

## Lake Park Plaza Condominium Feedback Immaculata Redevelopment – Plan Negatives

The size and scope of the Immaculata Redevelopment, with the addition of a 22-floor senior residential tower (height 250') including penthouse mechanicals (adding an additional 15') and its 192 residential units, greatly adds to the existing repurposed landmark buildings' 245 rental units. The combined 437 units results in significant impact to the area's population, traffic density, real estate values, and general quality of life.

In short, this Redevelopment, described appropriately as an over-development, impacts the surrounding properties with many negative concerns. Their sum total outweighs the development's positive potential. These negative impacts are itemized below.

Item	Negative Impact on Surrounding Communities, Neighborhoods & Environment
<b>1</b>	<p><b>Population Density</b></p> <p>The currently proposed total of 437 additional residential units will significantly increase the area population by adding residents and senior tower medical support staff needed to provide full-time 24/7 senior care. In turn, staff shifts add to the pedestrian and vehicle traffic movement in and around its surrounding streets and neighborhoods. Bittersweet and Marine Drive will be most impacted, along with Irving Park Road, a well-used entrance/exit to/from DuSable Lake Shore Drive.</p>
<b>2</b>	<p><b>Traffic Density</b></p> <p>The proposed 118 parking spaces for residents, staff, visitors and additional EMS and transport vehicles serving senior residents, will significantly increase area traffic and sounds of EMS sirens. This will add congestion to often-difficult access to/from DuSable Lake Shore Drive, affecting Recreation Drive, Bittersweet Place, Marine Drive and Irving Park Rd at rush-hour times, when special events are held on the lakefront, and especially during Cubs season home games from May through September. In addition, the traffic will slow neighborhood bus routes and overburden use of public transportation in the area.</p>
<b>3</b>	<p><b>3636 N. Lake Shore Drive Development</b></p> <p>This planned development, located just three blocks south of the Immaculata Redevelopment and adjacent to The New York Private Residences at local N. Lake Shore Drive and Waveland Avenue, was approved in June 2021. It soon will also add to the neighborhood density, units, traffic and population in general. Its 333 residential units and planned neighborhood restaurant will significantly increase area traffic and access to and from DuSable Lake Shore Drive at Irving Park Road, which is only three blocks away.</p>
<b>4</b>	<p><b>Historic &amp; Architectural Aesthetics</b></p> <p>Addition of a mostly glass 22+ story tower would detract and distract from the distinctive architectures of the existing low-rise Immaculata landmark buildings and its neighboring Pattington Courtyard, both listed in the National Register of Historic Places. Visual focus of this entire block, with its many other buildings that uniquely contribute to the Buena Park Historic District, would be refocused instead to a monolithic modernistic structure imbedded into the complex of existing landmark buildings designed by architect Barry Byrne.</p>

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<b>5</b>	<p><b>Bittersweet Place Access</b></p> <p>The impact that this Redevelopment will have on the one-way Bittersweet Place street will often result in gridlock. Traffic on this street will be a nightmare, given its current issues with large delivery trucks and moving vans blocking traffic. Add to this the additional non-stop traffic caused by hundreds of added units and various services and deliveries that are needed to serve such a diverse combination of residences. The main access to the Redevelopment will remain off Bittersweet Place, especially difficult in the event of needing multiple emergencies vehicles navigating within in a tightly spaced 437 unit Immaculata complex.</p>
<b>6</b>	<p><b>EMS Activity &amp; Noise Levels</b></p> <p>The addition of a senior progressive care facility, housing residents requiring assisted living or memory care, will employ regular medical support needs and staffing. This will require the movement in and out of emergency vehicles with their required sirens and traffic control to quickly transport residents from a very limited size drop-off and pick-up areas as currently planned. The tower itself would be difficult to access, based on its location within a three-sided building-enclosed area, accessed only from a Bittersweet Place two-ways entrance and a narrow one-way entrance off Marine Drive.</p>
<b>7</b>	<p><b>Neighborhood Parking</b></p> <p>Parking has always been a premium surrounding the Immaculata property and will become even more so with the addition of 400+ units, even with 188 parking spaces provided. Service deliveries, staffing needs and visiting families and friends of resident seniors, will add to both traffic and parking needs on a temporary basis.</p>
<b>8</b>	<p><b>Construction-Related Impact</b></p> <p>Addition of a new 265 foot tower in the parking lot will require a foundation and footings that would require parking lot demolition and support installation. The expected vibration and pounding could result in structural damage to existing landmark buildings and adjacent surrounding neighborhood buildings on Bittersweet, Marine Drive and Irving Park Road. Assurance must be made by the contractors that vibration levels will be monitored and responsibility taken for any infrastructure damage that is the result of this construction.</p>
<b>9</b>	<p><b>Migratory Bird Patterns</b></p> <p>Any high rise tower building as planned is cause for migratory bird injury or death unless its window design has been reviewed and approved by a local birding organization, such as the Chicago Ornithological Society's Bird Collision Monitors. This is especially important for this Redevelopment with a glass and steel 265' tower and located within a half-mile of the Bill Jarvis Bird Sanctuary and Montrose Dune Habitats.</p>

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<p><b>10</b></p>	<p><b>Public Utilities &amp; Transportation</b>            Addition of 437 residential units will add to the strain on public utilities, water and sewer, and increased street flooding and ponding. Public transportation will be slowed from the increased demand to find alternatives to getting around the Buena Park and East Lake View Neighborhoods.</p>
<p><b>11</b></p>	<p><b>Wind Levels</b>            The proposed 265 foot height tower will create added street-level wind velocity caused by periodic high easterly winds off Lake Michigan. A narrower wind tunnel created on Bittersweet between 4100 N. Marine and a new tower, and another between the tower and 3950 N. LSD along with 655 W. Irving Park, will greatly increase already high street-level winds. This will adversely affect safe pedestrian and bicycle movement along Irving Park Rd and Bittersweet Place walkways.</p>
<p><b>12</b></p>	<p><b>Real Estate Values</b>            The 265 foot tower as planned will impact views of many condo units in buildings surrounding the Immaculata Redevelopment that now have an amazing panoramic view of the lakefront, including the Park, Montrose Harbor, Marovitz Golf Course, and Lake Michigan itself. In most cases, their most scenic view will be significantly blocked by the addition of a tower, if not completely obstruct it. The impact could result in a loss of 10-25% in their home's real estate value, based upon current views and resulting obstruction caused by an added tower. It will also impact the value of condos not affected by a change in view, rather by an overall reduction in condo values within the building. Additionally, added vehicle noise and traffic congestion, caused by an increase in neighborhood population, will further impact the value of home sales in the future.</p>