



January 17, 2017

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

Re: Zoning Change for 170 N. Green

Dear Alderman Burnett,

On May 9, representatives of property owner Bridgford Food Corporation, attorney DLA Piper, and architect Hartshorne Plunkard Architecture presented a proposed 13-story (153 ft) building on the site of Bridgford Foods (170 N. Green). The proposal also includes a 5-story (75 ft) building on a small section of Bridgford property across the street at 171 N. Green. These proposed structures would require a zoning change from C1-1 (Neighborhood Commercial District) and C3-1 (Commercial, Manufacturing and Employment District) with a 1.2 FAR to C1-5, Residential-Business Planned Development with 5.0 FAR.

Representatives of Neighbors of West Loop were present at the July 27 community meeting for this development. In general, while concerns were raised about traffic that the property would generate and the number of rental units include in the project, the audience was generally supportive of the proposal. This includes the building height (153 ft), since it is commensurate with nearby buildings along Lake Street, e.g., the approved Hoxton Hotel building (149 ft) at 200 N. Green.

On January 9 the development team returned to our committee to present a modified building concept with a new proposed zoning classification of DX-5 and new height of 192 ft along the northern half of the building. Acknowledging that this represents a significant increase in height – more than 40 ft above that of nearby buildings – we repeat our **request that you call for a community meeting to discuss the design changes.**

In addition, based on feedback received from residents, we want to highlight the following items:

- We support your call for 15% affordable housing in the project.
- We would like to see the square footage of the proposed second building at 171 N. Green replaced as an additional floor in the 170 N. Green building, with green space taking its place.

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



Sincerely,

A handwritten signature in black ink, appearing to read "M. Letourneau".

Matthew Letourneau
Chairperson, Development Committee
NEIGHBORS OF WEST LOOP

cc: Richard Bridgford (rbridgford@bridgford.com)
Bob Aiken, Neighbors of West Loop