ANDRE
VASQUEZ
40TH WARD ALDERMAN

NOTICE OF INTENT - 5155-5159 N LINCOLN AVE

Dear Neighbors,

Following further discussions with the property owner, and their commitment to additional affordable units and business relocation assistance, the Ward office **has no objection to the request for a zoning change** from B3-2 to B2-3 at 5155-5159 N Lincoln Ave.

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, the majority of which focused on concerns for existing businesses at the location and on the need for affordable housing, as well as the design of the building at a critical corner location. 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!

Our office has worked with the property owner to address key areas of neighbor interest:

- **Existing business support** was critical for this proposal. The owners have committed to providing relocation assistance and offering first right of refusal for the new commercial spaces to the current tenants once construction is complete.

- **Affordable housing** above and beyond the ARO minimum has been provided by the inclusion of two designated live-work units at the ground floor, which will be priced the same as designated affordable one-bedroom units but will include commercial storefront for galleries and other small, occupant-owned businesses. This both provides affordable living space above and beyond legal miniums and helps ensure that commercial spaces can be quickly filled with locally-owned businesses.

- **Building design** has been reworked to include more decorative elements, a “clipped corner” (with support column) at the intersection to increase pedestrian space and visibility, and space for murals/wall art at ground level. The Ward office will work with local artists and community groups to decorate the building once construction is complete.

We are deeply grateful to the many neighbors who took time to share their comments, both supportive and opposed! To see upcoming zoning meetings and participate in our community-driven process, visit https://40thward.org/category/zoning-requests/.

Alderman Andre Vasquez - 40th Ward
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