

Greater Goethe Neighborhood Association

Zoning and Planning Committee

Committee Members

October 20, 2020

José L Espejo
Chairman

Alderman Daniel LaSpata
First Ward
1958 North Milwaukee Avenue
Chicago, IL

Taurus Bublys
Vice-Chairman

Re: 2134-2142 N Rockwell St_1st Review with New Plans

Bryna Pascoe
Secretary

Dear Alderman Daniel LaSpata,

Rachel Cherny

The GGNA Zoning and Planning Committee (ZAPC) held a virtual meeting for the project located at 2134-2142 N Rockwell St on October 12, 2020. This property was re-zoned to B2-3 following this Committee's review in 2018. The applicant Noah Properties seeks to amend the Type 1 plan set and narrative to permit a new design: three (3) townhouses, with each three (3) stories in height and each with two (2) parking spaces.

Paul Christianson

Rebecca Gemperle

Sally Hamann

The GGNA ZAPC is generally pleased with the new plans for this space. The decreased density seems appropriate for the lot, and it allows for additional parking. The Committee also appreciated the thought given to the way this design will both maximize the triangular lot while still respecting the adjacent buildings in size and style.

Bridget Montgomery

Lindsay Semph

Prior to a second review, the Committee would like to share the following feedback. Resolution of these comments is in no way obligatory for a recommendation, but rather they note ideas that the Committee believed could benefit the project, future residents, and community members.

- As noted by the architect, the plans reviewed in October were schematic and incomplete. Additional work is required on the finer details of the project throughout.
- In regards to the facade, please revise the design, taking into account ideas that add visual depth, encourage interaction with the community, and maximize the limited green space.
- Outline potential enclosures for trash and recycling, particularly for units that cannot place cans in the garage.
- Provide more detail for roof deck spaces, with attention to green elements and a reduction of the total deck area. (The ZAPC recommends the proposed roof deck to remain at maximum square footage of 400 sq ft.)
- Please plan to protect the existing pavers in the alley and repair those that may be damaged in the construction process.

The GGNA ZAPC is willing to host a second review of the project on November 9, 2020, should updated and more detailed plans be submitted no later than October 30, 2020. For the next submission the Committee requests complete floor plans, all elevations with finishes noted, a roof plan showing decks, mechanicals and areas that will have green elements, and the site plan noting areas with landscaping.

Feel free to contact me with concerns.

Cordially,

Jose Espejo
Chairman of the GGNA Zoning and Planning Committee

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