



September 12, 2017

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

Re: Zoning Change for 1001 W. Fulton

Dear Alderman Burnett,

On Monday, Monday February 13, 2017, Chris Ilekis of Vequity, LLC and of Ilekis Associates (architect/planner) presented a proposed 5-story retail/restaurant and office building for the property at 1001 W. Fulton Market, currently a vacant lot. According to the draft agenda for this month's City Plan Commission meeting, the proposed structure is now a 6-story building.

The 3,200-square foot property is currently zoned as C1-1 with a 1.2 FAR. At the time of their presentation in February, Vequity was seeking a zoning change to DX-5 (Downtown Mixed-Used) and 4.2 FAR, however the draft Plan Commission agenda states that the development now seeks upzoning to DX-3 (a planned development) with no change in the 1.2 FAR. Plans from February show that the building footprint will be lot-line to lot-line; no set-back is planned. It is not clear how the sixth story will be introduced with a reduced zoning and existing FAR, i.e., if this will introduce a setback or open space on the site.

In general, the community is supportive of this vacant plot being developed. Additionally, we appreciate that Vequity will reside in the building, ensuring that it will be populated quickly. Based on additional feedback received from residents, we want to highlight the following items:

- The committee considered the proposed building to be unattractive and asked the developer to make improvements to the concept, which they agreed to provide.
- With Phase 2 of the Fulton Market Streetscape Project scheduled to start soon and considering the lot line-to-lot line nature of the building, the group was concerned about construction staging.

We are disappointed that the developer has not provided any design updates to the community about this project since the spring. Without updated renderings and other building details we are unable to establish a position on this development at this time.



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

Sincerely,

Matthew Letourneau
Chairperson, Development Committee
NEIGHBORS OF WEST LOOP

cc: Chris Ilekis (c.ilekis@vequity.com)
Neighbors of West Loop Development Committee