



Greater Goethe Neighborhood Association
Zoning and Planning Committee

January 25, 2017

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

**Committee
Members**

José L Espejo
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Re: 2424 West Lyndale Street

Dear Alderman Proco "Joe" Moreno,

The GGNA Zoning and Planning Committee (ZAPC) held a meeting with the project team for 2424 West Lyndale Street on January 9, 2017 to review the proposed new four dwelling unit residential building and the request to change zoning from the current RS-3 Residential District to a RT-4 Neighborhood Mixed-Use District.

The plans presented are for a three (3) story, four (4) dwelling unit with four (4) proposed parking spaces. The proposed development requires the demolition of an existing two (2) story masonry building with a side yard.

After reviewing the proposed plans, the ZAPC has the following concerns and recommendations:

1. The ZAPC does not see any unique hardship requiring a zoning change for the property lot. The group would be willing to compromise for a zoning change from RS-3 to RT-3.5 in lieu of the proposed RT-4 zoning request to allow for additional units (3) and square footage only. The building height and setbacks should be kept within requirement of RS-3. The properties adjacent are 1 1/2 and 2 1/2 story buildings under 30 feet high as are buildings across the street. A building over 30 feet at this location would be out of scale and inappropriate.
2. The flat roof area should be 50% green roof.
3. Use a finish material other than stucco at the roof penthouse.
4. The project team is to provide a complete set documents of the development as requested in the GGNA ZAPC requirements. The elevations/drawings were incomplete. Provide a color rendering and complete drawings before a second review.

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

We request that the Alderman not move forward or make any zoning change for this project.

Please feel free to contact me with questions.

Cordially,

Jose Espejo
GGNA ZAPC Chairman

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