



*Greater Goethe Neighborhood Association*  
*Zoning and Planning Committee*

November 21, 2016

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

**Committee  
Members**

**José L Espejo**  
*Chairman*

**Taurus Bublys**  
*Vice Chairman*

**Lindsay Semph**  
*Secretary*

**Sally Hamann**

**Jeff Miller**

**Paul Christianson**

**Angel Valtierra**

Re: 2529-37 W. Fullerton Ave - 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 2529-37 W. Fullerton Ave.

The plans presented are for a five-story building with 19 rental units with first floor commercial space with a proposed up-zoning request from B3-1 to B2-3. There will be 19 proposed parking spaces with a garage including 10 spaces for bicycle storage in basement. Three buildings will be torn down for this project.

The development team did not attend the community meeting and all questions were answered by the Zoning Attorney Sara Barnes of the Law Offices of Samuel V.P. Banks regarding the project. The disregard of the developer and architect not attending the community meeting demonstrates an inexcusable and unmitigated lack of respect of the neighborhood community and review process of the GGNA ZPAC committee. The attorney could not provide adequate answers to the community questions and concerns about increased density, congestion and the overall design and building height of the proposed project. At previously scheduled ZAPC meetings, the development team presented the proposed project and did not appear interested in resolving issues raised by the ZAPC thus no new revised plans were sent to the ZAPC in response to the recent letter to them.

At the end of the meeting, a vote was taken with the attending community filling out ballots that included their address. Neighbors living within a block of the project did most of the voting. No one in attendance was in full favor of the project as presented. A breakdown of the votes and associated reasons follow:

Ten (10) neighbor were opposed to the project are as followed:

- Proposed building height
- Increase in density population
- Vehicle density would increase noise and traffic
- The project did not enrich or contribute to the community
- The Maplewood elevations were not satisfactory

Six (6) neighbors supported with conditions are as followed:

- Less density
- Lower building height
- Provide affordable housing/dwelling units

Due to the lack of support from the community and all previously concerns which have not been met, the ZAPC continues to disapprove of this project as presented. We strongly request that the Alderman and the project team review the comments and concerns of the community and the ZAPC. Once these concerns have been addressed in revised plans, we will review this project and reconsider our recommendation. Please feel free to contact me with questions.

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

Regards,  
José L Espejo  
GGNA ZAPC Chairman

cc: Raymond Valadez,  
[sara@sambankslaw.com](mailto:sara@sambankslaw.com)  
[stuart@tmgchicago.net](mailto:stuart@tmgchicago.net)  
[greatergoethe@yahoogroups.com](mailto:greatergoethe@yahoogroups.com)