



January 17, 2016

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

Re: Zoning Change for 801 W. Lake

Dear Alderman Burnett,

On Monday, August 8, 2016, Jeff Shapack from Shapack Partners and Tim Anderson from Focus Development presented a proposed 20-story (240 ft) extended-stay hotel on the southwest corner of Lake and Halsted (178 N. Halsted/801 W. Lake). The site sits within the “Lake Street Business and Service” area of the Fulton Market Innovation District Plan. This proposed site would require a zoning change from C3-1 (Commercial, Manufacturing and Employment District)/DX-5 with a 1.2/5.0 FAR to DX-7 Planned Development. In addition, the developer plans to use the Neighborhood Opportunity Bonus to increase the FAR to 11.5 (pre-bonus FAR of 7.0). This would require a \$2.2M payment for the bonus.

On November 14, 2016, (the same night as the community meeting for this proposed project), Jeff Shapack and his team returned to our committee to present updates to the proposed property. This included the addition of a second parcel located across a public alley to the south of the original parcel and a change in use from extended stay hotel to office use above the ground-floor retail. The developer also clarified that they are planning for a total building height of 210 ft, but may increase the height based on tenant requests.

Based on the presentations, our committee has the following concerns:

- Future use – The committee acknowledged that the Planned Development designation would restrict the building to office use, however there was concern that the property might be converted to rental units in the future. We would like to see **wording included in the zoning change that the building cannot be converted to apartments.**
- Height – The group agreed that the proposed height (240 ft based on a FAR of 11.5) is high, especially considering that the property is located west of Halsted. This building should serve as a transition between The Parker (321 ft) and the future Hoxton Hotel (149 ft), the tallest proposed structure that has been approved in Fulton Market. Based on this consideration, we would like to see the **building height limited to 210 ft.** This is both the intermediary height between The Parker and the Hoxton Hotel and the useable height that the developer has identified.



- Construction impacts – The committee expressed concern about the removal of parking lanes during construction in an area that is already short on available parking – especially considering that this development would remove a surface parking lot. We would like to see **the developer work with the City to identify additional parking options during construction.**

The NOWL Development Committee cannot support this project until the issues raised above are addressed.

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

Sincerely,

Matthew Letourneau
Chairperson, Development Committee
NEIGHBORS OF WEST LOOP

cc: Jeff Shapack, Shapack Partners (jshapack@shapack.com)
Bob Aiken, Neighbors of West Loop