



October 17, 2017

The Honorable Danny Solís
25th Ward Alderman
1800 S. Blue Island Ave.
Chicago, IL 60608

Re: Zoning Change for 855 W. Adams

Dear Alderman Solís,

On Monday, August 8, 2016, representatives from Acosta Ezgur, Fitzgerald Architects, Crayton Advisors, and White Oak Realty Partners presented a proposed 168 ft (15-story) building along Peoria between Adams and Jackson (211 S. Peoria/855 W. Adams). This project was subsequently presented to the West Loop community in April of this year as a 185 ft (17-story) building. As described during the community presentation, the structure, which would replace an existing two-story commercial building and parking lot, would include 258 residential rental units with 179 private (leased) parking spaces (0.7 ratio).

The development would include apartments, retail on the ground floor, an outdoor space on the roof, a fitness center, club room, pool, dog walk, and business center. The building would also provide indoor space for the adjacent Sonnets Academy child care facility, which would remain and continue to operate during construction.

The proposed 17-story building would require a zoning change from DS-3 with a 3.0 FAR to a DX-7 Planned Development. In addition, the developer plans to pay \$1.076M into the Neighborhood Opportunity Bonus to increase the FAR.

During the community meeting, residents expressed concern with the proposed height of the building, noting that it was out of character with surrounding buildings and suggesting that 850 W. Adams (90 ft) should be used as a height benchmark. The meeting concluded with an understanding that revisions would be made to the proposal and that it would then return for further consideration by the community.

However, within the last few days, we have been informed that the building is now proposed to rise 18 stories, due to the introduction of retail space in front of a proposed parking pedestal. This City-recommended addition led the developer to add another floor of parking, leading to the increase in building height. Additionally, this project is scheduled to be considered by the Chicago Plan Commission this month – without a second community meeting to consider the new design or the impact of the new West Loop Design Guidelines.

Our committee has not received any further details about the modified proposal, nor have we received the traffic study from the development team, a commitment they previously made. We ask that you



defer this project from the October Plan Commission meeting so that a second community meeting can be held to discuss its merits.

Lacking this community meeting, based on the significant community opposition and the lack of project information provided by the development team, we are unable to support this project.

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

Sincerely,

Matthew Letourneau
Chairperson, Development Committee
NEIGHBORS OF WEST LOOP

cc: Michael Ezgur (michael@acostaegur.com)
Neighbors of West Loop Development Committee