

Greater Goethe Neighborhood Association

Zoning and Planning Committee

May 30, 2017

**Committee
Members**

José L Espejo

Chairman

Tauras Bublys

Vice-Chairman

Lindsay Semph

Secretary

Sally Hamann

Paul Christianson

Jeff Miller

Angel Valtierra

Rachel Cherny

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

Re: 2424 West Lyndale Street – Second Review

Dear Alderman Proco "Joe" Moreno,

The GGNA Zoning and Planning Committee (ZAPC) held a second meeting with the project team for 2424 West Lyndale Street on May 8, 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 ZPAC reaffirms no unique hardship regarding the lot size or shape requiring a zoning change to RT-4. We do realize the lot at 4,825 sf is only 175 sf short of allowing 2 units under the current RS-3 zoning. Therefore, as stated in our previous letter, the ZPAC would be willing to compromise, recommending a zoning change from RS-3 to RT-3.5 allowing 3 units instead of 1 and allowing an FAR of 1.05 providing building square footage of 5,066 sf in lieu of 4,342 sf allowed in RS-3. But 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 to be 50% landscaped.
3. The zoning to be reverted back to an RS-3 after project completion.

We would welcome the project team to provide a revised design that follows the ZPAC requirements and meet in person 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

cc: Raymond Valadez,
mkupiec@kupieclaw.com;
roosb@gnpdevelopment.com
greatergoethe@yahoogroups.com