January 9, 2017

The Honorable Alderman James Cappleman
46th Ward, Chicago, IL

Re: Request for change in zoning at 1001-1017 W. Leland and 4654 N. Sheridan

Dear Alderman Cappleman:

We are writing to communicate our lack of support for the currently proposed zoning change. However, we continue to support the zoning change which Sarah’s Circle previously requested further north, at 4834 N. Sheridan.

We view these two sites as very different from one another and as such, support the change of zoning and related special use permits at the first proposed site, but not the second. Some of the reasons we supported the first site were:

- It is adjacent to Sarah’s Circle’s current building. There would be many efficiencies in expanding into an adjoining site.
- That parcel sits between two existing buildings, not on a corner lot.
- The building which would be razed does not contain remarkable features.
- The properties across the street are dedicated to youth activities, i.e., a school, a boys and girls club and a park.

We oppose locating Sarah’s Circle at the Leland and Sheridan site for several reasons:

- A very attractive, 2-story red brick building occupies the site. It is designed for commercial use on the first floor and apartments above. There are entrances to the commercial space on Sheridan, which is appropriate in that commercial block. The terra cotta pieces are lovely.
- Two market rate condominium buildings occupy the same intersection, one of which lies within our block club boundaries. At the time these condo owners purchased, their units did not look out upon a 6-story building whose use would be an SRO and homeless shelter.
- We understand that the building is on the market and that under the current zoning, it is possible that a new owner could raze the building and replace it with a 4-story, mixed-use building. However, that new building would most likely look like other newly-constructed mixed-use buildings in our block club area, such as the one at Lakeside and Sheridan. We accept that may occur.

Respectfully,

Cindi Anderson
President, Lakeside Area Neighbors’ Association