

July 24, 2022

TO: Tag Evers, District 13 Alder

CC: City Plan Commission

RE: Plan Commission Meeting July 25, 2022, Agenda item number 11. File number 72202  
2253 Keyes Avenue; 13th Ald. Dist.: Consideration of a demolition permit to demolish a  
single-family residence.

Dear Mr Evers,

We are writing to express a number of concerns related to the proposed demolition of the single-family residence at 2253 Keyes Avenue and upon demolition the construction of a new single-family home.

First, as adjacent neighbors of the proposed demolition our residences are very close together and we request that the demolition standards are adhered to in a way to mitigate any negative impact to our residences at 2249 and 2257 Keyes and others nearby. How will the city ensure that the builder will take into account the close proximity of neighbors when the demolition will take place?

Second, we request clarity about what is being decided during the upcoming meeting: the demolition permit only or the demolition AND the approval of the construction of a new single family home? If the latter, we believe that not enough specificity has been provided by the builder about the new home.

Third, the plan for the new house at this point mentions a house to be built that is double the size of the existing structure, with a two-car garage, bringing a large building footprint to a neighborhood that has historically seen moderately-sized residences and benefited from green spaces around homes. That is why having detailed information about the proposed house, including roofing and water evacuation, extent of the building structures in relation to property lines, and preservation of the privacy of neighbors is very important to us. We noticed on pg 2, a lot of "TBD" in the proposed section that we think require clarification before approval of the construction phase. As a result of this large structure on the existing lot, we want to make sure, for instance, that water runoff will not be diverted in a way to impact our properties and create water issues in our currently dry basements and new water runoff on our properties.

As I am sure you know, there has been recent activity on the 2200 block of Keyes Avenue involving the demolition and construction of a single family home at 2240 Keyes Ave.. The major difference between that instance and the proposed demolition and construction at 2253 Keyes, is that the current residents of the newly built house live on Keyes, they have shown interest in the neighborhood, and they have engaged in dialogue and information with the immediate neighbors. In the case at hand, a builder has acquired the property and intends to build as large a house as possible to sell it. It is a very different proposition and one that should be of concern for the future of our area.

We ask that you give our concerns your full attention and as our alderperson seek clarification and further information in the best interest of the neighborhood. We have sent this letter to the planning commission as well.

Thank you.

Sincerely,

Gilles Bousquet & Deborah Johnson-Bousquet, 2249 Keyes Ave  
Tamara Bryant and John Chosy, 2254 Keyes Ave  
Colleen Howes and Dan Julie, 2257 Keyes Ave