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Cindi Webber
Sound Investment AV

STAFF

Roderick Burch – Executive Director
Alex Graaff – Business Liaison Assistant



12/13/2019

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 800 W. Lake 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. We can say with confidence that we have done so with the development proposal for 800 W. Lake.

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

On August 21, 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 Oct. 2, 2019, where the project was presented with some minor improvements to loading and alley circulation. We had a good degree of communication with the developers zoning council who were consistently responsive throughout. We commend the developer and their counsel in making their best efforts to address traffic and parking concerns among others expressed by the West Central Association. We also appreciate the developer's good faith efforts to work with the adjacent property owners in addressing their concerns and agreeing to their requests.

However, upon final committee review of the project, we respectfully oppose the development as currently proposed for the following reasons:

- In our view, traffic congestion at the corner of Lake Street and Halsted Street makes the intersection one of the more challenging intersections in Fulton Market. This intersection routinely has traffic backups in all four directions. Furthermore, any future curb cuts and resultant opportunities to turn into properties on Lake Street will only serve to exacerbate existing traffic concerns. This is especially true for traffic coming from the west making a left turn movement into the proposed drive court. Because of these existing conditions, we feel that this site cannot support this development until such time that traffic infrastructure conditions are improved.

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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- While the developer has made great efforts to address site access through a mid-block, through site ingress, the proposed development is high density; with approximately 476 rooms. More critically, a hotel is also traffic-intensive land use. Specifically, hotels require more deliveries and services, more frequently, than other land uses such as office or residential. Service trucks for equipment repair, food delivery and laundry are significantly more prevalent in hotels.

For these reasons, WCA does not support the current development. The 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 feel free to contact me.

Best Regards,

A handwritten signature in blue ink that reads 'Armando Chacon'. The signature is fluid and cursive, written over a light blue background.

Armando Chacon, president

West Central Association

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

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