



August 21, 2019

LETTER RE: 4304-08 N. WESTERN AVE.

Dear Alderman Martin,

The NNA Zoning Committee has reviewed the proposal to rezone this site from B3-1.5 to B2-3 to construct a three-story, nine-unit condominium building. The building would have three duplex units on the first floor and simplex units on the second and third floors. While we don't object to the project in its current form, we would like to see some design changes. On the other hand we were impressed with the developer's openness to installing a green roof over the garages or on at least a portion of the main roof. That would be a significant plus in our view and set a valuable precedent for future larger projects.

Perhaps more significantly, we feel that doing only nine units on this site will be a missed opportunity to bring increased density, a building that has an increased level of accessibility and at least one affordable unit to this location. For that reason, we urged the developer to consider adding another floor to the building and including an elevator. We believe it is important to create more units in our community that are accessible to those who find stairs difficult or impossible, and by going to 12 units, at least one on-site affordable unit could be created.

Our other requests for the developer are as follows:

1. Opaque balcony railings to screen items left on balconies.
2. Redesign of the façade to present a less monolithic mass and more architectural character, perhaps by adding some decorative elements and creating a more dynamic look. Our feeling was that the design we saw looked too much like a commercial/office building.

NORTHCENTER NEIGHBORHOOD ASSOCIATION

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Sincerely,



Kate Kreinbring
President



James Nathan
Zoning Committee Chair

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