

December 13, 2019

Jody Libman
Moments Notice Services
2007 W Montrose Ave
Chicago, IL 60618

Re: Proposed Development at 1359 W Wilson Ave.

Thank you for presenting your proposal for the property at 1359 West Wilson Avenue at our Uptown Development Partners Committee meeting on December 11th. We have a few suggestions and comments about your proposal:

- We suggest that you revise your project to include a larger setback along Dover Street. Every corner property along Wilson Avenue between Clark Street and Racine Avenue has a significant setback on the side of the north-south street (Dover, Beacon, Malden, Magnolia). See the attached map for details. This setback contributes to the identity of the Sheridan Park section of Uptown, and we would like to see your project conform to this pattern.
- In addition to increasing the setback along Dover Street, please provide images that show your proposal in the context of the surrounding buildings, both on Dover Street and on Wilson Avenue and looking in each direction. It was difficult to get a sense of proportion and scale of your project using only the drawings and images that you provided at the meeting.
- We suggest using modular brick in this project and avoid using jumbo brick.
- Our committee has no objection to a residential-only project at this site.
- We appreciate that the proposal includes all the required affordable units (per the ARO) on-site.

We would like to see a revised version of your project with these changes before we can consider supporting this proposal.

I am happy to meet to discuss our feedback and to answer any other questions you may have.

Best,



Martin Sorge
Executive Director

CC:

Alderman James Cappleman, 46th Ward
Jackie Loewe, Chair – Uptown United
Sarah Jacobson, Uptown Development Partners Committee Chair



