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October 12, 2018

Scott Waguespack  
Alderman, 32<sup>nd</sup> Ward  
2657 N. Clybourn  
Chicago, IL 60614

Ald. Waguespack:

We have reviewed the preliminary massing study for the proposed redevelopment of the former Metropolitan Elevated Terminal Building and site at 2525 N. Kedzie Blvd. We are very concerned about the development of this site because of the historic importance of it – the arrival of the Elevated Railway in 1895 transformed what was then a largely rural area and sparsely developed area into one of the most significant on the Near Northwest Side and one of the city's largest landmark districts.

With that in mind, we have the following comments on the proposal:

- We would like to see the Kedzie-facing façade should restore the height and mass of the original train shop and platform, perhaps with an outdoor retail or amenity space that would suggest the original buildings. We enclose a photo illustration that shows one potential idea.
- We would like to see the existing building explored to see if any terra cotta from the historic station remains under the 1970s-era brick façade. If historic terra cotta is present, we would like to see this restored.
- The site is highly prominent and presents a number of design challenges – it fronts the boulevard historic district, a residential side street and it's north side will be visible from Logan Square itself due to the demolition of the buildings in the late 1960s for the CTA Blue Line subway. The architects must regard all facades as primary facades. Perhaps they should even consider breaking the development into two buildings.
- We feel that the proposed density is simply too much for this site. Dash-2 density would allow something closer to 43 units and we feel that the development proposal should start there and make a strong argument for anything above that level of density.
- We're concerned that the developers have indicated that the Milwaukee Avenue ARO Pilot doesn't apply in this case and would like to understand further why that is the case.
- We feel that there is a real need in this neighborhood for larger, family-sized apartments, especially given the under-enrolled and yet highly successful neighborhood schools. We feel that the proposal currently puts too great an emphasis on 1-bedroom and studio units.

We are disappointed that this publicly-owned site will not have any sort of public amenity such as a park, field house or green space that could have complimented the planned plaza on the former CTA land to the north.

With that said, we always appreciate the opportunity to offer our comments and feedback and development proposals that are presented to your office. We look forward to continued dialogue on this development.

Sincerely,

Andrew Schneider  
President, Logan Square Preservation

*Illustration – historic building with modern second-floor, evoking scale of the historic train shop.*

