

Greater Goethe Neighborhood Association
Zoning and Planning Committee

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June 21, 2017

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 May 8, 2017. On the meeting's agenda was a review of the proposed new dwelling units at 2417 N. Artesian Ave and the project's requested zoning change from the current RS-3 Residential District to RT-3.5 Residential District.

The plans provided prior to the meeting were for a three (3) story building with two (2) dwelling units and no commercial units. There will be three (3) proposed parking spaces with a masonry garage.

The ZAPC recommends that this project and the zoning change to RT-3.5 be approved with the following restrictive covenant:

- The ZAPC suggests a reduction of a 9'-0" floor to ceiling height at the first floor to reduce the overall height of the proposed project. Project team to provide an updated set of plans.
- Provide a three foot (3'-0") space between the masonry garage and public alley way for the trash/recycle bins.
- Keep the building as a Type one (1) Zoning. If any changes to the plans, the project will return to another ZPAC meeting to review the changes.
- The property will be downzoned back to RS-3 after completion of the owner

Please send the ZAPC a copy of the final ordinance passed by City Council.

Please feel free to contact me with questions.

Cordially,

Jose Espejo
GGNA ZAPC Chairman

cc:
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