



July 10, 2018

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

Re: Zoning Change for 310 N. Sangamon

Dear Alderman Burnett,

On Monday, January 8, 2018, representatives from PVJS Company (owner/developer), Solomon Cordwell Buenz (architect), and DLA Piper (attorney) presented a proposal for a twelve-story (165 ft) office building located at 310 N. Sangamon, the current Amerigas site one block east of Google and across an alley from Ace Hotel.

The mostly brick building would include more glass on the upper levels, as well as a glass column running down the building in line with Wayman Street. The windows in the brick portion of the building would be oversized to match those of the landmarked buildings along nearby Fulton Market Street. The developers intend to apply Passive House sustainable building design principles, including installing a solar array on the roof, to reduce energy use by 25%. This would be the first such application of Passive House design elements in the country.

Currently zoned as M2-3 (light industry) with a 3.0 FAR, the developer is seeking a change to DX-5 (5.0 FAR) and wishes to obtain an additional 3.1 FAR (8.1 FAR total) under the Neighborhood Opportunity Bonus (the project would involve a \$2,394,648 to the NOB). This step would trigger the Planned Development requirement.

Representatives of Neighbors of West Loop were present at the February 13, 2018 community meeting for this development. Between the committee and public meetings, residents appreciated the appearance of the building and the developer's application of green design elements like the solar panel array. However, the audience expressed concern about traffic flow around the site and the lack of public green space included in the proposal. The developer also did not fully address questions about the project's adherence to the *West Loop Design Guidelines*.

The developer returned to our Development Committee on June 11, 2018, presenting three alternatives for traffic flow improvements – including one suggested by our committee. Though several of the alternatives addressed concerns raised by residents, CDOT rejected these options and directed the



developer to apply a layout that will require trucks to drive backwards over 100 ft to reach the loading docks.

We are disappointed that CDOT did not accept traffic flow configurations proposed by the developer and supported by our committee. This represents another in a series of instances where community concerns have been raised and then discussed between the City and developer, only to have them disregarded by the City without providing its reasoning to the community. In order to improve the dialogue between the City and our residents, we will now distribute our position letters to the Department of Planning and Development. It is our expectation that DPD will address our concerns directly instead of only through conversations with developers.

Traffic flow concerns notwithstanding, the NoWL Development Committee supports this project – in particular the exemplary sustainability aspects introduced through the Passive House design concepts. We ask that you encourage other West Loop developers to follow PVJS Company's lead in this regard.

Meanwhile, we are growing increasingly concerned about the City's pattern of holding a community meeting, disregarding community feedback, meeting with developers behind closed doors, and then allowing projects to go directly to the Plan Commission without resolving community concerns. We see this as a violation of the community process and seek your help to break this pattern and reintroduce the community into the development process.

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

Sincerely,

Matthew Letourneau
Chairperson, Development Committee
NEIGHBORS OF WEST LOOP

cc: Mark Goodman, Mark Goodman & Associates
Katie Jahnke Dale, DLA Piper
David Reifman, Chicago Department of Planning and Development
Eleanor Gorski, Chicago Department of Planning and Development
Neighbors of West Loop Development Committee