



WRIGHTWOOD NEIGHBORS ASSOCIATION
PO BOX 147178
CHICAGO, IL 60614-7178

June 15, 2015

Alderman Michele Smith
43rd Ward Office
2523 N. Halsted
Chicago, IL 60614

Dear Alderman Smith,

For over 18 months, Wrightwood Neighbors has reviewed the proposed Transit Oriented Development (TOD) Warren Baker project at 2518-2540 North Lincoln Avenue (Lincoln Centre) which included three community wide meetings, the last of which was held on May 26, 2015 attended by over 100 people.

The project has been modified significantly since the initial proposal. Those modifications have included: better materials, a more attractive residential entrance on Altgeld, the repositioning of the courtyard to face Lincoln Avenue, soundproofing the wall along the elevated tracks, reducing the height, reducing the F.A.R., increased bicycle and car sharing spaces, setting the building back from Lincoln Avenue, and others.

Some of the benefits of the project are:

1. It will demolish a building that is an eyesore, eliminate a parking lot that is an attractive nuisance, and renovate the Apollo Theater.
2. New retail, along with wider sidewalks will enhance the pedestrian experience along Lincoln Avenue.
3. The proximity to the Fullerton CTA Station, car sharing, and bicycle parking will attract many residents that will not own automobiles.
4. This is a quality, \$80 million project that has been improved based upon community input.
5. It will have a doorman, and increased pedestrian traffic along the street creating a safer environment, as well as, providing additional lighting.
6. It will have a positive impact on the revitalization of this portion of Lincoln Avenue including providing more customers for Lincoln Avenue businesses.
7. This project is possible now because one developer has control over both the business and residential portion of this property.



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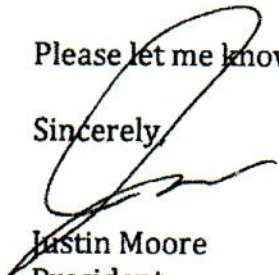
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CHICAGO, ILLINOIS 60614-7179

While we believe that the project should proceed, we would still like to continue discussions about parking, traffic, and truck delivery issues. We also anticipate that there will be a pre-demolition and pre-construction meeting at the appropriate time.

Based upon the foregoing benefits, the WNA Board of Directors supports the redevelopment of the property located at 2518-2540 North Lincoln Avenue based upon the plans (dated March 25, 2015) presented at the May 26, 2015 community meeting.

Please let me know if you have any questions.

Sincerely,



Justin Moore
President