

April 14, 2022

Sara Barnes
Law Offices of Samuel V.P. Banks

Re: Proposal for 4701 N Clark Street

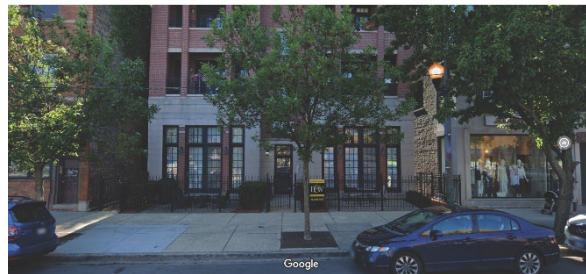
Ms. Barnes,

Thank you and the team at the Platinum Homes for presenting the proposal for 4701 N Clark Street at our Uptown Development Partners committee meeting on Wednesday, March 30th. We appreciate the investment in Uptown.

The committee supports the concept of your plan, including ground floor residential. We applaud your compliance with the Affordable Requirements Ordinance. The inclusion of on-site affordable units for those with the most need ensures those units remain accessible in Uptown.

Our primary concern is the design and pedestrian experience of your building. Clark Street is the crossroad of several neighborhoods. We believe there is value in diverse architecture and an active pedestrian experience as neighbors and customers patron businesses and walk to Chase Park. An active, pedestrian-scale, inviting ground floor is critical to our pedestrian-friendly neighborhood. The image below from Southport Ave in Roscoe Village reflect well-designed ground floor residential spaces on commercial street.

3506 N Southport Ave



Please consider changes to the façade and how the ground floor interacts with the sidewalk. We are supportive of design elements that enhance pedestrian activity along Clark Street, including setbacks and innovative landscaping elements. We encourage you to consider features along this pedestrian corridor that exceed the minimum requirements of the new Chicago Neighborhood Design

Guidelines ([click here for link](#)) and Pedestrian Street design guidelines.

We ask that you present to our committee again when your designs are further along and after you have met with the Department of Planning and Development and neighborhood groups near your property. As you begin additional community engagement, I am happy to meet to discuss your strategy. Please do not hesitate to reach out.

Sincerely,

Sarah Wilson
Executive Director

CC:

Ald. James Cappleman, 46th Ward
Jackie Loewe, Uptown United Board Chair
Tressa Feher, Uptown United Development Partners Committee Chair

