

Brian Hopkins

2nd Ward Alderman



Neighborhood Notice:

Online Community Meeting

125 W. Maple St. / 1039 N. LaSalle St.

WHAT: A proposed zoning change (RM-5 to DX-7 then Planned Development) in order to build a 39-story residential building at 125 W. Maple St. / 1039 N. LaSalle St.

WHO: Fifield Companies

WHEN: Monday, July 12, 2021. 6:00 PM

WHERE: ONLINE, VIA ZOOM. [RSVP HERE.](#)

Dear Neighbor,

The Gold Coast Neighbors Association and I will host a Zoom community meeting on Monday, July 12, 2021, at 6:00 PM, for Fifield Companies to present a revised proposed planned development at 125 W Maple St. / 1039 N. LaSalle St.

Fifield Companies is seeking a zoning change from existing RM-5 to DX-7 then a Planned Development, to allow for the construction of a new 39-story

building containing 303 dwelling units and 116 parking spaces. The building facade is primarily glass with stone, metal, and brick elements. The existing residential building would be demolished.

Since the [last community meeting](#), Fifield has revised the plan to incorporate community feedback. Included in these revisions are decreases in height and unit count to make the proposal less dense than the initial proposal. Further, in response to specific feedback from the adjacent residential structure, they have provided an additional 20' setback on the east side of the proposed building, for a total 40' setback from the existing neighboring building.

Additionally, Fifield revised the building design by extending the glass façade to the mechanical penthouse level on the north elevation, using spandrel glass for the parking enclosure and adding a mural on the south elevation of the proposed building that will remain in place pending the construction of the new community center for the Annunciation Greek Orthodox Cathedral.

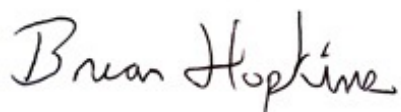
The location of the proposed PD is in the expanded downtown district, where increased density is allowed to generate bonus revenue stimulating investment in under-served communities throughout the City. While the revised proposal is shorter and less dense than the initial iteration, the proposal will provide the City of Chicago the following public benefits:

- Contribution of \$4.1 million to the City's Affordable Housing Opportunity Fund
- Contribution of \$1.9 million to the City's Neighborhood Opportunity Fund
- Generation of \$1.5 million in annual property tax revenue, upon completion

Register for the Zoom Webinar Monday, July 12 at 6:00pm by clicking below.

[Click here to RSVP](#)

Sincerely,

A handwritten signature in black ink that reads "Brian Hopkins". The signature is written in a cursive, slightly slanted style.

Alderman Brian Hopkins
2nd Ward

