



5/11/2017

Re: 3901 N. Lincoln Ave

Dear Alderman Pawar,

Having reviewed the proposed redevelopment and expansion of 3901 N. Lincoln Ave. by Mangan Builders, the NNA Zoning Committee has voted to support the proposal. We are especially pleased that this will be an adaptive reuse of an existing structure and one that preserves its traditional appearance.

We do, however, have one caveat. We would like to see this become a rental building rather than a condominium. There are two reasons that we prefer rental units:

1. Our community needs to replace some of the many rental units it has lost in recent years.
2. If the residences are rentals, the owners of the building will be able to rent the commercial space to a restaurant or other gathering place, something that is less likely to be permitted if a condominium association controls the building. As is the case with rental units generally, we note that over the last few years our community has lost several restaurant locations and is likely to lose more as the economics of redevelopment continue to reshape our commercial streets.

Best regards,

Kate Kreinbring
NNA Board President

Mary Jo Nathan
Zoning Committee Co-chair

NORTHCENTER NEIGHBORHOOD ASSOCIATION

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