

STOP MASSIVE DEVELOPMENT IN OLD TOWN

ONE TOWER AND THREE LARGE BUILDINGS COMING TO OLD TOWN: FERN HILL CREATING A TRAFFIC CATASTROPHE

QUICK FACTS



- The tower being proposed where Walgreens and the parking lot currently exist will become a 480ft, 500-unit tower. The units will be comprised of 30% studio bedrooms and 70% one, two, and three bedrooms.
- A five-story parking garage will be built on North and La Salle, which will hold 300 parking spots. These parking spots will be used by Moody's patrons and staff. The development will include 150 parking spots for residents.
- There are no commitments by any grocer to occupy the Treasure Island space and no tenant has met with the community.
- The Developer has proposed removing permitted and paid parking spaces along Wells, Eugenie, and North, details are not available as they refuse to provide their plans.
- The development will allow liquor stores and drinking establishments on the ground floor.

HOW YOU CAN HELP TODAY

Community meetings hosted by Alderman Hopkins must take place **ONLY** after full details of the project are released. The traffic study and other documents must be made available ahead of any meeting. After months of asking, the PD application was only just released on March 25.

Following the community meetings, the Alderman should facilitate additional meetings to find consensus before the PD is considered by the City. In the end, the community wants development. But the Fern Hill tower is far too much for the neighborhood. The best thing for the character and charm of Old Town is keeping the current zoning guidelines in place.

To make this happen, we need you to act today. Here's what you can do to help:

- Tell the OTTA that you oppose the project. OTTA has a voice in the community, and we believe it's important that the OTTA oppose this project as it's currently proposed.
- Join the OTFRD Coalition. Check us out at www.OLDTOWNFRIENDS.COM or [Facebook](#) and share this message with your neighbors.
- Call and e-mail Alderman Hopkins' office at 312-643-2299 or office@aldermanhopkins.com to respectfully express:
 - The proposed tower is too dense for these already overloaded intersections
 - He should say no to unprecedented, large-scale zoning changes and keep zoning the same.
 - Demand a traffic plan that alleviates neighborhood congestion, and promotes pedestrian and biker safety.

Sources: North and LaSalle FAQ, engagefernhill.com, (Mar 23, 2024) www.engagefernhill.com/faqs and Fern Hill Community Meeting, March 21, 2024.





Fern Hill claims their traffic study “can have a neutral impact on traffic patterns” and that their tower allows for the “opportunity to collaborate with the city to incorporate input from the community to actually improve the flow of traffic along the North and LaSalle Corridor.”



There is no question that adding this many residents will increase traffic. So far there has been no collaboration and Fern Hill has refused to provide their traffic study. What are they hiding?

- When asked about the traffic congestion in his latest meeting, the developer stated, “It is absolutely a work in progress.” So, how can he say that it will have a “neutral impact?” He can't, he is not telling the truth.
- Fern Hill has not “collaborated” with the residents of Old Town, and they have refused multiple requests for their traffic issues. The community should not be kept in the dark till Fern Hill and the City are done discussing plans—the community should be part of the process, not witnesses to it.
- The developer said traffic will be reduced once they remove the gas stations, there is no timeline for this claim either.



Fern Hill claims no other developments are being proposed in the Planned Development. At his March meeting, Anderson stated regarding the gas stations and Piper’s Alley property, “there is not a project being proposed at this time for either of those sites in this plan development.”



The developer is changing the zoning to allow for larger properties to be built on Piper’s Alley and the gas station lots. The developer is setting up these sites to be developed or sold to another developer.

- Fern Hill has shown a rendering depicting a new, 3 or 4-story building replacing the BP gas station, claiming they will “replace gas stations...with faith & community resources structures.” The PD was released on March 25, and it leaves the door open for future development.
- The developer also stated that the three subareas “are all included [in the planned development] and will all be benefiting from the same underlying baseline zoning of the B-5.” This zoning classification allows larger, more dense buildings and structures than currently allowed. This means that all of the parcels in the boundaries of the planned development could be developed into larger buildings.
- The fact is that all we are left with is questions. What developments will take place at the gas stations and when? What will happen to Piper’s Alley in the next 5-7 years? Will Moody’s sell the land to another developer to build another tall building?



Fern Hill says they’ve acted in the name of transparency by hosting community meetings and informational meetings.



Transparency is something Fern Hill knows nothing about. Their “meetings” have primarily been coffee meetings without substance or details.

- In March 2024, the developer stated that he would have loved to start construction 2 years ago. And yet, the first time the community was ever informed about a 480ft, 500 unit tower was September 2023. Why the desire to suddenly speed through this process?
- Fern Hill’s PR team is doing a great job of trying to fool the Alderman and the City into thinking the community has been engaged. Since the tower was revealed six months ago, the community has asked almost a dozen times for details; and Fern Hill refused each time.