

FEB 09 2012

HEALTH FACILITIES &
SERVICES REVIEW BOARD

February 8, 2012

Ms. Courtney R. Avery
Administrator
Illinois Health Facilities and Services Review Board
525 West Jefferson Street – 2nd Floor
Springfield, Illinois 62761

**RE: CON Additional Information
Outpatient Care Pavilion Project
Northwestern Memorial Hospital
Project #11-107**

Dear Ms. Avery:

This letter transmits additional materials in support of the permit application for the proposed Outpatient Care Pavilion (“OCP”) and provides important information related to several of the points raised in the letter submitted by McGuireWoods LLP on behalf of 230 East Ontario Condominium Association dated February 3, 2011 (“the Condo Letter”).

Summary

Purpose of the Project

The OCP is designed to provide a seamless and consistent experience for patients and practitioners. The goal of health care reform is to align hospitals, physicians, and care providers to organize and deliver care that is measured in outcomes; namely, clinical effectiveness and cost control. The OCP, as a change agent, will redefine healthcare delivery at Northwestern Memorial Hospital (“NMH”) by addressing both the present and future state of care delivery, not only in the OCP but across NMH’s downtown campus and beyond. New operations models for the OCP will align with physician partner, patient, and payer expectations to reduce cost while providing scientifically driven and personalized care.

The OCP project affords a unique opportunity to increase access to outpatient clinical services as well as physician practices. The new building will be an integral part of NMH’s response to both the national trend from inpatient care to outpatient care as well as health care reform’s increasing focus on lowering health care costs and improving outcomes. It will provide increased capacity in outpatient surgery, diagnostic imaging, and physician office space, as well as efficiencies not captured in older, commercial buildings. Health care reform means that an estimated 1.3 million additional Illinoisans

will have access to health insurance beginning January 2014. New, large outpatient centers like the OCP will play an increasingly important role in the delivery of efficient and effective health care for all patients.

Need for the Project

Non-clinical projects, including medical office buildings, are not subject to review by the Health Facilities and Services Review Board ("HFSRB"). There are no required review criteria for non-clinical elements. 94% of the OCP project is non-clinical. The two floors of the OCP project planned for NMH clinical services are the reason the project is before the HFSRB for review. As demonstrated in our application, all of the clinical components of the project meet (and in most cases far exceed) the State utilization standards.

Reflective of the fact that the primary uses of the building are medical offices and parking, over the life of the building, the rental and parking income will exceed the cost of the project.

Commitment to the Community

In keeping with our long history of collaboration with our community and neighbors, we included the residents of 230 East Ontario and their condominium association in the extensive community process leading up to the City Council's unanimous approval of the OCP.

At no time in the process did the condominium board raise the issues of our need for the project, an unnecessary expenditure of health care dollars, or our level of charity care. Rather, their issues were focused on site, zoning, setbacks, and circulation; all of which were addressed through the City approval process. However, because we feel that the information they provided in the Condo Letter does not give the HFSRB adequate information on the subjects they raise, we have taken this opportunity to provide additional information.

Need for the Project

As described above, non-clinical projects, including medical office buildings, are not subject to review by the HFSRB. 94% of the OCP project is non-clinical.

Two floors of the OCP project will be for NMH clinical services:

- Floor 12 will have outpatient surgery including 8 operating rooms and related support space
- Floor 17 will have outpatient diagnostic imaging with 2 MRIs, 1 CT, 2 X-Rays, 1 Ultrasound (relocated from Feinberg) as well as the Pre-Operative Assessment Clinic and Diagnostic Testing Center.

The clinical areas of the project total 59,978 BGSF which is 6% of the total project.

All of the clinical components of the project meet (and in most cases far exceed) the State utilization standards. For example, the State standard for operating rooms is 1,500 hours per operating room per year. In FY10, the current operating rooms at NMH averaged 1,866 hours per operating room per year. Using historical demand trends, NMH projects a need of 87 operating rooms by FY17. This project will add 8 operating rooms for a total of 62 operating rooms when the OCP opens.

94% of the proposed project is non-clinical and therefore has no required review criteria. Non-clinical uses in this project include physicians' offices, parking, retail, loading docks, and other support space.

As mentioned in our CON application, demand for services at NMH has continued to grow. Accordingly, our medical staff has continued to grow. A study in 2008 demonstrated that even using conservative projections for future medical staff growth, by 2015, NMH would lack appropriate space for medical staff proximate to our medical campus. Specifically, it was determined that by FY15, NMH would need over 600,000 square feet of medical office space in addition to appropriate space that might be available in other commercial buildings near campus.

The project includes 434,296 BGSF (362,696 rentable square feet) of physician office space. In order to give the HFSRB comfort that the building would be sufficiently filled upon opening, NMH included letters of interest from physicians for 88% of the rentable space. Similar letters of interest were submitted as justification for the two floors of physician office space that were originally planned for the new Prentice Women's Hospital, and accepted by the State in that application (CON #02-073).

There is no requirement for such letters of interest as was confirmed by Mike Constantino in a technical assistance email on August 23, 2010. Mr. Constantino informed us that letters are not required or expected for that space.

Determination of Available Square Footage in the Area

We do not dispute the Chicago Loop Alliance's report from 14 months ago of over 4 million square feet of office space in River North and the North Michigan Avenue submarkets. However, the Condo Letter's conclusion that this space is the solution to NMH's need for physician office space is incorrect. "Available" on a chart or table does not mean "appropriate" for medical office use. There are several factors that must be taken into consideration when determining if available space is appropriate for medical office use:

- Proximity to Campus: very little of the space in River North and North Michigan Avenue is adjacent to NMH's downtown campus. Proximity to the hospital is crucial for accessibility and physician availability. In order to capture efficiencies and provide coordinated care across the downtown campus, offices need to be proximate to NMH's other facilities. Most of the buildings in the Chicago Loop Alliance's report are more than 6 blocks from NMH, not a comfortable distance for patients to walk. Additionally, the proximity of the OCP to the hospital improves physician availability for both inpatients in the hospital and outpatients in the office. Finally, it is intended that most of the tenants in the OCP will be on the NMH medical staff and therefore faculty of Northwestern University Feinberg School of Medicine. This means that proximity to the medical school's facilities and facilities is also important.
- Amount of Contiguous Space Available: much of the space available in the buildings in our area is in small increments of under 10,000 square feet. Only 4 of the physician practices who submitted letters of interest for the OCP project need less than 10,000 square feet. Consolidation in health care is not just occurring for hospitals; physician groups are also consolidating in order to

capture cost efficiencies to counterbalance their decreasing reimbursement rates. Contiguous space leads to lower occupancy costs (less duplication of support space: conference rooms, toilets, reception, etc.) and higher productivity (shared resources). NMH would likely need to spread operations across an additional 8-10 properties to meet expected demand.

- **Infrastructure:** many of the buildings in the River North and North Michigan Avenue areas do not have the infrastructure to support medical offices:
 - Floor loads insufficient to handle equipment weights
 - Floor to ceiling heights insufficient for required use
 - Size of floor plate is too small for efficient medical office build-out
 - Elevator age and count is not sufficient to handle patient volumes
 - NMH witnessed this first hand with the incremental conversion of 676 North St Clair to medical offices. The lack of elevators cannot be overcome/retrofitted in a building to sufficiently accommodate the patient volumes.
 - NMH was asked to consider space in Chicago Place, 700 North Michigan Avenue. While the building had available space, it has no elevator core. Patients cannot be expected to take 8 floors of escalators to get to their physician's office.
 - Elevator size is insufficient for outpatients arriving on stretchers or large wheelchairs
 - Physician movement limited by lack of separate patient/physician spaces
 - Medical gas infrastructure unavailable

Additionally, the cost of baseline technology infrastructure upgrades to support connection to NMH's required networks is \$300,000 – 400,000 per building. Scattering physicians' offices across many buildings is not a good use of health care dollars.

- **Willingness to Lease:** many commercial buildings in the area have caps that restrict the amount of space they will lease to medical tenants. Medical offices put a strain on building infrastructures that typical commercial tenants do not. Additionally, some commercial buildings have operating hours that are too restrictive for medical offices which need to stay open later on some days to accommodate patients who work and/or go to school.

Over the years, we have found certain types of medical uses are considered "unattractive" to some commercial buildings and they will turn down certain types of physicians' offices and clinical space because they feel the patients appear too sick or are otherwise inconsistent with the image of the property.

Access: some buildings in the area have entrances that require entry up a stairwell before reaching the common elevators for the building and treat ADA access needs as an exception rather than the rule. This does not work for medical offices who have patients either too sick to climb stairs or who arrive by wheelchair.

NMH-owned buildings are all fully occupied. As a result, NMH annually surveys the campus area for available space. Included as Attachment 1 is our 2011 survey with proprietary information redacted. NMH leases a significant amount of space in commercial buildings close to campus. NMH leases a total of more than 300,000 square feet in the area. Demand for space in Streeterville is significant, growing, and is putting upward pressure on the rents in the area. As an example, escalating rents caused the departure of Draft Worldwide, an advertising agency who chose to relocate from our campus to a space on North Michigan Avenue, where lease packages are more competitive. With the move to the campus of the Ann & Robert H. Lurie Children's Hospital of Chicago this June as well as the projected growth of the other area institutions, available space in the neighborhood will become even more limited.

Part of being a good neighbor is fitting into the community by accommodating most of our essential functions in our own buildings. The Outpatient Care Pavilion is needed for that purpose.

Investment of Health Care Dollars

NMH typically occupies spaces for a long-term horizon. Our plan to occupy the OCP for more than 30 years makes ownership more cost effective than leasing.

NMH's Commitment to the Community¹

The purpose of the proposed project is to provide enhanced access to care for all of NMH's patients. Since 2005, the first year that hospitals began reporting their charity care under the Community Benefit Act, NMH's amount of charity care has more than doubled from \$16.1 million to \$38.1 million in FY10. We expect to report charity care in the amount of approximately \$44.6M for FY11. NMH's capital expenditures have been for the purpose of furthering our mission of patient care and meeting the health needs of our community, teaching the next generation of physicians and other caregivers, and investing in research leading to tomorrow's cures. As the increase in our charity care commitment has shown, our capital investments have not been at the expense of providing charity care benefits to patients.

NMH takes very seriously our responsibility to provide care to our entire community. Although there is no required amount of charity care to be provided by hospitals in Illinois as referenced in Attachment B to the Condo Letter, NMH has consistently been a leader in this area. In FY10, NMH provided more charity care than any other non-governmental hospital, measured in dollars, in the State of Illinois; and, in the top quartile of hospitals in the State when measured as a percent of net patient revenue (2.9%). In addition, NMH was the fifth largest provider of Medicaid in the State in 2010, among acute care hospitals in Illinois based on patient admissions. Northwestern Memorial serves charity care and Medicaid patients from a broad geographic area, all of whom seek access to our services on our campus as shown by the map included as Attachment 2.

¹ Reference is made in the Condo Letter to the Illinois Department of Revenue having found that "the Cook County Assessor was justified when he rescinded the property tax exemption for NMH's Prentice Women's Hospital because NMH provided inadequate amounts of charity care." This statement is inaccurate. NMH has received a preliminary denial of its exemption application for Prentice Women's Hospital pavilion from the Department for the 2007 tax year. The Cook County Assessor did not rescind the property tax exemption for the Prentice pavilion for 2007, nor was any statement as to the adequacy or amount of charity care provided by NMH included in the denial.

Reference is made in the Condo Letter to the Illinois Department of Revenue having found that "the Cook County Assessor was justified when he rescinded the property tax exemption for NMH's Prentice Women's Hospital because NMH provided inadequate amounts of charity care." This statement is inaccurate. NMH has received a preliminary denial of its exemption application for Prentice Women's Hospital pavillion from the Department for the 2007 tax year. The Cook County Assessor did not rescind the property tax exemption for the Prentice pavillion for 2007, nor was any statement as to the adequacy or amount of charity care provided by NMH included in the denial.

Future Expansion Plans

The Condo Letter correctly states that neither the Act nor any CON regulations require health care facilities to submit a plan for campus development to the State. Nevertheless, since 2005, NMH has included in all of our CON applications an overview of our campus projects and their interrelationships, as a context for each project submitted to the HFSRB for review. NMH also instituted, along with our campus partners (Northwestern University, Children's Memorial Hospital, and the Rehabilitation Institute of Chicago) and representatives of SOAR and the Alderman's Office, regular "CamPlan" meetings, which have more recently been called Community Dialogue meetings. While foreseeing the future of health care is not easy, we have always stood for productive dialogue with our neighbors and with the HFSRB.

Community Process

The OCP has amassed support of community groups, such as Streeterville Organization of Active Residents (SOAR) and the Greater North Michigan Avenue Association (GNMAA), the City of Chicago, and State officials.

The HFSRB review of this project will be the last approval required to begin the construction of the OCP. The project has had a very thorough review process through the City of Chicago and was approved unanimously by the Plan Commission, the Committee on Zoning, Landmarks, and Building Standards, and City Council. In November, Mayor Rahm Emanuel held a press conference to announce the project (subject to final State approval), where he cited that OCP project will improve the local economy by providing approximately 700 construction jobs and a net new 700-750 full time employees when fully occupied.

In the spirit of transparency and openness, NMH held several meetings with community groups and adjacent properties in addition to the community meetings required by the City of Chicago. Included as Attachment 3 is a list of the community outreach meetings for the OCP project.

Subsequent to our CON submittal, transcripts from the City of Chicago Committees have become available and are included in this submission for the Board's review (Attachment 4).

As mentioned above, the project was approved unanimously by the Plan Commission and the Committee on Zoning. In his remarks at the Committee on Zoning meeting (see Attachment 1, pages 146-150), Alderman Reilly complimented NMH on our effort to regularly engage the impacted neighbors and neighborhood organization (SOAR) to address concerns related to the functionality of the site, traffic circulation, loading, aesthetics of the building and pedestrian bridges.

At that meeting, the Alderman also highlighted the key changes that were made to the project in response to community concerns:

- Loading – NMH relocated all loading docks from grade level to below grade. All required truck activity will occur within the property instead of on the surrounding streets.
- Pedestrian bridges – pedestrian bridges to connect the OCP to the main hospital building and parking garage are necessary for patient safety as well as to improve traffic conditions in the neighborhood because people are not crossing the streets at street level. Bridge connection also facilitates emergency response coverage. There were originally 3 bridges proposed for the project but one was eliminated to provide some additional light and openness.
- Height of building – one floor of medical office space was removed from the original plan to decrease the overall height of the building.
- Building materials – the concrete material used for the exterior of the building was changed to the lightest possible shade on the west facade of the building that will be adjacent to the east side face of 230 East Ontario. This change enhances sun reflection on their pool deck.
- Traffic – NMH is contributing pedestrian countdown signals at some high traffic intersections on the campus.

These modifications compliment other planned community-friendly features of the building: widening of Fairbanks Court right of way and ground level drive-through so that all patient and visitor drop-offs and pick-ups occur within the site.

Because of these changes and the overall flexibility shown by NMH to the community, the project received support from SOAR, GNMAA, and all but one neighboring condominium building.



Below is a picture of the proposed site taken 2/7/12.

The site of the OCP project is in the foreground.

On the far (west) side of the site are the eastern walls of 230 East Ontario (left) and 233 East Erie (right). The solid walls of both buildings are evidence that development on the OCP site was anticipated with these buildings were constructed.

Given the rigorous community process that the OCP project has undergone, NMH was surprised to learn of opposition as stated in the Condo Letter. NMH and the Alderman worked with the Condo board of that building to develop compromises to their concerns raised in our meetings and at the Plan Commission meeting. The one remaining concern of the 230 East Ontario Condo Board was related to a requested 15 foot setback on Ontario Street. The Alderman confirmed that no building setback was required to preserve views—in general and for 230 East Ontario residents. He stated that with the constructive concessions already made by NMH, the project should proceed.

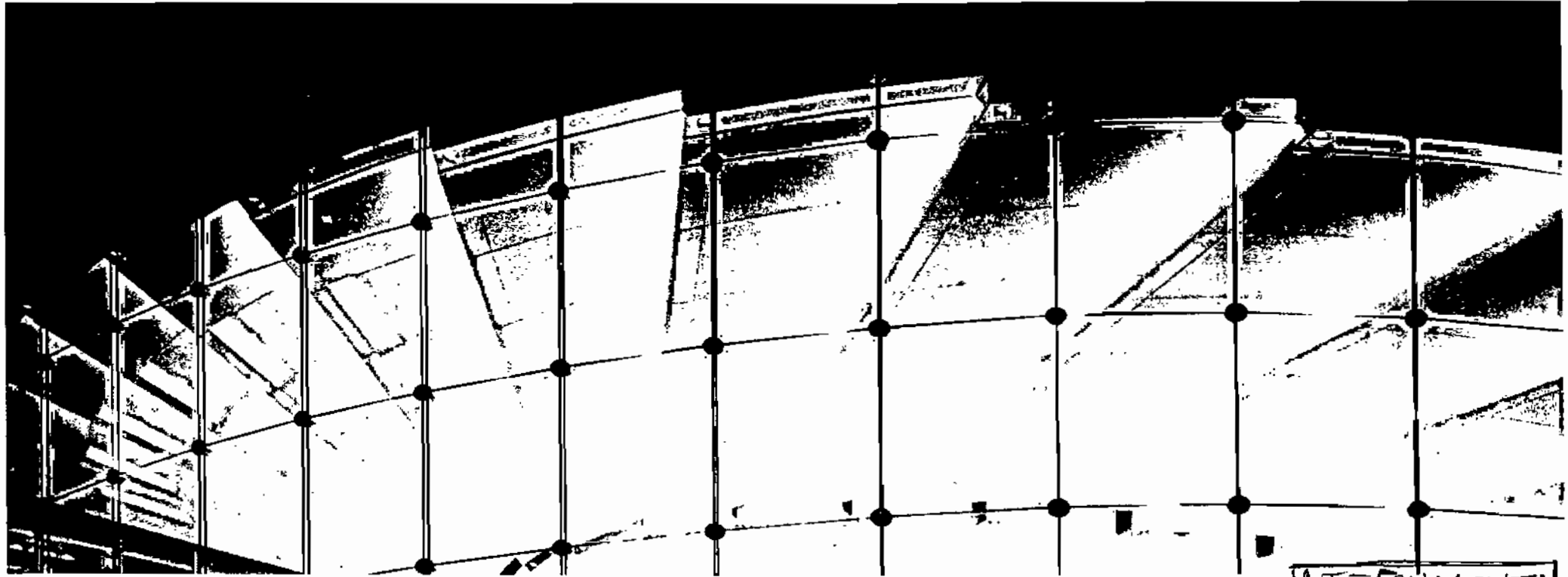
The 230 East Ontario Condo Board raised no opposition at the Committee on Zoning meeting held December 13, 2011. Additionally, no public hearing was called through the CON process. At no time during the process did the condo board raise concerns about NMH's need for the OCP, our use of health care dollars, or our levels of charity care.

We hope that this additional information is helpful to you. If you have any questions/comments, please contact me at (312) 926-2296.

Sincerely,

A handwritten signature in black ink that reads "Ralph M. Weber". The signature is written in a cursive, flowing style.

Ralph M. Weber
Director, Regulatory Facility Planning



ATTACHMENT I

North Michigan Avenue Market Update

MM Northwestern Memorial[®]
Hospital

March 2011

THE JOHN BUCK COMPANY

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I. Market Rent Summary and Gross Rent Equalizer

II. Recent Lease Comparables

III. Stacking Plans (Medical Office Only)

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- 625 N. Michigan
- 645 N. Michigan
- 680 N. Lake Shore
- 737 N. Michigan
- 444 N. Michigan
- 500 N. Michigan

North Michigan Avenue Market Summary

Building	% Occupancy	Largest Contiguous Block Available	Gross Rent	Rent Quoted in Gross or Net	Operating Expenses (2011 Est.)	Real Estate Taxes (2011 Est.)	TI Offered (10 Year Term)	Lease to Physicians?
142 E. Ontario	85%	7,510 SF						Yes
150 E. Huron	83%	5,024 SF						Yes
211 E. Chicago	100%	26,526 SF (sublease)						Yes
625 N. Michigan	75%	26,632 SF						Yes
645 N. Michigan	84%	10,174 SF						Yes
680 N. Lake Shore	92%	95,000 SF (sublease)						Yes
737 N. Michigan	87%	12,440 SF						Yes
444 N. Michigan	85%	31,064 SF						Yes - but no existing infrastructure (i.e. plumbing)
500 N. Michigan	87%	3,694 SF						Yes - small practices only
Medical Options - Rent and TI Averages:								

REDACTED

*Sublease Space - No direct space available

Building	Gross Rent	TI Offered (10 Year Term)	TI Offered Above / Amortized Over 10 Years @ 8%	\$40 PSF; Amortized Over 10 Years @ 8%	Equalized Gross Rent (Subtract Amortized TI from Gross Rent)
142 E. Ontario					
150 E. Huron					
211 E. Chicago					
625 N. Michigan					
645 N. Michigan					
680 N. Lake Shore					
737 N. Michigan					
444 N. Michigan					
500 N. Michigan					
Medical Options - Rent and TI Averages:					

REDACTED

*Sublease Space - No direct space available

142 East Ontario

Floor	Available	Building Information
18		Rentable Square Feet: 132,622
17		Quoted Rent:
16	Available 3,317 sf	Owner: American Osteopathic Association
15		Class: B
14		Year Built / Renovated: 1986
13		Number of Floors: 18
12	Available 4,144 sf	Average Floor Plate: 7,510
11	Available 3,353 sf	Parking: No
10		Major Tenants: AOA
9		Amenities: Retail, Suite Balconies
8		Physicians Accepted?: Yes
7		
6		
5	Available 1,790 sf	
4		
3	Available 7,510 sf	
2		
1		



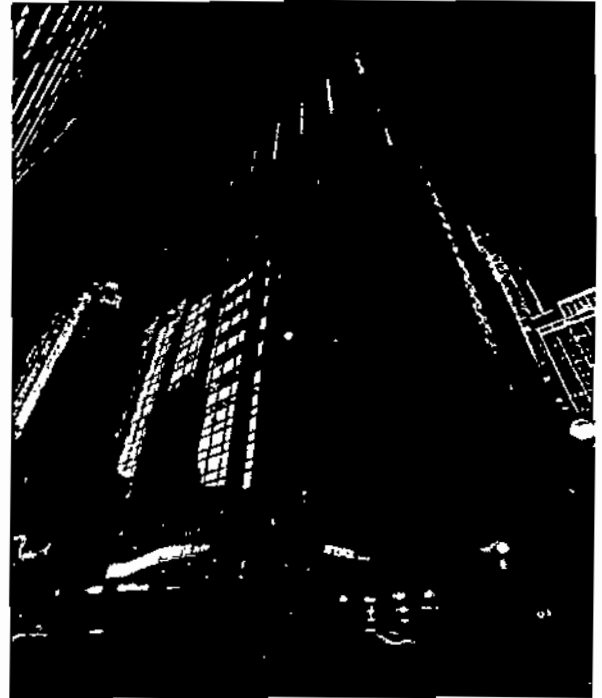
150 Post ALTON

Floor				OFFICE
15				OFFICE
14				
13			Available 1,028 sf	
12	Available 5,024 sf		Available 3,528 sf	
11				
10				
9				
8	Available 4,570 sf		Available 1,516 sf	
7				
6				
5				

Available

Building Information

Rentable Square Feet (Office):	92,801
Quoted Rent:	
1,028 Owner:	Driftwood Hospitality
8,557 Class:	B
Year Built / Renovated:	1973/1996/2007
Number of Floors (Office):	7
Average (Office) Floor Plate:	15,500
6,086 Parking:	Yes-Valet Only
Major Tenants:	NMH University of Chicago
Amenities:	Restaurant, New Lobby - 2008
Physicians Accepted?:	Yes



211 East Chicago

Floor	Available
23	
22	
21	
20	
19	
18	
17	
16	
15	
14	
13	
12	
11	
10	
9	
8	
7	
6	
5	
4	
3	
2	
1	

Available

Building Information

Rentable Square Feet: 276,326

Quoted Rent:

Owner: American Dental Association

Class: B

Year Built / Renovated: 1966/1992

Number of Floors: 23

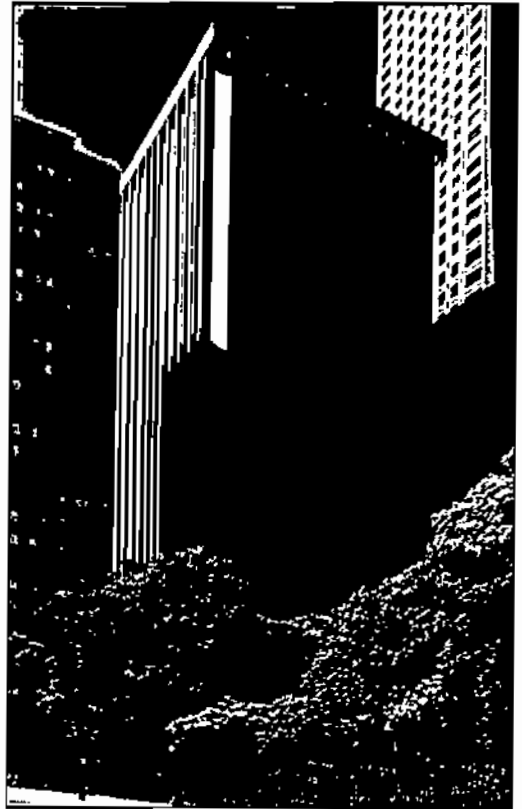
Average Floor Plate: 13,000

Parking: No

Major Tenants: ADA
Carbott Healthcare Group

Amenities: Conference Center

Physicians Accepted?: Yes

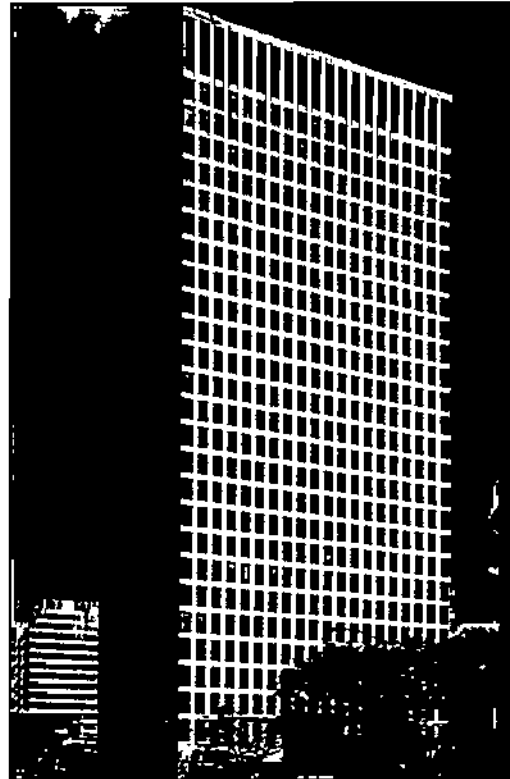


625 North Michigan

Floor	Available
27	
26	Available 13,316 sf
25	Available 4,723 sf
24	Available 13,316 sf
23	Available 13,316 sf
22	
21	Available 4,171 sf
20	
19	Available 2,327 sf
18	Available 2,549 sf
17	Available 2,621 sf
16	
15	
14	
12	
11	Available 6,430 sf
10	
9	
8	
7	
6	Available 3,401 sf
5	Available 6,391 sf
4	
3	
2	
1	

Building Information

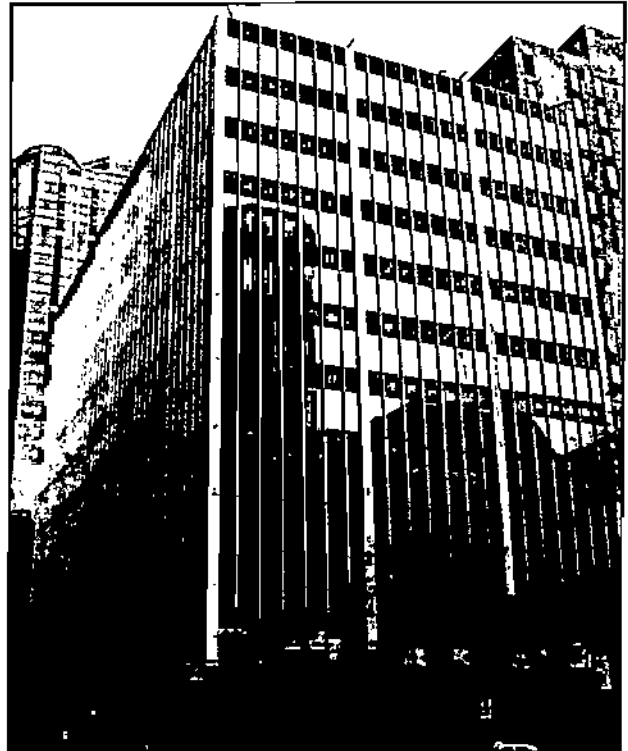
Rentable Square Feet:	350,000
Quoted Rent:	
Owner:	Berwind Property Group/Golub & Co
Class:	B
Year Built / Renovated:	1970/2000
Number of Floors:	26 (no 13th floor)
Average Floor Plate:	13,316
Parking:	No
Major Tenants:	SBC
Amenities:	Conferencing, Retail Food Service
Physicians Accepted?:	Yes



645 North Michigan

Floor	Available
11	
10	Available 4,368 sf
9	Available 5,083 sf
8	Available 10,174 sf
7	
6	
5	1,408 sf
4	1,632 sf, 1,829 sf
3	Available 6,935 sf
2	Available 5,964 sf
1	

Available	Building Information
4,368	Rentable Square Feet: 200,000
5,083	Quoted Rent:
10,174	Owner: Felt Organization
	Class: B
	Year Built / Renovated: 1962
1,408	Number of Floors: 11
3,461	Average Floor Plate: 18,500
6,935	Parking: No
5,964	Major Tenants: Northwestern University
	Amenities: Retail, Renovated Lobby
	Physicians Accepted?: Yes



680 North Lake Shore Drive

Floor	Available (Direct)
17	
16	
15	
14	
13	Available 10,877 sf
12	Available 3,271 sf
11	
10	Available 10,547 sf
9	Available 927 sf
8	
7	

Building Information

Rentable Square Feet: 450,000 (Office Portion)
 Quoted Rent:
 Owner: Golub & Co.
 Management / Leasing: Golub & Co.
 Class: B
 Year Built / Renovated: 1923/1989
 Number of Floors: 29
 Average Floor Plate: 50,000
 Parking: Covered
 Major Tenants: NMFF
 Playboy
 Amenities: 24/7 Building Access, Retail
 Food Service
 Physicians Accepted? Yes



737 North Michigan

Floor	Available	Available	Available	Available	Available
25					
24					
23					
22					
21					
20		Available 2,690 sf			2,690
19					
18					
17					
16			Spec Suite 2,651 sf	Spec Suite 2,580 sf	5,231
15	Available 6,801 sf	Available 3,778 sf	Available 1,861 sf		12,440
14		Available 1,209 sf			1,209
13					
12		Available 2,556 sf	Available 4,000 sf		6,556
11					
10					
9	2,924 sf (can be medical)	1,767 sf	1,776 sf (not count)	Available 1,890 sf	8,307
8				Available 3,223 sf	3,223
7				2,417 sf (Medical)	2,417
6					
5					
4					
3					
2					
1					

Building Information

Rentable Square Feet: 335,000 (Office Only)

Quoted Rent:

Owner: UBS

Management / Leasing: U.S. Equities Realty

Class: A

Year Built / Renovated: 1985/2008

Number of Floors: 63 (18 for Office Space)

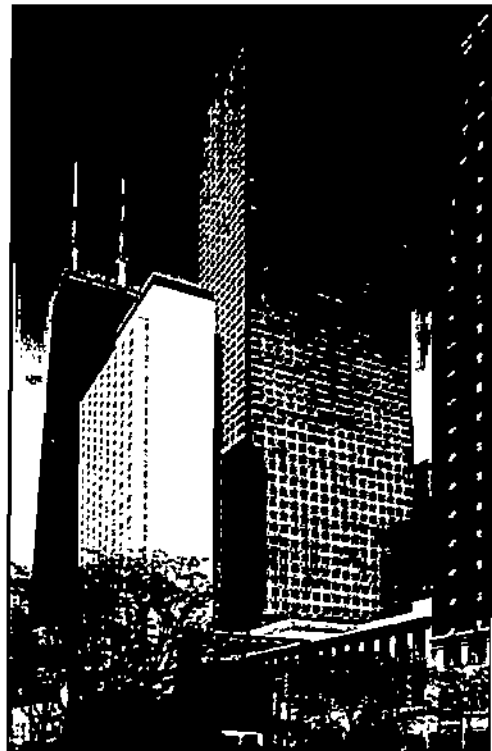
Average Floor Plate: 18,500

Parking: Yes- 435 Spaces Underground

Major Tenants: Consulate General of Japan
Henderson Global Investors

Amenities: 24/7 Building Access,
Conference Center, Food Service

Physicians Accepted?: Yes



444 North Michigan

Floor	Available (Direct)	Available
36		
35		
34	Available 2,340 sf	2,340
33		
32	Available 3,276 sf Available 4,546 sf	7,822
31		
30	Available 15,645 sf	15,645
29	Available 7,417 sf Available 3,855 sf	11,272
28		
27		
26		
25	Available 15,532 sf	15,532
24	Available 15,532 sf	15,532
23		
22	MECHANICAL	
21		
20		
19		
18	Available	15,532
17		
16		
15		
14	Available 15,096 sf	15,096
12	Available 8,133 sf	8,133
11	Available 1,846 sf	1,846
10	Available 3,775 sf	3,775
9		
8		
7	Available 7,335 sf	7,335
6	Available 6,709 sf	6,709
5	Available 3,475 sf Available 2,584 sf	6,059
4	Available 1,878 sf Available 6,410 sf	8,288
3		
2		
M		
L		

Building Information

Rentable Square Feet: 506,883

Quoted Rent:

Owner: GLL Real Estate Partners

Class: B

Year Built / Renovated: 1975 / 2000

Number of Floors: 36 (with no 13th floor)

Average Floor Plate: 15,500

Parking: No

Major Tenants: IMP Worldwide
Shared Marketing Services

Amenities: Restaurant

Physicians Accepted?: Yes - but due to no existing infrastructure usually too costly to accommodate a physician

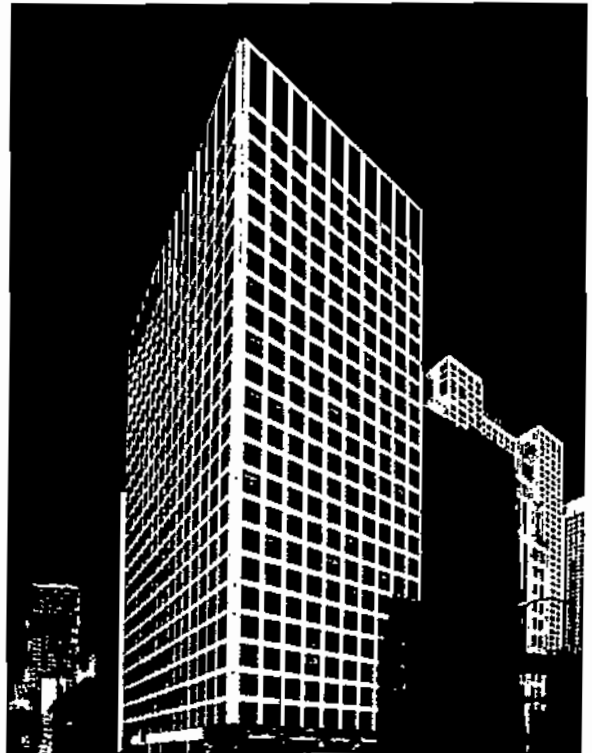


500 North Michigan

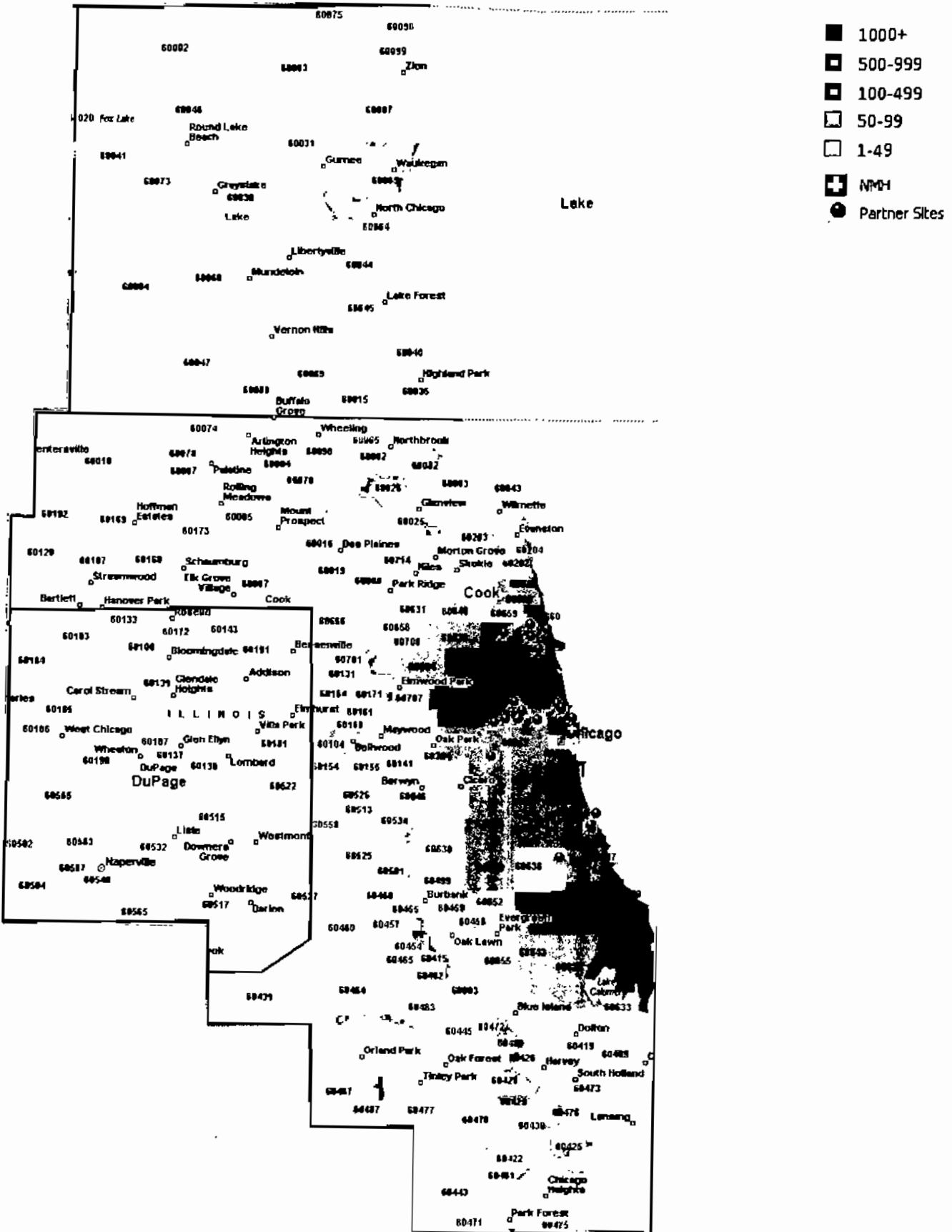
Floor	Available (Direct)	Available (Direct)
23		
22	Avail. 1,832 sf	1,832
21		
20	Avail. 2,068 sf Avail. 604 sf	2,672
19	Available 4,307 sf	4,307
18	988 sf	988
17		
16	Available 1,731 sf	1,731
15		
14	Avail. 995 sf Avail. 3,069 sf	4,064
13		
12		
11		
10	Avail. 2,639 sf Avail. 1,055 sf	3,694
9	Available (OOTB) 1,751 sf	1,751
8	Avail. 2,098 sf	2,098
7		
6		
5	Avail. 703 sf Avail. 2,310 sf	3,013
4		
3		
2	Available 14,225 sf	14,225
1		

Building Information

Rentable Square Feet: 322,443
 Quoted Rent:
 Owner: Zeller Realty Group
 Class: B
 Year Built / Renovated: 1968 / 1990
 Number of Floors: 23
 Average Floor Plate: 14,225
 Parking: Yes
 Major Tenants: C&R Research
 Topel Forman
 Amenities: Restaurant
 Physicians Accepted?: Yes



FY11 NMH Charity Care Cook, Lake & DuPage Counties



ATTACHMENT 3

Community Meetings

- April 26, 2011 Preliminary Informational meeting with Residents of 230 East Ontario (adjacent property)
- o Concerns raised:
 - Property value
 - Pool deck
 - Suggestion that NMH consider purchasing 230 East Ontario building
- July 22, 2011 Project Review Committee meeting with Greater North Michigan Avenue Association (GNMAA)
- July 26, 2011 Informational meeting with NMH Faculty, Staff, Volunteers
- July 26, 2011 Informational meeting with Residents of 680 North Lake Shore Drive
- July 26, 2011 2nd Informational meeting with Residents of 230 East Ontario (adjacent property)
- July 27, 2011 Community Meeting with Streeterville Organization of Active Residents (SOAR)
- August 9, 2011 Informational meeting with Residents of 233 East Erie (the other adjacent property)
- August 9, 2011 Project Review Committee Follow-up meeting with GNMAA
- September 12, 2011 Information meeting with Residents of 600 North Fairbanks
- September 13, 2011 1st Community Meeting sponsored by Alderman Brendan Reilly (42nd Ward) and SOAR (City of Chicago Ordinance requires notification to property owners within 250 feet of the proposed site. NMH notified all property owners within 500 feet. This equated to approximately 15,000 letters).
- October 18, 2011 2nd Community Meeting sponsored by Alderman Brendan Reilly and SOAR (approximately 15,000 additional letters were mailed).
- November 15, 2011 Meeting with Alderman Reilly and 230 East Ontario to discuss:
- o Views/light
 - o 15 foot setback on Ontario Street
- November 17, 2011 City of Chicago Plan Commission meeting
- o Residents of 230 East Ontario spoke in opposition to the project due views/light issues
 - o SOAR and three neighborhood residents spoke in support of the project
 - o Project was unanimously approved

- December 13, 2011 City of Chicago Committee on Zoning, Landmarks, and Building Standards meeting
- o No opposition
 - o Project was unanimously approved
- December 14, 2011 City Council meeting
- o No opposition
 - o Project was unanimously approved
- January 3, 2012 Follow-up meeting with Condo Board and Committee of 230 East Ontario to discuss:
- o Installation of vibration monitor during demolition and construction
 - o West-side wall of OCP regarding reflective light
 - o South-side (Ontario) set back

LO VERDE
Reporting Service

CITY COUNCIL OF CHICAGO
COMMITTEE ON ZONING
LANDMARKS and BUILDING STANDARDS

PRESENT:

ALDERMAN DANIEL S. SOLIS, CHAIRMAN
ALDERMAN ROBERT W. FIORETTI
ALDERMAN MICHELLE HARRIS
ALDERMAN EDWARD M. BURKE
ALDERMAN RAY SUAREZ
ALDERMAN RICHARD F. MELL
ALDERMAN REY COLON
ALDERMAN TIMOTHY M. CULLERTON
ALDERMAN MARGARET LAURINO
ALDERMAN BRENDAN REILLY
ALDERMAN THOMAS TUNNEY

ALSO PRESENT:

MS. PATRICIA SCUDIERO
Zoning Administrator
Department of Zoning and Land Use Planning

MR. STEVEN VALENZIANO
Coordinating Planner I
Department of Zoning and Land Use Planning

DECEMBER 13, 2011
10:00 A.M.
COUNCIL CHAMBERS
CITY HALL

1 that I'm very interested in, and that is
2 Application 17318 in the 42nd Ward. The ordinance
3 was referred 7-28-11. The common address is 237-259
4 East Erie Street; 628-648 North Fairbanks Court;
5 238-258 East Ontario Street; and Institutional
6 Planned Development No. 3, as amended.

7 the Change request is an Institutional Planned
8 Development No. 3 and DX-12 Downtown Mixed Use
9 District to Institutional Planned Development No. 3,
10 as amended.

11 Counselor, are you ready?

12 MS. STUBBLEFIELD: We are, Mr. Chairman.

13 CHAIRMAN SOLIS: All right. Thank you.

14 MS. STUBBLEFIELD: We are setting up our
15 boards here, but I'll get started.

16 Good morning. For the record, Carol
17 Stubblefield with Neal and Leroy with offices at 203
18 North LaSalle. I'm here today on behalf of the
19 developer Northwestern Memorial Hospital, which I'll
20 refer to as NMH.

21 To my right, my immediate right, is Mr.
22 Mladucky, the director of planning and design with

1 NMH. To his right Rob Christie, vice president
2 external affairs NMH. To his right is our traffic
3 consultant with traffic analysis and design is Peter
4 Lennon. And to Peter's right is Sarah Burke,
5 director of external affairs from NMH.

6 NMH is seeking to rezone the property
7 commonly known as 259 East Erie and 240 East Ontario
8 from its current zoning of DX-12 Downtown Mixed Use
9 District to Institutional Planned Development No. 3,
10 and then amend the boundaries of IPD No. 3 to add the
11 approximately 46,000 square foot site and establish a
12 new sub area within the planned development.

13 This matter was heard and unanimously
14 approved at the November 17th Chicago Plan
15 Commission. And we ask that the findings and
16 conclusions of the Plan Commission and all documents
17 given to the Department of Housing and Economic
18 Development be adopted into today's record.

19 ALDERMAN REILLY: So move.

20 CHAIRMAN SOLIS: Do I hear a motion to
21 incorporate the records?

22 ALDERMAN REILLY: So move.

1 CHAIRMAN SOLIS: Alderman Reilly moves to
2 incorporate the records. All those in favor signify
3 by saying aye.

4 (Chorus of ayes.)

5 CHAIRMAN SOLIS: All those opposed.

6 (No audible response.)

7 CHAIRMAN SOLIS: The records are
8 incorporated. Alderman Reilly.

9 ALDERMAN REILLY: Thank you, Mr. Chairman.
10 Good afternoon. I wanted to just briefly speak to
11 this project. I can tell you a tremendous amount of
12 hard work has gone into making this, what I think is
13 a wonderful proposal for the neighborhood. As my
14 colleagues know, most of the major zoning items we
15 review downtown are particularly massive and have
16 large, institutional footprints. And this is no
17 different.

18 But I wanted to compliment the applicant
19 for making a good faith effort to regularly engage
20 with impacted neighborhoods and the neighborhood
21 organization of record, SOAR, to address concerns
22 related to the functionality of the site, traffic

1 circulation, loading, the aesthetics of the building,
2 the number of pedestrian bridges. The list was
3 rather long.

4 And we've heard a lot about zoning
5 process and community process here today,
6 Mr. Chairman. I can tell you the process we have
7 been administering downtown has been wholly
8 transparent and we have multiple community meetings
9 to make sure we nail down these issues so that when a
10 project is built, it's a success and a great story
11 for everyone involved. I'm very proud of the work
12 that's gone into this.

13 I'd like to highlight a few of the key
14 changes that were made to this proposal that
15 ultimately won support from the neighborhood
16 association of record. There was a tremendous amount
17 of concern about how the loading would be handled for
18 this site. As you know, this is going to be a busy
19 site. It's in the middle of the medical campus. And
20 in response to neighborhood concerns, which I felt
21 were legitimate, at substantial expense, the
22 institution agreed to submerge all loading to below

1 grade, allowing for all of the required turning
2 movements to occur within the property so that there
3 isn't any dangerous or disruptive backing in and
4 pulling out of large trucks to serve the facility.

5 We also, through the process, determined
6 it would be best to eliminate one of the originally
7 three proposed pedestrian bridges for the purpose of
8 providing some additional light and air in the area.
9 Again, we were able to accomplish that working with
10 the institution so that the functionality of their
11 site is not compromised, but neighborhood aesthetic
12 standards are upheld.

13 Further, the height of the structure was
14 reduced from 25 stories to 24.

15 Also in working with the adjacent
16 neighbors at 230 East Ontario, a tremendous amount of
17 care has been taken to try and provide the lightest
18 shade of building material on that elevation that
19 they share with their neighbors to allow for some sun
20 reflection on their pool deck, etc.

21 The applicant is also contributing
22 pedestrian countdown signals at some dangerous

1 intersections in the area. And there will also be --
2 There are commitments to improve an undeveloped lot
3 nearby to make it more aesthetically pleasing for the
4 neighbors, some open green space, and to address some
5 safety concerns about the vacant lot.

6 In sum, the applicant I think has
7 demonstrated a strong interest in being a good
8 neighbor in Streeterville. I think that's why at the
9 end of this open process, many of the folks had very
10 favorable remarks about the new revised proposal.
11 And invariably in the downtown development process,
12 Mr. Chairman, we found that the initial proposal that
13 we first vet and review with the neighbors, changes
14 by the end of that process, and almost always for the
15 better, and unusually embraced by both the
16 institution and the neighborhood.

17 So, that said, I fully support the
18 project. I want to thank the neighborhood residents
19 and the neighborhood association in Streeterville for
20 being such an active partner in getting this right.
21 And, of course, my extreme thanks to Northwestern
22 Memorial Hospital for all of their flexibility and

1 their good faith effort in being a good neighbor
2 downtown. Thank you.

3 CHAIRMAN SOLIS: Alderman Laurino.

4 ALDERMAN LAURINO: Thank you, Mr. Chairman.
5 I wanted to commend my colleague Alderman Reilly on
6 this. I understand in a highly congested area it's
7 very difficult to bring forth a program such as -- a
8 project such as this. But certainly Northwestern
9 works very well with you and your office. And I'm
10 looking forward to this moving fairly smoothly.
11 Okay. Thank you very much.

12 CHAIRMAN SOLIS: Well let me also extend my
13 well wishes on this project. I think Northwestern is
14 a fantastic institution. These types of projects
15 always warm my hearts because it means that we are in
16 an economic upturn, if these things -- if these
17 projects are going to succeed. I really welcome
18 everything that come with this, and especially the
19 very thoughtful way that Alderman Reilly has been
20 able to negotiate with you and his constituents.
21 Congratulations, Alderman Reilly, on Northwestern
22 University.

1 ALDERMAN REILLY: Thank you, Mr. Chairman.

2 CHAIRMAN SOLIS: Is there any other
3 questions by the committee?

4 (No audible response.)

5 CHAIRMAN SOLIS: Do I hear a motion?

6 ALDERMAN REILLY: Move do pass.

7 CHAIRMAN SOLIS: Alderman Reilly moves do
8 pass. All those in favor signify by saying aye.

9 (Chorus of ayes.)

10 CHAIRMAN SOLIS: All those opposed.

11 (No audible response.)

12 CHAIRMAN SOLIS: Motion is passed as
13 amended.

14 MS. STUBBLEFIELD: Thank you, Mr. Chairman.

15 CHAIRMAN SOLIS: Congratulations, sir.

16 ALDERMAN REILLY: Thank you.

17 CHAIRMAN SOLIS: Back to the regular order
18 of business, on Page 6, Application 17371 in the 12th
19 Ward. Ordinance was referred 11-2-11. The common
20 address is 1725 West 43rd Street. The change request
21 is an RS3 Residential Single Unit (Detached House)
22 District to RT4 Residential Two-Flat, Townhouse and

<p style="text-align: center;">CHICAGO PLAN COMMISSION MEETING 121 North LaSalle Street Room 201A - City Hall Chicago, Illinois November 17, 2011 1:07 p.m.</p> <p style="text-align: center;">EXCERPT TRANSCRIPT OF PROCEEDINGS</p> <p>PRESENT:</p> <p>COMMISSIONER LINDA SEARL, Chairperson COMMISSIONER BURNETT COMMISSIONER LAURINO COMMISSIONER MOONEY COMMISSIONER NELSON COMMISSIONER PACNER COMMISSIONER SCUDIERO COMMISSIONER SHAH COMMISSIONER SLAUGHTER COMMISSIONER TUNNEY</p> <p>ALSO PRESENT:</p> <p>MS. LISA MISHER, Legal Counsel.</p>	<p style="text-align: right;">1</p> <p>1 The applicant, Northwestern University, 2 on behalf of Northwestern Memorial Hospital, is 3 seeking an amendment to the existing Institutional 4 Planned Development No. 3 to expand the boundaries 5 of the Planned Development in order to permit 6 construction of an outpatient care facility. 7 The expansion of the Planned Development 8 boundaries require a mandatory Planned Development 9 amendment. The existing Planned Development No. 3 10 consists of six subareas. The last amendment to 11 Institutional Planned Development No. 3 was in 12 February 6, 2008. The proposed planned development 13 amendment would add a new subarea and add an 14 approximate 46,000 square foot parcel located 15 between East Erie Street and East Ontario Street. 16 The proposed amendment would increase the size of 17 the Planned Development by just over one acre. 18 I will now turn over the presentation to 19 Carol Stubblefield, the attorney representing 20 Northwestern Memorial Hospital. 21 MS. CAROL STUBBLEFIELD: Thank you, Fernando. 22 Good afternoon, Commissioners. For the 23 record, Carol Stubblefield with Neal & Leroy, 24 offices located at 203 North LaSalle, here today</p>
<p style="text-align: right;">2</p> <p>1 COMMISSIONER SEARL: Good afternoon, Everyone. 2 I would like to call the Chicago Plan 3 Commission to order of November 17, 2011. 4 (WHEREUPON, certain proceedings were 5 stenographically reported which are 6 not herein transcribed.) 7 COMMISSIONER SEARL: Item D, matters submitted 8 in accordance with the Lake Michigan and Chicago 9 Lakefront Protection Ordinance and/or the Chicago 10 Zoning Ordinance. 11 Item No. 1, a proposed amendment to 12 Institutional Planned Development No. 3 submitted by 13 Northwestern University for the property generally 14 located at 237-259 East Erie Street. The applicant 15 is proposing to amend the boundaries of 16 Institutional Planned Development No. 3 to add a 17 property currently zoned DX-12, Downtown Mixed-Use 18 District, to construct a new hospital facility in 19 the 42nd Ward. 20 And we've been joined by Commissioner 21 Laurino. 22 MR. FERNANDO ESPINOZA: For the record, 23 Fernando Espinoza with the Department of Housing and 24 Economic Development.</p>	<p style="text-align: right;">4</p> <p>1 on behalf of the developer, Northwestern Memorial 2 Hospital, which I will refer to as NMH. 3 Allow me to begin by introducing the 4 development team. To my left is Jim Mladucky, 5 director of Planning and Design with NMH. Behind me 6 is Rob Christie, Vice President of External Affairs 7 of NMH. To his left is our traffic consultant, 8 Peter Lemmon, with Traffic Analysis & Design. To 9 his left, Mike Yoshimura, architect with OWP/P 10 Cannon Design. 11 At this point I'd like to turn to the 12 development that is being proposed by NMH and begin 13 with a brief explanation about its purpose, followed 14 by a brief summary of some project details. 15 First, the purpose. At present there is 16 no available medical office space in the 17 Streeterville neighborhood. This is due to part to 18 healthcare reform, aging baby boomers, and an 19 increase in the population of the 42nd Ward. As a 20 result, NMH has designed the Outpatient Care 21 Pavilion to address this pressing need. The OCP 22 will provide diagnostic and therapeutic services, 23 including physician medical offices and exam suites, 24 MRI and x-ray, and ambulatory surgery and labs.</p>



<p style="text-align: right;">5</p> <p>1 Next, the project details. NMH proposes 2 to construct the OCP on property commonly known as 3 259 East Erie and 240 East Ontario. The property is 4 currently zoned DX-12, Downtown Mixed-Use District. 5 The building will be 25 stories with approximately 6 641,000 square feet of floor area. It will have 575 7 accessory parking spaces, and 523,000 square feet of 8 office space which will be devoted primarily to 9 medical services and outpatient surgery. There will 10 also be retail space on the first and second floors. 11 Turning next to the project schedule. 12 Demolition is currently underway and the goal is to 13 start construction in April 2012 and obtain a 14 certificate of occupancy by the fall of 2014. 15 Finally, I'd like to touch upon the 16 community process. NMH presented the proposed 17 project at two area-wide community meetings hosted 18 by Alderman Reilly and the Straeterville 19 Organization of Active Residents. They also 20 conducted a number of individual meetings with 21 condominium boards and residents, including four 22 meetings with the immediate adjacent neighbor, 23 230 East Ontario. In response to community input 24 and feedback, NMH has made a number of design</p>	<p style="text-align: right;">7</p> <p>1 It also shows the urban context, which is obviously 2 dense neighborhood. Approximately one acre is the 3 size of this site. Again, we are respecting the 4 current setbacks that are along Fairbanks, which is 5 15 feet off the property line. Along Ontario and 6 Erie we are building to the property line, and on 7 our west we are keeping a distance of three foot 8 three inches in order to get at that property side 9 and to do any repairs in the future so that a swing 10 stage can get in. 11 The height of the building is 383 feet 12 10 inches, that's the top of the parapet. It's 13 consistent with the buildings in the area. If you 14 look on this map, to the west our immediate 15 neighbor, 230 East Ontario, is 247 feet, and 16 233 East Erie is 264 feet. In the area, again, they 17 range in size from 570 feet to 288 feet for 18 Feinberg/Galter. 19 The context of the neighborhood is vary 20 important to us, as it is to our neighbors. The top 21 photograph is looking east along -- I'm sorry, 22 looking west along Erie. The next center photograph 23 is looking north up Fairbanks. The bottom 24 photograph is Ontario looking east. That east</p>
<p style="text-align: right;">6</p> <p>1 changes, some of which include the relocation of 2 loading docks to below grade, the elimination of a 3 10th floor pedestrian bridge across East Erie 4 Street, and the addition of architectural detail and 5 interest to the west elevation. 6 The project has the full support of the 7 Greater North Michigan Avenue Association and 8 Alderman Reilly. 9 I'd now like to turn the presentation 10 over to Jim Mladucky, who will take you through the 11 presentation slides. 12 MR. JIM MLADUCKY: Thank you, Carol. 13 As Carol said, I'm Jim Mladucky. I'm 14 the Director of Planning and Construction at 15 Northwestern Memorial Hospital. I want to take you 16 through a brief description of the design of the OCP 17 and where it is located. 18 The map that you have in front of you is 19 the existing zoning map. The area that is colored 20 red is our site, the property that we're proposing 21 to add to PD 3. This diagram shows that as 22 Subarea G. 23 This diagram shows an aerial view of 24 that property. The property here is shown in green.</p>	<p style="text-align: right;">8</p> <p>1 vision of Ontario Street, the revitalization is 2 ongoing and we feel that our project will, in fact, 3 enhance that. We're looking to put at that corner 4 of Ontario and Fairbanks a retail space of 5 approximately 6,400 square feet that is going to be 6 a restaurant, and we're hoping to also have some 7 cafe tables outside as well during nice weather. 8 Again, consistent with the look along 9 Fairbanks, our architecture style is anchored in 10 Academic Gothic, as is the University's and Feinberg 11 and Galter. The size and stature along Fairbanks is 12 consistent with our building as you're looking west 13 from across the street on Fairbanks in this drawing. 14 As far as the streetscape and landscape, 15 it will be consistent with the current DP 3 planning 16 and development that we have in place. This also 17 shows some very deliberate thought about where our 18 cut-through on that ground floor plate should be for 19 our drop-off. We kept that as far west off of 20 Fairbanks as we could, and it allows for both in and 21 out which should limit the congestion on Fairbanks 22 and both Erie and Ontario. 23 We do have bridges. We're looking to 24 have a bridge that connects to the parking deck to</p>

<p style="text-align: right;">9</p> <p>1 the east of Fairbanks, it is an existing parking 2 deck today. Again, what you see here in red is our 3 building. Then we also have a bridge that goes to 4 the north end connects to Fairberg. This is on the 5 second floor. Again, these bridges are all 6 transparent, so glass sides, glass roof to keep that 7 visual presence of these bridges to a minimum. 8 Bridges are important to our patients. 9 It makes it very convenient to move through the 10 buildings for our staff and enables them a much more 11 efficient flow from one building to the other. And 12 it actually can be a benefit during inclement 13 weather to even the public, so these are open, 14 public bridges, people can walk through those. 15 Our green roof and sustainability. We 16 have over 27,000 square feet of green roof in this 17 area. And this will be a LEED Silver building, so 18 we will be certified Silver, that's what we're 19 looking to do. 20 Looking at the architecture of the 21 building what you see here are the elevations, both 22 the north and the east elevations. Again, 23 consistent with the materials and the articulation 24 that we have in the existing buildings, we'll be</p>	<p style="text-align: right;">11</p> <p>1 going to maintain the address of 259 East Erie. 2 This is where the drive-thru is, the drop-off for 3 our patients, and this is how we also access in that 4 drop-off the parking deck that's on the first eight 5 floors. 6 A retail restaurant area on the corner 7 of Fairbanks and Ontario. Again, we're looking to 8 have an outdoor cafe. We are looking and talking 9 with white tablecloth restaurants here. The 10 interior should have over 20 feet of clear space so 11 the volume should be very appealing to 12 restaurateurs. 13 MR. FERNANDO ESPINOZA: Again, for the record, 14 Fernando Espinoza with the Department of Housing and 15 Economic Development. 16 The Department of Housing and Economic 17 Development has reviewed the project materials 18 submitted by the applicant and has concluded the 19 proposed development would be appropriate for the 20 site for the following reasons: 21 Although the overall net site area of 22 the Planned Development would change to reflect the 23 impact of the parcel to be incorporated, in this 24 case Subarea G, the development parameters of</p>
<p style="text-align: right;">10</p> <p>1 using precast limestone, aluminum and glass. 2 I want to point out the next set of 3 elevations. The west elevation in particular, the 4 dotted line that you see there is the condominium 5 directly to the west of us, 230 East Ontario. We've 6 had much discussion about articulation along that 7 wall. We have a sheer wall, a concrete sheer wall 8 for structural reasons there. Latent benefit would 9 be that there is no glass or windows and limiting – 10 or helping with some privacy. But to give that wall 11 articulation, we did put in some additional aluminum 12 fins that will go the length of the wall that you 13 see. Also, some aluminum panels to accent the 14 pilasters. That aluminum silver color and the light 15 color of the wall will help with reflectants and 16 limit – or it should help enhance the light that 17 will be in that alley and courtyard. 18 Looking at the renderings, then, the one 19 to the left of the scene is an evening shot along 20 Fairbanks and Ontario looking north, and the one to 21 the right of the screen is on the corner of Erie and 22 Fairbanks looking to the southwest. 23 This is the main entry off of Erie 24 Street. That will be where the address is. We're</p>	<p style="text-align: right;">12</p> <p>1 maximum FAR height and land coverage are not 2 exceeded and would not be negatively impacted by the 3 overall plan of the development. 4 Two, the public infrastructure 5 facilities and City services will be adequate to 6 serve the proposed development at the time of 7 occupancy. 8 Three, the proposed Planned Development 9 amendment has been reviewed by the Chicago 10 Department of Transportation and all requested 11 changes have been made. 12 Four, copies of this application have 13 been circulated to other City departments and 14 agencies and all comments that have been received 15 have been addressed. The project will comply with 16 the requirements for access in case of fire and 17 other emergencies. 18 Five, the applicant has agreed to meet 19 the requirements of the City of Chicago Landscape 20 Ordinance. The project will meet the requirements 21 of the City of Chicago Sustainable Matrix by 22 achieving LEED Silver certification and include a 23 50 percent green roof over the net roof area. 24 Please refer to my staff report for</p>



Toll Free: 800.211.DEPO
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Suite 1200
311 West Monroe Street
Chicago, IL 60606
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<p style="text-align: right;">13</p> <p>1 further details on the project and plans identified 2 here today. 3 Based on the foregoing, it is the 4 recommendation of the Department of Housing and 5 Economic Development that the revised application 6 for an amendment to Institutional Planned 7 Development No. 3 be approved and the recommendation 8 to the City Council Committee on Zoning, Landmarks 9 and Building Standards be, as revised, passage 10 recommended. 11 This concludes the presentation. Thank 12 you. 13 COMMISSIONER SEARL: Thank you. 14 Are there any questions of the 15 Commission for the staff or the applicant? 16 Commissioner Nelson. 17 COMMISSIONER NELSON: Are we approving the 18 change in the overall PD and then this building as a 19 component of that PD all at once? 20 MR. FERNANDO ESPINOZA: It is. It is actually 21 the amendment – it's one motion but it is the 22 amendment to the overall boundary and the inclusion 23 of this 46,000 square foot parcel. 24 COMMISSIONER SEARL: Let the record reflect</p>	<p style="text-align: right;">15</p> <p>1 COMMISSIONER TUNNEY: So you will have 2 exterior lighting poles and such? 3 MR. JIM MLADUCKY: Yes. 4 COMMISSIONER TUNNEY: But underneath that is 5 no recessed lighting in the bottom of the bridge 6 over the street? 7 MR. JIM MLADUCKY: There wasn't planned for 8 that at this point. 9 COMMISSIONER TUNNEY: Thank you. 10 COMMISSIONER SEARL: Are there any other 11 questions? 12 Alderman Reilly, would you like to 13 speak? 14 ALDERMAN REILLY: Sure. 15 Good afternoon. For the record, Brendan 16 Reilly, Alderman of the 42nd Ward. 17 As was mentioned by the applicant, we've 18 administered, I think, a pretty robust community 19 process on this particular project. We hosted an 20 initial community meeting, which was very well 21 attended. And to be frank, the overall input we 22 received at that meeting was not all that positive. 23 What we did is we took that meeting as an 24 opportunity to create a punch list of issues and</p>
<p style="text-align: right;">14</p> <p>1 we've been joined by Commissioner Pacher and 2 Commissioner Bumelt. 3 Other questions? 4 Commissioner Tunney. 5 COMMISSIONER TUNNEY: Just a quick question 6 about the pedestrian bridge, if we go back to what 7 one would call the main entrance. 8 So I understand it is mostly glazing on 9 the pedestrian bridge, but that looks pretty ominous 10 for being a main entrance. Is there some lighting 11 that we're doing under there for streetlighting or 12 something to make that entrance look – it could be 13 just the angle of the photo but – 14 MR. JIM MLADUCKY: Jim Mladucky with 15 Northwestern Memorial Hospital, for the record. 16 There will be lighting, there will also 17 be – in the area streetlighting will be in the 18 area. We know what the requirements are for the 19 amount of light on the street and we will absolutely 20 meet that. There will – again, I think it is the 21 angle of this because that is up about 27 feet off 22 the ground, and I have a feeling that this – just 23 the way the slide is coming out on the screen is 24 distorting what it really looks like.</p>	<p style="text-align: right;">16</p> <p>1 concerns we had to address to make sure the project 2 was a good fit for the very dense Streaterville 3 neighborhood, and I think that this process has 4 worked. SOAR, the neighborhood association of 5 record, as well as many of the neighboring 6 condominium associations, have had numerous meetings 7 with the applicant and my office to work through 8 some of these concerns. 9 The initial concerns were related to 10 traffic circulation, as you can imagine. Also, how 11 the institution was planning on handling its 12 loading. The initial proposal would have had a 13 loading scheme that would require trucks to be 14 backing into loading bays on a very, very busy 15 street, raising concerns for pedestrian safety and 16 traffic circulation. In response to that, 17 Northwestern Memorial agreed, at considerable 18 expense, to build a full loading bay subterranean, 19 within the structure, that would allow trucks to do 20 all of their turning motions within the structure of 21 the building. They also made a commitment to 22 improve the aesthetics of the actual loading bay 23 itself and hiding it using some of the other 24 building materials that you would find on the facade</p>

<p style="text-align: right;">17</p> <p>1 to hide the bay.</p> <p>2 As was mentioned, the ingress-egress for</p> <p>3 the drop-off is moved as far away from the</p> <p>4 intersection as possible. And there was also some</p> <p>5 work that we had to negotiate related to 230 East</p> <p>6 Ontario's concerns.</p> <p>7 Obviously, when you're doing a big</p> <p>8 project like this it is absolutely impossible to</p> <p>9 satisfy everybody within the neighborhood, but I do</p> <p>10 think we made a lot of progress in getting to where</p> <p>11 we are today.</p> <p>12 SOAR and the residential neighbors will</p> <p>13 continue to be a part of the traffic management plan</p> <p>14 and its routine updates, which I think is very</p> <p>15 important. There will be an additional countdown</p> <p>16 pedestrian signal installed at St. Clair and Ontario</p> <p>17 at the institution's expense.</p> <p>18 Some other key changes that occurred</p> <p>19 since the initial meeting. The height of the</p> <p>20 overall building is actually going down from 25</p> <p>21 stories to 24.</p> <p>22 And there was some concern about – the</p> <p>23 neighbors had concerns about a dark corner canyon</p> <p>24 effect that could be created by the proposed west</p>	<p style="text-align: right;">19</p> <p>1 institution. These changes that they've made come</p> <p>2 at no small expense, and I don't want to give a</p> <p>3 specific dollar amount but tens of millions of</p> <p>4 dollars has been added to the cost of this project</p> <p>5 to specifically address concerns raised by the</p> <p>6 neighborhood association and the neighbors. I know</p> <p>7 that that is a difficult thing for the institution</p> <p>8 to do, especially in this tough economy, but it goes</p> <p>9 a long, long way and it is much appreciated.</p> <p>10 So that said, I know that not everyone</p> <p>11 in Streaterville is unanimously supporting the</p> <p>12 project, but I think everyone would agree we've made</p> <p>13 tremendous progress here and gone a long way to</p> <p>14 address what I thought were very valid neighborhood</p> <p>15 concerns.</p> <p>16 I am happy to take any questions.</p> <p>17 COMMISSIONER SEARL: Thank you.</p> <p>18 Are there any questions for Alderman</p> <p>19 Raily?</p> <p>20 (No response.)</p> <p>21 ALDERMAN REILLY: Thank you.</p> <p>22 COMMISSIONER SEARL: Thank you.</p> <p>23 I had a couple of other questions for</p> <p>24 the applicant, which I kind of forgot about.</p>
<p style="text-align: right;">18</p> <p>1 wall. The feedback from neighbors was that the</p> <p>2 precast concrete that was initially contemplated for</p> <p>3 that elevation was too dark in color and it was</p> <p>4 monolithic, no real visual interest. And the</p> <p>5 neighborhood, I thought rightly so, asked for the</p> <p>6 institution to address their concerns about the</p> <p>7 light.</p> <p>8 Of course, there is no perfect solution</p> <p>9 to this issue, but what was negotiated is that the</p> <p>10 precast will be changed to the lightest possible</p> <p>11 color that has the most reflectiveness. They're</p> <p>12 going to be incorporating aluminum, or reflective</p> <p>13 material as vertical elements down the west wall.</p> <p>14 And the redesign of the west wall introduces some</p> <p>15 articulation with those vertical elements creating</p> <p>16 that visual interest and breaking up that massive</p> <p>17 concrete expanse that was in the original proposal.</p> <p>18 So I do think that's progress, and I think it will</p> <p>19 have a better impact on the rooftop deck that the</p> <p>20 neighbors enjoy.</p> <p>21 I want to thank SOAR for all of their</p> <p>22 help in administering the public process and for all</p> <p>23 of their feedback and advice on getting this project</p> <p>24 to where we are today. I also want to thank the</p>	<p style="text-align: right;">20</p> <p>1 What's the time frame for construction</p> <p>2 and how will the streets be monitored during that</p> <p>3 time? And then are there any future traffic changes</p> <p>4 that will be made in terms of crosswalks and lights</p> <p>5 and things like that?</p> <p>6 MR. JIM MLADUCKY: Jim Mladucky, again,</p> <p>7 Northwestern Memorial Hospital, for the record.</p> <p>8 Construction is going to begin – well,</p> <p>9 demolition has begun, demolition of the existing</p> <p>10 properties. Those will be complete in February and</p> <p>11 we're looking to start construction in May. We want</p> <p>12 first patient in November of 2014, so construction</p> <p>13 will go through September of 2014.</p> <p>14 During that time we will contain the</p> <p>15 construction to the site. We do have our barriers</p> <p>16 in place now and have been working with Mike Simon</p> <p>17 and his group to make sure that we limit the amount</p> <p>18 of interference that we have on the street. We are</p> <p>19 continuing those discussions but we don't anticipate</p> <p>20 closing any lanes, or if there will be lane closures</p> <p>21 they will be limited to short durations.</p> <p>22 Lighting. We will again use the</p> <p>23 existing lighting that we – during construction?</p> <p>24 I'm sorry, do you mean during construction?</p>

21

1 COMMISSIONER SEARL: I was really asking about
 2 traffic lights. Will any traffic lights be added
 3 before or after this or any new crosswalks,
 4 pedestrian crosswalks that are not there now?
 5 MR. JIM MLADUCKY: As far as crosswalks go,
 6 no, but there is a traffic light. And I'm going to
 7 introduce Peter Lemmon right now.
 8 COMMISSIONER SEARL: I'm asking this because I
 9 remember for the last Northwestern project I think
 10 we even had extra people at street corners helping
 11 direct traffic and some things like that.
 12 MR. PETER LEMMON: For the record, my name is
 13 Peter Lemmon with TADI.
 14 There are a couple of things I guess
 15 related to improvements. The Alderman covered some
 16 of them in terms of the access location and
 17 flexibility and exiting off both Erie and Ontario.
 18 One of the things I think Jim mentioned
 19 earlier is the setback of the building, 15 feet off
 20 the property line. One of the things that that
 21 allows us to do is actually widen Fairbanks a little
 22 bit, up to ten feet in one portion, to get some
 23 wider lane widths, more comfortable land widths.
 24 The idea there is to increase some of the lane

22

1 utilization to make sure that all the lanes are
 2 being used adjacent to the site.
 3 In terms of traffic signals. All the
 4 corners adjacent to the site are currently
 5 signalized. A new pedestrian countdown signal will
 6 be funded at Ontario and St. Clair to the west.
 7 In terms of the traffic control aides,
 8 Northwestern Memorial Hospital and the campus
 9 institutions currently fund traffic control aides in
 10 the area. As of I believe it is June of next year
 11 when Lurie Children's opens, the campus obligation
 12 is to increase funding for additional traffic
 13 control aides, so we'll be working with CDOT and
 14 OMEC to identify which locations make the best sense
 15 to expand that coverage.
 16 COMMISSIONER SEARL: Thank you.
 17 I have several people signed up to speak
 18 on this matter. If you could step forward in the
 19 order that I call your name. I may not be able to
 20 read all these perfectly.
 21 Mary Rothe I believe it is, 512 North
 22 McClurg Court; Michael Mathew, 401 East Ontario;
 23 Brian Kittle, Northwestern University.
 24 If you are associated with the hospital,

23

1 I just want to make sure that we understand that.
 2 We don't want too many conflicts of interest.
 3 Brian Hopkins, from SOAR.
 4 And these people are all in favor.
 5 And Nancy Hablutzel.
 6 Those are for the proposal.
 7 Could we start with Mary.
 8 MS. MARY ROTHE: For the record, my name is
 9 Mary Rothe, and I've lived in Streeterville for 19
 10 years. And I chose Streeterville because it is a
 11 great place to live. I'm here to support
 12 Northwestern Memorial's new project.
 13 The project will bring thousands of jobs
 14 to our area, also. And, I mean, we use all the
 15 doctors in the area, and a lot of them are even
 16 using the condominiums as their offices and this
 17 would be a great office spot for the doctors that we
 18 need in the area. It is a beautiful building and it
 19 will bring a lot to the Streeterville area.
 20 COMMISSIONER SEARL: Thank you.
 21 MR. MICHAEL MATHEW: Good afternoon. For the
 22 record, my name is Mike Mathew. I'm a resident of
 23 Streeterville. I've lived there for 12 years.
 24 I have zero affiliation with

24

1 Northwestern, but I wanted to speak to how I've
 2 observed them as a neighborhood over the last
 3 12 years. To that extent, they've been a phenomenal
 4 neighbor. I live at 401 East Ontario. They have a
 5 project next door where they're building a parking
 6 garage, and the way they've handled it - obviously
 7 when you have construction there is noise, there is
 8 some stuff going on, but under that context they've
 9 always handled it in a very professional manner.
 10 I've noticed extra security there. As an
 11 institution they've been very responsive to the
 12 needs of - I know I can hear from people in my
 13 building. And so to that extent to address how they
 14 are, what I've observed in the last 12 years,
 15 they've been a great neighbor, and I would expect
 16 that they would continue that with this particular
 17 project.
 18 I also own a healthcare, a home
 19 healthcare company located in Streeterville as well.
 20 Again, no affiliation with Northwestern. But I can
 21 tell you from my vantage point in terms of the
 22 increased demands on healthcare facilities, I can
 23 see it is going to be more and more enhanced and
 24 increased, and the fact that Northwestern I think is

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1 taking steps to indulge in some foresight impresses
 2 me.
 3 So thank you very much for your time.
 4 COMMISSIONER SEARL: Thank you.
 5 Are there any questions for Mr. Mathew?
 6 (No response.)
 7 THE COURT: Thank you.
 8 Brian Kittle.
 9 MR. BRIAN KITTLE: I have no comment.
 10 COMMISSIONER SEARL: Okay. Thank you. I'll
 11 just say that you didn't want to speak.
 12 Brian Hopkins.
 13 MR. BRIAN HOPKINS: Thank you. I'm Brian
 14 Hopkins, president of SOAR, and we are pleased to
 15 offer our support for this project, the applicant's
 16 proposed amendment to Planned Development No. 3.
 17 We did not arrive lightly at this
 18 support. It was at the conclusion of a very lengthy
 19 review process that involved two very large,
 20 well-attended community meetings, as Aldermen Reilly
 21 referenced. In addition to that, it involved a
 22 great deal of smaller meetings, numbering at least a
 23 dozen, between the applicant and the neighboring
 24 structures. We continue to have some concerns over

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1 the applicant's long-range plans for various other
 2 sites within Streeterville, but if this open and
 3 extensive process for reaching a compromise on this
 4 particular project is any indication, we believe a
 5 continued productive dialogue is possible moving
 6 forward.
 7 On our areas of concern that remain,
 8 I'll deal briefly with just two. First, the western
 9 elevation where we did ask for a redesign of the
 10 site plan for more space and light between this side
 11 of the structure and neighboring buildings on Eire
 12 and Ontario. This was not done, but the applicant
 13 did agree to incorporate lighter material in the
 14 precast concrete that will promote light reflection
 15 and decrease the shadowy darkening effect from the
 16 canyon-like walls. Further, additional
 17 ornamentation features will be incorporated to
 18 provide visual interest and more reflectivity. We
 19 understand some of the residents of the adjacent
 20 structures are not satisfied with this compromise,
 21 but short of actually moving the building, which
 22 isn't possible on this site, we believe this is the
 23 best possible solution.
 24 In the continued interest of allowing

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1 for maximum light and openness, as Alderman Tunney
 2 mentioned, we also request that the remaining
 3 overhead pedestrian bridges be constructed with the
 4 largest amount of glass possibly without
 5 compromising the integrity of the structure. We
 6 believe any structures that span the public way in
 7 this manner should be designed to be as unobtrusive
 8 as possible to prevent further canyonization.
 9 In the area of traffic we observed that
 10 most of the intersections surrounding the new
 11 Outpatient Care Pavilion are already at failure
 12 rates, particularly in the Ontario corridor.
 13 Residents in Streeterville can no longer accept the
 14 unconditional addition of major institutional
 15 developments such as this unless creative and
 16 innovative measures to mitigate congestion are
 17 offered in conjunction. We request a comprehensive
 18 revision to the area's traffic management plan with
 19 an eye toward pilot programs that have worked in
 20 other jurisdictions, such as anti-gridlock
 21 intersections commonly known as "Don't Block the
 22 Box." Together with increased enforcement and
 23 awareness campaigns, severe congestion in
 24 Streeterville can be addressed within the limits of

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1 the existing infrastructure.
 2 We commend Alderman Reilly for his
 3 willingness to consider these and other measures and
 4 for his fair and evenhanded approach to soliciting
 5 and considering input from all stakeholders involved
 6 in the review process for this project.
 7 We also give our thanks to Northwestern,
 8 particularly Vice President Rob Christie, Sarah
 9 Burke, their staffs, and the entire design team for
 10 their willingness to implement a number of major
 11 design changes to the project, which, as Alderman
 12 Reilly mentioned, did come with a price tag. So we
 13 thank you for that.
 14 Finally, we thank the neighbors and
 15 members of SOAR for their thoughtful involvement and
 16 suggestions, proving once again that a collaborative
 17 and open process will almost always result in a
 18 better community for all involved.
 19 Thank you.
 20 COMMISSIONER SEARL: Thank you.
 21 Are there any questions for Mr. Hopkins?
 22 (No response.)
 23 COMMISSIONER SEARL: Thank you.
 24 Nancy – would you mind, let me call the

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1 two other names I have before we start.
 2 Beth Padera and Georgius Georgiou, I
 3 think it is. If you would come forward.
 4 Let the record reflect we've been joined
 5 by Commissioner Shah.
 6 MS. NANCY HABLUTZEL: Thank you. My name is
 7 Nancy Hablutzel, and I'm speaking on behalf of the
 8 project.
 9 I have been a member -- a resident of
 10 Streeterville since 1971. I am actually a founding
 11 member of SOAR, it was started in my living room,
 12 and as such I've been active ever since that time.
 13 I serve on the SOAR Real Estate Review Committee and
 14 the 680 North Lake Shore Drive Neighborhood
 15 Committee, but I am not here speaking for them, I am
 16 speaking for myself only.
 17 We live in the 680 North Lake Shore
 18 Drive building, so we are one block from this new
 19 development. We face Erie Street and we don't like
 20 air conditioning, so we sleep with our windows open
 21 and we hear construction when it is occurring, and I
 22 would have to second what I just heard about the
 23 considerations Northwestern has given to limiting
 24 their construction, because it certainly doesn't

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1 wake us up. Their hours have been very, very
 2 reasonable.
 3 I've been to all of the public meetings
 4 that were held, and I think what's amazing to me is
 5 that the changes that Northwestern has been willing
 6 to make at great expense, but to respond to what
 7 came up at the meetings.
 8 And I would have to second everything
 9 our amazing Alderman said. The meetings were
 10 terrific and they were responsive. It was at great
 11 expense. We sat through a lot of comments that
 12 we're not even appropriate to the meetings, and not
 13 from these people, but from people who came in for
 14 other reasons who were not involved in the project.
 15 I think that that being said, this has
 16 just been an amazing response. I go past this site,
 17 and have for years depending on the day, two, four,
 18 six or eight times a day. The buildings that are
 19 coming down I'm delighted to see go, it has been
 20 time for them to go. This new addition is going to
 21 be beautiful and I cannot wait to see it every day
 22 as I go past. But what I particularly like is the
 23 accessibility for the doctor's offices for the
 24 outpatient surgery, which currently is scattered all

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1 over, and which obviously is something that we are
 2 moving towards in medical care. I like that we can
 3 do this, I think it is a huge improvement.
 4 And I'd like to stress that whatever
 5 Northwestern has built in the last 10, 15 years they
 6 have maintained perfectly and they have landscaped
 7 beautifully, so that as we in the neighborhood walk
 8 past or go past, they're just beautifully taken care
 9 of. And I really respect what they have done with
 10 this project in terms of responding and saying this
 11 one is going to look good too.
 12 So I urge you to support it.
 13 COMMISSIONER SEARL: Thank you.
 14 Are there any questions for
 15 Ms. Hablutzel?
 16 (No response.)
 17 THE COURT: Thank you.
 18 Beth Padera against the proposal.
 19 MS. BETH PADERA: For the record, my name is
 20 Beth Padera. I live at 230 East Ontario, and I'm
 21 speaking on the building's behalf.
 22 I'd like to thank Alderman Reilly, SOAR,
 23 and the applicant for meeting with us over the past
 24 few months regarding this project. I'm speaking to

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1 you today in opposition of this project. Our
 2 building is the closest neighbor to this project,
 3 located three and a half feet to the west.
 4 And as we've heard today, we have and
 5 continue to have an issue on the west side concrete
 6 wall facing. We have asked for revisions of the
 7 plan and received this revision 24 hours ago, so we
 8 haven't had full time to vet this with our residents
 9 and building leadership. At first reaction we have
 10 noticed aesthetic improvement to it; however, we're
 11 still unclear as to whether or not this will
 12 actually result in improved light to those units
 13 facing north. So we ask that -- you know, light can
 14 be measured so we're looking for concrete numbers to
 15 help us analyze the options before us. So that's
 16 one thing.
 17 The second issue is on the south side of
 18 the building our units on the southeast side will be
 19 located three and a half feet from the proposed
 20 enclosed emergency stairwell, and this will be made
 21 of glass and so we have potential issues if the
 22 stairwell, per Chicago Municipal Code, will be
 23 lighted, that will create light pollution into those
 24 units that will be three and a half feet away. We



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1 also potentially have a privacy issue. If people
 2 get into the stairwell accidentally they'll be able
 3 to peer into the windows.
 4 So we appreciate what has been done;
 5 however, we still feel like there is a ways to go,
 6 and we haven't been given revisions in enough time
 7 to fully vet them. So we ask the Plan Commission to
 8 please grant us more time to work out these details.
 9 We feel like we have made progress but there is some
 10 distance to go.
 11 Thank you.
 12 COMMISSIONER SEARL: Thank you.
 13 Are there any questions for Ms. Peders?
 14 (No response.)
 15 COMMISSIONER SEARL: Thank you.
 16 Georgius Georgiou.
 17 MR. GEORGIUS GEORGIU: Actually, Beth covered
 18 all the points.
 19 COMMISSIONER SEARL: All right. Thank you.
 20 All right. I have no one who wishes to
 21 speak on this matter, no one else.
 22 Do I have a motion on the proposed
 23 amendment to Institutional Planned Development No. 3
 24 for the property generally located at 237-259 East

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1 Erie Street finding that it meets the qualifications
 2 for Planned Development approval?
 3 COMMISSIONER SLAUGHTER: So moved.
 4 COMMISSIONER TUNNEY: Second.
 5 COMMISSIONER SEARL: Moved by Commissioner
 6 Slaughter, seconded by Commissioner Tunney.
 7 Is there any discussion on the motion?
 8 COMMISSIONER TUNNEY: Madam Chairman.
 9 COMMISSIONER SEARL: Yes. Commissioner
 10 Tunney.
 11 COMMISSIONER TUNNEY: Just for the neighbors
 12 that are opposed to it, from the design team is the
 13 reality about the lighting of the staircase, could
 14 someone respond to the applicant's concern?
 15 MR. JIM MLADUCKY: For the record, Jim
 16 Mladucky, Northwestern Memorial Hospital.
 17 The exit stair that has been referred to
 18 is about three and a half feet away, it is true.
 19 The east face of their building has no windows, so
 20 it is just the south face of their building, those
 21 windows. Our staircase does come out to the
 22 property line, their building is set back from that
 23 south property line. We made that a glass stairwell
 24 so that we can allow light to come through and limit

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1 the amount of light that's blocked that gets into
 2 their southern units. When we did that, when we put
 3 in the light, obviously, a stairwell exit stair has
 4 to be lit during the evenings in order to get
 5 exiting. We are exploring if there could be some
 6 relief from the Building Code to allow that to be on
 7 a motion sensor. We haven't had a chance to do that
 8 just yet, so that the lights could be off in the
 9 evening. But that we were not sure about.
 10 So that's what we have attempted to do,
 11 is give them the light, and in doing so we opened up
 12 that corner with glass, and then that means that
 13 someone might be in that stairwell, although the
 14 windows to their east - or they do not have windows
 15 on their east face of the building.
 16 Does that clear it up or do you have
 17 other questions?
 18 COMMISSIONER SEARL: Is it possible that
 19 light - that glass could be translucent rather than
 20 clear, is that something that the hospital would
 21 look at?
 22 MR. JIM MLADUCKY: Absolutely. It will cut
 23 down on the amount of natural light that comes
 24 through during the day.

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1 COMMISSIONER SEARL: It is sort of a give and
 2 take on that one?
 3 MR. JIM MLADUCKY: Exactly.
 4 COMMISSIONER SEARL: Commissioner Slaughter.
 5 COMMISSIONER SLAUGHTER: Question. The
 6 staircase in question, is that an emergency
 7 staircase?
 8 MR. JIM MLADUCKY: It is.
 9 COMMISSIONER SLAUGHTER: So, then, the idea is
 10 that there will only be people in the
 11 staircase during -
 12 MR. JIM MLADUCKY: During a fire or during
 13 some sort of emergency, that is correct.
 14 COMMISSIONER SLAUGHTER: Fair enough.
 15 COMMISSIONER SEARL: So it will not be used
 16 for just moving between floors?
 17 MR. JIM MLADUCKY: It will not.
 18 COMMISSIONER SEARL: Okay.
 19 Any other questions, comments,
 20 discussion?
 21 (No response.)
 22 COMMISSIONER SEARL: Okay. Roll call vote.
 23 Commissioner Laurino.
 24 COMMISSIONER LAURINO: Aye.

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1 COMMISSIONER SEARL: Commissioner Mooney.
2 COMMISSIONER MOONEY: Aye.
3 COMMISSIONER SEARL: Commissioner Nelson.
4 COMMISSIONER NELSON: Yes.
5 COMMISSIONER SEARL: Commissioner Pacher.
6 COMMISSIONER PACHER: Yes.
7 COMMISSIONER SEARL: Commissioner Scudiero.
8 COMMISSIONER SCUDIERO: Yes.
9 COMMISSIONER SEARL: Commissioner Shah.
10 COMMISSIONER SHAH: Yes.
11 COMMISSIONER SEARL: Commissioner Slaughter.
12 COMMISSIONER SLAUGHTER: Yes.
13 COMMISSIONER SEARL: Commissioner Tunney.
14 COMMISSIONER TUNNEY: Yes.
15 COMMISSIONER SEARL: Commissioner Searl, yes.
16 Commissioner Burnett stopped out. I'll
17 find out his vote. But motion passes.
18 Thank you very much.
19 (WHEREUPON, certain proceedings were
20 stenographically reported which are
21 not herein transcribed.)
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1 STATE OF ILLINOIS)
2) SS:
3 COUNTY OF COOK)
4 I, ANNE E. FOGARTY, a Certified
5 Shorthand Reporter of the State of Illinois, CSR No.
6 84-3870, do hereby certify that I reported in
7 shorthand the proceedings held at the meeting
8 aforesaid, and that the foregoing is a true,
9 complete and correct excerpt transcript of the
10 proceedings of said meeting as appears from my
11 stenographic notes so taken and transcribed under my
12 personal direction.
13 IN WITNESS WHEREOF, I do hereunto set my
14 hand at Chicago, Illinois, this 7th day of February,
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