

# Greater Goethe Neighborhood Association

## Zoning and Planning Committee

### Committee Members

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~~August 26, 2022~~, August 29, 2022\_revised

Alderman Daniel La Spata  
First Ward  
1958 North Milwaukee Ave.  
Chicago, IL 60647

Re: 2354-55 N Washtenaw Ave. \_ Third Review

Dear Alderman Daniel La Spata,

The GGNA Zoning and Planning Committee (ZAPC) reviewed the rendering provided for 2354-55 N Washtenaw Ave. on August 12, 2022, as part of the request for the project plans.

The plans presented are for two (2) new five-story buildings for the properties at 2354 N Washtenaw Ave and 2355 N Washtenaw Ave, both having multiple units and first-floor commercial space with a request to upzone from the current B3-1 to either a B2-3 or B2-5. There will be limited parking spaces in a garage, including space for bicycle storage.

The project team made design changes and provided renderings that addressed most of the concerns from the ZAPC, including limiting the zoning change to B2-3 and improvements to the exterior elevations. The 2354 building will have 20 units, and the 2355 building will have 15 units. 20% (7) of the units will be affordable.

However, the ZAPC still has the following concerns and recommendations to be addressed for the project:

### Rendering and Elevations

- Provide a sample of the proposed brick and a couple of alternative colors with a more red or orange tone. Also, identify the bond pattern to be used
- Provide samples of the material and colors proposed for the material between the windows vertically and the windows
- The ZAPC would like to see an alternative on the Fullerton elevations where the two brick piers closest to the corners continue up to the top of the balcony as they do on the Washtenaw Avenue elevations
- The ZAPC would like the horizontal limestone above the 1st floor to be bolder and incorporate the 2nd-floor window sills eliminating the 1 or 2 rows of brick below the 2nd-floor windows.
- Provide a complete set of revised drawings to the ZAPC one week prior to the Community Meeting

We request that the Alderman not move forward with this project until the neighbors have had an opportunity to provide their input at a Community Meeting. We are aware some neighbors may have other concerns about this project that will also need to be addressed by the Alderman.

Please feel free to contact me with questions.

Cordially,

Jose Espejo  
GGNA ZAPC Chairman

cc: Nicholas Zettel  
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