

Q4 After reading the materials/watching the Town Hall from May 4th, 2022, what specific questions, concerns, or comments do you have about this proposed development? Please note, this feedback form will be shared with the development team, their attorney, Rolando Acosta, Alderman Cappleman and Zoning & Development committee members.

#	RESPONSES	DATE
1	This will be a huge traffic snarl. How will make a left onto Irving Park from Frontier?	5/31/2022 11:09 AM
2	We are concerned about how this development will dramatically reduce property values for hundreds of properties in surrounding buildings due to obstructed views of the lake.	5/30/2022 10:33 PM
3	No questions.	5/30/2022 6:01 PM
4	There is already insufficient parking in the area and the proposed plans appear to only provide parking for less than a third of the units (assuming only one car per unit)! And not even enough biking storage facilities to make up for the rest. There does not appear to be a plan for visitor parking, is no one supposed to visit these seniors? Additionally, traffic on Irving Park is already extremely heavy, and they're proposing the rideshare pick up/drop off lot be a very tiny area off of Irving Park – this is not going to be sufficient, not with a majority of the residents dependent on rideshare, nevermind the delivery drivers having no where to park while making deliveries. Delivery services are an issue at Park Place and the building has vendor spots of on the east side of the building. It is going to be a disaster if built as proposed, making traffic on Irving Park even worse. NOTE: There are discrepancies in the number of parking spaces throughout the proposal, is it 10 or 15 of the 96 spots for Bittersweet/community?	5/30/2022 4:13 PM
5	I think this project is the last thing we need for this area. We do not need yet another high rise building in this area.	5/29/2022 7:37 AM
6	none	5/28/2022 10:41 PM
7	Reading the proposal, why are there only 20 affordable apartments? I would think there would be a lot more units since this is a "dedicated senior living building". I would like to see the number of affordable units increase significantly for the elder population.	5/28/2022 11:41 AM
8	They aren't willing to budge on the height. This area is already congested and is a wind tunnel. The last thing we need is another high-rise. Selfishly I also don't want my view obstructed. Go find another place to build your building. You're not wanted here.	5/28/2022 8:57 AM
9	Why would you want to build a senior living facility in a neighborhood which is so busy with younger, office going crowd living here? With the proximity to offices, Wouldn't somewhere further up north where its less crowded and more peaceful make more sense for the senior people? If the developer really wants to add value in this neighborhood, a grocery store, sports complex or some other commercial development would make more sense.	5/28/2022 8:42 AM
10	I am concerned about the traffic, especially in the summer, parking for visitors, emergency vehicles in the area and weather conditions as a result of the height of the building.	5/27/2022 7:50 PM
11	To high	5/27/2022 6:56 PM
12	I want to make sure this area and the traffic are safe for any older residents. People speed and run the red lights, we have had carjackings, and no easy sidewalks to walk down around there.	5/27/2022 5:49 PM
13	I believe there should be added emphasis on affordable housing, I personally believe it should have remained 27+ floors, as we need as much affordable housing as possible. We need more investment in quality, affordable, clean, reliable, modern mass public transit, that would alleviate congestion in this area and elsewhere, especially with this development. Added emphasis on improving and maintaining the walking and biking paths, sidewalks, trees and	5/27/2022 2:13 PM

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flowers around the area. Better access to the Lake front, and it's walking, running and biking paths. Better, solar street lighting for safety and accessibility. We need good, local retail merchants on floor level spaces.

14	This vintage historic building should be protected from development and limited only to educational purpose. The proposed structure is vulgar and should not be permitted at all at any height. Surely there is some limitation in the Trust documents to prohibit such developments	5/27/2022 9:45 AM
15	Takes away my lake views	5/27/2022 9:27 AM
16	This is an unnecessary high-rise development. Any development should maintain aesthetics with other buildings on that side of the street. The traffic that this development will create is never going to be remedied. The idea of selling this as a means of creating jobs should have no bearing on it. The idea of selling senior living is also a useless idea. There are many seniors living very well in this area and there does not need to be affordable housing. That is nothing more than a modern day housing project. Why was this re-zoned for a high-rise complex.	5/27/2022 8:45 AM
17	We don't want our view to be blocked, purchased the condo and paying high assessment fees in order to have the view of the lake	5/27/2022 8:25 AM
18	The height is a concern. I'm also very concerned about the congestion this will cause. The traffic is already bad near this development. Although this is for an older population, traffic will still increase for deliveries and visitors.	5/27/2022 7:04 AM
19	When was the traffic study conducted. If during Covid it is not the same as traffic today and the Cubs games back in full strength	5/26/2022 8:51 PM
20	I am concerned about the height of the development. This will impact my property value and the surrounding properties. Traffic is already an issue and this will only increase the problem.	5/26/2022 7:39 PM
21	concern about the wind in the corner of Irving Park and Pine Grove, was there any study/analysis done?	5/26/2022 6:21 PM
22	Traffic is already beyond bad, a development of this size will send us into gridlock beyond morning and evening rush hours. Then think of Cub Game traffic, this development will doom our area to become a traffic nightmare!	5/26/2022 6:15 PM
23	Too tall of a building and take away my view	5/26/2022 5:57 PM
24	My main concern is this will be an eyesore to the neighborhood. Plopping a glass & steel building in the parking lot of a historic church complex is just a dumb idea. I'm also concerned with construction that could weaken the foundation of Park Place Tower (think Champlain Tower in Florida)	5/26/2022 5:21 PM
25	It is unacceptable because my view will be blocked and the value of my property will go down.	5/26/2022 5:20 PM
26	I am very concerned about the height of the building ruining condo values for owners of units North facing whose lake views and light will be obstructed by this development.	5/26/2022 5:19 PM
27	My primary concern is degradation of the lake view and reduction in property value due to such.	5/26/2022 5:10 PM
28	TRAFFIC. Irving Park is. Already an extremely busy street that gets worse at rush hours and twice as bad with Cubs games. Bittersweet is an extremely narrow street that is One way and flows out to Marine Drive. That will only make the traffic that much worse. There is no solution to change this because you can't make a space larger than it already is. And not to mention obstructed views with the new high-rise being built and more foot traffic as well	5/26/2022 5:06 PM
29	Concerns with already heavy traffic, wind vortexes, overpopulation, and the construction phases in which will interfere with traffic and overall the peace of the community.	5/26/2022 5:05 PM
30	They are trying to say this will not have much impact on traffic, but most certainly there will be an influx of visitors to the residents even if the residents themselves are not driving. I imagine there will be an increase in Uber, Lyft, etc traffic. The traffic is already bad enough with LSD access and Cubs games, events, current residents, etc. it is also not the safest for elderly residents. I have almost been hit by a car at the intersection at Irving and Marine (a driver turning through. Red light and not paying attention). The construction will certainly bring traffic and other further disruptions to the neighborhood. For those on lower floors and even those above the height of this building will be robbed of their views which undoubtedly was a factor in	5/26/2022 5:03 PM

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investing in a unit at Park Place. Have they estimated how long the construction would take if the proposal is passed? I am overall against this development.

31	How will this affect the property values of Park Place Tower? That is my primary concern. Additionally, what steps will be taken to ensure there isn't traffic congestion on and around Irving Park Road? It is congested as is.	5/26/2022 5:03 PM
32	Height issues. Traffic congestion. Unaffordable rents	5/26/2022 5:02 PM
33	Traffic congestion. increased first responders traffic, building height	5/26/2022 5:01 PM
34	If one of the goals is to develop a building for senior living in an "area without one" why aren't there more units allocated for seniors, memory care and more parking spaces?	5/26/2022 5:00 PM
35	The only issue that i am concerned about is the noise that is going to be coming from the construction zones. And how it is going to interfere with my natural light to my unit. I just bought here a month ago before knowing this was going to happen. Never got a notice or anything. Will this be positioned right in front of our building?	5/26/2022 4:56 PM
36	traffic congestion during and after construction	5/26/2022 4:55 PM
37	I have no objection to more housing in the neighborhood, and I'd prefer the site in question to be developed into affordable housing or (as in the proposal) elder housing than have it be a gleaming condo for affluent millenials, as the proposed project at Point du Sable LSD and Waveland seems likely to be. Having the front entrance of Immaculata chained off is obviously bad for the neighborhood--it would be better if the site were developed	5/26/2022 4:55 PM
38	We're totally FOR this development, but unfortunately, the most monotonous side of the new tower -- the towering wall of glass -- will apparently be right in our faces. We live in the northeast corner of the 11th floor of Park Place Tower. The beautiful view of the varied apartment buildings, the lakeshore park, the golf course, and the lake will be replaced by a towering wall of senior housing.	5/26/2022 4:55 PM
39	There is none	5/26/2022 4:53 PM
40	The congestion will become unmanageable during certain hours of the day	5/26/2022 4:52 PM
41	I still don't understand how a traffic report could be done during the height of the pandemic. How is this allowed?	5/26/2022 4:51 PM
42	Congestion in an already over crowded are, living with construction noise and dirt, losing value of my condo, more traffic noise. This is all LOSING situation for owners at PPT o the north side of the building. I'm looking to sell ASAP. I'm retired d home all day and the noise and dirt will necessitate keeping my windows closed all the time.	5/26/2022 4:49 PM
43	It will make the value of PPT depreciated	5/26/2022 4:49 PM
44	Day to day traffic congestion getting worse at Irving park and lakeshore intersection. Old people have cars and drive too. Despite what developers think.	5/26/2022 4:46 PM
45	None! I am excited and looking forward to the community this new development could bring to Lakeview and Buena Park!	5/26/2022 4:45 PM
46	The proposed development will have several negative effects on the quality of life at LPP. First, it will greatly increase traffic, which is already a serious concern, particularly at Marine/Lake Shore and Irving Park. Second, it will increase the wind tunnel effect that we experience on Irving Park from Marine to Clarendon, especially among the north side of the building. Third, it will have a profound impact on property values, given the combination of the increase in traffic and the reduction in both the views and natural light to the north and east sides of LLP. It will have an even greater impact on the vintage buildings that are closer to Immaculata, thus changing the aesthetics of the entire neighborhood.	5/26/2022 4:45 PM
47	Seems like a reasonable development and the developers have made changes to better fit within the neighborhood.	5/26/2022 4:44 PM
48	I don't feel adequate and accurate traffic studies have been conducted. If approved, I am concerned about the impact on traffic time and safety.	5/26/2022 4:44 PM
49	N/A	5/26/2022 4:43 PM
50	I think this is a poorly planned disaster in the making. It'll kill property values for hundreds of	5/26/2022 4:43 PM

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people and add congestion to a LSD entrance that is drastically over capacity. This is a terrible location for any large development

51	They need more parking and there should be no entrance on Irving park road.	5/26/2022 4:41 PM
52	When and how long and how loud will this be? Will this add value to my unit?	5/26/2022 4:38 PM
53	N/A	5/25/2022 5:01 PM

## Q5 Knowing now the development is unlikely to change in height and aesthetic at this point, what changes would you like to see, if any?

#	RESPONSES	DATE
1	I would like to see infrastructural changes made to the Irving Park and Marine Drive intersection, particularly for those cars coming off of Lake Shore Drive. The congestion at this intersection is already highly problematic and will only increase with a higher volume of residents in the building who will be accepting regular visitors.	5/30/2022 10:33 PM
2	No changes.	5/30/2022 6:01 PM
3	Add temporary parking for delivery drivers, AND flow the rideshare in/out of Marine Drive, AND address visitor parking for the senior residents.	5/30/2022 4:13 PM
4	I would like them to reconsider. The housing market is about to tank and this area will be left more apartments and condos than are needed, that will then be worth less than they should be.	5/29/2022 7:37 AM
5	Drop the project	5/28/2022 10:41 PM
6	Reduction in height.	5/28/2022 8:57 AM
7	The fact that the height is not changing leaves very little, if anything, to be changed.	5/27/2022 7:50 PM
8	I think it is fine with the new updates.	5/27/2022 5:49 PM
9	It should go back to the original plan of at least 27+ floors. If not that then possibly more affordable living spaces in the development elsewhere? Maybe a small boutique hotel or floors dedicate for friends or family that come to visit their senior family or friends. Possibly a LGBTQ+ emphasis, or floor or space due to its close proximity to the "Boystown" or "North Halsted" LGBTQ+ community neighborhood.	5/27/2022 2:13 PM
10	Building on top of this historic structure should not be permitted at all. In any event, the design is vulgar as it is	5/27/2022 9:45 AM
11	I don't like any of it	5/27/2022 9:27 AM
12	It is important that the aesthetics be maintained. Why is this being re-zoned for a high-rise complex.	5/27/2022 8:45 AM
13	Do not move forward with the development as it will negatively affect countless unit owners at 655, our property values will go down if you're blocking our view, not to mention our quality of life with another building in our windows	5/27/2022 8:25 AM
14	I'm still hoping if this is approved the height will still change.	5/27/2022 7:04 AM
15	Don't build it	5/26/2022 7:39 PM
16	traffic lights adjustments to surrounding streets	5/26/2022 6:21 PM
17	It is too tall and has too many units to the point that it will increase our density to an overcrowded situation.	5/26/2022 6:15 PM
18	I do not want to this development. Too much congestion	5/26/2022 5:57 PM
19	Match the new building to the old building so it doesn't look like a space ship landed in the parking lot.	5/26/2022 5:21 PM
20	I don't want a new highrise blocking my view	5/26/2022 5:20 PM
21	not much to care about besides height and aesthetic. I share everyone's traffic concerns, but I do very little rush hour driving at this point anyway.	5/26/2022 5:10 PM
22	I would like to see this development not built at all because it's the wrong space	5/26/2022 5:06 PM

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23	Most of the residents of Park Place Tower would love for the building to NOT be built.	5/26/2022 5:05 PM
24	That it does not move forward	5/26/2022 5:03 PM
25	not do the project	5/26/2022 5:02 PM
26	If the height is unlikely to change I would remain against this proposal. The tower completely detracts from the historical Immaculata building and blocks the view of other buildings.	5/26/2022 5:00 PM
27	If it could be shorter but it can't be, if it could be mirrored to shine light this way.	5/26/2022 4:56 PM
28	none	5/26/2022 4:55 PM
29	I would prefer more affordable units, and more green space.	5/26/2022 4:55 PM
30	1. Could they design the exterior so birds don't fly into the glass? It's depressing enough to have to look out the window to see aging seniors being doled out medicine, but is it necessary to also have hundreds of birds colliding and dropping dead? 2. Could they avoid having harsh blue-white institutional lighting inside that healthcare workers will probably leave on all night for "appropriateness" and "safety" so that on top of the ruined view now we have 24-hour memory care unit lighting shining into our windows?	5/26/2022 4:55 PM
31	Final nail in coffin living here	5/26/2022 4:53 PM
32	They can buy my condo at market value and take the loss. We should be compensated for the losses we will incur.	5/26/2022 4:49 PM
33	It'd be nice to increase parking in a way that would keep rates competitive in the area.	5/26/2022 4:45 PM
34	None would reduce my concerns.	5/26/2022 4:45 PM
35	I would like to see additional investments in park place tower such as improved windows, hvac retrofit, and other alterations that increase the desirability and value of this building.	5/26/2022 4:44 PM
36	If it goes through, I would at least like to see them decrease the number of units.	5/26/2022 4:44 PM
37	Improved bus and bike access	5/26/2022 4:43 PM
38	I'd like to see it rejected and the building to be used as a private school or some sort of community center	5/26/2022 4:43 PM
39	It not get built.	5/26/2022 4:41 PM
40	N/A	5/25/2022 5:01 PM

## Q6 What opportunities or "pluses" does this create for the community?

#	RESPONSES	DATE
1	The disadvantages far outweigh any opportunities that are being advertised.	5/30/2022 10:33 PM
2	None. There is already a TON of senior housing / care facilities in the area.	5/30/2022 4:13 PM
3	Temporary jobs for the workers.	5/29/2022 7:37 AM
4	None for the owners of condominiums at Park Place Tower	5/28/2022 10:41 PM
5	Newer building and updated landscaping.	5/28/2022 11:41 AM
6	None - it's going to add to an already congested area.	5/28/2022 8:57 AM
7	I don't see any pluses this project will create for this community.	5/28/2022 8:42 AM
8	It gives the elderly a place to move to and stay in the neighborhood. Preserves a landmark building.	5/27/2022 7:50 PM
9	Traffic	5/27/2022 6:56 PM
10	I don't see what it will really do other than provide housing for seniors.	5/27/2022 5:49 PM
11	Hopefully more affordable housing, quality senior care/spaces, opportunities for quality retail merchants, better roads, sidewalks, public transit, more plants, trees, flowers for neighborhood aesthetic.	5/27/2022 2:13 PM
12	None	5/27/2022 9:45 AM
13	None Zero less parking more traffic and more crime	5/27/2022 9:27 AM
14	NONE	5/27/2022 8:45 AM
15	None	5/27/2022 8:25 AM
16	I don't see any	5/27/2022 7:04 AM
17	It would be nice to see something in this space. I'm debating if the devil we know is better than the devil we don't. I'm torn - height and traffic are my biggest concerns	5/26/2022 8:51 PM
18	There are no "pluses". This will only have a negative impact on the neighborhood.	5/26/2022 7:39 PM
19	I don't really see any pluses	5/26/2022 6:21 PM
20	NONE... I would argue that there are no redeeming value to the community that this project brings. It only gives more traffic, more density and more problems.	5/26/2022 6:15 PM
21	None. I will lose my views	5/26/2022 5:57 PM
22	None that I can think of, it's totally negative.	5/26/2022 5:21 PM
23	No pluses to our community	5/26/2022 5:20 PM
24	If the need for a senior living facility exists, it would fulfill such, however I am not convinced of the need for an explicit senior living facility in this neighborhood.	5/26/2022 5:10 PM
25	I honestly can't think of one	5/26/2022 5:06 PM
26	None. To be blunt, this new development has no advantages. I feel like this will interfere the peace of our neighborhood (breaking ground, all the construction phases, increase in already heavy traffic etc).	5/26/2022 5:05 PM
27	A housing development for senior citizens in the Lakeview community	5/26/2022 5:03 PM
28	none	5/26/2022 5:02 PM

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29	Absolutely none. It's already impossible to navigate the Irving park intersection or even cross the street safely.	5/26/2022 5:01 PM
30	It returns the building to the City's tax base.	5/26/2022 5:00 PM
31	Hopefully take some crime away from this area.	5/26/2022 4:56 PM
32	would the developers consider temporary housing for unhoused residents in the community as part of the development plan, esp during winter months	5/26/2022 4:55 PM
33	Mostly, it precludes alternatives that would be worse. A building that will be primarily for non-drivers (roughly 4 to 1 unit-to-garage space ratio) is much better than one with a large garage for yet more commuters spilling out on to PdSLSD every morning.	5/26/2022 4:55 PM
34	The community needs dignified beautiful places to live for seniors and hopefully this might be part of that. Certainly the existing school is an eyesore and like we said at the beginning we are FOR renovating it, even if this project destroys our view.	5/26/2022 4:55 PM
35	None	5/26/2022 4:53 PM
36	None	5/26/2022 4:52 PM
37	Absolutely none.	5/26/2022 4:51 PM
38	None	5/26/2022 4:49 PM
39	None	5/26/2022 4:49 PM
40	Bringing in a population to support more local businesses!	5/26/2022 4:45 PM
41	None.	5/26/2022 4:45 PM
42	Quality housing for a marginalized community is a good thing - especially given that a largely unused historic building will be repurposed.	5/26/2022 4:44 PM
43	Housing opportunities are always a pro	5/26/2022 4:44 PM
44	Higher density buildings and zoning, more people near the lakefront and more community members involved in improving these areas	5/26/2022 4:43 PM
45	Zero. I can't think of a single one	5/26/2022 4:43 PM
46	None, it wall add to an overly congested area and won't add any benefit to the area.	5/26/2022 4:41 PM
47	N/A	5/25/2022 5:01 PM



## Q7 What disadvantages does this create for the community?

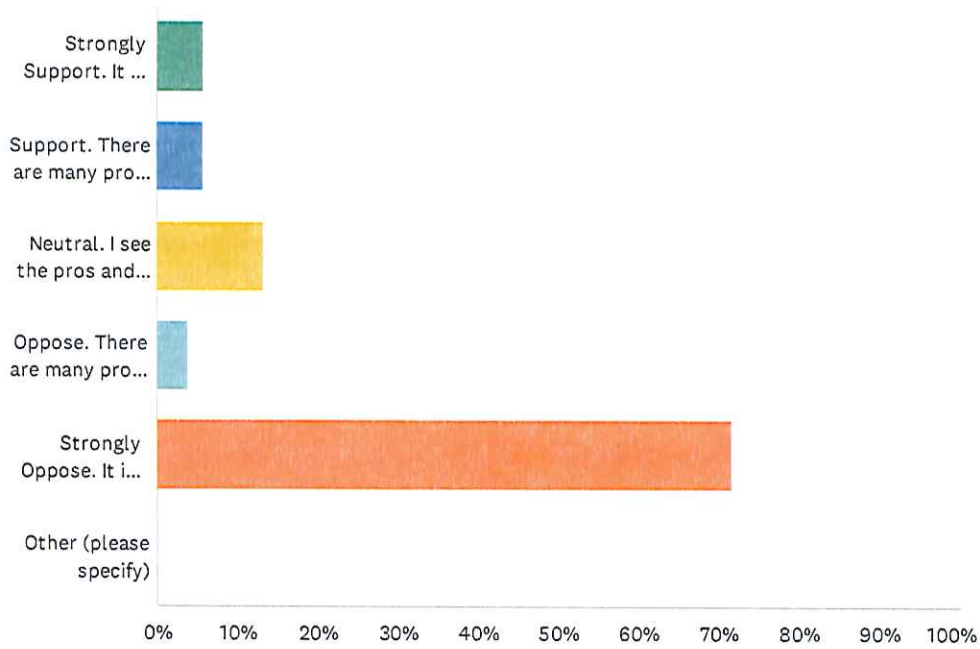
#	RESPONSES	DATE
1	Increased traffic to an already bust intersection.	5/31/2022 11:09 AM
2	Increased traffic, decrease in property values for neighbors, increased general pollution, street parking will become more problematic than it already is, further reinforcing the wind tunnel that is this section of Irving Park.	5/30/2022 10:33 PM
3	Increased traffic and traffic noise. Further stresses parking shortages in the area. Negatively impacts the character of the neighborhood.	5/30/2022 4:13 PM
4	Traffic congestion, over-saturation of the housing market.	5/29/2022 7:37 AM
5	More noise pollution, more traffic congestion, more people congestion, less opportunity for street parking, restricting more of the lake view of many condos located on the northeast side of Park Place Tower	5/28/2022 10:41 PM
6	Increase ambulance/fire rescue noises since this is a senior citizen building	5/28/2022 11:41 AM
7	Everything I've stated above.	5/28/2022 8:57 AM
8	This project, if it goes ahead will create soft targets for mugging and other criminal activities, threatening everyone else who lives here. Increase traffic, noise pollution, the wind tunnel effect would be unbearable (Its already so bad between the three taller buildings here).	5/28/2022 8:42 AM
9	Congestion, traffic and increased street noises.	5/27/2022 7:50 PM
10	It adds to the congestion of the area along with the streets.	5/27/2022 5:49 PM
11	There's a possibility of more congestion.	5/27/2022 2:13 PM
12	Loss of a beautiful historic building and cultural hub for neighbors	5/27/2022 9:45 AM
13	None Zero less parking more traffic and more crime	5/27/2022 9:27 AM
14	More traffic and possibly higher crime. Especially since you are advertising senior living. They are easier prey for young criminals.	5/27/2022 8:45 AM
15	As described earlier	5/27/2022 8:25 AM
16	Traffic. Changing the views for many neighbors. Construction noise/noise pollution.	5/27/2022 7:04 AM
17	Traffic Wind Noise Additional traffic on Irving for Ubers	5/26/2022 8:51 PM
18	Property value will decline, traffic congestion will increase, possibly more crime depending upon the clients.	5/26/2022 7:39 PM
19	wind issues, traffic, parking, view for surrounding buildings	5/26/2022 6:21 PM
20	Again, more traffic, more density, obstructed views in an already dencely populated area.	5/26/2022 6:15 PM
21	Take away view and cause congestion	5/26/2022 5:57 PM
22	The intersection of Irving Park & Immaculata is dangerous enough. Too many people, in both directions, floor it to try and beat the light. It's an accident waiting to happen. For the residents who will live there there's not much in the way of shopping that they could walk to.	5/26/2022 5:21 PM
23	Our property value going down so a developer can make money	5/26/2022 5:20 PM
24	Irving Park RD coming off of lakeshore already has traffic problems and with this development and where it is located, it is just going to get SO much worse.	5/26/2022 5:19 PM
25	Again, reduced views from nearby buildings and more potentially vacant special-use real estate in the midst of the worst housing crisis of my lifetime.	5/26/2022 5:10 PM

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26	I said above it creates horrible traffic congestion on the streets sidewalks Dr. Mensen added safety concerns	5/26/2022 5:06 PM
27	Overcrowding of residents, cars, already non-existent parking, already heavy traffic, wind vortexes, and there is NO benefit of having a senior living community building in our neighborhood. The construction phases are going to amplify the already heavy traffic issues.	5/26/2022 5:05 PM
28	Construction disturbance, more traffic, less parking in an already difficult to park area due to visitors, residents, deliveries, etc.	5/26/2022 5:03 PM
29	Property values decreasing for Park Place Tower condos, traffic and parking congestion, view obstruction on the north side of Park Place.	5/26/2022 5:03 PM
30	traffic. too many rentals in area. not pleasing to look at. Concerned with street flooding. Emergency vehicles causing noise all day	5/26/2022 5:02 PM
31	Traffic congestion, increased first responders traffic, building height	5/26/2022 5:01 PM
32	It adds to the traffic congestion, detracts from the views of other buildings and doesn't meet the needs of the neighborhood. There could be other options that would benefit the area that I suspect weren't considered.	5/26/2022 5:00 PM
33	It may be a little too busy for older people to be living over here.	5/26/2022 4:56 PM
34	More density has obvious disadvantages in an already dense neighborhood, and the shadows cast by another tall building in the neighborhood will be unfortunate (though, frankly, the proposed building is not nearly as bad in that respect as ours!).	5/26/2022 4:55 PM
35	They spared the less-populated Bittersweet Place from oppressive giant new buildings at the expense of our little slice of Irving Park Road, which will become a howling wind canyon.	5/26/2022 4:55 PM
36	Would create unmanageable congestion	5/26/2022 4:52 PM
37	More traffic, ruined views, more congestion in general, blocking of sunlight, more crowded buses, harmful to the environment, simply not needed.	5/26/2022 4:51 PM
38	Congestion, dirt, noise, traffic, loss of property value. Who takes the loss?? The OWNERS at PPT.	5/26/2022 4:49 PM
39	Worse for the traffic and parking spots Too dense regarding the population in the his small area Less safety due to the leasing	5/26/2022 4:49 PM
40	Traffic	5/26/2022 4:46 PM
41	N/A	5/26/2022 4:45 PM
42	All of the concerns that I outlines in my response to #4.	5/26/2022 4:45 PM
43	Some views will be blocked	5/26/2022 4:44 PM
44	Traffic, congestion	5/26/2022 4:44 PM
45	Congestion, traffic, decreased property values. It would cause me to live	5/26/2022 4:43 PM
46	The added congestion, more cars	5/26/2022 4:41 PM
47	Views	5/26/2022 4:38 PM

### Q8 How would you describe your position on this proposal?



ANSWER CHOICES	RESPONSES	
Strongly Support. It is a clear benefit to this community.	5.66%	3
Support. There are many pros and cons, but overall it is worth it.	5.66%	3
Neutral. I see the pros and cons, and am neither supportive or opposed to this proposal.	13.21%	7
Oppose. There are many pros and cons, but overall it is NOT worth it.	3.77%	2
Strongly Oppose. It is only harmful.	71.70%	38
Other (please specify)	0.00%	0
<b>TOTAL</b>		<b>53</b>

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

## Q9 Lastly, should the development pass, what factors should PPTCA consider for a Good Neighbor Agreement? (Please see attached sample to the email)

#	RESPONSES	DATE
1	No suggestions.	5/30/2022 6:01 PM
2	Deny street parking to the building's residents.	5/30/2022 4:13 PM
3	A designated lead or leads to communicate issues, share pertinent information (good or bad) with the community, building and/or Alderman.	5/27/2022 7:50 PM
4	Transparency, accountability and structures in which to work out any issues.	5/27/2022 2:13 PM
5	No	5/27/2022 9:27 AM
6	Negative. This development should absolutely NOT pass. The CONS out weigh the PROS. Also, based on this good neighbor agreement, It seems to me that persons who already live here are now supposed to be the police for this new development and the surrounding area. We are not the police and should not pretend we are capable of doing their job. Nobody is going to take time out of their life to do community policing. That's why we pay the police for. And since when is it understood that a person can be appointed to do the community policing. This whole project is useless and unnecessary.	5/27/2022 8:45 AM
7	Someone then needs to supplement our assessment costs because I don't see how we should be paying the same assessments if we don't have the same condo as what we purchased - I purchased a lake-view condo, and that's what I was expecting to have. Also, who will cover property value loss associated with blocking the view? I request to see if a comparison has been done as to what will happen to property values at 655 if they are allowed to move forward with this tall build	5/27/2022 8:25 AM
8	I can't think of anything additional to add.	5/27/2022 7:04 AM
9	Noise, light restrictions on outdoor spot lights directed to Irving park, garbage and waste cleanup, new location for Uber pick ups	5/26/2022 8:51 PM
10	Restrict unit numbers, restrict building height, restrict density.	5/26/2022 6:15 PM
11	Height of the building	5/26/2022 5:20 PM
12	N/A	5/26/2022 5:06 PM
13	Maybe give us examples first before asking us this question. What are you willing to offer to the residents that live around the new development? What will your development do for the community (not just for seniors)?	5/26/2022 5:05 PM
14	Contingency plan if drilling causes cracks in foundation. Parking issues/street congestion-we need to be compensated as a building. Plan/comp for flooding, damage to front drive. Construction vehicle damage to property. Limited access to our drive cannot happen. Security commitment during project	5/26/2022 5:02 PM
15	Not sure.	5/26/2022 5:00 PM
16	Perhaps there's a connection I'm not seeing, but most of the items in the GNA provided seem irrelevant to senior housing.	5/26/2022 4:55 PM
17	If we could get them not to mindlessly leave the lights on all night, healthcare worker style and to use lower wavelength (less harsh white/blue more gentle yellow/orange) light, especially on the exterior, and please try not to kill the poor birds!	5/26/2022 4:55 PM
18	Seriously??!!!	5/26/2022 4:49 PM

Immaculata High School Redevelopment Proposal - Community Feedback Form

SurveyMonkey

19	Good lighting for nighttime and security cameras could increase security in the neighborhood.	5/26/2022 4:45 PM
20	No comment at this time.	5/26/2022 4:45 PM
21	If PPTCA can get the developer to help us figure out a way to invest in our building, that would be awesome. Our windows are in need of an upgrade and the hvac system in this building is in need of a retrofit. I don't imagine they are interested in helping with those elements, but I guess it can't hurt to ask.	5/26/2022 4:44 PM
22	Security cameras, loitering regulations, smoking areas	5/26/2022 4:44 PM
23	It should be rejected	5/26/2022 4:43 PM
24	N/A	5/25/2022 5:01 PM