

## Letter of Support for Application 21122: Affordable Housing at 4715 N. Western Avenue

Alex Nelson <[alex.e.nelson@gmail.com](mailto:alex.e.nelson@gmail.com)>

Fri 11/11/2022 11:19 AM

To: CPC <[CPC@cityofchicago.org](mailto:CPC@cityofchicago.org)>

Cc: Woodley, William <[WWoodley@TCBINC.ORG](mailto:WWoodley@TCBINC.ORG)>; Shadle, Paul <[Paul.Shadle@us.dlapiper.com](mailto:Paul.Shadle@us.dlapiper.com)>

[Warning: External email]

TO: Laura Flores, Chair, Chicago City Plan Commission

I am a resident of Lincoln Square. I am currently a renter, but I hope to buy a home in this neighborhood in the coming years. I enthusiastically support the proposal to build 63 units of affordable housing at 4715 N. Western Ave.

The corner of Western and Leland is an ideal location for this mixed use building. The site is in the heart of our commercial district, across the street from a transit hub, and at a prime intersection slated to benefit from anticipated redevelopment of Western Ave. The property is currently an unsightly and under-utilized city owned parking lot.

The Community Builders group has done a remarkable job listening to community input over the last few years, and designing and reworking plans to address concerns, most notably, a concern over the number of public parking places provided. The result is a beautiful and practical design for this cornerstone parcel.

Lincoln Square has suffered a decrease in population in the last 10 years and the cost of housing has become unaffordable for both new arrivals and long time residents. The community has demonstrated a strong commitment to reversing this trend, continuing our proud tradition of being a welcoming neighborhood, providing opportunities to a growing and diverse population.

The most successful and vibrant neighborhoods are ones where people of all income levels have access to safe homes, good schools, and dependable transit. Lincoln Square offers all of the above, and we are eager to welcome our new neighbors.

This development will be a landmark development for the community, and for affordable housing. As an engaged citizen and neighbor, I enthusiastically support this development.

Thank you,

Alex Nelson

--

Alex Nelson

She/Her/Hers

[alex.e.nelson@gmail.com](mailto:alex.e.nelson@gmail.com)

C: (847) 636 0841

## statement for CPC meeting for 4715 N Western Proposed Development

Anthony Qaiyum <anthony@merzapotheary.com>

Wed 11/16/2022 9:53 AM

To: CPC <CPC@cityofchicago.org>

Cc: Rudy Flores <rudy@lincolnsquare.org>; Matt Martin <matt@aldermanmartin.com>

[Warning: External email]

Dear members of the Chicago Plan Commission,

I'm writing to ask you to please consider the following concerning the parking allocation as you review this project:

1) I, along with a large number of business owners in the immediate vicinity of this project, supported this affordable housing project since the beginning. We worked with the developer and the affordable housing advocates to come up with a plan that was a common sense win for all stakeholders in the community.

2) As it stands, the business community that helped move this project forward for years, along with the local residents on surrounding streets, will be negatively impacted by the parking plan presented here, and it doesn't have to be the case.

3) The plan as designed allows for up to 48 parking spots on the site but there are only 36 included here. The existing parking lot in use now offers approximately 42 spots to the public, and when ignoring overnight hours (which were inexplicably not removed from the city's analysis), it is a well utilized lot supporting a very vibrant small business community. Removing parking spaces which could easily exist in this plan is not good for the community and city because we rely upon visitors from outside of the public transportation network to make our city economically vibrant.

4) If it were only the loss of 6 spaces, that would be one thing. But after the city commissioners and their representatives publicly stated many times that they didn't want any parking on the site due to the fact that it is a transit oriented development, this current plan was unveiled which takes half of the 36 parking spaces and allocates them to residents. This is despite the fact that the building is across the street from the brown line and next to a number of bus lines.

5) The result is that the local businesses and the residents on surrounding streets will suffer a loss of approximately 24 parking spaces that can be used to bring jobs and dollars into the neighborhood. And this will be done to create 18 parking spaces for residents with some of the best transit access in the city.

The business owners have worked with the affordable housing groups and have posted a letter at <https://www.buildhousingnow.org/> hoping to get an answer from the City about why the business community should be harmed in order to create permanent resident parking spaces that were previously unplanned and actively discouraged by the Department of Housing and other involved departments.

It is not too late to change this allocation as well as draw in the lines for the existing potential parking spaces that are part of the original design. It would ensure that this unique community continues to thrive, and it would be the win-win scenario that all of the neighborhood stakeholders have been working toward for many year.

Sincerely,  
Anthony Qaiyum  
President  
Merz Apothecary  
4716 N Lincoln Ave  
Chicago, IL 60625

## 47th Ward's Affordable Housing Property Development at 4715 N. Western

Connie Barnes <barnes.constance@gmail.com>

Thu 11/10/2022 11:36 AM

To: CPC <CPC@cityofchicago.org>

Cc: Woodley, William <WWoodley@TCBINC.ORG>; Dana Dougherty <danadougherty@gmail.com>; Lucinda Dieker <lucinda.dieker@gmail.com>

[Warning: External email]

Dear Chairman Laura Flores,

I am the current president of The Greater Rockwell Organization, a neighborhood community group residing in the 47<sup>th</sup> and 40<sup>th</sup> wards. Our community has been in communication with The Community Builders, Inc. regarding the proposed development at 4715 N. Western. Specifically, Will Woodley has been great at reaching out to our community for input of this development. After several meetings, exchanges and modifications, our community is in full support of this development and the necessary zoning changes required to move it forward.

The affordable housing this development provides is the primary reason we are excited to see it happen. Secondly, the design integrates the building into the immediate area which is primarily local businesses and restaurants, it will offer public parking and a commercial 1<sup>st</sup> floor which blends nicely with the Lincoln Square Plaza changes we also support.

I am aware of recent changes to the building that decrease the units from 65 to 63 by upgrading one unit to a 2 bedroom and generally improving the 2 bedroom design overall.

The Greater Rockwell Community is in full support of this development at 4715 N. Western as proposed by The Community Builders, Inc.

Sincerely,

Connie Barnes  
President of the Greater Rockwell Organization  
47<sup>th</sup> & 40<sup>th</sup> Wards

## Support for Application 21122 Affordable housing at 4715 N. Western Ave.

Geralynn Kahn <gkahn.chicago@gmail.com>

Sat 11/12/2022 12:51 PM

To: CPC <CPC@cityofchicago.org>

Cc: Woodley, William <WWoodley@TCBINC.ORG>; Shadle, Paul <Paul.Shadle@us.dlapiper.com>

[Warning: External email]

November 12, 2022

TO: Laura Flores, Chair, Chicago City Plan Commission

RE: Letter of Support for Application 21122: Affordable Housing at 4715 N. Western Avenue

My husband and I have owned, resided and rented a two flat just south of Lincoln Square in North Center for almost 40 years. I have noticed with dismay the conversion of many two flats to very large single family homes and have witnessed some of my neighbors, and certainly their children being priced out of rentals in the surrounding blocks.

My children went to Chicago Public Schools, we shop in our neighborhood, utilize the restaurants and shops, music venues up Lincoln Avenue as well the public transportation system and library. In reflecting what keeps our neighborhood vibrant and supportive of these services and amenities, I believe we all benefit from a density of population. The northside and our city also reaps benefits from a diverse population. Affordable housing is part of the foundation of a healthy community. The location of affordable housing needs to be all over the city and also in desirable locations. Therefore, I enthusiastically support the proposal to build 63 units of affordable housing at 4715 N. Western Ave. Some of these apartments are large enough for families.

Given the plans for redevelopment of Western Ave. This location across from a CTA becomes even more desirable and therefore an ideal location for the mixed use building planned. The Community Builders group has done a remarkable job listening to and incorporating community input over the last few years. They have redesigned plans to address concerns, including those of the small businesses in Lincoln Square who were concerned over the number of public parking places provided. The result is a beautiful and practical design for this cornerstone parcel, that neighbors, neighborhood organizations, and businesses support wholeheartedly.

This development will be a landmark for my community. As an engaged citizen and neighbor, I enthusiastically support this development.

Thank you,

Geralynn Kahn

November 10, 2022

**Via Email – [cpc@cityofchicago.org](mailto:cpc@cityofchicago.org)**

Laura Flores  
Chair, City of Chicago Plan Commission

Re: 4715 N. Western Ave.

Dear Ms. Flores.

On behalf of the Heart of Lincoln Square Neighbors Association (HOLS), I write to strongly support the proposed affordable housing project located at 4715 N. Western Ave. The version of the project under consideration by the Plan Commission is the result of an open, community-driven, process, spearheaded by Alderman Martin.

HOLS generally supports affordable housing in the Lincoln Square neighborhood and specifically supports this development, which is well-designed by The Community Builders and responsive to the needs and desires of the Lincoln Square community.

Adam Kingsley

Board Member and Chair of HOLs  
Planning and Zoning Committee

Cc: Heart of Lincoln Square Board  
The Community Builders

## Support affordable housing in Lincoln Square

Heather Smith <heathersmithchicago@gmail.com>

Wed 11/9/2022 9:25 PM

To: CPC <CPC@cityofchicago.org>

[Warning: External email]

To the City of Chicago Plan Commission:

I am a lifelong resident of the city of Chicago and I live within 250 feet of the proposed development at 4715 N. Lincoln. I believe Lincoln Square is becoming more and more unaffordable and we need more affordable housing. I wholeheartedly support this project. Please pass this project. Families and those most in need of affordable housing need more buildings like this in Lincoln Square especially near transit.

Sincerely,

Heather Smith  
773-501-9022

## Letter of Support for Application 21122

Jill Sellers <janne66d@gmail.com>

Fri 11/11/2022 2:47 PM

To: CPC <CPC@cityofchicago.org>

Cc: Woodley, William <WWoodley@TCBINC.ORG>; Shadle, Paul <Paul.Shadle@us.dlapiper.com>

[Warning: External email]

TO: Laura Flores, Chair, Chicago City Plan Commission

RE: Letter of Support for Application 21122: Affordable Housing at 4715 N. Western Avenue

As a long-time resident of Lincoln Square, I join many of my neighbors in supporting the proposal to build 63 units of affordable housing at the corner of Western and Leland.

The location is ideal. It is close to transportation and shopping, at an underused, unlovely city-owned parking lot that will further benefit from the redevelopment of Western Avenue. It does not abut or crowd any residential area.

The Community Builders group has spent many months engaging with the community. It reworked its design to address concerns about lost parking. It struck a balance that pleased neighbors and offered a beautiful, practical design that will greatly improve Lincoln Square as a whole.

Lincoln Square's population has declined even as housing has become unaffordable for both new arrivals and residents. We want to change that, to welcome new residents and remain inclusive and diverse. We are committed to attracting young families, workers, teachers, retirees, anyone who values a safe, friendly, place to call home.

Opponents of the project have said we need the parking. We argue (and research has shown) that there is ample parking. There's also public transportation and, in fact, the future must include less car traffic. Supporters understand that a healthy, vibrant, economically sound community is one where a range of families and individuals can live, work, shop, and share in civic life. The proposed affordable housing will help to keep Lincoln Square such a community.

Very sincerely,

Jill Sellers

4916 North Oakley Avenue



**December 14, 2022**

Laura Flores  
Chair, Chicago Plan Commission  
City Hall, 121 N. LaSalle St.  
Room 1000  
Chicago, Illinois 60602

Re: Public Comment on application 2112 in advance of 11/17/22 Plan Commission Hearing

Chair Laura Flores,

I am writing to support of application: 21122 with the formal address: 4651-4719 N Western Ave., 2320-2332 W Leland Ave. and 2323-2333 W Leland Ave.

I have lived in and around the Lincoln Square area since 2007 and recently bought a new home in the area. Doing so, however, was a challenge, and we paid a premium to do so. I feel incredibly privileged to be able to afford to live here.

Unfortunately, not all are so privileged, and it's only getting harder. I've had a front-row seat to watch as multi-unit buildings in our vibrant neighborhood have been increasingly torn down or deconverted into single-family homes. Slowly but surely, our community has become more expensive and more homogenous. And the impact has been clear as I've seen many of my friends move away, unable to afford to live in this community. The Lincoln Square community greatly needs more affordable housing.

When I saw the plans for 4715 N Lincoln Ave, it seemed like they were too good to be true. Placing a large number of affordable housing directly across the street from the CTA brown line station, in the heart of a thriving neighborhood shopping district, represents an incredible opportunity for our community. Exactly what the neighborhood is lacking in the best possible location to do so.

Unfortunately, soon after this plan was unveiled, a hateful disinformation campaign popped up against the project. It began with a website filled with falsehoods and a related petition filled with pseudo-anonymous racist remarks. Soon after, mysterious

signs and fliers containing xenophobic rhetoric started popping up in our public spaces, and a local circular began publishing a barrage of conspiratorial “articles” loaded with more racist and antisemitic dog whistles including one calling Alderman Martin “the black gentry.”

For many in our community, this came as a disgusting shock. These voices do not represent the Lincoln Square we know and love. This vile rhetoric served to highlight just how necessary this project truly is and fueled many of us to advocate for this project independently.

Over nearly three years our community has come together in support of this project and we built a grassroots coalition of neighborhood groups, social justice organizations, and businesses who are all unified that this was the vision we wanted for Lincoln Square. And we spent countless hours urging Alderman Martin, the developer, and the Mayor’s office to come together to make this project happen.

Our group includes: Indivisible Lincoln Square, One Northside, Greater Rockwell Organization, Heart of Lincoln Square Neighbors Association, YIMBY Lincoln Square, and the Lincoln Square/Ravenswood Chamber of Commerce.

Additionally, many of the Lincoln Square ‘anchor’ retailers like Metz Apothecary, Cafe Salmarie, Gene’s Sausage Shop, The Book Cellar, Jerry’s Sandwiches, and the Lincoln Square Athletic Club joined us in support of the project and were followed by many of our cherished smaller businesses as well, including: Baker Miller, Augusta Food & Wine, Lincoln Square Taproom, Genevieve, City Kids Dental, and Kickhouse.

There were many times it looked like this project was dead and that a small group of vocal racists would succeed in keeping 4715 N Western as a surface parking lot forever.

However each step of the way more people joined our coalition grew until it represented the list above. These organizations, businesses, as well as many unaffiliated citizens came together to urge each stakeholder to compromise for the greater good. Eventually resulting in the compromise proposal you see today.

With 63 affordable residential dwelling units, ground floor commercial and public amenity space, along with 36 parking spaces, this development will provide a bridge between Lincoln Square’s past and a more vibrant and equitable future. One that will provide more families and individuals to live and work in our community, and provide

a shot in the arm for our local businesses in the form of dramatically increased foot traffic.

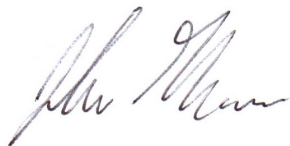
The proposed planned development will also allow for further reinvestment in the community to help improve the surrounding area that is used and beloved by our local farmers' markets and festival, and make it more suitable for pedestrian access for all.

While there were minor differences of opinion of how this could be made better, with countless public forums and outreach this process we all feel that this has been a massive win for transparency, community involvement, and the democratic process.

This will be a big win for the city, and an instrumental part of building a brighter future for everyone in and around the Lincoln Square community.

I respectfully urge you and your colleagues to give this your swift approval so we can stem the tide of unaffordability and make it clear that Chicago will not allow the racist rhetoric and disinformation of a few to hold us back from building a better city for everyone.

Sincerely,

A handwritten signature in black ink, appearing to read "John Morrison". The signature is fluid and cursive, with the first name "John" and last name "Morrison" clearly distinguishable.

John Morrison (he/him)

November 10, 2022

TO: Laura Flores, Chair, Chicago City Plan Commission

RE: Letter of Support for Application 21122: Affordable Housing at 4715 N. Western Avenue

I am a native of Lincoln Square, and a senior citizen and homeowner who has lived in the neighborhood for many years. I enthusiastically support the proposal to build 63 units of affordable housing at the above referenced site.

The corner of Western and Leland is an ideal location for this mixed use building. The site is in the heart of our commercial district, across the street from a transit hub, and at a prime intersection slated to benefit from anticipated redevelopment of Western Ave. The property is currently an unsightly and under-utilized city owned parking lot. The Community Builders group has done a remarkable job listening to community input over the last few years, and designing and reworking plans to address concerns, most notably, a concern over the number of public parking places provided. The result is a beautiful and practical design for this cornerstone parcel.

Lincoln Square has suffered a decrease in population in the last 10 years and the cost of housing has become unaffordable for both new arrivals and long time residents. The community has demonstrated a strong commitment to reversing this trend, continuing our proud tradition of being a welcoming neighborhood, providing opportunities to a growing and diverse population.

I have a unique perspective on housing needs in my neighborhood. I have devoted many volunteer hours to helping seniors find housing they can afford in the neighborhood. These modest income residents are facing exorbitant rent increases forcing them out of the community they know and love. It is both heart breaking and infuriating to have to explain to them the very long wait they are facing on lists for precious few affordable apartments, and the slow pace of producing more affordable housing.

I have heard opponents' voice two objections to this new development: 1) The neighborhood needs the parking that would be lost, and 2) the public dollars spent would be better directed elsewhere. I question whether opponents really understand what it takes to achieve and maintain a vibrant community-- attractive, affordable and welcoming to a wide range of families and individuals. More parking and a lack of investment in affordable housing is not the answer.

Kathleen Trainor

2612 West Eastwood Ave

Chicago, IL 60625

**Attn: Laura Flores**

Matt Schick <schickm@gmail.com>

Sun 11/13/2022 3:31 PM

To: CPC <CPC@cityofchicago.org>

[Warning: External email]

Hello,

I'm writing to express my support for the affordable housing development 4715 N. Lincoln Ave. It is going to be brought before the planning commission on 11/17.

I've been a resident of the neighborhood for 10 years and recently purchased a 2-flat just three blocks west from the planned development. I firmly believe that what makes our neighborhood so great and walkable is housing density. This development is a wonderful addition and will add more patrons for all the great little shops and restaurants in the area.

- Matt Schick  
4728 N. Talman Ave

## My support for Application 21122: Affordable Housing at 4715 N. Western Avenue

Miranda Holloway <miranda.holloway.22@gmail.com>

Fri 11/11/2022 4:07 PM

To: CPC <CPC@cityofchicago.org>

Cc: Woodley, William <WWoodley@TCBINC.ORG>; Shadle, Paul <Paul.Shadle@us.dlapiper.com>

[Warning: External email]

*November 10, 2022*

*TO: Laura Flores, Chair, Chicago City Plan Commission*

*RE: Letter of Support for Application 21122: Affordable Housing at 4715 N. Western Avenue*

To whom it may concern;

I am a resident of Lincoln Square. I am currently a renter, but I hope to buy a home in this neighborhood one day. I enthusiastically support the proposal to build 63 units of affordable housing at 4715 N. Western Ave.

Lincoln Square has the opportunity to become a shining example of what Chicago can be with the proper investment in those who are most vulnerable. As a child growing up in the suburbs, my family struggled with housing insecurity. This experience has given me a valuable perspective on the importance of stability, the power of investing in people, and the pride that comes from feeling like a part of the community. This housing opportunity would bring so many valuable members to the Lincoln Square community and would provide support for those who can no longer afford to call this neighborhood home.

I only moved to Lincoln Square within the last year, but am always so impressed by the kindness of my neighbors here. I moved from a smaller community downstate, and the community of Lincoln Square has put country hospitality to shame and I'd love for more people to be able to experience it affordably.

The corner of Western and Leland is an ideal location for this mixed use building. The site is in the heart of our commercial district, across the street from a transit hub, and at a prime intersection slated to benefit from anticipated redevelopment of Western Ave. The property is currently an unsightly and under-utilized city owned parking lot.

The Community Builders group has done a remarkable job listening to community input over the last few years, and designing and reworking plans to address concerns, most notably, a concern over the number of public parking places provided. The result is a beautiful and practical design for this cornerstone parcel.

This development will be a landmark development for the community, and for affordable housing. As an engaged citizen and neighbor, I enthusiastically support this development.

Thank you,

Miranda Holloway

## Support for affordable housing at 4715 N. Lincoln Ave.

Nina Sandlin <nina.sandlin@gmail.com>

Thu 11/10/2022 3:32 PM

To: CPC <CPC@cityofchicago.org>

Cc: Ald. Matt Martin <matt@aldermanmartin.com>

[Warning: External email]

Ms. Laura Flores  
Chair, Chicago Plan Commission  
Department of Planning Development  
121 N. LaSalle St., Room 1101  
Chicago, IL 60602

Re: Affordable housing development at 4715 N. Lincoln Ave.

Dear Ms. Flores:

I am writing as a longtime resident of Lincoln Square, a transit user, and a local shopper, to voice my strong support of development, which will be heard by the Plan Commission at its upcoming meeting.

As you know, the development is the result of years of work to come up with a plan that takes all interests into account. It has the support of the Chamber of Commerce and neighborhood groups, the alderman, city agencies, and local residents.

Affordable housing is urgently needed - here, not somewhere else, in other parts of the city.

*We need to foster and retain the economic diversity and vibrant culture that makes us want to live in this neighborhood.*

*We need it to help meet the current, acute housing crisis.*

*And we need it to stem the dissipation of urban density that is undermining our city's tax base and threatening our local businesses here in Lincoln Square. It is heartbreaking to see all the empty storefronts.*

Please do what you can to help see that this important project makes its way to groundbreaking.

Respectfully,

Nina Sandlin  
2435 W. Wilson Ave.

## 4715 N Western: Written Statement

Omari Bektemba <omari.bektemba@gmail.com>

Thu 11/10/2022 1:35 PM

To: CPC <CPC@cityofchicago.org>

[Warning: External email]

Chair Flores and CPC Members,

I am writing in full support of the 4715 N Western proposal. It is in direct accordance with DPD's Western Ave Corridor Study, and it helps set a smart development precedent in one of the biggest transit hubs on the northside. Aside from all the immediate CTA connections, this site will be a 5-minute bikeride on the newly-confirmed Leland ave greenway. Western ave's urban fabric is disjointed, and more development and residential density is needed to connect the northern and southern segments of lincoln ave where Western ave separates them. Lincoln square is a rare retail and cultural hub while western is largely deserted and unattractive.

Young people and low to moderate income families move away from this area in droves because it is becoming increasingly desirable but development is not keeping pace. The fact that there are nearly no entertainment or arts establishments in such a prime location reflects the lack of diversity and skepticism of would-be business owners. Nearby schools like McPherson are under capacity, while Waters Elementary recently expanded. Perceived issues like the loss of a surface parking lot ignore the climate crisis and the fact that cars are the least efficient and most dangerous mode of transportation by a considerable margin, and that local streets here are easily (and often) closed down for festivals.

Please approve this TOD proposal to support equity, better urban design, and environmental sustainability. Western Ave is a largely forgettable and barren place and this is needed to bring it new life.

Best,  
Omari Bektemba

MUPP



## Letter of Support for Application 21122: Affordable Housing at 4715 N. Western Avenue

Peter Vega <peterjvega@gmail.com>

Fri 11/11/2022 6:25 PM

To: CPC <CPC@cityofchicago.org>

Cc: Shadle, Paul <Paul.Shadle@us.dlapiper.com>; Woodley, William <WWoodley@TCBINC.ORG>

[Warning: External email]

Hello,

I am a resident of the 40th Ward and a regular visitor of the Lincoln Square business district. I am currently a renter, but I hope to buy a home in this neighborhood in the coming years. I enthusiastically support the proposal to build 63 units of affordable housing at [4715 N. Western Ave.](#)

The corner of Western and Leland is an ideal location for this mixed use building. The site is in the heart of a thriving commercial district, across the street from a transit hub, and at a prime intersection slated to benefit from anticipated redevelopment of Western Ave. The property is currently an unsightly and under-utilized city owned parking lot.

The Community Builders group has done a remarkable job listening to community input over the last few years, and designing and reworking plans to address concerns, most notably, a concern over the number of public parking places provided. The result is a beautiful and practical design for this cornerstone parcel.

Lincoln Square has suffered a decrease in population in the last 10 years and the cost of housing has become unaffordable for both new arrivals and long time residents. The community has demonstrated a strong commitment to reversing this trend, continuing our proud tradition of being a welcoming neighborhood, providing opportunities to a growing and diverse population.

The most successful and vibrant neighborhoods are ones where people of all income levels have access to safe homes, good schools, and dependable transit. Lincoln Square offers all of the above, and we are eager to welcome our new neighbors to the 47th and 40th Wards.

This development will be a landmark development for the community, and for affordable housing. As an engaged citizen and neighbor, I enthusiastically support this development.

Thank you,

Peter Vega

--

In Solidarity,

Peter Vega

914-584-1149

## Affordable Housing at Western and Lincoln: Yes!

Ruth Dunnell <dunnell@kenyon.edu>

Mon 11/14/2022 10:26 AM

To: CPC <CPC@cityofchicago.org>

Cc: Woodley, William <WWoodley@TCBINC.ORG>; Shadle, Paul <Paul.Shadle@us.dlapiper.com>

[Warning: External email]







## Letter of Support for Application 21122: Affordable Housing at 4715 N. Western Avenue

Stephen Barnes <stephen.k.barnes@gmail.com>

Fri 11/11/2022 3:55 PM

To: CPC <CPC@cityofchicago.org>

Cc: Woodley, William <WWoodley@TCBINC.ORG>; Shadle, Paul <Paul.Shadle@us.dlapiper.com>

[Warning: External email]

Hello,

I am a resident of the 40th Ward and a regular visitor of the Lincoln Square business district. I am currently a renter, but I hope to buy a home in this neighborhood in the coming years. I enthusiastically support the proposal to build 63 units of affordable housing at 4715 N. Western Ave.

The corner of Western and Leland is an ideal location for this mixed use building. The site is in the heart of a thriving commercial district, across the street from a transit hub, and at a prime intersection slated to benefit from anticipated redevelopment of Western Ave. The property is currently an unsightly and under-utilized city owned parking lot.

The Community Builders group has done a remarkable job listening to community input over the last few years, and designing and reworking plans to address concerns, most notably, a concern over the number of public parking places provided. The result is a beautiful and practical design for this cornerstone parcel.

Lincoln Square has suffered a decrease in population in the last 10 years and the cost of housing has become unaffordable for both new arrivals and long time residents. The community has demonstrated a strong commitment to reversing this trend, continuing our proud tradition of being a welcoming neighborhood, providing opportunities to a growing and diverse population.

The most successful and vibrant neighborhoods are ones where people of all income levels have access to safe homes, good schools, and dependable transit. Lincoln Square offers all of the above, and we are eager to welcome our new neighbors to the 47th and 40th Wards.

This development will be a landmark development for the community, and for affordable housing. As an engaged citizen and neighbor, I enthusiastically support this development.

Thank you,

Stephen Barnes

November 14, 2022

TO: Laura Flores, Chair, Chicago City Plan Commission

RE: **Letter of Support for Application 21122**: Affordable Housing at 4715 N. Western Avenue

I live in Lincoln Square, I shop in Lincoln Square, and I vote in Lincoln Square. I am also one of many, *many* enthusiastic supporters of the proposal to build 63 units of affordable housing in Lincoln Square (at 4715 N. Western Ave.).

This development will improve our neighborhood in so many exciting and important ways, and I look forward to welcoming my new neighbors when it's completed.

I appreciate your consideration.

Susan Gries  
4431 N. Winchester Ave.  
Chicago, IL 60640

## CPC Nov 17 10 AM morning meeting- 7th agenda item-4651-4719 N. Western Ave & 2320-2333 W. Leland proposed

Thomas Gunderson <tjgunderson3@gmail.com>

Sun 11/13/2022 9:36 AM

To: CPC <CPC@cityofchicago.org>

[Warning: External email]

Dear Mayor Lightfoot and Elected Officials:

Please do not allow building of affordable housing near Western Brown line CTA at 4651-4719 N. Western & 2320 - 2333 W. Leland 60625 from B3-2 to a B3-3 rezone and then to a Residential Business Planned Development.

A better location for subsidized public affordable housing is now available at NW corner of Lawrence and Western Ave for this purpose.

There are several problems with current proposed location:

- 1) Sweetheart deal with developer. During this time when even property tax increase was seriously discussed, even post-Covid and election year upcoming.
- 2) Taxpayers having to pay city of Chicago's parking meter management company to replace lost parking meter revenue
- 3) Intrusion on proven economic development in this area , including;
  - i) Applefest
  - ii) Maifest (spring)
  - iii) German Day (fall)
  - iv) parking for shops, pubs,restaurants (Mexican, Thai, American, Wiener Dog and many others), and cultural institutions- including Sulzer Library and Old Town School of folk Music and Davis Theater and Dank Haus

Please pause and stop this proposal at this location proposed .

Please hear our voice. The City of Chicago heard Greater Rockwell Organization's efforts and other Chamber of Commerce and individuals concerns when eminent domain was attempted to be used 8 years ago when then Ald Gene Schulner(sp) mis-represented and tried to build residential units on the NE corner of Lawrence and Western, without contacting and discussing with anchor Walgreens store management/Walgreen's Corporate External Affairs, Chicago Store, and other local businesses. It also would have impacted statue of POTUS Abraham Lincoln.

I admire and respect Ald 40th Ward Andre Vazquez to help negotiate and balance need for public housing, economic development and small business impact, and citizens and residents of area and Chicago. He said no to Whole foods bad bid at NW corner of Lawrence and Western Ave. Now -Put this proposal in his capable hands for the current proposal at Nw corner of Lawrence and Western ave and not in the proposed location in 47th Ward and Ald Matt Martin's current frustration to this date to negotiate a good outcome for all affected stakeholders. Maybe Ald Vazquez can guide Ald Martin on how to do this and take this off Ald Matt Martin's plate.



Respectfully,

Tom Gunderson  
father of CPS students still here in Chicago  
Chicago IL 60625 47th Ward  
landline 773- 539-1665

## Letter of Support for Application 21122

William Sellers <wmksellers@gmail.com>

Fri 11/11/2022 11:48 AM

To: CPC <CPC@cityofchicago.org>

Cc: Woodley, William <WWoodley@TCBINC.ORG>; Shadle, Paul <Paul.Shadle@us.dlapiper.com>

[Warning: External email]

November 11, 2022

TO: Laura Flores, Chair, Chicago City Plan Commission

RE: Letter of Support for Application 21122: Affordable Housing at 4715 N. Western Avenue

I am a native of Lincoln Square, and a senior citizen and homeowner who has lived in the neighborhood for over ten years. I enthusiastically support the proposal to build 63 units of affordable housing at the above referenced site.

The corner of Western and Leland is an ideal location for this mixed use building. The site is in the heart of our commercial district, across the street from a transit hub, and at a prime intersection slated to benefit from anticipated redevelopment of Western Ave. The property is currently an unsightly and under-utilized city owned parking lot. The Community Builders group has done a remarkable job listening to community input over the last few years, and designing and reworking plans to address concerns, most notably, a concern over the number of public parking places provided. The result is a beautiful and practical design for this cornerstone parcel.

Lincoln Square has suffered a decrease in population in the last 10 years and the cost of housing has become unaffordable for both new arrivals and long time residents. The community has demonstrated a strong commitment to reversing this trend, continuing our proud tradition of being a welcoming neighborhood, providing opportunities to a growing and diverse population.

I have heard opponents voice two objections to this new development: 1) The neighborhood needs the parking that would be lost, and 2) the public dollars spent would be better directed elsewhere. I question whether opponents really understand what it takes to achieve and maintain a vibrant community-- attractive, affordable and welcoming to a wide range of families and individuals. More parking and a lack of investment in affordable housing is not the answer.

Sincerely,

William Sellers, 4916 N. Oakley Ave., 60625

**MATT MARTIN**  
ALDERMAN, 47TH WARD  
4243 NORTH LINCOLN AVENUE  
CHICAGO, ILLINOIS 60618  
PHONE: 773-868-4747  
EMAIL: WARD47@CITYOFCHICAGO.ORG



**CITY OF CHICAGO  
CITY COUNCIL**  
\*  
COUNCIL CHAMBER  
CITY HALL, ROOM 200  
121 NORTH LASALLE STREET  
CHICAGO, ILLINOIS 60602

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HUMAN RELATIONS AND HEALTH  
LICENSE AND CONSUMER PROTECTION COMMITTEE  
PUBLIC SAFETY  
SPECIAL EVENTS, CULTURAL AFFAIRS AND RECREATION

November 7, 2022

Laura Flores  
Chair, Chicago Plan Commission  
121 North LaSalle Street  
Room 1000, City Hall  
Chicago, Illinois 60602

**Re: 4651-4719 N Western Ave., 2320-2332 W Leland Ave. and 2323-2333 W Leland Ave  
Land Disposition and Planned Development**

Dear Chairperson Flores:

I am writing to communicate my support for the creation of a Planned Development encompassing 4651-4719 N Western Ave., 2320-2332 W Leland Ave. and 2323-2333 W Leland Ave, as well as the disposition of public land to 4715 N. Western Owner LLC, The Community Builders, Inc, and/or its affiliated entities.

I am in full support of the construction of a fully affordable, mixed-use development that will include a pedestrian plaza, ground-floor commercial space, 36 parking spaces, and 63 affordable residential units.

This project has been the subject of intensive conversations with the community, including four large community meetings and multiple small-group meetings involving hundreds of residents and dozens of local businesses. This project has the support of the local chamber of commerce and all three local neighborhood organizations.

Sincerely,

**MATT MARTIN**  
ALDERMAN, 47TH WARD  
4243 NORTH LINCOLN AVENUE  
CHICAGO, ILLINOIS 60618  
PHONE: 773-868-4747  
EMAIL: WARD47@CITYOFCHICAGO.ORG



**CITY OF CHICAGO  
CITY COUNCIL**

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COUNCIL CHAMBER  
CITY HALL, ROOM 200  
121 NORTH LASALLE STREET  
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Matthew J. Martin  
Alderman, 47th Ward