



City of Chicago



F2016-16

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/16/2016
Sponsor(s):	Misc. Transmittal
Type:	Communication
Title:	Protest against Type 1 zoning amendment application for property at 2109-2115 S Halsted St
Committee(s) Assignment:	



February 11, 2016

VIA: U.S. CERTIFIED MAIL
70140510000065160057

City of Chicago
Honorable Susana A. Mendoza
Office of the City Clerk
121 North LaSalle Street, Room 107
Chicago, Illinois 60602

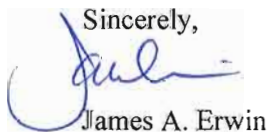
Re: Zoning Amendment Application
Subject Property: 2109-15 S. Halsted Street
Our Clients: Janet Fecteau and Alfred DiFranco
Developer: 2109 S Halsted, LLC

Dear Ms. Mendoza:

I represent the owners of the residential property at 2107 South Halsted Street in Chicago. The owner of the abutting property, at 2109-2115 South Halsted Street, has filed a Type 1 zoning amendment application with the Zoning Administrator for a zoning change from M1-2 to B2-3.

Based on their information and understanding of the application filed, my clients, in accordance with Section 17-10307-A of the Chicago Zoning Ordinance, hereby submit the enclosed formal protest against that application.

Sincerely,



James A. Erwin

Enc.

cc: Clients

Sara Barnes, Law Offices of Samuel Banks (Certified Mail No. 70140510000065160064)
2019 S Halsted, LLC (Certified Mail No. 70140510000065160071)
Daniel Bronson, Registered Agent (Certified Mail No. 70140510000065160088)

OBJECTION TO ZONING AMENDMENT APPLICATION

APPLICANT: 2109 S Halsted, LLC
PROJECT LOCATION: 2109-15 South Halsted Street
APPLICATION DATE: January 13, 2016
AMENDMENT SOUGHT: M1-2 to B2-3
OBJECTORS: Janet Fecteau and Alfred DiFranco

We, the above named Objectors, Janet Fecteau and Alfred DiFranco, are the property owners of the land immediately touching at least 20% of the perimeter of the land proposed for rezoning.

The Applicant seeks a Type 1 Zoning Map Amendment.

Project Location:

The current zoning is M1-2.
Current FAR: 2.2
Proposed zoning is B2-3
Proposed FAR: 3.0

Objectors' Property:

Zoned B2-2
FAR: 2.2

Factors to be considered:

- 1.) 17-13-0308-B: Whether the proposed rezoning is appropriate because of significant changes in the character of the area due to public facility capacity, other rezonings, or growth and development trends.
- 2.) 17-13-0308-C: Whether the proposed development is compatible with the character of the surrounding area in terms of uses, density and building scale.

Summary of objections:

The proposed rezoning is unnecessary and inappropriate. The entire square block encompassing the subject development property is zoned either M1-2 or B2-2, with an FAR standard of 2.2. With the exception of three lots on the block to the south of the subject block, there are no Business or Manufacturing zoned lots within three blocks of the development that are zoned higher than Dash 2. The Objectors' property, lying immediately adjacent and to the north of the development site, is a single family home that is over 100 years in age. There are two other properties on the subject block, both to the north of the Objectors' property. One is a single story, single family home. The other is a modest, two-story mixed-use property.

The proposed development would be a four story building, with commercial units on the ground floor and 18 residential units on the remaining floors. It would be built with zero setbacks in the front and rear. It would be built with only six inch side setbacks. Such a development would be inconsistent with and harmful to the character of the surrounding area.

Of most immediate concern to the Objectors is the side ingress and egress that would be shut off if this development were constructed as proposed. On the south side of the Objectors' home, facing the subject development lot, there is a door which sits largely below grade and which provides their only exterior access to and from their basement. As proposed, the development next door would be built approximately 24 inches from the Objectors' home and would almost touch the roof overhang of their home. This would severely restrict use of the Objectors' basement door and would make maintenance work on their southerly façade virtually impossible. While Manufacturing districts likewise do not mandate side setbacks, there is no need or good cause to grant a zoning amendment which would allow for the increased bulk and density standards sought by the applicant. Maintaining the current FAR of 2.2 would limit the development to a total of 18,693 square feet. That would keep the project in conformity with the surrounding area and eliminate the need to build lot line to lot line.

We respectfully submit this protest and ask that you deny the application, as currently proposed.

SIGNATURES:


Janet Fecteau

Date: 2-10-16


Alfred DiFranco

Date: Feb 10, 2016