

EDGEWATER RESIDENTS FOR RESPONSIBLE DEVELOPMENT

Email Addresses & Template

Comments to Mayor Johnson and City Committee on Zoning

Septmeber 27, 2025

Your written email comment is very important at this moment. Even if you previously sent an email to the Alderwoman, the Department of Planning, or the Plan Commission - you now need to tell the Mayor and the City Council Zoning Committee to VOTE NO to prevent the proposed upzoning from becoming law.

- **ADDRESS:** Send your email to: **Mayor Brandon Johnson** (LetterForTheMayor@cityofchicago.org); **Nicole Wellhausen**, the Committee Chief of Staff who will distribute your comment to all Committee Members (Nicole.Wellhausen@cityofchicago.org); Alderwoman Maana-Hoppenworth (leni@the48thWard.org) ; and **Edgewater Residents for Responsible Development** (SaveBway@gmail.com) (that's our residents' association email) .
- **SUBJECT LINE: "STOP THE RECKLESS UPZONING OF NORTH BROADWAY" "** It is important that the subject line include the words "Broadway" and "Stop", "Oppose" or "Vote No".
- **MESSAGE*:**
"Dear Mayor Johnson, Alder Maana-Hoppenworth, and Honorable Members of the City Council Zoning Committee: I am one of thousands of Edgewater residents who will be directly affected by this massive, radical and unstudied upzoning of our primary business district. Edgewater is already the densest community area in the City. Our small businesses, our residential neighborhoods, our historic buildings, and the character of our community are poised to be collateral damage under this reckless downtown vision for huge development. Our Alderwoman is not listening to her constituents. I urge you to VOTE NO on this proposal and encourage Alder Manna-

Hoppenworth to go back and work with affected residents and small businesses to create a plan for Broadway that is a “win” for affordable housing, a “win” for the City, and also a “win” for Edgewater and its residents.”

• **OTHER POINTS YOU MAY WANT TO MAKE IN YOUR EMAIL:**

- I live and vote in Edgewater and I am one of thousands of directly affected residents who oppose the unprecedented mass upzoning of our Broadway neighborhood business district to B3-5, the densest business zoning classification in the City Zoning Code.
- Edgewater is already the densest community area in the City. It is also one of the most affordable north lakefront neighborhoods, with both new and mature buildings, affordable housing, and lower average rents than both the City average and neighboring Uptown.
- The current zoning has worked on Broadway. Contrary to the Department of Planning’s claims, under the existing zoning, there has been steady, organic growth in mixed-use commercial and residential buildings on Broadway, with over 22 new high and medium rise buildings approved and built or under construction in the last 20 years that include over 1300 residential units. There has also been significant new commercial construction on Broadway during this period.
- Yet, due to this misguided proposal, Edgewater’s already dense, but vibrant small business district, our residential neighborhoods, our historic buildings, and the character and livability of our neighborhood are poised to be collateral damage to the wrongheaded theory that greater density is always better anywhere.
- If approved, the likely results of this mass upzoning on Broadway are clear:
 - Higher property values and taxes pressuring longtime owners to sell

- Rising rents, vacancies, and displacement
 - Eight-story walls of incongruent development
 - The loss of aldermanic and community review of individual projects
 - Small businesses displaced by chains
 - Worsening of traffic jams and parking scarcity
 - Loss of historic and affordable buildings
- Tearing down existing affordable housing and commercial space on Broadway and incentivizing large amounts of expensive new private market development is also counter-productive for affordable housing. The high cost of the 80% market rate units in those new buildings will raise the floor for rents not only there, but throughout Edgewater -- driving out small businesses and low-income residents and spurring gentrification.
 - There are locations on Broadway where big new development adjacent to the Red Line not only makes sense, it would be supported by residents. But, instead of focusing on this significant opportunity, the City has proposed this unfocused, unwieldy and counterproductive mass upzoning and generated a fight with the community.

*The above comments are just examples - feel free to personalize your message.