

2017-2018 Zoning Committee Review

During the past year, the NNA Zoning Committee has addressed a range of issues related to development proposals for our community. What follows is a summary of the committee's main areas of activity.

Community Work

-The Town Square project is moving forward with the Alderman committing \$1.5 million in TIF funds, in addition to the \$600k in other Aldermanic funds set aside for this project. CDOT will serve as project manager and solicit bids.

-The Zoning Committee's Lynsey Sorrell and Jim Nathan organized an affordable housing forum featuring the Alderman as a panelist. The event was held on April 24th at the library and was a huge success.

-The Zoning Committee is working with the Northcenter Chamber of Commerce to determine if the Chamber would be willing to do a long-term planning effort exploring the future of the Damen/Lincoln/Irving Park intersection.

Zoning Projects

-A 5-story condo/commercial development was proposed for [2024 W. Irving Park](#) (the former Lincoln Restaurant parking lot), but after a lively community meeting where the community rejected the height of the proposal, the developer backed out of the project. Another proposal recently came forward for a 4-story building on the site. The Zoning Committee will be reviewing that proposal at their May meeting.

-A 4-story condo/commercial development was proposed and supported by the Zoning Committee for [4024 N. Lincoln \(the Via](#) Lima restaurant site). That matter is going before the City's legislative approval process now.

-The North Park Elementary School is looking to redevelop their school on Montrose from its existing 2-story height to a 4-story building. The community recently met with the Alderman and the Zoning Committee will be reviewing the proposal soon.

-The site of the former Central Savings Bank at Lincoln/Grace will be developed with a new mixed-use building that complies with the existing zoning.

-Smaller proposals were supported around the neighborhood.