



Greater Goethe Neighborhood Association
Zoning and Planning Committee

June 20, 2017

Alderman Proco "Joe" Moreno
First Ward
2740 W. North Ave
Chicago, IL. 60647

**Committee
Members**

José L Espejo
Chairman

Taurus Bublys
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Lindsay Semph
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Rachael Cherny

Paul Christianson

Sally Hamann

Jeff Miller

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Re: 2417 W McLean Ave – 2nd Review

Dear Alderman Proco "Joe" Moreno,

The GGNA Zoning and Planning Committee (ZAPC) held a meeting with the project team for 2417 W. McLean on June 12, 2017, to review their project plans and a zoning change request from C1-1 to a Planned Development with a B2-2 zoning.

The plans presented are for a three-story building with 3 condo units. The project is proposed to include a first-floor duplex down unit, simplex units on the second and third floor, three garage parking spaces, a garage roof deck and a roof deck on the main building. The existing building will be torn down.

The ZAPC recommends that this project and the zoning change to B2-2 be approved with the following restrictive covenant:

1. The project is a three (3) story building with three (3) condominium units with a building height of 37'-11" (total building height 48'-6")
2. The project will be built to the attached plans and as a Type 1 Zoning. If there are any changes to the plans, the project will return to another ZPAC meeting to review the changes.
3. The property will be down zoned to RS-3 after completion by the owner.
4. Provide 50% green roof on the main building and a portion of the garage deck. Project team to provide updated plans with both roof decks to the ZAPC.

Please send the ZAPC a copy of the final ordinance passed by City Council.

Please feel free to contact me with questions.

Cordially,
Jose Espejo
GGNA ZAPC Chairman

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