



October 11, 2017

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

Re: Zoning Change for 1201 W. Lake Street

Dear Alderman Burnett,

On Monday, November 14, 2016, Edmund Woodbury and Dean Welch (McCaffery Interests) and architect Joseph Antunovich (Antunovich Associates) presented a proposed seven-story (106 ft) steel and glass office building on the southwest corner of Lake and Racine. The ground floor of the structure is expected to include a restaurant or multiple retail units on the north side of the building and retail along the east side of the building. Although the development falls just within a TOD area, the developer is proposing 45-50 parking spaces to be located on the first two floors.

The proposed site would require a zoning change from C1-2 (Commercial, Manufacturing and Employment District) with a 2.2 FAR to DX-5 with a 5.0 FAR. No additional Planned Development amendments are being requested, thus no funds will be contributed to the Neighborhood Opportunity Bonus program for this project.

Representatives of Neighbors of West Loop were present at the January 24 community meeting for this development. The visual composition of the building received mixed reviews from the audience, with some concerned that it did not align with other nearby structures while others welcomed the more modern look.

Based on feedback received from residents, Neighbors of West Loop supports this project. Considering that this project will displace an existing West Loop business, we would like to see the developer maintain an affordable rent for the ground floor retail tenants so that local businesses can stay here. Additionally, we feel that the developer should contribute to safety (e.g., improved lighting) and appearance (e.g., landscaping) along Lake and Racine Streets in this area.



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

Sincerely,

Matthew Letourneau
Chairperson, Development Committee
NEIGHBORS OF WEST LOOP

cc: Dean Welch (dwelch@mccafferyinterests.com)
Katie Jahnke Dale (katie.dale@dlapiper.com)
Neighbors of West Loop Development Committee