



July 31, 2019

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

Re: Zoning Change for 1100 W. Fulton Market

Dear Alderman Burnett,

On April 8, 2019, Emily Fiore of Akerman, LLP; Sophie Bidek of Hartshorne Plunkard Architects; and Ross Babel of Base Capital Group presented plans for a new office/retail project at the corner of Fulton Market and Aberdeen. **Neighbors of West Loop supports this project.**

The site includes two parcels that are zoned as C1-1, with a 1.2 FAR. One parcel contains an existing two-story building that is a contributing historic building within the Fulton-Randolph Historic District and the other is a surface parking lot. The proposal would add a third story on the existing building (maintaining the historic facade) and a five-story building immediately to the west. This modification requires a zoning change to DX-5 with a 5.0 FAR. The taller building would be 66 ft in height with no parking. A rooftop terrace would be located on top of the existing building, accessible from the new building.

Our Development Committee appreciates the appearance of the project, in particular the blending of materials, the canopy, and the shade of proposed masonry. We also like the modest scale of the design and the developer's observance of the landmark requirements.

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

Sincerely,

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