



**NORTHCENTER NEIGHBORHOOD ASSOCIATION
ZONING COMMITTEE**

May 7, 2020

LETTER RE: 2035 W. Irving Park Rd.

Dear Ald. Martin,

The NNA Zoning Committee is pleased to support the zoning change request related to the most recent plans for a four-story, 12-unit residential building with ground-floor commercial at 2035 Irving Park Road. We asked the developer to improve the initial plan, and the most recent iteration addresses many of our concerns related to the design of the building.

Among the most significant are the frosted garage windows and extended parkway along Seeley Ave., the redesigned façade that gives the building a more distinctive look and more attractive fenestration, the expanded planting areas and the improved treatment of the rear area so that the structure abutting the alley is a one-story garage and the full height of the building only begins 24 feet north of the property line.

The committee, however, would still like to see several other changes to the current plan, including at least a partial green roof and a canopy at the residential entrance. We share the concerns of some neighbors about the visual impact of a 54-foot tall building, but believe that is mitigated to some extent by the fact that the building would be located north of its immediate neighbors on Seeley and Hoyne, so that shading will be minimal for them if not for the property immediately west of the site on Irving Park. Nonetheless, given the site's proximity to the Irving Park/Lincoln/Damen intersection, we feel increased height and density here, along with the preservation of first-floor commercial space, make the four-story plan a sensible one. We believe any traffic and parking impacts will be minimal.

Sincerely,

Kate Kreinbring
President

NORTHCENTER NEIGHBORHOOD ASSOCIATION

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James Nathan
Zoning Committee Chair

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