

Triangle Neighborhood Coalition

June 7, 2022

RE: Proposed Immaculata Development Project

Dear Zoning & Development Committee Member:

The Triangle Neighborhood Coalition consists of a group of nineteen (19) buildings located in the 46th Ward near the intersection of Lake Shore Drive and Irving Park Road which would be impacted by the proposed Immaculata Development Project.¹

On Tuesday, June 14, 2022, the Immaculata High School Redevelopment Proposal will come before the Zoning & Development Committee for review, discussion and a vote. Briefly, the project involves rehabbing the landmarked Immaculata High School (currently the American Islamic College) at Irving Park & Marine Drive into 245 studios and one-bedroom rental units AND building a 22-story glass and steel tower with 192 units of senior housing in the middle of the current parking lot. We ask you to vote against the project for the following reasons.

1. Contrary to the developer's assertion, another senior living building isn't needed as there are already eight (8) such facilities within a 2-mile radius.
2. It does not respect the historic and unique architecture of Immaculata/American Islamic College. The site currently has a 100-year-old building and two mid-century buildings. The developer intends to erect a 22-story glass and steel tower in their midst which we feel will detract from the landmark buildings.
3. Traffic, already a serious issue around the site with Cubs games, concerts and city events, will be exacerbated when 427 units are built and only 118 parking spaces included in the project.
4. Bittersweet Place, a one-way street from Clarendon to Marine Drive with parking on both sides, will be the designated entrance for the senior tower and its residents, guests, staff, vendors and emergency vehicles. This could impact not only traffic for current Bittersweet residents, but their safety and the safety of their families as well.

If you are not already familiar with the Immaculata/AIC location, we urge you to visit the site in order to better understand how this project as currently planned could severely affect our neighborhood and change it forever.

To be clear, the Triangle Neighborhood Coalition is not opposed to development, but is opposed to this particular development for the reasons stated above. Thank you.

Sincerely,

¹ The Triangle Neighborhood Coalition currently consists of the following buildings: 1) 3930 N. Pine Grove Ave. (Lake Park Plaza Condo); 2) The Pattington; 3) 3950 N. LSD; 4) 3800 N. LSD; 5) 3900 N. LSD; 6. Park Place; 7) 4170 N. Marine (Waterford); 8) 714 W. Sheridan; 9) 628-630 W. Sheridan; 10). 649 W. Bittersweet; 11) 716 W. Bittersweet; 12) 700 W. Bittersweet; 13) 645 W. Bittersweet; 14). 655 W. Bittersweet; 15) 701 W. Bittersweet; 16) 638-642 W. Bittersweet; 17) 646 W. Bittersweet; 18. 653 W. Bittersweet; 19. 727 W. Bittersweet

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cc: Alderman Cappleman