



Greater Goethe Neighborhood Association Zoning and Planning Committee

January 24, 2017

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

Re: 2731 West Prindiville Street

Dear Alderman Proco "Joe" Moreno,

The GGNA Zoning and Planning Committee (ZAPC) held a meeting with the project team for 2731 West Prindiville Street on Monday January 9, 2017 to review the proposed new town home development and the request to change zoning from the current RS-3 Residential District to a B2-3 Neighborhood Mixed-Use District.

The revised plans presented are for a three (3) story, six (6) town home development with four (4) proposed parking spaces which includes a twenty percent (20%) parking reduction. The proposed development requires the demolition of an existing two (2) story masonry building with a side yard. ZPAC would like to note that the design team only met one request of moving an entrance to Stave street as asked from August 29, 2016 letter.

The development team presented for a second occasion to the community and answered questions about the project. The community & ZAPC continued with raised concerns about a business zoning in a residential district, increased density with the number of units on a single lot & lack of affordable units for the community. After the meeting a community vote was taken and the community filled out ballots that included their address. One neighbor voted "do not support"; one voted "supported with conditions; one voted "supported" for this project.

The GGNA Zoning and Planning Committee still has the following concerns and recommendations:

1. The B2-3 zoning which is supposed to be for retail, service and commercial uses is not appropriate for this project in a residential area. The project team's insistence that an R-5 zoning would not allow them to build their project shows that the project is too large for the space. The ZAPC would like to preserve and be consistent with "R" and only use "B" zoning in commercial business area. The development team could build 5 units at a RM5 zoning and ask for a variance for the one missing parking spot.
2. The neighborhood is losing more family oriented affordable housing and green space. The development is asking for a zoning change to maximize the amount of units (6) on their lot and to maximize their profits without any compromise for the community. As an offset to this community loss, the ZAPC & community would like to see one of the 3 story town homes be an affordable unit or reduce the number units from six(6) to five(5) as previously stated.
3. Lastly, the ZAPC requests this project be Type 1 zoning and the project be down zoned back to a RS3 after construction has completed.

With no clear community support for this project as it was presented, we request that the Alderman and the project team review the comments and concerns of the community and the ZAPC. We request that this project not move forward without some compromise for the community. Please feel free to contact me with questions.

Cordially,

José L Espejo
GGNA ZAPC Chairman

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