



May 24, 2019

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

Re: Zoning Change for 213 N. Racine

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 a new 6-story office building to be located at 213 N. Racine. **Neighbors of West Loop supports this project.**

The proposed 6-story/78 ft structure would replace an existing, non-conforming 3-story mixed-use building. The structure would consist of masonry (red brick), with a portion of steel and glass, with a terrace on the top floor. Site access would be provided from existing alleys and a 60 ft, permit loading zone on Racine. The project includes underground parking (there is also 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 developer's decision to observe the historic district guidelines/principles even though the project is not within the district. Additionally, we would 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 developer should reevaluate the exterior materials proposed for this building and consider an appearance that is more contrasting with existing and proposed structures in the vicinity.
- The drop-off area has not yet been approved by CDOT. This should be resolved before the project is approved.
- 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,

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

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