



Greater Goethe Neighborhood Association
Zoning and Planning Committee

**Committee
Members**

April 1, 2016

Sally Hamann
Chairman

Alderman Proco "Joe" Moreno
2058 N. Western Ave
Chicago, IL 60647

Taurus Bublys

Paul Christianson

Re: 2340 N. California Ave – Expansion Plans

José L Espejo

Jeff Miller

Dear Alderman Moreno,

Lindsay Semph

The GGNA Zoning and Planning Committee (ZAPC) met on September 14, 2015 with the project team for 2340 N. California for a second review of their project expansion. Many of the recommendations from that meeting were addressed in plans sent to the ZAPC on March 18, 2016.

Angel Valtierra

Their revised plans and request call for an up zoning from PD 1276 and C1-1 to a B2-3.5 TOD Planned Development for a 6 story building with 134 rental units, retail on the ground floor, 44 parking spaces and a proposed small pocket park. 20 affordable units are being proposed, almost 15% of the units.

The previously approved project was for a 5 story building with 56 rental units, two retail units on the ground floor, 18 parking spaces and 6 affordable units.

A majority of the ZAPC members support the revised plans and recommend the project be moved forward to a Community Meeting. Although there are concerns over density, number of affordable units, and construction of project (lot line building), we hope these concerns can be addressed during the Community Meeting.

The ZAPC welcomes the project team to come back to a Community Meeting with their revised plans for review, comment and a vote on the project. We look forward to hearing what the community thinks about this project. We ask that the Alderman wait until after neighbors have an opportunity to provide their input at a Community Meeting before moving forward.

Cordially,

Sally Hamann
GGNA ZAPC Chairman

cc: Raymond Valadez
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