



Greater Goethe Neighborhood Association

Zoning and Planning Committee

July 25, 2016

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

Re: 2558 W. Armitage - Community Meeting Review

Dear Alderman Proco "Joe" Moreno

The GGNA Zoning and Planning Committee (ZAPC) held a Community Meeting on June 28, 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 plans presented are for a four story mixed-use building, with commercial space and 18 indoor parking units on the first floor and 18 rental units on the three floors above. The two existing building on 2556 to 2560 W. Armitage would be demolished.

The development team made a presentation and answered questions about the project. The community raised concerns about congestion due to increase of vehicular traffic at this dead end alley. There were concerns from the neighbors who live near the project about the demolition and construction process. Lastly, there were concerns that the Department of Planning and Development did not support this project.

At the conclusion of the meeting a 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. No one supported this project. Only one neighbor supported it with conditions that the alley congestion be fixed.

Eight neighbors were opposed to the project because of

- Alley congestion
- Vehicle density would increase noise and traffic
- The project did not enrich or contribute to the community
- Nearby neighbors would lose sunlight

After re-reviewing the plan, the Zoning and Planning Committee also noted that the required 30 foot rear yard set requirement had not been included in the plans. The ZAPC is trying to get information from the Alderman's office about why the Department of Planning is not supporting this project which Raymond Valadez, Chief of Staff, confirmed in the meeting.

There was no community support for this project as it was presented at this meeting. The ZAPC is not in support of the project as presented and would request the plans be modified to comply with setback requirements and community feedback. Both the ZAPC and the community think the project team is trying to put too many units into this space. We request that this project not move forward at this time. Please feel free to contact me with questions.

Cordially,

Sally Hamann
GGNA ZAPC Chairman

cc: Raymond Valadez,
mkupiec@kupieclaw.com
hannaarchitects@sbcglobal.net
mariajola89@gmail.com
greatergoethe@yahoogroups.com