



## Zoning, Development and Planning Committee

### VIA ELECTRONIC MAIL

October 26, 2015

Michael Pinelli  
Synergy Partners  
2037 W Carroll  
Chicago, IL 60612

**Re: 2442 W Moffat Ave.**

Michael,

Thank you for the presentation that you and your group provided the West Bucktown Neighborhood Association's Zoning, Development, and Planning Committee ("the Committee") on September 30, 2015 requesting a zoning change to B2-3 for the address above. Sorry for not getting you this letter sooner, but I am glad we were able to discuss the project via email shortly after our meeting to explain some of the committee's concerns.

It was a pleasure meeting the people involved in your project. It is obvious that a lot of thought and effort was placed on satisfying numerous factors when considering this project, and there is clearly a good support group caring about Pastor Charlotte and the work of St. John's Church.

This zoning change request is the result of the existing church at this location, St. John's, no longer being structurally sound as determined by the city of Chicago. Consequently, the church requires scaffolding and must be razed in the near future for the safety of area residents.

The proposal is to replace the existing church and parsonage (the building immediately to the east) with a new church that includes the parsonage, and two new residential buildings.

**Residential Buildings:** The initial proposal discussed at the Committee's September 30 meeting included an eight unit residential building and a four unit residential building with little green space and 12 very tight parking spaces using a shared driveway.

The latest proposal for consideration at the Committee's October 28<sup>th</sup> meeting now includes a six unit residential building and a three unit residential building with nine garage parking spaces. Plus, in the new proposal the residential building heights have been reduced significantly and the front façade has been enhanced with a more dynamic design.

The Committee looks forward to discussing this with you in more detail at our October 28, 2015 meeting. Thank you for taking the Committee's concerns into consideration when updating these plans.


**Church:** The new church building will be for missionary work and Sunday services, and will be constructed using some of the existing building materials, including the doors, stained-glass windows and exterior bricks. The new church exterior will be brick and siding with a modern design. Also, the new church will require a parking variance since it only includes three parking spaces. The Committee was told that additional parking is not a concern since the recipients of the church's services and the congregation do not drive.

The Committee has a few comments with regard to the new church. First, any exterior siding used on the building must be fiber cement to ensure its durability and enhance the look of the Moffatt façade. Second, the Committee suggests that consideration be given to using the existing church doors as an entry into the sanctuary with the stain glass windows, rather than on the front of the building. These doors are clearly beautiful, but they do not correspond to the modern design of the new building. Lastly, there are members of the Committee that are concerned about the proposed structure meet all fire codes for its intended public use. If you haven't already, we suggest that you look into this more.

Due to its size and scope of this project, if approved by the Committee, the Proposal must be presented at a Community Meeting for input from surrounding residents. Once the Committee has approved the plans, you can contact the Alderman's Office for additional information. Logistical information about the Community Meeting can be sent to my attention so it can be shared with area residents. Also, if the meeting is held on a weekday, it should no later than 6:30pm to accommodate working families.

If you have questions or need additional assistance, please let us know.

Very truly yours,



Rodney Gansho, Chairman  
WBNA Zoning, Planning and  
Development Committee

cc: Raymond Valadez - via email [rvaladez@cityofchicago.org](mailto:rvaladez@cityofchicago.org)  
WBNA President – via e-mail