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## **Ald. seeks shorter towers**

**ZONING | Fioretti: Proposed high-rise 'inappropriate' in Prairie Ave. district**

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New 2nd Ward Ald. Bob Fioretti has introduced a proposal in the City Council that would shrink a controversial high-rise in the historic Prairie Avenue district in the South Loop.

Fioretti, who criticized his opponent, former Ald. Madeline Haithcock, for being too accommodating to real estate developers, is seeking to undo a zoning change that would allow the X/O Condominiums to be built at 1712 S. Prairie Ave., developed by Kargil Development LLC.

Fioretti's proposal would restore the property's original zoning, which allowed towers no higher than 225 feet.

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**Alderman Bob Fioretti of the 2nd Ward.**

*(John J. Kim/Sun-Times file)*

If Fioretti's downzoning prevails, it might kill the previously approved X/O project, which consisted of towers of 45 and 33 stories -- 450 feet and 310 feet tall -- growing from a bed of town houses, a 500-home project in all.

Fioretti said he has no objections to development, but that the X/O project would change the neighborhood's character. It would sit across 18th Street from the Glessner House, one of Chicago's most prominent landmarks.

The deal requires Kargil to pay Glessner House \$699,000 for building repairs, while donating a similar sum to a city fund for affordable housing.

"It is a splendid project, but it is inappropriate to this location," Fioretti said. The alderman campaigned on a promise to refuse donations from developers, but apparently they donated money anyway, and Fioretti sent back \$100,000.

Keith Giles, principal of Kargil Development LLC, said he had no comment until he explored the matter with his lawyers.

Sales of the X/O units continue, with a reported 200 units under contract with buyers.