



May 1, 2019

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

Re: Zoning Change for 1123 W. Randolph

Dear Alderman Burnett,

On Monday, December 10 Matt Ferrino and Jon Morgan of 1123 West Randolph LLC and Katie Jahnke Dale of DLA Piper presented a proposed development at 1123 W. Randolph, the southeast corner of Randolph and May Street. The property is currently a surface parking lot. The developers would like to construct a 6-story (75 ft) residential building with two-level ground floor retail on the site. The brick and glass building would have nine (9) rental units (by staying under 10 units, the affordable housing requirements do not apply). No automobile parking is included in the proposal, though bike parking will be provided. The project would require a zoning change from DX-3 with a 3.0 FAR to DX-5 with a 3.0 FAR (Type 1).

The community appreciates the activation of this site and the modest scale of the project. **Neighbors of West Loop supports this project.** Based on feedback from the community, we would like to see the following items addressed in the final proposal:

- Provide a clear drop-off area for those arriving by car.
- Incorporate safety measures like improved lighting, cameras linked to the OEMC/Chicago Police, and heated sidewalks.
- Include green/sustainable design elements into the project.

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

Sincerely,

Matthew Letourneau
Chairperson, Development Committee
NEIGHBORS OF WEST LOOP

cc: Matt Ferrino, 1123 West Randolph LLC
Jon Morgan, 1123 West Randolph LLC
Katie Jahnke Dale, DLA Piper

David Reifman, Chicago DPD
Eleanor Gorski, Chicago DPD
NoWL Development Committee