

NORTH RIVER COMMISSION

3403 W Lawrence Ave, Ste 201 • Chicago IL 60625
northrivercommission.org
312-860-6121

10/02/2020

Alderman Rossana Rodriguez-Sanchez
33rd Ward Alderman
3001 W Irving Park Rd., Chicago, IL 60618



global roots
local heart



Dear Alderman Rodriguez-Sanchez,

North River Commission, its community leaders, civic organizations, and volunteers strongly support affordable housing at the Lawrence Ave and Central Park Ave site. We are delighted with the proposed use of the ground floor and the great benefit additional affordable housing will provide to our community. North River Commission has been involved in many successful affordable projects over the years. Including our own affordable senior building, Mayfair Commons; Oso Apartments; Independence Apartments & Library and Northtown Apartments & Library. We hope this development will be the next successful project and would love to fully support this building; however, in order to do so the following community concerns must be addressed.

- **Property Management:** A management company has not yet been chosen or shared with the public by the developer. This raises a concern because the management company is central to the fair and supportive treatment of tenants, from the application process to satisfied living in the proposed building. Management is the direct line of communication for tenants. Having strong relationships makes for a great community inside and outside of the building. We strongly feel that a property management company must be identified and vetted by the community before the project is approved.
- **Parking:** The ratio of parking to the number of units continues to raise concerns due to the negative impact this will have for families in this building. Additionally, public parking on the side streets surrounding the proposed building is already beyond capacity and creates concerns for the surrounding neighbors.
- **Mural:** Our community's concerns continue to be 1. Will the developer commit to being financially responsible for these murals? 2. Who will be responsible if the building is sold? 3. How often will maintenance take place and the artwork rotated? 4. What is the process for the artist/art to be chosen? 5. How will the community continue to be involved in this process?
- **Skender Manufacturing Factory Closure:** There has been no public notice or clarity to the following: 1. How does this impact the development's budget? 2. How will this impact the building's design? 3. What is the impact to the project timeline?

Therefore, given the impact this proposed project will have on the neighborhood, the North River Commission cannot fully endorse this project at 3557 W Lawrence Ave. until the above-mentioned concerns are satisfactorily addressed. We request an extension of time for the community review process on behalf of Albany Park Neighbors and other adjacent civic organizations, and we do not support the city approving this project at this time. An affordable development at this site is a wonderful opportunity for the betterment of our community; we look forward to working with you and the developer, Celadon Holdings, through an inclusive, transparent, and community-focused process

Sincerely,

President North River Commission

North River Commission includes • Albany Park Chamber of Commerce • Special Service Area #60
Lawrence Avenue Development Corporation • Mayfair Commons Senior Housing

Purpose • Improving the quality of life for all constituents in our community by creating affordable housing, quality education, arts & cultural endeavors, open spaces, and thriving neighborhood businesses.

