

August 21, 2017

Letter re 2024 W. Irving Park

Dear Alderman Pawar,

The NNA Zoning Committee has reviewed the drawings and related documents for the proposed five-story, 14-unit condo building at 2024 Irving Park. The committee has, at this point, not taken a final position on the proposal, but a sizable majority of the committee is troubled by the proposed height of the building. By a 10-1 vote, the committee members expressed a preference for holding the height to four stories or less. While the building offers commendable density in a location well suited to it, we believe it is important to balance that fact against the potential negative visual impact of the proposed design.

In addition to concerns that the proposed structure is too tall to fit comfortably with its neighbors, the committee has separate but related concerns about the building's design.

1. The building as proposed will be a dominant visual feature of the primary intersection in our community. In our view, the east façade of the building, which will be its most visible side from the Irving/Lincoln/Damen intersection, will be essentially a brick wall with minimal visual interest. We would like to see a more dynamic design for the east façade.
2. Some members of our committee also were concerned about the metal paneling proposed for the east and west facades of the building. They say that this type of paneling often looks unattractive as it ages, and they would like to see a different accent material used.

Nonetheless, the committee would like to see the developer provide several new elevation drawings that are accurate in scale to help us better evaluate the project's visual impact. We ask that these elevations show the proposed design with its immediately surrounding buildings as viewed from both the south (the view from across Irving Park Road) and from the east (the view from ground level at the MB Financial building at Damen, Lincoln and Irving. That will give us a better sense of how a building of this height and with the proposed design would fit into our

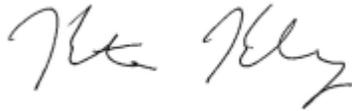
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community, where it is likely to be a dominant architectural feature for the years to come. Until then we can't offer our support for this proposal.

Finally, the committee would like to see three-bedroom units in the building. This would provide a lower-cost ownership opportunity for families who want to be in our community. With local schools seeing some decline in enrollment, we believe that attracting more families, including those who can't afford \$1 million homes, would be a positive step.

Best regards,



Kate Kreinbring
President



Mary Jo Nathan
Zoning Committee Co-chair

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