

Fw: Old Town Triangle Landmark District - 1810 N Wells

Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Wed 9/30/2020 8:26 AM

To: Lawrence Shure <Lawrence.Shure@cityofchicago.org>; Kandalyn Hahn <Kandalyn.Hahn@cityofchicago.org>

Dijana Cuvalo, AIA
Historic Preservation Division
City of Chicago Department of Planning and Development
121 N. LaSalle St., Room 1000
Chicago, IL 60602
Tel 312-744-3238
Fax 312-744-9140

From: Adam Morse <amorse@traxiongroup.com>**Sent:** Wednesday, September 30, 2020 8:24 AM**To:** Michele Smith <aldsmith@ward43.org>**Cc:** Ward 43 <yourvoice@ward43.org>; Maurice Cox <Maurice.Cox@cityofchicago.org>; Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>**Subject:** Re: Old Town Triangle Landmark District - 1810 N Wells

[Warning: External email]

Dear Alderman Smith,

As a resident of the greater Old Town Triangle Landmark District, I am writing to you with urgency seeking your support to delay a proposal going before a hearing of the Chicago Commission on Landmarks' Permit Review Committee scheduled for this Thursday, October 1. This proposal, of which much of this community is still unaware, will change the *contributing status of the former stable and garage at 1810 North Wells to non-contributing and allow for its redevelopment.

As you know, this property is the gateway to our historic district. Moreover, this move would be unprecedented for the Old Town Triangle District and would open the door to developers seeking to change other properties, thus destroying the unique architectural integrity of our community.

All we ask is for a delay on this agenda, so we have the next few weeks to hear from the City as to its reasoning for why it is recommending the change of this property's status. We must have a better understanding of that decision.

Thank you for listening to your community neighbors.

*Our district has the following three status levels: significant, contributing, and non-contributing. Contributing, the second highest level, means that a building has undergone some change, but is intact to the level that it adds via historical/architectural importance to the district's integrity. Our district has about 255 contributing buildings.

Adam Morse
1826 N Lincoln Park West

On Tue, Sep 29, 2020 at 3:54 PM Jason Emeott <jemeott@gmail.com> wrote:

Dear Alderman Smith,

As a resident of the greater Old Town Triangle Landmark District, I am writing to you with urgency seeking your support to delay a proposal going before a hearing of the Chicago Commission on Landmarks' Permit Review Committee scheduled for this Thursday, October 1. This proposal, of which much of this community is still unaware, will change the *contributing status of the former stable and garage at 1810 North Wells to non-contributing and allow for its redevelopment.

As you know, this property is the gateway to our historic district. More-over, this move would be unprecedented for the Old Town Triangle District and would open the door to developers seeking to change other properties, thus destroying the unique architectural integrity of our community.

All we ask is for a delay on this agenda, so we have the next few weeks to hear from the City as to its reasoning for why it is recommending the change of this property's status. We must have a better understanding of that decision.

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Sincerely,

Jason Emeott
343 W Menomonee St
Chicago, IL 60614

--

Adam S. Morse
Traxion Group
p: +1.773.580.3111
e: amorse@traxiongroup.com

Think. Build. Achieve...

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Fw: 1810 N. Wells St. Stable and Garage

Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Wed 9/30/2020 8:28 AM

To: Lawrence Shure <Lawrence.Shure@cityofchicago.org>; Kandalyn Hahn <Kandalyn.Hahn@cityofchicago.org>

Dijana Cuvalo, AIA
Historic Preservation Division
City of Chicago Department of Planning and Development
121 N. LaSalle St., Room 1000
Chicago, IL 60602
Tel 312-744-3238
Fax 312-744-9140

From: Alice Huff <aliceahuff@gmail.com>**Sent:** Tuesday, September 29, 2020 7:58 PM**To:** Ward Services <yourvoice@ward43.org>; aldsmith@ward43.org <aldsmith@ward43.org>**Cc:** Maurice Cox <Maurice.Cox@cityofchicago.org>; Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>**Subject:** 1810 N. Wells St. Stable and Garage

[Warning: External email]

Dear Alderman Smith,

As a resident of the greater Old Town Triangle Landmark District since 1984, I am writing to you with urgency seeking your support to delay a proposal going before a hearing of the Chicago Commission on Landmarks' Permit Review Committee scheduled for this Thursday, October 1. This proposal, of which much of this community is still unaware, will change the *contributing status of the former stable and garage at 1810 North Wells to non-contributing and allow for its redevelopment.

As you know, this property is the gateway to our historic district. Moreover, this move would be unprecedented for the Old Town Triangle District and would open the door to developers seeking to change other properties, thus destroying the unique architectural integrity of our community.

All we ask is for a delay on this agenda, so we have the next few weeks to hear from the City as to its reasoning for why it is recommending the change of this property's status. We must have a better understanding of that decision.

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Alice A. Huff

215 W. Menomonee St.
Chicago, IL 60614

:

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Fwd: New Leaf Flower shop building

43rd Ward Alderman Michele Smith's Office <yourvoice@ward43.org>

Wed 9/30/2020 4:41 PM

To: ccl <ccl@cityofchicago.org>

[Warning: External email]

FYI - we were asked to forward the emails we have received from neighbors regarding the proposed project at 1810 N Wells St. to the Commission on Chicago Landmarks. Please see the email below.

Thank you,

Office of Alderman Michele Smith

43rd Ward

2523 N. Halsted Street

Chicago, IL 60614

773-348-9500

Sign up for our newsletter [here](#).

----- Forwarded message -----

From: **Amanda Onyon** <aonyon@sbcglobal.net>

Date: Tue, Sep 8, 2020 at 12:10 PM

Subject: New Leaf Flower shop building

To: YourVoice@ward43.org <YourVoice@ward43.org>

Cc: Amanda Onyon <aonyon@sbcglobal.net>

Change is inevitable and some change is good. But when I learned the new owners of the building where the beloved New Leaf Flower Shop was for so many years were going to tear it down, I felt sick. Lincoln Park is a lovely, gracious neighborhood steeped in historical charm, and that is why we choose to live here. If developers are allowed to tear down all our old, charming buildings we will be left with the cold, impersonal glass and steel of the West Loop, ruined by rapacious developers. Don't let our neighborhood lose its charm and history, it would be a legacy I would be ashamed of.

Sincerely,
Amanda Onyon
1907 N Halsted St.

Fwd: 1810 N Wells

43rd Ward Alderman Michele Smith's Office <yourvoice@ward43.org>

Wed 9/30/2020 4:08 PM

To: ccl <ccl@cityofchicago.org>

[Warning: External email]

FYI - we were asked to forward the emails we have received from neighbors regarding the proposed project at 1810 N Wells St. to the Commission on Chicago Landmarks. Please see the email below.

Thank you,

Office of Alderman Michele Smith

43rd Ward

2523 N. Halsted Street

Chicago, IL 60614

773-348-9500

Sign up for our newsletter [here](#).

----- Forwarded message -----

From: <aneta@icgrehab.com>

Date: Tue, Sep 29, 2020 at 11:03 AM

Subject: 1810 N Wells

To: <yourvoice@ward43.org>

Cc: <aldsmith@ward43.org>

Dear Alderman Smith,

As a resident of the greater Old Town Triangle Landmark District, I am writing to you with urgency seeking your support to delay a proposal going before a hearing of the Chicago Commission on Landmarks' Permit Review Committee scheduled for this Thursday, October 1. This proposal, of which much of this community is still unaware, will change the *contributing status of the former stable and garage at 1810 North Wells to non-contributing and allow for its redevelopment.

As you know, this property is the gateway to our historic district. More-over, this move would be unprecedented for the Old Town Triangle District and would open the door to developers seeking to change other properties, thus destroying the unique architectural integrity of our community.

All we ask is for a delay on this agenda, so we have the next few weeks to hear from the City as to its reasoning for why it is recommending the change of this property's status. We must have a better understanding of that decision.

Thank you for listening to your community neighbors.

*Our district has the following three status levels: significant, contributing, and non-contributing. Contributing, the second highest level, means that a building has undergone some change, but is intact to the level that it adds via historical/architectural importance to the district's integrity. Our district has about 255 contributing buildings.

Aneta Tomaszewicz

345 W. Menomonee

Chicago IL 60614

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Fwd: 1810 N. Wells Street - Tuesday September 29

Karen Pfendler <kpfendler@aol.com>

Wed 9/30/2020 1:18 AM

To: ccl <ccl@cityofchicago.org>

[Warning: External email]

From: ann@wholisticlifecenter.com

To: HDPZ@oldtowntriangle.com

Sent: 9/29/2020 3:51:26 PM Central Standard Time

Subject: 1810 N. Wells Street - Tuesday September 29

Sent today with cc: Maurice Cox, Dijana Cuvalo

Dear Alderman Smith,

As someone who has lived and worked in the greater Old Town Triangle Landmark District for over 30 years, I am writing to you with urgency seeking your support to delay a proposal going before a hearing of the Chicago Commission on Landmarks' Permit Review Committee scheduled for this Thursday, October 1, 2020. This proposal, of which much of this community is still unaware, will change the *contributing status of the former stable and garage at 1810 North Wells to non-contributing. This would allow for its redevelopment! This property is the gateway to our historic district.

Even more importantly, this change would be unprecedented for the Old Town Triangle District. The community is very concerned that it would also open the door to developers seeking to change other properties, thus destroying the unique architectural integrity of our community.

We ask that you delay this item on this agenda for October 1. We have not heard from the City as to why the City is recommending a change of this property's status. It's only fair and reasonable to ask that the City communicate their reasoning. We must have a better understanding of that decision.

Our district has the following three status levels: significant, contributing, and non-contributing. Contributing, the second highest level, means that a building has undergone

some change, but is intact to the level that it adds via historical/architectural importance to the district's integrity. Our district has about 255 contributing buildings.

Thank you for your consideration, and for listening to your community neighbors.

Sincerely,

Ann Hoeffel

1816-18 North Wells Street

Chicago, IL

Cc: Maurice Cox, Dijana Cuvalo

Fw: 1810 North Wells status

Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Tue 9/29/2020 1:32 PM

To: Lawrence Shure <Lawrence.Shure@cityofchicago.org>; Kandalyn Hahn <Kandalyn.Hahn@cityofchicago.org>

Dijana Cuvalo, AIA
Historic Preservation Division
City of Chicago Department of Planning and Development
121 N. LaSalle St., Room 1000
Chicago, IL 60602
Tel 312-744-3238
Fax 312-744-9140

From: Ann Marie K <amklingen@gmail.com>**Sent:** Tuesday, September 29, 2020 12:59 PM**To:** Michele Smith Alderman <yourvoice@ward43.org>; aldsmith@ward43.org <aldsmith@ward43.org>**Cc:** Maurice Cox <Maurice.Cox@cityofchicago.org>; Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>**Subject:** 1810 North Wells status

[Warning: External email]

Dear Alderman Smith,

As a resident of the greater Old Town Triangle Landmark District and member of the Old Town Triangle Association, I am concerned about the preservation of structures of historical significance to our community. Therefore, I urge you to support a delay in the proposal going before a hearing of the Chicago Commission on Landmarks' Permit Review Committee scheduled for this Thursday, October 1. This proposal, of which much of this community is still unaware, will change the contributing status of the former stable and garage at 1810 North Wells to non-contributing and allow for its redevelopment.

As you know, this property sits at the gateway to our historic district. Moreover, this move would be unprecedented for the Old Town Triangle District and would open the door to developers seeking to change other properties, thus destroying the unique architectural integrity of our community.

All we ask is for a delay on this agenda, so we have the next few weeks to hear from the City as to its reasoning for why it is recommending the change of this property's status. We must have a better understanding of that decision.

Thank you for listening to your community neighbors.

Sincerely,
Ann Marie Klingenhagen
1642-B North Mohawk St.
Chicago, IL 60614

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Please reply to amklingen@gmail.com

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Fw: Request to Delay 1810 N Wells Proposal

Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Tue 9/29/2020 2:26 PM

To: Lawrence Shure <Lawrence.Shure@cityofchicago.org>; Kandalyn Hahn <Kandalyn.Hahn@cityofchicago.org>

Dijana Cuvalo, AIA
Historic Preservation Division
City of Chicago Department of Planning and Development
121 N. LaSalle St., Room 1000
Chicago, IL 60602
Tel 312-744-3238
Fax 312-744-9140

From: Anne Sweeney <1asweeney@gmail.com>

Sent: Tuesday, September 29, 2020 2:11 PM

To: yourvoice@ward43.org <yourvoice@ward43.org>; aldsmith@ward43.org <aldsmith@ward43.org>

Cc: Maurice Cox <Maurice.Cox@cityofchicago.org>; Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Subject: Request to Delay 1810 N Wells Proposal

[Warning: External email]

Dear Alderman Smith,

As a resident of the greater Old Town Triangle Landmark District, I am writing to you with urgency seeking your support to delay a proposal going before a hearing of the Chicago Commission on Landmarks' Permit Review Committee scheduled for this Thursday, October 1. This proposal, which the overwhelming majority of this community is still unaware of, will change the *contributing status of the former stable and garage at 1810 North Wells to non-contributing and allow for its redevelopment.

As you know, this property is the gateway to our historic district and this move would be unprecedented for the Old Town Triangle. There is concern from the community that this change would open the door to developers seeking to change other properties, thus destroying the unique architectural integrity of this community.

As a resident of this district and community, I would like to support my neighbors in asking for a delay on this agenda so we have the next few weeks to hear from the City why it is recommending the change of this property status. We must have a better understanding of that decision.

Thank you for listening to the concerns and voices of your community.

Anne Sweeney
1asweeney@gmail.com
210 W Eugenie Street, Apt 2N
Chicago, IL 60614

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Anne Sweeney

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Fw: PRC agenda

Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Tue 9/29/2020 4:59 PM

To: Lawrence Shure <Lawrence.Shure@cityofchicago.org>; Kandalyn Hahn <Kandalyn.Hahn@cityofchicago.org>

Dijana Cuvalo, AIA
Historic Preservation Division
City of Chicago Department of Planning and Development
121 N. LaSalle St., Room 1000
Chicago, IL 60602
Tel 312-744-3238
Fax 312-744-9140

From: Norman Baugher <bdi@rcn.com>

Sent: Tuesday, September 29, 2020 2:45 PM

To: aldsmith@ward43.org <aldsmith@ward43.org>; yourvoice@ward43.org <yourvoice@ward43.org>

Cc: Maurice Cox <Maurice.Cox@cityofchicago.org>; Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Subject: PRC agenda

[Warning: External email]

Dear Alderman Smith,

I am a resident of the Old Town Triangle Landmark District. I am writing to you to seek your support to delay a proposal to change the *contributing status of the former stable and garage at 1810 North Wells that is going before a hearing of the Chicago Commission on Landmarks' Permit Review Committee scheduled for this Thursday, October 1. Old Town residents are still unaware of this proposal to change the status of the gateway to our historic district to non-contributing, a move that will inevitably result in the kind of redevelopment that negatively impacts physical character of communities and the lives of its residents.

This change would be unprecedented for the Old Town Triangle District. It will open the door to any developers who seek to change properties—good for their bottom line but a disaster for the character of the Old Town Historic District and its unique architectural integrity.

Please delay this for a few weeks so we may learn why the city is considering recommending the change of this property's status. We highly taxed owners of residential property in this community must have a better understanding of that decision.
Thank you for listening our complaint.

*Our district has the following three status levels: significant, contributing, and non-contributing. Contributing, the second highest level, means that a building has undergone some change, but is intact to the level that it adds via historical/architectural importance to the district's integrity. Our district has about 255 contributing buildings.

Norman and Shirley Baugher
1710 N. Crilly Court

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Fwd: 1810 N Wells (A New Leaf) Development

Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Tue 9/29/2020 10:38 AM

To: Lawrence Shure <Lawrence.Shure@cityofchicago.org>; Kandalyn Hahn <Kandalyn.Hahn@cityofchicago.org>

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From: Alice Dang Becker <alice.h.dang@gmail.com>

Sent: Tuesday, September 29, 2020 10:15:09 AM

To: AldSmith@ward43.org <AldSmith@ward43.org>; Ward 43 <yourvoice@ward43.org>

Cc: Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>; Maurice Cox <Maurice.Cox@cityofchicago.org>

Subject: 1810 N Wells (A New Leaf) Development

[Warning: External email]

Dear Alderman Smith,

As a resident of the greater Old Town Triangle Landmark District, I am writing to you with urgency seeking your support to delay a proposal going before a hearing of the Chicago Commission on Landmarks' Permit Review Committee scheduled for this Thursday, October 1. This proposal, of which much of this community is still unaware, will change the *contributing status of the former stable and garage at [1810 North Wells](#) to non-contributing and allow for its redevelopment.

As you know, this property is the gateway to our historic district. More-over, this move would be unprecedented for the Old Town Triangle District and would open the door to developers seeking to change other properties, thus destroying the unique architectural integrity of our community.

All we ask is for a delay on this agenda, so we have the next few weeks to hear from the City as to its reasoning for why it is recommending the change of this property's status. We must have a better understanding of that decision.

Thank you for listening to your community neighbors.

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Sincerely,
Alice & Drew Becker
1926 N Lincoln Park W, Chicago, IL 60614

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Fwd: Old Town Triangle

43rd Ward Alderman Michele Smith's Office <yourvoice@ward43.org>

Wed 9/30/2020 4:16 PM

To: ccl <ccl@cityofchicago.org>

[Warning: External email]

FYI - we were asked to forward the emails we have received from neighbors regarding the proposed project at 1810 N Wells St. to the Commission on Chicago Landmarks. Please see the email below.

Thank you,

Office of Alderman Michele Smith

43rd Ward

2523 N. Halsted Street

Chicago, IL 60614

773-348-9500

Sign up for our newsletter [here](#).

----- Forwarded message -----

From: **Beth Halat** <bethhalat@yahoo.com>

Date: Mon, Sep 28, 2020 at 6:57 PM

Subject: Old Town Triangle

To: <yourvoice@ward43.org>, <aldsmith@ward43.org>

Dear Alderman Smith,

As a resident of the greater Old Town Triangle Landmark District, I am writing to you with urgency seeking your support to delay a proposal going before a hearing of the Chicago Commission on Landmarks' Permit Review Committee scheduled for this Thursday, October 1. This proposal, which the overwhelming majority of this community is still unaware of, will change the *contributing status of the former stable and garage at 1810 North Wells to non-contributing and allow for its redevelopment.

As you know, this property is the gateway to our historic district. As you also know, this move would be unprecedented for the Old Town Triangle and opens the door to developers seeking to change other properties, thus destroying the unique architectural integrity of this community.

All we ask is for a delay on this agenda so we have the next few weeks to hear from the City why it is recommending the change of this property status. We must have a better understanding of that decision.

Thank you as for listening to your community.

Respectively,

Beth Halat
1709 N Crilly Ct 2W

Fwd: PLEASE DON'T KNOCK DOWN NEW LEAF

43rd Ward Alderman Michele Smith's Office <yourvoice@ward43.org>

Wed 9/30/2020 4:37 PM

To: ccl <ccl@cityofchicago.org>

[Warning: External email]

FYI - we were asked to forward the emails we have received from neighbors regarding the proposed project at 1810 N Wells St. to the Commission on Chicago Landmarks. Please see the email below.

Thank you,

Office of Alderman Michele Smith

43rd Ward

2523 N. Halsted Street

Chicago, IL 60614

773-348-9500

Sign up for our newsletter [here](#).

----- Forwarded message -----

From: **Bob Gylling** <bob.gylling@gmail.com>

Date: Thu, Sep 10, 2020 at 1:51 PM

Subject: PLEASE DON'T KNOCK DOWN NEW LEAF

To: Ward 43 <yourvoice@ward43.org>

Cc: Clare Wilder <cwilder023@gmail.com>

Dear Alderman 43,

As a longtime resident of Old Town and a real estate professional, I moved to our neighborhood because of buildings like New Leaf. This building's architecture is the epitome of Old Town's charm. The historic and jaw dropping design is something that cannot be replicated.

New condos IS NOT THE BEST USE FOR THIS PROPERTY. A retail store/restaurant/shared office space/museum/grocery store/boutique hotel/event space (to name a few) would all be better uses.

This building must be repurposed in some way shape or form. A tear down will devalue the neighborhood. And this intersection is already crowded enough - adding hundreds of more residents within a few feet will lead to many more accidents.

If you want to build new condos tear down an existing residential unit away from the heart of Old Town Triangle. There are a handful of buildings near North Ave and further west in Old Town that would be much better suited.

Thank you for your time and consideration,

Bob Gylling and Clare Wilder

--

Bob Gylling

bob.gylling@gmail.com

630.544.8323

www.linkedin.com/in/bobgyllingrealestate

Fw: 1810 N Wells - Landmark Status Change and redevelopment

Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Tue 9/29/2020 2:26 PM

To: Lawrence Shure <Lawrence.Shure@cityofchicago.org>; Kandalyn Hahn <Kandalyn.Hahn@cityofchicago.org>

Dijana Cuvalo, AIA
Historic Preservation Division
City of Chicago Department of Planning and Development
121 N. LaSalle St., Room 1000
Chicago, IL 60602
Tel 312-744-3238
Fax 312-744-9140

From: Caroline Casey <caroline@hopperblue.com>**Sent:** Tuesday, September 29, 2020 2:19 PM**To:** aldsmith@ward43.org <aldsmith@ward43.org>; yourvoice@ward43.org <yourvoice@ward43.org>**Cc:** Maurice Cox <Maurice.Cox@cityofchicago.org>; Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>; George Farris <george@hopperblue.com>**Subject:** 1810 N Wells - Landmark Status Change and redevelopment

[Warning: External email]

Hello Alderman Smith:

Thank you so much for holding the Zoom call regarding the redevelopment 1810-20 N Wells on September 22, 2020. I live and own the rowhouse at 1826 North Lincoln Ave.

- When searching for a home to purchase in Chicago we limited our search to the Old Town neighborhood specifically because of the:
 - historic nature of the neighborhood
 - small scale of all the buildings
 - quiet, one way streets

Over the years of living here I have observed that I am not alone in this assessment. Old Town is a magnet for visitors – both domestic and foreign. I often see visitors taking tours in our neighborhood and enjoying the tree lined streets. The Old Town Art Fair is well attended. It is a unique area in Chicago. I am happy to share my neighborhood with others.

- When I purchased in Old Town I knew the neighborhood was historic.
 - I knew that my property would remain small and could not be torn down
 - I knew my neighbors had the same constraints
 - I knew we all had purchased of our own free will and would need to comply with the guidelines

During the meeting on the 1810 – 1820 Wells redevelopment I paid attention to the meeting. I am not a developer nor a zoning official so some of the topics discussed were a little unclear to me.

- I am happy that the property will be put back into a productive use.
- I liked what the developer presented as well. I thought that the 1810 façade with a modern three story addition looked great and was appropriate

- I was pleased to see it would not be similar to the six story brick buildings that have been built further south on Wells.

The part of wells south of North Avenue has changed with the addition of the large scale residential/commercial buildings. It is not to my taste but that area is not part of the Old Town Triangle.

1810, however, is part of Old Town Triangle. Developers are not neighbors, they are business people looking to maximize their profit. Plans change.

- I am against the re-classification of the property as *"non-contributing" to our historic district, if that will allow it to be torn down and a much taller building built.
- The developer on the zoom call mentioned the possibility of a 6 story building
 - I'd like that possibility to not exist – I don't want a six story building at 1810 North Wells St.
 - There are other properties and neighborhoods in the city that would welcome a 6 story building

Thank you,
Caroline Casey
1826 North Lincoln Ave
Chicago, IL 60614
312-515-4036

From: George Farris <george@hopperblue.com>
Sent: Tuesday, September 29, 2020 1:47 PM
To: yourvoice@ward43.org; aldsmith@ward43.org
Cc: maurice.cox@cityofchicago.org; dijana.cuvalo@cityofchicago.org; Caroline Casey <caroline@hopperblue.com>
Subject: 1810 N Wells - Landmark Status Change

Hello Alderman Smith,

I was under the impression from the Sep 22, 2020 community zoom call that the developer did not need to change the current landmark status of 1810 N Wells in order to build the 2 story addition above the current garage, keeping the first floor street facade.

I am strongly opposed to 1810 N Wells being torn down and replaced with a new 6 story building. If changing the 1810 N Wells landmark status to "non-contributing" would allow this to happen, I am against this change. I do not want to see a structure on that site that is higher then the surrounding property roof lines.

Please ensure that the development follows the plans presented by the developer on the Sep 22nd community Zoom call.

I am an adjacent neighbor, 1826 N Lincoln Ave, to the North of the project site and my property abuts the proposed development's property line at the NW corner of the 1820 Wells building.

Sincerely,
George

George Farris

hopperblue 

Principal | 312.982.8994 | george@hopperblue.com
Cell: 312.515.4033

Fwd: 1810 N. Wells--10/01/20 hearing

Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Tue 9/29/2020 10:54 AM

To: Lawrence Shure <Lawrence.Shure@cityofchicago.org>; Kandalyn Hahn <Kandalyn.Hahn@cityofchicago.org>

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From: DANE CARR <danecarr@comcast.net>**Sent:** Tuesday, September 29, 2020 10:45:07 AM**To:** yourvoice@ward43.org <yourvoice@ward43.org>**Cc:** Maurice Cox <Maurice.Cox@cityofchicago.org>; Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>**Subject:** 1810 N. Wells--10/01/20 hearing

[Warning: External email]

Dear Alderman Smith,

We were surprised and upset that a proposal to demote 1810 N. Wells Street from contributing historic status to non-contributing--with the intention of issuing permits for redevelopment--is slated for a permit review committee hearing this Thursday, 10/01/20. We implore you to delay this hearing so citizens can learn the thinking behind this alarming matter. How could anyone who has seen 1810 N. Wells and the buildings to its north even begin to consider such a destructive move?

We live on Menomonee Street two blocks west of 1810 N. Wells, and have put our money and sweat into gut-rehabbing not just one, but two severely dilapidated historic residences in the Old Town Triangle. Both projects demanded that we work extensively and with great detail with Chicago Landmarks. Indeed, we've had neighbors cite other historic properties in the Triangle that somehow ditched preservation and then ask us if we regret playing by the rules. We don't, and we expect Landmarks and the Historic Preservation Division to encourage transparent, non-rushed review of projects.

Respectfully,
Dane & Michelle Carr
325 W. Menomonee St.
Chicago, IL 60614

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Fwd: 1816 project

43rd Ward Alderman Michele Smith's Office <yourvoice@ward43.org>

Wed 9/30/2020 4:30 PM

To: ccl <ccl@cityofchicago.org>

[Warning: External email]

FYI - we were asked to forward the emails we have received from neighbors regarding the proposed project at 1810 N Wells St. to the Commission on Chicago Landmarks. Please see the email below.

Thank you,

Office of Alderman Michele Smith

43rd Ward

2523 N. Halsted Street

Chicago, IL 60614

773-348-9500

Sign up for our newsletter [here](#).

----- Forwarded message -----

From: <catielemaster@gmail.com>

Date: Tue, Sep 22, 2020 at 9:43 PM

Subject: 1816 project

To: <yourvoice@ward43.org>

Alderman Smith,

My name is Catie LeMaster and I was on the call this evening. First I wanted to say, thank you so much for opening up that forum to hear from neighbors about the proposed project.

There is a reason "old town" is called old town. I have lived in several parts of the city and when I moved into the 1816 residence 5 years ago I fell in love with the charm and vintage feeling of this building. This area reminded me of my parents quite homey neighborhood with families and babies etc.. If developers like Howard come in and tear down all the old buildings and replace with ugly, over priced modern buildings what is the point of the having the neighborhood called "old town"

Currently there are 5 residents that live in the building right now, one of which has lived here for over 30 years, he has had his unit since he was in college! Residents that live here are like family, we look out for each other and love the vintage space.

Personally, I think Howard's project would fit better in another neighborhood where his "luxury" project would fit the price point and the modern feel he is going for. I hope when this project is voted on, you remember that the people that live in this building have raised families, made memories and have shared weddings, birthday, etc here. These are people's homes, not a prestige project you are going to lose all the charm, uniqueness and homey ness of the area.

Thank you for your time,
Sincerely,
Catie LeMaster

1810 N. Wells St. Concerned neighbor

Christopher Nelson <cvnelson@me.com>

Tue 9/29/2020 1:44 PM

To: yourvoice@ward43.org <yourvoice@ward43.org>; aldsmith@ward43.org <aldsmith@ward43.org>

Cc: Maurice Cox <Maurice.Cox@cityofchicago.org>; Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>; hdpz@oldtowntriangle.com <hdpz@oldtowntriangle.com>

Dear Alderman Smith,

I am writing to ask your support to delay a proposal before the Chicago Commission on Landmarks' Permit Review Committee scheduled for this Thursday, October 1, 2020. This proposal will change the contributing status of the former stable and garage at 1810 North Wells to non-contributing and allow for its redevelopment.

This move would be unprecedented for the Old Town Triangle District and would open the door to developers seeking to change other properties, thus destroying the unique architectural integrity of our community.

I moved into the Old Town Triangle District in 2005 because I loved the history of this neighborhood and how it contributes to making this a true neighborhood in this city of neighborhoods.

All we ask is for a delay on this agenda, so we have the next few weeks to hear from the City as to its reasoning for why it is recommending the change of this property's status. We must have a better understanding of that decision.

Thank you for listening to your community.

Chris Nelson
344 W. Willow Street
Apt. E
Chicago, IL
60614

Fwd: New Leaf Peoperty

43rd Ward Alderman Michele Smith's Office <yourvoice@ward43.org>

Wed 9/30/2020 4:33 PM

To: ccl <ccl@cityofchicago.org>

[Warning: External email]

FYI - we were asked to forward the emails we have received from neighbors regarding the proposed project at 1810 N Wells St. to the Commission on Chicago Landmarks. Please see the email below.

Thank you,

Office of Alderman Michele Smith

43rd Ward

2523 N. Halsted Street

Chicago, IL 60614

773-348-9500

Sign up for our newsletter [here](#).

----- Forwarded message -----

From: **Chris Whybrow** <whybrowc@gmail.com>

Date: Thu, Sep 10, 2020 at 6:40 PM

Subject: New Leaf Peoperty

To: <YourVoice@ward43.org>

Dear Alderman Smith,

During the sixty years that I have lived in Chicago, I've always loved Old Town. It has changed a lot over the years but it's still a unique and delightful part of our city and I hope we can keep it that way. Replacing the New Leaf property with condos is exactly what we don't need and I hope we can count on you to put a stop to that idea.

Thanks,

Chris Whybrow

1845 North Fremont

Sent from my iPhone

Fw: Old Town Triangle - 1810 N Wells Redevelopment

Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Tue 9/29/2020 2:26 PM

To: Lawrence Shure <Lawrence.Shure@cityofchicago.org>; Kandalyn Hahn <Kandalyn.Hahn@cityofchicago.org>

Dijana Cuvalo, AIA
Historic Preservation Division
City of Chicago Department of Planning and Development
121 N. LaSalle St., Room 1000
Chicago, IL 60602
Tel 312-744-3238
Fax 312-744-9140

From: Christopher Hamick <chris@hamick.net>

Sent: Tuesday, September 29, 2020 2:25 PM

To: Ward 43 <yourvoice@ward43.org>; aldsmith@ward43.org <aldsmith@ward43.org>

Cc: Maurice Cox <Maurice.Cox@cityofchicago.org>; Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Subject: Old Town Triangle - 1810 N Wells Redevelopment

[Warning: External email]

Dear Alderman Smith,

As a resident of the greater Old Town Triangle Landmark District, I am writing to you with urgency seeking your support to delay a proposal going before a hearing of the Chicago Commission on Landmarks' Permit Review Committee scheduled for this Thursday, October 1. This proposal, of which much of this community is still unaware, will change the *contributing status of the former stable and garage at 1810 North Wells to non-contributing and allow for its redevelopment.

This move would be unprecedented for the Old Town Triangle District and would open the door to developers seeking to change other properties, thus destroying the unique architectural integrity of our community.

All we ask is for a delay on this agenda, so we have the next few weeks to hear from the City as to its reasoning for why it is recommending the change of this property's status. We must have a better understanding of that decision.

*Our district has the following three status levels: significant, contributing, and non-contributing. Contributing, the second highest level, means that a building has undergone some change, but is intact to the level that it adds via historical/architectural importance to the district's integrity. Our district has about 255 contributing buildings.

Christopher Hamick
1822 N Orleans St
chris@hamick.net
c 310.962.0469

This e-mail, and any attachments thereto, is intended only for use by the addressee(s) named herein and may contain legally privileged and/or confidential information. If you are not the intended recipient of this e-mail (or the person responsible for delivering this document to the intended recipient), you are hereby notified that any dissemination, distribution, printing or copying of this e-mail, and any attachment thereto, is strictly prohibited. If you have received this e-mail in error, please respond to the individual sending the message, and permanently delete the original and any copy of any e-mail and printout thereof.

RE: 1810 N Wells (A New Leaf) - Protect the integrity of the Old Town Triangle District

Claudia C. Jaccarino <Cultureconnect@msn.com>

Wed 9/30/2020 6:49 PM

To: yourvoice@ward43.org <yourvoice@ward43.org>; aldsmith@ward43.org <aldsmith@ward43.org>

Cc: ccl <ccl@cityofchicago.org>; Maurice Cox <Maurice.Cox@cityofchicago.org>; Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>; kmrabun@aol.com <kmrabun@aol.com>; jbopil@att.net <jbopil@att.net>; Keith Kalinowski <qckk@aol.com>

[Warning: External email]

Dear Alderman Smith,

I attended the zoom meeting held last week referencing the changes to the above-named property. I am adding my voice to Keith Kalinowski's request to delay a proposal going before a hearing of the Chicago Commission on Landmarks' Permit Review Committee regarding the 1810 N. Wells (A New Leaf) property.

Thanks for considering this urgent request,

Claudia C. Jaccarino
1632 N. Hudson Ave., #3
Chicago, IL 60614

From: Keith Kalinowski <qckk@aol.com>

Sent: Wednesday, September 30, 2020 10:25 AM

To: yourvoice@ward43.org; aldsmith@ward43.org

Cc: CCL@cityofchicago.org; Maurice.Cox@cityofchicago.org; dijana.cuvalo@cityofchicago.org; cultureconnect@msn.com; kmrabun@aol.com; jbopil@att.net

Subject: 1810 N Wells (A New Leaf) - Protect the integrity of the Old Town Triangle District

Dear Alderman Smith,

As a resident of the greater Old Town Triangle Landmark District, I am writing to you with urgency seeking your support to delay a proposal going before a hearing of the Chicago Commission on Landmarks' Permit Review Committee scheduled for this Thursday, October 1. This proposal, of which much of this community is still unaware, will change the *contributing status of the former stable and garage at 1810 North Wells to non-contributing and allow for its redevelopment.

As you know, this property is the gateway to our historic district. More-over, this move would be unprecedented for the Old Town Triangle District and would open the door to developers seeking to change other properties, thus destroying the unique architectural integrity of our community.

All we ask is for a delay on this agenda, so we have the next few weeks to hear from the City as to its reasoning for why it is recommending the change of this property's status. We must have a better understanding of that decision.

Thank you for listening to your community neighbors.

*Our district has the following three status levels: significant, contributing, and non-contributing. Contributing, the second highest level, means that a building has undergone some change, but is intact to the level that it adds via

historical/architectural importance to the district's integrity. Our district has about 255 contributing buildings.

Thanking you in advance,

Keith Kalinowski
Annemarie Heidbuechel
1632 North Hudson # 7
Chicago, IL 60614

1810 North Wells

John Collier <johncollier538@gmail.com>

Tue 9/29/2020 4:01 PM

To: yourvoice@ward43.org <yourvoice@ward43.org>; aldsmith@ward43.org <aldsmith@ward43.org>

Cc: Maurice Cox <Maurice.Cox@cityofchicago.org>; Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Dear Alderman Smith,

As a resident of the greater Old Town Triangle Landmark District, I am writing to you with urgency seeking your support to delay a proposal going before a hearing of the Chicago Commission on Landmarks' Permit Review Committee scheduled for this Thursday, October 1. This proposal, of which much of this community is still unaware, will change the *contributing status of the former stable and garage at 1810 North Wells to non-contributing and allow for its redevelopment.

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John & Brita Collier
1713 N St Michaels Ct
Unit C
Chicago IL 60614

Fw: Old Town Triangle

Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Wed 9/30/2020 9:38 AM

To: Lawrence Shure <Lawrence.Shure@cityofchicago.org>; Kandalyn Hahn <Kandalyn.Hahn@cityofchicago.org>

Dijana Cuvalo, AIA
Historic Preservation Division
City of Chicago Department of Planning and Development
121 N. LaSalle St., Room 1000
Chicago, IL 60602
Tel 312-744-3238
Fax 312-744-9140

From: Constance Coultry <constancecoultry@gmail.com>

Sent: Wednesday, September 30, 2020 9:30 AM

To: Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Subject: Old Town Triangle

[Warning: External email]

Please delay any action on this historic landmark property.

Sent from [Mail](#) for Windows 10

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Fw: 1810 N Wells (A New Leaf)

Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Tue 9/29/2020 1:47 PM

To: Lawrence Shure <Lawrence.Shure@cityofchicago.org>; Kandalyn Hahn <Kandalyn.Hahn@cityofchicago.org>

Dijana Cuvalo, AIA
Historic Preservation Division
City of Chicago Department of Planning and Development
121 N. LaSalle St., Room 1000
Chicago, IL 60602
Tel 312-744-3238
Fax 312-744-9140

From: Constance White <condewhite@gmail.com>**Sent:** Tuesday, September 29, 2020 1:43 PM**To:** yourvoice@ward43.org <yourvoice@ward43.org>; aldsmith@ward43.org <aldsmith@ward43.org>**Cc:** Maurice Cox <Maurice.Cox@cityofchicago.org>; Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>**Subject:** 1810 N Wells (A New Leaf)

[Warning: External email]

Dear Alderman Smith,

As a resident of the greater Old Town Triangle Landmark District, I am writing to you with urgency seeking your support to delay a proposal going before a hearing of the Chicago Commission on Landmarks' Permit Review Committee scheduled for this Thursday, October 1. This proposal, of which much of this community is still unaware, will change the *contributing status of the former stable and garage at 1810 North Wells to non-contributing and allow for its redevelopment.

As you know, this property is the gateway to our historic district. More-over, this move would be unprecedented for the Old Town Triangle District and would open the door to developers seeking to change other properties, thus destroying the unique architectural integrity of our community.

All we ask is for a delay on this agenda, so we have the next few weeks to hear from the City as to its reasoning for why it is recommending the change of this property's status. We must have a better understanding of that decision.

Thank you for listening to your community neighbors.

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Constance White
1763 N Sedgwick St Apt 1

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1810 W Wells

Corinne P Rohr <corinnerohr@yahoo.com>

Wed 9/30/2020 5:49 PM

To: ccl <ccl@cityofchicago.org>

[Warning: External email]

I have lived in Old Town for 21 years, One of the reasons I live here is to enjoy the care and love we give our historic homes. I moved from a historic home to a historic condo. In addition, I am a docent for the Chicago Architecture Foundation. Because I live here I spend a great deal of the tour talking about historic preservation and our HISTORY. This is what makes Old Town special!!! Please take this into consideration when you are making your decisions about my neighborhood.

Thanks,
Corinne Rohr
1709 N North Park Apt 1
Chicago, IL

Fwd:

Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Tue 9/29/2020 10:54 AM

To: Lawrence Shure <Lawrence.Shure@cityofchicago.org>; Kandalyn Hahn <Kandalyn.Hahn@cityofchicago.org>

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From: Danielle Klinenberg <dklinenberg@gmail.com>

Sent: Tuesday, September 29, 2020 10:49:49 AM

To: aldsmith@ward43.org <aldsmith@ward43.org>

Cc: Maurice Cox <Maurice.Cox@cityofchicago.org>; Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Subject:

[Warning: External email]

Danielle Klinenberg
Resident of Old Town Triangle
1758 N North Park Avenue, Chicago, IL 60614

Dear Alderman Smith,

As a resident of the greater Old Town Triangle Landmark District, I am writing to you with urgency seeking your support to delay a proposal going before a hearing of the Chicago Commission on Landmarks' Permit Review Committee scheduled for this Thursday, October 1. This proposal, of which much of this community is still unaware, will change the *contributing status of the former stable and garage at 1810 North Wells to non-contributing and allow for its redevelopment.

As you know, this property is the gateway to our historic district. More-over, this move would be unprecedented for the Old Town Triangle District and would open the door to developers seeking to change other properties, thus destroying the unique architectural integrity of our community.

All we ask is for a delay on this agenda, so we have the next few weeks to hear from the City as to its reasoning for why it is recommending the change of this property's status. We must have a better understanding of that decision.

Thank you for listening to your community neighbors.

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Danielle Klinenberg
1758 N North Park Avenue
Chicago, IL 60614

312 399 8646
@danielleklinenberg

Studio (by appointment)

1758 N North Park Ave

paintings - DanielleKlinenberg.com

mobile - 312.399.8646

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Fw: Landmarks' Permit Review Committee

Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Tue 9/29/2020 12:33 PM

To: Lawrence Shure <Lawrence.Shure@cityofchicago.org>; Kandalyn Hahn <Kandalyn.Hahn@cityofchicago.org>

Dijana Cuvalo, AIA
Historic Preservation Division
City of Chicago Department of Planning and Development
121 N. LaSalle St., Room 1000
Chicago, IL 60602
Tel 312-744-3238
Fax 312-744-9140

From: Darius Tandon <dariustandon@gmail.com>

Sent: Tuesday, September 29, 2020 12:18 PM

To: Alderman Michele Smith <yourvoice@ward43.org>; Michele Smith <aldsmith@ward43.org>

Cc: Maurice Cox <Maurice.Cox@cityofchicago.org>; Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Subject: re: Landmarks' Permit Review Committee

[Warning: External email]

Dear Alderman Smith,

I am writing to you to strongly request that you support delaying the proposal going before a hearing of the Chicago Commission on Landmarks' Permit Review Committee scheduled for this Thursday, October 1. This proposal, of which much of this community is still unaware, will change the "contributing status" of the former stable and garage at 1810 North Wells to non-contributing and allow for its redevelopment.

This proposal is unprecedented. Not only will this destroy much of the unique architectural integrity of our community, but the manner in which this proposal has been put forward has NOT involved residents of the Old Town Triangle. That is unfortunate and highly problematic.

I hope you do the right thing on this matter and ask for a delay in this proposal being heard by the Permit Review Committee. This is necessary to ensure that we, the residents of Old Town Triangle, hear from the City about why it is recommending a change in this property's status.

Your office needs to listen to its constituents and be proactive on this matter.

Sincerely,
Darius Tandon
1759 N. Sedgwick St.

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Fwd: 1810 N. Wells

David Montgomery <montacque@gmail.com>

Tue 9/29/2020 7:59 PM

To: yourvoice@ward43.org <yourvoice@ward43.org>; aldsmith@ward43.org <aldsmith@ward43.org>

Cc: Maurice Cox <Maurice.Cox@cityofchicago.org>; Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>; ccl <ccl@cityofchicago.org>

[Warning: External email]

Dear Alderman Smith:

I live in the Old Town Triangle. I write to request that you seek a delay in the Permit Review Committee hearing scheduled October 1 to discuss the proposed redevelopment of 1810 N Wells. As you are aware, the developers seek to change the classification of the historic garage/stable from "contributing" to "no-contributing." As far as I am aware, this is unprecedented. Before the PRC approves such a drastic measure that will affect the character of our neighborhood, more input from the community is needed. Most of us are just hearing about this for the first time.

Further, taking away this building's classification as contributing without input from those most affected -- those living in the Triangle -- will set a terrible precedent. We purchased in this historic neighborhood with the realistic expectation that the character of our neighborhood would not be changed unless good reason exists for such change. Allowing a property to be de-classified as contributing without any real discussion could start a wave of such requests in a neighborhood that has fought hard to maintain its historic charm.

I am not a "fanatical" preservationist. As you may recall, I fought the OTTA to finish building a garage on my property. I am not against certain change. However, a change like this -- declassifying a historic property -- without input from those who will be affected, is irresponsible. A meaningful discussion with all stakeholders is necessary to come up with an acceptable solution.

All I (and others within the Triangle) ask is for a delay so (1) we can understand the City's reasoning for recommending a declassification, (2) we can provide input from those most affected by this unprecedented proposed action and (3) the interested parties can work toward a mutually acceptable solution. I look forward to you standing up for those of us affected by this proposed action.

Thank you.

Best,

Dave

--

David B. Montgomery

1743 N. Sedgwick St.

Chicago, IL 60614

C 312 718 0260

E montacque@gmail.com

Fwd: Old Town Triangle Landmark District

43rd Ward Alderman Michele Smith's Office <yourvoice@ward43.org>

Wed 9/30/2020 3:47 PM

To: ccl <ccl@cityofchicago.org>

[Warning: External email]

FYI - we were asked to forward the emails we have received from neighbors to the Commission on Chicago Landmarks.

Please see the email below.

Thank you,

Office of Alderman Michele Smith

43rd Ward

2523 N. Halsted Street

Chicago, IL 60614

773-348-9500

Sign up for our newsletter [here](#).

----- Forwarded message -----

From: <dyoshi@ameritech.net>

Date: Wed, Sep 30, 2020 at 9:05 AM

Subject: Old Town Triangle Landmark District

To: <yourvoice@ward43.org>, <aldsmith@ward43.org>

Cc: Commissioner Maurice Cox <Maurice.Cox@cityofchicago.org>, Cuvalo
dijana.cuvalo@cityofchicago.org <Dijana>

Dear Alderman Smith,

As a resident of the greater Old Town Triangle Landmark District, I am writing to you with urgency seeking your support to delay a proposal going before a hearing of the Chicago Commission on Landmarks' Permit Review Committee scheduled for this Thursday, October 1. This proposal, of which much of this community is still unaware, will change the *contributing status of the former stable and garage at 1810 North Wells to non-contributing and allow for its redevelopment.

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All we ask is for a delay on this agenda, so we have the next few weeks to hear from the City as to its reasoning for why it is recommending the change of this property's status. We must have a better understanding of that decision.

Thank you for listening to your community neighbors.

Debbie Yoshizumi

1761 N. Sedgwick

Fw: Recommend delay of 1810 North Wells proposal review

Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Tue 9/29/2020 5:25 PM

To: Lawrence Shure <Lawrence.Shure@cityofchicago.org>; Kandalyn Hahn <Kandalyn.Hahn@cityofchicago.org>

Dijana Cuvalo, AIA
Historic Preservation Division
City of Chicago Department of Planning and Development
121 N. LaSalle St., Room 1000
Chicago, IL 60602
Tel 312-744-3238
Fax 312-744-9140

From: Debra Bragg <bragg.associates.inc@gmail.com>**Sent:** Tuesday, September 29, 2020 5:12 PM**To:** aldsmith@ward43.org <aldsmith@ward43.org>**Cc:** Maurice Cox <Maurice.Cox@cityofchicago.org>; Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>**Subject:** Recommend delay of 1810 North Wells proposal review

[Warning: External email]

Dear Alderman Smith,

As a resident of the Old Town Triangle Landmark District (1811 North Orleans), I am writing to urge you to request a delay in reviewing the proposal to change the "contributing status" of the former stable and garage at 1810 North Wells to "non-contributing" for the purpose of re-developing this historic property. Without proper vetting with the broader Old Town Triangle this decision threatens this precious historic Chicago neighborhood.

As you know, 1810 North Wells is a gateway to the Old Town Triangle historic district so what happens to this property affects the entire neighborhood. More importantly, any effort to develop this property without informing and involving residents in vetting this decision leaves residents feeling disenfranchised and upset with the city. Ultimately, this undemocratic approach may detrimentally impact the economic and cultural integrity of the neighborhood over time.

We urge you to ask for a delay so residents of the greater Old Town Triangle district can hear from the City and deliberate on its reasoning for recommending the change of this property's status. We must have a better understanding of that decision and opportunity to participate in a more transparent and democratic process than has occurred thus far.

Thank you for listening to your community neighbors.

Debra Bragg

++++++

Debra D. Bragg, Ph.D.

she/her/hers

President, Bragg & Associates, Inc.

1811 North Orleans, 2N, Chicago, IL 60614

(c) 217-377-3100

Fellow for Community Colleges, Center for Education and Skills at New America

bragg@newamerica.org

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Kandalyn Hahn

From: Diane Fitzgerald <diane@fitzrich.com>
Sent: Tuesday, September 29, 2020 2:23 PM
To: Michele Smith (aldsmith@ward43.org); Joana Zaidan
Cc: Burt Richmond; Diane Gonzalez (gonzomeno@sbcglobal.net)
Subject: DIANE FITZGERALD & BURT RICHMOND 1810 N. Wells Street - Delay PRC Meeting

Dear Alderman Smith,

As a resident of the greater Old Town Triangle Landmark District, I am writing to you with urgency seeking your support to delay a proposal going before a hearing of the Chicago Commission on Landmarks' Permit Review Committee scheduled for this Thursday, October 1. This proposal, of which much of this community is still unaware, will change the *contributing status of the former stable and garage at 1810 North Wells to non-contributing and allow for its redevelopment.

As you know, this property is the gateway to our historic district. More-over, this move would be unprecedented for the Old Town Triangle District and would open the door to developers seeking to change other properties, thus destroying the unique architectural integrity of our community.

All we ask is for a delay on this agenda, so we have the next few weeks to hear from the City as to its reasoning for why it is recommending the change of this property's status. We must have a better understanding of that decision.

Thank you for listening to your community neighbors.

*Our district has the following three status levels: significant, contributing, and non-contributing. Contributing, the second highest level, means that a building has undergone some change, but is intact to the level that it adds via historical/architectural importance to the district's integrity. Our district has about 255 contributing buildings.

Signed,
Diane Fitzgerald & Burt Richmond
1722 N. Sedgwick Street, Chicago 60614

Diane M. Fitzgerald
The Fitzgerald Group LLC
1722 N. Sedgwick Street
Chicago, IL 60614
C: 312-543-5732
T: 312-951-8981
F: 312-951-7313
E: diane@fitzrich.com
W: www.thefitzgeraldgroup.biz

Fw: 1810 N Wells (A New Leaf)

Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Tue 9/29/2020 12:27 PM

To: Lawrence Shure <Lawrence.Shure@cityofchicago.org>; Kandalyn Hahn <Kandalyn.Hahn@cityofchicago.org>

Dijana Cuvalo, AIA
Historic Preservation Division
City of Chicago Department of Planning and Development
121 N. LaSalle St., Room 1000
Chicago, IL 60602
Tel 312-744-3238
Fax 312-744-9140

From: Diane Niederman <niederm Diane@gmail.com>**Sent:** Tuesday, September 29, 2020 11:05 AM**To:** Ward 43 <yourvoice@ward43.org>; AldSmith@ward43.org <AldSmith@ward43.org>**Cc:** Maurice Cox <Maurice.Cox@cityofchicago.org>; Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>**Subject:** 1810 N Wells (A New Leaf)

[Warning: External email]

Dear Alderman Smith,

As a resident of the greater Old Town Triangle Landmark District, I am writing to you with urgency seeking your support to delay a proposal going before a hearing of the Chicago Commission on Landmarks' Permit Review Committee scheduled for this Thursday, October 1. This proposal, of which much of this community is still unaware, will change the *contributing status of the former stable and garage at 1810 North Wells to non-contributing and allow for its redevelopment.

As you know, this property is the gateway to our historic district. More-over, this move would be unprecedented for the Old Town Triangle District and would open the door to developers seeking to change other properties, thus destroying the unique architectural integrity of our community.

All we ask is for a delay on this agenda, so we have the next few weeks to hear from the City as to its reasoning for why it is recommending the change of this property's status. We must have a better understanding of that decision.

Thank you for listening to your community neighbors.

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Diane Niederman
1636 N. Wells Street
60614

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Fw: Redevelopment of 1810 N. Wells St.

Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Tue 9/29/2020 4:56 PM

To: Lawrence Shure <Lawrence.Shure@cityofchicago.org>; Kandalyn Hahn <Kandalyn.Hahn@cityofchicago.org>

Dijana Cuvalo, AIA
Historic Preservation Division
City of Chicago Department of Planning and Development
121 N. LaSalle St., Room 1000
Chicago, IL 60602
Tel 312-744-3238
Fax 312-744-9140

From: Dina Culioli <dinaculioli@yahoo.com>**Sent:** Tuesday, September 29, 2020 4:12 PM**To:** aldsmith@ward43.org <aldsmith@ward43.org>**Cc:** Maurice Cox <Maurice.Cox@cityofchicago.org>; Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>**Subject:** RE: Redevelopment of 1810 N. Wells St.

[Warning: External email]

Dear Alderman Smith,

As a resident of the greater Old Town Triangle Landmark District, I am writing to you with urgency seeking your support to delay a proposal going before a hearing of the Chicago Commission on Landmarks' Permit Review Committee scheduled for this Thursday, October 1. This proposal, of which much of this community is still unaware, will change the contributing status of the former stable and garage at 1810 North Wells to non-contributing and allow for its redevelopment.

As you know, this property is the gateway to our historic district and a cherished part of our neighborhood. Moreover, this move would be unprecedented for the Old Town Triangle District and would open the door to developers seeking to change other properties, thus destroying the unique architectural integrity of our community.

All we ask is for a delay on this agenda, so we have the next few weeks to hear from the City as to its reasoning for why it is recommending the change of this property's status. We must have a better understanding of that decision.

Thank you for listening to your community neighbors.

Dina Culioli
1811 N. Orleans St., Unit 3N
Chicago, IL 60614

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Fw: New Leaf Hearing

Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Tue 9/29/2020 12:33 PM

To: Lawrence Shure <Lawrence.Shure@cityofchicago.org>; Kandalyn Hahn <Kandalyn.Hahn@cityofchicago.org>

Dijana Cuvalo, AIA
Historic Preservation Division
City of Chicago Department of Planning and Development
121 N. LaSalle St., Room 1000
Chicago, IL 60602
Tel 312-744-3238
Fax 312-744-9140

From: Ed Sokolofski <ed@sokolofski.com>
Sent: Tuesday, September 29, 2020 12:21 PM
To: Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>
Subject: New Leaf Hearing

[Warning: External email]

Please delay the New Leaf hearing so that there can be community input.

Ed Sokolofski
1738 N. Sedgwick
Chicago 60614

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Fw: Delay item from being included on the PRC agenda this Thursday

Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Tue 9/29/2020 4:58 PM

To: Lawrence Shure <Lawrence.Shure@cityofchicago.org>; Kandalyn Hahn <Kandalyn.Hahn@cityofchicago.org> 1 attachments (15 KB)

PRC delay email request to Alderman Smith.docx;

Dijana Cuvalo, AIA

Historic Preservation Division

City of Chicago Department of Planning and Development

121 N. LaSalle St., Room 1000

Chicago, IL 60602

Tel 312-744-3238

Fax 312-744-9140

From: EDIE HAMPSON <eshampson@comcast.net>**Sent:** Tuesday, September 29, 2020 3:41 PM**To:** yourvoice@ward43.org <yourvoice@ward43.org>; aldsmith@ward43.org <aldsmith@ward43.org>**Cc:** Maurice Cox <Maurice.Cox@cityofchicago.org>; Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>**Subject:** Delay item from being included on the PRC agenda this Thursday

[Warning: External email]

September 29, 2020

Dear Alderman Smith,

As a resident of the greater Old Town Triangle Landmark District, I am writing to you with urgency seeking your support to delay a proposal going before a hearing of the Chicago Commission on Landmarks' Permit Review Committee scheduled for this Thursday, October 1. This proposal, which the overwhelming majority of this community is still unaware of, will change the *contributing status of the former stable and garage at 1810 North Wells to non-contributing and allow for its redevelopment.

As you know, this property is the gateway to our historic district. As you also know, this move would be unprecedented for the Old Town Triangle and opens the door to developers seeking to change other properties, thus destroying the unique architectural integrity of this community.

All we ask is for a delay on this agenda so we have the next few weeks to hear from the City why it is recommending the change of this property status. We must have a better understanding of that decision.

Thank you as for listening to your community.

Edie Scala-Hampson

1711 N. Crilly Court

Unit 2

Chicago, IL 60614

*Our district has the following three status levels: significant, contributing, and non-contributing. Contributing, the second highest level, means that a building has undergone some change, but is intact to the level that it adds via historical/architectural importance to the district's integrity. Our district has about 255 contributing buildings.

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Fwd: Urgent: Permit Review

Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Tue 9/29/2020 10:39 AM

To: Lawrence Shure <Lawrence.Shure@cityofchicago.org>; Kandalyn Hahn <Kandalyn.Hahn@cityofchicago.org>

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From: Elizabethryan80 <elizabethryan80@yahoo.com>**Sent:** Monday, September 28, 2020 8:09:48 PM**To:** yourvoice@ward43.org <yourvoice@ward43.org>**Cc:** Maurice Cox <Maurice.Cox@cityofchicago.org>; Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>; aldsmith@ward43.org <aldsmith@ward43.org>**Subject:** Urgent: Permit Review

[Warning: External email]

Dear Alderman Smith,

As a resident of the greater Old Town Triangle Landmark District, I am writing to you with urgency seeking your support to delay a proposal going before a hearing of the Chicago Commission on Landmarks' Permit Review Committee scheduled for this Thursday, October 1. This proposal, which the overwhelming majority of this community is still unaware of, will change the *contributing status of the former stable and garage at 1810 North Wells to non-contributing and allow for its redevelopment.

As you know, this property is the gateway to our historic district. As you also know, this move would be unprecedented for the Old Town Triangle and opens the door to developers seeking to change other properties, thus destroying the unique architectural integrity of this community.

All we ask is for a delay on this agenda so we have the next few weeks to hear from the City why it is recommending the change of this property status. We must have a better understanding of that decision.

Thank you as for listening to your community.

Elizabeth Ryan
1709 N. Crilly Court

Chicago 60614

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(No subject)

Elizabeth McCarthy Samuels <emsamuels@gmail.com>

Wed 9/30/2020 6:30 PM

To: Alderman Michele Smith <yourvoice@ward43.org>; aldsmith@ward43.org <aldsmith@ward43.org>

Cc: ccl <ccl@cityofchicago.org>; Maurice Cox <Maurice.Cox@cityofchicago.org>; Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

[Warning: External email]

Dear Alderman Smith,

As a resident of the greater Old Town Triangle Landmark District, I am writing to you with urgency seeking your support to delay a proposal going before a hearing of the Chicago Commission on Landmarks' Permit Review Committee scheduled for this Thursday, October 1. This proposal, of which much of this community is still unaware, will change the contributing status of the former stable and garage at 1810 North Wells to non-contributing and allow for its redevelopment.

As you know, this property is the gateway to our historic district. More-over, this move would be unprecedented for the Old Town Triangle District and would open the door to developers seeking to change other properties, thus destroying the unique architectural integrity of our community.

All we ask is for a delay on this agenda, so we have the next few weeks to hear from the City as to its reasoning for why it is recommending the change of this property's status. We must have a better understanding of that decision.

Thank you for listening to your community neighbors.

Elizabeth Samuels
1906 N Hudson Ave

Elizabeth Samuels
emsamuels@gmail.com
Cell 312-375-5522

Fw: 1810 N Wells (A New Leaf)

Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Tue 9/29/2020 12:27 PM

To: Lawrence Shure <Lawrence.Shure@cityofchicago.org>; Kandalyn Hahn <Kandalyn.Hahn@cityofchicago.org>

Dijana Cuvalo, AIA
Historic Preservation Division
City of Chicago Department of Planning and Development
121 N. LaSalle St., Room 1000
Chicago, IL 60602
Tel 312-744-3238
Fax 312-744-9140

From: Erin Grodnick <erin.l.grodnick@gmail.com>**Sent:** Tuesday, September 29, 2020 11:08 AM**To:** 43rd Ward Alderman Michele Smith's Office <yourvoice@ward43.org>; aldsmith@ward43.org
<aldsmith@ward43.org>**Cc:** Maurice Cox <Maurice.Cox@cityofchicago.org>; Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>**Subject:** 1810 N Wells (A New Leaf)

[Warning: External email]

Dear Alderman Smith,

I am joining my neighbors in reaching out to you on a matter of serious importance to my family and our community. The unique character of Old Town Triangle is what inspired us to invest in the area, keeps us feeling proud of and engaged with our community and thereby connected to Chicago, our adopted city, as a whole. Our community's unique character is presently under threat by a developer who appears to intend to strip a bit of it away in an expeditious manner that sidesteps the ability of concerned members of our community to have their voices heard, and we are dependent on you as our representative for help ensure that established processes are adhered to.

As a resident of the greater Old Town Triangle Landmark District, I am writing to you with urgency seeking your support to delay a proposal going before a hearing of the Chicago Commission on Landmarks' Permit Review Committee scheduled for this Thursday, October 1. This proposal, of which much of this community is still unaware, will change the *contributing status of the former stable and garage at 1810 North Wells to non-contributing and allow for its redevelopment.

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its reasoning for why it is recommending the change of this property's status. We must have a better understanding of that decision.

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Signed,

Erin Grodnick
1740 N Wells St.
Chicago, IL 60614

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Fwd: ZONING NEW LEAF

Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Tue 9/29/2020 10:39 AM

To: Lawrence Shure <Lawrence.Shure@cityofchicago.org>; Kandalyn Hahn <Kandalyn.Hahn@cityofchicago.org>

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From: Eurydice Chrones <eurydice.chrones@me.com>

Sent: Tuesday, September 29, 2020 9:58:43 AM

To: Michele Smith <aldsmith@ward43.org>; yourvoice@ward43.org <yourvoice@ward43.org>

Cc: Maurice Cox <Maurice.Cox@cityofchicago.org>; Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Subject: ZONING NEW LEAF

[Warning: External email]

Dear Alderman Smith,

As a resident of the greater Old Town Triangle Landmark District, I am writing to you with urgency seeking your support to delay a proposal going before a hearing of the Chicago Commission on Landmarks' Permit Review Committee scheduled for this Thursday, October 1. This proposal, of which much of this community is still unaware, will change the *contributing status of the former stable and garage at 1810 North Wells to non-contributing and allow for its redevelopment.

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Eurydice Chrones
344 W. Willow St., Chicago, 60614

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Fwd: New Leaf property hearing

Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Tue 9/29/2020 10:59 AM

To: Lawrence Shure <Lawrence.Shure@cityofchicago.org>; Kandalyn Hahn <Kandalyn.Hahn@cityofchicago.org>

Get [Outlook for iOS](#)

From: Gail Connelly <conbake1@gmail.com>

Sent: Tuesday, September 29, 2020 10:59:05 AM

To: yourvoice@ward43.org <yourvoice@ward43.org>; aldsmith@ward43.org <aldsmith@ward43.org>

Cc: Maurice Cox <Maurice.Cox@cityofchicago.org>; Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>;

HDPZ@oldtowntriangle.com <HDPZ@oldtowntriangle.com>

Subject: New Leaf property hearing

[Warning: External email]

Dear Alderman Smith,

As a long-time resident of the Old Town Triangle Landmark District, I am writing to you with urgency seeking your support to delay a proposal going before a hearing of the Chicago Commission on Landmarks' Permit Review Committee scheduled for this Thursday, October 1. This proposal, of which much of this community is still unaware, will change the *contributing status of the former stable and garage at 1810 North Wells to non-contributing and allow for its redevelopment.

As you know, this property is the gateway to our historic district. More-over, this move would be unprecedented for the Old Town Triangle District and would open the door to developers seeking to change other properties, thus destroying the unique architectural integrity of our community.

All we ask is for a delay on this agenda, so we have the next few weeks to hear from the City as to its reasoning for why it is recommending the change of this property's status. We must have a better understanding of that decision.

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Gail J. Connelly
321 West Eugenie
Chicago, IL 60614

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Fw: 1810 N Wells - Landmark Status Change

Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Tue 9/29/2020 1:47 PM

To: Lawrence Shure <Lawrence.Shure@cityofchicago.org>; Kandalyn Hahn <Kandalyn.Hahn@cityofchicago.org>

Dijana Cuvalo, AIA
Historic Preservation Division
City of Chicago Department of Planning and Development
121 N. LaSalle St., Room 1000
Chicago, IL 60602
Tel 312-744-3238
Fax 312-744-9140

From: George Farris <george@hopperblue.com>**Sent:** Tuesday, September 29, 2020 1:46 PM**To:** yourvoice@ward43.org <yourvoice@ward43.org>; aldsmith@ward43.org <aldsmith@ward43.org>**Cc:** Maurice Cox <Maurice.Cox@cityofchicago.org>; Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>;
Caroline Casey <caroline@hopperblue.com>**Subject:** 1810 N Wells - Landmark Status Change

[Warning: External email]

Hello Alderman Smith,

I was under the impression from the Sep 22, 2020 community zoom call that the developer did not need to change the current landmark status of 1810 N Wells in order to build the 2 story addition above the current garage, keeping the first floor street facade.

I am strongly opposed to 1810 N Wells being torn down and replaced with a new 6 story building. If changing the 1810 N Wells landmark status to "non-contributing" would allow this to happen, I am against this change. I do not want to see a structure on that site that is higher than the surrounding property roof lines.

Please ensure that the development follows the plans presented by the developer on the Sep 22nd community Zoom call.

I am an adjacent neighbor, 1826 N Lincoln Ave, to the North of the project site and my property abuts the proposed development's property line at the NW corner of the 1820 Wells building.

Sincerely,
George

George FarrisThe logo for hopperblue, featuring the word "hopper" in blue and "blue" in a lighter blue, with a stylized blue hand icon to the right.Principal | 312.982.8994 | george@hopperblue.com

Cell: 312.515.4033

Fw: 1810 North Wells Proposal Delay

Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Wed 9/30/2020 8:28 AM

To: Lawrence Shure <Lawrence.Shure@cityofchicago.org>; Kandalyn Hahn <Kandalyn.Hahn@cityofchicago.org>

Dijana Cuvalo, AIA
Historic Preservation Division
City of Chicago Department of Planning and Development
121 N. LaSalle St., Room 1000
Chicago, IL 60602
Tel 312-744-3238
Fax 312-744-9140

From: George Kokkinias <georgekokkinias@gmail.com>**Sent:** Tuesday, September 29, 2020 7:55 PM**To:** yourvoice@ward43.org <yourvoice@ward43.org>; aldsmith@ward43.org <aldsmith@ward43.org>**Cc:** Maurice Cox <Maurice.Cox@cityofchicago.org>; Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>**Subject:** 1810 North Wells Proposal Delay

[Warning: External email]

Dear Alderman Smith,

As a resident of the greater Old Town Triangle Landmark District, I am writing to you with urgency seeking your support to delay a proposal going before a hearing of the Chicago Commission on Landmarks' Permit Review Committee scheduled for this Thursday, October 1. This proposal, of which much of this community is still unaware, will change the *contributing status of the former stable and garage at 1810 North Wells to non-contributing and allow for its redevelopment.

As you know, this property is the gateway to our historic district. More-over, this move would be unprecedented for the Old Town Triangle District and would open the door to developers seeking to change other properties, thus destroying the unique architectural integrity of our community.

All we ask is for a delay on this agenda, so we have the next few weeks to hear from the City as to its reasoning for why it is recommending the change of this property's status. We must have a better understanding of that decision.

Thank you for listening to your community neighbors.

*Our district has the following three status levels: significant, contributing, and non-contributing. Contributing, the second highest level, means that a building has undergone some change, but is intact to the level that it adds via historical/architectural importance to the district's integrity. Our district has about 255 contributing buildings.

Thank you,

George Kokkinias
216 W Menomonee St.
Chicago, IL 60614

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Fwd: urgent re 1810 N. Wells

Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Tue 9/29/2020 10:37 AM

To: Lawrence Shure <Lawrence.Shure@cityofchicago.org>; Kandalyn Hahn <Kandalyn.Hahn@cityofchicago.org>

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From: Gina Manrique <ginamanrique@comcast.net>**Sent:** Tuesday, September 29, 2020 10:32:44 AM**To:** Alderman's Office Michele Smith <yourvoice@ward43.org>; Michele Smith <aldsmith@ward43.org>**Cc:** Maurice Cox <Maurice.Cox@cityofchicago.org>; Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>**Subject:** urgent re 1810 N. Wells

[Warning: External email]

Dear Alderman Smith,

As a 41-year resident of the Old Town Triangle Landmark District, I am writing to you with urgency seeking your support to delay a proposal going before a hearing of the Chicago Commission on Landmarks' Permit Review Committee scheduled for this Thursday, October 1. This proposal, of which much of this community is still unaware, will change the contributing status of the former stable and garage at 1810 North Wells to non-contributing and allow for its redevelopment.

This property is a gateway to our historic district. Even more importantly, this move would be unprecedented for the Old Town Triangle District and would open the door to developers and residents seeking to change other properties, thus destroying the unique architectural integrity of our community. Residents have asked for countless changes over the years that have been denied in order to maintain this integrity. Why is such a significant change being allowed now?

All we ask is for a delay, so we have the next few weeks to hear from the City as to its reasoning for why it is recommending the change of this property's status. We must have a better understanding of that decision.

Thank you for listening to your community,

Gina Manrique
1819 N. Orleans

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Fwd: Proposal for 1810 North Wells

Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Tue 9/29/2020 10:42 AM

To: Lawrence Shure <Lawrence.Shure@cityofchicago.org>; Kandalyn Hahn <Kandalyn.Hahn@cityofchicago.org>

Get [Outlook for iOS](#)

From: Sandra Holubow <sandragesso@aol.com>

Sent: Tuesday, September 29, 2020 10:41:58 AM

To: yourvoice@ward43.org <yourvoice@ward43.org>; aldsmith@ward43.org <aldsmith@ward43.org>; Maurice Cox <Maurice.Cox@cityofchicago.org>

Cc: Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>; HDPZ@oldtowntriangle.com <HDPZ@oldtowntriangle.com>

Subject: Proposal for 1810 North Wells

[Warning: External email]

Dear Alderman Smith;

As a 50 year residents of the greater Old Town Triangle Landmark District, we are writing you with urgency seeking your support to delay a proposal going before a hearing of the Chicago Commission on Landmark's Permit Review Committee scheduled for this Thursday, October 1. This proposal will change the contributing status of the former stable and garage at 1810 North Wells to non-contributing, allowing for its redevelopment. The community, which is a very close-knit one, seeks to maintain the unique architectural integrity of the area. It has not been given proper timely notice of this impactful change.

Please delay this meeting until the community has had a chance to be aware of the developers plans, and can meet to discuss this important decision.

Sandra Holubow
Fred Holubow
1844 N. Hudson
Chicago, IL. 60614

Sent from my iPad

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respond to the individual sending the message, and permanently delete the original and any copy of any e-mail and printout thereof.

1810 Wells (A New Leaf) Proposed Development

JACK SCHINDLER <jschindler@att.net>

Wed 9/30/2020 4:39 PM

To: aldsmith@ward43.org <aldsmith@ward43.org>; yourvoice@ward43.org <yourvoice@ward43.org>

Cc: Maurice Cox <Maurice.Cox@cityofchicago.org>; Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>; ccl <ccl@cityofchicago.org>

[Warning: External email]

Dear Alderman Smith

I have been made aware of my neighbors concern about the 1810 Wells development. I fully support their efforts and asking you, and other city government officials, to temporarily delay their upcoming deliberations in order to further discuss the above and give the impacted community time to provide more input.

Respectfully

JACK SCHINDLER

1716 Saint Michaels Court

Sent from my iPad

Fwd: Old Town Landmark District

Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Tue 9/29/2020 10:40 AM

To: Lawrence Shure <Lawrence.Shure@cityofchicago.org>; Kandalyn Hahn <Kandalyn.Hahn@cityofchicago.org>

Get [Outlook for iOS](#)

From: Jacqueline Thams <jqthams@mac.com>

Sent: Monday, September 28, 2020 6:55:05 PM

To: yourvoice@ward43.org <yourvoice@ward43.org>; aldsmith@ward43.org <aldsmith@ward43.org>

Cc: Maurice Cox <Maurice.Cox@cityofchicago.org>; Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Subject: Re: Old Town Landmark District

[Warning: External email]

Dear Alderman Smith,

As a resident of Old Town Triangle Landmark District, I am writing to you with urgency seeking your support to delay a proposal going before a hearing of the Chicago Commission on Landmarks' Permit Review Committee scheduled for this Thursday, October 1. This proposal, which the overwhelming majority of this community is still unaware of, will change the *contributing status of the former stable and garage at 1810 North Wells to non-contributing and allow for its redevelopment.

It is disheartening to think what you and other members of the city governance are doing to our neighborhood. This is the neighborhood that greets so many foreign travelers on walking tours to experience some All-American history. Our neighborhood is truly a neighborhood and deserving of protection from developers.

I thank my lucky stars you, the developers and Landmarks are not in governance in other great cities such as Boston, Savannah, Paris or Rome. Shame on all parties involved for destroying what little history is left in this city.

I urge you to consider the community and not your special friendship with the developers.

As you know, this property is the gateway to our historic district. As you also know, this move would be unprecedented for the Old Town Triangle and opens the door to developers seeking to change other properties, thus destroying the unique architectural integrity of this community.

All we ask is for a delay on this agenda so we have the next few weeks to hear from the City why it is recommending the change of this property status. We must have a better understanding of that decision. We must understand how this will not result in the tearing down, destruction of Old Town, house by house as the developers urge you to join forces in re-developing this neighborhood.

Sincerely,

Jacqueline Ris Thams. Crilly Court, Old Town

*Our district has the following three status levels: significant, contributing, and non-contributing. Contributing, the second highest level, means that a building has undergone some change, but is intact to the level that it adds via historical/architectural importance to the district's integrity. Our district has about 255 contributing buildings.

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Fwd: DELAY PROPOSAL 1810 N WELLS

Karen Pfendler <kpfendler@aol.com>

Wed 9/30/2020 1:59 AM

To: ccl <ccl@cityofchicago.org>

[Warning: External email]

From: janlynchat@aol.com
To: HDPZ@oldtowntriangle.com
Sent: 9/29/2020 12:33:47 PM Central Standard Time
Subject: Fwd: DELAY PROPOSAL 1810 N WELLS

I sent the letters.
thank you for informing the residents.

Begin forwarded message:

From: jan <janlynchat@aol.com>
Subject: Fwd: **DELAY PROPOSAL 1810 N WELLS**
Date: September 29, 2020 at 12:30:55 PM CDT
To: Maurice.Cox@cityofchicago.org
Cc: dijana.cuvalo@cityofchicago.org

ATTN: CITY OF CHICAGO DEPARTMENT AND PLANNING AND DEVELOPMENT

ATTN: ARCHITECT CITY OF CHICAGO DEPT. OF PLANNING AND
DEVELOPMENT

Begin forwarded message:

From: jan <janlynchat@aol.com>
Subject: **DELAY PROPOSAL 1810 N WELLS**
Date: September 29, 2020 at 12:26:24 PM CDT
To: "Michele Smith (aldsmith@ward43.org)" <aldsmith@ward43.org>,
yourvoice@ward43.org

Dear Alderman Smith,

As a resident of the greater Old Town Triangle Landmark District, I
am writing to you with urgency seeking your support to delay a

proposal going before a hearing of the Chicago Commission on Landmarks' Permit Review Committee scheduled for this Thursday, October 1. This proposal, of which much of this community is still unaware, will change the *contributing status of the former stable and garage at 1810 North Wells to non-contributing and allow for its redevelopment.

As you know, this property is the gateway to our historic district. More-over, this move would be unprecedented for the Old Town Triangle District and would open the door to developers seeking to change other properties, thus destroying the unique architectural integrity of our community.

All we ask is for a delay on this agenda, so we have the next few weeks to hear from the City as to its reasoning for why it is recommending the change of this property's status. We must have a better understanding of that decision.

Thank you for listening to your community neighbors.

*Our district has the following three status levels: significant, contributing, and non-contributing. Contributing, the second highest level, means that a building has undergone some change, but is intact to the level that it adds via historical/architectural importance to the district's integrity. Our district has about 255 contributing buildings.

Signed JAN CHATTLER

Address 1715 N HUDSON AVE
CHICAGO , IL 60614

Fw: 1810 N Wells (A New Leaf)

Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Tue 9/29/2020 4:57 PM

To: Lawrence Shure <Lawrence.Shure@cityofchicago.org>; Kandalyn Hahn <Kandalyn.Hahn@cityofchicago.org>

Dijana Cuvalo, AIA
Historic Preservation Division
City of Chicago Department of Planning and Development
121 N. LaSalle St., Room 1000
Chicago, IL 60602
Tel 312-744-3238
Fax 312-744-9140

From: Jan Bulin <jebulin@yahoo.com>**Sent:** Tuesday, September 29, 2020 3:55 PM**To:** yourvoice@ward43.org <yourvoice@ward43.org>; aldsmith@ward43.org <aldsmith@ward43.org>**Cc:** Maurice Cox <Maurice.Cox@cityofchicago.org>; Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>**Subject:** 1810 N Wells (A New Leaf)

[Warning: External email]

Dear Alderman Smith,

As a resident of the greater Old Town Triangle Landmark District, I am writing to you with urgency seeking your support to delay a proposal going before a hearing of the Chicago Commission on Landmarks' Permit Review Committee scheduled for this Thursday, October 1. This proposal, of which much of this community is still unaware, will change the contributing status of the former stable and garage at 1810 North Wells to non-contributing and allow for its redevelopment.

As you know, this property is the gateway to our historic district. More-over, this move would be unprecedented for the Old Town Triangle District and would open the door to developers seeking to change other properties, thus destroying the unique architectural integrity of our community.

All we ask is for a delay on this agenda, so we have the next few weeks to hear from the City as to its reasoning for why it is recommending the change of this property's status. We must have a better understanding of that decision.

Thank you for listening to your community neighbors.

Signed,
Janet Bulin
508 W. Wisconsin St.
Chicago

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Fw: Old Town Triangle Landmark District - 1810 N Wells

Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Tue 9/29/2020 4:57 PM

To: Lawrence Shure <Lawrence.Shure@cityofchicago.org>; Kandalyn Hahn <Kandalyn.Hahn@cityofchicago.org>

Dijana Cuvalo, AIA
Historic Preservation Division
City of Chicago Department of Planning and Development
121 N. LaSalle St., Room 1000
Chicago, IL 60602
Tel 312-744-3238
Fax 312-744-9140

From: Jason Emeott <jemeott@gmail.com>**Sent:** Tuesday, September 29, 2020 3:54 PM**To:** Michele Smith <aldsmith@ward43.org>; Ward 43 <yourvoice@ward43.org>**Cc:** Maurice Cox <Maurice.Cox@cityofchicago.org>; Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>; Amisha Wallia <amisha.wallia@gmail.com>; Hillary Morse <morse.hillary@gmail.com>; amorse@traxiongroup.com <amorse@traxiongroup.com>**Subject:** Old Town Triangle Landmark District - 1810 N Wells

[Warning: External email]

Dear Alderman Smith,

As a resident of the greater Old Town Triangle Landmark District, I am writing to you with urgency seeking your support to delay a proposal going before a hearing of the Chicago Commission on Landmarks' Permit Review Committee scheduled for this Thursday, October 1. This proposal, of which much of this community is still unaware, will change the *contributing status of the former stable and garage at 1810 North Wells to non-contributing and allow for its redevelopment.

As you know, this property is the gateway to our historic district. More-over, this move would be unprecedented for the Old Town Triangle District and would open the door to developers seeking to change other properties, thus destroying the unique architectural integrity of our community.

All we ask is for a delay on this agenda, so we have the next few weeks to hear from the City as to its reasoning for why it is recommending the change of this property's status. We must have a better understanding of that decision.

Thank you for listening to your community neighbors.

*Our district has the following three status levels: significant, contributing, and non-contributing. Contributing, the second highest level, means that a building has undergone some change, but is intact to the level that it adds via

historical/architectural importance to the district's integrity. Our district has about 255 contributing buildings.

Sincerely,

Jason Emeott
343 W Menomonee St
Chicago, IL 60614

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Kandalyn Hahn

From: Sheehan, Jim <Jim.Sheehan@morganstanley.com>
Sent: Tuesday, September 29, 2020 10:07 AM
To: aldsmith@ward43.org
Subject: Please delay Old Town project

Alderman Smith-Please delay for 30 days the 1810 Wells street project. If much more of Old Town is hauled away in salvage trucks, will it still be Old Town?

Thanks,

Jim Sheehan
1660 N. LaSalle #2301-03
Chicago, Il.
60614

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Fwd: Proposal for redevelopment of 1810 N Wells

Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Tue 9/29/2020 10:43 AM

To: Lawrence Shure <Lawrence.Shure@cityofchicago.org>; Kandalyn Hahn <Kandalyn.Hahn@cityofchicago.org>

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From: Joan Janowski <joanmjanowski@gmail.com>

Sent: Tuesday, September 29, 2020 10:38:16 AM

To: aldsmith@ward43.org <aldsmith@ward43.org>; yourvoice@ward43.org <yourvoice@ward43.org>

Cc: Maurice Cox <Maurice.Cox@cityofchicago.org>; Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Subject: Proposal for redevelopment of 1810 N Wells

[Warning: External email]

Dear Alderman Smith,

As a resident of the greater Old Town Triangle Landmark District for the past twenty years, I am writing to you with urgency seeking your support to delay a proposal going before a hearing of the Chicago Commission on Landmarks' Permit Review Committee scheduled for this Thursday, October 1. This proposal, of which much of this community is still unaware, will change the *contributing status of the former stable and garage at 1810 North Wells to non-contributing and allow for its redevelopment.

As you know, this property is the gateway to our historic district. More-over, this move would be unprecedented for the Old Town Triangle District and would open the door to developers seeking to change other properties, thus destroying the unique architectural integrity of our community.

All we ask is for a delay on this agenda, so we have the next few weeks to hear from the City as to its reasoning for why it is recommending the change of this property's status. We must have a better understanding of that decision.

Thank you for listening to your community neighbors.

Sincerely,

Joan M. Janowski
313 W Wisconsin St
Chicago, IL 60614

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Fw: Old Town Historic District

Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Tue 9/29/2020 4:59 PM

To: Lawrence Shure <Lawrence.Shure@cityofchicago.org>; Kandalyn Hahn <Kandalyn.Hahn@cityofchicago.org>

Dijana Cuvalo, AIA
Historic Preservation Division
City of Chicago Department of Planning and Development
121 N. LaSalle St., Room 1000
Chicago, IL 60602
Tel 312-744-3238
Fax 312-744-9140

From: joe ellie <snapblola@msn.com>

Sent: Tuesday, September 29, 2020 2:47 PM

To: aldsmith@ward43.org <aldsmith@ward43.org>

Cc: Maurice Cox <Maurice.Cox@cityofchicago.org>; Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>;
HDPZ@oldtowntriangle.com <HDPZ@oldtowntriangle.com>

Subject: Old Town Historic District

[Warning: External email]

Please ask to delay the proposal to reclassify the the stable and garage of 1810 N. Wells Street to a non-contributing structure. Why is this reclassification on this Thursday's PRC agenda without community participation? Please delay this agenda item until the city explains why this historic buildings status has been recommended for change.

I have walked past this building at least once a week for the past 31 years. It is unique and beautiful. My wife and I own two homes in the historic district. Please do not allow developers to change this wonderful piece of Chicago's history.

Thanks,

Joseph and Elena Techet
1627 and 1629 North Mohawk Street
Chicago, IL 60616

Fwd: 1810 Development Project

43rd Ward Alderman Michele Smith's Office <yourvoice@ward43.org>

Wed 9/30/2020 4:17 PM

To: ccl <ccl@cityofchicago.org>

[Warning: External email]

FYI - we were asked to forward the emails we have received from neighbors regarding the proposed project at 1810 N Wells St. to the Commission on Chicago Landmarks. Please see the email below.

Thank you,

Office of Alderman Michele Smith

43rd Ward

2523 N. Halsted Street

Chicago, IL 60614

773-348-9500

Sign up for our newsletter [here](#).

----- Forwarded message -----

From: **John Eiting** <eitingjf@gmail.com>

Date: Mon, Sep 28, 2020 at 6:54 PM

Subject: 1810 Development Project

To: <yourvoice@ward43.org>, <aldsmith@ward43.org>

Dear Alderman Smith,

Please delay the hearing on the reclassification of 1810 N Wells.

It's a beautiful building that contributes a significant impact on the look and feel of the old town triangle neighborhood.

Regardless of your stance or intention, it seems the right course to allow the neighborhood its say in the future of the neighborhood.

John Eiting

200 W Menomonee

Fw: 1810 N. Wells

Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Tue 9/29/2020 4:57 PM

To: Lawrence Shure <Lawrence.Shure@cityofchicago.org>; Kandalyn Hahn <Kandalyn.Hahn@cityofchicago.org>

Dijana Cuvalo, AIA
Historic Preservation Division
City of Chicago Department of Planning and Development
121 N. LaSalle St., Room 1000
Chicago, IL 60602
Tel 312-744-3238
Fax 312-744-9140

From: John Postel <postelj@gmail.com>**Sent:** Tuesday, September 29, 2020 3:52 PM**To:** Ward Services <yourvoice@ward43.org>**Cc:** aldsmith@ward43.org <aldsmith@ward43.org>; Maurice Cox <Maurice.Cox@cityofchicago.org>; Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>**Subject:** 1810 N. Wells

[Warning: External email]

Dear Alderman Smith,

As a resident of the greater Old Town Triangle Landmark District, I am writing to you with urgency seeking your support to delay a proposal going before a hearing of the Chicago Commission on Landmarks' Permit Review Committee scheduled for this Thursday, October 1. This proposal, of which much of this community is still unaware, will change the *contributing status of the former stable and garage at 1810 North Wells to non-contributing and allow for its redevelopment.

As you know, this property is the gateway to our historic district. More-over, this move would be unprecedented for the Old Town Triangle District and would open the door to developers seeking to change other properties, thus destroying the unique architectural integrity of our community.

All we ask is for a delay on this agenda, so we have the next few weeks to hear from the City as to its reasoning for why it is recommending the change of this property's status. We must have a better understanding of that decision.

Thank you for listening to your community neighbors.

Best regards,

John J. Postel III
1835 N Lincoln Park W

*Our district has the following three status levels: significant, contributing, and non-contributing. Contributing, the second highest level, means that a building has undergone some change, but is

intact to the level that it adds via historical/architectural importance to the district's integrity. Our district has about 255 contributing buildings.

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Fw: 1810 N Wells (A New Leaf)

Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Tue 9/29/2020 6:19 PM

To: Lawrence Shure <Lawrence.Shure@cityofchicago.org>; Kandalyn Hahn <Kandalyn.Hahn@cityofchicago.org>

Dijana Cuvalo, AIA
Historic Preservation Division
City of Chicago Department of Planning and Development
121 N. LaSalle St., Room 1000
Chicago, IL 60602
Tel 312-744-3238
Fax 312-744-9140

From: Judith Bennett <bennett-judith@sbcglobal.net>**Sent:** Tuesday, September 29, 2020 6:13 PM**To:** Alderman Michele Smith <yourvoice@ward43.org>; aldsmith@ward43.org <aldsmith@ward43.org>**Cc:** Maurice Cox <Maurice.Cox@cityofchicago.org>; Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>**Subject:** 1810 N Wells (A New Leaf)

[Warning: External email]

Dear Alderman Smith,

As a resident of the greater Old Town Triangle Landmark District, I am writing to you with urgency seeking your support to delay a proposal going before a hearing of the Chicago Commission on Landmarks' Permit Review Committee scheduled for this Thursday, October 1. This proposal, of which much of this community is still unaware, will change the *contributing status of the former stable and garage at 1810 North Wells to non-contributing and allow for its redevelopment.

As you know, this property is the gateway to our historic district. More-over, this move would be unprecedented for the Old Town Triangle District and would open the door to developers seeking to change other properties, thus destroying the unique architectural integrity of our community.

All we ask is for a delay on this agenda, so we have the next few weeks to hear from the City as to its reasoning for why it is recommending the change of this property's status. We must have a better understanding of that decision.

Thank you for listening to your community neighbors.

*Our district has the following three status levels: significant, contributing, and non-contributing. Contributing, the second highest level, means that a building has undergone some change, but is intact to the level that it adds via historical/architectural importance to the district's integrity. Our district has about 255 contributing buildings.

Judith H. Bennett
1840 N. Larrabee, Chicago

Judy Bennett
312-320-8755

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Fwd: 1810 N Wells Street

Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Tue 9/29/2020 10:37 AM

To: Lawrence Shure <Lawrence.Shure@cityofchicago.org>; Kandalyn Hahn <Kandalyn.Hahn@cityofchicago.org>

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From: juliebielclaussen@yahoo.com <juliebielclaussen@yahoo.com>**Sent:** Tuesday, September 29, 2020 10:35:15 AM**To:** yourvoice@ward43.Org <yourvoice@ward43.Org>; aldsmith@ward43.org <aldsmith@ward43.org>**Cc:** Maurice Cox <Maurice.Cox@cityofchicago.org>; Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>**Subject:** 1810 N Wells Street

[Warning: External email]

Dear Alderman Smith,

As a resident of the greater Old Town Triangle Landmark District, I am writing to you with urgency seeking your support to delay a proposal going before a hearing of the Chicago Commission on Landmarks' Permit Review Committee scheduled for this Thursday, October 1. This proposal, of which much of this community is still unaware, will change the *contributing status of the former stable and garage at 1810 North Wells to non-contributing and allow for its redevelopment.

As you know, this property is the gateway to our historic district. More-over, this move would be unprecedented for the Old Town Triangle District and would open the door to developers seeking to change other properties, thus destroying the unique architectural integrity of our community.

All we ask is for a delay on this agenda, so we have the next few weeks to hear from the City as to its reasoning for why it is recommending the change of this property's status. We must have a better understanding of that decision.

Thank you for listening to your community neighbors.

*Our district has the following three status levels: significant, contributing, and non-contributing. Contributing, the second highest level, means that a building has undergone some change, but is intact to the level that it adds via historical/architectural importance to the district's integrity. Our district has about 255 contributing buildings.

Sincerely,
Julie Biel Claussen
1432 N North Park Avenue

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respond to the individual sending the message, and permanently delete the original and any copy of any e-mail and printout thereof.

Fw: 1810 n. wells

Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Wed 9/30/2020 10:50 AM

To: Lawrence Shure <Lawrence.Shure@cityofchicago.org>; Kandalyn Hahn <Kandalyn.Hahn@cityofchicago.org>

Dijana Cuvalo, AIA
Historic Preservation Division
City of Chicago Department of Planning and Development
121 N. LaSalle St., Room 1000
Chicago, IL 60602
Tel 312-744-3238
Fax 312-744-9140

From: bob and julie montgomery <rjmont2@yahoo.com>

Sent: Wednesday, September 30, 2020 10:15 AM

To: 43rd Ward Alderman Michele Smith's Office <yourvoice@ward43.org>

Cc: ccl <ccl@cityofchicago.org>; Maurice Cox <Maurice.Cox@cityofchicago.org>; Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Subject: 1810 n. wells

[Warning: External email]

Dear Alderman Smith,

As a resident of the greater Old Town Triangle Landmark District, I am writing to you with urgency seeking your support to delay a proposal going before a hearing of the Chicago Commission on Landmarks' Permit Review Committee scheduled for this Thursday, October 1. This proposal, of which much of this community is still unaware, will change the contributing status of the former stable and garage at 1810 North Wells to non-contributing and allow for its redevelopment.

As you know, this property is the gateway to our historic district. More-over, this move would be unprecedented for the Old Town Triangle District and would open the door to developers seeking to change other properties, thus destroying the unique architectural integrity of our community.

All we ask is for a delay on this agenda, so we have the next few weeks to hear from the City as to its reasoning for why it is recommending the change of this property's status. We must have a better understanding of that decision.

Thank you for listening to your community neighbors.

julie montgomery
1749 N. Fern Ct.
Chicago, IL 60614

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Fwd: Old Town Triangle Historic District-1810 N. Wells

Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Tue 9/29/2020 10:39 AM

To: Lawrence Shure <Lawrence.Shure@cityofchicago.org>; Kandalyn Hahn <Kandalyn.Hahn@cityofchicago.org>

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From: Karen Focht <karen@fochtfamilypractice.com>**Sent:** Tuesday, September 29, 2020 9:58:58 AM**To:** yourvoice@ward43.org <yourvoice@ward43.org>; aldsmith@ward43.org <aldsmith@ward43.org>**Cc:** Maurice Cox <Maurice.Cox@cityofchicago.org>; Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>**Subject:** Old Town Triangle Historic District-1810 N. Wells

[Warning: External email]

Dear Alderman Smith,

As a resident of the greater Old Town Triangle Landmark District for the last 13 plus years, I am writing to you with urgency seeking your support to delay a proposal going before a hearing of the Chicago Commission on Landmarks' Permit Review Committee scheduled for this Thursday, October 1. This proposal, of which much of this community is still unaware, will change the *contributing status of the former stable and garage at 1810 North Wells to non-contributing and allow for its redevelopment.

As you know, this property is the gateway to our historic district. More-over, this move would be unprecedented for the Old Town Triangle District and would open the door to developers seeking to change other properties, thus destroying the unique architectural integrity of our community.

All we ask is for a delay on this agenda, so we have the next few weeks to hear from the City as to its reasoning for why it is recommending the change of this property's status. We must have a better understanding of that decision.

Thank you for listening to your community neighbors.

*Our district has the following three status levels: significant, contributing, and non-contributing. Contributing, the second highest level, means that a building has undergone some change, but is intact to the level that it adds via historical/architectural importance to the district's integrity. Our district has about 255 contributing buildings.

Karen Focht
226 W St Paul Ave
Chicago, IL 60614

Karen E. Focht, MA, LMFT
Focht Family Practice
1165 N Clark St.
Suite 411
Chicago, IL 60610

T 312.470.6938
E karen@fochtfamilypractice.com
W www.fochtfamilypractice.com

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Fwd: Request

Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Tue 9/29/2020 10:58 AM

To: Lawrence Shure <Lawrence.Shure@cityofchicago.org>; Kandalyn Hahn <Kandalyn.Hahn@cityofchicago.org>

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From: kaclark5@aim.com <kaclark5@aim.com>

Sent: Tuesday, September 29, 2020 10:57:15 AM

To: yourvoice@ward43.org <yourvoice@ward43.org>; aldsmith@ward43.org <aldsmith@ward43.org>

Cc: Maurice Cox <Maurice.Cox@cityofchicago.org>; Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Subject: Request

[Warning: External email]

Dear Alderman Smith,

As a resident of the greater Old Town Triangle Landmark District, I am writing to you with urgency seeking your support to delay a proposal going before a hearing of the Chicago Commission on Landmarks' Permit Review Committee scheduled for this Thursday, October 1. This proposal, of which much of this community is still unaware, will change the *contributing status of the former stable and garage at 1810 North Wells to non-contributing and allow for its redevelopment.

As you know, this property is the gateway to our historic district. More-over, this move would be unprecedented for the Old Town Triangle District and would open the door to developers seeking to change other properties, thus destroying the unique architectural integrity of our community.

All we ask is for a delay on this agenda, so we have the next few weeks to hear from the City as to its reasoning for why it is recommending the change of this property's status. We must have a better understanding of that decision.

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Kathy A. Clark
344 W. Willow Street
Chicago, IL 60614

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1810 N Wells (A New Leaf) - Protect the integrity of the Old Town Triangle District

Keith Kalinowski <qckk@aol.com>

Wed 9/30/2020 3:25 PM

To: yourvoice@ward43.org <yourvoice@ward43.org>; aldsmith@ward43.org <aldsmith@ward43.org>

Cc: ccl <ccl@cityofchicago.org>; Maurice Cox <Maurice.Cox@cityofchicago.org>; Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>; cultureconnect@msn.com <cultureconnect@msn.com>; kmrabun@aol.com <kmrabun@aol.com>; jbopil@att.net <jbopil@att.net>

[Warning: External email]

Dear Alderman Smith,

As a resident of the greater Old Town Triangle Landmark District, I am writing to you with urgency seeking your support to delay a proposal going before a hearing of the Chicago Commission on Landmarks' Permit Review Committee scheduled for this Thursday, October 1. This proposal, of which much of this community is still unaware, will change the *contributing status of the former stable and garage at 1810 North Wells to non-contributing and allow for its redevelopment.

As you know, this property is the gateway to our historic district. More-over, this move would be unprecedented for the Old Town Triangle District and would open the door to developers seeking to change other properties, thus destroying the unique architectural integrity of our community.

All we ask is for a delay on this agenda, so we have the next few weeks to hear from the City as to its reasoning for why it is recommending the change of this property's status. We must have a better understanding of that decision.

Thank you for listening to your community neighbors.

*Our district has the following three status levels: significant, contributing, and non-contributing. Contributing, the second highest level, means that a building has undergone some change, but is intact to the level that it adds via historical/architectural importance to the district's integrity. Our district has about 255 contributing buildings.

Thanking you in advance,

Keith Kalinowski
Annemarie Heidbuechel
1632 North Hudson # 7
Chicago, IL 60614

Fwd: Old Town Landmark District

Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Tue 9/29/2020 10:40 AM

To: Lawrence Shure <Lawrence.Shure@cityofchicago.org>; Kandalyn Hahn <Kandalyn.Hahn@cityofchicago.org>

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From: Jacqueline Thams <jqthams@mac.com>

Sent: Monday, September 28, 2020 6:48:34 PM

To: yourvoice@ward43.org <yourvoice@ward43.org>; aldsmith@ward43.org <aldsmith@ward43.org>

Cc: Maurice Cox <Maurice.Cox@cityofchicago.org>; Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Subject: Old Town Landmark District

[Warning: External email]

Dear Alderman Smith,

As a resident of the greater Old Town Triangle Landmark District, I am writing to you with urgency seeking your support to delay a proposal going before a hearing of the Chicago Commission on Landmarks' Permit Review Committee scheduled for this Thursday, October 1. This proposal, which the overwhelming majority of this community is still unaware of, will change the *contributing status of the former stable and garage at 1810 North Wells to non-contributing and allow for its redevelopment.

As you know, this property is the gateway to our historic district. As you also know, this move would be unprecedented for the Old Town Triangle and opens the door to developers seeking to change other properties, thus destroying the unique architectural integrity of this community.

All we ask is for a delay on this agenda so we have the next few weeks to hear from the City why it is recommending the change of this property status. We must have a better understanding of that decision.

Sincerely and in the hope you will protect our neighborhood,

Keith R. Thams
Crilly Court, Old Town

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Fw: Permit Review

freidheim@aol.com <freidheim@aol.com>

Tue 9/29/2020 6:02 PM

To: ccl <ccl@cityofchicago.org>; joana@ward43.org <joana@ward43.org>

[Warning: External email]

freidheim@aol.com

----- Forwarded Message -----

From: freidheim@aol.com <freidheim@aol.com>

To: margaret@ward43.org <margaret@ward43.org>; yourvoice@ward43.org <yourvoice@ward43.org>

Sent: Tuesday, September 29, 2020, 12:54:19 PM CDT

Subject: Permit Review

Dear Alderman Smith,

As a property owner of 31 years in the Old Town Triangle, I am writing to ask you to delay the hearing of the Chicago Commission on Landmarks Permit Review on the garage property at the intersection of Wells and Menominee to allow for a better understanding of the details of the development proposal on the site.

As you well know the landmarks in our community are what make it so special and important development decisions which could change the character of the community should not be rushed.

Sincerely,

Kitty P. Freidheim
1722 N. Crilly Court

.

freidheim@aol.com

Fw: Concern about 1810 N. Wells

Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Tue 9/29/2020 12:36 PM

To: Lawrence Shure <Lawrence.Shure@cityofchicago.org>; Kandalyn Hahn <Kandalyn.Hahn@cityofchicago.org>

Dijana Cuvalo, AIA
Historic Preservation Division
City of Chicago Department of Planning and Development
121 N. LaSalle St., Room 1000
Chicago, IL 60602
Tel 312-744-3238
Fax 312-744-9140

From: Lauren Long <lcobey@gmail.com>**Sent:** Tuesday, September 29, 2020 12:32 PM**To:** Ward 43 <yourvoice@ward43.org>; aldsmith@ward43.org <aldsmith@ward43.org>**Cc:** Maurice Cox <Maurice.Cox@cityofchicago.org>; Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>**Subject:** Concern about 1810 N. Wells

[Warning: External email]

Dear Alderman Smith,

I'm a long-time resident of the Old Town Triangle Landmark District, and I'm writing to you with urgency seeking your support to delay a proposal going before a hearing of the Chicago Commission on Landmarks' Permit Review Committee scheduled for this Thursday, October 1. This proposal, of which much of this community is still unaware, will change the contributing status of the former stable and garage at 1810 North Wells to non-contributing and allow for its redevelopment.

As you know, this property is the gateway to our historic district. The status change would be unprecedented for the Old Town Triangle District and would open the door to developers seeking to change other properties, thus destroying the unique architectural integrity of our community.

All we ask is for a delay on this agenda, so we have the next few weeks to hear from the City as to its reasoning for why it is recommending the change of this property's status. We must have a better understanding of that decision.

Thank you for listening to your community neighbors.

Sincerely,
Lauren Long
1835 N. Orleans St.

--

Lauren Long
312.218.7335

lcobey@gmail.com

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Fw: 1810 North Wells (A New Leaf)

Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Wed 9/30/2020 8:30 AM

To: Lawrence Shure <Lawrence.Shure@cityofchicago.org>; Kandalyn Hahn <Kandalyn.Hahn@cityofchicago.org>

Dijana Cuvalo, AIA
Historic Preservation Division
City of Chicago Department of Planning and Development
121 N. LaSalle St., Room 1000
Chicago, IL 60602
Tel 312-744-3238
Fax 312-744-9140

From: Laurie Miller <lmiller@andersonmiller.com>**Sent:** Tuesday, September 29, 2020 6:44 PM**To:** Michele Smith <aldsmith@ward43.org>**Cc:** Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>; Maurice Cox <Maurice.Cox@cityofchicago.org>;
HDPZ@oldtowntriangle.com <HDPZ@oldtowntriangle.com>**Subject:** 1810 North Wells (A New Leaf)

[Warning: External email]

Dear Alderman,

As an architect and resident 335 West Concord Place in the Old Town Triangle Landmark District, I implore you to support the delay of a proposal going before a hearing of the Chicago Commission on Landmarks' Permit Review Committee scheduled for this Thursday, October 1. This proposal, indeed changes the **contributing status** of the former stable/garage at 1810 North Wells to non-contributing in the name of needless redevelopment.

I have reviewed the very visible height structure mock-ups at the façade and find it unnerving that this particularly noticeable addition would be considered acceptable at the very gateway to our historic district. This move opens the door to all developers seeking to enrich themselves at the expense of the architectural fabric of the district.

Please support us in a delay on this agenda. We hope to hear from the City in the coming weeks as to why it feels comfortable recommending this particular change to the property status.

Thank you in advance,

laurie miller
anderson | miller ltd.
329 west 18th street

suite 600

chicago, il 60616

p 312.226.2500

f 312.226.2555

www.andersonmiller.com



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Fwd: 1810 redesign

43rd Ward Alderman Michele Smith's Office <yourvoice@ward43.org>

Wed 9/30/2020 4:31 PM

To: ccl <ccl@cityofchicago.org>

[Warning: External email]

FYI - we were asked to forward the emails we have received from neighbors regarding the proposed project at 1810 N Wells St. to the Commission on Chicago Landmarks. Please see the email below.

Thank you,

Office of Alderman Michele Smith

43rd Ward

2523 N. Halsted Street

Chicago, IL 60614

773-348-9500

Sign up for our newsletter [here](#).

----- Forwarded message -----

From: **Linda Konitz** <konitzdesign@att.net>

Date: Tue, Sep 22, 2020 at 8:21 PM

Subject: Re: 1810 redesign

To: Alderman Michele Smith <yourvoice@ward43.org>

The modern treatment of the set back is not appropriate for the neighborhood. Modern does not work and needs to change.

Thanks for a great meeting.

Linda

Linda Konitz

1636 N Wells St. #2815

Chicago, IL 60614

konitzdesign@att.net

312-649-9242

Fwd: Postpone hearing - Thursday, October 1

Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Tue 9/29/2020 10:37 AM

To: Lawrence Shure <Lawrence.Shure@cityofchicago.org>; Kandalyn Hahn <Kandalyn.Hahn@cityofchicago.org>

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From: Linda Konitz <konitzdesign@att.net>**Sent:** Tuesday, September 29, 2020 10:32:00 AM**To:** Alderman Michele Smith <yourvoice@ward43.org>; aldsmith@ward43.org <aldsmith@ward43.org>**Cc:** Maurice Cox <Maurice.Cox@cityofchicago.org>; Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>**Subject:** Postpone hearing - Thursday, October 1

[Warning: External email]

Dear Alderman Smith,

As a resident of the greater Old Town Triangle Landmark District, I am writing to seek your support to delay the hearing regarding the proposal from Howard Weiner and his company Condor before the Chicago Commission on Landmarks' Permit Review Committee (PRC) scheduled for this Thursday, October 1, 2020. This proposal, of which much of the Old Town community is still unaware, will change the *contributing status of the former stable and garage at 1810 North Wells to non-contributing and allow for its redevelopment which is completely against our years' long efforts to protect the historic Old Town community.

As you are aware, the District has the following three status levels: significant, contributing, and non-contributing. Contributing, the second highest level, means that a building has undergone some change, but is intact to the level that it adds historical or architectural importance to the District's integrity. Our District has about 255 contributing buildings.

This particular property located at Lincoln Avenue and Wells Street, is the gateway to our historic District and must be preserved. Moreover, this change would be unprecedented for the Old Town Triangle District and would open the door to future developers seeking to change other properties, thus destroying the unique architecturally historic integrity of our community that we have worked tirelessly to preserve.

We are requesting you delay the Condor agenda, to give the Old Town Landmark's Committee time and the opportunity to hear from the City as to why it is recommending the change to this property's status which is completely against our community vision. We should be entitled to the research and a better understanding of that decision.

Thank you for helping us protect Old Town and listening to your community neighbors.

Linda Konitz

1636 N Wells Street, #2815
Chicago, IL 60614

konitzdesign@att.net

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Fwd: 1810 Wells

Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Tue 9/29/2020 10:38 AM

To: Lawrence Shure <Lawrence.Shure@cityofchicago.org>; Kandalyn Hahn <Kandalyn.Hahn@cityofchicago.org>

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From: MAYER, LINDA <LINDA.MAYER@cbexchange.com>

Sent: Tuesday, September 29, 2020 10:07:13 AM

To: Alderman Michele Smith <yourvoice@ward43.org>

Cc: Maurice Cox <Maurice.Cox@cityofchicago.org>; Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Subject: 1810 Wells

[Warning: External email]

Dear Alderman Smith,

As a resident of the greater Old Town Triangle Landmark District, I am writing to you with urgency seeking your support to delay a proposal going before a hearing of the Chicago Commission on Landmarks' Permit Review Committee scheduled for this Thursday, October 1. This proposal, of which much of this community is still unaware, will change the *contributing status of the former stable and garage at 1810 North Wells to non-contributing and allow for its redevelopment.

As you know, this property is the gateway to our historic district. More-over, this move would be unprecedented for the Old Town Triangle District and would open the door to developers seeking to change other properties, thus destroying the unique architectural integrity of our community.

All we ask is for a delay on this agenda, so we have the next few weeks to hear from the City as to its reasoning for why it is recommending the change of this property's status. We must have a better understanding of that decision.

Thank you for listening to your community neighbors.

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Linda Mayer

328 Wisconsin #2W

Chicago, IL 60614

(312) 505-4737

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Fwd: Request to delay agenda item on 1810 N Wells St

43rd Ward Alderman Michele Smith's Office <yourvoice@ward43.org>

Wed 9/30/2020 4:13 PM

To: ccl <ccl@cityofchicago.org>

[Warning: External email]

FYI - we were asked to forward the emails we have received from neighbors regarding the proposed project at 1810 N Wells St. to the Commission on Chicago Landmarks. Please see the email below.

Thank you,

Office of Alderman Michele Smith

43rd Ward

2523 N. Halsted Street

Chicago, IL 60614

773-348-9500

Sign up for our newsletter [here](#).

----- Forwarded message -----

From: **Lisa Niser** <lisa@niser.com>

Date: Tue, Sep 29, 2020 at 10:29 AM

Subject: Request to delay agenda item on 1810 N Wells St

To: yourvoice@ward43.org <yourvoice@ward43.org>, aldsmith@ward43.org <aldsmith@ward43.org>

Cc: Maurice.Cox@cityofchicago.org <Maurice.Cox@cityofchicago.org>, dijana.cuvalo@cityofchicago.org <dijana.cuvalo@cityofchicago.org>

Dear Alderman Smith,

As a resident of the greater Old Town Triangle Landmark District, I am writing to you with urgency seeking your support to delay a proposal going before a hearing of the Chicago Commission on Landmarks' Permit Review Committee scheduled for this Thursday, October 1. This proposal, of which much of this community is still unaware, will change the *contributing status of the former stable and garage at 1810 North Wells to non-contributing and allow for its redevelopment.

As you know, this property is the gateway to our historic district. More-over, this move would be unprecedented for the Old Town Triangle District and would open the door to developers seeking to change other properties, thus destroying the unique architectural integrity of our community.

All we ask is for a delay on this agenda, so we have the next few weeks to hear from the City as to

its reasoning for why it is recommending the change of this property's status. We must have a better understanding of that decision.

Thank you for listening to your community neighbors.

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Lisa Niser

1715 N Wells St Apt 37

Chicago, IL 60614

Fw: 1810 N Wells - former A New Leaf

Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Tue 9/29/2020 1:31 PM

To: Lawrence Shure <Lawrence.Shure@cityofchicago.org>; Kandalyn Hahn <Kandalyn.Hahn@cityofchicago.org>

Dijana Cuvalo, AIA
Historic Preservation Division
City of Chicago Department of Planning and Development
121 N. LaSalle St., Room 1000
Chicago, IL 60602
Tel 312-744-3238
Fax 312-744-9140

From: Liz Jellema <ejellema@gmail.com>**Sent:** Tuesday, September 29, 2020 1:20 PM**To:** aldsmith@ward43.org <aldsmith@ward43.org>**Cc:** Maurice Cox <Maurice.Cox@cityofchicago.org>; Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>**Subject:** 1810 N Wells - former A New Leaf

[Warning: External email]

Dear Alderman Smith,

As a resident of the greater Old Town Triangle Landmark District for 15 years, I am seeking your support to delay a proposal going before a hearing of the Chicago Commission on Landmarks' Permit Review Committee this Thursday, October 1.

This proposal would change the contributing status* of the former stable and garage at 1810 North Wells to non-contributing status.

This property was for decades a unique flower shop and small gathering space that has a special place in many hearts including mine as it is where we were married. More relevant perhaps to this proposal, however, is the fact that this property -- where Wells meets Lincoln -- is one of the main gateways to the Old Town historic district, and changing its status from contributing to non-contributing will provide precedent for developers seeking to change other contributing properties, thus eroding the unique architectural integrity of our community.

We are requesting additional time before the proposal goes to the Landmarks Committee so that Old Town residents and stakeholders can hear more from the City about its rationale for recommending the change of 1810 N Wells' status from contributing to non-contributing.

Thank you for your consideration,

-Liz Jellema
1647 N Sedgwick St Apt 1

*The Old Town historic district has three status levels: significant, contributing, and non-contributing.

Contributing, the second highest level, means that a building has undergone some change, but is intact to the level that it adds historical and/or architectural importance to the district's integrity. The Old Town historic district has about 255 contributing buildings, one of which is 1810 N Wells.

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Fw: 1810 N Wells Redevelopment

Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Tue 9/29/2020 1:31 PM

To: Lawrence Shure <Lawrence.Shure@cityofchicago.org>; Kandalyn Hahn <Kandalyn.Hahn@cityofchicago.org>

Dijana Cuvalo, AIA
Historic Preservation Division
City of Chicago Department of Planning and Development
121 N. LaSalle St., Room 1000
Chicago, IL 60602
Tel 312-744-3238
Fax 312-744-9140

From: Liz Traines <liz.traines@gmail.com>**Sent:** Tuesday, September 29, 2020 1:22 PM**To:** Ward Services <yourvoice@ward43.org>; aldsmith@ward43.org <aldsmith@ward43.org>**Cc:** Maurice Cox <Maurice.Cox@cityofchicago.org>; Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>**Subject:** 1810 N Wells Redevelopment

[Warning: External email]

Hi Alderman Smith & team -

As a resident of the greater Old Town Triangle Landmark District, I am writing to you with urgency seeking your support to delay a proposal going before a hearing of the Chicago Commission on Landmarks' Permit Review Committee scheduled for this Thursday, October 1. This proposal will change the *contributing status of the former stable and garage at 1810 North Wells to non-contributing and allow for its redevelopment.

As you know, this property is the gateway to our historic district and is part of what makes Old Town, Old Town. I want to make sure that this isn't the beginning of many buildings being torn down:(. Culture and history is so important in this city, as it provides value through story and personality (and tourism) - it's why I chose to live here and invest in a property, and pay the taxes:))!

My hope by sending this letter is to learn more about the decision so we can collaborate on whatever decision is mutually beneficial for the developer and neighborhood.

Thank you for your consideration.

Liz Traines
206 W Eugenie St #2E

--

Liz Traines

Founder/CEO/Coach
Liz Traines Coaching

www.LizTraines.com

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Fwd: 1810 N. Wells Street

Karen Pfendler <kpfendler@aol.com>

Wed 9/30/2020 2:27 AM

To: ccl <ccl@cityofchicago.org>

[Warning: External email]

From: hamil1649@hotmail.com

To: Aldsmith@ward43.org

Cc: maurice.cox@cityofchicago.org, dijano.cuvalo@cityofchicago.org

Sent: 9/29/2020 9:01:41 PM Central Standard Time

Subject: 1810 N. Wells Street

Dear Alderman Smith,

As a 47-year resident of the greater Old Town Triangle Landmark District, I am writing to you with urgency seeking your support to delay a proposal going before a hearing of the Chicago Commission on Landmarks' Permit Review Committee scheduled for this Thursday, October 1. This proposal, of which much of this community is still unaware, will change the "contributing status"* of the former stable and garage at 1810 North Wells to non-contributing and allow for its redevelopment.

As you know, this property is the gateway to our historic district. More importantly, this move would be unprecedented for the Old Town Triangle District and would open the door to developers seeking to change other properties, thus destroying the unique architectural integrity of our community. If the city-approved landmark designation has no meaning, this entire neighborhood and much of the history of the city is at risk.

At this time, all we ask is for a delay on this agenda, so we can have the next few weeks to hear from the City as to its reasoning for why it is recommending the change to this property's status. We must have a better understanding of that decision if landmark status is to have any meaning. The small Old Town Triangle area is surrounded by over development that threatens the livability and attraction for current and future residents.

Thank you for listening to your community neighbors. If we do not value and protect our history, we prepare the way for a bleak future.

Margaret Hamil
1649 N. Sedgwick Street

*Our district has the following three status levels: significant, contributing, and non-contributing. Contributing, the second highest level, means that a building has undergone some change, but is intact to the level that it adds via historical/architectural importance to the district's integrity. Our district has about 255 contributing buildings.



Fw: 1810 N Wells

Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Tue 9/29/2020 6:07 PM

To: Lawrence Shure <Lawrence.Shure@cityofchicago.org>; Kandalyn Hahn <Kandalyn.Hahn@cityofchicago.org>

Dijana Cuvalo, AIA
Historic Preservation Division
City of Chicago Department of Planning and Development
121 N. LaSalle St., Room 1000
Chicago, IL 60602
Tel 312-744-3238
Fax 312-744-9140

From: Marilyn Salek-Zepf <zepf@sbcglobal.net>

Sent: Tuesday, September 29, 2020 5:33 PM

To: yourvoice@ward43.org <yourvoice@ward43.org>

Cc: Maurice Cox <Maurice.Cox@cityofchicago.org>; Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Subject: 1810 N Wells

[Warning: External email]

Dear Alderman Smith,

As a resident of the greater Old Town Triangle Landmark District, I am writing to you with urgency seeking your support to delay a proposal going before a hearing of the Chicago Commission on Landmarks' Permit Review Committee scheduled for this Thursday, October 1. This proposal, of which much of this community is still unaware, will change the *contributing status of the former stable and garage at 1810 North Wells to non-contributing and allow for its redevelopment.

As you know, this property is the gateway to our historic district. More-over, this move would be unprecedented for the Old Town Triangle District and would open the door to developers seeking to change other properties, thus destroying the unique architectural integrity of our community.

All we ask is for a delay on this agenda, so we have the next few weeks to hear from the City as to its reasoning for why it is recommending the change of this property's status. We must have a better understanding of that decision.

Thank you for listening to your community neighbors.

*Our district has the following three status levels: significant, contributing, and non-contributing. Contributing, the second highest level, means that a building has undergone some change, but is intact to the level that it adds via historical/architectural importance to the district's integrity. Our district has about 255 contributing buildings.

Marilyn Salek-Zepf
1701 N North Park Ave.

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1810 North Wells Proposal Delay Review

SPRACKER, MARILYN (Legal) <ms4275@att.com>

Wed 9/30/2020 5:35 PM

To: yourvoice@ward43.org <yourvoice@ward43.org>; aldsmith@ward43.org <aldsmith@ward43.org>

Cc: ccl <ccl@cityofchicago.org>; Maurice Cox <Maurice.Cox@cityofchicago.org>; Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>; HDPZ@oldtowntriangle.com <HDPZ@oldtowntriangle.com>

[Warning: External email]

Dear Alderman Smith,

As a resident of the greater Old Town Triangle Landmark District, I am writing to you with urgency seeking your support to delay a proposal going before a hearing of the Chicago Commission on Landmarks' Permit Review Committee scheduled for this Thursday, October 1. This proposal, of which much of this community is still unaware, will change the *contributing status of the former stable and garage at 1810 North Wells to non-contributing and allow for its redevelopment.

As you know, this property is the gateway to our historic district. More-over, this move would be unprecedented for the Old Town Triangle District and would open the door to developers seeking to change other properties, thus destroying the unique architectural integrity of our community.

All we ask is for a delay on this agenda, so we have the next few weeks to hear from the City to understand why it is recommending the change of this property's status.

Thank you for listening to your community neighbors.

*Our district has the following three status levels: significant, contributing, and non-contributing. Contributing, the second highest level, means that a building has undergone some change, but is intact to the level that it adds via historical/architectural importance to the district's integrity. Our district has about 255 contributing buildings.

Marilyn Spracker
1803 North Lincoln Park West
Chicago, IL. 60614

Marilyn S. Spracker
AVP - Senior Legal Counsel
Global Business - State and Local Government and Education
AT&T Legal Department | 225 W. Randolph Street; Ste. 2500; Chicago, Illinois 60606
direct (312) 727-2559 | marilyn.spracker@att.com

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Fw: 1810 N. Wells potential redevelopment

Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Wed 9/30/2020 9:28 AM

To: Lawrence Shure <Lawrence.Shure@cityofchicago.org>; Kandalyn Hahn <Kandalyn.Hahn@cityofchicago.org>

Dijana Cuvalo, AIA
Historic Preservation Division
City of Chicago Department of Planning and Development
121 N. LaSalle St., Room 1000
Chicago, IL 60602
Tel 312-744-3238
Fax 312-744-9140

From: Martha Connolly <m7connolly@gmail.com>**Sent:** Wednesday, September 30, 2020 9:02 AM**To:** Ward 43 <yourvoice@ward43.org>; aldsmith@ward43.org <aldsmith@ward43.org>**Cc:** Maurice Cox <Maurice.Cox@cityofchicago.org>; Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>; ccl <ccl@cityofchicago.org>**Subject:** 1810 N. Wells potential redevelopment

[Warning: External email]

Dear Alderman Smith,

As a resident of the greater Old Town Triangle Landmark District, I am writing to you, seeking your support to delay a proposal going before a hearing of the Chicago Commission on Landmarks' Permit Review Committee scheduled for this Thursday, October 1 of which we understand you have the authority to delay. This proposal, of which much of this community is still unaware, will change the contributing status of the former stable and garage at 1810 North Wells to non-contributing and allow for its redevelopment.

This move would be unprecedented for the Old Town Triangle District and would open the door to developers seeking to change other properties, thus destroying the unique architectural integrity of our community.

We ask for a delay on this agenda, so we have the next few weeks to hear from the City as to its reasoning for why it is recommending the change of this property's status, and so that we may be heard.

Please note that I am not "against" our community moving forward with a larger, taller building (tastefully done to integrate into the current architectural style), although we would like to see at least the facade preserved - which doesn't seem like too much to ask.

Thank you in advance, for listening to your community neighbors.

Martha K. Connolly
1918 N. Sedgwick St. and

310 W. Concord Pl.

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Fwd: 1810 North Wells

Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Tue 9/29/2020 10:43 AM

To: Lawrence Shure <Lawrence.Shure@cityofchicago.org>; Kandalyn Hahn <Kandalyn.Hahn@cityofchicago.org>

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From: Martha Linsley <martha.linsley@gmail.com>**Sent:** Tuesday, September 29, 2020 10:42:35 AM**To:** yourvoice@ward43.org <yourvoice@ward43.org>; aldsmith@ward43.org <aldsmith@ward43.org>**Cc:** Maurice Cox <Maurice.Cox@cityofchicago.org>; Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>**Subject:** 1810 North Wells

[Warning: External email]

Dear Alderman Smith,

As a resident of the greater Old Town Triangle Landmark District, I am writing to you with urgency seeking your support to delay a proposal going before a hearing of the Chicago Commission on Landmarks' Permit Review Committee scheduled for this Thursday (October 1st). This proposal, of which much of this community is still unaware, will change the contributing status of the former stable and garage at 1810 North Wells to non-contributing and allow for its redevelopment.

As you know, this property is the gateway to our historic district. Moreover, this move would be unprecedented for the Old Town Triangle District and would open the door to developers seeking to change other properties, thus destroying the unique architectural integrity of our community.

All we ask is for a delay on this agenda, so we have the next few weeks to hear from the City as to its reasoning for why it is recommending the change of this property's status. We must have a better understanding of that decision.

Thank you for listening to your community neighbors.

Martha Linsley
354 W Wisconsin St

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Fwd: Urgent Request: Delay of 1810 N. Wells Proposal

43rd Ward Alderman Michele Smith's Office <yourvoice@ward43.org>

Wed 9/30/2020 4:07 PM

To: ccl <ccl@cityofchicago.org>

[Warning: External email]

FYI - we were asked to forward the emails we have received from neighbors regarding the proposed project at 1810 N Wells St. to the Commission on Chicago Landmarks. Please see the email below.

Thank you,

Office of Alderman Michele Smith

43rd Ward

2523 N. Halsted Street

Chicago, IL 60614

773-348-9500

Sign up for our newsletter [here](#).

----- Forwarded message -----

From: **Mary Dwyer** <mkdwyer730@gmail.com>

Date: Tue, Sep 29, 2020 at 11:14 AM

Subject: Urgent Request: Delay of 1810 N. Wells Proposal

To: <yourvoice@ward43.org>, <aldsmith@ward43.org>

Cc: <Maurice.Cox@cityofchicago.org>, <dijana.cuvalo@cityofchicago.org>

Dear Alderman Smith,

As a resident of the greater Old Town Triangle Landmark District, I am writing to you with urgency **seeking your support to delay a proposal going before a hearing of the Chicago Commission on Landmarks' Permit Review Committee scheduled for this Thursday, October 1**. This proposal, of which much of this community is still unaware, will change the *contributing status of the former stable and garage at 1810 North Wells to non-contributing and allow for its redevelopment.

I am a resident of Lincoln Park, and my parents were residents in Old Town starting from the 1970s. 1810 N Wells **is the front yard** of the historic district that is so important to our city. This move would be unprecedented for the Old Town Triangle District and would open the door to developers seeking to change other properties, thus destroying the unique architectural integrity of our community.

All we ask is for a **delay on this agenda**, so we have the next few weeks to hear from the City as to its reasoning for why it is recommending the change of this property's status. We must have a better understanding of that decision.

Thank you for listening to your community neighbors.

Mary Dwyer
956 Dickens Avenue, Chicago IL

--

Mary Katherine Dwyer
(847) 331-2358
MKDwyer730@gmail.com

Fw: 1810 North Wells - Old Town

Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Tue 9/29/2020 4:59 PM

To: Lawrence Shure <Lawrence.Shure@cityofchicago.org>; Kandalyn Hahn <Kandalyn.Hahn@cityofchicago.org>

Dijana Cuvalo, AIA
Historic Preservation Division
City of Chicago Department of Planning and Development
121 N. LaSalle St., Room 1000
Chicago, IL 60602
Tel 312-744-3238
Fax 312-744-9140

From: Marya Lucas <mlbdgster@gmail.com>

Sent: Tuesday, September 29, 2020 2:49 PM

To: yourvoice@ward43.org <yourvoice@ward43.org>; aldsmith@ward43.org <aldsmith@ward43.org>

Cc: Maurice Cox <Maurice.Cox@cityofchicago.org>; Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Subject: 1810 North Wells - Old Town

[Warning: External email]

Dear Alderman Smith,

As a resident and condo owner of the greater Old Town Triangle Landmark District, I am writing to you with urgency seeking your support to delay a proposal going before a hearing of the Chicago Commission on Landmarks' Permit Review Committee scheduled for this Thursday, October 1. This proposal, of which much of this community is still unaware, will change the *contributing status of the former stable and garage at 1810 North Wells to non-contributing and allow for its redevelopment.

As you know, this property is the gateway to our historic district. Moreover, this move would be unprecedented for the Old Town Triangle District and would open the door to developers seeking to change other properties, thus destroying the unique architectural integrity of our community.

All we ask is for a delay on this agenda, so we have the next few weeks to hear from the City as to its reasoning for why it is recommending the change of this property's status. We must have a better understanding of that decision.

Thank you for listening to your community neighbors.

*Our district has the following three status levels: significant, contributing, and non-contributing. Contributing, the second highest level, means that a building has undergone some change, but is intact to the level that it adds via historical/architectural importance to the district's integrity. Our district has about 255 contributing buildings.

Sincerely

Marya Lucas
1701 N. Crilly Ct., 1E
Chicago, IL 60614

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Fwd: Let's hit the pause button on 1810 N Wells

Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Tue 9/29/2020 10:38 AM

To: Lawrence Shure <Lawrence.Shure@cityofchicago.org>; Kandalyn Hahn <Kandalyn.Hahn@cityofchicago.org>

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From: Maureen Shea <moeyshea@yahoo.com>**Sent:** Tuesday, September 29, 2020 10:14:12 AM**To:** yourvoice@ward43.org <yourvoice@ward43.org>; Maurice Cox <Maurice.Cox@cityofchicago.org>; Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>**Cc:** hdpz@oldtowntriangle.com <hdpz@oldtowntriangle.com>**Subject:** Let's hit the pause button on 1810 N Wells

[Warning: External email]

Hello,

I am a member of OTTA and just heard about the proposed development of the property at 1810 N Wells. I hope the residents of this charming historic neighborhood will have the chance to meet and discuss options concerning this proposal. Let's keep The Old Town Triangle "old".

Maureen Shea
1555 N Astor Street 25SE
Chicago, IL 60610
hdpz@oldtowntriangle.com

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Fwd: A New Leaf

43rd Ward Alderman Michele Smith's Office <yourvoice@ward43.org>

Wed 9/30/2020 4:38 PM

To: ccl <ccl@cityofchicago.org>

[Warning: External email]

FYI - we were asked to forward the emails we have received from neighbors regarding the proposed project at 1810 N Wells St. to the Commission on Chicago Landmarks. Please see the email below.

Thank you,

Office of Alderman Michele Smith

43rd Ward

2523 N. Halsted Street

Chicago, IL 60614

773-348-9500

Sign up for our newsletter [here](#).

----- Forwarded message -----

From: **Melissa Piorkowski** <melissa.piorkowski@gmail.com>

Date: Tue, Sep 8, 2020 at 4:08 PM

Subject: A New Leaf

To: <YourVoice@ward43.org>

Good Afternoon,

My husband and I have lived in East Lincoln Park for 12+ and 9+ years, respectively. We actively look for single family homes that are historically protected in Old Town as our dream would be to restore one and move in. We love the character of Old Town and chose to get married at St. Mike's years ago even though our family is all out of state.

We were saddened earlier this year when A New Leaf closed. Our only comfort was in the fact that the buildings were protected so whoever bought them would have to keep the character. We recently heard that may not be the case. There are entirely too many cookie cutter buildings that have gone up in Old Town recently. Wells and the surrounding streets are slowly looking like a generic neighborhood. It is heartbreaking to see this happening. We need to preserve the character that remains. These developers are taking advantage of the protected status to get a better deal on the property!

Please consider the desires of your constituents and not the corporate developers. Many people move to and visit Old Town for the character. If I wanted to live in a neighborhood full of red brick 3 flats, I would move to Lakeview! These developers should be required to abide by the requirements that are in place. Let's be honest, they bought the property knowing they existed. They just knew they could try and get around them.

There are plenty of creative architects and designers out there! Surely one of them can come up with a way to keep the current character and architecture while managing to create the condos or mixed use building I'm assuming the developers want.

Thank you,
Melissa Piorkowski

Fw: 1810 N. Wells St. Chicago

Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Tue 9/29/2020 1:39 PM

To: Lawrence Shure <Lawrence.Shure@cityofchicago.org>; Kandalyn Hahn <Kandalyn.Hahn@cityofchicago.org>

Dijana Cuvalo, AIA
Historic Preservation Division
City of Chicago Department of Planning and Development
121 N. LaSalle St., Room 1000
Chicago, IL 60602
Tel 312-744-3238
Fax 312-744-9140

From: Bagley, Michael <mbagley@amcombank.com>**Sent:** Tuesday, September 29, 2020 1:39 PM**To:** yourvoice@ward43.org <yourvoice@ward43.org>; aldsmith@ward43.org <aldsmith@ward43.org>; Maurice Cox <Maurice.Cox@cityofchicago.org>; Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>**Subject:** FW: 1810 N. Wells St. Chicago

[Warning: External email]

Dear Alderman Smith,

As a resident of the greater Old Town Triangle Landmark District, I am writing to you with urgency seeking your support to delay a proposal going before a hearing of the Chicago Commission on Landmarks' Permit Review Committee scheduled for this Thursday, October 1. This proposal, of which much of this community is still unaware, will change the *contributing status of the former stable and garage at 1810 North Wells to non-contributing and allow for its redevelopment.

As you know, this property is the gateway to our historic district. More-over, this move would be unprecedented for the Old Town Triangle District and would open the door to developers seeking to change other properties, thus destroying the unique architectural integrity of our community.

All we ask is for a delay on this agenda, so we have the next few weeks to hear from the City as to its reasoning for why it is recommending the change of this property's status. We must have a better understanding of that decision.

Thank you for listening to your community neighbors.

*Our district has the following three status levels: significant, contributing, and non-contributing. Contributing, the second highest level, means that a building has undergone some change, but is intact to the level that it adds via historical/architectural importance to the district's integrity. Our district has about 255 contributing buildings.

Michael Bagley
1750 N. Crilly Ct. 60614

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Fw: PRC meeting this thursday agenda item re 1810 N Wells

Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Tue 9/29/2020 12:46 PM

To: Lawrence Shure <Lawrence.Shure@cityofchicago.org>; Kandalyn Hahn <Kandalyn.Hahn@cityofchicago.org>

Dijana Cuvalo, AIA
Historic Preservation Division
City of Chicago Department of Planning and Development
121 N. LaSalle St., Room 1000
Chicago, IL 60602
Tel 312-744-3238
Fax 312-744-9140

From: MICHAEL K MURRAY <mikemu60614@yahoo.com>
Sent: Tuesday, September 29, 2020 12:44 PM
To: Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>
Subject: Re: PRC meeting this thursday agenda item re 1810 N Wells

[Warning: External email]

Correction - my prior email showed item as 1819 N Wells. s/b 1810 N Wells. Sorry for any confusion

Michael K. Murray
1809 N Lincoln Park West
Chicago IL. 60614

On Tuesday, September 29, 2020, 11:55:53 AM CDT, MICHAEL K MURRAY <mikemu60614@yahoo.com> wrote:

----- Forwarded Message -----

From: MICHAEL K MURRAY <mikemu60614@yahoo.com>
To: yourvoice@ward43.org <yourvoice@ward43.org>; aldsmith@ward43.org <aldsmith@ward43.org>
Cc: Maurice.Cox@cityofchicago.org <maurice.cox@cityofchicago.org>; diana.cavulo@cityofchicago.org <diana.cavulo@cityofchicago.org>
Sent: Tuesday, September 29, 2020, 11:37:50 AM CDT
Subject: PRC meeting this thursday agenda item re 1819 N Wells

Please request this agenda item be removed from this weeks meeting in order for the community to be given time to address this issue.

Sincerely

Michael K Murray
1809 N Lincoln Park West
Chicago IL 60614

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Fwd: 1818 N Wells St - A New Leaf

43rd Ward Alderman Michele Smith's Office <yourvoice@ward43.org>

Wed 9/30/2020 4:33 PM

To: ccl <ccl@cityofchicago.org>

[Warning: External email]

FYI - we were asked to forward the emails we have received from neighbors regarding the proposed project at 1810 N Wells St. to the Commission on Chicago Landmarks. Please see the email below.

Thank you,

Office of Alderman Michele Smith

43rd Ward

2523 N. Halsted Street

Chicago, IL 60614

773-348-9500

Sign up for our newsletter [here](#).

----- Forwarded message -----

From: outlook_84002FCE68C0F25B@outlook.com <outlook_84002FCE68C0F25B@outlook.com>

Date: Mon, Sep 14, 2020 at 7:53 AM

Subject: 1818 N Wells St - A New Leaf

To: YourVoice@ward43.org <YourVoice@ward43.org>

Good morning,

I'm writing to request that you block the plans to build a condo building at the old site of A New Leaf at 1818 N Wells. That building is a cornerstone in the neighborhood and has so much charm that the Old Town Triangle is known for. It drew customers who were visiting Lincoln Park, people hosted weddings and special events here – this is an important place to many.

We have seen far too many historic buildings in the Old Town area being torn down for luxury apartment or condo buildings. Please don't let it happen to this special place as well.

Thank you,

Molly Hanks

Resident of 1455 N Sandburg Ter

Sent from [Mail](#) for Windows 10

Fw: 1810 North Wells Street - Hearing

Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Tue 9/29/2020 1:47 PM

To: Lawrence Shure <Lawrence.Shure@cityofchicago.org>; Kandalyn Hahn <Kandalyn.Hahn@cityofchicago.org>

Dijana Cuvalo, AIA
Historic Preservation Division
City of Chicago Department of Planning and Development
121 N. LaSalle St., Room 1000
Chicago, IL 60602
Tel 312-744-3238
Fax 312-744-9140

From: D. James Nahikian <jnahikian@nahikianglobal.com>**Sent:** Tuesday, September 29, 2020 1:45 PM**To:** Maurice Cox <Maurice.Cox@cityofchicago.org>; Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>;
HDPZ@oldtowntriangle.com <HDPZ@oldtowntriangle.com>**Subject:** Fwd: 1810 North Wells Street - Hearing

[Warning: External email]

----- Forwarded Message -----

Subject:1810 North Wells Street - Hearing**Date:**Tue, 29 Sep 2020 13:43:16 -0500**From:**D. James Nahikian <jnahikian@nahikianglobal.com>**To:**yourvoice@ward43.org, aldsmith@ward43.org, Daley, Susan J. (Perkins Coie)
<sdaley@perkinscoie.com>

Dear Alderman Smith,

As a resident of the greater Old Town Triangle Landmark District, I am writing to you with urgency seeking your support to delay a proposal going before a hearing of the Chicago Commission on Landmarks' Permit Review Committee scheduled for this Thursday, October 1. This proposal, of which much of this community is still unaware, will change the *contributing status of the former stable and garage at 1810 North Wells to non-contributing and allow for its redevelopment.

As you know, this property is the gateway to our historic district. More-over, this move would be unprecedented for the Old Town Triangle District and would open the door to developers seeking to change other properties, thus destroying the unique architectural integrity of our community.

All we ask is for a delay on this agenda, so we have the next few weeks to hear from the City as to its reasoning for why it is recommending the change of this property's status. We must have a better understanding of that decision.

Thank you for listening to your community neighbors.

Very truly yours,
Susan J. Daley & D. James Nahikian
1636 North Wells Street, Unit 415

*Our district has the following three status levels: significant, contributing, and non-contributing. Contributing, the second highest level, means that a building has undergone some change, but is intact to the level that it adds via historical/architectural importance to the district's integrity. Our district has about 255 contributing buildings.

NAHIKIAN GLOBAL

Intellectual Property & Technology Law Group
D. James Nahikian, MSCS JD
Attorney at Law
Registered to Practice Before the U.S. Patent Office
(312) 399-3099

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Fw: 1810 North Wells

Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Tue 9/29/2020 12:46 PM

To: Lawrence Shure <Lawrence.Shure@cityofchicago.org>; Kandalyn Hahn <Kandalyn.Hahn@cityofchicago.org>

Dijana Cuvalo, AIA
Historic Preservation Division
City of Chicago Department of Planning and Development
121 N. LaSalle St., Room 1000
Chicago, IL 60602
Tel 312-744-3238
Fax 312-744-9140

From: Natalie Romo Bagley <njromo@gmail.com>

Sent: Tuesday, September 29, 2020 12:45 PM

To: yourvoice@ward43.org <yourvoice@ward43.org>; aldsmith@ward43.org <aldsmith@ward43.org>

Cc: Maurice Cox <Maurice.Cox@cityofchicago.org>; Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Subject: 1810 North Wells

[Warning: External email]

Dear Alderman Smith,

As a resident of the greater Old Town Triangle Landmark District, I am writing to you with urgency seeking your support to delay a proposal going before a hearing of the Chicago Commission on Landmarks' Permit Review Committee scheduled for this Thursday, October 1. This proposal, of which much of this community is still unaware, will change the *contributing status of the former stable and garage at 1810 North Wells to non-contributing and allow for its redevelopment.

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Signed Natalie Bagley
Address 1750 N. Crilly Ct. 60614

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Fwd: 1810 N. Wells

43rd Ward Alderman Michele Smith's Office <yourvoice@ward43.org>

Wed 9/30/2020 4:03 PM

To: ccl <ccl@cityofchicago.org>

[Warning: External email]

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Please see the email below.

Thank you,

Office of Alderman Michele Smith

43rd Ward

2523 N. Halsted Street

Chicago, IL 60614

773-348-9500

Sign up for our newsletter [here](#).

----- Forwarded message -----

From: **Brad Neuman** <bradneuman@me.com>

Date: Wed, Sep 30, 2020 at 9:33 AM

Subject: 1810 N. Wells

To: <yourvoice@ward43.org>

While my wife and I are against changing the landmark status, we believe the massing of the project proposed and delineated by the boards/strings/flags is reasonable.

When the OTTA over reaches, reasonableness becomes impossible.

Most of the people that we know find the OTTA over zealous. The lawsuit they pursued and purportedly recently settled on another property was condemned by most of the people in the community.

Landmark rules provide for modification to properties to make a contemporary use possible. The OTTA does not have, nor does it follow any set of guidelines, ruling only by fiat.

Another result of the over reach is that the Landmarks Commission have understandably lost respect for the OTTA.

Please know that the community supports you. The OTTA, while a good organization in many respects, speaks only for a small minority of the community.

Brad and Linda Neuman
411 W. Eugenie St (in the Old Town Triangle)
Also a member and supporter of the OTTA on non-zoning issues
Cell 847-224-0431

Sent from my iPad

Fwd: Request to delay agenda item on 1810 N Wells St

Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Tue 9/29/2020 10:38 AM

To: Lawrence Shure <Lawrence.Shure@cityofchicago.org>; Kandalyn Hahn <Kandalyn.Hahn@cityofchicago.org>

Get [Outlook for iOS](#)

From: Lisa Niser <lisa@niser.com>**Sent:** Tuesday, September 29, 2020 10:29:18 AM**To:** yourvoice@ward43.org <yourvoice@ward43.org>; aldsmith@ward43.org <aldsmith@ward43.org>**Cc:** Maurice Cox <Maurice.Cox@cityofchicago.org>; Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>**Subject:** Request to delay agenda item on 1810 N Wells St

[Warning: External email]

Dear Alderman Smith,

As a resident of the greater Old Town Triangle Landmark District, I am writing to you with urgency seeking your support to delay a proposal going before a hearing of the Chicago Commission on Landmarks' Permit Review Committee scheduled for this Thursday, October 1. This proposal, of which much of this community is still unaware, will change the *contributing status of the former stable and garage at 1810 North Wells to non-contributing and allow for its redevelopment.

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Thank you for listening to your community neighbors.

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Lisa Niser

1715 N Wells St Apt 37

Chicago, IL 60614

Fw: 1810 North Wells St.

Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Wed 9/30/2020 8:28 AM

To: Lawrence Shure <Lawrence.Shure@cityofchicago.org>; Kandalyn Hahn <Kandalyn.Hahn@cityofchicago.org>

Dijana Cuvalo, AIA
Historic Preservation Division
City of Chicago Department of Planning and Development
121 N. LaSalle St., Room 1000
Chicago, IL 60602
Tel 312-744-3238
Fax 312-744-9140

From: PETULA BAY <petula_@mac.com>

Sent: Tuesday, September 29, 2020 7:33 PM

To: yourvoice@ward43.org <yourvoice@ward43.org>; aldsmith@ward43.org <aldsmith@ward43.org>

Cc: Maurice Cox <Maurice.Cox@cityofchicago.org>; Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>;

HDPZ@oldtowntriangle.com <HDPZ@oldtowntriangle.com>

Subject: 1810 North Wells St.

[Warning: External email]

Dear Alderman Smith,

As a resident of the Old Town Triangle Landmark District, I am writing to you with urgency seeking your support to delay a proposal going before a hearing of the Chicago Commission on Landmarks' Permit Review Committee scheduled for this Thursday, October 1. This proposal, of which much of this community is still unaware, will change the *contributing status of the former stable and garage at 1810 North Wells to non-contributing and allow for its redevelopment.

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intact to the level that it adds via historical/architectural importance to the district's integrity. Our district has about 255 contributing buildings.

Petula Frangias

1738 North Wells St.

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Fw: 1810 Wells

Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Wed 9/30/2020 8:26 AM

To: Lawrence Shure <Lawrence.Shure@cityofchicago.org>; Kandalyn Hahn <Kandalyn.Hahn@cityofchicago.org>

Dijana Cuvalo, AIA
Historic Preservation Division
City of Chicago Department of Planning and Development
121 N. LaSalle St., Room 1000
Chicago, IL 60602
Tel 312-744-3238
Fax 312-744-9140

From: ROBERTA ZABEL <zabels@me.com>

Sent: Tuesday, September 29, 2020 9:07 PM

To: yourvoice@ward43.org <yourvoice@ward43.org>; aldsmith@ward43.org <aldsmith@ward43.org>

Cc: Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>; MauriceCox@cityofchicago.org
<MauriceCox@cityofchicago.org>; info@oldtowntriangle.com <info@oldtowntriangle.com>;
HDPZ@oldtowntriangle.com <HDPZ@oldtowntriangle.com>

Subject: 1810 Wells

[Warning: External email]

Dear Alderman Smith,

Surely you cannot remain silent on an issue which is key to Old Town's historic character. Already properttry south of North Avenue has been rezoned to allow multiple unit buildings; Wells is a TWO-Lane street and cannot support the increased traffic, deliveries and other added usage without affecting our quality of life. We are a tourist destination because of our historic character, low density and charming streets. 1810 is especially notable because it serves as a gateway to the community. If you continue to allow high rises and increased density, we'll look just like the Gold Coast, River North and everywhere else. Gone is gone, so please think long and hard before you destroy what we have cherished for decades. For decades, residents have worked diligently for our landmark designation and their work should be respected.

As a resident of the greater Old Town Triangle Landmark District, I am writing to you with urgency seeking your support to delay a proposal going before a hearing of the Chicago Commission on Landmarks' Permit Review Committee scheduled for this Thursday, October 1. This proposal, of which much of this community is still unaware, will change the *contributing status of the former stable and garage at 1810 North Wells to non-contributing and allow for its redevelopment.

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All we ask is for a delay on this agenda, so we have the next few weeks to hear from the City as to its

reasoning for why it is recommending the change of this property's status. We must have a better understanding of that decision.

Thank you for listening to your community neighbors.

Roberta B. Zabel
1815 N. Sedgwick

Those who question whether the glass is half full or half empty miss the point.
The glass is refillable.

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Fwd: Hearing on 1810 N Wells

Karen Pfendler <kpfendler@aol.com>

Wed 9/30/2020 1:37 AM

To: ccl <ccl@cityofchicago.org>

[Warning: External email]

From: bigro@rcn.com

To: aldsmith@ward43.org

Cc: HDPZ@oldtowntriangle.com

Sent: 9/29/2020 10:39:31 AM Central Standard Time

Subject: Hearing on 1810 N Wells

Dear Alderman Smith,

I strongly urge you to delay the hearing on the property reclassification of 1810 N Wells Street. It has been very disappointing to see the number of commercial properties in Old Town redeveloped with structures of such insignificant architectural merit. The nature of the redevelopment of this property needs to be carefully considered given it's prominent location at a key entry point to the historic triangle.

Rosemary Corriere

1850 N Clark Street #2908

Chicago, IL 60614

Fw: PRC Item 10-1-20 1810 N Wells St Chicago IL 60614

Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Wed 9/30/2020 11:36 AM

To: Lawrence Shure <Lawrence.Shure@cityofchicago.org>; Kandalyn Hahn <Kandalyn.Hahn@cityofchicago.org>

Dijana Cuvalo, AIA
Historic Preservation Division
City of Chicago Department of Planning and Development
121 N. LaSalle St., Room 1000
Chicago, IL 60602
Tel 312-744-3238
Fax 312-744-9140

From: Sachi Maria Kubo <sachikubo@gmail.com>**Sent:** Wednesday, September 30, 2020 11:34 AM**To:** ccl <ccl@cityofchicago.org>; 43rd Ward Alderman Michele Smith <aldsmith@ward43.org>; Maurice Cox <Maurice.Cox@cityofchicago.org>; Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>; Ward Services <Yourvoice@ward43.org>**Cc:** OTTA HDPZ Historic District Planning & Zoning Committee <hdpz@oldtowntriangle.com>**Subject:** PRC Item 10-1-20 1810 N Wells St Chicago IL 60614

[Warning: External email]

Dear Alderman Smith and CCL Commissioners,

As a resident of the greater Old Town Triangle Landmark District, I am writing to you with urgency seeking your support to delay a proposal going before a hearing of the Chicago Commission on Landmarks' Permit Review Committee scheduled for this Thursday, October 1. This proposal, of which much of this community is still unaware, will change the *contributing status of the former stable and garage at 1810 North Wells to non-contributing and allow for its redevelopment.

As you know, this property is the gateway to our historic district. More-over, this move would be unprecedented for the Old Town Triangle District and would open the door to developers seeking to change other properties, thus destroying the unique architectural integrity of our community.

All we ask is for a delay on this agenda, so we have the next few weeks to hear from the City as to its reasoning for why it is recommending the change of this property's status. We **must** have a better understanding of that decision.

Thank you for listening to your community neighbors.

*Our district has the following three status levels: significant, contributing, and non-contributing. Contributing, the second highest level, means that a building has undergone some change, but is intact to the level that it adds via historical/architectural importance to the district's integrity. Our district has about 255 contributing buildings.

Sincerely,

Sachi Kubo

1806 N Orleans Street, Chicago, IL 60614

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PRC Item 10-1-20 1810 N Wells St Chicago IL 60614

Shannon Waterfield <waterfieldfamily@comcast.net>

Wed 9/30/2020 5:23 PM

To: Alderman Michele Smith <yourvoice@ward43.org>; ccl <ccl@cityofchicago.org>; hdpz Old Town Triangle <hdpz@oldtowntriangle.com>

[Warning: External email]

Dear CCL, Alderman Smith,

The strategy and aggressive approach to declassify 1810 N. Wells St. is rushed and lopsided. Alderman Smith had just scheduled the community meeting on September 22, just nine days before the scheduled PRC meeting, giving residents very little time to understand, collaborate and refute the claims from Condor Partner's paid experts that 1810 N. Wells is non-contributing building.

We simply need more time need to work with our Alderman so she can educate and collaborate with our Historic District Committee, the Old Town Triangle membership and the surrounding neighbors about the impact this will have on the future of our neighborhood. The de-classification of 1810 N Wells is a significant game changer for hundreds of homeowners who have invested in their properties using the Historic Preservation Standards and Guidelines.

The future of Old Town Triangle Historic District is in your hands. Please delay the Oct. 1 PRC meeting.

Thank you as for listening to your community.

Sincerely,

Shannon Waterfield
214 W. Menomonee St.

Fw: Ask: Zoning Agenda item 1810 N. Wells

Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Wed 9/30/2020 8:26 AM

To: Lawrence Shure <Lawrence.Shure@cityofchicago.org>; Kandalyn Hahn <Kandalyn.Hahn@cityofchicago.org>

Dijana Cuvalo, AIA
Historic Preservation Division
City of Chicago Department of Planning and Development
121 N. LaSalle St., Room 1000
Chicago, IL 60602
Tel 312-744-3238
Fax 312-744-9140

From: Shelly Murphy <shellydmurphy@gmail.com>**Sent:** Tuesday, September 29, 2020 11:13 PM**To:** Ward Services <yourvoice@ward43.org>; Michele Smith (aldsmith@ward43.org) <aldsmith@ward43.org>**Cc:** Maurice Cox <Maurice.Cox@cityofchicago.org>; Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>**Subject:** Ask: Zoning Agenda item 1810 N. Wells

[Warning: External email]

Dear Alderman Smith,

As a resident of the Old Town Triangle Landmark District, I am writing to you seeking your support to delay a proposal going before a hearing of the Chicago Commission on Landmarks' Permit Review Committee scheduled for this Thursday, October 1st. This proposal, of which much of this community is still unaware, will change the *contributing status of the former stable and garage at 1810 North Wells to non-contributing and allow for its redevelopment.

As you know, this property is the gateway to our historic district. This move is unprecedented for the Old Town Triangle District and would open the door to developers seeking to change other properties, thus destroying the unique architectural integrity of our historical community.

Please delay this from being included on the agenda, allowing the community to understand and hear from the City why it recommends changing this property's status.

Thank you for listening to your community neighbors.

Best,
Shelly Murphy
1740 N Sedgwick Street
Chicago, IL 60614

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Fw: Delay. Item. On 1810 n wells

Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Tue 9/29/2020 6:19 PM

To: Lawrence Shure <Lawrence.Shure@cityofchicago.org>; Kandalyn Hahn <Kandalyn.Hahn@cityofchicago.org>

Dijana Cuvalo, AIA
Historic Preservation Division
City of Chicago Department of Planning and Development
121 N. LaSalle St., Room 1000
Chicago, IL 60602
Tel 312-744-3238
Fax 312-744-9140

From: Sherry Hoel <sherryhoel@att.net>
Sent: Tuesday, September 29, 2020 4:41 PM
To: Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>
Subject: Delay. Item. On 1810 n wells

[Warning: External email]

Sent from my iPhone

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Fw: 1810 N Wells

Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Wed 9/30/2020 8:28 AM

To: Lawrence Shure <Lawrence.Shure@cityofchicago.org>; Kandalyn Hahn <Kandalyn.Hahn@cityofchicago.org>

Dijana Cuvalo, AIA
Historic Preservation Division
City of Chicago Department of Planning and Development
121 N. LaSalle St., Room 1000
Chicago, IL 60602
Tel 312-744-3238
Fax 312-744-9140

From: Diane Sokolofski <dsokolofski@gmail.com>

Sent: Tuesday, September 29, 2020 8:21 PM

To: yourvoice@ward43.org <yourvoice@ward43.org>

Cc: Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>; Maurice Cox <Maurice.Cox@cityofchicago.org>

Subject: 1810 N Wells

[Warning: External email]

Dear Alderman Smith,

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Diane and Ed Sokolofski
1738 N Sedgwick

Chicago, 60614

Sent from my iPhone

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Fw: 1810 N Wells PRC Agenda DELAY

Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Tue 9/29/2020 12:34 PM

To: Lawrence Shure <Lawrence.Shure@cityofchicago.org>; Kandalyn Hahn <Kandalyn.Hahn@cityofchicago.org>

Dijana Cuvalo, AIA
Historic Preservation Division
City of Chicago Department of Planning and Development
121 N. LaSalle St., Room 1000
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Tel 312-744-3238
Fax 312-744-9140

From: Stefani <wei37@aol.com>**Sent:** Tuesday, September 29, 2020 12:22 PM**To:** yourvoice@ward43.org <yourvoice@ward43.org>; Michele Smith <aldsmith@ward43.org>**Cc:** Maurice Cox <Maurice.Cox@cityofchicago.org>; Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>**Subject:** 1810 N Wells PRC Agenda DELAY

[Warning: External email]

Dear Alderman Smith,

As a resident of the Old Town Triangle Landmark District, I am writing to you with urgency seeking your support to delay a proposal going before a hearing of the Chicago Commission on Landmarks' Permit Review Committee scheduled for this Thursday, October 1. This proposal, of which much of this community is still unaware, will change the *contributing status of the former stable and garage at 1810 North Wells to non-contributing and allow for its redevelopment.

As you know, this property is the gateway to our historic district. More-over, this move would be unprecedented for the Old Town Triangle District and would open the door to developers seeking to change other properties, thus destroying the unique architectural integrity of our community.

All we ask is for a delay on this agenda, so we have the next few weeks to hear from the City as to its reasoning for why it is recommending the change of this property's status. We must have a better understanding of that decision.

Thank you for listening to your community neighbors.

*Our district has the following three status levels: significant, contributing, and non-contributing. Contributing, the second highest level, means that a building has undergone some change, but is intact to the level that it adds via historical/architectural importance to the district's integrity. Our district has about 255 contributing buildings.

Stefani Turken
1808 N Lincoln Park West

Sent from my iPhone

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Fw: 1810 N Wells St

Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Tue 9/29/2020 4:56 PM

To: Lawrence Shure <Lawrence.Shure@cityofchicago.org>; Kandalyn Hahn <Kandalyn.Hahn@cityofchicago.org>

Dijana Cuvalo, AIA
Historic Preservation Division
City of Chicago Department of Planning and Development
121 N. LaSalle St., Room 1000
Chicago, IL 60602
Tel 312-744-3238
Fax 312-744-9140

From: slp1716@aol.com <slp1716@aol.com>**Sent:** Tuesday, September 29, 2020 4:37 PM**To:** Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>**Subject:** Fwd: 1810 N Wells St

[Warning: External email]

Dear Alderman Smith:

As a resident of Old Town I ask you to support a delay of a proposal going before the Chicago Commission on Landmarks Permit Review Committee scheduled for Thursday October 1. This would change the contributory status of 1810 N Wells St to non-contributory and allow for its redevelopment.

I ask for a delay in this agenda so that residents of Old Town can be given time to help them understand why the city believes it is necessary to make this change in the status of this property.

Stephen Patt
1716 N Crilly Ct

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Fwd: Tonight - Community Meeting re: Old Town; Tomorrow - Public Safety Meeting

43rd Ward Alderman Michele Smith's Office <yourvoice@ward43.org>

Wed 9/30/2020 4:22 PM

To: ccl <ccl@cityofchicago.org>

[Warning: External email]

FYI - we were asked to forward the emails we have received from neighbors regarding the proposed project at 1810 N Wells St. to the Commission on Chicago Landmarks. Please see the email below.

Thank you,

Office of Alderman Michele Smith

43rd Ward

2523 N. Halsted Street

Chicago, IL 60614

773-348-9500

Sign up for our newsletter [here](#).

----- Forwarded message -----

From: **Stewart Reingold** <stewart.reingold@gmail.com>

Date: Wed, Sep 23, 2020 at 1:08 PM

Subject: Re: Tonight - Community Meeting re: Old Town; Tomorrow - Public Safety Meeting

To: Ward 43 <yourvoice@ward43.org>

I missed yesterday's meeting to discuss Well's Street development, but was hoping to provide my input from 25 years of living in the neighborhood. I am fine with the development, however, I feel it is important to remember this building is in Old Town and should be sensitive to the neighborhood's architectural history. On the poster it appeared that it had a very, mostly glass and steel modern design. The building at the corner of Wisconsin and Orleans honors an older building and would be an example of a compromise. Most preferable would be to simply copy the classic Old Town architecture of the other buildings in the group. Thank you.

Stewart Reingold

341 W. Menomonee St.

Fwd: Request to become a Party to the Permit Action re 1810 N Wells St Chicago 60614

Karen Pfendler <kpfendler@aol.com>

Wed 9/30/2020 1:55 AM

To: ccl <ccl@cityofchicago.org>

[Warning: External email]

From: smboggie@yahoo.com

To: ccl@cityofchicago.org

Cc: aldsmith@ward43.org, hdpz@oldtowntriangle.com, dijana.cuvalo@cityofchicago.org, maurice.cox@cityofchicago.org

Sent: 9/29/2020 12:30:39 PM Central Standard Time

Subject: Request to become a Party to the Permit Action re 1810 N Wells St Chicago 60614

Re: PRC Item 1
1810 N Wells St
Chicago IL 60614

I would like to request that Williamsburg Gardens Homeowners Association, Susan Boggie, President, located at 200 W Menomonee St, Chicago 60614 becomes a party to the permit action.

The east side of our building is 1800 to 1806 N Wells, next building but one, to the proposed development at 1810 N Wells St, Chicago IL 60614.

As Condo Board President, I never received a letter nor notice from the proposed developer about this project which will significantly impact our building. I had no idea about the enormity of the project, the possible landmarks declassification and how it will affect our lives until I attended the developer presentation sponsored by Alderman Michelle Smith last week.

The timeframe to have a Landmarks PRC Meeting one week later is just too short notice for an effective review by those directly impacted, especially when the developer never contacted Williamsburg Gardens Homeowners Association. The above referenced project is a gateway to the Old Town Triangle and our landmarks designation is crucial to retaining our unique neighborhood.

I look forward to hearing back from you.

Sincerely,
Susan Boggie
President, Williamsburg Gardens Homeowners Association
200 W Menomonee St
Chicago IL 60614
312-951-8840
smboggie@yahoo.com

Sent from my iPad

Fwd: 1810 N Wells

43rd Ward Alderman Michele Smith's Office <yourvoice@ward43.org>

Wed 9/30/2020 4:07 PM

To: ccl <ccl@cityofchicago.org>

[Warning: External email]

FYI - we were asked to forward the emails we have received from neighbors regarding the proposed project at 1810 N Wells St. to the Commission on Chicago Landmarks. Please see the email below.

Thank you,

Office of Alderman Michele Smith

43rd Ward

2523 N. Halsted Street

Chicago, IL 60614

773-348-9500

Sign up for our newsletter [here](#).

----- Forwarded message -----

From: **susan walsh** <swalsh1360@sbcglobal.net>

Date: Tue, Sep 29, 2020 at 11:25 AM

Subject: RE:1810 N Wells

To: <yourvoice@ward43.org>

PLEASE delay the vote on 1810 N Wells.

we hope this historic property will remain in the community.

Susan Walsh

1360 N Sandburg Ter. 1411C

Chicago Il. 60610

[Sent from AT&T Yahoo Mail for iPhone](#)

Fwd: Old Town Historic District

Karen Pfendler <kpfendler@aol.com>

Wed 9/30/2020 1:25 AM

To: ccl <ccl@cityofchicago.org>

[Warning: External email]

From: snapblola@msn.com

To: aldsmith@ward43.org

Cc: maurice.cox@cityofchicago.org, dijana.cuvalo@cityofchicago.org, HDPZ@oldtowntriangle.com

Sent: 9/29/2020 2:47:11 PM Central Standard Time

Subject: Old Town Historic District

Please ask to delay the proposal to reclassify the the stable and garage of 1810 N. Wells Street to a non-contributing structure. Why is this reclassification on this Thursday's PRC agenda without community participation? Please delay this agenda item until the city explains why this historic buildings status has been recommended for change.

I have walked past this building at least once a week for the past 31 years. It is unique and beautiful. My wife and I own two homes in the historic district. Please do not allow developers to change this wonderful piece of Chicago's history.

Thanks,

Joseph and Elena Techet

1627 and 1629 North Mohawk Street

Chicago, IL 60616

Fwd:

43rd Ward Alderman Michele Smith's Office <yourvoice@ward43.org>

Wed 9/30/2020 3:56 PM

To: ccl <ccl@cityofchicago.org>

[Warning: External email]

FYI - we were asked to forward the emails we have received from neighbors to the Commission on Chicago Landmarks.
Please see the email below.

Thank you,

*Office of Alderman Michele Smith
43rd Ward
2523 N. Halsted Street
Chicago, IL 60614
773-348-9500
Sign up for our newsletter [here](#).*

----- Forwarded message -----

From: **The Sullivan Firm, Ltd.** <sullivan@thesullivanfirmlltd.com>

Date: Tue, Sep 29, 2020 at 2:36 PM

Subject:

To: aldsmith@ward43.org <aldsmith@ward43.org>, yourvoice@ward43.org <yourvoice@ward43.org>, maurice.cox@cityofchicago.org <maurice.cox@cityofchicago.org>, dijana.cuvalo@citychicago.org <dijana.cuvalo@citychicago.org>, hdpz@oldtowntriangle.com <hdpz@oldtowntriangle.com>

Michelle,

As a longtime resident of the O.T. Landmark District, I am writing to you with insistence seeking your backing to stay a proposal going before a hearing of the Chicago Commission on Landmarks' Permit Review Committee scheduled for this Thursday, October 1. I have been looking at this home for 20 years. As you know, it's a beautiful part of our history and one of the first things people see when they enter Old Town. I have always loved that it still has the stables in the back.

We have always been strict with the exceptional architectural honor of our community. This decision would be unprecedented for the Old Town Triangle District and would open the door to more developers seeking to change other properties.

I agree with most members in our community and ask for a delay on this agenda, so we have the next few weeks to hear from the City as to its reasoning for why it is recommending the change of this property's status and have an understanding of that decision.

Thank you for your time.

Terry Sullivan

The Sullivan Firm, Ltd.

PLEASE TAKE NOTE OF OUR NEW ADDRESS

1051 Perimeter Drive, Suite 305

Schaumburg, IL 60173

(847) 228-1100 phone

(847) 228-5199 fax

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Fwd: No De-Designation of Old Town Triangle

43rd Ward Alderman Michele Smith's Office <yourvoice@ward43.org>

Wed 9/30/2020 4:19 PM

To: ccl <ccl@cityofchicago.org>

[Warning: External email]

FYI - we were asked to forward the emails we have received from neighbors regarding the proposed project at 1810 N Wells St. to the Commission on Chicago Landmarks. Please see the email below.

Thank you,

Office of Alderman Michele Smith

43rd Ward

2523 N. Halsted Street

Chicago, IL 60614

773-348-9500

Sign up for our newsletter [here](#).

----- Forwarded message -----

From: **Theo Tetzlaff** <ttetzlaff@gmail.com>

Date: Sun, Sep 27, 2020 at 9:31 PM

Subject: No De-Designation of Old Town Triangle

To: <yourvoice@ward43.org>, <aldsmith@ward43.org>

Cc: <Maurice.Cox@cityofchicago.org>, <dijana.cuvalo@cityofchicago.org>

Dear Alderman Smith,

As a resident of the greater Old Town Triangle Landmark District, I am writing to you with urgency seeking your support to delay a proposal going before a hearing of the Chicago Commission on Landmarks' Permit Review Committee scheduled for this Thursday, October 1. This proposal, which the overwhelming majority of this community is still unaware of, would de-designate the former stable and garage at 1810 North Wells and allow for its redevelopment.

As you know, this property is the gateway to our historic district. As you also know, this move would be unprecedented, opening the door to developers all across our historic district seeking to de-designate other properties, thus destroying the unique architectural integrity of this community.

The developer's plans for the property are not in keeping with the historic district, or its values and sensibilities. I regret and reject seeing profiteers come to our neighborhood for

its unique character, only to exploit and deplete that character all while benefitting from advantageous landmark tax breaks.

What's more, this developer proposes to eliminate what had been 8 attractive units of affordable housing (indeed, well-below market rents), to replace them with truly exorbitant and speculative units. Not only does this seem unwise and imprudent for the developer, it seems unjust and unprincipled to facilitate such an unprecedented and extreme exception as de-designation.

All we ask is for a delay on this agenda so we have the next few weeks to hear from the City why it is recommending to de-designate this property and have a better understanding of that decision.

Thank you as always for listening to your community and please do not hesitate to reach out should you have any questions.

Signed: Theodore Tetzlaff
Address: 1845 N Lincoln Ave

Fw: URGENT: DELAY REQUESTED

Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Tue 9/29/2020 4:58 PM

To: Lawrence Shure <Lawrence.Shure@cityofchicago.org>; Kandalyn Hahn <Kandalyn.Hahn@cityofchicago.org>

Dijana Cuvalo, AIA
Historic Preservation Division
City of Chicago Department of Planning and Development
121 N. LaSalle St., Room 1000
Chicago, IL 60602
Tel 312-744-3238
Fax 312-744-9140

From: Tracy Sefl <tracy.sefl@gmail.com>
Sent: Tuesday, September 29, 2020 3:43 PM
To: Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>
Subject: Fwd: URGENT: DELAY REQUESTED

[Warning: External email]

----- Forwarded message -----

From: **Tracy Sefl** <tracy.sefl@gmail.com>
Date: Tue, Sep 29, 2020 at 3:42 PM
Subject: URGENT: DELAY REQUESTED
To: Ward Services <yourvoice@ward43.org>, <aldsmith@ward43.org>
Cc: <Maurice.Cox@cityofchicago.org>, <dijana.cuvalo@cityofchicago.org>

Dear Alderman Smith,

As a resident of the greater Old Town Triangle Landmark District, I am writing to you with urgency seeking your support to delay a proposal going before a hearing of the Chicago Commission on Landmarks' Permit Review Committee scheduled for this Thursday, October 1. This proposal, of which much of my community is still unaware, will change the "contributing" status of the former stable and garage at 1810 North Wells to "non-contributing" and allow for its redevelopment.

As you know, this beautiful property is the gateway to our historic district. This move would be unprecedented for the Old Town Triangle and would open the door to developers seeking to change other properties, thus destroying the unique architectural integrity of our community.

All I ask is for a **delay** on this agenda, so residents have the next few weeks to hear from the City its reasoning for why it is recommending the change of this property's status. We must have a better understanding of that decision before proceeding.

Thank you for listening to this urgent concern from your constituents and neighbors.

Respectfully,

Tracy Sefl
1759 N. Sedgwick
Chicago 60614

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Fw: 1810 N Wells

Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>

Wed 9/30/2020 8:28 AM

To: Lawrence Shure <Lawrence.Shure@cityofchicago.org>; Kandalyn Hahn <Kandalyn.Hahn@cityofchicago.org>

Dijana Cuvalo, AIA
Historic Preservation Division
City of Chicago Department of Planning and Development
121 N. LaSalle St., Room 1000
Chicago, IL 60602
Tel 312-744-3238
Fax 312-744-9140

From: vpackham410 <vpackham410@comcast.net>

Sent: Tuesday, September 29, 2020 7:24 PM

To: Alderman Michelle Smith <yourvoice@ward43.org>; aldsmith@ward43.org <aldsmith@ward43.org>

Cc: Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>; Maurice Cox <Maurice.Cox@cityofchicago.org>

Subject: 1810 N Wells

[Warning: External email]

Dear Alderman Smith,

As a resident of the greater Old Town Triangle Landmark District, I am writing to you with urgency seeking your support to delay a proposal going before a hearing of the Chicago Commission on Landmarks' Permit Review Committee scheduled for this Thursday, October 1. This proposal, of which much of this community is still unaware, will change the *contributing status of the former stable and garage at 1810 North Wells to non-contributing and allow for its redevelopment.

As you know, this property is the gateway to our historic district. More-over, this move would be unprecedented for the Old Town Triangle District and would open the door to developers seeking to change other properties, thus destroying the unique architectural integrity of our community.

All we ask is for a delay on this agenda, so we have the next few weeks to hear from the City as to its reasoning for why it is recommending the change of this property's status. We must have a better understanding of that decision.

Thank you for listening to your community neighbors.

*Our district has the following three status levels: significant, contributing, and non-contributing.

Valerie Packham
410 W Wisconsin St Apt C
Chicago IL 60614
312-961-8160 cell

From my iPhone

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Fwd: 1810 North Wells

Karen Pfendler <kpfendler@aol.com>

Wed 9/30/2020 1:54 AM

To: ccl <ccl@cityofchicago.org>

[Warning: External email]

From: woolner@mac.com
To: hdpz@oldtowntriangle.com
Sent: 9/29/2020 12:27:14 PM Central Standard Time
Subject: Fwd: 1810 North Wells

Begin forwarded message:

From: Victoria Woolner Samuels <vwoolner@mac.com>
Subject: 1810 North Wells
Date: September 29, 2020 at 12:24:33 PM CDT
To: aldsmith@ward43.org
Cc: maurice.cox@cityofchicago.org, dijana.cuvalo@cityofchicago.org

Dear Alderman Smith

Please delay the proposal to change 1810 North Wells Street from contributing to non-contributing to the historic character of Old Town from being included on the PRC agenda this Thursday. There needs to be time to educate and get community feed back on this impactful decision.

As a resident of the greater Old Town Triangle Landmark District, I am writing to you with urgency seeking your support to delay a proposal going before a hearing of the Chicago Commission on Landmarks' Permit Review Committee scheduled for this Thursday, October 1. This proposal, of which much of this community is still unaware, will change the *contributing status of the former stable and garage at 1810 North Wells to non-contributing and allow for its redevelopment.

Thank you,
Vicki Woolner Samuels
1825 North Orleans St
Chicago 60614

Williamsburg Gardens Homeowners Association

Sent via email

September 26, 2020

Re: PRC Item 1 for 10-1-20: Possible reclassification of 1810 N Wells St, Chicago 60614

Dear Commission on Chicago Landmarks:

As a forty year resident of the Old Town Triangle, I love the uniqueness and beautiful buildings of our landmarked neighborhood. The area is a warm and friendly oasis in a large, impersonal city. When I walk down the streets, I know my neighbors and see sunlight filtering through the trees unblocked by tall buildings or hi-rises.

Approval of the decertification of 1810 N Wells threatens our beautiful neighborhood and would be the first step on a slippery slope to decertify other structures and change the character of the Old Town Triangle.

- The very thing that the Developer says brings him to this neighborhood, its uniqueness and historical significance, are the very things his proposed development threaten.
- Decertifying one contributing building threatens the certification of other contributing buildings in the neighborhood.
- The building in question has been a contributing landmark property for decades.
- This area is a prime location because it is landmarked and protected.
- Decertification creates great concern about its negative impact on property values by taking away the specialness of this unique neighborhood.
- We invested in this neighborhood precisely because of its landmark status.
- The broader community has had no say in the possible decision to reclassify this building.
- The enormity of the proposed structure at 1810 N Wells will greatly impact our building, which is next door but one. The east side of our building is 1800 to 1806 N Wells St.
- The proposed structure does not fit in with the character of the neighborhood.
- The proposed structure dilutes the significance of 1810 N Wells as a transportation center, first as a livery stable, then as an automotive repair shop and finally as a garage.

In light of the negative impact of decertifying 1810 N Wells as a contributing structure on the historical significance of the area, I urge the Commission to vote against decertification. Thank you.

Susan Boggie
President
Williamsburg Gardens Homeowners Association

September 29, 2020

Dear Alderman Smith,

As a resident of the greater Old Town Triangle Landmark District, I am writing to you with urgency seeking your support to delay a proposal going before a hearing of the Chicago Commission on Landmarks' Permit Review Committee scheduled for this Thursday, October 1. This proposal, which the overwhelming majority of this community is still unaware of, will change the *contributing status of the former stable and garage at 1810 North Wells to non-contributing and allow for its redevelopment.

As you know, this property is the gateway to our historic district. As you also know, this move would be unprecedented for the Old Town Triangle and opens the door to developers seeking to change other properties, thus destroying the unique architectural integrity of this community.

All we ask is for a delay on this agenda so we have the next few weeks to hear from the City why it is recommending the change of this property status. We must have a better understanding of that decision.

Thank you as for listening to your community.

Edie Scala-Hampson
1711 N. Crilly Court
Unit 2
Chicago, IL 60614

*Our district has the following three status levels: significant, contributing, and non-contributing. Contributing, the second highest level, means that a building has undergone some change, but is intact to the level that it adds via historical/architectural importance to the district's integrity. Our district has about 255 contributing buildings.

Dear CCL Commissioners and Staff,

This letter is in opposition to the proposed plan to make 1810 Wells a non-contributing building.

1810 Wells was designated “contributing status” in our National Register Designation of 1984. Contributing means a building has important architectural &/ historical features that survive from the post-Fire period of 1871-1929, this district’s period of inclusion. The highest level “significant” is reserved for buildings with minimal changes; 1810 Wells has undergone change.

The Quitman Stable opened at this site in 1883. If we focus on Quitman, you’d find him very interesting. Born in 1849 in Berlin, young Philip Quitman immigrated to Chicago. At age 13 when the Civil War commenced, Quitman wanted to enlist; but he was too young. His obituary revealed that he served as a special messenger for General Grant until he turned 16. Sometime after the war he returned to Chicago to practice veterinary medicine at today’s 1810 Wells.

This developer's research stated that most of the stable/ later garage was torn down in 1940 when a listing was found for a sundry building permit to "wreck" and partially demolish it. The mid-section and roof were "wrecked" in 1940 as the permit index stated. It appears that the bowstring truss roof and lengthy skylight took the place of a wooden lower mid-section. The building's envelope and exterior bricks on south and west sides appear original. Developer believes that it was deemed contributing in error and should not hold that status.

Most district buildings have undergone some façade change since construction circa 1880’s. But 1810 is located at a significant Triangle intersection; it’s our gateway at the junction of Wells and Lincoln. It sits across from Lincoln Park which opened twenty plus years before the stable.

The proposed three-story addition, albeit set back from the front, will be visible and transform this gateway into a glassy four-story building similar to others outside the district.

To strip it of its “contributing” status is a frightening precedent as others will follow suit. One Menomonee St owner has already publicly stated that he will add a floor to his cottage if 1810 can grow to four stories.

Over the years potential buyers offered proposals for changes to 1810. Proposals always have been withdrawn due to many reasons including its contributing status. Labeling a contributing building non-contributing for its 80 year old changes is unfair to those who’ve followed the guidelines put forth by the Secretary of the Interior and the Landmarks Commission. It’s wrong to those who work to keep the district alive! Please do not allow this to become non-contributing.

Thank you,

Diane Gonzalez, Member

OTTA Historic District Committee

10/1/2020

Williamsburg Gardens Homeowners Association

Sent via email

Re: 1810 to 1820 N Wells, Chicago IL 60614

September 28, 2020

The Honorable Michelle Smith
2523 N Halsted St
Chicago, IL 60614

Dear Alderman Smith,

The Board of Williamsburg Gardens Homeowners Association at 200 W Menomonee St recommends that the permit review meeting scheduled for Thursday, October 1, 2020 to discuss 1810 to 1820 N Wells St be delayed so we have time for further review regarding this project. On Wells St, our building is 1800 to 1806 N Wells.

We feel that we have not had sufficient time to review the plans and notify the owners of condominium units in our building. As Condo Board President, I never received a letter nor any notification about this project which will directly impact our building. The first I heard about construction was your Ward notice about the meeting to present the proposal. I had no idea about the enormity of this project and how it will affect our lives until I attended the Ward meeting last Tuesday. The timeframe to have a Landmarks meeting one week later is just too short for an effective review by those directly impacted. Most of our unit owners have no idea this project is even under discussion.

The Board of Williamsburg Gardens Homeowners Association hereby requests that Alderman Smith please reschedule review of the 1810 to 1820 N Wells project at this Thursday's Landmarks PRC meeting to a later date. Thank you.

Sincerely,
Susan Boggie
President

cc: Maurice Cox, Commissioner of Department of Planning and Development
Dijana Cuvalo, Architect Historic Preservation Division Department of Planning and Development City of Chicago
Historic District Planning & Zoning Committee, Old Town Triangle Association