



Greater Goethe Neighborhood Association
Zoning and Planning Committee

December 19, 2016

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

Re: 2417 N. Artesian Ave

Dear Alderman Proco "Joe" Moreno,

The GGNA Zoning and Planning Committee (ZAPC) held a scheduled open meeting on December 12, 2016. On the meeting's agenda was a review of the proposed new dwelling condo units at 2417 N. Artesian Ave and the project's requested zoning change from the current RS-3 Residential District to RT-4 Residential Two-Flat, Townhouse and Multi-Unit District.

The plans provided prior to the meeting were for a three (3) story building with three (3) dwelling units and no commercial units. There will be three (3) proposed parking spaces with a masonry garage.

Although the development team and zoning attorney had agreed to the meeting, they neither attended the meeting nor contacted ZAPC that they would be unable to attend. Neighbors to the project were in attendance at the meeting. The total disregard of the development team, architect and zoning attorney, demonstrates an inexcusable and unprofessional lack of consideration for the community members in attendance and the review process of the GGNA ZAPC committee.

ZAPC did review the initial proposed plans, with the project team in absentia, and also received feedback from the community. The 2400 block of Artesian has experienced recent/current successful development, all of which has remained within the existing RS-3 zoning requirements. The subject property is a typical size residential lot for the city and the surrounding neighborhood area. Therefore the ZAPC does not see any unique hardship requiring a zoning change for this property based on lot size or location. We highly recommend that this proposed design should be kept within the existing RS-3 zoning requirements. Regarding the proposed plans, the ZAPC has the following concerns and recommendations which need to be addressed before further consideration of the project:

Plans and Elevations

- Reduce the proposed building height to 30'-0"; RS-3 maximum
- Reduce the proposed FAR to meet the RS-3 requirements
- Limit the number of units to one or two
- Provide property line setbacks required by RS-3

We would welcome the project team to meet in person with the ZAPC to review new plans that address these concerns.

We strongly request that the Alderman not to make any zoning change for this project.

Please feel free to contact me with questions.

Cordially,

Jose Espejo
GGNA ZAPC Chairman

cc:

**Committee
Members**

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