



February 11, 2018

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

Re: Zoning Change for 310 N. Peoria

Dear Alderman Burnett,

On December 11, 2017, Michael Ezgur (Acosta Ezgur, LLC), Howard Hirsch (Hirsch Associates, LLC), and Relu Stan (Fulton Market Kitchen) presented a proposal to rehab the four-story landmarked structure located at 310 N. Peoria Street. The proposal includes renovation of the existing structure and the addition of a partial fifth story to support a 28-room boutique hotel and restaurant. This work would require a zoning change from C1-1 with a 1.2 FAR to a DX-3 (Type 1) and FAR of 3.5.

Representatives of Neighbors of West Loop were present at the November 14, 2017 community meeting for this development. During the meeting a potential second phase of the project was discussed. In this phase, a larger brand-name hotel (with as many as 150 rooms) might be introduced on the parcel, with air rights from 310 N. Peoria being transferred to support the building height. The developers noted that there are no immediate plans for this phase, which would require another round of community input.

While our committee supports the zoning change for the boutique hotel at 310 N. Peoria, we oppose the potential maneuver of upzoning and/or transferring air rights from this landmarked building to add density to a separate proposed building.

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, Acosta Ezgur
Relu Stan, Fulton Market Kitchen
Neighbors of West Loop Development Committee