



October 30, 2016

The Honorable Walter Burnett  
27th Ward Alderman  
4 N. Western Ave.  
Chicago, IL 60612

Re: Zoning Change for 110 N. Carpenter

Dear Alderman Burnett,

On July 20, Fred Krol and other representatives of Sterling Bay presented their plans for 110 N. Carpenter/1045 W. Randolph, which will house the future McDonald's global headquarters. The building is planned to be 150 ft in height – nine stories for most of the building with a shorter, 85 ft tall section located along Washington. The development includes 300 parking spaces for tenants (with only one point of egress located midblock on Washington), 60,000 sq ft of retail on the first floor, office space on each floor, with a terrace around much of the conference center that makes up the top floor.

Sterling Bay sought and obtained a zoning change from DX-3 to a DX-7 planned development with a 6.6 FAR. This zoning change was approved at the July Plan Commission meeting and demolition work started shortly thereafter.

Representatives of Neighbors of West Loop were present at the June 20 community meeting for this development. In general, residents were receptive to the proposal, especially the inclusion of 300 parking spaces within the footprint of the building and the corporate shuttle that Sterling Bay intends to provide for commuting employees. However, residents have expressed reservations about the location of the main entrance on the east side of the building as well as the increased congestion that the area is expected to experience through this development.

Based on feedback received from residents, we want to highlight the following items:

- As we have seen during early stages of demolition ([Car Falls Into 10-Foot Hole Near West Loop Construction Site](#)), the intersection of Washington and Carpenter is both a **traffic congestion and safety concern** for residents. NoWL recommends that additional traffic control, e.g., an all-way stop, be added to this intersection to improve safety for drivers and pedestrians.
- Sterling Bay should position the **exhaust** from Hamburger University to be released away from nearby residential properties.



- Sterling Bay should consider providing some of the ground-floor retail space at a rent that is more **affordable** to support local businesses that are being priced out of the neighborhood. Another option is some sort of shared kitchen space that could be used by the community.
- Sterling Bay should use **low-glare windows** to avoid creating bothersome reflections into nearby residential buildings.

This project will result in significant contributions to the Neighborhood Opportunity Bonus that can be used to improve public amenities in the West Loop. During the community meeting, you had voiced support for the introduction of new public facilities for the West Loop – a library/neighborhood technology center and increased green space. Neighbors of West Loop strongly supports these sorely needed facilities, but we note that they should be provided near the residents that will use them. For instance, we would like to see the library/technology center located near the residential areas surrounding Skinner Elementary.

The NOWL Development Committee understands that this project will bring significant benefits to the West Loop and the City of Chicago. For these reasons, we support this project. However our support is based on the expectation that the items listed above will be addressed – in particular the improvement of local public infrastructure and the introduction of a new community space nearby.

Please do not hesitate to contact me with any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "ML".

Matthew Letourneau  
Chairperson, Development Committee  
NEIGHBORS OF WEST LOOP

cc:      Fred Krol, Sterling Bay ([fkrol@sterlingbay.com](mailto:fkrol@sterlingbay.com))  
          Bob Aiken & Larry Gage, Neighbors of West Loop