



May 24, 2019

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

Re: Zoning Change for 1133 W. Fulton Market

Dear Alderman Burnett,

On May 13, 2019, Philip Ciaccio and Steve Ciaccio (DCP 7 LLC), Ramiel Kenoun (Space Architects), and a representative from the Law Office of Samuel VP Banks presented plans for the restoration of two conjoined mixed-use (commercial/residential) buildings located along the south side of Fulton Market between May Street and Racine Street. **Neighbors of West Loop supports this project.**

The proposal includes a 1-story addition to create a 4-story/60 ft structure, which would replace the existing, non-conforming buildings. Site access would be provided from existing alleys and a permit loading zone on Fulton Market. The developer has been in contact with the Fulton Market Streetscape Project to establish this loading zone. There is a surface parking lot with 30 spaces located south of the building on Racine Street. The project would require a zoning change from C1-1, 1.2 FAR to DX-5, 5.0 FAR, Type 1 development.

Our committee appreciates the adaptive reuse of the of the building and find the one-floor addition to be reasonable and a proper application of both the Randolph-Fulton Market Landmark District guidelines and the West Loop Design Guidelines.

We would, however, like to relay the following recommendations for the project, as captured by our committee and during the community meeting for this project on May 8, 2019:

- The drop-off area has not yet been approved by CDOT. This should be resolved before the project is approved.
- We request that the developer offer lower incubator rental rates for the ground-floor retail spaces to support local businesses.
- The developer has shown a willingness to fund infrastructure improvements near the project site. We suggest the following:
 - As identified during the community workshops for the Fulton Market Streetscape Project, Racine is not wide enough to support two-way traffic and parking between Lake and Carroll, which creates congestion and dangerous travel conditions. We suggest that CDOT reduce the width of the sidewalk or parkway in this area, possibly on the west side of the street. This is strongly preferred over removing street parking.

- Add lighting to Lake Street, a dark corridor that creates unsafe conditions.

Additionally, we have asked that the developer take steps to preserve the existing street art in the interior alleyway of the site, e.g., the “FULTON VORTEX” sign.

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

Sincerely,



Matthew Letourneau
Chairperson, Development Committee
NEIGHBORS OF WEST LOOP

cc: Philip Ciaccio (DCP 7 LLC)
Steve Ciaccio (DCP 7 LLC)
Sara Barnes, Law Offices of Samuel VP Banks
Eleanor Gorski, Chicago Department of Planning and Development
Neighbors of West Loop Development Committee