



July 31, 2019

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

Re: Zoning Change for 310 S. Green

Dear Alderman Burnett,

On July 8, 2019, Michael Ezgur of Acosta Ezgur and representatives from developer Crayton Advisors presented plans for a new twelve-story/150 ft office/retail building project on Green Street just south of Jackson, which would replace an existing surface parking lot. **Neighbors of West Loop supports this project.**

The developer is proposing to increase the zoning from DX-5 (5.0 FAR) to DX-7 with a 7.0 FAR. This is a reduction from their initial proposal, which called for a 9.0 FAR. Though the proposed height exceeds the 120 ft threshold set in the Neighbors of West Loop *Neighborhood Plan* ([Section 1.5](#)), it does conform to [Section 1.3](#) of the *Plan*: new buildings should be consistent with - i.e., no more than 25% taller in height than - existing (pre-2015) structures within one (1) block.

Our Development Committee appreciates the developer's efforts to address concerns that we had previously provided related to the scale of the building. We request that you hold the developer to their commitment to provide improved lighting and security video around the site. Additionally, we request that the traffic study developed for the site be provided for our review and comment, as this was an area of concern discussed at the community meeting on July 23.

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, LLC  
John Abell, Crayton Advisors  
Eleanor Gorski, Chicago Department of Planning and Development  
Neighbors of West Loop Development Committee