



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

June 10<sup>th</sup>, 2016

**Mr. Michael Ezgur**

Acosta Ezgur LLC  
1030 W. Chicago Ave., 3<sup>rd</sup> Floor  
Chicago, IL 60642

Re: 1437 N. Wells

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 mixed-use development at 1437 N. Wells Street.

After discussion, the Committee prepared the following recommendations for your client's consideration:

- A parking ratio of 0.5 spaces per dwelling unit
- Exterior design and finishing materials more reflective of Old Town's architectural character
- A 15' setback of floors 2-6 from the property's *western* lot line.
- The Committee supports reducing the eastern setback to 0' to accommodate the above recommendation.
- Appropriate rodent abatement measures will be implemented during demolition/excavation
- Your client will keep existing property in good condition
- Vehicle access will be prohibited during the Wells Street Art Festival, held annually the second full weekend of June.
- Based on any final design review with OTMRA's Zoning Committee, produce a Restrictive Covenant of Deed ensuring the project will be designed, built and finished as presented.

Thank you again for meeting with us and sharing updated plans for the 1437 N. Wells site. Please respond to the items above as necessary, after which we will again review the project.

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., 27<sup>th</sup> Ward