



August 21, 2019

LETTER RE: 2035 W. IRVING PARK ROAD

Dear Alderman Martin,

The NNA Zoning Committee supports the basic concept for a four-story, 12-unit residential building with ground-floor commercial on the site. However, the committee requests that the developer consider amending the design submitted in 10 ways:

1. Rework the east (Seeley) façade so that there is a setback in the center to visually break the mass of the building into two segments
2. Extend the parkway along Seeley to the south end of the building, adding several trees and ground cover.
3. Create a recessed or covered entry for the residential portion of the building.
4. Install a hedge or similar plantings along the base of the east façade. Planters will be easier to maintain and their plantings can be changed depending on the season
5. For the two-foot setback along the north (Irving Park) façade, use planters atop a permeable base, rather than plantings in the ground.
6. Due to the lack of permeable surface resulting from the size of the building, add at least a partial green roof.
7. Rework the fenestration on the east façade so that windows on the residential floors are grouped in twos and threes rather than spread out as individual windows as shown on the plan.
8. Reduce the visual height of the building by minimizing the height of the parapet and decorative trim.
9. Use stronger horizontal visual elements to unify the upper three stories of the building.
10. Use frosted glass or some similar view blocking but light admitting treatment in the garage windows of the east façade.

NORTHCENTER NEIGHBORHOOD ASSOCIATION

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Sincerely,



Kate Kreinbring
President



James Nathan
Zoning Committee Chair

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