



Commissioner Marisa Novara
Department of Housing,
City Hall, 121 N. LaSalle St.
Chicago, Illinois 60602

June 30, 2021

Dear Commissioner Novara:

This letter expresses support for the development proposed by The Community Builders (“TCB”) at 4715 North Western Avenue. TCB’s proposal redevelops the current City-owned parking lot into a mixed-use, transit-oriented gateway development that:

1. **Creates an improved community gateway** along Leland Ave. between Western Ave. and Lincoln Ave. and next to the Western CTA station. Improvements include pedestrian-friendly sidewalks, public art, commercial space with outdoor seating and landscaping improvements.
2. **Provides over 50 transit-oriented apartments affordable** to a range of incomes. Lincoln Square has lost population and become increasingly unaffordable to many Chicagoans in the last two decades. These apartments near transit, services, parks, and other amenities will help improve density and affordability for a range of incomes, including Lincoln Square’s important small business workforce.
3. **Preserves public parking** to continue providing important support to Lincoln Square’s small business district. Lincoln Square’s collection of small local businesses has long helped define the community’s distinctive character that attracts visitors from across Chicago, the region and beyond. Parking at this location has long helped to support these small businesses and remains vital to this regional business district.

TCB's proposed development intentionally aligns with the 2019 Lincoln Square Master Plan, which was created for the Lincoln Square Special Service Area (SSA) #21 and included a robust community engagement process. The 2019 Lincoln Square Master Plan focuses on the community's major commercial corridors and calls for:

- a range of residential developments, including affordable, that increase density near transit.
- development that supports local businesses.
- and design that preserves and enhances community character.

We would like to particularly emphasize that an important feature of TCB's proposed development for 4715 N. Western is its thoughtful balance of uses and design features that support businesses and residents alike. We urge the City of Chicago and all of its various departments to support this proposal in its entirety as a mixed-use, gateway development that benefits the entire Lincoln Square community.

Sincerely,

Heart of Lincoln Square Neighbors Association, Greater Rockwell Organization, Lincoln Square North Neighbors and the Lincoln Square Ravenswood Chamber of Commerce



cc:

Mayor Lori Lightfoot; Alderman Matt Martin; Alderman Andre Vasquez; Commissioner Maurice Cox, Department of Planning and Development; and Samir Mayekar, Deputy Mayor, Economic and Neighborhood Development