



October 4, 2017

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

Re: Zoning Change for 820 W. Fulton Market

Dear Alderman Burnett,

Monday evening, May 10, 2017, Sophie Bidek of Hartshorne Plunkard Architecture and Katie Jahnke Dale of DLA Piper Law presented a proposal for the construction/rehabilitation of the 820 W. Fulton Market properties (816-824 W. Fulton Market) on behalf of Thor Properties. The proposal includes the renovation of an existing 4-story building at the corner of Fulton and Green and the construction of a 2-story extension on the existing structure at Green and Wayman, creating two joined structures. This plan requires a zoning change from C1-1 (Neighborhood Commercial) with a 1.2 FAR to a DX-5 (Downtown Mixed Use) with a 3.72 FAR. While this parcel resides within the historic Fulton-Randolph Market district, the current 2- and 4-story buildings are not historic landmarked structures.

Representatives of Neighbors of West Loop were present at the July 26 community meeting for this development. The community is supportive of this project, especially the attention that the architects have given to the building materials and the fact that the project will further activate this area of Fulton Market. Residents of the area did express concern about the narrowness of the Wayman Street sidewalk. It was suggested that the developer consult with the City of Chicago's "[Make Way for People](#)" initiative for pedestrian friendly alternatives.

Based on feedback received from residents, Neighbors of West Loop supports this project.

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

Sincerely,

A handwritten signature in black ink, appearing to read "M. Letourneau".

Matthew Letourneau
Chairperson, Development Committee
NEIGHBORS OF WEST LOOP

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