

June 6, 2008

Mr. Miguel del Valle
Chicago City Clerk
City Hall, Room 107
121 N. LaSalle St.
Chicago, IL 60602

Re: Zoning Application No. 16556
6911-25 N. Western Ave.

Dear Mr. del Valle,

We, the undersigned property owners of land immediately touching, or immediately across a street, alley, or public way from at least 20% of the perimeter of the above referenced property, wish to file a valid written protest in opposition to the above referenced application for a change in zoning in accordance with the provisions of section 17-13-0307 of the Chicago Zoning Ordinance. Taken together, our properties are adjacent to approximately 69% of the perimeter of the subject property.

The proposed change in zoning is unprecedented for the area. Just last year, the property was rezoned from C2-2 to B3-3. Now, only ten months later, we have a new application to rezone from B3-3 to B2-5. With two zoning changes in the course of a single year, the property will go from an FAR of 2.2 with a maximum of 19 dwelling units to an FAR of 5.0 and the potential for 98 units. The developer would be free to build as much as an 80-foot, eight-story building.

As neighboring property owners, we do not believe that the proposed change in zoning is compatible with the character of the surrounding area in terms of density and building scale. There is no comparable zoning anywhere in the area or on the entire length of Western Ave. in the 50th Ward. Nor is the proposed rezoning in the best interests of the public health, safety and general welfare.

Among our objections are concerns about the negative impact this change will have on traffic safety and on-street parking in the neighborhood. The current proposal for a 96-unit senior housing building will provide only two parking spaces for every three units and has no provision for visitor parking. The proposed development will result in the loss of on-street parking while at the same time increasing the demand for parking. Changing the direction of traffic on a portion Morse Ave. from one-way to two-way will make an already difficult intersection more hazardous. The addition of curb cuts on Morse Ave. and a parking garage entrance on Western Ave. will only exacerbate the problem.

We do not believe that the best interests of the neighborhood or our rights as individual property owners have been properly considered in reviewing this application for a change in zoning. We request that this valid written protest be filed with the City Council at its next regular meeting and that a favorable vote by two-thirds of all Aldermen be required

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for any approval of the proposed change in zoning.

If you have questions or need additional information regarding this protest, please contact Greg Brewer, our representative in this matter, at 312-933-5198.

Yours truly,

Scott Richards
2333 W. Morse Ave., Chicago, IL 60645

Haskell and Rochelle Israel
6901 N. Western Ave., Chicago, IL 60645

Aurel Ardelean
6939 N. Western Ave., Chicago, IL 60645

Sue DeWald
2334 W. Farwell Ave. 1W, Chicago, IL 60645

Jeanne Warsaw
2334 W. Farwell Ave. 2W, Chicago, IL 60645

Jennifer and Norbert Marszalek
2334 W. Farwell Ave. 3W, Chicago, IL 60645

cc: Dr. Tariq Ghani, applicant
James J. Banks, attorney for applicant
Bernard L. Stone, Alderman 50th Ward

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