46th Ward Zoning and Development Committee 28 December, 2016

Re: Property Development – 4654 N. Sheridan Rd.

Dear Committee members,

Sarah’s Circle would like to purchase the property located at 4654 N. Sheridan for the purpose of developing a 6 story, mixed use building. The building envisioned would have 38 apartments for women with a history, or at risk, of homelessness, as well as provide space for a 50 bed Interim Housing program. The Interim Housing program is currently housed at the ICA building one block to the north.

Sarah’s Circle will be partnering with Brinshore Development to facilitate the development of the project, and will be working with architects from Perkins + Will. The project will be financed primarily via Low Income Housing Tax Credits (LIHTC) as well as funding via the Federal Home Loan Bank specifically for this type of housing. To date, Sarah’s Circle has worked with Alderman James Cappleman and Chief of Staff Tressa Freher to garner support from the City’s Department of Planning and Economic Development and IHDA. Additionally, we have reached out to several blocks clubs for support as well.

A meeting was held with neighbors and block club members on Monday, December 12th to discuss the project and review the plans. At that time, neighbors as well as community members active with historic preservation, voiced concern about the loss of a building with a long history in Uptown.

We, Sarah’s Circle staff, the developers, and our team from Perkins + Will listened to the comments, and in an effort to create a building suitable for all, made significant design change to the new building. The new design will include a two story brick base, will use existing terra cotta features, and while this is a new building, will reflect the nature of the two story brick building originally built. The apartments will be housed in a set - in tower. To accomplish this blend, Perkins + Will worked with Ralph Johnson of Perkins + Will. Ralph Johnson is the global design director for Perkins + Will.

We will be presenting our plans on Monday, January 9th. In advance of the meeting we are also sending over the building renderings, a brief project overview, and also an overview of Sarah’s Circle.

We look forward to our presentation and discussion on the 9th.

Best Regards,

Kathy Ragnar
Executive Director

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