

Greater Goethe Neighborhood Association

Zoning and Planning Committee

July 21, 2017

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

Re: 2438 N. Western Ave

Dear Alderman Proco "Joe" Moreno,

The GGNA Zoning and Planning Committee (ZAPC) held a meeting with the project team for 2438 N. Western Ave on June 12, 2017 to review their project plans and request a zoning change from C1-2 to a zoning request B2-3 zoning.

The plans presented are for a three-story masonry building with 3 dwelling units and no commercial units. There will be three (3) proposed parking spaces with a masonry garage.

After reviewing the proposed plans, the ZAPC has the following concerns and recommendations to be addressed for the project:

Plans and Elevations

- Provide design arrange between the trash enclosure and the garage.
- The west elevation is not appealing. Provide a balcony similar to other dwelling units.
- The proposed rear yard does not provide natural sunlight due to the overhang of the balcony. The ZPAC recommends a more natural rear yard area.
- No landscaping is visible in the rear yard.
- The ZAPC requested the current roof plan have 50% green roof
- The ZAPC requests the roof deck be a maximum size 400 sq ft
- Provide an exterior finish sample

When the ZAPC has received a new set of plans and the information requested, a second ZAPC review will be required.

We request that the Alderman not move forward with this project until the ZPAC has the opportunity to provide their input.

Please feel free to contact me with questions.

Cordially,

Jose Espejo
GGNA ZAPC Chairman

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