

# PETITION

Developer KGiles, LLC and CA Ventures are proposing a Planned Development located at 640 W. Irving Park Road that includes a rehabilitation of Immaculata High School, a landmark building, into 250 studio and 1-bedroom apartments. In addition, and of greater concern, a 23 story (includes mechanical penthouse) glass and steel Tower with 200 units for assisted living, memory care and independent living that would be erected on the Immaculata property. Of the 450 total units, there would be 118 parking spaces for the apartments and Tower. The proposed main entrance and exit for the Senior Living Tower residents and guests would be on Bittersweet, Pl., while inbound access for staff, ambulances, deliveries, loading and construction vehicles would be from Marine Drive, with the exit on Bittersweet. The rideshare drop off is planned for Irving Park Rd. ([www.James46.Org](http://www.James46.Org)) (Proposal as of June 24, 2021)

***We the undersigned Residents and Property Owners residing in the 46<sup>th</sup> Ward are against the Immaculata Re-Development Project (“Project”) located at the Immaculata High School site on Irving Park and Marine Drive, for the following reasons:***

- I. Is this Project consistent with the 46<sup>th</sup> Ward’s Economic Plan for New Developments as published? No, it is not because:
  - It does not add value to the neighborhood. There is no evidence of the need for another senior living facility, as similar senior housing facilities currently exist, to wit: Artis Senior Living, Brookdale Senior Living, Sunrise of Lincoln Park, Belmont Village Senior Living and Residences of Symphony Lincoln Park.
  - It does not respect the Ward’s unique architectural and historic buildings. A (23) story height Tower will dwarf the beautiful landmarked buildings adjacent to the Project, and will completely deprive the surrounding historic buildings on Bittersweet of any sunlight.
  
- II. Will this Project adhere to the City of Chicago’s Sustainability Development Standards regarding Stormwater Management? No, it will not because:
  - Sewer systems in the immediate neighborhood currently cannot handle storm discharge. This Project will make worse an already substantial and ongoing street flooding issue on Irving Park as well as streets in the adjacent neighborhood that has existed for years.
  
- III. Are there additional reasons to reject the Project and the requested zoning changes? Yes, these reasons include, but are not limited to, the following:
  - Traffic: This project will unduly tax already congested traffic at Irving Park and Marine from rush hours, Cubs Games, Concerts and City events. The added congestion from the Project (residents, staff, ambulances, delivery-loading) will adversely impact CTA Bus Routes and affect residents of the entire Ward.
  - On-Street Parking: This Project proposes 450 units with only 118 parking spaces for their residents, guests and staff. On-street parking in the immediate area and outward is already saturated. There is no room to accommodate the mass of on-street parkers this Project would bring to the neighborhood.
  - Bittersweet / Clarendon Traffic Impact: The designated entrance for the Tower will be on Bittersweet, a small one-way residential street with on-street parking on both sides that is accessible only via Clarendon. Those who live on Bittersweet will be severely impacted by traffic associated with residents, guests, staff, vendors, emergency and construction vehicles.
  - Wind Tunnel: A (23) story high Tower would add to an already existing wind tunnel that currently endangers pedestrian and bicycle traffic.

Name (print)	Address	E-Mail	Signature


