

June 20, 2024

Office of the Chicago City Clerk
2024 JUN 21 AM 8:30

City Clerk Office
121 N. LaSalle Street
Room 107
Chicago, IL 60602

City Clerk Office Chicago:

I hereby officially protest the change in zoning from the RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to the B-3 Neighborhood Mixed Use District for the property at 3627-3633 N. Sheffield Avenue, Chicago, IL 60613; ordinance #02024-009617.

I am the owner of 3628 N. Wilton Avenue, Chicago, IL 60613 since 1983. My property is immediately across the alley of the subject of the zoning application, more specifically behind 3631 N. Sheffield Avenue, formerly referred to as the TORCO building.

The proposed 5-story, 29 unit residential building is not to scale nor consistent aesthetically with the rest of North Sheffield.

Furthermore, the height of 56 feet 8 inches will block all of the western exposure sunlight from my home and rental units. The rear setback of 5 feet will cause L noise pollution to be trapped whereas now it travels between all of our buildings on North Sheffield and North Wilton. The airflow to my home will be blocked will be blocked with this massive structure. The fifth floor rooftop with pickleball courts will be noisy and likely used for the 29 units to host friends for Cubs games and cookouts without the former rooftop's 8th inning end of drinking rules. Overall, my quality of life will be negatively impacted by this project.

Additionally, the Addison Clark apartments, Grace and Sheffield apartments (former daycare/ school), new apartments on Addison and Fremont (former church) are adding to the density of our neighborhood. The argument of the cost to renovate the buildings to larger rentals individually is not reasonable.

Respectfully submitted,


John K. Selep
3628 N. Wilton Avenue
Chicago, IL 60613