



January 17, 2016

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

Re: Zoning Change for 210 N. Carpenter

Dear Alderman Burnett,

On October 10, Fred Krol and other representatives from Sterling Bay and DLA Piper presented a proposed office building to be located on Lake Street between Aberdeen and Carpenter. The building would span the entire width of the block along Lake, running approximately 100 ft north on Carpenter and on Aberdeen. The developer is proposing a zoning change from C1-2 to DX-5 with an 8.1 FAR for the building, which would be a mandatory planned development. The developer will be using the Neighborhood Opportunity Bonus to gain additional height and density for the project. This will require a \$2M payment into the fund, with \$200,000 being allocated to the neighborhood.

During the presentation, the NoWL Development Committee expressed concerns about the height of the building, the fact that parking is above ground (adding to the building's height), the need for affordable business space, and traffic safety – in particular along Lake Street.

Representatives of Neighbors of West Loop were present at the November 9 community meeting for this development. While the audience appreciated the look of the building's façade, the committee's concerns were echoed during the public comment period:

- Height – The proposed building (184 ft) is well above the level of surrounding buildings (6-7 stories), many of which are landmarked.
- Traffic – The audience felt that stop control would become necessary at Lake and Aberdeen and possibly at Lake and Carpenter, if the project moves forward.
- Alley – During the presentation, the developer committed to widening the alley by 6 ft in order to meet the minimum City requirement. The audience requested that the developer also preserve or replace in kind the historic alley bricks.

We should note that the developer has addressed some resident concerns, e.g., parking garage exhaust, window shades for the privacy of neighboring residential buildings, reductions in curb cuts, the location of a ComEd power pole, and preservation of the adjacent alley. These measures are appreciated by our committee.



In parallel, a local resident group, *Friends of Fulton Market*, has formed to oppose this development, in particular its height. In response, the developer has proposed a 10 ft height reduction and offered to remove one level of above-ground parking to reduce the height by an additional 12 ft. This would set the proposed building height at approximately 162 ft, still well above the level of nearby buildings. It would also remove parking that our committee feels is needed. We reiterate our suggestion to **relocate the proposed parking underground**, which would bring the height of the building to a more reasonable level.

Taking a wider view, there is a consistent pattern whereby each new West Loop development looks to exceed the height of the prior one, ignoring the established height level of existing buildings in the neighborhood. As expressed by a member of the community meeting audience, limiting the height of new buildings in Fulton Market District might encourage further development west to areas that are yet to benefit from the real estate boom of the West Loop.

The NOWL Development Committee cannot support this project until the issues raised above about height and traffic safety are adequately addressed.

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

Sincerely,

Matthew Letourneau
Chairperson, Development Committee
NEIGHBORS OF WEST LOOP

cc: Fred Krol, Sterling Bay (fkrol@sterlingbay.com)
Bob Aiken, Neighbors of West Loop