



Old Town Merchants & Residents Association

1520 N. Wells, Lower Level

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April 14th, 2016

Katrina McGuire

Thompson Coburn

55 E. Monroe Street

Chicago, IL 60603

Re: 227 W. North Avenue

Dear Ms. McGuire,

The Zoning Committee for the Old Town Merchants & Residents Association appreciates your timely response to our recommendations for the proposed development at 227 W. North Avenue. We have reviewed the updated plans and support a revised development plan submitted by your Client, JAB Real Estate, provided your Client adheres to the following:

- Maintain a parking ratio of 0.33 spaces per dwelling unit (20 total parking spaces)
- Exterior design and finishing materials will match that of the Design Document (Version 60DU, 04.05.16, 04.11.16, 04.13.16) presented at the 04-13-16 OTMRA Zoning Committee Meeting
- Your Client will widen the entire alley to 15' at ground level for the length of the building's west elevation at its cost
- Your Client will repave the entire alley at its cost
- Lighting appropriately placed on the building so as to maximize illumination for as much of the alley as possible
- Your Client will set back by 5ft. the building at the northwest corner so as to widen the alley entrance at North Avenue; said 5ft. setback will extend the entire length of the building
- Appropriate rodent abatement measures will be implemented during demolition/excavation
- Produce a Restrictive Covenant of Deed ensuring that the project will be designed, built and finished as presented in the Design Document (Version 60DU, 04.05.16, 04.11.16, 04.13.16) presented at the 04-13-16 OTMRA Zoning Committee Meeting

Thank you again for meeting with us and sharing plans for the 227 W. North site.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mary Quincannon". The signature is fluid and cursive, with a long, sweeping underline.

Mary Quincannon

Chairman, Zoning Committee

Old Town Merchants and Residents Association

Cc: Alderman Walter Burnett Jr., 27th Ward