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STAFF

Roderick Burch – Executive Director
Alex Graaff – Business Liaison Assistant



January 22, 2020

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 400 N. Aberdeen Street

Dear Alderman Burnett,

The West Central Association has been proud to work with your office, the Department of Planning and Development, area property owners, residents, and other stakeholders to develop the West Loop and bring sustainable economic development. As a long-standing community organization and a delegate agency of the city of Chicago, we know we have a duty to our community to devote adequate time and due diligence before finalizing our position on every project.

Below is a summary of our vetting process and position for this project:

- On October 16, 2019, the WCA Economic Development Committee met with the developer. Several of our development committee members and directors attended the community meeting at Catalyst Ranch on November 18, 2019, where the project was presented and several neighbors to the north of the property expressed concern regarding traffic impacts as a result of this and other developments in the area. At that meeting, the Developer agreed to meet with those neighbors.
- Following the November community meeting, Developer's counsel provided an update on December 19, 2019, informing us that the neighbors to the north were primarily concerned about traffic that is being generated by this and all the other development throughout Fulton Market, in particular as drivers go from the neighborhood to the highway. Those neighbors strongly felt that a traffic signal at Grand and May was needed. As a result, the Developer had KLOA perform the analysis needed to confirm that a signal is warranted at that intersection. Additionally, the Developer has agreed – as part of their project – to fund the \$300,000 estimated cost of that traffic signal. The Developer also agreed to make a \$250,000 contribution towards the Metra crossing signal upgrade project taking place in the neighborhood.

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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As a result of the above review, we support the development for the following reasons:

- Improvement of the pedestrian experience – The proposal presents an opportunity for a significant improvement to the existing conditions, including a plaza at the corner of Aberdeen and Kinzie that will be an amenity to the surrounding business and residential population.
- Economic impact – The proposed building will bring additional office workers to the area that will support retailers and restaurants.
- Community benefits – As noted above, the Developer has made significant monetary commitments as part of this project, including \$300,000 to fund a traffic signal requested by the community and \$250,000 towards the area-wide Metra crossing signal upgrades project.
- Based on the findings of the WCA Economic Development Committee, the WCA supports the project and the requested zoning change. 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 cursive script that reads 'Armando Chacon'.

Armando Chacon, WCA President

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
Katie Jahnke Dale, attorney, DLA Piper | via email
Johnny Carlson, developer, Trammell Crow Company | via email

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