

MILWAUKEE AVENUE STAKEHOLDERS ALLIANCE

supporting growth within the character of our community

Carlos Ramirez-Rosa
Alderman, 35th Ward
2710 N. Sawyer Ave.
Chicago, IL 60647

August 30, 2017

Dear Alderman Rosa:

We are a group of business and property owners on Milwaukee Avenue between Kimball and Central Park writing to urge you to downzone our district to B1-1. As numerous press accounts and our own eyes can attest, investors are turning their attention to our once sleepy stretch of Milwaukee. Besides diversity and affordability, one of our most important quality-of-life assets is the well-preserved old Main Street of the 100 year-old original business district. We have the further advantage of not having to be a TOD district because we are not near a transit hub.

Corresponding with the “next hot neighborhood” hype encroaching on Avondale and the infill of properties south of Kimball, is a generational turnover of properties and an inordinate number of empty storefronts from businesses that couldn’t make it through the recession or the never-ending street construction. (As of today, this is the fifth time in four years that Milwaukee Avenue has been torn up.) The Bicentennial Improvement Program slated to begin next year will be a welcome improvement to the safety and walkability of our neighborhood, but will also increase its attraction to investors.

There is still time to get out in front of the changes inevitably approaching. B1-1 is the appropriate zoning for the street as it is today and the most immediately effective action you can take to preserve a stretch of historic “old Chicago” while keeping future property taxes lower and making it easier for small businesses to invest here.

Sincerely,

Christa Clumpner, CEO
Monarch Thrift
2866 N. Milwaukee

Marcos Burgos, Owner
Dollar Day
2854 N. Milwaukee

George Aye
Sara Cantor Aye, Co-founders
Greater Good Studio
2864 N. Milwaukee

Adam Paul
Alan Leeking, Co-Owners
Moonlight Vulture
2889 N. Milwaukee

Rida Shahin, Owner
La Farine Bakery
2909 N. Milwaukee

***Antonio Munguia, Owner**
Carniceria La Mejor
2849 and 2915 N. Milwaukee

***Iymen Chehade, Owner**
2905 N. Milwaukee

***Kurt Gippert, M. Paula Cabrera**
Co-Owners
2898 N. Milwaukee

***Lynn Basa, Owner**
Corner
2912 N. Milwaukee

***Yessy Valera**
Salon Savvy.Coif
2869 N. Milwaukee

* indicates building owners