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November 5, 2019

SENT VIA EMAIL BYRON.SIGCHOLOPEZ@25WARD.ORG & U.S. MAIL

The Honorable Alderman Byron Sigcho-Lopez
25th Ward Office
1645 S Blue Island Ave.
Chicago, IL 60608

RE: Proposed Special Use for 311 South Racine/1147 W. Jackson

Dear Alderman Sigcho-Lopez,

The West Central Association Chamber of Commerce (WCA) first met with representatives of the development team for the above-referenced residential project on September 18, 2019.

At this meeting, a representative of Hubbard Street Dance Chicago ("Hubbard Street") was present and explained that Hubbard Street's existing building on the property, which is owned by Hubbard Street, is under significant disrepair and that the sale and redevelopment of the building would allow them to relocate in a new facility somewhere in the area.

The project team explained that the proposed development would consist of 72, larger family-sized condominiums to be constructed under the current DX-5 zoning without the need for a zoning change. The only zoning relief requested is a special use from the Zoning Board of Appeals, to allow for residential uses on the ground floor, rather than commercial uses. For this project, the residential use would be the proposed 77 ground floor parking spaces for the project.

Given that this project is located off of the usual path of commercial activity, and that there is already a Target store next door to the project, our economic development committee agrees with the elimination of additional retail in favor of parking for the project. Further, our EDC was very encouraged by the high-quality, large residences that are similar to other housing developments that Belgravia Group has constructed successfully in our area.

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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We also appreciate and support the mission of Hubbard Street Dance Chicago, which is to bring artists, art, and audiences together to enrich, engage, educate, and change lives through the experience of dance. At its current location, Hubbard Street's Youth, Education, and Community Programs have operated to the benefit of the community in order to offer movement-based arts experiences to students, teachers and families throughout the Chicago area, giving them opportunities to experience and participate in dance activities and to enhance their learning in other curricular areas.

In conclusion, based on the opportunity to bring another, thoughtfully designed housing project to our area with much needed family sized units, and the prospect of helping Hubbard Dance relocate somewhere in the area, the WCA Economic Development Committee fully supports this project. 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,

Armando Chacon
Armando Chacon, WCA President

Cc: Michael Ezgur, Attorney Acosta Ezgur | Via Email

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