

Butler V. Adams  
July 15, 2021  
Chicago Plan Commission

**Project: 1017-1039 N. LaSalle St. / 125 W. Maple St. (Near North Side, 2nd Ward)**

Dear Plan Commissioners,

I'm writing this letter in support of the development at 125 W. Maple St.

**NOTE:** This project lies within the Downtown Expansion Area

Debate on this development has been a year and a half in the making. The neighbors are never going to be satisfied and their reasoning will never be justifiable enough to reject approval.

Alderman Hopkins had a virtual meeting regarding this project on Monday, July 12th and every NIMBY argument you could imagine was thrown out to see if it would stick: traffic, parking, light & air circulation... privacy (because they can't afford blinds & shades) and crime... Arguments I'm sure you'll hear during public testimony.

Though neighbors won't directly say, the main reason for the outcry is over views, especially for those living in the building east of the site with west facing units. Please be reminded that those west views are the alley side of their building.

Because of negotiations and changes, this project will be delivering less affordable housing units (from 40 to 30) and will be generating less tax revenue, neighborhood opportunity money and affordable housing dollars... Because of "compromise".

One of my questions at the recent meeting was: - **With the 25% reduction in density, how much LESS in tax revenue will now be generated by this project? How much less will be given to affordable housing and the neighborhood opportunity fund?**

**Answer: Lindsay Senn 06:42 PM  
25% reduction in real estate taxes and 45% reduction in the total affordable housing and the neighborhood opportunity fund.**

That means less revenue and affordable housing opportunities for outlying neighborhoods and the city as a whole.

The continued reduction of density in projects downtown, just to please voters, needs to stop.

I respectfully request the commissioners approve this project, regardless of aldermanic support.

Sincerely,

Butler V. Adams

Butler V. Adams  
August 19, 2021  
Chicago Plan Commission

**Project:** 1017-1039 N. LaSalle St. / 125 W. Maple St. (Near North Side, 2nd Ward)

Dear Plan Commissioners,

I'm writing this letter in support of the development at **125 W. Maple St.**

**NOTE:** This project lies within the Downtown Expansion Area

Debate on this development has been a year and a half in the making. The neighbors are never going to be satisfied and their reasoning will never be justifiable enough to reject approval.

Alderman Hopkins had a virtual meeting regarding this project on Monday, July 12th and every NIMBY argument you could imagine was thrown out to see if it would stick: traffic, parking, light & air circulation... privacy (because they can't afford blinds & shades) and crime... Arguments I'm sure you'll hear during public testimony.

Traffic in the alley was an argument... Better traffic in the alley than on the street. The below image is from a South Loop alley lined with high rises.



South Loop alley 08.14.21 btw Michigan & Wabash/16<sup>th</sup> & 14<sup>th</sup>. Image by Butler V. Adams

Though neighbors won't directly say, the main reason for the outcry is views, especially for those with west facing units in the Gallaria. Please be reminded that those west views are on the alley side of their building.

I think it's sad & hilarious that people who live in a building with approximately 331 units would call a proposal with 300 units, 'too dense'.

Because of negotiations and changes, this project will be delivering less affordable housing units (from 40 to 30) and will be generating less tax revenue, neighborhood opportunity money and affordable housing dollars... Because of "compromise".

One of my questions at the recent meeting was: - **With the 25% reduction in density, how much LESS in tax revenue will now be generated by this project? How much less will be given to affordable housing and the neighborhood opportunity fund?**

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That means less revenue and affordable housing opportunities for outlying neighborhoods and the city as a whole.

The continued reduction of density in projects downtown, just to please voters, needs to stop.

I'm not in love with the architecture at all, it's cookie cutter and generic. It seems like a 90 rotation of the tower and incorporating the church community center into the base of the tower could have worked, but...

I respectfully request the commissioners approve this project, regardless of aldermanic support.

Sincerely,

Butler V. Adams  
Chicago Boaster

**Subject:** 125 W. Maple Proposed Development

**Date:** Tuesday, June 15, 2021 at 3:37:17 PM Central Daylight Time

**From:** Tania Koutoupis

**To:** Jordan Matyas, nicole.wellhausen@cityofchicago.org, raymond.valadez@cityofchicago.org

Hello Alderman Tunney,

I am writing today because I have significant concerns regarding a new development. My name is Antonia Koutoupis and I am a unit owner at 111 W Maple, Gold Coast Galleria (unit 2009). I have lived at Gold Coast Galleria for 8years.

Fifield Companies is trying to build a highrise building across the alley, only 20 feet away, from Gold Coast Galleria on the Southeast corner of LaSalle. I face West so I am one of the units that will directly be impacted. I am asking that the process be paused until a **public hearing** is held. In July of last year we were promised more public meetings before anything moved forward.

I have quite a few concerns I wanted to share with you and hopefully you take them into consideration as you make your decision going forward.

1. This building will eliminate sunlight for virtually all units facing West. There is absolutely no way to avoid this no matter how many paid for studies Fifield runs, it will be 20 feet away and 39 stories high. I won't have access to the sun anymore and that is detrimental to my mental and physical health, not just mine but many, **especially for those of us that work from home** during the cold and dark winters.
2. This building will **devalue my home**. This is my first home and my first major investment. I bought this home, in this neighborhood, because I wanted to be part of this community and invest in it. I want to remind you that the Gold Coast Galleria isn't a renters building like Fifield's will be. Those of us who live here pay property taxes here, vote here, send our kids to school here. We are ingrained into the community. If all privacy is going to be removed from my home- meaning that now someone 20 feet away can look into my bedroom and home at all hours of the day, of course that is going to significantly impact the value in my home no matter how many times Fifield says it won't. An alley separating 2 high rise buildings is simply not enough. It is invasive and adds nothing to this neighborhood, it just takes away. We aren't New York.
3. There is **already significant traffic on Maple street** at all hours of the day and it's not helped with all the car dealerships on the corner of Maple and Clark. The increased traffic on Maple will create more noise and traffic pain points for people that live here. Not to mention, the idea of having a garage exit in the alley also will. It is a narrow alley that is used for loading and unloading into the building, along with some garages for the townhomes on Oak.
4. Lastly, I am curious over how Fifield obtained the rights from the Greek Orthodox Church to purchase 'air space' it doesn't actually intend on building into in order to 'rezone' the area so they can build a larger establishment. Essentially, this is just a gross **loophole**. Based on all the renderings they clearly aren't using that air space and the Greek church will retain ownership of the actual land itself. It just doesn't sit well with me.

**Subject:** 125 W Maple St Project

**Date:** Tuesday, June 15, 2021 at 3:47:45 PM Central Daylight Time

**From:** Gmail

**To:** ward02@cityofchicago.org, nicole.wellhausen@cityofchicago.org

**CC:** Jordan Matyas

Good afternoon Alderman Hopkins and Tunney -

My name is Robb Falaguerra and I've lived at 111 W Maple St #3203 since 2004. I'm writing in response to the 125 W Maple St project, which I'm firmly against for what I feel are extremely obvious reasons but apparently not as obvious to everyone else.

My unit is North facing and would not be directly physically impacted by this project like our West facing units, which will clearly suffer significant asset impairment given the close proximity of the proposed build. Rather, my concerns stem from other serious concerns the most obvious of which is that a building of that size does not fit on the lot. It doesn't fit physically, as it overwhelms the block and thus our building (20-40 ft away) but it also doesn't fit aesthetically. What I mean by this is that the Gold Coast is not River North, it's far less common to have high rises on top of one another like 125 would do to 111 W Maple. People live in the Gold Coast for this very reason, it's less of an iron jungle when compared to River North and I don't believe our neighborhood would be enhanced with a building of this size literally on top of the 111 W Maple St. It would over shadow our building while also taking away sunlight as well as city resources (access to busses, taxis, Uber's, parking, etc) and most importantly impair our property values. The attraction of our building would be reduced with this project given its size and how significantly it overwhelms our building, resulting in lower sale prices and lower rental incomes.

Other concerns of mine include:

1) **The shared alley.** The alley that we share would not support a building of this size. I have lived at the GCG for close to 20 years and can tell you from first hand knowledge that it's extremely difficult to get moving trucks in and out of that alley with only our building on the block. Adding a building of that size, with the number of people moving in and out regularly, would overwhelm the alley.

2) **Traffic.** It would overwhelm Maple St. Parking and through way access would be severely compromised as Uber's, taxis, and temporary parking would increase significantly. Maple St is already short on space bc of the frequent deliveries for the multiple car dealers on the corner of Maple and Clark. They have multiple trailers delivering cars regularly. They also get a large number of people driving there to look at vehicles. Maple is a remarkably busy street as it stands today, especially for its size.

3) **Reduced sunlight.** This is a very serious and very real concern, especially for the West facing units. They will lose significant value with a building that close in proximity, literally right on top of them. Nothing is more depressing and hence more of a contributor to loss of value than a lack of sunlight. West facing units would be living in a cave if this project is approved.

In short I will come back to my initial concern bc I feel it's the most obvious, especially if you look at the designs and then go visit the site. The 125 W Maple project is simply too large for that block. There isn't enough room to comfortably have both buildings, it's an eye sore, it dominates the block and neighborhood and it's inconsistent with why most people moved into 111 W Maple St.

I would also like to point out that I was on the last call for this project and was disappointed in the obviously planted speakers in support of this project. The construction worker, the neighbors set to receive financial gain (Church - which was undisclosed for an obvious reason), and sheer smugness of the developer. I have been in finance for my entire 30 year career and have bought and sold many a condos in Chicago and the one thing I can tell you with utmost confidence, never believe or trust a commercial real estate developer. I've seen very few that are truly out for

anything other than their own financial win.

Warm regards,

Robb Falaguerra

**Subject:** Proposed Fifield Development at 125 W. Maple

**Date:** Tuesday, June 15, 2021 at 3:50:40 PM Central Daylight Time

**From:** kgms2@aol.com

**To:** ward02@cityofchicago.com

**CC:** nicole.wellhausen@cityofchicago.org, raymond.valadez@cityofchicago.org, Jordan Matyas

Alderman Hopkins and Alderman Tunney,

My name is Mike Nootens and I've lived at 111 W. Maple for over six years. I'm a life-long Chicago resident. The new Fifield development at La Salle and Maple does not obstruct views from my unit, but regardless, I am adamantly opposed to the current configuration of the proposed building.

The neighborhood feel that currently exists on La Salle Street will be ruined. Good urban planning orients high rise buildings, especially in residential neighborhoods, to allow light, space, and greenery at street level. Combined with its proximity to 111 W. Maple, this building creates a giant block of metal, concrete and glass that does nothing towards that end. It will create a soulless block of space on what is now a pleasant urban residential street. Additionally, the alley simply will not accommodate the additional traffic that will result.

True to Fifield form, they have quietly filed an appeal with the Zoning Board in an attempt to circumvent additional community input critical of their plan. The community deserves to see how the proposal has changed since the 2020 submittal; new renderings, a traffic study, details on the "community center", etc. Fifield has an opportunity to be a good community citizen for a change, and build something that they would be proud to have their own family live in.

I support thoughtful urban development and this site is certainly a candidate for that. Please do not be swayed by this merchant developer's greed. We have too many examples of mistakes that future generations have to live with. I've had a career in the design, construction and operation of commercial real estate for over 35 years. In my professional opinion, this site should accommodate no more than 100 apartment units. It should also have a significant portion of its footprint dedicated to street level green space. Please make the right choice here and set a standard for creating dynamic, pleasant street environments that still provide profitable development opportunities.

Thank you for your consideration.

Best regards,

Mike Nootens  
111 W. Maple #1802  
Chicago, IL 60610

**Subject:** 125 W Maple St Project

**Date:** Tuesday, June 15, 2021 at 5:57:20 PM Central Daylight Time

**From:** Ric Gazarian

**To:** ward02@cityofchicago.org, nicole.wellhausen@cityofchicago.org

**CC:** Jordan Matyas

Good evening --- Alderman Hopkins and Tunney -

My name is Ric Gazarian and I've lived at 111 W Maple St #904 since 1999. I'm writing in response to the 125 W Maple St project, which I am against for a number of reasons.

1) **The shared alley.** The alley that we share would not support a building of this size. I have lived at the GCG for close to 20 years and can tell you from first hand knowledge that it's extremely difficult to get moving trucks in and out of that alley with only our building on the block. Adding a building of that size, with the number of people moving in and out regularly, would overwhelm the alley.

2) **Traffic.** It would overwhelm Maple St. Parking and through way access would be severely compromised as Uber's, taxis, and temporary parking would increase significantly. Maple St is already short on space bc of the frequent deliveries for the multiple car dealers on the corner of Maple and Clark. They have multiple trailers delivering cars regularly. They also get a large number of people driving there to look at vehicles. Maple is a remarkably busy street as it stands today, especially for its size.

3) **Reduced sunlight.** This is a very serious and very real concern, especially for the West facing units. They will lose significant value with a building that close in proximity, literally right on top of them. Nothing is more depressing and hence more of a contributor to loss of value than a lack of sunlight. West facing units would be living in a cave if this project is approved.

In short I will come back to my initial concern bc I feel its the most obvious, especially if you look at the designs and then go visit the site. The 125 W Maple project is simply to large for that block. There isnt enough room to comfortably have both buildings, its an eye sore, it dominates the block and neighborhood and its inconsistent with why most people moved into 111 W Maple St.

Thank you - Ric Gazarian  
617 901 9248



**Subject:** 125 W. Maple purposed development

**Date:** Tuesday, June 15, 2021 at 6:08:37 PM Central Daylight Time

**From:** Taylor

**To:** ward02@cityofchicago.org, nicole.wellhausen@cityofchicago.org,  
raymond.valadez@cityofchicago.org

**CC:** Jordan Matyas

Hello Alderman Hopkins and Alderman Tunney,

My name is Taylor Giroux, I am a resident at 111 W. Maple, apt 1409. I am writing to you today about the purposed development for 125 W. Maple Street.

My family purchased our condo in August of 2019. We choose this building for many reasons, including the amount of sun light my condo gets (I am in a West facing unit), the quite street, and the community.

If the 125 W. Maple building gets approved, I will be looking directly into a wall, ONLY 40 feet away from my balcony/windows with no light and no proper air flow. Sun light is very important to me as I suffer from seasonal depression, and rely on it especially during the winter/ spring months. Many of us in the building are working from home and the sunlight is crucial to overall productivity. Also, with the new building so close, there will be little air flow in the alley, directly affecting all the west side apartments. Any proposal that does not include a 60-80-foot setback from our building is irresponsible and unacceptable.

The quite street of W. Maple is another reason why I love living in this building. A oneway street with easy loading/unloading zones has made this building a dream location. When the new 125 W. Maple building goes up the traffic will crazy and there will be no easy access to our front door. Not to mention that there are multiple car dealerships on the corner of Maple and Clark that use West Maple street for loading/unloading vehicles. This will be a huge traffic jam and take away from our abilities to load and unload our cars going into 111 W. Maple.

Lastly, the wonderful community. I worry that with a new rental high rise it will cause congestion in our community. Number of people walking and cars on the streets, taking away the neighborhood feel.

All three of these things that I have listed, sunlight/air flow, quite street, and the community are factors that go into the perks of living at 111 W. Maple, and are great selling points for this building. My family bought this condo as an investment, and when 125 W. Maple goes up we will be losing a very large amount of money when the value drops. The value dropping significantly is something that worries our family and we are not prepared to take that hit. While homeowners in 111 will be losing money the developed for 125 stand to make millions at the cost to so many.

This process should be paused until public meetings are held. In July of 2020 we were promised more public meetings before anything would move forward. The proposal has changed since we last saw it many months ago, we would like new renderings, traffic studies.

I urge you to take all of these things into consideration when looking at the 125 W. Maple proposal, and please help put a stop to this development.

Thank you for your time.

Best,  
Taylor Giroux

**Subject:** Revised Proposal for 125 W. Maple St.

**Date:** Tuesday, June 15, 2021 at 8:17:14 PM Central Daylight Time

**From:** Susan Montgomery

**To:** ward02@cityofchicago.org

**CC:** Jordan Matyas, wolf.suess@outlook.com, becky.kennington@fsresidential.com

M. Susan Montgomery  
111 W. Maple St., #2804  
Chicago, IL 60610

June 15, 2021

**RE: Revised Proposal for 125 W. Maple St., Chicago**

Dear Alderman Hopkins,

As a 25-year resident of the Gold Coast Galleria, at 111 W. Maple St., I appreciate the work that you have done to represent residents of Chicago's Near North Side.

I am writing this evening to express concern about the Fifield Company's revised proposal for 125 W. Maple. I urge you to call for a new public hearing to be held before the project is allowed to proceed, and for new traffic and environmental impact studies to be conducted.

Fifield's revised proposal calls for a 39-story building just 20 feet west of 111 W. Maple for the first nine stories, and 40 feet away for stories above that. I empathize with the concerns that west-facing residents of 111 W. Maple have. I moved into the Gold Coast Galleria when it was a rental property in 1996. Two years later, when the building was converted to condos, I purchased a west-facing, one-bedroom unit, #1508. I lived there for 16 years, until I bought a two-bedroom unit in the building, #2804, in 2014.

My greatest concern for residents whose units face west is that the proposed highrise would block their sunlight and views, as well as air quality. There is no reason Fifield cannot provide a more substantial setback, as other developers often do. In fact, it's my understanding that when the 30 W. Oak St. building was constructed, residents of the townhomes at Newberry Plaza, a block east, successfully petitioned the city so that the new building would not block their sunset views. As a compromise, 30 W. Oak was designed with a curved, south-facing exposure. (I have this on good authority from my dentist, who lives in one of those townhomes.)

Another concern I have is Fifield's plan to situate the ingress and egress from 125 W. Maple's garage along the alley. It's simply unsafe. The alley is already well used by garbage collection crews, work crews and delivery trucks to 111 W. Maple St. The alley is not that wide. Everyone needs to use the alley and for Fifield to dominate its use is unreasonable. At a public meeting in 2020, Mr. Fifield said he wanted to speak with the Gold Coast Galleria management about relocating our building's garbage bins to provide more room for his benefit. He needs to place the entrance and exit for his proposed building's garage on Maple St. The only reason he is not is that he wants to use the Maple Street frontage for other purposes (possibly retail, if I recall). Simply put, he is trying to compress as much as he can into this building for his own purposes, without regard to area residents.

Alderman Hopkins, I urge you to look at the many other examples of well-constructed, thoughtfully designed buildings in the neighborhood that achieve the developer's goal while also taking into account the concerns of residents who actually live in the area. I'm a former newspaper reporter who has written a lot about residential and commercial projects, including the 1,100-acre Techny property in the late 1980s and early '90s. There are so many options Fifield has, but he would have you believe that his options are limited. You know better than that.

Based on a city rezoning overlay of the Near North region a few years ago, it appears this area is the next to fall to high density development. From a personal perspective, it makes me sad. From a practical standpoint, greater density will exacerbate the area's already heavy traffic flow and infrastructure needs. Even more so when one considers the development concepts envisioned for the Moody campus a block south on LaSalle Street.

Now's the time for strong leadership to craft a thoughtful vision for this area's future. The ball's in your court.

Sincerely,

Susan Montgomery

**Subject:** NO to 125 Maple Street proposal

**Date:** Tuesday, June 15, 2021 at 9:19:46 PM Central Daylight Time

**From:** alex lapshin

**To:** ward02@cityofchicago.org, nicole.wellhausen@cityofchicago.org,  
raymond.valadez@cityofchicago.org

**CC:** Jordan Matyas

Alderman,

this project from the very beginning looked like the occupier took our city at the discretion of the winner - in violation of all requirements for developers provided for by the Chicago Zoning Ordinance (**17-1-0500 Purpose and Intent**):

This Zoning Ordinance is adopted for the purpose of:

17-1-0501 promoting the **public health, safety and general welfare**

17-1-0502 preserving the **overall quality of life for residents** and visitors

17-1-0503 protecting the **character of established residential neighborhoods**

17-1-0509 ensuring **adequate light, air, privacy, and access to property**

17-1-0510 encouraging **environmentally responsible development practices**

17-1-0511 promoting **rehabilitation and reuse of older buildings**

17-1-0513 establishing **clear and efficient development review and approval procedures**

17-1-0514 accommodating growth and development that complies with the preceding stated purposes

The proposal in this state cannot and should not be implemented in a normal civilized country in a modern city of the 21st century. It degrades the urban environment, not improves it. All reasonable comments were ignored by the developer, left without a correct answer. The public hearing was supposed to be scheduled a second time, but did not take place, and the first was online in the middle of Covid-19's quarantine as a developer's presentation, but not a real discussion.

Right now that proposal is not compatible with the character of existing neighborhoods.

Residential visual privacy is essential when locating high-rise buildings face to face and **80 feet minimum** distance should be maintained between tall buildings to provide natural light and visual privacy for residents

The proposed development will impair an adequate supply of light and air to adjacent property and will substantially increase the congestion in the public streets.

The proposed development is already substantially diminished or impaired property values in our building.

**This rezoning of the land does not make in the best interests of the public health, safety, and general welfare.**

I am requesting next:

- This process should be paused until public meetings are held. In July of 2020 we were promised more public meetings before anything would move forward.
- The proposal has changed since we last saw it many months ago, we would like new renderings, traffic studies.
- Independent professional expertise.
- Answers to my many questions asked by me to the alderman Hopkins via emails.

Regards,

Alexander Lapshin, 15 years resident of West facing unit

111 W Maple St Apt 1708  
Chicago, IL 60610-5449

**Subject:** 125 W Maple Proposal  
**Date:** Wednesday, June 16, 2021 at 8:33:44 AM Central Daylight Time  
**From:** Daly Donnellan  
**To:** ward02@cityofchicago.org  
**CC:** raymond.valadez@cityofchicago.org, nicole.wellhausen@cityofchicago.org, Jordan Matyas  
**Attachments:** ATT00001.png, ATT00002.png

Dear Mr. Alderman,

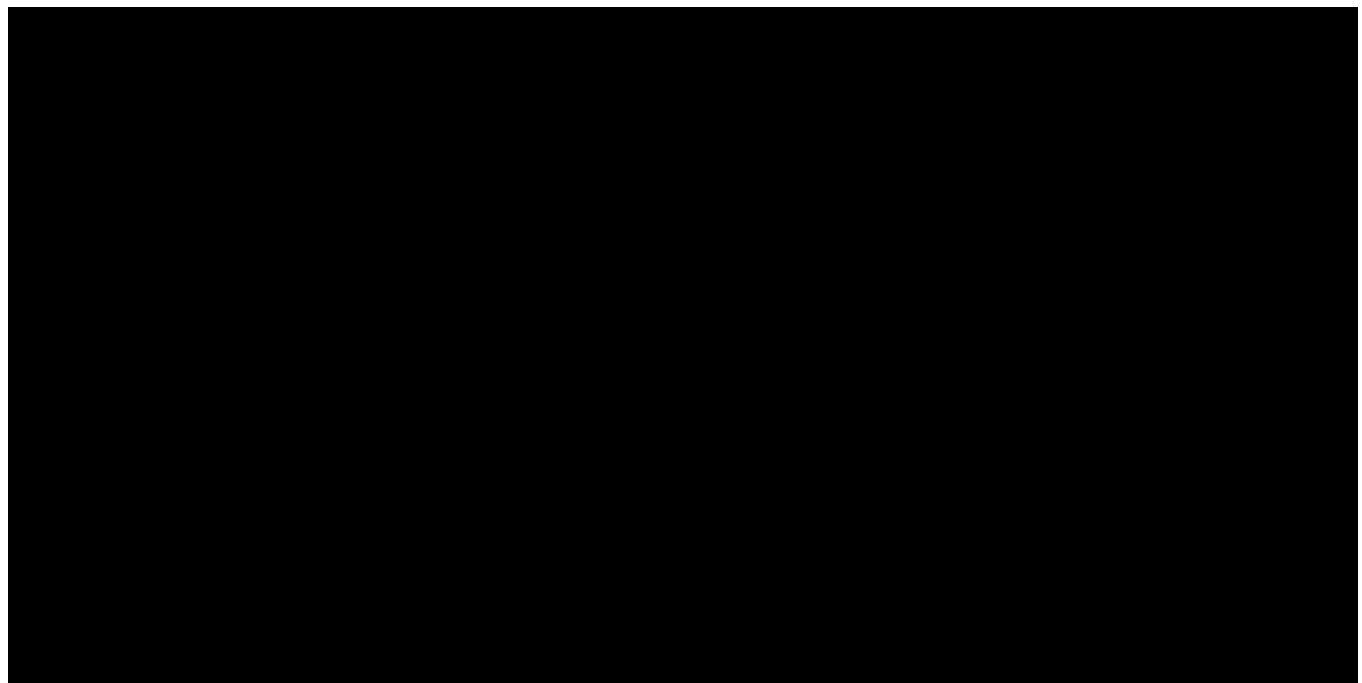
My name is Daly Donnellan, I am an owner of a condo at 111 W Maple #2506. I have lived in the building for 12 years and in the Gold Coast neighborhood for 17 years. I have expressed my apprehension to to the proposal for 125 W Maple development before and would like to further express my concerns - including photos below.

I understand the proposal for the nee Fifield development has been revised and submitted for a Zoning Appeal with a hearing scheduled for next.... Despite the lack of continued community engagement that was promised during last summers zoom community meeting.

Over the course of the year, the traffic on our block of Maple from LaSalle all the way East to State Street has become increasingly unmanageable. Between the loading of vehicles to the auto shops that occupy all four corners at Clark & Maple, to the backed up traffic that the loading in/out of Maple & Ash causes from early afternoon, continuing thru the early evening even as far west as Clark St. Additional traffic for the neighborhood is of concern but to our very small, already extremely congested block it is truly terrifying.

I am including a few photos of my car blocked in at the entry to 111 W Maple a few weeks back as I unloaded some heavy items from my car. This occurs often - whether trucks loading in/out new cars causes a full traffic stop, sometimes even causing a back up in the garage upon exiting our garage (which exits onto Maple, just east of the alley).

It is unfathomable what additional congestion will be like - and it would be unavoidable should an few hundred residences be added to this already crowded block... I urge you to please engage further with the community and to consider the impacts this development would have to the mobility, health & safety of our neighborhood.











DalyDonnellan

Sent on the go... please excuse any typos

**Subject:** Proposed Project at 125 W. Maple

**Date:** Wednesday, June 16, 2021 at 12:14:36 PM Central Daylight Time

**From:** Cheryl W

**To:** ward02@cityofchicago.org, nicole.wellhausen@cityofchicago.org,  
raymond.valadez@cityofchicago.org

Good Afternoon-

I write regarding my concerns with the proposed high rise at 125 W. Maple. I have owned and lived at 111 W. Maple for 22 years. First, Maple is an extremely congested area. Adding a 39 story building to this area would cause traffic to come to a standstill. Since May 2020, I have sent multiple emails to Alderman Hopkins' office regarding semis blocking Maple, and the issue persists. This, coupled with a massive influx of people/vehicles from the proposed high rise, will negatively affect the area.

Second, the proposed high rise is much too big for the small parcel, and based on the original renderings, looks ridiculous in comparison to the architecture of the surrounding buildings. The developer has failed to provide the revised renderings for public review, but based on what is known, the revised renderings are substantially similar. The proposed building will block essential sunlight and air flow.

Third, at least a dozen new apartment buildings have been recently built in a mile radius with many more scheduled. Despite the developer's claims that there is a dire need for more apartments, there simply are not enough people to fill those that are available. The Sinclair, for example, has a number of available apartments. The Chicago Tribune ran an article on this very point - the City is overbuilt. Adding another apartment building will only decrease the rental values for the existing units thereby negatively affecting the entire neighborhood. Furthermore, when these apartment buildings eventually convert to condos, property values will plummet with an over-saturated market.

Fourth, at the meeting Alderman Hopkins and the Gold Coast Neighborhood Association hosted last summer, the developer claimed that the Sinclair made the area safer, and he intended to imitate that footprint with this proposed project. This is alarming. Rampant criminal activity takes place at Clark and Division. Recently, the BACP held meetings to discuss what Jewel, the Sinclair, and importantly, the developer, needed to do to improve the safety of this area. The Sinclair project contemplated installation of lights, cameras and gates. During the BACP meeting, many neighbors commented on how dark the alley behind the Sinclair is and the criminal activity occurring in the building alcoves. It took years for the developer to finally add gates to the alcoves. The Chicago Police Department and representatives from Alderman Hopkins' office attended this meeting. Further, Mel Jones of the Clark and Division Collaborative is extremely knowledgeable on the safety concerns at Clark and Division.

Rather than sharing the revised renderings and holding further public meetings, the developer filed its proposal with the Zoning Board of Appeals. Notably, the lawsuit filed by a homeowner against the LaSalle Manor remains pending. Given the aforementioned concerns, I am vehemently opposed to the project at 125 W. Maple.

Thank you.

Cheryl Warzynski

111 W. Maple, #2803  
Chicago, IL 60610

**Subject:** Please Stop Fifield - 111 W Maple West Facing Owner  
**Date:** Wednesday, June 16, 2021 at 7:14:05 PM Central Daylight Time  
**From:** Rene Garza  
**To:** ward02@cityofchicago.org  
**CC:** Jordan Matyas

Dear Alderman,

Thank you for making yourself accessible to emails in these times of stress triggered by Fifield.

I'm the owner of the 111 W Maple St, Unit 1110 unit (west/Fifield facing) and have been so since November of 2016, that's almost 5 years or half a decade in the building. I just turned 30 years old a couple of months ago and this unit was my first investment in my future.

I am very concerned about what Fifield is trying to do. In full honesty, I find it insulting that after the dismay we expressed in the virtual hearing, all he's done is move the building a meager 20 feet back. The proposed tower still stands 39 feet tall overshadowing our units. Killing the only source of natural light we have, taking away our privacy completely and affecting the quality of the oxygen coming into our units contaminated by the projected smog coming from the proposed parking lot just below.

This proposal is really depressing, not only is there a risk for me to end up owing money to the bank instead of having equity but also of having a dramatic reduction in the quality of my life, not a very encouraging way to go into my 30s. In effect, Fifield's proposal is about transferring wealth from individuals and families from the community like myself into his pocket.

I wholeheartedly ask you to support us in our fight against this project. Fifield has come off as abusive, arrogant, and dishonest, trying to pay everybody off, including the church. He is not a community member as is only concerned about profits. These kind of developers are what destroy the sense of community that our neighborhood has. I really hope you stand for your constituents and for what's right.

Best,

Rene Garza

P.D. In July 2020 we were promised more public meetings before anything moved forward, please give us the chance to fight back.

**Subject:** 125 W Maple Zoning Project  
**Date:** Wednesday, June 16, 2021 at 7:48:17 PM Central Daylight Time  
**From:** Vicki Dimitrova  
**To:** ward02@cityofchicago.org  
**CC:** Jordan Matyas  
**Priority:** High  
**Attachments:** ATT00001.png

Dear Alderman Hopkins,

I hope my message finds you well. My name is Victoria Dimitrova, I currently reside at 111 W Maple St, Unit 2010. Back in December 2020, I was facing a dilemma of whether to stay in Chicago after the end of my lease. I was living on Lake Shore Dr, with a beautiful view of Lake Michigan. I casually checked out the housing market when I came upon my unit and instantly fell in love with it. There were many reasons why I decided to make 111 W Maple my new home, but the main reason for my decision was the brightness of my unit. I work from home and as you can imagine, I spend most of my time at my desk, which is right by the window, facing west. My favorite part of the day is when the sun comes on my side of the building, where I have the pleasure to enjoy it until it sets. It is beautiful. It is amazing what sunlight can do for your well-being. At the time of purchase, this project was not communicated to me. I found out after the fact, which was a very unpleasant surprise.

I am afraid that Mr. Fifield's initiative to build a high rise right on the other side of the alley will take this simple pleasure away from many of the residents in our building, including myself. The Gold Coast is a beautiful neighborhood, and it would be a pity for it to become as congested as the Loop. Not only will this make a lot of residents uncomfortable due to the proximity of the new establishment, but the traffic and poor air circulation will be inevitable.

As a new homeowner, who invested a lot of effort and money, I am overly concerned with how this project will affect the value of my property. I have worked extremely hard to save enough and invest into a home, and this would absolutely put me at a loss. I understand that my story might be insignificant when it comes to making a decision, but I ask everyone involved to please consider how this will affect current residents at 111 W Maple, as well as new residents at the future establishment. City life can be very enjoyable, but not when you can shake hands with your neighbors in the opposite building. This does not account for good living conditions and will certainly be harmful to our humble community.

I appreciate your time.

Sincerely,

**Vicki Dimitrova, MBA, SP**

*Sr. Informatics Analyst at CVS Health*

c. (502) 533-4411



**Subject:** Re: 125 W. Maple development proposed zoning change Objection

**Date:** Wednesday, June 16, 2021 at 11:02:38 PM Central Daylight Time

**From:** Fran Block

**To:** ward02@cityofchicago.org, aldermanburnett@gmail.com, raymond.valadez@cityofchicago.org, nicole.wellhausen@cityofchicago.org

**CC:** Jordan Matyas, becky.kennington@fsresidential.com, sameer@sinusaid.com

Dear Aldermen Hopkins and Burnett,

My wife Fran and I live at 1034 N. LaSalle Drive in Chicago. We have lived there since 1977 or 44 years. Our house was built around 1881. The house is on the west side of LaSalle Drive which is in Alderman Burnett's ward and across the street from 125 W. Maple which fronts on LaSalle Drive in Alderman Hopkin's ward.

While over the years, our house has been in a number of wards, at all times it has been zoned low rise residential in a designated historic district. While we have made some improvements to the house, they have always been with the approval of the city authorities to preserve the historic nature of the neighborhood. The property at 125 W. Maple has been across the street from our house, from the 1890s' also in strict compliance with zoning code and the obligation to maintain it consistent with its character as a component of the historic district. The area around our house is well maintained and a credit to the neighborhood. Years ago there were some structures that were not in compliance with building codes and were torn down. That is not the case today. We now have a nice home in a pleasant neighborhood.

However there is a zoning change requested so that a proposed 39 story building can be constructed at 125 W. Maple, directly across the street from our house. The zoning change does not even pretend to maintain the historic nature of the neighborhood, only to destroy it. The zoning change is not needed for any housing lacking in the area. There are plenty of empty units available in nearby existing buildings. The developer wants to add retail space, a restaurant and a dry cleaner on La Salle. We have plenty of restaurants, stores and dry cleaners in the immediate area. We cannot tolerate the additional traffic this will bring to an already congested area. This project has no positive value and will not only increase the difficulty of parking in the area, but has included an inadequate number of parking spaces overall.

As long time homeowners, we take pride in planting our flower and vegetable gardens in front and in the back of our house, and many neighbors stop to comment on how much they appreciate our gardens. This monstrosity will interfere with access to both light and air. We read that overall construction will take at least 20 months. Which one of you would want to live right across the street from 20+ months of the noise, dust, construction vehicles and filth that will inevitably result from this project? Our master bedroom fronts on LaSalle. The endless racket and dirt particles that will filter into our home will make life intolerable. If such a building were allowed to be built, noise, traffic and disruption would never end. The inevitable result will be a decline in the value of our home in an already difficult residential real estate market.

To receive a change in zoning designation the proponent must show a documented need for the change. There is no such viable documentation or any prior city approval required for historic site compliance. Rather there is only a blatant attack on the historic mandate for the neighborhood. We have been living in a residential neighborhood for decades. There is no viable reason for our street and neighborhood to be converted into a business district other than greed. We are the kinds of residents who are the backbone of a stable neighborhood. We do not need a project that tears down a historic condominium and will bring in thousands of transient residents, transforming a strong residential neighborhood into a business district fiasco. The requested zoning change must

be rejected.

Best regards,

Frances and Neal Block

1034 N. LaSalle Drive

Chicago Il. 60610

312 969 5629 - Neal Cell

312 296 7067 - Fran Cell



**Subject:** 125 Maple Proposed Development

**Date:** Wednesday, June 16, 2021 at 11:15:43 PM Central Daylight Time

**From:** Anne Carey

**To:** ward02@cityofchicago.org, nicole.wellhausen@cityofchicago.org,  
raymond.valadez@cityofchicago.org

**CC:** Jordan Matyas

Hello Alderman Hopkins and Alderman Tunney,

I am writing to you regarding the proposed development for 125 W. Maple St. I have lived in 111 W. Maple, Unit 2507, for 21 years. Thank you for taking the time to listen to people's perspectives.

I understand that Fifield's developers had scaled back their proposal to a 29-story building with fewer units and parking spaces however in their most recent proposal they are suggesting a 39-story building. Additional changes made to their proposal do not begin to address the issues the community cares about. For example, it would be only 20 feet from our building (now only for the first 9 floors; above it's 40 feet). That would make it about 12 feet from the balconies on the West side of my building. In addition, it will block the light for the entire West side of my building, their claims notwithstanding.

The property values will plummet! Our appraiser estimates property values will decrease at least 16% (at least \$37,838 per unit). Also, I honestly don't see how they will rent the apartments on the East side of their building, facing us. People living there will have the same issues. This will result in a lack of privacy for almost one quarter of our building. This issue is not one of views, but of sunlight, airflow, lack of privacy and significantly lower property values.

Our appraiser was not able to find any buildings as close together as they are suggesting. The two closest comparable high-rise developments the appraiser found are 150 and 75 feet apart from buildings next to them. The appraiser found only one instance of buildings 20 feet from each other, and the buildings were only 8 floors high.

My building has suggested a 60-80 foot distance between our buildings. Please insist on this - it's about so much more than "views."

Although I do not face West, my unit is the farthest West North-facing unit. I do not get direct sunlight. The brightest spot of light I do get comes from the West, which will now be shadowed by the new building. As I work from home and am not able to leave the apartment during daylight hours during the majority of the year, this is significant.

I still fear there will be many accidents as people exit their garage, since they can't see if a car is exiting our garage (and ours can't see them either).

This building will increase congestion in the neighborhood, which is already overwhelmed. Also, this neighborhood cannot accommodate another large building that allows dogs. If they plan to allow dogs, they will need to provide green space for them, and a place for them to run. Washington Square Park is overwhelmed, and the rest of the neighborhood is concrete.

We are requesting that this process be paused until public meetings are held. In July of 2020 we were promised more public meetings before anything would move forward. Also, the proposal has changed since we last saw it many months ago, so we would like new renderings and traffic studies.

Thank you,

Anne Carey  
111 W. Maple St., Unit 2507  
Chicago, IL 60610-5457

**Subject:** Proposed Development at Corner of Maple and Lasalle (125 W. Maple)  
**Date:** Thursday, June 17, 2021 at 9:32:17 AM Central Daylight Time  
**From:** Marvin Resnik  
**To:** ward02@cityofchicago.org, nicol.wellhausen@cityofchicago.org,  
raymond.valadez@cityofchicago.org  
**CC:** Jordan Matyas, becky.kennington@fsresidential.com, resnikr@gmail.com,  
marvin.resnik@gmail.com

Dear Aldermen Hopkins and Tunney:

In 2007 my wife and I purchased Unit No. 1210 in the Gold Coast Galleria condominium at 111 W. Maple. It is a small west-facing unit (about 460 sq. ft.) which is classified as a "Junior One-Bedroom." Besides the bedroom, there is a small kitchen and a living/dining area. The small confines are greatly enhanced by a small balcony and ceiling-to-floor windows along the entire west-facing wall of our unit. There are no other windows in our unit.

When we bought this unit we realized that there would not be a view of Lake Michigan. While the quality of the view from the west side of our building was not paramount to our purchase, the daylight and the night lights from our western exposure were critical factors to enjoyment of our little slice of Chicago. Equally critical to our enjoyment is the compact nature of our neighborhood. It is a fully developed area with the amenities needed for day-to-day living easily accessible. Groceries, pharmacies, hardware stores, restaurants, auto mechanics, senior facilities, urgent care centers and much more all are within an easy walk. There are no "donut holes" needed to be filled by high-rise buildings in our neighborhood.

This, of course, brings us to Fifield Companies' original proposal to develop a 43-story building at the corner of W. Maple and Lasalle (125 W. Maple) containing 406 rental units, and parking for only 146 vehicles. The east side of that proposed building would be separated from the west side of Gold Coast Galleria, and its west-facing units such as ours, by a narrow 20-foot alley. As we understand it, the loading dock and parking garage access for the proposed building would be into and out of the alley. We now understand that the proposed development has been modified to 39 stories, with lower levels still no more than 20 feet from our building and then 40 feet away on the upper floors.

Our concerns with Fifields' original and now-modified proposals are many. The market value of our west-facing unit already has been greatly diminished. When we first learned of the proposed development we decided to try to sell our unit. We had several parties interested in the unit and had positive feedback about the unit itself. None of these parties, however, made an offer and their agents told us that the Fifield proposal led them to look elsewhere.

It does not take much analysis to determine why potential buyers of these west-facing

units are turned off by the prospect of Fifield's proposal being approved. This results from, among other things, the loss of privacy that the balconies afford the owners of the west-facing units. Fifields' original proposal did not provide for balconies on the east side of the development. This reflects Fifields' recognition that tenants in those units would not see any value in a balcony that gives a birds'-eye view of a building just 20 or 40 feet away. It seems that prospective buyers of our unit shared that belief.

Further, the original and new proposals, if approved, will result in severe reduction of daylight in our unit. The importance of natural light in living areas is well established as a factor in a healthy lifestyle. Daylight results in increased concentration and focus, reduced stress and anxiety, lower blood pressure, increased immune system and helps prevent Seasonal Affective Disorder.

Noise is another concern. Currently, the only outside noise we hear is from the occasional siren from first responders travelling along Lasalle. There can be no debate that the noise level associated with a 43- or 39-story two-to-three year construction project just 20 feet from our balcony would be considerable. Clearing existing structures, driving pilings, countless trucks coming in and out of the construction site are just a few of the activities which would create enormous noise pollution. Even after the completion of construction, the echo chamber that would result from a merely 20-to 40-foot space between the two buildings will greatly amplify the noises associated with the typical activity in the alley such as garbage collection and vehicle traffic, both of which will be more frequent with the addition of trash from hundreds of rental units and from more than 100 vehicles driving in and out of the proposed parking garage. Again, prospective buyers of units such as ours understandably do not want any part of this.

Regarding the additional vehicular traffic in the alley, it is worth noting that the alley ends at Oak Street to the south and Maple to the north. Oak Street is a busy and narrow two-directional street with parking on both sides of the street. As for Maple, it already is congested with residents and delivery services looking for short-term stopping to unload packages. Besides the additional congestion associated with hundreds of new apartment units, Fifields' original, and likely new, proposal would eliminate the few parking meters that currently are on the south side of Maple. This additional traffic is yet another blow to the market value of our unit.

In addition to these obvious market value impacts, there is a more general issue to consider. The proposed structure itself does not fit in with the neighborhood along Lasalle, not just in the area bound by Maple and Oak but further north and south along Lasalle. Interestingly, in the April 7, 2020 issue of Multi-Housing NEWS, Fifields CEO addressed how his developments impact the community and environment. He indicated that he wants his developments to be "more 'of' the neighborhood not just 'in' the neighborhood." He also opined that community-minded development refers to infill projects that fill a "donut hole" of underutilized space.

Fifields' proposal for 125 W. Maple is so out of place that it could not be seen as being "of" the existing neighborhood. Fifield apparently believes that any existing structure

that is not a high-rise building, the ground on which it sits is underutilized space. The area immediately surrounding the Gold Coast Galleria is not underutilized. It is part of a vibrant neighborhood in Chicago. Fifields' proposal would adversely disrupt the neighborhood and should not receive approval from the city.

Thank you for your time and interest in this matter.

Marvin and Renee Resnik

**Subject:** Fw: Proposed Development at 125 W Maple -- Please(!) help address the building offset  
**Date:** Friday, June 18, 2021 at 1:45:20 PM Central Daylight Time  
**From:** Sarah Kemp  
**To:** ward02@cityofchicago.org, nicole.wellhausen@cityofchicago.org,  
raymond.valadez@cityofchicago.org  
**CC:** kelsgirl10@yahoo.com, Jordan Matyas

Hello Alderman Hopkins and Alderman Tunney,

I am writing today to request your help in fighting back against the proposed development at 125 W. Maple. As an owner and resident of a west-facing unit on the ninth floor at 111 W. Maple, my daughter and I were heartsick to learn that the latest Fifield building design would still be extremely close to those of us living on floors 7, 8, and 9. How is okay to recognize that the 20 foot offset is a problem for some floors and not others? It is a problem for all floors equally.

As stated in the prior emails below, this is not about views as Fifield continues to attest, it is about quality of life. Imagine having a balcony that now has the solid wall of a massive skyscraper just a living room's length away. Imagine the wind tunnel effect from the extremely narrow alley being proposed pushing dirt and debris up onto the balconies of the lower floors. Add to that working from home, and now being shut up in a box due to the proximity of the new building next door. This is a significant reduction to the quality of life of many residents at 111 W. Maple.

There is no good reason that Fifield and those in the neighborhood (Greek church, other condos) cannot agree to a better design that is not going to decrease both the quality of life and property values of those living on floors 7, 8, and 9. The simplest answer is to have the narrower offset only at floors *six and lower*, since those are *not* residential floors. Please ask them to amend their design to lessen the impact on ALL residential floors.

Please keep in mind that it is very apparent that Fifield developed an unacceptable design for 125 W. Maple knowing that they would have to make modifications. Do not be fooled into thinking that this second design is actually better just because concessions have been made. Ploys like this are very common and meant to portray Fifield as 'listening and responding' to feedback, when that is *not truly the case*. One inconsiderate design has been replaced with an equally as inconsiderate design. If even one condo owner at 111 W. Maple is forced to have a wall 20 feet from their balcony, approving this new design will be very unfortunate for the Gold Coast community. There was talk at the community feedback session of creating a 'neighbor-friendly' design, but this new proposal does not come close to meeting that criteria. Again, as an architect, I would expect that Fifield could easily come up with a design that has more of an offset and still fulfills the church's needs as well as Fifield's return on investment.

Reiterating the point about this new design being just a ploy, made to look like a concession, the offset on ALL residential floors ought to be at least 60 feet, not 40 feet, and certainly never only 20 feet.

Consideration also needs to be given to the reduction of property values, especially to those of us who are currently paying mortgages on a unit on floors 7, 8, or 9. For myself, any equity built up over the last 4 years of owning our residence will be wiped away and we may even be upside down in our mortgage. This alone should make this proposal unacceptable since it equates to stealing tens of thousands of dollars from hard-working individuals who are actually *living* in the Gold Coast community today.

>Please require that, at a minimum, Fifield increases the offset to *all* residents at 111 W Maple.  
>Please require that Fifield design a building with an acceptable offset of at least 60 feet.  
>Please question whether a new residence building is even needed in our community. A lot has changed since the ROI for this project was created and there is less need for people to live where they work.  
>Lastly, at busier times of the day, the traffic on Maple and the surrounding streets is already extremely congested. Please to not approve a project that is guaranteed to make traffic safety a bigger problem.

Thank you very much for your help and protection in supporting us on this matter.

Sarah Kemp  
Kelsey Kemp

111 W Maple St. #909

----- Forwarded Message -----

**From:** Sarah Kemp <smgkemp99@yahoo.com>

**To:** City of Chicago <ward02@cityofchicago.org>

**Cc:** Kelsey Kemp <kelsgirl10@yahoo.com>; Jordan Matyas <jordan@1818advocacy.com>

**Sent:** Saturday, October 24, 2020, 06:27:08 PM CDT

**Subject:** Proposed Development at 125 W Maple -- Please help address the building offset

Hello Alderman Hopkins,

Thank you very much for all of your recent efforts in addressing Fifield's proposed development at 125 W Maple. I am hoping you can make **one additional successful request** on behalf of the residents of 111 W Maple. We are extremely concerned that the latest Fifield proposal failed to address the most concerning problem with their design, the offset of **only twenty feet** at all stories.

While we did expect that they might be willing to make adjustments, it was extremely unfortunate that their revisions would not increase the offset between the buildings. Having only twenty feet between the balconies of at 111 W Maple and this proposed new construction would be a significant detriment to the exceptional quality of life in our neighborhood and to the residents of 111 W Maple.

While Fifield says that views are not a zoning consideration, *he and his team are mistaken* in thinking this issue is about the views. It is not unheard of for a new building to change the views of an existing building in Chicago. This is a known and accepted risk. However, positioning a new building less than a living room's length away from the balcony and windows of a current building is not an acceptable option for quality living in the Gold Coast. The affected units would become oppressively dark, depressing, and the **air would be polluted** from exhaust, dirt, mold, etc., blowing up the wind tunnel between the structures. The reduction in **quality of life** and the impact on mental health for so many current residents of the neighborhood should not be allowed by Fifield and his team.

As an owner/resident of a unit on the 9th floor for the last three years, we will be especially impacted by these issues as well as the loss of at least \$32,000 in property value. I believe the Gold Coast Galleria can provide the cumulative property value reassessments and subsequent **loss of tax revenue** from all of the property value reductions at 111 W Maple. This loss of property value and tax revenue *does not need to happen*. A larger offset can eliminate this problem and it is within Fifield's ability to modify their design accordingly. I hope that you are able to help make this compromise a reality. **Please require** a significant increase to the offset between the buildings at the residential stories (7th floor and up) in order to allow both buildings to be pleasantly inhabitable to all current and future residents of this neighborhood.

Thank you, once again, for your time and efforts in balancing the economic and quality of life needs of your constituents.

Sarah Kemp  
Kelsey Kemp  
111 W Maple #909

PS Below are the points included in my prior email:

- The proposed construction impacts **hundreds of people** who live (and now often work) at 111 W. Maple.
  - >Most of these hundreds of individuals who live on the west side of 111 W. Maple are **not renters**. They have made these condos their residence and have **invested a significant amount of their income** into maintaining their **homes**. The potential loss of value of their homes is not insignificant and has been estimated as being as much as a 30% reduction in value. This is contrary to the viewpoint taken by Fifield who assumes these are rental units and, because it is Chicago, that rents will not change much. This viewpoint is false as many people have **chosen this neighborhood intentionally**, and are dedicated to maintaining its safety and its quality of life.

-An **air quality study** needs to be completed in addition to the Sunlight study and the Traffic study. The airflow to the lower units on the West side of the building will be significantly impacted as pollution and dirt will be blown up the tunnel between the buildings, onto the balconies, and into the windows of people's homes. Given the disingenuous nature of Fifield's presentation, I am not surprised air quality was not raised by their team.

-It is clear that Fifield knows his potential new tenants would not want to have a balcony and open windows 20 feet from others' windows. He has designed his building without such features which confirms that he and his team know this would provide a very undesirable quality of life, complete lack of privacy, and would lower his building's value. This highlights the lack of genuine intent by the team at Fifield and their lack of concern for their new neighbors and neighborhood.

-Please, please, please, do not accept a modified proposal by Fifield that does not **significantly address the 20' offset between the buildings**. It is possible that Fifield will come back with a small modification to the offset and try to say that they "listened" to us. This again, would simply be another disingenuous move by a large corporation trying to bully a small community based purely on profit goals. The false claims made by Fifield throughout their presentation painted a very clear picture of their true intentions which are not in anyway considerate of the community at 111 W. Maple.

-The church leader mentioned being **responsible** and considerate of the church's neighbors. I think it is clear that this proposal is neither of those things. While I understand the church is looking to benefit its members (many of whom do not live in our neighborhood), a very scaled down version of this monstrous building proposal could also bring benefits to the church. (And, would also provide some increase in the tax base for the area.)

-Even a scaled back project will provide union jobs so that is not a strong consideration for this proposal. The union workers can still benefit.

-The **primary consideration** should be the **long term impact** to the hundreds of people who own units in 111 W. Maple and to the quality of life in the surrounding neighborhood. For those who live on the west side of the building, none of us can afford to lose 30% of our life savings which we have invested into our homes. We truly love our safe, walkable community and are dedicated to finding better ways of making improvements that do not include such a negative impact to the entire area.

-Lastly, I hope you would agree that the opinions of condo owners who are being purchased by Fifield are not relevant to the discussion at hand. **They are leaving our neighborhood** and have been well-compensated by Fifield.

Thank you very much for your time and consideration in this matter that so seriously impacts our neighborhood.

Sarah Kemp  
Kelsey Kemp  
111 W. Maple #909

**Subject:** In regards to rezoning 125 W. Maple St

**Date:** Friday, June 18, 2021 at 5:43:19 PM Central Daylight Time

**From:** Orin McCormick

**To:** ward02@cityofchicago.org

Hello Alderman Hopkins,

My name is Orin McCormick and I live at [1636 N. Wells St, Apt 3206, Chicago, IL 60614](#).

I am emailing today in reference to the proposed development at [125 W Maple St](#) by FRC Reality. As a resident of the second ward, I frequently walk along Maple St., which is why I was interested in the new development that was being proposed. However, when I engaged in the July 2020 community meeting, I was disappointed with FRC Reality's answer to major safety concerns that I have with the development. Maple Street is an increasingly congested street, and I was shocked to learn that the developers did not feel that adding a 39-story building would add a great deal of congestion. The dangers of having their parking garage exit right next to the parking garage of 111 W. Maple building poses an extreme safety hazard for drivers and pedestrians, as Maple St. is only a one lane road with parking on both sides. I was also off-put by the development renderings, as it would be an eye-sore that does not speak to the community it is being developed within. It would be the tallest building in the area and would not blend in at all.

I am asking that Alderman Hopkins help stop the voting on this development until there have been further community meetings. The developers of the proposed development at [1120-30 N. State Street](#) are coming back to the community with updated renderings and discussions, so why does FRC Reality feel that they do not need to do so? By ignoring the entire community and not being willing to provide any changes to their construction, they are showing they are not interested in being partners in the 2nd ward and they should not be able to profit off our community with such an approach.

Thank you,  
Orin McCormick

--

Sent from my iPhone. Please excuse any brevity.



**Subject:** Proposed Development at 125 W Maple St

**Date:** Saturday, June 19, 2021 at 10:05:22 PM Central Daylight Time

**From:** Stacy Watkins

**To:** Jordan Matyas, ward02@cityofchicago.org, nicole.wellhausen@cityofchicago.org, raymond.valadez@cityofchicago.org

Dear Alderman Hopkins& Alderman Tunney

As a long time owner and former resident of the neighborhood I wanted to first say thank you for the outstanding job you have done. I have owned a west facing unit at 111 W Maple for 15 years and was shocked and disappointed to hear about Fifield's proposed development. I have rented to tenants who work from home and the obstruction of natural sun light and airflow to my unit would make living here horrible. The electric bill would increase due to lack of **natural light**. The plan for the proposed building to be built 20ft away is terrible. The **lack of privacy** would detour future tenants/ buyers.

I have **safety concerns**. As a mother and neighbor, I am worried that a runner, pedestrian, bicyclist, or child could potentially be hit by a vehicle zooming through the alley while crossing the sidewalk. Unfortunately, this actually happened to a friend of mine in the south loop while he was out for a jog. The current ground level parking lot allows for one to see if there is a vehicle moving through the alley. The proposed plan would block any site of a car passing through while heading east on the sidewalk of Maple Street. If one is driving, there is difficulty already coming out of the alley to see if there are pedestrians around the corner of the building. Its our responsibility to make sure that people are safe, especially on a sidewalk. It is not a smart decision to allow a gigantic building to be built which would block site of hurried pedestrians and drivers. We don't need public safety to be compromised.

I also want to mention **FIRE SAFETY**. If there were to be a fire in either building in one of the units facing the alley the following would be a of concern:

- 1- Fire trucks barely squeezing through the alley
- 2- Firemen unable to put out the fire due to lack of access
- 3- Either building would be effected due to close proximity ( catch on fire, smoke damage)
- 4- What does this do to home owners insurance rates?
- 5- Shattered glass from windows combusting from extreme heat extremely dangerous

Having traffic from the proposed building in the alley poses a huge problem. 111 W Maple can only utilize the alley for moving day, which means big **moving trucks** take up a lot of room in the alley. **Garbage trucks** utilize the alley as well. These trucks take up a lot of room and the honking of horns in the alley below would make it an unpleasant place to live, not to mention annoying. Car alarms going off in the parking garage at the proposed building would disturb residents. The traffic and parking is already congested and this would just make the situation worse. The alley is always blocked with moving trucks, trash trucks and traffic. My condo is also a large portion of my life savings and this development would directly transfer my equity that I have built over the past 15 years to Fifield's bank account. We don't need another tall apartment building in the area. There is a greater need for a parking garage.

I believe this will cause my condo to depreciate in value. I am depending on this investment whole heartedly. On a personal note, my divorce was finalized in January 2020 and I am now a single mother with two small children living in the suburbs with my aging parents. Even though my condo was a pre-marital asset, I was able to keep it while the divorce was going on. I also experienced a job loss during the three year divorce. I was financially abused by my ex-husband. To put it in a nut shell, he put me in financial hell, an enormous financial set back. I made it out of a dark tunnel alive. My condo is the one thing I thought I could always count on to hold its value. I cannot lose money. If I lose any more money, I have failed my children. My daughters can't count on their father at all. My condo, even though small, is my little nest egg as I try to rebuild my future. How much will my condo **depreciate in value** if you allow this building to be built? I can't afford a loss.

I have concerns about the air flow as there are private balconies facing west. While I lived there, I have had things fly off the balcony and fall onto the ground due to gusts of wind. However, this poses a safety hazard as the foot traffic and vehicle traffic could be hit with falling items from balconies above the alley. There will be a **lack of privacy** with the proposed building being so close. Many residents at 111 W Maple Street use outdoor grills in the warmer months. What will the air flow do to the smoke from the outdoor grills? I doubt either residents would enjoy barbecue smoke in their homes from the outdoor cooking.

I am strongly opposed to this development. Please do what you can to stop this. As you are aware, there are many other lots that the developer can develop on. In fact, the parking lot on the opposite corner would be perfect. Developers are trying to pack people in like sardines. 125 W Maple would be the perfect location for a much needed parking garage in the neighborhood. However, I am surprised and saddened that a historic apartment building is allowed to be torn down. I have always loved the historic homes/buildings in the neighborhood. Where is historic preservation in all of this?

I was on the zoom meeting with the developer and his staff. I was extremely bothered by **Mr. Fifield's laughter** at the concerns of the residents of 111 W Maple St. This behavior was absolutely awful and unprofessional. He clearly **bribed the priest** from the Greek church next door with a **"donation."** He won't be laughing when someone gets hit by a car from the traffic in the alley or when a fire truck gets stuck in the alley. I am shocked that this project seems to be moving forward.

Please prevent this building from being built. Thank you again for all you have done for our neighborhood. I really appreciate all of your hard work and dedication.

Kind Regards,

Stacy A. Watkins

111 W. Maple Condo Owner

**Subject:** (none)  
**Date:** Sunday, June 20, 2021 at 9:00:06 PM Central Daylight Time  
**From:** Jay Hazra  
**To:** ward02@cityofchicago.org, nicole.wellhausen@cityofchicago.org,  
raymond.valadez@cityofchicago.org  
**CC:** Jordan Matyas, becky.kennington@fsresidential.com  
**Attachments:** June 202020.docx, The Honorable Alderman Brian Hopkins.docx

The Honorable Alderman Brian Hopkins  
The Honorable Alderperson Nicole WellHausen  
The Honorable Raymond Valdez  
1400 N. Ashland  
Chicago, IL 60622  
Ward02@cityof Chicago.org  
Nicole.Wellhausen@cityofchicago  
Raymond Valdez@cityofchicago.org

Dear Honorable Alderman Hopkins and Nicole Wellhausen

I am following up on my earlier communications to you from the past year. I am the owner of unit 2611 (unit on the 26<sup>th</sup> floor). My name is Dr. Jay Hazra and I have owned the unit for over 20 Years.

I have earlier voiced my concerns about the proposal. Since, then the developer's current filling for rezoning does not address any of the issues that we as residents on the western part of the building will face if this project gets approved and carried through to completion.

With, the pandemic, that we have gone through, it has shed another view on the builder's proposal.

- More people have been working from home and this has become more of a norm. The thought of working from home for 8-10 hours a day with
- o Little or no sunlight and having to stare at concrete and glass.
  - o Having to keep the drapes pulled for maintaining privacy.
  - o Increased use of electricity to maintain a lighted environment with drapes drawn to maintain privacy.

No metrics driven valid study has either been done or shared with the residents on noise pollution, lighting blockage and increased traffic density.

An official study from Byrnes, Houlihan and Walsh (a very well reputed company) has indicated that the residents can expect a minimum drop of values of 16% or more. (Coupled with continually rising taxes this will become a unrecoverable situation for the residents.

I am requesting that the existing application process from the builder be paused till public meetings are held. Last year in July, we were promised, more public meetings before any decisions would take place. Apparently, the proposal has changed since I last saw it last year. I would definitely like to see new renderings and metric driven (not extrapolated data) study on:

Lighting  
Noise pollution  
Traffic density

Also, psychological studies showing (work from home studies and impact on having to stare at walls of concrete 8-10 hours a day and alternatively to work in the dark for the same period with drapes drawn to protect privacy)

Honorable, Hopkins, Wellhausen and Valdez, I request you to put yourselves in the position facing the residents.

Please do not be swayed by zoning documents submitted with no factual data driven analysis and most importantly empathy less requests with no care for the social and moral obligations towards the residents who are there to stay and face the consequences of this project.

I am looking forward to your support that takes into consideration all the issues faced by the residents of 111 W Maple.

Respectfully

**Jay Hazra Ph.D**

President  
HIBC  
Hazra Consulting LLC

Cell: 248-892-1393

Attachments:

1. Word doc.
2. Previous letter sent in 2020

**Subject:** Concerns about 125 W. Maple Development

**Date:** Monday, June 21, 2021 at 9:06:24 AM Central Daylight Time

**From:** Michael Cummings

**To:** ward02@cityofchicago.org, nicole.wellhausen@cityofchicago.org,  
raymond.valadez@cityofchicago.org

**CC:** Jordan Matyas

Dear Alderman Hopkins and Alderman Tunney,

I am writing to register my grave concern about the 125 W. Maple Proposed Development. I'm an owner of a unit in the 111 Building that will **NOT** be directly impacted by the development. In fact, due to 100+ West facing units losing their access to daylight, fresh air and views, my South facing unit might actually increase in value because it will retain all of those assets and have less realty competition.

That said, I think it is truly criminal to damage the assets of these good neighbors in your Ward. We are not a luxury building and the junior one-bedroom units are not owned by the wealthy. They are often the starter homes or retirement homes of people just looking to protect their hard earned investments.

Please consider the long paying tax-payers who have been good neighbors for decades versus a non-neighbor developer who has very little long-term interest in the well being of our community. **In July of 2020 we were promised more public meetings before anything would move forward, so all I am asking is that the process be paused until the promised public meetings are held.**

Thank you for listening to my concerns,

Michael Cummings  
111 West Maple #3112

**Subject:** 125 W Maple St proposed development

**Date:** Tuesday, June 22, 2021 at 11:23:22 PM Central Daylight Time

**From:** Larry

**To:** ward02@cityofchicago.org

**CC:** Jordan Matyas

Hi Brian

I am writing to you regarding the proposed development for the property at 125 W Maple St.

I have lived at 111 W. Maple St. for over 20 years and have been born and raised in the city of Chicago. I love my city and neighborhood.

The proposed development at 125 W. Maple St. will add a little value to the neighborhood and actually have an adverse effect on the lifestyle of the people in the area along with reducing property values.

The building proposed is still oversized and will block the sunlight from people in our building which they are still planning just 20 feet away from our property. They are also proposing the entrance and exit to the garage be directly off the alley which will cause noise and many noxious fumes as cars go in and out and trucks park when people move in and out.

During the Townhall meeting that you sponsored you listened to our concerns. At that time we were I was under the impression that the developer was going to come back with a second modified proposal addressing our concerns and there would be another Townhall meeting. I was surprised when I received a letter in the mail saying that they were seeking zoning changes and a new also large project was being proposed without considering the people of the neighborhood.

As you heard during the Townhall the only people that were in favor of this development were people that had financial interest along with a few plants from the developer that don't even live in the second ward. There were no people from the community in favor of the project due to the size, magnitude and the developers arrogance when expressing our concerns. Traffic is also a problem in the neighborhood as you are aware many high-rises have gone up within a half mile radius of this block and the car dealerships keep the streets busy and sometimes blocked.

I am asking that you treat this project as if it was going to be proposed on your block. This project should be vetted out properly with people from the community present and actually being listened to seriously. Please vote against this project until it can be reviewed properly and a proposal made that will add to the community.

Thank you for your time

Larry Michna  
111 W Maple St unit 1202  
Chicago IL 60610

**Subject:** 125 W Maple St. Proposed Development

**Date:** Friday, June 25, 2021 at 7:09:36 PM Central Daylight Time

**From:** Margaret Zarzeka

**To:** nicole.wellhausen@cityofchicago.org, raymond.valadez@cityofchicago.org

**CC:** Jordan Matyas

Dear Alderman Tunney,

I am writing to you regarding the proposed development at 125 W Maple Street. My husband and I have owned our condo at 111 W Maple Street (Gold Coast Galleria) for over 20 years now, and this proposed development is of great concern to us and our fellow neighbors at the Gold Coast Galleria condominiums. We would like to express our strong opposition to the proposed development by Steven Fifield.

Just this month, we learned that Mr. Fifield of Fifield Co. has created a new proposal for 125 W Maple Street and has filed the proposal with the Zoning Board of Appeals, scheduling it for a hearing shortly thereafter, without engaging or informing the community. Despite receiving feedback from hundreds of residents from our building and the community on his first proposal, Mr. Fifield practically laughed at us and our questions during the one community meeting call he participated in last year. And his new proposal reflects this no-care attitude - it has not truly taken our concerns into consideration.

My husband and I have owned our condo, Unit 1310, at the Gold Coast Galleria for over 20 years. We have loved this condo for its abundance of natural light in the unit, for the views that the balcony space offers, and for the quiet and steady community feel we managed to find, right in the heart of the city. Literally all of this would be taken from us if this development were to move forward. The amount of sunlight our condo gets would be greatly diminished by the proposed structure. Our privacy, our view, and enjoyment of our balcony area would be completely taken away. Our community would be changed forever and for the worse. And with all of this, our property value would certainly be reduced. That is our greatest concern. We worked hard to purchase, maintain, and to improve our condo. This is a special place for us and it's a place we've invested in, financially and emotionally.

We ask that this whole process be paused until public meetings are held so that our community may be heard. Back in July 2020, we were promised more public meetings before anything would move forward. Because the proposal has changed since we last saw it many months ago, we would like to get the new renderings, traffic studies, etc. We ask for the time to do so and for the opportunity to be heard.

Thank you for your time.

Sincerely,

Margaret Zarzeka

Edward Zarzeka

Owners of Unit 1310 at Gold Coast Galleria

**Subject:** 125 Maple Zoning Petition

**Date:** Sunday, June 27, 2021 at 10:16:48 AM Central Daylight Time

**From:** JC

**To:** Jordan Matyas, ward02@cityofchicago.org, nicole.wellhausen@cityofchicago.org, raymond.valadez@cityofchicago.org

Good morning Alderman Hopkins and Alderman Tunney. I am writing to you today to urge you to not approve the zoning petition to modify the zoning rights for Fifield's 125 Maple project.

**LETTER OF CONCERN:  
125 W. MAPLE PROPOSED DEVELOPMENT / ZONE PETITION**

*James Cohoon  
111 West Maple Street Apt 2412  
Chicago, IL 60610-5408  
July 22, 2020*

*Alderman Brian Hopkins  
2<sup>nd</sup> Ward Alderman  
1400 N. Ashland Ave  
Chicago, IL 60622*

*Alderman Tom Tunney  
44<sup>th</sup> Ward Alderman  
Chairmen for Zoning Board of Appeals  
3223 N. Sheffield Ave, Suite A, Chicago, IL, 60657*

I first would like to say thank you for allowing myself as part of the community to listen in and voice our support or concerns regarding the proposed 125 Maple Project nearly a year ago. From attending the proposal meeting managed by the Fifield company on Wednesday July 15th, 2020, one thing became very clear from the beginning is that they managed the speakers and not everyone had a chance to voice their thoughts. Those that seemed to support the project seemed to do so out of personal gain. Those speakers were treated were treated like intellectuals. Those that opposed the project did not seem to get the same respect. In fact, there were several times during the meeting that you could visibly observe the Fifield company directly mocking and laughing at the speakers. From observing Mr. Fifield's behavior that he would try to covertly petition the Zoning Board of Appeals without allowing the neighborhood and local Ward to directly respond to his desire to petition almost a year later to address the current zoning rights modification to permit and allow Mr. Fifield to go through with his desire to construct a hulking building at 125 Maple further demonstrates his level of unawareness of this neighborhood and utter disregard for it. This project and work with Mr. Fifield clearly demonstrate one thing. Greed. This project has nothing to do with the betterment of the community and neighborhood for which it would be constructed but goes more to the point on how Mr. Fifield can directly profit from it. His own naivety about the zoning laws for this location suggests that he was not concerned with them to begin with. Many of those from the local community who live in the neighborhood have raised lots of valid concerns. I am one of those who have many concerns and unfortunately was unable to have the opportunity to voice them.



I would like to address some of the inaccuracies that were presented as fact in the presentation and data provided, the grossest of which would have to be the examples of the buildings that they used to represent projects similar in size and scope of the proposed project. The buildings that were given as examples did not nearly impact the other building nor did they have the size and scope as that of the current proposed project. With all of the west side units of the GoldCoast Galleria only 20 ft away (an alley's width) from a building that would dwarf it... it would be impossible for that building not to impact it with sunlight, airflow, noise, privacy and congestion... especially considering when all of the west units from the GoldCoast Galleria have floor to ceiling windows that act as walls. Even considering the modification of the building to 40 feet away after the 9<sup>th</sup> floor would not considerably change the impact that the proximity of this building would place on those residents of the Gold Coast Galleria. The lack of sunlight, airflow, noise, privacy and congestion alone should alone be reason enough to warrant a "NO" to this proposed project not to mention the financial impact that would be imposed on already stressed families due to the value of their properties seriously decreasing especially during the COVID pandemic. Furthermore, any traffic studies taken during the pandemic would grossly underestimate true traffic flows due to the pandemic with many people forced to quarantine and work from home. Living in the building for over 20 years I can easily contest their traffic studies. In fact, there was a time myself when I considered petitioning for road bumps to be inserted in due to how people drive on Maple Street when it's clear. When it's not clear, it's really not clear and congested would be the nicest term for it. There have been times when the 1 lane street has multiple lanes of traffic that stretch back to the alley or further. LaSalle Street is always busy. Fifield's plan to introduce more stores facing LaSalle would lead to increased traffic as people would double park to run in and pick up items from the stores. Another element that needs to be given thought is the impact that this traffic would have on Emergency Services reaching 150 West Maple which is a nearby 55+ apartment building that would be impacted by the traffic that Fifield's project would impose not to mention vulnerable victims to increased crime due to overcrowding. Another item that needs to be considered is the blocking of emergency services to the 55+ building as well due to congestion which could place lives at risk as well. Overcrowding also leads to an uptick in crime. A blaring example of this is the increase in crime at a nearby building that Fifield also owns the SinClair.

I would also like to bring attention to the Fifield's company's conspicuous attempt at appearing philanthropic. First up is the very minimal number of units dedicated for low income. The fact that they were willing to pay money to have fewer units suggests that they're only interested in making more profit. Next up would be the generous donation of undisclosed funds for the building of the Community Center. If Fifield was so philanthropic... they would not need to build at 125 Maple in order to donate to the Church's cause. Donations to Lori Lightfoot South/West program would probably be best if they directly contributed to the program by building there and then donating more funds for future projects. The project proposed for 125 Maple could and should be built somewhere else in the city of Chicago which doesn't negatively impact others in order to achieve it's goals. Building this project at a different location nearby would also not impact any construction workers as they would still be provided with projects to work. One such location just a few blocks away, Cabrini Green would be a prime example location for this project. There is ample amount of space for this proposal there and for future projects if so desired.

I therefore ask you to consider and side with your constituents affected by this project while reviewing and considering their proposal and just say no.

Respectfully,  
James Cohoon

**Subject:** OPPOSITION TO PROPOSED 125 W MAPLE ST.  
**Date:** Wednesday, June 23, 2021 at 1:59:29 PM Central Daylight Time  
**From:** Lauren Laudick  
**To:** ward02@cityofchicago.org, nicole.wellhausen@cityofchicago.org,  
raymond.valadez@cityofchicago.org  
**CC:** Jordan Matyas

Dear Alderman Hopkins and Alderman Tunney,

I appreciated the attention and patience Alderman Hopkins gave during the proposed development meeting for 125 W Maple St last summer. **In the July 2020 meeting, we were promised more public meetings before the process moves forward and I request that statement be upheld. In addition, I am writing to you again to express my opposition to the 125 W Maple St. development.** I was present on the 3 and a half-hour call and expressed how this proposed development would be detrimental to the mental health of neighbors in the surrounding buildings who, like me, will have no sunlight and little air circulation if the development proceeds. *I also expressed my concern for the livelihoods of myself and other owners that have purchased our units as nest eggs and could potentially go into bankruptcy if this building is approved due to extreme decreases in our property values.*

It was very apparent that the development team hand-selected most of the callers on the proposal call last summer (July 2020) who were unsurprisingly in support of the development because they will be financially benefited by it, i.e. the church. There were over 300 people on the call that didn't get to speak in opposition. This put distaste in the mouths of the residents of the 2nd Ward, your voters, and current supporters, who, like myself, felt very disrespected during the presentation. This neighborhood is our home and we vow to maintain a community that is fair and respectful to all. **To move forward without including us in this process is unfair and disrespectful to the current, loyal residents of the 2nd Ward.**

The 125 W Maple proposed development is laughable and insulting to the charm of existing buildings surrounding it. There is a reason why the 125 W Maple lot is zoned the way it is now. It is to prevent ginormous buildings, such as the proposed, to be built and completely ruin our beautiful and historic neighborhood. The only people benefiting from the proposed development would be the developers, church members that have been bribed, and renters. Why should your current residents lose thousands of dollars and fall into depressions just so a wealthy developer can make money?

Lastly, I urge the development team to consider the demand for renters as many residential buildings in the area are under capacity, such as their Sinclair development. With COVID-19 and the economic downturn, this building would be a waste of space. *What the neighborhood truly needs is another park and more green space for its existing neighbors. That is the charm of Gold Coast, as we are not in Streeterville or River North for a reason. The traffic and*

*danger involved in building this development should be highly reviewed as well.*

**I appreciate your time and consideration as we move forward in opposition to the proposed development at 125 W Maple St.!**

**PLEASE SAVE MY HOME!!**

Sincerely,

Lauren Laudick (Owner/Resident for 4 years)

111 W Maple St., Apt. 1811

Thank you for your time and thank you for all the work you do as our nextdoor neighbor.

Sincerely,  
Antonia Koutoupis

## Fw: Strong Opposition to Building High Rise at 125 W. Maple

Fran Block <fkb730@yahoo.com>

Fri 8/13/2021 3:05 PM

To: CPC <CPC@cityofchicago.org>

[Warning: External email]

August 13, 2021

Dear Aldermen Hopkins and Burnett,

As residents of over 30 years at 1034 N. La Salle Dr, we are again writing to both of you to express our extreme opposition to the building of the proposed 39 story high rise at 125 W. Maple. As you can both see from slide #1 of the materials on Alderman Hopkin's website furnished by Fifield, this building totally destroys the core of this residential stretch of the city, currently zoned RM6.

Those of us who have homes on La Salle Drive have enjoyed living in an area considered one of Historical Significance. We also appreciate the beauty and architecture of the Annunciation Greek Orthodox Cathedral, at 1017 N. La Salle Dr, just south of this proposed building. We all bought our homes because this has been a residential neighborhood, and see absolutely no reason why the zoning should be changed to DX-7PD, downtown zoning.

We already have to endure major daily congestion from traffic to and from downtown, and from the enormous, endless trucks on Maple bringing cars to the dealers on Clark and Maple. Street parking is already a significant challenge, as the west side of La Salle is not supposed to have parking between 7:00 am – 9:30 am, and the east side is not supposed to have parking between 4:00 – 6:30 pm. On weekday mornings, many people park on the west side of La Salle as early as 8:45 am, and sit in their cars until they are legally parked at 9:30. Most of these cars then stay all day, and don't leave until the late afternoon. That is how cut throat parking is for those of us who live here. Regardless, you both know that as home owners, not only is parking essential for you and your families, but is critical for any service people coming for repairs and deliveries. A 39 story building would totally wipe out any possibility of anyone parking in the area.

This area already has hundreds of nearby residential vacancies, including many vacancies in the Sinclair, just 2 blocks away. The Sinclair also has documented incidents of non-residents who should have been denied entrance, inside the building harassing residents and terrifying guests. There was even a report of multiple people in a Sinclair stairwell in sleeping bags and smoking. We all know that drug deals around the Sinclair are rampant, day and night, and have not been controlled in spite of supposed ongoing efforts from the Sinclair, the Jewel, and the CPD.

We have enough ongoing problems with noise and congestion on La Salle St, now including gangs of dozens of motorcyclists, traveling west on Maple, which is a one way street going east. We do not need to provide another opportunity for an enormous, totally out of place building, squeezed into an inadequate site, to be another magnet for more noise, congestion and criminal activity.

Additionally, we were told that construction will take at least 20 months. Who among you want to live with 20+ months of noise, filth and street and sidewalk closures to deliver construction materials, a total disruption of our lives? Our bedroom faces east on La Salle, and we would be subject to this totally unnecessary, egregious intrusion into our lives every day.

What is the benefit to our neighborhood from this 39 story building? Absolutely nothing but destruction of a beautiful, historic area. The building is also a total disregard for the residents who bought into this residential neighborhood in good faith, never expecting that the whim of a developer would destroy this area and our lives. We urge you in the strongest possible terms to deny any change of zoning, and support the current quality of life of those of us who live here and should be protected as valued residents of this neighborhood.

Sincerely,

Fran and Neal Block  
fkb730@yahoo.com





**GOLD COAST GALLERIA  
CONDOMINIUM ASSOCIATION**

June 29, 2021

Dear Chicago Planning Committee Members,

I am writing this letter on behalf of the owners and residents of 111 W. Maple to voice our concerns about the proposed Fifield Properties development at 125 W. Maple.

As proposed, 125 W. Maple poses a real threat to the well-being of our community. Traffic, congestion, and density will be exacerbated to a point where the current quality of life can no longer be maintained. We already experience significant traffic flow issues along Maple, even during the pandemic.

Our neighborhood is already grappling with how the recently approved Moody Bible development project, which is just a few blocks away, will change our community. JDL's project will bring 2,500 new residences to the immediate area. Does Fifield's traffic study account for this significant new development? We have no idea as we have not been engaged by him on this latest proposal.

Fifield has largely ignored the community, participating in only one community meetings over a year ago. At that meeting both Fifield's team and Alderman Hopkins assured us there would be additional meetings, but there were none. Fifield promised we would see new plans before they moved forward, but here we are waiting for this to go before the Chicago Plan Commission and still not one public meeting has been scheduled. How is this ok?

To make matters worse, we were given no notification that this proposal was on its way to the Plan Commission beyond a mere posting on the existing structure on the corner of Maple and Lasalle. How did this latest proposal suddenly get on the fast-track without any consideration or discussion around the impact it will have on the community - and without community input? Where are the traffic studies, renderings, and any public input?

This is a project that will dramatically change our neighborhood and we implore you to slow down this process and allow both the Alderman and the Community to learn about the new proposal and give us time to review material we have never seen.

We deserve community input and to be heard. We deserve a real traffic study that considers the impact of the new Moody Bible development as well as times of the day that we know are most impacted by traffic.

Thank you in advance for your consideration and please do not hesitate to reach out to me with any questions you may have. I look forward to hearing from you.

Sincerely,

Ken Green, President

Gold Coast Galleria Condominium, Board of Directors

CC:

Alderman Brian Hopkins

Jordan Matyas

July 14, 2021

Dear City of Chicago Planning & Zoning,

I am writing to support the Redevelopment of 125 W. Maple St., / 1039 N. LaSalle St., #20704

It is in the best interests of the city and the neighborhood to support this redevelopment project

Firstly, this project will enable the Annunciation Greek Orthodox Cathedral to expand their operations by creating a Community Center, which will not only serve their constituents but also the surrounding community by feeding the homeless, and providing many other needed services including a polling place, providing etc. The Church will be landmarked so this architecturally significant Church will remain part of Chicago history for years to come. This project will provide security for the area, which does not exist. It will activate the area and engage the community in its street accessible retail spaces. Currently residents have to travel to Division or State Street for any kind of retail needs.

Secondly, this Project will create jobs immediately. The terms of this Agreement gives the city of Chicago over 6 million dollars in public benefits. It will also provide more tax and other revenue for the city.

Thirdly, LaSalle Manor is not an architecturally significant building. It was built over a 120 years ago as a tenement. Many developers have tried to redevelop this property over the past 5 years and have determined that it does not make economic sense to rehab this property. Fifield is the only developer that has successfully negotiated a proposal with the Church for the purchase of their air rights. Fifield and the Church have worked tirelessly to obtain the support of the neighborhood by working with the neighboring buildings, most specifically 111 W. Maple for fourteen months.

Fifield has listened to all of the input from the surrounding neighborhood and has completely revised the plans for their building based on this input, including moving the livable part of the building back 20 feet to reduce the impact of the building on 111 W. Maple. Any issues surrounding the Alley is the result of the abuse and exploitation of the Alley by the residents of Gold Coast Galleria, such as illegally parking and improperly loading of delivery vehicles. The Church and Fifield have worked for several years to create a proposal that diminishes any negative effect it could have on the neighbors. They are considering the neighborhood as a whole, rather than focusing on their own particular concerns, as 111 W. Maple is. I hope that you will consider how this project will enhance the neighborhood.

I fully support this project

Sincerely

A handwritten signature in black ink, appearing to read "Paul Lanaris". The signature is fluid and cursive, with the first name "Paul" and last name "Lanaris" clearly distinguishable.

Paul Lanaris

127 W. Maple Unit #3





July 14, 2021

Dear City of Chicago Planning & Zoning,

I am writing to support the Redevelopment of 125 W. Maple St., / 1039 N. LaSalle St., #20704

This project has been in the works for over 5 years.

It is in the best interests of the city and the neighborhood to support this redevelopment for many reasons.

Firstly, this project will enable the Annunciation Greek Orthodox Cathedral to expand their operations by creating a Community Center, which will not only serve their constituents but also the surrounding community by feeding the homeless, and providing many other needed services including a polling place, providing safe harbour, etc... The Church will be landmarked so this architecturally significant Church will remain part of Chicago history for years to come.

Secondly, the city is re-emerging from an 18 month lockdown. This Project will create over 300 jobs immediately. The terms of this Agreement gives the city of Chicago over 6 million dollars in public benefits. It will also provide more tax and other revenue for the city.

Thirdly, LaSalle Manor is not an architecturally significant building. It was built over a 120 years ago as a tenement. Many developers have tried to redevelop this property over the past 5 years and have determined that it does not make economic sense to rehab this property. Fifield is the only developer that has successfully negotiated a proposal with the Church for the purchase of their air rights. Fifield and the Church have worked tirelessly to obtain the support of the neighborhood by working with the neighboring buildings, most specifically 111 W. Maple for fourteen months.

From the Community Meetings that I have attended, the residents of 111 W. Maple have disregarded the studies that have been provided by Fifield and approved by the city. Gold Coast Galleria has been aware that its neighbor, LaSalle Manor, has been actively on the market for the past 6 years. Gold Coast Galleria is aware that this building has been under contract for 14 months. Gold Coast Galleria hired a consultant to guide them through this process. They are completely aware of all of their rights and have

exhausted their remedies. Delaying this process any further is only based on the emotional rhetoric and not the facts of this situation or compliance with city ordinances.

Fifield has listened to all of the input from the surrounding neighborhood and has completely revised the plans for their building based on this input, including moving the livable part of the building back 20 feet to reduce the impact of the building on 111 W. Maple. Any issues surrounding the Alley is the result of the abuse and exploitation of the Alley by the residents of Gold Coast Galleria, such as illegally parking and improperly loading of delivery vehicles.

The Church and Fifield have worked for several years to create a proposal that diminishes any negative effect it could have on the neighbors. They are considering the neighborhood as a whole, rather than focusing on their own particular concerns, as 111 W. Maple is. I hope that you will consider how this project will enhance the neighborhood.

This project will provide security for the area, which does not exist. It will provide community services. It will activate the area and engage the community in its street accessible retail spaces. Currently residents have to travel to Division or State Street for any kind of retail needs.

I fully support this project because all of the interested parties, LaSalle Manor, the Church and Fifield, have come together to create a project which will benefit the community at large. Furthermore, in my over 30 years of experience as an attorney and a realtor, I only see new development increasing the value of the area.

Please do not hesitate to contact me with any questions or concerns.

Very truly yours,

*Tamara Hannah, JD, R*

*HANNAH BROKERAGE CO*