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## COMMITTEE MEMBERSHIPS

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TRANSPORTATION AND PUBLIC WAY

February 22, 2010

Dear Neighbor,

I am writing to provide you with an update on my negotiations with Northwestern Memorial Hospital regarding their proposed day care facility / parking garage structure to be located at 441-449 E. Ontario Street.

Having carefully reviewed neighborhood input and comments, I worked to condense the major objections to this project into a short list that included:

- (1) Total number of parking spaces in the facility (1300 considered excessive);
- (2) Traffic congestion and general vehicular circulation concerns;
- (3) Architectural treatment of the east and west walls of the building; and
- (4) Percentage / type of green roof area and rooftop lighting of the structure.

Based on your important feedback, I have been working on your behalf to shape a development proposal that is more compatible with the surrounding neighborhood.

As you may recall from our extensive negotiations over the Children's Memorial Hospital project in 2008, SOAR and Streeterville residents asked me to require Northwestern Memorial to construct this parking structure – to ensure that other scarce neighborhood parking would not be gobbled-up by the arrival of several thousand Children's Memorial Hospital medical staff, employees and visitors.

I mandated this requirement for Northwestern Memorial because of the extensive criticism and concerns regarding Children's Memorial Hospital's initial plan to construct their new hospital facility without a single new parking space for employees. As such, the ordinance requires that a minimum of 1100 spaces must be provided before Children's Memorial can take occupancy of their new facility.

I am pleased to report that after many conversations with SOAR, neighboring condominium association boards and local residents as well as intense negotiating sessions with officials from Northwestern Memorial - I have secured the following concessions and design improvements for the neighborhood:

- Elimination of one full floor of parking to reduce the number of parking stalls by 135 - from 1253 to 1,118. This will reduce the height of the building by one full floor - to an overall height of 134 ft on the east and west walls;

- Redirection of the at-grade drive-thru between Ohio Street and Ontario Street to eliminate eastbound traffic circulation on inner North Lake Shore Drive to reduce the impact on pedestrians and residential buildings. This change will also eliminate the use of the drive-thru as a mid-block connection to the alley south of Ohio Street that runs into Grand Avenue;
- Greater architectural detailing and features on the east and west walls of the building with aluminum accent fins - additional reveals, smaller scale panels and an extension of the column motif to reflect the design on north and south walls;
- Relocation of the rooftop chillers / fans and HVAC equipment from the roof of the building to the 3<sup>rd</sup> floor of the garage to increase the amount of green roof area;
- Significant expansion of the rooftop planting areas to a total of roughly 14,000 square feet - covering 45% of flat roof surface, 30% of the gross roof area; and
- Timers and switches added to minimize night lighting on rooftop parking deck.

This project must be heard by the Chicago Plan Commission in a public hearing prior to final approval. Please note: this project will not receive a hearing until after we have completed a second community meeting with SOAR, neighborhood residents and Northwestern Memorial officials in the Streeterville neighborhood.

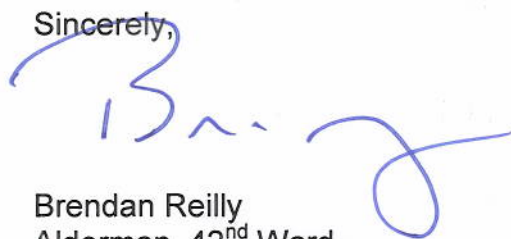
**Our next community meeting to discuss the revised Northwestern Memorial Hospital Parking Garage is scheduled for Saturday, March 6<sup>th</sup> at 11:00 AM in the Feinberg Pavilion, 251 E. Huron St., 3<sup>rd</sup> Floor Conference Center, Room A.**

Based upon the published noticing requirements for the Chicago Plan Commission, this proposal will be tentatively listed on the agenda for the next Plan Commission hearing scheduled for Thursday, March 18. However, if significant community concerns are raised, I have reserved the right to have this item deferred from consideration until such issues are addressed or resolved to my satisfaction.

Thank you for your patience throughout these negotiations and for your continued participation in our community process. I strongly urge you to attend our upcoming meeting on March 18<sup>th</sup> and look forward to listening to your feedback on this project!

If I can ever be of assistance, please do not hesitate to contact my office directly at (312) 642-4242 or via e-mail at: [office@ward42chicago.com](mailto:office@ward42chicago.com).

Sincerely,



Brendan Reilly  
Alderman, 42<sup>nd</sup> Ward