Dear Alderman Cappleman,

On the evening of February 2, 2016, the Board of East Lakeview Neighbors (ELVN) listened to, and considered a proposal by Vermilion Development to construct a one-hundred (100) unit rental apartment building on the former gas station property located at the northeast corner of Sheridan Road and Broadway Avenue.

It is our understanding that the developer proposes to construct a base building of ninety-four (94) feet plus rooftop structures housing an elevator shaft and stairwells that will not exceed a total finished height of one-hundred-five (105) feet. Additionally, they request a sixty-five percent (.65) parking ratio. Vermilion also proposes a zoning variance from the current B-32 to B-35.

The Board met in closed session, after the open meeting and the majority of the members present voted to recommend a finished structure of no more than ninety-five (95) feet. This recommendation, if adopted, would have reduced the number of floors. In a conversation with you, after the meeting I became aware that a proposed building across the street, on the southeast corner of Broadway and Sheridan has a finished height of one-hundred-two (102) feet. In fairness to all interested parties, I asked our Board members to reconsider their position on the Vermilion plan, in light of what we previously recommended for the southeast corner, and the majority has decided to recommend that the Vermilion proposal, as presented, with a
finished height, including elevator penthouses and stairwells not to exceed one-hundred-five (105) feet.

Please let me know if you have any questions.

Sincerely,

James C. Spencer

President - ELVN

jcs3700@hotmail.com

Cc. Mr. Kerry Dickson - Vermilion Development