



Hollywood-North Park Community Association

Serving Our Neighborhood Since 1951

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Serving businesses and neighborhood residents within the following boundaries: the south side of Peterson Avenue to the north side of the North Branch of the Chicago River; from the east side of Pulaski Road to the west side of the North Shore Channel.

Alderman Patrick O'Connor, 40th Ward
5850 N. Lincoln Avenue
Chicago, IL 60659

May 21, 2018

Alderman O'Connor:

On behalf of concerned residents of the North Park neighborhood, I am writing to relay a summary of opinions expressed in a community meeting on Tuesday, May 15, about the proposed zoning change at 5301 N. Kedzie.

As you know, the property in question falls within your ward, but the residential areas affected by the potential new development are in the 39th Ward. Participants in the meeting seemed to feel strongly that, given the nature of the ward boundaries and the location of the project, you and Alderman Laurino should work together to ensure that neighborhood voices are heard. Several residents asked about what communication and collaboration the two of you have shared on this topic.

Residents' appraisals of the proposed project were consistently critical. Major concerns include the height of the building, which is expected to be 10 feet taller than the 3-story condominium directly across the street; the incongruence with neighborhood character; the fact that the zoning designation of B3-5 is exceedingly uncommon in our area; the lack of green space and other environmental improvements; and the lack of neighborhood interest in the particular business model of self-storage.

A more significant undercurrent to much of the criticism was not about what the project is; rather, the objection is about what the project is not. Residents expressed a concern that the project does not appear to be a result of a forward-looking development strategy for the Kedzie corridor. Several commented that previous discussions about the development of Northside College Prep involved the prospect of creating an "education corridor" along Kedzie. Residents want to know from both you and Alderman Laurino how to participate in a process that might create a proactive vision for development that residents of the North Park neighborhood can embrace.

The Hollywood-North Park Community Association is committed to participating in such a community conversation, and we look forward to being in touch about shaping Kedzie in neighborhood-friendly ways.

Sincerely,

Andrew Johnson