



April 19, 2018

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

Re: Zoning Change for 166 N. Aberdeen

Dear Alderman Burnett,

On Monday, January 09, 2017, architects Gary Kohn, Vladimir Andrejevic, and Basil Souder of SCB (Solomon Cordwell Buenz) along with Todd Mullen and Michael Lerner of MCZ Development presented a proposed 20-story (~238 ft.) residential and retail building for the property at 166 N. Aberdeen (Fabbri Sausage Manufacturing building). The site is within the “Lake Street Business and Service” subarea of the Fulton Market Innovation District Plan.

This proposed development would require a zoning change from C1-2 with a 2.2 FAR to DX-5 (Downtown Mixed-Used) with a 5.0 FAR. Additionally, MCZ Development is requesting an additional 3.1 FAR (creating a total FAR of 8.1, the maximum for this area) Planned Development Amendment for a \$1.959M bonus.

Our committee provided feedback to the developer in January, 2017 complimenting the building’s appearance but requesting that the height be reduced, the number of 3-bedroom units be increased, and that the developer make an effort to improve nearby infrastructure.

Representatives of Neighbors of West Loop were present at the April 26, 2017 community meeting for this development. During the meeting, neighborhood residents (many from nearby 155 N. Aberdeen) objected to the proposed building height, suggesting it should be no higher than 150 ft (the height of the nearby Hoxton Hotel, now under construction), and voiced concerns about the pressure the project would place on nearby public infrastructure.

Having not heard about the project for several months, NoWL reached out to the developer in October of 2017 requesting an update on the project. We were told by the developer’s attorney that the proposed height had been reduced by two levels and that the developer was working with the City’s Department of Planning and Development on the proposed concept. We followed up again in January, 2018 and were told that the team was waiting for “further direction from the City”. We then discovered independently that this project was included in the April, 2018 Chicago Plan Commission agenda. After further inquiries with the development team, we were provided materials last week that show the



building concept has not significantly changed from the original design, contrary to previous information we had been given.

This timeline describes a breakdown in the community review process. Residents were led to believe on multiple occasions that the proposal for 166 N. Aberdeen was being revised based on input received and that the community would be given a chance to review it before it went before the Plan Commission. However it appears that the development team is relying solely on feedback from the Department of Planning and Development, excluding the community.

Based on the above, we are unable to establish a position on this project at this time. **We formally request that you defer this project from the April Plan Commission meeting so that it can be properly vetted through the community review process.** Additionally, we would like further clarification about DPD's role in the review and approval of proposed developments in the West Loop.

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

Sincerely,

Matthew Letourneau  
Chairperson, Development Committee  
NEIGHBORS OF WEST LOOP

cc: Todd Mullen, MCZ Development  
Nick Ftikas, Sam Banks Law Offices  
Neighbors of West Loop Development Committee