



*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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