



May 23, 2014

Alderman Proco "Joe" Moreno  
2058 North Western Avenue  
Chicago, Illinois 60622

Dear Alderman Moreno:

Over the past year, we have been engaged in discussions with the principals of the Fifield Companies ("Fifield") regarding the development of the properties located at 1822-1850 West Chicago Avenue. In early 2013 after extensive discussions with representatives of Fifield, Fifield agreed to develop this property within existing zoning. After these discussions, Fifield completed its purchase of these properties. As recently as April of 2013, Mr. Steve Fifield was publically touting a plan for larger units that allowed the development of the property within the existing zoning. <http://www.youtube.com/watch?v=9MI1gxnwrG8>.

In December 2013 the East Village Association was again contacted by Fifield and asked to consider a zoning change for these same properties based upon a claimed change in circumstances. Fifield requested a zoning change from B3-2 to B3-3 to allow for a planned development and the construction of 59 residential units. After discussions with Fifield, we confirmed that Fifield would make a payment in lieu of offering units pursuant to the Affordable Requirements Ordinance. We believe that this methodology deprives our community of the benefits afforded by the Affordable Requirements Ordinance. We also explored other ways to keep these dollars in the community to no avail.

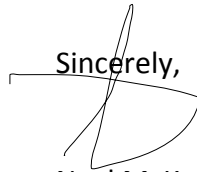
Fifield further offered a donation to benefit the adjacent Commercial Club Park; however, this donation was contingent upon our approval of the zoning change. We believe that this is a divisive tactic and this very proposal resulted in The East Village Association modifying its development guidelines to discourage such divisive proposals.

In light of the foregoing and after careful consideration, the Planning, Preservation and Development Committee of the East Village Association and the Board of Directors of the East Village Association concluded that the Fifield Companies had failed to demonstrate any hardship or significant community benefit that would justify an upzone allowing for the construction of additional units on these lots. The question then was put to our general membership. On May 5, 2014 the general membership of the East Village Association voted to specifically oppose the following:

The rezoning of 1822-1850 West Chicago Avenue from B3-2 to B3-3 to allow for a Planned Development proposed by the Fifield Companies with a maximum of 59 residential units.

At this point, it is our belief that the City of Chicago and the Chicago Park District should take additional steps to acquire the properties in question to expand Commercial Club Park. This expansion of Commercial Club Park would fulfill elements of the Burnham Plan and would provide a multi-generational amenity to our community.

Thank you for your consideration of this matter and should you have any questions, please feel free to contact me.

Sincerely,  


Neal McKnight  
President of the East Village Association