



September 18, 2015

**Via Email & US Mail**

Alderman Walter Burnett, Jr.  
27th Ward  
4 N. Western Avenue  
Chicago, Illinois 60612

**RE: Proposed Development at 111 S. Peoria (PIN: 17-17-214-004-0000)**

Dear Alderman Burnett:

The West Loop Community Organization (WLCO) Development Committee has met with LG Development Group LLC along with their legal counsel, Mr. Michael Ezgur and Mr. Rolando Acosta on five different occasions, August 13, 2014, September 10, 2014, May 5, 2015, July 7, 2015 and September 1, 2015 to discuss development plans for 111 S. Peoria Street.

WLCO represented that the unit mixture in the first 3 proposals did not lend to the development committee's nor the overall community's vision for the West Loop.

The first proposal, presented in **August 2014**, was a 13 story building; with an overall height of 173', composed of 469 Single Room Occupancy units at 320 square feet per unit, a roof top deck and 328 parking spaces.

The second proposal, presented in **September 2014**, was a 13 story building; with an overall height of 133', composed of 210 rental units -86% of the units dedicated to studios at 420 square feet and 1 bedrooms at 700 square feet, a roof top deck and 141 parking spaces.

*As was represented in renderings dated 8/23/14 (see attached) the building was 13 stories, with an overall height of 133' to the parapet and 140' to the top of the highest structure of the roof. This exceeded our threshold for new development of 115' by 18'. The building immediately south of this property (850 W. Adams) is 7 stories tall; the property immediately to the north (841-849 W. Monroe) is 5 stories tall. We realize that The Emerald, which lies immediately east of this property is 12 stories tall which is why there is a desire to halt the progression of taller buildings, which have already come west of Halsted at Green Street, in order to preserve the character of the west loop community. It is because of the mid-rise and low-rise nature and the larger sized units of the current buildings that make the west loop so appealing.*

*With the exception of the items noted above, there were appealing aspects to the project as presented in August and September of 2014. The architecture (with exception to the height) was attractive. The tiered design along with the glass and balconies lessened the overall mass of the structure. We found the parking planned for the development of 82% is sufficient for a residential building in this area. We also appreciated the incorporation of landscaping along the west elevation.*

The third proposal, presented in **May 2015**, was a 13 story building; with an overall height of 133', composed of 215 rental units – 79% of the units dedicated to studios at 480-665 square feet and 1 bedrooms at 820 square feet, a roof top deck and 177 parking spaces.

This proposal was presented to the community in a meeting held on June 3<sup>rd</sup>, 2015. Over 300 community members were in attendance. Their overall concerns regarding the proposal were as follows:

- a. Rezoning of a DS-3 to a DX-7
- b. Rental Units
- c. Height
- d. Safety – Access to emergency vehicles/Privacy (balconies)
- e. Traffic

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Community Organization

The latest proposal, presented in **July 2015**, is a 10 story building; with an overall height of 118', composed of 95 condo units- unit size ranging from 1 bedrooms at 900 square feet to 4 bedrooms at 2,850 square feet; 4 private, duplex roof top decks; 142 parking spaces and a 24'-9" private, 2-way driveway. It is because of this driveway that Loading Zone signage will not be pursued.

This proposal was presented to the community in a meeting held on August 10<sup>th</sup>, 2015. The community continued to express their concerns regarding the following:

- a. Rezoning of a DS-3 to a DX-7
- b. Height
- c. Safety – Access to emergency vehicles
- d. Traffic

WLCO received confirmation that Mr. Javorka, Chief Engineer of the Chicago Fire Department, has signed off on the proposed development. The proposal is in compliance with the Chicago Fire Department access standards. There is not a requirement for any fire lanes, as has been demonstrated in the construction of buildings throughout the City, that are built lot line to lot line or that have no set alley.

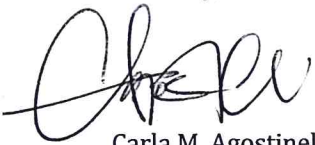
Although WLCO believed that the developer had modified their plans to address the community's concerns, our Development Committee had asked to meet with the developer once more to discuss the design and aesthetics of the proposed building before making a formal recommendation; the developer had completely redesigned the façade and presented the renderings to the community without the Development Committees input.

In a meeting, on **September 1, 2015**, the developer had agreed to make the following changes and submit updated renderings for our review:

- Decrease number of balconies from the front of the building (on Peoria)
- Add more glass and stainless steel to balconies
- Enhance "main entry" to differentiate from adjacent garage entrance

We understand that on September 24, 2015, the project was introduced to City of Chicago's Plan Commission. Unfortunately, the developer has not submitted updated renderings as agreed to on September 1, 2015; therefore WLCO is unable to recommend the project at 111 S. Peoria.

Sincerely,



Carla M. Agostinelli  
Executive Director

**On behalf of the WLCO Development Committee**  
(David Mooney, Curt Winkle, Annie Kostiner, Thomas Ahn)

cc: Rolando Acosta, Acosta Ezgur, LLC (via Email & US Mail)  
Michael Ezgur, Acosta Ezgur, LLC (via Email & US Mail)