



May 8, 2018

Alderman Walter Burnett, Jr.
27th Ward
4 North Western Avenue
Chicago, IL 60612

RE: *Proposed development at 900 West Randolph Street/170 North Peoria Street*

Dear Alderman Burnett,

The West Loop Community Organization (WLCO) Development Committee met with representatives of 900 Block II Holdings, LLC (the “Developer”) on October 3rd, 2017, to discuss their proposed development at 900 West Randolph/170 North Peoria.

900 Block II Holdings, LLC has requested a zoning change from the current C1-1, with FAR of 1.46, to a Planned Development with underlying zoning of a DX-5 with FAR of 8.1. This zoning change would allow for the construction of a 51 story, 570-foot tall mixed-use building comprised of retail space and 300 residential units with approximately 220 parking spaces (the “Planned Development”).

A community meeting was held on January 30th, 2018 at 6:00 p.m. at Morgan Manufacturing. A few of the concerns from those in attendance were:

- Overall height of building, too tall; inconsistent with the existing streetscape
- Not enough parking; consideration given to accessory and non-accessory parking
- Zero Affordable Units are being provided on site; consideration should be given to bringing affordable units to the project
- What plans are being made to mitigate vehicular congestion and pedestrian safety along Randolph and Lake Streets

A second community meeting was held on March 27th, 2018 at 6:00 p.m. at Haymarket Pub and Brewery where the Developer discussed the following:

- The commitment to reduce the overall height of the building from 570 feet to 495 feet — an overall reduction of 75 feet, from 51 stories to 43 stories
- Unit Mixture was not made available
- The Developer’s belief that the parking being provided on site is satisfactory
- Despite the community’s request, the affordable units associated with this proposed development will continue to be built off site
- In efforts to address vehicular congestion and pedestrian safety, the Developer has proposed that 10% of their required contribution to the Neighborhood Opportunity Fund be earmarked for the reconfiguration/repurposing of the north service lane at the corner of Randolph and Halsted. The reconfiguration/



repurposing would allow for an expansion of the public way, therefore allowing for placemaking and green space. This recommendation would be recognized as part of the Local Impact Fund. As such, it is our recommendation that a community meeting be held with the business owners and constituents within 250 feet of proposed project

After much thought and discussion with our members, WLCO and its members believe the zoning change request is materially out of character with the existing and proposed developments of the Fulton Market/West Loop neighborhood. It WLCO's recommendation that the height of the Planned Development exceed no more than 200' feet. This will allow for the proposed development to stay aligned with the proposed development at 166 Aberdeen and Planned Development 1354 (Bridgford Foods Corporation at 170 N. Green.)

WLCO understands the City of Chicago Neighborhood Opportunity Bonus, which was approved by City Council in May 2016, was established to expand the downtown zoning district, allowing FAR to be purchased in efforts to provide a new funding source which encourages commercial development in neighborhoods lacking private investment. In the last 18 months, 57 business owners across the Chicagoland area were awarded grants from the Neighborhood Opportunity Bonus Fund totaling several millions of dollars. The Local Impact Fund allows for the allocation of the 10 percent of all bonus contributions to support improvements within one mile of the development site generating the development funds, including public transit facilities, streetscapes, open spaces, river walks, and other sites including landmarks.

We recommend that as a condition and in exchange for any bonus FAR, the Developer make their required and corresponding payment to the Neighborhood Opportunity Bonus, pursuant to Sections 17.4-1003-B & C, prior to the issuance of the first building permit for any building in the Planned Development. We also recommend that the Developer contribute the Local Impact portion of the bonus payment for Randolph Street Infrastructure improvements (the "Randolph Project") which will address a larger scale reconfiguration of Randolph Street instead of just one portion of it. The Randolph Project is located within one mile of the Planned Development site, as required by Sec. 17.4-1005-C. The Developer must make such payment, or the applicable portion thereof in the case of a phased development, prior to the issuance of the first building permit for the Planned Development or applicable phase thereof.

We also recommend any additional financial contributions be identified as an In-Kind Improvement to the neighborhood, by way of a contribution into the Local Impact Fund.

In this case, prior to the issuance of the first building permit for the Planned Development, the Developer shall enter into an agreement with West Loop Community Organization, as a sister agency of the City of Chicago specifying the type of improvements to be provided, the value of the improvements, the timeline for completion of the improvements, and any other terms or conditions the Commissioner of Planning and Development deems necessary or desirable. Please note with respect to any work for the Randolph Project, the City must enter into an intergovernmental agreement regarding the manner in which the funds will be used, after a community meeting(s) be held to address the residents and business owners within 250 feet of the proposed project.

For the reasons delineated above, WLCO does not approve the proposed Planned Development at 900 West Randolph/170 North Peoria.

Thank you for your consideration of our recommendation.

Sincerely,



Carla M. Agostinelli
Executive Director
West Loop Community Organization
On Behalf of the WLCO Development Committee

cc: Richard Klawiter, DLA PIPER | *via email and U.S. mail*
Katie Janke dale, DLA PIPER | *via email and U.S. mail*
Aaron Tucker, TUCKER DEVELOPMENT | *via email and U.S. mail*
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