



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: 2731 West Prindiville Street

Dear Alderman Proco "Joe" Moreno,

The GGNA Zoning and Planning Committee (ZAPC) held a meeting with the project team for 2731 West Prindiville Street on Aug 8, 2016 to review the proposed new townhome development and the request to change zoning from the current RS-3 Residential District to a B2-3 Neighborhood Mixed-Use District.

The plans presented are for a three (3) story, six (6) townhome development with four (4) proposed parking spaces which includes a twenty percent (20%) parking reduction. The proposed development requires the demolition of an existing two (2) story masonry building with a side yard.

After reviewing the proposed plans, the ZAPC has the following concerns and recommendations:

1. The group prefers the development team keep the R, residential zoning in lieu of the proposed B2-3 zoning request. Due to the residential area, would like to preserve and be consistent with "R" and only use "B" in commercial business area.
2. One of the entrances on the southwest building be moved to the N Stave Street side as it relates with the other properties on the block.
3. The project team is to provide a complete set documents of the development as requested in the GGNA ZAPC requirements.
4. The neighborhood is losing significant green space with this project and the project team is requesting an additional reduction in the front green space set back. As an offset to this community loss, the ZAPC would like to see one of the town house be an affordable unit.

When the ZAPC has received a new set of plans and the information requested, either a 2nd ZAPC review, depending on the plans provided, or a Community Meeting will be needed prior to 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 know neighbors also have several other concerns about this project that need to be addressed by the Alderman.

Please feel free to contact me with questions.

Cordially,

José L Espejo
GGNA ZAPC Chairman

cc: Raymond Valadez,
joseph@kiferbaum.com;
ramiel@spacearchplan.com
greatergoethe@yahoogroups.com

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