



November 2, 2017

LETTER REGARDING 4024 N. LINCOLN

Dear Alderman Pawar,

The NNA Zoning Committee has reviewed the drawings and related documents for the proposed 51',4-story building with zoning change from B1-1 to B1-3 at 4024 N. Lincoln. The views about this proposal were quite varied at the Committee meeting. However, the design of the proposal was universally found to be uninspiring and unappealing. The lack of articulation in the massing and materials, and the glass balconies were points of discussion.

Generally, there weren't objections to the mass, building height, or number of stories. There was a strong desire to keep the first floor commercial, and the loss of another neighborhood eating and drinking establishment was lamented. It seemed a missed opportunity to not retain this existing one-story building and the restaurant set up when there is an open lot directly to the south of this site that the developer could have pursued instead. Nevertheless, the committee felt - with one exception - that the scale of a 4-story building is appropriate for this stretch of Lincoln Ave.

We would recommend apartments in lieu of condos. We would like there to be no restrictions on a bar/restaurant potentially being included in any new development, even if the developer strongly prefers condos to apartments. There is the possibility that the first-floor space is too large / too expensive for one food establishment. Therefore, we would recommend the possibility of the first-floor space being divisible.

Finally, as we have stated previously to your office regarding other projects, the Zoning Committee believes 3-bedroom units are desirable as they are lacking in the area. This would provide a lower-cost ownership or renting opportunity for families who want to be in our community, but cannot afford a single-family home. We believe that attracting more families - including those who can't afford \$1 million homes - would be a positive step. With local schools seeing some decline in enrollment, in general we do hope the Alderman will reconsider his long-standing position against 3-bedroom units.

Best regards,

Kate Kreinbring
NNA Board President

Matt Gomez
Zoning Committee Co-chair

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