

**4712-4738 W. Irving Park Rd. (Portage Park, 45th Ward)****Arena For 45 <john@arenafor45.com>**

Wed 8/18/2021 8:39 AM

**To:** CPC <CPC@cityofchicago.org>

[Warning: External email]

I am the former Alderman of the 45th ward, a 26 year resident of the Six Corners area and a current board member of the Six Corners Association.

After more than 15 years of community participation and engagement and 8 years as Alderman of the 45th Ward, I have deep understanding of the economic structures that have held back this historic shopping district and the Milwaukee corridor from Addison Ave. to the North boundary of Chicago.

This proposed redevelopment plan addresses most of economic development concerns that the Six Corners Master Plan was adopted to address.

Except for one. The chronic lack of affordable housing units that are proposed on-site.

Affordable Housing is the cornerstone of economic development. If this proposal is approved as presented, it will be yet another example of the original sin of Chicago housing and planning policy. With studio units rents estimated at a staggering \$1700/month this development will act as a catalyst for gentrification.

Furthermore, It will send a clear message that future development will be given a pass on the minimum requirements that the ARO requires. With the People's Gas site to the south still under review, this error in planning and housing policy will set a standard so low as to ignore the mountain of evidence that affordable housing needs to be incorporated into every development regardless of location. Especially in the neighborhoods on the northwest side that have succumbed to decades of poor leadership where housing access is concerned.

It is my educated opinion that the minimum of 21 units should be required on site and ideally 42 units should be required per the recently revised and adopted ARO.

I attended the virtual meeting, and while I heard the support for the development itself, the narrative presented to the Planning Commission ignores the communities repeated call for more affordable units to be included.

It should be noted that as a board member of the Six Corners Association, I was specifically barred by the current alderman from attending an in person meeting with the developer. The message Commissioners should take from this act of exclusion is that, as a community leader and advocate of progressive housing policy, the narrative presented has been intentionally skewed to reflect a biased community voice away from support that a reasonable number of affordable units be included.

Should you need further evidence, one need only look to the 700+ applications to the 60 affordable units within the 5150 N. Northwest Hwy. development as example of the demand for affordable housing

on the Northwest side of Chicago.

The progress the Lightfoot administration has made in the progressive housing policy is impressive. The Commissioners of Planning and Housing have both set a high bar for sustainable development in our City. That is the same bar that should be used to measure this development's glaring deficiency.

I urge the commissioners to approve this development only if it is revised to meet the housing demands that are well documented in our community. Please use your voice and vote to send the message to the development community that Chicago has finally put behind us the segregationist housing policy of the past.

Respectfully submitted,

Ald. John Arena (ret.)  
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## Written Comment for 4712 W Irving Park Road - A proposed amendment to Business Planned Development 617,

Steve Dennis <stevedennis@rocketmail.com>

Tue 8/17/2021 4:55 PM

To: CPC <CPC@cityofchicago.org>

[Warning: External email]

I would like to share my support for the development at 4712 W Irving Park Road.

Having attended the couple of virtual meetings we could all see the overwhelming support for the development and also the number of community members seeking further accommodation for Lower Income Housing and affordable rents.

We recently saw the overwhelming success of 5150 NW Highway. There were 700 applicants for the 75 affordable apartments. This proved the need is there and that our neighborhood can be a home for those that need one. 625 applicants were left disappointed but now we have a new opportunity to give those people another chance.

The City of Chicago recently changed the ARO and in only 2 months new developments will provide an increased amount of affordable housing. This change was heralded as a breakthrough for the city. I ask you to embrace this change and build this development with the newly required number of apartments. This would give 20 households a chance to call our community home, they would have an opportunity to bring their stories and their voices into our lives. Why would we accept 6 when we can give opportunities to 14 more? There is no need for a delay, why wait until October when you can agree to the new ARO now?

Our community, and it's officials such as Alderperson Gardiner have the chance to be leaders, make news headlines, show that we care about this Ward and those in our city living on lower incomes. We can all celebrate being the first to embrace the new ARO.

Thanks,

Steve Dennis