



November 21, 2016

The Honorable Walter Burnett
27th Ward Alderman
4 N. Western Ave.
Chicago, IL 60612

Re: Zoning Change for 905/942 W. Fulton

Dear Alderman Burnett,

On August 8, Geoff Ross from Thor Equities and Krista Weir of Hartshorne Plunkard Architecture presented two proposed office/retail building developments along Fulton Street. The first development involves the restoration and expansion of two existing historic buildings on the southwest corner of Fulton and Peoria (905 W. Fulton). The second development is an addition to an existing three-story building located on the north side of Fulton between Morgan and Sangamon (942 W. Fulton). Both are contributing buildings to the Fulton-Randolph Market Landmark District.

Thor Equities sought and obtained a zoning change for 905 W. Fulton from C1-1 with a 1.2 FAR to a DX-3 planned development with a 4.49 FAR. This change required a \$720,000 payment to the Neighborhood Opportunity Bonus. This zoning change was approved at the November Plan Commission meeting last week.

At 942 W. Fulton, the developer plans to add two stories to an existing three-story building, creating a total height of 49.2 ft. The site will include ground floor retail with office space above, including a terrace on top. This proposed development would require a zoning change from C1-1 with a 1.2 FAR to DX-3 Planned Development with a 3.09 FAR.

Our committee and nearby business owners were satisfied with the answers provided by the developer about parking and the group was pleased with the architectural aspects of the proposed buildings. As a result, the Neighbors of West Loop Development Committee supports these developments.

This project will result in moderate contributions to the Neighborhood Opportunity Bonus (NOB) that can be used to improve public amenities in the West Loop. Neighbors of West Loop feels that the NOB funds should be applied near the residents that will use these amenities.



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

Sincerely,

Matthew Letourneau
Chairperson, Development Committee
NEIGHBORS OF WEST LOOP

cc: Geoff Ross, Thor Equities (gross@thorequities.com)
Bob Aiken, Brian Ferber, Nick Sickler, Neighbors of West Loop