



March 13, 2021

Alderman Cappleman
4544 N Broadway
Chicago, IL 60640

Dear Alderman Cappleman:

This letter is to certify that the Clarendon Park Neighborhood Association surveyed neighborhood residents for their opinion on the proposed 4447 N. Hazel zoning change. The Clarendon Park Neighborhood Association's boundaries include from Broadway on the west to Clarendon Avenue on the east, and from Wilson Avenue on the north to Montrose Avenue on the south.

A total of 41 residents verified by their given address participated in the survey. 32 (78%) of the residents responded "Yes" to approving the zoning change. 9 (22%) responded "No" to approving the zoning change. Residents were invited to share their comments about the proposed zoning change which we wish to be shared with the developer, Longford Construction.

"Yes" Comments:

- I am very supportive of this project. This corner has been blighted for a long time. I also support the tradeoff for the additional floor for affordable housing. While it would be great to have more parking, I agree with the Alderman that many people may not have cars, and there is adequate zoned street parking. Be careful to continue to have appropriate alley setbacks. Strongly approve!
- We need some residential development, since in 15 years I've seen NOTHING going on in the church.
- Curious to know when construction would start. Also, how long does demolition take? One of our main concerns is not being able to leave our windows open due to the dust from the demo. We live right across the street.
- Great addition
- Needed housing in area. Great
- Great use space!
- Much needed density
- I've lived at Hazel/Agatite for 13 years and welcome this development.
- I live right next to this potential development and I'm 100% for it. We need more transit-oriented development and the church that's there now is just taking up space. If possible, I'd like to see lower market rents, more affordable units, and less parking. My only concerns with this building are:
 1. Building balconies on the south side of the building. These balconies would be over a very narrow alley and would look directly into the windows of 4441 N Hazel. I don't think they'll like that very much.

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2. Noise control. I live DIRECTLY next to this building and now (due to COVID) work primarily from home. I worry about the prospect of 1 year of construction noise. What are the plans for noise abatement and control?
- I'm excited to see a plan for this vacant church because more people in our neighborhood is a good thing. I especially like that the plan includes 3 affordable units on site
 - We highly welcome this development and the new neighbors it will bring. An increase in foot traffic will greatly benefit the small businesses in our community and hopefully attract new ones.
 - Proposed market rents appear to be high at first glance. Most rents in the area a few hundred dollars less
 - This will be a great addition to the block, improving the look and bringing more density. The vacant church does nothing for the neighborhood.
 - While it appears they are not planning commercial use on the first floor, I'm okay with the zoning change assuming that's the biggest difference between RM-5 and B2-3. The congestion with parking and street use during construction will be probably the more important concern.
 - Much needed quality housing!
 - Great addition to the neighborhood
 - Looks great

“No” Comments:

- Five stories is too tall for this corner. There is also a project planned for Sunnyside and Sheridan where the strip mall is located. Will these projects be staggered so that those of us in the 900 block of Sunnyside be the creamy filling between the two projects if they happen at the same time?
- The population is already dense enough, and their plan does not include sufficient parking for their proposal. 32 units should plan for at least 32 parking spaces. No exceptions.
- This neighborhood is already overwhelmed with 1 and 2 bed rentals, with the buildings at Montrose and Clarendon, the building on Agatite east of Hazel, the building at Wilson and Sheridan and now the development that just broke ground at Wilson and Broadway. Yet another 32-unit building is gratuitous and unnecessary. A few years ago we just changed the street zoning for residential permit parking because it is so overcrowded in this neighborhood, and now we're going to continue to add more rentals with nearly no parking accommodations for a development of that size. I wouldn't be opposed to something more moderate, perhaps half that size as in a 16 unit building. It's preposterous to have yet another ugly building whose design has no consideration for what already exists within the historic look of the neighborhood.
- I'd like to see more 3 bedroom units for accommodation of families living in the area
- We don't need another apartment/condo complex that is going to remain empty.
- Add one more affordable unit to the mix and I'll change my answer to yes.
- I appreciate progress, however I think this plan is too large for the area.
- The neighborhood is already a high density community. This will effect parking and unless there is more subsidized units in the building, further contribute to gentrification.

Thank you for hosting the March 4 meeting with the developer and ensuring our community's participation in the zoning process.

Regards,
Clarendon Park Neighborhood Association