



EDGEWATER DEVELOPMENT CORPORATION

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June 12, 2007

Mr. Joseph Mirro
Mirro Development
1425 W Fullerton
Chicago, IL 60614

Dear Mr. Mirro,

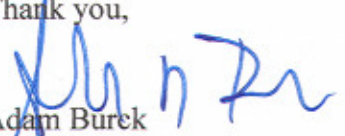
We thank you for your presentation at the May meeting of the EDC/ECC Planning & Development Committee. We are pleased that you propose to revitalize this significant building at 5900 N Ridge and look forward to working with you to refine the proposal to meet the needs of both the community and the development team.

At the May 29th Board meeting, EDC reviewed the plans you presented to the P&D. Our Board includes local residents with professional skills related to development coupled with local insight and sensitivity to the surrounding community. In the interest of seeing the best possible project materialize at this site, we have the following feedback:

1. Reconsider the drive-through design. The high traffic speeds and the slope on Ridge make the current entrance an awkward and dangerous point of ingress. We recommend a reconsideration of this design making use of the alley and Clark Street instead of Ridge.
2. The ratio of parking to residential units is too low. We would like to see one parking space/residential unit, even if this would require the addition of one story to make this possible.
3. The project should provide parking for the retail uses in order to make the retail space desirable and sustainable for businesses that locate there.
4. We request more detailed information and to view samples of façade materials.

We are pleased to provide this constructive feedback and look forward to discussing it with you further. You may contact me at 773-506-4016, office, or at 773-339-3420, mobile. Again, I would like to thank you for presenting your project at the May meeting of the EDC/ECC Planning & Development Committee.

Thank you,


Adam Burek
Executive Director

cc: Alderman Smith, 48th Ward
ETNA Block Club
Edgewater Chamber of Commerce
Edgewater Community Council

visit us at our website www.edgewaterdev.org