

1147South Wabash Avenue Amendment Residential Business Planned Development No. 815

Barry, Bill <bill.barry@draperandkramer.com>

Sun 9/11/2022 10:10 AM

To: CPC <CPC@cityofchicago.org>

[Warning: External email]

I am an owner and resident at 1160 S Michigan (unit 3801) which is in close proximity to 1147 South Wabash Avenue. I have a young 4 year old daughter. We are against the planned amendment due to the potential increase in crime in the area if the amendment is approved. We already have a very high level of crime in the south loop with the bus and L stop at Roosevelt Road. Thanks for your consideration. Bill



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**Written Testimony for Cannabis Dispensary Proposed for
1147 South Wabash
to the City of Chicago Plan Commission**

Dear Members of the Plan Commission and 4th Ward Alderman King:

We are forty-one year residents of the South Loop and raised three children in this neighborhood. We moved here inspired by the former Mayor Daley's Century 21 project which envisioned middle-class families moving back to the city. It was conceived as a residential neighborhood for families, and separate from the loop commercial and business area. We watched as our neighborhood metamorphosed from a deteriorated and dangerous skid row to a dazzling neighborhood that boasts proximity to a sparkling lakefront and museum campus reimagined in the nineties.

We now live in our third home in this neighborhood at 1160 South Michigan. Our building, the Columbian, is home to over 240 families and shares a very busy, crowded alley with the proposed site of this cannabis dispensary. We are frightened and opposed to the small retail space, currently leased by a food chain, transforming into a purveyor of drugs. At their August 8 meeting, the LLC president, Matthew Brewer, spoke of how the operation of this business would necessitate the drop off of controlled substances and pick-up of cash by armed guards throughout the day. Also, business operation would rely on customers pre-orders necessitating pick-up. There is no area in back of this space in the alley that separates our building from it, nor can this amount of traffic be accommodated on busy Roosevelt Road and Wabash Avenue which run alongside the proposed business location. Indeed, the only ingress/egress to our building's parking garage is this very narrow alley

way that is already heavily congested and blocked by semi-trucks dropping off food products to the other retail businesses, moving trucks for the residential buildings, waste disposal trucks, and cars that use this alley to enter and leave the grocery store parking lot on the north side of the 1147 building complex.

We have lived in this building for fifteen years and want to be secure in our home and the large financial investment we made to live here. Given the risks that this business presents, we ask that the Chicago Plan Commission require the applicant to provide a Feasibility Study compiled by a reputable expert, as well as a Highest and Best Use Analysis, before approval is granted by Alderman King and the Chicago Plan Commission to seek a zoning change.

This plan is ill-considered and is deleterious to the quality of life in our neighborhood and value of our property. With armed guard drop-off and pick-up of controlled substances and cash throughout the day, along with heavy traffic by customers who are picking up product, as laid out by the LLC president during the August 8 meeting, our safety is seriously compromised.

Your consideration of our position as committed residents of our South Loop neighborhood, a neighborhood that we have seen blossom in the last forty years, is appreciated.

Respectfully submitted:

John and Kathryn Moery
1160 S. Michigan, #1407

Application for amendment of use for 1147 S Wabash

Valerie Rudd <valerie.rudd@icloud.com>

Wed 9/14/2022 8:54 AM

To: CPC <CPC@cityofchicago.org>

[Warning: External email]

Dear Sir/Madam:

I am a resident of the Columbian, a residential building at 1160 S Michigan Ave, that is within 250 feet of the property at 1147 S Wabash that wishes to amend use to include a cannabis dispensary.

I oppose this amendment as the alley which connects both properties is already often jammed with trucks, cars and pedestrians which already makes it difficult to enter and leave our building's garage which is right across from the proposed dispensary. To add a business that will have armed guards will just add to the chaos.

Also important is that is in the pathway of many tourists and families who come to the Museum Campus via Roosevelt station. This is not the type of business which should be in such a visible and well-trafficked area to families and tourists.

I strongly urge that this amendment be rejected.

Sincerely,
Valerie Rudd

To: Chicago Plan Commission

Re: Proposed Amendment to Business Plan Development 815 regarding 1147 S Wabash Avenue

I live at 1160 S Michigan Avenue ("1160"), the building directly across from the proposed cannabis dispensary. I write in opposition to the application for a zoning change.

First, Applicants assert that the proposed use is consistent with the current city plan use designation for Subarea B, namely "multi-family dwelling units, art galleries, "Art Related Uses". Clearly a cannabis dispensary does not fall within that description.

Second, the materials submitted by Applicants are incomplete and misleading regarding the impact on the area. Although the address for the proposed site is 1147 S Wabash, the proposed business would face Roosevelt. Apparently, the plan intends put the entrance on Roosevelt and exit facing the alley which serves the 1100 block bordered by Wabash and Michigan. This use is particularly alarming.

The 1160 is a 47-story condo building. Above the first level is a seven-story parking garage. The only entrance/exit for this structure is on the alley which also abuts the proposed location. Also using this alley is a restaurant which receives supplies through a door off the alley. Likewise, Trader Joe's brings its supplies and products in through this alley and its customers use the alley to exit the parking lot. To further complicate matters large utility poles in the ally add to the difficulty of driving in it. In addition, there are other large high-rise buildings as well as major hotels which rely on the alley. This area is already extremely congested. The dispensary would create an unbearable situation. Notably Applicants provide no photos showing the alley.

Further there does not appear to be any dedicated parking. The building at issue is two stories and the handful of spaces for parking on the east side of the building are earmarked for businesses located on the second floor of the 1147 building. There does not appear to be any parking designated for the proposed dispensary. Please note that there is no parking on Roosevelt or Wabash. (See Applicants' slide # 6 in its PowerPoint which shows how busy Roosevelt is at the proposed location. Where would customers coming to the dispensary park? Any parking in the alley would block not only entry to the 1160 garage but also the alley itself. I urge Commission members to actually come look at the proposed site.

In addition to vehicular traffic problems there is also sidewalk congestion in the area. Given the proximity to the Roosevelt train stop (Red, Green, and Orange lines) and a dedicated bike lane as well as a bus stop in front of the proposed entrance, the dispensary would add to the foot congestion. Customers could block the sidewalk waiting to enter. I have worked or lived in Chicago for over 45 years. It is hard for me to think of an area in the city that has more congestion than the sidewalk on the northside of Roosevelt on the block of the proposed dispensary. Users include people walking, biking or skateboarding to Soldier Field, the Museum Campus, Northerly Island, and Grant Park.

Please do not approve this application.

Susan Mongillo

1160 S Michigan Ave

Chicago, IL 60605