



NOTICE OF INTENT - 4918 N LINCOLN AVE

Dear Neighbors,

Upon consideration of the requested zoning change from B1-2 to B2-3 at 4918 N Lincoln Ave, it is my intent to **not support the change as proposed** in City Council.

PROCESS

All proposed zoning changes in the 40th Ward undergo a community feedback process. Neighbors are invited to comment on the proposal at public meetings and online at <https://40thward.org/zoningrequests/>. All comments and other feedback are considered and discussed by myself and my staff prior to any decision being made regarding zoning.

FEEDBACK

Of the feedback received on this proposal, the majority was opposed to the change. Primary objections voiced by 40th Ward neighbors were the height/size of the building, the lack of affordable units, and the inclusion of first-floor commercial rental property in an area with many existing vacancies.

Building height did not factor strongly into this decision. Lincoln Ave. is an arterial street, and the immediately neighboring building is roughly the same height as the proposed new building. Strictly in terms of physical design, the building proposed is not unreasonable for its location.

Affordable housing remains a serious concern in the Ward, and neighbors voiced concerns with the ongoing luxury condo boom in the area. *Our office strongly encourages projects with an on-site affordable component rather than in-lieu payments or offsite.*

Commercial space vacancies are already a concern on Lincoln Avenue, and I would prefer that any proposals creating new commercial space come with a concrete plan or known tenants. Alternatively, use of first-floor space for live/work artist studios or other flexible-use spaces would significantly strengthen a zoning proposal in this area.

Based on concerns regarding the use of the building (rather than design), I intend to **not support the zoning change as proposed.**

Alderman Andre Vasquez - 40th Ward
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