

MAGNOLIA-MALDEN NEIGHBORS BLOCK CLUB

September 2, 2022

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

Re: 4642 North Magnolia – upzoning request

Dear Alderman Cappleman:

The directors of Magnolia Malden Neighbors Association have conducted (2) two surveys, using our Email lists and putting a link on our Facebook page, plus word of mouth, to obtain the position of neighbors for or against the requested zoning change at 4642 Magnolia from RS-3 to RT-4.

This would be a Type 1 zoning change, based on the plans that were submitted by the owners and their architect.

The first survey had almost 100 responses. The results of that survey (after duplicates and those without a name or address were eliminated) were 46-42 against the upzone.

After the initial survey, there was a meeting with the developer at The Chicago Market site. After the meeting another survey was sent out. Over 100 neighbors responded to that survey. The response to that survey was 58-47 in favor of the upzoning (again after duplicates, etc were eliminated).

We also went back to the first survey and added the responses of people who did not fill out the second survey. Those results are 66-59 in favor of the upzone. Now to be fair, many of those votes came from OUTSIDE the boundaries of the Magnolia Malden Block Club. So if those votes are removed, then the vote total of those who specifically live within the boundaries of Magnolia Malden Neighbors, is 54-51 in favor of the upzone.

We DO have some concerns that we would like addressed, prior to any formal approval of the upzone.

1. The plans do not specify the materials for the exteriors, except to say "masonry." At the meeting on July 14, it was stated that brick would be used, but the exact size and color of brick could not be specified because of supply chain problems. Therefore, we ask that the material for front and sides be brick of a size and color compatible with the historic district, to be approved by the MMNA board.

2. The plans specify wood fences at the rear of the property, but not at the front. Therefore, we ask that the ornamental front fence and the wrought-iron fences on both sides of the front half of the property be repaired and retained. It is expected that the front fence will be reconfigured for a central entrance.
3. A survey respondent noted, and the Board agrees, that the trash and storage are not feasible as planned. There is no place for a dumpster on their lot in the alley, and the trash enclosures in the plan do not look viable to be used as shown. Access is through the garages, which mean the dumpsters would need to be moved to the alley, for each pick up which seems unlikely.
4. The block has lost many mature trees in the past few years, especially near that property. The block club asks for a commitment from the developer to preserve trees currently on the parkway on that lot, particularly given the unfettered access through the back of the lot.
5. We also ask for a commitment that owners of adjacent property on both sides (4636 and 4646) not be denied reasonable access to the property at 4642 when necessary and normal for contractors to work on the adjacent properties.

Thank you for soliciting the block club's feedback. We're here if you'd like to further discuss our feedback or any other aspects the development.

Sincerely,

The Board of Magnolia Malden Neighbors Block Club