



February 7, 2018

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

Re: Zoning Change for 900 W. Washington/170 N. Peoria

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, 2017, Curt Bailey, Ann Thompson, and Mike Elch of Related Midwest and Rich and Aaron Tucker of Tucker Development presented an updated proposal for a high-rise residential project on Peoria Street just north of Randolph.

During the spring of 2016, Tucker Development had previously given our committee a presentation about their now-complete refurbishment of ten (10) contributing historic buildings on the block, as well as a proposed 19-story (194 ft) building at 170 N. Peoria.

They subsequently partnered with Related Midwest on the project. The combined team's proposal is to upzone the entire group of holdings (including the contributing historic buildings but excluding Pastorelli Foods on the northwest corner of the block and Leña Brava on the southeast corner) from C1-1 with a 1.46 FAR (maximum allowable height of 38 ft) to DX-5 zoning with an 8.1 FAR. Through 1) the upzoning of the parcel at 170 N. Peoria, 2) the upzoning and transferring of air rights from the contributing historic buildings, and 3) a \$4.9M contribution to the Neighborhood Opportunity Bonus, the result is a proposed 570 ft (51-story) structure with 6-story parking pedestal designed by renowned architect Morris Adjmi.

It is important to note that, under the Fulton Randolph Market Historic Guidelines, contributing historic buildings like the ones in this project have limitations on roof additions, i.e., they can be no higher than two stories and must be setback from the street level. As such, the request to upzone the historic buildings creates air rights for the sole purpose of transferring them to the tower.

Representatives of Neighbors of West Loop were present at the January 30, 2018 community meeting for this development. Residents complimented the building's appearance and attention to the lower



level façade, but concerns were raised about 1) added traffic congestion, 2) making sure that the affordable housing was kept on-site, 3) the precedent that project would set for creating and borrowing air rights from historic West Loop buildings and the resulting overall height of the building, and 4) adherence to the West Loop Design Guidelines that recommend that new projects should be compatible with existing historic properties – including height transitions. Based on this feedback, we wish to raise the following points:

- We do not support the upzoning of the contributing historic structures and the corresponding transfer of air rights from them to the tower.
- We request that the development team **clarify how much of the required 20% affordable housing will be located on-site.**
- 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 ask that the development team **provide their completed traffic study** that incorporates the effects of other, nearby planned developments for our review, including their proposed circulation plan for the site.
- We request the **analysis that the development team performed to determine that underground parking is cost-prohibitive.**

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