

STAND UP TO COMED! NO INDUSTRIAL ENCROACHMENT ON OUR NEIGHBORHOOD!

****REJECT THE MASSIVE 138kV SUBSTATION AT 1111 W. DIVERSEY****

(former Mini Dealership / COVID Testing Site)

ISSUE:

ComEd is bypassing public scrutiny for a **4-story, football-field-sized industrial hub** using a “Minor Utility” zoning loophole. We are working with the aldermen to require a formal “Major Utility” classification to trigger the rigorous public hearing process our community deserves.

WHY THIS MATTERS TO YOU:

Transit-Oriented Development (TOD) Opportunity Cost

A 1.08-acre “dead zone” permanently removes prime land intended for high-density housing and retail within 750ft of the ADA accessible Diversey L station—stifling transit-oriented growth.

Industrial Encroachment

This project defies the core 2004 Zoning Reform principles meant to prevent industrial “Major” uses from encroaching on residential life via administrative loopholes.

Ordinance Violation

A windowless 4-story industrial shell violates the 2022 Connected Communities Ordinance, which mandates “Active Street Frontages” and pedestrian-first design in transit corridors.

School Safety Zone

Placing a 138kV regional transmission hub within 50ft of Kensington School and one block from both Tubman Elementary and Growing Seeds Preschool creates an industrial hazard in a child-dense corridor.

TAKE ACTION (< 2 minutes):

Visit [DiverseyCC.org](https://diverseyc.org) for additional pre-written email templates

PETITION THE ILLINOIS COMMERCE COMMISSION (Docket 26-0047) The ICC controls the project budget. If they “disallow” the expenditure, ComEd cannot charge ratepayers for it—effectively killing the project’s financial viability.

1. Copy the following: *“Deny funding for the 138kV Diversey “Lake View” Substation as an ‘imprudent & unnecessary’ investment under CEJA & CRGA. ComEd failed to exhaust legally mandated Non-Wires Alternatives—such as Virtual Power Plants & storage—to resolve load constraints. Also, this is an act of ‘capacity reclamation’ for regional data center growth—an unjust and inefficient cost-shift from industrial users to residential ratepayers—when modern technology & existing industrial-zoned sites are more appropriate.”*
2. Submit as a Public Comment on the ICC Docket P2026-0047 Petition:
<https://www.icc.illinois.gov/docket/P2026-0047/public-comments>



**Due Process for Diversey:
Our Neighborhood, Our Voice!**

SCAN or VISIT [DiverseyCC.org](https://diverseyc.org) EMAIL info@diverseyc.org

