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ZONING, LANDMARK, AND BUILDING
STANDARDS

May 8th, 2026

Dear Commissioner Cheaks,

I am writing to formally request that the Chicago Department of Transportation (CDOT) including the Office of Underground Coordination (OUC) place an immediate administrative hold on all ComEd-related projects and permits for streets and alleyways adjacent to the following properties:

- 1111 W. Diversey Parkway, Chicago, IL 60614 (former COVID Testing Center / Mini Dealership)
- 2737 N. Lincoln Avenue, Chicago, IL 60614 (decommissioned ComEd substation)

This hold must apply to Commonwealth Edison (ComEd) as well as any of its subsidiaries, agents, or third-party contractors. It should encompass all permit types and projects regardless of whether the named applicant is the utility itself or a contracted partner.

This hold must include any active or pending duct bank installations or conduit work currently listed on the CDOT ChiStreetWork map that are intended to serve these properties.

This hold includes (but not limited to) any work on, above or under the following streets and any connected public alleyways:

- 1100 block of W Diversey Parkway
- 2700 block of N Lincoln Avenue
- 2700 block of N Seminary Avenue
- 1100 block of W Diversey School Court

A significant challenge is currently underway regarding the Zoning Administrator's potential classification of ComEd's proposed 138kV regional transmission hub as a "Minor Utility." We have raised credible technical objections, arguing that this substation project meets the "Major Utility" criteria due to its substantial land-use impact and proximity to local schools and childcare centers. Please see the attached letter that was sent to Zoning Administrator Patrick Murphey on April 2nd.

Furthermore, the project involves bridging two distinct zoning districts (C and B) across a public alleyway...a maneuver that legally requires a Zoning Map Amendment and cannot be authorized 'by-right.'

Issuing permits or approving projects for ComEd before the classification and split-zoning issues are resolved would cause irreparable harm to the residential and commercial continuity of the Diversey corridor (a designated Pedestrian Street by the Connected Communities ordinance).

Additionally, I am requesting that this hold remains in place until the following additional reviews are completed:

- Fire Safety: A containment and thermal radiation audit by the Fire Prevention Bureau.
- Environmental Impact: An acoustic study and soil quality review by the Department of Environment.
- Public Way Safety: A clearance envelope vetting by CDOT Electrical Operations.

Also, I expect that no physical alteration of the streets or alleys surrounding the sites above will be authorized until the community has been formally briefed and all safety vetting is on the public record.

Respectfully,

A handwritten signature in black ink that reads "Timmy Knudsen". The signature is written in a cursive, slightly slanted style.

Timmy Knudsen
Alderson, 43rd Ward