



Greater Goethe Neighborhood Association
Zoning and Planning Committee

November 21, 2016

**Committee
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José L Espejo
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Jeff Miller

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

Re: 2558 W. Armitage – Second Community Meeting Review

Dear Alderman Proco "Joe" Moreno

The GGNA Zoning and Planning Committee (ZAPC) held a Community Meeting on November 14, 2016 with the project team for the property at 2558 W. Armitage. The project team is asking for an up zoning from B3-1 to B1-3.

The revised plans presented are for a four-story mixed-use building, with commercial space and 14 indoor parking units on the first floor and 14 rental units on the three floors above. The existing building on 2556 to 2560 W. Armitage would be demolished.

The development team presented for a second occasion to the community and answered questions about the project. The community continued with raised concerns about increased congestion due to increase of vehicular traffic at this dead-end alley.

After the meeting a community vote was taken and the community filled out ballots that included their address. Neighbors living within a block of the project did most of the voting. Nine (9) neighbors voted "do not support"; two (2) "supported with conditions; four (4) "supported" this project.

Nine (9) neighbors were opposed to the project are as followed:

- Increase in density population
- Vehicle density would increase noise and traffic
- Continued alley congestion
- The project did not enrich or contribute to the community
- Nearby neighbor(s) would lose natural sunlight

Two (2) neighbors supported with conditions are as followed:

- Less density
- Provide affordable housing/dwelling units

Four (4) neighbors supported the project

There was a majority opposed the project as it was presented. We request that the Alderman and the project team review the comments and concerns of the community and the ZAPC. We request that this project not move forward.

Although the ZAPC led the community meeting, it was requested by the alderman's office a day before the City of Chicago Committee on Zoning, Landmarks and Building Standards on November 15, 2016, where the plans that had been rejected by the majority of the community were amended and recommended to pass.

Please feel free to contact me with questions.

Regards,

José L Espejo
GGNA ZAPC Chairman

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