

MILWAUKEE AVENUE SPECIAL CHARACTER OVERLAY DISTRICT (SCOD) – PUBLIC COMMENT SUMMARY

Introduction

On April 17 and April 18, 2024, two community meetings were held in accordance with Section 17-13-0503 of the City of Chicago Zoning Ordinance to explain the proposed Special Character Overlay District (SCOD) designation along Milwaukee Avenue between Western and Ridgeway avenues and design guidelines, solicit public comment and make findings regarding the factors listed in Sec. 17-13-0505 of the Chicago Zoning Ordinance. As required by law, a written notice was sent to property owners both within the proposed SCOD boundaries and within 250 feet of those boundaries in advance of the meetings.

In accordance with Section 17-13-0503 of the City of Chicago Zoning Ordinance, the Department of Planning and Development shall make all of the information presented at the meeting available to the public and shall provide a meeting summary of public input received. For more information visit www.Chicago.gov/MilwaukeeAve.

Public Comment

Fifteen individuals attended the community meeting at Avondale-Logandale Elementary School, located at 3212 W. George St., on Wednesday, April 17, from 6:00 to 7:30 p.m., where three written public comments were received (transcribed below). Four individuals attended the community meeting at Goethe Elementary School, located at 2236 N. Rockwell St., on Thursday, April 18, from 6:00 to 7:30 p.m., with no public comments received.

Public Comment #1

Need to reference CDOT/TOD/other planning initiatives in an intentional manner. Especially when discussing parking, density, need for affordability/activation etc. Need loading zones to avoid conflicts with other road users when making deliveries.

Needs to be paired with upzoning. This is a very thorough document as-is but will not address the red tape of zoning, or respond to the urgency of the need for housing production. We have the aesthetics locked down and massing, what else is there?

Public Comment #2

Excellent hard work. Looks great.

Public Comment #3

Dear Sir or Madam,

I am in receipt of your letter of April 2, 2024 regarding the above SCOD. I am opposed to the SCOD for the following reasons:

1. As a general proposition, history has taught us that excessive meddling in the free allocation to capital in the real estate market in the City of Chicago has been unproductive. I am referring in particular to the creation of historic districts that have the effect of keeping redevelopment from moving into areas that were declared historic on dubious evidence, but would surely benefit from re-development.
2. Your letter states that the "aim (of the SCOD) is to reduce conflicts between new construction and existing developments". What is the evidence of these conflicts. What will be your criteria for resolving the conflicts?
3. The proposition the you wish to "maintain and enhance the unique character and sense of place along Milwaukee Ave." is unsupported by any evidence. What are the specific characteristics to which you refer? How often are these characteristics repeated in any given block to make them unique and worthy of preservation? What is this "sense of place" to which you refer? Does it have ethnic characteristics? Will preservation serve to segregate an ethnic group?
4. Why must "infill development be compatible and respectful". There is already a zoning ordinance to protect and restrict certain types of projects. These restrictions are not based on someone's subjective view of what belongs. Rather, the ordinance sets forth objective standards.
5. WILL THE SCOD RETARD THE GROWTH OF THE TAX BASE THAT CHICAGO DEPARATELY NEEDS?

In the last several millennia, the history of humans has been in cities. All cities are in a state of constant re-development. Chicago is a strong, vibrant city. The free flow of needed re-development capital here should not be impeded based on the criteria described in your letter.