



August 16, 2017

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

Re: Zoning Change for 172 N. Ada

Dear Alderman Burnett,

On April 18, 2017, Jeff Prosapio of Marquette Companies along with David Brininstool and Josh Voon of Brininstool & Lynch and Katie Jahnke Dale of DLA Piper Law presented a proposal for a 2-tiered residential structure at 172 N. Ada Street (currently a surface parking lot). The Lake Street-facing tier would be 13-stories (145 feet to the roof and total of 170 feet tall with mechanicals) and the Ada-facing tier, south of the Lake Street tier, would be 8-stories (92 feet tall). Approximately 2,500 square feet of space on the ground level facing Lake Street will be included for a commercial (retail or restaurant) tenant. The building would be comprised of 264 residential rental units and 97 parking spaces, a 0.37:1 parking ratio.

This proposed development will require a zoning change from C1-3 (Neighborhood Commercial) with a 3.0 FAR to a Planned Development with a pre-bonus FAR of 5.0. The development team is requesting an increase in FAR of 1.2 (for a total 6.2 FAR), triggering a Neighborhood Opportunity Bonus contribution of nearly \$1.2M.

Members of Neighbors of West Loop were present at the community meeting for this project on July 27. Residents were supportive of a new building in the empty surface lot, but voiced concerns about the height of the building and the amount of parking provided.

During the community meeting the developer noted that they are seeking a waiver to reduce the number of required parking spaces in the building. Based on community feedback, our committee does not support the granting of this waiver for reduced parking.

Neighbors of West Loop would support this project with the following aspects included:

- The committee would like to see more three-bedroom units included in the project.
- The building should include exterior lighting to improve safety.
- The developer should follow-through on their offer to donate funds for improvements at Union Park.



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

Sincerely,

Matthew Letourneau
Chairperson, Development Committee
NEIGHBORS OF WEST LOOP

cc: Jeff Prosapio (jprosapio@marquettecompanies.com)
Katie Jahnke Dale (katie.dale@dlapiper.com)
Neighbors of West Loop Development Committee