



November 22, 2017

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

Re: Zoning Change for 112 S. Sangamon

Dear Alderman Solís,

The office building located at 112 S. Sangamon sits between a commercial building to the south, residential buildings to the north and west (across an alley), and Mary S. Bartelme Park on the east. The structure's current 24,000 sq ft size does not conform to the current DS-3 zoning (20,664 sq ft allowable). The building owners, Scott Maesel (WLCO President) and Mitch Whittaker, have submitted a proposal to rezone the building to DX-5 to support a penthouse residential unit for Mr. Whittaker's part-time use. The zoning change (a Type 1) will also increase the building's area limit to 34,000 sq ft. Under the proposal, the building height would go from 60 ft to 75 ft 10 inches, including the new 3,876 sq ft rooftop living space with 1,100 sq ft of rooftop patio.

Neighbors of West Loop first became aware of this project in late February of this year after nearby residents voiced concern about the lack of community involvement in the zoning change application process. We relayed these concerns to your office and were assured that a community meeting would be held. The developer met with the West Loop Community Organization in March, but repeated requests to your office by our committee for a presentation were not addressed. A community meeting was then scheduled for May 18, only to be abruptly cancelled two days before the event. Several resident calls to the developer went unanswered.

After several months without information about the project, a community meeting was scheduled and held on October 12 *before the developers agreed to present to our committee*. The owners provided their completed development questionnaire on November 6 and presented the project to our Development Committee last Monday, November 13.

While compiling our position letter, we were informed by your office that this project was approved by the City Council on November 8.

Community feedback on this project raised several unresolved issues. Representatives of 111 S. Morgan have identified the adverse impacts of increased shade to the neighboring buildings, requesting that a shade study be provided (the developer declined to provide one). Residents also noted that the rooftop addition might violate the portion of the new West Loop Design Guidelines that calls for consistency in the frontage height of the streetwall.



From the start, there has been significant concern on the part of West Loop residents about how poorly the community process was followed for this development. Our committee echoes this concern, in particular the way that our group was excluded from the evaluation of this project. **We request a meeting with you to review the role that Neighbors of West Loop is expected to play in the review of developments in the 25th Ward to ensure that the process is observed for future developments.**

For all of the above stated reasons, Neighbors of West Loop does not support this project.

Sincerely,

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

Matthew Letourneau
Chairperson, Development Committee
NEIGHBORS OF WEST LOOP

cc: Scott Maesel (scott.maesel@svn.com)
Thomas Raines (Traines@traalaw.com)
Neighbors of West Loop Development Committee