

December 8, 2023

City Clerk, Anna M. Valencia
Office of the City Clerk
121 North LaSalle St
Room 107

IN RE: Zoning Reclassification Map No. 9-I - App No. A-8852
COMMON ADDRESS OF PROPERTY: 2907-23 W Irving Park Road

Dear City Clerk Valencia:

Please introduce the attached written protest on my behalf at the December 13, 2023 City Council meeting. I understand the above-referenced ordinance is set for vote at the meeting. Two (2) copies of the written protest are attached hereto.

Best regards,


Sean O'Neill

Office of the Chicago City Clerk
2023 DEC 8 PM 2:18

CITY COUNCIL, CITY OF CHICAGO

Office of the Chicago City Clerk
2023 DEC 8 PM2:13

IN RE: Zoning Reclassification Map No. 9-1 - App No. A-8852
COMMON ADDRESS OF PROPERTY: 2907-23 W Irving Park Road

WRITTEN PROTEST

I, Sean O'Neill, an owner of property immediately touching at least 20% of the perimeter of the land proposed to be rezoned, respectfully submits this protest against Application No. A-8852, submitted by Alderwoman Rodriguez-Sanchez. Notice of this protest is being sent via email and certified mail to Alderwoman Rodriguez-Sanchez as applicant and is being filed with the City Clerk at least three days prior to a vote by City Council.

1. Initially, the application is false and misleading. The notice for the application provides that the purpose of the application is “[t]o correct a previous downzoning of the property to bring it more in line with the adjacent properties.” However, there is no indication that the prior downzoning was “incorrect” and no justification for the proposed rezoning to B3-3 as that proposed zoning does not seek to revert the zoning to the C-1 zoning in place prior to the downzoning.

2. Instead, the purpose of the application appears to be to allow an increase in building height in favor of a particular development by Full Circle Communities and Visionary Ventures to build a seven story, 45 unit building without review of the specific project. It appears Alderwoman Rodriguez-Sanchez is working as Full Circle Communities and Visionary Ventures agent to request a zoning change to allow the project without disclosing the representative nature of the application and without an application filed on behalf of the true applicant. It is my understanding that the Alderwoman’s office stated that the application is, in fact, part of a legal strategy to do just that.

3. The application should be denied recognition as routine or an administrative adjustment application. The application is clearly designed to effect a Type 1 zoning amendment on behalf of Full Circle Communities and Visionary Ventures without providing and in violation of notice pursuant to 17-13-0107-A.

4. Myself, as well as a vast majority of home owners and residents who live near the project, objected to (1) the height of the building as being inconsistent with the surrounding area, where the tallest buildings are 4.5 stories and the surrounding community is predominantly one and two story homes, (2) the density of the project, which would place the equivalent of an entire neighborhood block on one parcel of land, and (3) the adequacy of accommodations, including but not limited to the provision of only 16 parking spaces for the entire project (a ratio of 0.35:1).

5. The “public” meeting to discuss the project did not legitimately seek community perspective or comment as required by 17-13-0308. At the meeting, home owners and residents were informed that the project was already finalized, and no changes whatsoever could be made to the project. The public meeting was conducted via Zoom and only questions and comments pre-approved by the Alderwoman’s office were allowed. Following the Zoom meeting, the Alderwoman refused to meet with four community groups that requested a legitimate meeting on behalf of their residents where public comment could actually occur.

6. There are significant concerns with how the project was finalized without any public notice or comment when the open meetings act requires that “citizens have advanced notice and the right to attend all meetings at which any business of a public body is discussed or acted upon in any way.” 5 ILCS 120/1, *et. seq.*

7. Here, it is disclosed by Full Circle and Visionary Ventures, that the project is being funded at least by the following sources of public funds: (1) Low Income Housing Tax

Credits allocated by the City of Chicago Department of Housing, (2) City of Chicago Department of Housing grant and loan funding, and (3) Illinois Affordable Housing Tax Credits. The project will be subsidized by the Chicago Low Income Housing Trust Fund. Projects involving public monies should not be finalized without notice, transparency, and public input. I understand that FOIA requests for the disclosure of the full funding for the project have not been answered.

8. Following the Zoom meeting, on August 18, 2023, the Alderwoman purported to approve the project, citing 79% feedback in support of the project. I understand, again, that the Alderwoman's office has failed to respond to FOIA requests for all comments received regarding the project to assess this alleged support of the project. It is likely that the information would show that the purported support for the project comes from individuals and entities that will not be impacted by the project in any way. Indeed, at the Zoom meeting, the Alderwoman allowed the majority of comments from individuals that do not live within 250 feet or 1,200 feet of the project. I understand the community has collected over 300 signatures from home owners and residents that live within the vicinity of the project (220 of them within two blocks) opposed to the height of the project and the inadequate accommodations for the project. I understand the Alderwoman had not taken into account any of this feedback.

9. In addition, while Application No. A-8852 states the B3-3 zoning is to make the zoning "more in line with the adjacent properties," the zoning on either side of the property is B3-2 and C1-2, the other property on the block is zoned as C1-1. In fact, there is no B3-3 zoning on the south side of Irving Park from California to Kedzie. The adjacent building to the west is identified as 27 feet and the adjacent building to the east is identified as 53 feet. The three buildings zoned B3-3 on the north side of Irving Park are all 4.5 stories. Simply, put the

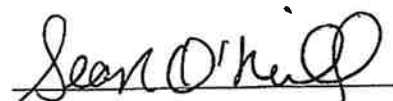
requested seven story, 79-foot height in relationship to the adjacent buildings and the adjacent RS-3 neighborhood will create a monolithic presence, fundamentally altering the character of the neighborhood without justification.

10. It is my understanding, the Alderwoman has consistently denied projects of similar height, including on information and belief, a five-story project at the location in questions and an eight story project at the old Gordon Tech property.

11. The proposed zoning does not comply with the Review and Decision-Making Criteria of 17-13-0308. It is unclear whether the proposed rezoning is consistent with any plans adopted by the Plan Commission or approved by the City Council. (17-13-0308-A.) There have not been “significant changes” in the character of the area due to public facility capacity, other rezonings, or growth and development trends. (17-13-0308-B.) The proposed density and building scale is fundamentally inconsistent with the surrounding area. (17-13-0308-C.) The proposed zoning does not appear to be compatible with surrounding zoning. (17-13-0308-D.) Finally, public infrastructure facilities and city services are not adequate to serve the proposed development at the time of occupancy, including but not limited to the proposed ratio of 0.35:1 parking spaces—16 parking spaces for a proposed 45-unit building. (17-13-0308-E.)

Date: December 8, 2023.

Sean O’Neill

A handwritten signature in black ink that reads "Sean O'Neill". The signature is written in a cursive style with a horizontal line underneath the name.