



February 7, 2018

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

Re: Zoning Change for 725 W. Washington

Dear Alderman Burnett,

In response to your request to provide our committee's feedback on West Loop developments in a more timely manner, we will begin to provide pre-position letters like this one to give you an idea of where our committee – and the community – stand on major developments while they are being fine tuned. This letter is not a final position letter, but is intended to give you a snapshot at this point of the process.

On Monday, October 9, representatives of Related Midwest presented a proposal for a 680 ft (58-story) building located on the south side of Randolph between the expressway and Halsted. Designed by Roger Ferris & Partners, the building would house an Equinox gym and hotel (165 keys), with 370 residential units above. A low-rise parking structure would be located along Washington.

The developer has purchased all of the buildings on the parcel between Randolph and Court Place (including the building on the northwest corner where Haymarket Pub is located), as well as the structure at 724 W. Washington. Under this proposal, these parcels would be upzoned, with each of the buildings transferring their floor area ratio to the tower. As proposed, the site would change from a mix of zoning (DX-5 and DX-7) and FAR (8.32, 7.0, 5.0) to DX-7 (11.5). This would require a \$5.4M contribution to the Neighborhood Opportunity Fund.

Representatives of Neighbors of West Loop were present at the January 31, 2018 community meeting for this development. Residents were pleased to see the now vacant site become activated, both before construction (Related proposed a pop-up retail village be installed during the summer of 2018) and as a result of the proposed project. The audience was also glad to see that 10% affordable housing will be included on-site (with the remaining 10% provided off-site). However the community expressed significant concern about traffic flow on the site, especially the proposal's reliance on the congested Halsted/Court Place intersection to provide egress to and from the site. Some members of the audience questioned whether or not there is sufficient demand for the amount of housing this project would provide. Based on this feedback, we wish to raise the following points and request the following project documents:



- We ask that the developer revisit their plan for egress and traffic flow at the site, and that they **provide a traffic study** for our review that includes their proposed circulation plan for the site.
- We request that the developer **provide a shade study** for the project.
- We request that the developer **identify which West Loop Guidelines that the project observes and those for which it does not comply** using the guidelines' checklist.
- We request the **analysis that the development team performed to determine that underground parking is cost-prohibitive.**
- We would also like the developer to provide more information about the **partial vacation of Court Place.**

In general, there are several important details associated with this project that need to be established, e.g., traffic flow, whether the residential units will be condominiums or apartments, the inclusion of public green space.

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

Sincerely,

Matthew Letourneau
Chairperson, Development Committee
NEIGHBORS OF WEST LOOP

cc: Neighbors of West Loop Development Committee