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April 15, 2014

Alderman James Cappleman

4544 N. Broadway

Chicago, IL 60613

Re: Loukas Development at Dakin and Sheridan

Dear Alderman Cappleman;

Representatives from Loukas Development made a presentation of their proposed new building to be constructed on the northwest corner of Dakin and Sheridan at the March 4, 2014 general meeting of East Lakeview Neighbors Association (ELVN). In addition to our board, ELVN members, local media and the general public were present.

Comments from the general audience were evenly mixed in support of and opposed to the project. I would note that there were no favorable comments about the aesthetic design of the building. Never the less, the majority of the ELVN Board has voted to recommend that the building be approved as proposed. We are concerned, however, that approving the height and density of this application will set a dangerous precedent to be exploited by neighboring property owners who may wish to seek approval to build structures of increased height and density on their parcels, thus creating a canyon effect on Sheridan Road that would be unattractive. We, as a Board, are also concerned about the viability of the retail space in the proposed structure as well as in the Loukas' other building on the southwest corner of Dakin and Sheridan. Finally, a question was posed to the Loukas' representatives regarding what good

will contributions they were planning to make to the community to offset the impact of demolishing a very attractive, older building on the site to make way for a significantly taller, and much more densely populated, modern structure. We were disappointed to hear that they had no plans to contribute anything to the community other than their new building.

Thank you for your consideration in this matter. Please do not hesitate to call if we may be of any further service.

Sincerely,

  
James C. Spencer

President

East Lakeview Neighbors Association