



**NORTHCENTER NEIGHBORHOOD ASSOCIATION
ZONING COMMITTEE**

May 7, 2020

LETTER RE: 1800 W. Berenice Ave.

Dear Ald. Martin,

The NNA Zoning Committee recommends that the proposal to rezone 1800 Berenice Ave. to allow for the construction of a TOD mixed-use building 70 feet tall with 42 residential units be subject to a community meeting at the earliest opportunity. The committee, however, at this juncture expresses general support for the proposal. The site seems well located to handle 42 rental units as part of a TOD, and the commercial office space planned for the first two floors is certainly compatible with existing uses along Ravenswood Ave.

We do not find the height of the proposed building problematic because it is similar in height to 1800 Grace St. just to its south and is isolated from homes to the east and west by the Union Pacific and CTA rail lines on either side of the site. In fact, we believe it will, once complete, serve as a welcome noise barrier, reducing train noise for neighbors in both directions.

We believe impacts in terms of increased traffic that the building would generate will be manageable given the relatively light traffic now found along the adjacent portions of Ravenswood and Berenice. Parking for the commercial tenants could be more of an issue, but we expect many of those working there will either walk or use public transit. However, a traffic study that would also weigh the impact of the proposed development at 1801 Grace St. might be a logical next step.

Sincerely,

Kate Kreinbring
President

James Nathan

NORTHCENTER NEIGHBORHOOD ASSOCIATION

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Zoning Committee Chair

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