



July 31, 2019

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

Re: Zoning Change for 1043 W. Fulton Market

Dear Alderman Burnett,

On May 13, 2019, Emily Fiore and Chris Leach of Akerman, LLP; Sophie Bidek of Hartshorne Plunkard Architects; and Ross Babel of Base Capital Group presented plans for the development of 1043 W. Fulton Market, a proposed two-building development that consists of a hotel and office building. **While this project has many positive elements, Neighbors of West Loop opposes this project due to the scale of the hotel building.**

The proposed site, which is non-contributing within the Historic Fulton-Randolph Market District, stretches the length of the block bounded by Aberdeen on the west and Carpenter on the east. The proposal calls for a twelve-story, 147 ft hotel with ground floor retail on Aberdeen and a six-story, 88 ft office building on Carpenter. The Montage brand hotel would have a bar in the basement, retail on the ground floor, 196 rooms, and a public rooftop area. The office building would house Hartshorne Plunkard Architecture, the project architect and current tenant in the existing building on the site. The smaller building would hold all of the proposed parking for the project (15 spaces). The proposal would require a zoning change from C3-5 (5.0 FAR) and C1-1 (1.2 FAR) to D-5 (8.1 FAR). The developer would leverage the Neighborhood Opportunity Bonus to reach this density.

Our Development Committee likes the appearance of the buildings and appreciates the steps taken by the architect to borrow elements of existing structures in the neighborhood, conceal of the mechanical elements, and align with the Fulton Market Streetscape Project work. We also applaud the decision to mirror the height of nearby buildings for the portion of the project facing Fulton Market Street. However, the proposed height of the hotel structure (147 ft) is more than double the size of the adjacent residential building at 215 N. Aberdeen. Furthermore, this height exceeds the recommendations contained in the Neighbors of West Loop *Neighborhood Plan*, which prescribes a maximum height of 120 ft. We request that the developer reduce the scale of the rear portion of the hotel building to accommodate resident concerns and to be in line with the *Neighborhood Plan*.

Additionally, we find the developer's plans to provide a 15-minute loading zone along the north side of the property on Fulton Market Street to be problematic. This arrangement seems tenuous, and any complications would create a traffic bottleneck on the one-way street. This traffic circulation issue should be resolved with CDOT before the project is permitted to move forward.

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.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Letourneau', with a stylized flourish at the end.

Matthew Letourneau
Chairperson, Development Committee
NEIGHBORS OF WEST LOOP

cc: Emily Fiore, Akerman
Ross Babel, Base Capital Group
Eleanor Gorski, Chicago Department of Planning and Development
Neighbors of West Loop Development Committee