



June 14, 2017

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

Re: Zoning Change for 328 N. Carpenter

Dear Alderman Burnett,

On April 18, 2017, Kyle Cohen and Julija Vallee of Hartshorne Plunkard Architecture along with Jonathon Ratner and Justin Cesario of Madison Capital and Katie Jahnke Dale of DLA Piper Law presented a proposed 7-story office and retail building for the property at 328 N. Carpenter. Currently the property is occupied by a vacant one-story commercial building. While this parcel is regarded as landmark-contributing, it is not a historic landmarked structure. The ground floor of the building is allocated as 16,990 square feet of retail space. Additionally, the building will include an underground parking garage with 27 spaces for building tenants.

This proposed development would require a zoning change from C1-3 (Neighborhood Commercial) and M2-3 (Light Industry) with a 3.0 FAR (Floor Area Ratio) to a Planned Development with underlying DX-3 (Downtown Mixed-Used) with a 5.75 FAR – an increase in FAR of 2.75.

Representatives of Neighbors of West Loop were present at the June 7 community meeting for this development. In general, residents were receptive to the proposal, its appearance, scale, and the underground parking included. Residents have expressed concerns about amount of parking, but understand that this transit-oriented development could be built without any parking.

Based on feedback received from residents, we want to highlight the following items:

- Parking rates should be reasonable to avoid having tenants use up nearby street parking.
- Street parking along Carroll in front of the building should be preserved.
- The developer stated that enhanced building lighting will be provided. This lighting should be complemented by enhanced street lighting to further improve safety.

According to the developer, the zoning change for project will involve a Neighborhood Opportunity Bonus contribution of nearly \$1.5M. We look forward to working with you to identify priorities for the expenditure of these funds.



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

Sincerely,

Matthew Letourneau
Chairperson, Development Committee
NEIGHBORS OF WEST LOOP

cc: Jonathan Ratner, Madison Capital (JR@mcapny.com)
Neighbors of West Loop Development Committee