



January 7, 2016

The Honorable Danny Solis
25th Ward Alderman
1800 S. Blue Island Ave.
Chicago, IL 60608

Re: Proposed development at 1045 W. Washington Blvd.

Dear Alderman Solis,

On November 11, Belgravia Group presented their latest West Loop development to the NOWL Development Committee. This event was preceded by a community meeting on the project held on November 3. The development, located at 1045 W. Washington and known as CA-Washington, includes a condominium building with a total of 70 three-bedroom units.

Belgravia is seeking a zoning change from DX-3 to DX-5 to allow the construction of larger units, an open terrace, and ground level parking. They have stated that the zoning change will not affect the height of the building, which is proposed to be six stories.

The project was well-received by both the NOWL Development Committee and by residents that attended the community meeting. As a result, we are adding our support to this project.

However, due to the size of the proposed units, we anticipate that they will draw many new families to the neighborhood. While NOWL welcomes this situation, we also realize that it will put added strain on local schools and parks, which are already crowded and underfunded. During our committee meeting, Belgravia expressed a willingness to provide a monetary donation to Skinner Elementary School and/or a local park. We are in correspondence with Belgravia about this topic.

Please do not hesitate to contact me with any questions or concerns.

Sincerely,

Matthew Letourneau
Chairperson, Development Committee
NEIGHBORS OF WEST LOOP

cc: Stuart Kantoff, Belgravia Group (stuart@belgraviagroup.com)
Bob Aiken & Larry Gage, Neighbors of West Loop