



November 8, 2016

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

RE: Zoning Change for 848 W Randolph

On Wednesday, June 13, 2016 Neighbors of West Loop (NOWL) Development Committee met with Rolando Acosta from Acosta Ezgur, LLC along with Spiro Tsaparas and Mark Hunt from 854 Randolph, LLC. They presented the updated proposal for 848 W Randolph (Nobu). NOWL first met with representatives from this property over two years ago on May 7, 2014. This project was approved by the City of Chicago (City) in 2015 as a Planned Development (PD) at approximately 8 stories with underlying C1-5 zoning. However, with the expanded downtown district and the introduction of the Neighborhood Opportunity Bonus (NOB), the new proposal is for a PD at DX-5 with 3.1 FAR Bonus (through application of the NOB). The location is currently a vacant lot. The new facility proposal is 142 ft high (10 stories + penthouse) and will include approximately 11,000 sq/ft restaurant and 119 hotel rooms, plus a roof deck restaurant and pool. They are proposing 35 off-site valet spots 3 blocks away. The Randolph side of the building will be loading zone.

A second community meeting was not held to gather community feedback to review the amended changes prior to going back to the City for review. The feedback from residents at the NOWL meeting is that the additional height is not supported in this area of the West Loop. Spiro stated that he would have purchased additional FAR prior to the NOB program if a mechanism had been in place to support the funds. He also stated he is willing to meet with NOWL representatives to discuss donations to the schools, parks and other amenities that are desperately needed in the West Loop to support the additional restaurants, hotels and residential developments that have been proposed and approved in the past 3 years. However, to our disappointment, this meeting never occurred after multiple attempts to schedule.

In addition to height, parking is a major concern, since the proposal is for zero onsite parking spots and 35 valet spots 3 blocks from the location. This would be a 6 block round trip for each car that uses the valet. Spiro did state that they plan to find parking closer to the property, but could not commit to where that would be located at this time. NOWL recommends that the restaurant licenses be withheld until valet parking can be secured within a 2 block radius of the Randolph & Peoria intersection at a minimum.

As in our position letter from 2014, we remain excited to hear that a business enterprise of the caliber of Nobu is interested in the immediate area. We applaud the proposal of having a high class hotel and world famous restaurant in our area. However, we cannot support this project based on the proposed height and lack of parking being proposed for the valet in close proximity. Prior to the hotel and restaurant opening at Nobu, a parking plan that includes at least 35 valet spots needs to be secured within a 1.5 block radius.



Please contact me with any questions.

Thanks,

/s/ *Bob Aiken*

Bob Aiken

Neighbors of West Loop Vice President & Ward 27 Chairperson

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cc: Rolando Acosta - Acosta Ezgur, LLC
Matt Letourneau - NOWL Development Chairperson