

**From:** [Bohl, James](#)  
**To:** [Owczarski, Jim](#); [Lee, Chris](#); [Reiss, Tess](#)  
**Subject:** Fwd: Clarke Square Apartments  
**Date:** Sunday, February 05, 2017 11:06:03 PM  
**Attachments:** [Clarke Square Petition.pdf](#)  
[ATT00001.htm](#)

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Sent from my iPad

Begin forwarded message:

**From:** Rachel Zembrowski <[rrzembrowski@gmail.com](mailto:rrzembrowski@gmail.com)>  
**Date:** February 5, 2017 at 9:20:45 PM CST  
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**Subject: Clarke Square Apartments**

Dear Council Member,

At Tuesday's meeting, you are going to be asked to vote on a zoning change for two properties in the Clarke Square neighborhood to allow Journey House and Cardinal Capital Management to put in 40 apartment units between two buildings. When making your decision, we respectfully request that you take into account that there is practically unanimous opposition by those who live in the immediate vicinity of these parcels. Attached to this email is a copy of the petition that was signed by 36 people who live within one block of the proposed apartment sites and as such will be directly impacted by the magnitude of the project being proposed. The only neighbor we have spoken to in person who is in support of Journey House's proposal, actually works with Journey House.

The main concern relating to the project is the number of new residents it will bring into our already densely populated neighborhood and the issues that are related to an increase in population—parking, traffic, crime. Studies say the way to improve a transitional neighborhood

is to decrease the population, and yet Journey House wants to put 100+ new residents into our already fragile neighborhood. We raised our concerns about this dramatic increase in population at the first community meeting Journey House held to inform us of their plans on how they would be using the areas in our neighborhood. Their attempt at addressing this concern involved decreasing the number of apartment units from 47 to 40, however, they almost doubled the number of two- and three-bedroom units involved, which actually increased the projected number of new residents.

Our neighborhood is almost strictly residential and we simply do not have the resources to support this increase in population. As of right now, there are no full-service grocery stores within a reasonable distance, no libraries, shopping centers, or family entertainment, and our park is already packed with children when the weather cooperates. As there is nothing within walking distance, these residents will need to drive, which will bring that many more cars into the neighborhood. Anyone who has no choice but to park on the street overnight will tell you that it is extremely difficult to find a space, frequently requiring you to walk over a block to get home. Even if every car owned by the residents of these apartments is able to fit in their underground parking, every time any of them has visitors, there will be more cars brought into the neighborhood, pushing the already stressful parking situation even further. This many more cars will bring a dramatic increase in traffic, which is a major concern already, owing to the number of small children living in the area and coming in to use the park, plus students of the two schools within walking distance. We all want to keep our children safe, and this increase in traffic will create a very dangerous situation.

From the beginning, Journey House has been advertising that the main purpose of this project is to provide housing for homeless youth who have aged out of foster care. Our concern about this is brought to the forefront as the increase of the two- and three-bedroom apartments involved decreasing the number of units for these young people to under ten. Less than 25% of a project advertised strictly to help this often overlooked population would actually be used for that purpose. Building a number of duplexes specifically meant to house this disadvantaged group would not require a zoning change, would ensure that these former

foster-care children would have a safe place to stay, and would be more in keeping with the aesthetics of the neighborhood.

We do not want to see these lots remain empty. We are more than happy to have something put in that will help the young people Journey House claims they want to help. We simply think that the project as it is, is much too large for our small, residential neighborhood that is already struggling to support its large population. Journey House would have known this if they had consulted the residents of this neighborhood as to what we would like to see these areas used for before orchestrating this grand plan, instead of simply telling us what would be happening there.

Therefore, we and all of the people listed on our petition urge you to vote "No" to the change in zoning, but allow Journey House to bring forward a new proposal at a later date that is more in keeping with our neighborhood and what the current residents feel would enhance the quality of life for everyone involved.

Thank you for your time and consideration,

Luke, Rachel, Elizabeth, and William Zembrowski

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