

December 11, 2019

Dear Alderman Cappleman,

Thank you for your request for community input regarding the proposed zoning change at 1359-67 W Wilson. Many members of the Dover Street Neighbors Association attended the November 25 Open House at Truman College. In addition, DSNA members visited your website to learn more about the project including reviewing plans and relevant documents requesting a zoning change from B3-3 and RT-4 to one designation of B2-3.

DSNA members gave this proposed zoning change their thorough and careful consideration. As you witnessed, over 50 residents attended the meeting with the development team on December 9<sup>th</sup>, 2019 at 4516 N Dover. Our notice for this meeting and zoning change vote was made via email, Facebook and door knocking, and included links to your website.

The most discussed issue, and concern, was that the zoning change would lead to removal of any noticeable setback along Dover. Repeated questions were asked about the setback, including whether the developer was willing to consider alternative plans that would keep a setback in place. The developer team's response indicated that adjusting the setback was not an option. Their answer was disappointing to a large majority of DSNA members.

Secondary concerns included the variance request to eliminate the rear setback along the alley and the impact that a variance allowing a 20% reduction from a one-to-one parking ratio would have on the already parking challenged neighborhood.

DSNA voting rules allow for one vote per property (lot) within the Dover Landmark District. There are 88 property lots eligible to vote. Our vote included 32 ballots cast at the meeting and 24 absentee ballots, some from residents who attended the open house, but were out of town for the meeting. Securing two dozen hard copy absentee votes signifies keen interest beyond the fifty people who attended the December 9<sup>th</sup> meeting. In total, fifty-six votes were cast, representing a 64% turnout of eligible voters. Turnout for this zoning change exceeded DSNA's two most recent voter turnouts of 47 & 54 regarding zoning changes at 4537 & 4541 N Clark.

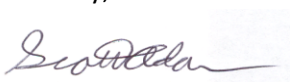
The results:

Yes:	6	In favor of the zoning change to B2-3
No:	50	Supported preserving current zoning designation of B3-3 and RT-4

As you indicated, if the developer decides to pursue the requested zoning change, the next step will take place at the 46<sup>th</sup> Ward Zoning and Development Committee. When scheduled, we plan to attend the meeting, discuss our concerns and the DSNA 50-6 vote against the zoning change and cast our vote.

Thank you for taking the time to include DSNA in the decision-making process. If the developer team decides to revise their proposal and address our concerns, we would welcome the opportunity to review it and meet again.

Sincerely,



Scott Adams  
President, DSNA