



June 23, 2015

Dear Alderman Moore:

Tawani Enterprises has received valuable input from the 49th Ward Zoning and Land Use Advisory Committee and the Rogers Park Business Alliance regarding the development of 1313 W. Morse Avenue into a dynamic, new residential building. Both groups encouraged us to consider changes to the first floor to improve the building's street-level presence and enhance the pedestrian experience. They also asked us to re-consider the location of the loading berth and to increase size of the residential units. In response to these suggestions, Tawani has modified its original development proposal. Architectural drawings, illustrating the changes described below, are enclosed.

1. **Created Prominent Morse Ave. Entrance:** We have doubled the size of the Morse Ave. entryway to the building. The entrance is now more than 22 ft. wide and will be covered with three, side-by-side glass doors. This will create a more welcoming street-level experience for pedestrians.
2. **Added Welcoming Residential Lobby:** The building's residential lobby also has been doubled in size, adding space for welcoming amenities like couches, chairs, lamps and decorations. The mailroom has been located directly off the lobby to further encourage social uses of this ground-level common area which will be visible from the street through a well-lit, glassed-in entryway.
3. **Added Architectural Lighting to Brighten Street-Level Façades:** Beautiful wall sconces have been added to alternating columns on the building's Morse Ave. and Wayne Ave. Façades. These lights will enhance safety at residential and parking garage entrances and will create a more welcoming environment for those passing by on the street.
4. **First Floor Enhanced with Planter Boxes and Landscaping:** Street-level grating on the Morse Ave. and Wayne Ave. Façades has been replaced with concrete panels that will be decorated with planter boxes. Sidewalk areas in front of each window bay on the north and west sides of the building also will be beautified with trees and ornamental iron railings.
5. **Loading Berth Relocated and Enclosed in Building:** Loading has been relocated directly off the alley. Residents and service companies will be able to drive into an enclosed loading area that is directly adjacent to the building's freight elevator and tenant storage. People will be inside the building for move-ins, creating a safer loading experience and keeping them out of the elements.
6. **Enlarged Residential Units:** Residential units in the building have been enlarged to create more spacious one and two bedroom layouts. All units will have a private outdoor deck space or balcony.

We are grateful for the thoughtful recommendations we received from representatives of Rogers Park community organizations, business organizations and neighborhood residents during the initial project review process. This feedback led to significant improvements in the building's design that will continue the positive activation of Morse Ave. We look forward to reviewing the updated plans with the community on July 1st.

Sincerely,

A handwritten signature in black ink that reads "Sean McGowan". The signature is written in a cursive, flowing style.

Sean McGowan
Chief Operating Officer