



NOTICE OF INTENT - 5155-5159 N LINCOLN AVE

Dear Neighbors,

Upon consideration of the requested zoning change from B3-2 to B2-3 at 5155-5159, it is my intent to continue discussions with the property owner to address issues raised during our Community-Driven Zoning process.

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. A detailed timeline/FAQ is available at: <https://40thward.org/zoning-requests/community-driven-zoning/>.

FEEDBACK

We received a substantial number of comments on this proposal, including many that were only conditional in support, or opposed but willing to support pending changes. Our office also received a letter of support for the proposed zoning change from the Lincoln Square-Ravenswood Chamber of Commerce, whose time and attention is greatly appreciated!

The areas of concern highlighted by significant numbers of respondents were *support for existing businesses at this location, building height and streetside appeal, and affordability components*.

- **Existing business support** is critical for this proposal. Any new development that displaces existing, successful businesses requires an extremely critical lens. Our office will be seeking relocation assistance and/or agreements for return at comparable rent to ensure that businesses displaced by construction are able to remain local and continue to thrive in our neighborhood.
- **Building size** is largely in keeping with Chicago's current zoning practices, which prioritize density at intersections and along arterial streets rather than along interior residential streets, and helps provide the Lincoln Ave. commercial corridor with much-needed residential density to support our local businesses. Our office will,

however, be seeking changes to improve visibility at the intersection and to provide a more aesthetically unique, “gateway” design that befits this prominent location.

- **Affordability** is provided onsite not only by the four ARO-mandated affordable units, but also by two affordable-designated live-work spaces on the ground floor. This both provides affordable living space above and beyond legal minimums and helps ensure that commercial spaces can be quickly filled with locally-owned businesses.

We will continue discussions with the property owner to address these areas of concern before making any zoning decisions at this location.

While the owner can, with no zoning change, tear down and build condominiums by-right, our office hopes that the above issues can be addressed in a way that allows for a sustainable, local business oriented new construction at the Lincoln/Foster intersection.