

2219 North Hamilton, LLC proposed zoning change and development
June 14, 2021

I would like to object to the proposed zoning change for the 2219 North Hamilton, LLC development.

First and foremost, the Planned Development application stated under penalty of perjury that the developer had notified everyone within 250 feet of the planned development back in February. I received no such notice, and was only informed of this hearing on June 5. No signage advertising the proposed zoning change or this hearing are posted anywhere on the property. I contacted Paul Shadle, the zoning attorney, about this and received no response. I also notified Alderman Scott Waguespack's office and they told me it was not their concern. Without proper notice the residents of the area will not have had ample time to evaluate this zoning change. In addition, the proposal published in the application is not the most up-to-date version. The alderman's office did not furnish the correct version of the proposal until I pointed out inconsistencies in their responses.

No need has been demonstrated for a zoning change. The current zoning allows for residences to be built and is consistent with the rest of the neighborhood. There is no need to change the zoning other than someone wants to put in a rental complex. I believe this would be a detriment to the area for these reasons:

- It was not demonstrated that property values would not go down
- There will be fewer parking spots than there will be residences
- The new development will take the existing parking lot away from the church, causing increased traffic and reduced street parking
- Current public transit infrastructure cannot handle the existing population, let alone an increase
- No need has been demonstrated. Existing zoning could provide adequate housing

It was not demonstrated that property values will not go down. A development cannot be good for the community if the valuation of the community decreases. Neither the developer nor the alderman's office has provided any detailed report or documentation describing the effect this development would have on the community.

There will be fewer parking spots than there will be residences. The application states that there will be 24 residences and 16 parking spots. The alderman's office claims that there is a proposal for 18 parking spots. In either case, there are fewer spots than there will be residences. The alderman's office claims that not every renter will have a car. How do they know this? Each renter may very well have a car. There will also be residences with multiple people who may each have a car. These renters will also have visitors who will have nowhere to park but the street. How can the claim be made that there will not be an impact to the parking situation when the amount of available parking is purposefully being restricted.

The new development is also removing the existing parking lot that is utilized by the church for masses and events (weddings, funerals, etc). The churchgoers will now have to park on the street, further reducing the amount of street parking available. The increased street parking will also create traffic issues as the streets in the area will be clogged. Cars already turn into this neighborhood off of Western Ave and Fullerton Ave and speed past Stop signs and through alleys to avoid the traffic lights and congestion on those streets. The alderman's office says we should wait for a problem to arise, i.e. parking and congestion issues, before they think about it or try to address it. I say when the problem arises, it is already too late. The development needs to provide adequate parking for its residents and not put a strain on the public, where the government's only response will be to implement permit and metered parking.

If the alderman's office wants to claim that not everyone will have a car, then they have to concede that these new renters will be using public transportation. The current public transportation infrastructure cannot handle the existing population, let alone an increase. The Western Blue Line stop is always packed with riders, so many that riders have to let multiple trains pass that are 100% full, not another single person could fit. If the alderman and the city want to overcrowd neighborhoods, they need to invest in the infrastructure the population relies on.

The alderman's office also wants to claim that the zoning change would somehow provide fewer residences than if the zoning wasn't changed. They claim that 99 residential units could be built, but that is not true. They are using the assumption that neither the church nor the school on that land exist. The church and the school do exist, so the only residences that could be built would be in sub area A listed on the proposal. Using the alderman's same "what if" scenario, if the zoning were changed, then the developers could use the entire lot to build a six-story complex providing only 400 sqft/unit. That would equal *far more* than the 99 hypothetical residential units the alderman's office posits.

To summarize, no need has been demonstrated for a zoning change and the city, developer, and alderman's office have not adequately addressed concerns.

Joe Pawlak