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July 25, 2019

Alderman Scott Waguespack
2657 N Clybourn Avenue
Chicago, IL 60614

Via email: scott@ward32.org

Re: 2737 W. Diversey

Dear Alderman Waguespack,

Our Preservation and Restoration Committee met July 15, 2019 to discuss a rezoning request for the property located at 2737 W. Diversey.

The property owner is requesting a zoning change from C1-1 to C1-1.5.

Our Committee voted to not support the proposed project.

-The owner stating that the building is old and legally exceeds applicable zoning limits is not a legitimate basis for requesting an upzoning.

-The owner cannot meet the Zoning Ordinance's standards for a rezoning.

-The proposed change alters the historic exterior of the building, which is a defining feature of that portion of Fairfield and the Fairfield-Diversey intersection. It is incompatible with the existing character of that block. It places a monolith nearly on top of the adjoining single-family residence.

-The current structure is an historic firehouse. The affected façade has been completely restored and contributes to the neighborhood's character. The proposed addition will destroy that façade.

-The proposed addition will effectively disconnect the old firehouse from the rest of the block face and would also negatively impact pedestrian patterns.

-The proposed change also gives the owner the ability to further expand.

-Granting the proposed change will cause a ripple effect inciting developers to make more upzoning change requests along Diversey Avenue.

Logan Square Preservation does not support the plan as submitted.

Sincerely,
Andrew Schneider
President, Logan Square Preservation
312-330-2083 lsppresident@gmail.com

cc: paul@ward32.org, Kate Slattery, Preservation and Restoration Committee
Chair, Logan Square Preservation, ls zoning@gmail.com, 312-953-4440