

Neighbors of River West
1166 West Grand Ave.
Chicago, IL 60642

Sent VIA e-Mail

May 14, 2024

Ald. Walter Burnett, Jr.
Alderman 27th Ward
121 N. LaSalle St. Floor #3
Chicago, IL 60612

Re: Support Letter for:
Amendment to PD 1528
From Business Planned Development to DX-7 Downtown Mixed-Use District then to
Residential-Business Planned Development

Dear Ald. Burnett, Jr.

Please accept this letter as support for the above reference to the proposed amendment to BPD No. 1528.

The amendment for BPD No. 1528 is to rezone the property to a DX-7 Downtown Mixed-Use District then to a Residential-Business Planned Development No. 1528. The proposal includes two buildings at heights of 360' and 380' combining for a total of 724 residential units with 2,000 square feet of retail space, 348 accessory parking spaces and 724 bicycle parking spaces. The development will also have 27,000 plus square feet of public open space and an FAR of 11.5.

The above owner and developers for 400 N. Elizabeth met with Neighbors of River West on a number of occasions. It is our understanding that neighbors from the surrounding area also met with you outside of our meetings to express their views on the project and the assumed negative impact to their quality of life. One individual who lives across the street at 401 N. Elizabeth was concerned with the building's layout on the site and the architectural features of the development. In consideration of opposing views of this development, it must be noted that the most vocal opposition to this development, and other large developments, are from just outside the boundaries of the Downtown District. The center line of Hubbard Street, per the City's interactive zoning map, is the boundary between the two areas. We appreciate the involvement of these residents and will continue to work with them to soften the impact of large developments, such as this proposed amendment, while respecting the boundaries of the Downtown District.

This is the second time that the owner of this development has presented a Planned Development for this site. On each occasion concessions were made by the developer to commit additional monies for specific area improvements. These improvements are listed in the application in paragraph 3 with a financial contribution of \$500,000 above and beyond the 'Neighborhood Opportunity Fund' commitment. This is referenced as escrowed funds and labeled 'Traffic Mitigation and Neighborhood Beautification Fund'. We appreciate the effort put forth by the ownership and developers to work with the neighbors along Kinzie Street, Hubbard and NRW.

NRW supports this amendment and wish to highlight a few key points for this support. The developer has made commitments to the City's ARO and expressed interest for up to 30 percent of the units for affordable housing. Per paragraph 17 of the application the Developer will work with the City to get up to 30 percent of the units affordable and inclusionary, however, NRW hopes this can be achieved without using 'Tax Increment Financing'.

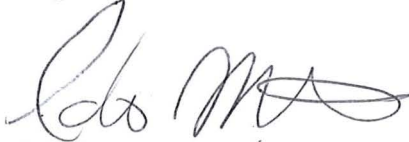
Additionally, NRW supports this development in acknowledgement that precedence has been set by several projects within the Downtown District and within blocks of 400 North Elizabeth. NRW also anticipates future requests for similar zoning amendments similar in scale and uses.

As always, we appreciate your willingness to work with us.

Please contact us if you have any questions or comments.

Sincerely,

Neighbors of River West

A handwritten signature in black ink, appearing to read 'Sam Martorina', with a stylized flourish at the end.

Sam Martorina, President

A handwritten signature in black ink, appearing to read 'John Bosca', with a stylized flourish at the end.

John Bosca, President Emeritus



May 14, 2024

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

Re: Letter of Support for the Amendment to Planned Development 1528 - 400 N. Elizabeth

Alderman Burnett,

On behalf of the West Central Association, please accept this letter of support for the proposed amendment to planned development 1528, located at 400 N. Elizabeth.

The applicant, 400 N. Elizabeth LLC, is requesting to rezone the property from a Planned Development 1528 to the DX-7 Downtown Mixed-Use District then to Residential-Business Planned Development 1528, as amended to permit the construction of a 380-foot building and a 360-foot building, together comprising 724 residential units and 1,500 square feet of retail space; 348 accessory parking spaces; and 724 bicycle parking spaces. Accessory and incidental uses as well as 27,015 square feet of open space will be provided. The overall FAR will be 11.5.

Community process has included the following stakeholder meetings:

March 5, 2024 – Community Meeting hosted virtually by WCA and Alderman Burnett
March 4, 2024 – Stakeholder/Neighbor Meeting hosted by Neighbors of River West
February 28, 2024 – WCA Economic Development Committee Meeting hosted virtually
February 5, 2024 – Community Meeting hosted by Neighbors of River West, WCA and Alderman Burnett, in person at St. John Cantius Church
December 20, 2024 – WCA Board Meeting hosted virtually by WCA
December 11, 2023 – NOWL Board Meeting hosted virtually by NOWL
November 30, 2023 – DPD Working Session hosted in person at City Hall
October 3, 2023 – DPD Intake Meeting hosted virtual

West Central Association has reviewed the proposal at length; based on the community feedback and negotiated community benefits - which include increasing traffic mitigation and neighborhood beautification, potential inclusion of lighting in the public right-of-way, under the viaduct and traffic calming measure, we support the proposed development.

Understanding that the opinion of the West Central Association (WCA) is one of many considerations given when reviewing a zoning change request, we take our responsibility as a Delegate agency for both the Department of Business Affairs & Consumer Protection (BACP) and Department of Planning & Development (DPD) seriously. WCA believes that the applicant has met with all of the appropriate neighborhood groups, adjacent property owners and has committed to maintain open communication regarding construction and to operate within compliance of their construction permits.

Please feel free to contact us with any questions. My contact information is below and Carla M. Agostinelli, Director of Partnerships & Development can be reached at carla@wcachicago.org.

Consideration of our recommendation is appreciated.

Sincerely,


Armando Chacon

President - WCA Board of Directors

Cc: Richard Klawiter, DLA Piper

Noah Zifranic, Assistant Commissioner - Planned Developments and Plan Commission

Mailing Address: 917 West Washington Blvd #173 Chicago, IL 60607 **Office Location:** 333 North Green Street
Ph: 312.902.4922 **Email:** info@wcachicago.org **Website:** www.wcachicago.org | www.greektownchicago.org

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