

November 1, 2004



To Whom It May Concern,

The West Town Chamber of Commerce (WTCC) Board of Directors is writing this letter of recommendation to support Betancourt Realty's proposed development at 2041-47 West Division Street in Chicago.

Betancourt Realty was established in 1994; they are a fulltime real estate office, specializing in residential, commercial and new development. Joseph Betancourt has a good reputation and has received numerous awards and recognition from various neighborhood organizations because of his active role in the community. Betancourt Realty has been a member in good standing of the West Town Chamber of Commerce since its inception in 2002.

The WTCC supports the following development plans and intended use as submitted by Betancourt Realty:

The new development at 2041-47 W. Division Street will be built on three lots, approximately 72 x 121. (See attached rendering).

INTENDED USE

The property will feature 9 luxurious condominiums: 6 duplexes and 3 simplexes. The ground level will have a real estate office, a fine dining establishment and 24 parking spaces will be available. We have exceeded the parking requirement per the B4-2 zoning Classification as defined in the Chicago Zoning Ordinance.

- *6 duplexes: 2-3 bedrooms, 2.5 baths, 1400-1895 sq. ft.*
- *2 simplexes: 1 bedroom, 2 baths 935 sq. ft.*
- *1 simplex: 3 bedrooms, 2 baths, 1731 sq. ft.*
- *1 office space: 1900 sq. ft. with additional space in lower level.*
- *1 restaurant space: 1128 sq. ft. with additional space in lower level.*

DESCRIPTION

- *Traditional style to blend with neighboring buildings. Solid masonry construction on all levels. The exterior will be solely in brick and limestone.*
- *Windows by Norco; caseman double thermo pane, aluminum outside, wood inside (for easy maintenance and high efficiency).*

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