

TRIANGLE NEIGHBORHOOD COALITION

Alderman Cappleman
46th Ward Office
4544 N. Broadway
Chicago, Illinois 60640

June 6, 2022

Alderman Cappleman:

Enclosed please find a Petition against the Immaculata Development Project signed by 1,232 residents of both Buena Park and East Lakeview.

As you may recall, the Triangle Neighborhood Coalition (“Triangle Group”) represents over 4,000 residents and (19) condominium buildings in both Buena Park and East Lakeview that surrounds the proposed Immaculata/American Islamic College Development at 640 W. Irving Park Road, just West of the Lake Shore Drive and Marine Dr. intersection.

Despite numerous Town Halls with the Developer KGiles and its counsel wherein thousands of residents repeatedly expressed credible concerns regarding the negative impact the Immaculata Project, (“the Project”) particularly the proposed twenty-three (23) story Senior Living Facility Hi-Rise, would have on our immediate community, it appears our concerns have gone unaddressed.

Previously you suggested the Triangle Group and Buena Park Neighbors (“BPN”) negotiate with the Developer. We formed a Task Force Group consisting of members of the Triangle Group and BPN to discuss the overall issues of concern that residents have raised in connection with the Project, and both the Triangle Group and BPN issued negotiation letters to the Developer’s counsel, Rolando Acosta, proposing points of compromise regarding these issues, with the issue of greatest concern being the (23) story Senior Living Hi-Rise Building.

On August 26, 2021, the Triangle Group proposed, among other things, a reduction in the height of the Hi-Rise Building from 23 stories (includes mechanical penthouse), to (10) stories. On September 4, 2021, BPN proposed a reduction in the height of the Hi-Rise Senior Building to between 10-15 stories. The Developer, through its counsel, failed to respond to either negotiation letter for seven (7) months, and when it finally responded March 23, 2022, the Developer refused to reduce the height of the 23 story Hi-Rise, thereby refusing to negotiate in any meaningful way, with the greatest concern raised.

Triangle Group asks that you post this Cover Letter along with the Petition on the 46th Ward web site, as well as distribute same to each and every member of the Zoning & Development Committee at your earliest convenience but certainly well in advance of the scheduled hearing June 14, 2022. Thank you.

Sincerely,

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