



West Bucktown Neighborhood Association
Zoning, Development and Planning Committee

VIA ELECTRONIC MAIL

November 9, 2016

Alan Schachtman, Director
Residential Business Unit Leader
Clayco
35 E. Wacker Drive, Suite 1300
Chicago, IL 60601

Re: 1980 N Milwaukee Ave -- Recommendation NOT SUPPORTING Proposal

Alan,

Thank you for the time your team has taken to work with the West Bucktown Neighborhood Association's Zoning, Development and Planning Committee ("the Committee") concerning the requested zoning change ("the Proposal") from B3-2 to B3-5 as a Planned Development for the address above. A copy of the property data form and latest renderings for this project are attached.

This letter serves as the Committee's official recommendation to the Alderman NOT SUPPORTING the current proposal.

Objection: An eight story building at this location is simply too big. The Committee fully supports a six story building with similar plans, (%) unit mix, materials and style. The Committee is also very interested to hear what level of support there is from area residents at the Community Meeting for a seven story building.

Project overview: For several months now the Committee has worked with your team to refine and craft a proposal that we believe best serves the community and will be supported by area residents. Due to its size and the scope of the project, the Committee chose not to take any formal action on the proposal until first meeting with Alderman Joe Moreno to address Committee concerns relative to:

- The increasing number of large rental developments in the immediate area up and down Milwaukee Ave and the surrounding area
- The unit mix of and relatively small unit sizes in these new projects
- The lack of ownership in these large developments

November 9, 2016

Page 2

From its initial review, the Committee has always supported a zoning change at this location calling for more density and additional commercial/retail space along Milwaukee Ave and Armitage Ave. The Committee has also fully supported the level of affordable housing in the project that exceeds the city's required 10%, and the inability of the developer to "buyout" of building affordable units onsite. Further, the Committee has stressed that any proposal must be balanced and address the surrounding existing buildings.

Through its deliberations, and in response to community input, including a letter from the Logan Square Preservation group, the Committee voted to save the façade of the existing building at 1968-70 N. Milwaukee Ave, calling for it and common brick for the exterior walls to be incorporated into the new development. The portion of the new building above this existing building will be recessed back and include different building materials to help set it apart.

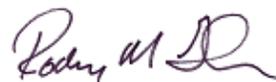
The Committee also worked with your team to come up with an agreed upon unit mix of:

- Studios (15%)
- Convertibles (40%)
- 1 Bedrooms (25%)
- 2 Bedrooms (15%)
- 3 Bedrooms (5%)

Further, you have agreed that the project will include restrictions placed on all leases prohibiting tenants from owning cars to stress its "TOD-style" nature.

While we do not support the current iteration of the Proposal, we are excited at the possibility of working more with you and the Clayco team to adjust the latest plans to something the Committee and community can support.

Very truly yours,



Rodney Gansho, Chairman
WBNA Zoning, Planning and
Development Committee

cc: Raymond Valadez - via email rvaladez@cityofchicago.org
President, WBNA President – via email