

Having trouble viewing this email? [Click here](#)



Settlement at Lincoln Park Hospital Redevelopment Site Reached

Dear Friend:

After lengthy negotiations since April, I'm pleased to announce that the developers of the Lincoln Park Hospital site have made important concessions to significantly address traffic concerns on Webster Street and mitigate the development's impact on the surrounding community. The developer has agreed:

- To ban semi-trucks from Webster Street entirely, and to load and unload such trucks from a new truck loading zone on Lincoln Avenue.
- To require that all remaining truck loading and unloading be done entirely within a large loading dock within the grocery store/garage structure on Webster. No on-street loading will be allowed on Webster.
- To remove 50,000 square feet of office space previously approved in the former office building on Geneva Terrace and replace that use with residential apartments with parking, included in the rent, in the Webster Street garage.
- To further reduce the density on the site, the proposed 40 unit building on Grant Place will instead be used for eight single family rowhouses.
- The commercial uses on the north side of Webster will be very restricted and will exclude any retail or restaurant use.

I am very pleased to report that, in addition, the City of Chicago Department of Transportation (CDOT) will make improvements to the intersection at Lincoln, Larrabee and Webster to put in a turn signal and to prohibit truck traffic west of Larrabee and east of the grocery store. All truck traffic to the site will have to enter the site via Lincoln Avenue. Semi-trucks will have to access the site from the south on Lincoln Avenue. Several proposals were made and rejected before reaching this traffic plan. I commend CDOT for their professional advice on this project to reduce the traffic impacts on Webster Street.

Finally, as a show of good faith, the developer will make a contribution of \$40,000 to Lincoln Elementary School and \$20,000 to Oz Park.

I have worked forcefully and diligently, within the constraints of the approved building permits, and with the cooperation and support of the Emanuel administration, to find an agreement that addresses the community's concerns. I would like to thank Mayor Emanuel and his staff for mediating the conversations with the developer, which I believe has led to a development that is better for our community.

I will honor my commitment to advocate for this community in obtaining the best development that is consistent with our neighborhood. Please click [here](#) to view revised drawings of the site.

The consummation of this settlement will require me to submit a revised planned development ordinance to the Chicago Plan Commission and City Council, which I will introduce very shortly. I have pledged my support for this new ordinance, and ask your support in this endeavor. The agreement is subject to the finalization of the new planned development, a settlement agreement with private plaintiffs who have sued the city and the developer, and revisions to the community agreement among the developer and several neighborhood groups.

Sincerely,



43rd Ward Alderman Michele Smith

Contact me at:

yourvoice@ward43.org

773-348-9500

[Forward email](#)



This email was sent to yourvoice@ward43.org by yourvoice@ward43.org | [Update Profile/Email Address](#) | Instant removal with [SafeUnsubscribe™](#) | [Privacy Policy](#).

Michele Smith | 43rd Ward Alderman | 735 W. Wrightwood Ave. | Chicago | IL | 60614