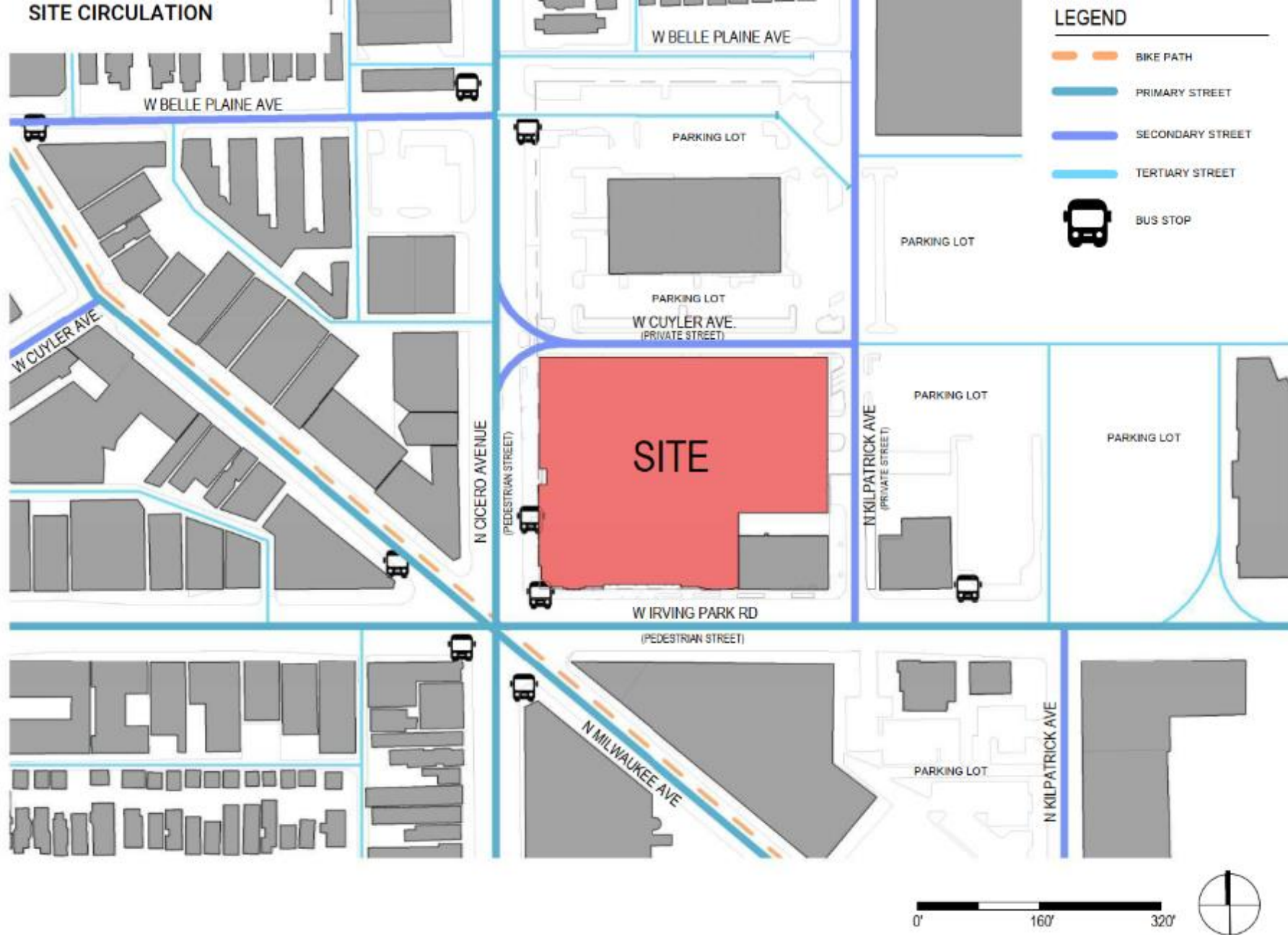


LEGEND

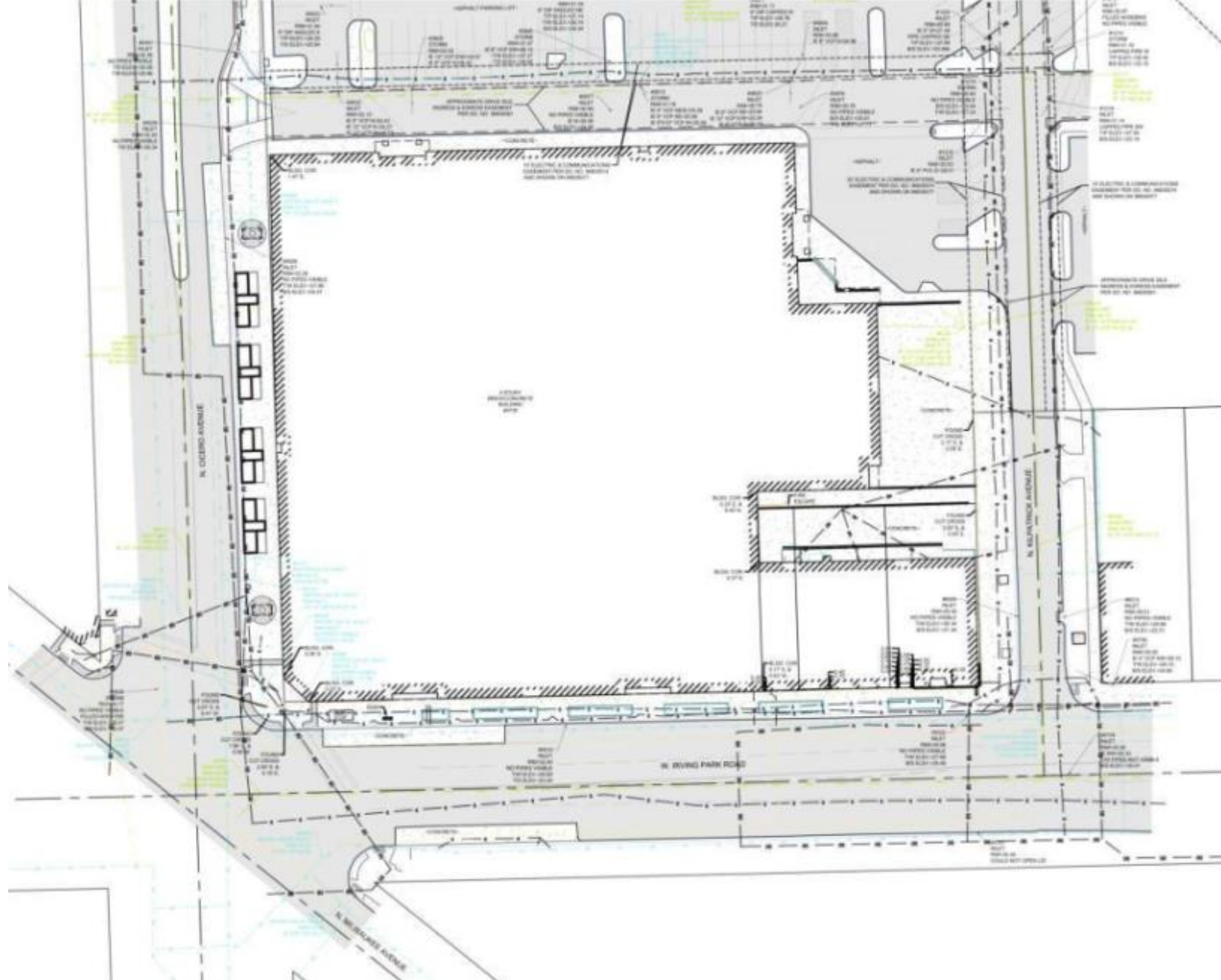
- COMMERCIAL
- RESIDENTIAL
- CULTURAL
- PARKING LOT



STREET LEVEL USE



SITE CIRCULATION PLAN



SITE SURVEY



AERIAL VIEW FROM SOUTHWEST



Proposed

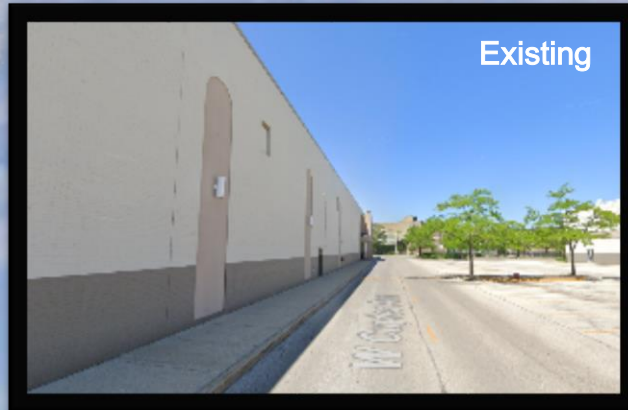
STREET VIEW FROM SOUTHWEST



Existing

Proposed Cuyler Residential Entry

STREET VIEW FROM NORTHWEST



STREET VIEW FROM NORTHEAST

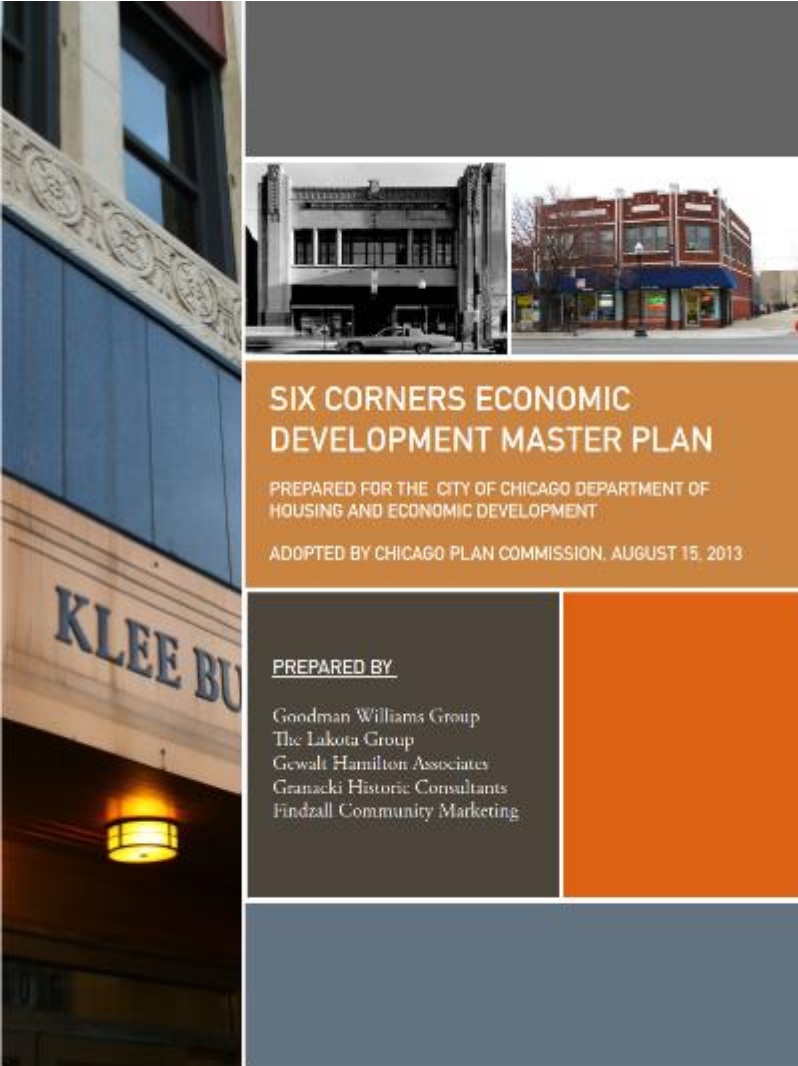


APARTMENT

Proposed Irving Park Road Entrance

STREET VIEW FROM SOUTH

★ Planning Context



SIX CORNERS ECONOMIC DEVELOPMENT PLAN

Adopted: 2013

Lead Organizations: DPD + DOH

- **Attract more retail stores and businesses** to Six Corners that appeal to the diversity of households in the area
- Recognize and **enhance the cultural entertainment offerings** in Six Corners
- **Upgrade building facades** and storefronts
- **Enhance the pedestrian environment**, making it easier for patrons to park their cars and circulate safely around the shopping district
- **Develop attractive outdoor spaces** that encourage patrons to gather
- Plan for the redevelopment of key **opportunity sites**

Storefront

- renovated and restored facade in Art Deco style
- Cicero Avenue now with greater pedestrian berth

Pedestrian Streets

- Cicero and Irving Park free of vehicular entry
- new sidewalks, plantings, and storefronts
- decorative lighting and panels
- open-air retail parking, improved lobby and glass enclosure
- Cuyler, Irving Park, and Cicero changes to the look and feel
- pedestrian flow

Revival

- cultural and entertainment revitalized after long period of neglect
- 207 residential units

Attracting business

- 50,000 square feet of ground retail space
- one anchor tenant plus periphery tenants

Walking Loop

- northwest corner of site changes



ILLUSTRATIVE PLAN FROM SIX CORNERS ECONOMIC DEVELOPMENT MASTER PLAN

Project Timeline + Community Outreach

Date of Amendment to PD Filing: July 21, 2021

Dates of Community Meetings

- August 2020-Present – Multiple (and ongoing) meetings with Alderman Gardiner
- May 13, 2021 – Meeting with Six Corners and Portage Park Chambers of Commerce, Six Corners Special Service Area Commission, and Six Corners Association
- May 18, 2021 – Meeting with Old Irving Park Association
- May 27, 2021 – Public meeting with the community at large

Community Feedback

- Consistently positive
- Reuse Sears Building
- Development of pedestrian ways along the vacated West Cuyler Avenue and to a lesser extent the vacated North Kilpatrick Avenue.

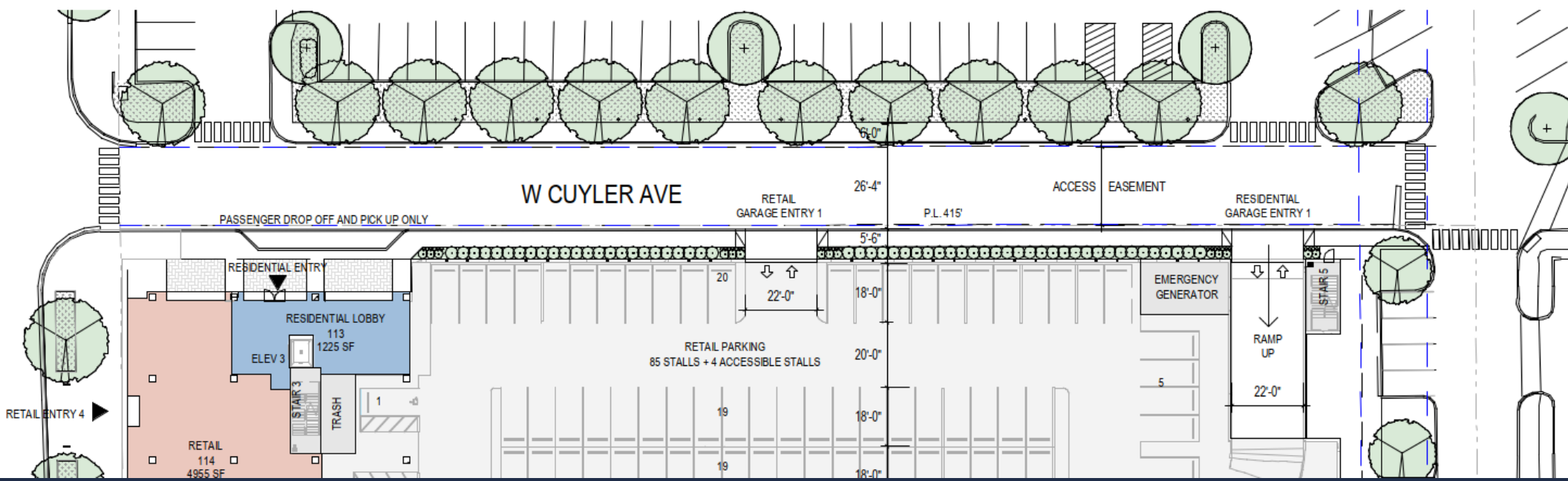
BEFORE



KEY DESIGN REFINEMENTS:

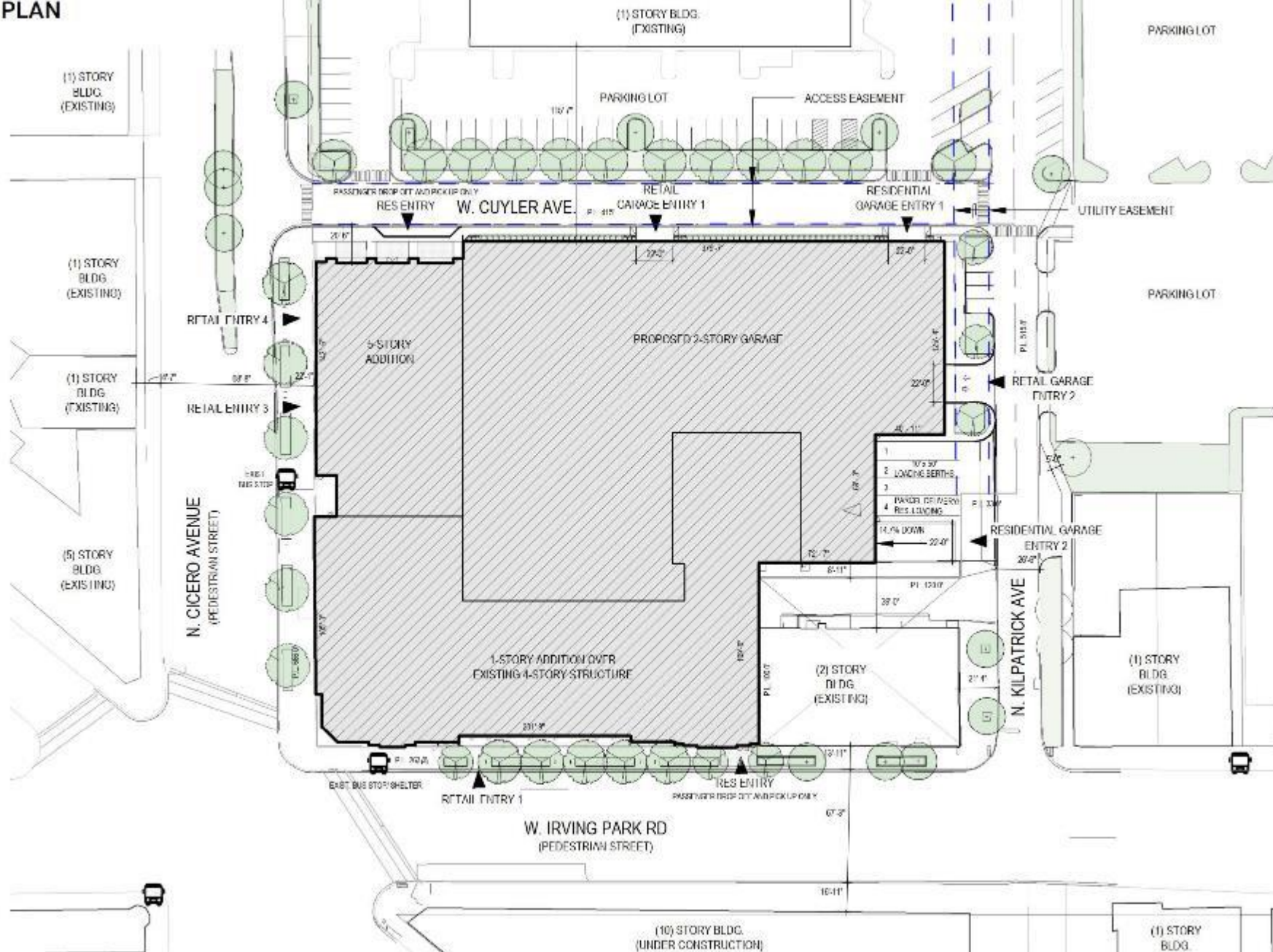
- 1** Provide sidewalk and landscaping for pedestrians on north side of Cuyler Ave.
- 2** Provide passenger drop-off and more prominent residential entry lobby along Cuyler Ave.
- 3** Widen sidewalk and provide landscape screening for parking garage
- 4** Remove traffic island to provide a typical crosswalk condition

AFTER

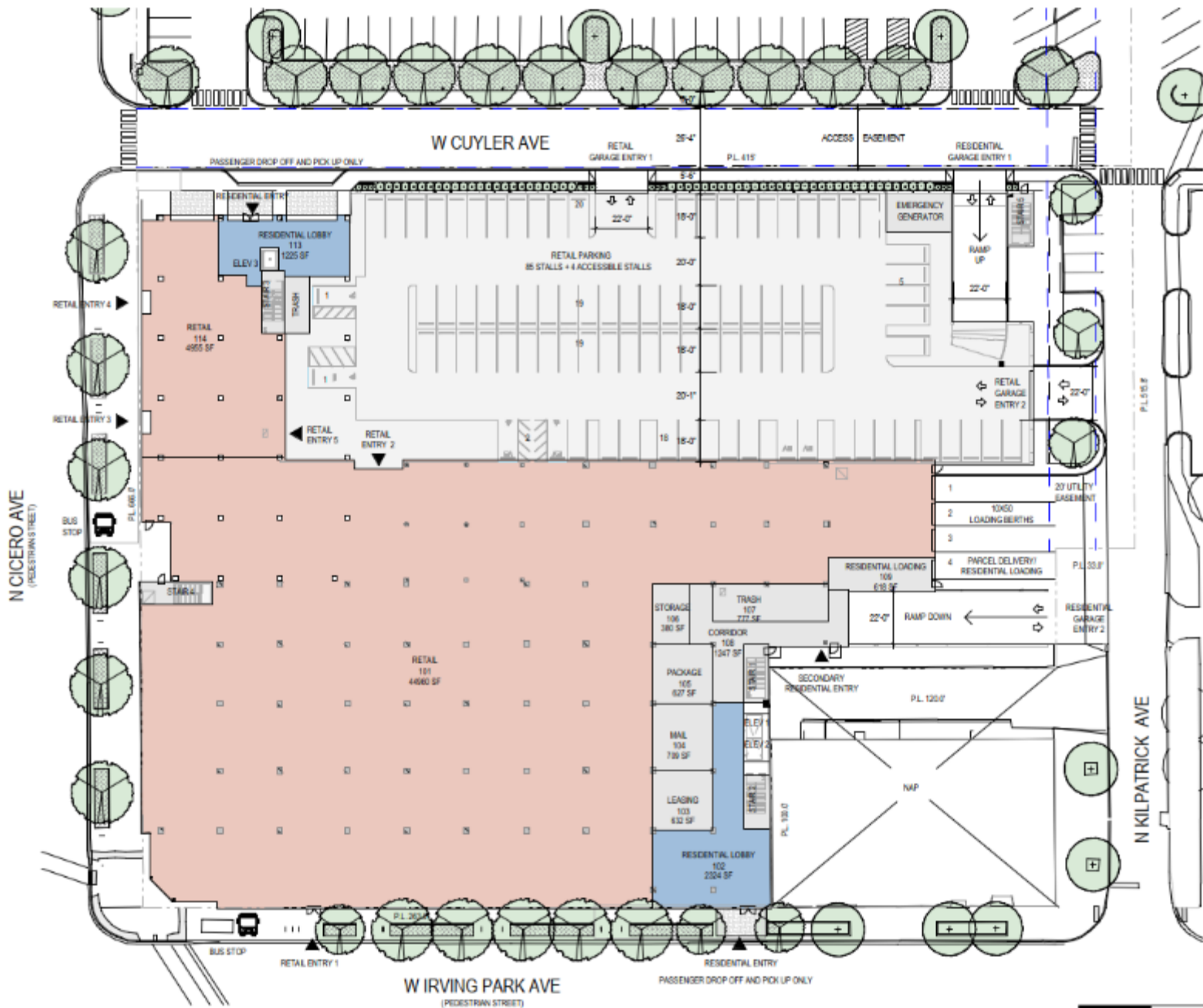


DESIGN REFINEMENTS

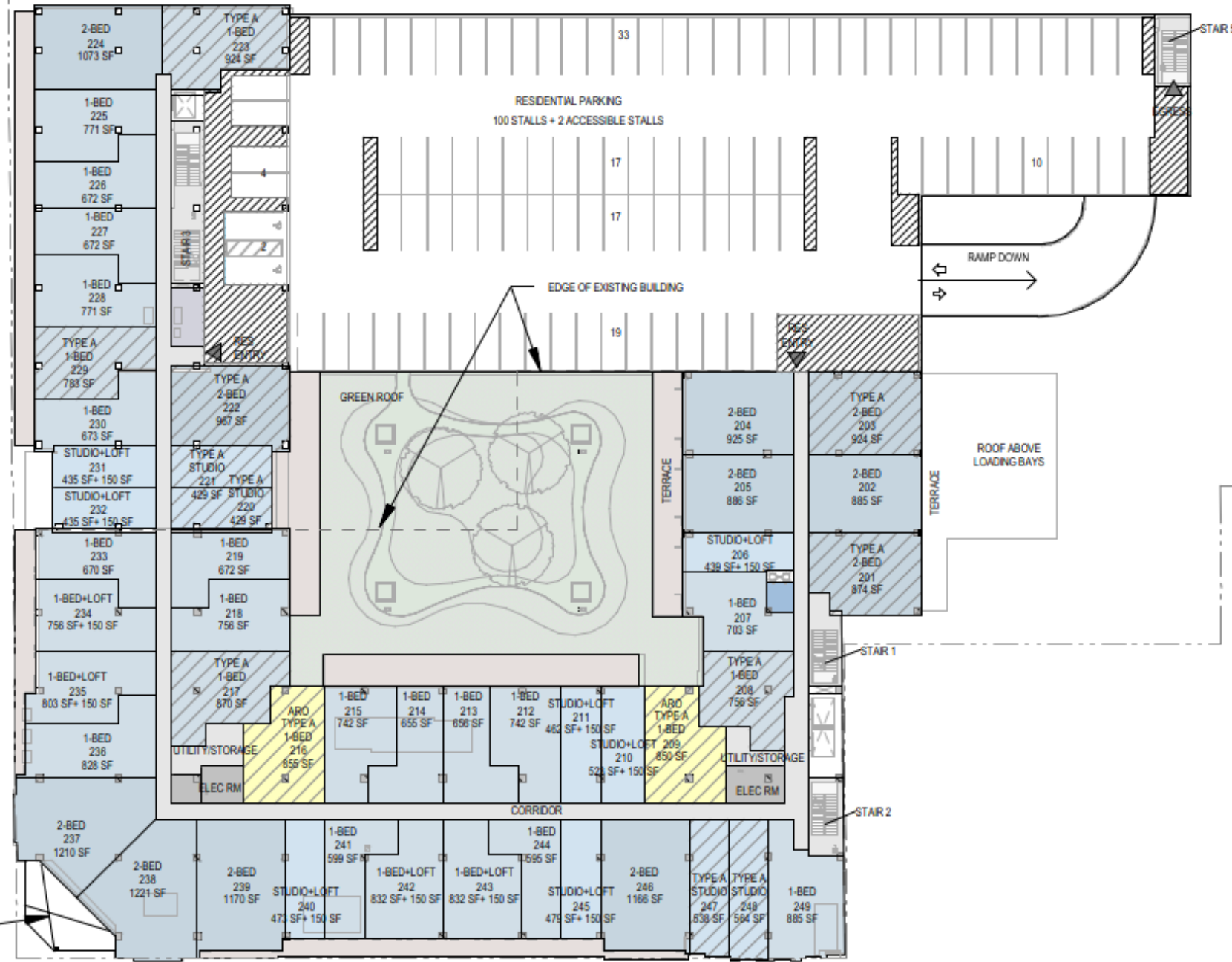
SITE PLAN



SITE PLAN



SITE + GROUND FLOOR PLAN



FLOOR	GROSS SQUARE FOOTAGE	UNITS
L1	94,055	
L2	45,103	49
L3	47,832	53
L4	47,261	53
L5	44,982	52
L6	13,759	
TOTAL	292,992	207

*NOTE: GFA CALCULATION INCLUDES FIRST LEVEL OF PARKING STRUCTURE AND EXCLUDES BASEMENT AND ROOF AREA

- UNITS (TYPE VARIES)
- PROPOSED ARO UNITS
- TYPE A UNITS



SECOND FLOOR PLAN



FLOOR	GROSS SQUARE FOOTAGE	UNITS
L1	94,055	
L2	45,103	49
L3	47,832	53
L4	47,261	53
L5	44,982	52
L6	13,759	
TOTAL	292,992	207

*NOTE: GFA CALCULATION INCLUDES FIRST LEVEL OF PARKING STRUCTURE AND EXCLUDES BASEMENT AND ROOF AREA

UNITS (TYPE VARIES)

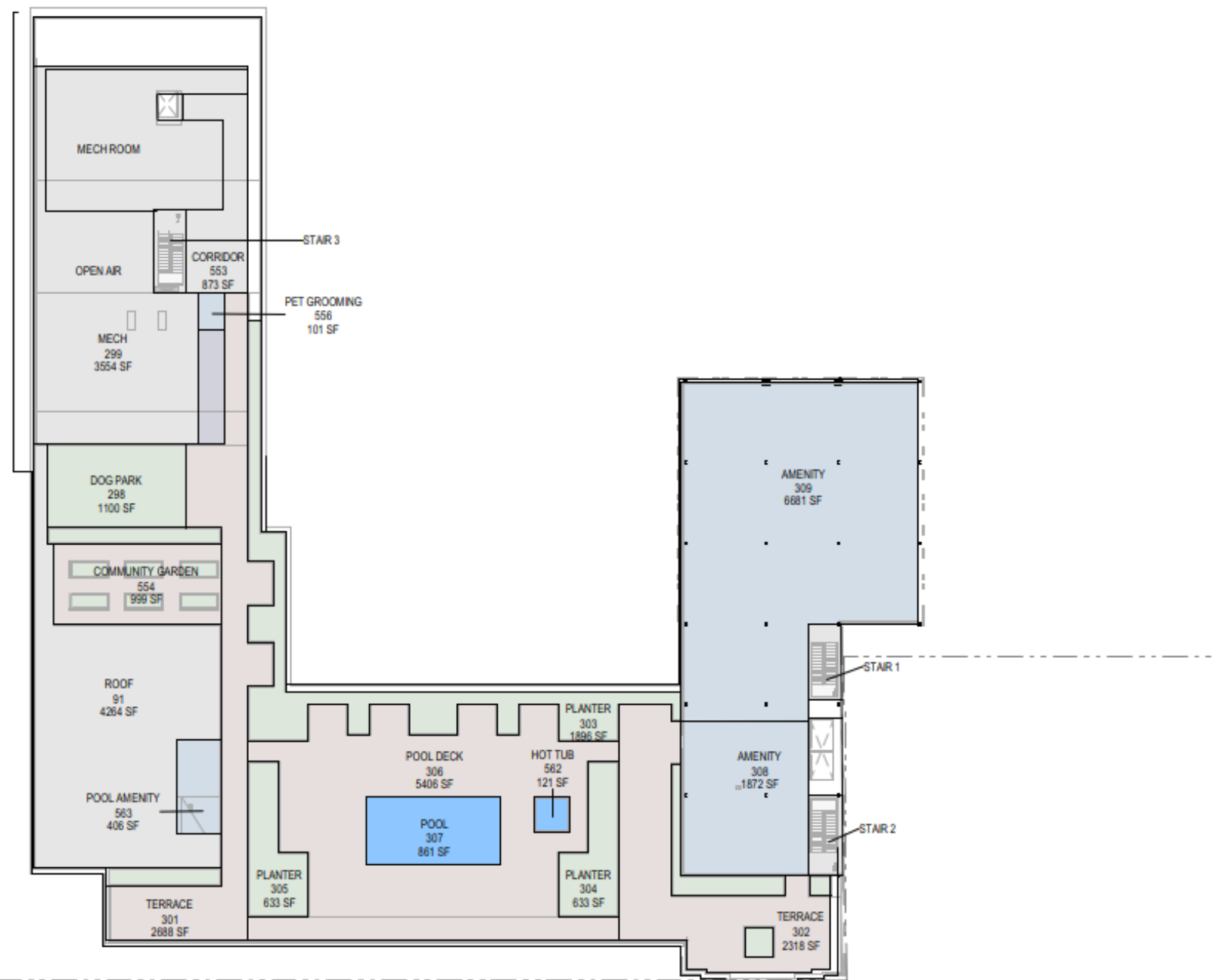
PROPOSED ARO UNITS

TYPE A UNITS



OPEN TO BELOW

TYPICAL FLOOR PLAN



FLOOR	GROSS SQUARE FOOTAGE	UNITS
L1	94,055	
L2	45,103	49
L3	47,832	53
L4	47,261	53
L5	44,982	52
L6	13,759	
TOTAL	292,992	207

*NOTE: GFA CALCULATION INCLUDES FIRST LEVEL OF PARKING STRUCTURE AND EXCLUDES BASEMENT AND ROOF AREA

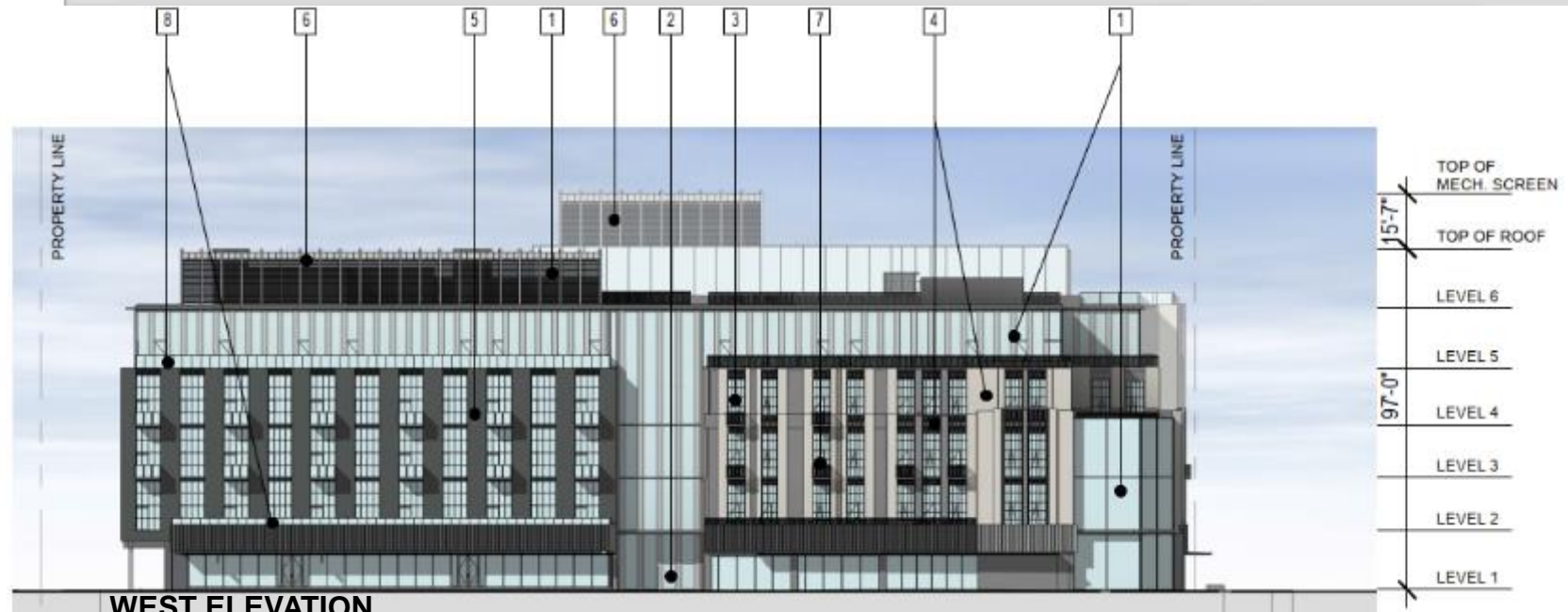
- UNITS (TYPE VARIES)
- PROPOSED ARO UNITS
- TYPE A UNITS



ROOF PLAN



SOUTH ELEVATION



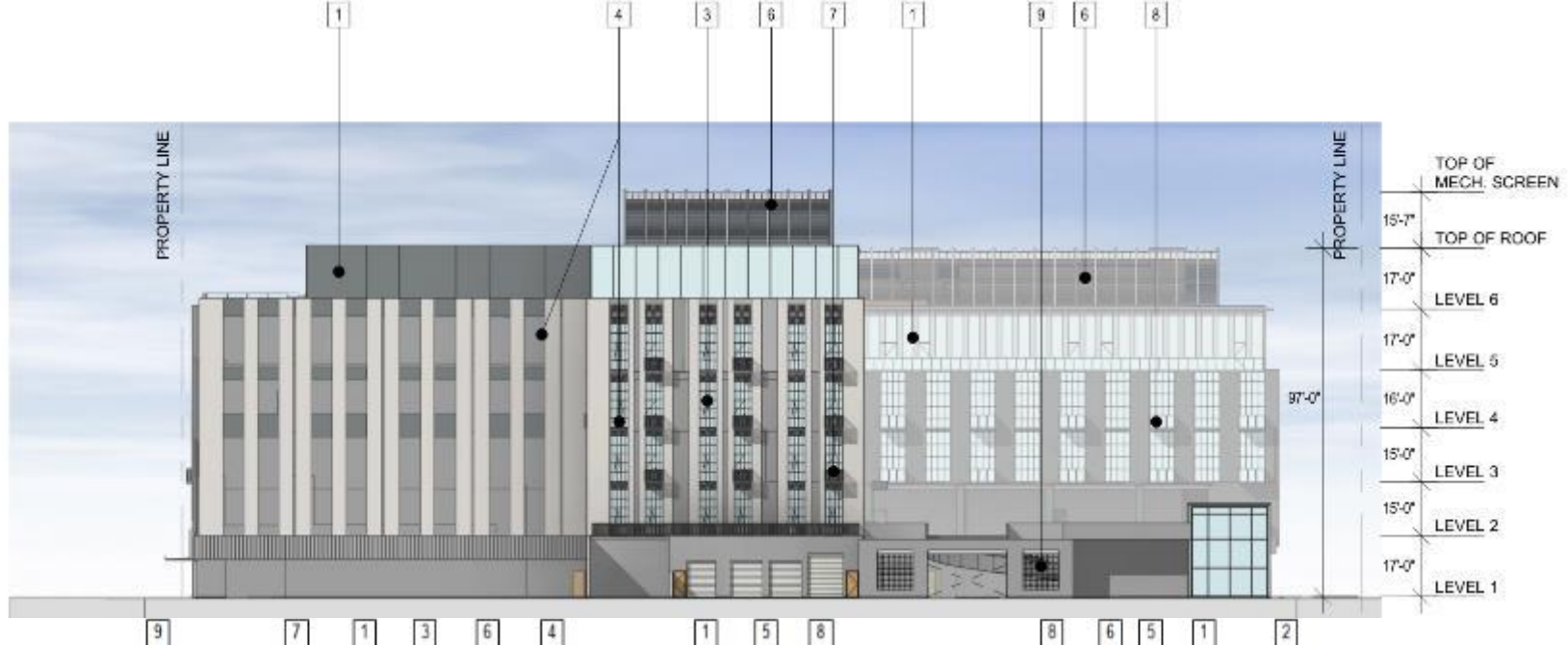
WEST ELEVATION

KEY LEGEND

- 1 CURTAIN WALL SYSTEM
- 2 STOREFRONT SYSTEM
- 3 NEW PUNCHED OPENINGS WITH FIBERGLASS-FRAMED GLAZING SYSTEM
- 4 EXISTING CONCRETE PANEL FINISHED WITH NEW MINERAL PAINT
- 5 BRICK VENEER
- 6 METAL ROOFTOP MECHANICAL SCREEN
- 7 METAL BALCONY
- 8 GLASS GUARDRAIL

BUILDING ELEVATIONS

EAST ELEVATION

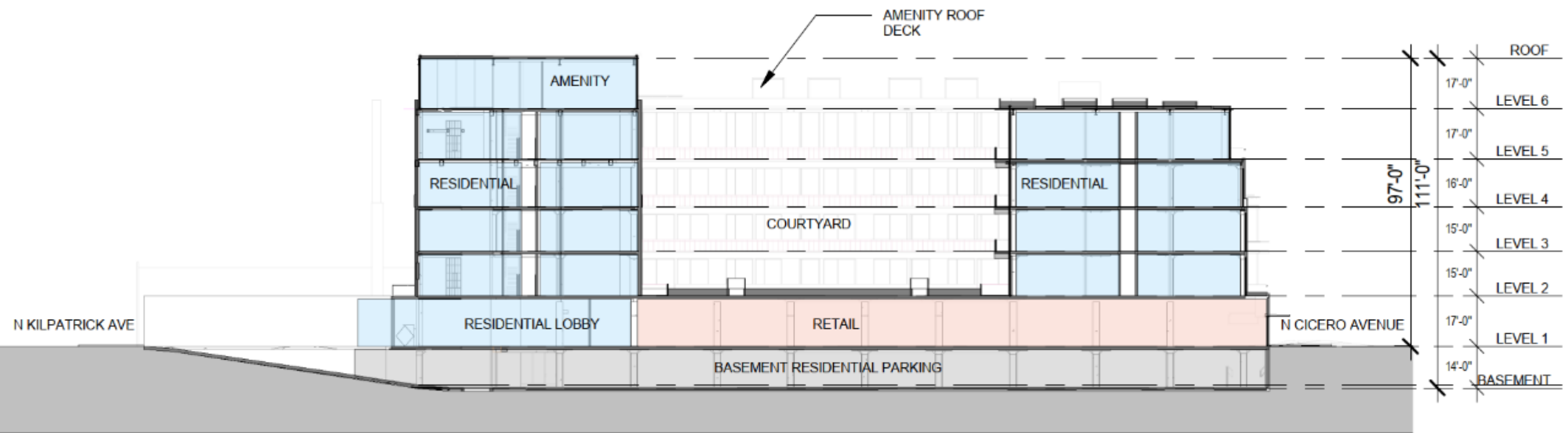


NORTH ELEVATION

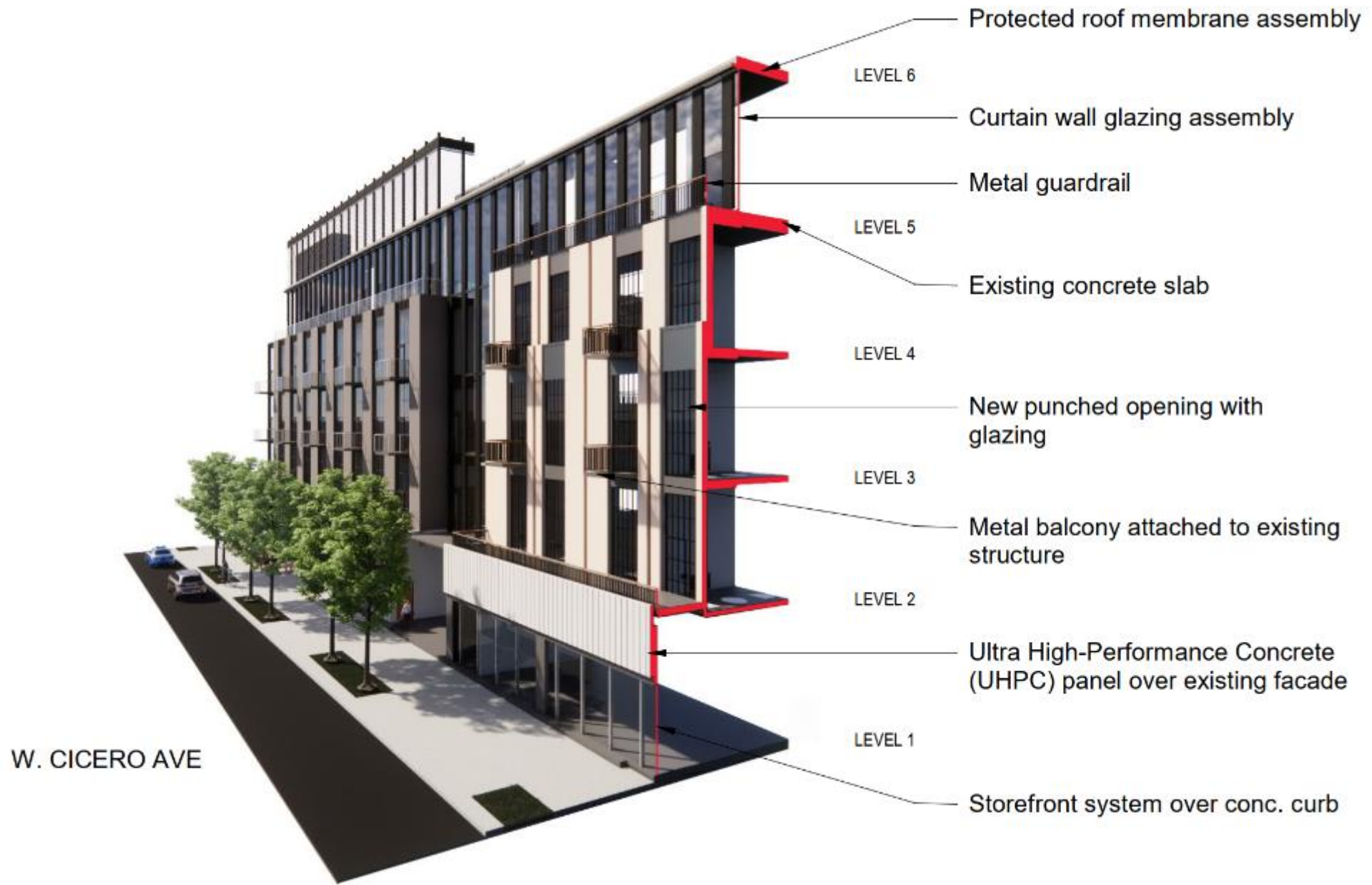


- KEY LEGEND**
- 1 CURTAIN WALL SYSTEM
 - 2 STOREFRONT SYSTEM
 - 3 NEW PUNCHED OPENINGS WITH FIBERGLASS-FRAMED GLAZING SYSTEM
 - 4 EXISTING CONCRETE PANEL FINISHED WITH NEW MINERAL PAINT
 - 5 BRICK VENEER
 - 6 METAL ROOFTOP MECHANICAL SCREEN
 - 7 METAL BALCONY
 - 8 GLASS GUARDRAIL

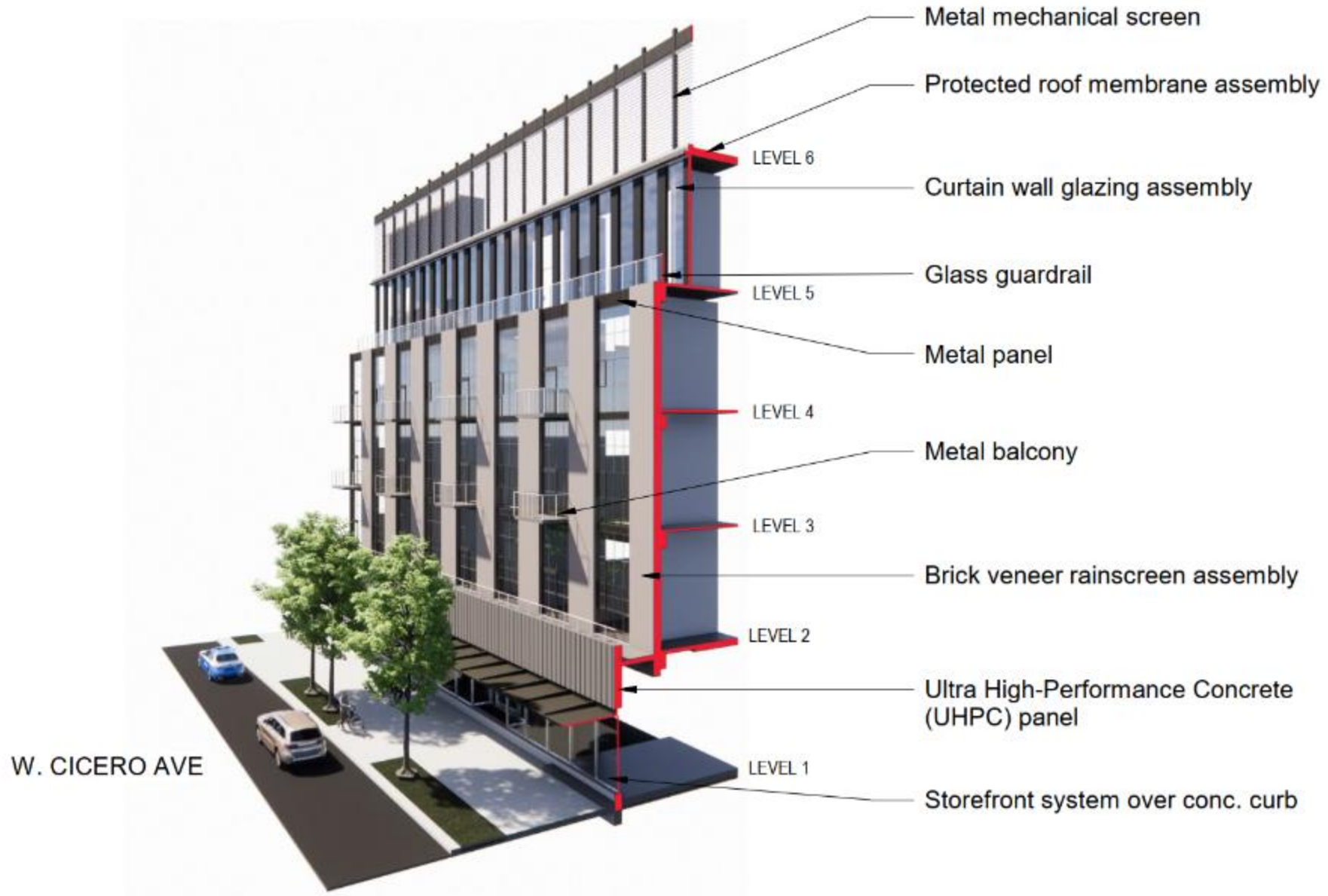
BUILDING ELEVATIONS



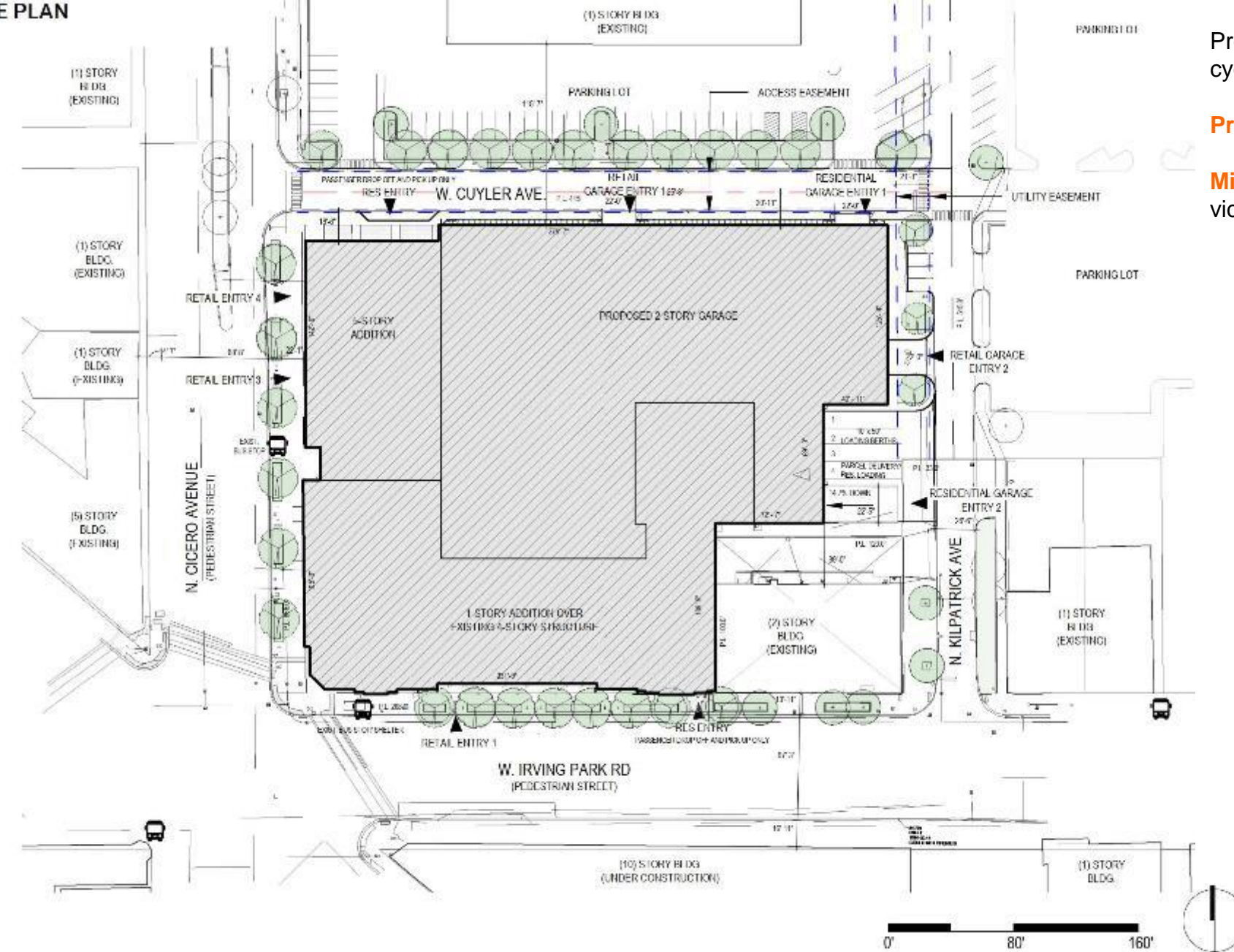
BUILDING SECTION LOOKING SOUTH



FAÇADE SECTION AT EXISTING STRUCTURE



FAÇADE SECTION AT ADDITION



Promote **safe and efficient circulation** of pedestrians, cyclists, and motor vehicles

Promote **transit, pedestrian and bicycle use**

Minimize conflict with existing traffic patterns in the vicinity

- No curb cuts along W Irving Park and Cicero (Pedestrian Streets)
- Parking access along Cuyler and Kilpatrick
- Loading access along Kilpatrick only
- Street level retail along W Irving Park and Cicero to promote pedestrian traffic
- New landscaping and sidewalks along Cuyler to enhance pedestrian circulation and experience
- Residential entries along W Irving Park and Cuyler to provide balanced access to project
- Bicycle parking provided for residents and retail customers
- Existing bus stops and shelter to remain providing convenient access for residents and retail customers

Traffic Impact Study
Proposed Mixed-Use Development
Chicago, Illinois



Prepared For:

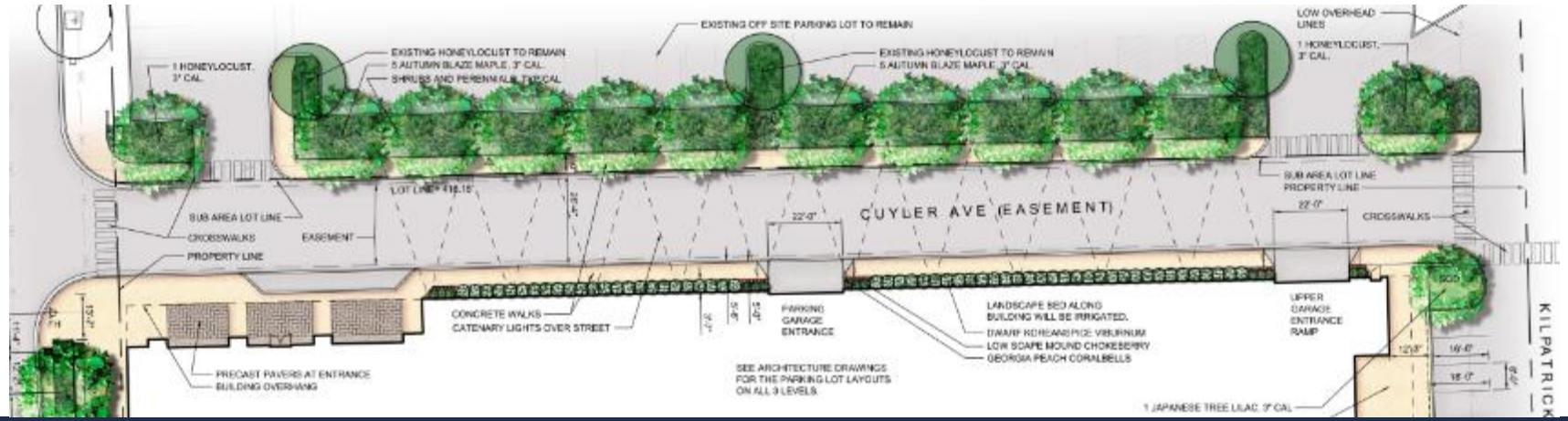
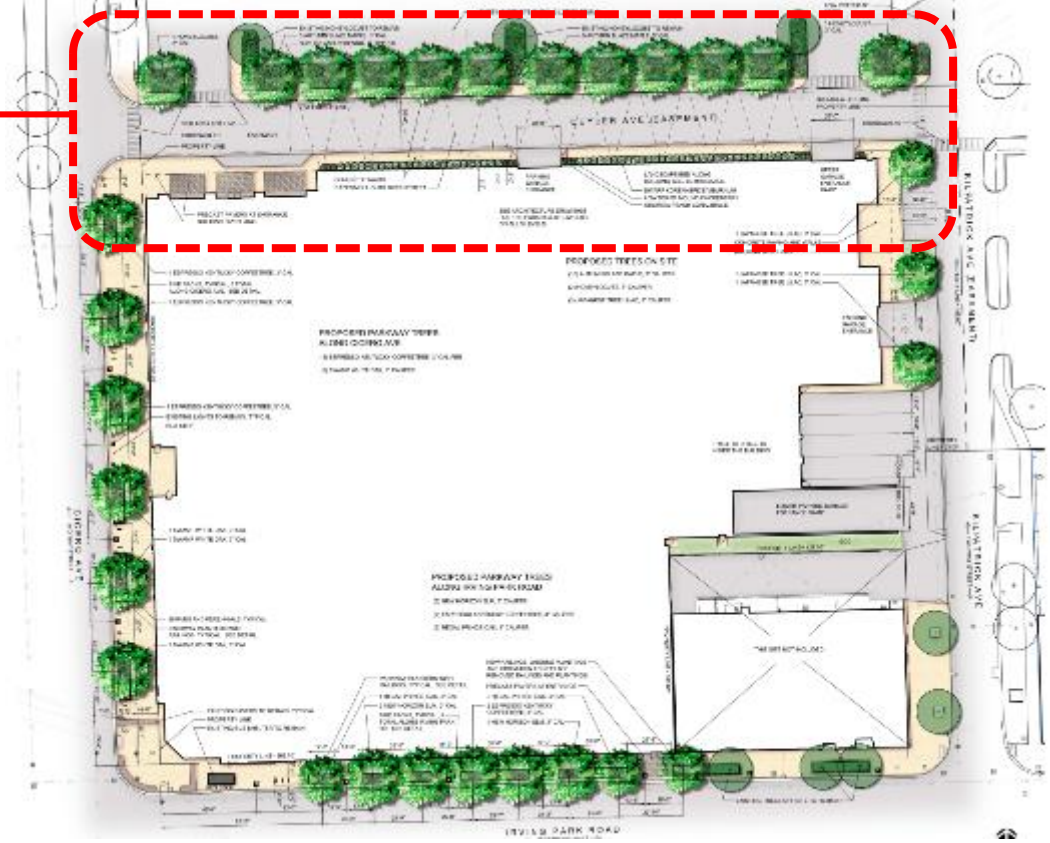
NOVAK
CONSTRUCTION

KLOA
Kenig, Lindgren, O'Hara, Aboona, Inc.
August 4, 2021

TRAFFIC STUDY RECOMMENDATIONS AND MITIGATION

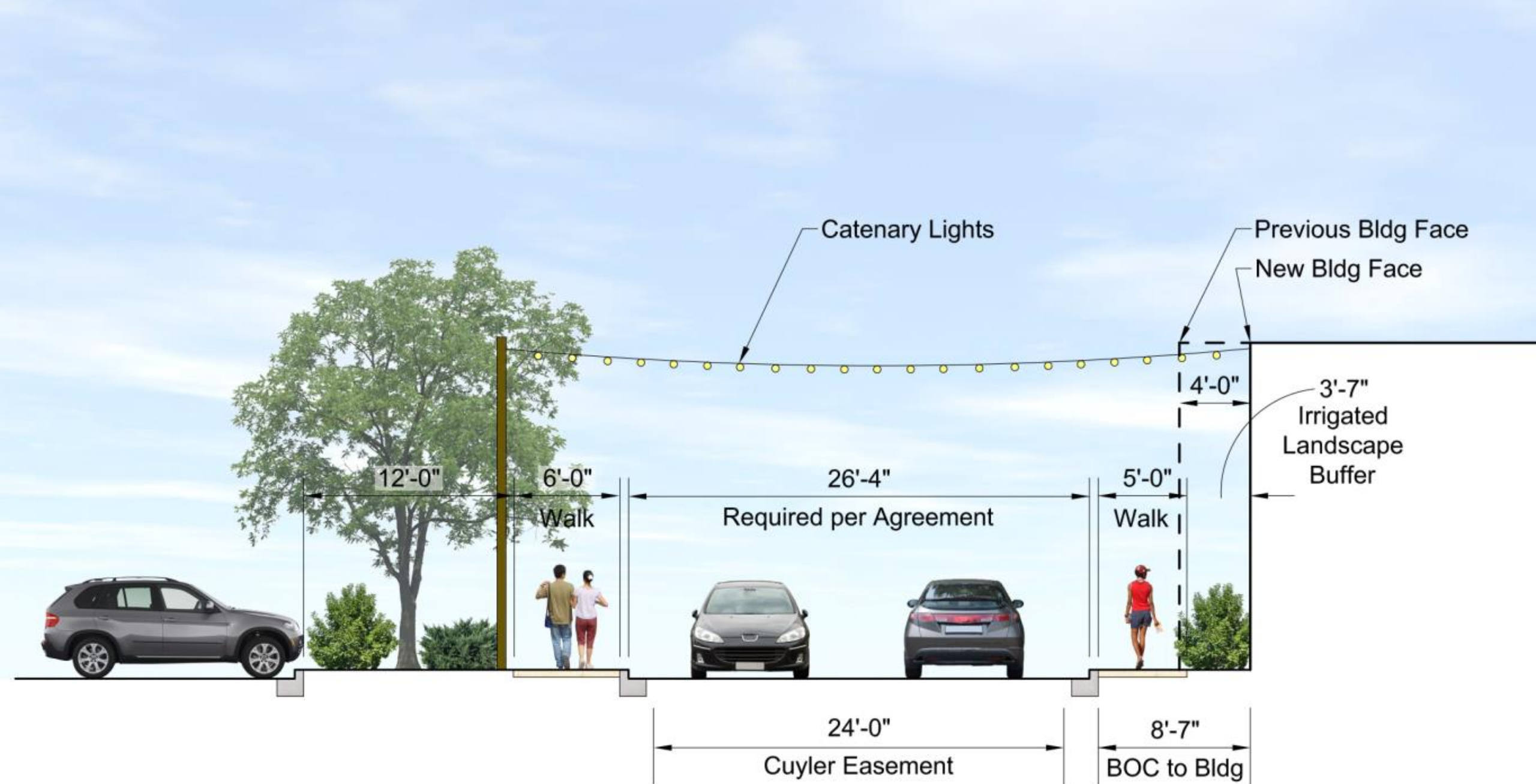
- The proposed mixed-use development will lower the estimated volume of traffic due to the availability of public transportation and interaction between the development and other area retail and residential developments.
- The new traffic generated by the proposed mixed-use development will have a limited impact on the intersection of Cicero Avenue with Irving Park Road and Milwaukee Avenue, as it will account for only two percent or less of the traffic traversing it.
- The other area intersections have sufficient reserve capacity to accommodate site-generated traffic.
- The proposed access system off Kilpatrick Avenue and Cuyler Avenue will be adequate in accommodating the traffic estimated to be generated by the proposed mixed-use development and will ensure flexible access is provided.

SEE ENLARGED PLAN

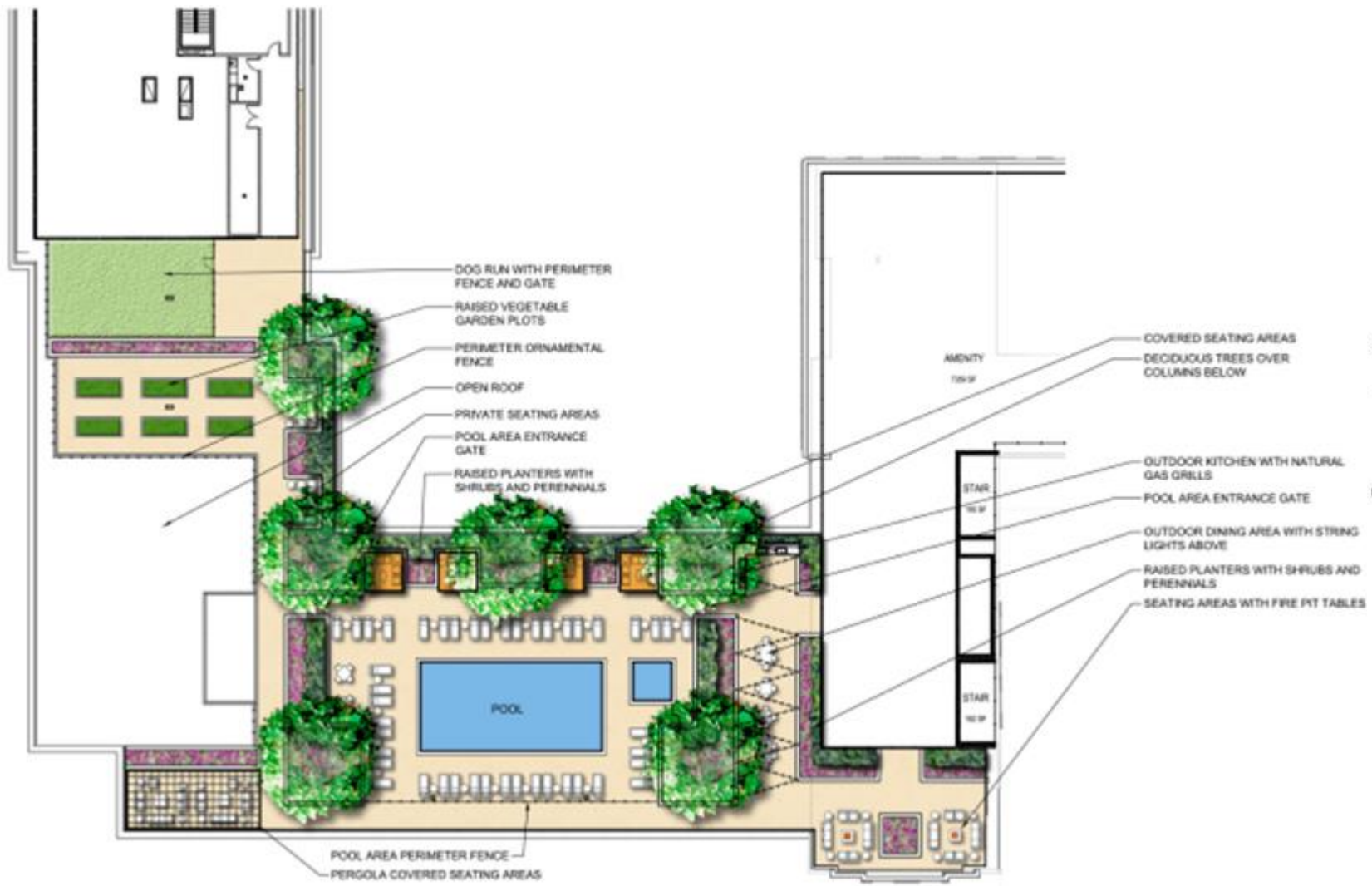


LANDSCAPING + OPEN SPACE

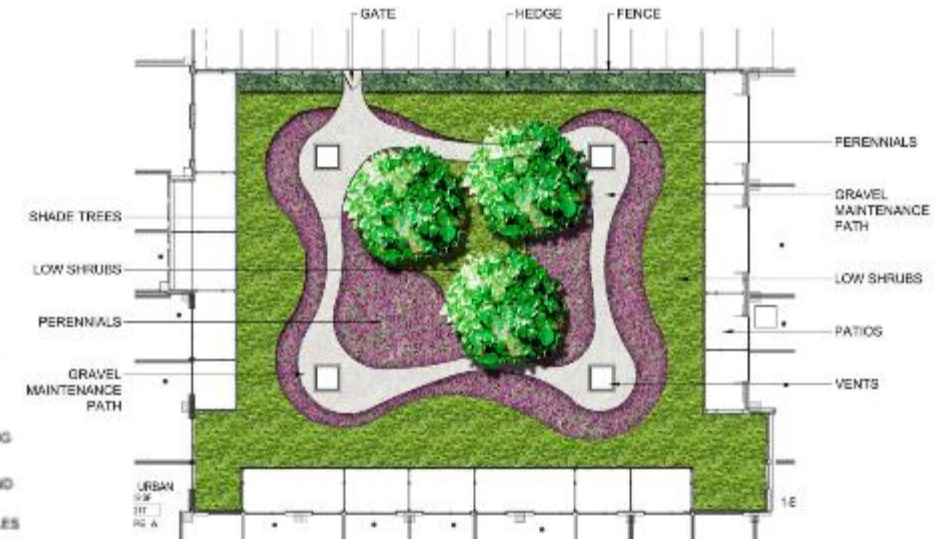




CUYLER AVENUE – STREET SECTION



LEVEL 6 AMENITY DECK



LEVEL 2 LANDSCAPED COURTYARD

AMENITY OPEN SPACE



BRICK VENEER



GLASS FIBER REINFORCED CONCRETE



DECORATIVE METAL SCREEN



WOOD SOFFIT



ALUMINUM AND GLASS GLAZING SYSTEM



ALUMINUM COMPOSITE PANEL

NOT SHOWN: EXISTING CONCRETE PANELS, REPAIRED AND FINISHED WITH MINERAL PAINT

Compliance Options	Points Required	Sustainable Strategies Menu																																			
		Health		Energy					Stormwater					Landscapes			Green Roofs		Water		Transportation							Solid Waste	Work Force	Wildlife							
Compliance Paths	Starting Points	Number of Optional Points Required (New Construction / Substantial Rehab / Moderate Rehab)	1.1 Achieve WELL Building Standard	2.1 Designed to earn the Energy Star	2.2 Exceed Energy Code (5%)	2.3 Exceed Energy Code (10%)	2.4 Exceed Energy Code (15%)	2.5 Exceed Energy Code (40%)	2.6 Onsite Renewable Energy (5%)	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	8	100 / 50 / 25	40	30	20	30	40	50	10	20	10	20	40	5	5	5	5	5	20	10	20	10	20	5	5	5	5	5	5	5	5	5	5	10	10	5	10
Options With Certification																																					
LEED Platinum	95	5 / 0 / 0	40	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	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	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	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	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	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	20	10	20	10	20	5	5	5	5	5	10	5	5	10	10	5	10		

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

Current choices currently 100 points

Planned Development Projects (PD) - New Construction	100 points required
TIF Funded Development Projects (TIF) - New Construction*	100 points required
DPD Housing, Multi-family (>5 units) Projects (DPD-H MF) - New Construction	100 points required
PD, TIF, DPD-H MF and Class L - Renovation Projects*	
Moderate Renovation Projects	25 points required
Substantial Renovation Projects	50 points required

*does not apply to TIF assistance of less than \$1M (including but not limited to TIF-NIP, TIF Purchase Rehab, Streamlined TIF and SBIF programs)

Moderate Renovation Projects = projects including partial or minor upgrades to building systems and minor repairs to the exterior envelope
 Substantial Renovation Projects = projects including new and/or upgraded building systems and extensive repairs to the exterior envelope

Applicant is committed to meeting or exceeding the 100 point requirement but these may not be the final choices.

STORMWATER MANAGEMENT ORDINANCE COMPLIANCE

Exceeds Stormwater Ordinance by 25%

AFFORDABLE REQUIREMENTS ORDINANCE COMPLIANCE

Proposed ARO Units

- 2.5% of total units
- 6 units proposed distributed throughout 3 different unit types
- (1) Two-Bedroom
- (4) One-Bedroom
- (1) Studio



COMMUNITY AND ECONOMIC BENEFITS

The Development will revitalize, attract future businesses, allow for more housing, and drastically improve the landscape of Six Corners, which was once one of the busiest shopping centers in Chicago. The project will:

- Rehabilitate the long-vacant **former Sears site**, accentuating its original art-deco façade and iconic corner lantern window
- Provide **streetscape improvements** and **pedestrian connections**
- **Reactivate an anchor corner** of the Six Corners intersection, attracting more stores and businesses
- Invest **\$90 million** to construct the new development
- Create **250 temporary construction jobs**
- Create **32 full time jobs**
- Generate a **\$600,000 increase in real estate taxes**.
- The Developer is committed to the City's participation goals of **26%** Participation from Qualified Minority Business Enterprises, **6%** Participation from Qualified Women Business Enterprises, and **50%** Participation from Chicago Residents.

ECONOMIC AND COMMUNITY BENEFITS

  **DPD Recommendations (staff to complete)**