

The Point at Six Corners



Tue 5/19/2020 9:46 PM

To: CPC <CPC@cityofchicago.org>

I am writing in support of the Point at Six Corners. I am a resident of Portage Park walking distance from the Point. I am in support of the development plans as released by Ryan Companies and Alderman Gardiner. My family will shop at the Aldi and other retail or restaurant establishments at the space. I am especially excited about the plan for outdoor public space. I am glad to see that 10% of the units will be affordable. I think it is important to keep affordable units on-site for new development. I am pleased to see this development moving forward during these difficult times and I trust there will be no further unnecessary delays in moving this project to the next phase.

Thank you for your time!
Angelee Wychesit

Aldi at Six Corners

Anna Kain [REDACTED] >

Tue 5/19/2020 8:20 PM

To: CPC <CPC@cityofchicago.org>

I am so thrilled to hear that there will hopefully be some development at six corners, but that it will also be an affordable grocery chain that my family relies on! This will be a long last, sustainable change for our neighborhood, and hopefully will encourage more small businesses to stay in the area after the trauma of the pandemic. Please let this go through!

Support of The Point at Six Corners

Anthony Hall <[REDACTED]>

Tue 5/19/2020 3:21 PM

To: CPC <CPC@cityofchicago.org>

Hi I'm writing in support of the Point development at Six Corners. This area is in desperate need of development and this project would be the perfect way to kickstart the neighborhood. Not only would the Aldi's be a welcome business to the area, the Point would offer my parents a place to live that's near their grandchildren and one of the best parks in the city (Portage)! I'm hopeful that one day soon, my parents and I will be able to walk to Fannies for breakfast and then meet at Community for dinner.

Thank you for your time!

Anthony Hall

From: Bobbie Bolociuch [REDACTED]
Sent: Wednesday, September 11, 2019 2:54 PM
To: ward45@cityofchicago.org; tanya.King@cityofchicago.org
Cc: Dickie Nichols; Brandon Raymond
Subject: Proposed Senior Living Project at Six Corners

[EXTERNAL EMAIL: If unknown sender, DO NOT click links/attachments. NEVER give out your user ID or password.]

Hello Alderman Gardiner,

I'm filling in for Dickie Nichols while she's out of town and writing on behalf of the GIPNA board in support of the updated proposal for the Senior Living Project at Six Corners.

At our last GIPNA meeting on September 3, we had the opportunity to meet with several representatives (Brandon Raymond with Ryan Companies and Adam Moshen from Clark Street) working on this project. We found the designs and the proposal very interesting and believe that it would be of great value to the community.

Many of us are still planning to attend the September 17 meeting in hopes of learning more about the project but we were very impressed with the design, the retail, and the thought that went into the design.

We did not have the opportunity to get the word out to the whole community, so I want to be clear that this letter of support is from the board present that night. I do not want to speak for those who weren't there.

I also want to add that I trust you will weigh all support accordingly. While we are very much in support of this project, I believe that the opinions of the neighbors of Portage Park and Irving Park should have a greater weight as this will have a greater impact on them due to the closer proximity to the project.

Thank you for listening and for working to make our community the best it can be.

Regards,

Bobbie Bolociuch
GIPNA Director

Department of Planning and Development meeting public comment

Joshua Dugan <[REDACTED]>

Tue 5/19/2020 3:53 PM

To: CPC <CPC@cityofchicago.org>

Hi there - I wanted to submit a comment for the Dept of Planning and Development meeting this upcoming Thursday. I have reservations about the development at The Point at Six Corners. I am very supportive of development in general there, but I am concerned about building a senior living facility in light of COVID-19. I think it will be difficult to find residents for this type of business in the future and I worry about the financial stability of that industry. If the developer were to create market-rate housing instead, I think they would be more likely to be able to fill it.

Thanks,

Josh Dugan

A resident of Portage Park



PORTAGE PARK

NEIGHBORHOOD ASSOCIATION

May 15, 2020

Ms. Teresa Córdova
Chairwoman
Chicago Plan Commission
121 N. LaSalle St.
Chicago, IL 60602

**Re: The Point Development
3911 N. Milwaukee Ave.
Portage Park, 45th Ward**

Dear Chairwoman Córdova and Members of the Chicago Plan Commission:

After careful consideration, we, the board members of the Portage Park Neighborhood Association, write in support of The Point development at Six Corners. Some in the community have reservations about the project for various reasons but we do feel that the development will benefit our community overall.

We are in a very uncertain economic climate and the array of jobs the development promises will contribute greatly to the economic stability of our community. The property tax revenue that the development will generate will also greatly benefit the city and our community.

Retail developments are suffering across the country but the main retail tenant is a grocery store and we have seen the importance of such essential businesses. We feel tenants and their visitors will generate some additional foot traffic that can only benefit the existing businesses.

While some have taken issue with the rents that will be charged, they are absolutely typical for what is being offered to tenants. We also feel the developer has made a good faith effort to compromise by agreeing to move the affordable units on-site.

If the community passes on this development, we are very concerned that it may be some time before another serious proposal is put forth. Such a large and visible parcel sitting vacant would not be in the best interest of the community.

For these reasons, we urge you to support the development and the zoning change that is required for it to move forward.

Sincerely,



Patricia Conroy
President

Philip Schwartz
Vice President

Maryrose Pavkovic
Treasurer

Marian Haas
Director

Grace Kwon
Director

Krista Elam
Director

cc: Dan Walsh, Ryan Companies
Peter Eisenberg, Clark Street Real Estate

Portage Park

Robert Lichtenbert [REDACTED]

Wed 5/20/2020 5:07 PM

To: CPC <CPC@cityofchicago.org>

The development I would most like to see at Portage Park Sears site revolves around the arts and culture.

I would most like new theaters for plays and movies, as was originally planned.

Bob Lichtenbert

773-[REDACTED]



4041 N. Milwaukee Ave. #301
Chicago, IL 60641

E hello@sixcorners.com
P (773) 685-9300

Chairwomen Teresa Cordova
Chicago Plan Commission
City Hall, 121 N. LaSalle St
Chicago, IL 60602

May 13, 2020

Dear Chairwoman Cordova and Members of the Plan Commission,

On behalf of the Six Corners Association and its Board of Directors, we are once again writing in support of the proposed development by Ryan Companies and Clark Street Real Estate at the former Bank of America site located at 4747 W. Irving Park Rd.

We believe this project, as was presented by the development team February 2020, with 10 on-site affordable units, will support the vibrant retail and entertainment district that our organization has worked to cultivate since we formed in 2002. We have confidence that this project will attract more employees, residents, and customers to Six Corners and Portage Park which will highlight and support our burgeoning community.

Our Board of Directors has met and discussed the proposal in its entirety. We have voted to issue our support of the project in its current form. With consideration of its adherence to the Six Corners Master Plan and Pedestrian Street Designation, we believe that the development of this business is consistent with our community's collective vision for the Six Corners Shopping District.

Again, we write in support of Ryan Companies' development at 4747 W. Irving Park Rd.

Sincerely,

<p>DocuSigned by: <i>Marc Sussman</i> _____ Marc Sussman, President</p>	<p>DocuSigned by: <i>John Jones</i> _____ John Jones, Treasurer</p>	<p>DocuSigned by: <i>Marietta Strassel</i> _____ Marietta Strassel, Secretary</p>	<p>DocuSigned by: <i>Catherine Brennan</i> _____ Catherine Brennan, Director</p>
<p>DocuSigned by: <i>Danny Ehle</i> _____ Daniel Ehle, Director</p>	<p>DocuSigned by: <i>Stephanie Rybandt</i> _____ Stephanie Rybandt, Director</p>	<p>DocuSigned by: <i>Krista Elam</i> _____ Krista Elam, Director</p>	

Public statement regarding the development at Six Corners at Irving Park and Milwaukee

Steve Dennis <[REDACTED]>

Tue 5/19/2020 3:25 AM

To: CPC <CPC@cityofchicago.org>

My primary concern is for pedestrians and cyclists using this area.

In November of 2019 a young woman was killed by the driver of a truck just SE of this location on Milwaukee. Six Corners is currently not particularly pedestrian friendly and many are asking for parking spaces so they can drive here. Surely we need to address better pedestrian and cycling access first, more cars will lead to further disruption. As this development and the one at the Sears building are being constructed at the same surely there is an opportunity for cooperation that will benefit all. A pedestrian bridge or underpass seems like a no brainer or at least better consideration of the road layout and crossing options.

I also ask that physically separated cycle lanes are installed, maybe with their own crossing advantage at the lights, similar to the system at six corners Milwaukee, Damen and North. Cyclists and pedestrians would benefit from safer and more efficient crossing and we also gain an opportunity to use planters as both barriers and ways to beautify the area.

As construction is taking place we will see an increase in large construction vehicles and I assume lane closures. Please ensure the cycle lanes are maintained during this time. One life was lost recently and we need to take this opportunity to ensure no one else is killed.

Thanks,

Steve Dennis
45th Ward

Irving Park and Hamlin Ave.