



January 17, 2017

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

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

Re: Proposed Development at 19-27 N. May St./1115 W. Washington

Dear Alderman Burnett and Alderman Solis,

On Monday, June 13 Matthew Wilbur of Macon Construction, representatives of Peerless Real Estate, and Jill Hart with A Curated Wall presented a proposed two-building development located along May Street in the 25th Ward and on Washington Boulevard in the 27th Ward. The buildings will provide large, family-sized condominiums with terraces (four units per floor, duplexes on the top floor, unit sizes up to 5,000 sq ft). The building is proposed to be 100% residential, i.e., no ground floor retail. The existing three-story building on the southwest corner of May and Washington (which is not part of this project) will remain. The buildings will have a 2: 1 parking-to-unit ratio. The existing buildings are zoned as DX-3 and the developers are seeking a DX-7 (actual FAR of 5.6) proposed development because of the proposed building height.

In addition to our June committee meeting, representatives of Neighbors of West Loop were present at the October 4 community meeting for this development. Residents are receptive to the size of the units, the abundant parking, and the architectural aspects of the building. However, the community also has concerns, which focused on three areas of the project:

- The primary concern for residents is the proposed height of the proposed twin buildings, 109 ft plus mechanical. Meeting attendees uniformly felt that **the height of the buildings should be limited to that of two nearby buildings currently under rconstruction**: the 77 ft CA-Washington from Belgravia and the 85 ft elevation of 110 N. Carpenter on the Washington Boulevard side. The proposed height of the 19-27 May and 1115 Washington buildings would make them the tallest for several blocks in all directions. This would set the wrong precedent for this part of the West Loop, opening the door for even taller building proposals in the future. Shifting the parking level underground could help to reduce the building height.
- Residents have not yet received **a shade study** to see how shadows will affect adjacent properties **and a traffic study** to determine the impacts on roadway congestion.
- The NoWL Development Committee would like the **streetscaping and lighting improvements** proposed for this project to be extended to the corner of May and Washington.



During the developer team's presentation to our committee in June they expressed a willingness to donate to local schools and parks. However, we were disappointed to hear that they have since decided not to make a local donation.

At the conclusion of the community meeting, residents were told that Peerless would respond to the community's comments. However, we have not received any information from the developer or either of your offices about improvements to the proposal for this development. While the NoWL Development Committee appreciates the developer's plan to provide larger residential units in the West Loop, we cannot support this project until our concerns are addressed.

Sincerely,

Matthew Letourneau
Chairperson, Development Committee
NEIGHBORS OF WEST LOOP

cc: Sara Barnes, Sam Banks Law Offices (sara@sambankslaw.com)
Bob Aiken, Neighbors of West Loop