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April 16, 2024


Ciere Boatright, Commissioner  
Department of Planning and Development  
121 North LaSalle Street, Room 1003  
Chicago, Illinois 60602

Re: Letter of Support for 116-138 S. Paulina St.

Dear Commissioner Boatright,

I write to you to express my support for 116-138 S. Paulina St. A proposed Residential-Business Planned Development, submitted by The City Church Fellowship, for the property generally located at 116-138 South Paulina Street. The applicant proposes to rezone the site from C1-3 (Neighborhood Commercial District) to the B3-5 (Community Shopping District) and then to a Residential-Business Planned Development. The proposed planned development will be developed in multiple phases. Phase 1, a 1,500-seat auditorium worship space with adjoining retail, café, and administrative office areas. The two-story building will include a loading dock and accessory spaces. Phase 2, subject to site plan approval, will expand the development with a two-story building comprising multi-purpose and conference rooms, youth programming and child-care areas, and shared administrative and business office space. Phase 3, subject to site plan approval, may include up to 76 residential units above the Phase 2 building. The maximum overall height is 184 feet and the overall FAR of the development will not exceed 5.0.

Very truly yours,

  
Walter Burnett, Jr.  
Alderman, 27<sup>th</sup> Ward