

## OFFICERS

**President:** Armando Chacon  
*Century 21 S.G.R., Inc.*  
**1<sup>st</sup> Vice President:** Clint Paton  
*The Revel Group*  
**2<sup>nd</sup> Vice President:** Timothy Swanson  
*Skender*  
**3<sup>rd</sup> Vice President:** Harry Huzeniz  
*JRG Capital Partners*  
**4<sup>th</sup> Vice President:** Meg Sahs  
*Monteverde Restaurant & Pastificio*  
**5<sup>th</sup> Vice President:** Fred Krol  
*Sterling Bay Companies*  
**6<sup>th</sup> Vice President:** Paige Hennessy  
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**Treasurer:** Calvin Gin  
*Helios Visions*  
**Secretary:** Susan Rothman  
*Pure Barre Chicago – West Loop*

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*Reflection Window & Wall, LLC*  
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*Presidential Towers- Waterton*  
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*Sound Investment AV*

## STAFF

**Roderick Burch** – Executive Director  
**Alex Graaff** – Business Liaison Assistant



February 20, 2020

**SENT VIA EMAIL [WBURNETT@CITYOFCHICAGO.ORG](mailto:WBURNETT@CITYOFCHICAGO.ORG) AND U.S. MAIL**

The Honorable Alderman Walter Burnett Jr.  
City Hall, Room 203  
121 N. LaSalle St.  
Chicago, IL 60602

***RE: Proposed development located at 1150 W. Lake Street***

Dear Alderman Burnett,

The West Central Association Chamber of Commerce (WCA) first met with representatives of LG Development Group for this mixed-use residential and office project on April 10, 2019 to review their zoning change request from a C1-1, C1-2 and C1-3 to a DX-5 and then to a planned development, with an FAR of 8.1. The site is bounded by Randolph Street on the south and both sides of Lake Street between Racine Avenue and May Street. LG proposed a new, mixed-use development consisting of two main components: 1) an office building on the north side of Lake Street between May Street and Aberdeen Street with approximately 12,000 square feet of ground floor commercial space, and a maximum building height of 161 feet; and 2) a residential development on the south side of Lake Street between Racine Avenue and May Street, with a portion extending south to Randolph Street, and consisting of two towers rising from a common base, with the eastern portion containing 295 residential units and the western portion containing 189 residential units and approximately 35,000 square feet of commercial space, and a height of 262 feet.

We had some concerns with the design, massing, lack of public space and the location of amenity space. We appreciated that the project would generate a significant amount of affordable housing.

There was a community meeting for the project on July 30<sup>th</sup>, which was well attended. At that time, the same issues (above) that we raised with the developer were brought up as concerns. Nevertheless, the project received a majority of support to move forward with the PD process.

The development team came back to present a totally revised development plan to us on February 6, 2020 with the following material changes:

**Mailing Address:** 917 West Washington Blvd #173 Chicago, IL 60607 **Office Location:** 406 N Aberdeen Street  
**Ph:** 312.902.4922 **Email:** [info@wcachicago.org](mailto:info@wcachicago.org) **Website:** [www.wcachicago.org](http://www.wcachicago.org) | [www.greektownchicago.org](http://www.greektownchicago.org)

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- **A REDUCTION TO ONLY 1 RESIDENTIAL BUILDING:**  
Taller, at 330 feet, but much more elegant and streamlined and much less massive in appearance. The office building height was reduced to 137 feet.
- **COMPLETE REDESIGN:** A new architect, with a new design, more contextual materials, improved aesthetic, and improved amenity space.
- **SITE/GROUND FLOOR CHANGES:** Addition of a “People Alley” open to the public with pop up retail, landscaping and very interesting design. A portion of a previously vacated alley will be dedicated back to the City to insure better circulation for pedestrians, vehicles and bicycles safety.
- **INCREASED UNIT COUNT**  
The more efficient building design results in a new unit count of 550, which further increases the affordable housing component to 110 units.

Based upon the strong responses and follow-up by the development team and willingness to address all issues raised by us and the larger community as a whole, on behalf of the WCA, I am pleased to inform you that the WCA supports the new project, and the requested zoning change and planned development. It is our opinion that the project meets the West Loop Design Guidelines, and is consistent with the WCA/Metropolitan Planning Council Planning Study recommendations for this transit served location.

If you have any questions regarding our findings or recommendations, please contact me.

Best Regards,

A handwritten signature in cursive script that reads 'Armando Chacon'.

Armando Chacon, president

West Central Association

Cc: Maurice Cox, commissioner, city of Chicago DPD | via email & U.S. Mail  
Noah Szafraniec, supervising zoning plan examiner, city of Chicago DPD |  
via email  
Michael Ezgur, Attorney, Acosta Ezgur | via email

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