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June 10, 2019

Ms. Guacolda Reyes
VP of Real Estate Development
Bickerdike Redevelopment Corporation
2550 W. North Ave
Chicago, IL 60647

Dear Guacolda:

In response to the latest renderings and plans for the proposed housing development at the Emmett St parking lot, and after much discussion, debate and feedback from our members and neighbors, we offer the following comments on the current design for your consideration.

Exterior Façade (Architectural)

1. The randomly placed windows on the NE corner add visual interest but appear random and too “cute”. Rethink the pattern of the windows to provide more logical, regular arrangement.
2. The ground floor columns along the commercial space should reflect the volumes above, including some sections of solid wall to visually (and actually carry the facade to the ground. The canopies should not be continuous so that they interrupt façade.
3. Show designated signage location and site lighting.
4. The precast window heads should have cast-in drip edges (reveals).
5. Windows should have sills with projected drip edges to prevent streaking on the building. The sills can be extruded aluminum or part of the precast.
6. Coat precast concrete with colorfast, self-cleaning mineral coating, not polymeric coating.
7. The use of brick to better link into the texture of the surrounding historic buildings has been mentioned by many members. Explore incorporating brick strategically into the design as a cladding on the precast along Kedzie and Emmett St. The brick should be real brick in front of the precast, not brick pattern form liners or thin brick.

8. Clarify all the façade materials and colors, including, but not limited to the projected window surrounds, painted precast, canopies, decorative fencing, window frames.

Duplex Townhomes

1. Provide interior entry foyers for ground floor duplex units with an interior and exterior door to prevent heat loss.
2. Raise the ground floor duplexes 3 steps so that the interior floor level is not at grade. Provide landing, steps and railings as needed.
3. Provide non-corrosive and sufficiently large canopies and mail boxes at each entry.
4. Provide warm indirect lighting at each entry.

Miscellaneous

1. Provide functional and ongoing recycling and composting program for residents and businesses.
2. Provide previously requested changes to the sustainability matrix.
3. Provide more ample building recycling, mechanical equipment, and bike storage area at the ground floor. The current spaces for these functions seem inadequate.
4. Provide assurance that the green roofs will be maintained. If possible designed to provide for local birds and bees.
5. Visually and acoustically conceal rooftop equipment. Show on renderings.
6. Provide larger laundry rooms on each floor with a window and table for folding. Provide roof top venting for laundry rooms instead of through wall.
7. Provide more than the minimum number of handicapped accessible units and provide senior friendly design so for those aging in place.
8. Public Multi-Use Space

The current "Community Room" on the ground floor on Emmett St seems inadequate for the potential need of the residents and community. A larger space could be used by multiple users simultaneously and provide a more significant and permanent benefit to the community. The space(s) could also be rented out for certain events.

Provide the necessary elements of a fully functional multi-use space, including but limited to dedicated accessible unisex bathrooms, adequate storage for chairs, tables, and other equipment, automated semi-transparent shades and blackout shades, and integrated AV system, pantry for food assembly for catered events.

a. Option 1 - Second Floor

- i. Locate the space on the second floor along the full east end of the building overlooking the plaza. The space would primarily serve the residents but could be used by the community as well. Relocate the residential units as needed to the west end of the building so that the lowest part is 3 or 4-stories to align with the adjacent 4 story building.

- ii. Provide a 2-story lobby with an open stair in the lobby to the second floor. control access so that non-residents can't access the building interior.
 - iii. Provide dedicated unisex bathrooms and storage adjacent to the space.
 - iv. Provide ongoing and active programming by the management for the community space. Uses could include exercise, yoga, classes, meetings, birthday parties, art shows, etc. Partner with community groups to fully utilize the space.
 - v. Architecturally differentiate this space with different or larger windows to express the interior usage.
- b. Option 2 - Fourth Floor with Rooftop Deck
- i. Provide a multi-use space(s) on the fourth floor overlooking the plaza and incorporating the rooftop deck.
 - ii. See items I, iii and iv above.
 - iii. Provide secure elevator access to the floor to restrict access to the building during events where the public can attend.
9. Provide dedicated parking to 4 businesses across the alley that do not have parking spaces behind their buildings with the remaining for residents. We understand that this is to be decided in consultation between the Alderman's office and the Bickerdike.
10. Provide and maintain the new trees along Kedzie so that they can grow to full size and maturity. Include dedicated watering system.
11. Provide sufficient exterior space for dumpsters and trash removal.

Commercial Space

1. Raise the 2nd floor at the Kedzie commercial space to align with the raised duplexes to provide a more open and significant commercial space.
2. Consider enlarging the commercial space to 6000 SF or more to allow more significant and useful commercial space, including dedicated auxiliary space. We understand that this may require rearranging the layout and core.
3. Use Considerations

We believe that the significance of the project calls for the creative and impactful use(s) for the commercial spaces along Kedzie Blvd facing the newly reconfigured plaza. The commercial space should provide a neighborhood benefit, not just more market rate spaces requiring high cost products and services or chain and phone stores.

- a. Consider a "French market" type space with low cost food stalls with prepared food responding to the different ethnic constituencies of the area. Prepared food steam tables for quick reasonably priced and healthy meals. Provide employment and managerial experience for some building residents. This creates a destination that brings people to the area and services people using the transit hub.
- b. Satellite Public Library

c. Other...

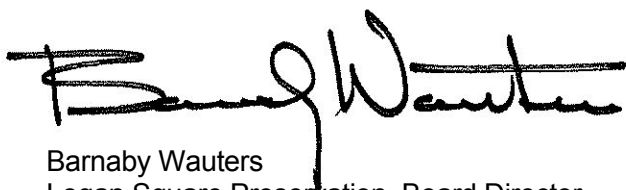
We understand and appreciate the challenges that the project presents both from a financial and a logistical perspective but also the great potential that it has to enhance the lives of its residents and the wider Logan Square community. We also greatly appreciate the efforts that you and the design team have made to respond to feedback from the area residents and Logan Square Preservation to make this the best project possible and to serve as an example for future projects. We look forward to continuing the conversation as you move forward.

Sincerely,

Logan Square Preservation

A handwritten signature in blue ink, appearing to read "Andrew Schneider". The signature is fluid and cursive, with a long horizontal line extending from the end of the name.

Andrew Schneider
President, Logan Square Preservation

A handwritten signature in black ink, appearing to read "Barnaby Wauters". The signature is bold and cursive, with a prominent horizontal line across the middle.

Barnaby Wauters
Logan Square Preservation, Board Director
Co-Chair Preservation and Restoration Committee

Cc: Alderman Carlos Ramirez-Rosa,
Billy Drew (Chief of Staff, 35th Ward Alderman)
Peter Landon (Landon Bone Baker Architects)
Kate Slattery (Co-Chair P&R Committee, Logan Square Preservation)