



May 7, 2018

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

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

Dear Alderman Burnett,

During the spring of 2016, Tucker Development gave our committee a presentation about their now-complete refurbishment of ten (10) contributing historic buildings along Sangamon and Randolph, as well as a proposed 19-story (194 ft) building at 170 N. Peoria. On Monday, October 9, 2017, Curt Bailey, Ann Thompson, and Mike Ellch of Related Midwest and Rich and Aaron Tucker of Tucker Development presented a new proposal for a high-rise residential project on the 170 N. Peoria Street site.

The combined Related Midwest/Tucker 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. The development team seeks to 1) the upzone the parcel at 170 N. Peoria, 2) upzone and transfer air rights from the contributing historic buildings, and 3) make a \$4.9M contribution to the Neighborhood Opportunity Bonus to support a high-rise structure with 6-story parking pedestal designed by renowned architect Morris Adjmi on the site. The initial concept called for a height of 570 ft (51-stories).

As it relates to item #2, it is important to note that, under the [Fulton Randolph Market Historic Guidelines](#) (the "Historic Guidelines"), contributing historic buildings like the ones in this project have limitations on roof additions. For contributing historic buildings on Randolph (which make up a significant portion of this project), roof additions can be no higher than two stories and must be setback from the street level. As such, this request to upzone the historic buildings creates air rights that cannot be applied towards the historic buildings for which they are requested; the

Rooftop Additions: Setbacks and Heights

Buildings Fronting Randolph and Fulton Market

- Height of individual floors for rooftop additions should be compatible with the floor heights of the existing building and adjacent historic context.
- Additions for buildings with frontage on Fulton Market or Randolph Street are recommended to have the following minimum setbacks and maximum addition heights:
 - One-story addition (for buildings 1-3 stories in height)
 - Set back 15' from Fulton Market or Randolph Street
 - Set back 10' from side street
 - Two-story additions (for buildings 4 stories or greater)
 - Set back 20' from Fulton Market or Randolph Street
 - Set back 15' from side street

Figure 1 - Rooftop Addition Requirements (Randolph-Fulton Market Historic Guidelines, CDOT, 2015)

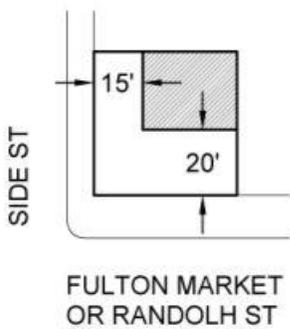


Figure 2 - Rooftop Addition Setback Diagram (*Randolph-Fulton Market Historic Guidelines, CDOT, 2015*)

upzoning request for these buildings has been made for the sole purpose of transferring the air rights from contributing historic landmarked buildings to the proposed tower.

Representatives of Neighbors of West Loop were present at the January 30, 2018 community meeting for this development. During the meeting, residents complimented the building’s appearance and attention to the lower level façade, but concerns were raised about 1) added traffic congestion, 2) ensuring that the affordable housing was kept on-site, 3) the precedent that this project would set for creating and transferring air rights from historic West Loop buildings to consolidate and construct buildings with heights significantly greater than those in the neighboring area, 4) adherence to the West Loop Design Guidelines that recommend that new projects should be compatible with existing historic properties – including height transitions, and 5) the need for nearby green space to offset the impacts caused by the project’s density. Many of these concerns were captured in a letter we sent to you and the development team dated February 7, 2018.

The developers presented a slightly revised site concept at a community meeting on March 27, 2018 and to our Development Committee on April 9, 2018. The revised concept shows a reduced building height of 495 ft (43 stories), still well above the adjacent buildings and the rest of the neighborhood – and with the same proposed density. The building would have condominiums but no on-site affordable housing (the developer proposed having all of the 25% – the value as stated at the community meeting – affordable housing constructed elsewhere in the 27th Ward). The developer also offered to match the project’s contribution to the Neighborhood Opportunity Bonus local impact fee and assign the combined funds towards streetscaping work along Randolph. We feel that such a significant alteration to Randolph Street should undergo a community process and should not be included as part of this development project. We would prefer the alternate option offered by the development team: a donation placed in escrow for use as determined by the community/alderman.

In total, the project as proposed would introduce a striking architectural structure to the neighborhood and it would provide funding for local improvements (either streetscaping or other projects). While we appreciate these aspects of the proposal, the project’s density at this location would create significant adverse impacts on traffic congestion and demand on local amenities. Furthermore, the sheer height of the building would set a precedent that is at odds with the majority of the community, including nearby business owners. In particular, we object to the upzoning of the contributing historic structures within the site for the sole purpose of transferring their air rights to the tower.

To realize the benefits of the project while reducing its negative impacts, we suggest limiting the transferrable floor area ratio from the contributing historic buildings to the FAR of rooftop additions that are allowable under the *Fulton Randolph Market Historic Guidelines* (see above). Combined with the FAR obtained from upzoning 170 N. Peoria site, the total FAR would result in a tower density and height that



is more compatible with the guidelines and more palatable to the community while still providing reasonable development and financial opportunity to the development team.

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

Sincerely,

Matthew Letourneau
Chairperson, Development Committee
NEIGHBORS OF WEST LOOP

cc: Michael Ellch, Related Midwest
Richard Klawiter, DLA Piper
Neighbors of West Loop Development Committee