

Replies to your comments:

GBNA – Please add a description of the block to the west. Ok with me if ok with Martin.

GBNA – Are the sidewalk layouts recommended or will they be provided? Provided, I will check into modifying the wording

GBNA – Tree spacing should be listed as maximum. The Hinsdale diagram shows 40-0 instead of 30-0. I will correct

GBNA – Based on confusion over EIFS and DAEFS, you may want to use ‘natural or synthetic stucco’ instead. Agreed

GBNA – We would like to see the minimum area atleast 25sf - more if possible. Agreed, some will be more

GBNA – Is the setback on Hinsdale recommended or will it be provided? Neither, this needs to be reworded so it just “is”

GBNA – Please note that no bike racks will be installed on Hinsdale. Ok, but I thought not visible from Hinsdale was more comprehensive

GBNA – Is there parking beneath this building or is the parking included in one of the stories? It is in the floor level that is labeled “partially buried”

GBNA – What is the maximum height of this dwelling? 40’ as measured per code (this is repeated in the 2 ½ story section for clarity)

GBNA – The proposed heights at the western end of the block are inconsistent with the Peace Street Streetscape Plan which calls for a 30-0 maximum height on the north side of Peace Street in order to transition heights down into the existing neighborhood. The proposed heights at the western end of the block are also inconsistent with the massing described in the Glenwood-Brooklyn Small Area Plan – the tallest residential buildings in the neighborhood as measured per City Code are <30-0.

I see you argument here, but I doubt that any areas not included in the Peace Street plan can be required to conform to it. When dealing with the mass of a building, use would not seem to be relevant. I think the church and school should be included in your calculations.

I hope you will all understand that there is a serious trade off involved with this project between a high density lower cost approach and a lower density higher cost approach. We feel that we can not subject ourselves to further height limitations as this time because it could jeopardize the viability of the whole project. We have tried to give in anyway possible, but we must not give so much as to make the whole idea fall apart. I have listed a number of points why I think the height is appropriate in my responses to the neighborhood. I truly believe the neighborhood as a whole will be very happy with the end result.

We ask you to still support the project given the great many areas we have been able to accommodate the neighborhood. We ask you to encourage the GBNA to support the proposal, not because you think it is perfect but because it is a really good compromise generated from six months of working together.