



**Greater Goethe Neighborhood Association**  
**Zoning and Planning Committee**

October 25, 2016

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

**Committee  
Members**

**José L Espejo**  
*Chairman*

**Taurus Bublys**  
*Vice-Chairman*

**Lindsay Semph**  
*Secretary*

**Sally Hamann**

**Paul Christianson**

**Jeff Miller**

**Angel Valtierra**

Re: 2529 W. Fullerton Ave

Dear Alderman Proco "Joe" Moreno,

The GGNA Zoning and Planning Committee (ZAPC) held a meeting with the project team for 2529 W. Fullerton Ave on October 10, 2016 to review their revised project plans.

The plans presented are for a five-story building with 19 rental units with first floor commercial space with a proposed upzoning request from B3-1 to B2-3. There will be 19 proposed parking spaces with a garage including 10 spaces for bicycle storage in basement. Three buildings will be torn down for this project.

The project team made changes that, in part, addressed concerns from the ZAPC. However, the ZAPC still has the following concerns and recommendations to be addressed for the project:

**Plans and Elevations**

- Latest design reduced the height, but not down to the 50' maximum requested. The current proposal is 55'. ZAPC does like that the elevation along Fullerton has balconies below 50' but does not like the 55' height at the rear of the building.
- Latest design is proposing a rear yard setback reduction from the required 30' to 15' with a height of 55'. ZAPC is not in favor of the reduction.
- ZAPC is still not satisfied with the west (Maplewood) elevation's aesthetics. As previously stated, this elevation should be treated as importantly as the Fullerton elevation.
- ZAPC suggests reducing the 30' rear yard setback to 0' – 3' up to a 35' height (equal to R3-5 height). Any part of the building above that should maintain the required 30' setback making the south (rear) part of the building more in scale to the residences across from it on Maplewood and behind it on Medill.
- Provide square footage for units and the breakdown of 2 & 3 bedrooms
- Provide consistent plans and two renderings – one of Maplewood side and one of Fullerton side.
- Provide material samples
- ZAPC requests at least two affordable units on-site as well as Type 1 zoning

Once the plans for the project have been altered to address these items, the ZAPC would recommend the project move forward to a Community Meeting.

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.

Please feel free to contact me with questions.

Cordially,

Jose Espejo  
GGNA ZAPC Chairman

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