

Greater Goethe Neighborhood Association

Zoning and Planning Committee

Committee Members

November 12, 2019

José L Espejo
Chairman

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

Taurus Bublys
Vice-Chairman

Re: 2453 - 55 North California Ave_ 1st Review

Bryna Pascoe
Secretary

Dear Alderman Daniel LaSpata,

Rachel Cherny

The GGNA Zoning and Planning Committee (ZAPC) held a meeting with the project team for the property at 2453-55 N California Avenue on September 09, 2019, to review the proposed plans for a new three-story, four-unit masonry building with a masonry garage including four parking spaces.

Paul Christianson

Rebecca Gemperle

2453 and 2455 N California Avenue are currently two separate lots with separate PINS, each one zoned RS 3. The lot at 2455 N California is currently 25 feet x 124.44 feet totaling 3,111 square feet. Adjacent at 2453 N California is an existing three-story, three-unit residential masonry building on a lot that is 50 feet x 124.44 feet lot totaling 6,222 square feet.

Sally Hamann

Bridget Montgomery

The project team is requesting a change in zoning from the current RS 3 to an RM 4.5 for both lots so that 2455 N California can be increased in size from 25 feet wide to 35 feet wide, allowing the proposed building to be built and the existing building to still be legally zoned on a smaller parcel.

Lindsay Semph

Under the current zoning, the owner could build a single-family house, which would not require any up zoning for the lot at 2453 N California Avenue.

The GGNA ZAPC has the following concerns and recommendations for the project:

- The ZAPC recommends the project team to develop one of two options:
 1. Develop the original lot size 25' x 124.44' as a RT 3.5 allowing two-units with the existing building to remain RS 3. ZAPC would review the design for the two-unit building only.
 2. Develop the proposed 35' x 124' lot with up zoning to RT 3.5 allowing a three-unit building, and also up zone the remaining 40' x 124.44' lot to RT 3.5 which would allow the existing three-unit building. ZAPC would then review the proposed design and the existing building together.
- Additionally, recommending the following:
 1. The new three-unit building should not be any larger than the existing building in square footage. According to the Cook County tax record, the existing building is 4,713 square feet plus the basement.
 2. The height should not be any higher than 35 feet as limited by RT 3.5. The existing building is approximately that height.

3. The building should complement the existing building by having a masonry Greystone finish and / or match the style of the existing building.
4. The building should have similar setback to the existing building on California Avenue and have a plant-scaped setback on Altgeld of at least five feet.
5. If a roof deck is proposed it should be limited in area to 400 square feet and the stair tower should be located at the rear and south side so it cannot be easily seen from either street.
6. The parapet walls on Altgeld and California should be kept as low as possible, not being used.
7. A masonry three-car garage should be provided that matches the design of the building since it will be adjacent to Altgeld.
8. A trash enclosure should be provided that has access to the alley.

When the committee has received the updated design as requested, including a revised set of drawings with required information, a 2nd ZAPC review will be scheduled.

The GGNA ZAPC kindly requests that the Alderman not move forward with this project until a final recommendation is provided and if required, a community meeting is held.

Feel free to contact me with concerns.

Cordially,



Jose Espejo
Chairman
GGNA Zoning and Planning Committee

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