



*Greater Goethe Neighborhood Association*  
*Zoning and Planning Committee*

February 23, 2017

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

**Committee  
Members**

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**Sally Hamann**

**Jeff Miller**

**Angel Valtierra**

Re: 2417 N. Artesian Ave

Dear Alderman Proco "Joe" Moreno,

The GGNA Zoning and Planning Committee (ZAPC) held a meeting with the project team for 2417 W. McLean on February 13, 2017, to review their project plans and up zoning 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.

After reviewing the proposed plans, the ZAPC has the following concerns and recommendations:

1. **Upzoning:** while the ZAPC recognizes the unique C1-1 zoning on the project's entire block, this is an interior residential street. For this lot, C1-1 would allow 1 unit similar to RS-3, a building height of 38 feet and a FAR of 1.2 similar to RT-4. Therefore, the ZAPC requests an RT-4 zoning in lieu of the proposed B2-2. RT-4 will allow 3 units. (See 2, 3 & 4 for additional recommendations)
2. **Height:** the ZAPC has concerns over the building's proposed height not being reflective of other homes on the block and recommends a zoning height not to exceed 38' plus a maximum height for the stair tower or decorative element not to exceed the existing 3 story building height east of the alley or 45' whichever is less.
3. **Setbacks/Yard:** the ZPAC is content with the 15' front setback which matches the homes to the west. However, we request the side setback on the west side of the building to be 3' minimum instead of the 2'-8 <sup>3</sup>/<sub>8</sub>" shown, and the rear setback to be the required 35' instead of the 33' shown. The ZPAC would like a rear yard space provided as required in RT-4.
4. **F.A.R.:** the proposed FAR is 1.61. The ZPAC is OK with the FAR exceeding 1.2 as long as the setbacks stated in item 3 are provided.
5. **Trash enclosure:** the project team currently proposes recessed storage via the side alley within a gated area. The ZAPC has concerns regarding access and requests another arrangement.
6. **Exterior materials:** exterior materials were not discussed at the meeting. The ZAPC requests that the project team specify material types, brick size and color on drawings

7. **Green space:** considering the 3 car garage is lot line to lot line and takes up most of the rear yard, the ZAPC recommends the project team provide green space on the garage roof and dwelling roof. Typically, the ZAPC recommends a minimum of 50% green roof and would like to see it reflected in this project as well. Additionally, the roof deck on the dwelling roof should not exceed 400 sf.

When the ZAPC has received a new set of plans and the information requested, a 2<sup>nd</sup> ZAPC review will be required.

Please feel free to contact me with questions.

Cordially,  
Jose Espejo  
GGNA ZAPC Chairman

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