

Fw: Community Opposition to 3636 N. LSD Zoning Change Request & Restaurant Development / Cappelman

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Wed 7/14/2021 8:52 AM

To: CPC <CPC@cityofchicago.org>

[Warning: External email]

To the Members of the Planning & Development Committee

RE: 3636 N. LSD Zoning Change Request / Community Opposed

Dear Members,

The truth is that the New York building & owners have been coerced into supporting this development publicly. CCA, the developer, threatened the New York Board & Owners at 3660 N. Lake Shore Drive with taking away their LSD addresses, with not allowing them out of their garage and more to force them to support their development, their change of zoning and specifically their proposal for reduced parking.

Most owners in the building and in the neighborhood are not supportive of this development for a host of other reasons, some listed below. 600+ owners and neighborhood residents signed a petition against this development (see link: <https://www.change.org/p/against-james-cappelman-approving-a-332-unit-development-on-the-land-at-3660-n-lake-shore-dr-chicago-il>) and after 3 years, the development was declared neighborhood/block club "supported" based on 25 votes to the affirmative by people who live nowhere near the subject development or in the Lakeview East section of the 46th ward and by those that didn't bother to ask the opinion of the owners who do.

Some of the Block clubs are made up of people that don't represent the interest of the neighbors but are campaign donors to the alderman and appointed by him to be on the block clubs. For the buildings along Waveland, 3700 N LSD, 3800 N. LSD, 3550 N LSD, and various others, there is no representation on the zoning committee nor did the block clubs, like ELVN (that Cappelman says he relies on as a gauge on community input for all development), seek any input from the owners in these buildings at any time, before giving their yes vote in favor of the development.

The 46th ward Alderman, in his position as council chair, has in the past two years brought on significant, increased and incessant rental development in the ward. With 45% of his campaign donations coming from the real estate industry, the passing of these developments through the neighborhood groups and city council is highly suspect.

None of the following issues impacting the neighborhood and property owners have been adequately addressed by the developer or the Alderman. We hope that you'll take these points into thoughtful consideration, when reviewing the zoning changes requested by the developer, and passing this development.

- **Density & Infrastructure Burden (46th Ward Recent, Current & Upcoming Projects)**
 - 334 Units / 145 Parking Spaces - 3636 N. Lake Shore Drive
 - 314 Units / 136 Parking Spaces - 4600 N. Marine
 - 495 Units/118 Off Street Parking - Irving/LSD Immaculata School Redevelopment
 - 631 units / 438 parking spaces - 811 W. Montrose
 - 100 Units / 65 Parking Spaces - 3901 N. Broadway
 - 93 Units / 93 Parking Spaces - 3817-3845 N. Broadway
 - 208 Units/94 Parking Spaces - 3460 N. Broadway (Tunney 44th Ward, but close as related to density).
 - 167 Units/61 Parking Spaces - 3440 N. Broadway (Tunney 44th Ward, but close as related to density).

- **NO REPRESENTATION BY BLOCK CLUBS** The following neighbors were not consulted nor were they aware that if they were not represented individually, they would become collectively represented by ELVN's, which did not solicit community input from any of the owners/communities in the following buildings.
 - 3550 N. Lake Shore Drive
 - 3700 N. Lake Shore Drive
 - 3800 N. Lake Shore Drive
 - 3900 N. Lake Shore Drive
 - 616 W. Waveland
 - 620 W. Waveland
 - 630 W. Waveland
 - 636 W. Waveland
 - 642 W. Waveland
 - 3711 N. Pine Grove
 - 3631 N. Pine Grove
 - 3643 N. Pine Grove
 - All of Buildings on West Grace (except 828 W. Grace)
 - 4100 N Marine Drive

- **BLOCK CLUB PRESIDENTS & ZONING REP NOT REPRESENTATIVE OF COMMUNITY Resident & Owner VOTES**
 - 3550 N. Lake Shore Drive Community (728 Units) voted No. ELVN cast a yes vote for them.
 - 3700 N. Lake Shore Drive Community said no. ELVN cast a yes vote for them.
 - Marty Tangora (appointed by Cappelman), of Magnolia-Malden Block Club stated in zoning meeting that 97% of his building was against the development. Despite that, he cast a Yes Vote.
 - 655 W. Irving Park Road Community (901 Units) voted No.

- **Lack of Parking** this is a Community Issue that's come up again and again as these Developers continue to use TOD as a way to provide less parking spaces.
- **CFD Emergency Access from Waveland Firehouse** There is always a tremendous gridlock in & near the New York circle drive with deliveries, Uber's etc. and the neighbors use the New York as the marker for pick-up. Adding 334 units to this corner is going to make that worse and create a difficult situation for emergency vehicle access. Ask New York management for videos of the New York building circle drive - it's a madhouse with vehicles parking every which way and will most definitely cause delays with emergency access and especially with a Restaurant also in the location.
- **Restaurant** The Lake Shore Protection Ordinance is in place for a reason. City planners from well before 1900 understood the importance of green space to mitigate pollution and expand quality of life. There is absolutely no reason that 5,000 sq. Ft. Restaurant should be allowed on this heavily trafficked and heavily residential corner - A 5000 sq ft restaurant that seats 200+ people is absolutely in violation of the ordinance and will be a future nuisance to safety, and the neighboring property owners.
- **Traffic, Reduced Parking & CCA Parking Study** ALL the recent developments are being passed as TOD Oriented but the traffic and lack of parking are significant issues. The developer needs to undertake an appropriate parking & traffic study including the impacts of the following:
 - **Lake Shore Drive Development** If the envisioned redefinition of Lake Shore Drive includes an on and off-ramp at Addison, how has CCA accounted for the traffic for Cubs game days and concerts, combining Belmont and Irving ramp populations into Addison's as it will be closest. CCA's traffic study does not take that foreseeable increase in traffic into account.
 - **Wrigley Games/Concerts**
 - **Increased Population from the added 2,000+ units in this pocket**
 - **Their own Proposed 5,000 sq. ft. Restaurant**
- **Bird Safety/ Glass Building in Migratory Path of Bill Jarvis Bird Sanctuary** Cappelman receives grant monies for the protection of the lakefront. A glass structure right across the sanctuaries seems counterintuitive and an apparent violation of protections and ethics.
- **CRIME (Overburdened Fire/Police)** 46th Ward's Uptown has been riddled with crime for some time but this has extended into the Lakeview portion as well and there is not enough policing to control it.

Since Cappelman became chair, 47% of his campaign Donations are from Real Estate related individuals and developers and 46th Ward developments have been continuous and incessant, most without proper input and consideration.

- **Donations** "... [The Real Deal found](https://therealdeal.com/chicago/2019/03/27/after-landing-key-zoning-position-cappleman-contributions-from-real-estate-players-spike-%E2%80%A8/) that real estate industry professionals have donated over \$72,000 to the alderman since he assumed the chair. *In fact, since June 2018, Cappleman has received \$138,000 from real estate professionals — accounting for 47 percent of the funds raised in that time period.*" (The Real Deal) <https://therealdeal.com/chicago/2019/03/27/after-landing-key-zoning-position-cappleman-contributions-from-real-estate-players-spike-%E2%80%A8/>
- **Donations** "...Cappleman is on much stronger financial ground with over \$339,000 of campaign cash at his disposal. He has a "self-imposed" policy of not accepting developer donations six months before they request a zoning change and then 12 months after their request. But that hasn't

stopped developers and real estate professionals from flooding his campaign with donations, especially since he has taken over as chair of the Zoning

Committee.” <https://interactive.wbez.org/campaigncash/candidate/james-cappleman/>

- **Donations** “...They'd also found that "interested parties" connected to these developments had donated more than \$56,000 to Cappleman in his second term alone.” <https://m.chicagoreader.com/chicago/46th-ward-james-cappleman-uptown-helen-shiller/Content?oid=67989938>

The alderman has consistently played a game of passing the buck regarding responsibility and states he can't dictate what is built where, which is a cop out and not what he's paid for. He won the aldermanic race by 25 votes. The neighborhood/ constituency by and large does not support him or his policies with regard to the community. Adding insult to injury, Cappelman's vote to raise taxes and fees in his ward post covid, while both the neighboring Alderman, Tunney and Osterman voted against, once again proves that Cappelman does not serve his constituents/homeowners.

This is not an anti-development statement, but a statement by the community to encourage thoughtful development in this largely homeownership area. In this post-covid world, the quality of life and the planning of this city to allow it, are paramount. We are asking this committee to raise the standard for approval, to plan better for its communities and to induce this developer (City Club Apartments) and Cappelman to provide a better measure of this project and to delay an affirmative decision until ALL the bars to entry have been met.

Thank you in advance for your consideration.

Kind regards.

Lakeview East Owners - 46th Ward