



Greater Goethe Neighborhood Association
Zoning and Planning Committee

October 26, 2016

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

Re: 2556-60 W. Armitage Ave

Dear Alderman Proco "Joe" Moreno,

The GGNA Zoning and Planning Committee (ZAPC) held a meeting with the project team for 2556-60 W. Armitage Ave on October 10, 2016 to review their revised project plans.

The plans presented are for a four-story building with 14 rental units with first floor commercial space and an upzoning request from B3-1 to B2-3. There will be 14 proposed parking spaces with a garage including 10 spaces for bicycle parking.

The project team made changes that better reflected concerns from the community. The ZAPC has the following concerns and recommendations to be addressed for the project:

Plans and Elevations

- Shadow study done does not include concerned neighbor's home
- Still a concern over congestion – while this has been addressed by the recess in the back, there are still more cars in the area
- Provide an exterior finish sample
- Provide an open railing on top of garage deck in order to feel more open and to provide more light to neighboring properties
- The developer to provide an affordable unit
- ZAPC requests Type 1 zoning

The ZAPC requests a Community Meeting prior to any next steps being taken on the project.

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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