

May 7, 2011

To: VOP Board

From: Neighbors for Madison Renewal (NMR)
Coordinating Committee

Re: Planned Redevelopment of the Comcast building by Interfaith Housing
Development Corporation

This letter is to inform the Village President and the Trustees that the Neighbors for Madison Renewal are opposed to the IHDC proposal for redeveloping the Comcast building. Our objections are based on the zoning variances requested for Density, Traffic and the Parking Plan.

The NMR mission has been to keep neighbors informed about developments along Madison Street and to collect and share neighborhood opinions Village officials and developers. In order to fulfill this mission, we conducted two major activities in 2010. First, we gathered over 50 questions and comments from our neighbors, submitted them to the IHDC for their response and then posted the questions and answers on the NMR website on July 21, 2010. Second, we conducted a survey to determine neighbors' opinions about the proposal. Our survey results were posted on the NMR web site on October 14, 2010. We also provided the survey results to the to the Plan Commission.

The results of our survey form the basis of our objections to the proposal. Complete results can be found on our web site, www.renewmadison.com.

Specifically, 60.8% of our 342 respondents were opposed to the IHDC proposal.

All respondents were asked to cite their specific likes and dislikes about the proposal. Among all respondents, whether in favor or opposed to the proposal, cited the same three aspects of the proposal they did not like.

These aspects are:

- Density – Zoning allows for an intensity of use of only 40 apartments. The developer has asked for approval for 51 units.
- Traffic – The developer has not proposed methods, other than a right-turn only sign out of the parking lot, to minimize traffic into the residential portion of the street.
- Parking plan – Zoning requires 64 parking spaces for the number of residential units proposed. However, the developer is only providing 32 parking spaces to be shared with the 9 commercial spaces required.

Density, Traffic and Parking have a direct impact on the neighborhood surrounding a proposed development. The Village's zoning ordinances are designed to protect neighborhoods from adverse affects of a development. If zoning ordinances are to have value, they must be maintained and followed.

We ask that the Village Board reject the developer's request for zoning variances.

Sincerely,

Neighbors for Madison Renewal
Coordinating Committee members:

Mike Awe
Ted Despotes
Brad Farrar
Alan Goldberg
Angela Larson
Bill and Dianne McDermott
Jessica McMeyer
Melissa Mickelberry
Bill Murphy
Gerard Norman
Michael Pisanko
Ljubomir Perkovic
Henry Zimoch