



April 11, 2017

Letter #3 re 2335 W. Montrose Ave.

Dear Ald. Pawar,

The NNA Zoning Committee at its March 28 meeting reviewed the most recent proposal from Barrett Homes for redevelopment of 2335 W. Montrose Ave.

Initially, Barrett proposed constructing a four-unit residential building with no front setback. When we objected to the lack of setback, they offered a 7-foot setback, which we also felt was inadequate. The latest iteration of the plan proposes a minor modification to the front of the building that provides another 2 feet of setback at ground level although the open porches that are now part of the plan and start at the second floor would be set back only 7 feet from the sidewalk on Montrose.

While the committee appreciates the developer's efforts to be responsive to our request for increased setback, we cannot at this point support the plans or the requested zoning change, a position our committee adopted with only one dissenting vote.

In our view, the Montrose streetscape opposite Welles Park is an important design element in our community, and we would like to see it maintain, to the extent possible, a uniform setback of 15 feet. While minor variations from that can be accommodated, the setback offered by Barrett is, in our view, inadequate and would set an unfortunate precedent for future redevelopment opposite Welles Park.

At a recent meeting with members of your staff and of our committee, Barrett suggested that if the zoning change is not granted, it would move ahead with by-right development under current zoning and ask the ZBA for a special use permit that would allow for residential use on the ground floor rather than commercial space. NNA would strongly object to the ZBA granting such a request and would hope that your office would do the same.

Best regards,

Kate Kreinbring
NNA Board President

Mary Jo Nathan
Zoning Committee Co-chair

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