



June 5, 2018

LETTER RE 1829-1833 W. BERENICE

Dear Ald. Pawar,

The Northcenter Neighborhood Association has carefully considered the proposal to rezone 1829 and 1833 W. Berenice to allow for construction of two new multi-unit buildings (one of six units and one of three units), and we cannot support the requested rezoning for the following reasons:

1. While there are a few older multi-unit buildings on the block, all but one of them are located on corner lots.
2. A substantial majority of homes on the block are single-family or two-unit structures. Adding a six-unit building and three-unit building in a mid-block location, as the developer proposes, is not in keeping with the basic character of the area.
3. Granting this requested rezoning would set a precedent that would make it more difficult to turn down future requests to build similar structures on this block and others in the area.
4. There are limited situations in which we believe spot rezoning may be appropriate, but generally we feel it should be avoided, and this request does not present a compelling case for making an exception to that general principle.
5. The lots in question are close to the elevated train tracks and are thus less than optimal locations for new single-family homes. We recognize that the location likely means that any new home would not command the same value as it might if located further from the tracks. However, we assume that any difference in value will be reflected in the price paid for these lots. As a result, we see no need for granting special relief to a developer who chooses to purchase those lots.

Sincerely,

NORTHCENTER NEIGHBORHOOD ASSOCIATION

773-326-2440 | info@northcenterneighborhood.org | www.northcenterneighborhood.org
PO BOX 180180 CHICAGO, IL 60618



Kate Kreinbring
President



Matthew Gomez-Mesquita
Zoning Committee Co-chair

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PO BOX 180180 CHICAGO, IL 60618