



Zoning, Development and Planning Committee

VIA ELECTRONIC MAIL

November 17, 2015

Michael Pinelli
Synergy Partners
2037 W Carroll
Chicago, IL 60612

Re: 2442 W Moffat Ave.

Michael,

We appreciate you and your group meeting again with the West Bucktown Neighborhood Association's Zoning, Development, and Planning Committee ("the Committee") on October 28, 2015 to continue our discussion of the zoning change request for the property address above. The current zoning for this location is RS-3 and the proposed zoning is a combination of both RT4.5 and a business district zoning. Please confirm these zoning designations and the exact business district zoning being requested.

As indicated in our last letter, this zoning change request is the result of the existing church building at this location, St. Johns, no longer being structurally sound as determined by the city of Chicago. Consequently, the church requires scaffolding and must be razed in the near future for the safety of area residents. The development will replace the existing church building and parsonage (the building immediately to the east of the church) with a new church that includes the parsonage, and two new residential buildings.

Thank you for revising the plans ("the Proposal") taking into consideration concerns expressed by the Committee during our last meeting.

Residential Buildings: The latest proposal includes a six unit residential building and a three unit residential building with nine garage parking spaces and an additional nine tandem parking spaces behind that. The height of the residential buildings has been reduced to 40 feet to the top of the parapet wall, which is 10 feet back from the front of the building. The peak on the front of the buildings is 38 feet high. The front façade of the buildings has been enhanced with a more dynamic design than originally proposed, and now includes front rooms, balconies and trellises.

The Committee is supportive of the design and scope for the residential buildings overall. However, there are a few conditions to that support. First, the Committee supports a residential zoning designation for all facets of the project. While we understand the

business district zoning will help eliminate some impediments to the project, this is not a business district and the Committee wants to see what residential zoning and variances are needed for the current Proposal.

Second, as confirmed in our meeting, all buildings will have modular brick on the front façades and matching utility brick on the sides and rear of the buildings. The residential buildings will be wrapped in modular brick on the sides up to where the front rooms/balconies end. It is also suggested that the top of the parapet wall of the buildings (including the church) be accented with a stone cap, brick design or other aesthetic element. The color of the brick in the renderings does not appear to match the current church brick which we were told was going to be reused. Please provide the Committee with updated renderings showing the accurate brick color. These renderings will be posted to the WBNA website for area residents to view.

Church: The revised plans have moved the existing exterior church doors to the inside of the entry way with those doors visible through the new modern exterior glass doors that match the overall building's design. Further, one of the existing stained-glass windows is now part of the front façade behind protective glass. The Committee has also received confirmation that only fiber-cement siding will be used on the church.

Apart from the suggestion above to the parapet wall, the only other suggestion the Committee has for the revised church plans is that the exterior door furthest to the east of the building facing Moffat match the size and design of the new modern church exterior entry doors.

As indicated in our last letter, due to its size and scope of this project, the Proposal must be presented at a Community Meeting for input from surrounding residents. Once the Committee has approved the plans, you can contact the Alderman's Office for additional information. Logistical information about the Community Meeting can be sent to my attention so it can be shared with area residents. Also, if the meeting is held on a weekday, it should no later than 6:30pm to accommodate working families.

If you have questions or need additional assistance, please let us know.

Very truly yours,



Rodney Gansho, Chairman
WBNA Zoning, Planning and
Development Committee

cc: Raymond Valadez - via email rvaladez@cityofchicago.org
WBNA President – via e-mail