



February 12, 2018

Board of Directors

Jason Neal, President
Robyn LK Becker, Director
Jennifer Peterson, Secretary

RE: 4600 North Magnolia Avenue

Dear Neighbors,

We would like to extend a very big thank you to everyone in our community who took the time over the past few months to participate in the recent meetings and discussions involving various new development proposals here in Sheridan Park. We can all be proud of the level of passion and energy displayed by our neighbors, as well as their thoughtful and informative comments.

Most recently, on Tuesday, February 7, 2018 the Sheridan Park Neighbors Association (SPNA) hosted an open discussion regarding a proposed zoning change for the building located at 4600 North Magnolia Avenue. As some of you may already know, the proposed zoning change would make the construction a Transit Oriented Development (TOD) in order to take advantage of the newly reconstructed Wilson "L" Station. The development, proposed by Dave Gassman of DLG Construction, would require a zoning change from B3-3 to B2-3 to allow for the construction of an all residential building with no dedicated parking. The Developer's proposal contains a mix of four studios, four one-bedroom garden apartments, and 20 two-bedroom units for a total of 28 residential units.

Over the course of the proposal process, the Developer participated in presentations, meetings and discussions that solicited the opinions of the community. In response to various concerns, the Developer provided several concessions, including, but not limited to, moving the entrance of the building from Magnolia Avenue to Wilson Avenue.

During the most recent meeting, neighbors in close proximity to the development posed serious concerns regarding the availability of parking. Specifically, there were concerns regarding the potential of additional cars parked on the street which could potentially exacerbate an already challenging parking situation for some nearby residents.

February 12, 2018

In response to parking concerns, we are presently in consultation with the Alderman and Truman College, and will continue working with both in order to secure monthly parking in Truman's parking structure, which could be made available for neighborhood parking. In addition, along with the Magnolia-Malden Block Club, we propose to support 24 hour permit parking for nearby residents.

Discussion topics also included some potentially positive aspects of the development. Specifically, discussion focused on increasing the amount of activity in the neighborhood in order to support the existing businesses along the Wilson commercial corridor. Attendants noted that retail growth and investment is most often assessed based on population. Comments further addressed the importance of demonstrating to future businesses that our neighborhood possesses sufficient density to support our existing retail stores and restaurants. Finally, we discussed the potential impact of having more eyes on the street which may help reduce crime in the area.

After gathering information from the community via several neighborhood meetings, meetings with the Developer, Alderman, local businesses and our Chamber of Commerce, a final vote was held by the neighborhood's four Block Clubs, represented by each respective President. The final vote tally was 3-0 (Beacon Block Club, Magnolia-Malden Neighbors, Graceland-Wilson Neighbors Association) with one abstention from Dover Street Neighbors. While SPNA did not vote, after consultation with the Block Club Presidents, and engaging the neighborhood, SPNA now lends its support to this project.

We are very excited about the increased energy and prospect of additional residential density into Sheridan Park. We believe it can only help our neighborhood and serve as another step toward a prosperous future.

Very Truly Yours,

Jason Neal

Jason Neal, President
Sheridan Park Neighbors Association