



CHICAGO PLAN COMMISSION

**3955 North Kilpatrick Avenue / 3865 North Milwaukee Avenue
Residential-Business Planned Development**

45th Ward - Alderman James M. Gardiner / Portage Park Community Area

GW Six Corners LLC

Pappageorge Haymes Partners

Gozdecki, Del Giudice, Americus & Brocato LLP

Public Hearing: March 21, 2024



Project Description

The applicant proposes to rezone the site from RS-3 (Residential Single-Unit Detached House District) to B3-3 (Community Shopping District) and then to a Residential-Business Planned Development.

The applicant proposes the construction of four single-story commercial buildings, totaling approximately 30,408 square feet, along with 125 vehicular parking spaces (Sub-area A); and a six-story building comprising 346 dwelling units and 232 vehicular parking spaces (Sub-area B).

Community Area Snap Shot – Portage Park

General Population Characteristics, 2020

	Portage Park	City of Chicago	CMAP Region
Total Population	63,020	2,746,388	8,577,735
Total Households	23,436	1,142,725	3,266,741
Average Household Size	2.7	2.4	2.6
Percent Population Change, 2010-20	-1.7	1.9	1.7
Percent Population Change, 2000-20	-3.6	-5.2	5.3

Source: 2000, 2010 and 2020 Census.

Race and Ethnicity, 2017-2021

	Portage Park		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
White (Non-Hispanic)	30,443	46.4	907,499	33.1	4,289,683	50.1
Hispanic or Latino (of Any Race)	28,132	42.9	787,795	28.7	2,005,239	23.4
Black (Non-Hispanic)	996	1.5	788,673	28.8	1,402,691	16.4
Asian (Non-Hispanic)	4,114	6.3	185,202	6.8	636,825	7.4
Other/Multiple Races (Non-Hispanic)	1,878	2.9	72,950	2.7	236,095	2.8

Source: 2017-2021 American Community Survey five-year estimates.

Universe: Total population

Housing Type, 2017-2021

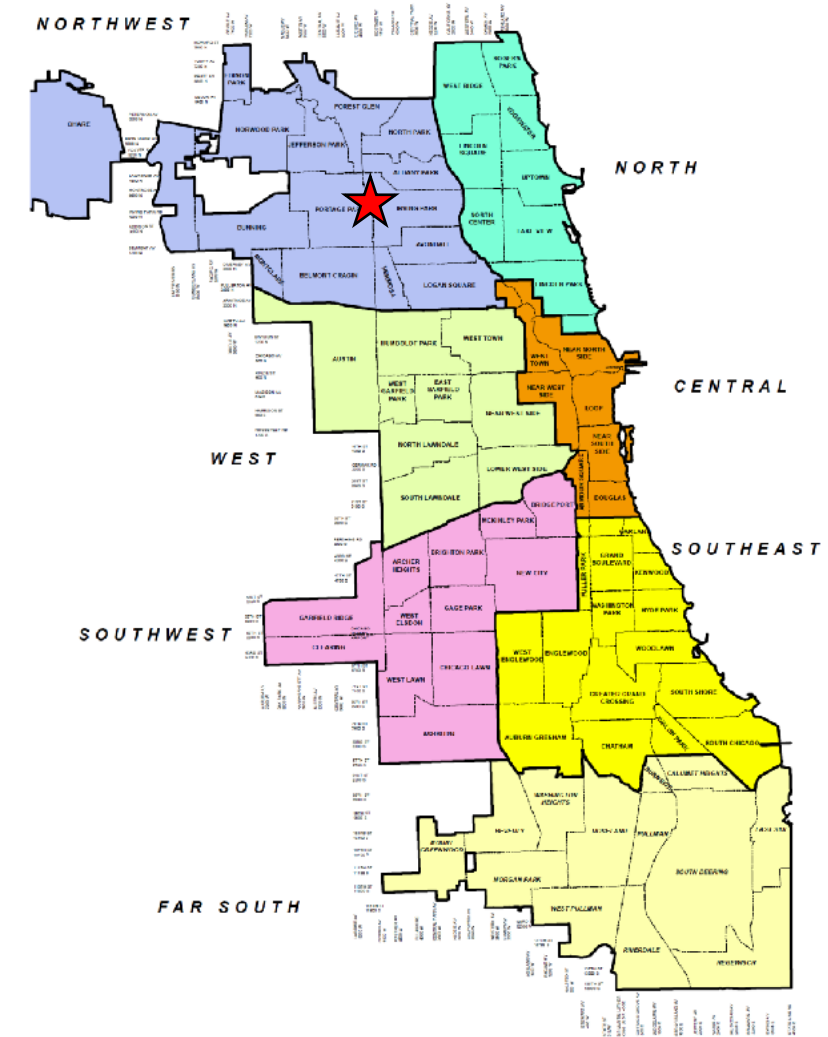
	Portage Park		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Single Family, Detached	11,622	45.7	326,305	26.1	1,745,022	50.0
Single Family, Attached	414	1.6	43,303	3.5	259,184	7.4
2 Units	5,530	21.7	176,711	14.1	239,727	6.9
3 or 4 Units	3,444	13.5	184,313	14.7	274,341	7.9
5 to 9 Units	2,113	8.3	142,818	11.4	270,594	7.8
10 to 19 Units	1,007	4.0	54,675	4.4	155,969	4.5
20 or More Units	1,287	5.1	320,992	25.6	513,327	14.7
Mobile Home/Other*	18	0.1	3,361	0.3	29,598	0.8

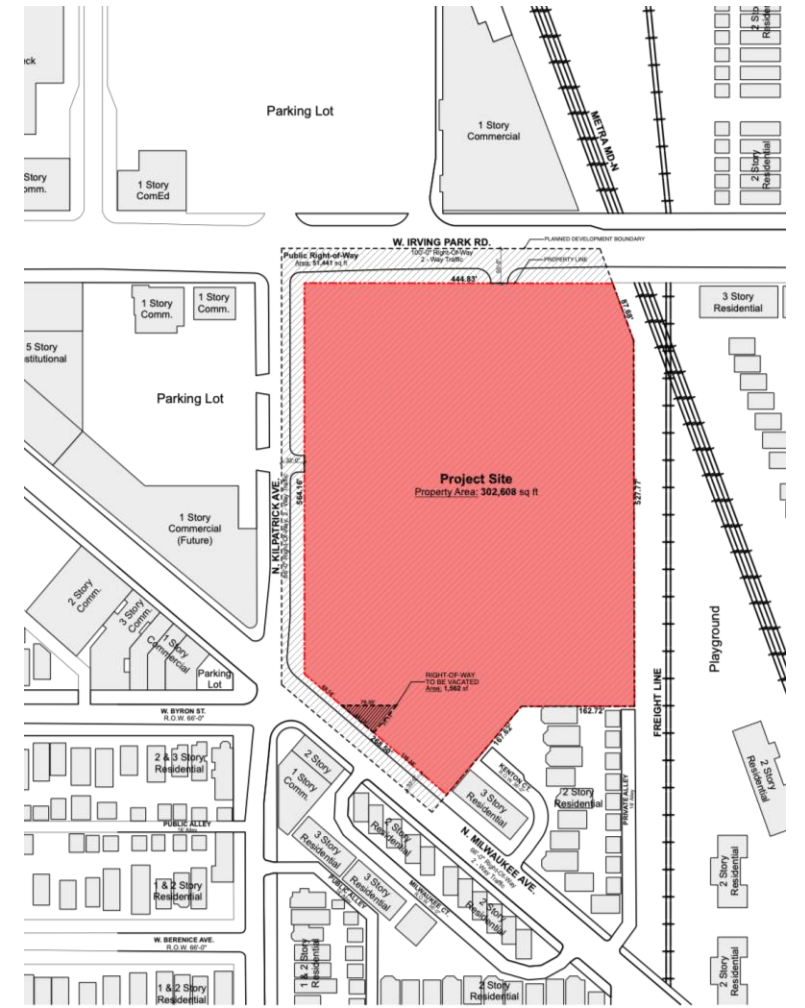
Source: 2017-2021 American Community Survey five-year estimates.

Universe: Housing units

*"Other" includes boats, recreational vehicles (RVs), vans, etc.

Source: <https://www.cmap.illinois.gov/data/community-snapshots>





AERIAL VIEW



PROPERTY LIMITS & PD BOUNDARY

SITE CONTEXT



Six Corners - Looking E



Milwaukee Ave - Looking NW



Development 'DP720 Zone B' North of Milwaukee



Development 'DP720 Zone B' North of Milwaukee



Development 'DP720 Zone A' South of Milwaukee

ADJACENT SITE CONTEXT



1 N MILWAUKEE LOOKING NORTHWEST



2 N MILWAUKEE + N KILPATRICK LOOKING SOUTHEAST



3 N KILPATRICK LOOKING NORTHEAST

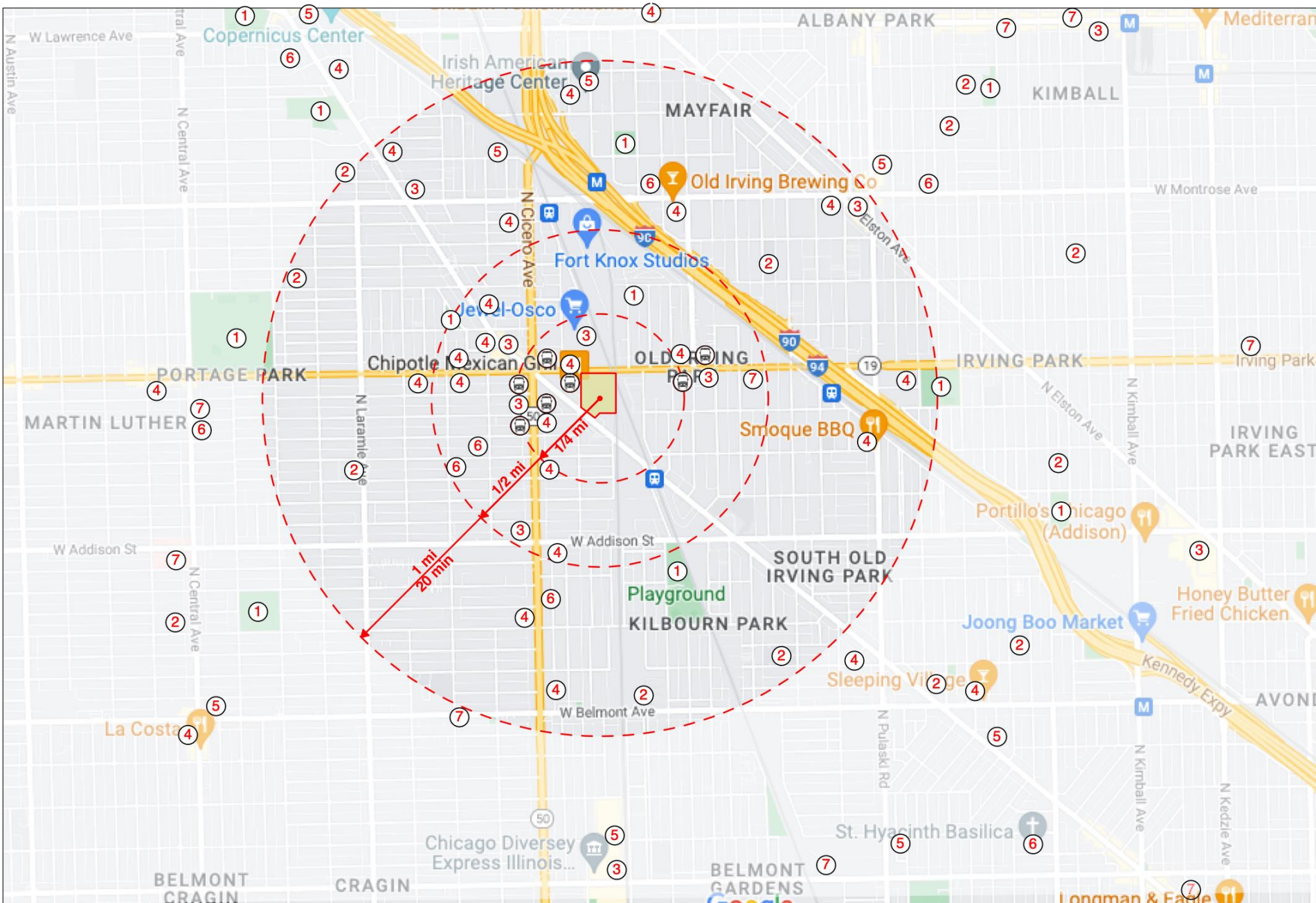


4 W IRVING PARK + N KILPATRICK LOOKING SOUTHEAST

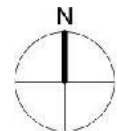


5 W IRVING PARK LOOKING SOUTHWEST

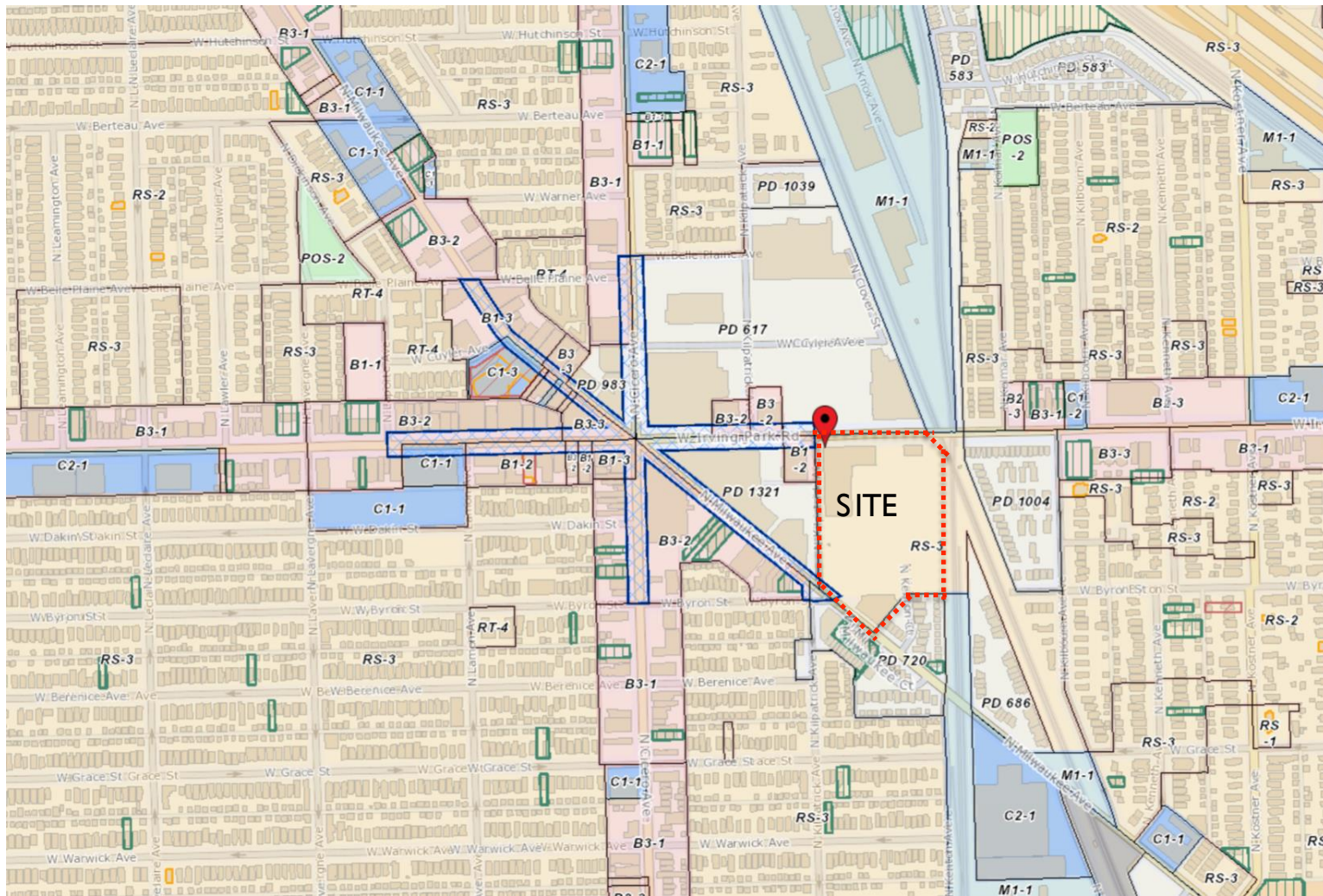
SITE CONTEXT



- ### Map Legend
- Bus Stop
 - CTA / Metra Station
 - Park / Recreation
 - School
 - Shopping
 - Dining / Entertain.
 - Government / Munipl.
 - Worship
 - Medical / Health



SITE CONTEXT PLAN



ZONING MAP



ENLARGED ZONING MAP



Identify Results	
Zoning Districts	RS-3
Application Number :	13996
Ordinance Date :	7/29/2003
Planning Region	NORTHWEST
Zoning Map Index	Grid Index : 9-K Zoning Map Page Number : 53B
Building Address	3955 N KILPATRICK AVE (155644)

Parcels	PIN #: 1322102001 Parcel Address : 3955-3955 N KILPATRICK AVE
80 Acre Page	Open 80 Acre Page (wnw224013r)
Tax Increment Financing (TIF)	Portage Park Ref. Number : T- 58
Ward	45
Community Area	PORTAGE PARK



AERIAL VIEW LOOKING SOUTHEAST



AERIAL VIEW LOOKING NORTH



PEDESTRIAN CONTEXT: VIEW @ IRVING PARK ENTRY DRIVEWAY 'A'



PEDESTRIAN CONTEXT: VIEW @ KILPATRICK & MILWAUKEE

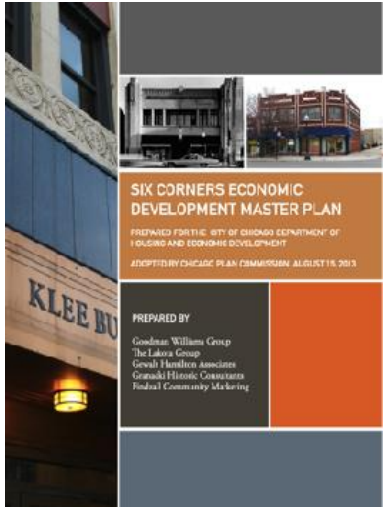


PEDESTRIAN CONTEXT: VIEW @ DUPLEX UNITS ALONG MILWAUKEE



PEDESTRIAN CONTEXT: VIEW @ FRONT OF THE APARTMENT BUILDING FACING IRVING PARK

★ Planning Context



- Attract more retail stores and businesses to Six Corners that appeal to the diversity of households in the area.
- Activate dormant sites in the Six Corners Community Area.
- Recognize and enhance the cultural and entertainment offerings in Six Corners.
- Upgrade building facades and storefronts.
- Plan for the redevelopment of key opportunity sites.
- 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.



- A current market analysis and develop marketing materials to attract future development and businesses to this commercial corridor
- Study area covering the Jefferson Park and Portage Park Community Areas
- High business vacancy rates, exacerbated by the pandemic.
- Local businesses and residents are actively seeking assistance to address these concerns, preserve existing businesses and attract new investments.

Project Timeline + Community Outreach

Date of Filing and Introduction: 01/24/2024

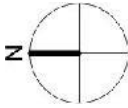
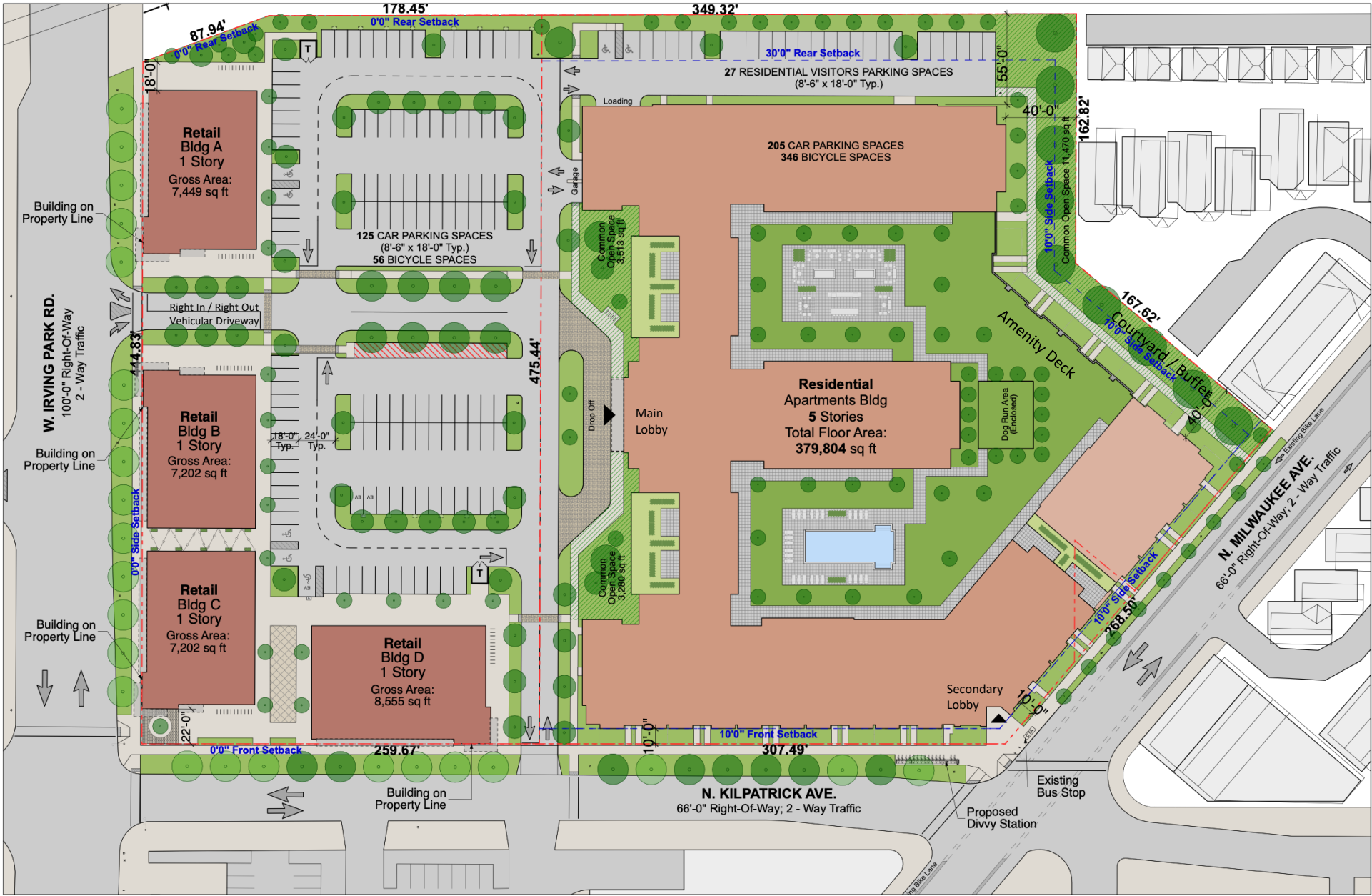
First Community Meeting: 10/13/2021



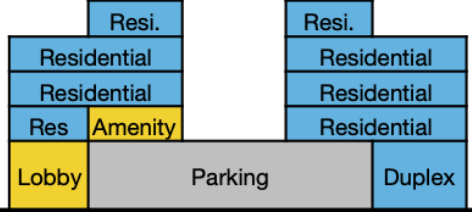
Final Community Meeting: 09/20/2023



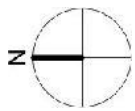
- Retail buildings wrap the corner at Kilpatrick, providing better screening of the interior parking lot while still providing pedestrian access to the interior
- Additional retail along Irving Park to activate and maintain the 'streetwall' from Six-Corners to the west
- Introduction of large residential apartment building, anchoring and occupying the southern portion of the development site, maintaining full-time activation and enhancement along Kilpatrick and Milwaukee frontages
- Eliminate and replace big box retail complex and low density suppressed residential building of the former proposal(s)



- - - - - Property Limit
- - - - - Required Setback



SITE PLAN



SITE + GROUND FLOOR PLAN



2ND FLOOR PLAN

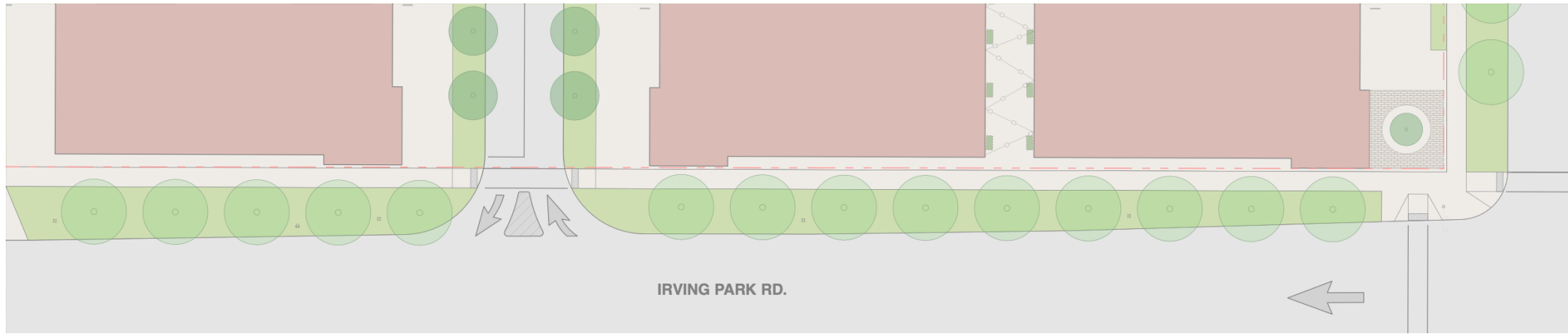


5TH FLOOR + ROOF PLAN



Material Legend

- 1 Face Brick
- 2 Fiber-Cement Panels
- 3 Fiber-Cement Siding
- 4 Vinyl Windows
- 5 Metal Canopy
- 6 Sheet Metal Coping
- 7 Metal Balcony System
- 8 Aluminum Storefront
- 9 Overhead Door
- 10 Metal Fence
- 11 Metal Panels

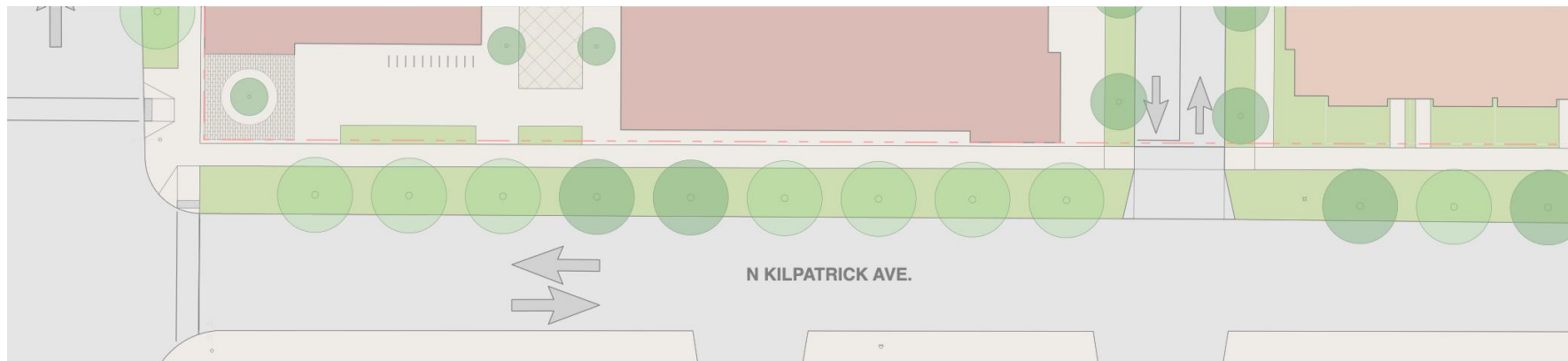


RETAIL - IRVING PARK RD ELEVATIONS

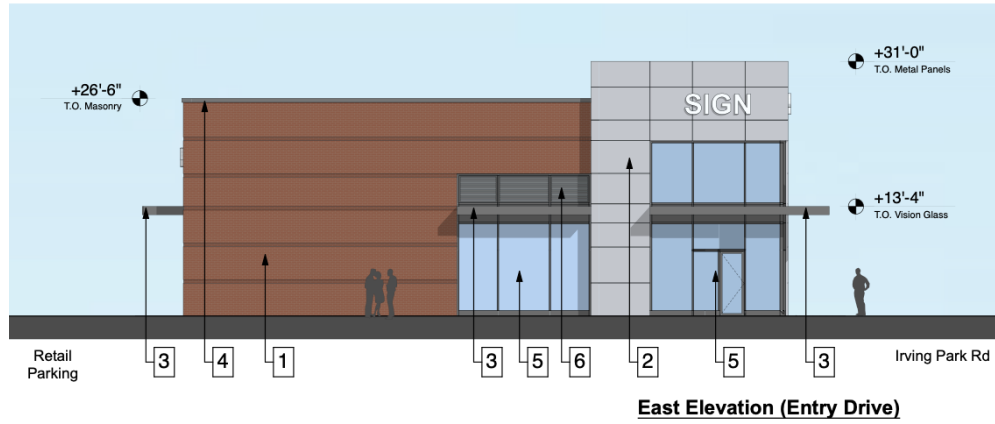


Material Legend

- 1 Face Brick
- 2 Fiber-Cement Panels
- 3 Fiber-Cement Siding
- 4 Vinyl Windows
- 5 Metal Canopy
- 6 Sheet Metal Coping
- 7 Metal Balcony System
- 8 Aluminum Storefront
- 9 Overhead Door
- 10 Metal Fence
- 11 Metal Panels



RETAIL - KILPATRICK AVE (NORTH) ELEVATION



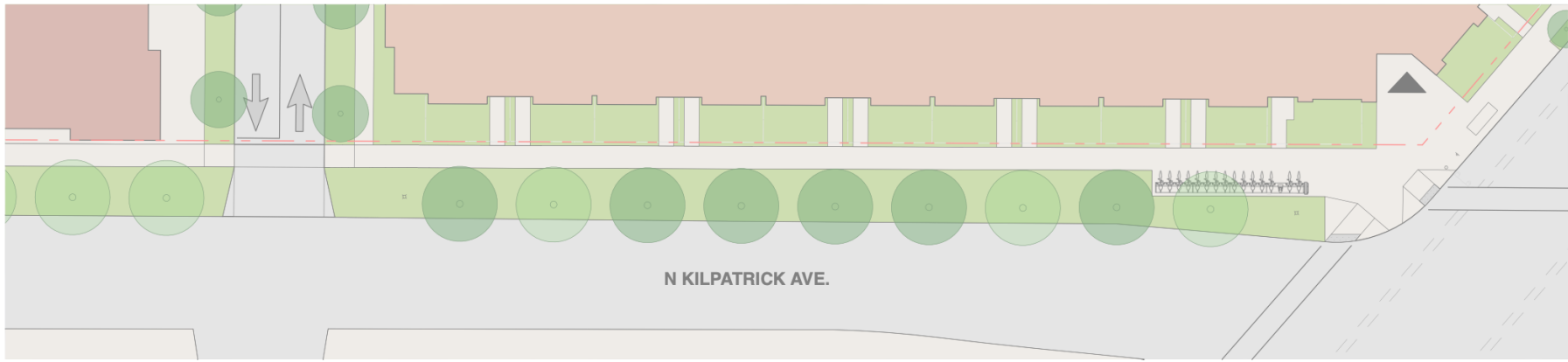
Material Legend

- 1 Face Brick
- 2 Metal Panels
- 3 Metal Canopy
- 4 Sheet Metal Coping
- 5 Aluminum Storefront
- 6 Glazing Louvers
- 7 Spandrel Glass

TYPICAL RETAIL BUILDING ELEVATIONS



- Material Legend**
- 1 Face Brick
 - 2 Fiber-Cement Panels
 - 3 Fiber-Cement Siding
 - 4 Vinyl Windows
 - 5 Metal Canopy
 - 6 Sheet Metal Coping
 - 7 Metal Balcony System
 - 8 Aluminum Storefront
 - 9 Overhead Door
 - 10 Metal Fence

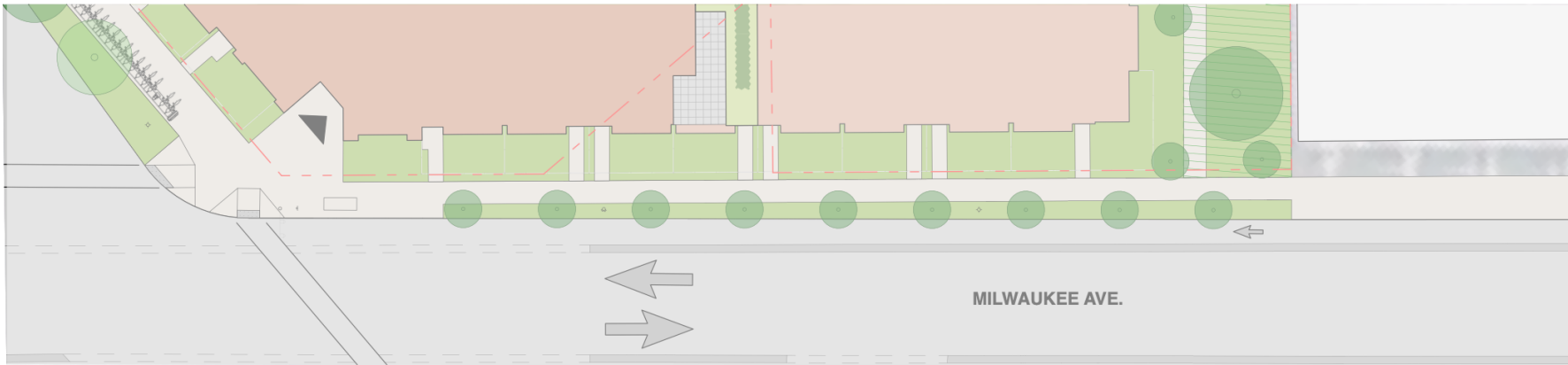


RESIDENTIAL - KILPATRICK AVE (SOUTH) ELEVATION



Material Legend

- 1 Face Brick
- 2 Fiber-Cement Panels
- 3 Fiber-Cement Siding
- 4 Vinyl Windows
- 5 Metal Canopy
- 6 Sheet Metal Coping
- 7 Metal Balcony System
- 8 Aluminum Storefront
- 9 Overhead Door
- 10 Metal Fence

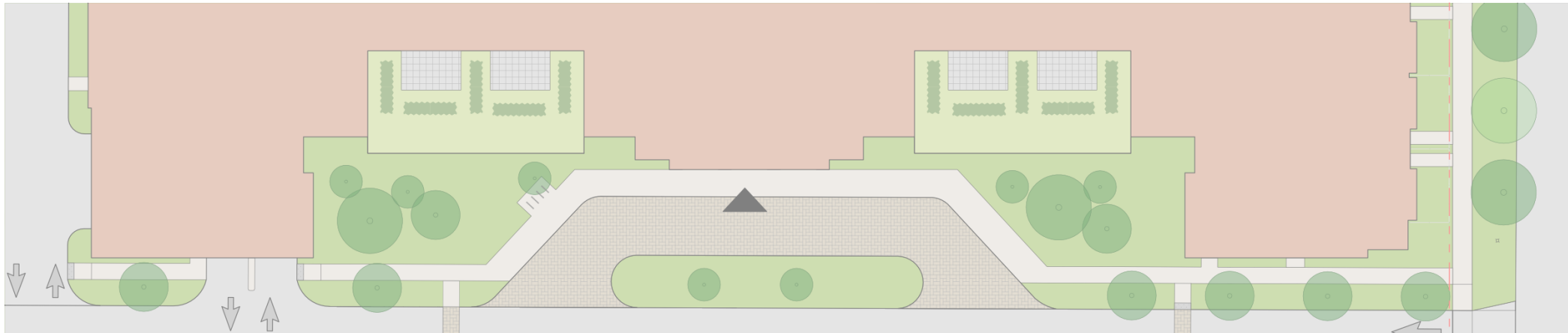


BUILDING ELEVATION (IDENTIFY DIRECTION)



Material Legend

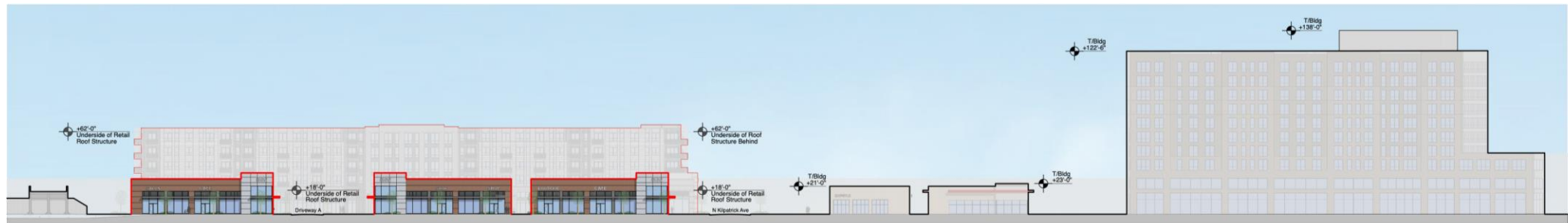
- 1 Face Brick
- 2 Fiber-Cement Panels
- 3 Fiber-Cement Siding
- 4 Vinyl Windows
- 5 Metal Canopy
- 6 Sheet Metal Coping
- 7 Metal Balcony System
- 8 Aluminum Storefront
- 9 Overhead Door
- 10 Metal Fence



RESIDENTIAL - NORTH ELEVATION



N. Kilpatrick Avenue



W. Irving Park Road



N. Milwaukee Avenue

STREET PROFILES



- The proposed one-story retail buildings continue the street wall along the south side of Irving Park, extending the pedestrian retail character leading from the Six Corners intersection. The residential apartment building steps down and is set-back from the south property line to provide a landscaped open space that forms a buffer along the lower density residential developments to the south.
- Buildings are positioned to hold the corner and lend prominence to each street frontage through the use of interesting and harmonious architectural features that emphasize the unique topographic conditions.
- Access to parking and building service areas has been provided throughout the interior of the site and is effectively screened from the surrounding public ways, while maintaining porosity for pedestrians from each of the bordering streets/designated walkways (sidewalks)



- The proximity of the buildings and landscaping provide a safe and attractive pedestrian route along the street facing facades
- The retail buildings are all street level spaces that open to the sidewalks with large storefronts that avoid blank walls
- The residential building has activated street level spaces and exterior patios to enhance appearance and promote safety
- The residential building features an architecturally emphasized covered entry providing comfortable pedestrian access.



Material Legend

- 1 Face Brick
- 2 Fiber-Cement Panels
- 3 Fiber-Cement Siding
- 4 Vinyl Windows
- 5 Metal Canopy
- 6 Sheet Metal Coping
- 7 Metal Balcony System
- 8 Metal Fence

Brick Face



Brick A - Badlands Smooth

Brick Face



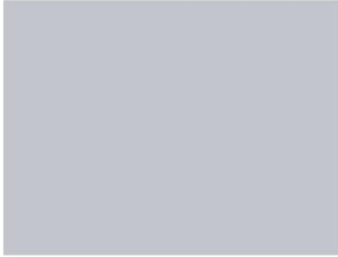
Brick A - Badlands Smooth



Brick B - Black Hills Smooth



Metal Panel



Panel Color
(PPG Wind Storm PC846)

Fiber Cement



FC01 - 7" V-Grove Siding
(Metal Coping to match the color of the fiber cement adjacent to)



FC02 - Panel A



FC03 - Panel B

Architectural Metal



Storefront; Glazing Louver; Metal Coping; Metal Canopy
(PPG Light Gray PC847)

Architectural Metal



Storefront; Overhead Door; Fence; Balconies & Railing; Canopy; Metal Coping @ Brick
(PPG Black Bronze PC818)

Cast Stone



Stone Coping; Stone Sill

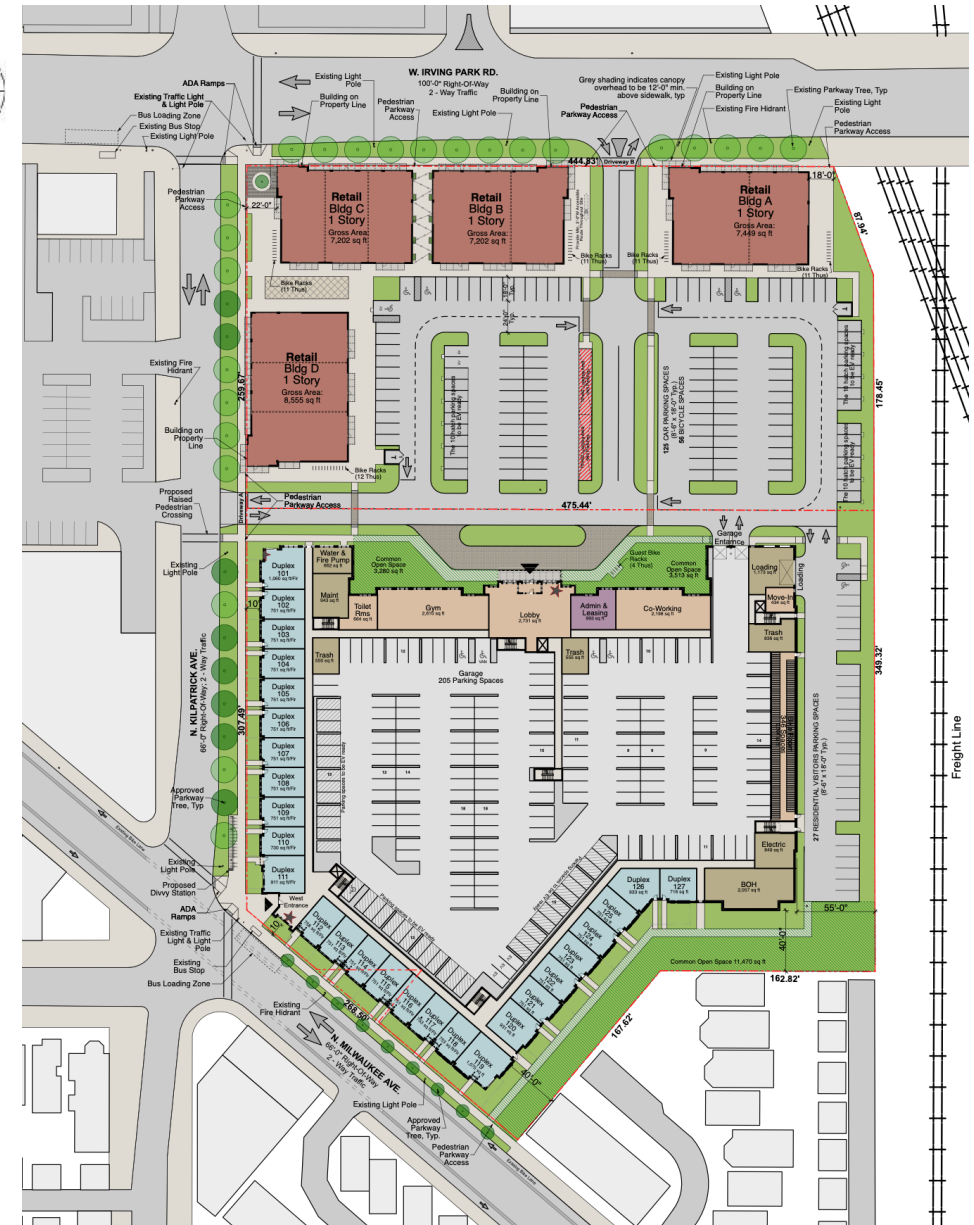
RETAIL
BUILDINGS

RESIDENTIAL
BUILDING

Parking & Loading Regulations Table

	Sub-Area A (Gross Area - 10,000 Sq Ft) x 2.5 Spaces / 1,000 Sq Ft	Sub-Area B 0.5 / Dwelling Unit
Accessory Car Parking Spaces:		
Per Zoning:	56	177
Provided:	125	205
Accessory Bicycle Spaces:	1 / Car Parking Space	1 / Dwelling Unit
Per Zoning:	56	346
Provided:	56	346
Loading Spaces:	Total Gross Floor Area (25,000-49,999 Sq Ft)	Bldg Gross Floor Area (200,000+ Sq Ft)
Per Zoning:	(2) 10 x 50 ft	(2) 10 x 25 ft
Provided:	(2) 10 x 50 ft	(2) 10 x 25 ft

- Transit Served Location – located within immediate proximity of the CTA bus line corridor, as well as the Elevated Train (CTA) and Metra stations
- Bicycle parking / storage along with bike-share (Divvy) sponsorship
- Reduction in vehicular parking
- Minimum number of the vehicular driveway/access points interruptions to the public ways and following existing traffic pattern
- Retail and residential parking areas screened from the streets with active uses and landscape elements
- Designated ride share drop-off area and visitor parking
- Fully accessible and ADA compliant site access



Traffic Impact Study
Proposed Mixed-Use Development
Chicago, Illinois



Prepared For:



KLOA
Kenig, Lindgren, O'Hara, Aboona, Inc.

SUMMARY OF FINDINGS:

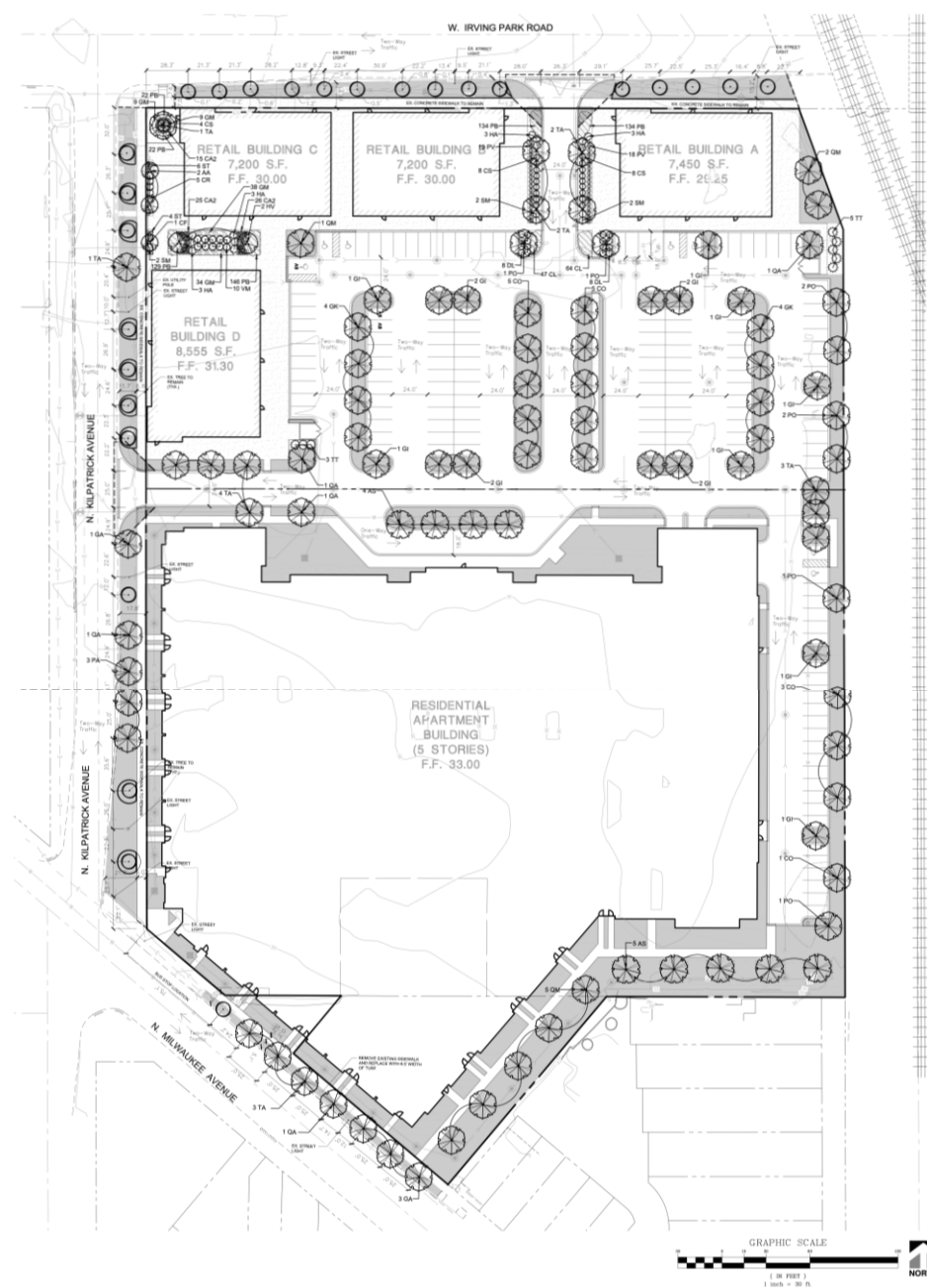
- The total volume of traffic estimated by the proposed commercial uses will be reduced due to pass-by trips and the interaction between the existing and proposed land uses.
- Given the proximity of the site to alternative modes of transportation, including multiple bus routes and Divvy stations, the number of auto trips will be reduced.
- The new traffic generated by the proposed development will have a limited impact on the intersection of Cicero Avenue with Irving Park Road and Milwaukee Avenue as it will account for five percent or less of the traffic traversing the intersection.
- The proposed access system, with a right-in/right-out access drive off Irving Park Road and a full-movement access drive off Kilpatrick Avenue, will be adequate in accommodating the traffic estimated to be generated by the proposed development and will ensure efficient and flexible access is provided.
- The provision of a right-in/right out access drive on Irving Park Road will reduce the volume of site-generated traffic traversing the signalized intersection of Irving Park Road with Kilpatrick Avenue, particularly the northbound right-turn movements.

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
DECIDUOUS TREES						
AS	9	<i>Acer saccharum</i>	Sugar Maple	2.5" Cal.	B&B	
CO	14	<i>Celtis occidentalis</i>	Common Hackberry	2.5" Cal.	B&B	
GA	4	<i>Ginkgo biloba</i> 'Autumn Gold'	Autumn Gold Maidenhair Tree	2.5" Cal.	B&B	
GI	16	<i>Gleditsia triacanthos inermis</i> 'Skycole'	Skyline® Honey Locust	2.5" Cal.	B&B	
GK	8	<i>Gymnocladia dioica</i>	Kentucky Coffeetree	2.5" Cal.	B&B	
PO	8	<i>Platanus occidentalis</i>	American Sycamore	2.5" Cal.	B&B	
PA	3	<i>Platanus x acerifolia</i>	London Plane Tree	2.5" Cal.	B&B	
QA	5	<i>Quercus alba</i>	White Oak	2.5" Cal.	B&B	
QM	8	<i>Quercus macrocarpa</i>	Burr Oak	2.5" Cal.	B&B	
TA	16	<i>Tilia americana</i>	American Linden	2.5" Cal.	B&B	
ORNAMENTAL TREES						
AA	2	<i>Amelanchier arborea</i>	Downy Serviceberry	6' Ht.	B&B	
CF	1	<i>Cornus florida</i>	Flowering Dogwood	6' Ht.	B&B	
HV	2	<i>Hamamelis virginiana</i>	Common Witch Hazel	6' Ht.	B&B	
DECIDUOUS SHRUBS						
CS	22	<i>Cephalanthus occidentalis</i> 'SMCOSS'	Sugar Shack® Buttonbush	5 gal.	Pot	
CR	5	<i>Cornus sericea</i>	Red Twig Dogwood	5 gal.	Pot	
DL	16	<i>Diervilla lonicera</i>	Dwarf Bush Honeysuckle	5 gal.	Pot	
HA	12	<i>Hydrangea arborescens</i> 'Annabelle'	Annabelle Hydrangea	5 gal.	Pot	
SM	6	<i>Spiraea alba</i>	Meadowsweet	5 gal.	Pot	
VM	10	<i>Viburnum dentatum</i> 'Blue Muffin'	Blue Muffin Arrowwood Viburnum	5 gal.	Pot	
EVERGREEN SHRUBS						
TT	8	<i>Thuja occidentalis</i> 'Techny'	Techny Arborvitae	6'	B&B	
ORNAMENTAL GRASSES						
CA2	66	<i>Carex albicans</i>	White-tinged Sedge	1 gal.	Pot	
PV	37	<i>Panicum virgatum</i>	Switch Grass	3 gal.	Pot	
ST	10	<i>Sporobolus heterolepis</i> 'Tara'	Tara Prairie Dropseed	1 gal.	Pot	
PERENNIALS						
CL	111	<i>Coreopsis lanceolata</i>	Lanceleaf Tickseed	flat	Flat	
GM	90	<i>Geranium maculatum</i>	Spotted Geranium	flat	Flat	
PB	587	<i>Phlox divaricata</i> 'Blue Moon'	Blue Moon Woodland Phlox	flat	Flat	

CONCEPT PLANT SCHEDULE

-  EXISTING PARKWAY TREES 26
-  TURF AREA






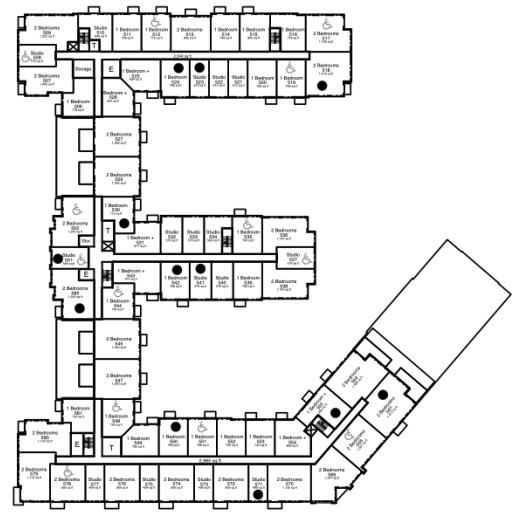
3955 N Kilpatrick
Affordable Housing Units

PAPPAGEORGE HAYMES	Total Units					ARO Units					Market Rate Type A Units				Remaining Market Rate Type B Units				
	Duplex *	Studio	1BR	1BR+	2BR	Duplex	Studio	1BR	1BR+	2BR	Studio	1BR	1BR+	2BR	Duplex	Studio	1BR	1BR+	2BR
Total Unit Type	27	78	123	27	91	5	11	22	0	14	14	21	6	16	22	53	80	21	61
Hearing Imp Units	-	-	-	-	-	1	3	5	0	3	3	4	1	3	5	10	16	4	12
Unit Type %	8%	23%	36%	8%	25%	10%	21%	42%	0%	27%	25%	37%	11%	28%	9%	22%	34%	9%	26%
Total Units	346					52					57				237				
% Units	100%					15% On Site** + Fee in Lieu of 5%					17%				68%				
						(Total DU / 20%) = ARO Units					(Total DU - ARO Units) x 20% = Type A				% Remaining Units (Total DU - ARO Units - Type A)				

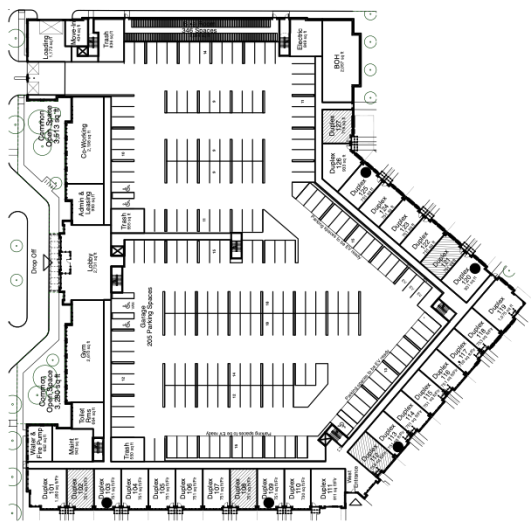
* The Two Level units are exempt from the accessible requirements.
** A minimum of 15% of ARO Units will be provided on site.

Legend:

-  Affordable Units
-  Market Rate Type A Units
-  Hearing/Visual Units



5th Floor Plan



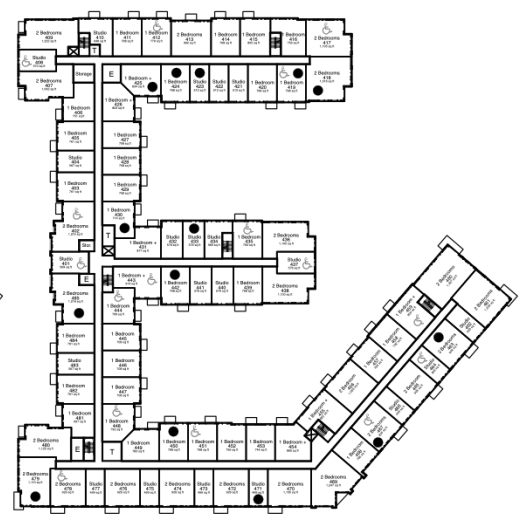
1st Floor Plan



2nd Floor Plan



3rd Floor Plan



4th Floor Plan

- 500-750 estimated construction jobs
- The retail build out is 12 months construction (including tenant buildout)
- The residential build out is up to 24 months
- The residential budget is over \$90 million
- The retail budget is over \$20 million
- Estimated total project costs = \$110 million
- The hiring goals for this project include allocating a percentage of the total budget for contracts with certified MBEs and WBEs, aiming to hire a percentage of the project workforce from Chicago residents



DPD Recommendations

DPD has concluded that this proposal is appropriate for this site and supports the proposal for the following reasons:

1. The proposal ensures a level of amenities appropriate to the nature and scale of the project (17-8-0104).
2. The proposed development complies with the Planned Development Standards and Guidelines (Section 17-8-0900 & 17-13-0609-A).
3. The proposed development is consistent with the Six Corners Economic Development Master Plan (17-8-0903);
4. The proposed development promotes the safe and efficient circulation of pedestrians, cyclists, and motor vehicles (17-8-0904-A-1);
5. The proposed development reinforces desirable urban features found within the surrounding area (17-8-0909-A-1); and,
6. The proposed development is compatible with the character of the surrounding area in terms of uses, density and building scale (17-13-0609-B)