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Roderick Burch – Executive Director

Alex Graaff – Business Liaison Assistant

WCA CHAMBER OF COMMERCE

October 22, 2019

SENT VIA EMAIL 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 1234 W. Randolph St.

Dear Alderman Burnett,

The West Central Association Chamber of Commerce (WCA) first met with representatives of the development team for this hotel project on Jan. 17, 2019 to review their zoning change request from a C1-3 to a DX-5 and then to a planned development, which includes the existing City Winery, and an underlying FAR of 4.50. The developer proposed a new building over 304-feet tall, 289 hotel keys and amenities, including a large public plaza for The Standard Hotel. Our economic development committee was very encouraged by the high-quality Standard Hotel brand for our area, but also raised some concerns about the logistics planned for loading, pick-up and drop-offs.

The development team returned and presented a revised development plan on Sept. 18, 2019 with the following material changes:

- **SIGNIFICANTLY REDUCED HEIGHT:**
From: 304-feet, 8-inches to 197-feet, 4-inches
- **COMPLETE REDESIGN:** Contextual materials, improved aesthetic, base more clearly holds the street wall, open space has improved layout and now open to the sky, improved tower expression and significantly reduced impact on Randolph Street.
- **REDUCED BULK and KEY COUNT:**
Reduced FAR by approximately .50
Key count reduced from 289 to 259
- **SITE/GROUND FLOOR CHANGES:** Uber/taxi solution with added standing zones, increased landscaping, improved pedestrian experience, wider sidewalks at entrances, created people spot/café on Randolph Street

We expressed continued concerns on loading and site logistics, and the development team quickly responded with a further revised site plan which included the following features:

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

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- **BUILDING SETBACK FROM THE NORTH PROPERTY LINE:**
This effectively increases the alley width in this location to 24-feet allowing for a large truck or two smaller ones to have a place to temporarily stand—if there is already a vehicle parking in the loading berth—while traffic flow is not blocked.
- **BIKE ROOM ADDED:**
Removal of bike racks in the alley which could prevent optimal traffic and loading flow.
- **DROP-OFF ZONE IMPROVED:**
Sidewalk bump-out widened to 9-feet for better pedestrian circulation. Transition between bump-out and existing curb improved so as to not impact the business' loading zone. Relocated stop sign and ADA compliant ramp connecting sidewalk to crosswalk.

On Oct. 1, 2019, the full project team, including a representative from The Standard Hotel, presented to the full community with the Alderman and a DPD representative in attendance. Given the material changes outlined above, there were no issues raised regarding: height, density or design. However, there were still concerns raised about the logistics/traffic management of the project given its proximity to City Winery. This included taxi/ride-sharing, employee and construction parking, and valet activities.

We understand that the development team met with management of City Winery, the project's traffic consultants, and valet operators on Oct. 10, 2019 and developed a further revised site plan as well as a traffic management plan, which they shared with us at our Oct. 16, 2019 economic development committee meeting. The project team presented evidence of ample parking in the area that is controlled by the valet operator, which resolved the parking issues. They also reached an agreement to: 1) eliminate on-street parking from 4-11 p.m. in the existing standing zone in front of City Winery; 2) create a taxi stand zone on the west side of Racine Street north of Randolph Street; 3) allow for an area of need-based, temporary musician tour bus standing on the east side of Racine Street north of Randolph Street on a case-by-case basis; and 4) direct the valets serving The Standard Hotel and City Winery to work together with management for both facilities to actively manage the valet, taxi and ride share.

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 now supports the new project, and the requested zoning change to DX-5. 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 the area.

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We appreciate the development of the site into a first-class architecturally designed hotel, and the community and significant economic benefits that this project will bring to the neighborhood. We also appreciate The Standard Hotel's commitment to maintaining the large plaza as a public space. Based upon their reputation and programming in other markets, we are very pleased that The Standard Hotel has decided to open up in the West Loop area. We are very encouraged with the trend of development in the area generally, and specifically on Randolph Street, with its wide expanse, proximity to the Lake-Morgan CTA, and increased densities all of which is very consistent with our WCA/MPC study. With its community driven concept and its complimentary uses, this site is a great location for The Standard Hotel for maximum, positive life-style and economic impact for our area and the city.

In conclusion, based on the findings of the WCA Economic Development Committee, the WCA supports the project and the requested planned development. WCA reserves the right to change its position at any time during the approval process if any changes or amendments are made by the applicant.

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

Best Regards,

A handwritten signature in black ink that reads "Armando Chacon". The signature is fluid and cursive, with the first name being more prominent.

Armando Chacon
 President, WCA

Cc: Maurice Cox, Commissioner, city of Chicago DPD | via email & U.S. Mail
 Noah Szafranec, Supervising Zoning Plan Examiner, city of Chicago DPD | Via email

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