

West Loop

Community Organization

October 3, 2016

Via Email & US Mail

Alderman Walter Burnett, Jr.
4 N. Western Ave
Chicago, Illinois 60612

**RE: Recommendation for zoning change for Proposed Development at 1210 W. Lake Street
(PIN No: 17-08-320-019-0000)**

Dear Alderman Burnett:

The West Loop Community Organization (WLCO) Development Committee met with R2/MR 1210 Partners, LLC along with their legal counsel, Mr. Bernard Cintron on Tuesday February 2nd, 2016 to discuss development plans for 1210 W. Lake Street.

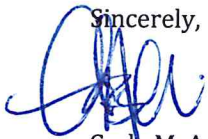
The developers are requesting a zoning change from M2-3 to a Type 1, DS-5. The change in zoning will allow for the addition of a mezzanine level within the existing one-story building. As was discussed as well as represented in renderings (see attachments dated September 18, 2015) the building will remain a one-story building, the exterior of the building will remain as-is, (concrete and brick,) and improvements will be made to the existing glass block windows. The interior build-out of the mezzanine will be determined by the single tenant for the space.

A community meeting was held to discuss the plans on Wednesday, September 28, 2016; those in attendance did not provide any feedback on the proposal.

West Loop Community Organization recommends the zoning change for the proposed development at 1210 W. Lake Street.

We appreciate your time and careful review of this project.

Sincerely,

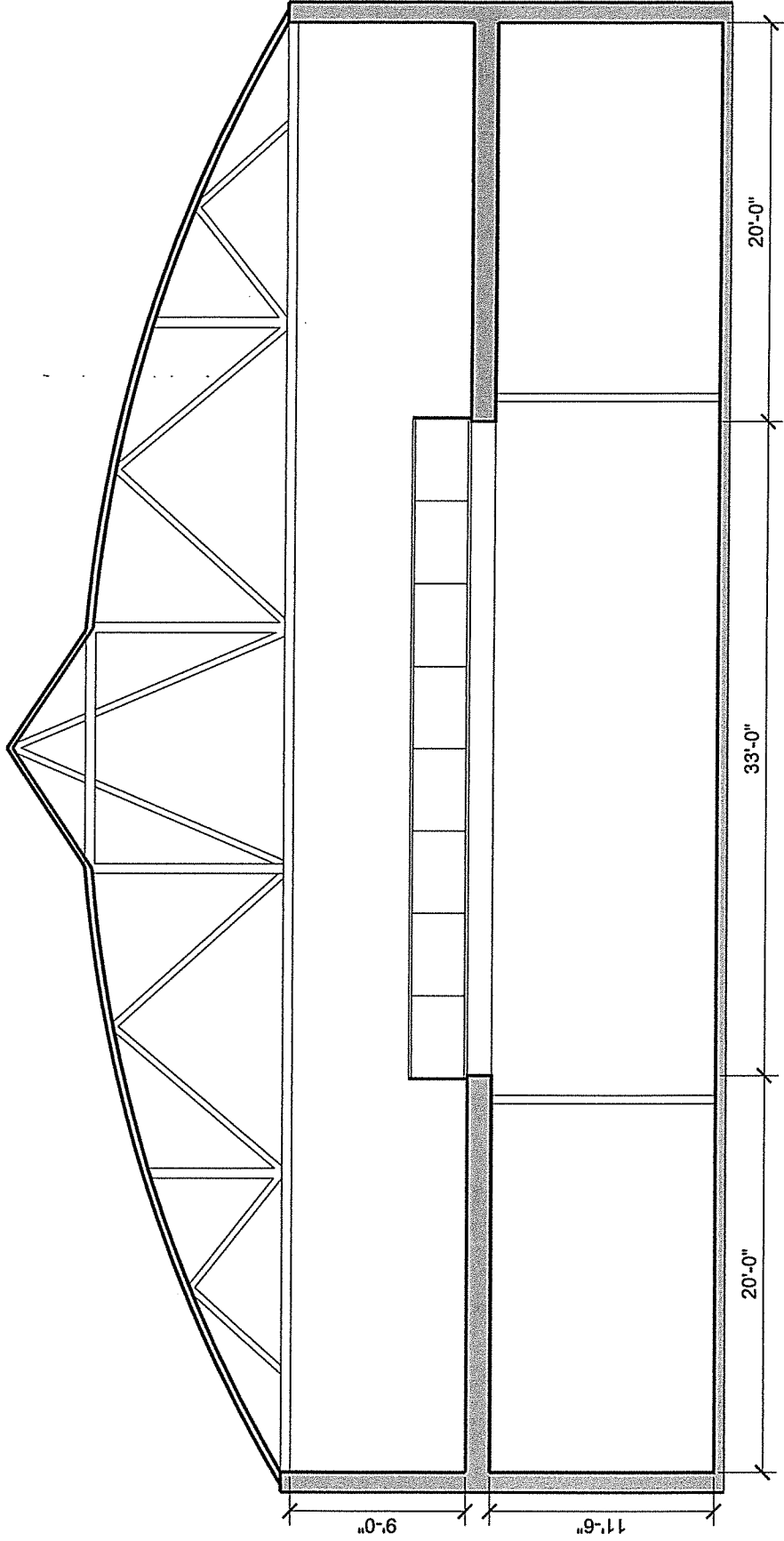


Carla M. Agostinelli
Executive Director

On behalf of the WLCO Development Committee

(David Mooney, Curt Winkle, Annie Kostiner, Dominic Walbridge)

cc: (Attorney B. Citron via Email)
(Attorney T. Berberian via Email)



R ^ 2

1130 W MONROE ST. CHICAGO IL 60607
www.r2.me (312) 3002382

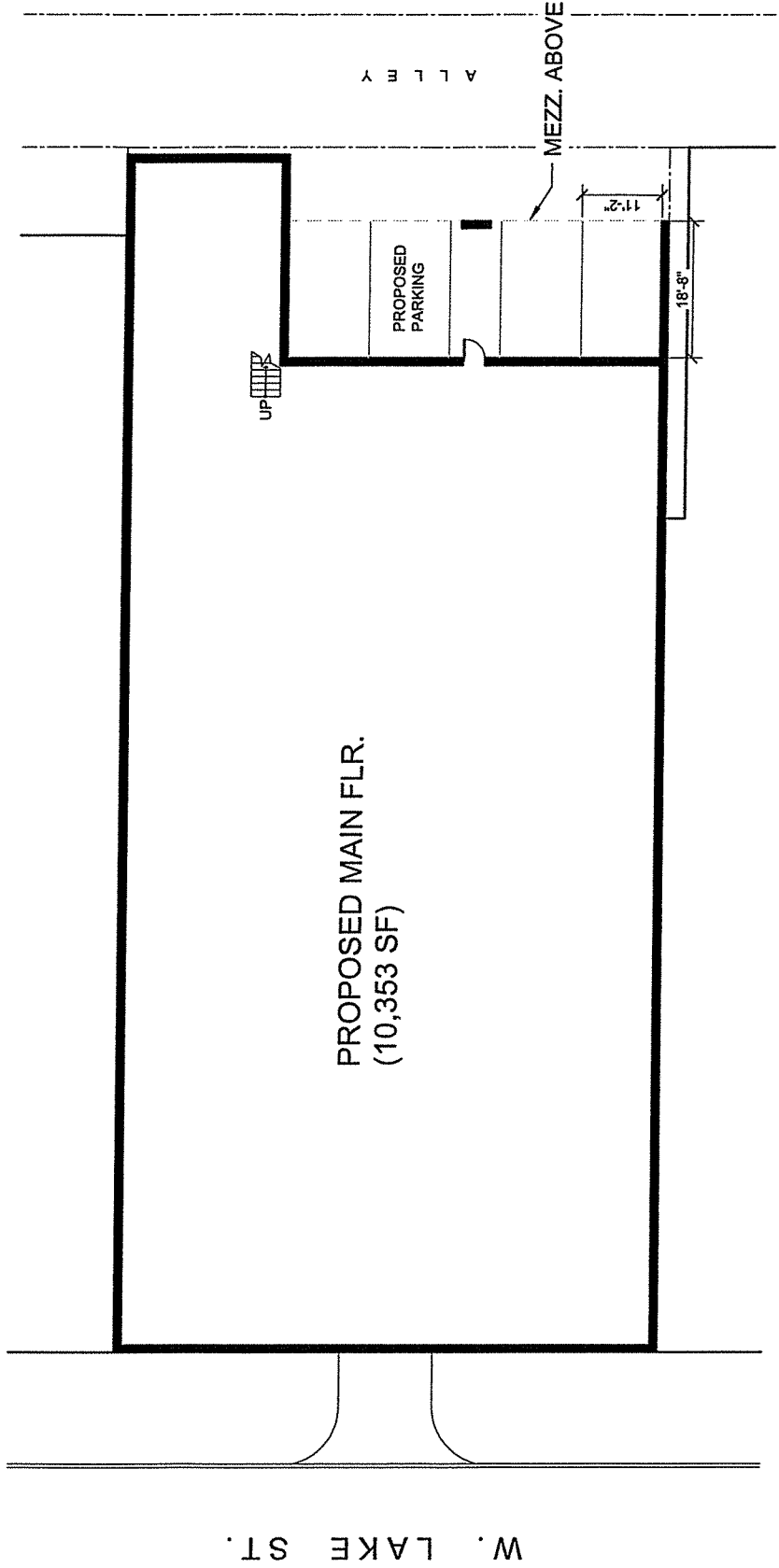
Proposed Building Section, Option B

Scale: NTS

1210 W. LAKE ST.
CHICAGO, IL

SK-3

9/18/15



W. LAKE ST.

PROPOSED MAIN FLR.
(10,353 SF)

UP

PROPOSED
PARKING

MEZZ. ABOVE

ALLEY

11'-2"

18'-8"

R^2

1130 W. MADROSE ST., CHICAGO, IL 60607
WWW.R2.AE

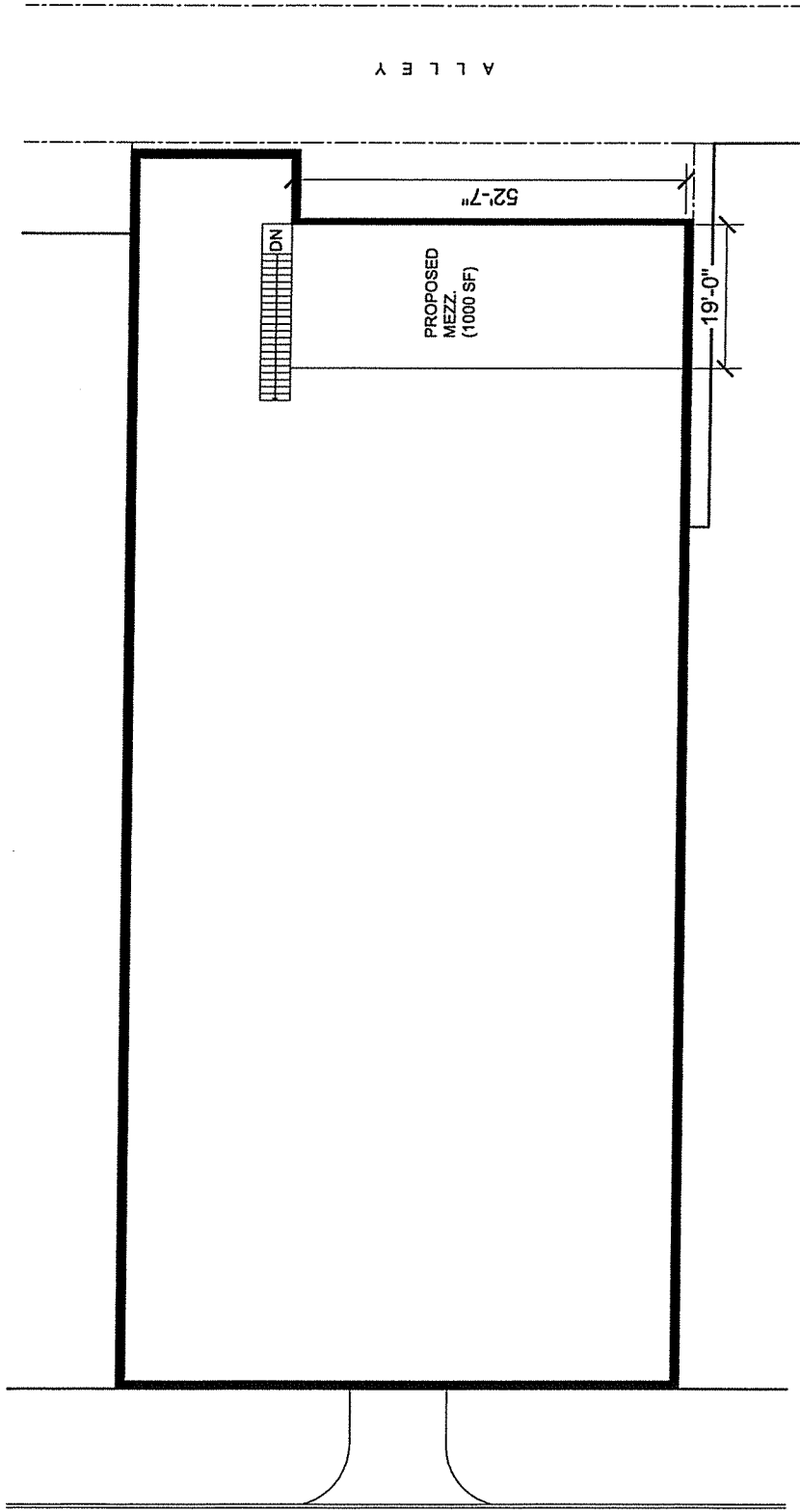
Proposed Main Floor Plan, Option A

Scale: NTS

1210 W. LAKE ST.
CHICAGO, IL

SK-1

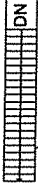
9/18/15



W. LAKE ST.

ALLEY

PROPOSED
MEZZ.
(1000 SF)



52'-7"

19'-0"

R^2

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WWW.R2.ME (312) 300-2382

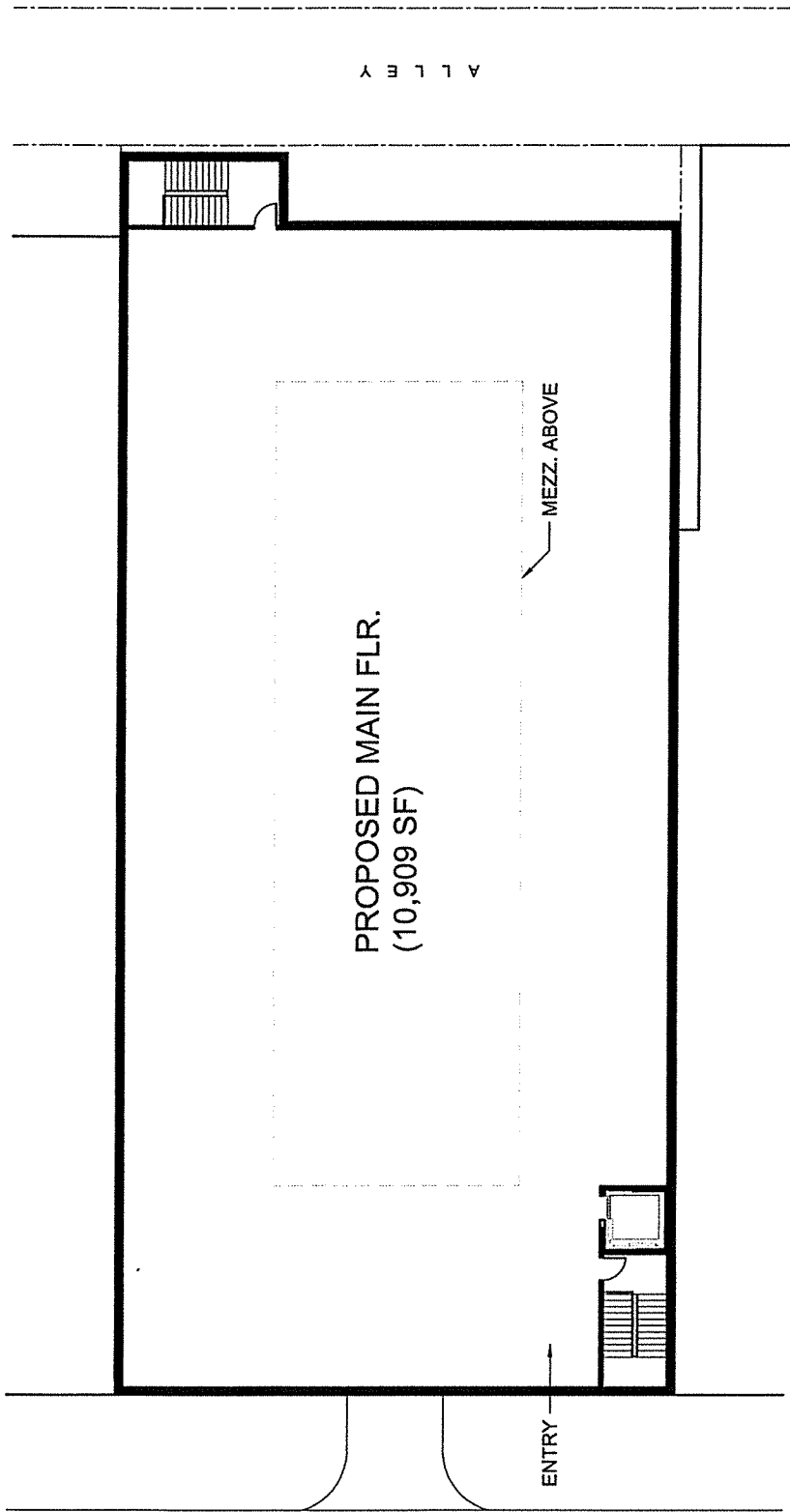
Proposed Mezzanine Plan, Option A

Scale: NTS

1210 W. LAKE ST.
CHICAGO, IL

SK-2

9/18/15

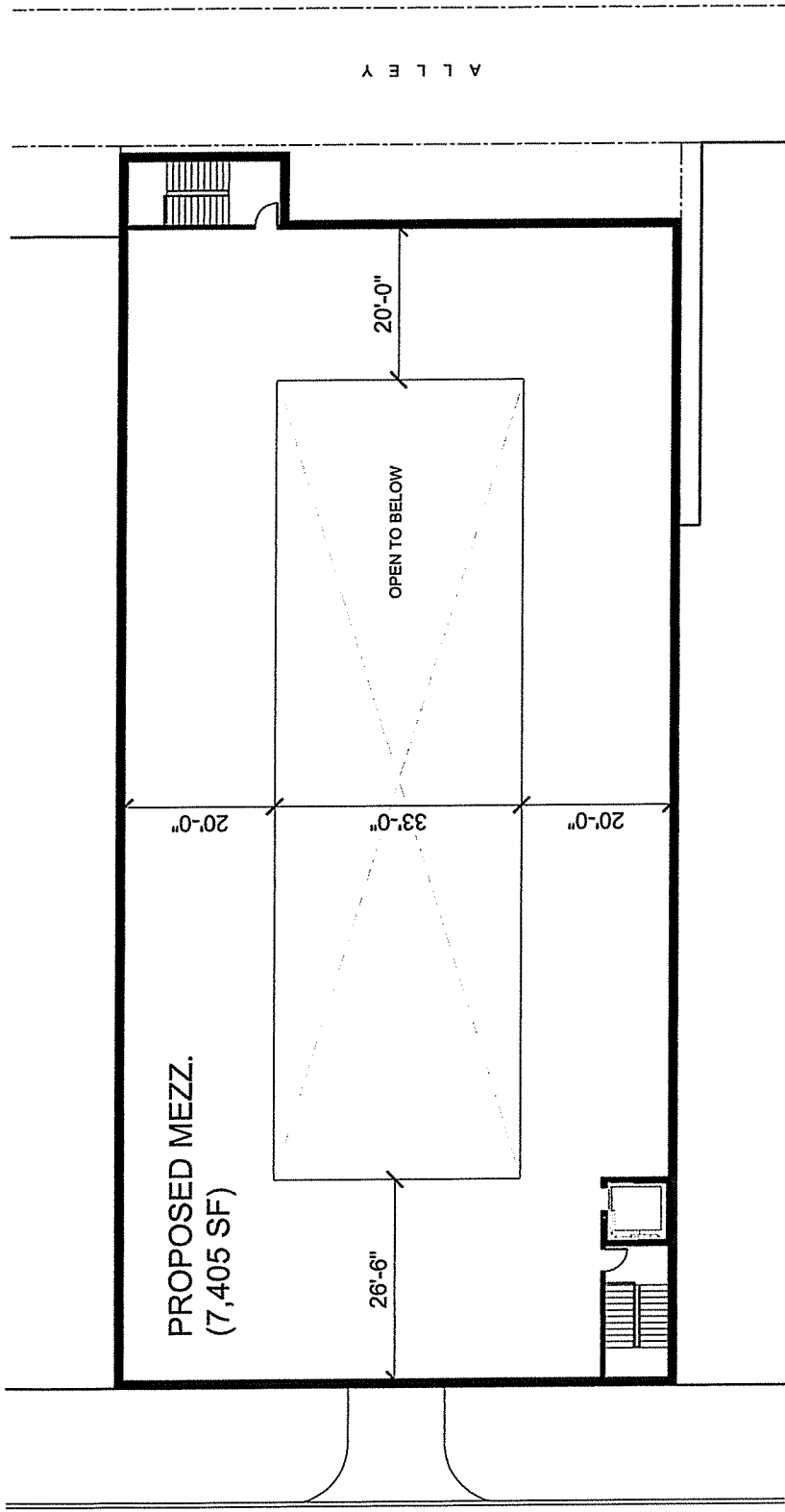


R^2
 1130 W MONROE ST., CHICAGO IL 60607
 WWW.R2.MO (312) 300-2382

Proposed Main Floor Plan, Option B
 Scale: NTS

1210 W. LAKE ST.
 CHICAGO, IL

SK-1
 9/18/15



R ^ 2

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Proposed Mezzanine Plan, Option B

Scale: NTS

1210 W. LAKE ST.
CHICAGO, IL

SK-2

9/18/15