

1000M

Anne Pax <anniepax@ameritech.net>

Tue 6/15/2021 12:31 PM

To: Ward04 <Ward04@cityofchicago.org>; CPC <CPC@cityofchicago.org>

[Warning: External email]

H
i

I would like to address and get answers to a few questions before the 1000M development goes to the Planning Committee.

As I noted in an earlier townhall or email, I understand the developers want to recoup some of their investment. Chicago needs to be investor friendly, but this drastic reworking of the proposed developments benefits out of town investors at the costly expense of the existing constituents expense. This will create much more congestion and decrease value. There is already many vacant properties and units in the Fourth Ward.

Specifically, will current voters and residents have their rights protected? I live at 910 S Michigan.

1. Construction will last three years and have lots of scaffolding. Earlier presentations included scaffolding in front of 910 S Michigan. That was not the case for the Essex development. This question needs to be clearly answered.
2. There is a 20 foot setback from the south side of 910 S Michigan. Will scaffolding be permitted in the setback. How will that be handled for the proposed 3 years of construction. This is both a safety, resident privacy and security issue, not just an eyesor.
3. I would like to see the planned use language that prohibits AirBnB, Sonder and similar use. A verbal comment at a townhall doesn't provide comfort and certainty that the neighborhood will be protected.
4. Does the traffic study cover construction and full occupancy? At the townhall, the developer provided contradictory answers depending on the questions, such as a) people will be working at home and won't add foot or car traffic, b) the [likely noisy] common spaces will allow all the residents to work on site. and c) the now smaller units makes sense for all the residents who will be using Lyft and Uber, getting food deliveries, but somehow not add more foot and vehicle traffic. What do the driveways look like during construction and how will the residents, students and tourists be protected on 9th Street, particularly with 910 S Michigan's garages, 888 S Michigan's garage and the parking lot at the corner of 9th and Wabash. There are already 6 entrance/exits on a very small stretch of 9th Street between Wabash and Michigan. Please protect us.
5. How will 910 S Michigan's easements be protected during construction and residency. This should be laid out clearly before permission is granted, not fought over late.

Thanks for your consideration.

6/15/2021

Mail - CPC - Outlook

Annie Pax
630 649 9335

Your response to our concerns regarding 1000M

Arnon Lavie <arnonlavie@yahoo.com>

Wed 6/16/2021 11:48 AM

To: CPC <CPC@cityofchicago.org>

[Warning: External email]

H
i

I am a condo owner at Michigan Ave Lofts (MAL) at 910 S. Michigan Ave, Unit 1010, Chicago, IL, 60605.

I write to you to ask for your response and assistance of our Home Owners Association to protect our investment in our home. Our MAL HOA has sent you correspondence with several questions, which to this date, have not been responded to by your office.

The HOA concerns include:

- The construction is slated to last three years and previously it had been indicated that our frontage would have scaffolding for the duration. Adjacent properties to the Essex did not have scaffolding in front of them and we would like to ask for the same consideration.
- 9th Street may become difficult to navigate during peak hours due to the traffic that converges from our garages and this proposed development. We would like to request that extra consideration and assistance be given to make sure that this space is safe for every user.
- Do you have detailed drawings of the driveway areas? We wish to make sure that our easements are properly respected.
- Do you have the planned use language that forbids certain uses such as Sonder and Airbnb?

Thank you for addressing these concerns.

Arnon Lavie

resident of Michigan Avenue Lofts

Moon River Audrey <audrey_chu@hotmail.com>

Tue 6/15/2021 2:31 PM

To: Ward04 <Ward04@cityofchicago.org>; CPC <CPC@cityofchicago.org>

[Warning: External email]

To Whom It May Concern,

As being a resident of Michigan Avenue Lofts (910 S. Michigan Ave), I have some concerns about the 1000M Building.

It would be nice if I can hear from you regarding my concerns.

- The construction is slated to last three years and previously it had been indicated that our frontage would have scaffolding for the duration. Adjacent properties to the Essex did not have scaffolding in front of them and we would like to ask for the same consideration.
- 9th Street may become difficult to navigate during peak hours due to the traffic that converges from our garages and this proposed development. We would like to request that extra consideration and assistance be given to make sure that this space is safe for every user.
- Do you have detailed drawings of the driveway areas? We wish to make sure that our easements are properly respected.
- Do you have the planned use language that forbids certain uses such as Sonder and Airbnb?

Thank you.

Warmest Regards,
Audrey Chu

1000 M Project

bemalo@att.net <bemalo@att.net>

Tue 6/15/2021 10:37 AM

To: CPC <CPC@cityofchicago.org>

[Warning: External email]

My name is Beverly Malone. I am an owner in the 910 So. Michigan Ave. building, Unit 516. I am very concerned about the construction of the 1000 M project. There are many concerns about the logistics of the project that have been ignored by the alderman & the developer. This project construction will last for 3 years. Our building manager & board has asked several questions about the project that could negatively impact our building during construction. This shows a great deal of disrespect for the people who already reside in our community. I am requesting that the Chicago Plan Commission reschedule the June 17 meeting on 1000 M project be rescheduled until our concerns have been addressed. Thank you for your consideration.

Sent from my iPhone

Butler V. Adams
June 17, 2021
Chicago Plan Commission

Project: 1000M

Dear Chicago Plan Commission,

I write this letter in support of the 1000M project. I spoke in favor of this project previously, when presented to the plan commission.

I've been following the current life of 1000M since 2015 when it was presented along with the Essex at a public meeting. The Essex is 100% rental and is built and completed while 1000M changed design and programming several times and remains unfinished.

The current economy seems more favorable for rental tower development and has been this way the past few years.

Even with numerous height reductions (1,006', 832' & now 805') and changes, I fully support this project and look forward to a void in the skyline being filled.

The design is solid as well as the location. The buildings completion will add to the growing cluster of towers that's now the South Loop skyline.

This tower is in context with the area and should be approved by the commission as recommended.

Sincerely,

Butler V. Adams

Current Site



Original 1000M Proposal at 86 stories and 1006'



Updated 1000M Proposal at 74 stories and 832'



2021 Iteration at 805'



Helmut Jahn at 1000M Presentation 02/17
Image by: Butler V. Adams



1000M Construction Project concerns

C G <cgemski@gmail.com>

Tue 6/15/2021 10:35 AM

To: CPC <CPC@cityofchicago.org>

[Warning: External email]

I am an owner in 910 S. Michigan Avenue (Michigan Avenue Lofts), adjacent to the 1000M project. Our Association has made information requests that have not been responded to and I am writing to ask for your consideration of our inquiries:

- The construction is slated to last three years and previously it had been indicated that our frontage would have scaffolding for the duration. Adjacent properties to the Essex did not have scaffolding in front of them and we would like to ask for the same consideration.
- 9th Street may become difficult to navigate during peak hours due to the traffic that converges from our garages and this proposed development. We would like to request that extra consideration and assistance be given to make sure that this space is safe for every user.
- Do you have detailed drawings of the driveway areas? We wish to make sure that our easements are properly respected.
- Do you have the planned use language that forbids certain uses such as Sonder and Airbnb?

Thank you in advance for your assistance.

Carolann Gemski
Unit 1906

Michigan Avenue Lofts - 1000M Project

Danny <dan.goldx@gmail.com>

Tue 6/15/2021 9:59 AM

To: Ward04 <Ward04@cityofchicago.org>; CPC <CPC@cityofchicago.org>

[Warning: External email]

We ask that the Alderman and developers consider the following as it relates to the 1000M project:

- The construction is slated to last three years and previously it had been indicated that our frontage would have scaffolding for the duration. Adjacent properties to the Essex did not have scaffolding in front of them and we would like to ask for the same consideration.
- 9th Street may become difficult to navigate during peak hours due to the traffic that converges from our garages and this proposed development. We would like to request that extra consideration and assistance be given to make sure that this space is safe for every user.
- Do you have detailed drawings of the driveway areas? We wish to make sure that our easements are properly respected.
- Do you have the planned use language that forbids certain uses such as Sonder and Airbnb?

Please respect with answers.

Sincerely,

Resident at 910 S Michigan

1000M Project

Irena I. Bellinski <irena824@gmail.com>

Tue 6/15/2021 9:58 AM

To: CPC <CPC@cityofchicago.org>; Ward04 <Ward04@cityofchicago.org>

[Warning: External email]

Dear alderman and planning commission commitee,

I am a resident of 910 S Michigan Ave and I would like to request answers to the following questions regarding the 1000M development:

- The construction is slated to last three years and previously it had been indicated that our frontage would have scaffolding for the duration. Adjacent properties to the Essex did not have scaffolding in front of them and we would like to ask for the same consideration.
- 9th Street may become difficult to navigate during peak hours due to the traffic that converges from our garages and this proposed development. We would like to request that extra consideration and assistance be given to make sure that this space is safe for every user.
- Do you have detailed drawings of the driveway areas? We wish to make sure that our easements are properly respected.
- Do you have the planned use language that forbids certain uses such as Sonder and Airbnb?

Sincerely,

Irena Bellinski

Michigan Avenue Lofts - 1000M Project

Jay Gosalia <jgosalia@hotmail.com>

Tue 6/15/2021 9:57 AM

To: Ward04 <Ward04@cityofchicago.org>; CPC <CPC@cityofchicago.org>

Cc: Simon.Fox@fsresidential.com <Simon.Fox@fsresidential.com>

[Warning: External email]

Hi Office of the Alderman King

I am reaching out as the resident of 910 S Michigan ave. Unit # 1601, Chicago – 60605. Our association has requested the following details from you office as well as the developers of the 1000M project but have not yet received anything at all. As a unit holder that will be directly impacted by this construction, I would appreciate the following details as soon as possible.

- The construction is slated to last three years and previously it had been indicated that our frontage would have scaffolding for the duration. Adjacent properties to the Essex did not have scaffolding in front of them and we would like to ask for the same consideration.
- 9th Street may become difficult to navigate during peak hours due to the traffic that converges from our garages and this proposed development. We would like to request that extra consideration and assistance be given to make sure that this space is safe for every user.
- Do you have detailed drawings of the driveway areas? We wish to make sure that our easements are properly respected.
- Do you have the planned use language that forbids certain uses such as Sonder and Airbnb?

Thanks,
Jay Gosalia

Construction plans for 1000 Michigan avenue

Joan McCarthy <JoanMccarthy12@outlook.com>

Tue 6/15/2021 9:59 AM

To: Ward04 <Ward04@cityofchicago.org>; CPC <CPC@cityofchicago.org>

[Warning: External email]

Please note that even after numerous requests the following issues have not been addressed for the planned construction at 1000 South Michigan Ave. as a resident next door to that property (910 south Michigan) we need immediate answers to the issues.

- The construction is slated to last three years and previously it had been indicated that our frontage would have scaffolding for the duration. Adjacent properties to the Essex did not have scaffolding in front of them and we would like to ask for the same consideration.
- 9th Street may become difficult to navigate during peak hours due to the traffic that converges from our garages and this proposed development. We would like to request that extra consideration and assistance be given to make sure that this space is safe for every user.
- Do you have detailed drawings of the driveway areas? We wish to make sure that our easements are properly respected.
- Do you have the planned use language that forbids certain uses such as Sonder and Airbnb?

Joan McCarthy and Allen Marber
910 South Michigan Ave
Unit 1502
Chicago

Sent from [Mail](#) for Windows 10

Concerns about the 1000 S. Michigan project

Joel Fink <jfink@roosevelt.edu>

Wed 6/16/2021 10:47 AM

To: CPC <CPC@cityofchicago.org>

[Warning: External email]

Dear Planning Council,

In May, the representatives of our condo at 910 S. Michigan, submitted questions to you about the proposed project next door to us at 1000 S. Michigan. At this time, however, they have received no response about these issues that vitally impact the residents of our building.

Please contact our condo association with the information requested as the answers will greatly impact our lives.

The information requested was:

The construction is slated to last three years and previously it had been indicated that our frontage would have scaffolding for the duration. Adjacent properties to the Essex did not have scaffolding in front of them and we would like to ask for the same consideration.

- 9th Street may become difficult to navigate during peak hours due to the traffic that converges from our garages and this proposed development. We would like to request that extra consideration and assistance be given to make sure that this space is safe for every user.
- Do you have detailed drawings of the driveway areas? We wish to make sure that our easements are properly respected.
- Do you have the planned use language that forbids certain uses such as Sonder and Airbnb?

Thank you for your attention.

Joel Fink
910 S. Michigan Ave.
Apt. 502

1000M Project

Joseph Cannon <cannon_joseph@icloud.com>

Tue 6/15/2021 11:10 AM

To: CPC <CPC@cityofchicago.org>

[Warning: External email]

Dear Members of the Planning Commission,

As a resident of Michigan Avenue Lofts (910 South Michigan) I have several concerns regarding the impact of the 1000M project on not only my building, but the neighborhood in general.

- The construction is slated to last three years and previously it had been indicated that our frontage would have scaffolding for the duration. Adjacent properties to the Essex did not have scaffolding in front of them and we would like to ask for the same consideration.
- 9th Street is already difficult to navigate for cars, bicycles and pedestrians during peak hours. It will certainly become busier with the additional traffic from the new building. We would like to request that extra consideration and assistance be given to make sure that this space is safe for every user.
- We have yet to see detailed drawings of the driveway areas. We wish to make sure that our easements are properly respected.
- We have yet to see the planned use language that forbids certain uses such as Sonder and Airbnb.

I ask that you take these issues into account as you review the new application from the developers of 1000M.

Thank you for your consideration of these requests,
Joseph Cannon

1000M Project -- Consideration during the June 17, Public Hearing at the Planning Commission

Michael Copeland <mikemegyn@gmail.com>

Tue 6/15/2021 11:47 AM

To: Ward04 <Ward04@cityofchicago.org>; CPC <CPC@cityofchicago.org>

Cc: Simon Fox <simon.fox@fsresidential.com>; Jennifer Medja <Jennifer.Medja@fsresidential.com>; Fate Sivac <fate.sivac@fsresidential.com>

[Warning: External email]

Dear Sirs and Madams,

This requests your thoughtful consideration to, at a minimum, slow the progression of the 1000M project to ensure that the City and nearby residents are not unduly harmed by 1000M's revised proposal. The revised proposal is a smaller full rental building which is a shift from the previously proposed high-end condo owned units. It also significantly increases occupancy with no additional parking or revisions to manage pedestrian, vehicle and delivery traffic. The 1000M Project is scheduled to be discussed at the June 17 Public Hearing in front of the Planning Commission.

We are writing with deepest concerns regarding the 1000M project. We have attended the previous Zoom meetings with Alderman Sophia King. During these meetings Alderman King seemed to be completely on board with the Developers and was just going through the motions to check the boxes that were required to get to the planning commission. In fact at one time she mentioned that "it is better than an empty lot". During these meetings little to no time was given for questions or to hear the concerns of those in attendance and when a question was asked it was answered by a senior executive sitting somewhere outside of Chicago with what appeared to be no interest in Chicago residents' concerns and with no opportunity for further discussion.

We are owners at 910 S. Michigan Ave who face south and east. When the 1000M project was first approved as high-end luxury condos, we were fully supportive of the building knowing it would bring new tax dollars to the City of Chicago and bring vibrant businesses to the south loop. We were supportive despite the inconveniences of construction and increased population as well as the close structural proximity to our building. However, with the new proposal as a rental building, it significantly decreases the value to the city while significantly increasing the number of occupants in the block between 9th and 11th streets. This creates many concerns for our building that have been raised but have not been addressed. Specifically,

- The construction is slated to last three years and previously it had been indicated that our frontage would have scaffolding for the duration. Adjacent properties to the Essex did not have scaffolding in front of them and we would like to ask for the same consideration.
- 9th Street may become difficult to navigate during peak hours when this proposed development is added to the traffic that converges from our 3 garages, 2 surface parking lots and the building directly adjacent on 9th street. This vehicle traffic if further complicated by foot, bike and skateboard traffic from surrounding colleges. We would like to request that extra consideration and assistance be given to make sure that this space is safe for every user.

- We request detailed drawings of the driveway areas so that they may be reviewed? This area is already a very tight situation and we wish to make sure that our easements are properly respected.
- We request the planned use language that forbids certain uses such as Sonder and Airbnb to minimize transient residents that could add to what has become a significantly more crime saturated area over the previous 18 months.

Respectfully submitted,

Michael and Megyn Copeland

Answers to issues raised by concerned residents of 910 South Michigan Avenue

Natasha Bergl <natashabergl@gmail.com>

Tue 6/15/2021 11:25 AM

To: Ward04 <Ward04@cityofchicago.org>; CPC <CPC@cityofchicago.org>

[Warning: External email]

Dear Alderman King and the Chicago Planning Commission,

There is a meeting scheduled for tomorrow to review the construction and zoning of 1000M South Michigan Avenue. I am requesting that this issue be removed from the meeting schedule as the residents of 910 South Michigan Avenue and other neighboring buildings have not received responses to the issues we raised which are giving us great concern. The specific questions raised were:

- The construction is slated to last three years and previously it had been indicated that our frontage would have scaffolding for the duration. Adjacent properties to the Essex did not have scaffolding in front of them and we would like to ask for the same consideration.
- 9th Street may become difficult to navigate during peak hours due to the traffic that converges from our garages and this proposed development. We would like to request that extra consideration and assistance be given to make sure that this space is safe for every user.
- Do you have detailed drawings of the driveway areas? We wish to make sure that our easements are properly respected.
- Do you have the planned use language that forbids certain uses such as Sonder and Airbnb?

Please acknowledge our concerns and address them before a meeting is held to make decisions regarding 1000M.

Regards,
Natasha Bergl
910 South Michigan Avenue
Ph: 312-593-7652

1000M

Patrick Burns <burnspatrick22@yahoo.com>

Wed 6/16/2021 6:54 AM

To: Ward04 <Ward04@cityofchicago.org>; CPC <CPC@cityofchicago.org>

[Warning: External email]

Good morning.

I am resident owner of a condo at 910 S. Michigan. I share the concerns of my neighbors regarding the development at 1000 S. Michigan.

I am particularly concerned about the set-back from our building along our South wall, which was originally 20 feet. I hope that that set-back will be maintained.

I am also particularly concerned about the easement behind our building, where residents and guests of 1000M will leave their building. Our loading dock is there, and if there is not enough room for moving trucks etc. to get in and out around other trucks, trucks will likely wait on 9th Street.

Thank you for your consideration.

Patrick Burns
910 S. Michigan Ave. #501

Proposed amendment to Residential Business Planned Development 1323

Simon Fox <Simon.Fox@fsresidential.com>

Tue 6/15/2021 9:07 AM

To: CPC <CPC@cityofchicago.org>

[Warning: External email]

Good Morning,

The South Loop community needs written, binding provisions in the Planned Development ordinance concerning the “no Airbnb units allowed” pledges by the developers. If this is allowed merely to remain as “developer promises,” without a realistic and meaningful enforcement mechanism, within months of the opening of the building, we’ll be overrun by transient visitors. It’s already happening just up the street at the Essex. We would also like to ask for help with the following:

- The construction is slated to last three years and previously it had been indicated that our frontage would have scaffolding for the duration. Adjacent properties to the Essex did not have scaffold in front of them and we would like to ask for the same consideration.
- 9th Street will become difficult to navigate during peak hours due to the traffic that converges from our garages and this proposed development. We would like to request that extra consideration and assistance be given to make sure that this space is safe for every user.
- Do you have detailed drawings of the driveway areas? We wish to make sure that our easements are properly respected.

Sincerely,

Simon



SIMON FOX

Property Manager

Michigan Avenue Lofts

910 South Michigan Avenue | Chicago, IL 60605

Direct 312.362.1790

Property Fax: 312.360.8750

Email simon.fox@fsresidential.com

www.fsresidential.com

24/7 Customer Care Center: 877.999.6491

[Facebook](#) | [LinkedIn](#) | [YouTube](#)

1000M Unanswered Questions

Stephanie Derderian <SEDerderian@hotmail.com>

Tue 6/15/2021 2:04 PM

To: Ward04 <Ward04@cityofchicago.org>; CPC <CPC@cityofchicago.org>

[Warning: External email]

Dear Ms. King and Chicago Planning,

I am one of hundreds of residents at 910 S Michigan who is very concerned that we have not received responses to our legitimate questions about the changes to the 1000M project. This meeting is coming up on the 17th, and we have not yet received the materials we've requested related to that meeting.

One of my main concerns is related to traffic. We were told there was an updated traffic study, but we have not received a copy of it to verify what we see and ask any questions. It was absurd to think that adding 300+ residences would not increase the already dense traffic we can expect with reduced space. We want to see a plan for how the vastly increased traffic on 9th Street where our garages and the drive to 1000M will converge. What extra considerations are planned to make this safe for everyone - vehicles and pedestrians.

Related to that, is we require detailed drawing of the driveway areas to make sure that our easements are properly respected.

Lastly, related to short-term rentals: We know that some of the rental buildings in the area have somehow found ways around the short-term rental rules and do allow short-term rentals. Obviously, these mini-apartments are conducive to that kind of thing. We would like to see strict safe-guards in place so there are no exceptions to the short-term rental regulations.

Thank you for your cons.

Stephanie Derderian
910 S Michigan Ave
Chicago, IL 60605
Real Estate Broker with BHHS Chicago.
312-636-6044

1000M.....cites next election!!

Susann Gilbert <susieg1@yahoo.com>

Tue 6/15/2021 10:05 AM

To: Alderman Sophia King 4th <ward04@cityofchicago.com>

Cc: CPC <CPC@cityofchicago.org>

[Warning: External email]

Dear Sophia King,

I live at 910 S. Michigan and attended your town hall regarding 1000M. The fact that the city planning meeting is set for tomorrow without our concerns being addressed or proven otherwise shows complete disrespect for your constituents and will not be forgotten. If you fail to answer the four items requested by our building manager, Simon Fox I will make sure it is not forgotten amongst the whole ward next election.

Sincerely,
Susann Gilbert

Sent from my iPhone