

July 27, 2018

Sent via email to

james@james46.org and tressa@james46.org

Alderman James Cappleman
46th Ward Office
4544 North Broadway
Chicago, Illinois 60640



**Re: Truman Square Neighbors Vote on Requested Zoning Change
for 4720 North Sheridan Road**

Dear Alderman Cappleman:

At your request, Truman Square Neighbors block club invited residents living in our block club area to attend an informational meeting and then to vote on the requested upzone from B3-3 to B3-5 by the owner of the property located at 4720 North Sheridan Road. The requested upzone would allow the developer to build a six-story, 30-unit mixed-use building rather than a five-story, 20-unit building, which is allowable under current zoning.

By a vote of 57-15, the residents of Truman Square voted in favor of the requested zoning change.

After hearing from our neighbors, please consider this letter a strong voice of support for this requested zoning change from Truman Square Neighbors block club.

Notices of the meeting with the developer and the subsequent voting were posted on Truman Square Neighbors' Facebook page and flyers were sent via email to approximately 25 multi-unit buildings in our block club area. The meeting with the developer took place on Monday, July 23, 2018, and a summary of the meeting was posted on Tuesday. We also posted a link to online voting (via Survey Monkey) and instructions how to vote using paper ballots. Approximately 60% of respondents voted online. Voting was open until midnight on Thursday, July 26, 2018.

Three submitted votes were disregarded because one respondent lived outside of Truman Square's borders, and two respondents did not include their names and addresses, which were required to ensure that only Truman Square residents participated in the vote.

We asked for optional comments on both the online and paper ballots. The comments received follow:

- "I never thought of a residential building there, but I am in favor of it due to Quest's work on the new construction at Sheridan and Agatite. I hope the building and its tenants become an asset to our community."
- "12 parking spaces for a 30 unit building will destroy street parking in the neighborhood."
- "I support the request for upcoming and increased density for this block of Uptown."



- “How much parking will be included? This neighborhood already has a shortage of street parking. Please don't tell me these residents will all be taking public transportation. I hope any donations are directed toward CPS.”
- “The \$50,000 donation to the community is very generous of the developer. I hope a project is selected where it can help as many people as possible.”
- “I welcome the development as proposed (B3-3). Its parking plan (12 parking spaces for 20 units across 4 floors of residential apartments) is in range for a transit-served location (though at least one of these spaces must be made an accessible space). Since transit-oriented developments were designed to reduce car use and CO₂ emissions by incentivizing public transit, walking, and biking, I encourage the developer to adopt (and the City to consider requiring) as many LEED standards as possible, especially those that increase energy efficiency and keep the air cleaner for all tenants (e.g. smoke-free-leases improve health and reduce building maintenance costs). Although zoning ordinances do not require transit-served locations to adopt these standards, efforts to voluntarily incorporate these standards is encouraged and proven valuable to tenants. However, the proposal to upzone the site to B3-5 doesn't merely add a floor. It adds 10 more units, no additional parking, and no clear plan for how the developer will satisfy ARO for a 30-unit development. Even without upzoning, this transit-served location already renders very profitable benefits to the developer. Upzoning should require a much better value exchange and produce measurable and lasting community benefits. \$50,000 in exchange for 10 more units, insufficient parking, and only one ARO unit onsite doesn't cut it. For these reasons, I do not support the proposed B3-5 upzoning for this development.”
- “I would want to see more parking if there are more units.”
- “Quality retail, which is lacking on that stretch of Sheridan, will be helped with the addition of more residents to help it succeed. I support this project for that reason.”

Thank you for affording the residents of Truman Square the opportunity to have a voice on this issue and for considering our feedback.

Sincerely,

Truman Square Neighbors Board

trumansquare@gmail.com