



Greater Goethe Neighborhood Association

Zoning and Planning Committee

August 29, 2016

Alderman Proco "Joe" Moreno
First Ward
2740 W. North Ave
Chicago, IL. 60647

Re: 2037 N. Milwaukee Ave

Dear Alderman Proco "Joe" Moreno,

The GGNA Zoning and Planning Committee (ZAPC) held a meeting with the project team for 2037 N. Milwaukee Ave on Aug 8, 2016 to review their project plans and up zoning request from B3-1 to a T.O.D. Planned Development with a B2-5 zoning.

The plans presented are for a seven-story building with 88 affordable units with a mix of CHA and 60% of AMI or lower units. There will also be two small commercial spaces and 18 outdoor parking units outside the first floor. The existing building, Congress Pizza, would be demolished.

After reviewing the proposed plans, overall they were incomplete and inaccurate. The ZAPC has the following concerns and recommendations to be addressed for the project:

Plans and Elevations

- The ZAPC prefers that the building be no more than Seventy (70'-0") feet tall to fit within the area and be consistent with other developments that have similar footprints.
- Exterior elevations are not appealing. There are too many different materials/colors being used. We strongly encourage a more coherent design either contemporary or traditional, not the proposed transitional mix. Also, the project team should verify with Building Department if fiber cement panels are acceptable.
- Almost all the units are small studio and one (1) bedroom units, which are not family friendly. More two (2) and three (3) bedroom units are desirable
- Floor to floor dimensions were not included
- Provide a better layout of the first floor, which includes the proposed commercial space and no living space
- Provide a rendering from the Campbell/McLean intersection
- No bicycle parking was provided
- The trash chute did not indicated storage for refuse at ground level and means of collection of trash or recycling bins
- The developer mentioned adding a laundry facilities and the ZPAC agrees that they be included
- Additional stairs are required
- Additional elevator needs to be provided per CBC
- Structural columns are located in middle of designated parking stall
- A roof plan, with percentage of green roof is required
- Project team indicated the building will be LEED Certified; Provide LEED scorecard.
- Provide a shadow study of the building

Apartments, CHA, Affordable Units and Selection

- Provide a breakdown of the types of apartment
- Provide number of CHA and affordable units
- Provide the rental rates for both CHA and affordable units
- Include a five (5) year projection for the rental rates
- Provide details on the waiting list, who will fill the units and who will make the decision need to be provided

Committee Members

José L Espejo
Chairman

Taurus Bublys
Vice-Chairman

Lindsay Semph
Secretary

Sally Hamann

Paul Christianson

Jeff Miller

Angel Valtierra

Financing

- Include a detailed breakdown of financing needed
- What is a Section 42 tax credit and bonds?
- What is the CHA, HUD and TIF financing being used?
- Provide a total cost for the building and which agencies finance the portion the project

Residential Management Services

- The project team mentioned that Resident Management Services will manage the building after it is completed
- Project mentioned a manager and janitor will be on site every day. Will the manager be available 24/7 and as long as it is 100% affordable units?
- Project team indicated operating the building for a period of thirty (30) year, what happens to the building after the building is no longer required to provide affordable units?

MBE/WBE -Chicago's Minority and Women -owned Business Procurement

- Provide information and clarity about what the MBE/WBE, Chicago's Minority and Women-owned Business Procurement Program, requirements are for this project.

When the ZAPC has received a new set of plans and the above information requested, either a 2nd ZAPC review, depending on the plans provided, or a Community Meeting will be needed prior to any next steps being taken on the project.

We request that the Alderman not move forward with this project until after the neighbors have an opportunity to provide their input at a Community Meeting. We are aware that neighbors have several other concerns about this project that will also need to be addressed by the Alderman.

Please feel free to contact me with questions.

Cordially,

Jose Espejo
GGNA ZAPC Chairman

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