



Old Town Merchants & Residents Association

1520 N. Wells, Lower Level

Chicago, IL 60610

www.oldtownchicago.org

otmra@oldtownchicago.org

Tel. 312.951.6106

Fax: 312.951.9427

May 4<sup>th</sup>, 2016

**Mr. Michael Ezgur**

Acosta Ezgur LLC

1030 W. Chicago Ave., 3<sup>rd</sup> Floor

Chicago, IL 60642

Re: 1415 N. Sedgwick

Dear Mr. Ezgur,

The Zoning Committee for the Old Town Merchants & Residents Association appreciated the opportunity to meet with you regarding your client's proposed planned development at 1415 N. Sedgwick Street. We have reviewed the updated plans and support a revised development plan submitted by your Client, LG Construction + Development, provided your Client adheres to the following:

- A total of 255 dwelling units
- A parking ratio of 0.39 spaces per dwelling unit (100 total parking spaces)
- A maximum of seven (7) floors at a total height of 85' (96' including mechanicals)
- Exterior design and finishing materials will match that of the Design Document (Issued 04.27.16) presented at the 04-28-16 OTMRA Zoning Committee Meeting
- Per communication on 04-06-16, the planned development will include unit sizes as follows:
  - Studios (100 total) at ~450 square feet (previously 389 square feet)
  - 1-Bedrooms (88 total) at ~725 square feet (previously 681 square feet)
  - 2-Bedrooms (16 total) at ~1,050 square feet (previously 1,140 square feet)
  - 3-Bedrooms (40 total) at ~1,275 square feet (previously 1,371 square feet)
  - 4-Bedrooms (11 total) at ~1,405 square feet (previously 1,565 square feet)
- Appropriate rodent abatement measures will be implemented during demolition/excavation
- Your Client agrees to invest \$250,000 toward a community enhancement/improvement program in the area, as overseen by OTMRA, with direct neighbors involvement and input
- Produce a Restrictive Covenant of Deed ensuring the project will be designed, built and finished as presented in the Design Document (Issued 04.27.16) presented at the 04-28-16 OTMRA Zoning Committee Meeting

Thank you again for meeting with us and sharing updated plans for the 1415 N. Sedgwick site.

Sincerely,

Mary Quincannon

Chairman, Zoning Committee

Old Town Merchants and Residents Association

Cc: Alderman Walter Burnett Jr., 27<sup>th</sup> Ward