



30 N. Michigan Ave.
Suite 2020
Chicago, IL 60602
www.landmarks.org
(312) 922-1742

April 15, 2025

(VIA EMAIL)

Alderwoman Leni Manaa-Hoppenworth
48th Ward Office
1129 W. Bryn Mawr Ave.
Chicago, IL 60660

RE: Rezoning of Broadway Avenue Corridor

Alderwoman Manaa-Hoppenworth:

I would like to express support for the reconsideration of zoning along the Broadway corridor generally consistent with the Broadway Land Use Framework approved by the Chicago Plan Commission on February 20, 2025. Increasing allowable density along this corridor can help fill gaps in affordable and accessible housing, which my organization strongly supports. The framework provides a consistent roadmap to development along Broadway, creating an environment of certainty for property owners and area residents.

While Landmarks Illinois supports increasing housing supply, we want to express concern for the development pressure that is likely to result on older and historic buildings along the corridor. The neighborhood character buildings identified in the Framework Plan are reusable, including for housing, and their retention and adaption should be prioritized before considering demolition and new development. These buildings provide naturally occurring affordable housing on their second stories, which should be retained. Their reuse is also a sustainable development practice. For these reasons, we ask the City of Chicago to explore regulatory and/or incentive tools to promote the retention and reuse of neighborhood character buildings and orange-rated buildings along the corridor. We encourage first directing new development to parcels along the corridor that are vacant, then focusing new construction on parcels that have low activation in the form of parking lots or poorer quality, more recent construction.

As the Broadway Land Use Framework includes a portion of the Bryn Mawr National Register Historic District near the intersection of Bryn Mawr and Broadway, we are particularly concerned about the potential effects of zoning changes on historic resources within this designated district. Though included in the National Register of Historic Places, without corresponding City of Chicago historic district designation, historic buildings within the National Register district are not protected from demolition. The forthcoming planned demolition of 1112-1114 Bryn Mawr Ave., which is a contributing building to the historic district, is a case in point. We urge you to pursue a City of Chicago landmark district corresponding to the National Register district as a part of this planning process.

As the City proceeds with rezoning the Broadway corridor, Landmarks Illinois offers our resources and expertise to frame conversations around older and historic buildings along this corridor. Thank you for your consideration.

Sincerely,

Bonnie McDonald

Bonnie McDonald
President and CEO