



August 17, 2018

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

Re: Zoning Change for 1367 W. Fulton Market

Dear Alderman Burnett,

On Monday, January 9, 2017, Johnny Carlson of Trammell Crow Chicago Development Inc., along with Aaron Roseth of ESG Architects, presented a proposed 19-story (198 ft.), 315-unit residential and retail building for the property at 213 - 233 N. Ogden and 1367 - 1377 N. Fulton Market. The development team returned to our committee on Monday, July 9, 2018 to present an updated building concept. The new design calls for a 14-story, 189 ft office building structure with ground-floor retail.

Our committee is generally supportive of the project, apart from concerns about the functionality of the inner auto courtyard and the inappropriate exterior materials that are in direct contrast to the *West Loop Design Guidelines*.

The façade of the proposed building would consist of concrete, metal panels, perforated metal, and glass. The ground level would include 15,000 sq ft of retail along Ogden and Fulton Market, e.g., a restaurant/coffee shop, with two levels of parking (116 spaces). The remaining floors (300,000 sq ft) would be dedicated to office use (two tenants per floor). The building would have a setback on the 10th floor, with office amenity features on the roof, which would also have green roof elements.

Vehicular access to the building would be provided by a rear auto courtyard that would double as the parking lot and loading dock entry point. The auto courtyard would be accessible from an existing alley that runs along the eastern property edge. In order to support the expected increase in vehicular traffic near the site, the developer stated that a traffic signal will be installed at the intersection of Ogden and Fulton Market.

Through the project, the property, currently a surface-level parking lot, would be upzoned from M2-3 (light industry) and 3.0 floor area ratio to DX-5 with an 8.1 FAR. To obtain the FAR, the developer would make a \$2.79M payment to the Neighborhood Opportunity Bonus. The developer would also pay the City to release an existing covenant that limits the adjacent alley to manufacturing/industrial use.



Representatives of Neighbors of West Loop were present at the March 1, 2017 community meeting for this development. According to the developer, it is unclear if a second community meeting will be held. Based on the committee and public meetings, we wish to highlight the following aspects of the project:

- Residents appreciated the **appearance** of the building, but wanted assurances that authentic and sympathetic materials to the historic industrial palette would be used. Considering that this building will serve as the gateway to Fulton Market from the west, we would also like to see this aspect addressed by the site in some way. Additionally, the abrupt change in building height does not follow the *West Loop Design Guidelines*, which states that facing of parking podiums should be activated (this only occurs on the ground floor of the proposed structure).
- The development team expressed a willingness to consider applying a lower rent for the ground-level **retail** space, something we support as a way to encourage existing buildings to remain in the neighborhood.
- We are pleased to hear that a **traffic** signal will be installed at Ogden and Fulton Market to improve safety and reduce congestion. Our committee also liked the auto courtyard concept, but voiced concerns about taxi and transportation network companies (e.g., Uber, Lyft) either not finding it or preferring to drop off passengers on Fulton Market. We would like to see the developer improve the visibility of the auto courtyard to avoid this situation.
- Considering the building's proximity to Union Park and the probability that the office tenants will frequent the **park**, we would like to see the developer take steps to mitigate the impact of this demand.

Upon resolution of this list of items, Neighbors of West Loop would support this project.

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

Sincerely,

A handwritten signature in black ink, appearing to read "M. Letourneau".

Matthew Letourneau
Chairperson, Development Committee
NEIGHBORS OF WEST LOOP

cc: Johnny Carlson, Trammell Crow
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