



June 6, 2019

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

Re: Zoning Change for 123 S. Peoria/128 S. Green

Dear Alderman Burnett,

On March 11, 2019, Michael Ezgur (Acosta Ezgur) and representatives of ZS Dev Peoria Green, LLC presented plans for the development of 123 S. Peoria/128 S. Green, a proposed apartment building near Mary Bartelme Park. **Neighbors of West Loop does not support this project in its current form.**

The proposed 6-story/98 ft structure would replace a surface parking lot located north of 850 W. Adams and Green Street Local. The project would introduce 25 units (ten on Peoria, fifteen on Green) with an average unit size of 2,000 sq ft with more than a 1:1 parking ratio. The developer is proposing to build off-site affordable housing. Loading access would be provided on Green using an existing loading zone, while resident vehicles would access the building from Green Street. This proposed development would require a zoning change from DS-3 (Downtown Service District) with a 3.0 FAR to DX-5, 5.0 FAR, planned development.

Many West Loop residents have contacted Neighbors of West Loop to voice their opposition to this project and have raised their concerns with the developer. In response, the following modifications were made to the design:

- Replaced brick with reflective material (formed metal) on the north and south facades to mitigate the loss of natural light to units in the adjacent buildings
- Reconfigured utility work to improve staging
- Added on-site parking
- Removed a curb cut on Peoria
- Adjusted the position of balconies and windows to avoid line-of-sight issues with adjacent residential properties
- Reduced the building height by 6 ft

However, the following concerns remain:

- Residents feel that the current zoning, which supports commercial use, is preferred over a new residential property. In an effort to balance the goals of the developer and the desires of the

community, we suggest that the project include ground-floor retail that would be attractive to residents and park users, e.g., a café.

- Residents in the adjacent buildings are concerned about access for fire and emergency response personnel. We have requested that the developer provide a statement from the Chicago Fire Department that all buildings in and around the site would be fully accessible in the event of an emergency.
- As stated in the *Neighborhood Plan*, Neighbors of West Loop supports the inclusion of affordable housing on-site for West Loop developments.
- The developer should commit to waiting for nearby construction projects, e.g., H2O and Milieu, to conclude construction before any work begins at 123 S. Peoria/128 S. Green.

We ask that you help us to resolve these concerns with the developer so a project can be delivered that aligns with the community's input.

I should note that we are appreciative of the developer's commitment to fund improvements at Bartelme Park, should this project move forward. This is an important gesture, as the building's residents will create additional wear and tear on the popular park.

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

Sincerely,



Matthew Letourneau
Chairperson, Development Committee
NEIGHBORS OF WEST LOOP

cc: Michael Ezgur, Acosta Ezgur
Eleanor Gorski, Chicago Department of Planning and Development
Neighbors of West Loop Development Committee