



February 5, 2018

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

Re: Zoning Change for 801 W. Lake/167 N. Green

Dear Alderman Burnett,

On Monday, August 8, 2016, Jeff Shapack from Shapack Partners and Tim Anderson from Focus Development presented a proposed 20-story (240 ft) extended-stay hotel on the southwest corner of Lake and Halsted (178 N. Halsted/801 W. Lake), a site that sits within the “Lake Street Business and Service” area of the Fulton Market Innovation District Plan.

On November 14, 2016, (the same night as the initial community meeting for this proposed project), Jeff Shapack and his team returned to our committee to present updates to their concept, which include the addition of a second parcel located across a public alley to the south of the original parcel. The updated proposal also abandoned the hotel concept for office use above ground-floor retail.

The developer sought and received a zoning change for the parcel from C3-1/DX-5 with a 1.2/5.0 FAR to DX-7 with 11.5 FAR (a bonus of 4.5 FAR required a \$4M payment to the Neighborhood Opportunity Bonus). This Planned Development (PD #1359) was approved by the City Council on January 25, 2017.

Jeff Shapack returned a third time on Monday, September 11, 2017 to present another revision to the concept. As proposed, the site would add parcels to the south and west of the PD #1359 area, essentially the entire block north of the alley behind the row of restaurants fronting Randolph except for a single parcel along Lake Street (BLVD restaurant). This change would annex a portion of PD #1354, previously approved as part of a planned development by Bridgford Foods. The resulting Shapack Partners’ proposal includes a larger (up to 275 ft in height), Gensler-designed building that no longer involves vacating the public alley but instead includes a public pathway or “mews” that would extend westward from the building’s southern portion from Halsted to Green. The mews would be lined by shops and restaurants, serving as a public space for building tenants and the public. The developer is seeking a zoning change from C3-1/DX-5 with a 1.2/5.0 FAR to DX-7 Planned Development with an additional 4.5 FAR (11.5 FAR total) obtained through an additional \$1.5M payment to the Neighborhood Opportunity Bonus.



Representatives of our committee were present on November 29, 2017 for the community meeting on this project.

Based on the presentations, and feedback from the community about this project, our committee wishes to make the following comments:

- Innovation – The committee was pleased to see the mews included in the concept. The group feels that **more open, public spaces are needed in Fulton Market** and this proposal is a unique way to provide an active, pedestrian space away from vehicular traffic.
- Height – The group feels that the building should serve as a transition between The Parker (321 ft) and the future Hoxton Hotel (149 ft). We feel that **the previously-approved height of 240 ft should be maintained as the full building height for the site.**
- Construction impacts – The committee expressed concern about the removal of parking lanes during construction in an area that is already short on available parking – especially considering that this development would remove a surface parking lot. We would like to see **the developer work with the City to identify additional parking options during construction.**

Pending a response to these items, the NOWL Development Committee would 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: Jeff Shapack, Shapack Partners  
Neighbors of West Loop Development Committee