

Greater Goethe Neighborhood Association

Zoning and Planning Committee

March 30, 2023

Committee Members

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

Re: W Fullerton Ave and N Campbell Ave

Dear Alderman Daniel LaSpata,

The GGNA Zoning and Planning Committee (ZAPC) reviewed the presentation and rendering for the property at W Fullerton Ave and N Campbell Ave (the main entrance is being proposed on N Campbell Ave.) on March 13, 2023.

The plans presented are for a new six (6) six-story building for the vacant lot at W Fullerton Ave and N Campbell Ave, having a proposed thirty-six (36) dwelling units and no commercial space with a request to upzone from the current B3-1 to a B2-3. There will be limited parking spaces in the garage, including space for bicycle storage.

The GGNA ZAPC has concerns and recommends the following to be addressed for the project:

Rendering and Elevations

- Reduce the proposed building height from five and one half stories to four and one half stories. If a roof deck is desired, make it a maximum area of 900 square feet. Any enclosed rooftop space should be kept to a minimum to avoid seeing from ground level on any side. In the current proposal, the ZAPC considers the rooftop space as another floor because of its size.
- Eliminate the Basement apartments on the Fullerton Ave side. Instead, use the space for either common areas or commercial spaces. The ZAPC believes the 1st floor should be commercial to be consistent with other Fullerton Ave developments. Additionally, in the recent neighborhood community review for the Milwaukee Ave Urban Identity Study, residents favor keeping commercial space at grade level.
- The facade has a commercial building feel. The ZAPC suggested a more contemporary style with interesting and inspiring features. Use Fullerton Ave/Campbell Ave corner for entry with full building height architectural element to emphasize/celebrate the corner.
- L shape building might be better with fronts on Fullerton Ave and Campbell Ave. Limit the height of the south 30 ft on Campbell Ave to 38 feet (3 stories + basement). We recommend the parking garage not face Campbell Ave or Fullerton Ave even if partially underground.
- Provide a green roof and/or solar panels in areas not required for deck and mechanical equipment.
- Provide loading zoning on Fullerton Ave.
- Provide appropriate site lighting on sidewalks.

We request that the Alderman not move forward with this project until the project team makes the recommendations indicated by the Greater Goethe Neighborhood Association Zoning and Planning Committee.

Please feel free to contact me with questions.

Cordially,

Jose Espejo
GGNA ZAPC Chairperson

cc: Nicholas Zettel
Scott Schiller
Michael Schwartz