

## Support of 1840 N Marcey Street Development

Aaron Feldman <aaronfeldman245@gmail.com>

Fri 6/14/2024 8:17 AM

To: Noah Szafraniec <Noah.Szafraniec@cityofchicago.org>; scott <scott@ward32.org>

[Warning: External email]

Hi Alderman Waguespack,

I wanted to email you my support of the proposed development at 1840 North Marcey. I currently live in the 47th ward, but previously lived in the 32nd and am considering moving back there this summer.

Broadly, I support more housing to counteract the affordability crisis that Illinois is facing. I like the plan because 1. the project provides 60+ permanent jobs upon completion 2. almost \$5million in fees paid by Sterling Bay to Chicago to infrastructure improvements 3. there will be generous green space in an area that really needs it and 4. more tenants improves our tax base.

Sterling Bay has already scaled the height back to address community concerns. I know there is some local opposition, but we should be bold and push forward with this housing development to strengthen our city!

Thanks!

**Fwd: Support 1840 N Marcey development**

Ciere Boatright &lt;Ciere.Boatright@cityofchicago.org&gt;

Tue 6/18/2024 12:20 PM

To: Patrick Murphey &lt;Patrick.Murphey@cityofchicago.org&gt;; Noah Szafraniec &lt;Noah.Szafraniec@cityofchicago.org&gt;

Ciere Boatright  
Commissioner  
Department of Planning and Development

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**From:** Neil Marklund <nmarklund10@outlook.com>**Sent:** Monday, June 17, 2024 10:22:33 PM**To:** Ciere Boatright <Ciere.Boatright@cityofchicago.org>; laura@jgma.com <laura@jgma.com>; scott <scott@ward32.org>; paul@ward32.org <paul@ward32.org>; info@ward32.org <info@ward32.org>**Subject:** Support 1840 N Marcey development

[Warning: External email]

June 17, 2024

Ald. Scott Waguespack  
Alderman, 32<sup>nd</sup> Ward  
2657 N. Clybourn Avenue  
Chicago, IL 60614

VIA EMAIL: [scott@ward32.org](mailto:scott@ward32.org)**Re: Letter of Support for Proposed Planned Development  
1840 N. Marcey Street**

Dear Ald. Waguespack:

I write to respectfully request that you support Sterling Bay's proposed Planned Development (PD) at 1840 N. Marcey Street, which calls for two residential buildings, each containing ground floor commercial space. I understand this proposal will appear at the June 20 Chicago Plan Commission meeting and aligns closely with the goals outlined in the North Branch Framework Plan adopted by City Council in 2017.

Notably, the PD provides an unprecedented number of on-site affordable housing units in Lincoln Park as well as substantial community and economic benefits for the surrounding area and City of Chicago, including the following:

- **124 on-site affordable housing units**
- **3,200 construction jobs**
- **60+ permanent jobs upon completion**
- **Over \$4.7 million in fees paid by Sterling Bay to the City of Chicago in part to enable area infrastructure improvements**
- **Generous green space**

Sterling Bay has scaled back the height collectively by 70 feet and reduced the amount of on-site parking by 85 spaces in response to community feedback. The PD will also improve the surrounding infrastructure, create better pedestrian access, improve lighting and streetscape landscaping and provide open space in an area that currently lacks green areas.

Thank you for your consideration and once again respectfully request that you support this important project.

Sincerely,

Neil Marklund

cc: Noah Szafraniec, Department of Planning and Development  
[noah.szafraniec@cityofchicago.org](mailto:noah.szafraniec@cityofchicago.org)

January 17, 2024

Alderman Scott Waguespack  
2657 N. Clybourn  
Chicago, IL 60614

Dear Alderman Waguespack,

I am writing to you on behalf of RANCH Triangle regarding the proposed two high-rise-building plan for 1840 N. Marcey Street. As we stated in our letter dated October 18, 2023, we support residential development at that location, but we strongly oppose the height and density of the proposed 27 and 16 story buildings.

In reviewing the North Branch Corridor Plan (NBCP) approved by the City of Chicago, the 1840 N. Marcey plan does not meet most of the guidelines and principles of the NBCP. The NBCP identifies the area west of Clybourn and east of the river as the buffer zone. As such, any development should serve as a buffer between the low rise residential neighborhood of Lincoln Park east of Clybourn and the future higher density of Lincoln Yards west of the river. This proposed development would construct two high rise structures of 27 and 16 stories in the buffer zone.

The goals of the North Branch Corridor Plan are:

1. Economic development
2. Improve access to all transportation modes
3. Provide open space and recreational parks

The Marcey proposal does not meet Goals 2 and 3. The plan does not enhance any transportation mode but the automobile. The plan, which includes 609 residential units and 360 parking spaces, will bring hundreds of additional cars to an already congested street grid.

Goal 2, Principle 2.1 states: "Improve traffic circulation through strategic reconfiguration projects to existing roadways.

Marcey is a narrow street, only twenty-one feet wide. There is insufficient room for a bike lane for the residents and the community. The plan increases an already congested system of streets and adds at least 360 cars to the congestion, in opposition to the NBCP goals and principles.

Goal 3 of the NBCP is to provide open space and recreational parks. Specifically, Principle 1.4 states: "...support density and height to encourage mixed-use developments that provide high-quality, publicly accessible open spaces for both passive and recreational use, and non-vehicular transportation improvements".

The proposed 609 unit residential plan will increase the population without providing additional park space. The western end of the Lincoln Park community is underserved by parks. The only recreational park is Oz Park, about a mile east of the project, and Oz Park is not within a 10 minute walk from the site, as recommended by the City of Chicago's Open Space Plan. Yet, the developers do not provide recreational park space, as called for in the NBCP.

We believe the 1840 N. Marcey proposal is too high in scale and dense in population and violates the goals and principles of the North Branch Corridor Plan. The plan should not be approved.

Sincerely,

Erma Tranter  
President, RANCH Triangle