



**MICHELE SMITH**  
**ALDERMAN — 43RD WARD**

**CITY COUNCIL**  
**CITY OF CHICAGO**

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March 15<sup>th</sup>, 2018

**Re: Community Presentation for Revised Redevelopment Proposal  
2658-70 North Lincoln Avenue**

Dear Neighbor,

I am writing to invite you to join my office and the Wrightwood Neighbors Association (WNA) to review a revised proposal for 2658 - 70 North Lincoln Avenue, currently the site of the Lincoln Park Gas Station. This proposal seeks approvals for a four (4) story mixed-use building, and seeks a zoning change from the present B3-2 to a proposed B3-3 designation. As it falls within a transit served location, it allows for reduced parking under Transit Oriented Development (TOD) guidelines.

A prior public meeting was held in December of 2017, resulting in my request for a revised, downscaled proposal incorporating elements of community feedback that had been provided during that discussion.

The revised proposal includes a 36 residential units (from the initial 45), 19 parking stalls (from the initial 17), the elimination of the proposed commercial space on Seminary Street and replacement with residential "duplex" units, and a shrinking of the remaining commercial place on Lincoln Avenue to 2,240 square feet (from the initial proposal of 6,500 square feet of commercial space).

My office will be present at this meeting to monitor the discussion, take notes, and record your feedback.

**WHAT: Redevelopment Proposal for 2658 - 70 North Lincoln Avenue**

**WHO: Hosted by Alderman Michele Smith and Wrightwood Neighbors Association**

**WHEN: Tuesday, April 3<sup>rd</sup> at 6:00 pm**

**WHERE: New Life Church  
1110 West Lill Avenue**

I hope you can join my office and WNA to engage in a direct dialogue with the development team to gain a better understanding of this proposal and obtain answers to any questions the community may have.

In the meantime, if my office can be of assistance to you, please do not hesitate to contact us via email at [yourvoice@ward43.org](mailto:yourvoice@ward43.org) or at (773) 348-9500. In addition, for status updates on the proposal please visit my website at [www.ward43.org](http://www.ward43.org).

Sincerely,

Michele Smith  
Alderman, 43<sup>rd</sup> Ward