



## 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*

**Tauras Bublys**  
*Vice-Chairman*

**Lindsay Semph**  
*Secretary*

**Sally Hamann**

**Paul Christianson**

**Jeff Miller**

**Angel Valtierra**

Re: 2037 N. Milwaukee Ave \_ Second Review

Dear Alderman Proco "Joe" Moreno,

The GGNA Zoning and Planning Committee (ZAPC) held a meeting with the project team for 2037 N. Milwaukee Ave on November 15, 2016 for a second review of their project plans and up zoning request from B3-1 to a T.O.D. Planned Development with a B2-5 zoning.

The plans presented are for a seven-story building with 88 affordable units with a mix of CHA and 60% of AMI or lower units. There will also be two small commercial spaces and 18 outdoor parking units outside the first floor. The proposed project will be a LEED Certified building. The existing building, Congress Pizza, would be demolished.

After the second review of the proposed plans, overall, they remain incomplete. The ZAPC highly encourages 100% affordability housing/dwelling units in GGNA and the 1<sup>st</sup> Ward. However, at this time, the ZAPC does not endorse this proposed project due to the following concerns and recommendations to be addressed for the project:

#### **Plans and Elevations**

- The ZAPC still favors the building be no more than seventy (70'-0") feet tall to fit within the area and be consistent with other developments that have similar footprints.
- The density is of major concern for the surrounding residents of the proposed project and is not received favorably
- Exterior elevations are not appealing. The use of two tone bricks and panels are not appealing
- Provide floor to floor dimensions
- Provide a better layout of the first floor, which includes the proposed commercial space and no living space. The includes four studio apartments, one commercial space, residential facilities and bicycle storage
- Provide a roof plan, percentage of green roof is required
- Current infrastructure cannot sustain the increase in density and ZAPC would like to know how is this is being addressed by the City
- Provide a video shadow study of the proposed building
- Provide a more detailed rendering
- Properly label community / bike and retail space

#### **Apartments, CHA, Affordable Units and Selection**

- All the units are small studio and one (1) bedroom units, which are not family friendly; two (2) and three (3) bedroom units are desirable to help address housing needs of low income families
- Provide a breakdown of the types of apartments
- Provide number of CHA and affordable units
- Provide the rental rates for both CHA and affordable units
- Include a five (5) year projection for the rental rates
- Provide details on the waiting list - who will fill the units and who will make that decision need to be provided
- First Ward to provide waiting list for existing residents surrounding the first ward

### **Financing**

- Provide a detailed breakdown of financing needed
- What is a Section 42 tax credit and bonds?
- If TIF funds are not available, what is the contingency plan? Will the building remain affordable?
- What is the CHA, HUD and TIF financing being used?
- Provide a total cost for the building and which agencies are financing what portions of the project

### **Residential Management Services**

- Project team mentioned a manager and janitor will be on site every day. The manager will be available during the day and security will be 24/7 as long as it is 100% affordable units? The ZAPC would like clarity on this.
- Project team indicated operating the building for a period of thirty (30) years. The ZAPC would like to know what happens to the building after the building is no longer required to provide affordable units.

### **MBE/WBE -Chicago's Minority and Women -owned Business Procurement**

- Provide information and clarity about what the MBE/WBE, Chicago's Minority and Women-owned Business Procurement Program, requirements for this project.

We request that the Alderman not move forward with this project until after the neighbors have an opportunity to provide their input at a Community Meeting. We are aware that neighbors have several other concerns about this project that will also need to be addressed by the Alderman.

Additionally, we request the Alderman, his office, and the development team understand that the GGNA-ZAPC has not recommended the community meeting being held on November 29, 2016 and request it be made clear that this meeting is not being run by the ZAPC.

Please feel free to contact me with questions.

Cordially,

Jose Espejo  
GGNA ZAPC Chairman

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