



November 21, 2017

Michael Porto
CA Ventures
130 E. Randolph Street
Suite 2100
Chicago, IL 60601

Re: 45 S. Chestnut – Request For Early Review

Dear Charles,

CA Ventures would like to request to appear for Early Review with the Village Board to discuss our proposal for the 45 S. Chestnut development. We would like to be put on the agenda for the Village Board meeting on December 4, 2017.

Our previous development for this property was denied at the Village Board meeting on October 16, 2017. Since that meeting, our development proposal has undergone significant changes summarized below:

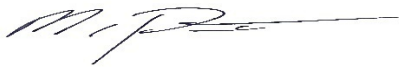
Summary of Changes:

- The unit count has been reduced to 80 units (previously 88 units)
- The parking count has increased to 120 spaces (previously 110 spaces)
- The parking ratio is now 1.50 spaces per unit to meet the Village Zoning Code (previously 1.25 spaces per unit)
- Parking stalls are all 18' long to meet the Village Zoning Code.
- A total of (7) parking stalls have been added along Sigwalt. This results in a net gain of (6) parking stalls over the existing street parking conditions.
- The loading zone is now located along Sigwalt (previously located on Highland). This allows 3 existing parking spaces along Highland to remain.
- The building perimeter has been revised so that the south setback is 20' to meet the Village Zoning Code.
- Shifted the entire building footprint on the site so that the west setback increases to 20'-0" (previously 16.35') to improve the transition from the downtown district to the residential zones on the west and south.
- Revised the 5th floor plan to set back the building along the west, south and east facades to help improve the transition from the downtown district to the residential zones as well as reduce the bulk and mass of the building.
- The floor area ratio changed from 2.53 to 2.42
- Recessed additional balconies on the north elevation to provide more relief.

We have attached a revised site plan, floor plans and a rendering that reflects all of the revisions listed above. We would like these images to be presented at the meeting on December 4, 2017

Please let us know if you need anything else for your staff report.

Regards,

A handwritten signature in black ink, appearing to read 'M. Porto', with a long horizontal line extending to the right.

Michael Porto – CA Ventures
Project Manager