



December 11, 2019

Alderman Brendan Reilly
21 N La Salle St. Ste 200
Chicago, IL 60602

Dear Alderman Reilly,

The SOAR Board of Directors has unanimously voted to support the development proposal for the Tribune Tower East. We thank Alderman Reilly for working with the development team to address the issues that SOAR presented after the initial Tribune Tower East presentation in May 2018. The SOAR Land Use and Development Task Force has reviewed the revised proposal and recommended that the SOAR Board of Directors support the revised plan as it appears that the project development team has addressed all of the issues.

Additionally we believe that the development team's design changes as presented, will improve the traffic in the immediate area. The access through the lower level of the tower as well as the upper level are both positive steps to getting vehicles off the upper busy streets. The improvements to the lower levels of Illinois, Michigan and North Water Streets are impressive and we are hopeful that it will look like the renderings when completed. It will make a significant impact on safety and the overall experience of being on the lower level.

Recommendations

1. While we are disappointed that a water element is not present in Pioneer Court, we do appreciate the increase of green space and the commitment of the developer to maintenance. We also recommend that a maintenance agreement be drafted prior to the start of construction and be made part of the Planned Development.
2. We recommend installing a significant structure of some sort (artwork, signage) to improve the visual appearance of the plan.
3. Greening in the new slab of concrete being created at the Cityfront Plaza Drive/Upper Illinois St. redesigned intersection is highly recommended.
4. SOAR strongly supports the redevelopment of the Tribune Tower East site and would like to meet with the development team during the Planned Development review process and the construction of the project to address issues which may develop during these critical times.

Other Streeterville Issues of Concern

SOAR would like to take this opportunity to highlight a few of our concerns for the broader area:

1. We believe that the traffic in the broader area and all of Streeterville needs to be addressed in a comprehensive manner and would suggest that Alderman Reilly, Alderman Hopkins and SOAR meet to determine the best way to address the increased traffic in the area. As development has increased during the past 10-15 years, the institutions and the developers have funded individual traffic studies for each project. At this time, we believe that we need to look at the whole area to determine the best way to move forward.

Streeterville Organization of Active Residents

2. We would also ask that CDOT look at North Water Street and investigate if a bike lane could be incorporated. This could be an extension of the Kinzie bike lane that runs from Wabash westbound and improve connectivity to Streeterville.

3. We would like to know if the City has any plans for creating an overall streetscape plan to extend from Michigan Avenue to Navy Pier. We believe that all of south Streeterville could benefit from a review of all of the good works the individual developments have created and determine a way to provide some connectivity.

Again, SOAR supports the Tribune Tower East revised site plans and thanks you for all of your efforts on our behalf of the community. We look forward to working with you and the development community to improve Streeterville.

Sincerely,



Deborah Gershbein
President
SOAR



Judy Aiello-Fantus
Co-Chair
Land Use and Development Task Force



Gail Spreen
Co-Chair

Cc: SOAR Board of Directors
Robert Kearney
Joanna Angarone